

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

Blue Hills Neighborhood Association
5309 Woodland Avenue, Kansas City, Missouri 64110
816-333-7232, info@bhnac.org, www.bhnac.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, 816.513.3027

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: Blue Hills/55th Street Corridor

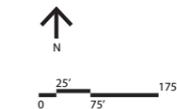
BLUE HILLS/55TH STREET CORRIDOR EXISTING CONDITIONS AND TARGET AREA ACTIONS

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.

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.

"Blue Hills/55th 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."

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 55th 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 55th 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

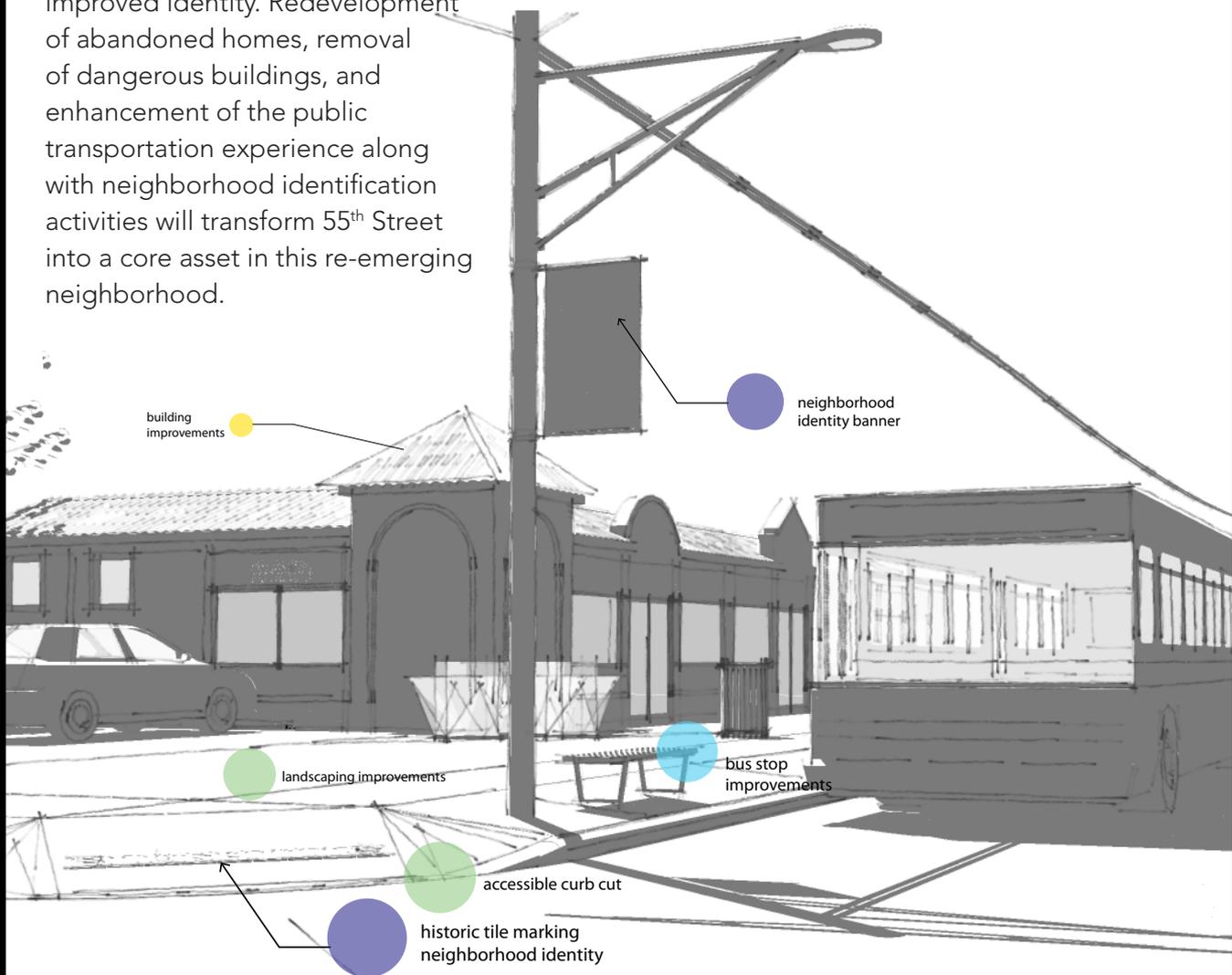


HOME

This sub-target area is in the Blue Hills Neighborhood and focuses on the the 55th Street Corridor. The 55th 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 55th 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 55th Street into a core asset in this re-emerging neighborhood.



BLUE HILLS/55TH 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/ 55TH 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/ 55TH 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 55th Street and Euclid Avenue

Sub-Target Area Actions	
Action	2013-2014
Minor Home Repair (Owner-Occupied)	8
Cost (\$7,000/home) -- CDBG	\$56,000
Systematic Code Enforcement (Rental)	6
Cost (\$18,000/home) -- Private	\$108,000
Major Renovation	3
Cost (\$40,000/home) -- HOME	\$120,000
Deconstruct Dangerous Buildings	2
Cost (\$14,000/home) -- Sales Tax	\$28,000
Acquire and Renovate Abandoned Homes	5
Cost (\$50,000/home) -- HOME	\$250,000
Redevelop Commercial Property Facades	3
Cost (\$15,000/facade) -- CDBG	\$45,000
Improve Vacant Lots	
Temporary Infill	11
Cost (\$1,000/lot) -- CDBG	\$11,000
Other Improvements -- PIAC / CDBG	
Sidewalk Repair	
Cost (\$35/LF)	TBD
Informational Signage	22
Cost (\$50/sign)	\$1,100
Neighborhood Banners	22
Cost (\$600/banner)	\$13,200
Gateway Markers	4
Cost (\$1,000/marker)	\$8,000
Bus Stop Enhancements	3
Cost (\$5,000/unit)	\$15,000
TOTAL COST	\$655,300

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