

\* \* \* MONARCH MANOR \* \* \* EAST PATROL \* \* \*

PLAZA/WESTPORT

SANTA FE

# The 2013-2017 Neighborhood Action Plan

\* \* \*

WESTSIDE

\* \* \*

SEVEN OAKS

\* \* \*

MT. CLEVELAND

\* \* \*

39TH STREET CORRIDOR



KANSAS CITY  
MISSOURI

\* \* \*

MANHEIM

\* \* \*

RUSKIN

\* \* \* NORTH JACKSON \* \* \* BLUE HILLS \* \* \*

## OVERVIEW

On June 7, 2012, the City Council approved Committee Substitute for Ordinance No. 120490 which approved the 5-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.

### INFORMATION

Kansas City Missouri Action Center (for reporting of code violations and other information)  
City Hall, First Floor, 414 East 12th Street, Kansas City, Missouri 64106  
Call 311 and follow the prompts, 3-1-1.Call.Center@kcmo.org

Targeted Minor Home Repair Program  
Housing and Community Development Division, Housing Section  
City Hall, Fourth Floor, 414 East 12th Street, Kansas City, Missouri 64106  
Roger Stewart, Program Manager, 816-513-3253, roger.stewart@kcmo.org

Swope Parkway/Elmwood Neighborhood Association (SPENA)  
P.O. Box 301008, Kansas City, Missouri 64130  
spena5363@yahoo.com

Sheraton Estates Neighborhood Association  
P.O. Box 300315, Kansas City, Missouri 64130  
mrbrownwps@yahoo.com

### ACTION PLAN PROJECT TEAM:

Kansas City, Missouri Neighborhoods and Housing Services Department:

- John A Wood, Director
- Stuart Bullington, Assistant Director
- Sarah Cecil, Neighborhood Liaison, 816.513.3036
- Shawn Hughes, Senior Project Manager, 816.513.8027

Cyr Architecture & Construction  
EAT Advertising & Design

### APPROVED:

Richard Brown, President, Sheraton Estates Neighborhood Association

Roman LeBlanc, President, Swope Parkway/Elmwood Neighborhood Association



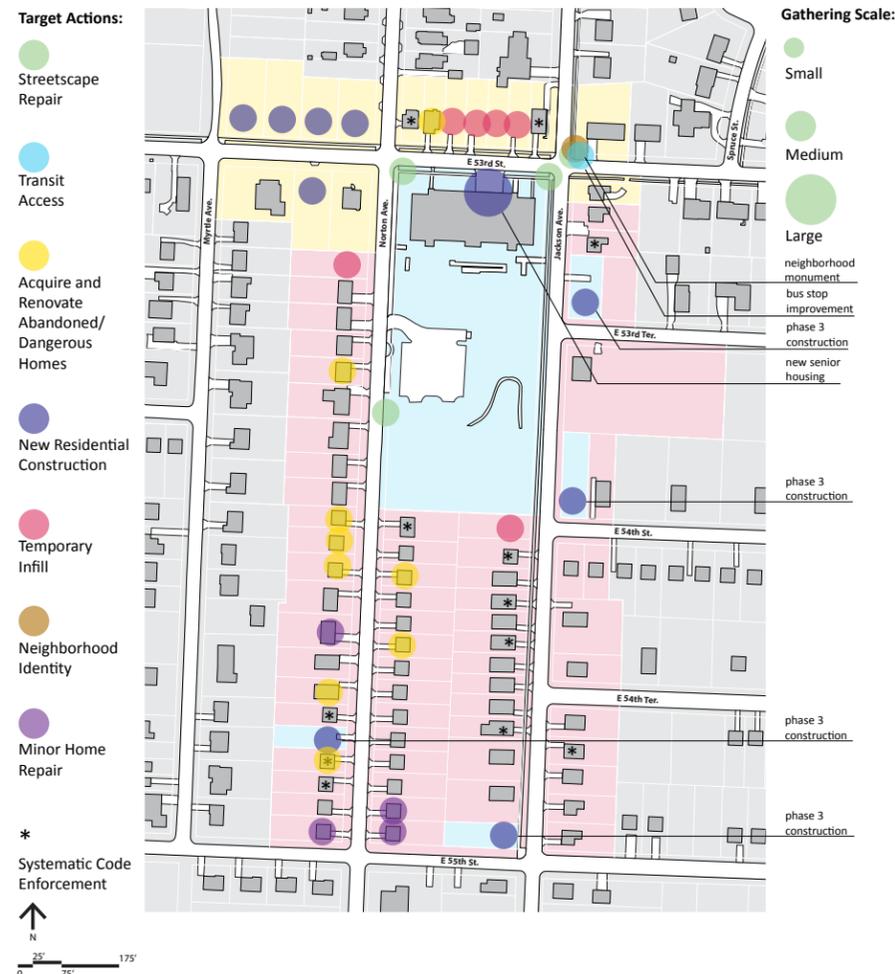
NORTHWEST CORNER OF  
NORTON AVENUE AND  
53RD STREET  
(AFTER)

(BEFORE)

Kansas City, Missouri Neighborhoods and Housing Services Department  
2012-2013 NEIGHBORHOOD ACTION PLANS

Action Plan Sub-Target Area: Mt. Cleveland/53<sup>rd</sup> Street Corridor

## SUB-TARGET AREA ACTIONS



### MT. CLEVELAND/53RD STREET CORRIDOR ACTION PLAN RESULTS:

1. Provide Minor Home Repair funds to 4 households
2. Perform Systematic Code Enforcement on 11 rental properties
3. Remove 1 dangerous building
4. Acquire and renovate 8 abandoned homes
5. Infill 11 vacant lots: 6 with new homes and 4 with temporary infill to upgrade the existing environment while anticipating future residential development
6. Renovate the former J.S. Chick School to senior housing
7. Install 26 neighborhood banners
8. Install 12 gateway markers



## SUB-TARGET AREA ACTION PLAN

Sub-Target Area Action by Phase				
Action	Phase 1 2013	Phase 2 2014	Phase 3 2015	TOTAL BY ACTION
Minor Home Repair (Owner-Occupied) Cost (\$7,000/home)	0	4	0	4
Systematic Code Enforcement (Rental) Cost \$18,000/home)	2	9	0	11
Deconstruct Dangerous Buildings Cost (\$14,000/home)	1	0	0	1
Acquire and Renovate Abandoned Homes Cost (\$50,000/home)	0	8	0	8
Improve Vacant Lots				
New Single-Family Home Cost (\$150,000/new home)	6	0	4	10
Temporary Infill Cost (\$1,000/lot)	4	0	0	4
Renovate Former J.S. Chick School Cost (\$5,000,000)	0	0	1	1
Other Improvements				
Sidewalk Repair Cost (\$35/LF)	TBD	TBD	TBD	
Neighborhood Banners Cost (\$600/banner)	26	0	0	26
Gateway Markers Cost (\$1,000/marker)	12	0	0	12
<b>TOTAL COST BY PHASE</b>	<b>\$957,600</b>	<b>\$428,000</b>	<b>\$7,800,000</b>	<b>\$9,185,600</b>

### HOME, MINOR HOME REPAIR, PAINT PROGRAM, HOME WEATHERIZATION, KC DREAM HOME:

Homeowners may qualify for assistance with deferred maintenance and enhanced energy saving actions on their properties using these tools. The city will work with Sheraton Estates to develop a proactive marketing program using the KC Dream program.

### SYSTEMATIC CODE ENFORCEMENT:

Investor-owned properties will be notified of code violations by the Neighborhood and Community Services Department, who will employ the statutory tools available to them to see that code violations are corrected.

### TEMPORARY INFILL:

Vacant lots not scheduled for immediate redevelopment will be addressed using the tools identified in the Guidebook for Infill Lot Improvement Strategies, which is available from the KCMO Neighborhoods and Housing Services Department.

### OWNER OCCUPIER PURCHASE:

During the first and third phases of the Action Plan a total of 18 homes will be renovated or built new on vacant lots. Kansas City will offer special financing to these home-buyers. In addition, funds are available through the RAMP or Minor Home Repair programs for even more upgrades to these homes.

### RENOVATE THE FORMER J.S. CHICK SCHOOL:

Released from use as a school by the Kansas City School District this building will be renovated into approximately 36 units and will be marketed to seniors.

### OTHER IMPROVEMENTS:

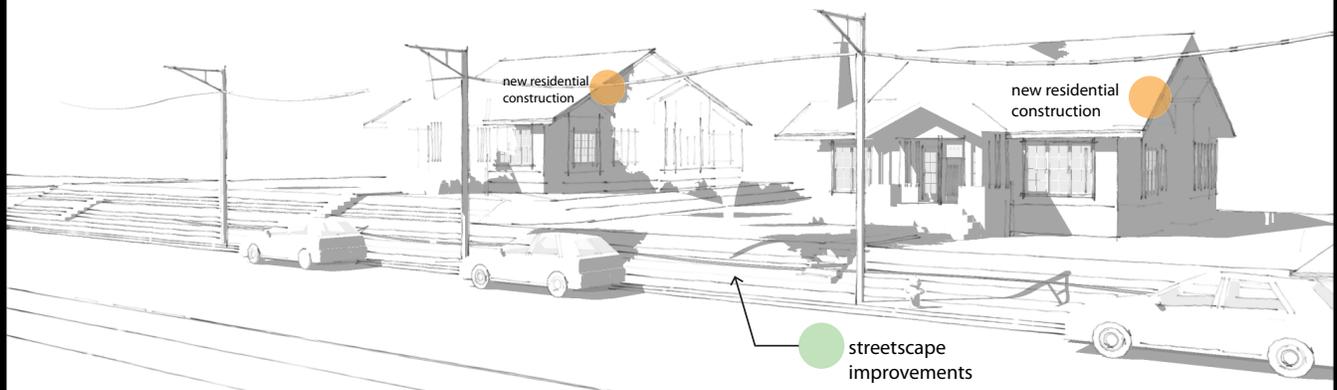
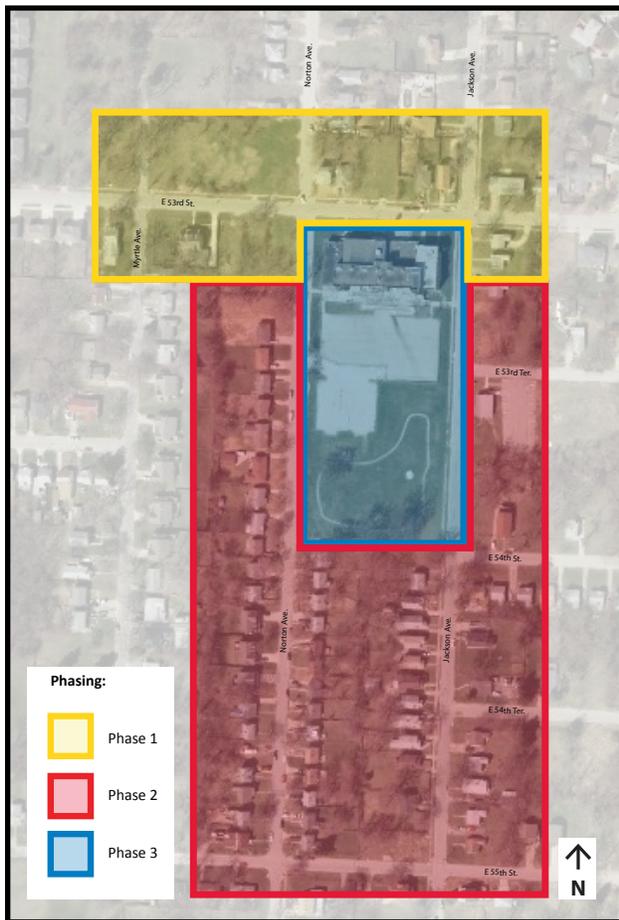
Streetscape Repair, Gateway Markers, and Tree Trimming will greatly enhance the pedestrian experience through the neighborhood and increase property values.

# GOOD CONNECTIONS

The 53<sup>rd</sup> Street Corridor connects three neighborhoods: Mt. Cleveland, the Swope Parkway Elmwood Neighborhood, and Sheraton Estates. Mt. Cleveland is a collection of recently-built duplexes, town homes, and single-family owner-occupied homes along 53<sup>rd</sup> Street between Cleveland Avenue and Norton Avenue. It is the work of Swope Community

Builders CDC, and is the western anchor asset of this sub-target area. The Sherwood Estates neighborhood is a housing as well as historic asset and is the eastern anchor of this sub-target area. Sherwood Estates was developed as alternative housing to the older homes vacated and made available by white residents moving to Johnson County in the 1960's. These new homes offered to upper middle class African-Americans floor plans and features found in modern homes in the new Johnson County suburbs. Many of Kansas City's leading African American citizens have lived in this neighborhood. The housing stock is solid and the neighborhood is stable. The Swope Parkway Elmwood neighborhood along 53<sup>rd</sup> Street comprises the body of the sub-target area. The former J.S. Chick School is scheduled for redevelopment in the near future. It will house neighborhood seniors and will be the central anchor asset of the sub-target area.

The Mt. Cleveland/53<sup>rd</sup> Street Corridor Action Plan fills in the missing teeth along the western end of 53<sup>rd</sup> Street in phase one, rehabilitates the area adjacent to the Chick School in phase two, and renovates the J.S. Chick School to senior housing in phase three. Gateway markers along 53<sup>rd</sup> Street are a nod to those seen in the "modern" suburbs in Johnson County as emulated by Sheraton Estates.



# SUB-TARGET AREA EXISTING CONDITIONS



## MT. CLEVELAND/53RD STREET CORRIDOR ACTION PLAN GOALS:

Based on meetings with Swope Community Builders and the SPENA and Sheraton Estates Neighborhoods the goals of the Action Plan are:

1. Strengthen the neighborhood's identity along 53rd St. in view of future development to the east of Mt. Cleveland
2. Eliminate deferred maintenance
3. Remove dangerous buildings
4. Resolve ownership of abandoned buildings and return them to service
5. Infill vacant lots with new single family homes or temporary infill in view of future development

Sub-Target Area Existing Conditions by Phase							
Phase Area	Homes in Need of Minor Home Repair	Homes in Need of Systematic Code Enforcement	Abandoned Homes/Dangerous Buildings	Vacant Lots	Abandoned School	Single Family -- Owner-Occupier	Single Family -- Rental
Phase 1 2013	0	2	1	9	0	2	3
Phase 2 2014	4	9	8	4	0	23	26
Phase 3 2015	0	0	0	0	1	0	0
<b>TOTAL</b>	<b>4</b>	<b>11</b>	<b>9</b>	<b>13</b>	<b>1</b>	<b>25</b>	<b>29</b>

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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.

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City Hall, Fourth Floor, 414 East 12th Street, Kansas City, Missouri 64106  
Roger Stewart, Program Manager, 816-513-3253, roger.stewart@kcmo.org

Ruskin Heights Homes Association  
11229 Hickman Mills Drive, Kansas City, Missouri 64134  
816-761-6050, ruskinhtshoa@gmail.com, www.ruskinheightshomesassociation.com

### ACTION PLAN PROJECT TEAM:

Kansas City, Missouri Neighborhoods and Housing Services Department:

- John A Wood, Director
- Stuart Bullington, Assistant Director
- Sarah Cecil, Neighborhood Liaison, 816.513.3036
- Jerome Robins, Project Manager, 816.513.2835

Cyr Architecture & Construction  
EAT Advertising & Design

### APPROVED:

Ellen Cook, President, Ruskin Heights Homes Association



6908 EAST 114TH STREET  
(AFTER)

(BEFORE)

Kansas City, Missouri Neighborhoods and Housing Services Department  
2012-2013 NEIGHBORHOOD ACTION PLANS

Action Plan Sub-Target Area: Ruskin

## TARGET ACTIONS



### RUSKIN HEIGHTS ACTION PLAN RESULTS:

- Acquire and renovate 3 foreclosed homes
- Perform major renovations to 1 home
- Provide Minor Home Repair funds to 10 households
- Perform Systematic Code Enforcement on 6 rental properties and possibly
- release them to sale to owner-occupiers with special financing
- Install new sidewalks, construct intersection improvements and trim trees as needed.
- Implement a coordinated paint program



## SUB-TARGET AREA ACTION PLAN

Sub-Target Area Improvements	
Action	2013-2014
<b>Acquire and Renovate Foreclosed Homes</b>	<b>3</b>
Cost (\$100,000/home)	\$300,000
<b>Major Renovation</b>	<b>1</b>
Cost (\$40,000/home)	\$40,000
<b>Minor Home Repair (Owner-Occupied)</b>	<b>10</b>
Cost (\$7,000/home)	\$70,000
<b>Systematic Code Enforcement (Rental)</b>	<b>6</b>
Cost (\$18,000/home)	\$108,000
<b>Other Improvements</b>	
<b>Paint Program (Owner-Occupied)</b>	<b>25</b>
Cost (\$2,000/home)	\$50,000
<b>Traffic-Calming and Accessible Intersections</b>	<b>4</b>
Cost (\$5,000/intersection)	\$20,000
<b>Tree-Trimming</b>	
TBD	TBD
<b>New Sidewalks</b>	
Cost (\$35/LF)	TBD
<b>TOTAL COST</b>	<b>\$588,000</b>

**HOME, MINOR HOME REPAIR, HOME WEATHERIZATION, KC DREAM HOME:** Homeowners may qualify for assistance with deferred maintenance and enhanced energy saving actions on their properties — using these tools. Second mortgage assistance up to \$20,000.00 is available to home-buyers in the target area.

**MAJOR RENOVATION/ACQUIRE AND RENOVATE FORECLOSED HOMES:** A total of 4 existing homes will be renovated or acquired and renovated. The City of Kansas City in partnership with the Economic Development Corporation will use Neighborhood Stabilization Program funds to acquire and renovate foreclosed homes.

**SYSTEMATIC CODE ENFORCEMENT:** Owners of investment properties will be notified of code violations by the Neighborhoods and Housing Services Department. They will employ the statutory tools available to them to see that code violations are corrected.

**OTHER IMPROVEMENTS:** Streetscape Improvements, New Sidewalks, Traffic-Calming and Accessible Intersections, and Tree Trimming will greatly enhance the pedestrian experience and curb-appeal throughout the neighborhood and increase property values. The Paint Program will involve developing and implementing neighborhood design standards including an historic paint color pallet that will celebrate Ruskin's post-World-War II aesthetic.

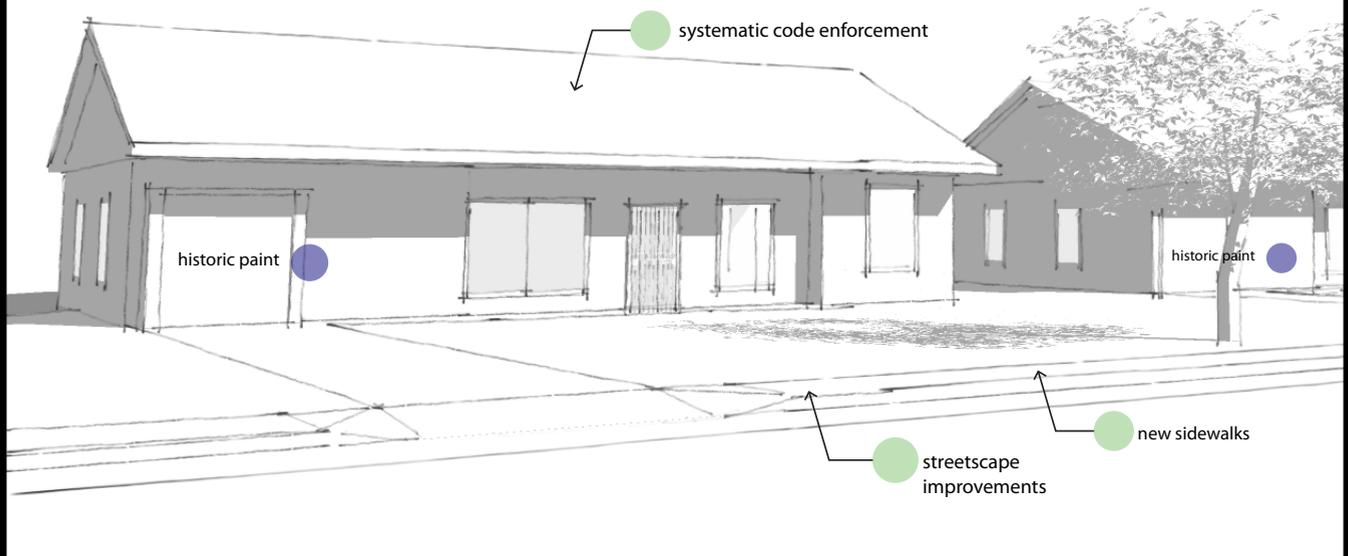
## RUSKIN

Ruskin is an “First-Ring Suburb” that was developed in the 1950’s as part of the suburban expansion that characterized the post-World-War II environment of intense economic and cultural change. Although Ruskin was developed to meet a growing housing demand, the area has experienced decline over the last thirty-five years due to the unintended and complex consequences of unregulated sprawl in the Kansas City metropolitan area.

Beginning in the 1980’s, fears of perceived lower property values, brought on by comparison of Ruskin homes to newer larger homes in the outer-ring suburbs, led a large number of long-term Ruskin residents to relocate to those suburbs. Many properties were sold to investors rather than maintained or upgraded, which caused the homes to decline in value and a chain reaction of physical

and social changes in the surrounding neighborhood. Inner city residents, many of whom were attracted to Ruskin by the Hickman Mills School District and low housing costs, relocated to these vacated homes, almost half of which are now owned by non-Ruskin investors. The overall effect is the deterioration of a once prosperous suburb into an aging suburb with the same problematic issues as an inner-city neighborhood.

Today, owner-occupied properties are consistently the most well-kept homes in Ruskin. This Action Plan focuses on an area from Blue Ridge Boulevard to Bristol Terrace and E 113th Street to E 114th Street. This Acton Plan’s goal is to stem the deterioration of Ruskin by acquiring and renovating foreclosed properties for resale to owner-occupiers, pressure chronic non-compliant investors to release their properties to resale by stable owner-occupiers, and provide a range of targeted public improvements.



## SUB-TARGET AREA EXISTING CONDITIONS



### RUSKIN HEIGHTS ACTION PLAN GOALS:

Based on meetings with the Ruskin Heights Neighborhood Association the goals of the Action Plan are:

1. Resolve ownership of foreclosed homes and return them to service
2. Eliminate deferred maintenance
3. Address non-compliant landlords
4. Increase owner-occupied homeownership
5. Enhance the value of the real estate in the neighborhood

Sub-Target Area Existing Conditions					
Homes in Foreclosure	Homes in Need of Major Renovation	Homes in Need of Minor Home Repair	Homes in Need of Systematic Code Enforcement	Single Family -- Owner-Occupier	Single Family -- Rental
3	1	10	6	19	34

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Roger Stewart, Program Manager, 816-513-3253, roger.stewart@kcmo.org

Seven Oaks Neighborhood Association  
816-861-2369, gcdavis@swbell.net, www.sevenoaksna.org

Vineyard Neighborhood Association  
4301 East 43rd Street, Kansas City, Missouri 64130  
816-921-5303, info@vineyardna.org, www.vineyardna.org

### ACTION PLAN PROJECT TEAM:

Kansas City, Missouri Neighborhoods and Housing Services Department:

- John A Wood, Director
- Stuart Bullington, Assistant Director
- Sarah Cecil, Neighborhood Liaison, 816.513.3036
- Shawn Hughes, Senior Project Manager, 816.513.8027

Cyr Architecture & Construction  
EAT Advertising & Design

### APPROVED:

Gwen Davis, President  
Seven Oaks Neighborhood Association

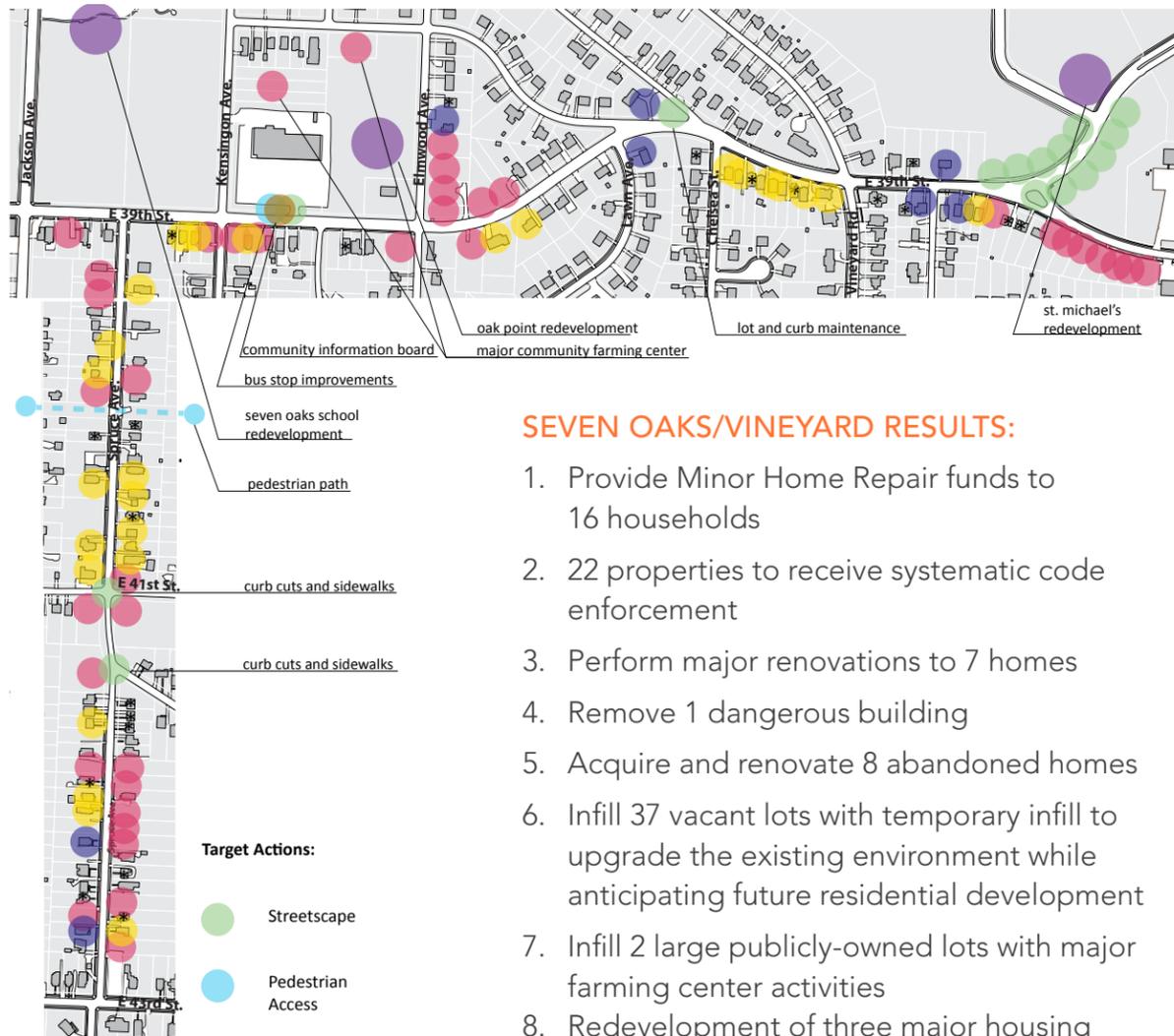
Delores Johnson, President  
Vineyard Neighborhood Association



Kansas City, Missouri Neighborhoods and Housing Services Department  
2012-2013 NEIGHBORHOOD ACTION PLANS

Action Plan Sub-Target Area: Seven Oaks and Vineyard

## SUB-TARGET AREA ACTIONS



### SEVEN OAKS/VINEYARD RESULTS:

1. Provide Minor Home Repair funds to 16 households
2. 22 properties to receive systematic code enforcement
3. Perform major renovations to 7 homes
4. Remove 1 dangerous building
5. Acquire and renovate 8 abandoned homes
6. Infill 37 vacant lots with temporary infill to upgrade the existing environment while anticipating future residential development
7. Infill 2 large publicly-owned lots with major farming center activities
8. Redevelopment of three major housing projects



## SUB-TARGET AREA ACTION PLAN

Sub-Target Area Improvements per Phased Area				
Improvement	Phase 1 2013	Phase 2 2014	Phase 3 2015	TOTAL BY ACTION
Minor Home Repair (Owner Occupied)	14	2	TBD	16
Cost (\$7,000/home)	\$98,000	\$14,000		\$112,000
Systematic Code Enforcement (Rental)	15	7	TBD	22
Cost (\$18,000/home)	\$270,000	\$126,000		\$396,000
Major Renovation	4	3	TBD	7
Cost (\$40,000)	\$160,000	\$120,000		\$280,000
Acquire and Renovate Abandoned Homes	5	1	TBD	6
Cost (\$40,000/home)	\$200,000	\$40,000		\$240,000
Deconstruct Dangerous Buildings	1	1	TBD	2
Cost (\$14,000/home)	\$14,000	\$14,000		\$28,000
Improve Vacant Lots				
Temporary Infill	22	15	TBD	37
Cost (\$5,000/lot)	\$110,000	\$75,000		\$185,000
Major Community Farming Center	1 acre	0	TBD	1 acre
Cost (TBD/acre)	TBD	\$0		TBD
Major Redevelopment Projects				
Seven Oaks School (44 dwelling units)	\$9,000,000	\$0	\$0	\$9,000,000
Oak Point (30 dwelling units)	\$5,000,000	\$0	\$0	\$5,000,000
St. Michaels (178 dwelling units)	\$11,000,000	\$9,000,000	\$7,200,000	\$27,200,000
Other Improvements				
Streetscape Improvements @ St. Michaels				
Cost	TBD	TBD	TBD	TBD
Sidewalk Repair				
Cost (\$35/LF)	TBD	TBD	TBD	TBD
Accessible Intersections	14	4	TBD	18
Cost (\$1,000/intersection)	\$14,000	\$4,000		\$18,000
Tree Trimming				
Cost (\$250/tree)	TBD	TBD		TBD
<b>TOTAL COST BY PHASE</b>	<b>\$25,866,000</b>	<b>\$9,393,000</b>	<b>\$7,200,000</b>	<b>\$42,459,000</b>

### HOME, MINOR HOME REPAIR, PAINT PROGRAM, HOME WEATHERIZATION, KC DREAM HOME:

Homeowners may qualify for assistance with deferred maintenance and enhanced energy saving actions on their properties -- using these tools.

### SYSTEMATIC CODE ENFORCEMENT:

Owners of investment properties will be notified of code violations by the Neighborhoods and Housing Services Department. They will then employ the statutory tools available to them to see that code violations are corrected.

### MAJOR RENOVATION/ACQUIRE AND RENOVATE ABANDONED HOMES:

A total of 15 existing homes will be renovated or acquired and renovated. The City of Kansas City in partnership with the Missouri Housing Development Commission and the Kansas City TIF Commission will make special mortgages and rehabilitation assistance (\$5,000 grant) available to homebuyers of acquired abandoned homes. In addition, funds are available through the RAMP or Minor Home Repair programs for even more upgrades to these homes.

### DECONSTRUCT DANGEROUS BUILDINGS:

Homes that are not suitable for renovation will be "deconstructed" by local subcontractors who will salvage reusable/recyclable building components for reuse or recycling. Deconstruction will divert waste from landfills created by the removal of these buildings.

### TEMPORARY INFILL:

Vacant lots not scheduled for immediate redevelopment will be addressed using the tools identified in the [Guidebook for Infill Lot Improvement Strategies](#), which is available from the KCMO Neighborhoods and Housing Services Department.

### MAJOR COMMUNITY FARMING CENTER:

Large acreages of vacant land where planned redevelopment is greater than one-year away will be offered for locally-based large scale farming.

### OTHER IMPROVEMENTS:

Streetscape Improvements, Sidewalk Repair, Accessible Intersections and Tree Trimming will greatly enhance the pedestrian experience and curb-appeal throughout the neighborhood and increase property values.

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Westport/Plaza Neighborhood Association  
president@plazawestportneighborhood.org, www.plazawestportneighborhood.org

### ACTION PLAN PROJECT TEAM:

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- John A Wood, Director
- Stuart Bullington, Assistant Director
- Sarah Cecil, Neighborhood Liaison, 816.513.3036
- Shawn Hughes, Senior Project Manager, 816.513.8027

Kansas City, Missouri Tax Increment Financing Commission:

- Steve Reynolds, TIF Housing Coordinator, 816.221.0636

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### APPROVED:

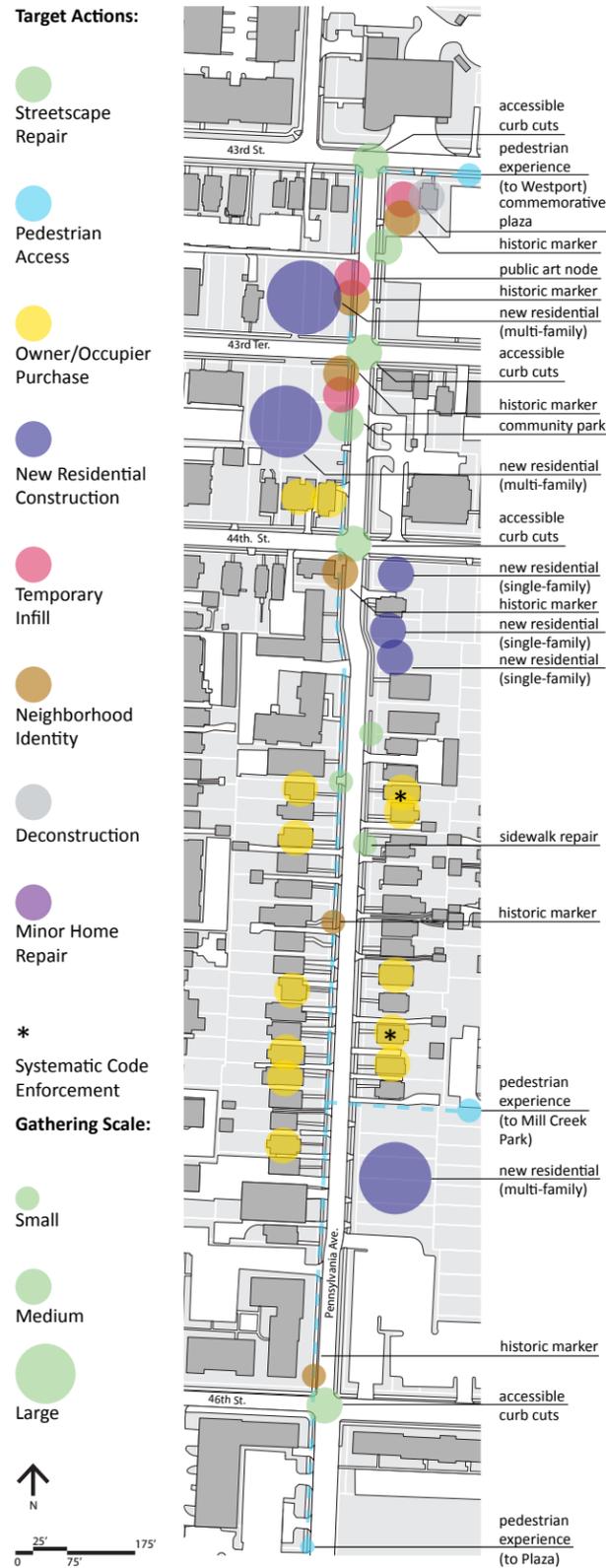
Eric Heitman, President, Plaza/Westport Neighborhood Association



Kansas City, Missouri Neighborhoods and Housing Services Department  
2012-2013 NEIGHBORHOOD ACTION PLANS

Action Plan Sub-Target Area: Plaza/Westport Single Family Core

# TARGET ACTIONS



Concern regarding the preservation of the neighborhood's single family core, as identified in the 2004 Plaza/Westport Neighborhood Plan, coincides with St. Luke's desire to divest of their residential properties and the Action Plans being developed by KCMO Neighborhoods and Housing Services. This Action Plan leverages the neighborhood's assets: it's walkability and location between two of Kansas City's iconic neighborhoods and a major institutional partner, the history of the neighborhood, and it's affordable single family core.

## PROGRAM GOALS

Based on the 2004 Plaza/Westport Neighborhood Plan and meetings with the Plaza/Westport Neighborhood, the goals of the Action Plan are:

1. Increase owner-occupied single-family homeownership
2. Enhance walkability
3. Define neighborhood identity
4. Infill vacant lots
5. Eliminate deferred maintenance

## PHASE 1 ACTIONS

- Increase owner-occupied single-family homeownership by 75% with special financing
- Build three new single-family houses
- Deconstruct one dangerous building
- Turn Pennsylvania into a more pedestrian-friendly path between Westport & the Plaza with upgraded street lighting, sidewalk repair and historic markers
- Define neighborhood identity by recognizing Step-Toe neighborhood history
- Infill three vacant lots to upgrade the existing environment while anticipating future residential development
- Recruit 10 homeowners to participate in Minor Home Repair/RAMP programs

# SUB-TARGET AREA ACTIONS PER PHASE

Sub-Target Area Actions per Phase						
Action	Phase 1 2013	Phase 2 2014	Phase 3 2015	Phase 4 2016	Phase 5 2017	TOTAL BY ACTION
<b>Owner-Occupied Single Family</b>	40	14	23	26	4	107
<b>Rental Total</b>	11	5	4	5	12	37
<b>Owner-Occupier Purchase (Westport Today/Tomorrow)</b>	17	9	16	20	3	65
Cost (\$150,000/house)	\$2,550,000	\$1,350,000	\$2,400,000	\$3,000,000	\$450,000	\$9,750,000
<b>Minor Home Repair (Owner-Occupied)</b>	10	1	0	1	0	12
Cost (\$7,000/home)	\$70,000	\$7,000	\$0	\$7,000	\$0	\$84,000
<b>Systematic Code Enforcement (Rental)</b>	2	3	3	7	3	18
Cost (\$18,000/home)	\$36,000	\$54,000	\$54,000	\$126,000	\$54,000	\$324,000
<b>Deconstruct Dangerous Buildings</b>	1	0	0	0	0	1
Cost (\$14,000/home)	\$14,000	\$0	\$0	\$0	\$0	\$14,000
<b>Improve Vacant Lots</b>						
<b>New Single-Family Home</b>	3	0	0	0	11	14
Cost (\$150,000/new home)	\$450,000	\$0	\$0	\$0	\$1,650,000	\$2,100,000
<b>Temporary Infill</b>	3	0	0	0	0	3
Cost (\$5,000/lot)	\$15,000	\$0	\$0	\$0	\$0	\$15,000
<b>Other Improvements (PIAC &amp; Other Funds)</b>						
<b>Sidewalk Repair</b>						
Cost (\$35/LF)	TBD	TBD	TBD	TBD	TBD	TBD
<b>Accessible Intersections</b>	4	5	2	2	2	15
Cost (\$1,000/intersection)	\$4,000	\$5,000	\$2,000	\$2,000	\$2,000	\$15,000
<b>Historic Markers</b>	6	0	0	0	0	6
Cost (\$500/marker)	\$3,000	\$0	\$0	\$0	\$0	\$3,000
<b>Public Art</b>	1	0	0	0	0	1
Cost (allowance \$5,000)	\$5,000	\$0	\$0	\$0	\$0	\$5,000
<b>Upgrade Lighting</b>	14	14	6	6	14	54
Cost (\$3,000/fixture)	\$42,000	\$42,000	\$18,000	\$18,000	\$42,000	\$162,000
<b>Tree Trimming</b>						
Cost (\$250/tree)	TBD	TBD	TBD	TBD	TBD	TBD
<b>TOTAL COST BY PHASE</b>	<b>\$3,175,000</b>	<b>\$1,458,000</b>	<b>\$2,474,000</b>	<b>\$3,153,000</b>	<b>\$2,198,000</b>	<b>\$12,458,000</b>

## OWNER OCCUPIER PURCHASE:

Over the 5-phase course of the Action Plan, St. Luke's Hospital will release a total of 65 single family homes for sale to owner-occupiers. The City of Kansas City in partnership with the Missouri Housing Development Commission and the Kansas City TIF Commission will make special mortgages and rehabilitation assistance (\$5,000 grant) available to homeowners. In addition, funds are available through the RAMP or Minor Repair programs for upgrades to these homes.

## HOME, MINOR HOME REPAIR, PAINT PROGRAM, HOME WEATHERIZATION, KC DREAM HOME:

Homeowners who meet the income requirements, may qualify for assistance with deferred maintenance and enhanced energy saving actions on their properties – using these tools.

## SYSTEMATIC CODE ENFORCEMENT:

Owners of investment property will be notified regarding code violations by the Neighborhoods and Housing Services Department. They will employ the statutory tools available to them to see that code violations are corrected.

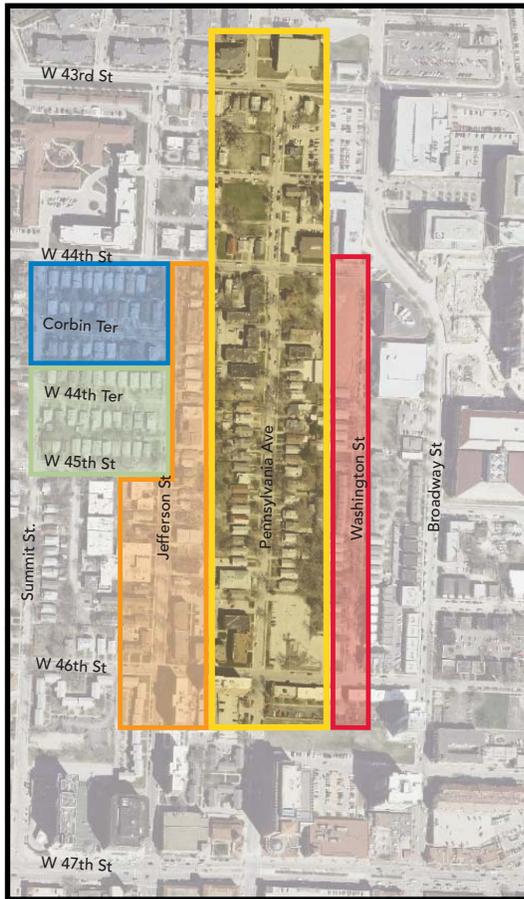
## TEMPORARY INFILL:

Vacant lots not scheduled for immediate redevelopment will be addressed using the tools identified in the [Guidebook For Infill Lot Improvement Strategies](#). This is available from the KCMO Neighborhoods and Housing Services Department.

## OTHER IMPROVEMENTS:

Streetscape Repair, Accessible Intersections, Historic Markers, Public Art, Upgraded Lighting, and Tree Trimming, will greatly enhance the pedestrian experience through the neighborhood and increase property values.

# PLAZA/WESTPORT SINGLE FAMILY CORE ACTION PLAN



PHASING:

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5



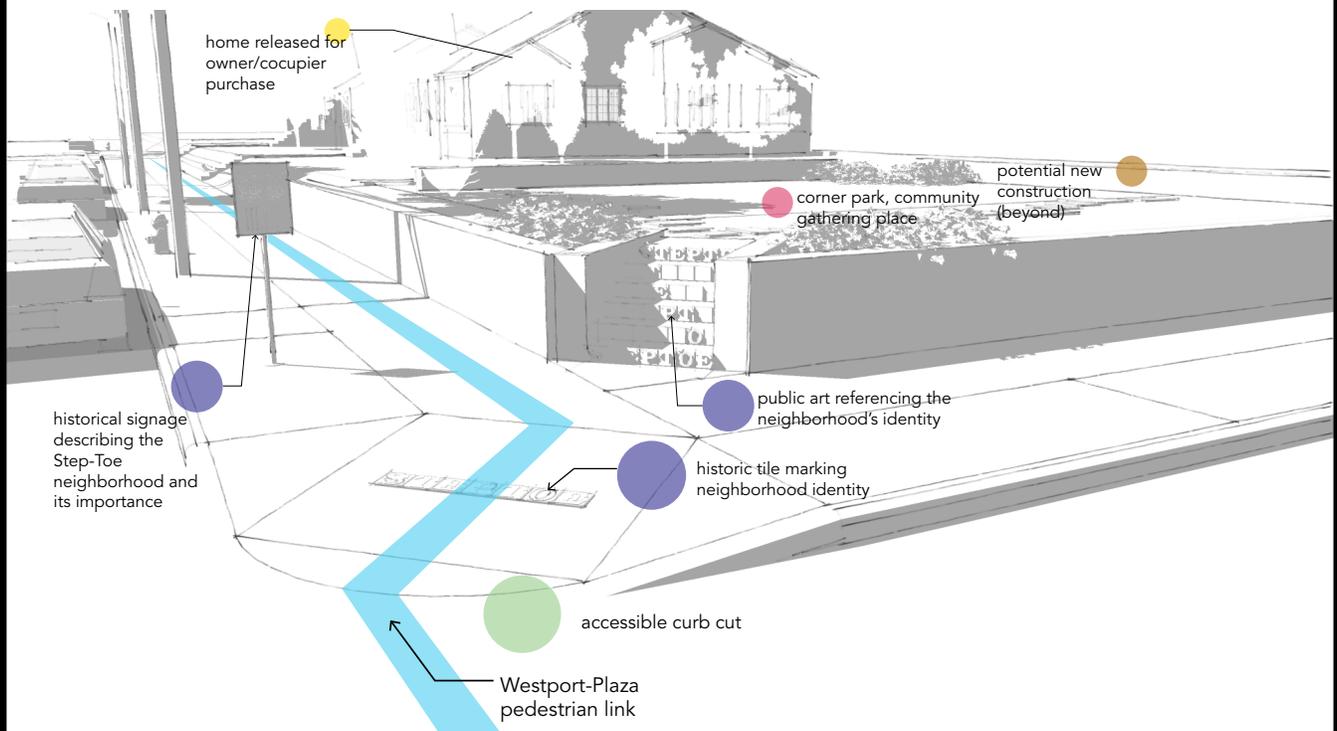
## A RICH HISTORY

Before the Civil War, slave traders in Westport established a way for slaves to buy their freedom and set land aside for these freed slaves in what was known as the “Steptoe” neighborhood – now Plaza/Westport.

In the 1920’s land to the south was developed into the country’s first planned shopping district, the Country Club Plaza.

The neighborhood is bounded on the east by one of the area’s premier medical centers, St. Luke’s Hospital, which owns a considerable part of the sub-target area’s single-family homes.

Today, Plaza/Westport is identified as one of the most walkable neighborhoods in the United States.



# EXISTING CONDITIONS

## Existing Conditions:

 Streetscape Deterioration

 Vacant Residential Lot

 Rental Property

 Release for Owner-Occupier Purchase

 Non-Residential Lot

 Dangerous Building

 Minor Home Repair

\* Systematic Code Enforcement

## Gathering Scale:

 Small

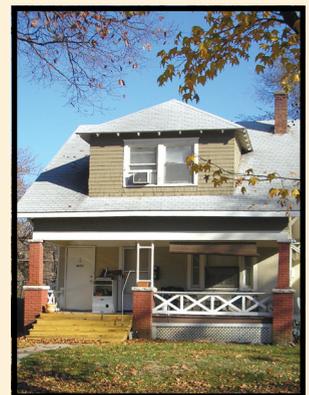
 Medium

 Large



Sub-Target Area Existing Conditions per Phased Areas

Phase Area	Single Family -- Owner-Occupier	Single Family -- Rental (Incl. WT/T rental)	Rental (Westport Today/Tomorrow)	Vacant Lots	Homes In Need of Minor Home Repair	Homes In Need of Systemic Code Enforcement	Dangerous Buildings
Phase 1 2013	23	28	17	16	10	2	1
Phase 2 2014	5	14	9	0	1	3	0
Phase 3 2015	7	20	16	0	0	3	0
Phase 4 2016	6	25	20	0	1	7	0
Phase 5 2017	1	15	3	11	0	3	0
<b>TOTAL</b>	<b>42</b>	<b>102</b>	<b>65</b>	<b>27</b>	<b>12</b>	<b>18</b>	<b>1</b>





**AFTER**- PROPOSED IMPROVEMENTS - View along Garfield from 22nd Street. Neighborhood identity signage will be added at entrances along Brooklyn and 22nd Street. Signs are a mix of brick and metalwork reminiscent of traditional ballpark signage. Bald Cypress trees will outline the footprint of the stadium along 22nd.



**BEFORE** - Garfield and 22nd street



**TREE PLANTING BLITZ, September 2012**  
 Many community members and former ball players helped out with planting street trees throughout the neighborhood

Funded through the Department of Housing and Community Development, construction began in 2012 on neighborhood signage and a plaza at 22nd and Brooklyn commemorating Municipal Stadium's history. Several street trees have recently been added through the non-profit work of Bridging the Gap and more landscape is to follow in later phases.



**MONARCH PLAZA AT 22ND & BROOKLYN - Construction Spring 2013**



Satchel Paige

Monarch Manor rests on the historic site of Kansas City's Municipal Stadium. Between 1923 and 1976, Municipal Stadium hosted home field advantage to the Blues (AA), Monarchs (NNL & NAL), Cowboys (NFL), Athletics (MLB), Chiefs (NFL & AFL), Spurs (NASL), and the Royals (MLB). Many of sports greatest players once stood proudly on its field sporting Kansas City colors. Satchel Paige, Buck O'Neil, Jackie

Robinson, John Wyatt, Amos Otis, John Mayberry, Bobby Bell, & Willie Lanier helped Kansas City teams win the Super bowl, World Series, and many league titles. The City is currently investing in the Monarch Manor neighborhood to honor those players and teams that called Municipal home. This site offers a truly unique opportunity to invest in the City's future by commemorating it's glorious past.

**DEVELOPMENT OPPORTUNITIES**

- **Over \$200,000** financed by the City for Monarch Manor signage and landscape construction, Spring 2013
- **25 year property tax abatement**
- Historic neighborhood with modern amenities
- Walking path
- Minutes from the heart of downtown Kansas City
- Adjacent to the 18th and Vine District, Lincoln Prep High School, and the \$57 million dollar Crime Prevention Facility development at 27th & Prospect.



Monarch Manor, an emerging single-family development in the Wendell Phillips Neighborhood, strives to reinvest in the under-utilized vacant land at 22nd and Brooklyn. The site became a community garden after the demolition of Municipal Stadium in the 1976. In 2000, the Black Economic Union and Bank of America initiated an urban revitalization project that developed three new homes along Brooklyn. The development experienced some growth

hindrance, but has been reinvigorated by the City's recent Monarch Manor-area project which includes landscaping and historical marker identification. Currently under construction, these improvements commemorate the site's history and neighborhood identity. The neighborhood, now carrying the KC Monarch's namesake, currently has a mix of 1 and 2 story homes.

## TIME LINE GOALS AND BUDGET

Applying the guiding principles of the Area Plan and Kansas City, Missouri's Consolidated Plan, our team is proposing that Monarch Manor have the following immediate goals:

- **ON-GOING STARTING 2012-2013:**  
Tree, Planting and Landscape Maintenance  
\$500/tree for trimming
- **SPRING 2013:**
  1. Complete the Monarch Manor Beautification Plan through KCMO Department of Housing and Community Development.
    - Currently under contract for Phase I : \$190,000
    - Phase II design completed. Estimated \$100,000 construction cost

2. Develop new market and affordable housing infill for vacant lots.

### **GOAL: 21 New Homes**

**PHASE I:** Garfield Ave.- \$1.8 million Total  
11 lots x approximately \$160,000 per home =  
\$1,760,000

Lighting: The plaza and neighborhood signs need accent lighting.  
All signage lighting: \$28,000

3 speed bumps along Euclid Ave. at \$18/linear foot:  
\$2,700

**PHASE II:** Brooklyn Ave.- \$640,000  
4 homes x approximately \$160,000 per home

**PHASE III:** Euclid Ave.- \$960,000  
6 homes x approximately \$160,000 per home

## 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.



- 1 Sidewalk Repair
- 2 Tree/Landscape Maintenance
- 3 Vacant Lot(s)
- 4 Transit Stop
- Urban Renewal Zone



Future development can take advantage of new materials and technologies that greatly improve energy efficiency. Techniques such as better insulation and windows; high efficiency plumbing, heating, and cooling; and integrated solar panels offer significantly lower utility bills and lower maintenance as compared to older homes in the area. Energy Star, National Association for Home Builders (NAHB), and LEED for Homes guidelines offer innovative construction practices for a more valuable home.

**ICON KEY**  
Proposed Site Modifications

- Public Art
- Historic Markers
- Street Trees
- Site Cleanup
- Yard Improvements

The neighborhood entrance signs (historic markers), Monarch Plaza (public art), installation of street trees, and site cleanup are included in the KCMO's scattered sites "Monarch Manor" Contract. Construction to begin Spring 2013

Infill Housing

- Prioritize Housing Infill as follows:
- Phase I: Garfield Ave.
  - Phase II: Brooklyn Ave.
  - Phase III: Euclid Ave. and add alley gates throughout neighborhood. Alley gates to be maintained by neighborhood.

- Tree/Landscape Maintenance
- Lighting
- Speed Bump

- New street trees and landscape needs to be maintained
- Signage lighting needed for all neighborhood signs and Monarch Plaza. Lighting not included in the KCMO's Scattered Sites "Monarch Manor" Contract
- Speed bumps along Euclid Ave. to reduce traffic



**PROPOSED SITE MODIFICATIONS**





KANSAS CITY  
MISSOURI

KCMO Neighborhoods & Housing Services  
Phone: 816-513-3036  
Fax: 816-513-2808

John Wood, Director

Stuart Bullington, Asst. Director  
housing@kcmo.org

Shawn Hughes, Senior Project Manager  
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816-513-3027

Jerome Robins, Project Manager  
jerome.robins@kcmo.org  
816-513-2835

Sarah Cecil, Neighborhood Liaison  
816-513-3036

Approved by Chester Thompson Jr.  
Black Economic Union President

KCMO Action Plan created in partnership with:

DRAW Architecture and Urban Design  
Dominique Davison  
405 Southwest Boulevard, Suite 200  
Kansas City, MO 64108  
816.531.8303

Parson & Associates  
Jason Parson & Donna Mandelbaum  
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



### Black Economic Union

1601 E. 18th Street  
Suite 300  
Kansas City, MO 64108  
[p] 816-474-1080  
Chester Thompson Jr. - President  
chestert@BEUkc.org  
www.BEUkc.org



### 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

### National Association of Home Builders-NAHBGreen

Provides a comprehensive set of educational resources, advocacy tools, and referrals to a national green home certification system.  
<http://www.nahbgreen.org/>

### Targeted Minor Home Repair

Roger Stewart, program manager  
Phone: 816-513-3253  
Fax: 816-513-3049  
Email: roger.stewart@kcmo.org  
<http://kcmo.org/CKCMO/Depts/Housing/TargetedMinorHomeRepairProgram/index.htm>

### Kansas City, Missouri Tax Increment Financing Commission:

Steve Reynolds, TIF housing Coordinator,  
816-221-0636

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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>

## HOUSING TYPOLOGIES

Winnwood neighborhood was originally conceived as Winnwood Beach in the 1920's & 30's, proudly touting their image as the "Atlantic City of the West". The current stock of housing is an eclectic mix of the original lake side cottages and small single family homes built over several decades. Many of the homes are in disrepair and do not meet current building codes.



The area around North Jackson is currently undergoing a sea change, with improvements being made along neighboring N. Chouteau Trafficway and Parvin Road. A major capital investment, this project is creating one of the region's showcase "Green Corridors" that will fit into the Briarcliff-Winnwood Area Plan's vision for a "sustainable community and healthy neighborhoods". The improvements will include bio-swales, trails for pedestrian and recreational use and rain garden installations.

N. Jackson is a quiet Northland street, approximately three blocks in length, with a variety of single family and duplex homes on smaller lots.

**BIO-SWALE EXAMPLE:** Middle Blue River Basin Project Green Solutions Pilot Program Marlborough Neighborhood, KCMO

## EXISTING STREETScape



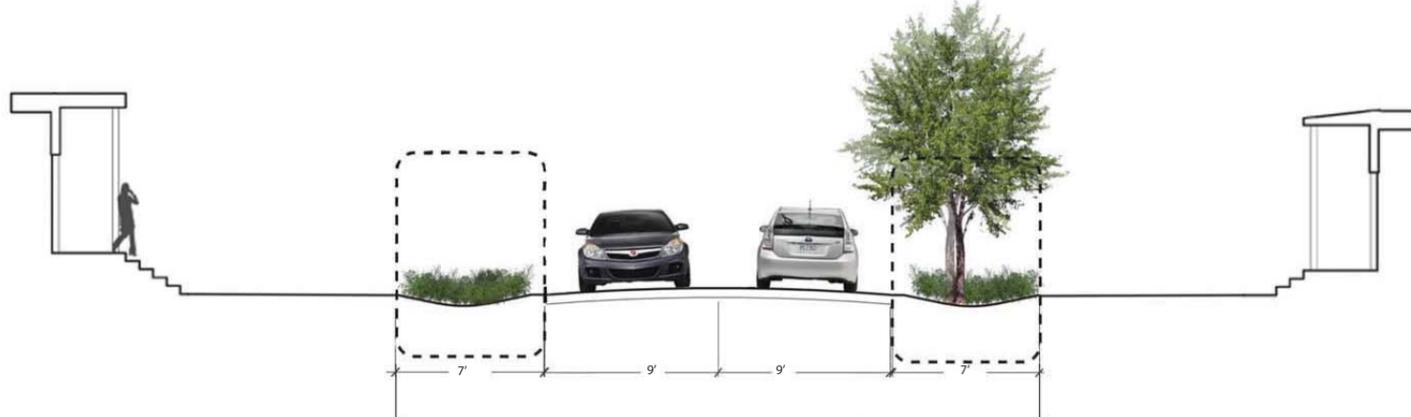
Left Image: location of the bio-swale at NE Russell Rd and N. Jackson Ave. 4 corners of each intersection will be depressed and heavily planted to control storm water.

Right Image: SW corner of N. Jackson Ave. & NE 39th Street. These vacant lots are currently being used for staging during the Chouteau Trafficway construction but could be converted into a community garden space afterward.



- Chouteau Parkway Improvements
- Connection to Trail
- Chouteau Green Corridor
- Street Trees where needed
- Bio Swales
- Ribbon Driveways

streetside raingarden with native plant materials  
typical roadway surface  
streetside raingarden with native plant materials. Trees planted where space is available.



**PROPOSED STREET SECTION - N. Jackson Avenue**



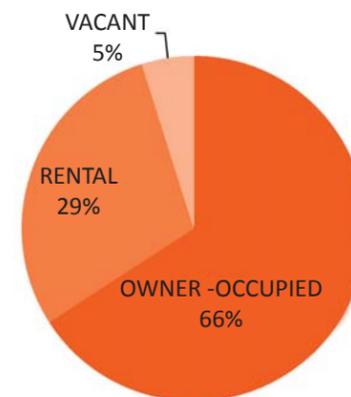
**ICON KEY- Proposed Site Modifications**

- Deconstruction
- Restoration
- Minor Repairs
- Paint Schemes
- Fence Repair
- New House
- Vegetated Swales
- Street Trees
- Clean Up of Site
- Yard Improvements
- Community Garden
- Tree Pruning

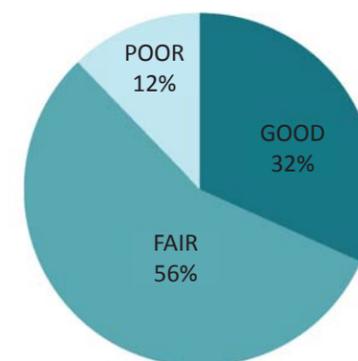
- Trail Marker
- Bus Stop
- Chouteau Greenway

Complete rehabilitation of the homes along N. Jackson involves providing home owners the full extent of incentives and grants available to those who qualify. Proposed solutions were identified based on the NNI study of each property. Homes in fair condition will often need minor home repair, whereas homes in poor condition require major renovation. None of the blocks along Jackson Avenue have curbs or gutters and are currently using passive drainage ditches. This makes it a good candidate for best (“green” storm) management practices. Consideration is being given to having the current gravel driveways replaced by concrete ribbon driveways.

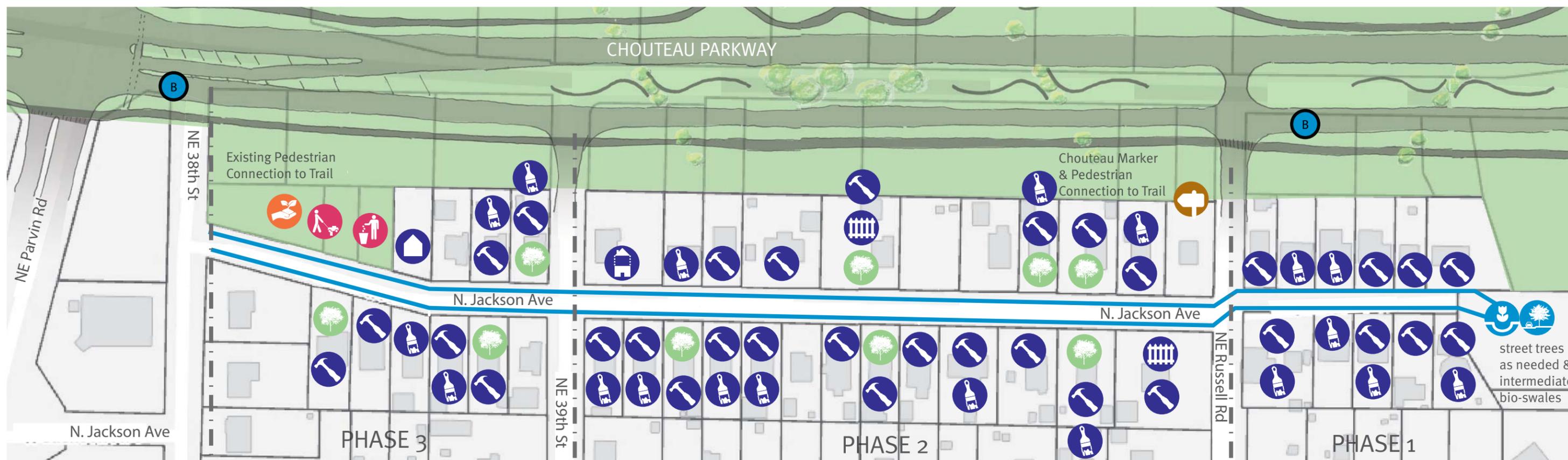
**EXISTING HOME OWNERSHIP\***



**EXISTING HOME CONDITIONS\***



\*Per NNI Staff Review of Homes along Jackson Avenue, Nov. 2011. 41 properties surveyed.



**PROPOSED SITE MODIFICATIONS**



**BEFORE** - Southwest corner of NE Russell Road & N. Jackson Ave



**AFTER - PROPOSED IMPROVEMENTS** - Southwest corner of NE Russell Road & N. Jackson Ave

In the past, the condition of Chouteau Parkway and the commercial development that flanked Winnwoods' west side took a negative toll on N. Jackson Avenue. N. Jackson suffered from higher levels of blight, housing deterioration, and crime.

With the redevelopment of Chouteau parkway and the rehabilitation of homes along N. Jackson Avenue, Winnwood has the potential to serve as a model for establishing healthy relationships between growing infrastructure and the neighborhoods they surround.

Northland Neighborhoods, Inc. ("NNI") created a comprehensive neighborhood revitalization plan called reBuildKC-Winnwood. The goals for this plan include housing repair & rehabilitation, systematic code enforcement, waste management, public infrastructure, neighborhood organization and communications, community policing, and energy conservation.

The KCMO action plan detailed herein recognizes these goals and applied them to its focus on the three blocks of N. Jackson Avenue.

## TIMELINE GOALS AND BUDGET

Applying the guiding principles of the City's Consolidated Plan and Target Area Plan, our team is proposing that N. Jackson have the following immediate goals:

- **Phase I:** Home assistance and improvements with targeted Minor Home Repair, CDBG, and Home funds to continue NNI's work on assisting homeowners.
  - Minor home repair and painting- up to 24 homes = \$216,000
  - One house deconstruction, 1 major restoration, and housing infill for 2 lots: \$14,000 + \$30,000 + \$300,000 = \$344,000
- **Phase I:** Trimming of trees and/or shrubs and planting of street trees where appropriate.  
Cost TBD
- Systematic Code Enforcement throughout

- **Phase I, II, & III:** Highlighting N. Jackson as a showcase residential street for BMP practices with bio-swales for storm drainage and improvements to the driveways with new culverts and strip paving.
  - Phase I:** the cul-de-sac north of NE Russell Road  
Cost TBD
  - Ribbon Driveways: Cost TBD  
Alternative: pervious paving: Cost TBD
  - Phase II:** NE Russell Road to NE 39th Street  
Cost TBD
  - Phase III:** NE 39th street to NE 38th Street.  
Cost TBD
- **Phase III:** Creating a pedestrian path along the south side of NE Russell Rd that connects the neighborhood with the N. Chouteau Trafficway walking paths.  
Approximately \$ 5,500 for sidewalk improvements.

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KCMO Neighborhoods & Housing Services  
Phone: 816-513-3036  
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John Wood, Director

Stuart Bullington, Asst. Director  
housing@kcmo.org

Shawn Hughes, Senior Project Manager  
shawn.hughes@kcmo.org  
816-513-3027

Jerome Robins, Project Manager  
jerome.robins@kcmo.org  
816-513-2835

Sarah Cecil, Neighborhood Liaison  
816-513-3036

Approved by Deb Hermann  
CEO, NNI Northland Neighborhoods, Inc.

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Parson & Associates  
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816.216.6517

Phronesis, Landscape Architecture  
Tim Duggan  
816.214.0896



phro·ne·sis

## ADDITIONAL RESOURCES



### Northland Neighborhoods, Inc. (NNI)

4420 NE Chouteau Trafficway, Suite 100  
Kansas City, MO 64117  
[o]816.454.2000  
[f]816.454.1747  
[c]816.916.3841  
Deb Hermann – Chief Executive Officer  
deb\_hermann@nni.org  
www.nni.org

### Winnwood-Sunnybrook Community Council

4821 NE 44th Terr.  
Kansas City, MO 64117  
Becky Harrison, President  
harrisonrebecca@att.net  
[p] 816-453-5712

### The HOME Program: HOME Investment Partnerships

US Department of Housing & Urban Development  
<http://portal.hud.gov/hudportal/HUD?src=/hudprograms/home-program>  
Coleman Mc Clain 813.513.3008

### 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

### Energy Works KC

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

### KCMO Public Works

Sherri McIntyre, director  
20th Floor, City Hall  
414 E. 12th Street  
Kansas City, MO 64106  
Main Office: 816-513-2627  
Fax: 816-513-2615  
Email: [pubworks@kcmo.org](mailto:pubworks@kcmo.org)

### Targeted Minor Home Repair

Roger Stewart, program manager  
Phone: 816-513-3253  
Fax: 816-513-3049  
Email: [roger.stewart@kcmo.org](mailto:roger.stewart@kcmo.org)  
<http://kcmo.org/CKCMO/Depts/Housing/TargetedMinorHomeRepairProgram/index.htm>

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Steve Reynolds, TIF housing Coordinator,  
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Online: <http://webfusion.kcmo.org/coldfusionapps/ActionCenterRequest/RequestForm.cfm>



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 pply to a y mp herein, but could be used a a guide for neighbors to create their own local map of housing condition information



The Santa Fe neighborhood has a rich history beginning with the settlement of pioneers traveling along the Santa Fe Trail. Following the principles of the City Beautiful movement, Santa Fe is planned on a rectangular grid with Benton Boulevard traveling North-South down its center. Most of its historic bungalow and shirtwaist style homes are over 100 years old. This community gave birth to world-renowned artists and athletes, as well as community activists who fought against a pervasive culture of segregation. Establishing itself as part of the National Register of Historic Places in 1986, Santa Fe is truly one of Kansas City's most unique neighborhoods.



**AFTER-PROPOSED IMPROVEMENTS- Satchel Pa ge's Home**



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

One of ba ebà l's greatest pitchers, Leroy Robert "Satchel" Pa ge cà led Sa ta Fe home for nea ly 20 yea s. Known for his unique pitching style, Pa ge helped the KC Monarchs win four consecutive pennants.



**Walt Disney's Former Home**  
3028 Bellefontà ne

Wb t Disney used the ga g e of his childhood home a a cà tooning studio which he created ma y works of a t including his first animated film.



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

The first African-American resident in Sa ta Fe, Dr. D.M. Miller fought for the right of bla k fàn ilies 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"



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.



KCMO Neighborhoods & Housing Services  
Phone: 816-513-3036  
Fax: 816-513-2808

John Wood, Director

Stuart Bullington, Asst. Director  
housing@kcmo.org

Shawn Hughes, Senior Project Manager  
shawn.hughes@kcmo.org  
816-513-3027

Jerome Robins, Project Manager  
jerome.robins@kcmo.org  
816-513-2835

Sarah Cecil, Neighborhood Liaison  
816-513-3036

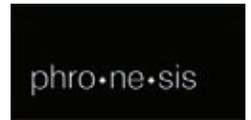
Approved by Joe Jackson  
Santa Fe Neighborhood Association President

KCMO Action Plan created in partnership with:

DRAW Architecture and Urban Design  
Dominique Davison  
405 Southwest Boulevard, Suite 200  
Kansas City, MO 64108  
[o] 816.531.8303

Parson & Associates  
Jason Parson & Donna Mandelebaum  
[o] 816.216.6517

Phronesis, Landscape Architecture  
Tim Duggan  
[o] 816.214.0896



## 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  
Fax: 816-513-3049  
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

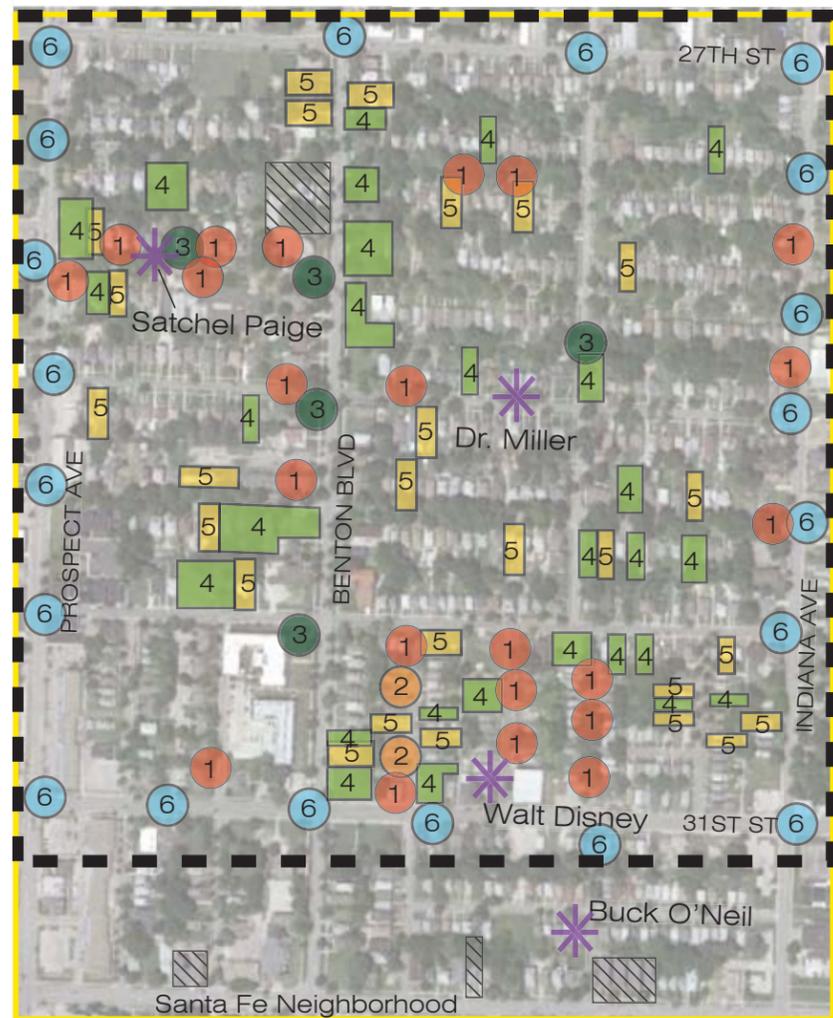


### Energy Works KC

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>

### 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

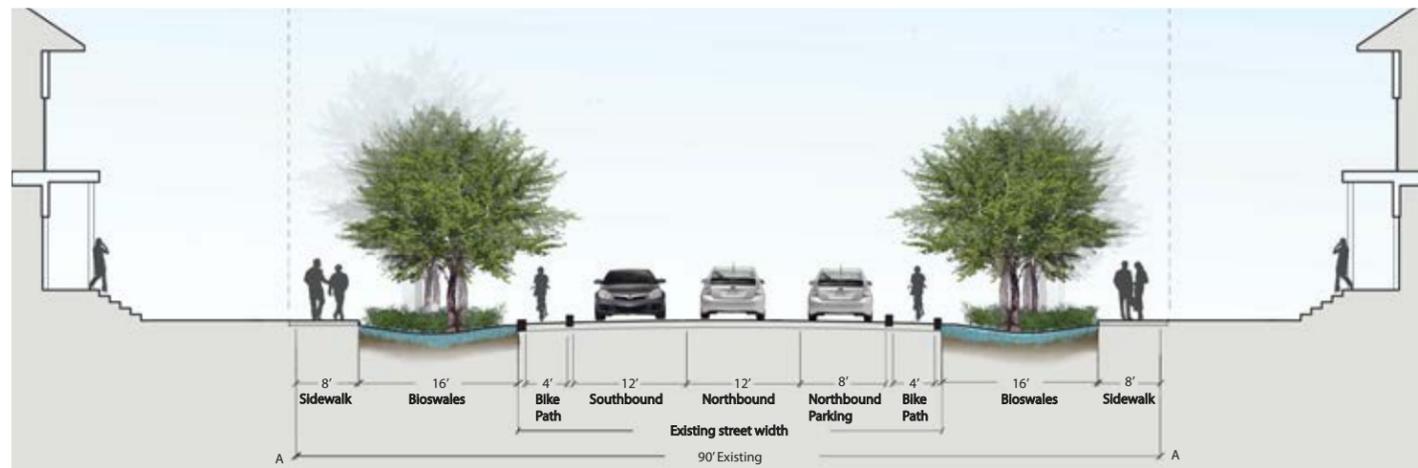
Boarded up buildings depress the spirit of the neighborhood and are susceptible to crime. These should be of high priority when selecting homes eligible for rehabilitation or enforcing code violations.

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 a dedicated 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	

# 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 a 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 the 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 Neighborhood and Community 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.

\*The Westside Community can use this guide to expand improvements to other areas of the neighborhood



EXISTING SITE CONDITIONS

The Westside neighborhood is a dynamic and eclectic area, with a rich history of immigrant settlement, a mix of housing, restaurants and businesses. Centrally located and within walking distance of Downtown and the adjacent Cross Roads, the Westside offers a truly unique experience within Kansas City. Its inhabitants feel strongly about maintaining the historic character of the area, including the demographic makeup.



PROPOSED BLOCK MODIFICATIONS - focused on housing and right-of-way improvements



The Westside neighborhood has flourished as a result of Kansas City's revitalization of the Downtown area. Its residents, though excited about the new residential and commercial developments in their community, want to ensure that it still offers affordable homes to lower and middle-income families. The block of Summit between W. Penway and 20th Street was chosen as a focus area through discussions with Westside CAN Center, Westside

Housing Organization, and the community at-large. The east side of the street has a high concentration of owner-occupied homes that are estimated to meet income requirements. Several property owners could benefit from home repair and renovation, fence repair, and sidewalk improvements. The highly visible improvements along Summit will convey the healthy growth of the neighborhood at all economic scales.

## TIMELINE GOALS AND BUDGET

Applying the guiding principles of the Area Plan and Kansas City, Missouri's Consolidated Plan, our team is proposing that the Summit Street have the following immediate goals:

### Phase I - \$160,000 total

- Winter 2013: Meet with the residents along Summit who qualify for moderate and minor home repair.

-9 homes are owner occupied and may have the potential of qualifying. 4 major repairs estimated @ 30,000 each = \$120,000

-5 minor home repairs estimated @ \$4000 each = \$20,000

- On-going, starting 2013: Tree, Planting and Landscape Maintenance  
20 trees @ \$500/tree for trimming for = \$10,000

- Spring 2013: Fence repair/replacement and sidewalk improvements along the entire street, both sides.

Cost to be determined

### Phase II

Summer 2013, Traffic calming and Bioswales

- Divert street water run off into a landscaped bio-swale on the southwest corner of 21st and Summit.

Cost to be determined

- Install street striping or signage = \$18/linear foot = \$2,700

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MISSOURI

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816-513-3027

Jerome Robins, Project Manager  
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816-513-2835

Sarah Cecil, Neighborhood Liaison  
816-513-3036

Approved by Kathy Kirby  
WestSide Planning Committee

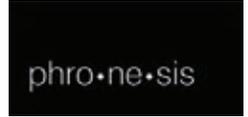
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816.216.6517

Phronesis, Landscape Architecture  
Tim Duggan  
816.214.0896

**DRAW**  
architecture + urban design



## ADDITIONAL RESOURCES

### Westside Planning Committee

1624 Jefferson Ave.  
Kansas City, MO 64108  
Kathy Kirby, Organizer  
816-842-4989  
kathykirby@swbell.net

### Westside Housing Organization

Old Firestation #9  
919 W. 24th St.  
Kansas City, MO 64108  
[o] 816.421.8048  
Gloria Fisher - President  
ohsgmf@aol.com  
www.westsidehousing.org



### Westside Community Action Network Center

2130 B Jefferson Street  
Kansas City, MO 64108  
[o] 816.842.1298  
Lynda M. Callon - Director  
westcan@crn.org  
www.westsidecan.org



### Energy Works KC

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



### Targeted Minor Home Repair

Roger Stewart, program manager  
Phone: 816-513-3253  
Fax: 816-513-3049  
Email: roger.stewart@kcmo.org  
<http://kcmo.org/CKCMO/Depts/Housing/TargetedMinorHomeRepairProgram/index.htm>

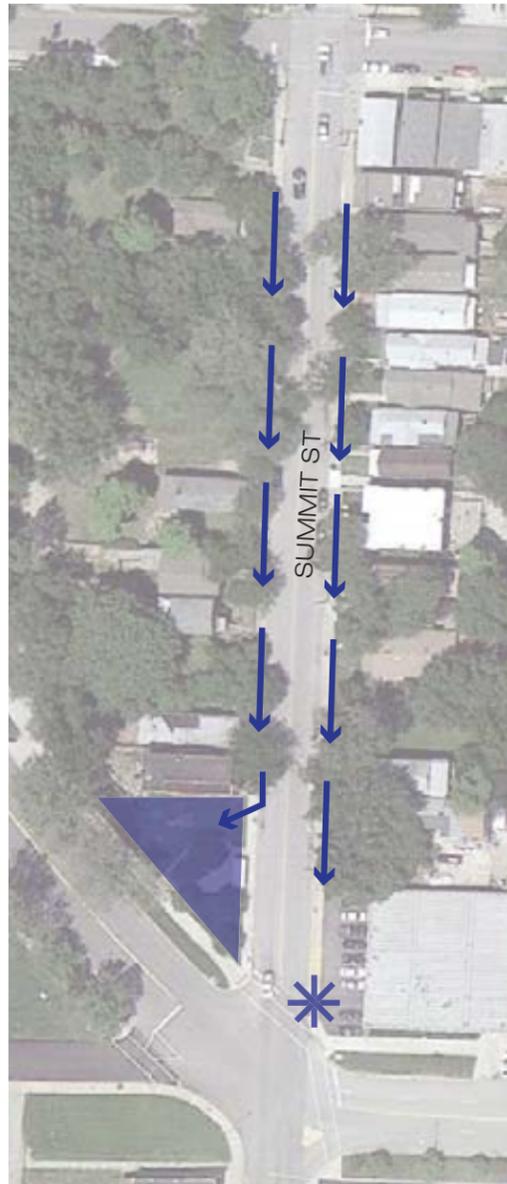
### The HOME Program: HOME Investment Partnerships

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

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

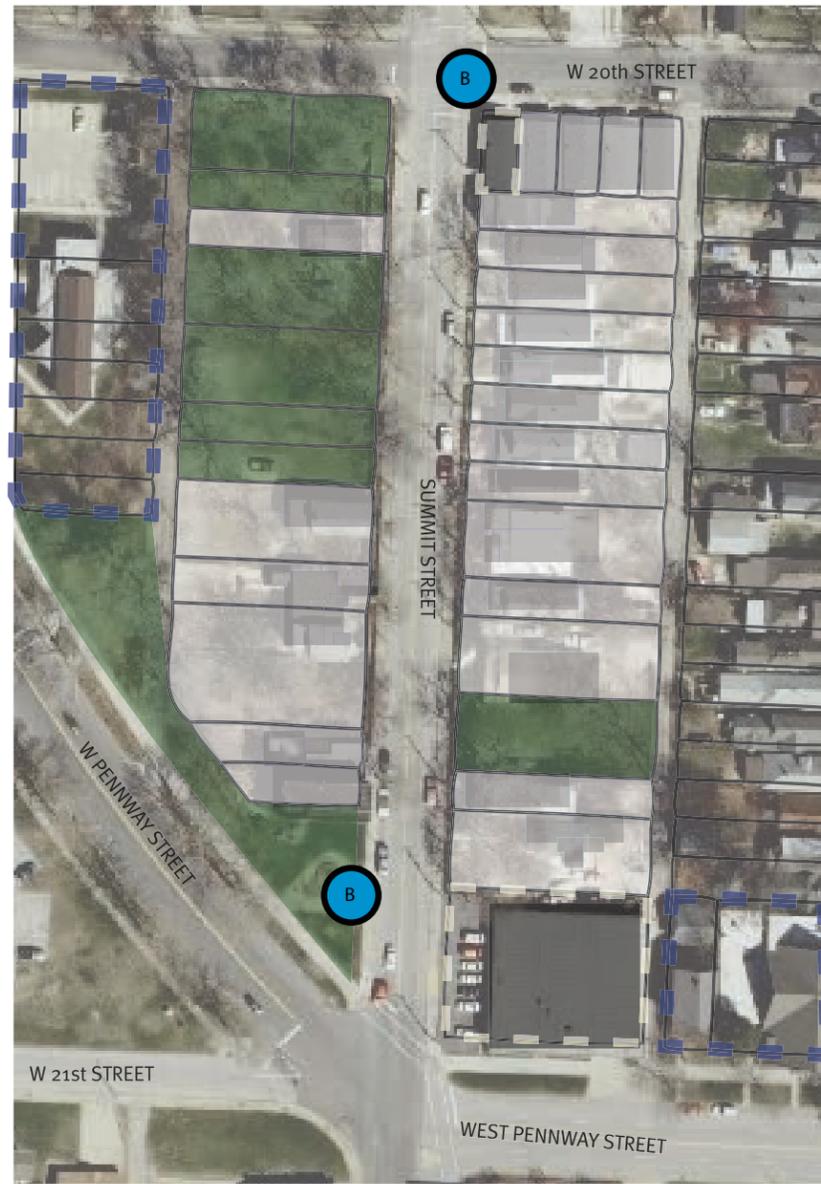
Whether you need information, to request a City service or to report a problem with City services, contact 311.

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>



**SUMMIT ST. STORMWATER DIAGRAM**

- Flow Pattern
- \* Connection to Stormwater Pipes
- Stormwater Infiltration Area/Connection to Stormwater Pipes



**EXISTING SITE CONDITIONS**

<b>KEY</b>	<b>ZONING</b>	<b>OCCUPATION</b>
bus stop	commercial	renter
green space	institutional	owner



**PROPOSED SITE MODIFICATIONS**

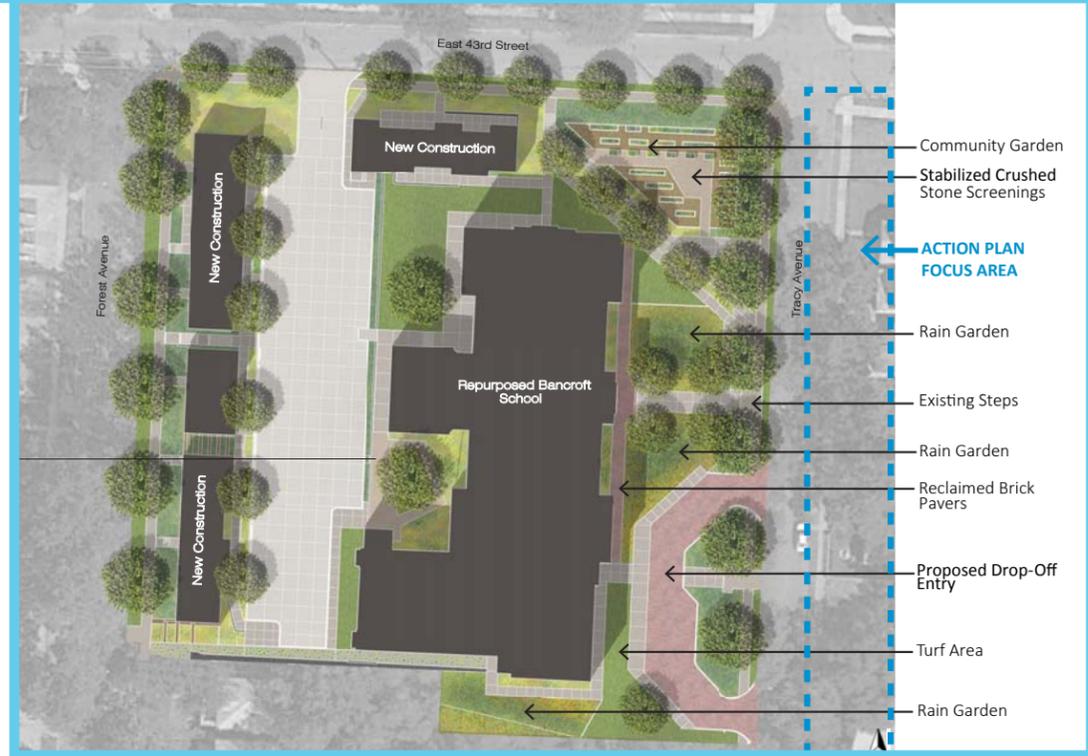
- POTENTIAL FOR:**
- minor repairs & improvements
  - restoration/ full renovation
  - paint schemes

- KEY:**
- street trees & landscape
  - vegetated swales
  - street safety (abandoned power poles)
  - tree/landscape (replacing/pruning)
  - sidewalks repair
  - fence repair & paint schemes



**EXISTING HOMES ALONG EAST SIDE OF SUMMIT STREET**

Based on discussions with the Westside Community, housing renovation and repair is the highest concern, but a variety of additional improvements were expressed. Summit Street, true to its namesake, steeply climbs northward between W. Pennway St. and 20th. Residents expressed the need for signage at the top of the hill warning drivers during inclement weather. The existing street trees need pruning as well as infill of new trees in existing empty planters. Some trees need to be removed because of their interference with the power lines on the east side (see image at left) and could be replaced by a shorter variety. Some fences on either side of the street need repair or to be replaced. To offer a distinctive feature to the block, the fences or homes could be painted a variety of vibrant colors of the homeowners' choosing. Through vegetated swales, the small pocket park at the southwest corner of the block could provide stormwater management to the heavy runoff down Summit St.



### BUILDING UPON BANCROFT

Focusing funding along Tracy Avenue builds upon the several architectural and landscape improvements occurring on the adjacent Bancroft property.

Through the Green Impact Zone's Infrastructure Program, Tiger Funds are already allocated for sidewalk improvements along Tracy Avenue this coming year. Additionally infill housing & repair and new street trees offer a balanced approach to improving the block as a whole.



**AFTER-PROPOSED IMPROVEMENTS-** Southeast view along 43rd and Tracy

**SITE PLAN-** Developed by Phronesis Landscape Architecture for the Bancroft School Redevelopment Project



**BANCROFT SCHOOL-** Existing Condition



**MASTER PLAN-** Developed by BNIM & Phronesis Landscape Architecture for the Bancroft School Redevelopment Project

Partnering with the Green Impact Zone, the Manheim Community is currently developing several projects that reimagine a range of issues including housing, health & safety, workforce development, and cultural connections. The Neighborhood Action Plan focuses on improvements surrounding the Bancroft Project.

The image on the right shows empty lots on the street corner and how boarded up buildings predominate the 4300 Block of Tracy. Focusing improvement efforts to this block aims to be a catalyst for neighborhood investment exemplifying a process that can extend to other surrounding blocks. Troost, just two blocks to the west, is already experiencing a renaissance through significant improvements to infrastructure, beautification and public art installations.



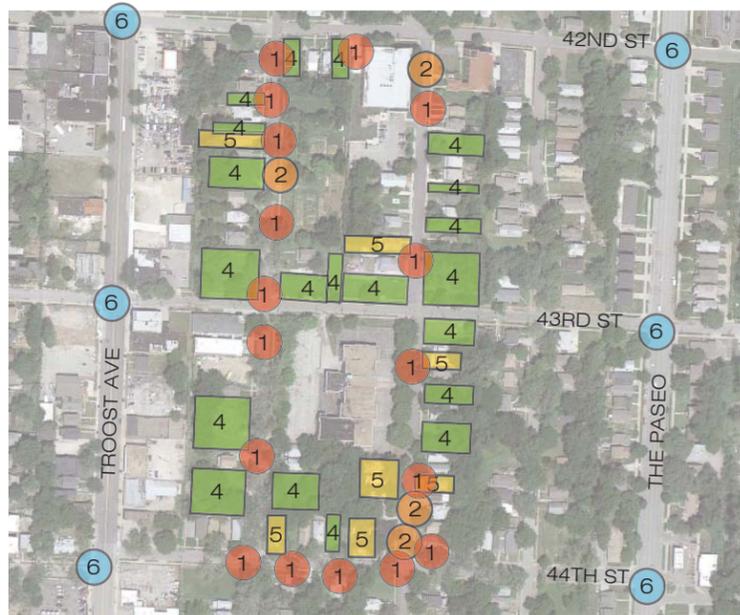
**BEFORE** Southeast view along 43rd and Tracy

The Bancroft School, with the help of Low-Income Housing Tax Credits and The Make It Right Foundation's donation of \$2.3 million, is undergoing a major renovation. The 108 year-old building sat vacant since 2000, but the \$14 million dollar redevelopment project stands to reinvigorate the neighborhood. Fifty affordable housing units- 29 in the remodeled school and 21 new town homes on the surrounding school grounds. Ground breaking Nov. 2012



Other partners include Dalmark Development Group, KCMO Neighborhood Housing Services, BNIM Architects, the Historic Manheim Park Neighborhood Association, and MARC

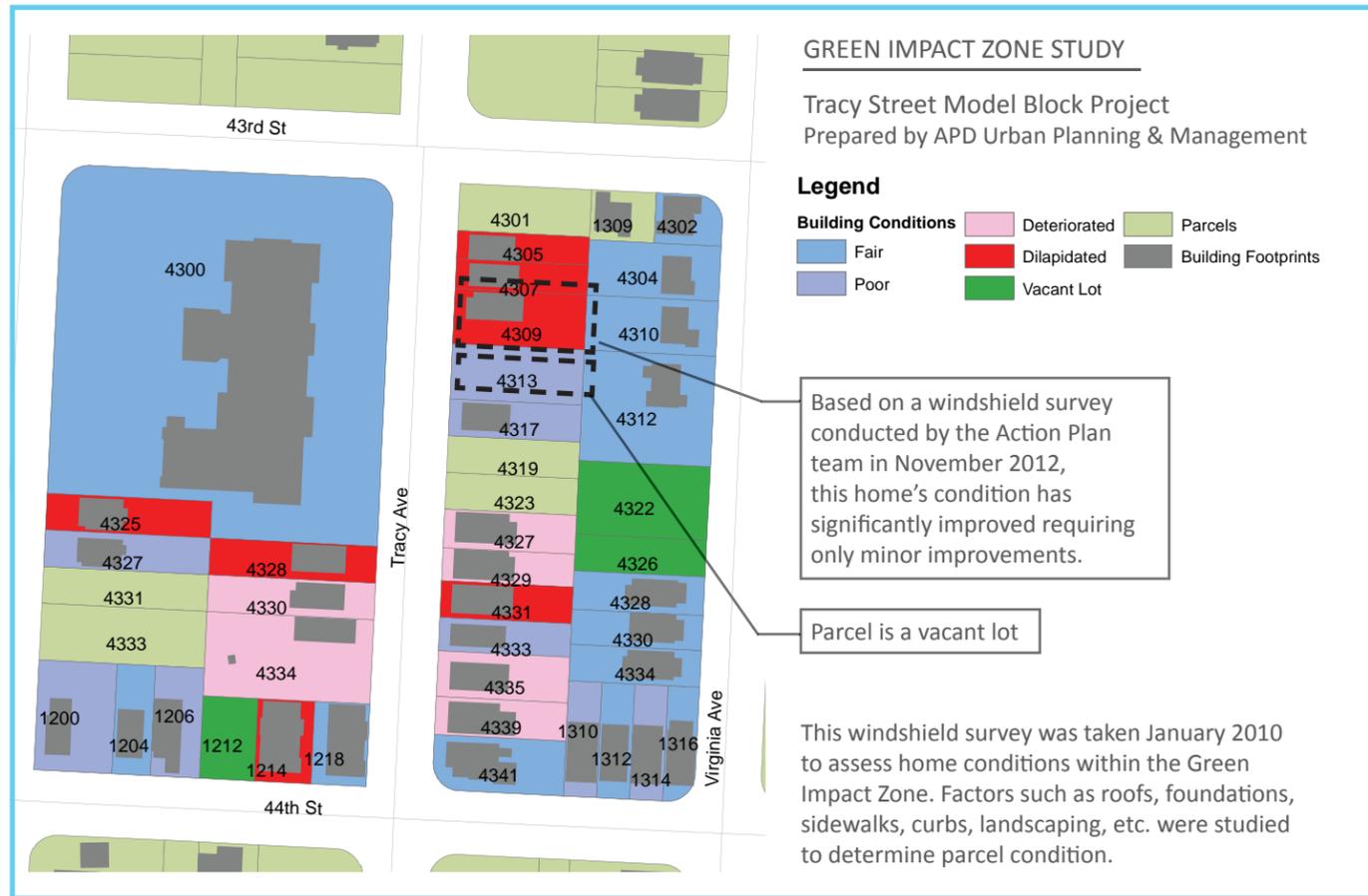




**EXISTING CONDITIONS**  
42-44th Street, Tracy Ave. to Forrest Ave.

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

Tracy Avenue currently has a significant number of vacant lots and dangerous buildings. Using varied strategies of public funding, code reinforcement, and private development, the proposed solutions offer a dramatic alternative to its current state. Increasing the residential density in this area also helps support commercial development along Troost Ave and Paseo.



East Side of Tracy Ave., 43-44th Street



**EXISTING BUILDING KEY**

- ! KCMO DANGEROUS BUILDING
- 🔧 MINOR REPAIRS & IMPROVEMNTS
- 🏠 RESTORATION/FULL RENOVATION
- 🗑️ DECONSTRUCTION
- 🎨 PAINT SCHEMES
- 🏠 NEW HOUSES

**STREET SCAPE 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
- 🏠 HOME RELOCATION

**PROPOSED SITE MODIFICATIONS**

0 80 160 Feet

N



Located centrally within Kansas City with convenient access to I-71 and the Plaza, the Manheim neighborhood is also one of the key areas participating in the Green Impact Zone efforts. Home weatherization and rehabilitation efforts are in process with several homes positively impacted already. This is critical, as the Manheim neighborhood has been severely impacted by urban decay and suffers from one of the highest vacancy rates in the City. Given the significant investment planned to occur at the Bancroft School at

44th and Tracy, neighborhood leadership asked our team to focus on the block of Tracy facing the proposed school redevelopment project.

Improving the areas along Tracy Avenue involves a multi-layered funding approach to piece the block together. The City's role, represented in the following plan, will combine with the efforts of the Green Impact Zone, the Historic Manheim Park Neighborhood Association, and private developers & homeowners.

## TIMELINE GOALS AND BUDGET

Applying the guiding principles of the Area Plan and Kansas City, Missouri's Consolidated Plan, our team is proposing that the target area have the following immediate goals:

- **PHASE I** - Winter 2013: \$14, 430,000

Deconstruct 5 homes on the dangerous buildings list, if beyond rehabilitation  
-5 buildings @14,000 each = \$70,000

Meet with the residents along Tracy who qualify for moderate and minor home repair  
-3 homes are owner occupied and may have the potential of qualifying for major repair estimated @ \$30,000 each = \$90,000  
-5 minor home repairs estimated @ \$4,000 each = \$20,000

Purchase & Rehab 3 homes at \$100,000 each

Implementation of TIGER grant funds to improve sidewalks and street R.O.W.  
- \$150,000 of funds already secured

Bancroft School Redevelopment: \$14 million

- On-going, starting 2012-2013:  
Tree, Planting and Landscape Maintenance  
-\$500/tree for trimming for 20 trees = \$10,000
- **PHASE II** -2013- 2014: \$640,000  
New Construction of Environmentally Efficient homes  
-4 homes @ \$160,000 (RAMP Funds available)

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Sarah Cecil, Neighborhood Liaison  
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Approved by Sandra Hayes  
President Historic Manheim Park Assoc.

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816.216.6517

Phronesis, Landscape Architecture  
Tim Duggan  
816.214.0896

**DRAW**  
architecture + urban design



phro•ne•sis

## ADDITIONAL RESOURCES

### Historic Manheim Park Association

Sandra Hayes, President  
4228 Tracy  
Kansas City, MO 64110  
[p] 816-830-7227  
Hiswisdom@swbell.net

### 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  
<http://www.kcmo.org/CKCMO/Depts/CityManagersOffice/OfficeofEnvironmentalQuality/EnergyWorksKC/index.htm>

### reBuild/KC Neighborhood Mini Grant Program

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

### Green Impact Zone

4600 Paseo  
Kansas City, MO 64110  
greenimpactzone@marc.org  
816-936-8803  
Anita Maltbia, Director  
<http://www.greenimpactzone.org>

### Targeted Minor Home Repair

Roger Stewart, program manager  
Phone: 816-513-3253  
Fax: 816-513-3049  
Email: roger.stewart@kcmo.org  
<http://kcmo.org/CKCMO/Depts/Housing/TargetedMinorHomeRepairProgram/index.htm>

### Neighborhood Housing Services

5935 Troost  
Kansas City, MO 64110  
816-822-7703

### KCPL

Offers discounts and tools to achieve energy-efficient design including \$2/watt solar panel rebate.  
[http://www.kcplsave.com/residential/programs\\_and\\_services/default.html](http://www.kcplsave.com/residential/programs_and_services/default.html)

### Kansas City, Missouri Tax Increment Financing Commission:

Steve Reynolds, TIF housing Coordinator,  
816-221-0636

### 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>



## OVERVIEW

On June 7, 2012, the City Council approved Committee Substitute for Ordinance No. 120490 which approved the 5-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.

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### INFORMATION

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City Hall, First Floor, 414 East 12th Street, Kansas City, Missouri 64106  
Call 311 and follow the prompts, 3-1-1.Call.Center@kcmo.org

Targeted Minor Home Repair Program  
Housing and Community Development Division, Housing Section  
City Hall, Fourth Floor, 414 East 12th Street, Kansas City, Missouri 64106  
Roger Stewart, Program Manager, 816-513-3253, roger.stewart@kcmo.org

Blue Hills Neighborhood Association  
5309 Woodland Avenue, Kansas City, Missouri 64110  
816-333-7232, info@bhnakc.org, www.bhnakc.org

### ACTION PLAN PROJECT TEAM:

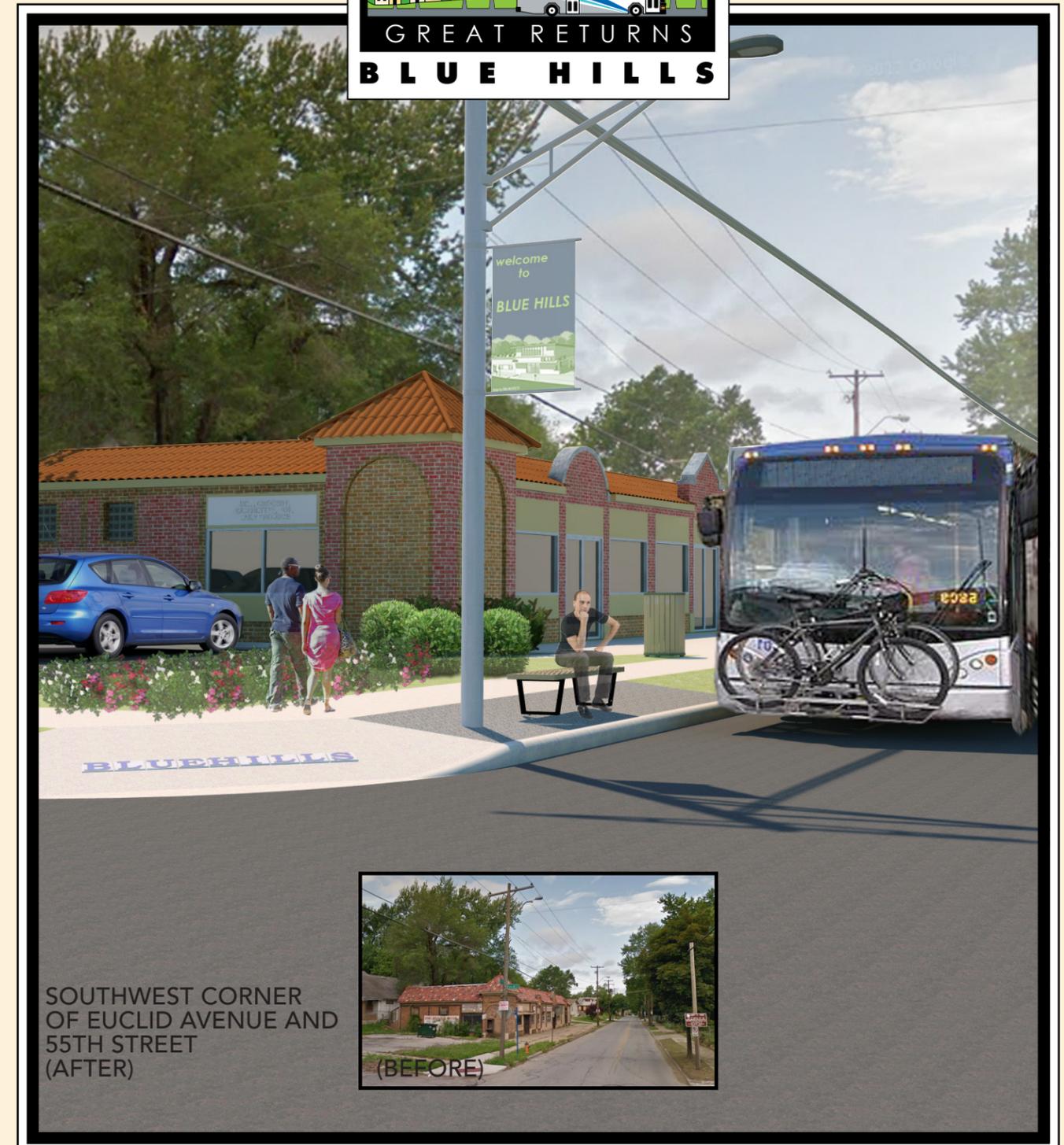
Kansas City, Missouri Neighborhoods and Housing Services Department:

- John A Wood, Director
- Stuart Bullington, Assistant Director
- Sarah Cecil, Neighborhood Liaison, 816.513.3036
- Shawn Hughes, Senior Project Manager, 816.513.8027

Cyr Architecture & Construction  
EAT Advertising & Design

### APPROVED:

Phyllis Ray, President, Blue Hills Neighborhood Association



SOUTHWEST CORNER  
OF EUCLID AVENUE AND  
55TH STREET  
(AFTER)



(BEFORE)

Kansas City, Missouri Neighborhoods and Housing Services Department  
2012-2013 NEIGHBORHOOD ACTION PLANS

Action Plan Sub-Target Area: Wabash Village/55<sup>th</sup> Street Corridor

# BLUE HILLS/55<sup>TH</sup> STREET CORRIDOR EXISTING CONDITIONS AND TARGET AREA ACTIONS

## EXISTING CONDITIONS

- Streetscape Deterioration
- Vacant Lot
- Dangerous/Abandoned Building
- Owner/Occupier
- Non-Residential Lot

### Gathering Scale:

- Small
- Medium
- Large



## RESPONSE

The Blue Hills/55th Street Corridor Sub-Target Area Action Plan will take place over one 2-year phase.

“Blue Hills/55<sup>th</sup> Street Corridor’s history over the last 50 years is an odyssey: neighborhood block-busting in the 1960’s, intense attention and redevelopment by community development corporations in the 1990’s, and victimization by predatory lenders in the 2000’s.”

### HOME, MINOR HOME REPAIR, PAINT PROGRAM, HOME WEATHERIZATION, KC DREAM HOME:

Homeowners may qualify for assistance with deferred maintenance and enhanced energy saving actions on their properties using these tools.

### SYSTEMATIC CODE ENFORCEMENT:

Investor-owned properties will be notified of code violations by Blue Hills Neighborhood Association members who have been trained to perform systematic code enforcement and, in coordination with city staff will employ the statutory tools available to them to see that code violations are corrected.

### DECONSTRUCT DANGEROUS BUILDINGS:

Homes that are not suitable for renovation will be “deconstructed” by local sub-contractors who will salvage reusable/recyclable building components for reuse or recycling. Deconstruction will divert waste from landfills created by the removal of these buildings.

### TEMPORARY INFILL:

Vacant lots not scheduled for immediate redevelopment will be addressed using the tools identified in the Guidebook for Infill Lot Improvement Strategies, which is available from the KCMO Neighborhoods and Housing Services Department. The book contains energy and water conserving solutions that mitigate blight at vacant lots.

### INFORMATIONAL SIGNAGE:

Simple, affordable, yet attractive, informational post and panel signs will be installed along 55<sup>th</sup> Street to inform residents and visitors of neighborhood assets and opportunities.

### OTHER IMPROVEMENTS:

Streetscape Repair, Neighborhood Banners, Gateway Markers and Bus Stop Enhancements will greatly enhance the commute through the neighborhood and increase property values. Neighborhood artists and contractors will be engaged to design and construct these projects.



“Redevelopment of abandoned homes, removal of dangerous buildings, and enhancement of the public transportation experience along with neighborhood identification activities will transform 55<sup>th</sup> Street into a core asset in this re-emerging neighborhood.”

## ACTIONS

### TARGET ACTIONS

- Streetscape
- Transit Access
- Minor/Major Home Repair
- Deconstruction/Renovation
- Temporary Infill
- Neighborhood Identity
- \* Systematic Code Enforcement

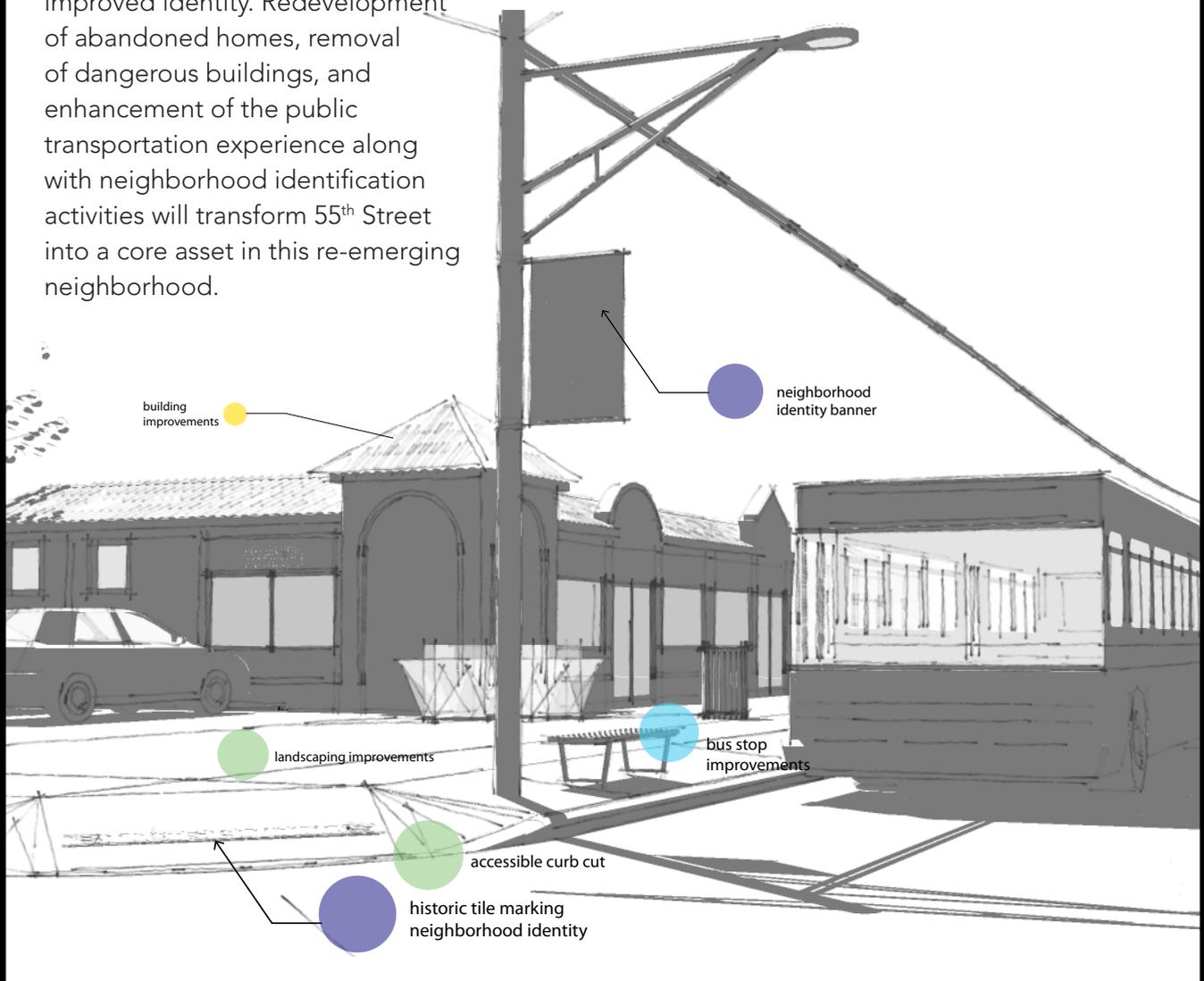


# HOME

This sub-target area is in the Blue Hills Neighborhood and focuses on the the 55<sup>th</sup> Street Corridor. The 55<sup>th</sup> Street Corridor was identified in the Greater Kansas City LISC's Neighborhoods NOW Quality of Life Program for Blue Hills Phase II Plan as a target for redevelopment and enhancement. Consensus built through meetings with the Blue Hills Neighborhood Association is that now is the time to look southward and create a core of redevelopment that will eventually spread to the north to meet the recent Wabash Village redevelopment and to the south to meet the Citadel redevelopment. The 55<sup>th</sup> Street Corridor will become Blue Hills' new front door.

Blue Hills' history over the last 50 years is an odyssey: neighborhood block-busting in the 1960's, intense attention and redevelopment by community development corporations in the 1990's, and victimization by predatory lenders in the 2000's. Today Blue Hills enjoys a higher than average home ownership among inner city neighborhoods, location near universities and other educational institutions, and good public transportation.

The neighborhood is poised to increase its economic and racial diversity by offering stabilized housing and an improved identity. Redevelopment of abandoned homes, removal of dangerous buildings, and enhancement of the public transportation experience along with neighborhood identification activities will transform 55<sup>th</sup> Street into a core asset in this re-emerging neighborhood.



# BLUE HILLS/55<sup>TH</sup> STREET CORRIDOR ACTION PLAN

Sub-Target Area Existing Conditions							
Homes in Need of Minor Home Repair	Homes in Need of Systematic Code Enforcement	Homes in Need of Major Renovation	Abandoned Homes/ Dangerous Buildings	Commercial Facades in Need of Improvement	Vacant Lots	Single Family -- Owner-Occupier	Single Family -- Rental
8	6	3	6	3	11	23	24

## BLUE HILLS/ 55<sup>TH</sup> STREET CORRIDOR ACTION PLAN GOALS:

Based on the 2003 Blue Hills Neighborhood Plan and meetings with the Blue Hills Neighborhood the goals of the Action Plan are:

1. Repair/renovate existing structures and infrastructure
2. Remove dangerous buildings
3. Resolve ownership of abandoned buildings and return to service
4. Infill vacant lots
5. Highlight the work of Blue Hills Neighborhood Association and other neighborhood assets
6. Accentuate neighborhood identity

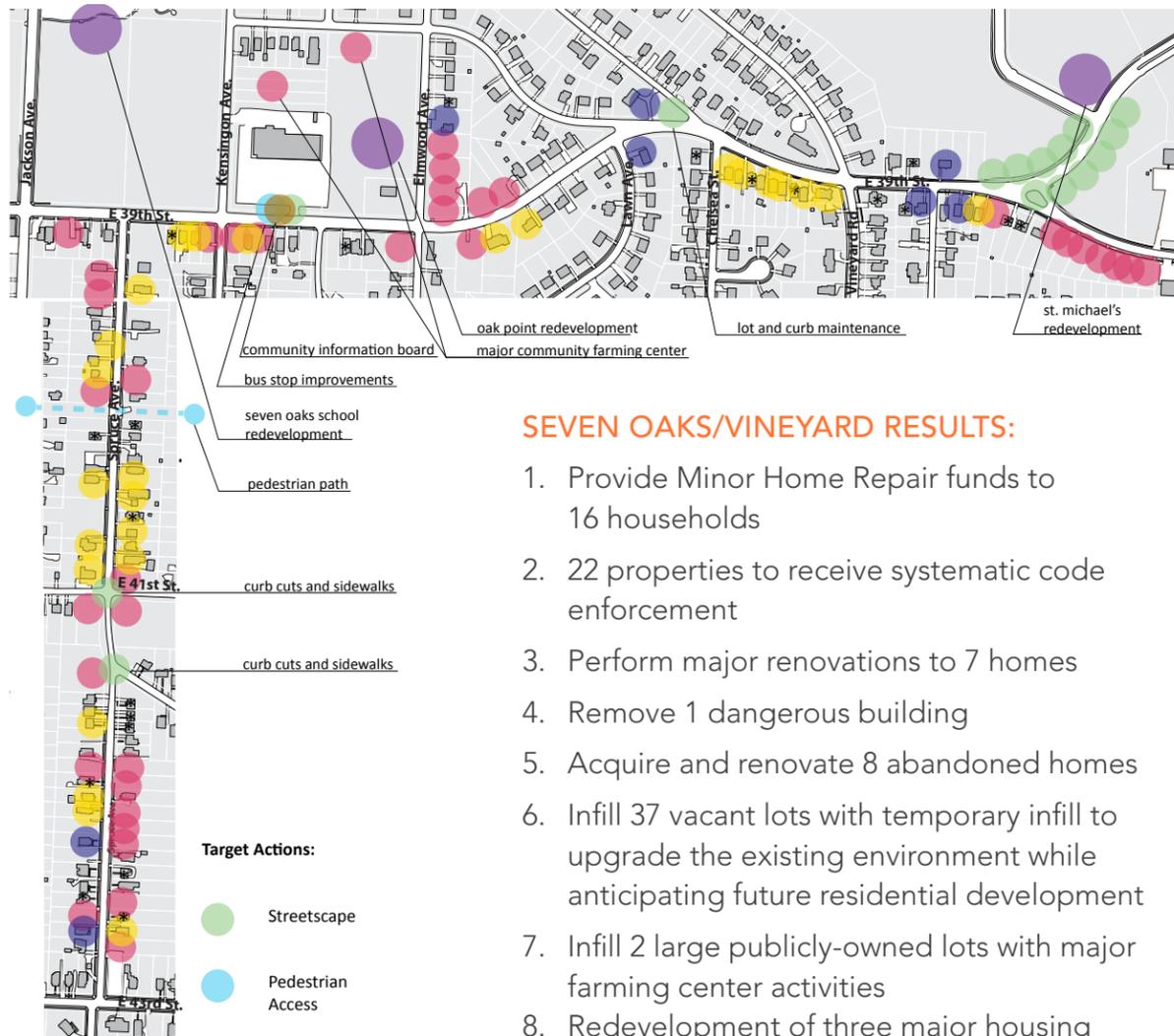
## BLUE HILLS/ 55<sup>TH</sup> STREET CORRIDOR RESULTS:

1. Provide Minor Home Repair funds to 8 households
2. 6 properties to receive systematic code enforcement
3. Perform major renovations to 3 homes
4. Remove two dangerous buildings
5. Acquire and renovate 5 abandoned homes
6. Redevelop the commercial property at 55<sup>th</sup> Street and Euclid Avenue

Sub-Target Area Actions	
Action	2012-2014
<b>Minor Home Repair (Owner-Occupied)</b>	8
Cost (\$7,000/home) -- CDBG	\$56,000
<b>Systematic Code Enforcement (Rental)</b>	6
Cost (\$18,000/home) -- Private	\$108,000
<b>Major Renovation</b>	3
Cost (\$40,000/home) -- HOME	\$120,000
<b>Deconstruct Dangerous Buildings</b>	2
Cost (\$14,000/home) -- Sales Tax	\$28,000
<b>Acquire and Renovate Abandoned Homes</b>	5
Cost (\$50,000/home) -- HOME	\$250,000
<b>Redevelop Commercial Property Facades</b>	3
Cost (\$15,000/facade) -- CDBG	\$45,000
<b>Improve Vacant Lots</b>	
Temporary Infill	11
Cost (\$1,000/lot) -- CDBG	\$11,000
<b>Other Improvements -- PIAC / CDBG</b>	
<b>Sidewalk Repair</b>	
Cost (\$35/LF)	TBD
<b>Informational Signage</b>	22
Cost (\$50/sign)	\$1,100
<b>Neighborhood Banners</b>	22
Cost (\$600/banner)	\$13,200
<b>Gateway Markers</b>	4
Cost (\$1,000/marker)	\$8,000
<b>Bus Stop Enhancements</b>	3
Cost (\$5,000/unit)	\$15,000
<b>TOTAL COST</b>	<b>\$494,300</b>

7. Infill 11 vacant lots with temporary infill to upgrade the existing environment while anticipating future residential development.
8. Install 22 post and panel informational signs.
9. Install 22 neighborhood banners
10. Install 4 gateway markers
11. Create 3 bus stop enhancements

## SUB-TARGET AREA ACTIONS



### SEVEN OAKS/VINEYARD RESULTS:

1. Provide Minor Home Repair funds to 16 households
2. 22 properties to receive systematic code enforcement
3. Perform major renovations to 7 homes
4. Remove 1 dangerous building
5. Acquire and renovate 8 abandoned homes
6. Infill 37 vacant lots with temporary infill to upgrade the existing environment while anticipating future residential development
7. Infill 2 large publicly-owned lots with major farming center activities
8. Redevelopment of three major housing projects



## SUB-TARGET AREA ACTION PLAN

Sub-Target Area Improvements per Phased Area				
Improvement	Phase 1 2013	Phase 2 2014	Phase 3 2015	TOTAL BY ACTION
Minor Home Repair (Owner Occupied)	14	2	TBD	16
Cost (\$7,000/home)	\$98,000	\$14,000		\$112,000
Systematic Code Enforcement (Rental)	15	7	TBD	22
Cost (\$18,000/home)	\$270,000	\$126,000		\$396,000
Major Renovation	4	3	TBD	7
Cost (\$40,000)	\$160,000	\$120,000		\$280,000
Acquire and Renovate Abandoned Homes	5	1	TBD	6
Cost (\$40,000/home)	\$200,000	\$40,000		\$240,000
Deconstruct Dangerous Buildings	1	1	TBD	2
Cost (\$14,000/home)	\$14,000	\$14,000		\$28,000
Improve Vacant Lots				
Temporary Infill	22	15	TBD	37
Cost (\$5,000/lot)	\$110,000	\$75,000		\$185,000
Major Community Farming Center	1 acre	0	TBD	1 acre
Cost (TBD/acre)	TBD	\$0		TBD
Major Redevelopment Projects				
Seven Oaks School (44 dwelling units)	\$9,000,000	\$0	\$0	\$9,000,000
Oak Point (30 dwelling units)	\$5,000,000	\$0	\$0	\$5,000,000
St. Michaels (178 dwelling units)	\$11,000,000	\$9,000,000	\$7,200,000	\$27,200,000
Other Improvements				
Streetscape Improvements @ St. Michaels				
Cost	TBD	TBD	TBD	TBD
Sidewalk Repair				
Cost (\$35/LF)	TBD	TBD	TBD	TBD
Accessible Intersections	14	4	TBD	18
Cost (\$1,000/intersection)	\$14,000	\$4,000		\$18,000
Tree Trimming				
Cost (\$250/tree)	TBD	TBD		TBD
<b>TOTAL COST BY PHASE</b>	<b>\$25,866,000</b>	<b>\$9,393,000</b>	<b>\$7,200,000</b>	<b>\$42,459,000</b>

### HOME, MINOR HOME REPAIR, PAINT PROGRAM, HOME WEATHERIZATION, KC DREAM HOME:

Homeowners may qualify for assistance with deferred maintenance and enhanced energy saving actions on their properties -- using these tools.

### SYSTEMATIC CODE ENFORCEMENT:

Owners of investment properties will be notified of code violations by the Neighborhoods and Housing Services Department. They will then employ the statutory tools available to them to see that code violations are corrected.

### MAJOR RENOVATION/ACQUIRE AND RENOVATE ABANDONED HOMES:

A total of 15 existing homes will be renovated or acquired and renovated. The City of Kansas City in partnership with the Missouri Housing Development Commission and the Kansas City TIF Commission will make special mortgages and rehabilitation assistance (\$5,000 grant) available to homebuyers of acquired abandoned homes. In addition, funds are available through the RAMP or Minor Home Repair programs for even more upgrades to these homes.

### DECONSTRUCT DANGEROUS BUILDINGS:

Homes that are not suitable for renovation will be "deconstructed" by local subcontractors who will salvage reusable/recyclable building components for reuse or recycling. Deconstruction will divert waste from landfills created by the removal of these buildings.

### TEMPORARY INFILL:

Vacant lots not scheduled for immediate redevelopment will be addressed using the tools identified in the [Guidebook for Infill Lot Improvement Strategies](#), which is available from the KCMO Neighborhoods and Housing Services Department.

### MAJOR COMMUNITY FARMING CENTER:

Large acreages of vacant land where planned redevelopment is greater than one-year away will be offered for locally-based large scale farming.

### OTHER IMPROVEMENTS:

Streetscape Improvements, Sidewalk Repair, Accessible Intersections and Tree Trimming will greatly enhance the pedestrian experience and curb-appeal throughout the neighborhood and increase property values.

## OVERVIEW

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Housing and Community Development Division, Housing Section  
City Hall, Fourth Floor, 414 East 12th Street, Kansas City, Missouri 64106  
Roger Stewart, Program Manager, 816-513-3253, roger.stewart@kcmo.org

Seven Oaks Neighborhood Association  
816-861-2369, gcdavis@swbell.net, www.sevenoaksna.org

Vineyard Neighborhood Association  
4301 East 43rd Street, Kansas City, Missouri 64130  
816-921-5303, info@vineyardna.org, www.vineyardna.org

### ACTION PLAN PROJECT TEAM:

Kansas City, Missouri Neighborhoods and Housing Services Department:

- John A Wood, Director
- Stuart Bullington, Assistant Director
- Sarah Cecil, Neighborhood Liaison, 816.513.3036
- Shawn Hughes, Senior Project Manager, 816.513.8027

Cyr Architecture & Construction  
EAT Advertising & Design

### APPROVED:

Gwen Davis, President  
Seven Oaks Neighborhood Association

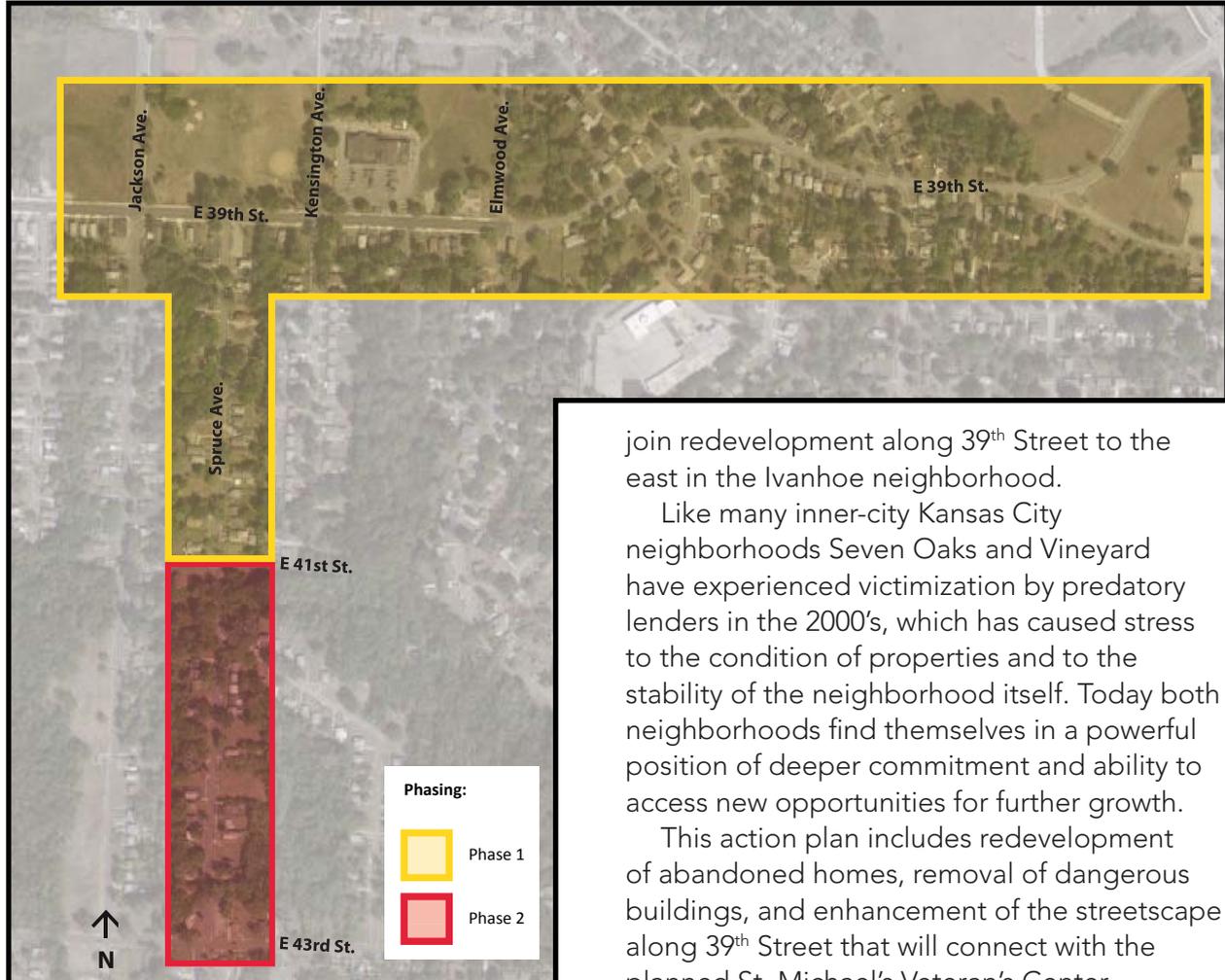
Delores Johnson, President  
Vineyard Neighborhood Association



Kansas City, Missouri Neighborhoods and Housing Services Department  
2012-2013 NEIGHBORHOOD ACTION PLANS

Action Plan Sub-Target Area: Seven Oaks and Vineyard

# SEVEN OAKS AND VINEYARD NEIGHBORHOODS



join redevelopment along 39<sup>th</sup> Street to the east in the Ivanhoe neighborhood.

Like many inner-city Kansas City neighborhoods Seven Oaks and Vineyard have experienced victimization by predatory lenders in the 2000's, which has caused stress to the condition of properties and to the stability of the neighborhood itself. Today both neighborhoods find themselves in a powerful position of deeper commitment and ability to access new opportunities for further growth.

This action plan includes redevelopment of abandoned homes, removal of dangerous buildings, and enhancement of the streetscape along 39<sup>th</sup> Street that will connect with the planned St. Michael's Veteran's Center development on the east, Seven Oaks School redevelopment on the west and redevelopment of the Oak Point site in the center of the action plan area. The plan extends down to 43rd Street along Spruce Avenue. These actions will leverage other planned investments and spur further redevelopment outward from this initial core over the next few years.

The eastern end of the 39<sup>th</sup> Street Corridor is a shared boundary between two neighborhoods: Seven Oaks and Vineyard. These two neighborhoods have worked in a spirit of common commitment and shared resources for many years. The neighborhood associations provide holistic support to their members, including partnering with a nearby charter school and operating a food pantry. This reliance on community connection is illustrated in the redevelopment of this section of the 39<sup>th</sup> Street corridor, which will



# SUB-TARGET AREA EXISTING CONDITIONS



- Existing Conditions:**
- Streetscape Deterioration
  - Vacant Lot
  - Dangerous/Abandoned Building
  - Owner/Occupier
  - Non-Residential Lot

## SEVEN OAKS/VINEYARD ACTION PLAN GOALS:

Based on the meetings with Seven Oaks and Vineyard Neighborhood, the goals of the Action Plan are:

1. Repair/renovate existing structures
2. Remove dangerous buildings
3. Resolve ownership of abandoned buildings and return to service
4. Infill vacant lots
5. Completion of Seven Oaks School, Oak Point and St. Michael's redevelopment projects

- Gathering Scale:**
- Small
  - Medium
  - Large
- ↑  
N
- 0 30' 90' 210'



Sub-Target Area Existing Conditions per Phased Areas						
Phase Area	Homes in Need of Minor Home Repair	Homes in Need of Systematic Code Enforcement	Homes Needing Major Renovation	Abandoned Homes	Dangerous Buildings	Vacant Lots
Phase 1 2013	14	15	4	5	1	22
Phase 2 2014	2	7	3	1	1	15
Phase 3 2015	TBD	TBD	TBD	TBD	TBD	TBD
<b>TOTAL</b>	<b>16</b>	<b>22</b>	<b>7</b>	<b>6</b>	<b>2</b>	<b>37</b>



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



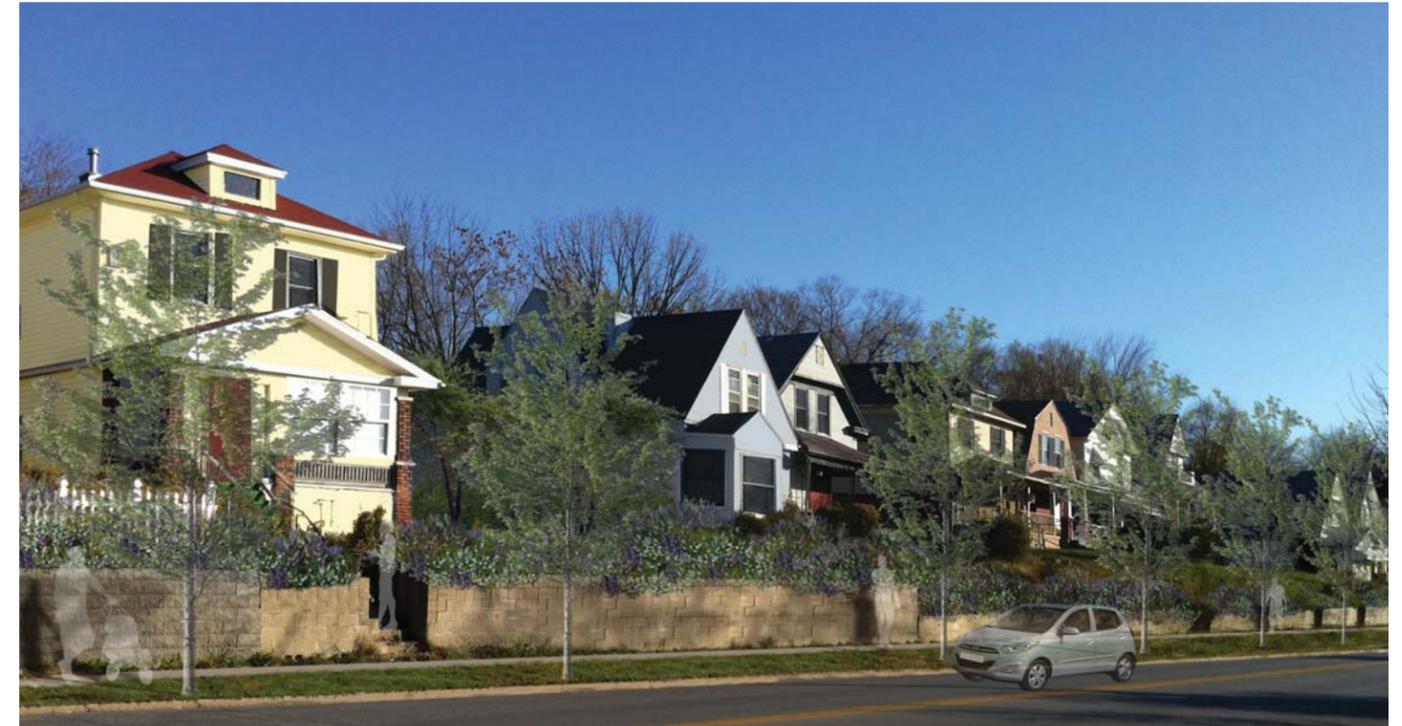
**Morning Star Missionary Baptist Church**  
with Rev. John Modest Miles  
located at 27th and Prospect Ave

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.



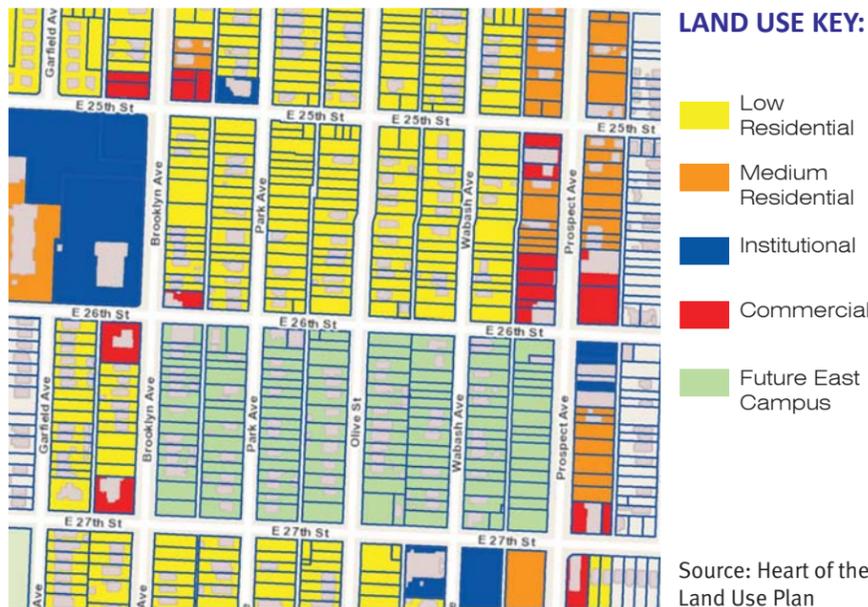
**BEFORE-**Southeast view along Brooklyn at 25th  
**TARGET AREA 1**





**EXISTING SITE CONDITIONS**

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



**LAND USE KEY:**

- Low Residential
- Medium Residential
- Institutional
- Commercial
- Future East Campus

Source: Heart of the City Land Use Plan



KCMO Neighborhoods & Housing Services  
 Phone: 816-513-3036  
 Fax: 816-513-2808

John Wood, Director

Stuart Bullington, Asst. Director  
 housing@kcmo.org

Shawn Hughes, Senior Project Manager  
 shawn.hughes@kcmo.org  
 816-513-3027

Jerome Robins, Project Manager  
 jerome.robins@kcmo.org  
 816-513-2835

Sarah Cecil, Neighborhood Liaison  
 816-513-3036

Approved by John James  
 Wendell Phillips Neighborhood President

Approved by Karen Slaughter  
 Key Coalition Neighborhood President

KCMO Action Plan created in partnership with:

DRAW Architecture and Urban Design  
 Dominique Davison  
 405 Southwest Boulevard, Suite 200  
 Kansas City, MO 64108  
 816.531.8303

Parson & Associates  
 Jason Parson & Donna Mandelbaum  
 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**

P.O. Box 270816  
 Kansas City, MO 64127  
 [p] 816.861.8137  
 Karen Slaughter, President  
 Kdslaugh1@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  
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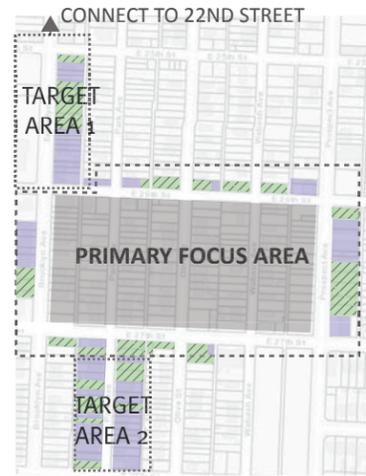
**Targeted Minor Home Repair**

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

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 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

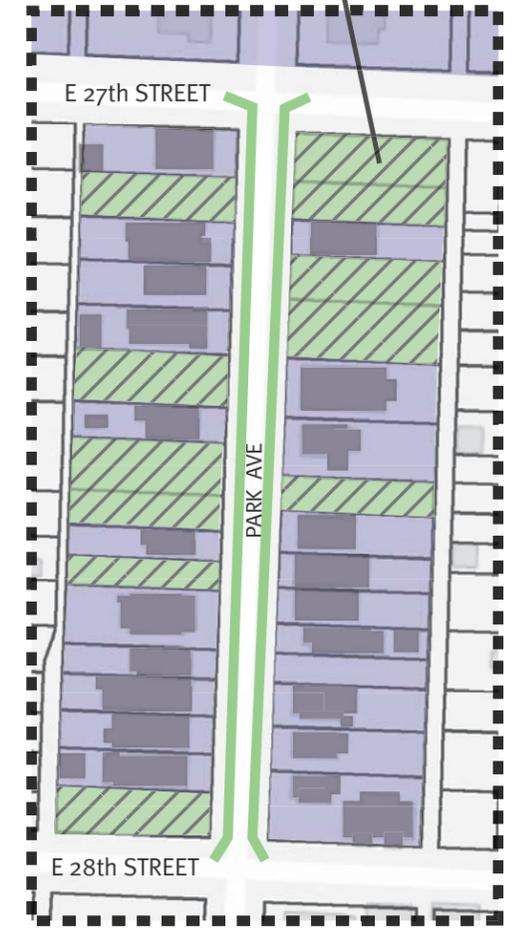
- #### VACANT LOT POTENTIAL
- CLEANUP & MAINTENANCE
  - MOW, RESEED, CLEAR INVASIVE PLANTS, ETC.
  - NEW HOUSES



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.