



GENERAL DEVELOPMENT PLAN

29th & Benton Redevelopment Area

PIEA Of Kansas City, Missouri

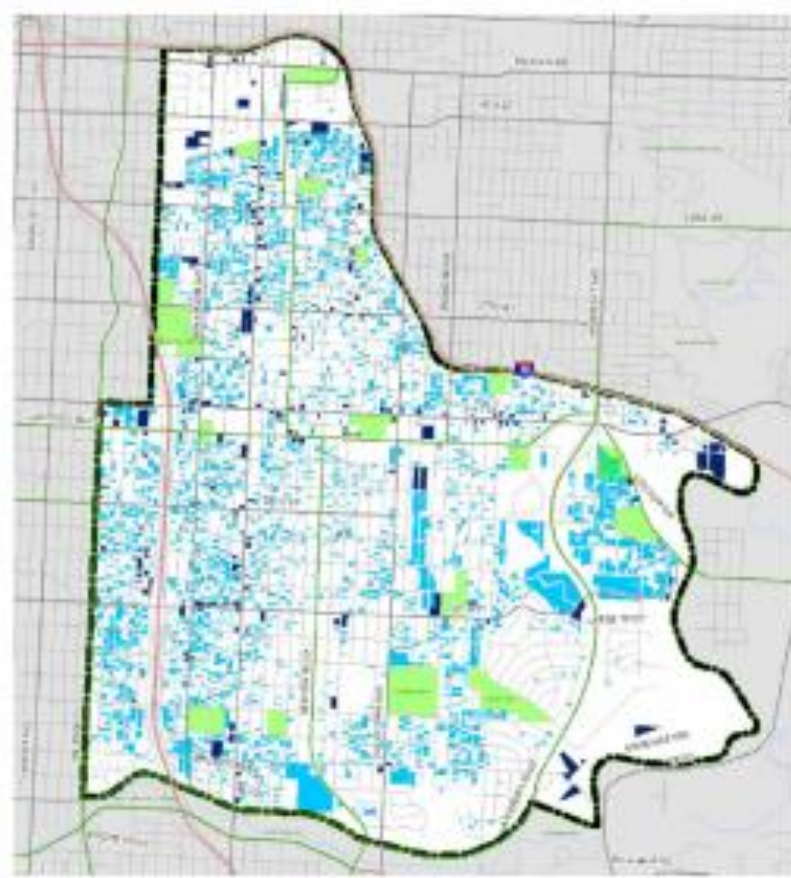
BELKE APPRAISAL & CONSULTING SERVICES, INC.


Approved Public Planning Guidelines

► The Heart Of The City Area Plan (April 2011)

“... the Heart of the City has suffered the effects of segregation, out-migration and disinvestment. High crime and deteriorating physical conditions, coupled with vacant houses and buildings has taken a particularly heavy toll on the Heart of the City.”

Vacant Parcels – Opportunities for infill development are abundant with vacant commercial (dark blue) and vacant residential lots (light blue) accounting for 24% of the parcels in the area (4,584 lots) and 13.9% of the total land area. Most of these are vacant residential lots (4,127 parcels), representing the 4th largest land use in terms of land area (626 acres, 12% of the total area).





The largest landowners in the HOTC area are the City of Kansas City, Missouri (366 acres), the Kansas City School District (122 acres), and the Land Trust of Jackson County, Missouri (121 acres). The former is a government corporation which sells properties (982 at writing) that have failed to sell on the courthouse steps to satisfy unpaid taxes. The New Tolls Task Force identifies the HOTC area as one of the most distressed areas in the city based upon nine indicators.

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- Renovation of the exterior of 2702 E 29th Street (roof and siding), over time updating tired apartment units, repaving the parking lot, repairing public sidewalks and private walkways
- Rehabilitation (exterior and interior) and reuse of 2644 E 29th Street to create 21 newly finished apartment units, repaving the parking lot, repairing public sidewalks and private walkways
- Rehabilitation (exterior and interior) and reuse of 2651 Victor Street to create 6 newly finished apartment uses, repaving the driveways and parking pads, repairing public sidewalks and private walkways, **OR**, demolition of the dilapidated 2½-story apartment/residence and development of 11 new apartment units on the cleared site in combination with the easterly adjoining long-term vacant lot
- Elimination of unsafe and insanitary conditions
- Remediation of all environmental hazards
- Resolution of all building code violations
- Resolution of all Americans with Disabilities Act (ADA) violations
- Clean-up and policing of the Planning Area