

# ProspectUS

*creating equitable neighborhood development strengthened by walkable access to public transit*

What does ProspectUS mean as a

# property owner?



**RideKC**  
Kansas City Area  
Transportation Authority



# PROSPECTUS STRATEGIC IMPLEMENTATION PLAN GOALS

- 1 PROTECT THE PROSPECT AVENUE COMMUNITY**
- 2 INCREASE BUSINESS AND NEIGHBORHOOD AMENITIES TO RETAIN AND ATTRACT POPULATION**
- 3 IMPROVE WALKABILITY & TRANSIT ACCESS**
- 4 GROW THE POPULATION THROUGH MIXED-INCOME NEIGHBORHOOD DEVELOPMENT**
- 5 JUMP START REINVESTMENT THROUGH PUBLIC SUBSIDY**
- 6 IMPLEMENT SUSTAINABLE PRACTICES TO PROMOTE COMMUNITY WELLNESS AND ENVIRONMENTAL HEALTH**

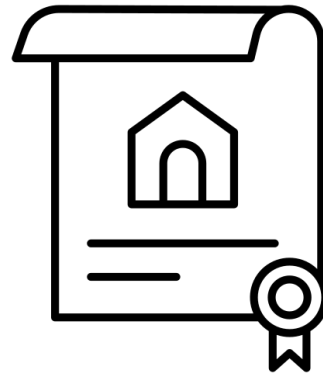
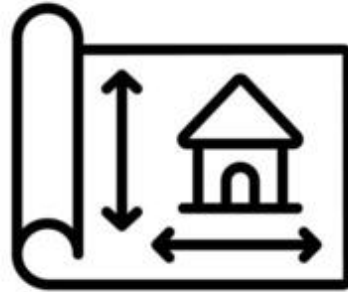


## *How does a Plan help property owners?*

1. Seek **funding opportunities** and **technical assistance** to get vacant lots ready for development
2. Establish a **rent guarantee program** to encourage new small businesses in existing commercial buildings
3. Leverage **existing tax abatement programs** and **establish pre-approved housing plans**

# 1. SEEK **FUNDING OPPORTUNITIES** AND TECHNICAL ASSISTANCE TO GET VACANT LOTS READY FOR DEVELOPMENT

- Exploring **grants** (EPA, other) cleaned up and made ready for construction
- For **land bank lots** owned by city, **clearing titles** so they can be sold and **completing entitlement work** can help encourage development



## 2. ESTABLISH A RENT GUARANTEE PROGRAM

- Program would **pay landlords rent for up to one year for non-performing tenants** to help get new business off the ground
- **Reduce risk for entrepreneur** with start-up costs and reduce risk for **building owner**
- Program would focus on certain areas and businesses with a **street-facing presence** and provide everyday goods and services



## 4. LEVERAGE EXISTING TAX ABATEMENT PROGRAMS AND ESTABLISH PRE-APPROVED HOUSING PLANS

- Utilize **existing programs** that are available in the study area
- Create a **rotating loan program** to be used for revitalizing blighted buildings
- Increase **training and licensing** opportunities for local residents to be involved with renovation
- **Pre-Approved housing plans:** A pattern book of housing types that can be built with pre-approved design that saves the builder money

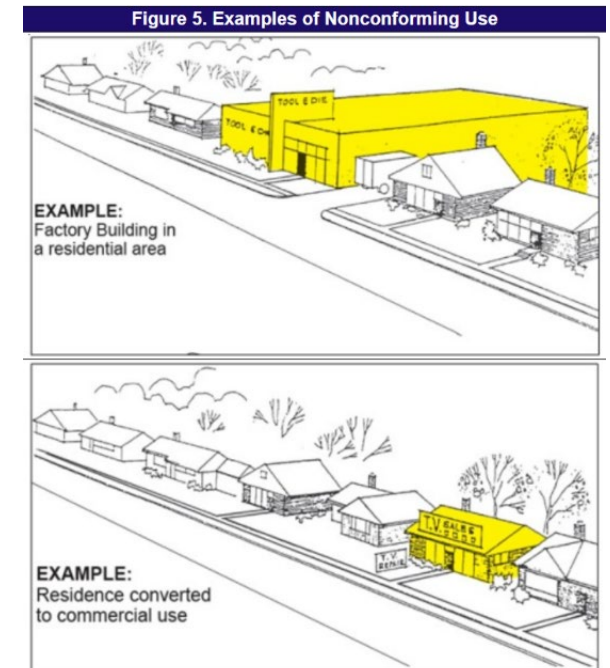




# *What if my property's current use is not aligned with the Overlay?*

**Nonconforming use:** Use of a property that was lawfully established with the previous zoning regulations in effect at the time of its establishment but is no longer allowed by new zoning that is in place on the property

- Any legally established use at a property can continue operating, but a Certificate of legal nonconformance **is needed if your use of the property becomes prohibited** by the overlay.
- If your use of the property goes from **permitted to needing a special use permit**, a certificate of legal nonconformance is **not** needed **but encouraged**



Marquette, MI UD0



*If you were to renovate, develop, or build on your property, what do you see as the biggest challenge?*