

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

NOVEMBER 30, 2021

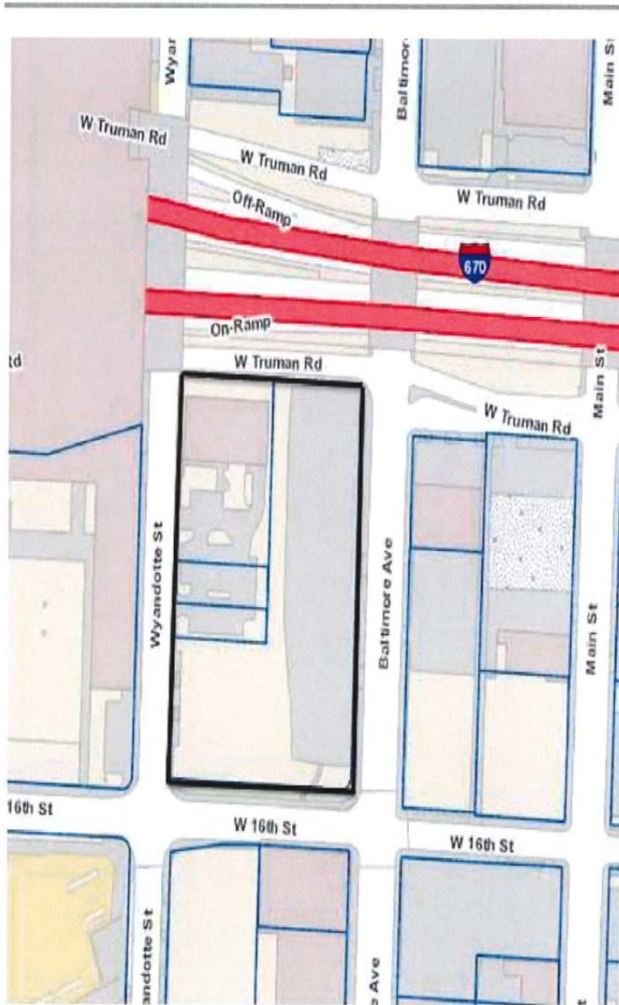


4. TRUMAN & WYANDOTTE URBAN RENEWAL AREA

LOEWS CONVENTION CENTER HOTEL



ECONOMIC DEVELOPMENT CORPORATION



Truman & Wyandotte Urban Renewal Plan



LET'S
GROW **KC**
MO



5. 2500 BLOCK OF TROOST

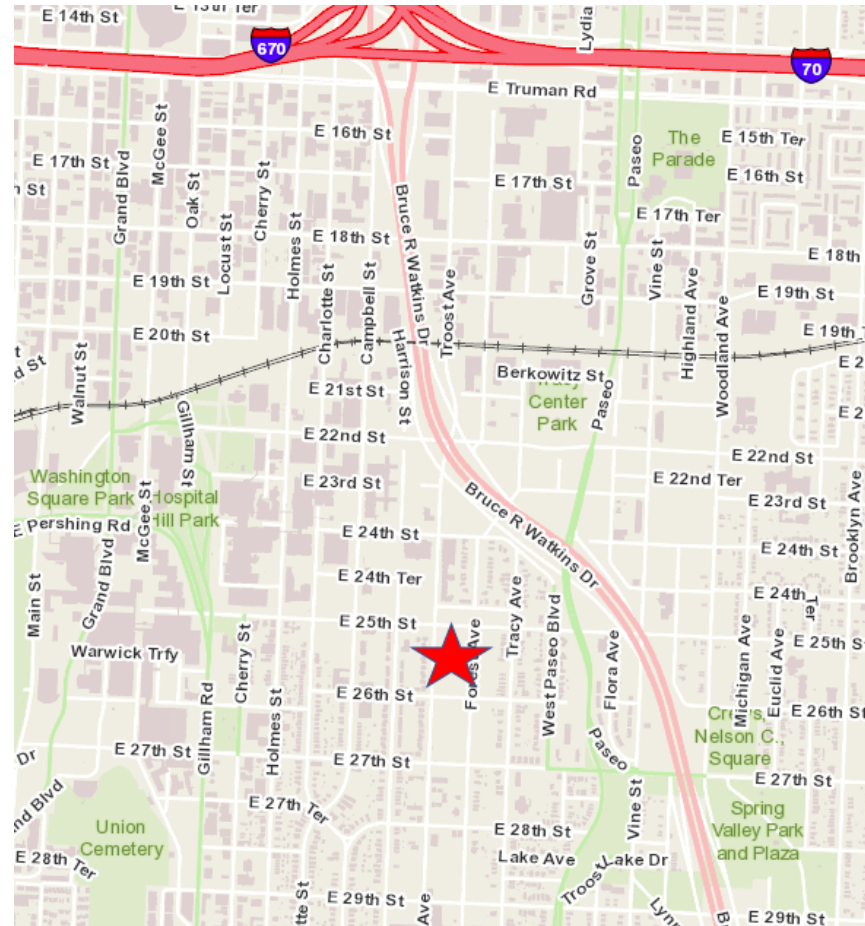
LANDMARK / PHYSICIANS REALTY TRUST



ECONOMIC DEVELOPMENT CORPORATION

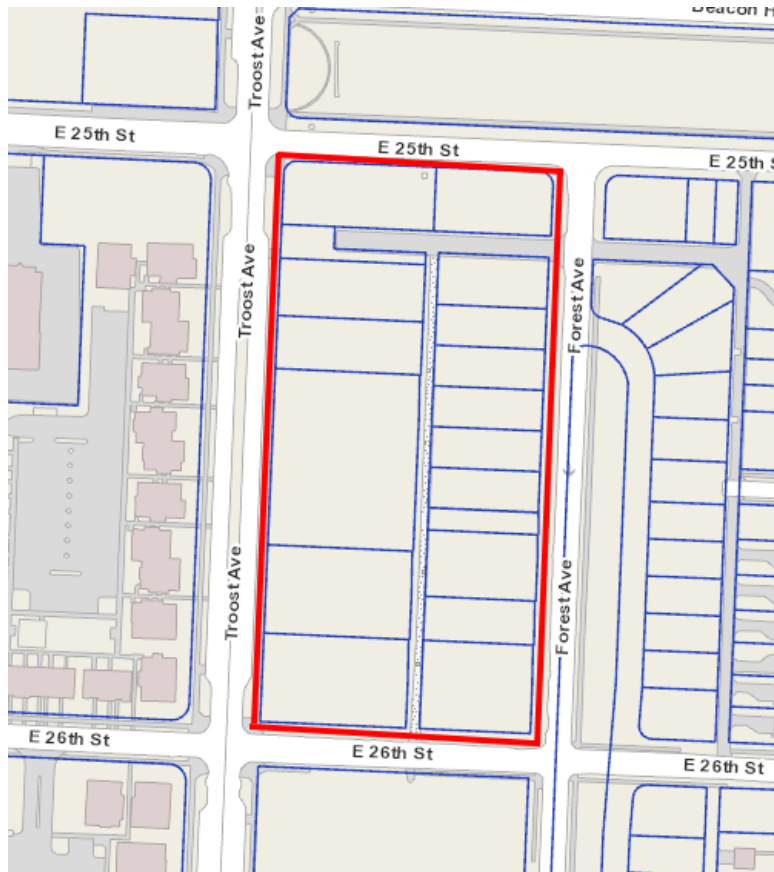
25th & Troost

Incentive Area: Hospital Hill II URA / Council District: 3



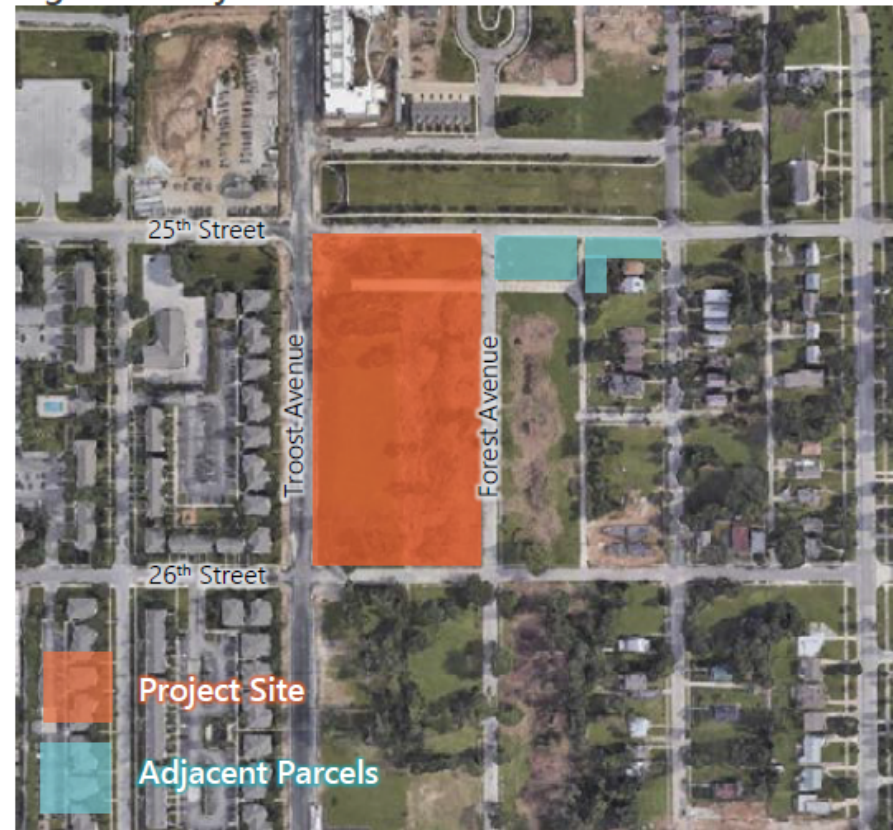
25th & Troost

2500 – block of Troost / Incentive Area: Hospital Hill II URA / Council District: 3



ECONOMIC DEVELOPMENT CORPORATION

Figure 1. Project Site Plan



Project Site

Adjacent Parcels

6. HOSPITAL HILL NORTH URA

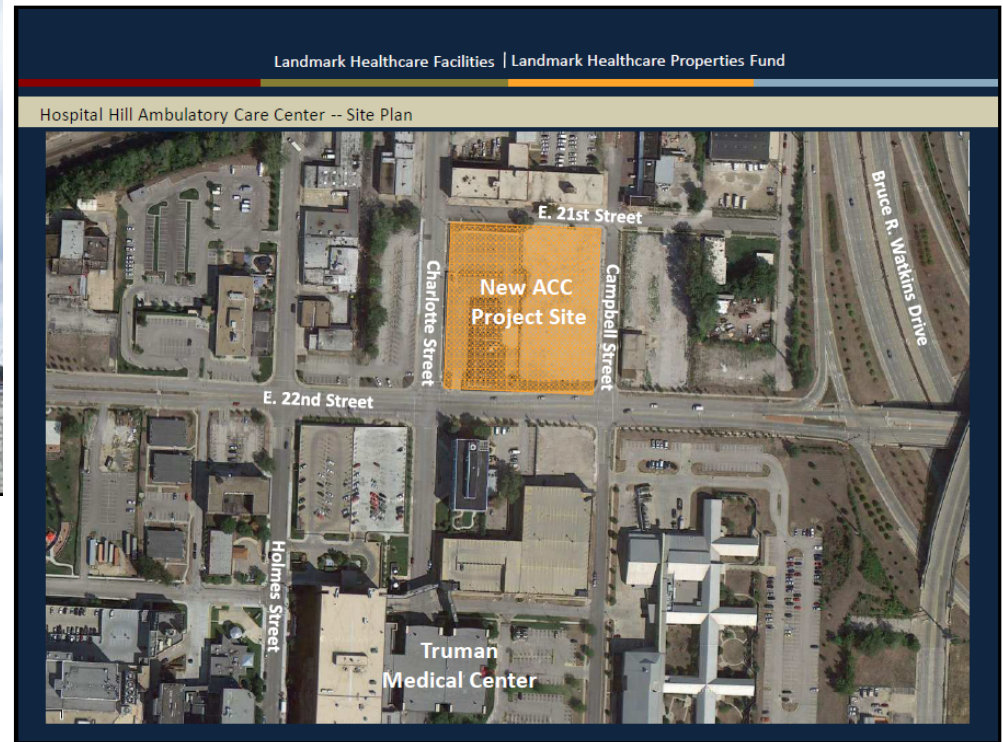
LANDMARK / TRUMAN MEDICAL

2101 CHARLOTTE



ECONOMIC DEVELOPMENT CORPORATION

Incentive Area: Hospital Hill North URA
Council District: 4
2101 Charlotte



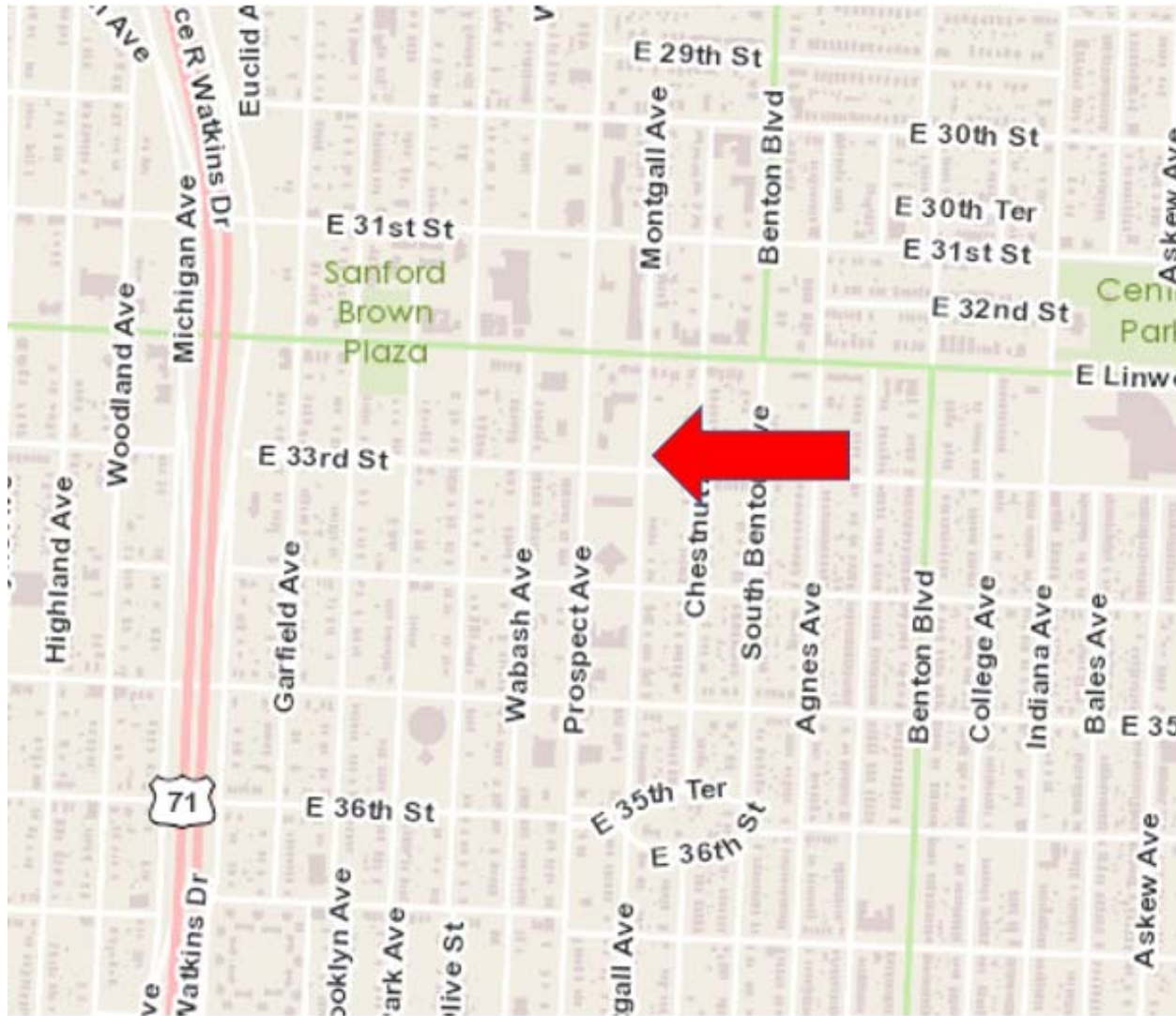
7. PALESTINE GARDENS – PALESTINE GARDENS NORTH

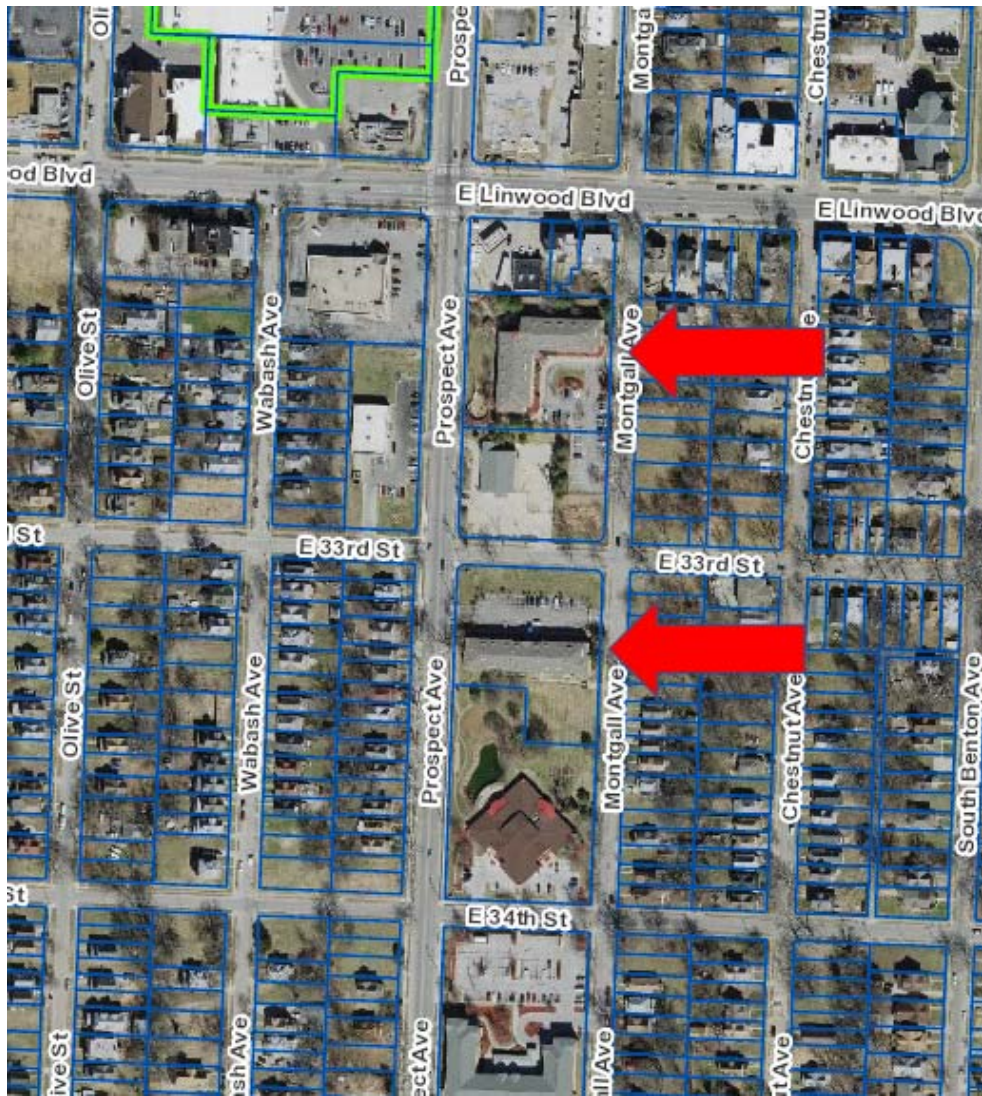
AFFORDABLE SENIOR HOUSING PROJECT



ECONOMIC DEVELOPMENT CORPORATION

33rd & Montgall URA
Council District: 3







8. GOTHAM APARTMENTS URBAN RENEWAL AREA

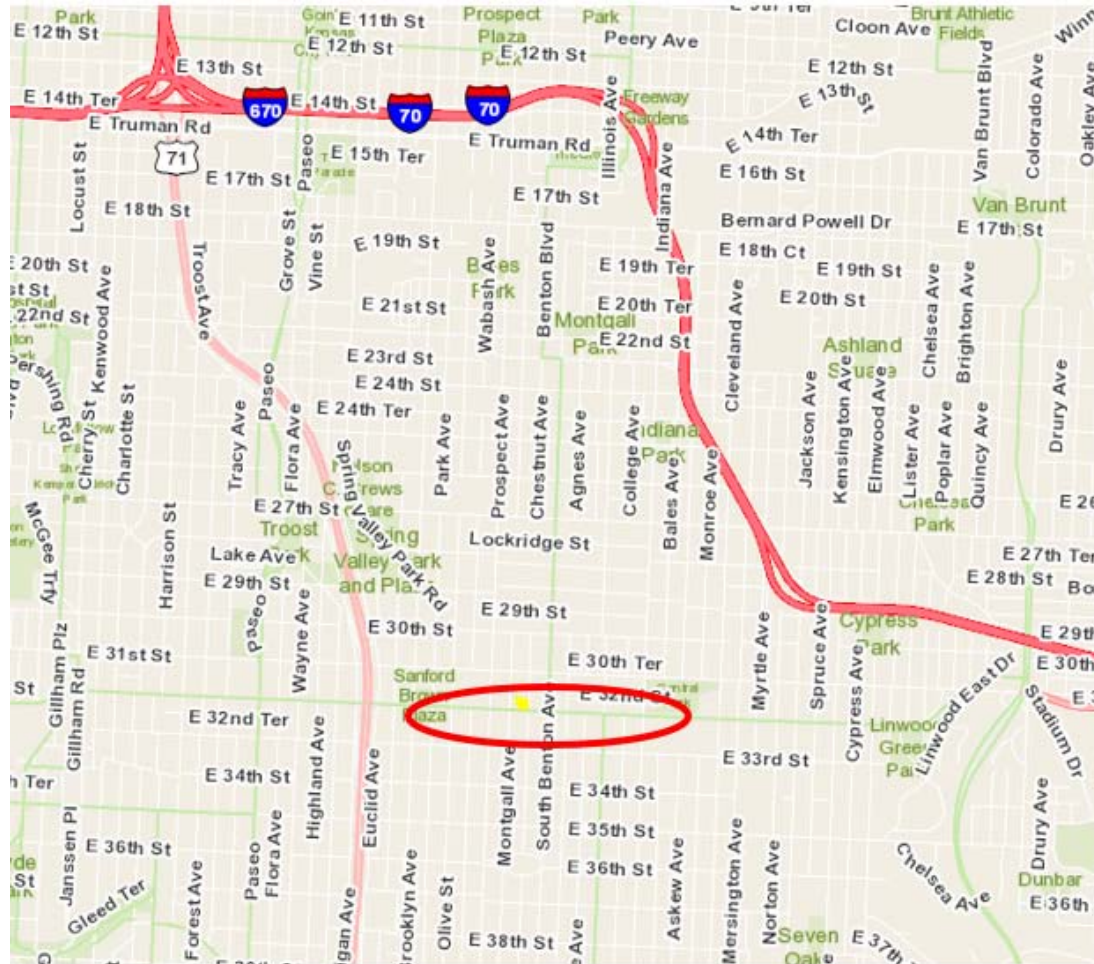
FIRST AMENDMENT



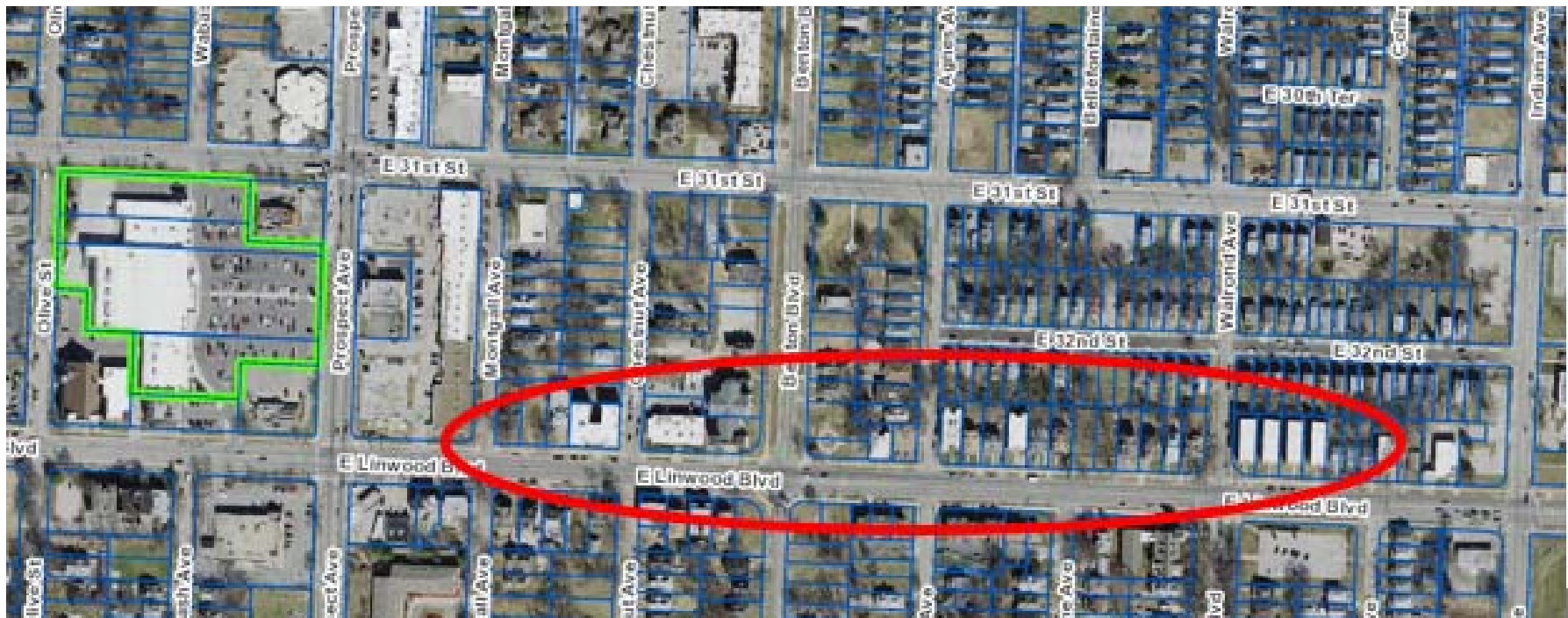
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GOTHAM APARTMENTS URBAN RENEWAL AREA

Gotham Apts. URA
Council District: 3



GOTHAM APARTMENTS URBAN RENEWAL AREA



GOTHAM APARTMENTS URBAN RENEWAL AREA



GOTHAM APARTMENTS URBAN RENEWAL AREA

- Gotham Apartments URA was created in 2002
- 20 - year term
- Historic rehab of existing apartment buildings as affordable housing
- Tax abatement issued & expired
- LCRA approved new developer rehab for continued use as affordable housing
- New tax abatements issued
- Staff recommends a 10 – year extension of the Gotham Apartments URA to match abatement terms
- City Council will need to approve First Amendment to extend URA

9. 21ST & MONTGALL URBAN RENEWAL AREA

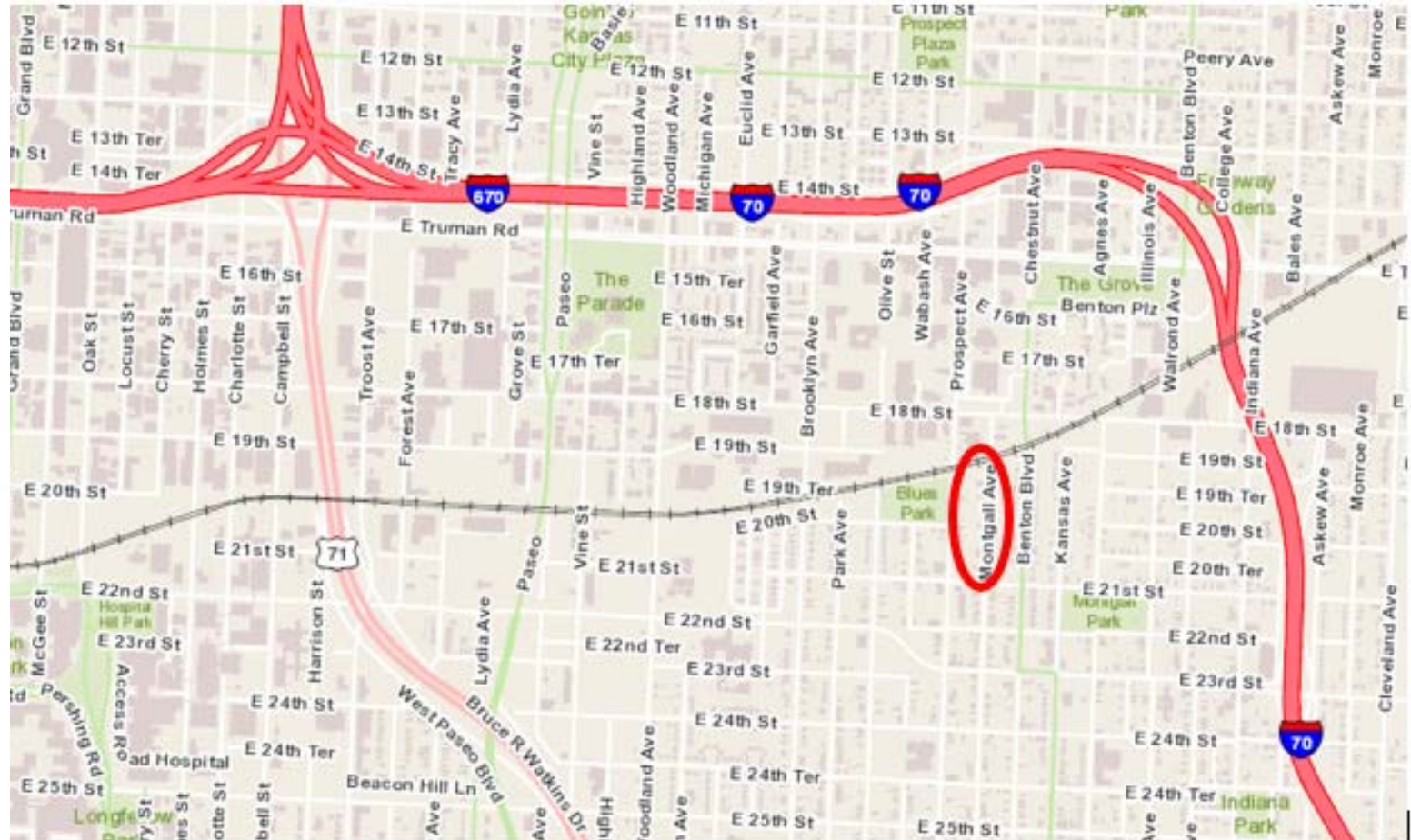
FIRST AMENDMENT



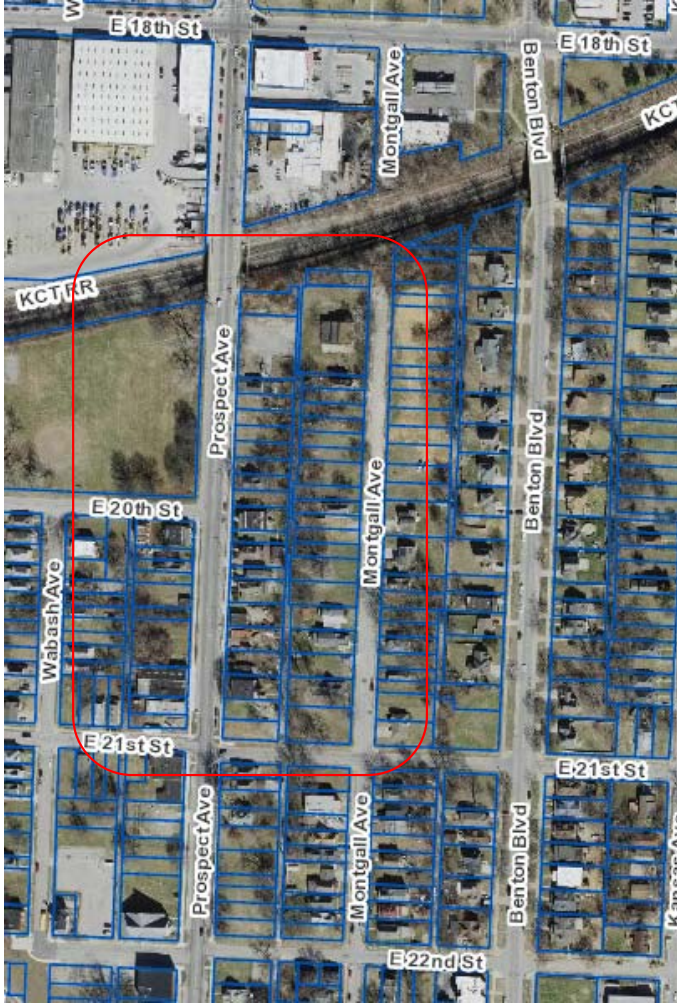
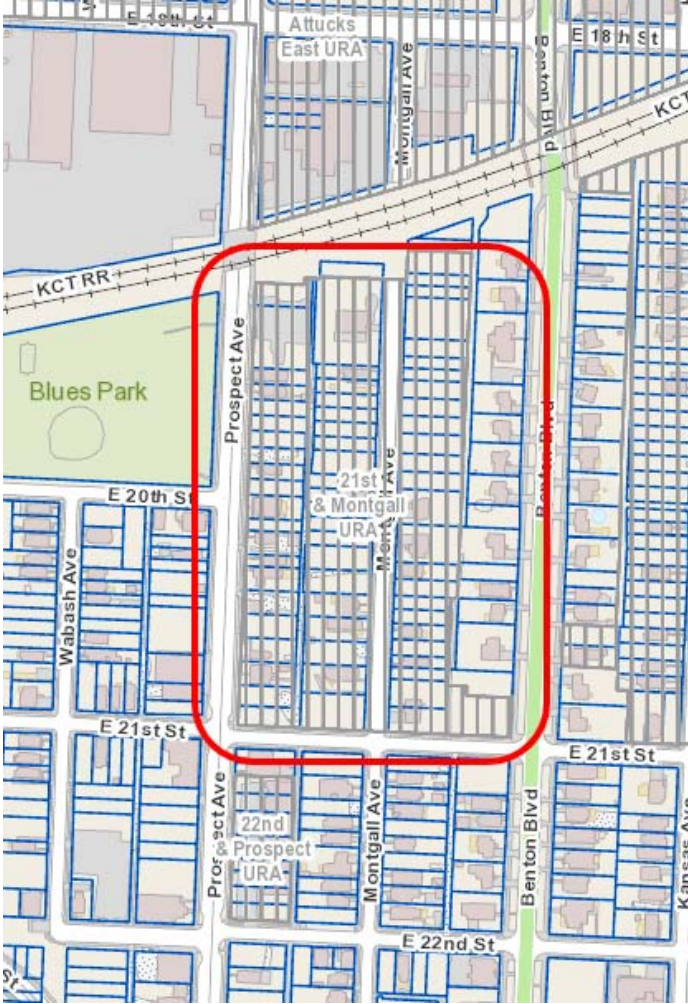
ECONOMIC DEVELOPMENT CORPORATION

21ST & MONTGALL URBAN RENEWAL AREA

21st & Montgall URA
Council District: 3



21ST & MONTGALL URBAN RENEWAL AREA



21ST & MONTGALL URBAN RENEWAL AREA



21ST & MONTGALL URBAN RENEWAL AREA

- 21st & Montgall URA was created in 2007
- 15 - year term
- Homebuilder proposed construction of affordable single-family homes
- Great Recession of 2008 – 2009 stopped development
- 3 new homes completed & 3 homes rehabbed
- Growing interest in Prospect Corridor & Wendell – Phillips neighborhood to west
- Staff recommends a 10 – year extension of the 21st & Montgall Hotel URA
- City Council will need to approve First Amendment to extend URA

10. CLARION HOTEL URBAN RENEWAL AREA

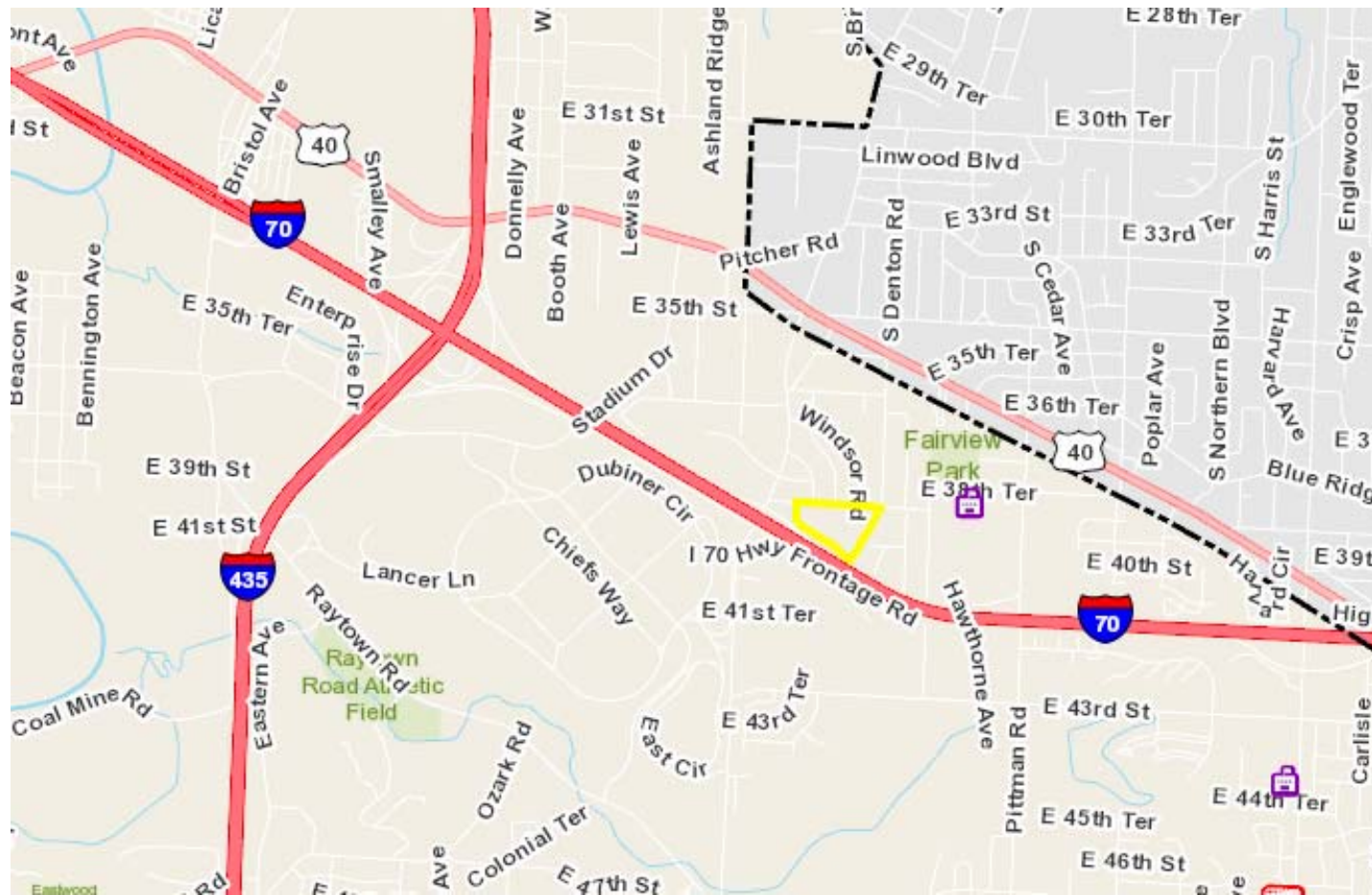
PROPOSED TERMINATION



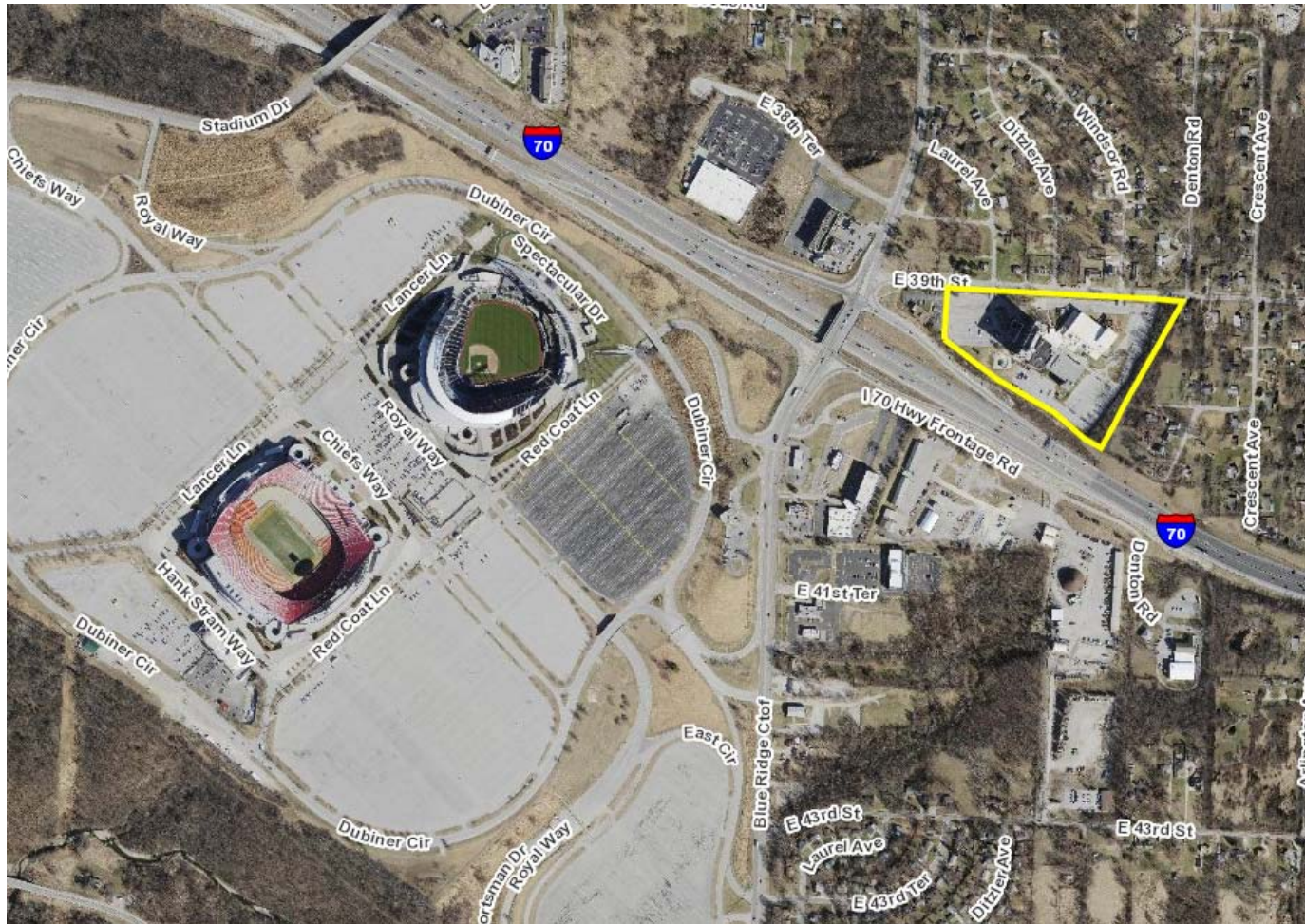
ECONOMIC DEVELOPMENT CORPORATION

CLARION HOTEL URBAN RENEWAL AREA

Clarion Hotel URA
Council District: 3



CLARION HOTEL URBAN RENEWAL AREA



CLARION HOTEL URBAN RENEWAL AREA



CLARION HOTEL URBAN RENEWAL AREA

- Clarion Hotel URA was created in 2007
- 15 - year term
- Renovation of former Adam's Mark Hotel
- Development of Coco Keys Water Park
- Project completed & tax abatement issued
- Tax abatement has terminated
- Staff recommends termination of the Clarion Hotel URA
- City Council will need to approve termination

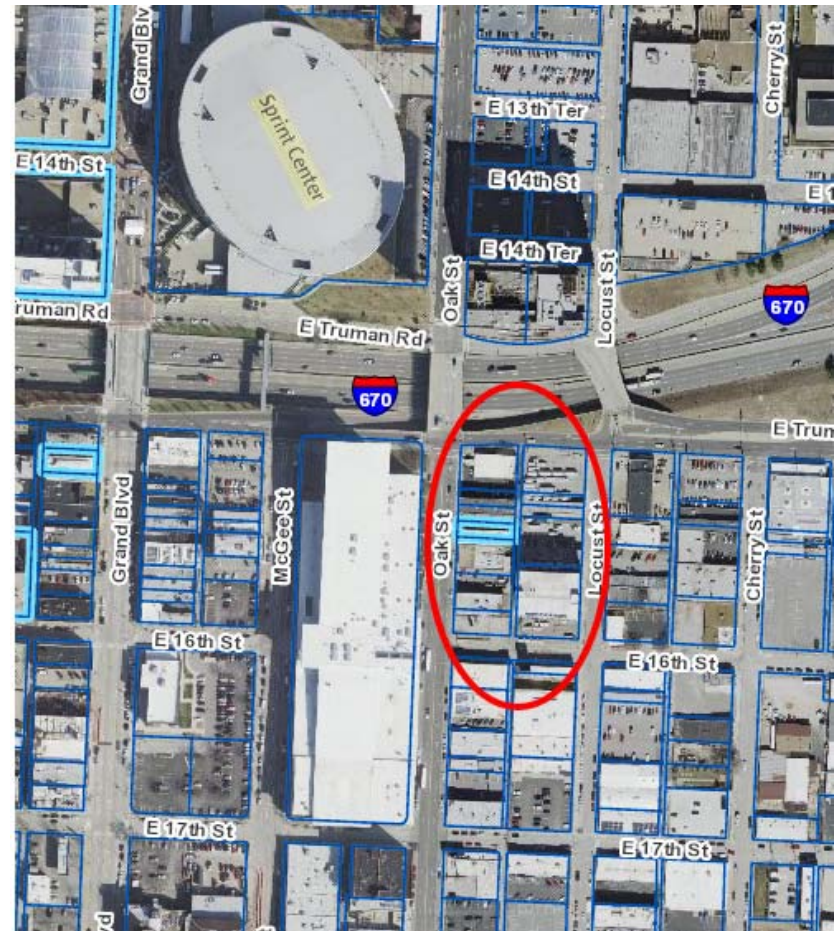
11. TRUMAN & OAK URBAN RENEWAL AREA

TERMINATION



ECONOMIC DEVELOPMENT CORPORATION

TRUMAN & OAK URBAN RENEWAL AREA

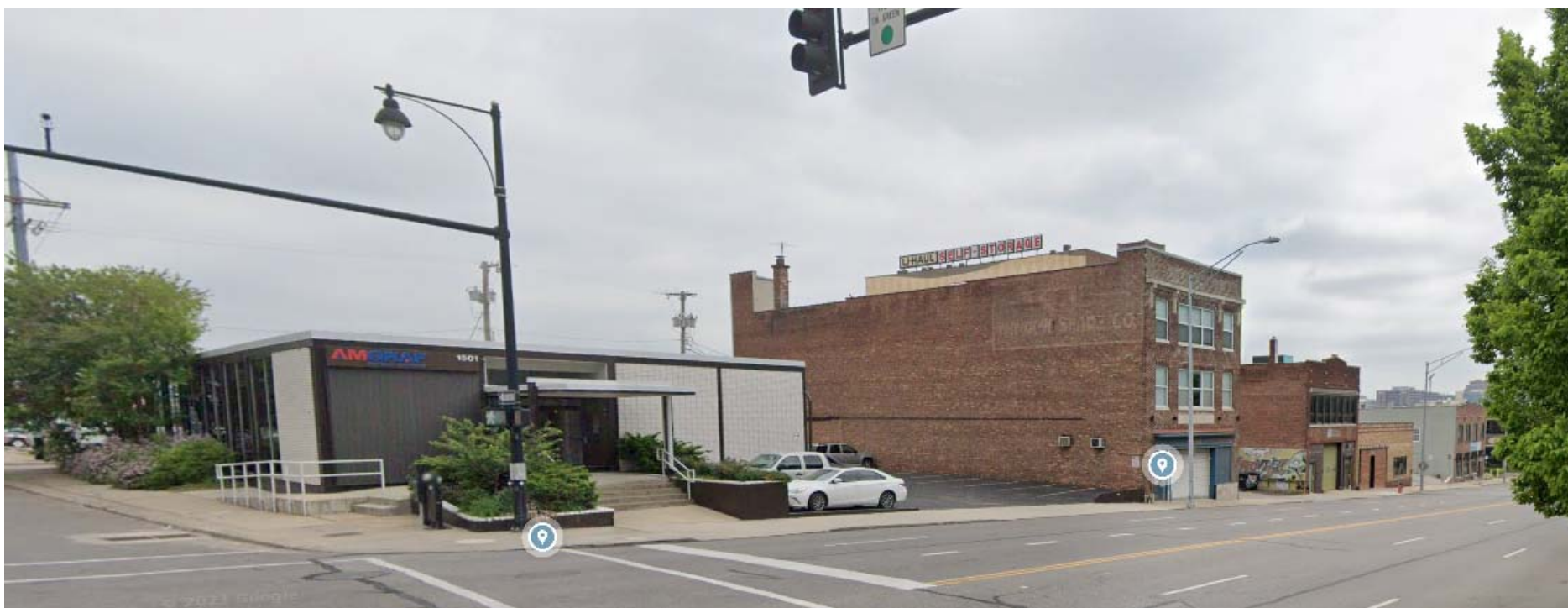


TRUMAN & OAK URBAN RENEWAL AREA

Truman & Oak URA
Council District: 4



TRUMAN & OAK URBAN RENEWAL AREA



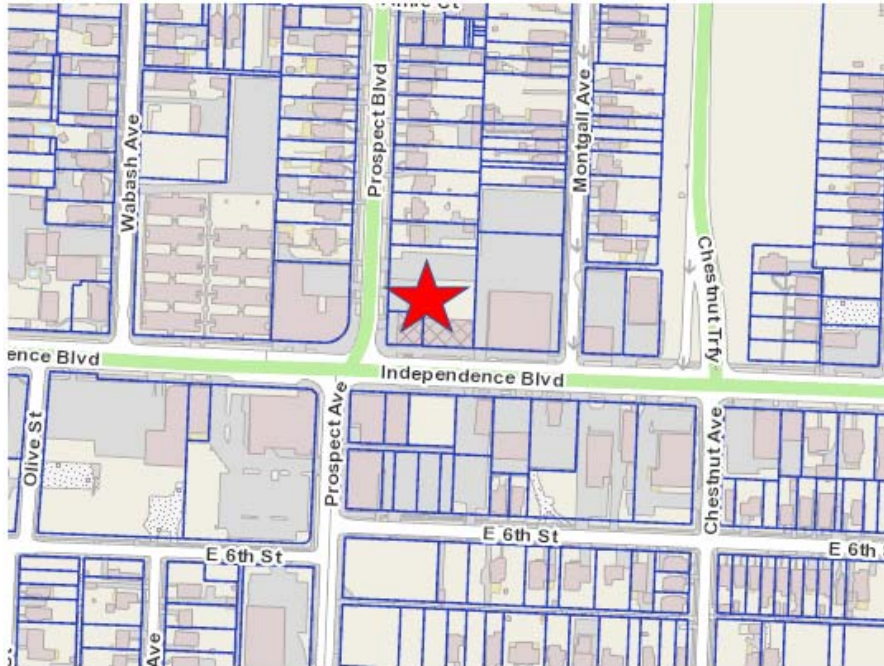
TRUMAN & OAK URBAN RENEWAL AREA

- Truman & Oak URA was created in 2007
- 15 - year term
- Intended to stimulate mixed-use rehabs and construction
- Only one tax abatement issued
- Abatement has expired
- Staff recommends termination of the Truman & Oak URA
- City Council will need to approve termination of this URA

12. 2600 INDEPENDENCE

MIXED-USE REDEVELOPMENT





Garfield URA
Council District: 3



2600 INDEPENDENCE AVENUE

- BA Properties, LLC
- Vacant parcel on northeast corner Independence & Prospect
- Site of arson fire where 2 firefighters died
- Design incorporates seating area for memorial
- \$3.2 Million mixed-use project
- Approx. 11,000 sq. ft. first floor retail – 7 storefronts
- 15 one-bedroom apts. on second floor
- All apts. “affordable” under City policy



1. Two-story mixed-use building.
2. Outdoor restaurant seating area
3. Off-street parking to rear of building
4. Seating area for firefighters memorial
5. 10-foot landscaping buffer.



2600 INDEPENDENCE

- **COVID and supply-chain issues have caused delays**
- **Contractor nearing completion of building & 6 tenant spaces**
- **Developer has requested extension of completion deadline to February 28,2022**
- **Staff support amending Redevelopment Contract to extend completion deadline**
- **Staff recommends approval.**