

Destination: Revitalization

Partnering to make a difference one block at a time

Van Horn High School

Van Horn High School is in the Independence School District and located in the area of revitalization. The high school was part of the 2007 annexation of schools from the Kansas City School District to the Independence School District. The improvement in quality of education and environment has boosted graduation rates from 30% to over 85% in three years at Van Horn High School.



- Funding acquired from a 2009 \$85 million-dollar bond campaign provided for much needed capital improvements at the annexed schools, including new entryway, full HVAC system and athletic facility improvements at Van Horn HS

JobOne's Corner Spot A Retail Sheltered Workshop

JobOne runs employment programs for developmentally disabled adults in Blue Springs and Independence, MO. The goal of the organization is to provide those with disabilities lifetimes of meaningful and satisfying work. Due to the momentum in Western Independence, JobOne Executives made the decision to open The Corner Spot, a retail outlet providing much needed retail services for the area of revitalization, and a place where kids are welcomed to utilize as a hangout spot. This effort returned a vacant historic building back to use.

- **Funding Source:** Private, Community Development Financial Institution Loan, Community Development Block Grant-Reauthorized, Community Development Block Grant
- **Partners:** JobOne, City of Independence, Housing and Urban Development
- **Job Creation:** Created 15 Part Time Jobs for Low-Income Disabled



Truman Road Streetscape Improvements

Truman Road serves as a gateway to historic downtown Independence from a major highway. Before the improvements Truman Road lacked pedestrian amenities and had no accessibility. Now Truman Road boasts sidewalks, curbs, gutters, accessibility, streetlights, and other pedestrian enhancements.

- **Funding Source:** Federal Transportation Enhancement Funds, Community Development Block Grant
- **Partners:** Missouri Department of Transportation, Maywood Business Association, City of Independence, Housing and Urban Development



Curt's Market

Curt's Market is one of three businesses in the revitalization area that have completed facade improvements with a grant providing dollar-for-dollar matching grants up to \$25,000.00 for commercial exterior renovations. These exterior improvements enhance the landscape of the business district while encouraging other businesses to make improvements and invest in the area.

- **Funding Source:** Community Development Block Grant
- **Partners:** City of Independence, Housing and Urban Development

Independence Ennovation Center—Culinary, Bio-lab & Office Incubator and Independence School District Central Offices

Through a partnership between the Independence School District and the Independence Economic Development Corporation a vacated hospital in the revitalization area has been transformed into business incubator called the Ennovation Center, the administration offices for the Independence School District, and retail office space. The use of this building not only occupied a vacant building leading to potential crime, but also created a hub of business, vitality and economic growth.



Overton Street Neighborhood Redevelopment

12 Blocks West, a nonprofit organization formed and lead by community partners, purchased a 20 unit abandoned and foreclosed multi-family property, declared dangerous by the City due to collapsing roof and overall deficiencies and (2) four-plex properties with a long history of code violations and problem tenants. The property now consists of (2) single-family homes and (6) two bedroom and (1) three bedroom accessible units for households at or below 50% AMI, satisfying NSP 25% set-aside requirement. Through the efforts of 12 Blocks West other improvements including sidewalks, curbs, gutters, undergrounding of utilities, noise mitigation, and removal of other blighting influences are soon to come.



12 Blocks West purpose is to collaborate with community partners and residents in western Independence, Sugar Creek, and Blue Summit, building upon existing strengths, to promote safe, stable, multi-income neighborhoods where families, schools, and businesses thrive.

- **Funding Source:** Private, Neighborhood Stabilization Program Grants, Community Development Block Grant, HOME, 353 Tax Abatement
- **Partners:** 12 Blocks West, City of Independence, HUD
- (2) Low-, Moderate-, Middle-Income Single Family New Homes, (7) Multi-Family, Low-, Moderate-Income Households whose families income falls at or below 50% of the area's median income



Englewood Arts District Overlay 2011

The official designation of 44 properties within the arts district in September 2011 marked the ending of a nearly three-year process that started with the opening of one art space — Green Dog Gallery — and a subsequent feasibility study. The arts district will allow new uses to take place within its jurisdiction, including artisan manufacturing and outdoor entertainment, while excluding establishment of certain new commercial uses, such as pawn shops, short-term loan, bail bonds and gun shops. The Englewood Arts District also benefits from eligibility to participate in the 353 Redevelopment Plan and the Commercial Facade Improvement Program; and was recently awarded a matching grant from the Missouri Transportation Enhancement Grant Program to complete streetscape improvements within the district

Future Jackson County MyArts Program

MyArts is a youth centered program where at risk teens can explore and express their creative abilities, and identify possibilities for continuing education. At the heart of the MyARTS is the belief that skills equal power and opportunity. The City is partnering with Jackson County to develop a property in downtown Independence to house the MyARTS program. This facility will provide studio and retail space for students to create and market their art through the MyARTS program.



- **Funding Source:** Community Development Block Grant, Environmental Protection Agency Brownfield Assessment Grants, County COMBAT Tax
- **Partners:** Jackson County, City of Independence, Housing and Urban Development, MDNR
- **National Objective:** SBS (Need to know what this stands for)



Fairmount Community Center

Fairmount Community Center is the central office for Northwest Communities Development Corporation and the home away from home for nearly 100 community seniors. Many programs and services from a senior meal program to exercise classes to adult education are available at the Center. Other community programs hosted by Fairmount Community Center include Community Development Block Grant assisted Emergency and Minor Home Repair Program and Housing and Urban Development Certified Homebuyer Education Program.

Fairmount Community Center offers an on-site medical clinic in partnership with Centerpoint Medical Center. Transportation services to and from the facility for seniors and disabled is provided by the Center.

- **Funding Source:** Private Donations, City of Independence Council Goals Funds, Community Development Block Grant
- **Partners:** Northwest Community Development Corporation, Catholic Diocese, City of Independence, Housing and Urban Development
- **National Objective:** Low- and Moderate-Income Households



Norledge Place Neighborhood Stabilization & Brookside Neighborhood Redevelopment

Northwest Communities Development Corporation (NWCCD), a nonprofit community organization, acquired a number of properties from BP Amoco after having sat vacant for more than 10 years while a perception of contamination was dispelled. NWCCD demolished several blighted homes to make way for infill single-family housing development, and rehabbed two existing homes for homeownership opportunities thus changing the landscape of two areas, Norledge and Brookside Neighborhoods. The Neighborhood Stabilization Program emerged, making it possible to develop a greater range of mixed income with properties marketable from 50%-120% of AMI.

Northwest Communities Development Corporation is an organization committed to leading and building community on behalf of its residents with three core activities: housing, community advocacy, and the Fairmount Community Center.

Norledge Neighborhood

- **Funding Source:** HOME, Neighborhood Stabilization Program, Community Development Block Grant, 353 Tax Abatement
- **Partners:** Northwest Communities Development Corporation, Truman Heritage Habitat for Humanity, BP Amoco, City of Independence, Housing and Urban Development, Bank of Grain Valley
- (6) Rehab Units, (7) Infill Units (2 Units ≤50% AMI)



Brookside Neighborhood Redevelopment Project

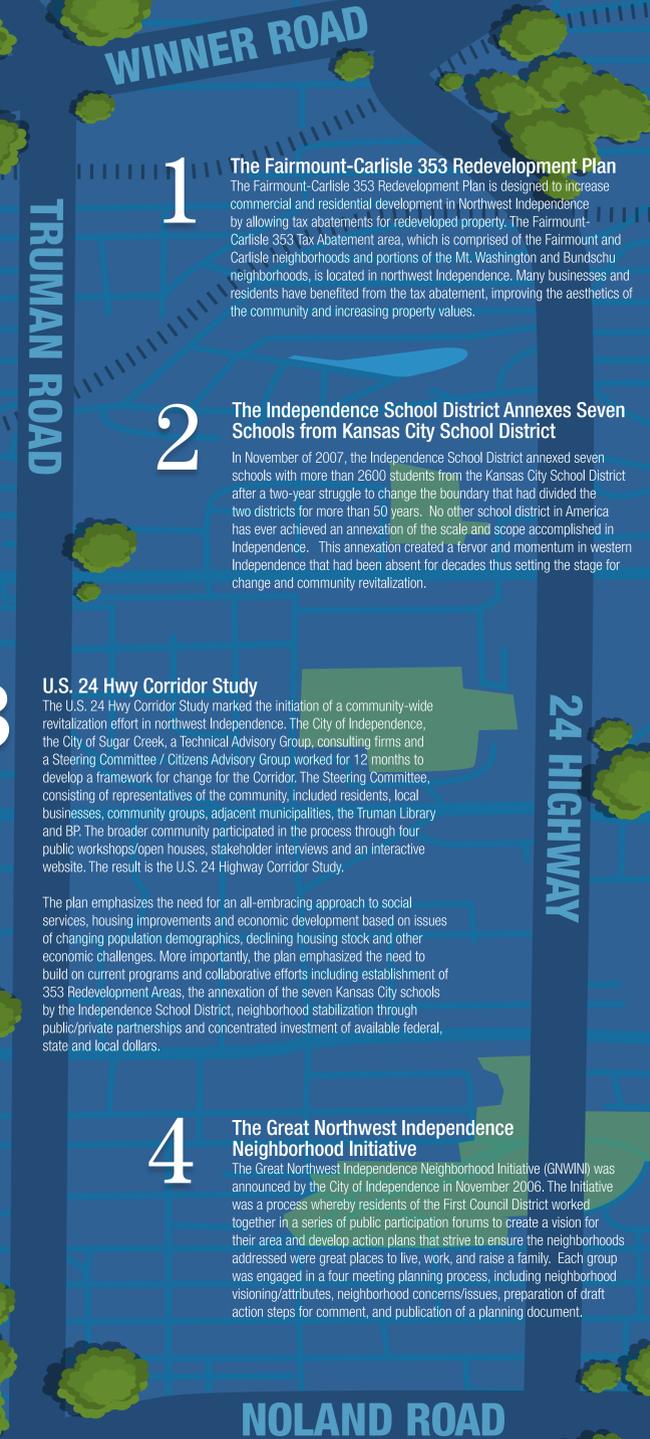
- **Funding Source:** HOME, 353 Tax Abatement
- **Partners:** Northwest Communities Development Corporation, City of Independence, Housing and Urban Development, Bank of Grain Valley
- (3) Infill Low- and Moderate Income Units

Partnering Organizations

Independence
MISSOURI
AN AMERICAN ORIGINAL



Cornerstone Events



1

The Fairmount-Carlisle 353 Redevelopment Plan

The Fairmount-Carlisle 353 Redevelopment Plan is designed to increase commercial and residential development in Northwest Independence by allowing tax abatements for redeveloped property. The Fairmount-Carlisle 353 Tax Abatement area, which is comprised of the Fairmount and Carlisle neighborhoods and portions of the Mt. Washington and Bundschu neighborhoods, is located in northwest Independence. Many businesses and residents have benefited from the tax abatement, improving the aesthetics of the community and increasing property values.

2

The Independence School District Annexes Seven Schools from Kansas City School District

In November of 2007, the Independence School District annexed seven schools with more than 2600 students from the Kansas City School District after a two-year struggle to change the boundary that had divided the two districts for more than 50 years. No other school district in America has ever achieved an annexation of the scale and scope accomplished in Independence. This annexation created a fervor and momentum in western Independence that had been absent for decades thus setting the stage for change and community revitalization.

3

U.S. 24 Hwy Corridor Study

The U.S. 24 Hwy Corridor Study marked the initiation of a community-wide revitalization effort in northwest Independence. The City of Independence, the City of Sugar Creek, a Technical Advisory Group, consulting firms and a Steering Committee / Citizens Advisory Group worked for 12 months to develop a framework for change for the Corridor. The Steering Committee, consisting of representatives of the community, included residents, local businesses, community groups, adjacent municipalities, the Truman Library and BP. The broader community participated in the process through four public workshops/open houses, stakeholder interviews and an interactive website. The result is the U.S. 24 Highway Corridor Study.

The plan emphasizes the need for an all-embracing approach to social services, housing improvements and economic development based on issues of changing population demographics, declining housing stock and other economic challenges. More importantly, the plan emphasized the need to build on current programs and collaborative efforts including establishment of 353 Redevelopment Areas, the annexation of the seven Kansas City schools by the Independence School District, neighborhood stabilization through public/private partnerships and concentrated investment of available federal, state and local dollars.

4

The Great Northwest Independence Neighborhood Initiative

The Great Northwest Independence Neighborhood Initiative (GNWINI) was announced by the City of Independence in November 2006. The initiative was a process whereby residents of the First Council District worked together in a series of public participation forums to create a vision for their area and develop action plans that strive to ensure the neighborhoods addressed were great places to live, work, and raise a family. Each group was engaged in a four meeting planning process, including neighborhood visioning/attributes, neighborhood concerns/issues, preparation of draft action steps for comment, and publication of a planning document.