



City Planning and Development Department



Hickman Mills Strategic Plan

Public Engagement

Meeting #3

March 25th, 2026

Facilitated by:

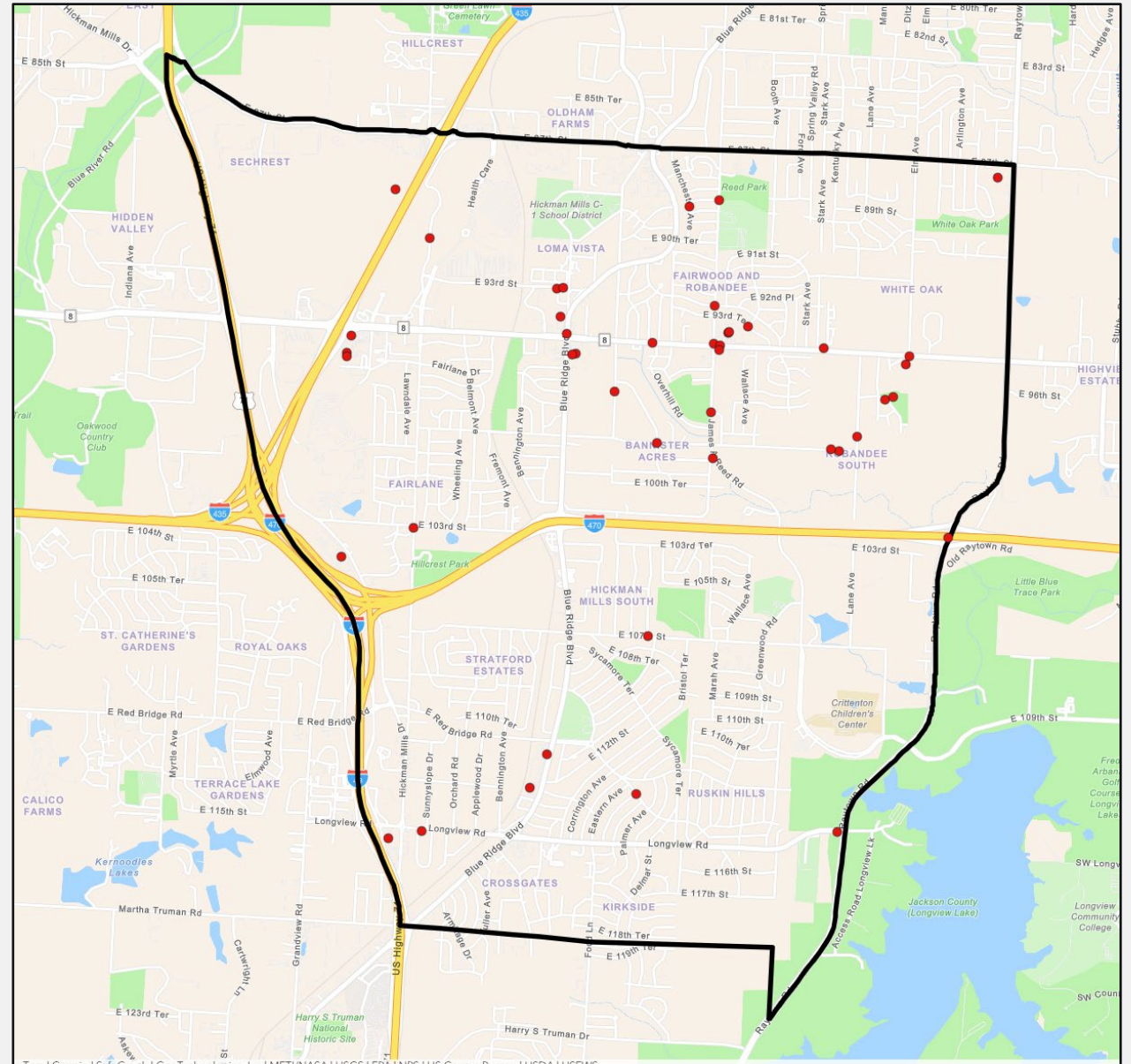
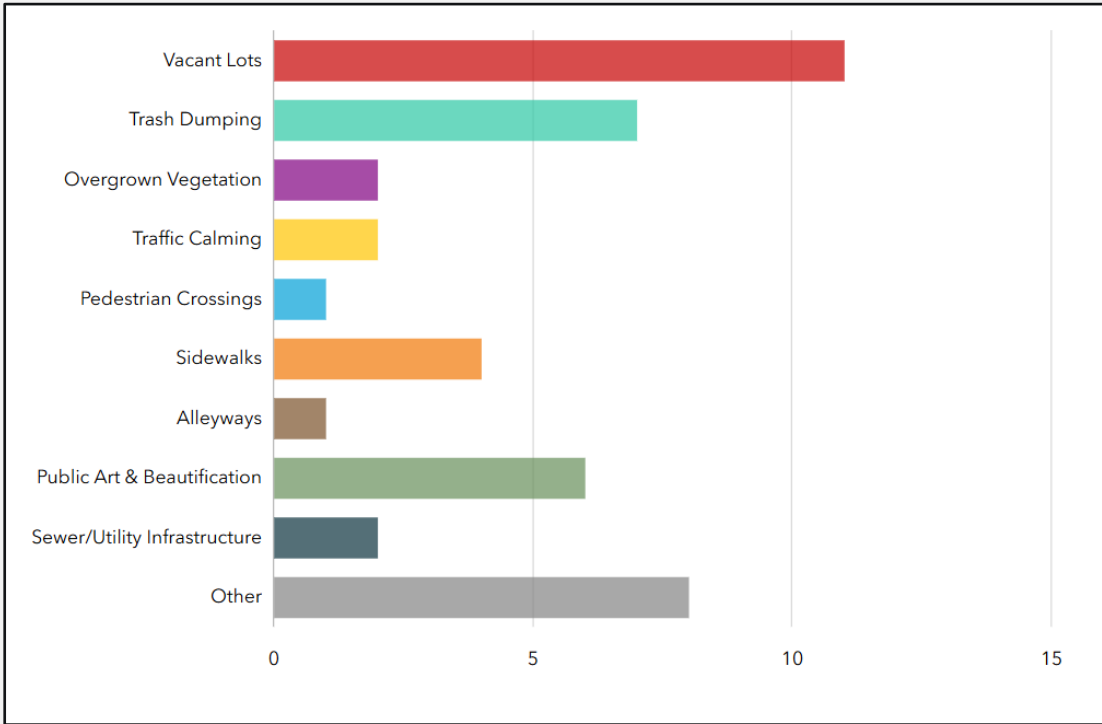
City Planning and Development Department, KCMO



Planning Process Goals

- **Evaluate challenges and opportunities for struggling commercial centers**
 - **Ownership**
 - **Current Conditions**
 - **Code Violations**
 - **Vacancy Rates**
- **Create a neighborhood inventory of issues related to City services**
- **Create recommendations to stabilize and support commercial centers and neighborhoods**

Neighborhood Issue Inventory





Commercial Centers

Oracle (Cerner) Complex

Includes vacant commercial lots adjacent to complex

Bannister Square Shopping Center

SE corner Bannister Rd and I-435

Loma Vista Shopping Center

SW corner of E 87th St and Blue Ridge Rd

Longview Shopping Plaza/Longview Square

SE corner Longview Rd and Blue Ridge Blvd

Robandee Shopping Center

NW corner Bannister Rd and James A Reed Rd

Ruskin Heights Shopping Center

SW corner E 111th and Blue Ridge Blvd

Draft Recommendations - Neighborhoods

HMSP1: Explore a first-time home buyer down payment assistance program that could be stacked with programs offered by the State. Evaluate peer cities that have similar programs for best practices.

HMSP2: Establish a new home repair program with a boundary encompassing the Hickman Mills area or expand the existing Ruskin Home Repair boundary to cover the entire plan area.

HMSP3: Establish a new Urban Renewal Area boundary in the Hickman Mills area to provide property tax abatement for property owners.

HMSP4: Neighborhood organizations should connect with legal aid organizations to identify properties with code enforcement issues and engage with property owners on how to bring the property into compliance. Connect the property owner with financial assistance opportunities.

Draft Recommendations – Financial Assistance

HMSP5: Explore development incentives that can spur senior housing development of all types. Senior housing, retirement villages, and assisted senior living are all in high demand. There are currently not enough units of these types across the City to help keep seniors living in or near their communities. Struggling commercial center properties have many characteristics that would be beneficial to a senior housing development, including access to existing streets and utilities.

HMSP6: Establish a small-scale grant program for façade improvements on units in retail centers. In addition to the property owners themselves, explore if this program can be made available to business owners renting units in commercial centers where the property owner has given consent.

HMSP7: Establish revolving loan fund with requirement to abate all property violations first.

HMSP8: CPTED audit should be completed for all development projects before receiving grant funding or incentives from the City.

Draft Recommendations - Marketing

HMSP9: Increase efforts to market the area as an affordable, family-friendly community for first time home buyers.

HMSP10: Increase efforts to market the area to attract entrepreneurs, businesses, and attractions to the Hickman Mills area. Particular focus should be paid to materials produced by the community expressing their wants and needs, such as the Hickman Mills Cultural & Creative District Plan endorsed by the Hickman Mills United Neighborhood.

Draft Recommendations - Enforcement

HMSP11: When a struggling commercial center is identified due to persistent code violations and a high rate of vacancy, take immediate steps to reach out to the property owner, identify a local representative (if owner is out of state), and open a direct communication line.

HMSP12: Increase enforcement of the registration of vacant commercial structures.

HMSP13: Explore additional mechanisms to increase code enforcement compliance on nuisance properties that have long-standing compliance issues. The immediate priority is to bring the property into compliance.

HMSP14: Increase inspection frequency on vacant and dilapidated buildings to help prevent them turning into dangerous buildings for demolition. Criteria should be established to indicate when a building has reached the point where stabilization of the structure, particularly the roof, is required to prevent eventual demolition.

HMSP15: Improve standards for boarding up vacant buildings of all types to prevent break-ins and structural damage.

HMSP16: Audit Chapter 48 & 56 for process improvements

Draft Recommendations – TIF Commission/Implementation

HMSP17: Continue to convene the Bannister & I-435 TIF Neighborhood Advisory Committee to evaluate projects to be funded by Neighborhood Improvement Funding.

HMSP18: Encourage property owners to engage with the Bannister & I-435 Neighborhood Advisory Committee before being eligible for incentives or grant funding from the City for property improvements.

HMSP19: Track KPIs related to the Hickman Mills Strategic Plan implementation. These KPIs could include the number of new housing units (owner v. rental), commercial tenancy rates, 311 reports/calls by type)

Next Steps

- **Drafting the Plan**
- **Adoption Process**

Questions?



HICKMAN MILLS Strategic Plan