

Attachment 4:

**General Development Plan: and Blight Analysis:
25th & Southwest Boulevard Planned Industrial Expansion
Authority (PIEA) Planning Area**

General Development Plan: and Blight Analysis:

25th & Southwest Boulevard
Planned Industrial Expansion Authority
(PIEA) Planning Area
Kansas City, Missouri

PREPARED FOR:

PLANNED INDUSTRIAL EXPANSION AUTHORITY (PIEA)
20 EAST 5TH STREET, SUITE 200
KANSAS CITY, MISSOURI 64106

PREPARED BY:

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PREPARED:

JULY 16, 2004

REVISED:

SEPTEMBER 1, 2004

General Development Plan:
Planned Industrial Expansion Authority
(PIEA)
25th & Southwest Boulevard Planning
Area, Kansas City, Missouri

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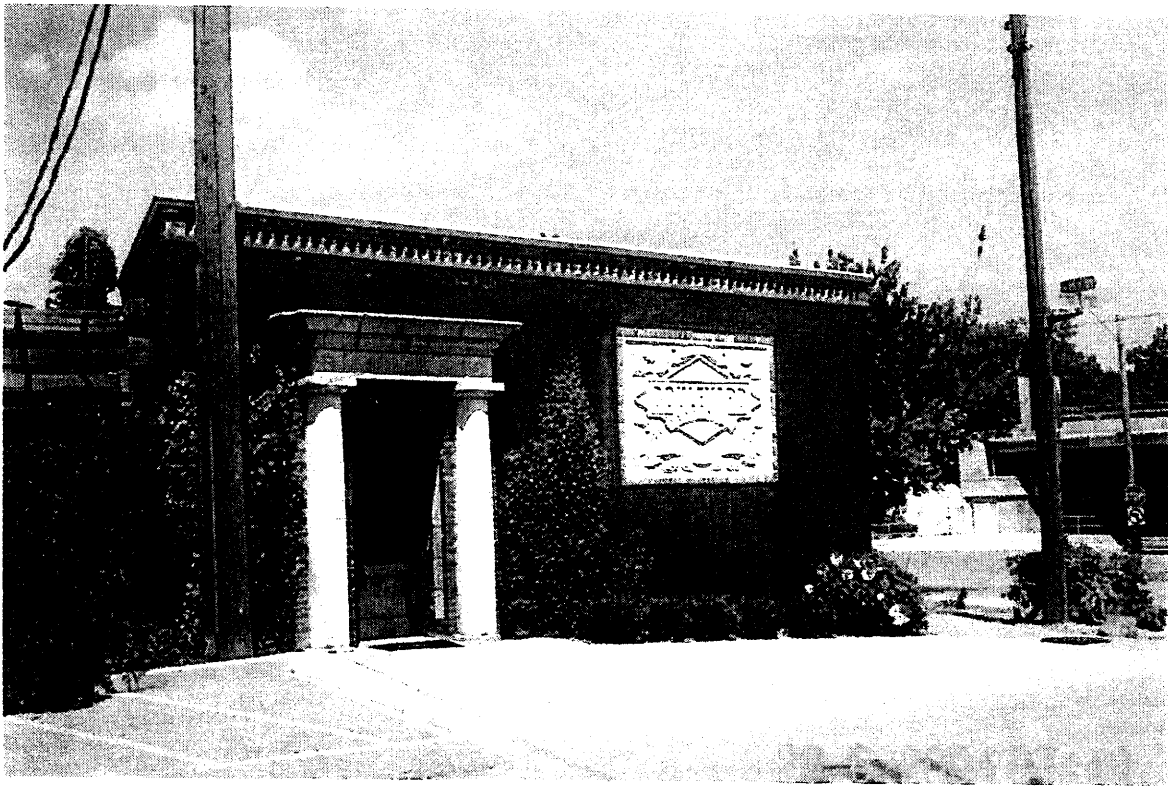
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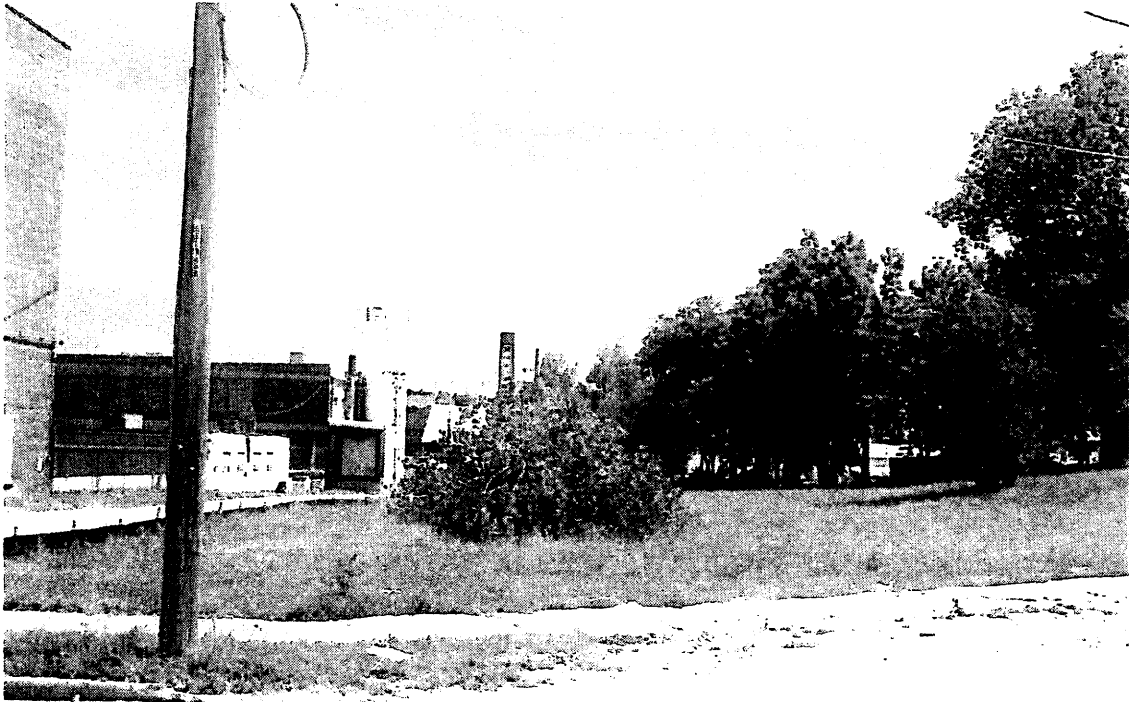
Appendix 1: Recommended Urban Design Guidelines



Tract 1, 2501 Southwest Boulevard, northern portion of Planning Area. Photo looking northwest.



View south along central portion of Planning Area.



29. 6. 2004 07:34

Photo looking north at Planning Area. Tract 7 in foreground.



29. 6. 2004 07:34

View north on Belleview, the eastern boundary of the Planning Area.

INTRODUCTION

Pursuant to Section 100.400 (4), Revised Statutes of Missouri, 2000, as amended, ("RSMo"), the Planned Industrial Expansion Authority has prepared or caused to be prepared a plan for development of the 25th & Southwest Boulevard Planned Industrial Expansion Area (the "Plan"). The Plan provides information to indicate its relationship to adopted City policies as to appropriate land uses, enhanced employment, multi-modal transportation environments, public utilities, recreational and community facilities and other public improvements and the proposed land uses and building requirements in the project area. The information set forth in this Plan includes the following specific information as well as other information concerning the redevelopment of the property described herein:

- (a) The boundaries of the project area, with a map showing the existing uses and condition of the real property therein;
- (b) A diagram showing the existing land use within the Downtown Industrial Area Plan;
- (c) A future land use plan showing proposed uses of the area;
- (d) Information showing population densities, unemployment within area and adjacent areas, land coverage and building intensities in the area after completion of the plan;
- (e) A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, building codes and ordinances, and amendments to adopted land use plans;
- (f) A statement as to the kind and number of additional public facilities or utilities which will be required in the area after completion of the plan;
- (g) A schedule indicating the estimated length of time needed for completion of each phase of the plan.

Planning Area Boundaries

Street Boundaries

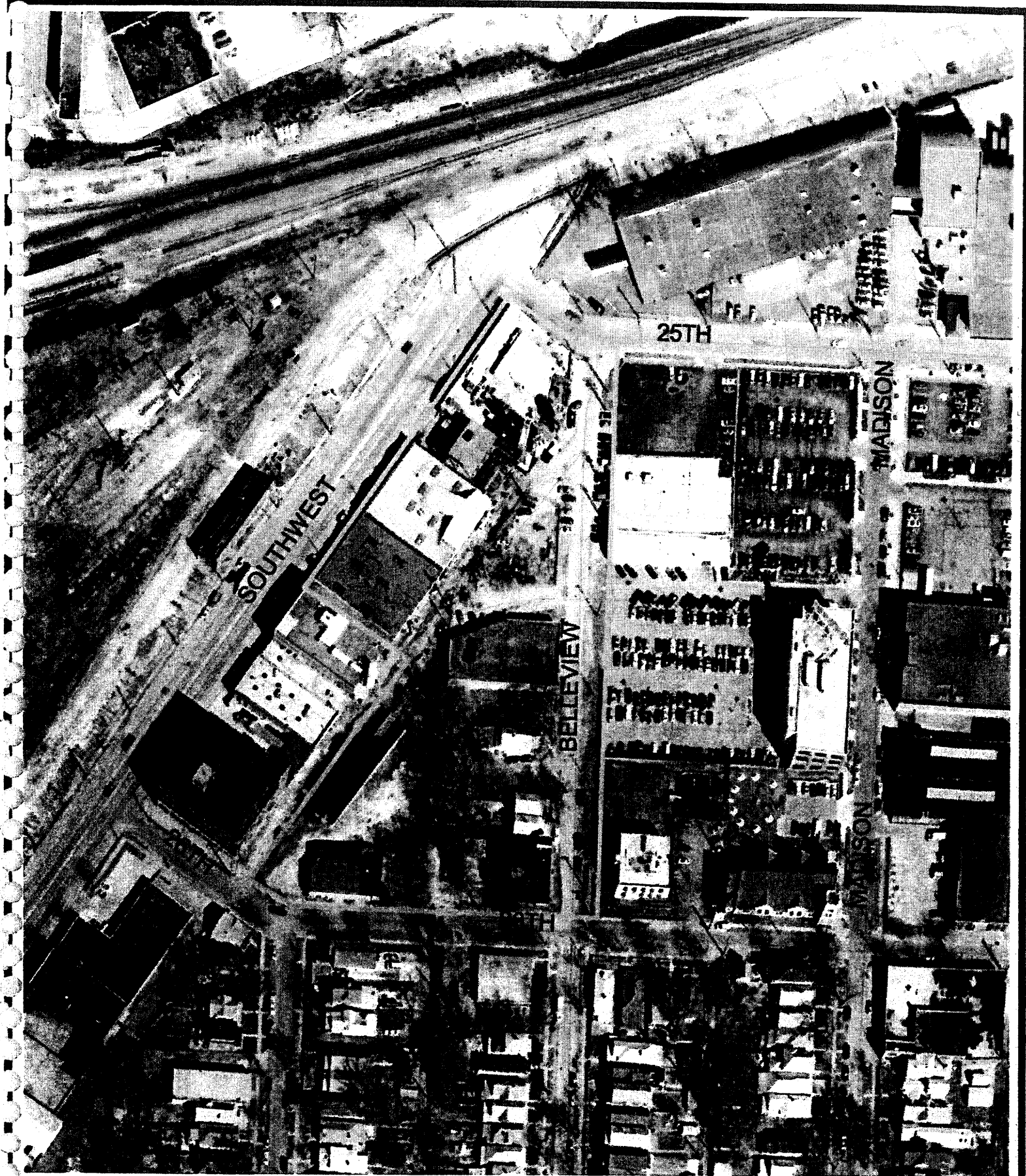
The proposed 25th & Southwest Boulevard PIEA Planning Area (the "Planning Area") lies within the Westside neighborhood of Kansas City, Missouri. The Planning Area generally is bound by Southwest Boulevard on the west, 25th Street on the north, Belleview on the east, and 26th Street on the south. The Planning Area is depicted in the maps included on the following pages.

Property within the Planning Area is divided into twelve (12) different parcels. Ownership of ten parcels is vested in one (1) entity. The same entity has purchase contracts for the remaining property tracts within the Planning Area. All parcels are identified by the City of Kansas City, Missouri and the Jackson County Assessor's office. A complete listing of tax parcels, identification numbers, legal descriptions, property addresses and owners are included on the following pages.

The overall boundary of the Planning Area was determined on the basis of several factors, including: diversity of occupying land uses, age, obsolescence and underutilization of structures, and potential opportunities for adaptive re-use projects.

Land Area

As mentioned, there are a total of twelve (12) property parcels within the Planning Area. The Planning Area contains a total of 135,201 square feet, or 3.10 acres of property, not including public rights of way.



25th & Southwest Boulevard PIEA Planning Area



DEVELOPMENT INITIATIVES INC.

Property Information (all information obtained from City of Kansas City, Missouri, Boulevard Brewing Assoc., LP)

Tract No.	Tract Address	KIVA Pin	Parcel APN (County Number)	Ownership	Legal Description
1	2520 Bellevue	124422	JA29440272000000000	Boulevard Brewing Assoc. LP 2501 Southwest Blvd. Kansas City, MO 64108	Lots 1, 2, 3, 4 and 5; Block 4, Gates Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
2	2524 Bellevue and 2530 Bellevue	Not available	JA29440271900000000 And JA29440271800000000	Boulevard Brewing Assoc. LP 2501 Southwest Blvd. Kansas City, MO 64108	Lots 6, 7, 8, 9 and 10, Block 4, Gates Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, except that part of Lots 6, 7, 8, and 9 deeded to the Frisco Railway for railroad right-of-way.
3	2536 Bellevue	124425	JA29440271702000000	Boulevard Brewing Assoc. LP 2501 Southwest Blvd. Kansas City, MO 64108	Lots 11 and 12, Block 4, Gates Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
4	2536 Bellevue	124426	JA29440271701000000	Belinda Zamora 2536 Bellevue Avenue Kansas City, MO 64108	Lot 13, Block 4, Gates Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
5	2540 Bellevue	124427	JA29440271600000000	Boulevard Brewing Assoc. LP 2501 Southwest Blvd. Kansas City, MO 64108	Lots 14 and 15, Block 4, Gates Addition, a subdivision in Kansas City, Jackson County, Missouri according to the recorded plat thereof.
6	2542 Bellevue	124428	JA29440271500000000	Boulevard Brewing Assoc. LP 2501 Southwest Blvd. Kansas City, MO 64108	Lot 16, Block 4, Gates Addition, a subdivision in Kansas City, Jackson County, Missouri according to the recorded plat thereof.
7	2544 Bellevue	124429	JA29440271400000000	Albert & Angelina Tinoco 2544 Bellevue Kansas City, MO 64108	Lot 17, Block 4, Gates Addition, a subdivision in Kansas City, Jackson County, Missouri according to the recorded plat thereof.
8	1000 W 26 th Street	124430	JA29440271300000000	Boulevard Brewing Assoc. LP 2501 Southwest Blvd. Kansas City, MO 64108	Lots 18, 19 and 20, Block 4, Gates Addition, a subdivision in Kansas City, Jackson County, Missouri according to the recorded plat thereof.

DEVELOPMENT INITIATIVES INC.

Tract No.	Tract Address	KVA Pin	Parcel APN (County Number)	Ownership	Legal Description
9	1020 West 26 th Street	124431	JA29440272100000000	Boulevard Brewing Assoc. LP 2501 Southwest Blvd. Kansas City, MO 64108	All of Lots 21, 22, 23, 24, 25 and 26, and all that part of Lots 27, 28, 29, 30, 31 and 32, Block 4, Gates Addition, a subdivision in Kansas City, Jackson County, Missouri, as described as follows: Beginning at the Southeast corner of Lot 27, Block 4, of said addition: thence West along the South line of said Lot 27, a distance of 119.63 feet (Deed 120.26) to the Southwest corner thereof; thence Northeasterly along the Westerly line of Lots 27, 28 and 29, a distance of 72.55 feet (Deed 75.41 feet); thence Southeasterly at right angles to the Westerly line of said Lot a distance of 1.50 feet; thence Northeasterly on a curve to the right having a radius of 330.4 feet and tangent to a line at right angles to the last described course, a distance of 55.08 feet (Deed 54.98 feet); thence continuing in a Northeasterly direction on a curve to the right having a common tangent with the last described curve and a radius of 311.1 feet, a distance of 61.52 feet (Deed 60.79 feet), to a point in the East line of said Lot 32, said Block 4, which is 145.90 feet (Deed 148.07 feet) North of the Point of Beginning; thence South 145.90 feet (Deed 148.07 feet) to the beginning, and all that part of vacated alley lying West of the East line of Lot 23 extending North.

DEVELOPMENT INITIATIVES INC.

Tract No.	Tract Address	KVA Fin	Parcel APN (County Number)	Ownership	Legal Description
10	2530 Jarboe	124432	JA294402709000000000	Boulevard Brewing Assoc. LP 2501 Southwest Blvd. Kansas City, MO 64108	That part of Lot 32, Block 4, Gates Addition, a subdivision in Kansas City, Jackson County, Missouri according to the recorded plat thereof, described as follows: Beginning at the most Northerly corner of said Lot; thence Southwesterly along the Westerly line thereof to the intersection with the Northerly line of the strip conveyed to the Kansas City Fort Scott and Memphis Railway Company, by the deed recorded as Document Number A-20026 in Book B-2157 at Page 377; thence Northeasterly along said Northerly line of to its intersection with the East line of Lot 32; thence North along the East line of Lot 32 to the point of beginning.
11	2501 Southwest Blvd	124433	JA294402701000000000	Boulevard Brewing Assoc. LP 2501 Southwest Blvd. Kansas City, MO 64108	Lots 33, 34, 35, 36, 37 and 38 and all that part of vacated Southwest Boulevard lying Northwesterly of and adjoining said lots, and included between the side lines of said lots extended Northwesterly, except the Southwesterly 24.60 feet of said Lot 38 and of said part of vacated Southwest Boulevard, Block 4, Gates Addition, a subdivision in Kansas City, Jackson County, Missouri according to the recorded plat thereof.
12a	2521 Southwest Blvd.	211165	JA294402722010000000	Boulevard Brewing Assoc. LP 2501 Southwest Blvd. Kansas City, MO 64108	The Southwesterly 24.6 feet of Lot 38 and all of Lots 39, 40, 41, 42, 43, 44, 45, 46, 47 and the vacated portion of Southwest Boulevard lying Northwesterly of and adjoining said Lots; Block 4, Gates Addition, a subdivision in Kansas City, Jackson County, Missouri according to the recorded plat thereof.
12b	2525 Southwest Blvd.	211166	JA294402722020000000		



25th & Southwest Boulevard PIEA Planning Area
Ownership

Not to Scale



Access

General regional access to the Planning Area is via Interstate 35 (I-35) located approximately two blocks to the east and three blocks to the south. On- and off-ramp access to I-35 is approximately two blocks north and two blocks east. Local access to the Planning Area is via numerous surface streets located throughout the area.

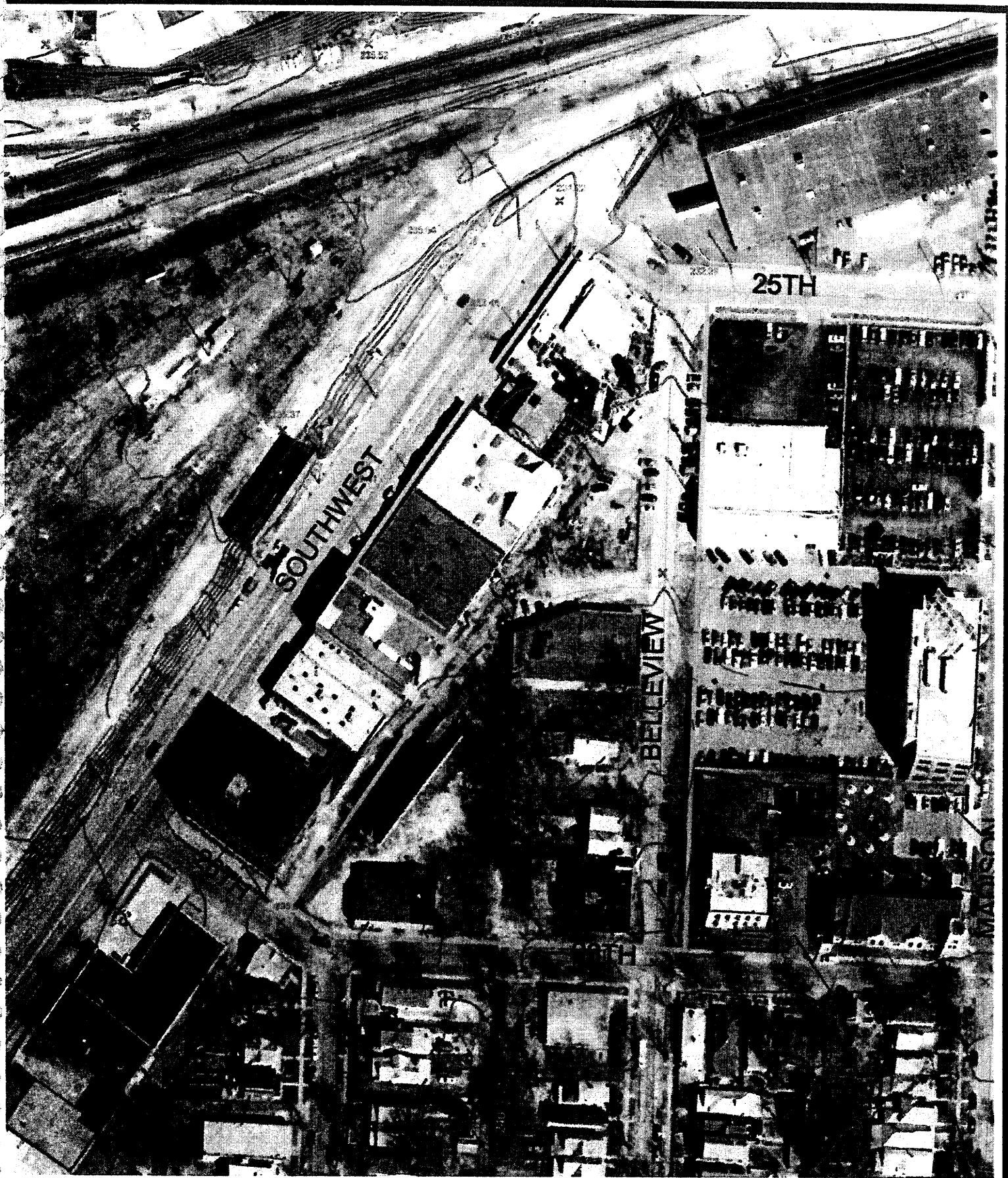
Topography

The topography of the Planning Area slopes gradually from the southeast to the northwest. However, most improvements are located at street grade. According to City staff, as well as the Federal Emergency Management Agency (FEMA), the subject property is not located in a 100 year flood plain.

Existing Development/Improvements

The Planning Area, as well as the immediate surrounding area, is dominated by a multitude of commercial (office/retail) and light industrial uses. Adjacent to the Planning Area to the south and east there is a well established Westside residential neighborhood. The Westside/Southwest Boulevard area is currently experiencing a large amount of reinvestment, including residential rehabs, new and rehabbed commercial and light industrial spaces. There have been a number of redevelopment plans which are located within the Westside/Southwest Boulevard area and are in close proximity to the Planning Area. The Planning Area is located entirely within a previously approved Tax Increment Financing (TIF) District, the Summit TIF. The Summit TIF Area was originally approved by the TIF Commission of Kansas City, Missouri on July 12, 1995, and was adopted by the City Council of Kansas City, Missouri by Ordinance 951016 on August 31, 1995. Since the original adoption, the Summit TIF has been amended on five different occasions by ordinances 001035, 011653, 011688, 030632 and 040665.

Additionally, portions of the proposed Planning Area have been previously declared blighted and insanitary in the Land Clearance for Redevelopment Authority (LCRA) and the City Council of Kansas City, Missouri (Ordinance 981440).



25th & Southwest Boulevard PIEA Planning Area
Topographic Features, 1.5 meter intervals

Not to Scale

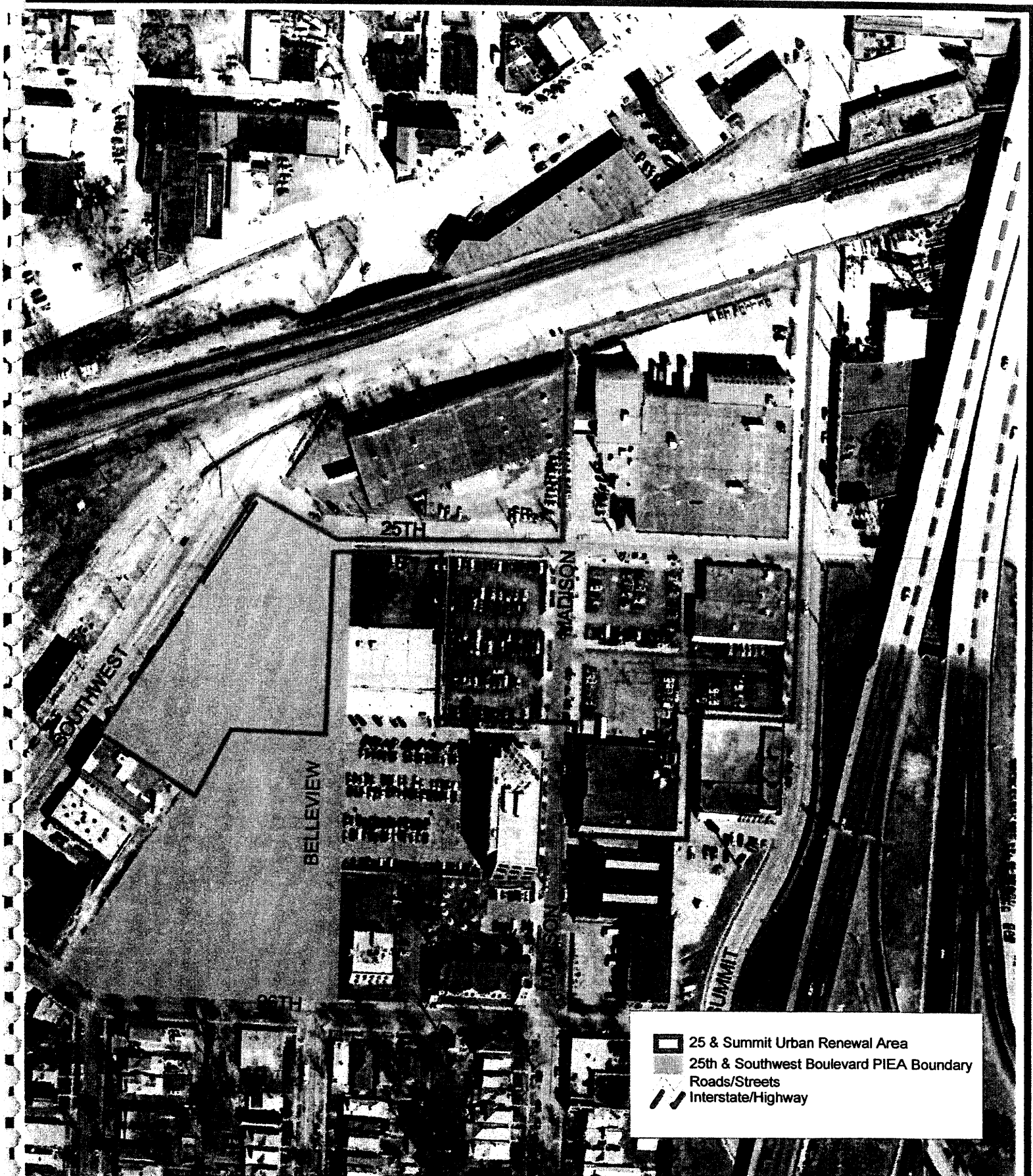




25th & Southwest Boulevard PIEA Planning Area Other Incentive/Redevelopment Areas - TIF

Not to Scale





25th & Southwest Boulevard PIEA Planning Area Other Incentive/Redevelopment Areas - LCRA

Not to Scale



Approved Public Planning Guidelines

There are two primary documents which govern official City land uses and development within the Planning Area. These are the Westside Area Plan and the FOCUS Kansas City Plan. Both plans specifically address the Westside/Southwest Boulevard area.

Official land use planning guidelines and standards for the Planning Area are governed by the City of Kansas City, Missouri's Westside Area Plan, approved September 4, 1997 by Resolution #971137 and last amended on August 14, 2003 by Resolution #030839. The Westside Area Plan covers an area located immediately south and west of the Central Business District. The Area Plan is generally bounded by 12th Street on the north, 31st Street on the south, Broadway on the east, and the Bluffs and Southwest Boulevard on the west. The Area Plan boundaries are depicted in the following map diagram.

Although predominantly residential, the Westside is a mixed use community with land uses ranging from single-family to industrial. Residential uses are predominantly one and two family. The plan raises a number of issues, including the interaction of businesses/industry and the surrounding neighborhoods. The proposed PIEA Planning Area seeks to alleviate those issues by providing a complementary development which capitalizes on the ongoing success of an existing business. This Plan promotes an appropriately designed development which integrates into the neighborhood, both business and residential. Additionally this Planning Area seeks to promote strong business-community relations which have been strengthened in the past. Proposed land uses within the Planning Area correspond to the recommended land uses as mentioned in the West Side Area Plan.

FOCUS Kansas City Plan.

The FOCUS Kansas City Plan was created over the course of several years with the input of many thousands of area residents. FOCUS was approved as a formal policy of the City by the City Council in 1997. The FOCUS-KC document describes the Southwest Boulevard Corridor as "The corridor is made critical by its historical significance as the center for Hispanic culture." The FOCUS document goes on to say "Southwest Boulevard is a Great Streets candidate and

The FOCUS document goes on to say "Southwest Boulevard is a Great Streets candidate and will accordingly be subject to reinvestment into its pedestrian environment, infill construction and encourage additional mixed-use development including restaurants."¹

The document has a number of specific recommendations for the area including;

- Encourage further redevelopment of the Southwest Boulevard Corridor.
- Encourage investment in "Great Streets". The area has a significant "great street" which passes through it, namely Southwest Boulevard. The high density of vehicular traffic offers significant potential for a highly desirable urban living environment.

Conformance with Other Planning Documents

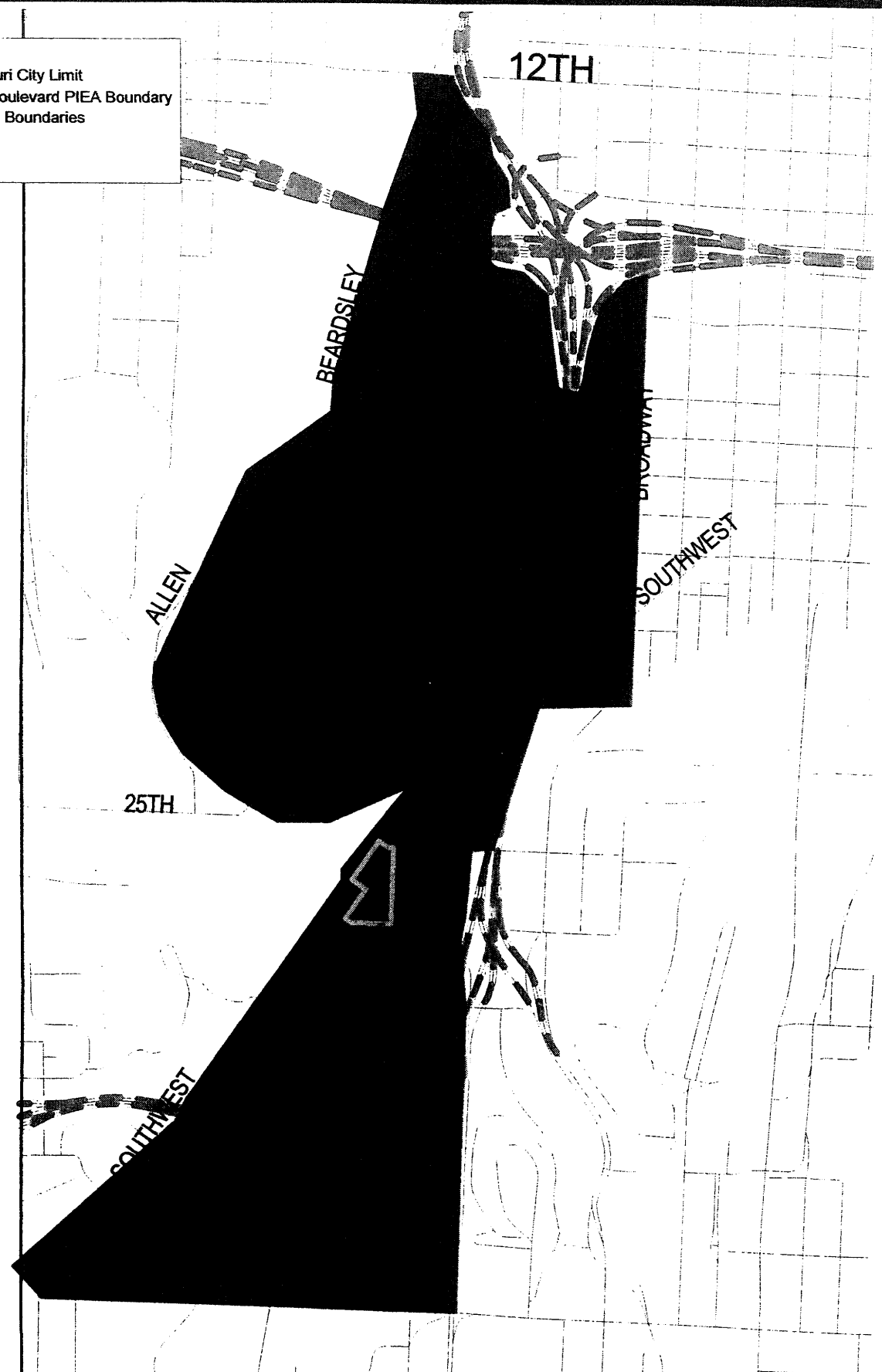
Major Street Plan

This Plan generally conforms with the *Major Street Plan* as approved by the City Council of Kansas City, Missouri on August 15, 2002. Southwest Boulevard is the only street in the Major Street Plan which is identified in the Plan. It is identified as an Expressway. If any redevelopment within the Planning Area affects either street, such impact shall be reviewed and considered as part of the review process.

Additionally there is one existing or planned bicycle route through or adjacent to the Planning Area. This route is along Southwest Boulevard adjacent and to the west of the Planning Area. If any proposed redevelopment within the Planning Area affects any existing or proposed bike route, then such impact will be considered as part of the review process. At the time of rezoning to District URD, the developer will provide for the proposed bicycle plan routes by studying the existing conditions and report to the City how the proposed bicycle routes can be improved within the existing street network.

¹ FOCUS Kansas City, Plan for the Heart of the City, Urban Core Plan, pg. 88

- Kansas City, Missouri City Limit
- 25th & Southwest Boulevard PIEA Boundary
- Westside Area Plan Boundaries
- Roads/Streets
- Interstate/Highway



25th & Southwest Boulevard PIEA Planning Area
Westside Area Plan Boundaries

Not to Scale

Zoning-Existing

The existing zoning in the Planning Area falls within two zoning classes.

Zoning Classification	Purpose*
M2A	The M2 zoning classification is primarily designed for certain permitted heavy industrial uses. Identified uses are outlined in Sec. 80-190 of the Kansas City Zoning Ordinance.
R4	The intent of the R4 classification is to preserve and promote more dense residential usage. This section applies to apartment houses, row houses and converted dwellings.

*City of Kansas City, Missouri Zoning Ordinance.

Blight Analysis Findings

Blight analysis indicates that the redevelopment area suffers from numerous unfavorable blighting factors, as delineated in 100-310 RSMo, all described in detail in the Blight Analysis for the Planning Area. These factors include:

- Insanitary or Unsafe Conditions. The Planning Area exhibits insanitary and unsafe conditions, as well as potential environmental liabilities.
- Deteriorating Site Improvements. Due to the age and vacancy of improvements within the Planning Area, significant site improvement deterioration has occurred.
- Economic Liability/Economic Underutilization. Due to the age and physical layout of the facilities, vacancy of improvements, and potential environmental liabilities, the Planning Area represents an economic liability or an economic underutilization to itself and the surrounding areas.

The intent of this Plan is to remediate various blighting factors within the Planning Area, including, but may not be limited to: the remediation of certain environmental liabilities, the modernization and/or construction of new facilities and the replacement of curbs, gutters, and sidewalks, as well as the removal of overhead utility lines.