

# Quality Hill Master Plan

## Kansas City, Missouri

The Quality Hill National Historic District encompasses a 12-block area adjacent to the Kansas City, Missouri Central Business District. The redevelopment of this area was accomplished based on the innovative master plan and financing strategies developed by PGAV. Ten historic buildings were saved and renovated for use as apartments, a community center, office space and retail shops.

In addition, new infill townhouse apartments were designed to complement the historic architectural quality of the neighborhood. Extensive street improvements, including street furniture, graphics, signage and landscaping, illuminated walkways and entrances, define the District and enhance the quality of life for residents.

A local Kansas City investor with several properties was contemplating a mix of new housing and rehabilitation. As the project evolved, McCormack Baron became involved as the developer, and retained PGAV. As PGAV examined

the existing conditions (12-blocks of fire damaged houses, boarded-up buildings, and a few well-maintained buildings), it was determined that in order to have a feasible project, the entire area would have to be developed to generate critical mass and a solid identity in the market place.

The entire 12-block area was listed on the National Register of Historic Places, and selected buildings were demolished, making way for new in-fill housing. The financing strategy utilized various Local, State and Federal financing programs including Historic Preservation Tax Credits and private financing initiatives.

The approximately 400 units of housing were quickly absorbed in the marketplace. In addition to winning multiple State and National awards for architectural design, urban planning, and historic preservation, the development has spurred the renewal and renovation of neighboring areas of Kansas City.



redevelopment

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