



## TARGET AREA 2- Connecting the neighborhood with the Crime Prevention Facility



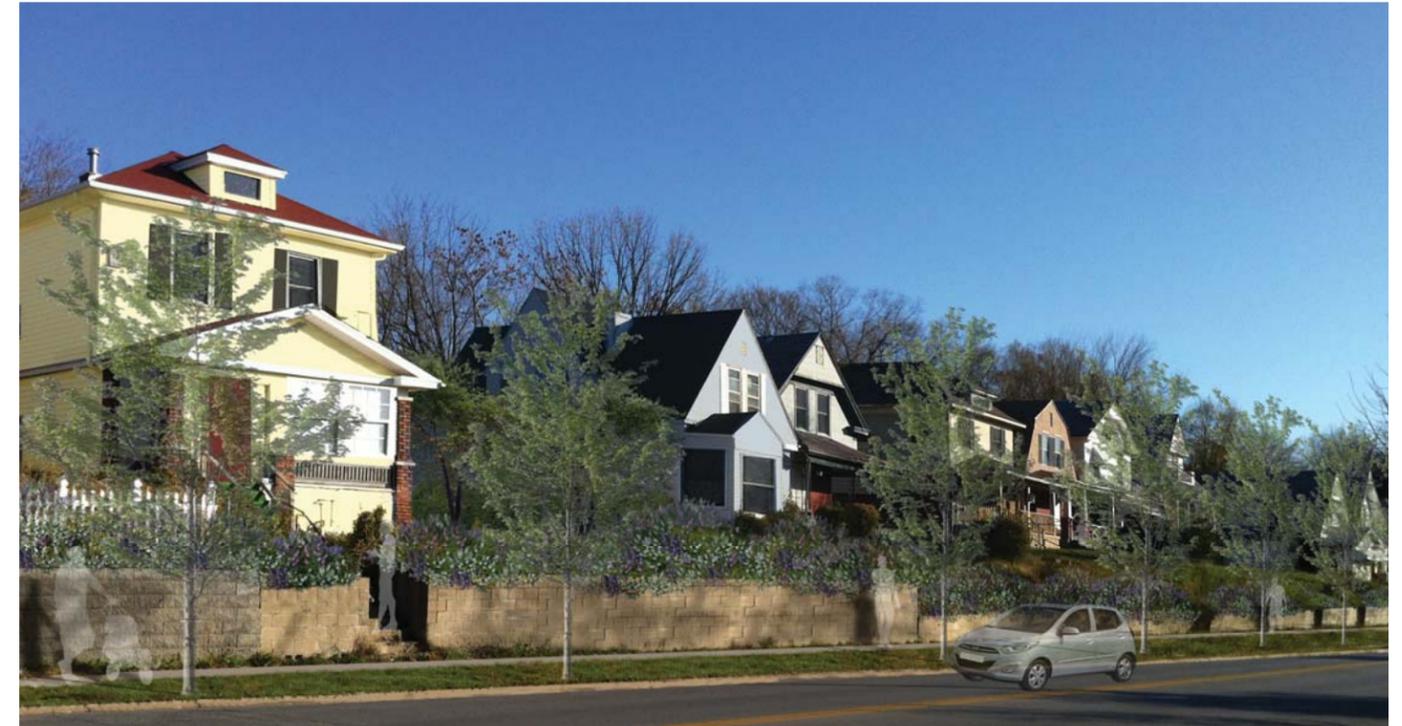
**Morning Star Missionary Baptist Church**  
with Rev. John Modest Miles  
located at 27th and Prospect Ave

Rev. Miles and his congregation are leaders in community outreach for the neighborhood and are currently fund-raising for a large Family Life Center located adjacent to the church. The church itself is a beautiful landmark in the neighborhood.



**Crime Prevention Facility**  
26-27th Street, Brooklyn to Prospect Ave.  
Rendering by Helix Architecture + Design

The \$57 million dollar investment in the KCPD East Patrol Division Station and Crime Lab Campus includes a police division station, a multi-purpose building, a state-of-the-art crime lab, and a property and evidence repository. (estimated completion Spring 2015)



**AFTER-PROPOSED IMPROVEMENTS-** Southeast view along Brooklyn at 25th



**AFTER-PROPOSED IMPROVEMENTS-** South view of 27th Street & Park Ave.



**BEFORE-**South view of 27th Street & Park Ave.

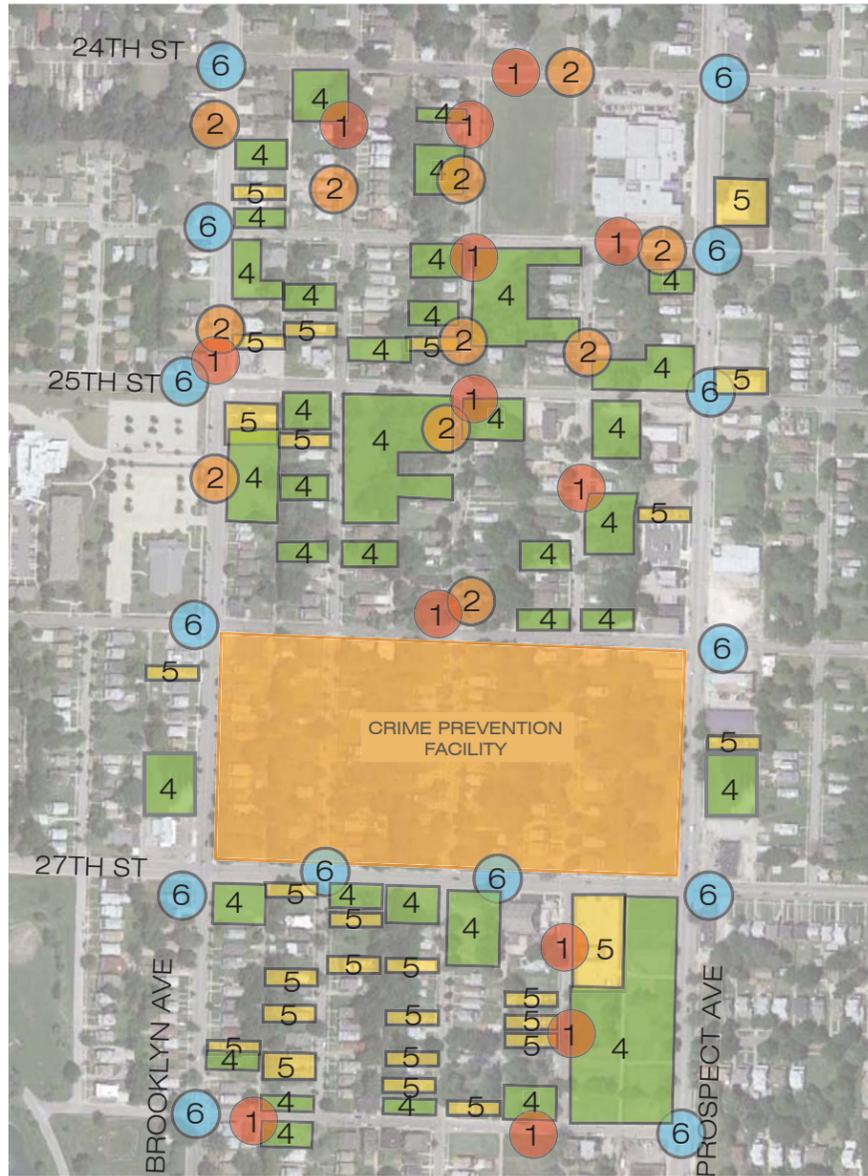
Adjacent to the campus' main entry, the south side of 27th street is an ideal candidate for street improvements and housing infill. Planting street trees and repairing sidewalks & curbs offers an opportunity to build upon the landscaping proposed across the street. Housing infill has been a priority for the neighborhood through their work with the UMKC's Planning Department.

Several blocks surrounding 27th and Brooklyn will be transformed in the coming years by the construction of the Crime Prevention Facility. The development is within the Wendell Phillips neighborhood but will greatly affect the surrounding Key Coalition, Santa Fe, and Washington Wheatley neighborhoods. The facility aims to dramatically increase safety in these neighborhoods. The Neighborhood Action Plan intends to expand on this with housing and streetscape improvements specified by residents within this area. There are many blocks with beautiful historic homes and hard working citizens that are threatened by blighted homes, impacting their safety and property values. Working in combination, these solutions ensure long-term value for the Heart of the City community.



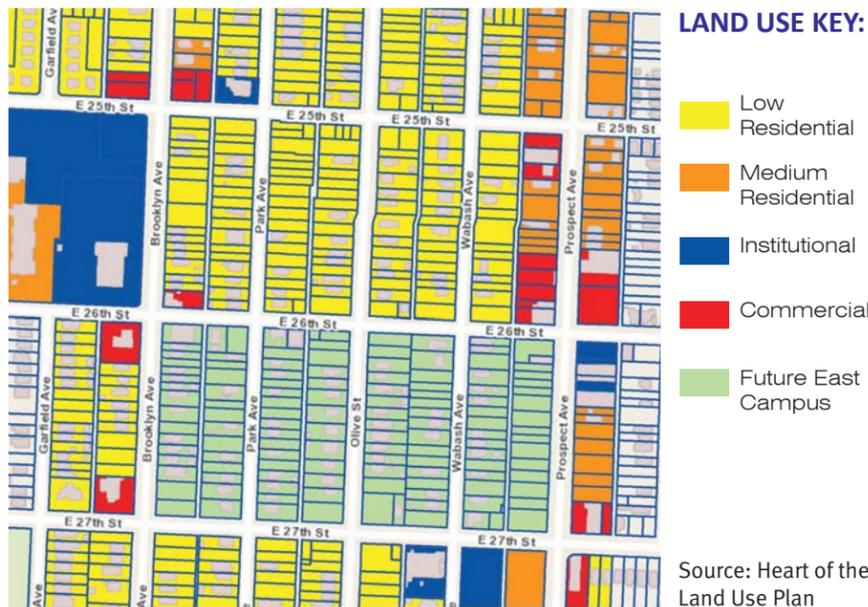
**BEFORE-**Southeast view along Brooklyn at 25th  
**TARGET AREA 1**





**EXISTING SITE CONDITIONS**

- 1 Sidewalk Repair
- 2 Curb Repair
- 3 Tree Trimming
- 4 Vacant lot(s)
- 5 Boarded Up Buildings(s)
- 6 Transit Stop



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 816.216.6517

Phronesis, Landscape Architecture  
 Tim Duggan  
 816.214.0896



**ADDITIONAL RESOURCES**

**Wendell Phillips Neighborhood Association**

2536 Park Ave.  
 Kansas City, MO 64127  
 [p] 816.582.5783  
 John P James, President  
 Pierrej816@yahoo.com

**Key Coalition**

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 Kansas City, MO 64127  
 [p] 816.861.8137  
 Karen Slaughter, President  
 Kdsslaught1@yahoo.com  
 http://www.wix.com/keycoalitioninc/keycoalition



**Bridging the Gap**

435 Westport Road, #23  
 Kansas City, MO 64111  
 [o]816.561.1061, ext. 113  
 Kate Becker – Program Manager  
 Kate.becker@bridgingthegap.org  
 www.bridgingthegap.org



**The HOME Program: HOME Investment Partnerships**

US Department of Housing & Urban Development  
 http://portal.hud.gov/hudportal/HUD?src=/hudprograms/home-program  
 Coleman McClain 816.513.3008

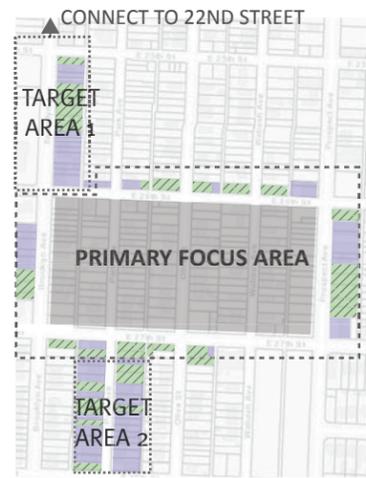
**Targeted Minor Home Repair**

Roger Stewart, program manager  
 Phone: 816-513-3253  
 Email: roger.stewart@kcmo.org  
 http://kcmo.org/CKCMO/Depts/Housing/TargetedMinorHomeRepairProgram/index.htm

**311 is your central point of contact for City services.**

Whether you need information, to request a City service or to report a problem with City services, contact 311.

For a faster response please call us or submit your request online:  
 Call: 311 or 816-513-1313 between 7 a.m. and 7 p.m. on weekdays and follow the prompts.  
 Online: http://webfusion.kcmo.org/coldfusionapps/ActionCenterRequest/RequestForm.cfm



KEYED AREA MAP

### TARGET AREA SELECTION

These maps represent the 3 target areas for home and streetscape improvements. Relocating homes from the Crime Prevention Facility development area to surrounding vacant lots could save homes from demolition and infill vacant lots with homes characteristic of the neighborhood.

The primary focus area encompasses the blocks surrounding the East Patrol development. Target Area 1 is a highly-visible block along Brooklyn Ave. that has a grouping of several vacant lots. Target Area 2 on Park Ave. was once a block heavily plagued by crime activity. The members of the Key Coalition community took action to remove those parties responsible, but many properties now sit vacant and neglected.

#### EXISTING HOME POTENTIAL

- HOME RELOCATION
- MINOR REPAIRS & IMPROVEMENTS
- RESTORATION/ FULL RENOVATION
- DECONSTRUCTION
- PAINT SCHEMES
- FENCE REPAIR



Examples of vacant lots and sidewalks needing improvements along Brooklyn Ave.

#### STREETScape POTENTIAL

- ROAD REPAIR
- SIDEWALKS: Repair and Replace
- TREE MAINTENANCE: Replacing & Pruning
- STREET TREES

#### VACANT LOT POTENTIAL

- CLEANUP & MAINTENANCE
- MOW, RESEED, CLEAR INVASIVE PLANTS, ETC.
- NEW HOUSES



PRIMARY FOCUS AREA 0 110 220 Feet



TARGET AREA 1 0 110 Feet



TARGET AREA 2 0 110 Feet

# HOME RENOVATION & REPAIR

## Selection Criteria & Process

The Neighborhood Action Plan strives to focus housing rehabilitation in areas of most need as determined by neighborhood leadership. Determining which specific homes are of highest priority for these funds is crucial to this process. Recognizing that the neighborhood is best understood by those who reside within its borders, the city calls upon these citizens to compile their list of eligible homes. The following is intended to guide that process:



### INITIAL QUESTIONS:

#### 1. Is it on the Dangerous Buildings List?

Refer to KCMO website for Dangerous Building and demolition listings:  
<http://kcmo.org/idc/groups/neighborhood/documents/neighborhoodcommunityservices/db-scored.pdf>

#### 2. Is it slated for demolition?

If home is slated for demolition, refer to the vacant land strategies in the Scattered Sites Guidebook created by KCMO Neighborhood & Housing Services.  
<http://www.drawarch.com/resource/>

#### 3. Is it owner-occupied?

**Owner-occupied properties receive significant funding for rehabilitation if residents meet income guidelines.**

Contact KCMO Neighborhood & Housing Services and see additional resources page for owner-occupied grants, incentives and rebates.

Rental properties must be improved through code enforcement.

- Municipal Code Enforcement of the property maintenance code (Chapter 56) and the nuisance code (Chapter 48), as well as sections of Chapters 50 and 62
- Complaints concerning possible code violations are turned in to the Neighborhood Preservation Division through three primary sources:
  - Resident complaints submitted to the 3-1-1 Action Center
  - Resident complaints submitted directly to the division, at (816) 513-9010 or [neighborhood\\_preservation@kcmo.org](mailto:neighborhood_preservation@kcmo.org)
  - Code violations found in the field by inspectors

### HIGH PRIORITY AREAS

- **Historic Homes;**  
Particular attention should be paid to homes which give historic character to the neighborhood and those homes which historic figures once occupied.
- **Heavily Trafficked Areas;**  
Block corners and major roads
- **Areas which are particularly problematic for crime or vacancy**
- **Owner-Occupied homes**

### HOME CONDITIONS ASSESSMENT



**Very Poor:** Major structural damage or infestation  
 Opportunity for deconstruction which provides local employment and reuses building materials.



**Poor:** Opportunity for major renovation/restoration  
 Owner-occupied homes that meet income guidelines can receive funding through HUD.



**Fair:** Candidate for Minor Home Repair/Energy Efficient Design Strategies  
 Owner-occupied homes that meet income guidelines can receive funding through organizations such as HUD and Energy Works



**Good:** serve as model homes for the block.

The Wendell Phillips and Key Coalition neighborhoods have been working with City staff to provide input on the Planning Department's Heart of the City Plan as well as with the University of Missouri Kansas' Department of Planning to refine goals and priorities. Bolstering the housing stock, especially along key corridors and major corners, has been identified as a critical goal. Working with the code enforcement officials, police and other city

staff, neighborhood groups are looking to further stabilize these blocks and target problem homes for restoration and repair. The goals are to improve home ownership, address the basic maintenance needs of the streetscape and beautify the area with appropriate, low maintenance landscaping. This area also boasts a very rich history of musicians and other cultural icons that the neighborhoods would like to celebrate.

### TIMELINE GOALS AND BUDGET

Applying the guiding principles of the Area Plan (HOTC Plan) and Kansas City, Missouri's Consolidated Plan, our team is proposing that the Brooklyn and 27th Street Area have the following immediate goals:

- **PHASE I - 2013 and ongoing**  
**PRIMARY FOCUS AREA**  
 -Strengthening block corners and supporting 27th Street as a main boulevard with the construction of Environmentally Efficient homes.
  - Rehabilitation of 4 homes at \$50,000 = \$200,000
  - New Construction of 5 homes at \$160,000 = \$800,000
 - Focus on promoting commercial infill development along Prospect and strengthening this neighborhood node.  
 -Select demo/deconstruction of dangerous buildings.
- **PHASE II - 2013- 2014: \$800,000**  
**TARGET AREA 1**  
 Focusing on Brooklyn as a high visibility corridor, as well as corner lots, restore corner buildings - \$100,000 x 2 = \$200,000  
 Rehab/Construct 5 homes = \$600,000
- **PHASE III - 2014 - 2015: \$650,000**  
**TARGET AREA 2**  
 -Meet with the residents along Park who qualify for moderate and minor repair.  
 -Quantity TBD  
 -New Construction of Environmentally Efficient homes on lots where two empty lots are adjacent and on corners
  - 3 homes @ \$160,000 = \$480,000
  - 5 homes estimated as owner occupied and may have the potential of qualifying for moderate repair estimated @ \$30,000 each = \$150,000
  - 5 minor home repairs estimated @ \$4000 each = \$20,000
- **ON-GOING, starting 2012-2013: \$20,000**  
**ALL TARGET AREAS**  
 Tree, Planting and Landscape Maintenance
  - \$500/tree for planting and initial maintenance for estimated 30-40 trees = \$20,000
  - Sidewalk Improvements: Cost TBD

### ABOUT the KCMO NEIGHBORHOOD ACTION PLAN

On June 7, 2012, the City Council approved Committee Substitute for Ordinance No. 120490 which approved the Five Year 2012 Consolidated Plan and authorized the Director of the Neighborhoods and Housing Services Department to enter into contracts with agencies funded in the One Year Action Plan.

Identified within the 2012 Consolidated Plan are seven Target Areas. These Target Areas are: the Heart of the City, Greater Downtown, Swope, Midtown/Plaza, Hickman Mills/Ruskin, Briarcliff/Winnwood and Truman Plaza. Within each of these larger Target Areas the 2012 Consolidated Plan further identified specific Sub-Target Areas.

The 2012 Consolidated Plan requires that within each of these sub-target areas, specific Action Plans (with neighborhood input and consensus) be developed. These Action Plans provide a guide for implementation of the physical improvement activities to be funded by the grants from H.U.D. over either a one, or up to five-year period.

Given the desire to implement visible change in these neighborhoods expeditiously, the team was tasked to meet with neighborhood representatives to receive community input. Out of these meetings, the team established a focused Target Area of approximately three blocks or less in which the available funds would have a noticeable impact.

The team conducted a "windshield" site assessment of visible maintenance, infrastructure, and lot occupancy concerns (weaknesses) and discussed potential opportunities (strengths).

By working with neighborhood leaders and city staff, various priorities were identified which ranged from basic maintenance to design interventions. The team created a menu of these items as "icons" to use as a quick reference tool on the proposed Action Plan document. The relevant icons and their descriptions are included in the proposed plan.