PROJECT DESCRIPTION:
This project creates a sustainable neighborhood through the use of green infrastructure, bioswales and an underground detention facility. The project comprises 20 new single-family lots oriented in a loop around a central green space.

The new homes feature rear-entry garages and front porches, promoting walkability and interaction among neighbors. The stormwater treatment system uses a number of best management practices including bioswales, infiltration basins and rain gardens. A central open space functions as the centerpiece of the development. A walkway loops through the native landscape and a series of pools and bioswales collect more than 50 percent of all stormwater on the 10.5 acre site, promoting infiltration back into the soil. Runoff during significant rain is directed to an underground detention facility with a below-grade stormwater detention and infiltration gallery with a 25-year stormwater capacity. Lastly, a row of chambers isolates sediments and significantly reduces the cost of periodic maintenance.

PROJECT GOALS:
- Encourage economic development in the urban core and attract new residents.
- Create a pedestrian-friendly neighborhood that encourages pedestrian activities and promotes neighbor interaction.
- Preserve existing mature trees on site.
- Create an attractive amenity for the neighborhood by planting more than 120 new native trees in addition to a wide variety of native shrubs, grasses and forbs along Forest Avenue.
- Reduce combined sewer overflows.
- Improve overall water quality.

COMMUNITY BENEFITS AND LESSONS LEARNED:
This project provides a national example of sustainable economic development and housing opportunities. This is one of the largest urban core redevelopment efforts in the country. Thus far, 18 of the new residential lots have been sold and four new houses are under construction. The project has served as a catalyst for construction of the adjacent UMKC Hospital Hill student apartment complex. Also, public investment in the form of new roadway and streetscape improvements along Troost are underway, using EPA funds.

FUNDING SOURCES AND PARTNERSHIPS:
Kansas City Water Services Department was awarded a $1.5 million grant by the Environmental Protection Agency for water infrastructure and green innovations in August 2008. For the northwest quadrant of Beacon Hill, EPA funds amounted to $664,516, combined with $812,187 in local Public Improvements Advisory Committee funds. The project was managed by the Capital Office of the Public Works Department. Tallaferro & Browne, Inc., served as the design and engineering firm.

CONTACT:
Stuart Bullington, Assistant Director /Senior Planner
Kansas City, Missouri Housing and Community Development Division
816-513-3001 | Stuart.Bullington@kcmo.org