

# LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

APRIL 28, 2021



ECONOMIC DEVELOPMENT CORPORATION

# 27<sup>TH</sup> + TROOST EMUNAH PARTNERS



ECONOMIC DEVELOPMENT CORPORATION

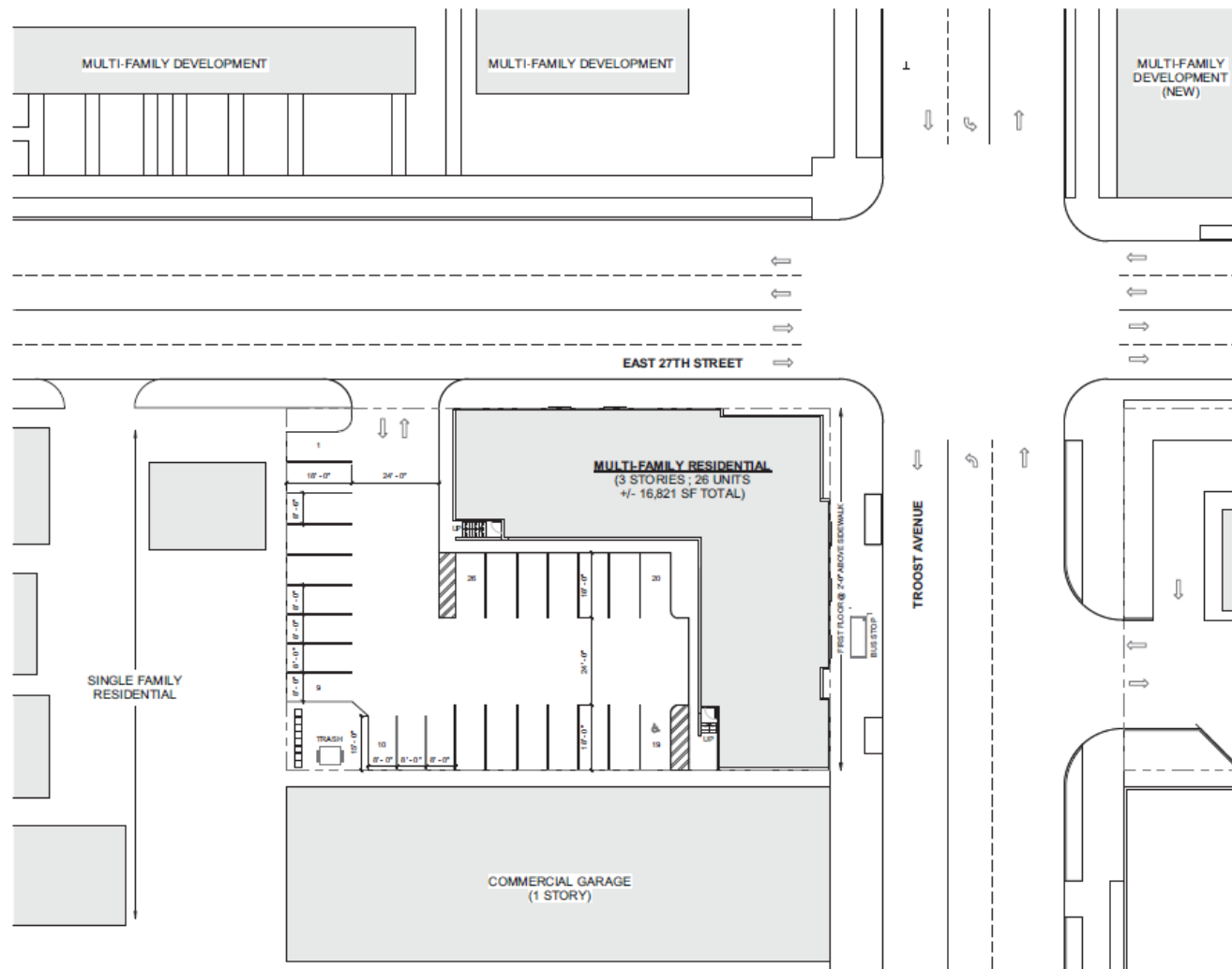
# 2700 & 2701 TROOST



Incentive Area: Hospital Hill II URA  
Council District: 3

# 2700 & 2701 TROOST

LET'S  
GROW **KC**  
**MO**

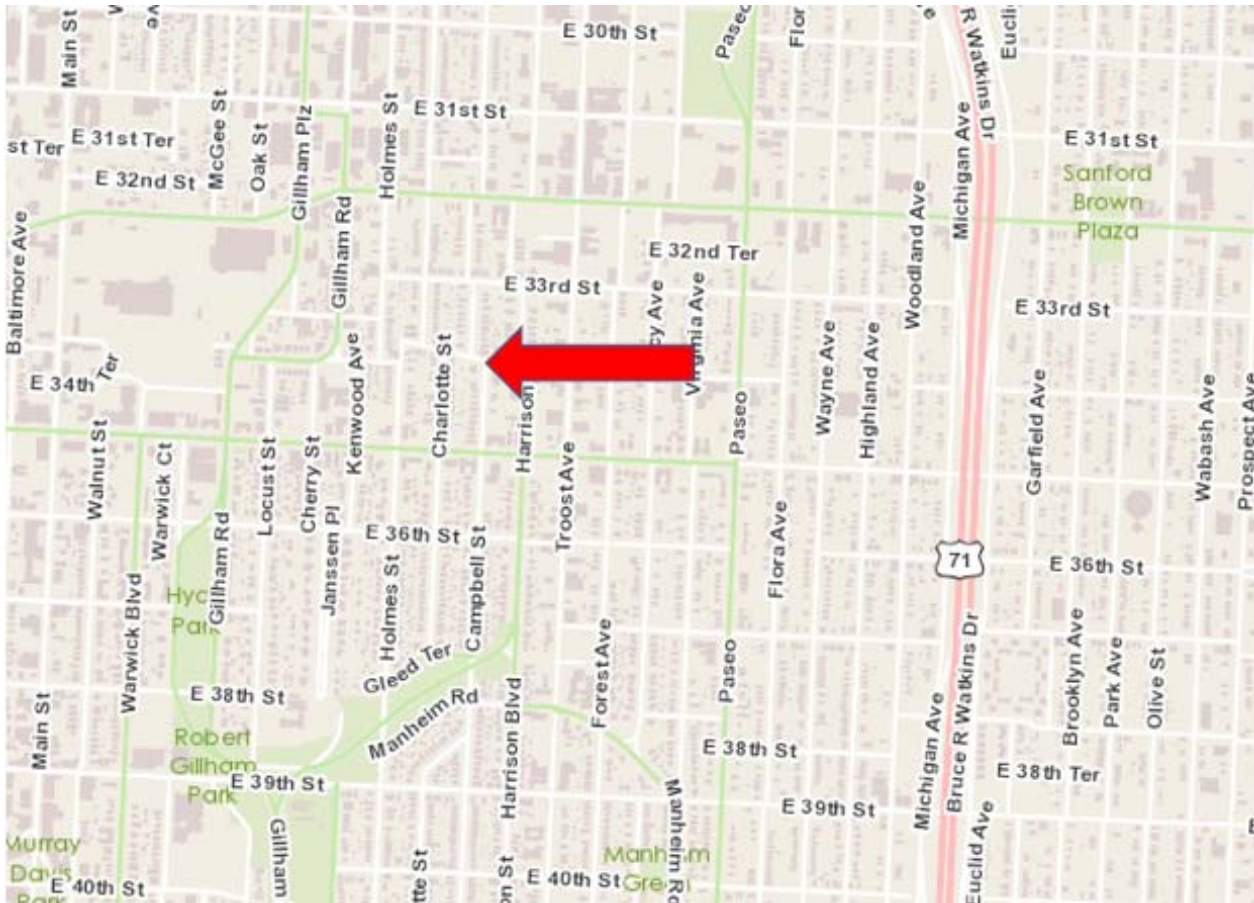


**3400 – 3408  
CAMPBELL STREET  
URBAN RENEWAL  
PLAN**



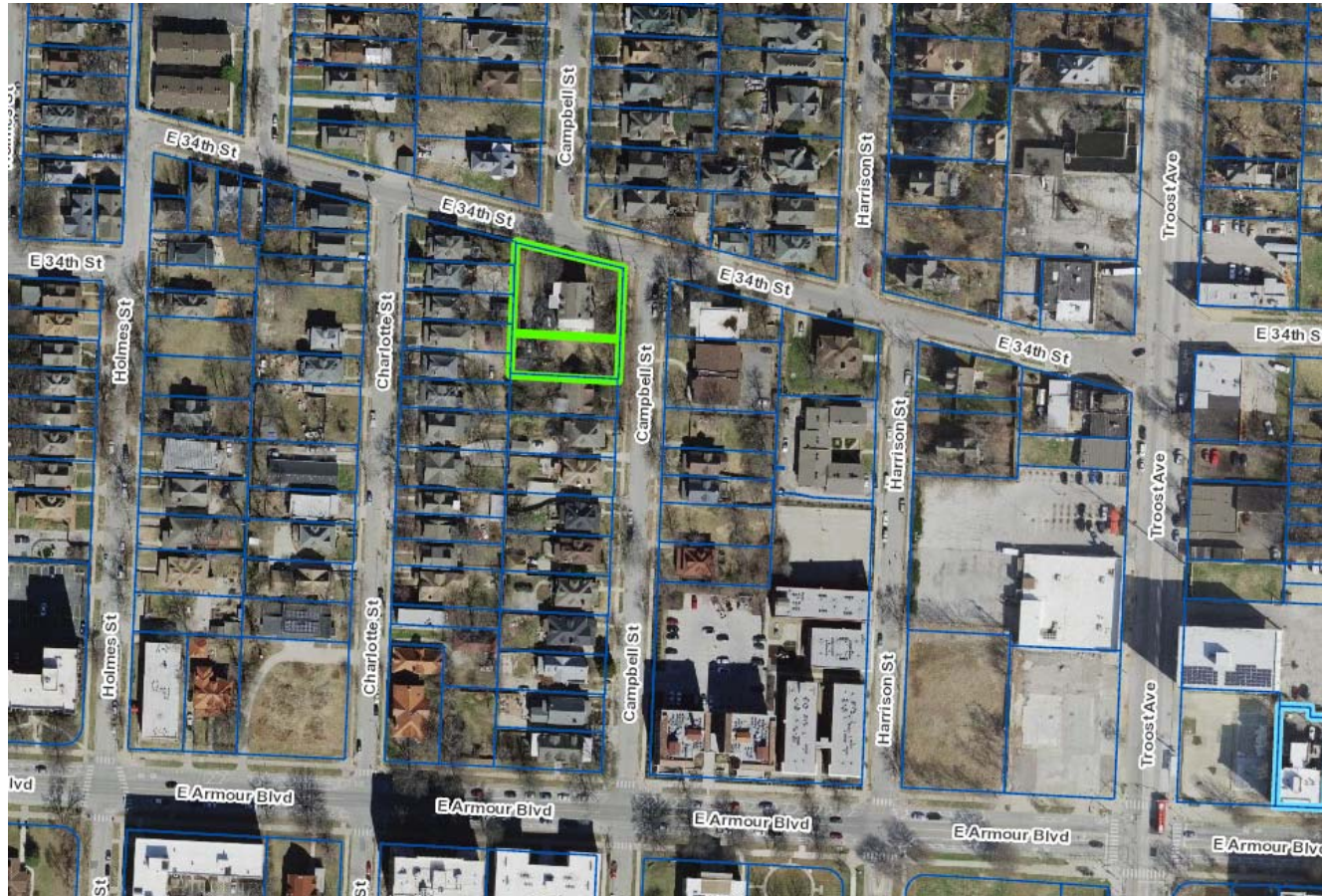
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# 3400 – 3408 CAMPBELL STREET URBAN RENEWAL PLAN



Incentive Area: 3400 Campbell Street URA  
Council District: 4

# 3400 – 3408 CAMPBELL STREET URBAN RENEWAL PLAN



# BLIGHTING CONDITIONS



LET'S  
GROW  
KC  
MO

# BLIGHTING CONDITIONS



# BLIGHTING CONDITIONS



# BLIGHTING CONDITIONS



LET'S  
GROW  
**KC**  
**MO**

## **3400 – 3408 CAMPBELL STREET URBAN RENEWAL PLAN**

- **Melrose Rentals, LLC**
- **Located in Hyde Park**
- **Built as a single – family home**
- **Last used as a nursing home**
- **Historic home has been vacant for 12+ years**
- **Proposed rehabilitation of existing home into duplex**
- **Proposed construction of new duplex to south**
- **Historic Preservation Commission has approved**

## **3400 – 3408 CAMPBELL STREET URBAN RENEWAL PLAN**

- **Property in deteriorated condition**
- **Owner required to make some safety repairs**
- **Extensive interior repairs needed**
- **Staff believe property is “blighted”**
- **Staff recommends approval of Finding of Blight**
- **Staff further recommends approval of proposed Urban Renewal Plan**
- **City Plan Commission & City Council approval needed**

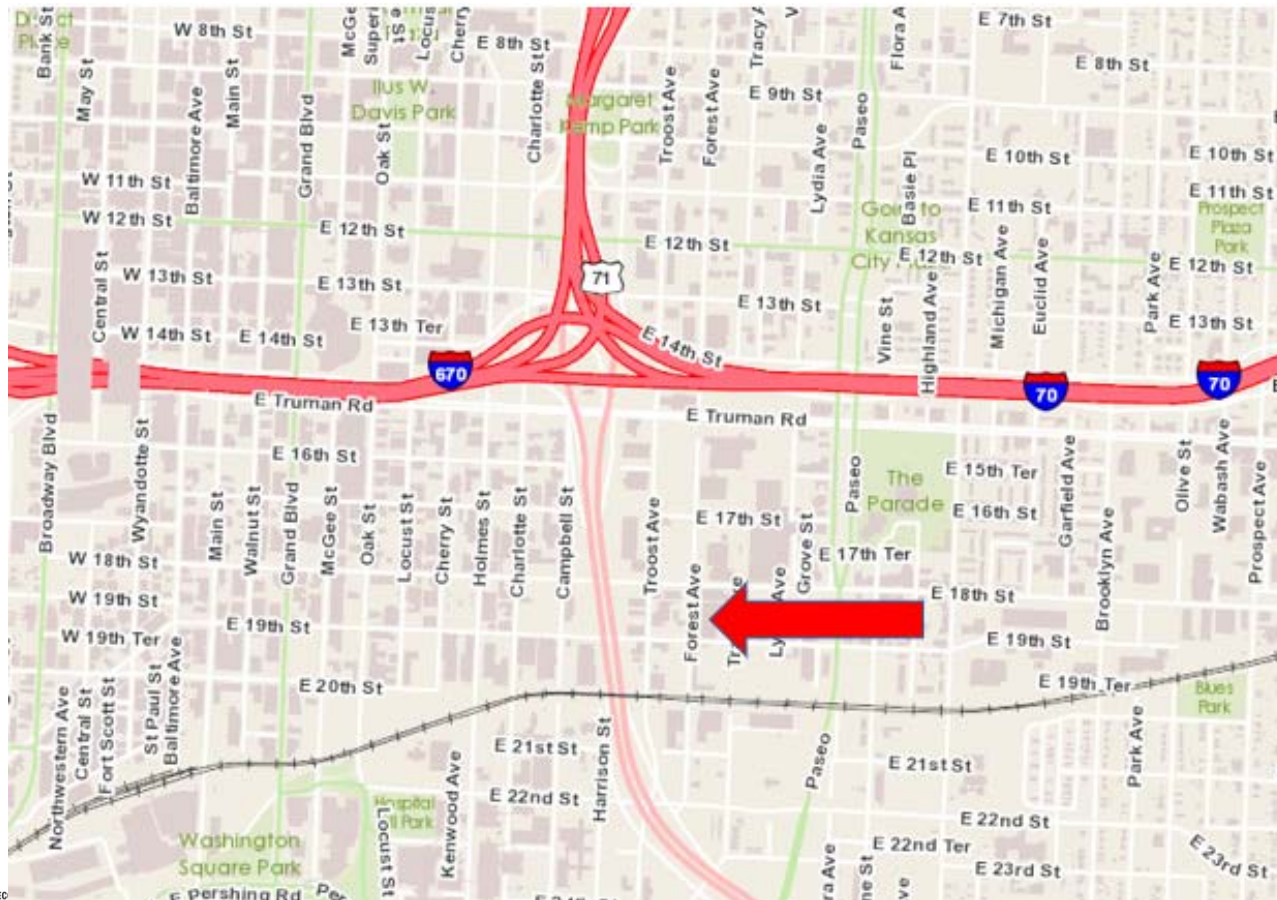
# WHEATLEY – PROVIDENT HOSPITAL URBAN RENEWAL PLAN



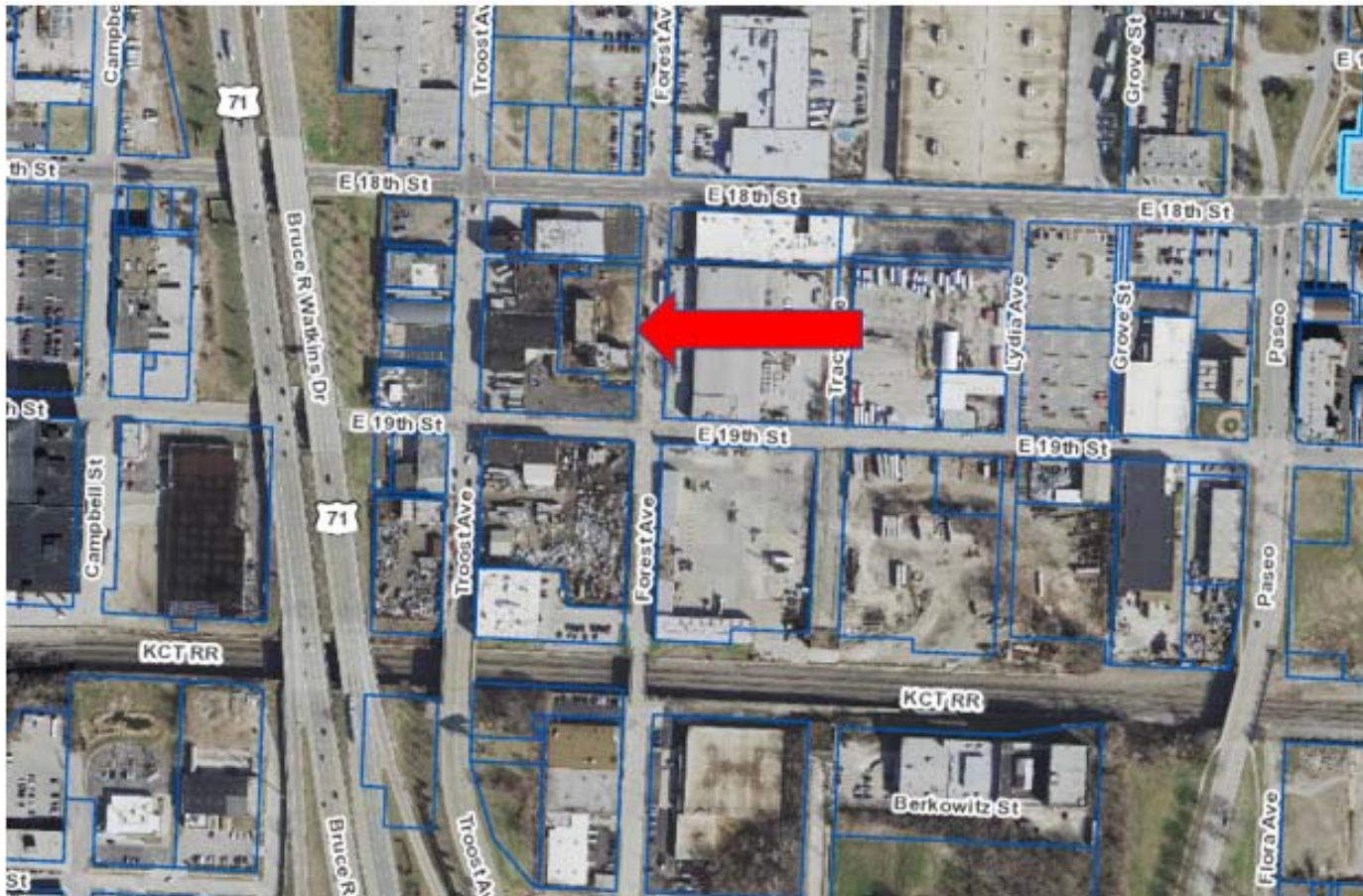
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# WHEATLEY – PROVIDENT HOSPITAL URBAN RENEWAL PLAN

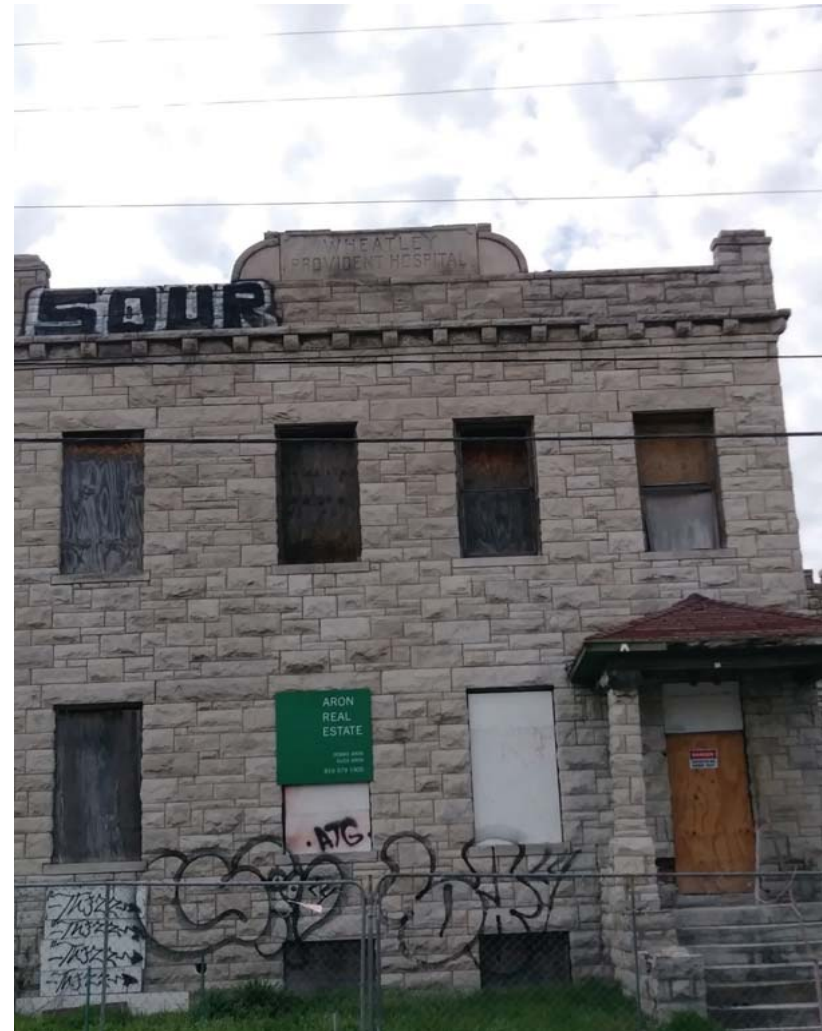
Incentive Area: Wheatley-Provident URA  
Council District: 4



# WHEATLEY – PROVIDENT HOSPITAL URBAN RENEWAL PLAN



# BLIGHTING CONDITIONS



# BLIGHTING CONDITIONS



# BLIGHTING CONDITIONS



## **WHEATLEY – PROVIDENT HOSPITAL URBAN RENEWAL PLAN**

- **1826 Forest RE Holdings, LLC**
- **Located near E. 18<sup>th</sup> Street & Troost Avenue**
- **Built to serve KC's African – American population**
- **Last used as hospital in 1972**
- **Was haunted house for years, but vacant for many years**
- **Emergency stabilization work to remove from Dangerous Building List**
- **Proposed rehabilitation into commercial space**
- **Location near center of proposed Keystone Innovation District**

## **WHEATLEY – PROVIDENT HOSPITAL URBAN RENEWAL PLAN**

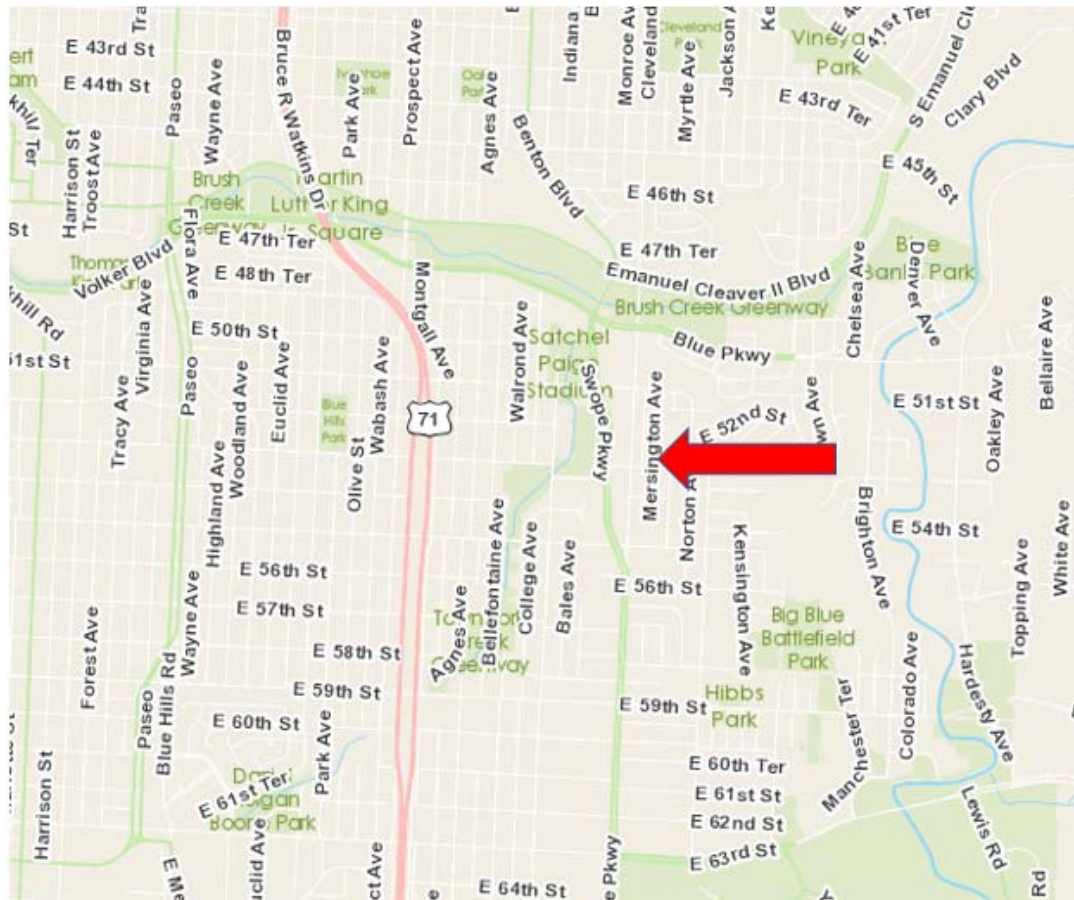
- **Property in extremely deteriorated condition**
- **Owner required to make some safety repairs**
- **Extensive rehabilitation work needed**
- **Staff believe property is “blighted”**
- **Staff recommends approval of Finding of Blight**
- **Staff further recommends approval of proposed Urban Renewal Plan**
- **City Plan Commission & City Council approval needed**

# THE CLEVELAND DUPLEXES URBAN RENEWAL PLAN



ECONOMIC DEVELOPMENT CORPORATION

# THE CLEVELAND DUPLEXES URBAN RENEWAL PLAN



Incentive Area: Cleveland Duplexes URA  
Council District: 5

# THE CLEVELAND DUPLEXES URBAN RENEWAL PLAN



# BLIGHTING CONDITIONS



# BLIGHTING CONDITIONS

LET'S  
GROW  
**KC**  
**MO**



# BLIGHTING CONDITIONS



# THE CLEVELAND DUPLEXES URBAN RENEWAL PLAN

- **RCG II, LLC – affiliated with Community Builders**
- **Located near Cleveland & Blue Parkway**
- **Part of Mount Cleveland neighborhood**
- **Phase One built in 1997, with Phase Two in 2004**
- **Forty duplexes with 80 units to be rehabbed**
- **72 units affordable & 8 units market – rate**
- **Low Income Housing Tax Credit allocation & financing in - place**

# THE CLEVELAND DUPLEXES URBAN RENEWAL PLAN

- Many duplexes showing deferred maintenance
- Many conditions beyond “normal wear & tear”
- Extensive renovation work needed
- Staff believe property is “blighted”
- Staff recommends approval of Finding of Blight
- Staff further recommends approval of proposed Urban Renewal Plan
- City Plan Commission & City Council approval needed

**3532 WINDSOR**



ECONOMIC DEVELOPMENT CORPORATION

## 3532 Windsor



Incentive Area: Scarritt Renaissance I URA  
Council District: 4