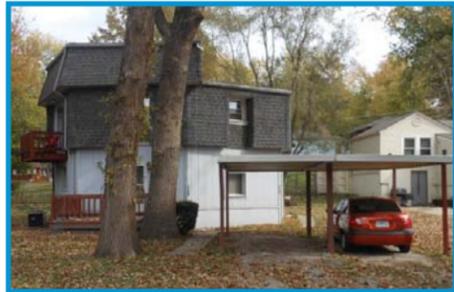


HOUSING TYPOLOGIES

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



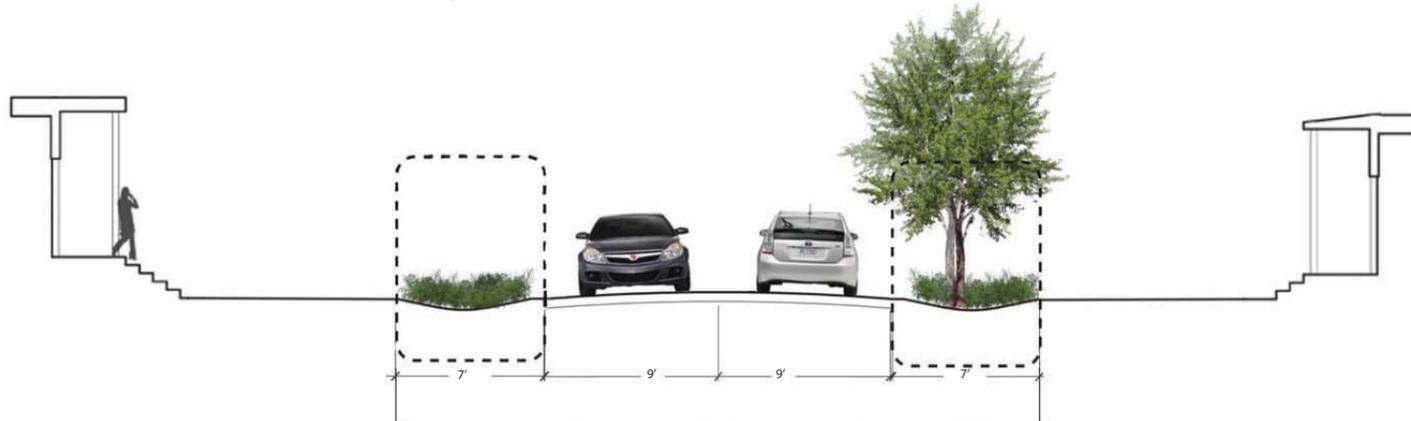
Left Image: location of the bio-swale at NE Russell Rd and N. Jackson Ave. 4 corners of each intersection will be depressed and heavily planted to control storm water.

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



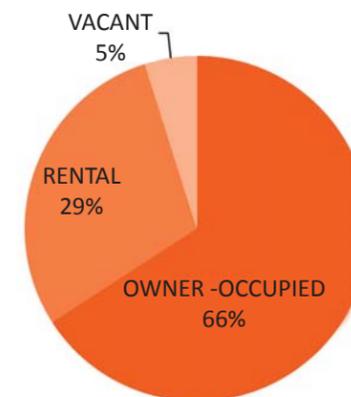
ICON KEY- Proposed Site Modifications

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

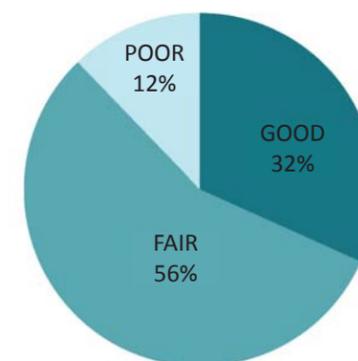
- Trail Marker
- Bus Stop
- Chouteau Greenway

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.

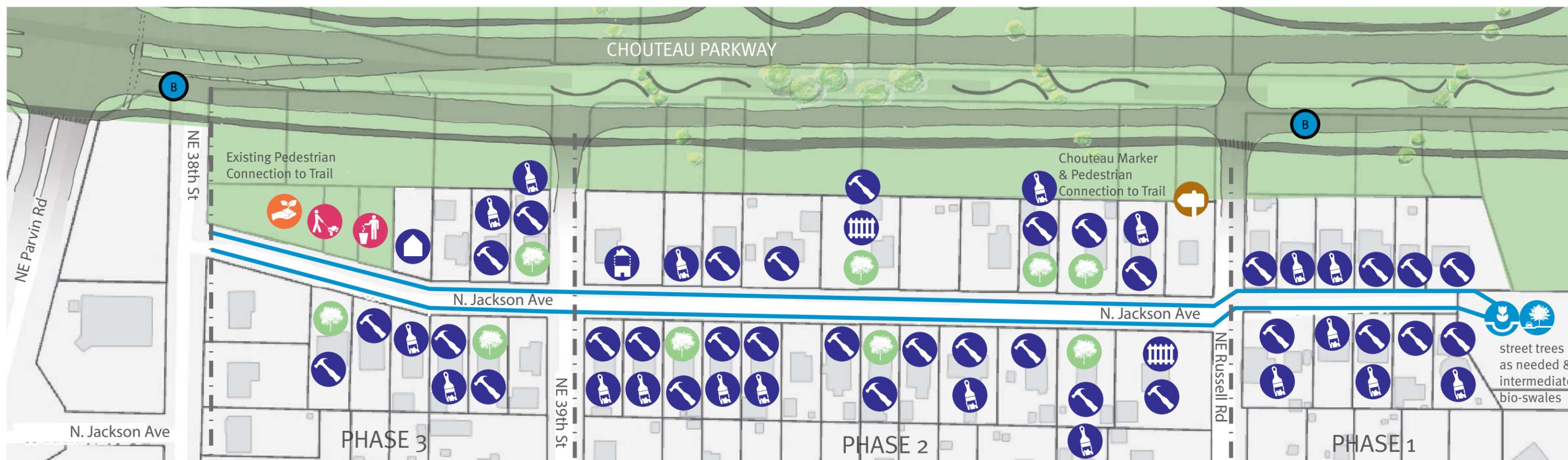
EXISTING HOME OWNERSHIP*



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



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 Deb Hermann
CEO, NNI Northland Neighborhoods, Inc.

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 Mandlebaum
816.216.6517

Phronesis, Landscape Architecture
Tim Duggan
816.214.0896



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

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

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>



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.

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.