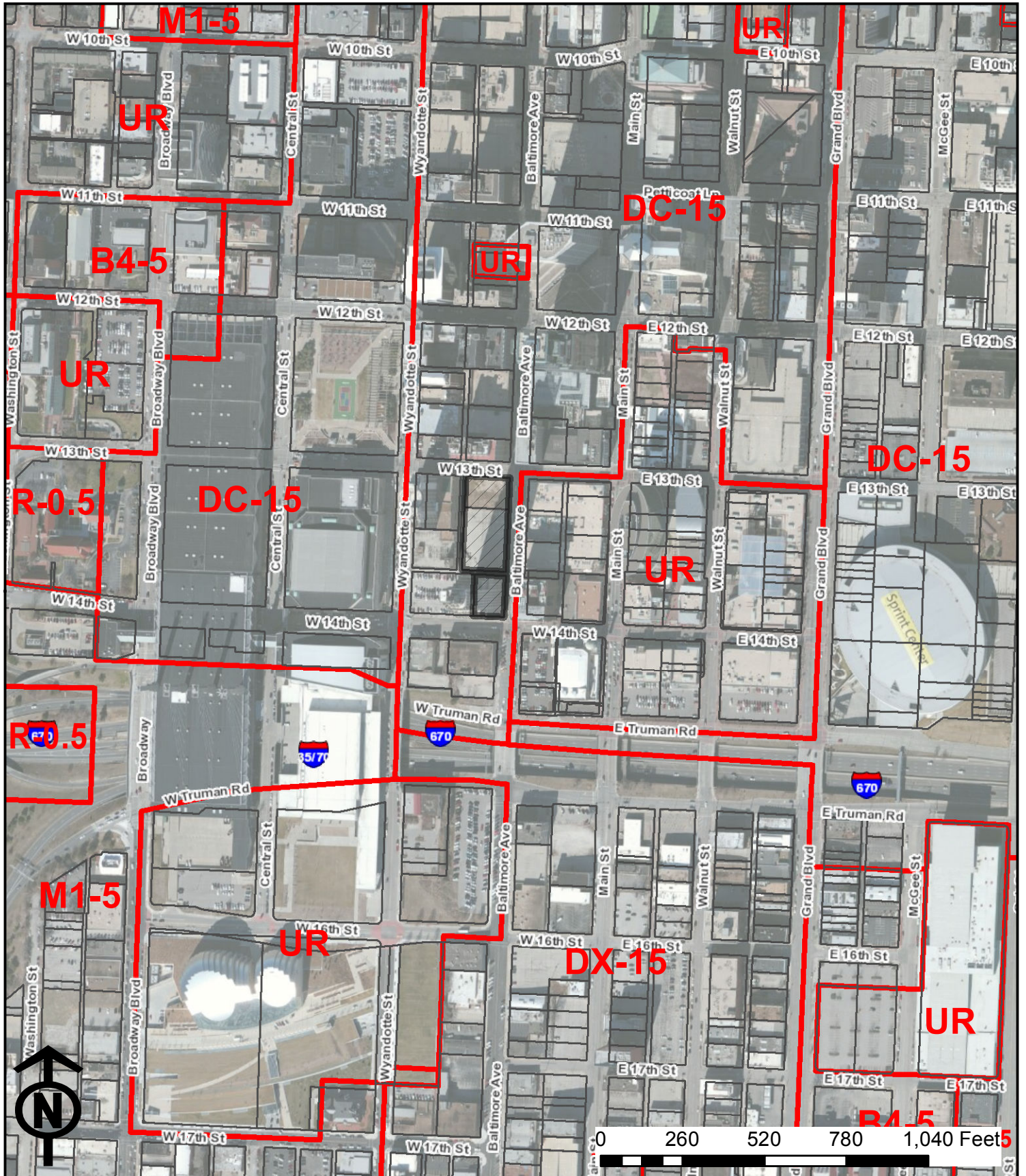
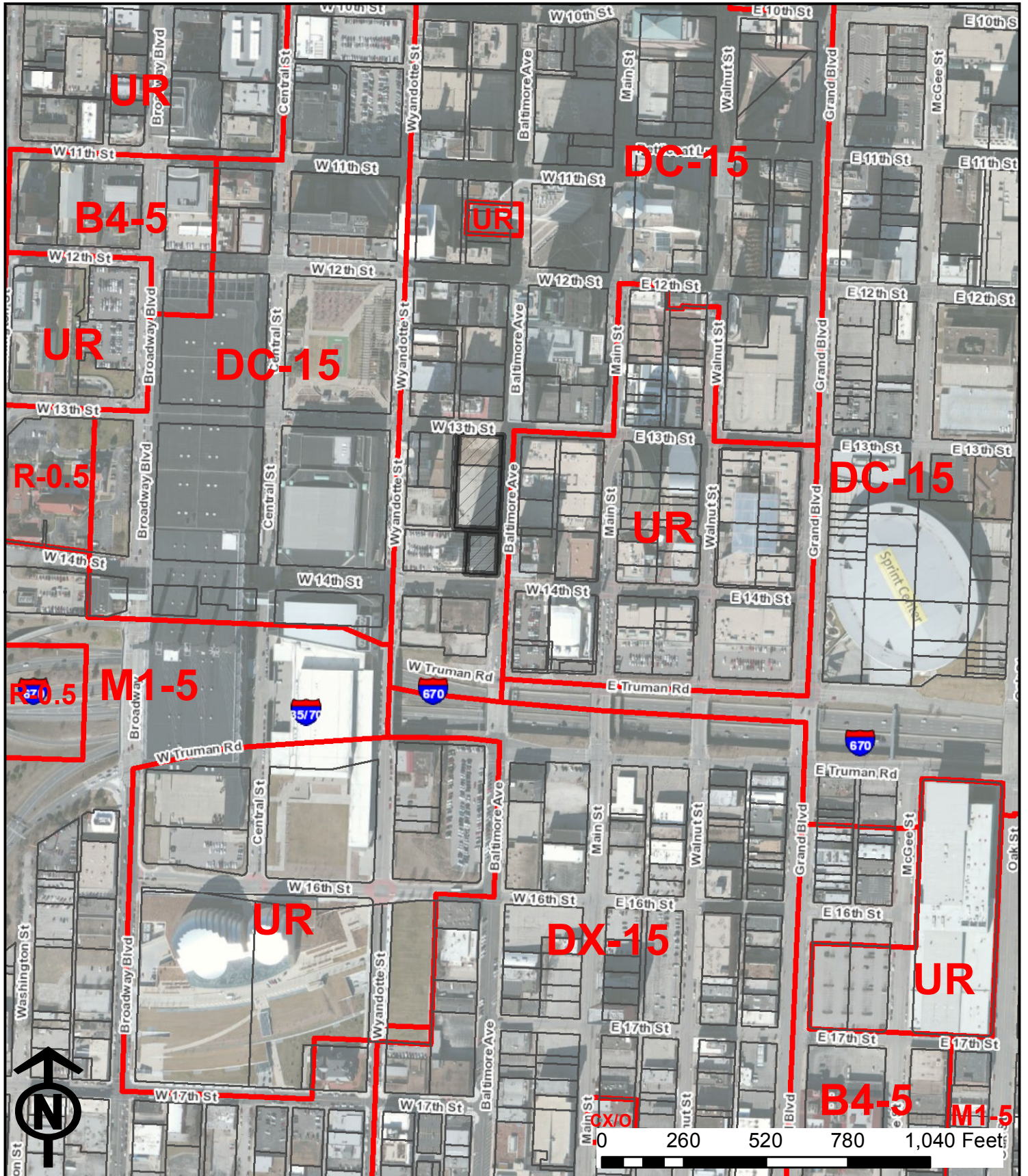


Case No. 711-S, about 1.3 acres, generally located along the west side of Baltimore Avenue between 13th and 14th Streets, to consider the approval of the 14th & Baltimore PIEA General Development Plan and to declare the area a blighted and insanitary area and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.



11754-UR-19

Case No. 11754-UR-19 – To consider rezoning from District DC-15 (Downtown Core (dash 15)) to District UR (Urban Redevelopment) and to consider approval of a preliminary development plan which also serves as the preliminary plat, to allow the reuse of an existing building for mixed commercial and residential uses and to allow the construction of a new mixed commercial and residential building with a parking garage on approximately 1.3 acres, generally located along the west side of Baltimore Avenue between 13th and 14th Streets.





City Planning & Development Department

Development Management Division

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795

816 513-2846
Fax 816 513-2838

STAFF REPORT

July 1, 2014

(12 & 13)

RE: **a. Case No. 711-S**
 b. Case No. 11754-UR-19

APPLICANT: Mark Pomerenke
 NorthPoint Development
 5015 NW Canal St, Suite 200
 Riverside, MO 64150

OWNER: Gailloyd Enterprises and West Properties, Inc.
 961 Route 52 Rockridge Farm
 Carmel, NY 10512

AGENT: Clint Evans
 NSPJ Architecture
 3515 W 75th St, Suite 201
 Prairie Village, KS 66208

LOCATION: Generally located along the west side of Baltimore Avenue
 between 13th and 14th Streets.

REQUEST: **a.** To consider the approval of the 14th & Baltimore PIEA General
 Development Plan and to declare the area a blighted and
 insanitary area and in need of redevelopment and rehabilitation
 pursuant to the Missouri Planned Industrial Expansion Authority
 (PIEA) Law 100.300-100.620.
 b. To consider rezoning from District DC-15 (Downtown Core (dash
 15)) to District UR (Urban Redevelopment) and to consider
 approval of a preliminary development plan which also serves as
 the preliminary plat, to allow the reuse of an existing building for
 mixed commercial and residential uses and to allow the
 construction of a new mixed commercial and residential building
 with a parking garage.

AREA: About 1.3 acres.

SURROUNDING **North** 13th St, beyond which are multi-story mixed-use buildings, zoned
LAND USE: DC-15.
 East Baltimore Ave, beyond which are the Hilton Hotel President and
 the western edge of the Power and Light District, zoned UR.
 South 14th St, beyond which is a multi-story office building zoned DC-15.
 West Undeveloped land, garage and Crown Plaza Hotel, zoned DC-15.

LAND USE PLAN: The Greater Downtown Area Plan recommends downtown core
 uses for the subject property.

MAJOR STREET PLAN: 13th St is classified as a one-way, established arterial. 14th St and

Baltimore Ave are classified as 2-lane, activity streets with 80 ft of right-of-way.

**ARTERIAL STREET
IMPACT FEE:**
(Informational only)

The subject property is exempt from impact fees.

PREVIOUS CASES:

Case No. 11754-URD – A request to rezone approximately 22.4 acres generally bounded by Baltimore Ave and Wyandotte St on the west, 13th St and one-half block north of 13th St on the north, Grand Blvd on the east and Truman Rd on the south to URD (Urban Redevelopment District). (Approved by the City Plan Commission on September 17, 1996. Ordinance No. 961403 held on the docket of Planning, Zoning and Economic Development Committee – no further action). **Original Power and Light District preliminary development plan.**

Case No. 11754-URD-1 – A request to rezone approximately 30 acres, generally bounded by Wyandotte St on the west, 13th St and one-half block north of 13th St on the north, McGee St on the east and Truman Rd on the south from District C4 (Central Business District) to District URD (Urban Redevelopment District) and approving a preliminary plan to allow development of a 1,858,838 to 2,271,913 square foot urban entertainment complex with hotels, restaurants, movie theaters, live theaters, office and retail space, public space and residential units. The plan expanded the redevelopment area eastward to McGee St from Grand Blvd, added residential uses, eliminated underground parking and revised certain aspects of the project design. (City Plan Commission recommended approval on August 5, 1997. City Council passed Ordinance No. 971040 on August 28, 1997).

Case No. 11754-URD-3 – A request to amend a previously-approved preliminary development plan on 29.6 acres, generally bounded by 12th and 13th Sts on the north, McGee St on the east, Truman Rd on the south and Wyandotte St on the west by deleting a 2.6-acre tract (the block bound by 13th St on the north, Main St on the east, Baltimore Ave on the west, and 14th St on the south) from the plan area. (City Council passed Ordinance No. 020106 on August 15, 2002)

Case No. 11754-URD-6 – A request to amend a previously-approved preliminary development plan on about 27 acres, generally bound by 12th and 13th Sts on the north, McGee St on the east, Truman Rd on the south, and Wyandotte St on the west by deleting a 2.4-acre tract (the block bounded by 13th St on the north, Baltimore Ave on the east, Wyandotte St on the west and 14th St on the south) from the plan area. (The City Plan Commission recommended approval on February 4, 2003. The City Council passed Ordinance No. 030334 on April 3, 2003.)

This case removed the subject property from the Power and Light District preliminary development plan.

Case No. 11754-URD-7 – A request to rezone about 2.8 acres from District URD (Urban Redevelopment District) and C-4 (Central Business District) to District URD and approve a preliminary development plan for office, retail and residential uses and parking. (The City Plan Commission recommended approval on February 4, 2003. The City Council passed Ordinance No. 030333 on April 3, 2003.) **This is the APPROVED PRELIMINARY DEVELOPMENT PLAN for the subject property.**

Case No. 11754-URD-8 – A request to rezone about 2.9 acres from District URD (Urban Redevelopment District) and C-4 (Central Business District) to District URD and amend a previously-approved preliminary development plan to allow for office, commercial and residential uses as well as structured parking. (Continued by City Plan Commission on September 2, 2003 – no further action to date). **This request proposed to expand the area of the URD plan approved with Case No. 11754-URD-7 to include property immediately to the north beyond 13th St.**

Case No. 11754-URD-13 – A request to amend a previously-approved preliminary development plan on 2.8 acres, generally bound on the east by Baltimore Ave, 14th St on the south, about 75 ft north of 13th St on the north, and Wyandotte St on the west to allow for office, retail and residential uses along with parking. (City Plan Commission recommended approval on February 22, 2006. No further action to date). **This request proposed modifying the approved floor area and adjusting phases from the previously-approved plan (Case No. 11754-URD-7).**

EXISTING CONDITIONS:

The subject property is a 1.257 acre site consisting of one 0.295-acre tract of land (Tract 1) and another 0.962-acre tract (Tract 2, identified as 2B and 2D on the plans). Tract 1 is the site of the existing 285,000 square foot, 34-story Power & Light Building which currently has an 87% vacancy rate (only one tenant, located on the 1st through 3rd floors remains). Tract 2 is located immediately to the north and consists of a surface parking lot and undeveloped land. Tract 1 is bound by 14th St on the south while Tract 2 is bound by 13th St on the north, with Baltimore Ave forming the eastern boundary of both tracts. The two tracts are separated by an existing east/west alley which connects Baltimore Ave on the east to Wyandotte St on the west and to a north/south alley which connects to 13th St on the north (this alley does not connect to 14th St on the south). The site slopes upward from 14th to 13th St along Baltimore with the intersection of 13th and Baltimore being approximately 20 feet higher than the intersection of 14th and Baltimore.

To the west of Tract 1 is a parking lot. This parcel is not a part of this request. To the west of Tract 2, beyond the north/south alley described above, are an existing two/three-story garage and the Crown Plaza Hotel (approx. 28 stories tall) and associated parking garage (approx. 8 stories tall). The hotel site sits at a higher elevation (approx. 10-20 feet) than Tract 2 which accentuates the height of the proposed garage and hotel relative to the subject property. To the north of Tract 2, beyond 13th St are The Kansas City Club Building (approx. 14 stories tall) and The Midland Building (approx. 12 stories tall). To the east of both Tract 1 and 2, opposite Baltimore Ave, is a one-story retail building that is a part of the Power & Light District development and the Hilton President Hotel (approx. 15 stories). To the south of Tract 1, opposite 14th St, is a four-story office building.

SUMMARY OF PROPOSAL:

The applicant intends to renovate the existing Power & Light building and to construct a parking garage wrapped with apartments and retail on Tract 2 in one phase with construction commencing this fall and concluding in Fall 2015. The Power & Light building will be renovated for 220 residential units on the 3rd through 34th floors and 6,569 square feet of retail space on the 1st and 2nd floors. New construction on Tract 2 will consist of 5-level, 482-space parking garage wrapped with a 6-story building consisting of 59 residential units on top of 6,534 square feet of retail space on the ground level.

The applicant is seeking tax abatement. Consequently, the applicant is seeking a finding of blight and adoption 14th and Baltimore PIEA General Development plan in addition to rezoning of the property from DC-15 to UR and a preliminary development plan which also acts as a preliminary plat. Approval of all applications is a prerequisite to obtaining the requested abatement.

PIEA PLAN & FINANCIAL INCENTIVES:

The benefits of developing within a PIEA general plan area are: 1) the PIEA receives the power of eminent domain from the City Council and may operate on the designated developer's behalf to acquire property, and 2) developers may receive tax abatement as allowed for in Chapter 353 for a period of up to 25 years.

Blight Analysis

The Blight Analysis was completed by Belke Appraisal & Consulting Services, Inc. and states that the following are aspects which lead to a finding of blight in the plan area. Analysis of the below conditions and findings of blight are made by PIEA staff – not by city staff. The aspects supporting a finding of blight provided below are taken from the blight analysis for the benefit of the City Plan Commission.

- 1. Insanitary or unsafe conditions** (See Blight Study, Pages 63 to 65)
 - a. Topography/Retaining Wall
 - b. Vagrancy/Dumping/Vandalism
 - c. Subsurface Environmental Issues
 - d. Lack of Comprehensive Fire Safety
 - e. Window Systems
 - f. Asbestos
 - g. Lead-based Paint/Piping
 - h. Mercury
 - i. PCB's
 - j. Mold
 - k. Collapsing Light Structures
- 2. Deteriorating site improvements** (See Blight Study, Pages 66 to 69)
 - a. Physical Deterioration due to Lack of Renovation
 - b. Physical Deterioration due to Lack of Maintenance
 - c. Damage to Concrete Sidewalks and Curbs
 - d. Functional Obsolescence due to Small and Dysfunctional Floorplates, Poor Parking Provision, Dated Building Materials, Ineffecient Window Systems, Outdated Heating and Cooling, Elevators, and Electrical Systems.
- 3. Endangerment by Fire or Other Causes** (See Blight Study, Page 69)
- 4. Hindrance to Housing Accommodation** (See Blight Study, Page 70)
- 5. Economic and Social Liability** (See Blight Study, Page70)

Financial Incentives

The applicant is requesting tax abatement (25 years at 100%) through the Planned Industrial Expansion Authority. For the first ten years, the abatements will apply only to improvements while taxes on the land will be frozen at current assessed value and must be paid. For the remaining 15 years abatements will apply to both the improvements and the land. The applicant intends to provide PILOTs (Payments In Lieu of Taxes) to taxing jurisdictions as follows:

- Years 1-5: Annual payments of \$139,821, minus the amount of ad valorem taxes imposed on the land
- Years 6-10: Annual payments of \$141,917, subject to annual increases of 1.5%, minus the amount of ad valorem taxes imposed on the land
- Years 11-25: Annual payments of \$225,000, subject to biennial increases of 3%, minus the amount of any special assessments imposed

General Development Plan

The Greater Downtown Area Plan identifies the entire plan area for *downtown core* which is intended "to promote high-intensity office and employment growth...a hub for business, communications, office, government, retail, cultural, educational, visitor accommodations, and entertainment", as well as "to accommodate residential development in both a stand-alone high density form, and mixed with office and retail uses" and "the downtown core classification corresponds to the DC (Downtown Core) zoning district". (Page 14, Greater Downtown Area Plan).

The plan states that development within the plan area must comply with the "Mixed Use Guidelines" of *FOCUS Kansas City Urban Core Plan*, the Greater Downtown Area Plan and streetscape improvements will be performed in compliance with the Kansas City Downtown Streetscape Master Plan (the proposed development states that streetscapes will comply with the Power and Light District Streetscape Standards).

According to the general development plan the following are redevelopment strategies for the proposed plan area:

1. Renovation and Adaptive Reuse of the iconic and historic Kansas City Power & Light Building
2. Creation of a new mixed-use (residential over retail) building with structured parking behind replacing an unsightly vacant lot and deteriorating surface parking lot.
3. Elimination of unsafe and insanitary conditions.
4. Remediation of all environmental hazards.
5. Resolution of all building code violations.
6. Resolution of all Americans with Disabilities Act (ADA) violations.
7. Clean-up and policing of Planning Area.

All redevelopment that meets the following qualifications and which seeks PIEA tax abatement will require rezoning to District UR (Urban Redevelopment):

1. A new residential project of 5 or more units, but excluding any new residential units that are to be constructed within an existing building.
2. Any project that involves construction of new buildings or expansion greater than 10% or 1,000 sq. ft. of existing building or buildings (whichever is less).

The Director of City Planning and Development may waive the requirement to rezone to UR. Additionally, rezoning to UR is not necessary if a project is listed on the National Register of Historic Places, is being developed with the use of historic tax credits and is being developed

using the standards of the Secretary of the Interior for such development.

The PIEA does not believe it will be necessary to exercise the power of eminent domain within the Planning Area, except possibly to clear title. Material completion of the plan is anticipated within 10 years from the passage of an ordinance approving said plan.

REZONING AND PRELIMINARY PLAN REVIEW:

The plans propose renovation of the existing Power and Light Building from a 34-story, mostly vacant (87% vacant) office building, into a 220 unit apartment building, and new construction of a five-level, 482-space parking garage wrapped with a 6-story building consisting of 59 residential units above 6,569 square feet of ground level retail. Exterior changes to the Power and Light Building are governed by the Department of Interior Standards for the renovation of historic properties, therefore the elevations provided do not show any modifications, though the applicant has indicated that windows will be replaced, the exterior will be cleaned, and common spaces for resident amenities may be added where the building steps back on the 16th, 20th, 22nd, 27th, 29th and 31st floors.

The new construction is proposed to be located immediately north of the existing building, opposite the east-west alley, on Tract 2. Level one of the garage (104 parking stalls) will be accessed from Baltimore Ave and will be secured parking for the Hilton President Hotel. Levels 2 through 5 (378 parking stalls) will be accessed from 13th St and will serve residents of both the existing and proposed buildings. Due to the change in grade, drivers who enter from 13th St will enter the third level of the garage and will be able to ramp down to the second level for parking and up to the 4th and 5th levels for additional parking. The south and west elevations of the garage will be exposed precast concrete while the east (Baltimore Ave frontage) and north (13th St frontage) will be wrapped in a 6-story mixed use building with ground level retail space and 55 residential units above. The building will be connected to the Power and Light Building via a skybridge from the 4th level of the garage. The total height of the building will be 7 stories, however due to the grade change it will appear as a 6-story structure from the streets. Due to this change, the retail spaces along Baltimore will be located on the first floor while the retail spaces at the north end of Baltimore and along the 13th St frontage will be on the second floor. While they are technically on different floors, all retail spaces are located at the street level. The residential units along the Baltimore frontage are accessed directly by walk-up stairs from the street level at Baltimore or indirectly by elevator via the garage which is located within the resident lobby off 13th St. The remainder of the residential units in the new building are clustered at the north end of the site and are accessible from same elevator. A resident amenity area with a sun deck, pool and terrace is proposed atop the north end of the garage (fourth level of the building). The residential portion of the building extends three stories above the top level of the garage.

The elevations show the bottom level and the corner of the new building constructed of concrete block to resemble the limestone panels on the existing building. The upper portions of the new building are proposed to consist of a mixture of dark brick and reverse seam metal panels. Each of the units will feature balconies. The elevations also show a lighted water feature along the Baltimore Ave frontage near the south end of the building adjacent to the parking garage entrance.

Short-term bicycle parking is located behind this water feature. Long-term bicycle parking is proposed within a corridor in the basement level (same level as the dedicated hotel parking) along with resident storage rooms.

Conceptual retail storefronts are shown, but little detail is provided. The applicant has indicated that the retail storefronts will be clear glass and is developing design guidelines that will apply to

the overall building and future tenant finishes. The exterior of the parking garage, consisting of unfinished and exposed precast concrete, is proposed for the south and west elevations of the building.

The proposed landscaping shown is limited to street trees along the Baltimore Ave and 13th St frontages. The plans note that the sidewalks will be improved along with the street trees and planters and that the streetscape will match the power and light district streetscape standards.

Parkland Dedication

A total of 3.348 acres of parkland dedication is required (279 units x 2 (people per unit) x 0.006 (acres per person) = 3.348 acres). The applicant intends to pay cash in-lieu, amounting to \$56,298.29 (3.348 acres x \$16,815.50 (2014 rate based upon average cost to acquire parkland from 2009-2013) = \$56,298.29). The applicant has indicated they may elect to use common spaces to count toward their required parkland dedication, however the plans do not illustrate this. Such areas may include the pool and sundeck on the new building as well making use of some of the step backs on the existing building's 16th, 20th, 22nd, 27th, 29th and 31st floors for common space with amenities for residents.

ANALYSIS:

The proposed PIEA General Development Plan states that development must follow both the Development Guidelines of the Greater Downtown Area Plan (Appendix C) and the Mixed Use Design Guidelines of the FOCUS Urban Core Plan. The Greater Downtown Area Plan is the controlling long range plan for the subject property and Citywide Planning Staff recommends that the design guidelines of this document apply since it specifically applies to downtown and was approved more recently than the FOCUS plan. The PIEA plan also states that the Downtown Streetscape Master Plan standards will be followed; however the site plans state that the Power and Light District Streetscape Standards will govern. Citywide Planning Staff recommends that the Power and Light District standards govern.

The proposed reuse of the existing Power and Light Building and the proposed new construction are supported by the plan and its development guidelines, however there are a few instances in which the proposed project is inconsistent with the applicable development guidelines.

General Parking Guidelines, Page 94.

- *Curb cuts for parking lots should be kept to a minimum. Access should be from alleys (1st choice) or major arterials (2nd choice) instead of residential streets.*

The proposed access points to the garage are taken from Baltimore Ave (at the southeast corner of the garage) and 13th St (at the northwest corner), however the garage is surrounded by alleys on both the south and west sides.

Structured Parking Guidelines, Page 95.

- *The exterior finish and architectural articulation should enhance the façade design, compliment surrounding buildings and screen the parking area.*
- *Openings should be screened to obscure parked vehicles. Ramps and sloping floors should not be expressed on the outside of the building, particularly on a facade with frontage on a primary street.*

Portions of the south and west sides of the proposed garage will be visible, partly due to the fact that the garage is surrounded by alleys thereby making the north end of the west elevation potentially visible from 13th St and the east end of the south elevation visible from Baltimore. The southwest corner of the garage will be highly visible from 14th St to the south and Wyandotte St to the southwest because the property between these streets and the garage is developed with

a surface parking area and allows full visibility of this portion of the garage. The plans note that the south and west sides of the garage are to consist of unfinished exposed precast concrete and elevations showing how this will appear have not been provided. Staff has expressed concern with the visibility of this and recommends that applicant provide elevations of the south and west sides of the garage and that a material found on the other sides of the building be incorporated in lieu of the unfinished precast concrete and that openings be screened with metal grillwork, glazing, louvers or an architectural treatment compatible with the building as required by Section 88-425-07-D.

Building Orientation and Setbacks, Page 96.

- *In mixed use areas buildings should maintain and reinforce street level pedestrian activity regardless of size or use. This might include a design that:*
 - *Provides street-level, pedestrian-oriented uses.*
 - *Maintains a continuous, transparent, highly permeable and active street wall.*
 - *No more than 25% of any primary street frontage should be occupied by uses with no need for pedestrian traffic. Drive-through uses are discouraged.*

The new construction appears to comply with these guidelines. Though the plans do not identify this, the applicant has indicated that the ground level of the Power and Light Building will be reserved for retail or restaurant use. Staff is supportive of this use at ground level and recommends that the plan specify the use of the ground level of the building as retail or restaurant.

Fenestration, Page 98.

- *In mixed use areas buildings should maintain and reinforce street level pedestrian activity regardless of size or use. This might include a design that:*
 - *Provides street-level, pedestrian-oriented uses.*
 - *Maintains a continuous, transparent, highly permeable and active street wall.*
 - *No more than 25% of any primary street frontage should be occupied by uses with no need for pedestrian traffic. Drive-through uses are discouraged.*

Awnings and Canopies, Page 98.

- *Awnings and canopies are encouraged on non-residential facades and should include the following elements:*
 - *Be made of durable materials like an opaque fabric material, canvas or resin.*
 - *Be a color compatible with the building façade.*
 - *Building signage may be integrated as part of the overall awning and canopy design.*
 - *Be incorporated into the overall building design (including the supporting framework) and enhance the overall character of the area.*
- *Architectural elements that project from the building, such as building-mounted lighting, awnings, canopies and signage, should be designed so as to ensure pedestrian safety and comfort.*

Signage, Page 98.

- *All signs should be made of high quality and durable materials.*
- *The design of the sign should complement the character of the building or structure and the surrounding neighborhood.*
- *Signage should focus towards either vehicular or pedestrian traffic, not both. The design and scale of signage should be appropriate for the audience.*
- *Pedestrian-oriented signs, such as blade signs affixed perpendicular to the building or suspended from a canopy and artistic signs are encouraged.*
- *Signs should reinforce and enhance the neighborhood character not define it.*
- *Window signs that are painted or etched on display windows are encouraged and should*

preserve first floor transparency.

- *Sandwich board signs, subject to City approval, may be appropriate for street level uses.*
- *Signs must not obscure important architectural features.*
- *New billboards, freestanding pole mounted signs and pylon signs are inappropriate with the character of Downtown and are strongly discouraged.*
- *Existing billboards should be removed whenever possible, particularly when tax incentives are requested.*
- *Blinking, flashing, neon, electronic or moving signs are discouraged.*

It appears the proposed building will provide street level uses, façade design, canopies and signage which are generally consistent with these guidelines and the existing building's ground level could also be consistent. Staff recommends that tenant finish design guidelines for the ground-level exterior of each building be developed which are consistent with these guidelines.

The subject property is located within the Downtown Streetcar Area and is thus exempt from minimum parking requirements; however the applicant intends to provide 104 secure spaces for the Hilton President Hotel and 378 additional spaces for residents of the two buildings for a ratio of 1.35 spaces per unit.

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-515-08-A. Conformance with adopted plans and planning policies;

The Greater Downtown Area Plan recommends downtown mixed use for the subject property.

88-515-08-B. Zoning and use of nearby property;

Nearby properties are zoned DC-15 (Downtown Core (dash 15)) and UR (Urban Redevelopment) and consist of a mixture of multi-story mixed use, hotel and office buildings interspersed with surface parking lots.

88-515-08-C. Physical character of the area in which the subject property is located;

The physical character is high-density urban, defined by multi-story mixed use buildings.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Adequate public facilities are available.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

Existing zoning (DC-15) permits the proposed uses, however UR zoning is necessary to obtain the requested incentives. The property is suitable for the uses to which it is restricted under both current and proposed zoning.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

A portion of the subject site is undeveloped while the existing building has been less than 20% occupied since at least 2005.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The proposed uses and development do not necessitate rezoning of the subject property. The request for financial incentives requires rezoning. Approval of the rezoning will not detrimentally affect nearby properties as the proposed uses and development are permitted under current

and proposed zoning.

88-515-08-H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denial of the application does not preclude the proposed uses and development of the property as current zoning allows such uses and development. Denial of the application will not result in a gain to the public health, safety and welfare; however, it may impose a financial hardship upon the property owner as it would prevent the owner from obtaining financial incentives in order to carry out the project.

RECOMMENDATIONS:

- a. Case No. 711-S** - To consider the approval of the 14th & Baltimore PIEA General Development Plan and to declare the area a blighted and insanitary area and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.

If the City Plan Commission find the area blighted and insanitary and in need of redevelopment, City Planning and Development Staff recommends approval of Case No. 711-S subject to the following conditions:

1. That three (3) copies (and a CD containing a pdf file) of the plan, revised as noted below, be submitted to Development Management staff (15th Floor, City Hall), prior to ordinance request showing:
 - a. On Pages 10, 13, 14, 23, 25, 27, and 29 remove the reference to the streetscape guidelines being the Kansas City Downtown Streetscape Master Plan and reference that the streetscape guidelines will be the Power and Light District streetscape standards.
 - b. On Page 25, replace all references to FOCUS design guidelines with the Development Guidelines (Appendix C) of the Greater Downtown Area Plan
 - c. Beginning on Page 33 (Appendix 1), replace the Recommended Urban Design Guidelines from FOCUS with the Development Guidelines (Appendix C) of the Greater Downtown Area Plan.
 - d. On Page 26 in the second paragraph under "Proposed Zoning Changes" replace the word "smaller" with "equal to or larger".

- b. Case No. 11754-UR-19** - To consider rezoning from District DC-15 (Downtown Core (dash 15)) to District UR (Urban Redevelopment) and to consider approval of a preliminary development plan which also serves as the preliminary plat, to allow the reuse of an existing building for mixed commercial and residential uses and to allow the construction of a new mixed commercial and residential building with a parking garage.

City Planning and Development Staff recommends approval of Case No. 11754-UR-19 based on the application, plans, and documents provided for review prior to the hearing and subject to the following conditions as provided by the Development Review Committee at the June 18, 2014 meeting:

1. That three (3) collated, stapled and folded copies (and a CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the site plan boundary referenced to the Missouri state plane coordinate system) of the plans, revised as noted below, be submitted to Development Management staff (15th Floor, City Hall), prior to ordinance request showing:
 - a. Elevations of the south and west sides of the parking garage showing the exposed

portions of the south and west walls constructed of a material to match that proposed for the north or east elevation with the openings screened with metal grillwork, glazing, louvers or an architectural treatment compatible with the building as required by Section 88-425-07-D.

- b. The ground level of the existing Power and Light Building reserved for future retail or restaurant use.
- c. Design guidelines for the retail storefront tenant finishes which are consistent with the applicable Development Guidelines (Appendix C) of the Greater Downtown Area Plan on the face of the building elevations.
- d. If electing to dedicate common space toward parkland dedication, identify each of the areas to be counted including total area (in sq. ft.), location within or upon the building, and what resident amenities/recreational features will be included on the plans.
- e. The proposed skybridge connecting the garage to the Power and Light Building on the elevations and note whether it will be enclosed and what materials it is to be constructed of.
- f. Color elevations of the buildings with proposed materials labeled.
- g. Revised reference to proposed zoning on A0.10b from DC-15 to UR.
- h. Revised reference to parking requirements on A0.10b to reflect that there is no minimum parking required by the Zoning and Development Code.

The following condition is recommended by the Land Development Division of City Planning and Development. Please contact Jalal Saleh at 513-2554 or jalal.saleh@kcmo.org.

- i. Depict more of the concept for storm water management mitigation and performance level for the proposed site improvement area including proposed outlet structure and site discharge locations, detention and/or CSO reducing BMP's, volume controls, pervious pavement, or treatment areas, etc., as appropriate to conceptualize ultimate stormwater management compliance with city standards. Show any off-site conveyance systems (enclosed, gutters, natural, or proposed whatever they are that are being utilized) for purposes of conveying conceptually how systems will be connected to or will convey of the 100-year post development flows from the site. Identify the private and public portions of the storm water management system and conveyance system. Show conceptually required private permanent BMP's or surface drainage easements that are needed to address redevelopment disturbances and storm water mitigation/conveyance and their corresponding easements/covenant boundaries. BMP's and surface drainage easements require stand alone maintenance obligation conveyance documents (Easement or Covenant), but are not required for site maintenance activities or voluntary BMP enhancements that are not regulatory obligations.

The remaining conditions are recommended by the Land Development Division of City Planning and Development. Please contact Jalal Saleh at 513-2554 or jalal.saleh@kcmo.org.

2. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations, by submitting a lot consolidation minor subdivision to consolidate Tract 2b and 2d.
3. That the developer shall submit to the Land Development Division, 5th Floor of City Hall, a Stormwater Drainage Report from a Missouri-licensed civil engineer evaluating proposed improvements and impact to drainage conditions. There shall not be an increase to historical runoff conditions from the site and since this project is within a "Combined Sewer Overflow" (CSO) district, the expectation is to retain rainfall up to 1.5 inch depth over the

entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and provide a safe overflow path for the 100 year storm, in order to provide protection that the rainfall retention approach does not provide. Drainage study should verify if any modifications to public sewer structures are required and that downstream conditions will not be impacted negatively as a result of engineering impacts. The study shall be submitted prior to approval and issuance of any building permits for compliance with applicable standards at the time of permitting. The developer shall provide for construction of improvements as required by City Planning & Development's review of the Stormwater Drainage Report.

4. The developer obtain permits prior to the start of work to modify the existing sidewalks within the public right-of-way along the project street frontage, where sidewalks are proposed to be modified due to proposed streetscape standards to comply with Streetscape District requirements and to ensure they comply with ADA and City adopted sidewalk standards, as required by Land Development Division.
5. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by drive or approach entrances or streetscape improvements as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
6. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review, acceptance, and permitting for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
7. The owner/developer must secure a Site Disturbance permit from the Land Development Division prior to beginning any construction, grading, clearing, or grubbing activities, if the disturbed area equals one acre or more during the life of the construction activity.
8. The owner/developer shall verify adequate capacity of the existing sewer system as required by the Land Development Division for the amended use of the property and address any inadequacies therein prior to issuance of connection authorization and/or issuance of any temporary certificate of occupancy (TCO).

Respectfully submitted,



Joseph C. Rexwinkle, AICP
Planner

BLIGHT ANALYSIS



**FOR THE PROPOSED
14TH & BALTIMORE REDEVELOPMENT AREA
13TH TO 14TH ALONG BALTIMORE AVENUE
KANSAS CITY, MISSOURI**

**PREPARED FOR:
PIEA OF KANSAS CITY, MISSOURI**

**EFFECTIVE DATE:
MAY 19, 2014
RECORD NO. 1542**

**BELKE APPRAISAL & CONSULTING SERVICES, INC.
Kansas City, Missouri**

BELKE APPRAISAL & CONSULTING SERVICES, INC.

REAL ESTATE ANALYSIS & VALUATION
SCOTT J. BELKE, MAI
PRESIDENT

May 27, 2014

Planned Industrial Expansion Authority of KCMO
Mr. Alfred J. Figuly
Executive Director
20 E. 5th Street, Suite 200
Kansas City, Missouri 64106

RE: Blight Analyses
Proposed 14th and Baltimore Redevelopment Area
13th to 14th Along Baltimore Avenue
Kansas City, Missouri 64105

Dear Mr. Figuly,

Per our agreement dated May 16, 2014, I am pleased to herewith submit my blight analysis for the proposed 14th and Baltimore Redevelopment Area to be located along the west side of Baltimore Avenue between W 13th and W 14th Streets in Kansas City, Missouri and composed of the following three Jackson County Tax Parcels:

JackMO Tax Parcel No.	Address
29-230-10-01-00-0-00-000	1300 Baltimore Avenue
29-230-10-05-00-0-00-000	1330 Baltimore Avenue
29-230-10-06-00-0-00-000	1316 Baltimore Avenue

The proposed redevelopment area encompasses 285,299 gross square feet of building improvements and 76 surface parking spaces situated on 1.42 acres of land. A careful inspection of the property was made on several occasions during April and May 2014. The effective date of this study is May 19, 2014.

After the foregoing inspection and after a careful study of all pertinent factors, it is my considered opinion that the proposed redevelopment area is a “blighted area” according to the definition provided in the Missouri Revised Statutes (Section 100.310 (2)) concerning Industrial Development.

The main feature of the proposed redevelopment area is the KC Power & Light Building located at 1330 Baltimore Avenue (northwest corner of W 14th Street and Baltimore Avenue) that was built between 1930 and 1931 (age=83 to 84 years). The 36-story Art Deco office skyscraper was added to the National Register of Historic Places on January 9, 2003. Since the namesake original owner of the building (Kansas City Power & Light) departed the building in 1992, the property has struggled to maintain occupancy and is currently sustaining 87% vacancy (with one remaining tenant occupying space a on month-to-month basis). Office occupancy has been

CELEBRATING 29 YEARS SERVING KANSAS CITY!

3100 NW 57TH STREET • KANSAS CITY, MISSOURI • 64151 • 816.741.6565 P • 816.741.1377 F

Mr. Figuly
May 27, 2014
Page 2

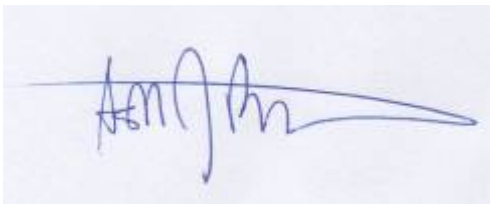
hindered by the advancing age of the building systems and finishes and functional obsolescence (small floor plates, placement of structural elements, excessive common/mechanical areas, placement of the elevators, steam heat, and poor parking ratio).

The parking lot to the north at 1316 Baltimore Avenue is in very poor condition. The vacant lot at the southwest corner of W 13th Street and Baltimore Avenue is overgrown and unsightly, has a deteriorating perimeter retaining wall, and is strewn with construction debris and assorted trash. The presence of 84 empty alcohol containers strewn throughout the proposed redevelopment area indicates vagrancy and difficulty in policing. Numerous environmental issues exist at the skyscraper (asbestos, lead-based paint, PCBs, liquid mercury, and mold) and also at the adjoining surface parking lot and northerly vacant lot (subsurface soil contamination including petroleum hydrocarbons and polynuclear aromatic hydrocarbons, asbestos-containing materials, lead-based paint, undocumented and uncontrolled fill, soft and loose soils, and groundwater conditions).

All of the above combine to create severe economic underutilization and an inability to pay reasonable taxes. Significant economic benefits are foregone by the local taxing jurisdictions due to the severe underutilization of the prime downtown core location encompassed within the proposed redevelopment area.

The complete analysis employed to reach this determination are contained in the attached study. It has been a distinct pleasure to serve you in this assignment.

Sincerely,
BELKE APPRAISAL & CONSULTING SERVICES, INC.

A handwritten signature in blue ink, appearing to read "S. Belke", is written over a horizontal line. The signature is fluid and cursive.

Scott J. Belke, MAI
President
Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)
Kansas Certified General Real Property Appraiser (Certificate No. G-1214)

TABLE OF CONTENTS

Letter of Transmittal

Table of Contents

Property Data

Subject Photographs	6
Introduction.....	11
The CBD Neighborhood.....	19
Site & Improvement Data	41

Blight Analysis

Blight Analysis	61
Blight Photographs	77
Certificate.....	118
Assumptions & Limiting Conditions	119

Addenda

Jackson County Tax Parcel Statements for 2013.....	121
Last Deeds.....	127
Redevelopment Consulting Projects	135
Qualifications of Scott J. Belke, MAI.....	137
Company Profile	138

**PROPERTY
DATA**

The following photographs illustrate the conditions existing within the proposed 14th and Baltimore Redevelopment Area during inspections in April and May 2014.

The West Elevation Of The KC Power & Light Building
(1330 Baltimore Avenue, 29-230-10-05-00-0-00-000)

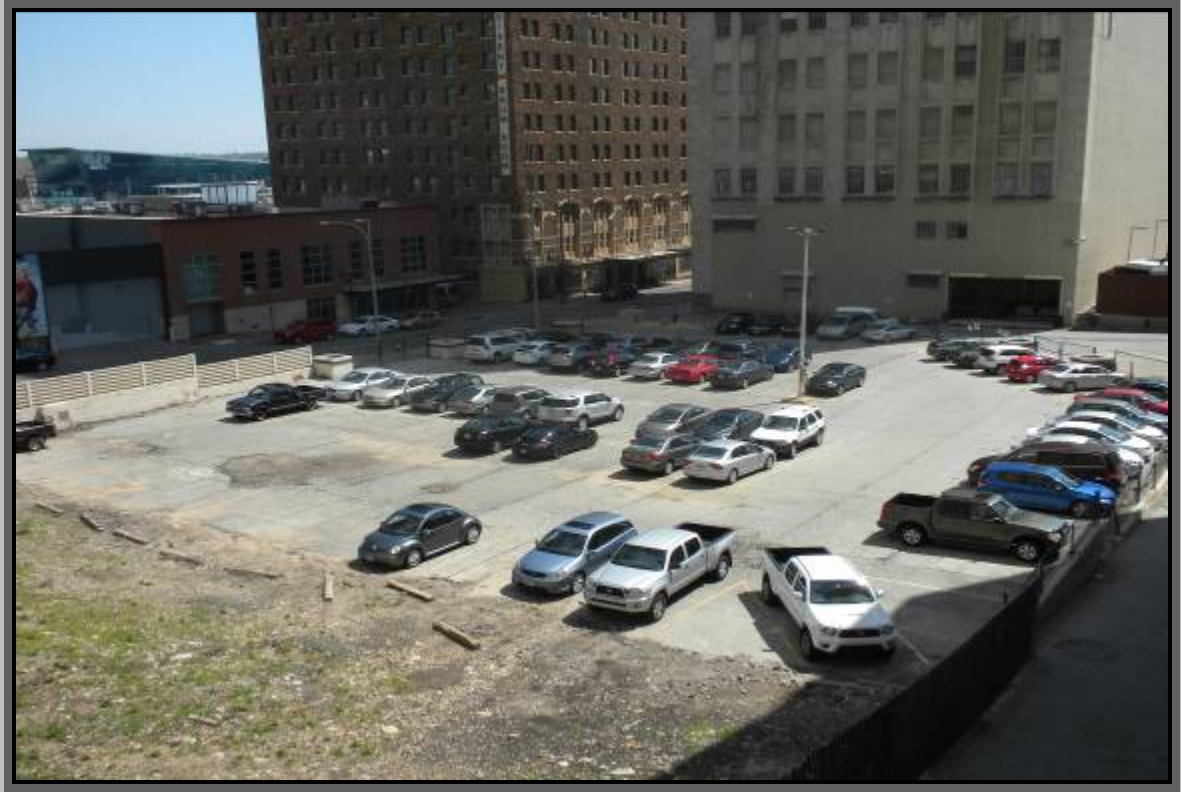


The North Elevation Of The KC Power & Light Building
(1330 Baltimore Avenue, 29-230-10-05-00-0-00-000)



The South & East Elevations Of The KC Power & Light Building
(1330 Baltimore Avenue, 29-230-10-05-00-0-00-000)





1316 Baltimore Avenue (29-230-10-06-00-0-00-000)



1300 Baltimore Avenue (29-230-10-01-00-0-00-000)

INTRODUCTION

Purpose

The purpose of the present analysis is to determine if the proposed 14th and Baltimore Redevelopment Area located within Kansas City, Missouri and Jackson County, Missouri evidences blight according to the Missouri Revised Statutes Chapter 100 Industrial Development. The consultant visited the proposed redevelopment area and the adjoining neighborhood on several occasions in April and May 2014. The effective date of this study is May 19, 2014.

The main feature of the proposed redevelopment area is the KC Power & Light Building located at 1330 Baltimore Avenue (northwest corner of W 14th Street and Baltimore Avenue) that was built between 1930 and 1931 (age=83 to 84 years). The 36-story Art Deco office building was added to the National Register of Historic Places on January 9, 2003. The Art Deco skyscraper contains 285,299 gross square feet but only 242,788 rentable square feet (85.1% efficiency) and 204,533 usable square feet (71.7% efficiency). The building has operated at a mere 12.9% occupancy (87.1% vacancy) for the past 4 years.

1316 Baltimore Avenue is located directly north of the KC Power & Light Building and is improved with a deteriorating and unsightly surface parking lot (76 spaces). 1300 Baltimore Avenue is located next north (southwest corner of W 13th Street and Baltimore Avenue) and is an unimproved vacant lot (dirt and weeds) with an old building foundation exposed which also acts as a retaining wall for W 13th Street and Baltimore Avenue. The vacant lot is strewn with trash and empty alcohol containers.

The proposed redevelopment area also includes two alleys (north/south and east/west) bisecting the proposed redevelopment area. Overall, the proposed redevelopment area encompasses 61,951 square feet of land or 1.42 acres in two related ownerships comprising three tax parcels.

Legal Description

The following legal descriptions were taken from the last deed recorded at the Jackson County Courthouse on each of the three tax parcels located within the proposed redevelopment area.

1300 Baltimore Avenue:

Lots 1, 2, 3 and 4, Block 7, REID'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri.

1316 Baltimore Avenue:

Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block 7, REID'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri.

1330 Baltimore Avenue:

Lots 1, 2, 3 and 4, Block F, SECOND RESURVEY OF REID'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri.

The Jackson County, Missouri GIS map included below provides delineation of the platted lots. The proposed redevelopment area also encompasses the two alleys running north/south and east/west through the proposed redevelopment area.

JACKSON COUNTY GIS MAP



Statutory Definition

Chapter 100 of the Missouri Revised Statutes entitled *Industrial Development* allows for the creation of “The Planned Industrial Expansion Authority” within a city and empowers the authority to submit general redevelopment plans to the city. However, “an authority shall not prepare a plan for a project area unless the governing body of the city has declared, by resolution or ordinance, the area to be blighted, insanitary or undeveloped industrial area in need of industrial development” (RSMo ch. 100.400.1 (2)).

Chapter 100 provides the following definitions for a blighted area, insanitary area, or undeveloped industrial area:

“**Blighted area**”, an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper

subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use; (RSMo ch. 100.310 (2)).

“Insanitary area”, an area in which there is a predominance of buildings and improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals or welfare; (RSMo ch. 100.310 (11)).

“Undeveloped industrial area”, any area which, by reason of defective and inadequate street layout or location of physical improvements, obsolescence and inadequate subdivision and platting contains parcels of land not used economically; contains old, decaying, obsolete buildings, plants, stores, shops, shopping centers, office buildings, hotels and motels and parking garages, warehouses, distribution centers, structures; contains buildings, plants, stores, shops, shopping centers, office buildings, hotels and motels and parking garages, multi-family housing facilities, warehouses, distribution centers and structures whose operation is not economically feasible; contains intermittent commercial and industrial structures in a primarily industrial or commercial area; or contains insufficient space for the expansion and efficient use of land for industrial plants and commercial uses amounting to conditions which retard economic or social growth, are economic waste and social liabilities and represent an inability to pay reasonable taxes to the detriment and injury of the public health, safety, morals and welfare. (RSMo ch. 100.310 (18)).

Chapter 100 Redevelopment Rights

Blight Prevention

The authority is empowered to take actions deemed “necessary to prevent a recurrence of blighted, insanitary, undeveloped industrial areas or to effectuate the purposes of this law” (RSMo ch. 100.390 (4)).

Tax Abatement

RSMo ch. 100.570 provides for the ad valorem tax exemption benefits contained in RSMo ch. 353 (*The Urban Redevelopment Corporation Law*) to be made available to any redevelopment corporation on lands and improvements situated within the project area provided the governing body grants approval by a three-fourths vote. Upon compliance with Chapter 353 requirements, real property of urban redevelopment corporations shall not be subject to assessment or payment of general ad valorem taxes imposed by the city, state or any political subdivision, for a period not in excess of 10 years after the date upon which the corporation becomes owner of the real property. However, taxes may be collected on the assessed valuation of the land, exclusive of improvements, based upon the land assessment for the calendar year preceding the corporation’s ownership. Such land assessment may not be increased during the 10-year period.

After completion of the initial 10-year abatement, for an ensuing period not in excess of 15 years, ad valorem taxes shall be based upon an assessment not to exceed 50% of the true value of the real property including any improvements. After a period not totaling more than 25 years, the real property shall be subject to assessment and payment of all ad valorem taxes based upon the full true value of the real property.

Eminent Domain

RSMo ch 100.420.1 provides authorities with the power of eminent domain:

An authority shall have the right to acquire by the exercise of eminent domain any real property which it may deem necessary for a project or for its purposes under this law after the adoption by it of a resolution declaring the acquisition of the real property described therein is necessary for such purposes.

Bond Issuance

RSMo ch 100.430 provides authorities with the power to issue bonds:

(1) An authority shall have power to issue bonds from time to time in its discretion for any of its corporate purposes including the payment of principal and interest upon any advances for surveys and plans for projects. . . (2) An authority shall also have power to issue refunding bonds for the purpose of paying or retiring or in exchange for bonds previously issued by it.

Previous Blight Findings

CBD Urban Renewal Area

On November 25, 1968 the city council approved creation of the Central Business District Urban Renewal Area (CBDURA). The CBDURA was included with fifteen other Kansas City, Missouri Urban Renewal Areas. The city council determined it was “desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri undertake and carry out the Neighborhood Development Program for the City of Kansas City, Missouri”. On January 17, 1969 in Ordinance No. 36287 the city council declared the following:

That it is hereby found and determined that the Urban Renewal Areas comprising the Program are blighted and insanitary areas and qualify as eligible areas under the Missouri Land Clearance for Redevelopment Authority Law.

The proposed redevelopment area lies within the CBDURA.

Americana Hotel TIF Plan

On January 28, 1993 the city council approved creation of the Americana Hotel TIF Plan by Ordinance 921438. The redevelopment area included two of the subject tax parcels, excepting only 1300 Baltimore Avenue. The city council cited the following:

The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

The proposed redevelopment area was subsequently transferred to the Power & Light TIF District (below).

Power & Light TIF District

On September 7, 1997 the city council approved creation of the Power & Light TIF District Plan by Ordinance 970992. The approved plan encompassed all of the proposed redevelopment area. The city council cited the following:

The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan

Due to opposition to the approved plan, a petition with sufficient signatures was filed to call for a public election and referendum vote on the approved plan and proposed zoning changes. Both the plan and the zoning change were subsequently approved by voters.

Subsequent 1st and 2nd Amendments (Ordinance 991464 dated September 1999 and Ordinance 011654 dated November 2001) to the original plan reiterated the finding of blight.

The proposed redevelopment area was subsequently transferred to the Gailoyd Redevelopment TIF Plan (below).

Gailoyd Redevelopment TIF Plan

On March 27, 2003 the city council approved the Gailoyd Redevelopment Tax Increment Financing Plan by Ordinance 030260. The entire proposed redevelopment area was included within the approved plan. The main factors cited in the blight study included age, outmoded design, physical deterioration of existing improvements, economic underutilization, and previous findings of blight (described above). A First Amendment was approved on January 26, 2006 by Ordinance 060015. Due to lack of activity, the TIF Commission subsequently terminated the TIF Plan on March 28, 2013 by Ordinance 130207.

The proposed redevelopment area adjoins to the east and southeast of the Americana Hotel TIF, to the west of the President Hotel TIF, to the west and north of the Power & Light TIF, to the south of the Galleria/One KC Place 353, and to the west of the Downtown Loop PIEA Plan Area. In order to qualify for TIF, 353, or PIEA designation a finding of blight is necessary.

The proposed redevelopment area is highlighted on Jackson County Tax Map 29-230 shown on the following page:

PROPOSED REDEVELOPMENT AREA MAP



Note the prominent location along Baltimore Avenue including the southwest corner with W 13th Street and the northwest corner with W 14th Street. The proposed redevelopment area lies east of Municipal Auditorium, two blocks east of the Kansas City Convention Center, one block west of the new H&R Block building, and three blocks west of the new Sprint Center.

Ownership

According to records at the Jackson County Courthouse, the three subject tax parcels comprising the proposed redevelopment area are held in two related entities:

Tax Parcel No.	Address	Ownership	Last Deed Date
29-230-10-01-00-0-00-000	1300 Baltimore Avenue	West Properties, Inc.	December 21, 2007
29-230-10-05-00-0-00-000	1330 Baltimore Avenue	Gailoyd Enterprises Corp.	May 28, 1964
29-230-10-06-00-0-00-000	1316 Baltimore Avenue	West Properties, Inc.	June 5, 2006

Copies of these deeds are included in the **Addenda**. The KC Power & Light Building was purchased by Gailoyd Enterprises Corp. from J.W. Enterprises, Inc. on May 28, 1964 (Book 5704/Page 532). The northerly adjoining parking lot at 1316 Baltimore Avenue was purchased by West Properties, Inc. from Kansas City Power & Light Company on June 5, 2006 (Deed 2006E0036366) for \$1,090,000 or \$38.38 per square foot of land. (West Properties, Inc. is a related entity to Gailoyd Enterprises Corp.) 1300 Baltimore Avenue was purchased by West Properties, Inc. from Old Republic Title Company of Kansas City, Inc. on December 27, 2007 (Deed 2007E0160842) for \$1,450,000 or \$102.11 per square foot of land. (The property was improved with a one-story building at purchase that was subsequently demolished.)

The proposed redevelopment area together with the westerly adjoining deteriorating surface parking lot and the dilapidated and closed parking structure next north has been offered for sale for many years, mostly recently by Gib Kerr at Cassidy Turley. The current listing price is \$17,500,000 or \$61.34 per gross square foot of building. Ron Jury, the developer of the easterly adjoining Hilton President Hotel, proffered a plan in 2009 to build a convention hotel complex that included a new tower on the west side of the KC Power & Light Building, but that plan eventually fell through. The City of Kansas City, Missouri paid \$250,000 for an option to buy the KC Power & Light Building in 2010 to secure the property for hotel development, but that plan also died. Sherman Associates (a Minneapolis real estate firm active in downtown Kansas City), reportedly had a sale contract at \$13,750,000 or \$48.20 per gross square foot of building that they allowed to lapse in 2012. The Cordish Companies, the Baltimore developer of the Power & Light District, also reportedly had a pending purchase of the property but allowed the contract to lapse in December 2013. Presently, Northpoint Development has a contract to purchase the building for conversion to 220 apartment units supported by a new parking garage (465 spaces) located on the northerly lots to be wrapped with 50 additional apartment units above first level commercial space. The initial projected cost of the proposed redevelopment is \$62,500,000.

Experience

The consultant has considerable experience preparing blight analyses on properties located within a number of local municipalities and utilizing various Missouri State Statutes (R.S. Mo. Chapters 99, 100, and 353) and Kansas State Statutes (K.S.A. Chapter 12). A full listing of

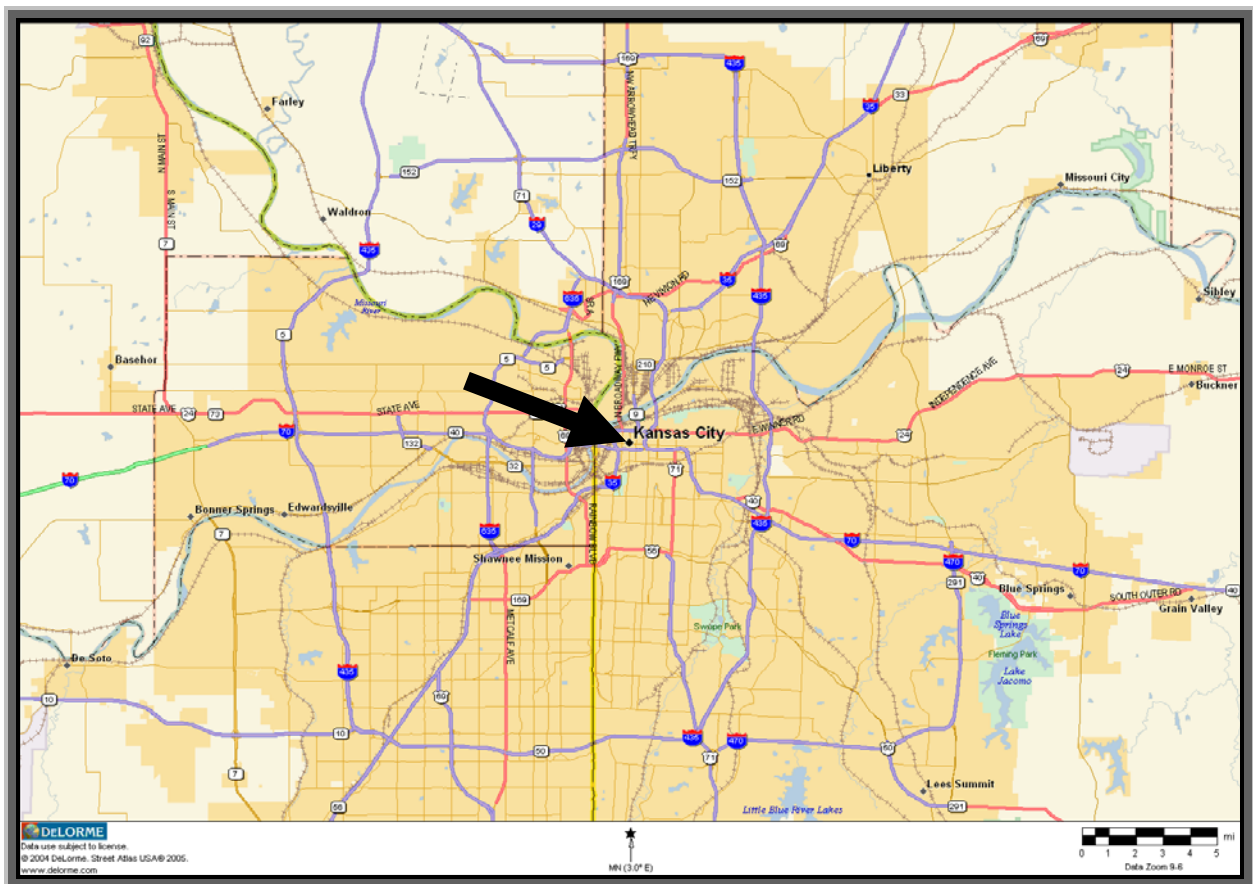
redevelopment projects for which consulting services have been provided is included with the consultant's qualifications at the end of the report.

THE CBD NEIGHBORHOOD

Location

The Central Business District (CBD) of Kansas City, Missouri is defined by “the loop” formed by Interstates 29, 35, and 70. The loop is rather tight being just over one mile wide (east/west) and just under one mile deep (north/south). Freeways radiate out from all four corners of the loop to provide convenient access to the suburbs. Kansas City International Airport is about 15 miles northwest of the CBD via Interstate 29. The CBD is near the south bank of the Missouri River. The center of population for urban Kansas City is perhaps five or six miles south.

AREA MAP



Area Development

In the past 10 years, it is estimated over \$6 billion has been invested in the downtown of Kansas City, Missouri. In November 2011, Forbes Magazine selected Kansas City as having the 7th best downtown in America.

100% Corner

The 100% corner is 12th and Main Street. City Center Square (800,000 Sq.Ft.; 1979), Town Pavilion (1,200,000 Sq.Ft.; 1987) and One Petticoat Lane (147,500 Sq.Ft.; 1989) are all near the 100% corner.

Financial

The financial district is on the north side of the CBD along 9th and 10th Streets from Grand Avenue to Baltimore Avenue. Newer development in the financial district includes the Commerce Bank Building at 1000 Walnut Street (eighteen stories, 378,000 Sq.Ft.; \$45 million) and the UMB Bank Building at 1009 Walnut Street (six stories, 255,000 Sq.Ft.; \$28 million). UMB Bank has perhaps extended the financial district to the east with the construction of its data center at 11th & McGee Street (two stories, 200,000 Sq.Ft.; \$32 million).

Government

The east side of the CBD is most notably occupied by government offices including City Hall, the Jackson County Courthouse, the Missouri State Office Building, the Federal Building, a U.S. Courthouse, and the Federal Aviation Administration. The latter two structures opened in the late 1990s. A landscaped park area (The Civic Mall) covering two city blocks lies between the U.S. Courthouse and City Hall. The main branch of the public library had been in this sector but moved to 10th and Baltimore in 2004. A public parking garage (9 stories, 1,395 spaces) was constructed west of City Hall in 2000. A local law firm purchased a seven-story office building south of the county courthouse in 2001 for renovation and intended to occupy half of the structure.

The government sector received a set-back when the Federal Reserve Bank of Kansas City announced their intentions to leave the CBD for a new campus to be constructed on the Trinity Lutheran Hospital site roundly 1.7 miles south of the downtown loop. The building was sold in 2005 and the buyer wanted to develop condos and then a hotel but the lender foreclosed on the property in February 2013. Still, the Federal Reserve is in close proximity to the downtown, as is, the new Internal Revenue Service Center completed in 2006 on West Pershing Road near Union Station just south of the downtown loop. The \$370-million IRS project was developed by DST Realty with J.E. Dunn Construction as the contractor. The service center employs up to 5,000 IRS employees during tax season. The massive project, which covers 27.5 acres, includes the renovation of the historic Main Post Office (moved to Union Station). The new campus consolidated seven IRS locations in the Kansas City area into a 1.14 million-square-foot facility, supported by two parking garages with a combined 1,900 spaces.

In December 2013, the GSA announced it would move 900 federal workers into 140,000 square feet at Two Pershing Square (near Union Station). The government signed a 20-year lease valued at \$49.8 million (\$14.75 per square foot). The building owner plans to spend \$8.4 million preparing the office space for the GSA.

Hotel/Convention

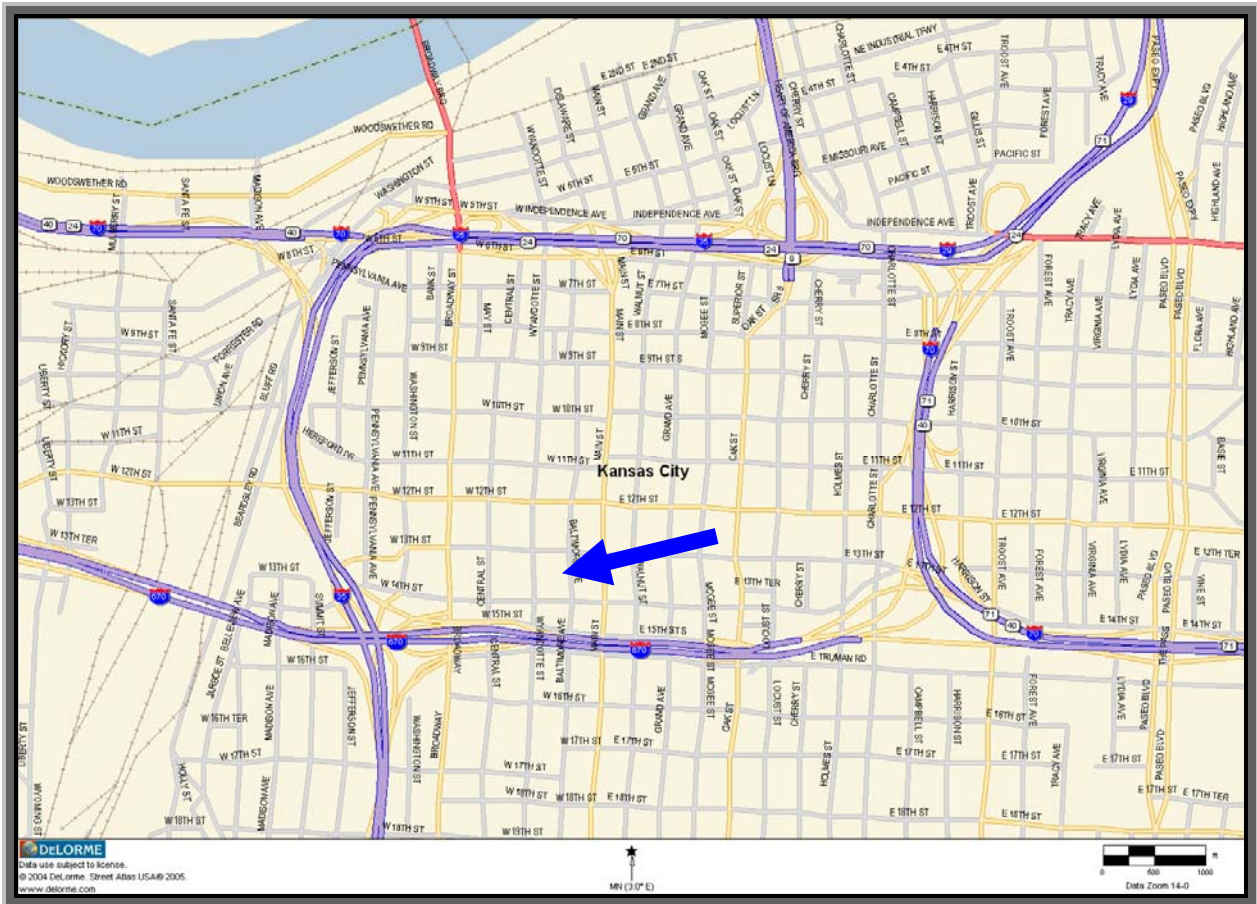
The hotel and convention area sits in the southwest quadrant of the CBD. In early 1990, taxpayers voted a hotel/motel tax increase to double the size of H. Roe Bartle Hall. The expanded Bartle Hall opened in 1994, covers 1,170,000 square feet, and spans the south leg of the loop freeway.

During 1997, 810 newly renovated/constructed hotel rooms located within a block of Bartle Hall came on the market. The smaller of the two projects was a Doubletree Hotel at the intersection of 13th and Wyandotte. It was the result of a \$17-million renovation of the former 492-room Americana Hotel. The Doubletree, which first opened as an Omni in early 1997, has 280 rooms and 100 suites. The Port Authority financed \$15 million of the project's cost through a TIF bond

issue. In 2005, the property was re-flagged with the Radisson franchise and subsequently changed to Crowne Plaza.

The second hotel project completed construction in 1998. It too involved renovation of an existing hotel structure but also included some new construction. The Marriott Muehlebach Tower containing 430 rooms is now connected by a skywalk to the Marriott Hotel on the northwest corner of 12th and Wyandotte making the combined offering over 800 rooms. The project cost an estimated \$77.4 million with Kansas City paying roughly half the cost through tax increment financing.

NEIGHBORHOOD MAP



The historic Phillips Hotel at 12th and Main underwent a \$20-million renovation in 2001. The Phillips is a European-inspired luxury boutique hotel. In August 2002, the city granted \$14.5 million in tax increment revenue bonds to assist the redevelopment of the 15-story President Hotel. The structure was built in 1926 and is listed on the National Register of Historic Places, but the building had been closed since 1980. Because the redevelopers original financing package fell through the \$45-million project stalled. The redeveloper had until August 31, 2003 to line up new financing and move ahead or risk losing the tax incentives. After lining up new financing, the conversion to a 213-room Hilton facility (Hilton Hotel President) proceeded and the property is now operating quite successfully.

The city desires to see a new convention hotel with at least 1,000 rooms built within the loop but financing the project has not yet proven feasible.

Entertainment

In 1996, Centertainment, Inc., a subsidiary of AMC Entertainment, Inc., began efforts to create a multifaceted entertainment development on 22 acres extending from 13th Street to Truman Road and from Grand Boulevard to Wyandotte in the downtown of Kansas City, Missouri. The Kansas City TIF Commission endorsed the \$400 million project with \$185 million in public financing. Named the Power & Light District, the project was to have as its centerpiece a new 30-screen AMC movie theater.

Unfortunately, the project never materialized and the proposed area continued to suffer until the city revived the project by appointing Baltimore-based The Cordish Company as new developers. The Kansas City Power & Light Entertainment District is now envisioned as an \$850-million entertainment district encompassing nine square blocks of restaurants, clubs, retail, and office space. The first phase of the district was completed in early 2008 and totals approximately over 500,000 square feet. The second phase will contain 1,000 residential units and approximately 1 million square feet of office space. The Power & Light District features innovative architecture, open storefronts, broad brick paved sidewalks, extensive landscaping, fountains and parks. The district also features outdoor seating for the restaurants and a permanent performance stage providing live entertainment. The entertainment district reportedly generated an estimated 9.0 million patrons in 2012 but the city will likely pay \$14.3 million this year from its general fund to cover shortfalls in originally projected tax revenues.

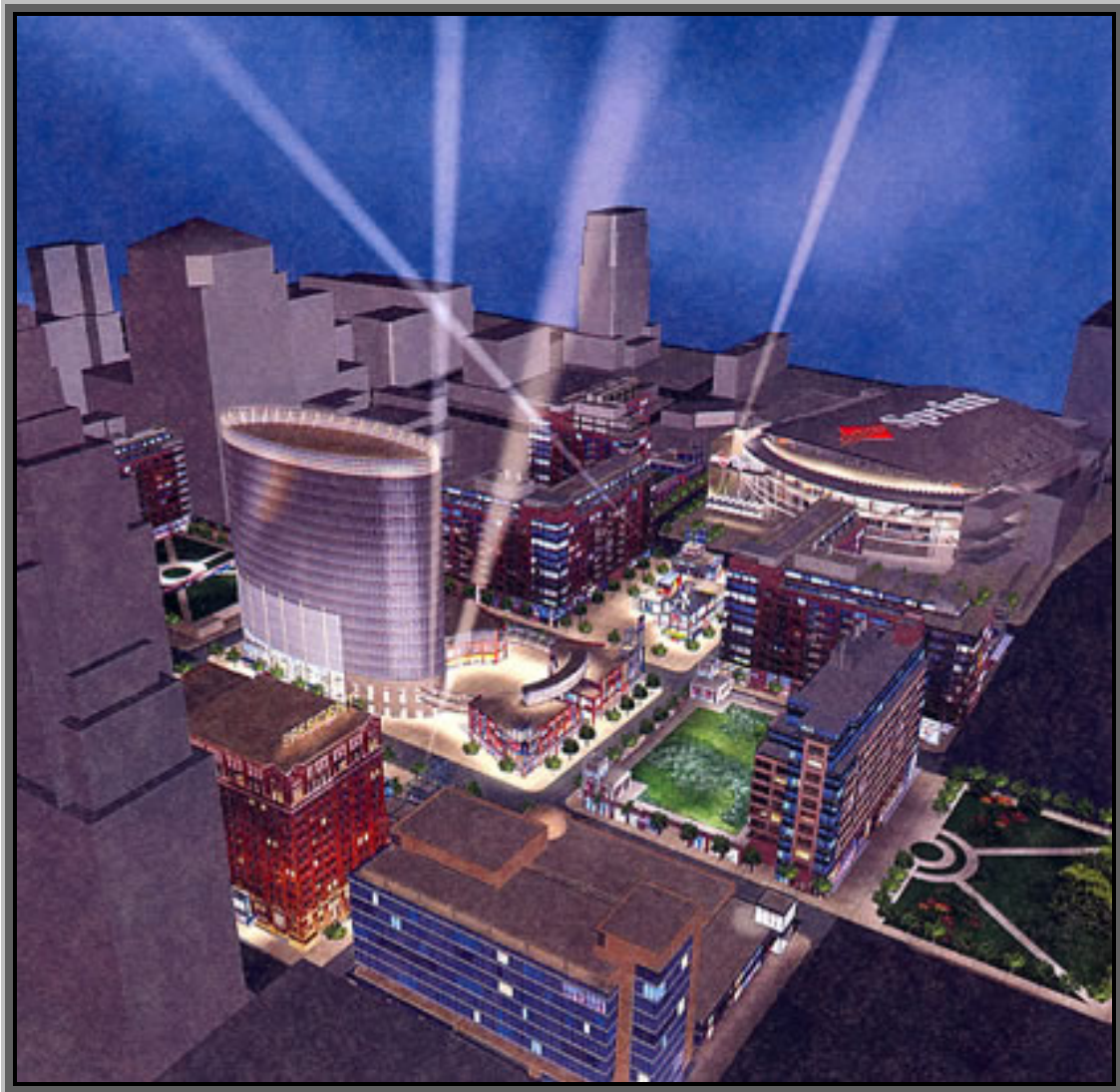
In July 2005, AMC Entertainment re-entered the downtown revitalization picture by announcing plans for renovation of the Empire and Midland Theatres. The project was a \$60-million joint venture with The Cordish Company. AMC renovated the historic Empire Theatre into a six-screen movie theater using state-of-the-art digital technology (which they subsequently sold to Alamo Drafthouse Cinema). The historic Midland Theatre, renovated at a cost of \$28 million into The Midland by AMC, has reopened with 1,300 to 3,000 seats for concerts, shows, and corporate or private events.

In August 2004, Kansas City area residents voted to revitalize the urban core and strengthen the Power & Light District by approving an amendment for a new downtown arena to cost \$250 million. The state-of-the-art, 20,000-seat arena serves as an anchor to the Power & Light district. Overland Park, Kansas-based Sprint Corporation committed \$2.5 million per year for 25 years for naming rights of the arena (Sprint Center). The City of Kansas City and AEG (one of the world's leading sports and entertainment presenters) partnered in the development, operation and management of the new arena. A professional basketball or hockey franchise was originally envisioned for the arena but has not come to fruition. However, from its opening in late 2007, Sprint Center has become the 6th busiest arena in the nation and 22nd amongst worldwide venues (Pollstar Magazine). The Sprint Center opened with a concert by Elton John that was followed by a string of nine sold-out concerts by Garth Brooks.

In addition, part of the Sprint Arena features the National Collegiate Basketball Hall of Fame, sponsored by the Kansas City-based National Association of Basketball Coaches. The \$20-million Hall of Fame, developed by New York-based Edwin Schlossberg Inc., includes memorabilia, exhibits and induction ceremonies of legendary college basketball players and

coaches. In November 2006, the NABC inducted the 2006 Founding Class of the Hall of Honor, including Oscar Robertson, Bill Russell, Dean Smith, John Wooden and the family of Dr. James Naismith. The Hall of Fame was projected to draw at least 150,000 visitors annually.

FUTURE POWER & LIGHT DISTRICT



Jackson County has one riverboat gaming facility, Isle of Capri, which opened in June 2000 (as a Hilton casino). The gaming facility houses 45,300 square feet of gaming space, 1,163 electronic gaming devices, 22 table games, and a parking garage. In FY 2013, the facility generated 2,852,735 admissions and adjusted gross revenues of \$79,855,786 (\$27.99 win per admission). Unfortunately, the Isle of Capri is consistently the poorest performing of the four gaming facilities in the Kansas City metropolitan area and Hollywood Casino opened in February 2012 at the Kansas Speedway in Kansas City, Kansas.

Kansas City residents enjoy a wide variety of cultural amenities. The arts are adequately supported and of considerable prestige. Particularly well respected is the Nelson-Atkins Museum of Art that houses one of the world's finest Oriental collections. The Nelson completed a major

renovation and expansion in 2007 financed by a capital campaign that generated \$200 million for construction and endowments. In 2007, TIME Magazine ranked the museum's new Bloch Building, # 1 on the "The 10 Best (New and Upcoming) Architectural Marvels" list. The Metropolitan Kansas City Performing Arts Center recently opened on 17.6 acres in the south end of the downtown loop. World-renowned architect Moshe Safdie designed the \$326-million arts project. The design includes a 1,800-seat proscenium theater, a 1,600-seat concert hall, and 600 underground parking spaces. The city added a 1,000-space parking structure to the east of the center. A second phase would add a 500-seat multipurpose theater. Groundbreaking for the center occurred on October 6, 2006 with opening in September 2011. In the first 12 months of operations the center welcomed 448,000 guests. A structure near Union Station has been renovated at a cost of \$31 million to become the new home of the Kansas City Ballet.

The former First National Bank building located at the northeast corner of 10th Street and Baltimore Avenue was converted into a state-of-the-art library facility. The \$50-million project encompasses 190,000 square feet and houses a coffee shop, art displays, meeting rooms, a community auditorium, technology training center and research archive. The project also includes a 500-space parking facility west across Baltimore Avenue with an exterior resembling stacked books on a shelf.

Citizens voted against building a new baseball stadium downtown in favor of refurbishing the Truman Sports Complex in eastern Kansas City at a cost of \$850 million.

Sea Life Aquarium and LEGOLAND Discovery Center opened in Crown Center in 2012. Crown Center is located just south of the downtown loop. The two entertainment features cost roundly \$15 million a piece and took just over a year to generate 1,000,000 visitors. Sea Life Aquarium contains over 260,000 gallons of water within a 28,000-square-foot area supporting over 5,000 sea creatures. LEGOLAND Discovery Center is a \$15 million, 30,000-square-foot multifaceted attraction.

Retail

When The Jones Store departed its CBD location in January 1998 and the building was demolished, it essentially marked the end of retailing as a measurable sector within the downtown loop. With the dawning of the Power & Light District, Sprint Center, and increasing downtown residency, retailing has made a small return. Presently, the Power & Light District lists 13 retailers, 23 restaurants and bars, and 15 nightlife and entertainment uses. However, the Crown Center, River Market, Crossroads, Southwest Boulevard, and The Country Club Plaza provide stiff competition to downtown retailers and restaurants. One large hurdle was overcome in 2009 when Cosentino's Food Stores opened a gourmet grocery near 13th and Main. The 30,000-square-foot grocery store has an upscale adult swimming venue on the roof.

Office

CB Richard Ellis in their *MarketView 4Q/2013* indicates the downtown office market contains approximately 15.8 million square feet of office space with 21.7% of the space now vacant. The vacancy rate downtown is higher than the metropolitan average of 16.8%. The average rent for the downtown submarket of \$15.94 per square foot is lower than the metropolitan average of \$16.42 per square foot. Recent CBD office developments include the new headquarters building of Kansas City Southern (2002; 128,000 Sq.Ft.) located at 11th and Washington. DST Realty owns the structure that sits atop an 875-space, four-level parking garage built with \$15.3 million

in tax increment financing. The total project cost was reportedly \$42.9 million. H&R Block Inc. opened its new corporate headquarters building containing 525,000 square feet in a 17-story elliptical glass structure at the southeast corner of Main Street and 13th Street in 2007. The new headquarters joins the Sprint Center as the centerpieces of the Power & Light entertainment district. Block's new headquarters includes an underground, seven-level garage with 1,250 parking spaces and the building's first floor features a variety of restaurants and retail stores. The \$140-million investment brought more than 1,200 employees to the district and helped generate taxes that can be diverted to support construction of additional parking garages and public amenities. A future expansion of between 250,000 and 350,000 square feet was planned to the west and tentatively scheduled for 2013. However, the project has not materialized. JE Dunn Construction Company completed its new headquarters at 9th & Holmes adjoining the Ilus W. Davis Park in 2009 at a cost of roundly \$50 million (financed in part by \$12.7 million in new markets tax credit-enhanced debt). The design of the 5-story, 204,000-square-foot headquarters building complements the existing architecture of City Hall, the Federal Courthouse, the Department of Transportation, and will anchor the new East Village development. The project also includes a 780-space parking structure that will be utilized by JE Dunn Construction and the public. The headquarters building is designed for LEED Gold certification (the first corporate headquarters in Kansas City, Missouri to earn the certification).

Residential

Beginning in the mid-1980s, numerous loft warehouses in the Historic Garment District in the northwest quadrant of Downtown Kansas City underwent renovation for use as either apartments or offices. In keeping with the real estate market at the time, most of the renovations were tax motivated and subsequently failed. Quality Hill, one of the successful projects, contains 466 units consisting of condominiums, market-rate apartments, and affordable housing in renovated and new building.

Perhaps the most significant development in the CBD in recent years is a new wave of residential loft renovations and new construction occurring in the northwest portion of the CBD (and River Market) and moving south. As the "back-to-the-city" movement gains momentum numerous vacant office structures are being redeveloped as residential buildings. The Downtown Council of Kansas City now estimates that approximately 5,000 residents have moved to Kansas City's urban core in recent years (increasing residential population to over 18,000 residents) and that well over \$500 million has been contributed toward residential development downtown since 2000. Initial offerings were focused on "for sale" condominiums but with the recent recession and housing market demise apartment use is now the preferred conversion.

Most of these units are conversion units involving the reuse of blighted structures or poorly occupied office structures. The loft conversions include both small buildings of 4 to 50 units and larger structures such as the 31-story Fidelity National Bank & Trust Building which is now officially the tallest apartment building (909 Walnut) in the state of Missouri. 909 Walnut is a \$64-million project that created condos, apartments, and office suites. The property includes \$600,000 and \$1,200,000 penthouses. Cordish Co. released plans in August 2013 for a new 25-story, 311-unit apartment tower (One Light) to be developed at 13th and Walnut. The \$79.2-million apartment tower has been approved for 25-year, 100% property tax abatement by the Planned Industrial Expansion Authority of Kansas City, Missouri (valued at \$2.87 million) and \$7.5 million in direct cash assistance from the city. Rents at the new tower are projected to be \$1.60 to \$1.70 per square foot, with studios ranging from \$950 a month and two-bedroom units

up to \$1,800. Units will average 850 square feet in size and project amenities (28,000 Sq.Ft.) will include rooftop pool, fitness center, display kitchen, library, theater room, and fourth-level social space. Parking will be in an adjoining garage. Groundbreaking occurred April 14, 2014 with completion projected in November 2015. Cordish Co. also hopes to renovate the historic Midland office building at 13th Street and Baltimore Avenue into 68 apartment units. The Commerce Tower office building located at 911 Main Street has been purchased and will be converted to residential and office use. Other announced residential conversions include the historic Folgers building (217,160 Sq.Ft.) and the Argyle Building (126 market-rate apartment units and 8,700 square feet of commercial space).

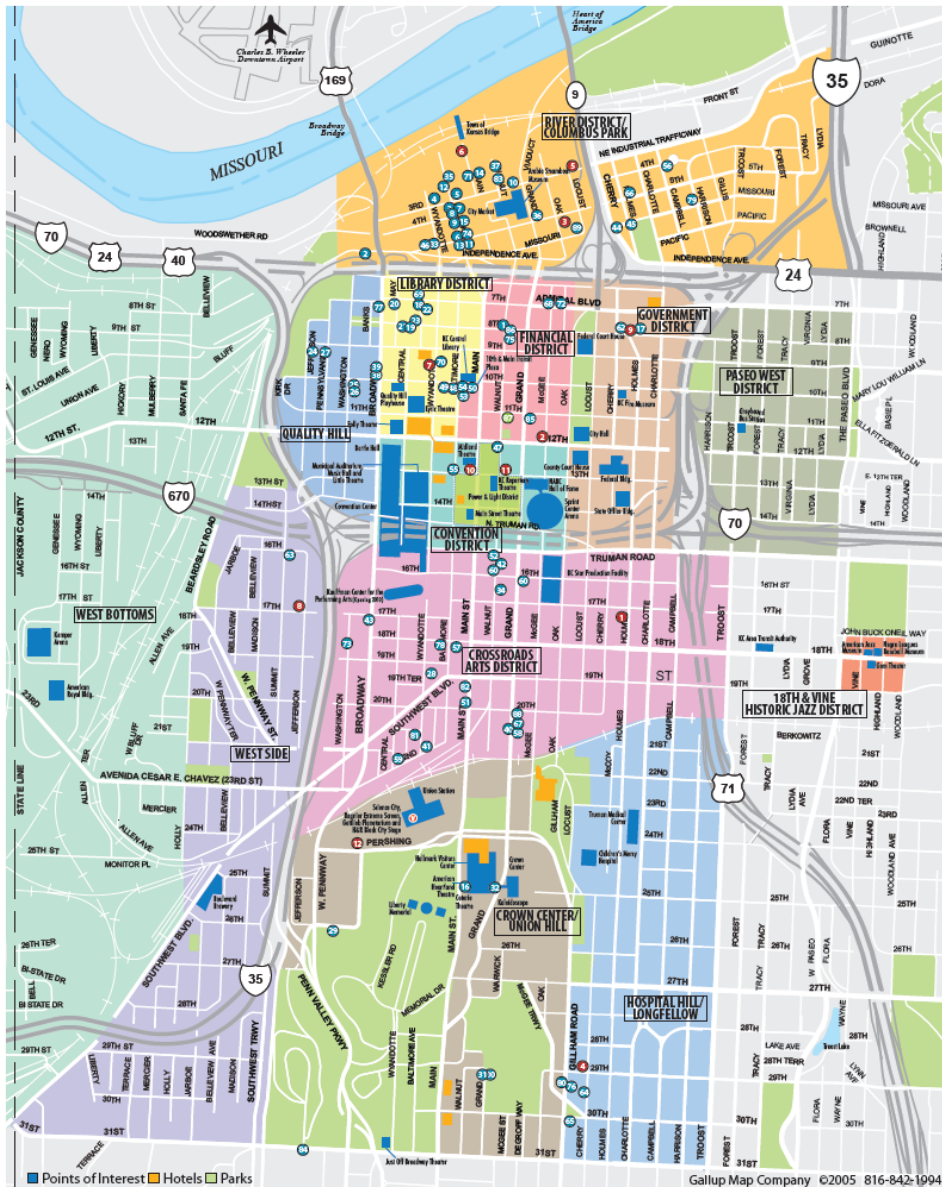
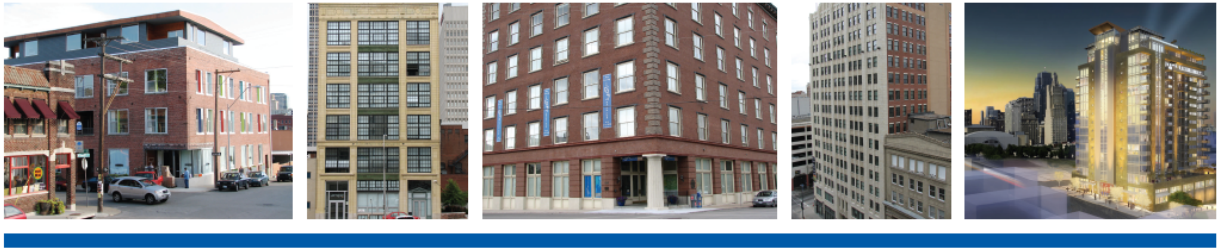
The Downtown Council has released their *downtown Kansas City Housing Report* which indicates a downtown core population of 9,549 residents with a median household income of \$61,491. A breakdown by property type within the greater Downtown neighborhood is included in the table below:

Property Type	Units	Occupancy	Population
Market-Rate Apartments	2,545	97%	3,702
Market-Rate Condos	3,002	89%	4,542
Income-Restricted Apartments	2,770	98%	4,072
Income-Restricted Condos	84	89%	127
Single-Family Homes	3,389	88%	7,456
Total	11,790	93%	19,899

The Downtown Council reports that 13 residential projects housing 1,668 units at an estimated cost of \$314.9 million are presently in the development pipeline for the greater downtown neighborhood:

Project	District	Developer	Status	Units	Cost (\$M)
1515 Walnut	Crossroads	Jay Tomlinson	Completed	7	\$2.0
Lucas Place Lofts	CBD	LandWhite Development	Completed	130	\$25.9
Cordish Tower	CBD	Cordish Company	Planned	318	\$70.0
Midland Office Tower Apts.	CBD	Cordish Company	Planned	68	\$12.5
River Market West Lofts	River Market	George Birt	Planned	137	\$16.0
Pickwick Building	CBD	Gold Crown Properties	Planned	220	\$35.0
Folgers Lofts	CBD	Alexander Company	Planned	167	\$30.0
Argyle Bldg Lofts	CBD	Hunt Argyle	Planned	102	\$19.5
Meriden Creamery Bldg.	Crossroads	Gary Hassenflu	Planned	14	\$4.0
Bemis Bag Building	West Bottoms	Gary Hassenflu	Planned	100	\$20.0
Weld Wheel Building	West Bottoms	Wayne Reeder	Planned	200	\$30.0
Corrigan Building	Crossroads	Vincent Bryant	Conceptual	unknown	unknown
2nd & Delaware Lofts	River Market	Arnold Development	Conceptual	225	\$50.0
Total				1,688	\$314.9

DOWNTOWN KANSAS CITY Residential Growth



Project Name	Address	Year
1 Walnut Tower Apartments	725 Walnut	2000
2 Lanark Lofts	400 Washington	2000
3 Volter Place Apartments (a)	100 West	2000
4 Multi-Artspace Apartments	201 Westside	2000
5 Delaware Lofts	115 1/2 4th St.	2000
6 River Market Apts. I	200 Delaware	2000
7 River Market Apts. II	210 Delaware	2000
8 River Market Apts. III	220 Delaware	2000
9 River Market Apts. IV	230 Delaware	2000
10 City Market Lofts	240 Delaware	2000
11 River Market Apts. V	250 Delaware	2000
12 Askew/Saddlery Apts. (a)	260 Delaware	2000
13 River Market Apts. VI	270 Delaware	2000
14 Riverside Lofts	280 Delaware	2000
15 Pacific House Apts. (a)	290 Delaware	2000
16 Santa Fe Place	300 Delaware	2000
17 University Tower	310 Delaware	2000
18 SoHo West Condo Assoc.	320 Delaware	2000
19 SoHo II	330 Delaware	2000
20 SoHo VI	340 Delaware	2000
21 West 7th Street Lofts	350 Delaware	2000
22 The Lofts at Historic SoHo	360 Delaware	2000
23 SoHo W. End & Fletcher Lofts	370 Delaware	2000
24 Quality Hill Towers	380 Delaware	2000
25 New Quality Hill	390 Delaware	2000
26 New Quality Hill (a)	400 Delaware	2000
27 New Quality Hill	410 Delaware	2000
28 Popcorn Lofts	420 Delaware	2000
29 Anna's Lofts	430 Delaware	2000
30 Union Hill Place	440 Delaware	2000
31 Union Hill Phase II	450 Delaware	2000
32 San Francisco Tower	460 Delaware	2000
Projects Completed in 2000		
33 Jara Richards-Corcoran Lofts	205 1/2 4th St.	2000
34 SoHo-Southeast	1401 Walnut	2000
Projects Completed in 2001		
35 Chase Bag Apartments (a)	200 Delaware	2001
36 513 Grand	200 Grand	2001
37 Old Town Lofts	200 Grand	2001
38 Opera House	200 Grand	2001
39 Journal Apartments (a)	200 Grand	2001
40 Lofts at Renting Place	200 Grand	2001
41 Lofts at the Freight House	200 Grand	2001
42 Campbell Park/Union South	200 Grand	2001
43 17th & Broadway	200 Grand	2001
44 Holmes St. Apartments	200 Grand	2001
45 Cherry St. Apartments	200 Grand	2001
Projects Completed in 2002		
46 Corcoran Place Lofts	215 1/2 4th St.	2002
Projects Completed in 2003		
47 Chambers Lofts (a)	215 1/2 4th St.	2003
48 Library Lofts East	1000 Belmont	2003
49 Library Lofts West	1020 Belmont	2003
50 Harvester Building (a)	18 W. 10th St.	2003
51 Rigler Building	1000 Belmont	2003
52 Walnut Lofts	1000 Belmont	2003
Projects Completed in 2004		
53 Finance Building Lofts (a)	1000 Belmont	2004
54 21 Turn	21 W. 10th St.	2004
55 Clubhouse Lofts	1000 Belmont	2004
56 Soda Lofts	1000 Belmont	2004
57 1819 Lofts	1819 Belmont	2004
58 Warehouse Auto (Phase 1)	2100 Central	2004
59 Freight House Lofts at Stuart Hill	2100 Central	2004
60 Soda Lofts	1000 Belmont	2004
61 1618 Walnut Lofts	1618 Walnut	2004
62 Metropolitan Condos	400 4th St.	2004
63 Summit at 16th	1600 Grand	2004
64 Triangle Townhomes	2000 Cherry St.	2004
65 Battery Lofts	2000 Cherry St.	2004
66 East Market Row	2000 Cherry St.	2004
Projects Completed in 2005		
67 Western Auto (Phase 2)	2000 Central	2005
68 Bulch Lofts	200 Belmont	2005
69 Address at SoHo West	400 Grand	2005
70 The Lofts at 917 (a)	400 Grand	2005
71 Riverside Lofts	200 Men	2005
72 The Lofts at Arsenal Properties	1000 Belmont	2005
73 Washington Lofts	1000 Belmont	2005
74 S Delaware	400 Delaware	2005
75 Walkover (a)	400 Delaware	2005
Projects Completed in 2006		
76 30 Gilman Row	2000 Gilman Rd.	2006
77 700 Broadway	700 Broadway	2006
78 1800 Baltimore Lofts	1800 Baltimore	2006
79 Donick Lofts	1800 Baltimore	2006
80 Founders at Union Hill	2000 Belmont	2006
81 Freight House Plaza	2000 Belmont	2006
82 Monroe Hotel	1000 Belmont	2006
83 Old Town Lofts (a)	1000 Belmont	2006
84 One Park Place	1000 Belmont	2006
85 Professional Building (a)	1000 Belmont	2006
86 The Central	1000 Belmont	2006
87 Walkover Tower	1100 Walnut	2006
88 Western Auto (Phase 3)	2000 Central	2006
89	2000 Central	2006
Planned Under Construction		
1 1728 Holmes	1728 Holmes	2007
2 Anyko Building (a)	1000 Belmont	2007
3 Bridgeworks Lofts (Phase II)	1000 Belmont	2007
4 Cherry Hill Row	200 Cherry	2007
5 Cold Storage Building (a)	200 Central	2007
6 First and Main Lofts	1000 Belmont	2007
7 Graphic Arts Building (a)	1000 Belmont	2007
8 Jefferson Heights	1000 Belmont	2007
9 Monument Lofts	1000 Belmont	2007
10 Midland Theatre Apartments	1000 Belmont	2007
11 Power and Light Condominiums	1000 Belmont	2007
12 The Library	1000 Belmont	2007

(a) = affordable housing





Central Business District Trends

Businesses

Compared to before World War II, Downtown is no longer the center of business activity in the metropolitan area. However, the area extending from The River Market to Crown Center, which includes Downtown, remains home to an estimated 2,500 businesses. Moreover, the CBD continues to be the center of financial, legal, and government affairs in the metropolitan area.

Employment

According to the Downtown Council, employment in the “heart” of the metropolitan area currently stands at roundly 100,000, up over 25,000 from a decade ago.

New Construction

On the following page is a summary of significant new construction completed in the CBD since 1990. The last speculative office project to measure over 500,000 square feet is 1201 Walnut. Nevertheless, the CBD is recently experienced a building boom. Much of the new construction activity was supported by tax increment financing. Unitog (75,000 Sq.Ft.) opened in 1997, IFTC (125,000 Sq.Ft.) opened in 1998 and immediately followed up with a second similar building. New headquarters have been built for Kansas City Southern (2002), H&R Block (2007), and JE Dunn Construction Company (2009). The following summarizes the approved TIF plans within the downtown loop which constitute over \$4.7 billion in proposed investments. The expenditures to date are well over \$1 billion.

APPROVED CENTRAL BUSINESS DISTRICT TIF PLANS

Plan Name	Date Plan	Approved Plan Budget			Expenditures
	Approved	Public	Private	Total	To Date
11th Street Corridor	12/10/1992	\$77,060,303	\$146,180,950	\$223,241,253	\$120,047,188
1200 Main/South Loop	3/4/2004	448,732,463	88,303,891	537,036,354	137,387,000
12th & Wyandotte	12/10/1992	17,071,000	17,939,000	35,010,000	83,719,591
13th & Washington	9/19/1996	4,099,250	8,415,875	12,515,125	3,881,781
811 Main	1/5/2006	6,588,150	18,391,900	24,980,050	\$302,196
Americana	1/28/1993	9,021,950	56,585,000	65,606,950	15,749,555
Baltimore Place	2/2/2006	9,122,789	20,777,491	29,900,280	\$108,910
Civic Mall Illus Davis Park/FAA	12/8/1994	15,100,000	73,589,000	88,689,000	18,372,603
Civic Mall/J.E. Dunn	12/8/1994	83,207,000	221,914,500	305,121,500	9,433,563
Civic Mall /Vista Del Rio	12/8/1994	9,847,500	17,014,500	26,862,000	9,546,997
Downtown Library/Project 1 & 2	11/26/2002	13,542,786	10,425,000	23,967,786	52,901,627
East Village	4/5/2006	38,799,755	318,036,755	356,816,350	1,996,473
Gailoyd (Terminated 2013)	3/27/2002	11,826,000	16,046,458	27,872,458	2,693,581
Grand Boulevard	11/26/1996	23,196,092	45,565,320	68,761,412	92,778,323
Grand Boulevard - Watkins	11/26/1996	4,247,274	3,543,900	7,791,174	7,039,076
Hotel Phillips	4/6/2000	7,290,000	16,210,000	23,500,000	26,084,066
Hotel President	8/15/2002	16,500,000	0	16,500,000	16,500,000
Judicial Square	5/22/2003	687,498	3,709,237	4,396,735	4,698,907
New England Bank Building	11/2/2000	3,122,700	1,173,436	4,296,136	1,682,874
New York Life	12/21/1994	16,516,500	15,007,620	31,524,120	43,757,943
Power & Light District	2/3/1998	175,689,997	452,572,010	628,262,007	308,000,000
Savoy Hotel (Terminated 2011)	3/18/1999	6,270,574	9,219,105	15,489,679	759,060
Tower Properties	11/27/1995	40,103,878	204,918,011	238,499,830	83,311,696
Total		\$1,037,643,459	\$1,765,538,959	\$2,796,640,199	\$1,040,753,010

MAJOR NEW CONSTRUCTION PROJECTS WITHIN THE CBD

New Construction Project	Property Type	Size	Completion
1201 Walnut SEC 12 th & Walnut	Office	530,000 SF	1991
Bank Street Garage 8 th & Bank	Parking	411 Spaces	1995
333 West 11th Street 11 th & Broadway	Office	100,000 SF 500 Spaces	1996
TransAmerica Garage 10 th -11 th , Main-Baltimore	Parking	475 Spaces	1998
C.E. Whittaker Federal Courthouse 9 th & Oak	Courthouse	600,000 SF	1998
Unitog Office Building 14 th & Washington	Office Parking	75,000 SF 225 Spaces	1998
IFTC Center 9 th & Pennsylvania	Office Parking	150,000 SF 1,232 Spaces	1998
Muehlebach Hotel Twelfth & Wyandotte	Hotel	450 Rooms	1998
Utilicorp Garage 8 th & Main	Parking	540 Spaces	1998
UMB Technology Center 1008 Oak Street	Office Parking	200,000 SF 700 Spaces	1999
Federal Aviation Administration Ninth & Locust	Office Parking	190,000 SF 100 Spaces	1999
Federal Bureau of Investigation Mulkey Square	Office Parking	80,000 SF 147 Spaces	1999
Tower Properties Garage 9 th & Walnut	Parking	624 Spaces	1999
Poindexter Garage 9 th & May	Parking	1,000 Spaces	1999
Kansas City Southern Headquarters 11 th & Washington	Office Parking	128,000 SF 875 Spaces	2002
Tower Properties Garage 8 th & Walnut	Parking	324 Spaces	2004
City Hall Parking Garage 12 th & Oak	Parking	1,350 Spaces	2004
Sprint Center 11 th & Walnut	Entertainment	20,000 Seats	2007
H&R Block Headquarters 13 th & Main	Office Parking	525,000 SF 1,250 Spaces	2007
JE Dunn Construction Company Hdqtrs. 9 th & Holmes	Office Parking	204,000 SF 780 Spaces	2009
Kauffman Center for the Performing Arts 16 th & Broadway	Entertainment Arts	3,400 seats 1,600 spaces	2011

Parking

According to the Downtown Council, the downtown loop is served by 32 parking garages containing 20,384 spaces and 27 surface lots containing 3,107 spaces for a total of 23,491 spaces. Some debate exists whether the provision is adequate. The city believes the provision is adequate but would like to improve accessibility (the city expresses a desire to create five minute walking radii within each district in the loop) as much of the provision is located in the north or south portions of the loop. The monthly parking rates range from under \$30 to \$125. Most parking rates are less than \$85 per month. Consequently, despite reportedly strong parking

occupancy, the current rental rates cannot support new construction of garages without government assistance (e.g., tax increment financing).

Kansas City considered creating a Neighborhood Improvement District that would assess all Downtown buildings \$0.05 per square foot per year and apply the proceeds to a parking authority. However, property owners with adequate parking were opposed to the idea. In 2004, the city constructed a 1,350-space garage just west of city hall and Tower Properties built a 324-space, six-level garage at the northwest corner of 9th and Walnut Streets. Tower Properties obtained \$5.3 million in tax increment financing to assist development of the garage. The dated Italian Gardens restaurant at 1110 Baltimore Avenue was demolished to make room for a six-level, 240-space parking garage. The owners of City Center Square purchased the site and obtained \$5.5 million from the TIF Commission to finance the \$6-million structure. The parking garage provides much needed parking for the office tower. The city had previously acquired the old Jones Store site from the owners of City Center Square via eminent domain for the new H&R Block office building.

Neighborhood Demographics

The age and urban core location of the CBD give rise to a mixed set of demographics. The following tables provide population, households and income trends for the five census tracts (1970-2000) or three census tracts (2010) comprising the CBD (from US Census Bureau).

Census Tract	Population				
	1970	1980	1990	2000	2010
11	2,410	1,948	1,504	1,374	1,709
12	651	590	673	601	
13	1,442	1,619	1,013	835	
14	753	816	853	828	
28.01	197	80	2	2	
157					1,886
159					1,683
Total	5,453	5,053	4,045	3,640	5,278
% chg.		-7.3%	-19.9%	-10.0%	+45.0%
chg. '70 to '10					-3.2%

Census Tract	Households				
	1970	1980	1990	2000	2010
11	1,628	1,442	1,263	1,173	1,087
12	425	420	500	450	
13	932	1,058	525	397	
14	197	290	193	169	
28.01	107	0	0	0	
157					1,418
159					567
Total	3,289	3,210	2,481	2,188	3,072
% chg.		-2.4%	-22.7%	-11.8%	+40.4%
chg. '70 to '10					-6.6%

Census Tract	Median HH Income		
	1990	2000	2010
11	\$17,380	\$23,431	\$28,482
12	10,984	19,900	
13	14,836	20,991	
14	6,719	10,926	
28.01	0	0	
157			\$39,681
159			\$51,875
Total	\$14,684	\$21,323	\$37,969
% chg.		45.2%	78.1%

The census figures indicate substantial population and household decline in the CBD during each of the four decades prior to 2010. The loss in population between 1970 and 2000 amounted to 38.6%, while households decreased 39.1% during the same period. Improvement occurred over the past decade (45.0% and 40.4%). Median household income increased 45% between 1990 and 2000 and a greater 78% between 2000 and 2010. The increase in median household income across the Kansas City metropolitan area was a slightly higher 49% (\$31,246 to \$46,696) in 2000 but was lower in 2010 (29% from \$46,696 to \$60,442). The median household income for the Kansas City metropolitan area in 2000 was 119% higher than in the CBD (\$46,696 vs. \$21,323) decreasing to 59% higher in 2010 (\$60,442 to \$37,969). A positive aspect of CBD population is that density is high. The income per area of land (e.g., acre, square mile, etc.) somewhat compensates for the low income per household. Still, some retailers have not been attracted by the buying power of the working population in the CBD.

KCMO School District

A major factor in the residential market is the difficult reputation of the Kansas City, Missouri Public Schools. The Kansas City, Missouri schools lost accreditation in 2011. College entrance scores in the Kansas City, Missouri Public Schools lag those of suburban districts. In 2012-2013 the Kansas City, Missouri Public Schools had an average ACT score of 16.13, lowest of all metro districts and well below the statewide and national averages.

METRO AREA SCHOOL DISTRICT ACT SCORES

School District	Students	ACT
Blue Valley (KS)	21,967	25.0
Park Hill (MO)	10,413	23.8
Olathe (KS)	28,239	23.7
Shawnee Mission (KS)	27,444	23.6
Lee's Summit (MO)	17,891	23.2
Blue Springs (MO)	14,133	23.0
Kansas	480,149	21.8
Missouri	885,607	21.6
Liberty (MO)	11,325	21.4
North Kansas City (MO)	19,132	21.2
Independence (MO)	14,757	21.0
United States	50.1M	20.9
Kansas City (KS)	20,837	16.9
Kansas City (MO)	16,609	16.1

School Districts located in Missouri-side suburbs or Johnson County, Kansas tend to score well above the state and national figures while urban school districts fall below state and national averages. Much of the residential population within the CBD is comprised of young professionals or empty nesters.

Adjoining Development

The Kansas City Club Building which was listed on the National Register of Historic Places on November 19, 2002 is located to the north of the proposed redevelopment area. The 14-story structure located at 1228 Baltimore Avenue was built in 1918 and contains 145,000 square feet, is of Late Gothic Revival architecture with extensive limestone and terra cotta finish, and was previously used as hotel and social club. To the west of the Kansas City Club Building is a surface parking lot and to the east is the Loew's Midland Theater – Midland Building built in 1926-1927 and listed on the National Register of Historic Places on September 28, 1977. The six-story theater (1228 Main Street) contains 27,000 square feet while the 12-story office structure (1221 Baltimore Avenue) contains 92,000 square feet.

To the west of the proposed redevelopment area at the southeast corner of W 13th and Wyandotte Street is the Crowne Plaza Kansas City Downtown (28 floors and 385 rooms) and adjoining parking garage (8 levels and 245 parking spaces). The hotel opened in 1968 as a Holiday Inn and was renovated/name changed in 2009. Crowne Plaza is one of the major convention hotels in the downtown loop. Municipal Auditorium is on the west side of Wyandotte Street. Next south of Crowne Plaza is a dilapidated parking garage structure that was closed on May 6, 2013.

To the west of the KC Power & Light Building is a deteriorating surface parking lot containing 86 spaces. To the south of the KC Power & Light building is a 3-story office over retail building that is presently vacant. The structure dates to 1957 and contains 50,310 square feet. An 81-space surface parking lot is at the southeast corner of W 14th Street and Baltimore Avenue.

Directly east of the KC Power & Light Building is the President Hotel which was built in 1925 and listed on the National Register of Historic Places on August 8, 1983. The 15-story structure contains 213 rooms and includes the historic Drum Room cocktail lounge. The property was renovated after decades of vacancy and re-opened in 2005 under the Hilton flag at a reported cost of \$46 million. To the north of the President Hilton are new buildings which comprise the west edge of the Power & Light District.

Conclusion

After decades of decline, the CBD saw modest resurgence in the 1990s which accelerated in the 2000s. The great recession slowed redevelopment for roundly five years but recent announcements have re-fueled positive momentum. Construction of new Class A office and hotel space initially gave the revitalization a solid foothold. Moreover, rehabilitation projects in adjoining neighborhoods (Quality Hill, Garment District, River Market, Crossroads) have added impetus to the resurgence. Exciting projects such as the Performing Arts Center (\$326 million), a new downtown public library (\$32 million), the H&R Block office building (\$140 million), the Sprint Center (\$250 million), and the Power & Light District (\$850 million) have fueled the hopes for the CBD. The 2014 groundbreaking of One Light tower marks construction of the

downtown loops first new residential tower. The Downtown Council would like to see downtown residential population increase from 20,000 to 35,000.

Recently approved TIF plans, including 100% tax abatement for a full 25 years, indicate that the city is committed to ensuring growth will continue within the downtown loop. Almost all new construction and redevelopment is occurring with government assistance. Recently, the Kansas City Council approved a community improvement district for Downtown that collects about \$1.5 million a year from downtown property owners to finance public services such as security and street cleaning. The assessments were endorsed by a majority of affected property owners and will continue for six years. The services will add to but not replace those the city government already provides.



PHOTOGRAPH NO. 1:

**ALL PHOTOGRAPHS
REFLECT THE CONDITION
OF THE NEIGHBORHOOD
AS OF APRIL 2014**

**LOOKING SOUTH ON
BALTIMORE AVENUE
FROM W 13TH STREET**



PHOTOGRAPH NO. 2:

**A VIEW WEST ON
W 13TH STREET FROM
BALTIMORE AVENUE**



PHOTOGRAPH NO. 3:

**LOOKING NORTH ON
BALTIMORE AVENUE
FROM W 13TH STREET**



PHOTOGRAPH NO. 4:

**LOOKING EAST ON
W 13TH STREET FROM
BALTIMORE AVENUE**



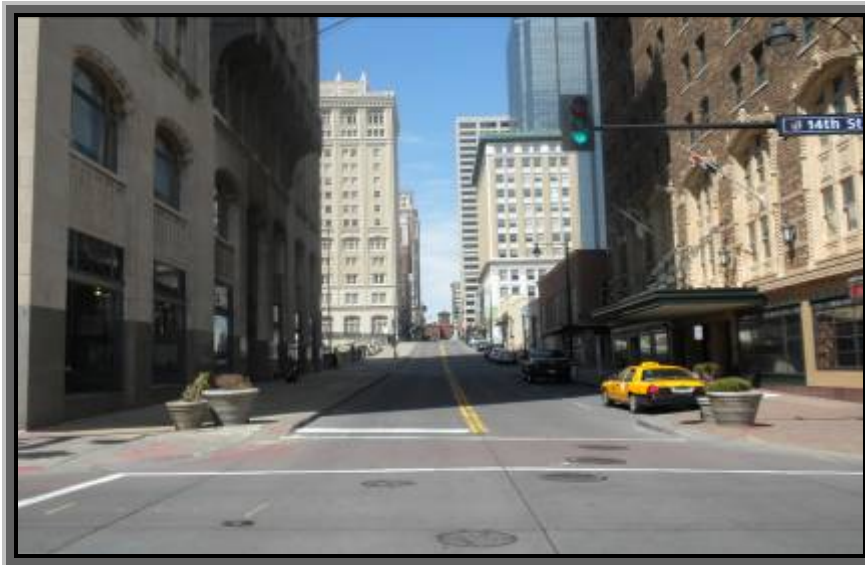
PHOTOGRAPH NO. 5:

**A VIEW SOUTH FROM
W 13TH STREET IN THE
ALLEY IN THE WEST
PORTION OF THE
REDEVELOPMENT AREA**



PHOTOGRAPH NO. 6:

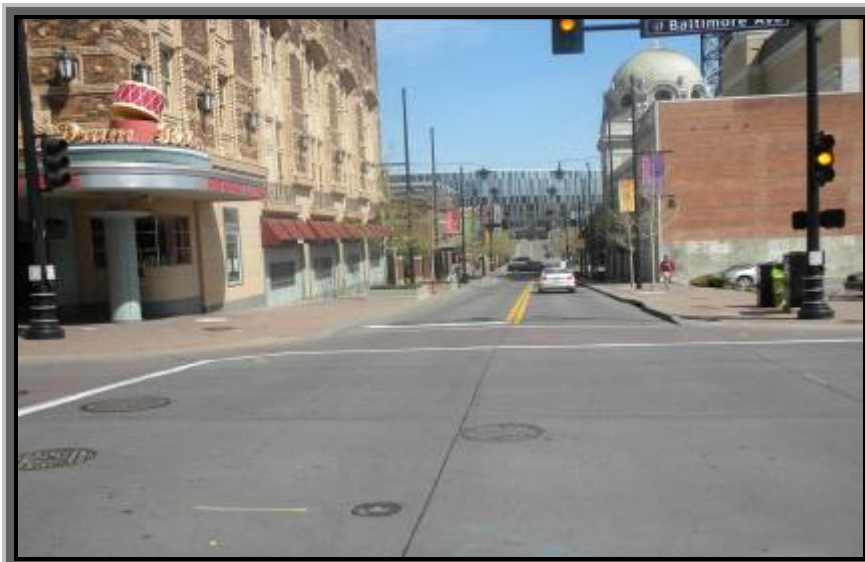
**LOOKING WEST FROM
BALTIMORE AVENUE IN
THE ALLEY SEPARATING
1330 (S) FROM 1316 (N)
BALTIMORE AVENUE**



PHOTOGRAPH NO. 7:
**LOOKING NORTH ON
BALTIMORE AVENUE
FROM W 14TH STREET**



PHOTOGRAPH NO. 8:
**A VIEW WEST ON
W 14TH STREET FROM
BALTIMORE AVENUE**



PHOTOGRAPH NO. 9:
**LOOKING EAST ON
W 14TH STREET FROM
BALTIMORE AVENUE**



PHOTOGRAPH NO. 10:
**LOOKING SOUTH ON
BALTIMORE AVENUE
FROM W 14TH STREET**



PHOTOGRAPH NO. 11:
**THE VACANT PARKING LOT
ADJOINING TO THE WEST
OF 1330 BALTIMORE AVE.**



PHOTOGRAPH NO. 12:
**THE HISTORIC HILTON
PRESIDENT KANSAS CITY
(TIF REDEVELOPMENT)
LOCATED EAST OF
1330 BALTIMORE AVENUE**



PHOTOGRAPH NO. 13:

THE KC CLUB/BALTIMORE CLUB LOCATED NORTH OF W 13TH STREET



PHOTOGRAPH NO. 14:

THE PARKING GARAGE AND CROWNE PLAZA HOTEL LOCATED WEST OF THE ALLEY ADJOINING THE WEST SIDE OF THE REDEVELOPMENT AREA



PHOTOGRAPH NO. 15:

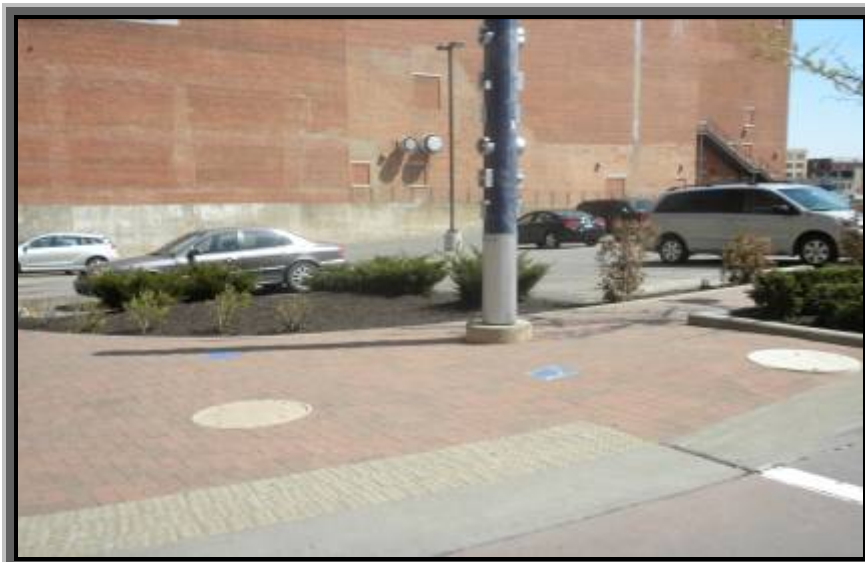
A PORTION OF THE POWER & LIGHT DISTRICT ALONG THE WEST SIDE OF BALTIMORE AVENUE



PHOTOGRAPH NO. 16:
**LOOKING NORTHEAST
FROM THE PROPOSED
REDEVELOPMENT AREA
AT THE HIGH-RISE
OFFICE DEVELOPMENT**



PHOTOGRAPH NO. 17:
**THE OFFICE BUILDING AT
THE SOUTHWEST CORNER
OF W 14TH STREET AND
BALTIMORE AVENUE**



PHOTOGRAPH NO. 18:
**THE SURFACE PARKING
LOT AT THE SOUTHEAST
CORNER OF W 14TH STREET
AND BALTIMORE AVENUE**

SITE & IMPROVEMENT DATA

Location

The proposed redevelopment area comprises the west side of Baltimore Avenue from W 13th Street south to W 14th Street (east of the alley that runs north/south from 13th to 14th Streets). The official addresses are 1300, 1316, and 1330 Baltimore Avenue. (The address of the KC Power & Light Building is sometimes referred to as 106 W 14th Street.) The proposed redevelopment area lies within the southwest portion of the “downtown loop” (CBD) of Kansas City, Missouri in the northwest portion of Jackson County, Missouri.

AERIAL PHOTOGRAPH



Access

Although the proposed redevelopment area has significant frontage, access is somewhat limited. Due to the lower grade of 1300 Baltimore Avenue, access from W 13th Street and Baltimore Avenue would be costly to create. The northern portion of 1316 Baltimore Avenue is also below grade of easterly adjoining Baltimore Avenue. However, a single access from Baltimore Avenue is available in the south end of the tax parcel. An east/west alley also runs north of 1330 Baltimore Avenue and south of 1316 Baltimore Avenue and connects Baltimore Avenue with Wyandotte Avenue to the west. The KC Power & Light Building essentially covers the tax parcel at 1330 Baltimore Avenue. W 13th Street carries three lanes to the west with no on-street parking. Baltimore Avenue is of two-way, two-lane design with parking along the east side. W 14th Street is of two-way, two-lane design with parking along the south side. Both intersections of W 13th and W 14th Streets with Baltimore Avenue are controlled by traffic signals.

Land Area

The proposed redevelopment area has an essentially rectangular configuration. According to Jackson County GIS Mapping the three tax parcel contain a total of 55,651 square feet or 1.28 acres. KCMO GIS indicates 54,784 square feet or 1.26 acres. The alleyway adds another 6,300 square feet to the proposed redevelopment area. The table below provides these land areas:

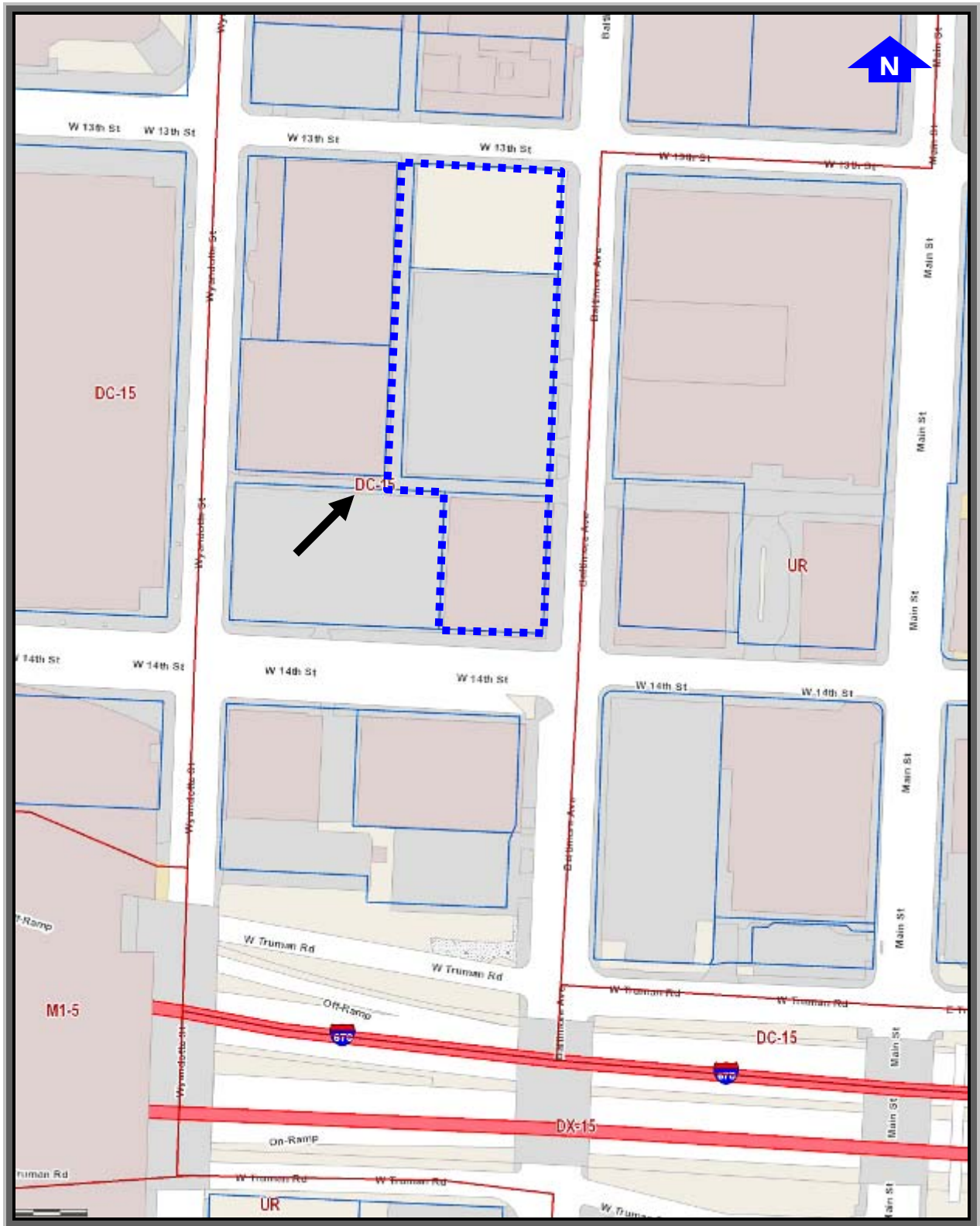
Tax Parcel No.	Address	JackMO		KCMO	
		Sq.Ft.	Acres	Sq.Ft.	Acres
29-230-10-01-00-0-00-000	1300 Baltimore Ave.	14,200	0.33	13,997	0.32
29-230-10-05-00-0-00-000	1330 Baltimore Ave.	13,049	0.30	12,872	0.30
29-230-10-06-00-0-00-000	1316 Baltimore Ave.	28,401	0.65	27,914	0.64
Alleyway		6,300	0.14	6,300	0.14
Total		61,950	1.42	61,083	1.40

Jackson County GIS Mapping also indicates the proposed redevelopment area has 430.50 feet fronting the west side of Baltimore Avenue, 142.00 feet on the south side of W 13th Street, and 100.00 feet on the north side of W 14th Street. The land-to-building ratio (LBR) of the proposed redevelopment area is 0.22 : 1 while the floor-area ratio (FAR) is 4.61 : 1.

Zoning

The entire proposed redevelopment area is presently zoned DC-15, Downtown Core (Dash 15). (See the **Zoning Map** included on the following page.) The DC-15 zoning is found north, west, and south of the proposed redevelopment area. To the east of Baltimore Avenue is UR, Urban Redevelopment associated with the President Hotel and the Power & Light District. If the proposed redevelopment area were approved as a PIEA or TIF Plan then the zoning would be changed to UR, Urban Redevelopment which would provide the city with considerable input into the development plan.

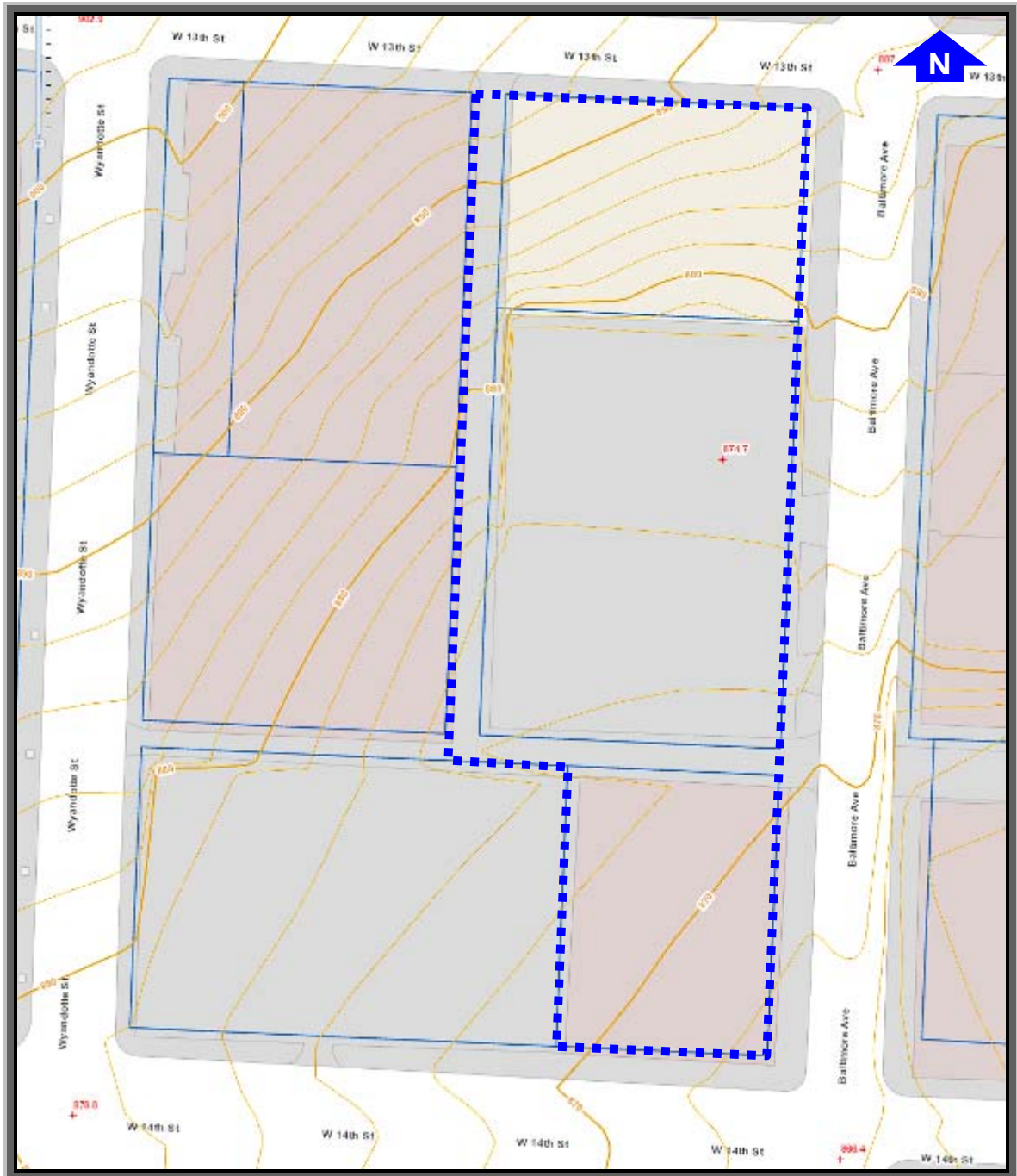
ZONING MAP



Topography

The proposed redevelopment area generally slopes downward from north to south (northern half) and then from northwest to southeast in the southern portion. The high elevation of 893 feet is in the northwest corner of the proposed redevelopment area while the low elevation of 867 feet is in the southeast corner. The decline (north-south) across 1300 Baltimore Avenue is roundly 16 feet. 1316 Baltimore Avenue is much more level with a differential of only 4 to 5 feet. 1330 Baltimore Avenue loses elevation of 5 to 6 feet from the northwest to southeast.

TOPOGRAPHIC MAP

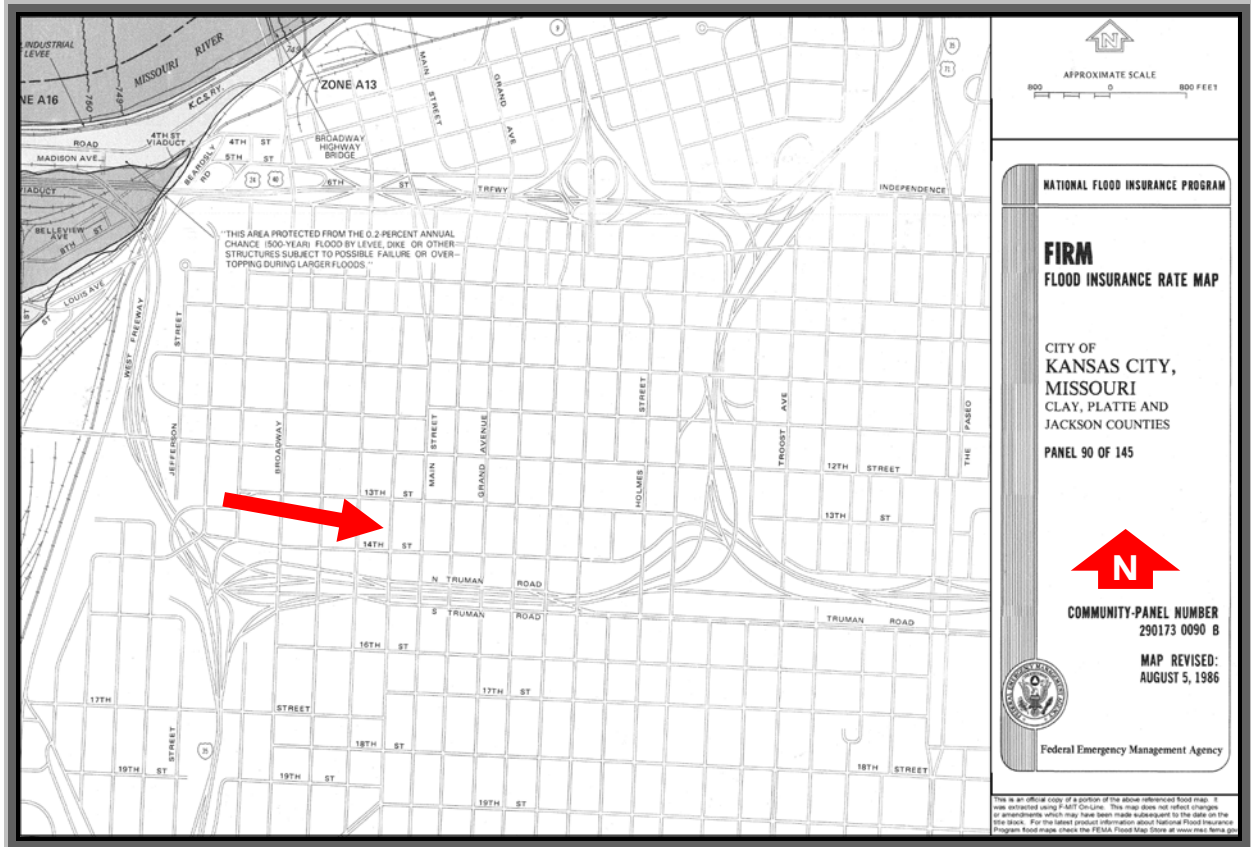


Drainage within the proposed redevelopment area appears to be northwest to southeast following the gradient.

FEMA

According to FIRM Community Panel 290173 0090 B (dated 5-Aug-86), the proposed redevelopment area lies outside the 100-year floodplain.

FLOOD PLAIN MAP



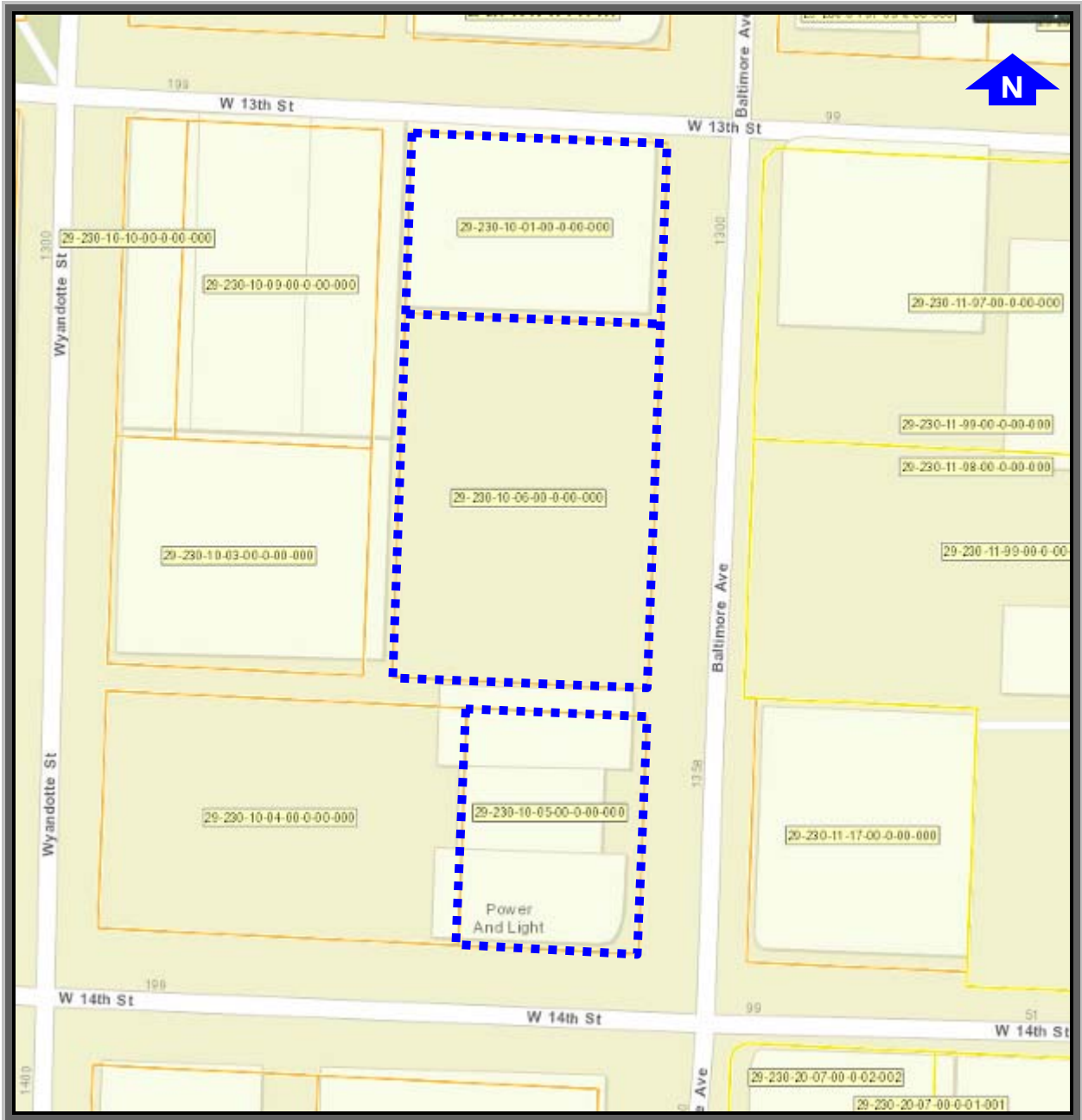
Utilities

All utilities are available to the proposed redevelopment area. Water and sewer service is provided by the City of Kansas City, Missouri. The Missouri Gas Energy (MGE; a division of Southern Union Company, publically traded and state regulated) provides natural gas service. Electric service is from Kansas City Power & Light (KCP&L; private regulated utility owned by Great Plains Energy, Inc.). A substation is located in the sub-basement of the KC Power & Light Building. All utility lines within the proposed redevelopment area have been place underground.

Assessment & Taxation

Following is a reproduction of the Jackson County Tax Map 29-230 showing the location of the three tax parcels comprising the proposed redevelopment area:

JACKSON COUNTY ASSESSMENT MAP



The appraised and assessed valuation and the real estate taxes levied against the three tax parcels comprising the proposed redevelopment area over the past five years is summarized in the table on the following page:

JACKSON COUNTY ASSESSMENT & TAXATION

29-230-10-01-00-0-00-000					
	2009	2010	2011	2012	2013
Appraised Valuation	\$1,120,000	\$1,120,000	\$780,000	\$780,000	\$780,000
annual change		0%	-30%	0%	0%
change '09 to '13					-30%
Assessed Valuation	\$358,400	\$358,400	\$249,600	\$249,600	\$249,600
annual change		0%	-30%	0%	0%
change '09 to '13					-30%
Real Estate Taxes	\$37,328.08	\$37,982.02	\$27,449.53	\$27,544.37	\$26,889.67
annual change		2%	-28%	0%	-2%
change '09 to '13					-28%

29-230-10-05-00-0-00-000					
	2009	2010	2011	2012	2013
Appraised Valuation	\$4,600,000	\$4,600,000	\$4,600,000	\$4,600,000	\$4,600,000
annual change		0%	0%	0%	0%
change '09 to '13					0%
Assessed Valuation	\$1,472,000	\$1,472,000	\$1,472,000	\$1,472,000	\$1,472,000
annual change		0%	0%	0%	0%
change '09 to '13					0%
Real Estate Taxes	\$143,450.28	\$145,407.55	\$145,557.62	\$146,116.98	\$152,123.36
annual change		1%	0%	0%	4%
change '09 to '13					6%

29-230-10-06-00-0-00-000					
	2009	2010	2011	2012	2013
Appraised Valuation	\$1,090,000	\$1,090,000	\$1,089,850	\$1,089,850	\$1,089,850
annual change		0%	0%	0%	0%
change '09 to '13					0%
Assessed Valuation	\$348,800	\$348,800	\$348,752	\$348,752	\$348,752
annual change		0%	0%	0%	0%
change '09 to '13					0%
Real Estate Taxes	\$38,193.20	\$39,063.37	\$39,133.51	\$39,266.04	\$38,353.30
annual change		2%	0%	0%	-2%
change '09 to '13					0%

COMBINED					
	2009	2010	2011	2012	2013
Appraised Valuation	\$6,810,000	\$6,810,000	\$6,469,850	\$6,469,850	\$6,469,850
annual change		0%	-5%	0%	0%
change '09 to '13					-5%
Assessed Valuation	\$2,179,200	\$2,179,200	\$2,070,352	\$2,070,352	\$2,070,352
annual change		0%	-5%	0%	0%
change '09 to '13					-5%
Real Estate Taxes	\$218,971.56	\$222,452.94	\$212,140.66	\$212,927.39	\$217,366.33
annual change		2%	-5%	0%	2%
change '09 to '13					-1%

All property is supposed to be reassessed in odd-numbered years, except that new construction (including remodeling) can be assessed in any year. The appraised value of the northerly tax parcel (1300 Baltimore Avenue) decreased 30% in 2011 when the existing improvements were demolished. The current assessment reflects land value only. The appraised value of the middle tax parcel (1316 Baltimore Avenue) has essentially remained unchanged over the past 5 years and essentially reflects land value except for a small assessment for asphalt paving (\$850). The appraised value of the south parcel (1330 Baltimore Avenue) has remained unchanged the past 5 years and the bulk of the assessment (89%) is for the skyscraper improvements. The combined appraised value of the proposed redevelopment area has decreased 5% over the past 5 years. The assessed valuation is 32% of the appraised value (commercial rate). The nearly vacant state of the proposed redevelopment area does not reflect the highest and best use of this well-located parcel within the downtown loop. It is reasonable to assume if the proposed redevelopment area were redeveloped to the highest and best use, significantly higher taxes would be generated.

Easements & Restrictions

The consultant was not provided with a title report and a determination of easements and restrictions that might affect the proposed redevelopment area was not possible.

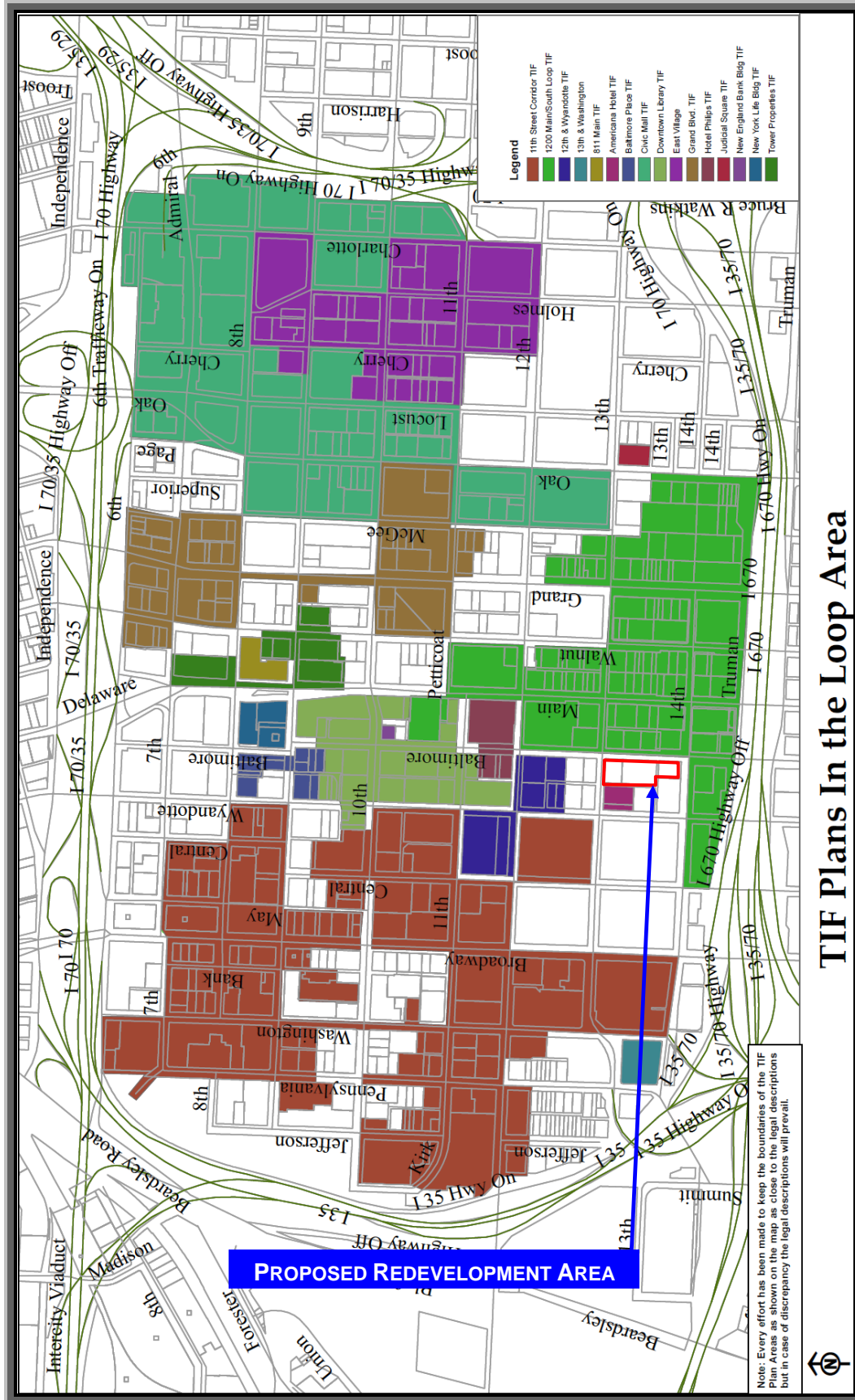
Overlay Districts

The following outlines various overlay districts applying to each tax parcel contained within the proposed redevelopment area:

1300 Baltimore Avenue 29-230-10-01-00-0-00-000	Downtown KC Community Improvement District (CID) Downtown Streetcar District (TDD) Enterprise Zone CBD Urban Renewal District
1316 Baltimore Avenue 29-230-10-06-00-0-00-000	Downtown KC Community Improvement District (CID) Downtown Streetcar District (TDD) Enterprise Zone CBD Urban Renewal District
1330 Baltimore Avenue 29-230-10-05-00-0-00-000	Downtown KC Community Improvement District (CID) National Register of Historic Places Downtown Streetcar District (TDD) Enterprise Zone CBD Urban Renewal District

Tax Increment Financing

The proposed redevelopment area is not currently included within an existing TIF Plan. However, as described earlier in the report, the proposed redevelopment area has previously been included within the Americana Hotel TIF Plan (1993), the Power & Light District TIF Plan (1997), and the Gailoyd Redevelopment TIF Plan (2003) which was terminated on March 28, 2013. See the **TIF Plans In The Loop Area** exhibit on the following page.



TIF Plans in the Loop Area

Urban Renewal District

In November 25, 1968 the city council approved creation of the Central Business District Urban Renewal Area (CBDURA). The CBDURA was included with fifteen other Kansas City, Missouri Urban Renewal Areas. The city council determined it was “desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri undertake and carry out the Neighborhood Development Program for the City of Kansas City, Missouri.” On January 17, 1969 in Ordinance No. 36287 the city council declared the following:

That it is hereby found and determined that the Urban Renewal Areas comprising the Program are **blighted** and **insanitary** areas and qualify as eligible areas under the Missouri Land Clearance for Redevelopment Authority Law.

The proposed redevelopment area lies within the CBDURA.

Community Improvement District

The proposed redevelopment area lies within the Downtown Community Improvement District (DCID) initially established in 2002 for a five-year term through 2007. The District was renewed for an additional ten-year term commencing in 2008 and continuing through 2018. The Community Improvement Districts are financed through tax assessments on Downtown properties and covers a combined 200 square block area of Downtown and the River Market. Developed by downtown property owners, the Downtown Community Improvement District is structured to improve and convey special benefits to properties located within the boundaries of the CID. The Community Improvement District provides new and enhanced improvements and activities, including: maintenance, security, streetscape improvements, landscaping services, and special events above and beyond those currently provided by the City. The District may charge special assessments against property within the District up to \$0.384908 per \$100 of assessed valuation and \$0.091334 per square foot of land.

Enterprise Zone

The downtown loop lies within the Northland Enhanced Enterprise Zone (EEZ). EEZ incentives are designed to encourage job creation and investment by providing tax credits and local property tax abatement to new or expanding businesses located in an Enhanced Enterprise Zone (EEZ). Creation of an EEZ requires a determination of blight, pervasive poverty, unemployment and general distress. The EEZ statutory definition of blight (R.S. Mo. 135.950 (2)) is as follows:

“Blighted area”, an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use;

The definition is identical to Section 99.805(1) R.S. Mo. (Real Property Tax Increment Allocation Redevelopment Act – utilized by the Tax Increment Financing Commission of Kansas City, Missouri) and Section 100.310 (2) R.S. Mo. (Industrial Development – utilized by the Planned Industrial Expansion Authority of Kansas City, Missouri).

Downtown Streetcar District

The proposed redevelopment area lies within the recently approved Downtown Streetcar District which is a Transportation Development District (TDD) allowing for assessment of property owners to fund the development of streetcars within the district.

Historic Designations

National Register of Historic Places

The application for nomination of the KC Power & Light Building to the National Register of Historic Places (NRHP) was sent to Washington D.C. on August 23, 2002. Confirmation of historic status followed on January 9, 2003. The application may be viewed at <http://www.dnr.mo.gov/shpo/nps-nr/88001852.pdf>. Other adjoining properties listed on the NRHP include the President Hotel (east), The Kansas City Club Building (north), and the Loew's Midland Theater/Midland Building (northeast).

Kansas City Historic Registry

The owner of the KC Power & Light Building has not nominated the property to the Kansas City Historic Registry (KCHR) at this time. No adjoining properties are listed on the KCHR.

Real Estate Improvements

1330 Baltimore Avenue

The main feature of the proposed redevelopment area is the KC Power & Light Building located at 1330 Baltimore Avenue (northwest corner of 14th Street and Baltimore Avenue) that was built between 1930 and 1931 (age=83 to 84 years). The 36-story Art Deco office skyscraper was added to the National Register of Historic Places on January 9, 2003. Directly north of the KC Power & Light Building is a paved surface parking lot (1316 Baltimore Avenue), and next north is an overgrown vacant lot (1300 Baltimore Avenue).

History

The KC Power & Light Building was constructed between 1930 and 1931 (age=83 to 84 years) for the Kansas City Power & Light Company. At a height of 479 feet, the structure became the tallest edifice in the State of Missouri, a distinction it held for 40 years. KCP&L reportedly paid \$4 million to construct the building to consolidate all of the company's offices, which were previously located in several different buildings. (Interestingly, 84 years later the building is appraised at \$4.1 million by the Jackson County Assessor.) Company president, Joseph Franklin Porter, oversaw the consolidation and the selection of the architectural firm of Hoyt, Price and Bames to design the new building. KCP&L utilized the first 19 floors and leased the upper floors to other businesses. In 1957, KCP&L sold the building and leased back 13 floors until their eventual departure in 1992. The building sold again in 1961 before selling to the current owner on May 28, 1964.

Hoyt, Price and Bames played a significant role in the development of Kansas City architecture between World War I and World War II. The firm received numerous commissions for buildings located in the Downtown Central Business District of Kansas City. Among them were the Kansas City Athletic Club (1918, 1922-1923); the Dierks Building (1925, 1929-1930); the Southwestern Bell Telephone addition (1929); and the Fidelity Bank and Trust Company Building (1930). Still, their most significant contribution to the

architectural fabric of the city was the Kansas City Power and Light Company Building (1930-1931).

The NRHP registration form notes the following concerning the KC Power & Light Building:

Nationally, the building is honored as one of the best examples of Art Deco architecture. In Rediscovering Art Deco U.S.A.: A Nationwide Tour of Architectural Delights, the authors note that “the building quickly became Kansas City's leading landmark” and “this tower... is a great treasure for the city and should be proudly maintained.” The well-known writer on Art Deco architecture, Patricia Bayer, in her book Art Deco Architecture, stated that the “KCPL building was a gleaming gem, whose sunburst and scrolled tower was topped by a glazed pyramid that glowed orange.” She also noted the building’s public space had an interior that qualified it as one of the outstanding Art Deco edifices in the country. Alastair Duncan, in American Art Deco, observed that Kansas City was a mecca for the unheralded Art Deco architecture and that “the prize is the Kansas City Power and Light Company Building, which has retained its spectacular illuminated tower and almost all of the metal ware in its lobby.”

Since the namesake Kansas City Power & Light company departed the building in 1992, the property has struggled for occupancy. By 1995, occupancy within the building had fallen to 40% but increased to a high of 67% in 2001. However, with the departure of AMC Theaters in 2002, occupancy quickly declined again and has languished at 12.9% the past 4 years (the sole tenant being BNIM Architects on Floors 1-3 leasing 26,751 rentable square feet on a month-to-month basis).

Layout

The exterior design features a telescoping, vertical perspective with step backs located on the 16th, 20th, 22nd, 27th, 29th, and 31st floors that is capped with a lighted lantern extending approximately six stories and topped with a steel-framed, multi-sided glass cupola. The 1st floor has a high ceiling while the 2nd floor has an open well to the 1st floor. Floors 3 to 12 are separated into an elevator lobby area (west wall) and open office space. Floors 13 to 28 have an elevator lobby along the west wall with public hallway extending to the east.

General Type

Skyscraper office building of 36-story design and Class A construction design with steel frame and limestone block walls.

Size

The KC Power & Light Building contains 285,299 gross square feet.

Exterior

Foundation:

Poured concrete.

Walls:

Gray granite bases are on the east and south elevations. Indiana limestone blocks dominate the north, east, and south elevations. The west elevation is dominated by face brick on Floors 1 to 12 with limestone blocks above.

Roof:

The minimal roof areas at the step backs are covered with membranes and drained by interior drains.

Windows:

The dominate provision is energy inefficiency single-pane glass (not tinted) in metal frames (fixed sash or double hung). Vertical window bands are on the north, east, and south elevations while the west elevation has very limited provision.

Doors:

The east and south elevations have numerous ped doors (glass in metal frames). No doors are located on the west elevation. A recessed dock on the north elevation has solid-core hinged double doors.

Quality:

Fair to above average. Construction materials are generally of institutional quality, except the west elevation lacks appeal and window provision. The telescoping exterior design and ornamentation are appealing. The windows are of only fair quality.

Age/Condition:

The KC Power & Light Building was constructed between 1930 (84 years) and 1931 (83 years). It was difficult to view the foundation. The exterior limestone appears to need cleaning (dirt and black soot) and caulking/mortar. The metal ornamentation needs to be cleaned, repaired, and polished. The original windows are aging and energy inefficient and many are cracked. The redeveloper intends to replace all roof coverings. The brick on the west elevation may require tuckpointing. Overall, the exterior of the structure is judged to be in fair condition.

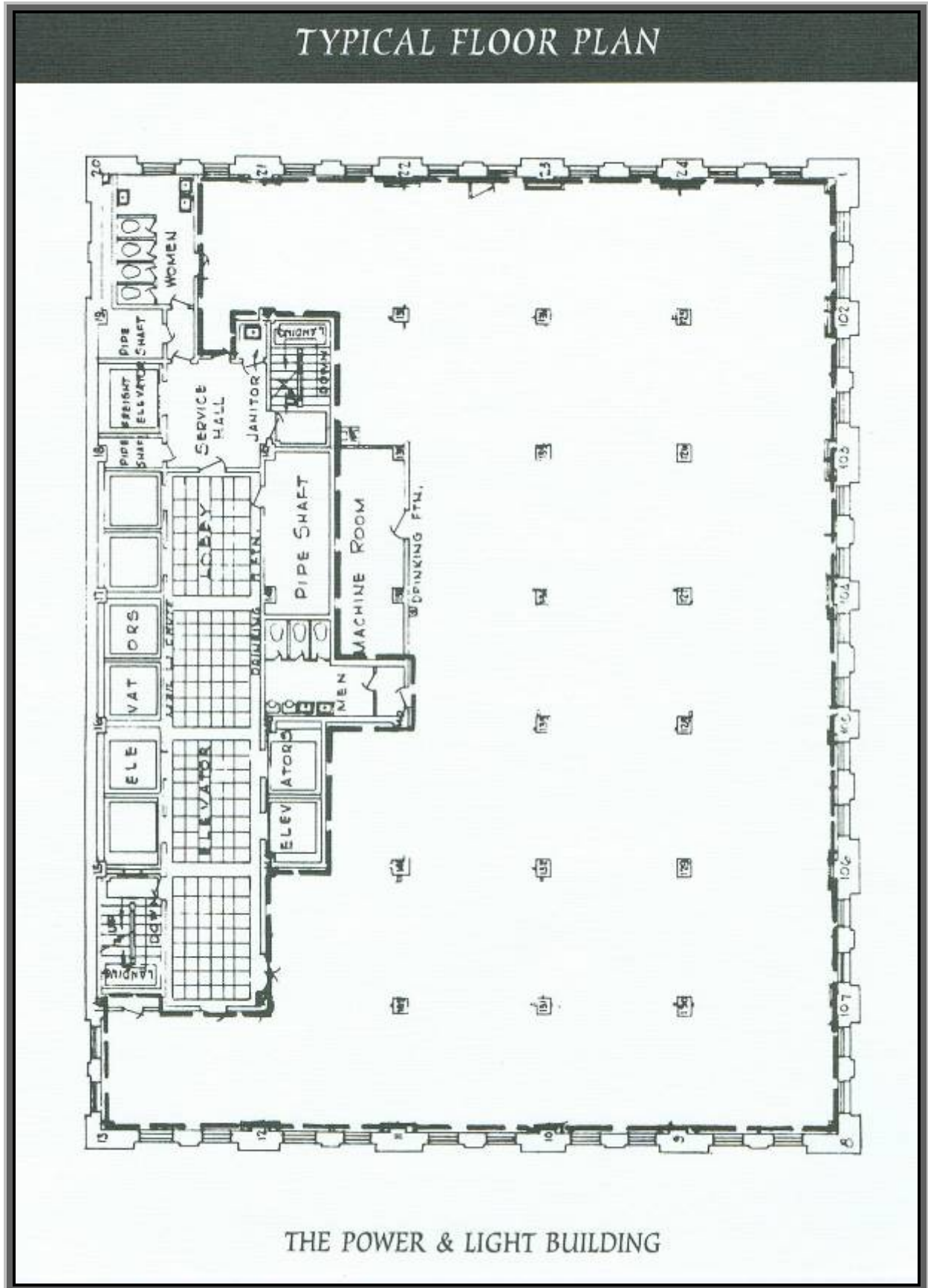
The Jackson County Assessor identifies the improvements as being of “average” quality in “fair” condition.

InteriorSize:

The table on the following page contains a breakdown of the gross, rentable, and usable area of the building provided by the owner of the building reportedly reflecting current BOMA Standards. The table does not include the sub-basement (mechanical), basement (storage), and 31st through 36th Floors which comprise the topping and light feature of the building (uninhabitable space). Of particular note is the descending floor plate size (moving up the building) from a rather small 12,216 gross square feet to a miniscule 4,272 gross square feet. The average floor plate of the 30 habitable floors is only 9,510 gross square feet. The rentable efficiency is a low 85.1% and the usable efficiency a much lower 71.7%. The usable efficiency would reflect a load factor of 18.7% which is far above market norms (typically 9% to 13%). Internal structural members (transfer beams) also inhibit the layout of 3 upper floors and roundly half of the 15th floor is used for mechanical purposes. Clear heights range from 10' 9" to 18' 0" and average 12' 7". A **Typical Floor Plan** for the building is included on the second page following. Note the fairly extensive common/mechanical areas.

KC POWER & LIGHT BUILDING AREAS

Floor	Gross Area	Rentable Area	Rentable Efficiency	Usable Area	Usable Efficiency	Common Area	Utility Area	Floor Height
1	12,216	9,666	79.1%	7,859	64.3%	1,807	2,250	18' 0"
2	12,216	8,691	71.1%	7,593	62.2%	1,210	3,637	16' 0"
3	12,216	10,730	87.8%	9,090	74.4%	1,640	1,551	14' 0"
4	12,216	10,891	89.2%	9,339	76.4%	1,497	1,390	17' 0"
5	12,216	10,913	89.3%	9,128	74.7%	1,685	1,368	13' 1"
6	12,216	9,936	81.3%	7,854	64.3%	2,080	2,292	11' 11"
7	12,216	10,797	88.4%	8,989	73.6%	1,806	1,421	11' 11"
8	12,216	10,223	83.7%	8,654	70.8%	1,567	1,995	12' 9"
9	12,216	10,828	88.6%	9,276	75.9%	1,542	1,388	12' 9"
10	12,216	10,824	88.6%	9,247	75.7%	1,577	1,392	11' 9"
11	12,216	10,814	88.5%	9,176	75.1%	1,638	1,402	11' 9"
12	12,216	10,783	88.3%	9,035	74.0%	1,748	1,433	11' 9"
13	12,216	10,852	88.8%	9,377	76.8%	1,475	1,364	11' 9"
14	12,216	10,810	88.5%	9,461	77.4%	1,349	1,406	11' 9"
15	12,216	9,194	75.3%	6,995	57.3%	2,023	3,022	11' 9"
16	10,011	8,549	85.4%	7,402	73.9%	1,147	1,462	11' 9"
17	10,011	8,418	84.1%	7,209	72.0%	1,209	1,593	11' 9"
18	10,011	8,628	86.2%	7,428	74.2%	1,200	1,383	11' 9"
19	10,011	8,777	87.7%	7,524	75.2%	1,253	1,234	13' 9"
20	7,449	6,586	88.4%	5,717	76.7%	869	863	11' 9"
21	7,449	6,756	90.7%	5,887	79.0%	869	693	13' 9"
22	5,707	4,955	86.8%	4,054	71.0%	900	752	10' 9"
23	5,707	4,894	85.8%	4,055	71.1%	960	813	10' 9"
24	5,707	4,977	87.2%	3,760	65.9%	1,217	730	10' 9"
25	5,707	4,983	87.3%	4,364	76.5%	619	752	10' 9"
26	5,707	4,955	86.8%	4,054	71.0%	901	752	10' 9"
27	5,019	4,447	88.6%	3,833	76.4%	614	572	10' 9"
28	5,019	4,344	86.6%	3,454	68.8%	890	675	10' 9"
29	4,272	3,490	81.7%	2,805	65.7%	685	782	12' 9"
30	4,272	2,077	48.6%	1,914	44.8%	163	2,195	18' 8"
Total	285,299	242,788	85.1%	204,533	71.7%	38,140	42,562	
Average	9,510	8,093		6,818		1,271	1,419	12' 7"
Percent			85.1%		71.7%	13.4%	14.9%	



Sub-Basement:

The building contains a sub-basement extending under Baltimore Avenue and W 14th Street. Elevator access (passenger and freight) is available. Finish is unsealed concrete floors, walls, and ceilings. Most of the building systems are located in the sub-basements, including steam boilers, cold water tanks, air handlers, and electrical panels and neighborhood substation (13,200 volts).

Basement:

The building contains a basement extending under Baltimore Avenue and W 14th Street. Elevator access (passenger and freight) is available. Finish is unsealed concrete floors, walls, and ceilings. Most of the basement is used for storage.

Floors:

The elevator lobbies and first floor have extensive provision of terrazzo. Floor covering in other areas includes a mixture of carpet, asphalt composition tile, bare concrete, and wood (former gymnasium floor).

Walls:

The original wall structure is plaster. Marble panels are in common areas. More recent updating includes gypsum board partitions or exterior walls, glass, glass blocks, wood paneling, or vinyl covering. As on the exterior, Art Deco motifs adorn many surfaces on the main and second floor square support columns, crown and ceiling beams and moldings, railings, radiator grills, metal elevator doors, and water fountains.

Ceilings:

Varied provision including plaster, gypsum board, attached fibrous tiles, and suspended ceiling grid.

Lighting:

The lighting fixtures range from older to newer fluorescent and incandescent fixtures. Older fixtures may contain PCBs in ballasts.

Restrooms:

Each floor has restrooms. However, office worker trends in 1930 resulted in significant men's room fixtures but limited women's room provision. Finish in the restrooms is similar to other portions of the building. Vacuum-flush stools are in metal partitions. Most upper floor restrooms have one wall-hung urinal placed directly adjoining the sinks (no partition). Sinks are in counters which prohibit wheelchair access. Restrooms are neither heated or cooled.

Kitchen:

A vending room is located on the 14th floor. Some tenant suites have kitchenettes.

Elevators:

The building has eight passenger elevators which are not pressurized. Four elevators serve Floors 1 to 14 while the other 4 serve Floors 1 to 31 with two skipping Floors 4 to 14. A freight elevator serves Floors 1 to 17 but is not under contract for maintenance.

HVAC:

The property is linked to the city steam loop. Steam is generally moved through metal radiators placed along exterior walls. The building has a cooling tower located on the westerly adjoining

surface parking lot, outside of the proposed redevelopment area. Cooling tanks are located on two upper floors (15 and 31) and in the sub-basement. Package units heat and cool very limited areas within the building. Air handlers are located in mechanical closets on each floor. Elevator lobbies on each floor lack heating and cooling. Common hallways generally have cooling but lack heat. Restrooms have neither heating or cooling. Older piping is covered in asbestos-bearing insulation.

Electricity:

KCP&L maintains a substation serving the southwest portion of the downtown from the sub-basement. The main power feed is 13,200 volts. If the building is renovated portions of the equipment within the substation will need to be replaced (a cost incurred by the subject owner but benefitting property owners outside of the proposed redevelopment area). The buildings electrical service will also have to be replaced. The sub-basement power feed is connected to a substation on the 15th floor but the 13,200-volt cable runs to the 30th floor. Because of plaster exterior/interior walls much of the distribution is by unsightly strip outlets.

Fire Safety:

The building lacks comprehensive fire sprinklers. Standpipes with hoses are present on each floor. However, due to pipe and connection issues the standpipes are dry at this time. Exterior fire stairs (metal) run from 22nd to 36th floors (north elevation). Smoke detectors have been added to most floors. No safe areas are present within the skyscraper for protection of the handicapped.

Quality:

The layout is dysfunctional by modern standards in terms of floorplate size, efficiency (extensive common and mechanical areas), and placement of internal structural members (transfer beams). The property is not ADA compliant. Steam heat and chilled water cooling are inefficient and obsolete. The elevators shafts are not pressurized. Nearly all interior finish, except for floors 1 to 3, is dated and obsolete. The women's restroom provision is generally inadequate. All told, except for the BNIM space on floors 1 to 3, the interior quality varies from poor to fair.

Age/Condition:

The interior finish generally ranges from 14 years (BNIM) to 83 years in age. The vast majority of the office finish has reached the end of its useful life. It appears that some finish has been removed to supply finish to others areas. Due to the extended vacancy within the building ceiling covering has fallen, light fixtures have fallen or are hanging by wires, vinyl wallcovering has peeled off, window coverings are askew and dated, mold was observed (ceiling, walls, floors, vents), and the building generally smells (restrooms, mold, lack of air movement). Overall, apart from the attractive finish in the BNIM space, the interior is judged to be poor to fair condition.

Site Improvements

The skyscraper office building improvements essentially cover the entire tax parcel. The parking lot to the north (1316 Baltimore Avenue) contains 76 spaces. The parking ratio within the proposed redevelopment area is a meager 0.31 spaces per 1,000 rentable square feet. If the surface parking lot to the west containing 86 spaces (located outside of the proposed redevelopment area) is included the ratio is still low at 0.67 spaces per 1,000 rentable square feet.

Functionality

As mentioned above the building systems (heating, cooling, electrical, plumbing, restrooms, elevators, fire safety) are dated and lack functionality for modern office use. Elevator lobbies on each floor lack heating and cooling. Common hallways generally have cooling but lack heat. Restrooms have neither heating or cooling. The building is not ADA compliant. The building windows are original and energy inefficient. A major functional issue in the demise of the building as a competitive contemporary office product is the small floorplates. The subject floorplates range in size from 2,077 to 10,913 rentable square feet and average 8,093 rentable square feet. Modern design standards would be 20,000 to 35,000 rentable square feet in the urban core and up to 50,000 to 100,000 square feet in the suburbs. Internal structural members (transfer beams) also inhibit the layout of 3 upper floors and roundly half of the 15th floor is used for mechanical purposes. The parking ratio within the proposed redevelopment area is a very low 0.31 spaces per 1,000 rentable square feet.

Environmental Issues

The proposed redevelopment area has been the subject of extensive environmental investigation. The major issue for 1300 Baltimore Avenue was underground storage tanks dating to 1924 associated with a Standard Oil service station. Asbestos-containing materials and lead-based paint were found in the Old Republic Building that was subsequently demolished. However, subservice investigation determined the presence of asbestos-containing materials and lead-based paint, undocumented and uncontrolled fill, soft and loose soils, and groundwater conditions. Underground storage tanks were also present at 1316 Baltimore Avenue used by a former power generating plant. Total Petroleum Hydrocarbons are present in the soils. Asbestos-containing materials, lead-based paint, liquid mercury, and PCBs were detected within the KC Power & Light Building. The known investigations are outlined in the table below:

Location	Company	Date
1300 Baltimore Avenue	FINEnvironmental, Inc. - Consulting Engineers	Oct-04
"	Family Environmental Compliance Services	Sep-07
"	Family Environmental Compliance Services	Oct-07
"	Professional Services Industries, Inc.	Jun-05
1316 Baltimore Avenue	Enecotech, Inc.	?
"	Burns & McDonnell - Engineers Architects Consultants	Oct-91
"	FINEnvironmental, Inc. - Consulting Engineers	Sep-04
"	Professional Services Industries, Inc.	Apr-05
"	Burns & McDonnell - Engineers Architects Consultants	Jun-05
1330 Baltimore Avenue	Kingston Environmental Services	Jan-06

One result of the extensive investigation was the filing of a Deed Notice issued from Kansas City Power & Light to the Missouri Department of Natural Resources (MDNR) on September 29, 2005 (Document 2005K0063175) and a corresponding certificate of completion of Brownfield/Voluntary Cleanup Program issued by MDNR on October 12, 2005. The Deed Notice outlines the existing subsurface contamination issues at 1316 Baltimore Avenue (1308-1324) and notifies future owners of the need for appropriate remediation activities should grading or excavation be undertaken at the site.

The Environmental Inspection undertaken by Kingston Environmental indicated the KC Power & Light Building tested positive for asbestos-containing materials, lead-based paint, liquid mercury, and PCBs, but not for radon. The conclusion of the inspection is as follows:

Asbestos-containing materials were found in the Power & Light Building. These materials were in the form of pipe insulation, mud jacketed fitting insulation, floor tiles, floor tile mastic, cement asbestos panels and boards, window caulking, window glazing, fire doors and roof materials. . . electrical wire covering in the electrical sub-station, duct and tank insulation, roofing and roof flashing mastic.

Lead-based paint testing consisted of random representative testing of rooms and building components in the Power & Light Building. Those components tested by color and component include the following: walls, doors, door casings, window sashes (interior and exterior), window casings, ceilings, cabinets, radiators, electrical panels, stair systems, exterior trim, soffits, columns, and handrails. Many components tested positive for lead-based paint. These include but are not limited to exterior window components, plaster walls and ceilings, steel beams on floors 32 and 33, underside of stair risers and treads.

Liquid mercury switches were inventoried in the freight elevator control room located above Floor 18. Thirty-six metal panels were found containing mercury.

The two (2) transformers on the fifteenth floor were not labeled. KES took two (2) PCB wipe samples from the fifteenth floor Sub-station concrete floor. These samples were transported to Analytical Management Laboratories, Inc. located in Olathe, Kansas for analyses. Both samples were analyzed and found to contain PCBs. . . It is assumed that the remaining oil inside the transformers contain PCBs.

Conclusion

The proposed redevelopment area includes a vacant lot at 1300 Baltimore Avenue surrounded by a deteriorating retaining wall/building foundation. The vacant and unsightly lot is covered with weeds and construction materials, is subject to vagrancy, and has subsurface and topographic issues. Due to the topography 1300 Baltimore Avenue does not have access from adjoining W 13th Street or Baltimore Avenue. Access must be obtained from the south. 1316 Baltimore Avenue is improved with an asphalt-paved surface parking lot with 76 spaces in poor condition. The parcel also has subsurface contamination issues. 1330 Baltimore Avenue is improved with the iconic skyscraper in the downtown area. However, the structure dates to 1930-1931 and needs complete renovation to extend its economic life. The building exhibits extensive and pervasive physical deterioration, functional obsolescence, and environmental issues, as well as, suffering from external obsolescence (poor downtown office market that is exacerbated for older properties). Small floorplates, internal structural members, and inadequate parking prohibit further use as office space. Dated and inefficient building systems, lack of ADA compliance, lack of fire safety, and environmental issues will inhibit any potential use (unless resolved). The building has languished at 12.91% occupancy for the past 4 years after falling below 50% vacancy in 2002.

1316 Baltimore Avenue

The parcel is covered with asphalt paving in poor condition striped for 76 parking spaces and is lighted. The lot has deteriorating concrete retaining walls in the northern portion along Baltimore Avenue (east) and the alley (west). Metal slat fencing tops the Baltimore Avenue retaining wall and chain link (poor condition) is above the alley retaining wall. Unattractive concrete planters are also along the southern portion of the Baltimore Avenue frontage. The exterior spaces have concrete parking blocks that are generally in poor condition and have been knocked out of placement. Some additional chain-link fencing (poor condition) is in the southern portion of the parcel. As mentioned above subsurface contamination exists on this parcel.

1300 Baltimore Avenue

This parcel is now vacant. A one-story structure was demolished in 2008 leaving the foundation wall, which appears to serve as a retaining wall for elevated W 13th Street, Baltimore Avenue, and the westerly adjoining alley. The wall is generally in poor to fair condition. The parcel is covered with construction material rubble, weeds, and trash including numerous alcohol bottles, as well as, traffic signs which have been removed from W 13th Street (?). As mentioned above subsurface contamination exists on this parcel.

BLIGHT ANALYSIS

BLIGHT ANALYSIS

Required Finding

Pursuant to Missouri Revised Statutes Section 100.310 (2), a municipality may not adopt a redevelopment plan without a finding that the redevelopment area on the whole is a blighted area. It is important to note that the finding of blight is based on the area as a whole and not on a parcel by parcel basis, although each parcel must be analyzed individually for blight.

Blight Defined

As presented earlier, blight is defined as follows:

“Blighted area”, an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use; (RSMo ch. 100.310 (2)).

Chapter 100 of the Missouri Revised Statutes also emphasizes redevelopment of “insanitary areas” and “undeveloped industrial areas” which are defined as follows:

“Insanitary area”, an area in which there is a predominance of buildings and improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals or welfare; (RSMo ch. 100.310 (11)).

“Undeveloped industrial area”, any area which, by reason of defective and inadequate street layout or location of physical improvements, obsolescence and inadequate subdivision and platting contains parcels of land not used economically; contains old, decaying, obsolete buildings, plants, stores, shops, shopping centers, office buildings, hotels and motels and parking garages, warehouses, distribution centers, structures; contains buildings, plants, stores, shops, shopping centers, office buildings, hotels and motels and parking garages, multi-family housing facilities, warehouses, distribution centers and structures whose operation is not economically feasible; contains intermittent commercial and industrial structures in a primarily industrial or commercial area; or contains insufficient space for the expansion and efficient use of land for industrial plants and commercial uses amounting to conditions which retard economic or social growth, are economic waste and social liabilities and represent an inability to pay reasonable taxes to the detriment and injury of the public health, safety, morals and welfare. (RSMo ch. 100.310 (18)).

The various components of the definitions serve as the basis for further discussion concerning whether the proposed 14th and Baltimore Redevelopment Area is blighted.

Court Decisions

Several court cases provide additional direction in the consideration of blight:

- The courts have determined that it is not necessary for an area to be what commonly would be considered a “slum” in order to be blighted. Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation, 518 S.W.2d 11, 15 (Mo. 1974).
- An otherwise viable use of a property may be considered blighted if it is an economic under utilization of the property. Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc., 812 S.W.2d 903, 910 (MO.App.E.D. 1991).
- It is not necessary for every property within an area designated as blighted to conform to the blight definition. A preponderance of blight conditions is adequate to designate an area for redevelopment. Maryland Plaza Redevelopment Corporation v. Greenberg, 594 S.W.2d 284, 288 (MO.App.E.D. 1979).

Component 1: Defective or Inadequate Street Layout

The proposed redevelopment area is centrally located and thus has good linkage to other portions of the metropolitan area. Typically, access within the urban setting is good due to rectilinear road systems. The proposed redevelopment area is located along the south side of W 13th Street, the west side of Baltimore Avenue, and the north side of W 14th Street. Baltimore Avenue is of two-way design while W 13th and W 14th Streets are of one-way design. The location of W 13th Street and Baltimore Avenue elevated above 1300 Baltimore Avenue prohibits access which must come through the adjoining parcel to the south. The alleyway ranges from 15 to 16 feet in width. Paving in the alleyways is in poor to fair condition. It was noted that trucks off-loading for the Americana Hotel block the alley during deliveries.

Although issues do exist, defective or inadequate street layout are not blighting factors at the proposed redevelopment area. If anything, the prominent visible location of 1300 and 1316 Baltimore Avenue argue for a higher use.

Component 2: Insanitary Or Unsafe Conditions

Because of the advanced age of the improvements (83 to 84 years) within the proposed redevelopment area and documented subsurface contamination, a number of insanitary and unsafe conditions exist including the following:

Topography/Retaining Wall

The elevation of 1300 Baltimore Avenue is approximately 6 to 8 feet below grade of W 13th Street (and below grade of Baltimore Avenue and the adjoining alley). A chain-link fence (poor to average condition) above the concrete retaining wall (former building foundation) protects the drop-off. The concrete retaining wall is deteriorating and is generally in poor condition. Grading will be needed prior to re-use of this parcel.

Vagrancy/Dumping/Vandalism

The vacant lot at 1300 Baltimore Avenue and to a lesser extent 1316 Baltimore Avenue exhibit vagrancy, dumping, and vandalism. During one inspection 84 empty alcohol containers (mostly glass bottles) were counted within the proposed redevelopment area. Trash has collected or been thrown on both parcels. Construction materials (concrete rubble, steel rebar, bricks) are strewn throughout 1300 Baltimore Avenue. Street signs, presumably from W 13th Street, have been vandalized (removed and disfigured) and thrown on the parcel. Weeds are growing amongst the dirt and the vacant parcel is very unsightly, an eyesore for a prominent corner within the CBD. Other street signs in the area have been defaced by graffiti.

Subsurface Environmental Issues

Both 1300 and 1316 Baltimore Avenue have documented subsurface contamination (Total Petroleum Hydrocarbons, asbestos-containing materials, lead, mercury, undocumented and uncontrolled fill, soft and loose soils, and groundwater conditions). MDNR requires no further remediation of the subsurface contaminants unless grading or excavation takes place. (However, a Deed Notice was filed to note the subsurface contamination and the need for caution if redeveloped.) It is highly unlikely the corner parcel at W 13th Street and Baltimore Avenue (and even the southerly adjoining surface parking lot) would not be developed with a multistory structure at some point in the future that would require extensive site work.

Lack of Comprehensive Fire Safety

The KC Power & Light Building does not have fire sprinklers. Standpipes and fire hoses are located on each of the habitable 30 floors; however, the system is not connected and the pipes and hoses are aging.

Window Systems

Double-hung operable windows are considered a safety hazard for a 36-story building.

Asbestos

An asbestos survey prepared by Kingston Environmental indicates asbestos in numerous building materials including: pipe insulation, mud jacketed fitting insulation, floor tiles, floor tile mastic, cement asbestos panels and boards, window caulking, window glazing, fire doors, electrical wire covering in the electrical substation, duct and tank insulation, roofing and roof flashing mastic.

Lead-Based Paint/Piping

Many building components in the KC Power & Light Building tested positive for lead-based paint including but are not limited to exterior window components, plaster walls and ceilings, steel beams on floors 32 and 33, and the underside of stair risers and treads.

Mercury

Liquid mercury switches are present in the freight elevator control room located above Floor 18 (KCP&L). Thirty-six metal panels were found to contain mercury.

PCBs

The two (2) transformers on the fifteenth floor (KCP&L) were not labeled. KES took two (2) PCB wipe samples from the fifteenth floor Sub-station concrete floor and both samples were

analyzed and found to contain PCBs. Kingston Environmental assumes that the remaining oil inside the transformers contain PCBs.

Mold

Due to lack of cooling and heating in the vacant upper floors and water leaking from old pipes and drains, mold was observed in several locations (KCP&L). The smell from mold, restrooms, and lack of air movement in the upper floors is noticeable.

Collapsing Light Structures

Light fixtures have fallen from the ceiling in a number of locations (KCP&L). Some of these fixtures are smaller but some measure 4'x4' and have fallen to the floor or dangle by chains and wires.

Numerous insanitary or unsafe conditions result in extensive blighting influence within the proposed redevelopment area.

Component 3: Deterioration Of Site Improvements

According to *Marshall & Swift*, the economic life of good to excellent quality office buildings and government buildings is 60 years. The KC Power & Light Building is now over 80 years old and has not been closely maintained. Unless extensive and costly rehabilitation is undertaken, the iconic Kansas City structure is at the end of its economic life. Buildings of advanced age not only suffer from advancing physical deterioration but generally are also inhibited by advancing functional obsolescence (as is the case with the KC Power & Light Building). The advanced age of the redevelopment area improvements results in significant physical and functional deficiencies described below.

The advanced age of the redevelopment area improvements results in significant physical and functional deficiencies described below.

Physical Deterioration

Deterioration Due To Lack Of Renovation

The KC Power & Light Building is now over 80 years in age. The current property manager has been at the building approximately 20 years. During this time the only space that has been renovated was for BNIM on Floors 1 to 3. Thus, the majority of the building appears to not have undergone a comprehensive upgrade in its 80+ years. Therefore, all building systems including plumbing, electrical, HVAC, elevators, and windows are now 80 years old. In particular, the building manager noted the difficulty of maintaining 80+ year old plumbing and drains. The existing office finish is quite dated and generally not leasable.

Deterioration Due To Lack Of Maintenance

Maintenance should be differentiated from renovation. Due to the extended and extensive vacancy at the KC Power & Light Building, the finish on Floors 4 through 30 has deteriorated. Inadequate heating and cooling of vacant space leads to ceiling and light fixture failures, delaminating vinyl wallcovering, peeling paint (some lead-based), piling of carpets, and mold. Ceiling leaks that might develop are not discovered and resolved and instead ceiling tile failure results and mold accumulates. The freight elevator is not under maintenance contract. The limestone on the exterior of the building lends an institutional quality to the structure but the

exterior needs to be cleaned to remove dirt and black soot (particularly on the north elevation). Tuckpointing of the limestone block and brick maybe needed. The extensive Art Deco architectural features (metal) on the exterior of the building need to repaired or cleaned/polished. Metal roll up doors (cylindrical) and the metal vents they cover along the north elevation exhibit considerable rust. A number of windows are cracked.

The surface parking lot at 1316 Baltimore Avenue is in poor condition. Asphalt is aged and cracking and fracturing. Concrete space blocks are deteriorating or pushed out of place. The striping has mostly faded. Concrete islands and bumpers are disintegrating. The fence and concrete planters around the perimeter are deteriorating and unsightly.

The perimeter of the vacant lot at 1300 Baltimore Avenue consists of a former building foundation and retaining wall stabilizing the adjoining roadways and alley which are at a higher grade. The concrete foundation wall and a concrete block retaining wall are in very poor condition. Steel rebar protrudes from portions of the wall. The fence and concrete planters around the perimeter are deteriorating and unsightly.

The alleyways bisecting the proposed redevelopment area need to be repaired/resurfaced.

Concrete Sidewalks & Curbing

Extensive damage exists to the concrete sidewalks and curbing. At one point along Baltimore Avenue (fronting 1316) two holes in the concrete have allowed water to flow beneath the sidewalk slabs causing erosion which has resulted in collapse of the slabs.

Functional Obsolescence

Small & Dysfunctional Floorplates

Probably the two main issues contributing to the failure of the KC Power & Light Building as an office property are the small dysfunctional floorplates and the low parking ratio. The table below provides comparison of the average floorplate at the KC Power & Light Building (8,093 rentable square feet) with other more recent office construction in the downtown/Crown Center neighborhood:

DOWNTOWN OFFICE BUILDING FLOORPLATES

Building Name	Address	Built	Stories	Floorplate SF	Diff. to KCPL
Commerce Tower	911 Main	1965	30	14,800	83%
10 Main Center	920 Main	1968	20	13,853	71%
2345 Grand	2345 Grand	1977	28	19,162	137%
City Center Square	1100 Main	1977	30	19,927	146%
Town Pavilion	1111 Main	1986	38	23,377	189%
2405 Grand	2405 Grand	1986	14	18,000	122%
Commerce Bank Building	1000 Walnut	1986	18	22,500	178%
Two Pershing Square	2300 Main	1987	11	48,902	504%
One KC Place	1200 Main	1988	42	20,000	147%
1201 Walnut	1201 Walnut	1991	30	20,000	147%
2600 Grand	2600 Grand	1991	14	23,000	184%
FAA	901 Locust	1999	6	34,101	321%
H&R Block	1301 Main	2006	17	27,675	242%
JE Dunn	1001 Locust	2009	6	34,167	322%
KCP&L Building	1330 Baltimore	1931	36	8,093	200%

The floorplates at the comparable office array range from 5,760 to 40,809 rentable square feet more than at KC Power & Light Building. The average floorplate at the 14 comparison properties is 24,247 square feet which is 16,154 square feet larger than at the subject. The smallest floorplate in the array is 71% larger than the subject while the largest floorplate is 504% larger. The average floorplate at the 14 comparables is 200% larger than the average subject floorplate.

Smaller floorplates in older buildings and changing office dynamics have led to the conversion of numerous older downtown office high-rises and towers to residential use. Recent conversions of high-rise or skyscraper offices in the CBD to residential use are outlined in the table below:

RECENT DOWNTOWN CONVERSIONS

Property Name	Built	Stories
Dwight Building (Library Lofts)	1902	10
Lucas Place	1904	8
Argyle Building	1906	10
Burnap Building (Library Lofts)	1909	6
Dierks Building	1910	17
Western Auto	1914	12
Graphic Arts Building	1915	8
Pershing Building	1919	10
Professional Building	1923	16
Board of Trade	1924	14
Fidelity National	1930	32
Old Federal Courthouse	1932	10
Park Place	1963	19
Commerce Tower	1965	30
Mercantile (Wallstreet) Tower	1975	20

A number of these properties are older than the KC Power & Light Building but most are not as tall. Due to the combination of the building height and the location on the southwest fringe of the downtown loop, the view amenity for residential conversion would be extremely appealing. Numerous other industrial lofts have also been converted to residential units (condos or apartments).

Internal structural members (transfer beams) also inhibit the layout of 3 upper floors and roundly half of the 15th floor is used for mechanical purposes.

Poor Parking Provision

Parking is always at a premium in the downtown core. Most new office structures have been built with underground parking. The table on the following page compares the subject parking provision with 18 other downtown high-rise structures:

DOWNTOWN OFFICE BUILDING PARKING PROVISION

Property Name	Built	Spaces	Ratio
New York Life Bldg.	1888	565	2.5
Mark Twain Tower	1915	225	1.2
Pershing Building	1919	320	2.8
Commerce Tower	1964	834	1.9
NationsBank	1968	755	2.2
Mercantile (Wallstreet) Tower	1975	600	2.6
2435 Grand	1977	799	1.4
City Centre Square	1978	320	2.2
One Pershing Square	1979	948	5.8
Commerce Bank Building	1986	600	3.0
Town Pavilion	1986	2,500	3.0
2405 Grand	1986	1700	3.0
Two Pershing Square	1987	1695	3.5
One KC Place	1988	1,200	1.5
1201 Walnut	1991	2,500	3.0
2600 Grand	1991	1700	3.0
H&R Block	2006	1,130	2.4
JE Dunn	2009	800	3.9
AVERAGE	1972	1,066	2.7
KC Power & Light Building	1930	76	0.3

The recent standard is 3.0 spaces per 1,000 rentable square feet provided in underground parking, adjacent above ground structured parking, adjacent surface lots, or combination thereof. The average of these 18 downtown office properties is 2.7 spaces per 1,000 rentable square feet which is over 2.0 spaces per 1,000 rentable square feet higher than for the KC Power & Light Building.

Dated Building Materials

The interior office finish (KCP&L) is quite dated now and modern finish would be of different materials (including avoiding ACM and lead-based paint). In particular, plaster interior walls makes repairs of building systems hidden within or behind the wall difficult, disruptive, and expensive. Ceilings, floor coverings, radiator cabinets, light fixtures, window coverings, and restroom fixtures are all outdated. Office design, layout, and construction materials have changed fairly dramatically in recent years as outlined in the recent article entitled “*Redrawing The Office*” published in the April 25, 2014 issue of the Kansas City Business journal.

Inefficient Window Systems

The windows (KCP&L) are original and the material and design are dysfunctional (double hung operable and energy inefficient). Due to the listing on the National Register of Historic Places replacing the subject windows will be very costly.

Outdated Heating & Cooling

Steam heat run through metal radiators, which are typically located on exterior walls, is costly, inefficient, and creates safety issues (KCP&L). Running a cold water cooling systems with large water holding tanks located on a number of floors is also inefficient.

Elevators

The elevator bank (KCP&L) being positioned to the west outer wall results in a lack of window space along the west elevation. Typically, elevators are placed within the center core of the building allowing for perimeter window space. Elevators are obsolete and not pressurized. The freight elevator has not been under maintenance contract.

Electrical Systems

To update the obsolete main electrical panel within the building, KCP&L will reportedly require updates to an adjoining substation located in the building sub-basement that services the adjoining neighborhood. Thus, the owner will be forced to upgrade electrical service to the benefit of adjoining neighbors. The presence of 13,200-volt electrical service is considered functional obsolescence due to superadequacy. The electrical wiring and distribution throughout the building is obsolete.

Deteriorating and dysfunctional site improvements are a major blighting factor affecting the proposed redevelopment area.

Component 4: Improper Subdivision Or Obsolete Plattings

This component of blight generally applies to urban settings where fractionated interests prohibit development of modern functional structures (e.g., numerous 25-foot wide city lots must be combined to create a footprint for an office building). The proposed redevelopment area includes three tax parcels containing four or eight 25-foot wide lots and two alleyways encompassing a total of 1.42 acres held in two related ownerships. Vacation of the southerly alley bisecting 1316 and 1330 Baltimore Avenue would be necessary to connect the KC Power & Light Building with new construction on the two parcels to the north.

The proposed redevelopment area essentially encompasses the east half of the block bounded by W 13th Street on the north, Baltimore Avenue on the east, W 14th Street on the south, and Wyandotte Street on the west. The prominent half block located in the downtown core could be placed in higher use than vacant unsightly lot, deteriorating surface parking, and struggling office building.

Minor issues exist, but improper subdivision and obsolete platting is not considered a blighting factor for the proposed redevelopment area.

Component 5: Endangerment By Fire Or Other Causes

The redevelopment area is conveniently located for police and fire service. Being a 36-story structure the KC Power & Light Building inherently has more fire safety issues. Two fire hose connections are located on the exterior of the building (east and south elevations). Unfortunately, the connection to the interior riser system is not connected and the hoses located on each floor are dated. Thus, apart from smoke detectors the building is unprotected at the present time.

Numerous environmental issues need to be addressed at the KC Power & Light Building including asbestos, lead-based paint, mold, PCBs, and liquid mercury. Portions of the interior finish, especially ceilings and older heavy light fixtures (measuring 4'x4') have collapsed or are hanging from electrical wires. The cable carrying 13,200 volts from the sub-basement to the upper floors is unprotected in exposed chases located within mechanicals rooms on upper floors. Steam radiators can be a safety hazard during heating season if touched.

Vandalism and vagrancy are apparent on 1300 and 1316 Baltimore Avenue. During one inspection the consultant counted 84 alcohol bottles strewn throughout the site. The exterior retaining wall/building foundation along the perimeter of 1300 Baltimore Avenue is badly deteriorated. Subsurface contamination issues exist at 1300 and 1316 Baltimore Avenue which must be addressed if any grading or excavation occurs. Due to the rising topography, 1300 Baltimore Avenue will almost surely require grading before future development.

The numerous blighting factors previously discussed concerning insanitary or unsafe conditions and deteriorating site improvements are also considered negative influences under this Component.

Several factors discussed above are judged to endanger life by fire or other causes.

Component 6: Hindrance to Housing Accommodation

The intent of this component of the blight definition appears to deal with the natural process of growth and development of a neighborhood. The proposed redevelopment area occupies a highly visible site along the west side of Baltimore Avenue from W 13th Street south to W 14th Street in the southwest portion of the downtown loop. 1300 Baltimore Avenue is a vacant tract covered with weeds, construction materials, trash and empty alcohol bottles. To the north of this site is the historic (NRHP) Kansas City Club building. The 14-story structure contains 145,000 square feet and was previously used as one of the area's premier hotels and social clubs. To the east of the Kansas City Club Building is the historic (NRHP) Loew's Midland Theater – Midland Building comprised of a 6-story theater and a 12-story office structure. The two buildings contain a combined 119,000 square feet. To the west of the proposed redevelopment area is the Crowne Plaza Kansas City Downtown convention hotel (28 floors, 385 rooms) and adjoining parking garage (8 levels, 245 parking spaces). Municipal Hall and the Convention Center are next west. New structures contained within the KC Power & Light District are to the east of 1300 and 1316 Baltimore Avenue and next south is the historic (NRHP) President Hotel (15 stories, 213 rooms) that was renovated in 2005 and is situated directly east of the KC Power & Light Building.

1300 and 1316 Baltimore Avenue are obvious underutilizations considering the downtown core location and the historic and important adjoining properties. All of the adjoining properties are high density, multistory, urban developments. The deteriorating state of the KC Power & Light Building (physically and economically) also is a drain on the advancement of the neighborhood. The KC Power & Light Building has languished at 12.9% occupancy the past 4 years and lack of maintenance and deterioration are becoming more obvious.

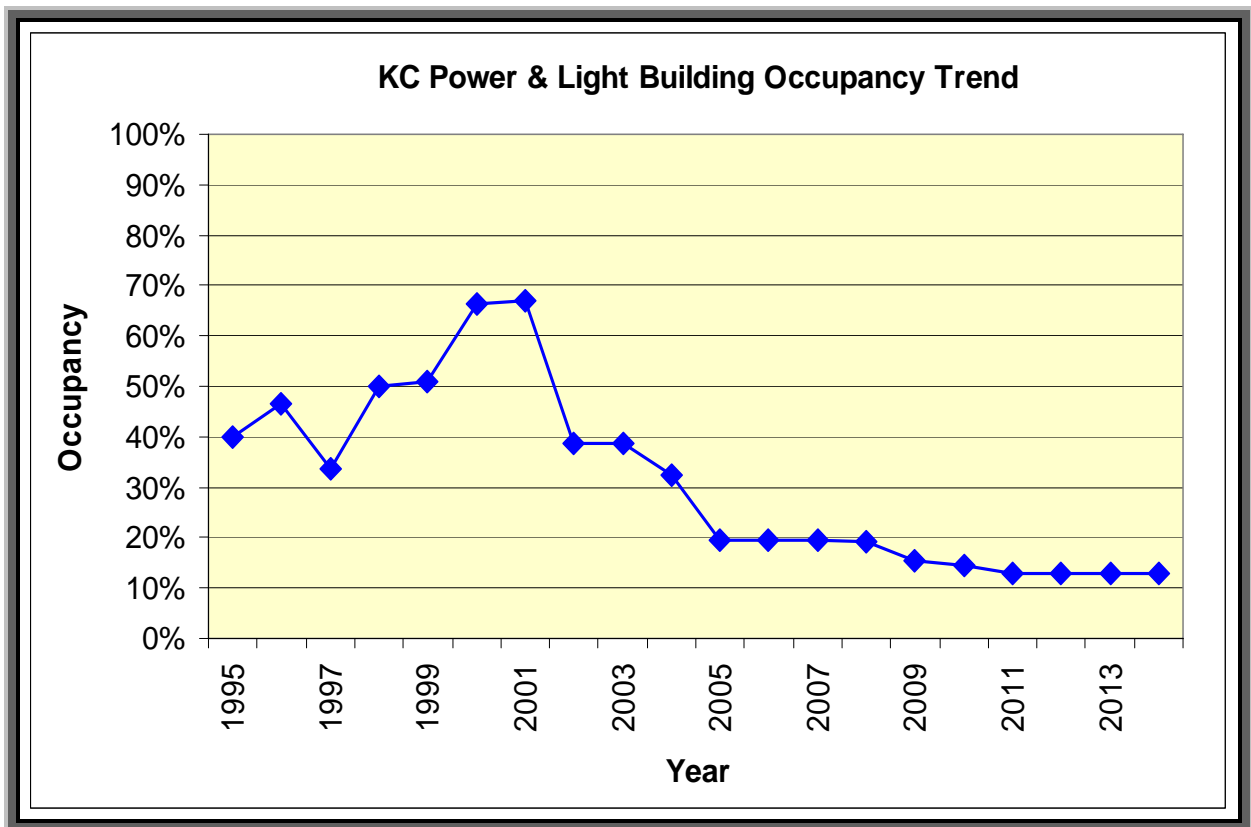
Component 7: Economic And Social Liabilities

The Missouri Supreme Court has determined that “the concept of urban redevelopment has gone far beyond ‘slum clearance’ and the concept of economic underutilization is a valid one.”

Due to the blighting factors mentioned above (physical, functional, environmental, safety) the KC Power & Light Building has languished on the office market since the 1990s when Kansas City Power & Light departed the building. The table and graph provided on the following page provide a history of occupancy from 1995 to the present:

KCP&L BUILDING OCCUPANCY TREND

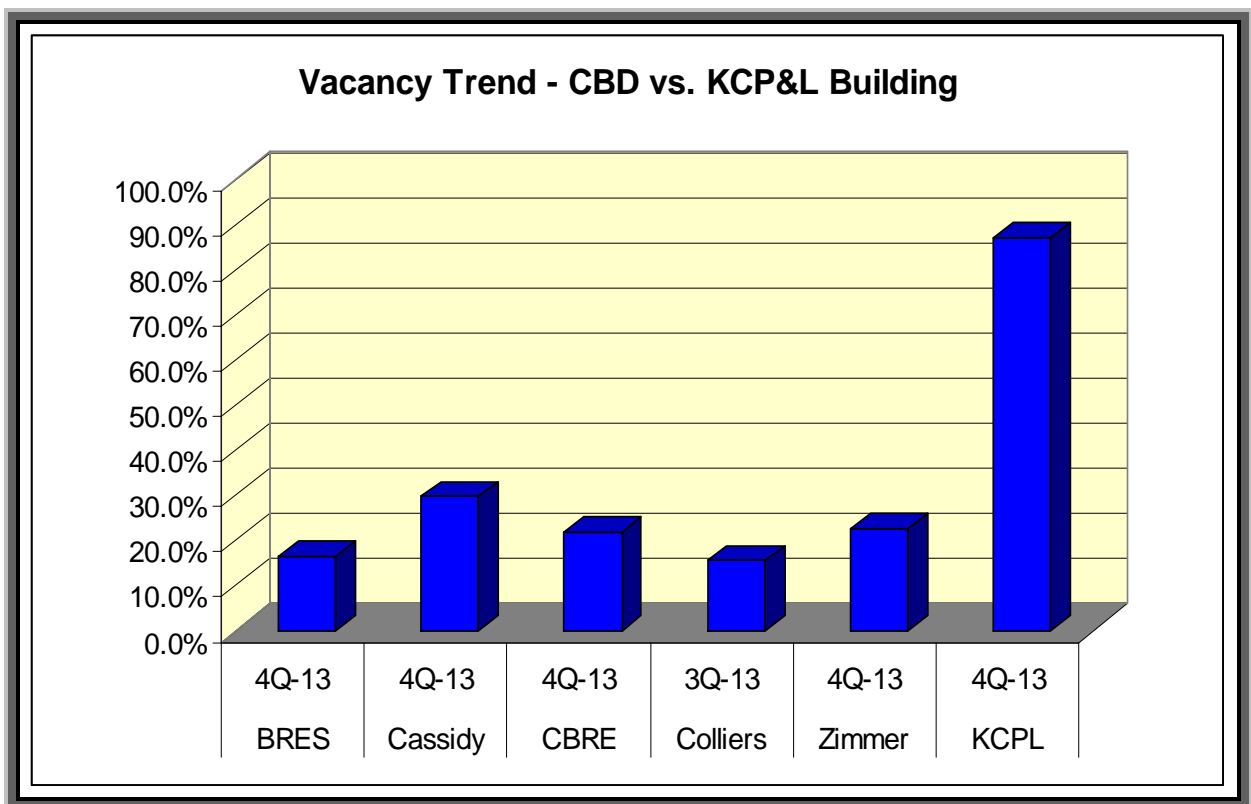
Year	Leased	Rentable	Occupancy
1995	80,365	200,992	39.98%
1996	93,421	201,131	46.45%
1997	68,216	202,495	33.69%
1998	101,711	203,641	49.95%
1999	103,906	204,470	50.82%
2000	138,883	209,662	66.24%
2001	140,385	209,854	66.90%
2002	81,041	209,854	38.62%
2003	81,041	209,854	38.62%
2004	68,195	209,854	32.50%
2005	41,368	210,540	19.65%
2006	41,368	210,540	19.65%
2007	41,368	210,540	19.65%
2008	40,490	210,540	19.23%
2009	31,778	207,143	15.34%
2010	29,871	207,143	14.42%
2011	26,751	207,143	12.91%
2012	26,751	207,143	12.91%
2013	26,751	207,143	12.91%
2014	26,751	207,143	12.91%



Currently, office occupancy within the downtown submarket is surveyed by several local real estate brokerage companies as indicated in the table and graph shown below:

DOWNTOWN OFFICE MARKET TREND

Company	Period	Vacancy
BRES	4Q-13	16.6%
Cassidy	4Q-13	29.7%
CBRE	4Q-13	21.7%
Colliers	3Q-13	15.5%
Zimmer	4Q-13	22.5%
AVERAGE		21.2%
KCPL	4Q-13	87.1%



The brokerage surveys indicate downtown office vacancy ranging from 15.5% to 29.7% and averaging 21.2%. Vacancy at the KC Power & Light Building over the past 4 years has been an inordinate 87.1%.

Previously in the report, it was shown that the appraised value of the KC Power & Light Building assessment equated to a low \$14.41 per gross square foot while the appraised value of the 1.42 acres of land within the proposed redevelopment area is \$42.36 per square foot. The current building assessment of \$4,111,434 is almost identical to the cost to construct the building (\$4M) 84 years ago (in 1930). If the proposed redevelopment area were developed to a use and density consistent with adjoining and neighborhood uses, significant taxes (real estate, personal property, utility, e-tax, sales, lodging) would be generated.

The following demonstrates the incremental real estate taxes that might be generated by renovation of the proposed redevelopment area.

$$\$62.5 \text{ million} \times 32\% \div 100 \times \$10.00 \text{ (apx.)} = \$2,000,000$$

Real estate tax levied in 2013 amounted to a much lower \$217,366.33.

Due to the historic designation, the aging building and site improvements, and environmental issues, the cost to reclaim the KC Power & Light Building is substantial. The table below provides a breakdown of projected costs by the redeveloper as of the writing of this report:

PROJECTED KCP&L BUILDING REDEVELOPMENT COSTS

Item	Description	LOW	HIGH
Selective Demolition	Removing all prior tenant finishes, and most MEP ductwork and piping to make space possible for redevelopment	\$1,000,000	\$1,000,000
Environmental Abatement	Asbestos, lead paint, and transformer PCB abatement and ongoing maintenance program during construction	\$1,100,000	\$1,100,000
Masonry Cleaning & Tuckpointing	Clean and repair exterior masonry and grouting	\$150,000	\$300,000
Roofing Overlay	All roof areas	\$125,000	\$125,000
Windows	Replace all windows (approximately 900) openings of various sizes averaging 4'x8'. Estimated increase cost due to historical compliance approximately \$1M	\$2,700,000	\$3,000,000
Stairwell Improvements	Repair of walls, floors, and risers in stairwell	\$130,000	\$130,000
Elevator Improvements	Update controls, replacing doors, servicing equipment, decommissioning of unused elevators, and installing rated shaft walls	\$1,000,000	\$1,400,000
HVAC System	New heat exchange piping, cooling tower, boiler, outside fresh air units, stair and elevator pressurization systems and automation	\$3,000,000	\$3,000,000
Plumbing Improvements	Booster pumps, risers, circulation loops, insulation, and sanitary drains and stacks	\$2,400,000	\$2,400,000
Fire Sprinklers	Fire protection system and standpipes, with diesel fire pump	\$1,250,000	\$1,250,000
Electrical Substation	Replacement and upgrade of KCPL substation and switchgear and transformers supplying the building primary	\$500,000	\$750,000
Electrical Distribution	Electrical secondary distribution	\$500,000	\$500,000
Life Safety & Fire Alarm	Back-up generator and upgraded fire alarm and life safety systems	\$600,000	\$600,000
Roof Lighting System	Replacement & modernization of roof lights	\$200,000	\$200,000
Total		\$14,655,000	\$15,755,000
	per gross sq.ft.	\$51.37	\$55.22
	per rentable sq.ft.	\$60.36	\$64.89
	per usable sq.ft.	\$71.65	\$77.03
	per proposed unit	\$66,614	\$71,614

The initial cost estimates indicate a required expenditure of between \$14,655,000 and \$15,755,000 to renovate the skyscraper improvements into a structurally sound and historically correct box to which apartment finish maybe added. The expenditure equates to between \$51.37 and \$55.22 per gross square foot of building or between \$66,614 and \$71,614 per proposed unit (based upon 220 units). These costs do not include additional estimated expenditures of \$250,000 to \$500,000 for controlled haul of contaminated soils at 1300 and 1316 Baltimore Avenue, \$150,000 to remove underground storage tank and buried concrete storm boxes, and \$200,000 to \$300,000 to separate the sanitary and storm sewers within the proposed

redevelopment area. These additional costs at 1300 and 1316 Baltimore Avenue total \$600,000 to \$950,000 or \$2.10 to \$3.33 per gross square foot and \$2,727 to \$4,318 per proposed unit. The combined estimated costs for all three tax parcels within the proposed redevelopment area amount to an inordinate \$69,341 to \$75,932 per proposed unit.

Surface parking within CBD locations is generally considered an economic underutilization. Structured parking (either stand-alone or beneath ground level) is more appropriate in CBD settings. The Greater Downtown area plan was adopted by the city in March 2010. Parking is addressed on Pages 45 and 94 of the plan:

PARKING

The following recommendations are geared toward reducing the amount of surface parking and creating a more efficient system in the downtown area:

SURFACE PARKING LOTS

Discourage new large surface parking lots. Implement district/shared parking strategies to reduce demand for surface lots and create a policy that prohibits large new lots.

CONSOLIDATION OF LOTS

Actively encourage consolidation of lots into structured parking at the periphery of activity centers. Referred to as “freeing the middle”, consolidation into structures increases efficiencies. Pulling parking to the periphery helps to calm the heart of activity centers, promoting a more walkable downtown.

GENERAL PARKING GUIDELINES

Parking should be located at the rear of the property behind buildings, or in a mixed use garage. Where this is not feasible, parking beside the building may be appropriate but parking should comprise a small percentage of the street frontage on the block. Where feasible, parking is encouraged to be in below grade structures (ensuring safety through both active and passive security measures).

SURFACE PARKING LOTS

Additional surface parking lots in mixed use areas, particularly those with street frontage, are discouraged.

All surface parking lots are encouraged to incorporate Green solutions including (but not limited to) the following:

Generous landscaped areas with plants suited to the urban landscape, adequate planting area and quality soils.

Managing stormwater on-site utilizing BMPs including, but not limited to native plantings, porous pavement and bio-retention swales.

At a minimum, all surface parking lots are encouraged to provide a combination of perimeter and interior landscaping per the Downtown Surface Lot Design Guideline requirements (Chapter 52). Provide direct and safe pedestrian connections through the lot.

Multiple small parking lots are more desirable than single large lots. Larger surface lots should be subdivided with landscaped islands including shade trees.

1300 Baltimore Avenue is an economic (underutilization, low taxes) and social (vagrancy, trash, contamination) liability. The deteriorated surface parking lot at 1316 Baltimore Avenue provides much needed parking for the KC Power & Light Building but could be utilized in higher, more attractive, and better maintained uses. The parking lot does not appear to follow the guidelines for parking set out in the Greater Downtown area plan and the soils at 1316 Baltimore Avenue are contaminated.

Conclusion

Several components of the blight definition found in Chapter 100 of the Missouri Revised Statutes are present in the proposed 14th and Baltimore Redevelopment Area. The dominant blighting influences include:

- aging and deteriorating improvements
- functionally obsolete improvements
- varied safety concerns (especially fire safety, environmental, and vagrancy/vandalism)
- excessive vacancy, inability to pay reasonable taxes, and economic underutilization

The dominant blighting feature of the proposed redevelopment area is the advanced age, functional obsolescence, and deteriorating condition of the historic KC Power & Light Building that has resulted in vacancy of 87.1% over the past 4 years. The improvements are now 83 to 84 years in age and exhibit significant physical deterioration, functional obsolescence, environmental issues, and inattentive maintenance which results in poor economics and insanitary and unsafe conditions. The surface parking lot at 1316 Baltimore Avenue is unsightly, poorly maintained, has subsurface contamination, and is an underutilization. Surface parking lots are not preferred in the downtown urban core setting and the parcel should be put to higher use (and density). 1300 Baltimore Avenue is very unsightly, subject to vagrancy, is an obvious underutilization and eyesore for the downtown core, and has subsurface contamination issues. All of the above combine to create severe economic underutilization and an inability to pay reasonable taxes. The economic benefits foregone by the local taxing jurisdictions due to the severe underutilization are significant.

Therefore, the consultant has determined that the proposed 14th and Baltimore Redevelopment Area in Kansas City, Missouri, as of May 19, 2014, qualifies as a “blighted area” according to the definition provided in Missouri Revised Statutes Section 100.310 (2).

The pictures that follow in the next section give photographic evidence to the numerous and varied blighting features observed during the inspections of the proposed redevelopment area and discussed above.

It has been a distinct pleasure to serve you in this assignment.

Sincerely,

BELKE APPRAISAL & CONSULTING SERVICES, INC.

A handwritten signature in blue ink, appearing to read "S. Belke", with a long horizontal flourish extending to the right.

Scott J. Belke, MAI

President

Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)

Kansas Certified General Real Property Appraiser (Certificate No. G-1214)

BLIGHT PHOTOGRAPHS

The following photographs illustrate the varied and numerous blight conditions existing within the proposed 14th and Baltimore Redevelopment Area. Pictures are grouped by tax parcel address. Some photographs may appear more than once as they illustrate more than one component of blight.



Unsightly Underutilization – 1300 Baltimore Avenue



Unsightly Underutilization – 1316 Baltimore Avenue

1300 BALTIMORE AVENUE



Unightly Vacant Lot



Difficult Topography (Retaining Wall & Slope)



Remains Of Building Demolition



Trash



Trash



Deteriorating Retaining Wall/Foundation

1300 BALTIMORE AVENUE



Deteriorating Retaining Wall/Foundation



Deteriorating Retaining Wall/Foundation



Deteriorating Retaining Wall/Foundation



Deteriorating Retaining Wall/Foundation



Vandalism



Vandalism

1300 BALTIMORE AVENUE



Vagrancy



Vagrancy



Vagrancy



Vagrancy



Vagrancy



Vagrancy

1316 BALTIMORE AVENUE



Deteriorating Asphalt Paving



Deteriorating Asphalt Paving



Deteriorating Asphalt Paving



Deteriorating Asphalt Paving



Deteriorating Concrete Island



Deteriorating Concrete Island

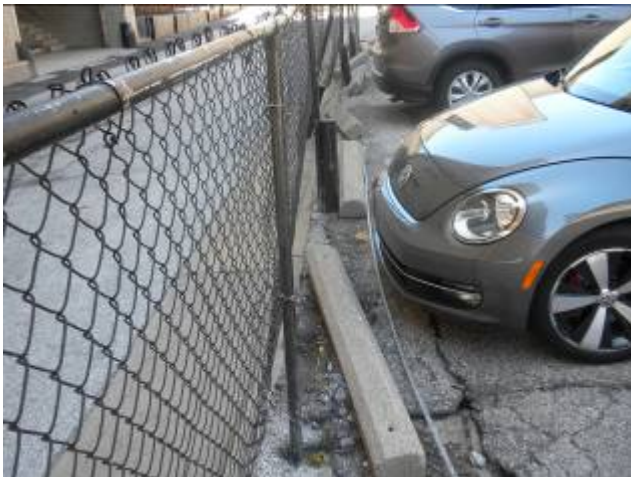
1316 BALTIMORE AVENUE



Deteriorating Parking Blocks



Misplaced Parking Blocks



Deteriorating Parking Blocks



Deteriorating Retaining Wall



Deteriorating Retaining Wall



Deteriorating Retaining Wall

1316 BALTIMORE AVENUE



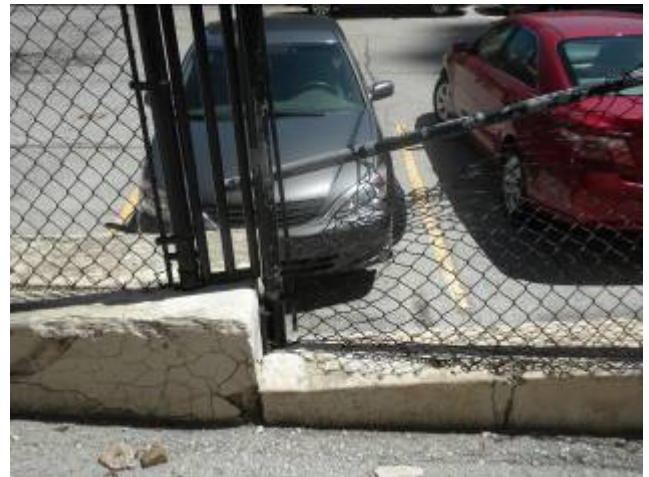
Deteriorating Retaining Wall



Deteriorating Retaining Wall



Deteriorating Retaining Wall



Damaged Fencing



Damaged Fencing



Damaged Fencing

1316 BALTIMORE AVENUE



Deteriorating Wall Fronting Baltimore Avenue



Deteriorating Wall Fronting Baltimore Avenue



Deteriorating Planters Fronting Baltimore Avenue



Vagrancy



Vagrancy



Rusted Abandoned 55-Gallon Barrel

SIDEWALKS & ALLEYWAY



Deteriorating Asphalt In The South Alley



Deteriorating Asphalt In The West Alley



Unightly West Alley Blocked By Delivery Truck



Sidewalk Damage Along W 13th Street



Sidewalk Damage Along W 13th Street



Sidewalk Damage Along Baltimore Avenue

SIDEWALKS & ALLEYWAY



Sidewalk Damage Along Baltimore Avenue



Sidewalk Damage Along Baltimore Avenue



Collapsing Sidewalk Along Baltimore Avenue



Another View Collapsing Sidewalk Along Baltimore



Another View Collapsing Sidewalk Along Baltimore



Sidewalk Damage Along Baltimore Avenue

SIDEWALKS & ALLEYWAY



Sidewalk Damage Along W 14th Street

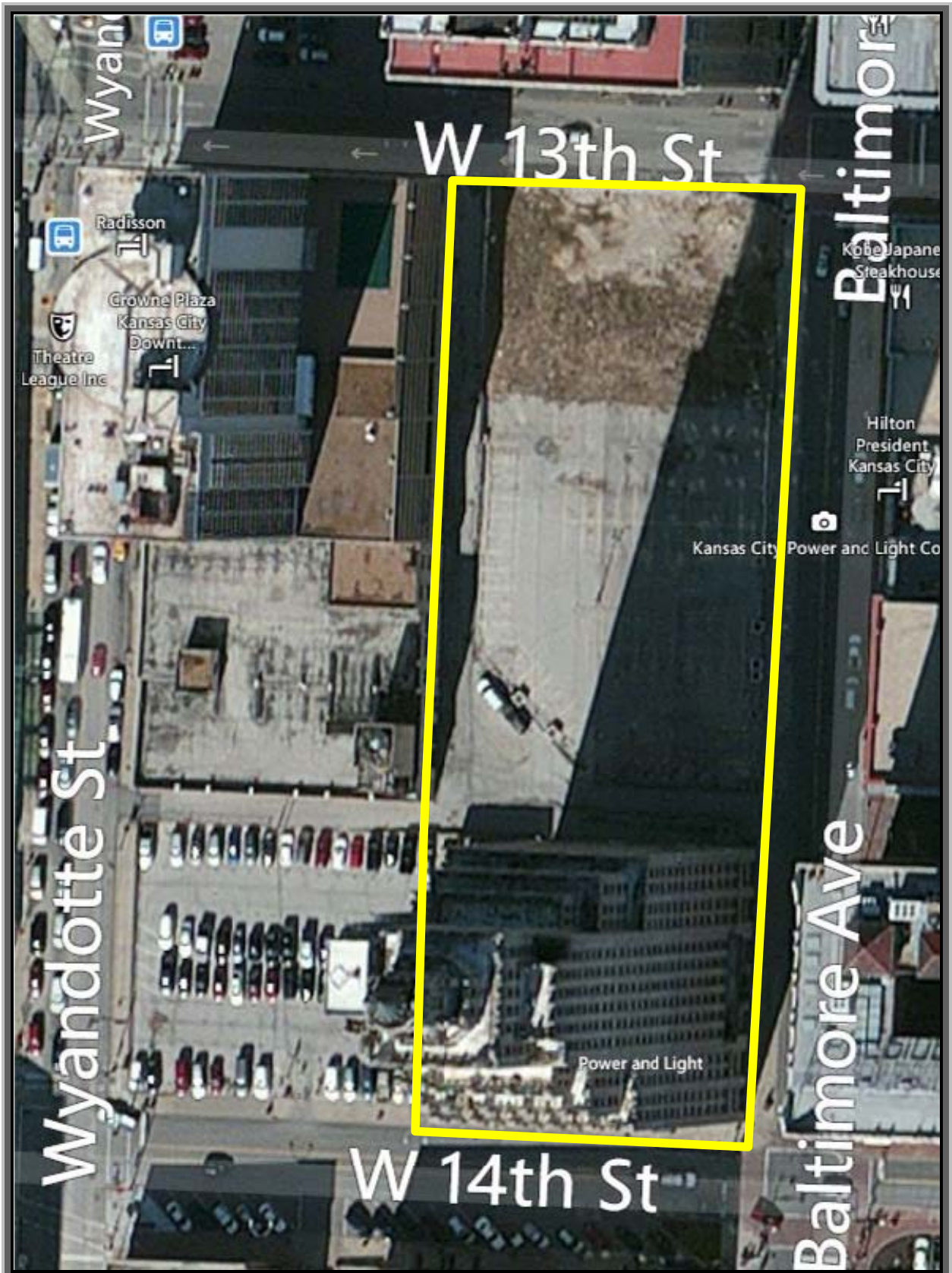


Sidewalk Damage Along W 14th Street

The West Elevation Of The KC Power & Light Building – 1330 Baltimore Avenue
Note The Lack Of Window Space Along The West Elevation



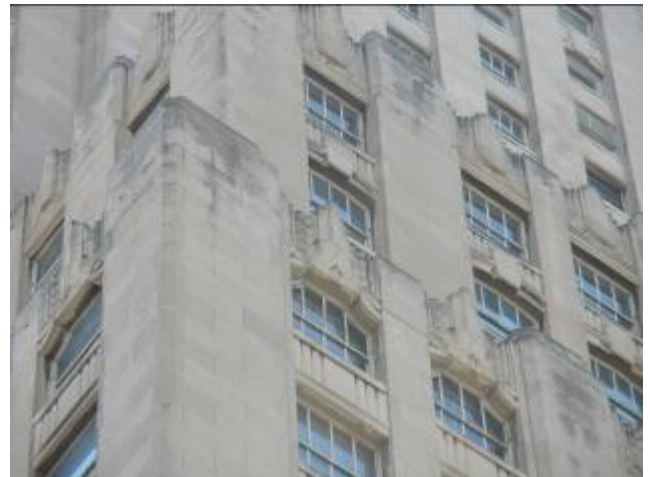
1330 Baltimore Avenue – Lack Of Adequate Parking



1330 BALTIMORE AVENUE



Unightly Discoloration & Broken Window



Unightly Discolored (Soot) Exterior



Broken Window & Cracked Limestone Block



Unightly Soot & Discolored Exterior



Unightly Soot & Discolored Exterior



Need For Tuckpointing

1330 BALTIMORE AVENUE



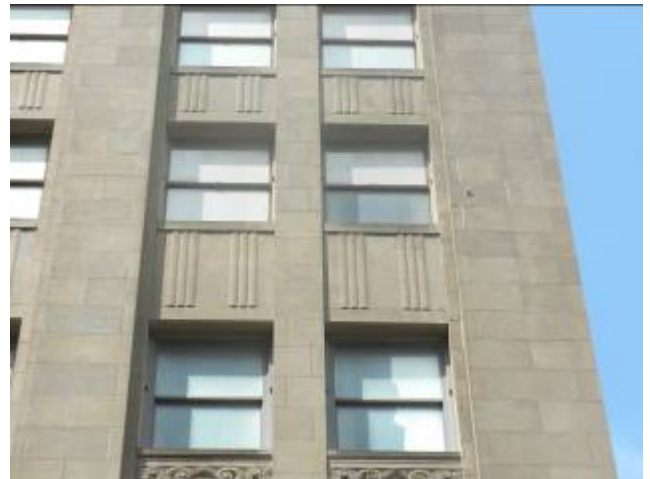
Wall Crack



Deteriorating Art Deco Features



Deteriorating Art Deco Features



Inefficient Double-Hung Skyscraper Windows



Discolored Deteriorating Exterior



Peeling Paint (Lead-Based?)

1330 BALTIMORE AVENUE



Peeling Paint (Lead-Based?)



Peeling Paint (Lead-Based?)



Peeling Paint (Lead-Based?)



Damaged Dock Area



Vandalism



Vagrancy

1330 BALTIMORE AVENUE



Cracked Marble Wall Panel



Cracked Marble Wall Panel



Obsolete, Non-Pressurized Elevators



Neighborhood Substation In Sub-Basement



Dated Building Electrical Panels



Rusted Mechanical Equipment

1330 BALTIMORE AVENUE



Non-Functioning Fire Standpipe System



Dated Electrical Distribution



Peeling Paint (Lead-Based?)



Non-Maintained Freight Elevator



Dated Roof Covering



Dated Office Finish

1330 BALTIMORE AVENUE



Dated Electrical Distribution



Cooling Water Holding Tank On Upper Floor



Unprotected 13,200-Volt Cable



Stairwell Wall Damage



Dated Electrical Distribution On Upper Floor



Dated Restroom Finish – Non-ADA Compliant

1330 BALTIMORE AVENUE



Malfunctioning Restroom



Obsolete Radiator Steam Heat



Poor Office Finish



Damaged Office Finish



Damaged Office Finish



Damaged Office Finish

1330 BALTIMORE AVENUE



Damaged Office Carpeting



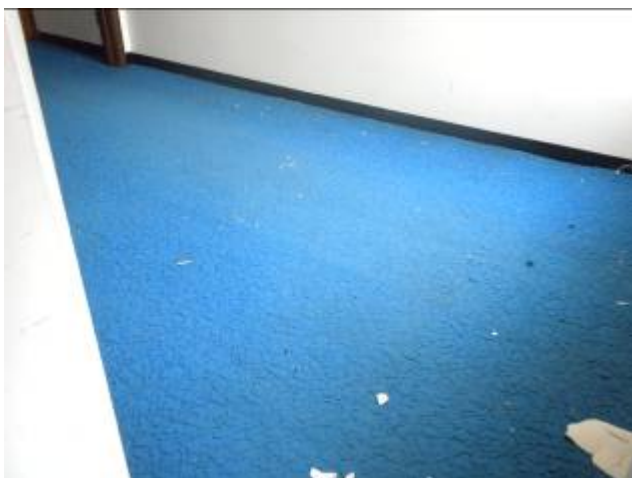
Damaged Office Ceiling Structure



Damaged Office Ceiling Structure



Black Mold



Dated Office Carpeting



Black Mold

1330 BALTIMORE AVENUE



Poor Restroom Design



Damaged Wall



Damaged Office Wall



Damaged Office Wall



Damaged Office Ceiling



Poor Floor Finish

1330 BALTIMORE AVENUE



Ceiling Damage



Wall Damage



Floor Damage



Office Ceiling Damage



Deteriorating Plumbing Fixtures



Deteriorated Office Space

1330 BALTIMORE AVENUE



Ceiling & Wiring Damage



Damaged Office Space



Wall & Carpet Damage



Ceiling Damage



Wall Damage



Dysfunctional Electrical Distribution

1330 BALTIMORE AVENUE



Damaged Office Finish



Damaged Office Flooring



Damaged Office Wall



Cracked Windows



Damaged Office Ceiling



Damaged Office Wall

1330 BALTIMORE AVENUE



Damaged Office Finish



Delaminating Wallcovering



Damaged Office Flooring



Damaged Office Wall



Damaged Office Finish



Damaged Office Ceiling

1330 BALTIMORE AVENUE



Office Ceiling Damage & Mold



Office Wall & Floor Damage



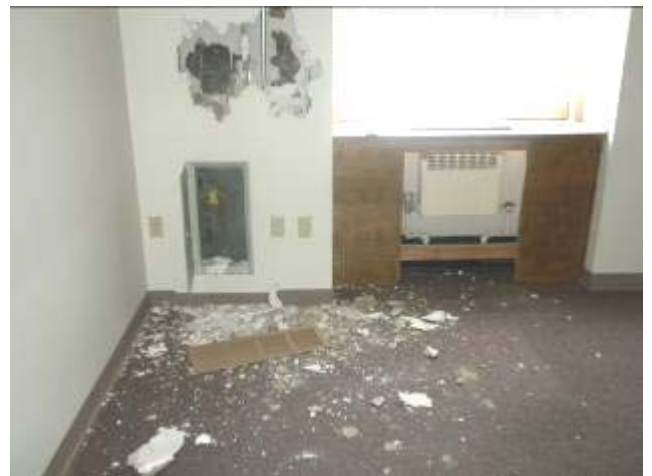
Damage Within Restroom



Wall Damage & Dated HVAC



Office Ceiling Damage



Office Wall & Floor Damage

1330 BALTIMORE AVENUE



Ceiling Damage & Black Mold



Office Damage



Office Damage



Office Damage

1330 BALTIMORE AVENUE



Mold In Office Walls



Delaminating Vinyl Wallcovering



Collapsed Incandescent Light Fixture



Damaged Office Ceiling



Door Left Open On Upper Floor



Poor/Deteriorating Office Finish

1330 BALTIMORE AVENUE



Upper Floor Electrical Closet → →



← ←Leakage Beneath Upper Floor Elec. Closet



Extensive Asbestos Pipe Wrapping



Very Low Pipes In Upper Floor Office Space



Damaged Office Finish



Damaged Flooring In Office Space

1330 BALTIMORE AVENUE



Damaged Restroom



Poor Layout – Kitchen Within Safe



Damaged Office Walls & Floors



Dysfunctional Wall Layout



Mold On Office Air Vent



Crack In Stairwell Wall

1330 BALTIMORE AVENUE



Narrow Office Hallway



Unightly Office Fireplace



Collapsed 4'x4' Light Fixture



Collapsed 4'x4' Light Fixtures



Collapsed 4'x4' Light Fixture



Collapsed 4'x4' Light Fixture

1330 BALTIMORE AVENUE



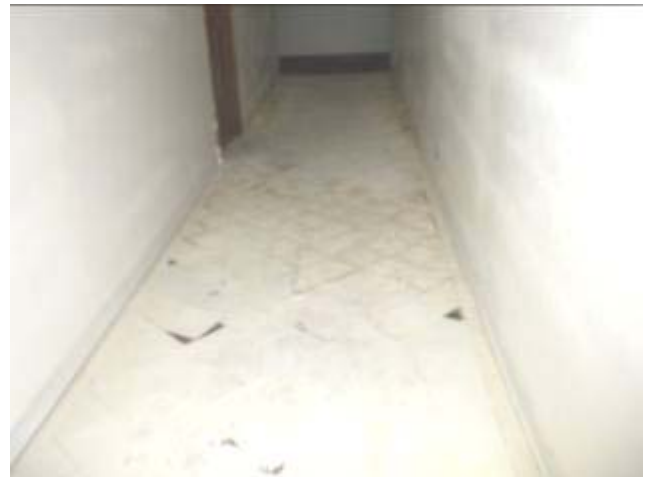
Deteriorated Steam Radiator Cabinet



Damaged Office Ceiling & Electrical



Damaged Office Ceiling & Dated Curtains



Damaged Hallway Flooring



Damaged Hallway Ceiling



Peeling Paint (LB?) On Office Floor Air Handler

1330 BALTIMORE AVENUE



Office Wall Damage



Office Wall Damage



Office Wall Damage



Office Wall Damage



Office Wall Damage



Office Wall Damage

1330 BALTIMORE AVENUE



Office Wall Damage



Office Wall Damage



Office Wall Damage



Collapsed Fluorescent Light Fixture In Office



Collapsed Fluorescent Light Fixture In Office



Office Ceiling Damage

1330 BALTIMORE AVENUE



Office Wall Damage



Wall Damage & Cracked Window



Wall Damage & Cracked Window



Delaminated Vinyl Wallcovering



Office Wall & Floor Damage



Office Wall Damage

1330 BALTIMORE AVENUE



Office Ceiling Damage



Office Ceiling/Wall/Floor Damage



Office Ceiling & Wall Damage



Dated Curtains & Wall & Floor Damage



Collapsing Ceiling Tiles & Floor Damage



Office Ceiling & Wall Damage

1330 BALTIMORE AVENUE



Damaged Air Handling Unit On Upper Floor Office



Damaged Office Finish



Damaged Office Ceiling & Wall



Damaged Office Flooring



Dated & Deteriorating Office Finish



Dated Steam Heat Controls

1330 BALTIMORE AVENUE



Building Cooling Towers At Ground Level
Located On The Westerly Adjacent Property →

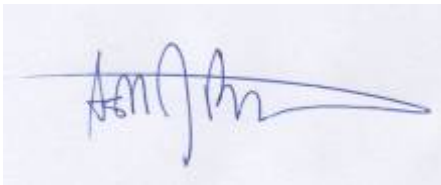


←← Vagrancy At Ground Level Cooling Towers

CERTIFICATE

I certify that, to the best of my knowledge and belief...

- 1) The statements of fact contained in this report are true and correct.
- 2) The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- 3) I have no present or prospective interest in the property that is the subject of this study, and I have no personal interest with respect to the parties involved.
- 4) I have no bias with respect to the property that is the subject of this study or to the parties involved with this assignment.
- 5) My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this study.
- 6) My analyses, opinions, and conclusions were developed, and this study has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- 7) I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 8) As of the date of this report, Scott J. Belke, MAI has completed the requirements of the continuing education program of The Appraisal Institute.
- 9) Scott J. Belke, MAI made several personal inspections of the proposed redevelopment area that is the subject of this report during April and May 2014. The effective date of this study is May 19, 2014.
- 10) No one provided significant professional assistance to the person signing this report.
- 11) I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

A handwritten signature in blue ink, appearing to read "Scott J. Belke", is written over a horizontal line.

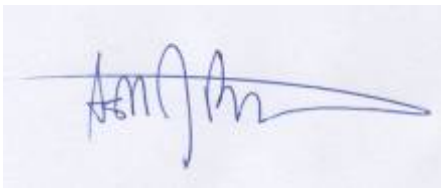
Scott J. Belke, MAI
President

Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)
Kansas Certified General Real Property Appraiser (Certificate No. G-1214)

GENERAL ASSUMPTIONS & LIMITING CONDITIONS

This study is subject to the following assumptions and limiting conditions:


- 1) The information furnished by others is believed to be reliable; however, no warranty is given for its accuracy.
- 2) Possession of this study or a copy thereof, does not imply the right of publication or use for any purpose by any other than the addressee, without the written consent of the consultant.
- 3) The consultant is not required to give testimony or attendance in court by reason of this study, unless prior agreements have been made in writing.
- 4) Neither all nor any part of the contents of this study, especially any conclusions as to blight, the identity of the consultant or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the undersigned.

A handwritten signature in blue ink, appearing to read "Scott J. Belke", is written over a horizontal line.

Scott J. Belke, MAI

ADDENDA

1300 BALTIMORE AVENUE




Jackson County, Missouri GIS


Property Summary for:
29-230-10-01-00-0-00-000


GIS Department • 415 E 12th St • Room G8 • Kansas City, MO 64106
[Link to Report](#) • [Link to Map](#)

Property Information

No Property Picture Available







Parcel ID: 29-230-10-01-00-0-00-000

Address on this Parcel:
1300 BALTIMORE AVE
KANSAS CITY, MO 64105

Owner Information:
WEST PROPERTIES INC
RT 52 ROCKRIDGE FARM
CARMEL, NY 10512

Mortgage Holder Information:
No Mortgage Holder Information.

Property Characteristics:
Year Built: NA
Living Area (Approx. sq. ft.): NA
Tax Neighborhood Code: 9944
Parcel Area (Approx.): 0.33 (acres), 14,200.02 (SqFt)

Property Class (PCA Code): Commercial Vacant Land (code: 2000)

Land Use Type: Unimproved Commercial Land (code: 2101)

Tax Code Area:
Code: 1
City: Kansas City
Fire: NA
Library: Kansas City
School: Kansas City
Water: NA

Assessment Information:
Tax Year: 2013
Market Value: \$780,000
Assessed Value: \$249,600
Taxable Value: \$249,600
[Where are my tax dollars going?](#)

Exemptions and Abatements Status (2012):
No exemptions or abatements.


Community Improvement District (CID):
Downtown Community Imp District

TIF Information:
Property is not in a TIF.

Disclaimer: The information contained in this website is provided to the recipient pursuant to Section 610.011, RSMo. Jackson County makes no warranties or representations of any kind, express or implied, regarding the information, data, or images provided herein. All information, data, and service are provided "as is," and "with all faults" and by accessing this website, the recipient accepts the risk of any errors or omissions. Jackson County is not liable in any way to the users of information, data or service provided herein. By accessing and using this information, data or service you agree to hold the County harmless in all matters and accounts arising from the use or reliance on the completeness or accuracy of this information, data or service.

Property Tax Account Summary		Direct Link to Jackson County Assessment Profile			
Parcel Number	29-230-10-01-00-0-00-000	Property Address	1300 BALTIMORE AVE , KANSAS CITY, MO 64105		
General Information		Property Description	REIDS ADD ALL OF LOTS 1 2 3 & 4 BLK 7		
Property Category		Land and Improvements			
Status		Active, Locally Assessed			
Tax Code Area		001			
Property Characteristics		Property Class	2000		
Parties					
Role	Percent	Name	Address		
Taxpayer	100	WEST PROPERTIES INC	C/O % SAL CAPPUZZO, RT 52 ROCKRIDGE FARM, CARMEL, NY 10512		
Owner	100	WEST PROPERTIES INC	C/O % SAL CAPPUZZO, RT 52 ROCKRIDGE FARM, CARMEL, NY 10512		
Property Values					
Value Type	Tax Year	Tax Year	Tax Year	Tax Year	Tax Year
	2013	2012	2011	2010	2009
Market Value Total	780,000	780,000	780,000	1,120,000	1,120,000
Taxable Value Total	249,600	249,600	249,600	358,400	358,400
Assessed Value Total	249,600	249,600	249,600	358,400	358,400
No Charges are currently due. No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.					
NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).					
Distribution of Current Taxes					
District					Amount
BOARD OF DISABLED SERVICES					186.700000
CITY - KANSAS CITY					3,976.630000
JACKSON COUNTY					1,322.380000
KANSAS CITY LIBRARY					1,248.000000
KANSAS CITY SCHOOL #33					12,355.200000
MENTAL HEALTH					304.010000
METRO JUNIOR COLLEGE					591.300000
STATE BLIND PENSION					74.880000
CID-DOWNTOWN LOOP ASSESSED VALUE					748.800000
CID-DOWNTOWN LOOP SQUARE FOOTAGE					1,296.940000
TDD-DOWNTOWN STREETCAR					1,198.080000
REPLACEMENT TAX					3,586.750000
Receipts					
Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/31/2013 08:28	8394524	26,889.67	26,889.67	26,889.67	0.00
12/31/2012 08:30	7842721	27,544.37	27,544.37	27,544.37	0.00
12/30/2011 08:51	7296329	27,449.53	27,449.53	27,449.53	0.00
12/30/2010 08:20	6727045	37,982.02	37,982.02	37,982.02	0.00
12/31/2009 08:49	6187525	37,328.08	37,328.08	37,328.08	0.00
<p>REMINDER: Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. Click here to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved.</p> <p>NOTE: Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.</p>					
<p>ATTENTION: This website will close at 11:00 p.m. on December 31. Taxes paid online after the website reopens in the New Year will accrue interest, penalties and fees.</p>					
<p>Content in Property Account Summary Developed by Manatron, Inc. ©2005-2010 All rights reserved. Version 1.0.5042.13982</p>					
<p><small>Disclaimer: The information contained in this website is provided to the recipient pursuant to Section 610.011, RSMo. Jackson County makes no warranties or representations of any kind, express or implied, regarding the information, data, or images provided herein. All information, data, and service are provided "as is," and "with all faults" and by accessing this website, the recipient accepts the risk of any errors or omissions. Jackson County is not liable in any way to the users of information, data or service provided herein. By accessing and using this information, data or service you agree to hold the County harmless in all matters and accounts arising from the use or reliance on the completeness or accuracy of this information, data or service.</small></p>					

1316 BALTIMORE AVENUE




Jackson County, Missouri GIS

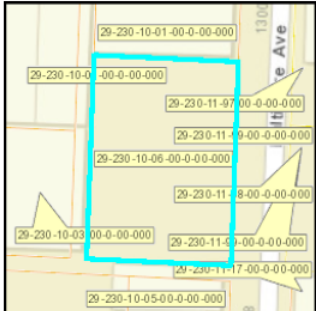
Property Summary for:
29-230-10-06-00-0-00-000


GIS Department • 415 E 12th St • Room G8 • Kansas City, MO 64106
[Link to Report](#) • [Link to Map](#)

Property Information

No Property Picture Available







Parcel ID: 29-230-10-06-00-0-00-000

Address on this Parcel:
1316 BALTIMORE
KANSAS CITY, MO 64105

Owner Information:
WEST PROPERTIES INC
RT 52 ROCKRIDGE FARM
CARMEL, NY 10512

Mortgage Holder Information:
No Mortgage Holder Information.

Property Characteristics:
Year Built: NA
Living Area (Approx. sq. ft.): NA
Tax Neighborhood Code: 9944
Parcel Area (Approx.): 0.65 (acres), 28,401.38 (SqFt)

Property Class (PCA Code): State Railroad/Utility Improved (code: 5010)

Land Use Type: Parking Lot (code: 2245)

Tax Code Area:
Code: 1
City: Kansas City
Fire: NA
Library: Kansas City
School: Kansas City
Water: NA

Assessment Information:
Tax Year: 2013
Market Value: \$1,089,850
Assessed Value: \$348,752
Taxable Value: \$348,752
[Where are my tax dollars going?](#)

Exemptions and Abatements Status (2012):
No exemptions or abatements.

Community Improvement District (CID):
Downtown Community Imp District


TIF Information:
TIF District: Americana Hotel TIF 19
TIF Project: NA

Disclaimer: The information contained in this website is provided to the recipient pursuant to Section 610.011, RSMo. Jackson County makes no warranties or representations of any kind, express or implied, regarding the information, data, or images provided herein. All information, data, and service are provided "as is," and "with all faults" and by accessing this website, the recipient accepts the risk of any errors or omissions. Jackson County is not liable in any way to the users of information, data or service provided herein. By accessing and using this information, data or service you agree to hold the County harmless in all matters and accounts arising from the use or reliance on the completeness or accuracy of this information, data or service.



Property Tax Account Summary		Direct Link to Jackson County Assessment Profile			
Parcel Number	29-230-10-06-00-0-00-000	Property Address	1316 BALTIMORE , KANSAS CITY, MO 64105		
General Information		REIDS ADD LOTS 5-12 INCL, BLK 7			
Property Description		Land and Improvements			
Property Category		Active, Host Other Property, Locally Assessed			
Status		001			
Tax Code Area		001			
Property Characteristics		5010			
Property Class		5010			
Parties					
Role	Percent	Name	Address		
Taxpayer	100	WEST PROPERTIES INC	C/O % SAL CAPPUZZO, RT 52 ROCKRIDGE FARM, CARMEL, NY 10512		
Owner	100	WEST PROPERTIES INC	C/O % SAL CAPPUZZO, RT 52 ROCKRIDGE FARM, CARMEL, NY 10512		
Property Values					
Value Type	Tax Year	Tax Year	Tax Year	Tax Year	Tax Year
	2013	2012	2011	2010	2009
Market Value Total	1,089,850	1,089,850	1,089,850	1,090,000	1,090,000
Taxable Value Total	348,752	348,752	348,752	348,800	348,800
Assessed Value Total	348,752	348,752	348,752	348,800	348,800
No Charges are currently due.					
No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.					
NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).					
Distribution of Current Taxes					
District					Amount
BOARD OF DISABLED SERVICES					260.870000
CITY - KANSAS CITY					5,556.320000
JACKSON COUNTY					1,847.690000
KANSAS CITY LIBRARY					1,743.760000
KANSAS CITY SCHOOL #33					17,263.220000
MENTAL HEALTH					424.780000
METRO JUNIOR COLLEGE					826.190000
STATE BLIND PENSION					104.630000
CID-DOWNTOWN LOOP ASSESSED VALUE					1,046.260000
CID-DOWNTOWN LOOP SQUARE FOOTAGE					2,594.010000
TDD-DOWNTOWN STREETCAR					1,674.010000
REPLACEMENT TAX					5,011.570000
Receipts					
Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/31/2013 08:28	8394529	38,353.30	38,353.30	38,353.30	0.00
12/31/2012 08:33	7842787	39,266.04	39,266.04	39,266.04	0.00
12/30/2011 08:52	7296343	39,133.51	39,133.51	39,133.51	0.00
12/30/2010 08:21	6727055	39,063.37	39,063.37	39,063.37	0.00
12/31/2009 08:50	6187536	38,193.20	38,193.20	38,193.20	0.00
<p>REMINDER: Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. Click here to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved.</p> <p>NOTE: Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.</p>					
<p>ATTENTION: This website will close at 11:00 p.m. on December 31. Taxes paid online after the website reopens in the New Year will accrue interest, penalties and fees.</p>					
<p>Content in Property Account Summary Developed by Manatron, Inc. ©2005-2010 All rights reserved. Version 1.0.5042.13982</p>					
<p>Disclaimer: The information contained in this website is provided to the recipient pursuant to Section 610.011, RSMo. Jackson County makes no warranties or representations of any kind, express or implied, regarding the information, data, or images provided herein. All information, data, and service are provided "as is," and "with all faults" and by accessing this website, the recipient accepts the risk of any errors or omissions. Jackson County is not liable in any way to the users of information, data or service provided herein. By accessing and using this information, data or service you agree to hold the County harmless in all matters and accounts arising from the use or reliance on the completeness or accuracy of this information, data or service.</p>					

1330 BALTIMORE AVENUE

4/14/2014 Jackson County, Missouri GIS • Property Summary



29-230-10-05-00-0-00-000 08/20/2005

Parcel ID: 29-230-10-05-00-0-00-000

Address on this Parcel:
Situs verification in process.

Owner Information:
GAILOYD ENTERPRISES CORP
ROCKRIDGE FARM 961 RT52
CARMEL, NY 10512

Mortgage Holder Information:
No Mortgage Holder Information.

Property Characteristics:
Year Built: NA
Living Area (Approx. sq. ft.): NA
Tax Neighborhood Code: 9944
Parcel Area (Approx.): 0.30 (acres), 13,049.24 (SqFt)

Property Class (PCA Code): NA

Land Use Type: NA

Tax Code Area:
No Tax Code Area information available at this time.

Assessment Information:
Tax Year: 2013
Market Value: \$4,600,000
Assessed Value: \$1,472,000
Taxable Value: \$1,472,000
[Where are my tax dollars going?](#)

Exemptions and Abatements Status (2012):
No exemptions or abatements.

Community Improvement District (CID):
Downtown Community Imp District

TIF Information:
TIF District: Americana Hotel TIF 19
TIF Project: NA

4/14/2014 Jackson County, Missouri GIS • Property Summary

Parcel Number 29-230-10-05-00-0-00-000 Property Address 106 W 14TH ST , KANSAS CITY, MO 64105

General Information					
Property Description	REIDS ADD SECOND RES OF LOTS 1-2-3-4 BLK F				
Property Category	Land and Improvements				
Status	Active, Host Other Property, Locally Assessed				
Tax Code Area	001				
Property Characteristics					
Property Class	2010				
Parties					
Role	Percent	Name	Address		
Taxpayer	100	GAILOYD ENTERPRISES CORP	ROCKRIDGE FARM 961 RT 52, CARMEL, NY 10512		
Owner	100	GAILOYD ENTERPRISES CORP	ROCKRIDGE FARM 961 RT 52, CARMEL, NY 10512		
Property Values					
Value Type	Tax Year	Tax Year	Tax Year	Tax Year	Tax Year
	2013	2012	2011	2010	2009
Market Value Total	4,600,000	4,600,000	4,600,000	4,600,000	4,600,000
Taxable Value Total	1,472,000	1,472,000	1,472,000	1,472,000	1,472,000
Assessed Value Total	1,472,000	1,472,000	1,472,000	1,472,000	1,472,000

No Charges are currently due.
 No Change Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3332.

NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

Distribution of Current Taxes	
District	Amount
BOARD OF DISABLED SERVICES	1,101.060000
CITY - KANSAS CITY	23,451.900000
JACKSON COUNTY	7,798.660000
KANSAS CITY LIBRARY	7,360.000000
KANSAS CITY SCHOOL #13	72,864.000000
MENTAL HEALTH	1,792.900000
METRO JUNIOR COLLEGE	3,487.170000
STATE BLIND PENSION	441.600000
CID-DOWNTOWN LOOP ASSESSED VALUE	4,616.000000
CID-DOWNTOWN LOOP SQUARE FOOTAGE	1,191.340000
TDD-DOWNTOWN STREETCAR	7,065.600000
REPLACEMENT TAX	21,152.640000

Receipts					
Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
12/31/2013 08:27	8394502	152,123.36	152,123.36	152,123.36	0.00
12/31/2012 08:32	7842764	146,116.98	146,116.98	146,116.98	0.00
12/30/2011 08:50	7296291	145,557.62	145,557.62	145,557.62	0.00
12/30/2010 08:39	6727026	145,407.55	145,407.55	145,407.55	0.00
12/31/2009 08:45	6187512	143,450.28	143,450.28	143,450.28	0.00

REMINDER: Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. [Click here](#) to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved. **NOTE:** Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.

ATTENTION: This website will close at 11:00 p.m. on December 31.
 Taxes paid online after the website reopens in the New Year will accrue interest, penalties and fees.

Content in Property Account Summary Developed by Mantron, Inc.
 ©2005-2010 All rights reserved.
 Version 1.0.5042.13982

1300 BALTIMORE AVENUE



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI
12/21/2007 12:51:19 PM
WD FEE: \$ 24.00 2 Pages
INSTRUMENT NUMBER:
2007E0160842

The Above Space Is Reserved for Recorder Data

Old Republic Title
Commercial Escrow
3856 W. 75th Street
Prairie Village KS 66208

ORT FILE # 07040475

**MISSOURI
SPECIAL WARRANTY DEED**

THIS INDENTURE, Made ^{effective as of} this 19th day of December, 2007, A.D., by and between

Old Republic Title Company of Kansas City, Inc., a Missouri corporation, GRANTOR, and
West Properties, Inc., a Missouri corporation, GRANTEE.

(Mailing address of said first named grantee is: % Alsatian Land Company LLC, 106 W. 14th Street,
Suite 2700, Kansas City Mo 64105)

WITNESSETH: THAT SAID GRANTOR, in consideration of the sum of Ten Dollars and Other Valuable Considerations, to it in hand paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents, SELL AND CONVEY, unto the said Grantee, its successors or assigns, all of the following described lots, tracts or parcels of land, lying, being and situate in the County of Western Jackson and State of Missouri to-wit:

Lots 1, 2, 3 and 4, Block 7, REID'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri.

Subject to all covenants, restrictions, reservations and easements now of record.

TO HAVE AND TO HOLD The premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee and unto its successors and assigns forever; the said Grantor is hereby covenanting that the said premises are free and clear from any encumbrance done or suffered by it; and that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantor, except as above mentioned and except all taxes, both general and special, not now due and payable.

IN WITNESS WHEREOF, The said Grantor has caused these presents to be signed the day and year first above written.


Old Republic Title Company of Kansas City, Inc.,
a Missouri corporation


By: John Conaghan
Its President

STATE OF Missouri
COUNTY OF Jackson

On this 13 day of December, 2007, before me, appeared to me personally known, who being by me duly sworn, did say that John Conaghan is the President of Old Republic Title Company of Kansas City, Inc., a Missouri corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and acknowledged said instrument to be the free act and deed of said corporation.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office the day and year last above written.

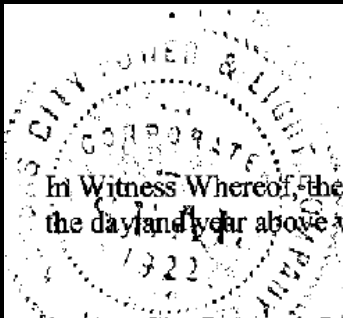

Notary Public

My Commission Expires:

MEGAN M. HUTCHERSON
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Aug. 7, 2010
Commission # 06923712

1316 BALTIMORE AVENUE

RECORDER'S CERTIFICATION JACKSON COUNTY, MISSOURI 06/05/2006 12:20:21 PM	
INSTRUMENT TYPE: LD FEE: \$24.00 2 Pages	
	
INSTRUMENT NUMBER/BOOK & PAGE: 2006E0036366	
ROBERT T. KELLY, DIRECTOR, RECORDER OF DEEDS	
	
SPECIAL WARRANTY DEED	
<p>This Indenture, Made on the 31 day of MAY, 2006 by and between Kansas City Power & Light Company, a Missouri Corporation, party of the first part (GRANTOR) and West Properties, Inc., a Missouri Corporation, party of the second part, (GRANTEE) Mailing address of said first named grantee is 106 W. 14th St., Suite 2700 KC, MO 64105.</p>	
<p>Witnesseth: That the said party of the first part, in consideration of the sum of One Dollar and other valuables consideration, to be paid by the said party of the second part (the receipt of which is hereby acknowledged) does by these presents, SELL AND CONVEY unto the said party of the second part its successors and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Jackson and State of Missouri to wit:</p>	
<p>Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block 7, REID'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.</p>	
<p>SUBJECT TO covenants, conditions, easements, restrictions and reservations of record, if any.</p>	
<p>To have and to hold, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said party of the second part and unto its successors and assigns forever, the said party of the first part hereby covenanting that the said premises are free and clear from any incumbrance done or suffered by it; and that it will warrant and defend the title to said premises unto the said party of the second part and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under it.</p>	
<p>PLEASE RETURN DOCUMENT TO:</p>	
<p>First American Title Insurance Company National Commercial Services 911 Main, Suite 2500, Kansas City, MO 64105 Attention: Robert L. Patterson FILE NO. <u>97632-b</u></p>	



In Witness Whereof, the said party of the first part has hereunto set _____ hand and seal the day and year above written.

Kansas City Power & Light Company

William H. Downey
by: William H. Downey
title: PRESIDENT & CEO

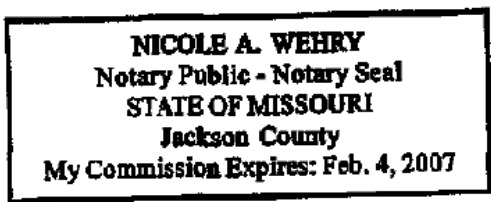
State of Missouri
County of JACKSON

On this 31 day of MAY, 2006, before me, appeared William H. Downey, to me personally known, who being by me duly sworn, did say that he/she is the PRESIDENT AND CEO of Kansas City Power & Light Company, a Missouri Corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and said William H. Downey acknowledged said instrument to be the free act and deed of said corporation.

In Witness Whereof, I have hereunto set my hand and affixed my notarial seal at my office in 1201 Walnut, Kansas City, Mo 64106 the day and year last above written.

Nicole A. Wehry
Notary Public within and for said County and State

My commission expires:



1330 BALTIMORE AVENUE

BOOK B 5704

WARRANTY DEED B484097

B5704 PAGE 532

THIS DEED WITNESSETH, that J.M. ENTERPRISES, INC., a Corporation organized and existing under the laws of the State of New York, and having its principal place of business at 510 Fulton Street, Brooklyn, New York, Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, does by these presents, GRANT, BARGAIN AND SELL, Convey and Confirm unto BAYLOND, ENTERPRISES CORP., a corporation organized and existing under the Laws of the State of Missouri, the having its office at 511 Louisa Street, St. Louis 1, Missouri, c/o W. S. Corporation Company, Grantee, his Successors and assigns, the following described land situate in Jackson County, Missouri, to wit:

ALL of Lots 1, 2, 3 and 4, Block 4, Second Resurvey of Reid's Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, together with the office building and improvements located thereon, including the electric building, steps, concrete walkways, concrete basements, the sidewalks and curbs, floors of the building, the concrete pads, a front porch of said improvements, including all appurtenant easements, water, and other utilities to the land, and the load rails of the network, poles, and the secondary wires and apparatus of lines for measuring, electrical energy.

TOGETHER WITH all rights, title and interest, if any, of the Grantor in and to the whole space in the basement of said office building, but underneath the public streets; and

TOGETHER WITH all rights, title and interest, if any, of the Grantor in and to any streets and roads abutting the above described premises at the center lines thereof.

SUBJECT to taxes not heretofore due; and



BOOK B 5704

SUBJECT to Zoning Laws and to recorded restrictions and easements; and

SUBJECT to that certain lease dated as of April 4, 1961 between THE KRATZER CORPORATION, as Landlord, and EDWARD L. LANE REALTY CORP., as Tenant, a memorandum of which lease captioned "Declaration of Lease" was recorded in the Office of the Recorder of Deeds of Jackson County, Missouri, on June 23, 1961, in Book B-5415, at Page 721, Document B-382926; and

SUBJECT to encroachments by the third floor balcony in Baltimore Avenue, by the third floor canopy into Fourteenth Street, and by the canopy into Fourteenth Street, and encroachment by the underfloor drain tile and by areas there under the sidewalks on Baltimore Avenue and in Fourteenth Street, which extend beyond the property line as shown by the architect's drawings of the original plan for the improvements on the above premises; and

SUBJECT to the deed of trust dated February 11, 1959, filed February 22, 1959, under Document No. B-259324, recorded in Book E-334 at page 124, executed by Power and Light Building Company, a Missouri corporation, to Henry Foltz Lowenstein, trustee for the Prudential Insurance Company of America, a New Jersey corporation, to secure the original sum of Five Million (\$5,000,000) Dollars; and

SUBJECT to terms and conditions of Assignment of Rentals, of the Assignment of the unrecorded Deed, and the amendments thereof, all executed by Power and Light Building Company in favor of The Prudential Insurance Company of America to further secure the payment of the debt described in and secured by the deed of trust above described, all of such instruments being dated February 11, 1959, and recorded respectively in Book B-7447, page 203, Document No. B-259327, Book B-7447, at Page 204, Document No. B-259328, and Book B-7447, at Page 202, Document No. B-259326; and

SUBJECT to all existing tenancies and the rights of all persons in possession; and

SUBJECT to the reservation of title by Kansas City Power & Light Company to the power transformers at all connected metering equipment on said premises; and

B5704 289 593

BOOK B 5704

B5704 Pgs 534

TO HAVE AND TO HOLD; the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto said Grantee and unto its successors and assigns forever; said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee of the premises herebefore conveyed; that it has good right to convey the same; that except as provided above said premises are free and clear from any incumbrance done or suffered by it or those under whom it claims, and that it will warrant and defend the title to said premises unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever, except as above stated.

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed under its seal, pursuant to due authority, this 28 day of May, 1954.

J. V. ENTERPRISES, INC.

WITNESS

Warren Gordon

Secretary

[Signature]
 PRESIDENT

In the State of New York, County of ^{Kings} ~~Queens~~, on this 28 day of May, 1954, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MAX L. SHULMAN to me personally known, who being by me duly sworn, did say that he is PRESIDENT of the Grantor Corporation in the foregoing deed, and that the seal thereto affixed is the corporate Seal of said Corporation and that said deed was signed and sealed in behalf of said Corporation by authority of its Board of Directors and said MAX L. SHULMAN acknowledged said deed to be the free act and deed of said Corporation.

WITNESS my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written.

Reserved for Recorder of Deeds

[Signature]
 Notary Public
 MAX SHUBOIN
 Notary Public, State of New York
 No. 67-9044950
 Qualified in Bronx County
 Term Expires March 30, 1958

BOOK B 5704

State of New York, } ss:
 County of Bronx. }
 I, JOHN J. HANLEY, County Clerk and Clerk of the Supreme Court, Bronx County, a Court of Record having
 by law a seal, DO HEREBY CERTIFY, THAT

Form 1
 B5704 REG 535
 No. 81182

John J. Hanley
 whose name is subscribed to the annexed affidavit, deposition, certificate of acknowledgment or proof, was at the time of taking the same a NOTARY PUBLIC in and for the State of New York; that pursuant to law a commission, or a certificate of his official character, and his autograph signature, have been filed in my office; that as such Notary Public he was duly authorized by the laws of the State of New York to administer oaths and affirmations, to receive and certify the acknowledgment or proof of deeds, mortgages, powers of attorney and other written instruments for lands, tenements and hereditaments to be read in evidence or recorded in this State, to protest notes and to take and certify affidavits and depositions; and that I am well acquainted with the handwriting of such Notary Public, or have compared the signature on the annexed instrument with his autograph signature deposited in my office, and believe that the signature is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this
 day of MAY 28 1964 1964

John J. Hanley
 County Clerk and Clerk of the Supreme Court, Bronx County

SEE PAID 30¢

FILED FOR RECORD AND DULY RECORDED IN MY OFFICE ON THIS _____ DAY OF _____
 A.D. 1964 AT _____ O'CLOCK _____ MINS. _____ M.
 NATHAN SCARRITT, RECORDER BY _____ DEPUTY

REDEVELOPMENT CONSULTING PROJECTS

Scott J. Belke, MAI has provided consulting services on the following redevelopment projects:

Kansas City, MO

Ward Parkway & Roanoke Conservation District (Ch. 99); Feb-96
Traders On Grand Blight Study (Ch. 353); Jul-97
63rd & Troost TIF Blight Study (Ch. 99); Aug-97
2028 Baltimore Blight Study (Ch. 353); Mar-98
Bannister & Holmes Mine Blight Study (Ch. 353); Sep-98
Mark Twain Building Blight Study (Ch. 353); Feb-99
Nettleton Home Blight Study (Ch. 353); Sep-99
Commerce Trust Building Blight Study (Ch. 353); Sep-99
Critical Link Blight Study (Ch. 353); Mar-00
18th & Vine Blight Study (Ch. 353); Apr-00
Briarcliff West TIF North Expansion (Ch. 99); Aug-00
1528 Walnut Blight Study (Ch. 353); Jun-01
Blue Ridge Mall Blight Study (Ch. 353); May-02
Crossroads Blight Study/General Development Plan (PIEA, Ch. 100); Aug-02
Ellison/Knickerbocker Blight Study/GDP (PIEA, Ch. 100); Feb-03
Folger Coffee Blight Study/GDP (PIEA, Ch. 100); Jul-03
Stuart Hall/HD Lee Blight Study (PIEA, Ch. 100); Nov-03
Santa Fe TIF Expansion Area Blight Study (Ch. 99); Nov-03
Briarcliff West TIF South Expansion (Ch. 99); Jan-04
Manchester Business Center Blight Study/GDP (PIEA, Ch. 100); Mar-04
Southwest Boulevard PIEA Blight Study/GDP (PIEA, Ch. 100); Mar-04
Blue Ridge Mall TIF Expansion (Ch. 99); Jun-04
87th Street & Hillcrest Road TIF Plan (Ch. 99); Dec-04
Stuart Hall/HD Lee Blight Study (PIEA, Ch. 100); Feb-05
Armour/Gillham Blight Study/GDP (PIEA, Ch. 100); Apr-05
Truman Road Business Park Blight Study/GDP (PIEA, Ch. 100); Jun-05
39th & Main Blight Study/GDP (PIEA, Ch. 100); Sep-05
Guinotte PIEA Blight Study/GDP (PIEA, Ch. 100); Oct-05
Downtown Loop PIEA Blight Study/GDP (PIEA, Ch. 100); Oct-05
Northeast Bottoms PIEA Blight Study/GDP (PIEA, Ch. 100); Jun-06
Rivergate Business Center But For/Economic Impact (Ch. 353); Jul-06
Old Federal Courthouse PIEA Blight Study/GDP (PIEA, Ch. 100); Aug-06
Promenade TIF Conservation Area Analysis (Ch. 353); Sep-06
Rivergate Business Center (But For/Economic Impact); Oct-06

Trinity Hospital PIEA Blight Study/GDP (PIEA, Ch. 100); Kansas City, MO (Jul-07)
Hillside Materials TIF Blight Study (Ch. 353); Kansas City, MO (Sep-07)
PIEA Consultant on Economic Development & Incentive Policy, Economic Modeling, Cost Benefit Analysis, and But For Analysis; Kansas City, MO (Nov-Dec 2007)
NNSA/Honeywell PIEA Blight Study/GDP (PIEA, Ch. 100), Tax Impact Analysis, But For Analysis; Kansas City, MO (May-08)
Economic Development Incentive & Policy Workshops; Nov-08, Nov-09
1220 Washington Property Value Maximization Scenario Consultations; Apr-12
9th & Central TIF Blight Study (Ch. 99); Aug-13
Wornall-Bannister EDC Blight Study (Chs. 99, 100, and 353); Sep-13
Hillside Materials TIF Expansion (Ch. 353); Nov-13
Bannister & Wornall TIF Blight Study (Ch. 99); Mar-14

Independence, MO

Lee's Summit Road/I-70 TIF Blight Study (Ch. 99); Feb-95

Blue Springs, MO

Blue Springs, Missouri Downtown Blight Study (Ch. 353); Nov-00

North Kansas City, MO

Harbor Town Blight Study (Ch. 353); Mar-95

Handy Stop Blight Study (Ch. 353), Aug-04

1815 Burlington Avenue (Ch. 353), Jun-06

Sugar Creek, MO

Carefree Mine TIF Blight Study (Ch. 99); May-01

Carefree Mine Expansion Blight Study (Ch. 353); Jan-03

Parkville, MO

Parkview Heights TIF Blight Study (Ch. 99); Oct-01

Westwood, KS

Woodside Village Conservation Area/Valuation (Ch. 12); Sep-11

QUALIFICATIONS OF SCOTT J. BELKE, MAI

Education

Colorado School of Mines, Golden, Colorado, Petroleum Engineering Studies (1975–1977)
 William Jewell College, Liberty, Missouri, Bachelor of Arts, Religion (1978–1979)
 St. Peter's College, Oxford University, Oxford, England, Theological/Historical Studies (1979–1980)
 Denver Seminary, Denver, Colorado, Master of Divinity (1980–1983)

The Appraisal Institute

Designation

Scott completed all of his course work for the MAI designation between 1985 and 1990. He obtained the MAI designation in 1990.

Continuing Education

Analyzing Commercial Lease Clauses	Litigation Valuation
Analyzing Operating Expenses	Mark to Market Seminar
Appraisal Institute–Business Practices & Ethics	Market Analysis and the STDB
Appraisal Consulting	Mortgage Fraud Awareness
Appraising Distressed Real Estate	Rates, Ratios and Reasonableness
Appraising From Blueprints and Specifications	Retail Valuation
Appraising The Appraisal (Appraisal Review)	Scope of Work
Case Studies in Commercial HBU	Small Hotel/Motel Valuation
Comprehensive Examination Workshop	Standards of Professional Practice, Part A
Cost Approach to Commercial Appraising	Standards of Professional Practice, Part B
Effective Appraisal Writing	Standards of Professional Practice, Part C
Eminent Domain & Condemnation Appraising	Supporting Capitalization Rates
Evaluating Commercial Construction	The High-Tech Appraisal Office
Feasibility Analyst & Highest And Best Use	The Internet and Appraising
Gramm-Leach-Bliley Act	The Road Less Traveled: Special Purpose Properties
HP12C Financial Calculator	USPAP Update
Income Property Demonstration Appraisal	Understanding and Using DCF Software
Industrial Valuation	Understanding and Using Investor Surveys Effectively
Internet Search Strategies	Valuation of Detrimental Conditions in Real Estate

Employment

Belke Appraisal & Consulting Services, Inc., President (10/00 to present)
 Rule & Company, Incorporated, Kansas City, Missouri, Principal (1/85 to 9/00)
 United Parcel Service, Denver, CO, Driver (various periods from 1983–1985)
 Purolator Armored, Denver, CO, Driver, Vault Worker (1978–1982)

Affiliations

Certified General Real Estate Appraiser in Missouri (Certificate No. RA 001868)
 Certified General Real Property Appraiser in Kansas (Certificate No. G-1214)

Professional

Scott has served the Kansas City Chapter of the Appraisal Institute in various capacities including Exam Proctor, Committee Chair Admissions-General, Director, Treasurer, Secretary, Vice President, and President (2007).

COMPANY PROFILE

Over the past 29 years Scott J. Belke, MAI has valued or consulted on over 1,700 properties in the Kansas City metropolitan area and 14 surrounding states. The first 16 years of Scott's valuation experience were at Rule & Company, Inc., where Scott became a principal. Belke Appraisal & Consulting Services, Inc. can provide you with a variety of commercial real estate analyses including market value and value in use determinations, blight analysis, general development plans, tax appeal, litigation support, market analysis, and highest and best use analysis. Scott's broad-based background includes the following:

Traditional Uses:

Office, Industrial, Retail, Lodging, Multifamily, Residential Subdivisions, All Types Of Vacant Land

Special Uses:

Churches, College Campuses, LIH Apartments, Riverboat Gaming Facilities, Convenience Stores/Service Stations, Computer Centers, Medical Offices, Secondary Use of Limestone Caves, Mini Storage, Refrigerated/Freezer Storage, Parking Garages, Car/Truck Dealerships, Truck Stops, Restaurants, Bowling Alleys, Golf Courses/Mini Golf/Driving Ranges, Funeral Homes, Racquet Clubs, Nursing Homes, Skating Rinks, Truck Terminals, Indoor Soccer Facilities, Animal Research, Retirement Homes, Day-Care Centers, Fitness Centers

Consulting:

Blight Analysis, General Development Plans, Tax Impact Analysis, Economic Impact, "But For" Analysis, Market Studies, Highest & Best Use Analysis, Tax Appeal, Rent Analysis, Litigation Support

Though Scott's experience is focused on the greater Kansas City metropolitan area, he has also appraised property in the following states:

<i>Missouri</i>	<i>Kansas</i>	<i>Iowa</i>	<i>Texas</i>
<i>Nebraska</i>	<i>Arkansas</i>	<i>Oklahoma</i>	<i>Georgia</i>
<i>Virginia</i>	<i>Indiana</i>	<i>Illinois</i>	<i>Pennsylvania</i>
<i>Ohio</i>	<i>Florida</i>	<i>Wisconsin</i>	

Scott is a 29-year resident of the Northland and specializes in Platte and Clay Counties.

Scott completed all of his course work for the MAI designation between 1985 and 1990. He obtained the MAI designation in 1990. Scott strives to stay abreast of developments within the profession as indicated by the following continuing education:

Analyzing Commercial Lease Clauses
Appraisal Consulting
Appraising Distressed Real Estate
Appraising From Blueprints and Specifications
Appraising The Appraisal (The Art of Appraisal Review)
Appraisal Institute – Business Practices & Ethics
Case Studies in Commercial Highest and Best Use
Comprehensive Examination Workshop
Cost Approach to Commercial Appraising
Effective Appraisal Writing
Eminent Domain & Condemnation Appraising
Evaluating Commercial Construction
Feasibility Analyst & Highest And Best Use
Forecasting Revenue
Gramm-Leach-Bliley Act
HP12C Financial Calculator
HVS – Hotel Appraisal Seminar
Income Property Demonstration Appraisal
Industrial Valuation
Internet Search Strategies
Litigation Valuation
Mark to Market Seminar
Market Analysis and the STDB
Mortgage Fraud Awareness
Rates, Ratios and Reasonableness
Retail Valuation
Scope of Work
Small Hotel/Motel Valuation
Standards of Professional Practice, Part A
Standards of Professional Practice, Part B
Standards of Professional Practice, Part C
Supporting Capitalization Rates
The High-Tech Appraisal Office
The Internet and Appraising
The Road Less Traveled: Special Purpose Properties
USPAP Update
Understanding and Using DCF Software
Understanding and Using Investor Surveys Effectively
Valuation of Detrimental Conditions in Real Estate

The following summarizes Scott's educational background:

Colorado School of Mines, Golden, Colorado, Petroleum Engineering Studies, (1975–1977)

William Jewell College, Liberty, Missouri, Bachelor of Arts, (1978–1979)

St. Peter's College, Oxford University, Oxford, England, (1979–1980)

Denver Seminary, Denver, Colorado, Master of Divinity, (1980–1983)

Current certifications:

Certified General Real Estate Appraiser in Missouri, (Certificate No. RA 001868)

Certified General Real Property Appraiser in Kansas, (Certificate No. G-1214)

Professional service:

Scott has served the Kansas City Chapter of the Appraisal Institute in various capacities including:

Exam Proctor

Committee Chair Admissions-General

Director

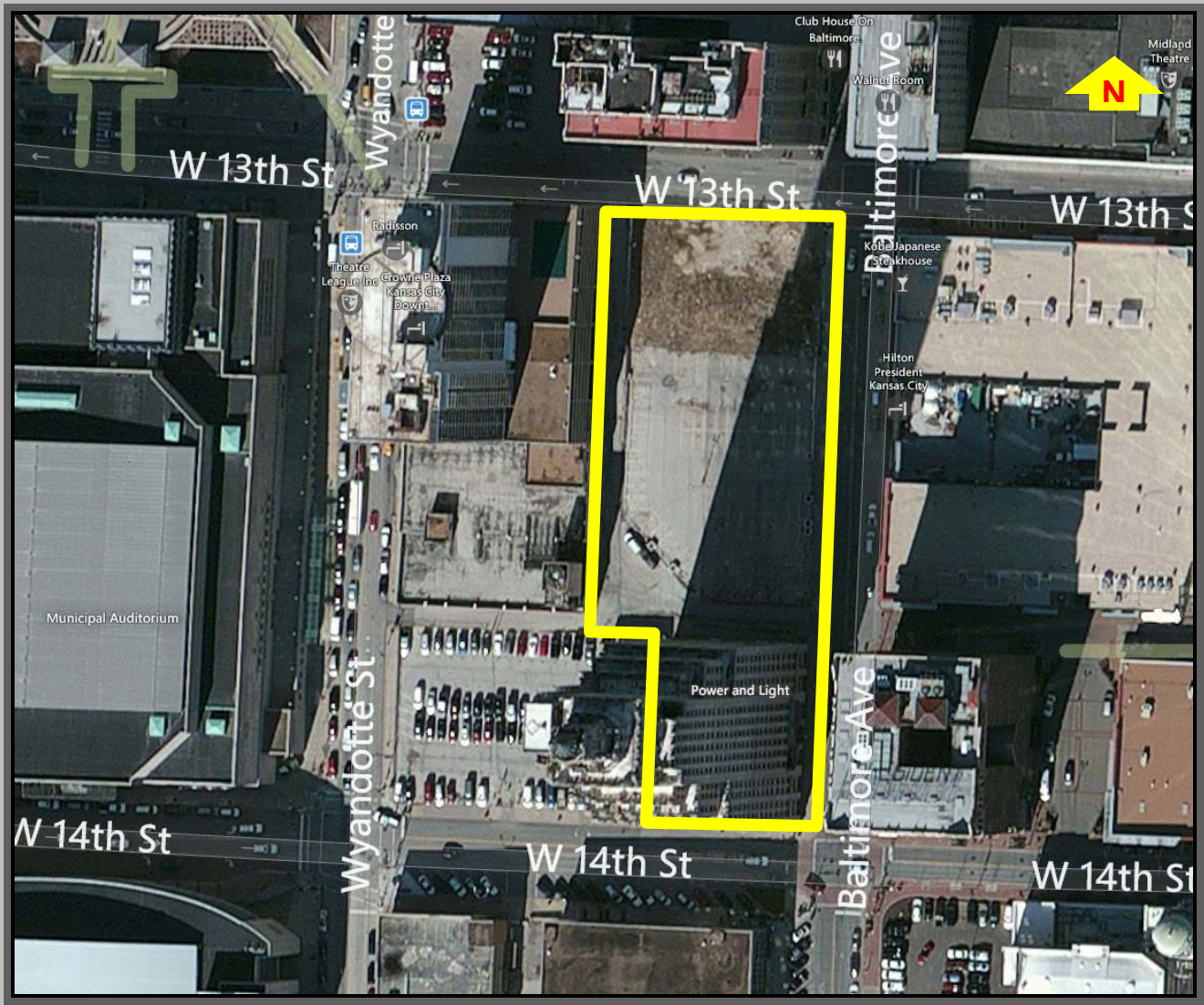
Treasurer

Secretary

Vice President

President (2007)

GENERAL DEVELOPMENT PLAN



14TH & BALTIMORE PLANNING AREA 13TH TO 14TH / WEST SIDE OF BALTIMORE AVENUE KANSAS CITY, MISSOURI

PIEA OF KANSAS CITY, MISSOURI
PER RSMO CHAPTER 100
DATED: JUNE 1, 2014

BELKE APPRAISAL & CONSULTING SERVICES, INC.
KANSAS CITY, MISSOURI

TABLE OF CONTENTS

Planning Area Pictures	1
Planning Area Boundaries	
Planning Area Boundary Map	4
Legal Description.....	4
Land Area.....	5
County Tax Parcels.....	5
Jackson County Tax Map 29-230	6
Description of Planning Area	
General.....	7
Access	7
Topography, Drainage	7
Vegetation.....	7
Existing & Proposed Development.....	7
TIF Plans In The Loop Area Map.....	8
Approved Public Planning Guidelines.....	10
Greater Downtown Area Plan.....	10
Kansas City Downtown Streetscape Master Plan.....	13
FOCUS Kansas City Plan	14
Blight	16
Zoning.....	17
Land Use	18
Statistical Profile	
Standard of Population Densities.....	19
Population	19
Census Tract Maps.....	20
Population Densities	21
Unemployment.....	21
Land Use Plan	
Existing Land Use.....	22
Land Use Provisions & Building Requirements.....	22
Statement of Uses to be Permitted.....	22
Regulations and Controls.....	22
Proposed Land Use	22
Land Coverage & Building Intensities	22
Project Proposals	
Development Strategy.....	23
General Strategy	23
Specific Strategy	23
Additional Features.....	23
Method of Financing.....	24
Land Acquisition Costs.....	24
Tax Abatement.....	24

Developer’s Obligations	24
Design Guidelines	25
PIEA Rights of Review.....	25
Relocation	25
Proposed Changes	
Proposed Zoning Changes	26
Proposed Street Changes	26
Proposed Street Grade or Land Changes	26
Proposed Building Code or Ordinance Changes	26
Proposed Changes in Public Utilities.....	26
Proposed Changes in Public Facilities.....	27
Proposed Changes to City’s Area Plan	27
Relationship to Local Objectives	
General.....	28
Creating Mixed-Use Nodes	28
Revitalizing Existing Uses.....	28
Foster Employment.....	28
Billboards.....	28
Public Transportation.....	28
Public Improvements	29
Building Requirements in the Planning Area	29
Procedures for Changes in the Approved Plan.....	30
Eminent Domain.....	31
Estimated Completion Time.....	32
Appendix I	33



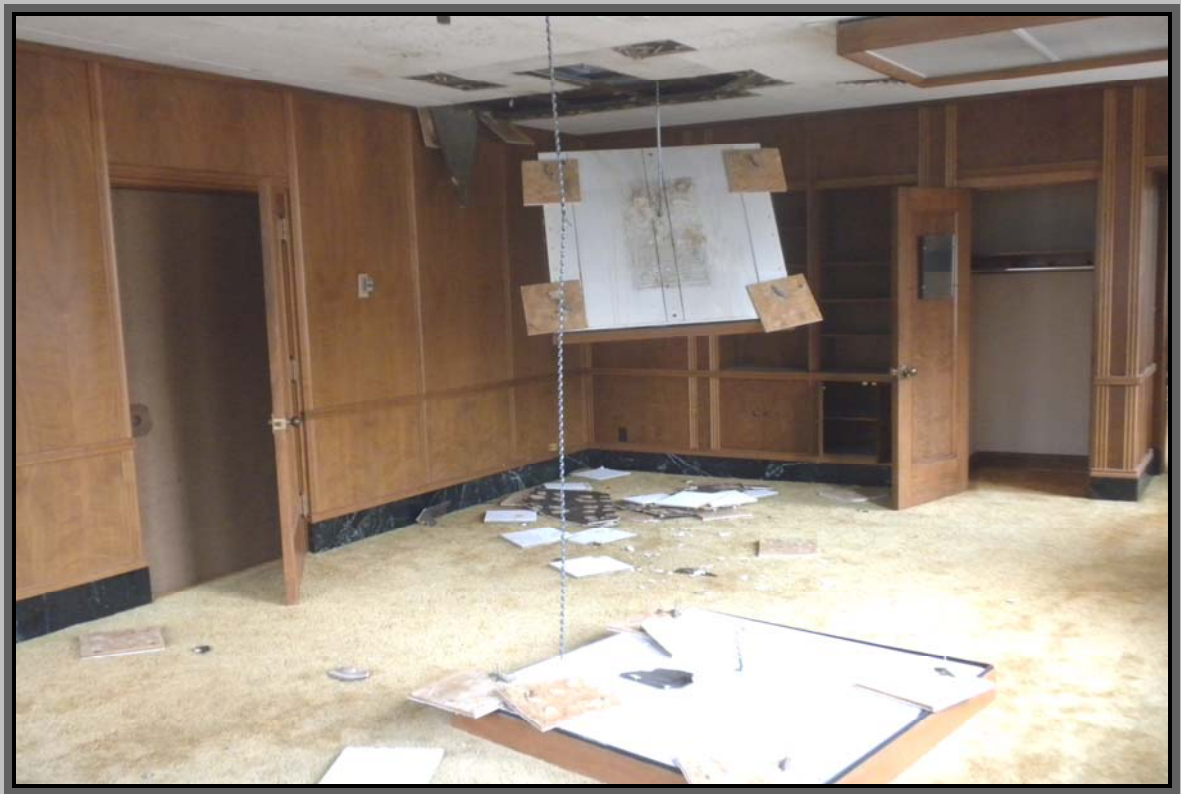
The 14th & Baltimore PIEA Planning Area – Revitalizing an Iconic Historic Structure



The 14th & Baltimore PIEA Planning Area – Remediating Environmental Issues



The 14th & Baltimore PIEA Planning Area – Resolving Exterior Deterioration



The 14th & Baltimore PIEA Planning Area – Resolving Interior Deterioration



The 14th & Baltimore PIEA Planning Area – Eliminating Unsightly Underutilization



The 14th & Baltimore PIEA Planning Area – Eliminating Deteriorating Surface Parking

PLANNING AREA BOUNDARIES

Planning Area Boundary Map

A map of the Planning Area Boundaries (Jackson County Tax Maps 29-230) is included on the second page following. The Planning Area consists of a three county tax parcels encompassing the west half of Baltimore Avenue from W 13th Street south to 14th Street (east of and including the adjoining alleyway). The proposed redevelopment area is located in the southwest portion of the Central Business District.

Legal Description

The following provides a legal description of the proposed Planning Area:

1300 Baltimore Avenue:

Lots 1, 2, 3 and 4, Block 7, REID’S ADDITION, a subdivision in Kansas City, Jackson County, Missouri.

1316 Baltimore Avenue:

Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block 7, REID’S ADDITION, a subdivision in Kansas City, Jackson County, Missouri.

1330 Baltimore Avenue:

Lots 1, 2, 3 and 4, Block F, SECOND RESURVEY OF REID’S ADDITION, a subdivision in Kansas City, Jackson County, Missouri.

The subject comprises a portion of Section 5, Township 49 North, Range 33 West, in Kansas City, Jackson County, Missouri.

The Planning Area is located in the southwest portion of the CBD or “downtown loop” formed by Interstates 29, 35, and 70. All three boundary roadways are designated as “Secondary Arterials” in the Major Street Plan. Baltimore Avenue and W 14th Street are also designated “Activity Streets” while W 13th Street is an “Established Arterial.”

There were a number of factors that were considered in determining the Planning Area boundaries. The PIEA seeks to assist the redevelopment of large areas suffering from the influence of blight. The main improvement within the Planning Area is the iconic and historic KC Power & Light Building that has sustained 87.1% vacancy the past four years. The Planning Area encompasses 1.42 acres of the CBD neighborhood containing 285,299 square feet of aging structural improvements and 76 deteriorating off-street surface parking spaces. The Planning Area encompasses an area whose potential owner expressed a desire to cooperate with the PIEA in establishing a neighborhood redevelopment area. The Planning Area boundaries also considered the location of other redevelopment districts in the area and attempted to avoid overlapping any previously approved redevelopment areas.

Land Area

Per calculations from Jackson County tax maps, the Planning Area contains a total of 61,951 square feet or 1.42 acres (including the adjoining alleyways). The redevelopment area is essentially configured as a rectangle with 430.50 feet (north-south) fronting the west side of Baltimore Avenue, 142.00 feet (east-west) on the south side of W 13th Street, and 100.00 feet (east-west) on the north side of W 14th Street.

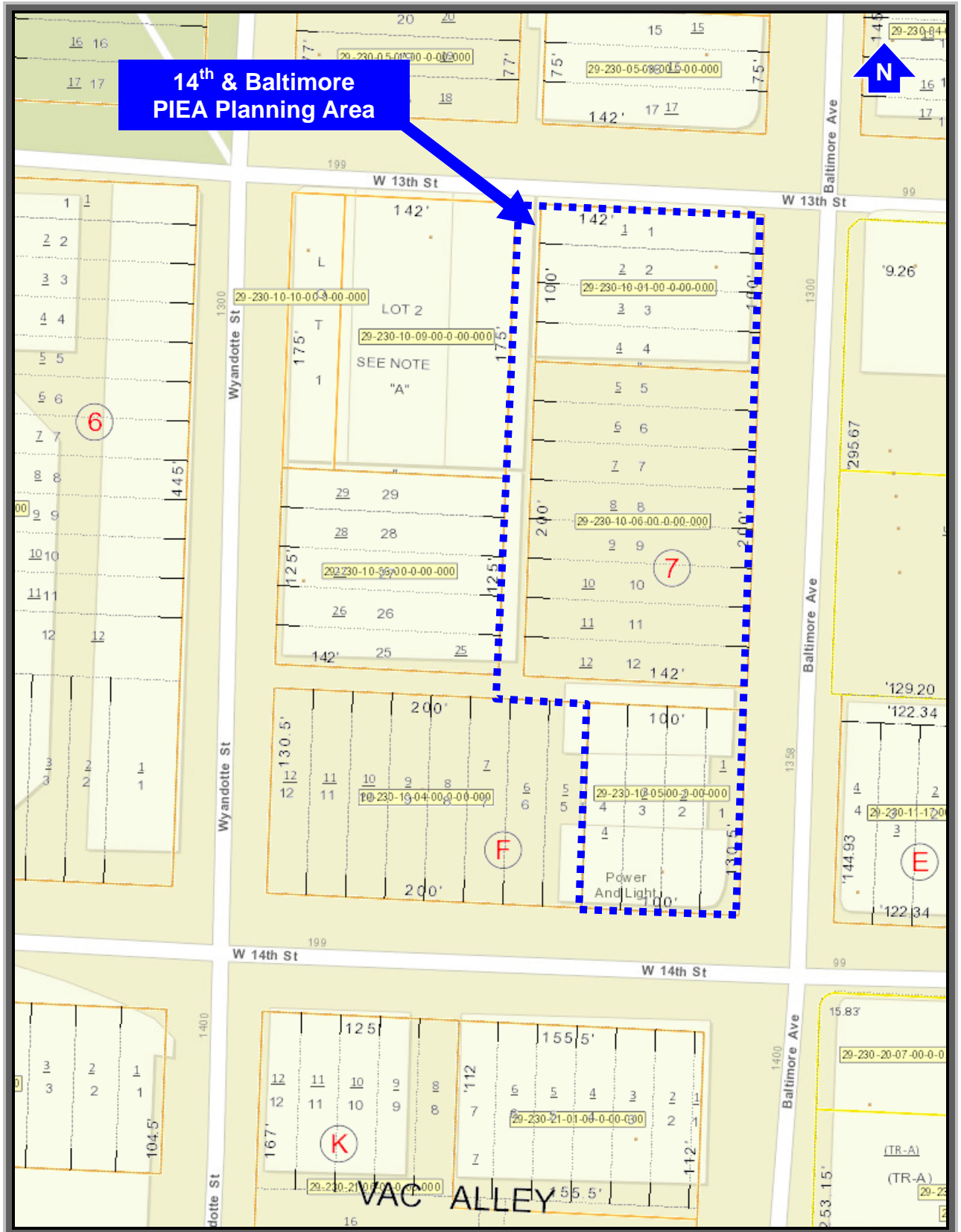
County Tax Parcels

The Planning Area encompasses three Jackson County tax parcels as summarized in the table below and outlined on the map on the following page:

Tax Parcel No.	Address	Ownership
29-230-10-01-00-0-00-000	1300 Baltimore Avenue	West Properties, Inc.
29-230-10-05-00-0-00-000	1330 Baltimore Avenue	Gailoyd Enterprises Corp.
29-230-10-06-00-0-00-000	1316 Baltimore Avenue	West Properties, Inc.

Two alleyways that bisect or adjoin the three tax parcels are also encompassed within the Planning Area. The Planning Area is held in two ownerships that are related.

JACKSON COUNTY TAX MAP 29-230



DESCRIPTION OF PLANNING AREA

General

The 14th & Baltimore Planning Area encompasses nearly half an entire city block (1.42 acres and three tax parcels) located in the southwest portion of the CBD neighborhood. The CBD is the focal point of government, legal, and financial affairs in the greater Kansas City metropolitan area. The CBD is closely associated with its adjoining neighborhoods, including the River Market to the north, the West Bottoms to the west, and Crossroads and Crown Center/Union Station to the south.

Access

The Planning Area has excellent access due to the Interstates that “loop” the neighborhood and the interior rectilinear road system. (The loop is just over one miles wide (east/west) and just under one mile deep (north/south).) Baltimore Avenue runs from the north end of the loop to the south end. W 13th and 14th Streets run from the west end of the loop to the east end. W 13th Street carries three lanes to the west with no on-street parking. Baltimore Avenue is of two-way, two-lane design with parking along the east side. W 14th Street is of two-way, two-lane design with parking along the south side. The intersections of W 13th and W 14th Streets with Baltimore Avenue are controlled by traffic signals. An east/west alley bisects the block just north of 1330 Baltimore Avenue (connecting Baltimore with Wyandotte). A north/south alley runs from W 13th Street south terminating at the east/west alley.

Topography, Drainage

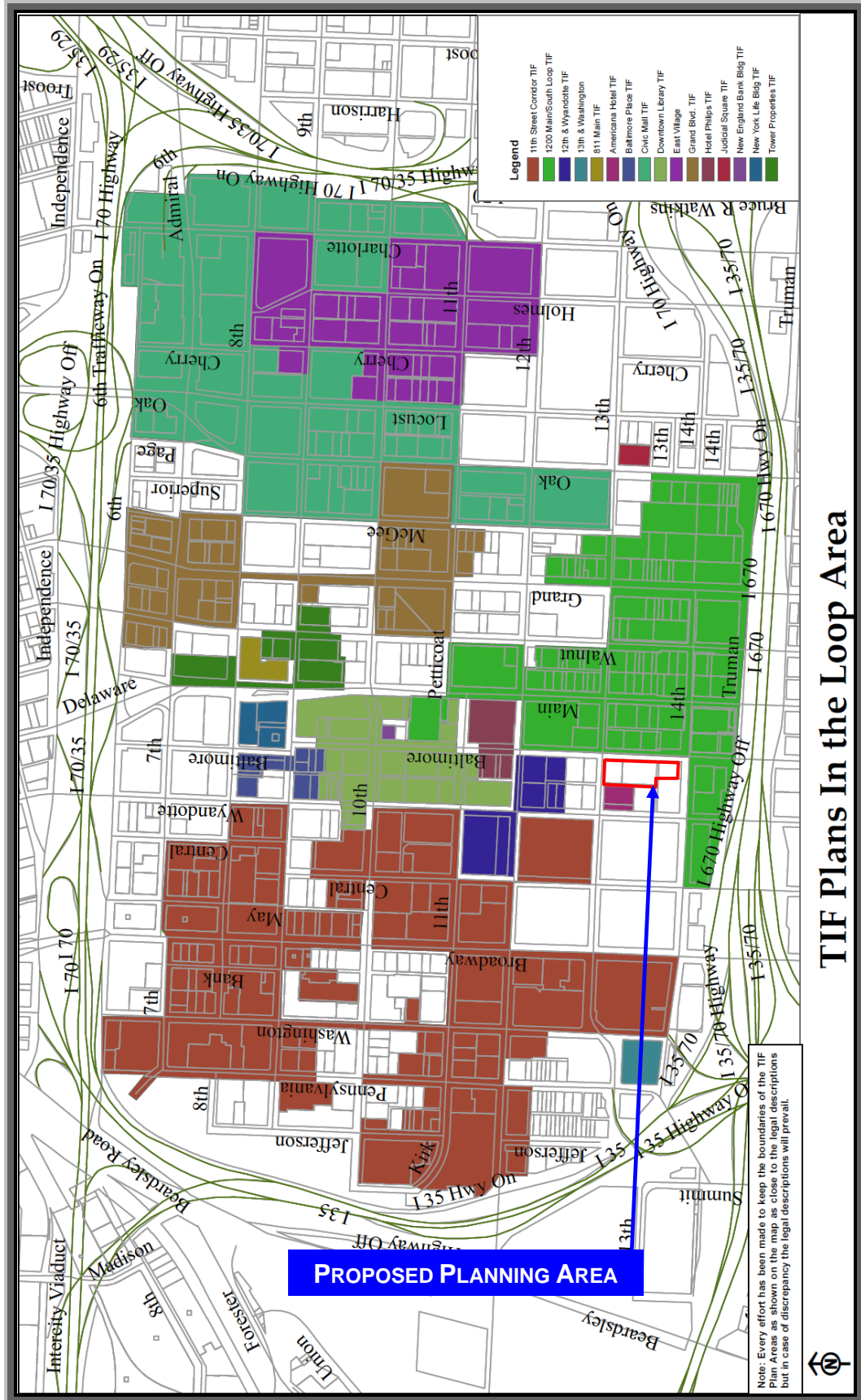
Except for 1300 Baltimore Avenue which is below grade of W 13th Street and Baltimore Avenue, the Planning Area is at street grade. The topography generally slopes downward to the south and east. The loss in elevation from north to south is roundly 25 feet (893 to 868 feet). The Planning Area has acceptable drainage and is located outside of any identifiable flood plains.

Vegetation

The majority (77%) of the Planning Area is covered with superstructure, paved parking areas, or paved alleyways. The only vegetation within the Planning Area is overgrown weeds present on 1300 Baltimore Avenue.

Existing & Proposed Development

The immediate neighborhood lies between the new Power & Light District to the east and the Convention District to the west. Numerous multistory buildings are in the immediate area many of which are approved TIF projects (see map on following page) and/or listed on the National Register of Historic Places (KC Power & Light, President Hotel, Kansas City Club Building, Loew’s Midland Theater/Midland Building).



TIF Plans in the Loop Area

The city and state government must often provide incentives for redevelopment to occur in the urban core. Available redevelopment tools include tax increment financing (administered by the TIF Commission), Chapter 353 redevelopment rights (via KCMO), Chapter 99 real estate tax abatement (administered by the Land Clearance Redevelopment Authority (LCRA)), and state enterprise zone assistance. The Planned Industrial Expansion Authority of Kansas City, Missouri is also involved in redevelopment operating under authority granted by the state and in conjunction with the city. Much of the City's recent work has gone towards providing adequate off-street parking within the urban setting and revitalizing or demolishing derelict buildings.

On November 25, 1968 the city council approved creation of the Central Business District Urban Renewal Area (CBDURA). The CBDURA was included with fifteen other Kansas City, Missouri Urban Renewal Areas. The city council determined it was "desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri undertake and carry out the Neighborhood Development Program for the City of Kansas City, Missouri". On January 17, 1969 in Ordinance No. 36287 the city council declared the following:

That it is hereby found and determined that the Urban Renewal Areas comprising the Program are blighted and insanitary areas and qualify as eligible areas under the Missouri Land Clearance for Redevelopment Authority Law.

The proposed Planning Area lies within the CBDURA.

On January 28, 1993 the city council approved creation of the Americana Hotel TIF Plan by Ordinance 921438. The redevelopment area included two of the subject tax parcels, excepting only 1300 Baltimore Avenue. The city council cited the following:

The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

The proposed Planning Area was subsequently transferred to the Power & Light TIF District which was approved on September 7, 1997 by Ordinance 970992. The approved plan encompassed all of the proposed Planning Area. The city council cited the following:

The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan

Due to opposition to the approved plan, a petition with sufficient signatures was filed to call for a public election and referendum vote on the approved plan and proposed zoning changes. Both the plan and the zoning change were subsequently approved by voters.

Subsequent 1st and 2nd Amendments (Ordinance 991464 dated September 1999 and Ordinance 011654 dated November 2001) to the original plan reiterated the finding of blight.

The proposed Planning Area was subsequently transferred to the Gailoyd Redevelopment TIF Plan which was approved on March 27, 2003 by Ordinance 030260. The entire proposed Planning Area was included within the approved plan. The main factors cited in the blight study

included age, outmoded design, physical deterioration of existing improvements, economic underutilization, and previous findings of blight (described above). A First Amendment was approved on January 26, 2006 by Ordinance 060015. Due to lack of activity, the TIF Commission subsequently terminated the TIF Plan on March 28, 2013 by Ordinance 130207.

The proposed Planning Area adjoins to the east and southeast of the Americana Hotel TIF, to the west of the President Hotel TIF, to the west and north of the Power & Light TIF, to the south of the Galleria/One KC Place 353, and to the west of the Downtown Loop PIEA Plan Area. In order to qualify for TIF, 353, or PIEA designation a finding of blight is necessary.

The State of Missouri has designated the area within the downtown loop as an Enterprise Zone. State tax credits are available to companies based upon redevelopment and new hires created in the zone.

Approved Public Planning Guidelines

Three main documents guide development within the city, downtown, and Planning Area: FOCUS Kansas City Plan, Greater Downtown Area Plan, and the Downtown Streetscape Master Plan. The CBD neighborhood is one of eight districts comprising the Central Business Corridor that reaches from the Riverfront south to the Plaza/Westport. Specifically, the Planning Area lies within the Greater Downtown Area Plan which was adopted on March 11, 2010 and replaced the Downtown Land Use & Development Plan (adopted April 2003).

Greater Downtown Area Plan

The plan of record for this area is the Greater Downtown Area Plan, which was adopted on March 11, 2010 by resolution #100050. The plan boundaries run from the Missouri River south to 31st Street and from State Line east to Woodland Avenue and includes the downtown loop. The policy framework provides a guide for future development decisions and public investment priorities within the downtown loop and the adjoining areas. In an attempt to prioritize public investment within the downtown the plan established five primary goals:

- Create A Walkable Downtown
- Double The Population Downtown
- Increase Employment Downtown
- Retain And Promote Safe, Authentic Neighborhoods
- Promote Sustainability

The redevelop of the Planning Area will add approximately 270 residential units to the downtown inventory thereby fueling population growth. Although the KC Power & Light Building once generated significant office employment the structure has only had one tenant (occupying 12.9% of the leasable area) the past four years. Employment maybe generated by first floor commercial space. Additionally, some portion of the over 270 new residents to the Planning Area will likely seek nearby employment. The present state of the Planning Area includes environmental issues, safety issues (collapsing retaining walls, lack of fire safety,

loitering, vandalism), and underutilized and unsightly vacant land strewn with trash. The redevelopment of the area will promote safety while enhancing the neighborhood. The first level commercial space will enhance the walkability of the proposed redevelopment.

The plan also states future development should incorporate the following guiding principles:

- Reinforce And Embrace Dense, Mixed Use Development In The Central Business Corridor
- Connect Neighborhoods And Activity Centers
- Support Mixed Use Development In Areas Currently Dominated By Industrial Development
- Provide Adequate Infrastructure
- Promote Sustainable Development
- Promote Compatible Development And Prevent Encroachment
- Encourage The Preservation And Adaptive Re-Use Of Historic Buildings
- Encourage Urban Development
- Preserve The Street Grid
- Support Transit

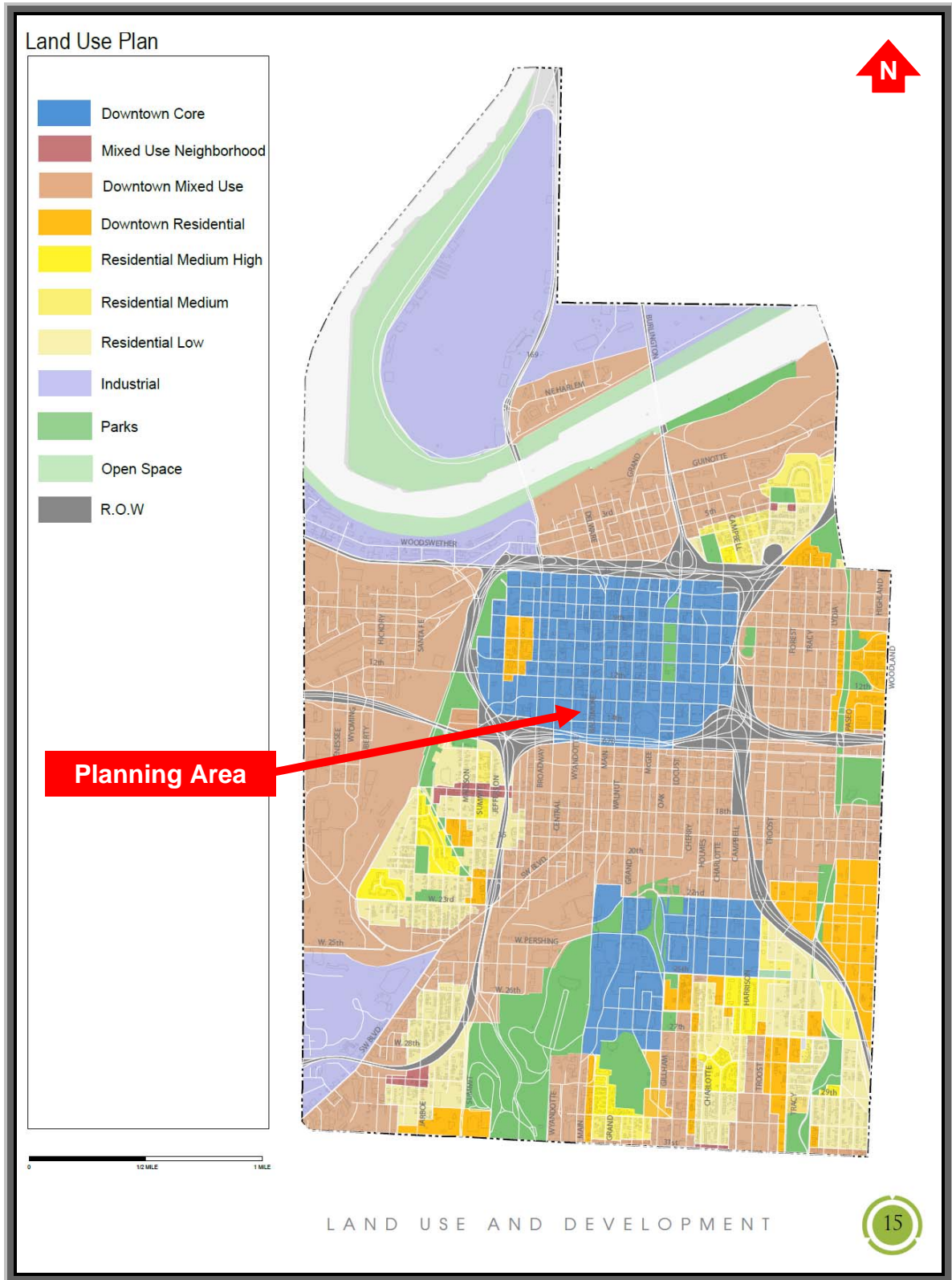
The proposed 14th & Baltimore PIEA Planning Area will address many of these guiding principles. Most notable is the preservation and adaptive re-use of an iconic and historic building (the KC Power & Light Building). The proposed redevelopment is of mixed-use character, preserves the street grid, supports transit, encourages urban development, and connects neighborhoods and activity centers (creating a link between the convention facilities to the west and the Power & Light District to the east).

Another guiding principle called for in the plan is “filling the gaps”:

As we connect the neighborhoods in the downtown area we must concurrently fill the gaps in the urban fabric. Vacant lots, surface parking lots, and suburban style development detract from the urban environment. A well-defined urban space has multi-story buildings placed on either side of the street with little or no setback.

The majority of the land use within the Planning Area is vacant lot or surface parking lot (both of which are presently quite unsightly). Redevelopment with five-story apartment over retail structures cloaking structured parking behind will enhance these barren parcels while connecting the convention facilities to the west with the Power & Light entertainment facilities to the east.

GREATER DOWNTOWN AREA PLAN – LAND USE PLAN



Furthermore, the plan addresses parking by discouraging surface parking lots and encouraging consolidation of lots into structured parking. The redevelopment will eliminate the surface parking lot at 1316 Baltimore Avenue and create approximately 480 structured parking spaces cloaked in a six-story multiuse (residential over retail) structure.

The revitalization of the Planning Area will have the immediate impact of boosting employment and resolving underutilization and deterioration of the iconic and historic KC Power & Light Building skyscraper, a dilapidated surface parking lot, and an unsightly vacant parcel with collapsing retaining wall subject to loitering, accumulation of trash, and overgrowth by weeds. The investment made within the 14th & Baltimore Planning Area will result in the beautification and enhancement of surrounding areas. Finally, the redevelopment and revitalization of the proposed redevelopment area will help alleviate extensive blight.

Kansas City Downtown Streetscape Master Plan

The Downtown Streetscape Master Plan (dated August 24, 2005) is intended to define streetscape standards for the downtown loop. The guidelines are targeted to be implemented throughout the downtown loop to help create an attractive, unique image of downtown Kansas City which demonstrates civic pride in our community. The plan identifies seven distinct districts within the downtown loop with the Planning Area residing in the Convention and Entertainment District.

EXISTING DOWNTOWN DISTRICTS



The stated purpose of the streetscape master plan is to:

- Reach a decision on how to transform the character and spirit of the pedestrian experience in Downtown.
- Establish a strategy to create a unique, cohesive image for Downtown Kansas City.
- Build on the success of major new investments.
- Continue the process of creating a vibrant, active, mixed-use urban center.
- Promote compatibility, consistency and maintainability.
- Identify a range of levels of enhancements that may be applied to various street types.
- Address transitions where different street types abut, including where existing streetscapes have been implemented, to provide a smooth, complementary transition of designs and elements.

The renovation of the struggling KC Power & Light Building and the adjoining unsightly vacant lot and deteriorating surface parking lot is in keeping with the stated streetscape master plan purposes. Within the downtown loop the plan identifies Grand, 12th Street, Main, and Broadway as the most important streets. The plan also identifies Baltimore Avenue as a “Street of Special Character.” For the redevelopment area, streetscape requirements may be modified, amended, or waived from time to time with the consent of the Director of City Planning and Development and will be implemented to cure blight.

FOCUS Kansas City Plan

The FOCUS Kansas City Plan was created with the input of thousands of area residents and was approved by the City Council in 1997. The Downtown Loop is characterized in the FOCUS *Urban Core Plan* as follows:

...the Central Business District (CBD), defined and identified by a loop highway, is the real and symbolic heart of the urban core, the City and the metropolitan area. Remarkable from a distance for its distinguished skyline and within its center for the density of commercial, civic and other activities, the Downtown Loop is the area of most significance within the plan for the urban core and for the city as a whole.

As the heart of the city, FOCUS indicates the Downtown Loop should contain:

- The Largest Office Centers
- Significant Retail Facilities
- The Center Of Government
- Important Cultural Institutions
- The Primary Center Of Entertainment, Convention And Tourism Activity

FOCUS seeks to maintain the above factors in order to create a 24-hour center for living, working and playing.

Because of the importance of the “*Heart of the City*” the FOCUS plan provides an extensive list of 16 initiatives that should guide and enhance downtown development/redevelopment activities:

- Commit 10-15% of the City’s capital improvements funding to the Downtown Loop
- Create a Special Benefits District for the Downtown Loop
- Restructure zoning laws to reflect existing conditions and encourage new development within the Downtown Loop
- Create and implement an Urban Design Guideline
- Implement multi-modal transit system within the Loop and connect to transit systems of the Metropolitan Area
- Augment existing residential alternatives and create a new residential district in the northeast quadrant
- Create an entertainment-based nightlife Downtown by clustering new entertainment facilities inside the Loop and near the Convention District
- Support the initiatives of the preservation plan for preservation and adaptive re-use of historically desirable buildings and amenities
- Create a series of gateways to the Loop at entrances and bridges including the development of commercial structures spanning the highways at two critical points
- Enhance security within the Loop
- Create America’s cleanest downtown
- Include a Downtown Festival in the Festival Series
- Create a new Performing Arts Center within or adjacent to the Loop
- Reserve space for expansion of the Convention Center
- Reserve space for a new arena adjacent to the Loop in case demand warrants its construction
- Add new skywalks and tunnels to complete existing network in highest density areas and convention district

The proposed redevelopment within the Planning Area will augment existing residential uses, preserve and re-use an iconic and historic skyscraper, enhance security, and cleanup a trash strewn vacant lot.

Blight

The dominant blighting factor is the aging improvements (physical deterioration and functional obsolescence) that result in dysfunctional or unsafe conditions. The KC Power & Light Building was built in 1930 and 1931. This results in significant obsolescence and inadequate design. Lack of upkeep over the past decade has resulted in severe interior and exterior deterioration. Neighborhood and safety issues include vagrancy, alcohol consumption, and graffiti. Population within the CBD decreased 33% between 1970 and 2000 but has improved over the past decade. The median household income (in 2010) for the CBD is 35% below the MSA median. The assessed valuation within the Planning Area has decreased over the past 5 years.

In November 25, 1968 the city council approved creation of the Central Business District Urban Renewal Area (CBDURA). The city council determined it was “desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri undertake and carry out the Neighborhood Development Program for the City of Kansas City, Missouri”. On January 17, 1969 in Ordinance No. 36287 the city council declared the following:

That it is hereby found and determined that the Urban Renewal Areas comprising the Program are **blighted** and **insanitary** areas and qualify as eligible areas under the Missouri Land Clearance for Redevelopment Authority Law.

Thereafter all or a greater portion of the Planning Area was declared blighted in the Americana Hotel TIF Plan (January 28, 1993 by Ordinance 921438), the Power & Light TIF District Plan (September 7, 1997 by Ordinance 970992), and the Gailoyd Redevelopment TIF Plan (March 27, 2003 by Ordinance 030260).

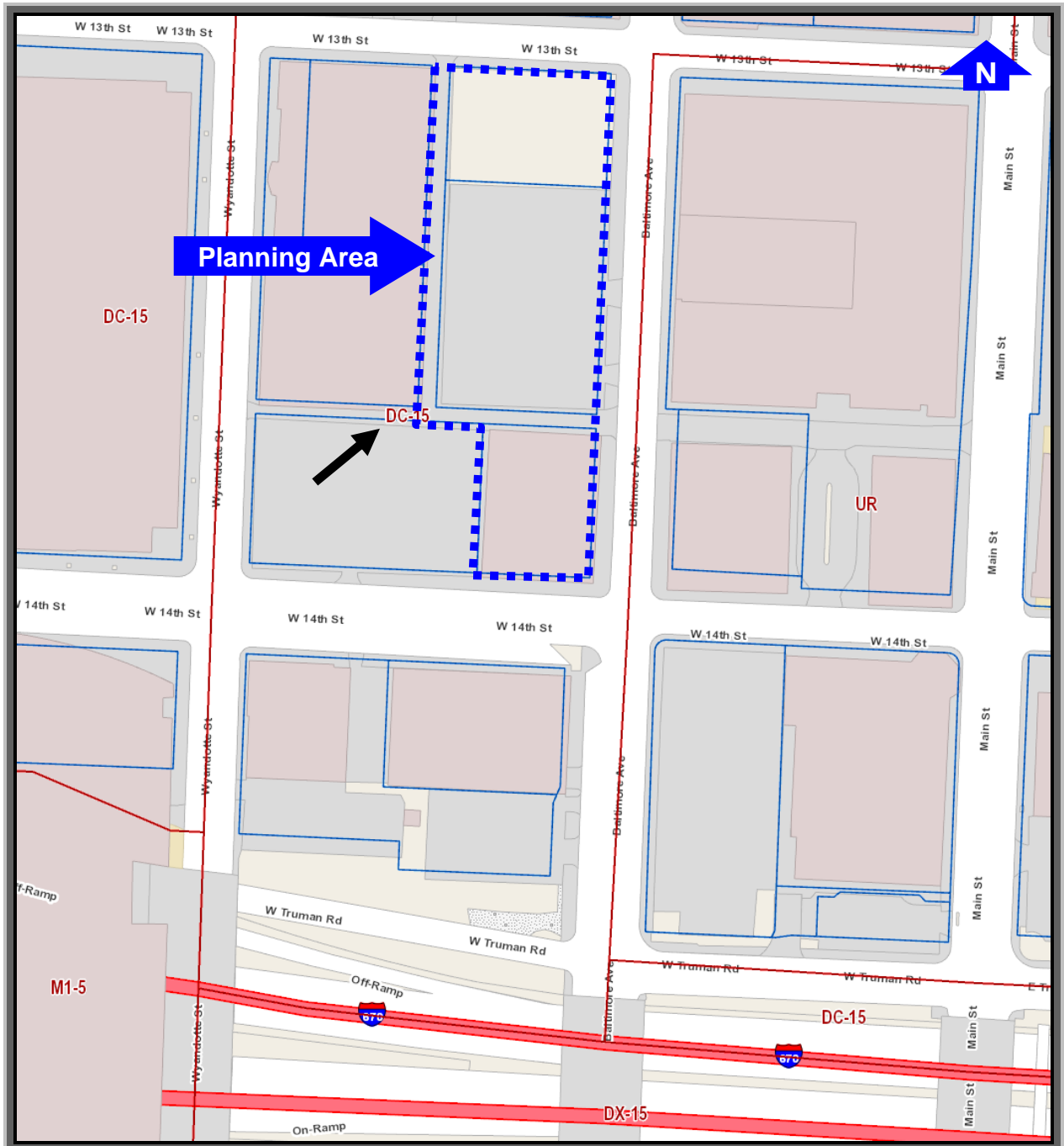
As described under **Project Proposals** “Specific Strategies” (page 23), Northpoint Development intends to invest approximately \$62.5 million to rehabilitate the redevelopment area. This substantial investment will resolve multiple blighting influences within the proposed redevelopment area as outlined below:

BLIGHT COMPONENT	BLIGHT RESOLUTION
Insanitary or Unsafe Conditions:	Resolution of environmental issues, dated building systems, and issues created by the exorbitant vacancy.
Deteriorating Site Improvements and Outmoded/Obsolete Design:	Repair all exterior deterioration Reconfigure the interior for residential use Update all building systems Create 55 new units and 480 new structured parking spaces
Economic Underutilization/Social Liability:	Reuse of a 36-story iconic skyscraper essentially vacant for the past four years Creation of 55 apartment units and 480 parking spaces on an unsightly vacant lot and deteriorating surface parking Create new employment opportunities for the area (including development, construction and permanent employees)
Additional Blighting Influences:	Declining Population (Additional residential units will increase population and new employment may increase income levels) Stagnant Values (Northpoint Development will invest roundly \$62.5 million in the proposed redevelopment area)

Zoning

The entire proposed redevelopment area is presently zoned DC-15, Downtown Core (Dash 15). The DC-15 zoning is found north, west, and south of the proposed Planning Area. To the east of Baltimore Avenue is UR, Urban Redevelopment associated with the President Hotel and the Power & Light District. If the proposed Planning Area were approved as a PIEA Plan then the zoning would be changed to UR, Urban Redevelopment which would provide the city with considerable input into the development plan.

ZONING MAP



Land Use

1330 Baltimore Avenue had been improved with the iconic KC Power & Light Building since 1930. The 36-story Art Deco office building was added to the National Register of Historic Places on January 9, 2003. The surface parking lot at 1316 Baltimore Avenue (76 spaces) has served the adjoining office tower for many decades. Although 1300 Baltimore Avenue is currently vacant, a one-story structure was demolished in 2008 leaving the foundation wall, which appears to serve as a retaining wall for elevated W 13th Street, Baltimore Avenue, and the westerly adjoining alley.

The office tower has floundered due to physical deterioration and functional obsolescence, as well as, a weak office market. Conversion to residential use is likely the only feasible use for the office tower. The surface parking lot at 1316 Baltimore Avenue and the adjoining vacant lot at 1300 Baltimore Avenue are underutilized and are feasible for mixed-use development (most likely apartments over retail with structured parking behind).

Development in the immediate area is fairly intense reflecting the urban core location.

STATISTICAL PROFILE

Standards of Population Densities

Population

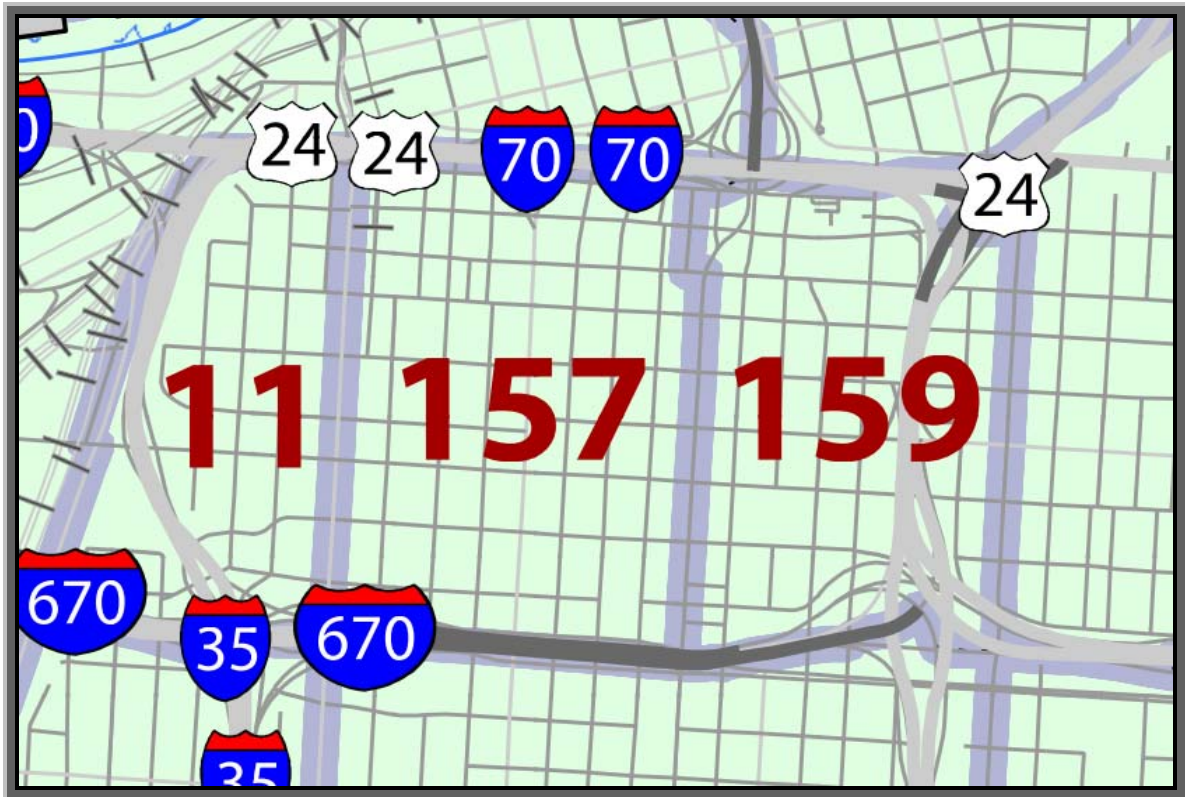
Population figures for the redevelopment area are provided by the Mid-America Regional Council (MARC), a quasi public planning agency for the metropolitan area, and the US Census Bureau. The subject Planning Area lies within Census Tract 157 (Census 2010) that was formerly Census Tract 28.01 (Census 2000). The adjoining census tracts comprising the loop in Census 2010 were 11 (west) and 159 (east) with the latter designated as Tracts 12, 13, and 14 in Census 2000.

The following summarizes population trends for the census tracts in the Planning Area and for the adjoining tracts over the past five decades:

Census Tract	Historical Population Figures				
	1970	1980	1990	2000	2010
Plan Area					
28.01	197	80	2	2	--
157	--	--	--	--	1,886
% chg		-59%	-98%	0%	94200%
chg. '70 to '10					857%
Adjoining Area					
11	2,410	1,948	1,504	1,374	1,709
12	651	590	673	601	--
13	1,442	1,619	1,013	835	--
14	753	816	853	828	--
159	--	--	--	--	1,683
Total	5,256	4,973	4,043	3,638	3,392
% chg		-5%	-19%	-10%	-7%
chg. '70 to '10					-35%
Combined Area					
	5,453	5,053	4,045	3,640	5,278
% chg		-7%	-20%	-10%	45%
chg. '70 to '10					-3%

The data show population decreases and stagnation within the Planning Area until the most recent census. The adjoining area, which encompasses the area enclosed by the downtown loop, experienced steady population decreases from the 1970s through the most recent census. The CBD lost 33% of its population between 1970 and 2000. The decline diminished to 3% through 2010. The median household income in 2010 for the three census tracts was a low \$35,593 (35% below the MSA median). Loss of population and the low affluence of the area are considered blighting factors for the subject.

DOWNTOWN LOOP 2010 CENSUS TRACTS



CENSUS TRACT MAP 157



Population Densities

The population density (persons per square mile) of the Planning Area (1 census tract) and the adjacent areas (2 or 4 census tracts) are shown below:

Census Tract	Historical Population Density Figures				
	1970	1980	1990	2000	2010
Plan Area					
28.01	1,379	560	14	14	--
157					4,721
% chg		-59%	-98%	0%	
Adjoining Area					
11	9,674	7,820	6,037	5,516	6,860
12	2,537	2,299	2,623	2,342	--
		11,16			
13	9,941	2	6,984	5,757	--
14	4,135	4,481	4,684	4,547	--
159	--	--	--	--	10,368
Total	26,28	25,76	20,32	18,16	17,229
% chg	8	2	8	1	-5%
		-2%	-21%	-11%	
Combined Area					
	27,66	26,32	20,34	18,17	
	6	1	2	5	21,949
% chg		-5%	-23%	-11%	21%
chg. '70 to '10					-21%

Mirroring the decline in historical population, the population density has also decreased over the past four decades. The loss in population density from 1970 to 2010 within the CBD was 21%.

Unemployment

Unemployment within the Planning Area and the adjoining area as reported in Census 2010 is summarized below:

Census Tract	Labor Force	Labor Force Unemployed	Percent Unemployed
Plan Area			
157	1,436	63	4.4%
Adjoining Area			
11	1,109	89	8.0%
159	556	63	11.3%
Total	1,665	152	9.1%
Combined Areas			
	3,102	215	6.9%

The total unemployment rate in 2010 in the CBD of 6.9% was well below the rate in Jackson County, Missouri (10.7%) or the Kansas City MSA (8.8%).

LAND USE PLAN

Existing Land Use

The KC Power & Light Building has been in office use since 1930. The building has dwindled to 12.9% occupancy over the past four years. The tax parcel to the north (1316 Baltimore) has served as surface parking (76 spaces) for the office tower for decades. The vacant lot at 1300 Baltimore was most recently improved with a one-story office building.

Land Use Provisions & Building Requirements

Statement of Uses to be Permitted

Proposed land uses within the Planning Area project shall be limited to development within the meaning of Section 100-310(9) R.S.Mo., as amended.

Regulations and Controls

All municipal ordinances, codes and regulations related to the buildings, properties and development shall apply within the 14th & Baltimore Planning Area.

Proposed Land Use

The proposed land uses and building requirements contained herein are designated with the general purpose of accomplishing, in conformance with this general plan, a coordinated, adjusted and harmonious development of the city and its environs which, in accordance with the present and future needs, will promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provisions for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, employment opportunities, the provision of adequate transportation, water, sewage and other requirements, the promotion of sound design and arrangement, the prevention of the occurrence of insanitary areas, conditions of blight or deterioration of undeveloped industrial or commercial uses.

The intent of this general development plan for the 14th & Baltimore Planning Area is to revitalize an iconic historic building that has languished at 87.1% vacancy the past four years by conversion to residential use and creation on the vacant lot and surface parking lot sites of new mixed-use space (multifamily over retail) surrounding structured parking. The general development plan is in accordance with the recommended residential mixed-use land use described in the Greater Downtown Area Plan.

Land Coverage & Building Intensities

Anticipated coverage (Floor Area Ratio = FAR) of the proposed reuse of the 14th & Baltimore Planning Area is detailed below:

Use	Buildings (SF)	Site Area (SF)	Density (FAR)
KCP&L + Proposed MU	285,299	61,951	4.6 : 1

PROJECT PROPOSALS

Development Strategy

General Strategy

The overall strategy for development within the 14th & Baltimore PIEA Planning Area will emphasize the following:

- Renovation and adaptive reuse of the iconic and historic KC Power & Light Building skyscraper
- Creation of a new mixed-use (residential over retail) building with structured parking behind replacing an unsightly vacant lot and deteriorating surface parking lot
- Elimination of unsafe and insanitary conditions
- Remediation of all environmental hazards
- Resolution of all building code violations
- Resolution of all Americans with Disabilities Act (ADA) violations
- Clean-up and policing of the Planning Area

Specific Strategy

Northpoint Development of Kansas City, Missouri intends to invest approximately \$62.5 million to redevelop the KC Power & Light Building and develop the new mixed-use structure (55 units) and parking garage (480 spaces). The KC Power & Light Building conversion will result in 215 modern upscale apartments of 1BR and 2BR design with roundly 15 units having outdoor terraces, a feature allowed by the building's step-back design. The new apartment structure to be added north of the existing tower will be of 6-story design along Baltimore and 13th Street. All 55 of the new apartments that will wrap around the garage will have balconies. Amenities may include a rooftop pool on the garage, a fitness center, a business center, a theater, and gathering / party room with kitchen. The apartments will have upscale finish such as hardwood floors, granite countertops, and high-end appliances. Potentially, 6,500 square feet of commercial space on the first level of the new building will augment space on the first level of the KC Power & Light Building.

Additional Features

In order to receive tax abatement, streetscapes will be improved with the addition of trees, lighting, and trash receptacles as required by the Department of Public Works and Parks and Recreation Department. Streetscape design guidelines, which may be modified, amended, or waived by the Director of City Planning and Development, as outlined in the Downtown Streetscape Master Plan shall be implemented to cure blight. The developer may seek public assistance for these improvements.

The proposed land use and development strategy is in agreement with the FOCUS Kansas City Plan and the Greater Downtown Area Plan. Both of these studies were undertaken for the City of Kansas City, Missouri to provide a basis for development in the area. The proposed land use, then:

- Improves the blight condition of the neighborhood
- Supports and expands the City's tax base
- Fosters employment for the public
- Improves the public health, safety, morals and general welfare

Method of Financing

It is anticipated that any land acquisition, demolition, relocation and redevelopment within the 14th & Baltimore PIEA Planning Area will be privately financed through developer/investor financing and/or conventional financing. The terms of any potential use of public/private financing methods are to be specified by the Project Developer to the Planned Industrial Expansion Authority.

Land Acquisition Costs

Northpoint Development has a contract to purchase all of the land and improvements within the Planning Area from two related entities and any land acquired will be done so in compliance with the Federal Uniform Land Acquisition and Relocation Policy, as amended.

Tax Abatement

The provisions of Section 100.570 R.S.Mo. concerning the ad valorem tax exemption benefits contained in Chapter 353 (R.S.Mo.) and more specifically set forth in Section 353.110 and 353.150(4) R.S.Mo. shall be available to a Redevelopment Corporation designated by the Authority if the designated Redevelopment Corporation acquires fee simple interest in any real estate for redevelopment and redevelops and uses such real estate in accordance with this plan and if the Authority approves such acquisition. Such tax exemption benefits shall be available to any successor, assign, or purchaser or transferee if the designated Redevelopment Corporation provided that such successor, assign, purchaser or transferee continues to use, operate and maintain such real estate in accordance with this Plan.

Developer's Obligations

Any company or developer which proposes to construct, lease or sublease facilities, or to purchase land or redevelop within the area which is the subject of this plan, shall submit plans and specifications to the Planned Industrial Expansion Authority and the City of Kansas City, Missouri, and, if not the owner of the subject property or properties, shall mail a courtesy notice to said owner or owners, as determined by the ownership records of Jackson County at the time of mailing, concurrently with plan submittal and prior to starting a project; and no building permit shall be issued without the prior approval of all agencies. The developer will also be obligated to maintain adequate and direct access either through or around constructed areas.

Design Guidelines

Development within the 14th & Baltimore PIEA Planning Area will follow: the guidelines stated under “Mixed-Use Design Guidelines” as espoused in the FOCUS Urban Core Plan (pp. 131-137) and the Greater Downtown Area Plan (appendix C); the Streetscape Guidelines contained in the Kansas City Downtown Streetscape Master Plan (pp. 05.01 to 05.10), which may be modified, amended, or waived by the Director of City Planning and Development and would be implemented to cure blight; and the screening requirements of Chapter 52 of the Code Of Ordinances of the City Of Kansas City, Missouri (Ord. No. 060806, enacted August 17, 2006 (Supp. No. 63)) to the extent that the requirements are applicable.

The focus of these design guidelines is to create a pedestrian friendly atmosphere through specific guidelines for building use, design, location, and materials; the addition of landscaping and other amenities (fountains, art, seating, lighting, open space, awnings and canopies); proper integration and design of parking facilities; advancement of residential development; and pressing for clean up of derelict buildings and signage.

Additional recommendations with respect to design guidelines are included in **Appendix I**.

PIEA Rights of Review

Each individual development proposal will be submitted to the Authority’s Board of Commissioners for determination that the specific requirements of the plan have been met, and that the proposal is in keeping with the overall design objectives cited above and the General Plan for the City.

Relocation

It is not anticipated that relocation will be necessary to carry out this project. If relocation is required, all relocation costs will be the responsibility of the developer. The Authority will cooperate, as possible, in assisting project developers and property owners in planning for necessary relocation. All relocation shall conform to the Federal Uniform Land Acquisition and Relocation Policy, as amended.

PROPOSED CHANGES

Proposed Zoning Changes

The entire Planning Area is currently zoned DC-15, Downtown Core (Dash 15). For purposes of implementation of this plan and in order to reinforce its objectives developers will have to apply for District UR (Urban Redevelopment District) zoning in order to be eligible for tax abatement benefits described herein if their projects meet either of the criteria listed below:

1. A new residential project of 5 or more units, but excluding any residential units that are to be constructed within an existing building.
2. Any projects that involves construction of new buildings or expansion greater than 10% or 1,000 square feet of existing building or buildings (whichever is less).

The requirements to obtain UR Zoning for projects which are smaller than projects described on No. 1 & 2 above may only be waived by the Director of City Development upon the recommendation of the Director of the Planned Industrial Expansion Authority. Prior to granting a waiver, the Director of City Development must consult with the Planning, Zoning & Economic Development Committee.

Additionally, no zoning to District UR will be required if the project is listed on the National Register of Historic Places, is being developed by the use of historic tax credits and is being developed using the standards of the Secretary of the Interior for such redevelopment.

Proposed Street Changes

No street changes are anticipated for the Planning Area expansion. The north/south and east/west alleyway within the Planning Area will be incorporated into the new development. Any street changes that might be considered in the future will be coordinated with Kansas City, Missouri Public Works and City Planning and Development Departments.

Proposed Street Grade or Land Changes

No changes to street grade are anticipated to complete the development. The vacant lot and surface parking lot will become the site of the new mixed-use building and parking garage. Any changes will be coordinated with the City of Kansas City, Missouri.

Proposed Building Code or Ordinance Changes

No changes in the existing building codes or city ordinances are proposed with the development outlined in this plan. All existing code violations will be resolved by the redevelopment.

Proposed Changes in Public Utilities

Although it may be required as part of a specific project plan, and to remedy blighting conditions, that certain utilities will be relocated or buried, no changes in public utilities are anticipated at this time. If any changes are required, they will be coordinated with the City of

Kansas City, Missouri and expenses relating to the same will be incurred and financed by the affected utilities or parties other than the City or the PIEA.

Proposed Changes to Public Facilities

No changes are proposed to public facilities within the Planning Area. However, the developer will repair adjacent curb, gutter, sidewalk, and streetlights as required by the Department Services and the Parks and Recreation Department. The developer may seek public assistance for these improvements.

In order to receive tax abatement, streetscape design guidelines as outlined in the Downtown Streetscape Master Plan, which may be modified, amended, or waived by the Director of City Planning and Development, shall be implemented to cure blight.

Proposed Changes to City's Area Plan

This Plan is in conformance with the City's Area Plan. The revitalization of the existing structure and removal of blighting factors is in keeping with the planned revitalization of the neighborhood that hopes to reestablish the livability of the area.

RELATIONSHIP TO LOCAL OBJECTIVES

General

The proposed land use is consistent with local objectives to stabilize and redevelop the core areas of the center city. Local objectives pertinent to the 14th & Baltimore PIEA Planning Area included those stated in the FOCUS Urban Design and Development Guidelines:

- To enhance the city's quality of life
- To increase property taxes
- To encourage additional public and private sector investment.

Creating Mixed-Use Nodes

Although residential use is the dominant feature of the reuse of the Planning Area, commercial or community use is also available on certain lower floors of the existing and planned structures. Revitalization of the historic skyscraper that has existed for over 80 years in the current location will continue to contribute to the overall mixed-use orientation of the neighborhood.

Revitalizing Existing Uses

The purpose of the proposed redevelopment plan is to revitalize a historic and iconic skyscraper that has languished at 87.1% vacancy the past four years but which has been a prominent structure within the CBD for over 80 years but is now infeasible due to age, deterioration, functional obsolescence, and outmoded design. The redevelopment plan includes an investment of roundly \$62.5 million to reuse, update, modernize, beautify, and augment the Planning Area.

Foster Employment

It is anticipated that the redevelopment of the 14th & Baltimore Planning Area and the improved utilization of properties within the Planning Area will foster temporary (construction and redevelopment) and permanent employment within the City.

Billboards

No billboards are present within the Planning Area and none are planned to be added. Regardless, no property within the Planning Area containing a billboard is eligible for abatement under this redevelopment plan. Some signage may be needed on the first level to advertise any commercial tenancy.

Public Transportation

The 14th & Baltimore Planning Area is presently served by public transportation under the Area Transportation Authority (ATA). Sheltered transit stops and shelters are already located at 13th and Wyandotte Street immediately adjoining the Planning Area. No changes in the public transportation system are proposed at the present time.

Public Improvements

It is the objective of this plan to require any developer or developers to make all necessary public improvements to streets, utilities, curbs, gutters and other infrastructure as required by the City of Kansas City, Missouri, in as much as redevelopment projects in the area create a need for improved public facilities. The developer may seek public assistance for these improvements.

In order to receive tax abatement, streetscape design guidelines as outlined in the Downtown Streetscape Master Plan, which may be modified, amended, or waived by the Director of City Planning and Development, shall be implemented to cure blight.

Building Requirements in the Planning Area

The objective of this plan is to have all current building requirements and codes presently in effect, apply to any development within the Planning Area.

Any specific development proposal approved by the Planned Industrial Expansion Authority for the Planning Area will contain, among other things, adequate provision for traffic, vehicular parking, safety from fire, adequate provision for light and air, sound design and arrangement, and improved employment opportunities. The plan is not expected to have any significant negative impact on adjacent traffic patterns or public transportation.

PROCEDURES FOR CHANGE

This plan or the approved plans for any project in the 14th & Baltimore PIEA Planning Area may be modified at any time by the Authority, provided that, if modified after the lease or sale of real estate property in the Planning Area, the modification must be consented to by the Lessee or purchaser of the real property or to successor, or successors in the interest affected by the proposed modification. Where the proposed modification will substantially change the plan or plans as previously approved by the City Plan Commission and City Council, the modification must similarly be approved by those same entities.

The approved development proposals for any project in the Planning Area may be modified at any time by the Authority, provided that, if modified after the lease or sale of property in the Planning Area, the modification must be consented to by lessee or purchaser of real property or his successor, or their successor in interest affected by the proposed modification. Where the proposed modification will substantially change the development proposals as previously approved by the Planned Industrial Expansion Authority, the Planned Industrial Expansion Authority must similarly approve the substantial modifications.

EMINENT DOMAIN

The Authority believes that it will not be necessary to exercise the power of eminent domain within the Planning Area, except possibly to clear title.

ESTIMATED COMPLETION TIME

The plan will be completed in 10 years from the passage of the ordinance approving the plan by the City Council and will require the amendment of the plan and approval by the City Council after the 10-year time limit.

APPENDIX I

Recommended Urban Design Guidelines

The following are the mixed-use definition and urban design guidelines for the 14th & Baltimore PIEA Expansion Area. The mixed-use guidelines contained in the FOCUS Kansas City Urban Core Plan, are incorporated here by reference. The same guidelines pertain to the 14th & Baltimore PIEA Redevelopment Area.

Mixed Use (Commercial/Residential)

Mixed-use recognizes that many land uses are compatible and should be co-mingled so as to provide a truly urban form. The mix of uses may either be stand-alone uses or mixed within a single building either horizontally or vertically. This information provides guidance for future development applications in these areas. Redevelopment proposals to the PIEA should address the planning concepts and recommendations of this section and each development proposal will be reviewed for consistency with this plan section. This does not however, in any way whatsoever, condition or limits the discretion of the PIEA to accept or reject any redevelopment proposals or modify any or all of these guidelines if they deem it in their best interest to do so.

Building Materials

- It is not recommended that brick or stone be painted. It is recommended that brick, stone, stucco be the majority building material for external facades. For residential townhouses, lap siding is appropriate for portions of the structure, typically upper levels. Other building materials may be utilized for accent features.

Color

- An appropriate color palette for buildings should include warm earth tones. Trim or other specialty features should complement the material on the building façade. Brighter or more dramatic color applications can be provided in elements such as awnings, signage, or specialty architectural details on the building.

Windows

- Fenestration (the arrangement of windows on the buildings) at the street level should be of a predominately transparent quality. This is particularly critical when the street level is dominated by retail uses. For upper levels, punched openings are encouraged, whereas bands of continuous windows are discouraged. Windows at the street level should have clear glazing. Reflective glass is discouraged in any portion of the building.

Awnings and Canopies

- Awnings and canopies are encouraged on commercial buildings, especially on the primary façade (facing the street) to provide weather protection for the pedestrian. Awnings and canopies also add to the physical cohesion and visual appeal of a series of facades. Awnings should not be of an opaque fabric such as canvas. Canopies should be made of materials such as metal that is integrated as part of the overall building design. Plastic, aluminum, and wood awnings or canopies are discouraged. A consistent theme, color, or pattern should be incorporated throughout a building

façade or related series of facades. Awnings should not be mounted at a height that obstructs or endangers the pedestrian.

Modulation

- ❑ Buildings should not have long, blank expansive facades. In addition to window and door openings, building facades that face the street should express variations in form through materials or slight variations in setbacks along the façade. This façade rhythm may be enhanced through architectural details and features, building heights, and color.

Proportion

- ❑ Significant departures in height and mass can be visually disruptive. Building proportions within the redevelopment area should strive for compatibility in form. Building proportions within the corridor should strive for a distinct rhythm, such as taller structures anchoring an intersection, while lower level structures should be located towards the back of a property to provide a transition to adjacent neighborhoods. Proportion in a façade is also important. Windows, doors, awnings, canopies, and cornices should have proportions complementary to the overall building massing. This will help maintain the integrity of the pedestrian friendly environment.

Roofs

- ❑ Flat or pitched roofs are recommended. A screening treatment, integrated as part of the building, should be incorporated with flat roofs to screen mechanical and technological equipment. Pitched roofs should complement the overall style and scale of the building. Materials for pitched roofs should avoid having a reflective finish and should incorporate a color that is complementary to the character of the building. Commercial buildings with pitched roofs should use commercial grade materials such as tile, slate, or metal roofing systems.

Signage

- ❑ Façade Mounted: The primary façade (facing the street) may incorporate a sign identifying the tenant or building, which can be façade-mounted. It is recommended that, subject to other considerations, the total area of signage on facades not exceed 10% of the total of the façade area. In addition, the building or property address should be incorporated and easily identifiable and readable at the primary entrance to the building or business
- ❑ Pedestrian oriented: Pedestrian-oriented signage (also referred to as blade signage) typically is a sign that is affixed perpendicular to the building or suspended from a canopy. It is easily readable for the pedestrian on the sidewalk. Both one façade mounted and one pedestrian oriented sign may occur on a single façade. It is recommended that, subject to other considerations, Pedestrian oriented signage typically should not exceed a total of 25 square feet. It must have the necessary structural support system and mounted at a height so as not to obstruct or endanger the pedestrian

- ❑ Directional/Wayfinding: With certain developments and institutions, additional freestanding signage may be necessary, such as directions to the building, service areas or drive-through windows. These signage systems should be compatible with the predominant signage systems of the building and site and should not obstruct pedestrian movement or sight lines

Screening

- ❑ Screening visually undesirable elements is key in contributing an aesthetically pleasing environment. When possible, elements that are identified below should be located behind a building so as not to be visible from public view (look at Independence Avenue Special Review District for screening recommendations)

Waste/Recycling Receptacles

- ❑ Trash dumpsters and recycling receptacles should be screened on all sides with an operable gate or door for access. The preferred enclosure treatment is a masonry wall enclosure, compatible with the façade materials. Landscaping surrounding the wall may be provided for additional screening.

Ground-Mounted Equipment

- ❑ Ground mounted equipment, such as satellite dishes, environmental equipment (air conditioners, heating, and ventilation) should be screened from public view, or placed deep enough on the roof so as not to be seen from the street. The desired screening treatment should be an integral part of the overall building design. Air conditioning window units, vents, conduits, cabling, and pipes should not be part of the primary façade. Fire escapes and exterior stairs should be limited to side or rear facades

Residential Buffering

- ❑ When commercial or multifamily development is adjacent to single-family residential properties, a landscape buffer is desirable. Treatments include earth berming on larger sites, masonry wall or privacy fencing or tree plantings with a species type and density to provide an effective buffer or screening zone. Screening treatments such as chain-link fencing should be discouraged.

Parking Lot Landscaping

- ❑ Parking lots often present large expanses of open, hard space that create voids in the visual framework of the area. Parking areas are also an absolute necessity for businesses. Businesses and property owners must integrate landscaping within parking lots as a key component of the design concept. Landscaping in parking lots should be hardy to ensure survivability. ‘Softening’ large parking areas helps unify the development with the overall streetscape concept in the corridor. Should surface parking lots abut a public street, additional screening such as ornamental wrought iron fencing and masonry columns are recommended. Screening treatments such as chain-link fencing and barbed or razor wire should not be allowed.

Illumination

- ❑ Illumination within private development contributes to the functional, as well as aesthetic character of the environment. Integration of light into building facades,

service areas, and parking lots is encouraged to enhance security, pedestrian and vehicular circulation, and contribute an aesthetic amenity to building features.

Façade Lighting

- Illumination of individual building facades adds another dynamic element within the visual environment. Illumination of facades enhances nighttime visibility of businesses, provides an additional lighting source to the pedestrian zone, and can contribute to the visual quality of a building's character. Building-mounted lighting should 'wash' the façade with light, highlight key architectural qualities, and enhance the visible signage. Building-mounted lighting should be located or shielded so as not to provide obtrusive glare to the pedestrian and the motorist.

Parking and Lot Lighting

- Parking lot design is important because of the close interaction between the pedestrian and the automobile. Security and visibility are the typical priorities of parking lot illumination. Individual businesses and property owners should be encouraged to implement consistent standards throughout an individual parcel or development. Lighting should be of an appropriate scale to meet illumination requirements, but not be obtrusive to streetscape illumination. In situations where parking lots are next to residential properties, lighting fixtures should be designed so as not to be obtrusive or cast glare into adjacent neighborhoods. It is encouraged that property owners work together with the City and adopt a common lighting standard to bring additional consistency to the area. Parking lot lighting also provides an opportunity for special event, promotional, or seasonal banners, adding visual interest within the area.

Street Furniture

- Street furniture, such as benches, recycling centers, trash receptacles, mail boxes, newspaper vending boxes, and seasonal planters. Street furniture should be strategically located so that it reinforces pedestrian patterns, uses, and the needs of nearby businesses. Street furniture should not be obtrusive to business owners or patrons using the sidewalks.

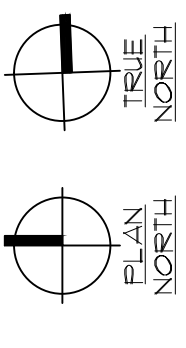
Street Trees

- Street trees must be of species that will endure the local climate and enhance the character of the streetscape. Street trees should be planted so as not to obstruct business entrance signage or sight lines. As the streetscape is developed, it is desired that the design and installation of street trees be consistent throughout the corridor. Coordination with the City Forester is requested in selecting the appropriate street tree species.

**PRELIMINARY SET
NOT FOR CONSTRUCTION**



VICINITY PLAN
SCALE: 1:50



DATE: May 16, 2014
JOB NO: 547714
SHEET NO. A0.10a

NSPJ
NEARING STAATS PRELOGAR & JONES AIA CHARTERED ARCHITECTS
3515 W. 75TH ST., STE. 201
PRAIRIE VILLAGE, KANSAS 66208
WWW.NSPJARCH.COM
PHONE 913.831.1415 FAX 913.831.1563

A New Multi-Use Project for
P&L Bldg Redevelopment
13th St. & Baltimore Ave.
Kansas City, Missouri 64105

REVISIONS

1230 WYANDOTTE ST.
NO WORK THIS AREA
KIVA PIN: 122572
CURR. ZONE: DC-15
LOT AREA: 144,871 SF.
SEC 08-43-33 NW/4
ALL LOTS 1-19 BLOCK
C OF REID'S ADD
RESURVEY OF 4 LOTS
1-28 BLOCK 3 OF
REID'S ADDITION

211 W 13TH ST
NO WORK THIS AREA
KIVA PIN: 122593
CURR. ZONE: DC-15
LOT AREA: 15,846 SF.
SEC 08-43-33 NW/4
AUDITORIUM - REID'S
ADD ALL BLOCKS 6 &
VAC ALLEYS 4 AND
RES OF REID'S ADD
ALL BLOCK G

201 W 14TH ST
NO WORK THIS AREA
KIVA PIN: 122573
CURR. ZONE: DC-15
LOT AREA: 35,761 SF.
ASGN SUBS 1-4 REPT
OF LOTS 1-12
BLOCK J

211 WYANDOTTE ST.
NO WORK THIS AREA
KIVA PIN: 122588
CURR. ZONE: DC-15
LOT AREA: 10,166 SF.
REID'S ADDITION
BLOCK 2, LOTS 25-26

131 WYANDOTTE ST.
NO WORK THIS AREA
KIVA PIN: 122593
CURR. ZONE: DC-15
LOT AREA: 18,939 SF.
CORRECTED PLAT
LOT 2

131 WYANDOTTE ST.
NO WORK THIS AREA
KIVA PIN: 122596
CURR. ZONE: DC-15
LOT AREA: 11,956 SF.
REID'S ADDITION
OLD TRACT 2
BLOCK 1, LOTS 25-29

108 W 14TH ST
NO WORK THIS AREA
KIVA PIN: 122609
CURR. ZONE: DC-15
LOT AREA: 25,911 SF.
REID'S ADDITION
BLD TRACT 1C
BLOCK F, LOTS 5-12

105-07 W 13TH ST
NO WORK THIS AREA
KIVA PIN: 122606
CURR. ZONE: DC-15
LOT AREA: 21,735 SF.
REID'S ADDITION
BLOCK B, LOTS 1-6
E 8 FT LOT 1

105-07 W 13TH ST
NO WORK THIS AREA
KIVA PIN: 122606
CURR. ZONE: DC-15
LOT AREA: 21,735 SF.
REID'S ADDITION
BLOCK B, REID'S
TRACT 1, LOTS 8-12
E 8 FT LOT 1

132 BALTIMORE
NO WORK THIS AREA
KIVA PIN: 122595
CURR. ZONE: DC-15
LOT AREA: 31,191 SF.
REID'S ADDITION
TRACT 2B
BLOCK 1, LOTS 5-12

1300 BALTIMORE
NO WORK THIS AREA
KIVA PIN: 122594
CURR. ZONE: DC-15
LOT AREA: 13,931 SF.
REID'S ADDITION
TRACT 2D
BLOCK 1, LOTS 1-4

1224 BALTIMORE AVE
NO WORK THIS AREA
KIVA PIN: 122564
CURR. ZONE: DC-15
LOT AREA: 14,735 SF.
REID'S ADDITION
BLOCK 2, LOTS 11-14
N 2 FT OF LOT 15

1212 BALTIMORE AVE
NO WORK THIS AREA
KIVA PIN: 122563
CURR. ZONE: DC-15
LOT AREA: 16,389 SF.
REID'S ADDITION
BLOCK 2, LOTS 11-14
ALLEY N OF 4 ADJ.

140 W TRUMAN RD
NO WORK THIS AREA
KIVA PIN: 250241
CURR. ZONE: UR
LOT AREA: 19,995 SF.
REID'S ADDITION
ALL 1/2 FT OF UNIT 2,
ALL BLOCK 19B

1401 BALTIMORE
NO WORK THIS AREA
KIVA PIN: 229785
CURR. ZONE: UR
LOT AREA: 19,995 SF.
REID'S ADDITION
RESURVEY, BLOCK E
LOTS 1-4 VAC
ALLEY N OF 4 ADJ. 4
VAC ALLEY E OF 4
ADJ.

1373 BALTIMORE AVE
NO WORK THIS AREA
KIVA PIN: 122595
CURR. ZONE: UR
LOT AREA: 19,995 SF.
REID'S ADDITION
RESURVEY, BLOCK E
LOTS 1-4 VAC
ALLEY N OF 4 ADJ. 4
VAC ALLEY E OF 4
ADJ.

1300 MAIN ST
NO WORK THIS AREA
KIVA PIN: 234293
CURR. ZONE: UR
LOT AREA: 95,607 SF.
KC LIVE REPLAT.
UNIT 1 BLOCK 14

105-07 W 13TH ST
NO WORK THIS AREA
KIVA PIN: 122606
CURR. ZONE: DC-15
LOT AREA: 21,735 SF.
REID'S ADDITION
BLOCK B, LOTS 1-6
E 8 FT LOT 1

1002 MAIN ST
NO WORK THIS AREA
KIVA PIN: 122574
CURR. ZONE: DC-15
LOT AREA: 16,048 SF.
RESURVEY OF REID'S
ADDITION, LOTS 1-4
ADDITION, LOTS 1-11
BLOCK 1 4 MCGEE'S
ADDITION, LOTS
64-63 & 21 REPT LOT
10 BLOCK 15 ALSO
ALL 9D BLOCKS 4 1
ALSO ALL VAC N'S
ALLEY 6 W 9D LOTS 4
BLOCKS

2 W TRUMAN RD
NO WORK THIS AREA
KIVA PIN: 250243
CURR. ZONE: UR
LOT AREA: 4,398 SF.
KC LIVE REPLAT.
ALL 1/2 FT OF UNIT 2,
ALL BLOCK 19B

1400 MAIN ST
NO WORK THIS AREA
KIVA PIN: 250242
CURR. ZONE: UR
LOT AREA: 31,900 SF.
KC LIVE REPLAT.
PT UNIT 2, BLOCK 19B

134 MAIN ST
OTHER RECREATION
KIVA PIN: 122562
CURR. ZONE: DC-15
LOT AREA: 16,949 SF.
MCGEE'S ADDITION,
150 FT OF 5 22 FT
LOT 10, 4 W 130 FT OF
LOT 11, 12 BLOCK 5
& E 7' OF 4 ADJ.

1334 MAIN ST
NO WORK THIS AREA
KIVA PIN: 122562
CURR. ZONE: DC-15
LOT AREA: 16,949 SF.
MCGEE'S ADDITION,
150 FT OF 5 22 FT
LOT 10, 4 W 130 FT OF
LOT 11, 12 BLOCK 5
& E 7' OF 4 ADJ.

1400 WALNUT ST.
COMM. (NON-OFFICE)
NO WORK THIS AREA
KIVA PIN: 239024
CURR. ZONE: UR
LOT AREA: 60,939 SF.
KC LIVE REPLAT.
UNIT 1, BLOCK 19B

1418 BLOCK WAY
COMM. (NON-OFFICE)
NO WORK THIS AREA
KIVA PIN: 239024
CURR. ZONE: UR
LOT AREA: 112,869 SF.
KC LIVE REPLAT.
BLOCK 19B

1220 WALNUT ST.
COMM. (NON-OFFICE)
NO WORK THIS AREA
KIVA PIN: 239024
CURR. ZONE: UR
LOT AREA: 93,293 SF.
KC LIVE REPLAT.
UNIT 1, BLOCK 110

PRELIMINARY SET
NOT FOR CONSTRUCTION

SCHEMATIC MATERIALS

TOILET	88 UNITS
1 BR + DEN	16 UNITS
2 BR	46 UNITS
TOTAL	150 UNITS

URAP (See Sheet A0.10c for unit by floor breakdown)

1 BR + DEN	24 UNITS
1 BR + DEN	24 UNITS
1 UNITS	1 UNITS
2 BR	59 UNITS
TOTAL	218 UNITS

BEDROOM COUNT

TOILET	266 BEDROOMS
URAP	10 BEDROOMS
TOTAL	336 BEDROOMS

PARKING SPACE INVENTORY
(KOMO REGS @ STALL UNIT w/ DC ZONE 4 DOWNTOWN STREETCAR AREA)

TOWER	50 SPACES
URAP	55 SPACES
TOTAL	213 SPACES

CAR STALLS PROVIDED

TOWER	318 STALLS
HOTEL	104 STALLS
TOTAL	482 STALLS

BICYCLE STALLS REQUIRED

LONG TERM @ 1 SPACE / 3 D.U. + 20 STALLS	16 STALLS
SHORT TERM @ 10% OFF-STREET	48 STALLS
CAR FOR THE URAP	28 STALLS
TOTAL	92 STALLS

BICYCLE STALLS PROVIDED

TOWER	12 STALLS
URAP	12 STALLS
TOTAL	42 STALLS

RETAIL SPACE

1ST FL.	286 SF
2ND FL.	3133 SF
TOTAL	6569 SF

NEW CONSTRUCTION INFORMATION:

- EXISTING ZONING: DC-15
- PROPOSED ZONING: DC-15
- TOTAL LAND AREA IN SF OR ACRES: 4191 SF + 0.09 ACRES
- LAND AREA OR ACRES FOR EXT G: 4191 SF + 0.09 ACRES
- NO EXT G OR PROPOSED ROW ON SITE
- NET LAND AREA OR ACRES: 4191 SF
- PROPOSED USES OR USES OF EACH BLDG: 4
- SEE SHIT ABOVE FOR SPACE USE BY FLOOR
- HEIGHT ABOVE GRADE OF BUILDINGS AND STRUCTURES AND NUMBER OF FLOORS OF EACH BUILDING
- HEIGHT ABOVE GRADE PLANE: 84'-10"
- NUMBER OF FLOORS: 5
- GARAGE: 5
- TWED-USE: 1

9. GROSS FLOOR AREA PER FLOOR AND TOTAL FOR EACH BUILDING. BUILDINGS SHALL ALSO INCLUDE DUELLING UNITS PER FLOOR AND TOTAL NUMBER OF DUELLING UNITS.

10. TOTAL BUILDING AREA: 91,600 SF

11. TO BE COMPLETED IN ONE PHASE

12. ROOF OF POOL & SUNDECK FOR UNIT 101

13. STREET TREES AND SWIMLAs FEATURES TO BE CARRIED IN FROM FOURER & LIGHT DISTRICT

14. PLEASE SEE SHEET A0.10c FOR INDIVIDUAL FLOOR PLANS & UNIT BREAKDOWN BY FLR.

15. BUILDING COVERAGE AND FLOOR AREA RATIO: LOT COVERAGE: 51332 SF + 83.07% F.A.R. 584

16. RESIDENTIAL DEVELOPMENT SHALL IDENTIFY GROSS AND NET DENSITY.

17. GROSS DENSITY: 6146 D.U. / ACRE

18. NET DENSITY: 6146 D.U. / ACRE

19. RATIO OF REQUIRED NUMBER OF PARKING SPACES FOR EACH USE AND AMOUNT OF REQUIRED SPACES:

20. REQUIRED SPACES: 0 (DC ZONING)

21. PROPOSED SPACES: APPROX. 485 STALLS

22. RATIO OF REQUIRED NUMBER OF SHORT TERM AND LONG TERM BICYCLE PARKING SPACES FOR EACH USE AND AMOUNT OF REQUIRED PROPOSED SHORT TERM AND LONG TERM BICYCLE PARKING SPACES:

23. LONG TERM PROVIDED: 20 SPACES

24. LONG TERM REQUIRED: 30 SPACES

25. SHORT TERM PROVIDED: 6 SPACES

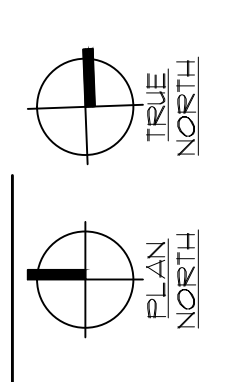
26. SHORT TERM REQUIRED: 9 SPACES

27. COMMENCEMENT AND COMPLETION DATES FOR EACH PHASE OF CONSTRUCTION:

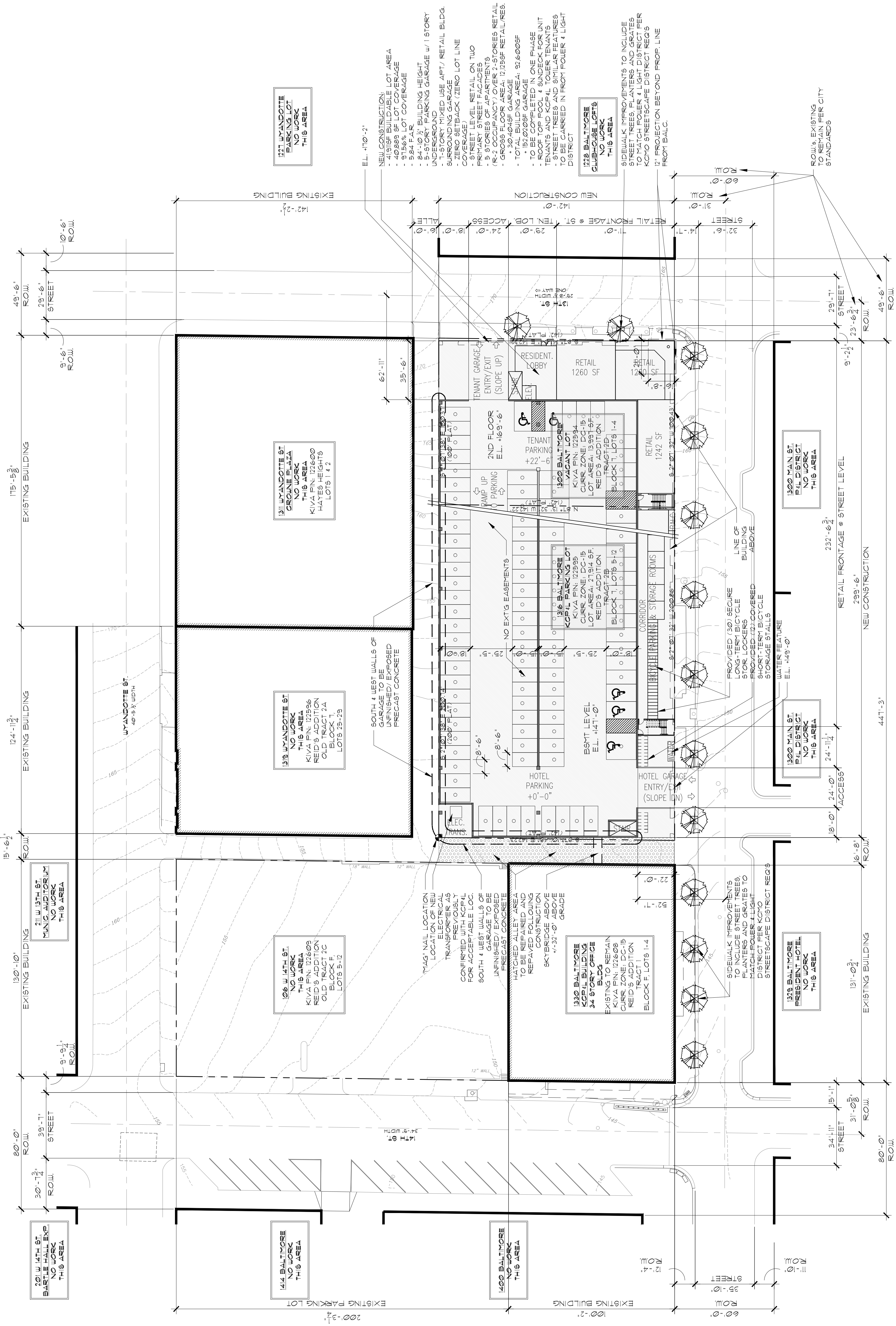
28. ONE PHASE OF CONSTRUCTION: COMMENCEMENT: FALL 2014

29. COMPLETION: FALL 2015

REVISIONS

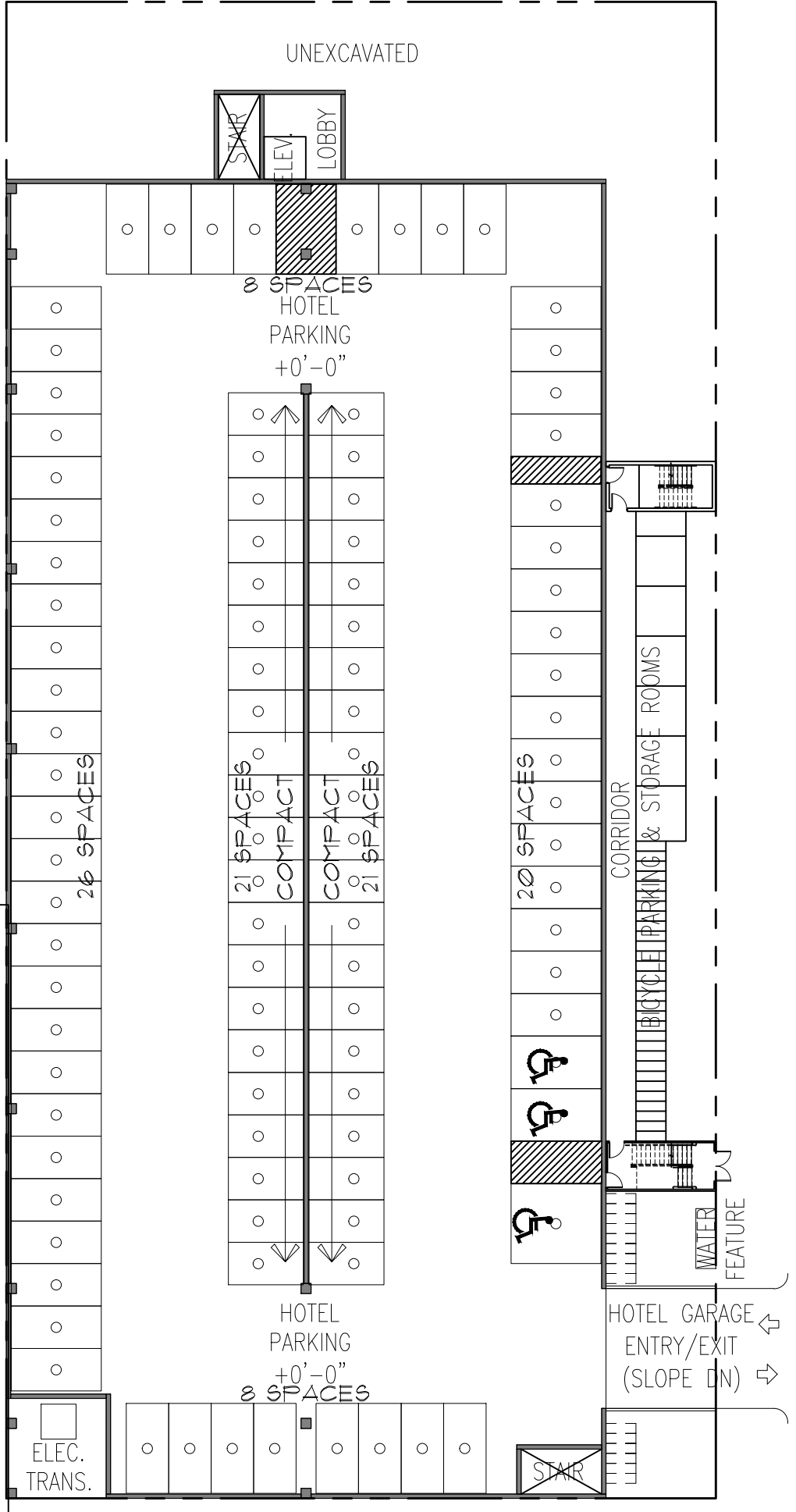


SITE PLAN
SCALE: 1:30



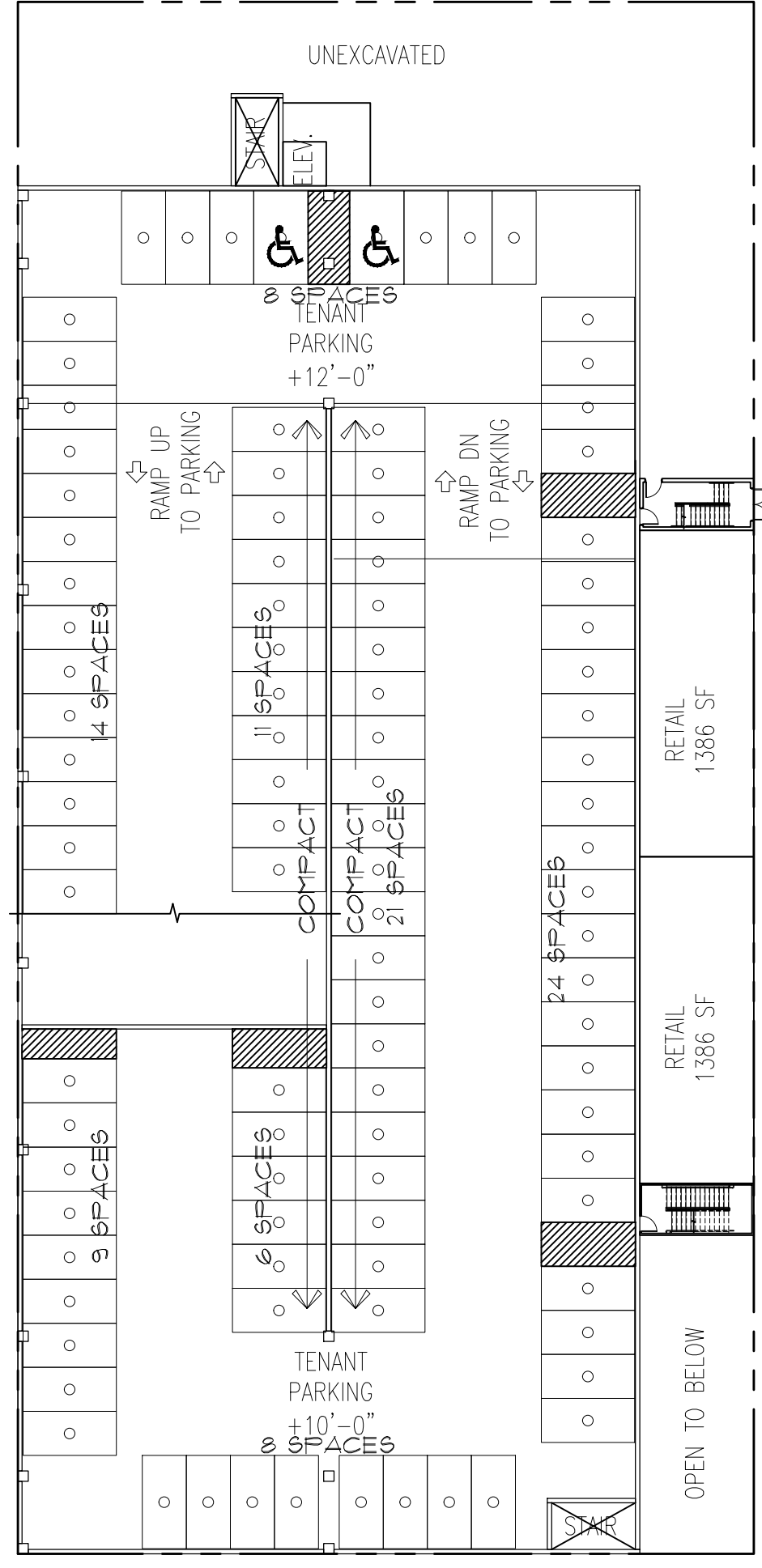
DATE: May 16, 2014
JOB NO: 547714
SHEET NO: A0.10b

**PRELIMINARY SET
NOT FOR CONSTRUCTION**



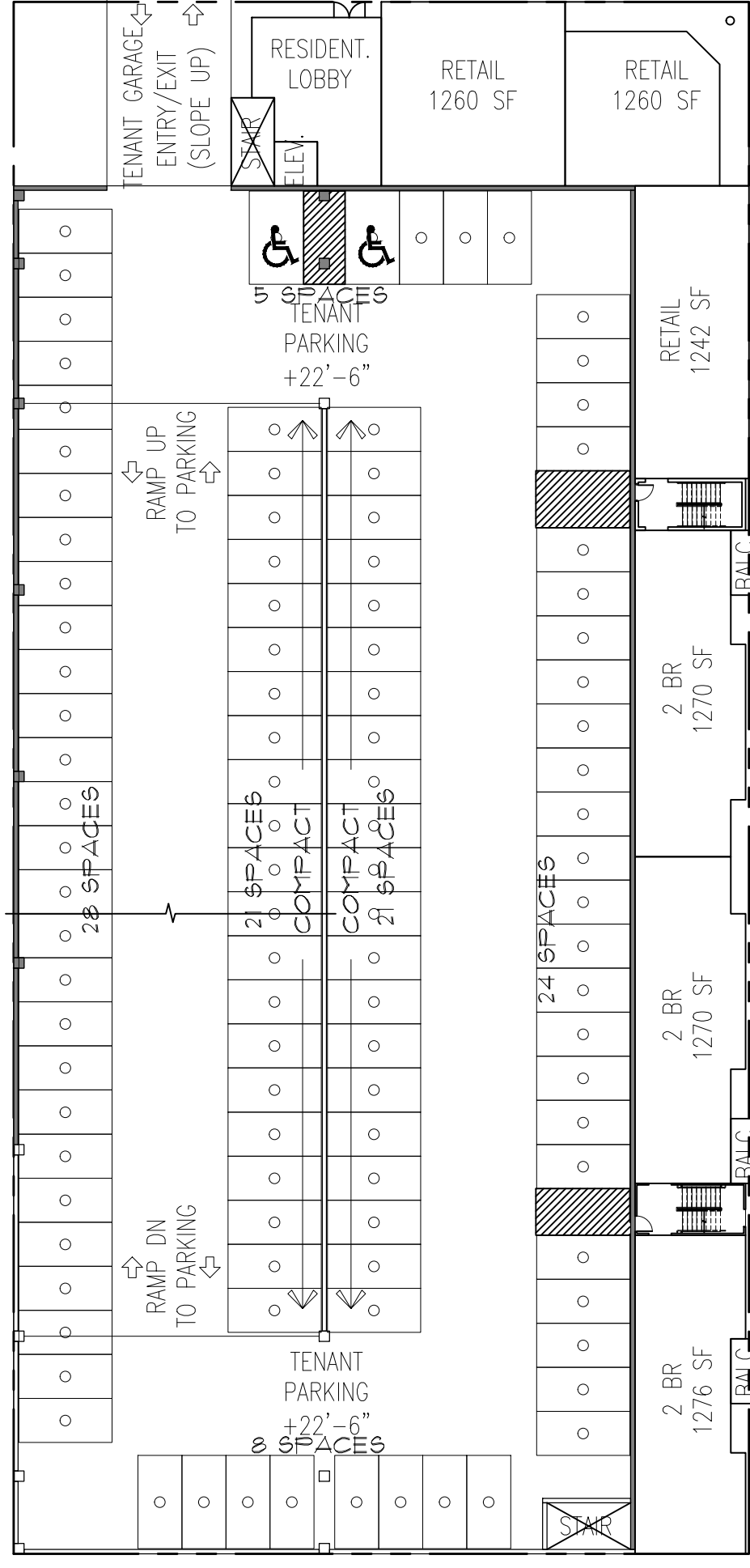
BASMENT FLOOR UNIT MATRIX BREAK DOWN

STUDIO	0
1 BR	0
1 BR + DEN	0
2 BR	0
TOTAL	0



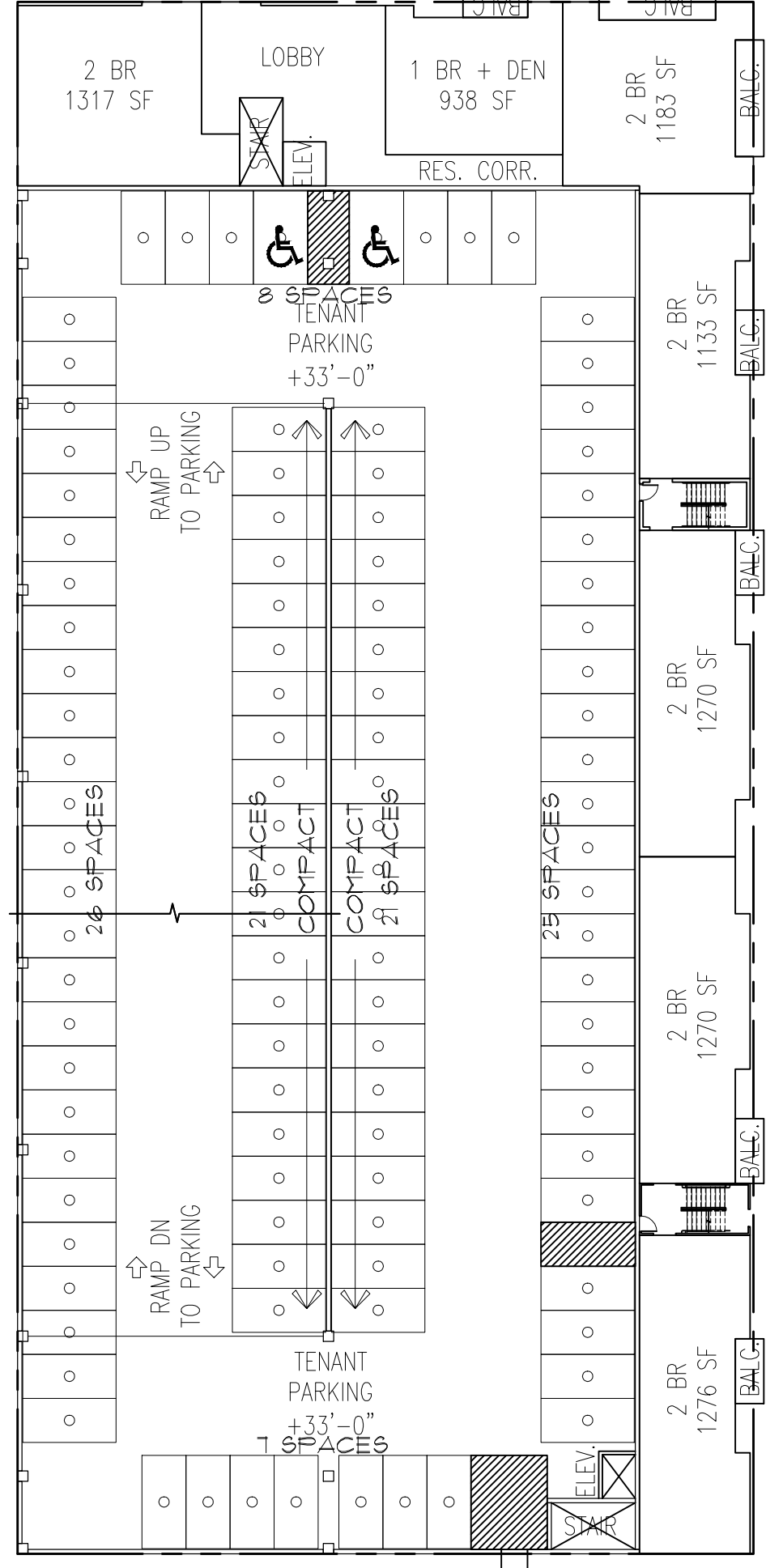
1ST FLOOR UNIT MATRIX BREAK DOWN

STUDIO	0
1 BR	0
1 BR + DEN	0
2 BR	0
TOTAL	0



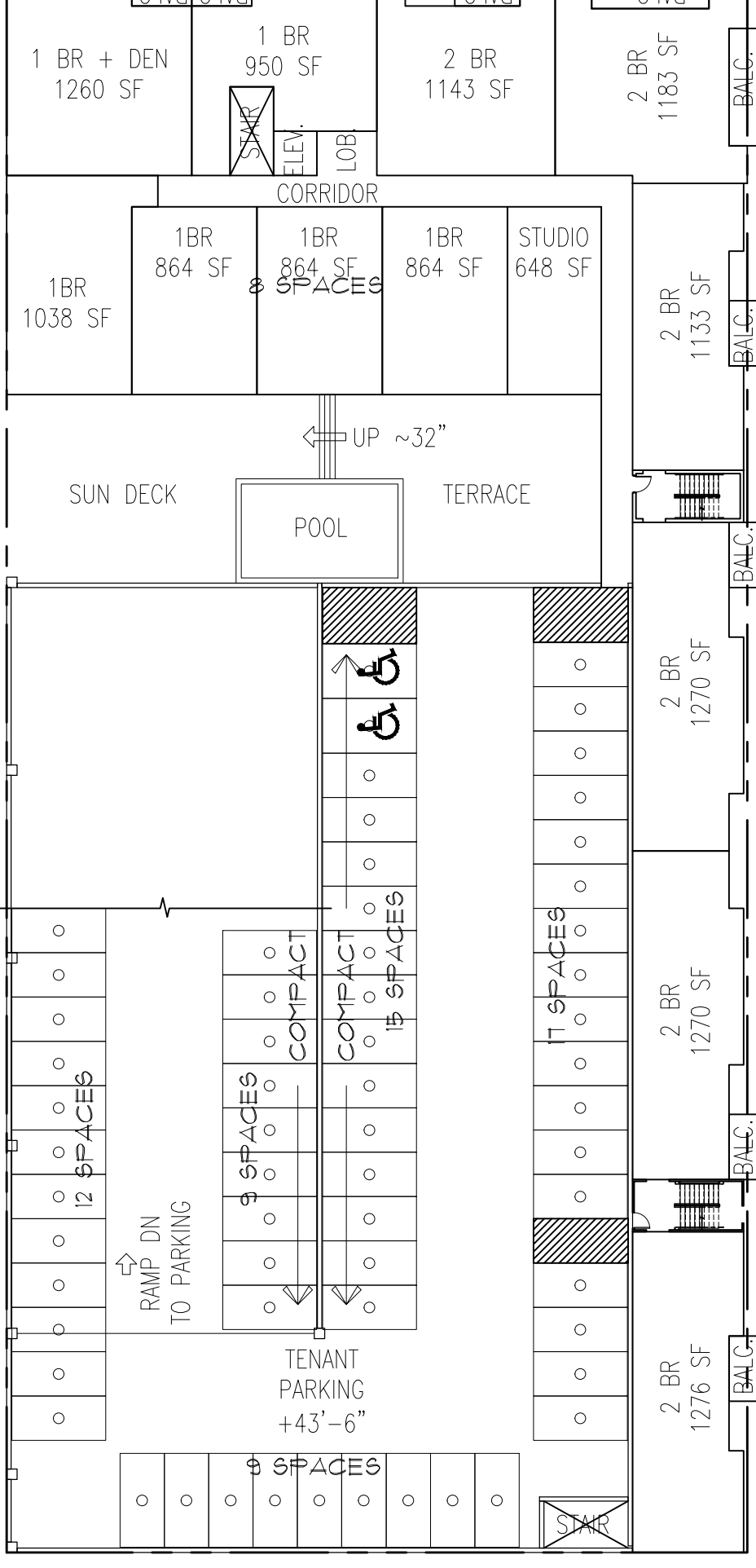
2ND FLOOR UNIT MATRIX BREAK DOWN

STUDIO	0
1 BR	0
1 BR + DEN	0
2 BR	4
TOTAL	4



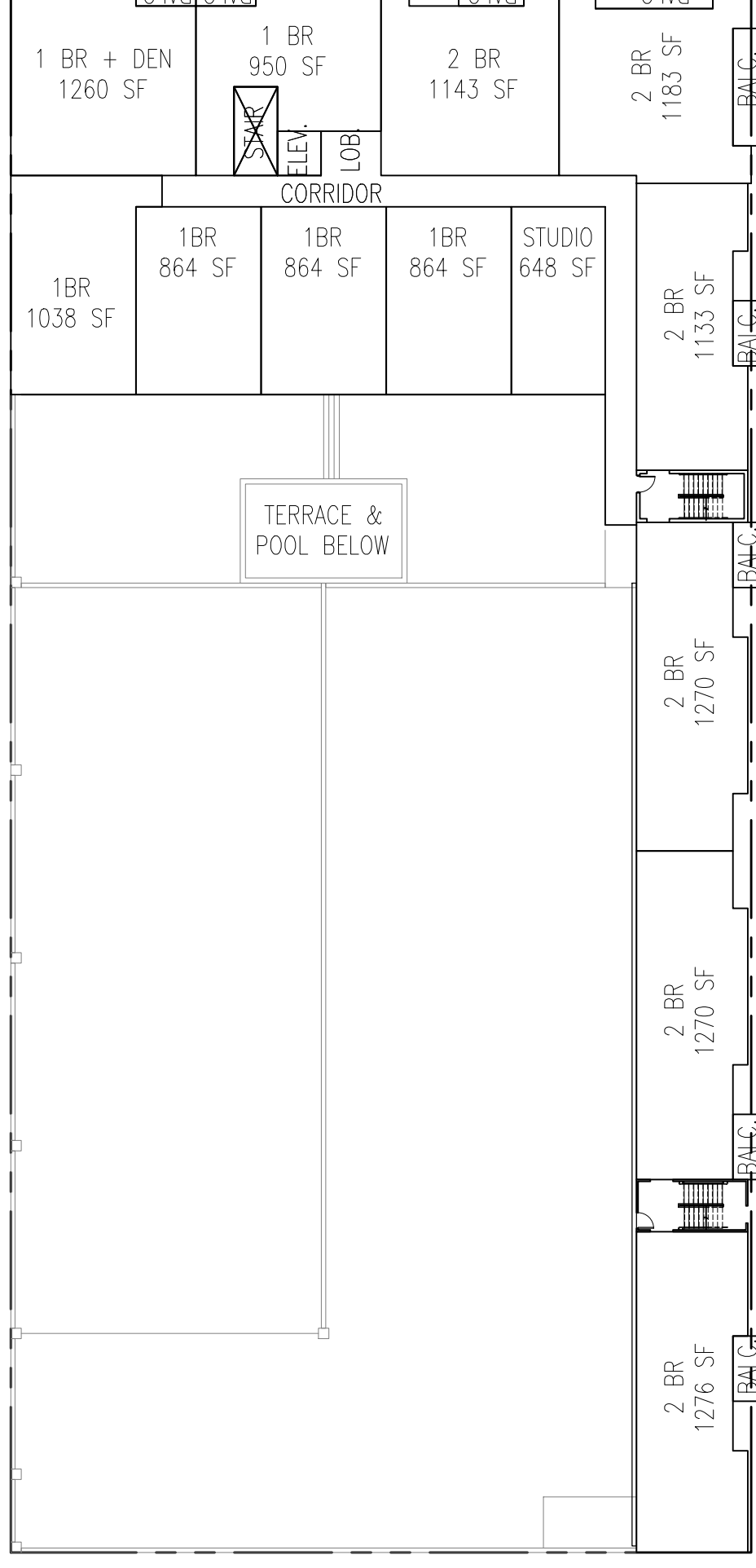
3RD FLOOR UNIT MATRIX BREAK DOWN

STUDIO	0
1 BR	1
1 BR + DEN	1
2 BR	6
TOTAL	8



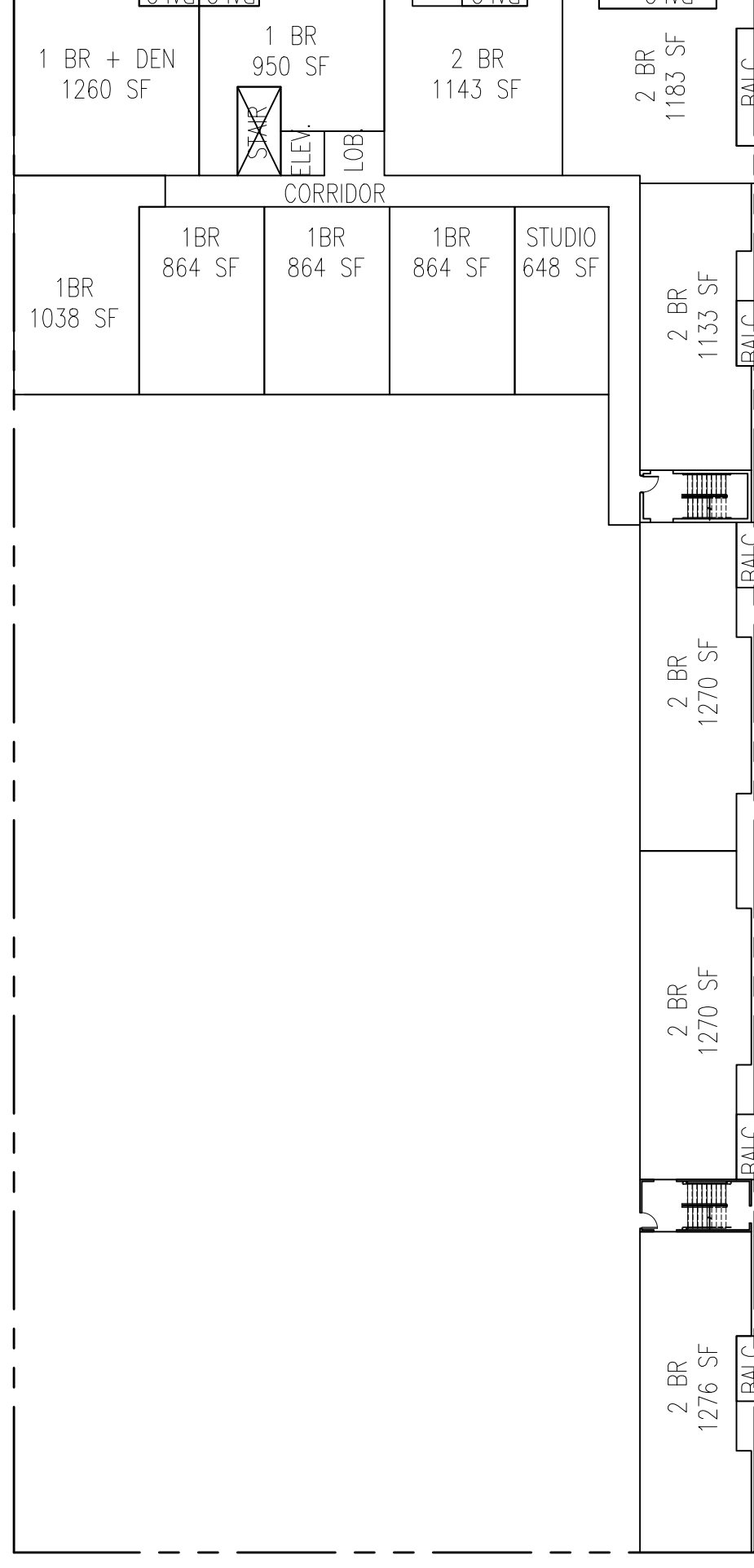
4TH FLOOR UNIT MATRIX BREAK DOWN

STUDIO	1
1 BR	4
1 BR + DEN	1
2 BR	6
TOTAL	12



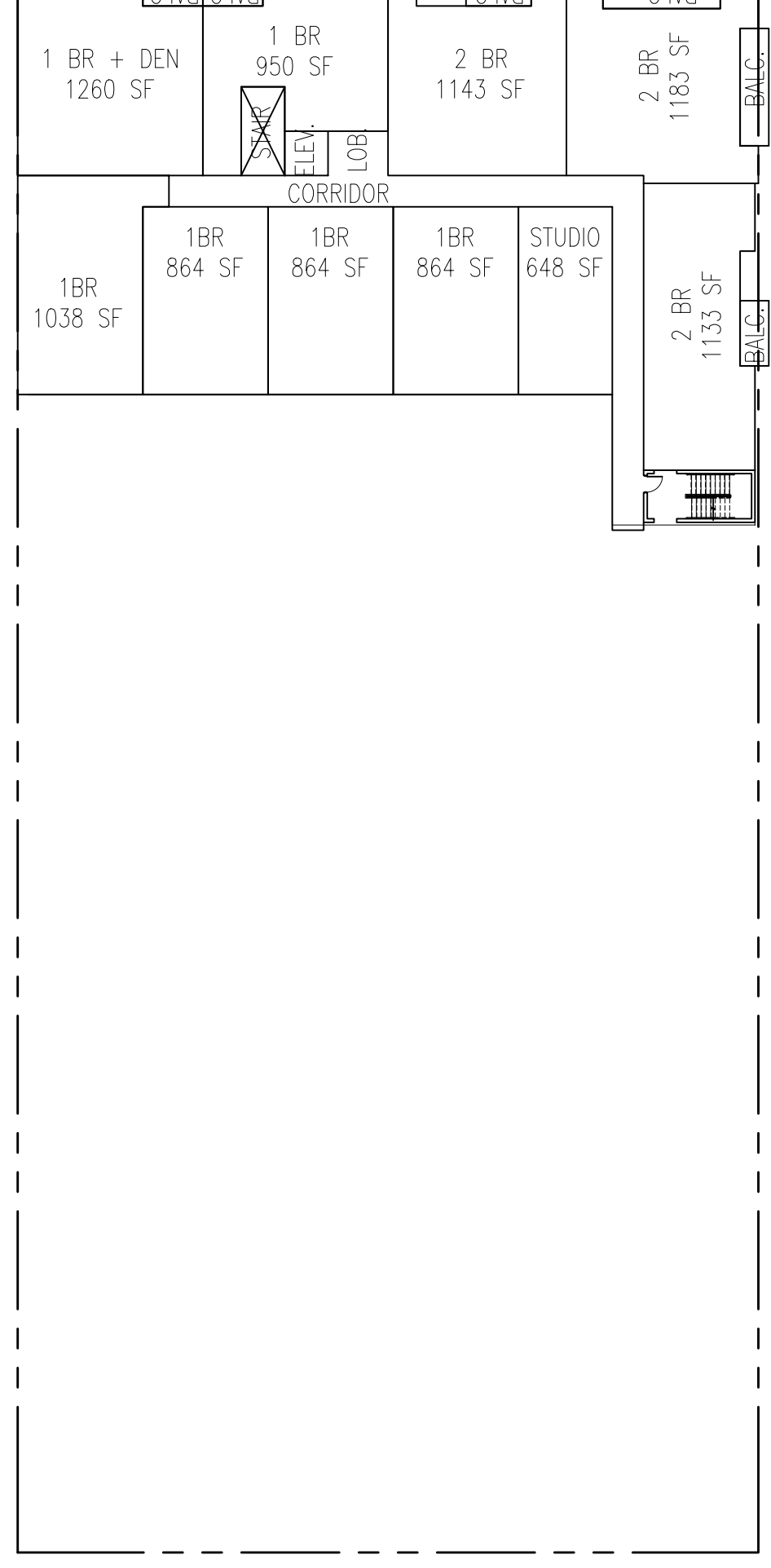
5TH FLOOR UNIT MATRIX BREAK DOWN

STUDIO	1
1 BR	4
1 BR + DEN	1
2 BR	6
TOTAL	12



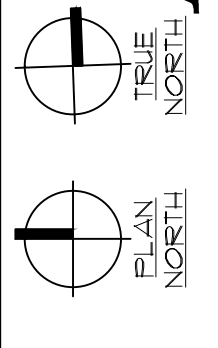
6TH FLOOR UNIT MATRIX BREAK DOWN

STUDIO	1
1 BR	4
1 BR + DEN	1
2 BR	6
TOTAL	12



7TH FLOOR UNIT MATRIX BREAK DOWN

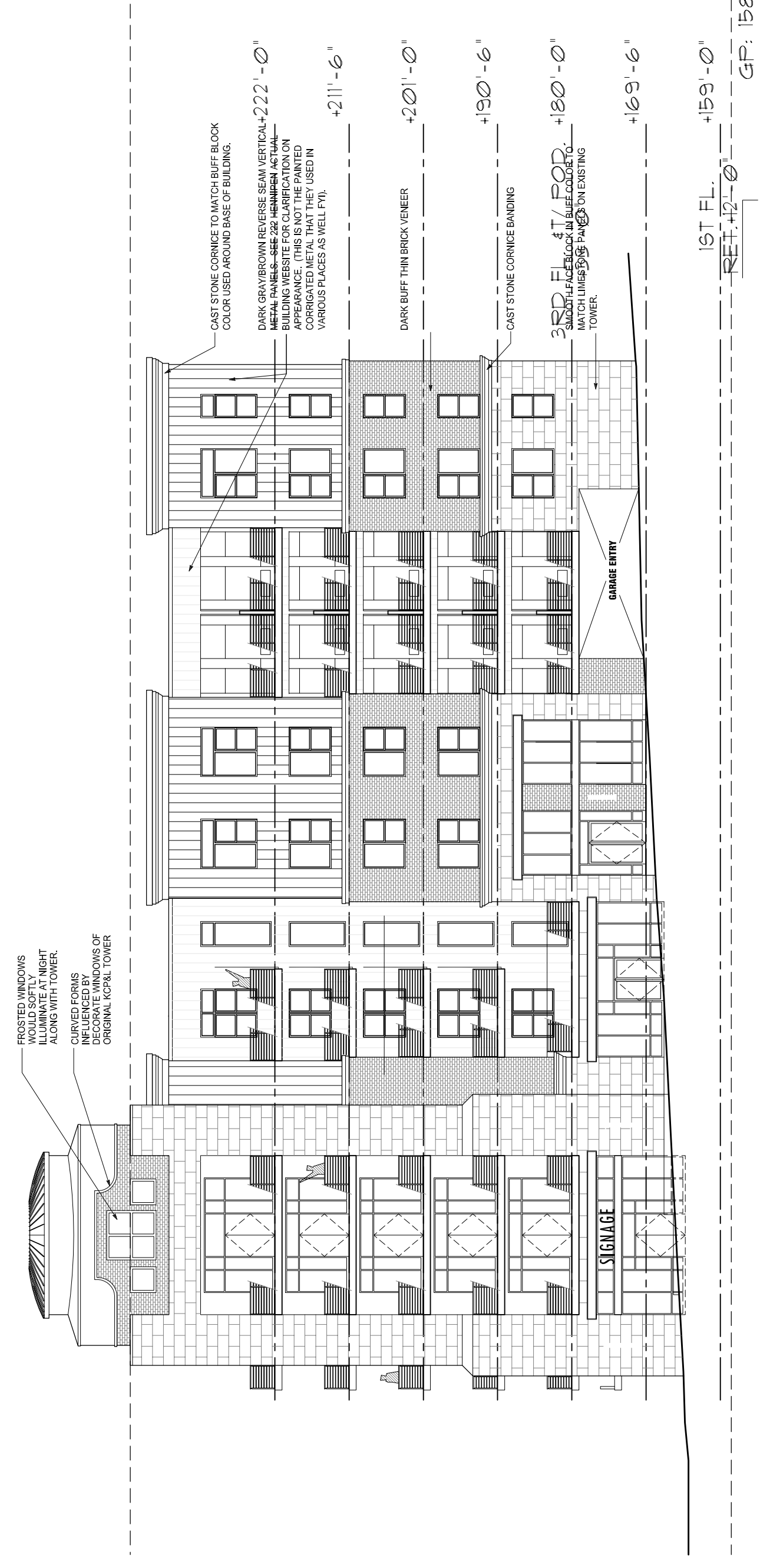
STUDIO	1
1 BR	4
1 BR + DEN	1
2 BR	6
TOTAL	12



REVISIONS

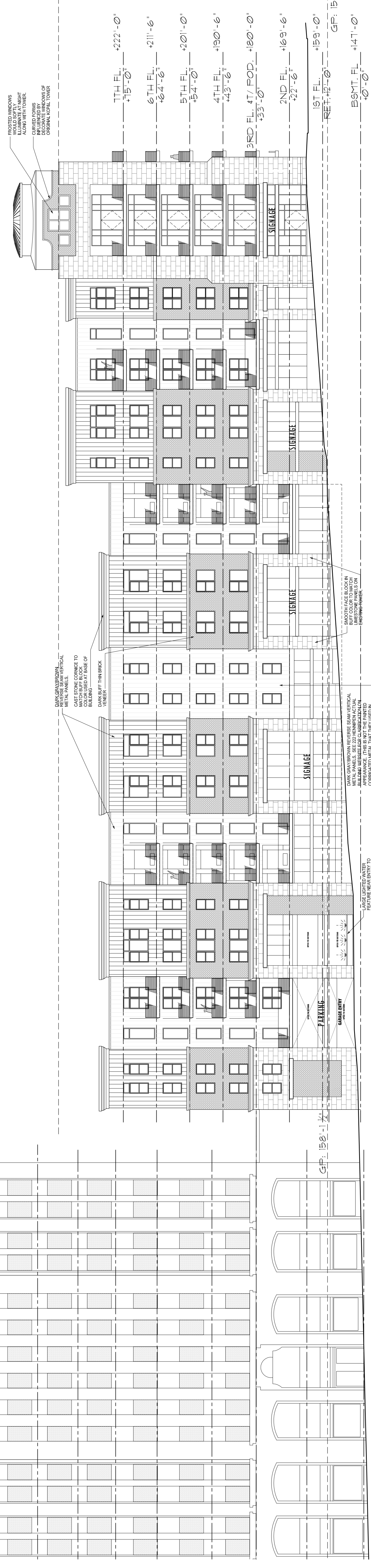
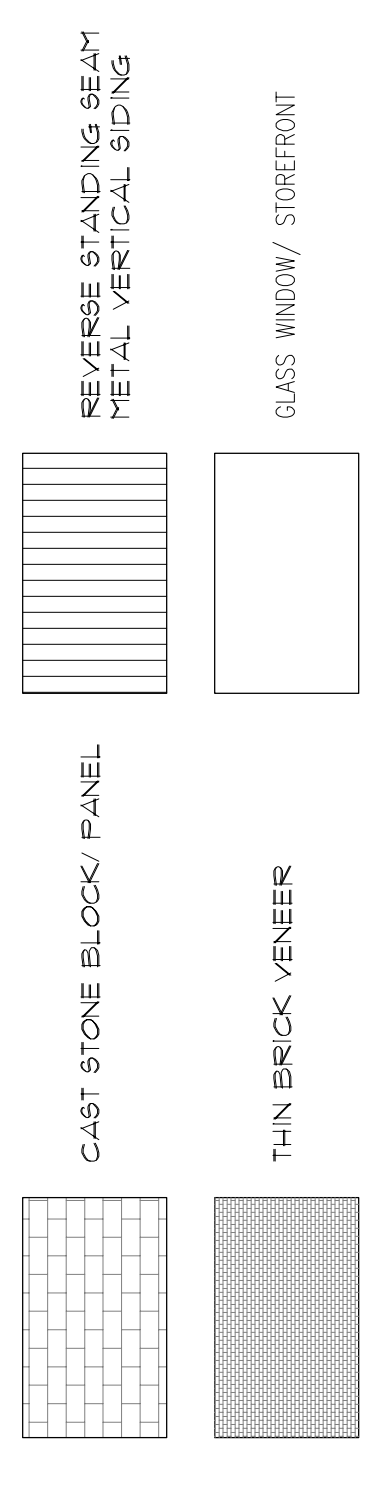
SKYBRIDGE TO 3RD FL TOWER

PRELIMINARY SET
NOT FOR CONSTRUCTION



NORTH ELEVATION
1/16" = 1'-0"

FINISH LEGEND



EAST ELEVATION
1/16" = 1'-0"

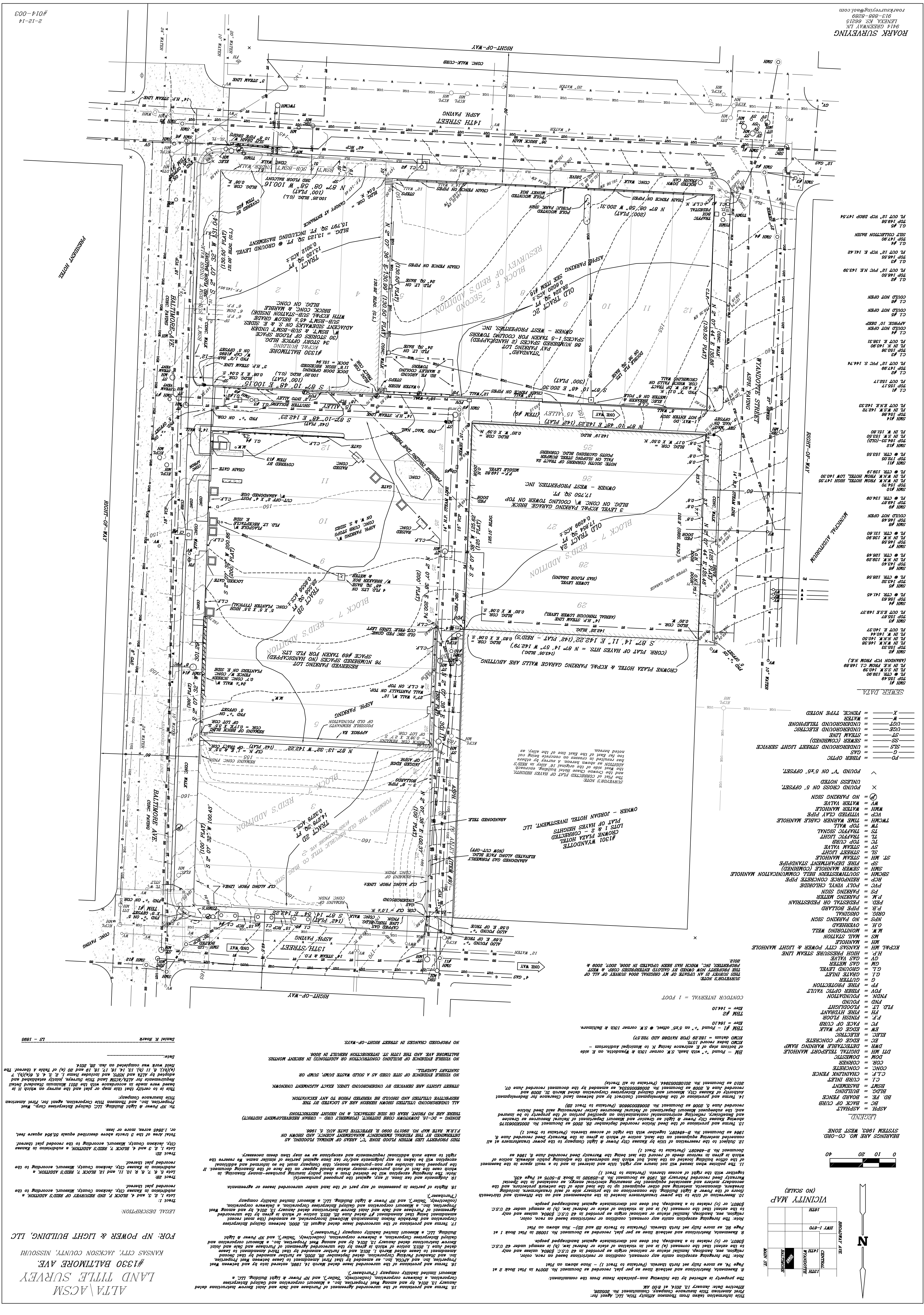
REVISIONS

DATE: May 16, 2014
JOB NO.: 547714
SHEET NO.:

A3.00

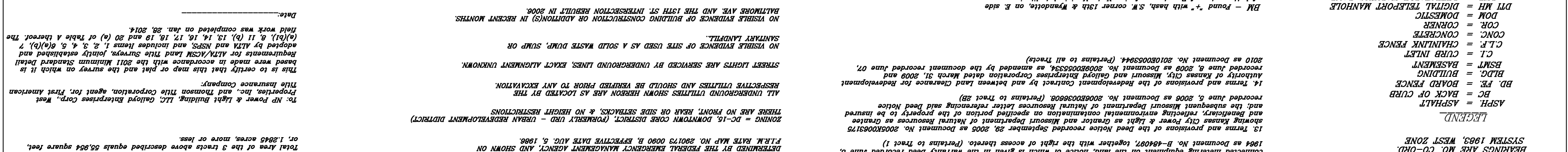
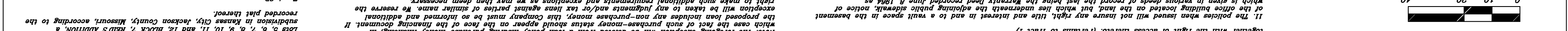
NEARING STAATS PREGOAR & JONES AIA CHARTERED ARCHITECTS
3515 W. 75TH ST., STE. 201
PRAIRIE VILLAGE, KANSAS 66208
PHONE 913.831.1415 FAX 913.831.1563
WWW.nspjarch.com

A New Multi-Use Project for
P&L Bldg Redevelopment
13th St. & Baltimore Ave.
Kansas City, Missouri 64105



1. This project is defined by the boundary lines shown on this site plan... 2. The project is bounded by the boundary lines shown on this site plan...

- LEGEND: 1. 1" ASHPHALT, 2. 2" CONCRETE, 3. 4" CONCRETE, 4. 6" CONCRETE, 5. 8" CONCRETE...



NO PROPOSED CHANGES IN STREET RIGHT-OF-WAYS. THE CITY OF KANSAS CITY, MISSOURI, HAS APPROVED THIS PLAN AND THE CITY ENGINEER HAS ISSUED A CERTIFICATE OF PLAT.

DATE: 12-18-2013

FOR: NP POWER & LIGHT BUILDING, LLC. KANSAS CITY, JACKSON COUNTY, MISSOURI. #130 BALTIMORE AVE. LAND TITLE SURVEY ALTA VCSM

LEGAL DESCRIPTION: LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

PRELIMINARY SET NOT FOR CONSTRUCTION