

5008 Prospect

The Blue Hills Community Services Center

Prospect Avenue, once one of Kansas City's most thriving commercial corridors, now suffers from decades of disinvestment. This one time hub of neighborhood businesses and commercial activity is now a corridor of blight and decay. The addition of Bruce R. Watkins Drive brings over 80,000 commuters alongside Prospect Corridor per day but has yet to attract commercial and residential reinvestment. The visibility of Prospect Avenue from Bruce R. Watkins is most prominent in Kansas City's 5th District immediately south of Brush Creek and Emanuel Cleaver II Boulevard. Blue Hills Community Services has been working with neighborhood residents, community service organizations, city officials and city staff to create a development plan that will reverse the negative trends impacting the Prospect Corridor, assist local residents and create a statement of reinvestment within the urban core of Kansas City.

A key development within the plan is the renovation of 5008 Prospect. This site will serve as a demonstration project by combining community services, green development, job creation and business development. It is especially significant that 5008 Prospect is located within the Green Impact Zone, The Wabash Village NeighborhoodsNow Target Area and The Wabash Village Urban Renewal Plan. The implementation of these plans by Blue Hills Community Services exemplifies the stated goals of the Green Impact Zone by revitalizing neighborhoods through:

- Supporting green initiatives and demonstration projects
- Job creation and training that helps develop lasting, marketable skills
- Creating increased economic opportunities for existing neighborhood contractors
- Reducing energy consumption through energy efficiency and conservation initiatives
- Combining multiple community services in one centrally located and highly visible site

This four acre site, owned by Blue Hills Community Services, has nearly 7,900 sq. ft. of usable office space that will serve as a community services hub for residents and businesses along the Brush Creek and Prospect Corridors. As a former construction office and church, the site is the perfect facility for community based development initiatives. There is space to provide a community center for neighborhood meetings and workshops with ample office and storage space available for community groups and neighborhood contractors. The services provided will be coordinated by Blue Hills Community Services in partnership with local service based organizations and neighborhood residents.



Green Development

The Community Services Center will include state of the industry amenities in Green construction. Green initiatives help create a more efficient life style, environmental awareness and help lower the cost of utility and maintenance expenses. With non-profit organizations and low to moderate income individuals being the end user for the site, affordability is essential to the success of the Community Service Center. Green amenities at 5008 Prospect include:

- LEED standards for construction and operation including Energy Star®
- Daylight harvesting and occupancy sensing lighting controls
- Heat recovery and ground source HVAC systems
- Pervious surfaces and rain water run-off retention
- Ample green space for native plants, bioswales and rain gardens
- Certified forest and low VOC products
- Fresh air circulators for improved indoor air quality
- Low flow water fixtures
- Light color roofing to reduce urban heat island effect
- Products with recycled and environmentally friendly content
- Waste reduction and recycling during construction and operation
- The creative reuse of a Brownfield
- Connectivity to the surrounding neighborhoods

Community Services

The development of 5008 Prospect incorporates a concentration of community services to centralize information and assistance. The community space will serve the needs identified by the residents of the surrounding neighborhoods by providing:

- Community meeting space
- Community office space for service based organizations
- A neighborhood contractor business incubator
- Home repair, weatherization, and single-family development center

The neighborhood contractor business incubator is central to the mission of the Community Service Center. Green Impact Zone jobs will be created and retained within the urban core by bringing together neighborhood construction contractors to develop an assistance program. These programs include:

- Improving construction skills, business operations and social capital of contractors living and/or working in the Green Impact Zone
- Training, employment and mentorship opportunities through partnerships with regional construction companies
- Information on all local, federal and state funded construction developments, including contact information and requirements to submit proposals
- Contractor assistance to help achieve required certifications and requirements to bid on CDBG and HOME funded developments

The Blue Hills Community Service Center

- Access to Green building and Energy Star® certifications and training
- Lead based paint abatement training
- Flex space offices and meeting rooms
- Educational forums providing neighborhood contractor identified topics
- Other contractor identified needs

The Community Service Center will be created both for and by neighborhood contractors. With neighborhood contractors providing the majority of the labor and expertise in the renovation, participating contractors will feel a sense of ownership and investment on day one. Specific services will be provided by LEED certified professionals who have a vested interest in the urban core and regional contractors who will provide assistance to organize neighborhood contractor activities.

Community Revitalization

5008 Prospect will incorporate physical and economic community revitalization strategies focused on building a green future in Kansas City's urban core.

Reducing blight by changing Brownfields into green development sites, while providing sustainable employment opportunities and training will fulfill strategic priorities for the Green Impact Zone, Kansas City's 3rd and 5th Council Districts, surrounding urban core neighborhoods and Blue Hills Community Services. The combining of a contractor training facility and neighborhood resource center will provide the connection for residents to have weatherization and green improvements performed by qualified neighborhood contractors.



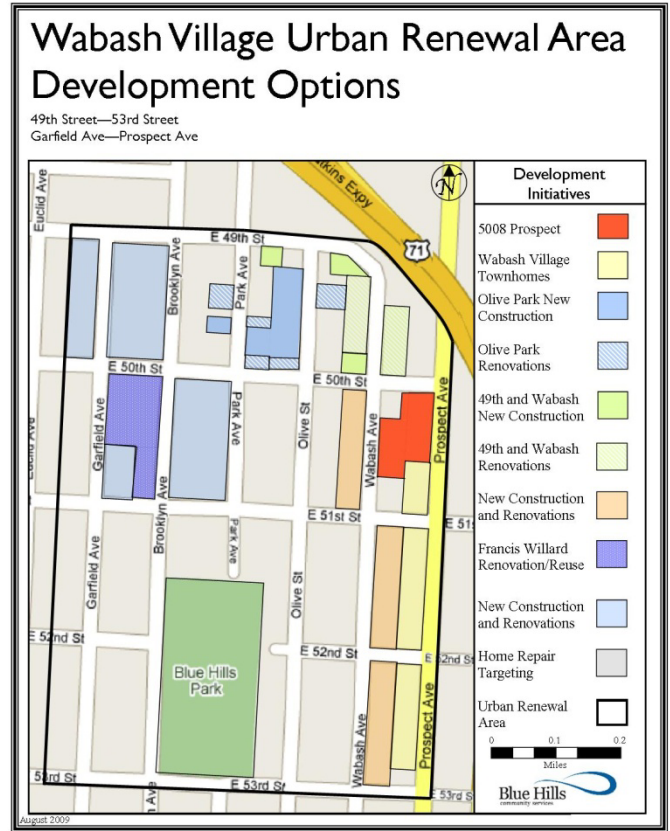
The Community Service Center will not only be a gateway to Kansas City's 5th Council District, it will be a demonstration of the commitment the City has for comprehensive Green focused community development. As a community participant in the Green Impact Zone, Blue Hills Community Services is a champion for energy efficiency and Green initiatives. Energy Star® rated developments located in both Kansas City's 3rd (Quality Homes) and 5th (Olive Street Homes) Council Districts have been some of the most efficient developments in the region. Blue Hills Community Services has brought national recognition from HUD and the EPA to Kansas City Missouri and secured an Energy Star® Partner of the Year Award by showcasing what can be achieved with federal funding for affordable housing.

Wabash Village Initiative

Housing conditions in the north east corner of the Blue Hills Neighborhood have steadily declined over the last few decades. Many homes have been demolished and others have fallen into disrepair. The Wabash Village Initiative is a comprehensive approach to residential revitalization including:

- Single-family new construction and renovations
- Owner-occupied home repair
- Multi-family new construction and renovation
- Neighborhood commercial reinvestment
- Job training and retention
- Blue Hills Park improvements
- Community organizing

The concentrated investment will continue Blue Hills Community Services’ commitment to Block-by-Block community revitalization. This provides opportunity for investment in every home on a block before moving to the next block. The renovation of 5008 Prospect will allow Blue Hills Community Services to fulfill its mission from within the targeted impact area and expand service opportunities with the Neighborhood Contractor Incubator and additional space for complimentary service based organizations.



Blue Hills Community Services has been nationally recognized for Excellence in Energy Star® Construction by both the US Department of Housing and Urban Development and the US Environmental Protection Agency and the creation of the Community Service Center will continue this standard of nationally recognized Green and Energy Star® developments. Through past and present initiatives in the designated Green Impact Zone, Blue Hills Community Services is able to effectively fulfill its mission to revitalize communities, improve neighborhoods and enhance quality of life through collaboration, housing, education, and community services.

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