

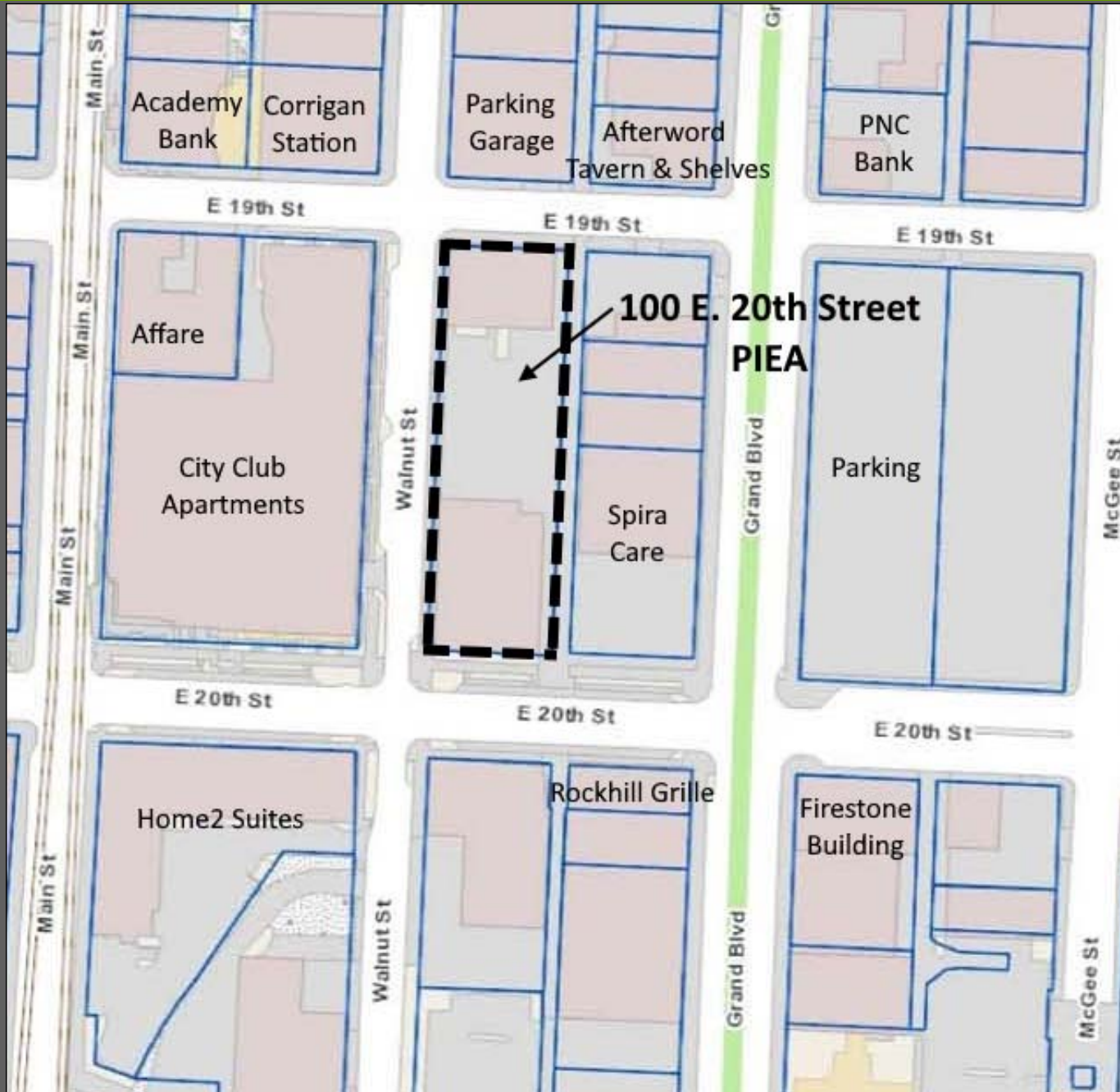
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100 E. 20th Street PIEA

Neighborhood Planning and Development Committee

January 24, 2024

100 E. 20th Street PIEA – General Development Plan



Boundaries

100 E. 20th Street PIEA – General Development Plan

Planning Area

- Location:
 - NEC of 20th Street, Walnut Street
- Planning Area Size:
 - 1.04 acres
 - 1 parcel
 - 1 owner – SAFRANDA MO, LLC

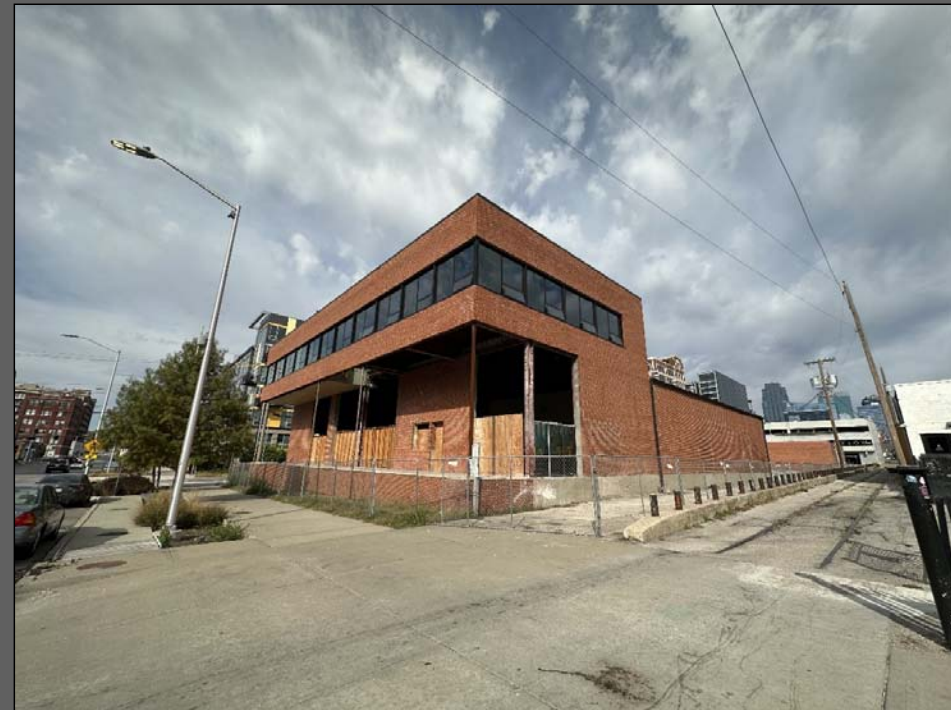
Purchased August 2021

Property under contract to Plan Proponent

100 E. 20th Street PIEA – General Development Plan

Existing Conditions

- Existing improvements constructed 1950s
- Two buildings
 - 100 E. 20th Street
 - Two stories / 21,365 sf
 - 1905 Walnut Street
 - One story / 7,567 sf
- Previous Use: Anheuser-Busch Distributorship
- Vacancy - 100%



Existing Conditions

100 E. 20th Street PIEA – General Development Plan

Plan Requirements

- Satisfy Greater Downtown Area Plan / Spirit of KC Playbook Guidelines
- Land Use: Downtown Mixed Use (no change anticipated)
- Design Guidelines
- Rezoning: DX-15 to UR
- Ten year timeframe for completion

Anticipated PIEA Assistance

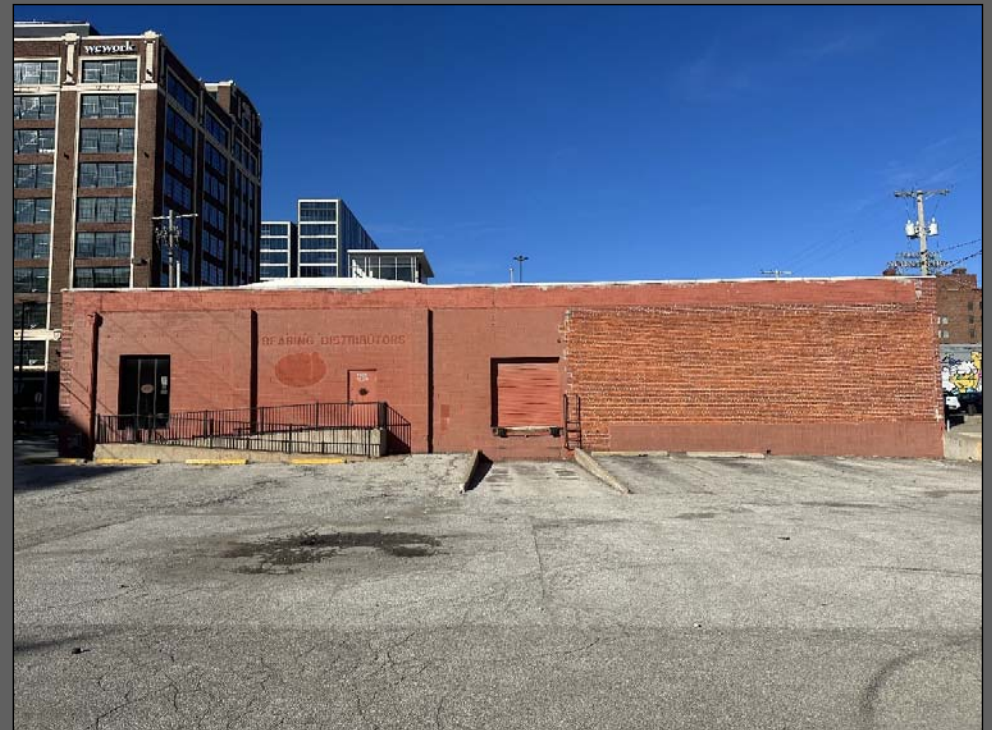
- Tax Abatement (10 years 75%; 5 years 37.5%)
- Bonds

Plan Area located within Non-Distressed Census Tract

Potential Redevelopment Projects

Proposed Redevelopment

- Multiphase
- Renovation/Demolition of existing buildings and site
- Mixed use space – commercial, multifamily



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

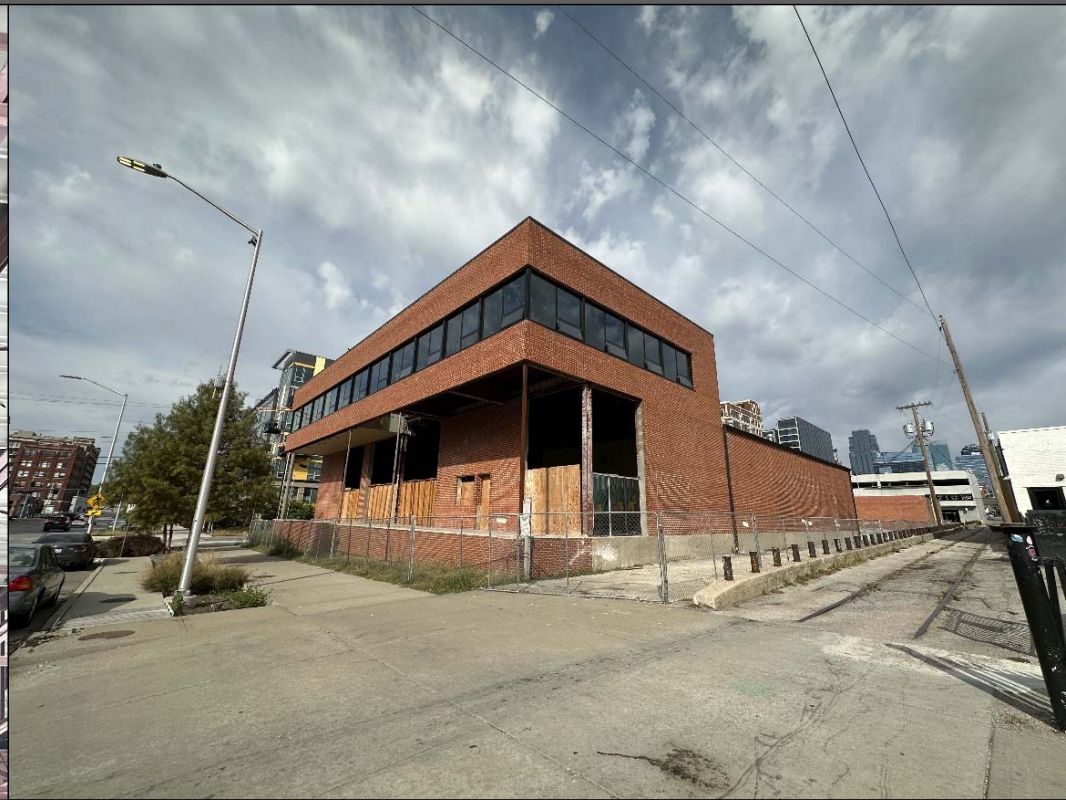
In present condition and use

Blighting Factors – Insanitary or Unsafe Conditions

INSANITARY OR UNSAFE CONDITIONS

- Obsolete/non-functioning building systems
 - Life safety, electrical, HVAC, building enclosure
 - Lack of restrooms
- Lack of accessibility
 - No operating passenger elevator
- Pigeon Excrement
- Tripping and fall hazards
 - Deteriorated pavement / fall hazards

Blighting Factors – Insanitary or Unsafe Conditions



Blighting Factors – Insanitary or Unsafe Conditions



Blighting Factors – Insanitary or Unsafe Conditions



Blighting Factors – Insanitary or Unsafe Conditions



Blighting Factors – Deterioration

DETERIORATION

- Aging and deteriorating improvements
 - Primary deterioration - walls, windows and doors
 - Failure/damage of interior/exterior finishes
 - Secondary deterioration of pavement

Blighting Factors – Deterioration



Blighting Factors – Deterioration



Blighting Factors – Deterioration



Blighting Factors – Deterioration



Blighting Factors – Deterioration



Blighting Factors – Deterioration



Blighting Factors – Summary

100 E. 20th Street PIEA Planning Area					
Summary of Blighting Factors					
Planning Area					
	Parcels	Pct.		Area (sq. ft.)	Pct.
Total	1	100%		45,314	100%
<u>Blighting Factors</u>					
Insanitary or unsafe conditions	1	100.0%		45,314	100.0%
Deterioration of site improvements	1	100.0%		45,314	100.0%
Existence of conditions which endanger life or property by fire and other causes	1	100.0%		45,314	100.0%
Parcels with Preponderance of Blighting Factors	1	100.0%		45,314	100.0%

Blighting Factors – Economic Liability

ECONOMIC LIABILITY

- Reduced, negligible income
- Low assessed values
 - One of handful of properties in Crossroads with 0% increase in 2023 assessed value
- Low tax revenue compared to mixed use properties
- Impaired economic value
 - Physical deterioration
 - Insanitary, unsafe conditions
 - High Vacancy

Blighting Factors – Social Liability / Menace...

SOCIAL LIABILITY

- Non-functioning, inadequate, nonexistent building systems
Life safety, accessibility, utilities, building enclosure
- Noncompliance with modern codes
- Pigeon excrement

MENACE TO PUBLIC HEALTH, SAFETY, MORALS, WELFARE

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

Qualifications Analysis - Conclusion

The 100 E. 20th Street PIEA Planning Area of Kansas City, Missouri, as of November 1, 2023, 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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