

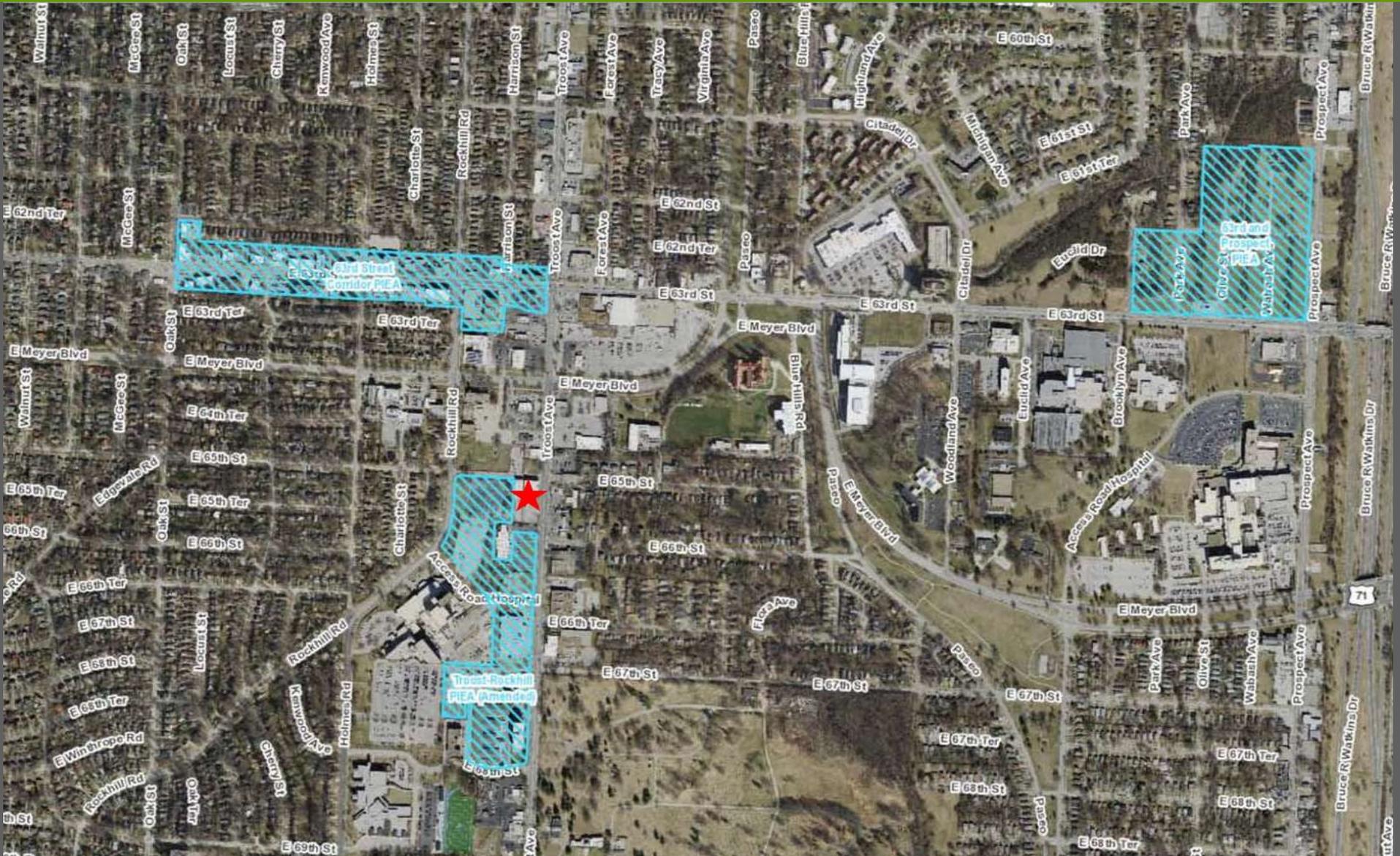
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6500 Troost PIEA

Neighborhood Planning and Development Committee

June 14, 2023

6500 Troost PIEA – General Development Plan



6500 Troost PIEA – General Development Plan



Boundaries

6500 Troost PIEA – General Development Plan

Planning Area

- Location:
 - SWC of 65th Street, Troost Avenue
- Planning Area Size:
 - 1.19 acres
 - 1 parcel
 - 1 owner – 6500 Troost, LLC
Purchased August 2022

6500 Troost PIEA – General Development Plan



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Existing Conditions

- Existing improvements constructed 1954 (AT&T)
- Two buildings
 - 6500 Troost
 - Three stories / 35,400 sf
 - 1015 E. 65th Street
 - Two stories / 15,000 sf
- Previous Use: Service Station
- Current tenants:
 - Spire (storage yard/parking lot)
 - Superior Woodcraft (portion of lower level, 6500 Troost)
 - Peter Kohl Restoration (lower level, 1015 E. 65th St)
- Vacancy approximately 75%



Existing Conditions

6500 Troost PIEA – General Development Plan

Plan Requirements

- Satisfy Country Club/Waldo Area Plan Guidelines
- Land Use: Mixed Use Community
- Design Guidelines
- Rezoning: B4-2 to UR
- Ten year timeframe for completion

Anticipated PIEA Assistance

- Tax Abatement (10 years 70%; 5 years 30%)

Plan Area located within Non-Distressed Census Tract

Potential Redevelopment Projects

Proposed Redevelopment

- Renovation of existing buildings and site
- Commercial space – small office, restaurant, services
- \$4.5 - \$5.0 million investment



Potential Redevelopment

Blight – Statutory Definition

- Insanitary or unsafe conditions
- Deterioration of site improvements
- Conditions which endanger life or property by fire or other causes

Predominance of one or more blighting factors above leads to:

- Retards provision of housing accommodations, OR
- Economic liability, OR
- Social liability, OR
- Menace to public health, safety, morals, or welfare

In present condition and use

Blighting Factors – Insanitary or Unsafe Conditions

INSANITARY OR UNSAFE CONDITIONS

- Environmental liabilities
 - Groundwater contamination, asbestos, mold
- Water intrusion
 - Roofs, south basement wall of 6500 Troost
- Obsolete/non-functioning building systems
 - Life safety, electrical, HVAC, plumbing
- Lack of accessibility
 - No operating passenger elevator
- Tripping hazards
 - Deteriorated pavement
- Trash/debris

Blighting Factors – Insanitary or Unsafe Conditions



Blighting Factors – Insanitary or Unsafe Conditions



Qualifications Analysis

Blighting Factors – Insanitary or Unsafe Conditions



Blighting Factors – Deterioration

DETERIORATION

- Aging and deteriorating improvements
 - Primary deterioration of roofs, windows
 - Failure of finishes
 - Secondary deterioration of pavement

Blighting Factors – Deterioration

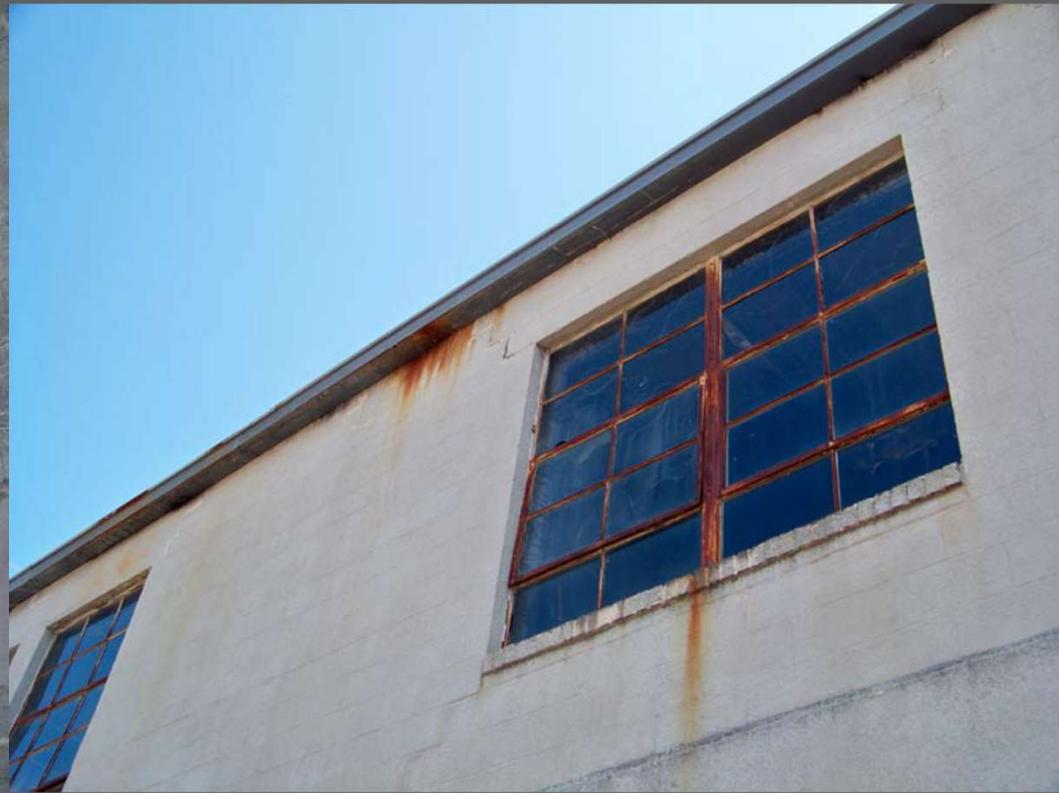


Blighting Factors – Deterioration



Qualifications Analysis

Blighting Factors – Deterioration



Blighting Factors – Deterioration



Qualifications Analysis

Blighting Factors – Deterioration



Qualifications Analysis

Blighting Factors – Deterioration



Blighting Factors – Summary

6500 Troost PIEA Planning Area							
Summary of Blighting Factors							
Planning Area							
		Parcels	Pct.			Area (sq. ft.)	
		Pct.			Pct.		
Total		1	100%			52,006	100%
<u>Blighting Factors</u>							
Insanitary or unsafe conditions		1	100.0%			52,006	100.0%
Deterioration of site improvements		1	100.0%			52,006	100.0%
Existence of conditions which endanger							
life or property by fire and other causes		1	100.0%			52,006	100.0%
Parcels with at least one blighting factor							
		1	100.0%			52,006	100.0%
Parcels with no blighting factors							
		0	0.0%			0	0.0%
Parcels with Predominance of Blighting Factors							
		1	100.0%			52,006	100.0%

Blighting Factors – Economic Liability

ECONOMIC LIABILITY

- Reduced, negligible income
- Low assessed values
 - \$2.50/lsf improvement vs. \$15.50-\$22.00/lsf
- Low tax revenue (\$8,355.13)
- Impaired economic value
 - Physical deterioration
 - Insanitary, unsafe conditions
 - High Vacancy (75%)

Blighting Factors – Social Liability / Menace...

SOCIAL LIABILITY

- Environmental liabilities
- Non-functioning, inadequate, nonexistent building systems
Life safety, accessibility, utilities
- Noncompliance with modern codes

MENACE TO PUBLIC HEALTH, SAFETY, MORALS, WELFARE

- Deteriorated and insanitary conditions threat to health
- Unsafe conditions threat to safety

Qualifications Analysis - Conclusion

The 6500 Troost PIEA Planning Area of Kansas City, Missouri, as of September 13, 2022, in its present condition and use, is a “blighted area” according to the definition provided in Missouri’s Industrial Development statutes (RSMo Ch. 100).

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