

New Longview

TDD & CID Presentation



February 5, 2019

Developer Presentation

- TDD Extension
- CID Establishment
- Questions & Answers

TDD Extension

TDD Extension

- Background:
 - This is a clean-up item for the two New Longview TIF Plans
 - Both the NLV TIF Plan (2015) and LVF TIF Plan (2003) anticipated the TDD being in place for the duration of those TIF Plans but it was agreed to address this detail at a later date
 - With the other matters being considered with the project, it seems an opportune time to resolve this item as well

TDD Extension

- Timing Considerations:
 - Dec 2015 - NLV TIF first formed
 - Dec 2025 – Latest possible RPA activation (10 years later)
 - Dec 2048 – NLV TIF – latest RPA expiration

TDD Boundary – Northern Portion Only



TDD Extension

- Request:

For the City Council to approve a resolution directing staff to take the necessary action to assist the TDD to extend the TDD sales tax from 12/31/2025 to 12/31/2048

CID Overview

CID Overview

- Vision
- Improvements
- Activity Plaza
- Budget

NA Heartland



NEW
LONGVIEW
EST. 2002

third street & view high drive | lee's summit, missouri

MIXED-USE COMMERCIAL SITES

Looking West on Fascination Drive



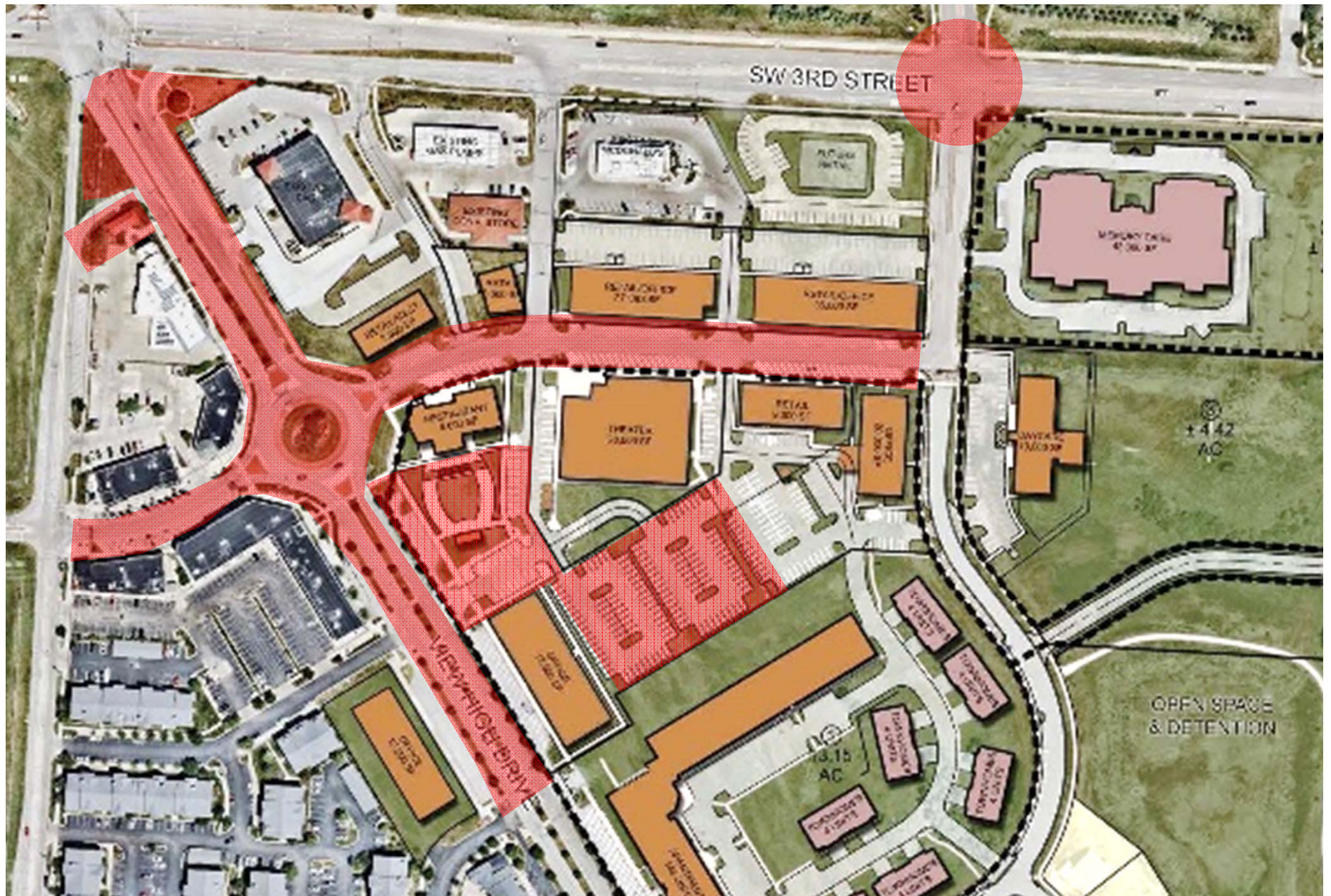
Looking East on Fascination Drive



Improvements

- Activity Plaza
- 3rd Street traffic signal
- Sitework on ROW and shared parking
- Streetscape plan
- North Arch maintenance

Proposed Improvements



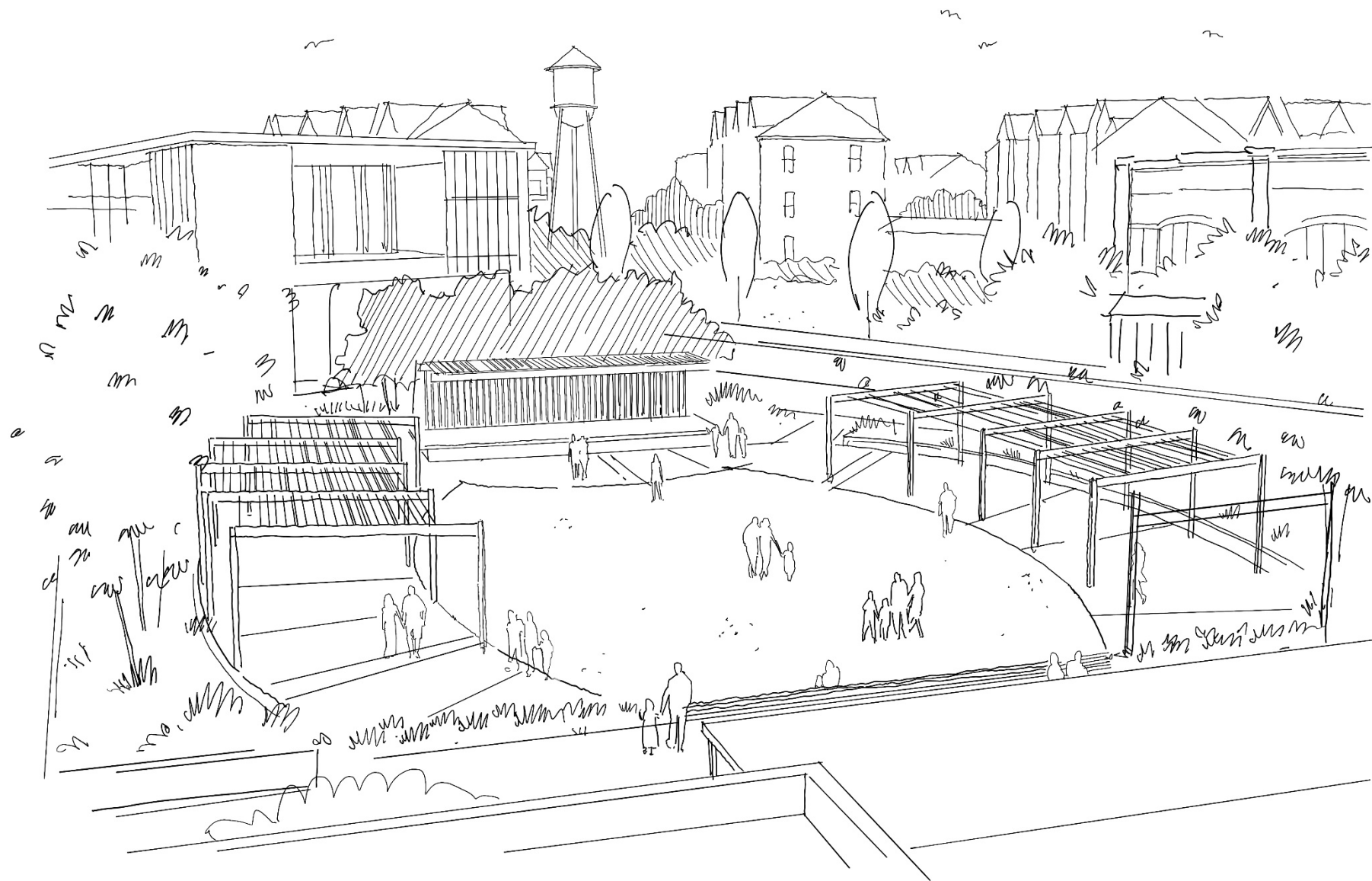
Activity Plaza

- Linkage to history of Longview Farm
- 1.0 acre site next to B&B Theatre – central location
- To be used as open space and event space
- To be owned, managed and maintained by the Commercial Association – already formed and active
- Interface with adjacent retail and restaurants
- Visible from Longview Boulevard
- Catalyst for additional traffic and community identity
- Potential collaboration with City or other organizations

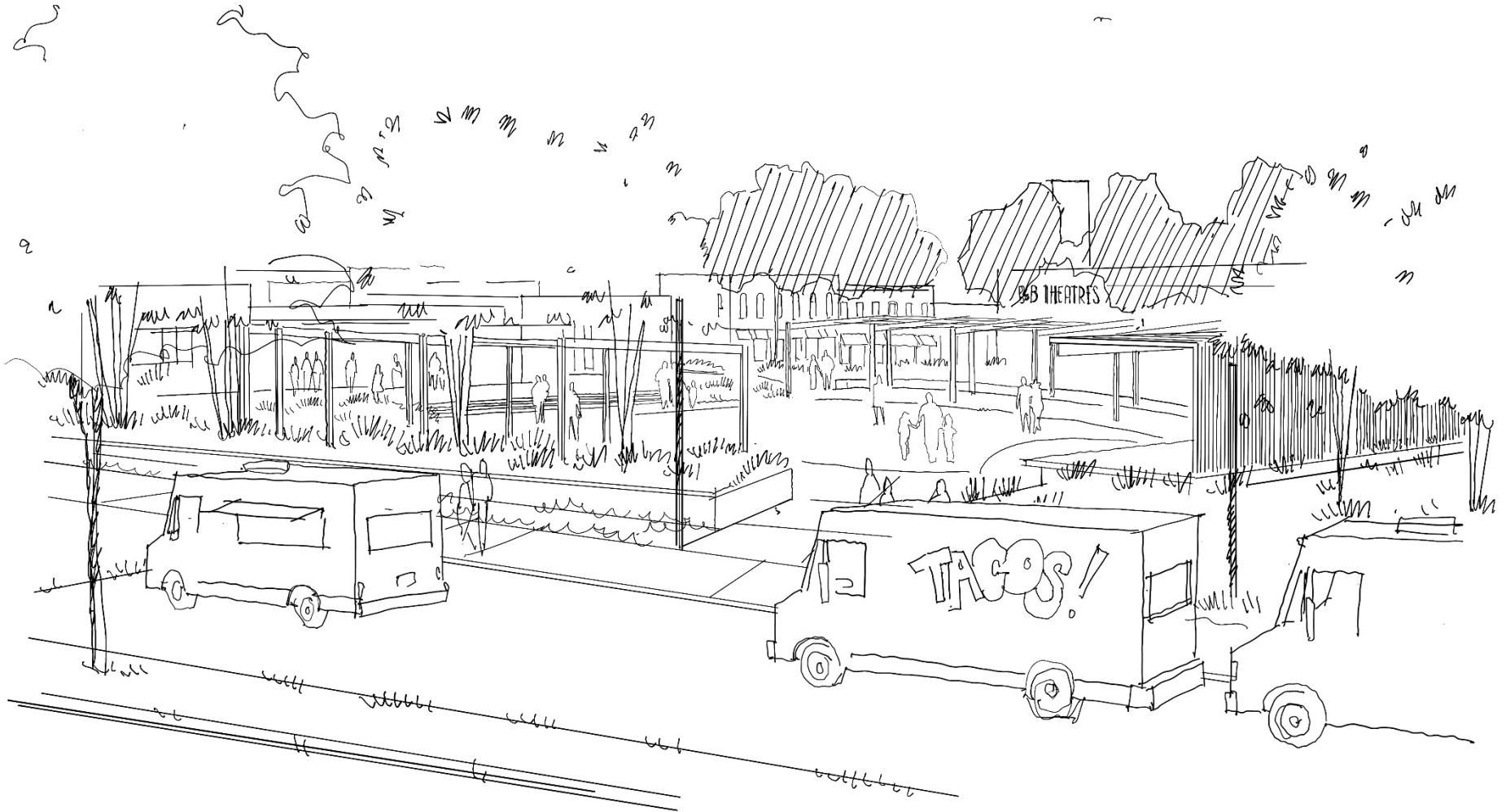
Activity Plaza



Looking Southwest



Looking Northeast



CID Budget

Use	Amount	Comments
Activity Plaza (Fascination at NLV Tract A) Central Green / Hardscape / Landscape Adjacent Streetscape along Fascination/Longview Blvd Pedestrian Connectivity Surface Parking	\$ 2,250,000	Saddle Plaza - Base
Offsite Sitework Obligations	\$ 330,000	3rd St / Kessler Drive Traffic Signal & Other
Grading, Paving & Utilities	\$ 300,000	ROW & shared parking stalls
Professional Fees	\$ 300,000	legal, consulting, traffic study, other
Remaining Streetscape & Landscape Balance of Fascination / Kessler	\$ 250,000	ROW & common areas
North Arch	\$ 50,000	maintenance & upkeep as needed
Contingency	\$ 500,000	general contingency
Total (w/ surface parking)	\$ 3,980,000	
Structured Parking	\$ 1,500,000	Lot 1D - 160 deck parking spots
Grand Total (w/ structured parking)	\$ 5,480,000	

CID Process

- Jan 14 – Signed CID Petition filed with City Clerk
- Jan 22 – CID Presentation
- Feb 5 - Public Hearing / First Reading
- Feb 19 - Second Reading
- Oct 1 – Anticipated start of CID Sales Tax

Questions & Answers
