



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.

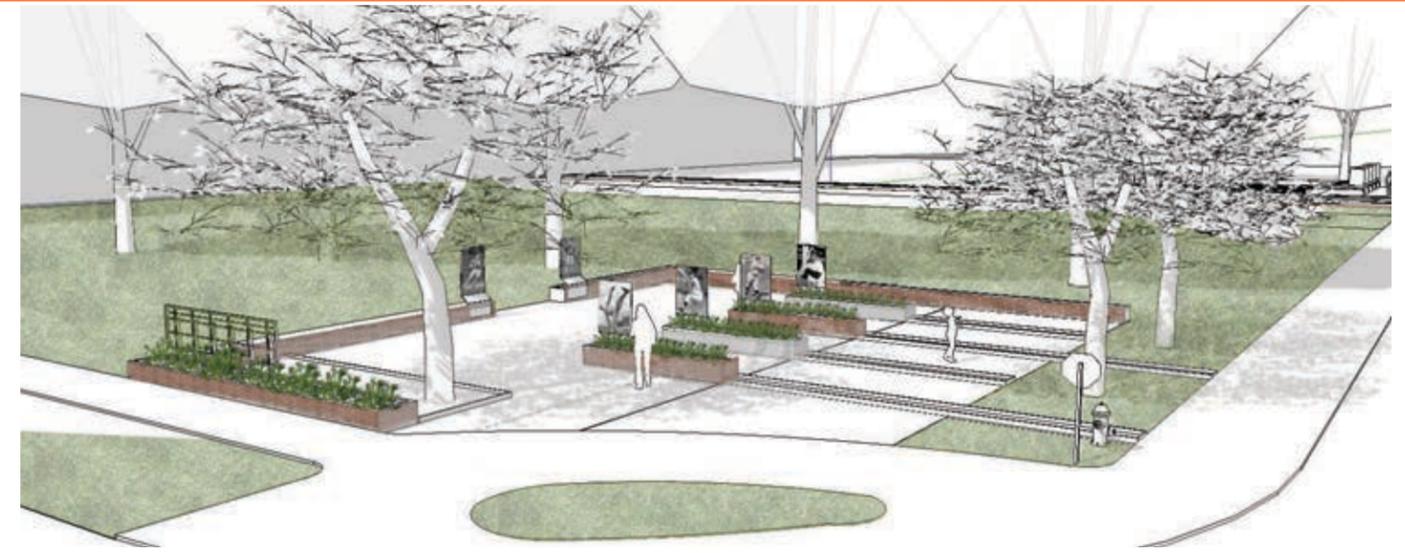


BEFORE - Garfield and 22nd street



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.





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
- Infill Housing
- Tree/Landscape Maintenance
- Lighting
- Speed Bump

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

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.

- 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

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.



KANSAS CITY
MISSOURI

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KCMO Action Plan created in partnership with:

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DRAW
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pa

phro·ne·sis

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
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Bridging The Gap

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
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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
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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

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>