

260632 (Committee Sub)

*Temporary Moratorium & Comprehensive Redevelopment Plan
18th & Vine District*

July 21, 2026

Neighborhood Planning and Development Committee



Purpose

18th & Vine is experiencing unprecedented momentum.

Key Question:

- How do we ensure redevelopment occurs intentionally, collaboratively, and in a way that protects the district's cultural identity?

The Challenge

Without a coordinated strategy:

- City-owned property may be sold piecemeal
- Incentives may be awarded without a broader vision
- Redevelopment opportunities may become fragmented
- Community priorities may not be reflected in future development

Once assets are sold, opportunities for coordinated planning are limited.

What This Resolution Does

Temporary Pause

Allows the City and community to develop a unified vision before major decisions are made.

The resolution:

- ✓ Temporarily pauses certain property dispositions
- ✓ Temporarily pauses certain incentive approvals
- ✓ Preserves existing redevelopment agreements
- ✓ Allows short-term leasing activity to continue
- ✓ Directs creation of a comprehensive redevelopment and rezoning plan in collaboration with 18th & Vine CID

Moratorium Scope

Property Sales

- Temporary pause (up to 14 months) on:
- Sale of City-owned property
- Transfer of City-owned property
- Properties eligible for disposition within the district

Incentives

- Temporary pause (up to 14 months) on:
- New incentives involving City-owned properties
- New incentives involving properties financially secured by the City

What is NOT Affected:

The resolution does **not**:

- Cancel existing redevelopment agreements
- Stop projects already under contract
- Prohibit short-term leases
- Halt ongoing operations within the district
- Prevent future development

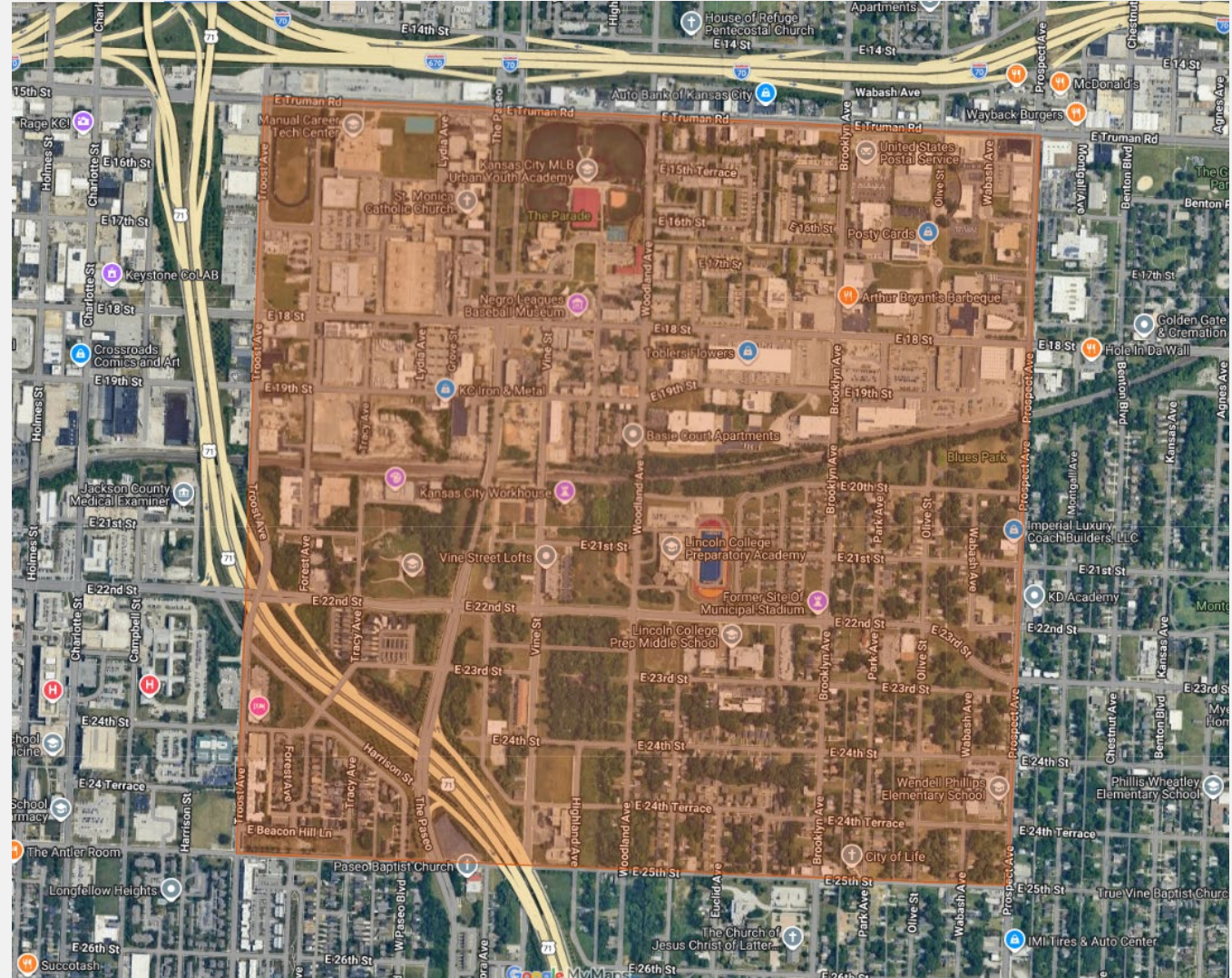
Purpose:

- Create time for planning—not stop progress.

Planning Area

Core Planning Boundary
Troost Ave to Prospect Ave
Truman Rd to 25th St

(Boundary may be expanded if necessary during planning.)



Community-Led Redevelopment Plan

The City and 18th & Vine CID will host up to three public meetings, engaging the following stakeholders:

- CID Stakeholders
- Residents
- Property owners
- Businesses
- Developers
- Cultural institutions
- Event organizers
- Neighborhood stakeholders

Deliverables & Timeline

Deliverable	Due
Initial Draft Plan	6 Months
Second Draft Plan	12 Months
Third Draft plan	14 Months

Outcomes

- Land-use strategy
- Redevelopment priorities
- Zoning recommendations
- Public investment strategy
- Preservation and cultural protection framework