

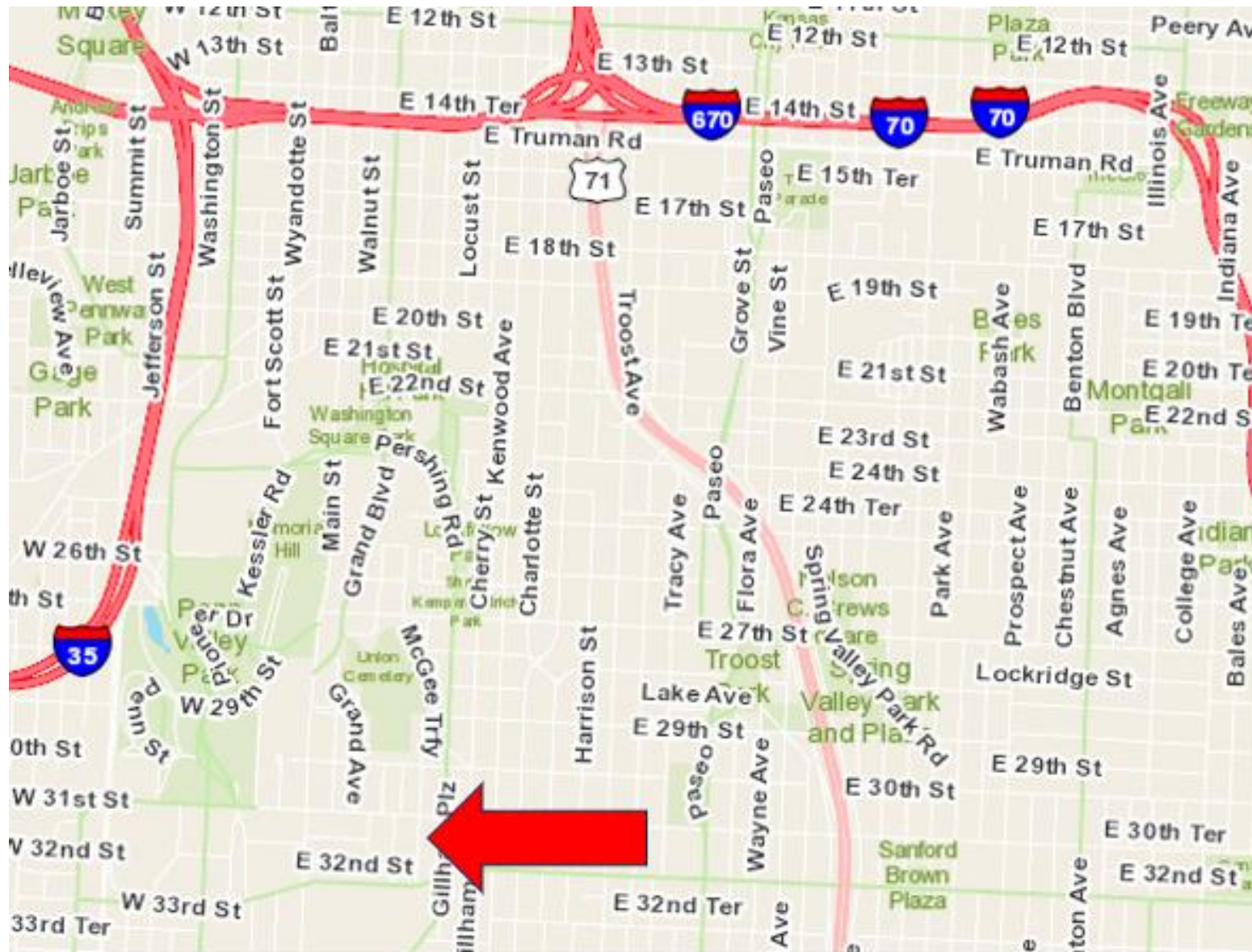
OAK STREET URBAN RENEWAL PLAN

MARTINI FLATS SINGLE-FAMILY
HOMES

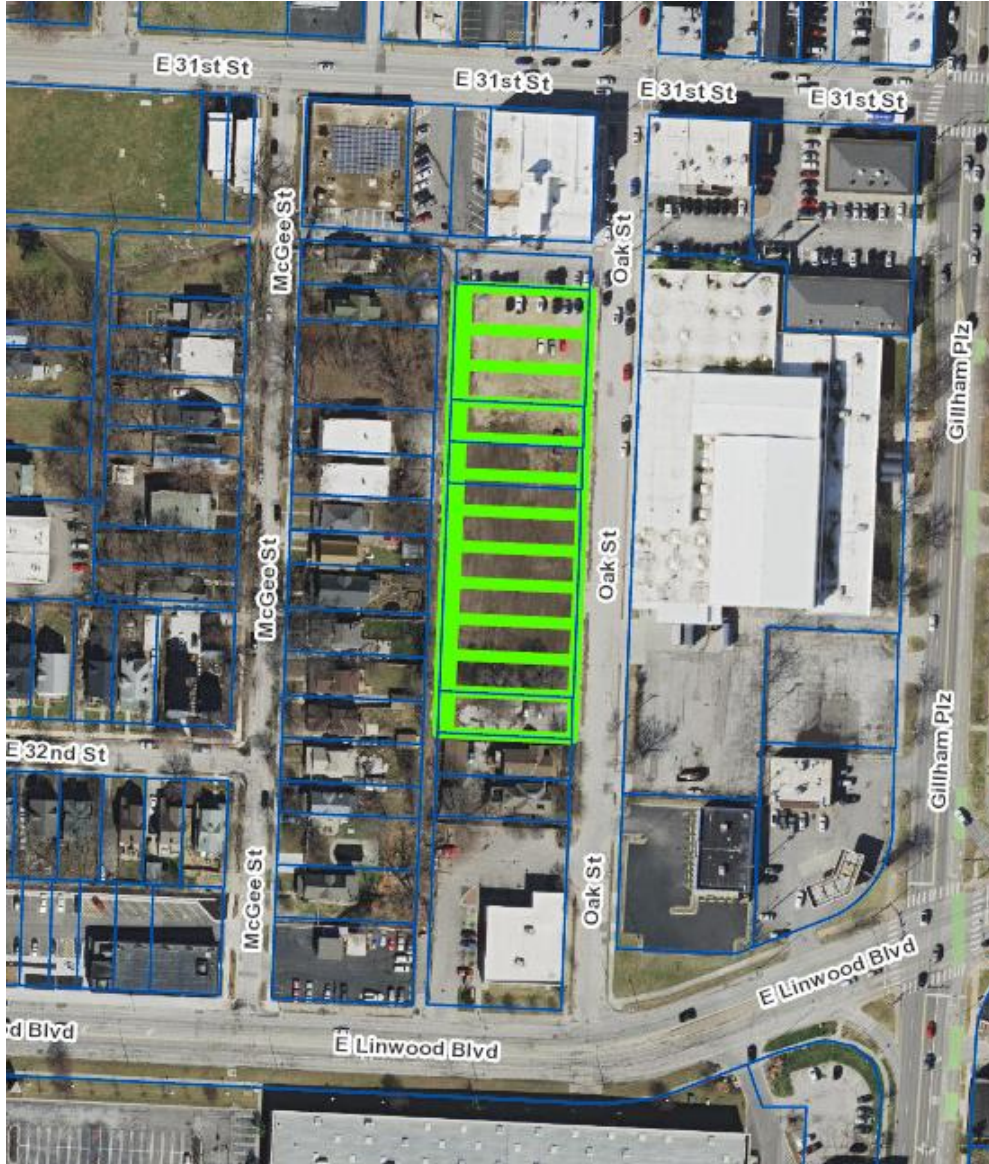


ECONOMIC DEVELOPMENT CORPORATION

OAK STREET URBAN RENEWAL PLAN - LOCATION



OAK STREET URBAN RENEWAL PLAN – PLAN AREA



Union Hill & Martini Corner to the north

Home Depot, Costco & Hyde Park to the south

Main Street & streetcar extension to the west

OAK STREET URBAN RENEWAL PLAN

- **Skyline Homes KC, LLC is developer**
- **Skyline has extensive experience building houses in nearby neighborhoods**
- **Site is currently vacant & serves as informal parking**
- **Proposing development of twelve single-family homes**
- **Development would restore original residential use**
- **Must reconstruct alley for rear access parking**
- **New curb & gutter and sidewalks required**
- **Single-family homes will be for sale**

OAK STREET URBAN RENEWAL PLAN - BLIGHT

Deterioration of site improvements:

- north-south alley,
- Oak Street curb & gutter
- Oak Street sidewalk

Insanitary conditions:

- Garbage/litter
- Overgrown weeds & brush
- Erosion
- Scattered building debris

Conditions that endanger life or property:

- Uncontrolled stormwater runoff
- Unpaved parking
- Previous citations for abandoned vehicles, homeless camp, illegal structure (shipping container used as a shop)

OAK STREET URBAN RENEWAL PLAN - BLIGHT



Topsoil scraped to west alley r.o.w.;
overgrown weeds, saplings, trash & debris

Unpaved parking; lack of stormwater control,
landscaping & lighting in parking area



OAK STREET URBAN RENEWAL PLAN - BLIGHT

Burn barrel and trash recently found on-site



Topsoil scraped to south property line; dead trees & debris; overgrown weeds & saplings; gravel surface



OAK STREET URBAN RENEWAL PLAN - BLIGHT



Illegally parked vehicles trespassing on-site

Deteriorated sidewalk; broken & missing curb & gutter; scattered litter



OAK STREET URBAN RENEWAL PLAN - BLIGHT

Illegally parked truck, overgrown weeds



Illegal dumping & illegally parked semi-trailer trespassing on-site



OAK STREET URBAN RENEWAL PLAN - BLIGHT



Existing vacant parcels in Plan vicinity demonstrate unequal development patterns

OAK STREET URBAN RENEWAL PLAN

Skyline Homes KC will need to undertake significant public improvements:

- **Rebuild north – south alley to provide vehicle access to the 12 new homes**
- **Reconstruct curb-and-gutter and public sidewalks along Oak Street**

10 years of property tax abatement would be available to the homebuyers.

RECOMMENDATIONS:

- **LCRA has made a Finding of Blight and approved the proposed Oak Street Urban Renewal Plan**
- **LCRA recommends approval of a Finding of Blight and approval of the proposed Oak Street Urban Renewal Plan**