

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

For more information, contact the KCMO Dept. of Neighborhoods and Housing Services Department  
<http://www.kcmo.org/CKCMO/Depts/NeighborhoodAndCommunityServices/Preservation/Process/index.htm>



## 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 H.U.D.

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

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

\*These symbols do not apply to any map herein, but could be used as a guide for neighbors to create their own local map of housing condition information



**AFTER-PROPOSED IMPROVEMENTS-** Satchel Paige's Home



**BEFORE-** Satchel Paige's Home  
2626 E 28th Street

One of baseball's greatest pitchers, Leroy Robert "Satchel" Paige called Santa Fe home for nearly 20 years. Known for his unique pitching style, Paige helped the KC Monarchs win four consecutive pennants.



**Walt Disney's Former Home**  
3028 Bellefontaine

Walt Disney used the garage of his childhood home as a cartooning studio which he created many works of art including his first animated film.



**Dr. D.M. Miller's Former Home**  
2944 Victor

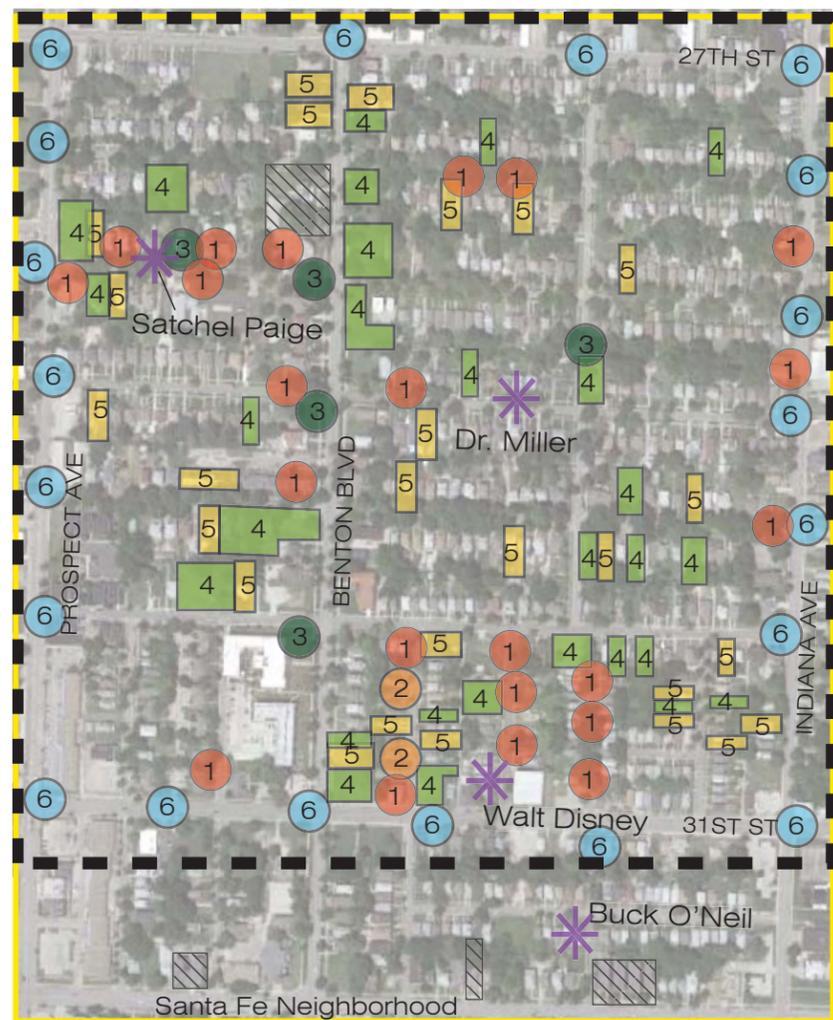
The first African-American resident in Santa Fe, Dr. D.M. Miller fought for the right of black families to reside in the neighborhood eventually winning favor in the Missouri Supreme Court.

Santa Fe Neighborhood: "A Nationally Historic Past Leading to a Brighter Future"



### EXISTING CONDITIONS

-  National Historic Register
-  KC Historic Register
-  1 Sidewalk Repair
-  2 Curb Repair
-  3 Tree Trimming
-  4 Vacant lot(s)
-  5 Boarded Up Building
-  6 Transit Stop



### Housing Rehabilitation

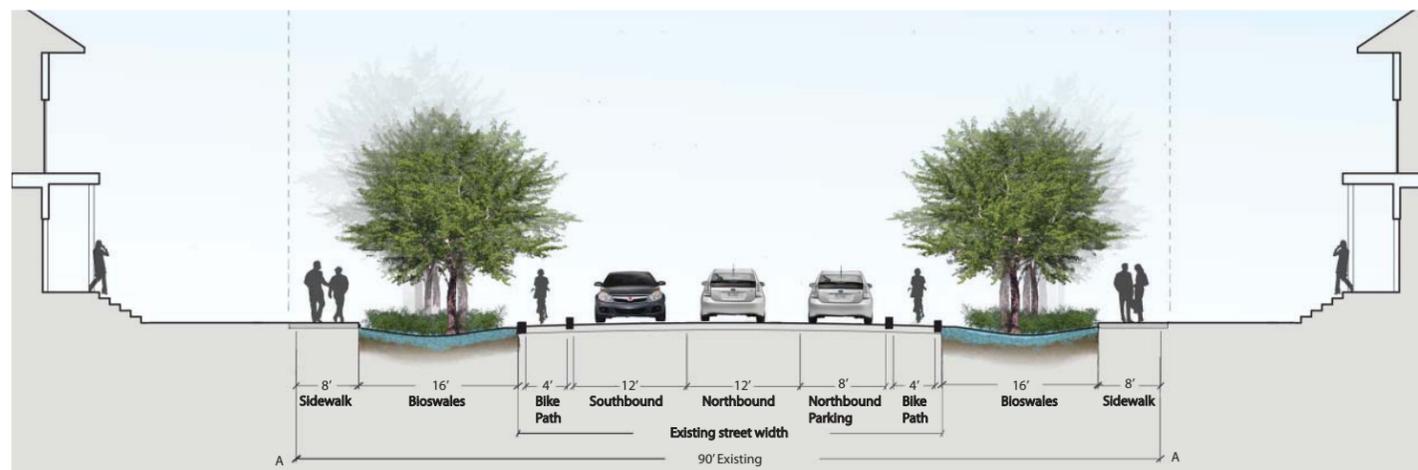
Boarded up buildings depress the spirit of the neighborhood and are susceptible to crime. These should be of high priority when selecting homes eligible for rehabilitation or enforcing code violations.

The Santa Fe neighborhood has always taken great pride in the architectural significance of their homes. This Action Plan supports their passion for historic restoration and provide funding for repair and rehabilitation. The health of a neighborhood also depends heavily on the condition of its infrastructure.

### Boulevard Improvements

An example of Kansas City's boulevard system, Benton Boulevard is designed to move people efficiently and elegantly along the city's north-south axis. It also serves as a watershed path for storm water management for the city. This Action Plan supports these historic ideas of merging transit, beautiful landscaping, and water into a holistic system. Proposed improvements aim to capture rainwater through added landscape as well as add a bike path to support alternative modes of transportation. All streetscapes and roadway improvements will be guided by the Heart of the City Area Plan.

### BENTON BOULEVARD STREET SECTION A-A: Proposed Improvements



### SANTA FE NEIGHBORHOOD PROPOSED IMPROVEMENTS

Benton Boulevard Improvements		Land Clearance Buildings	Restoring History
 Plant street trees where needed	 Infill Housing	 Minor Repairs & Improvements	 Restored Historic Homes with Historic Markers; Each home connected to a walking path and central map at 28th & Benton Blvd
 Vegetated Swales as needed for stormwater management	 Improved pedestrian path; repair all sidewalks	 Restoration/ Full Renovation	
 Bike path (Part of the KCMO Heart of the City Plan)		 Deconstruction	

Benton Boulevard, as part of the original Kessler system of parks and boulevards, is an opportunity to showcase the neighborhood to those passing through. Santa Fe suffers from broken sidewalks & curbs and overgrown street trees that residents requested be of highest priority. All building and landscape

development along Benton Boulevard should abide by the high standard of quality that Santa Fe community groups have advocated for decades. The Historic Landmark designation of the neighborhood provides a great opportunity to try to leverage tax credits for home restoration and repair.

## TIMELINE GOALS AND BUDGET

Applying the guiding principles of the Heart of the City Area Plan and Kansas City Consolidated Plan, our team is proposing that the historic Santa Fe neighborhood have the following immediate goals:

- Spring 2013: Tree trimming, maintenance of hydrants and city infrastructure (sidewalks/streets)  
-Part of base city services, cost TBD

### PHASE I:

- Establish a neighborhood entity that can act as a Housing Trust and leverage tax incentives to begin historic home repair projects on approximately 8- 12 Land Clearance properties. Prioritize those along the historic walking path.  
-\$245,000 to begin work on 2 homes
- Vacant lot improvements along Benton at 28th St.  
-Restoring lawn, new plantings and trees  
\$27,000

- Install historic interpretive signage at each historic home and create a base point map at a centralized location along Benton celebrating the history of the neighborhood and its inhabitants.  
-8 signs totaling \$8,500

### PHASE II:

- Summer 2013: 26 homes are boarded up and should be prioritized to be stabilized. We recommend that home owners are contacted to bring their homes up to code, apply for assistance if qualified, or may transfer ownership to the city for roof repairs and structural stabilization to be completed.  
-26 homes at an average of \$30,000 for minor to major home repairs = \$780,000
- Fall 2013: Focus on rehabilitation of homes owned by historic figures from the area, Satchel Paige, Walt Disney and Dr. D.M. Miller  
-Funded through a Flexible Rehab Program

## 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.



KANSAS CITY  
MISSOURI

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**DRAW**  
architecture + urban design

**pa**  
Parson & Associates

phro·ne·sis

## ADDITIONAL RESOURCES



### Santa Fe Neighborhood Association

P.O. Box 410031  
Kansas City, MO 64128  
[p] 816.861.7534  
Joseph C. Jackson – President  
Joseph4kcmsd@gmail.com

### reBuild/KC Neighborhood Mini Grant Program

[www.kcmo.org/neigh](http://www.kcmo.org/neigh)



### 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](http://www.bridgingthegap.org)

### Targeted Minor Home Repair

Roger Stewart, program manager  
Phone: 816-513-3253  
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Email: [roger.stewart@kcmo.org](mailto:roger.stewart@kcmo.org)  
<http://kcmo.org/CKCMO/Depts/Housing/TargetedMinorHomeRepairProgram/index.htm>  
Heartland Habitat for Humanity  
1401 Fairfax Trafficway, Building D,  
Suite 323  
Kansas City, KS 66115  
Phone: (913) 342-3047 or (816) 468-7190  
Fax: (913) 342-4459

### 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



### Energy Works KC

City of Kansas City, MO  
[O] 816.513.3401  
[infoewkc@kcmo.org](mailto:infoewkc@kcmo.org)  
<http://www.kcmo.org/CKCMO/Depts/CityManagersOffice/OfficeofEnvironmentalQuality/EnergyWorksKC/index.htm>