



DOUGLASS-SUMNER MASTER PLAN

KANSAS CITY, KANSAS

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Objectives

The Douglass-Sumner neighborhood, one of the most historic neighborhoods in Kansas City, KS, has seen its share of ups and downs. This plan has been created by the neighborhood to prepare it for the next swing up, and its revitalization.

Following on the heels of a Quality of Life plan (pages 56-58), the neighborhood teamed with the Unified Government and LISC to create a detailed master plan for its future. 180 Degrees Design Studio was retained to lead that planning process. This document is the product of the master planning process, and is intended to outline the key features and next steps going forward.

The plan itself featured a few key elements, which are repeated throughout the report:

1. *Create coordinated “villages” or pockets of development within the neighborhood. This will give an immediate sense of community and security to new and existing residents.*
2. *Improve neighborhood amenities. In order to attract new homeowners, it must be made apparent that the public spaces and streets in the community are of high quality.*
3. *Emphasize the history of the neighborhood. Douglass-Sumner has a long and rich story that needs to be told and sold to the broader community.*
4. *Collaborate with neighborhood institutions. The many churches and schools are great anchors, but also need coordinated efforts to benefit the entire neighborhood.*
5. *Emphasize quality new construction. Good enough is not good enough – it’s important to build well for the future, so rebuilding is not necessary in another 10 or 20 years.*
6. *Create better rules for development. Zoning and incentives need to be fair and understandable, and most importantly need to support the neighborhood’s master plan*
7. *Have neighborhood ownership of implementation. Create a neighborhood development/design center that is staffed by a neighborhood resident, and who can keep pushing the master plan process forward.*

The design charrette process in September of 2007 produced these 7 items, and the key to implementation is to keep them alive and updated. The neighborhood has spoken, and the time for action has come.

Key Next Steps

- Establish the neighborhood development/design center.
- Rezone the neighborhood to support the master plan.
- Establish detailed design guidelines for new development.
- Unified Government & LISC to coordinate on land acquisition for redevelopment.
- Coordinate efforts with school district on Douglass & Sumner.
- Coordinate with churches on their building programs.
- Complete a study of the infrastructure to determine future needs, especially sewer.
- Establish incentives for builders/developers and future home buyers.
- Begin developer selection process.
- Start a first phase project within one year.
- Enhance community policing efforts & Weed & Seed.

Economic Development Tools available to the Neighborhood

Community Development Block Grants (CDBG)

- Used by the Unified Government to support non-profit developer’s operating and development costs.
- Eligible Uses (profit & non-profit) include: Land Assembly, Site Preparation, Infrastructure Improvements

Tax Increment Financing (TIF)

- Used by the Unified Government to capture property value increases for reinvestment in development projects.
- Eligible Uses include: Land assembly, Site Preparation, Infrastructure Improvements

Wyandotte County Land Bank

- Used by the Unified Government to acquire tax-delinquent properties.
- The land bank already owns a large number of properties in the neighborhood.

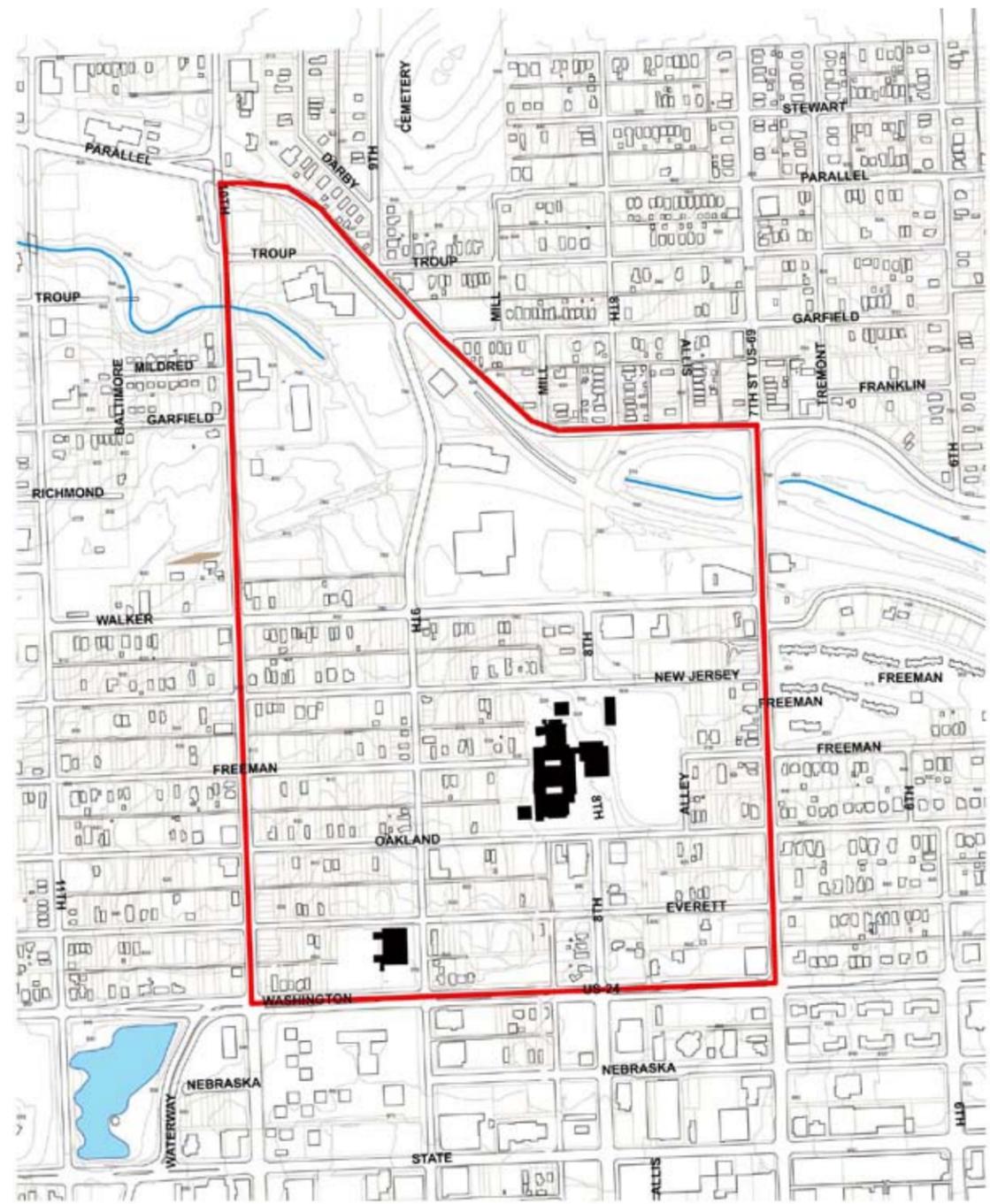
Neighborhood Revitalization Act- Tax Rebate (NRA)

- For residential development in a non-TIF district, the owner receives a tax rebate for up to 10 years for an owner-occupied single family residence and for up to 5 years for a multi-family residence. Maximum rebate is 95%; rebate applies to the increase in assessed value.
- For commercial development in a non-TIF district, the owner receives a tax rebate for up to 10 years. Maximum rebate is 50%; rebate applies to the increase in assessed value.

Low Income Housing Tax Credits (LIHTC)

- Federal program funds low to moderate income housing.

Neighborhood Boundary

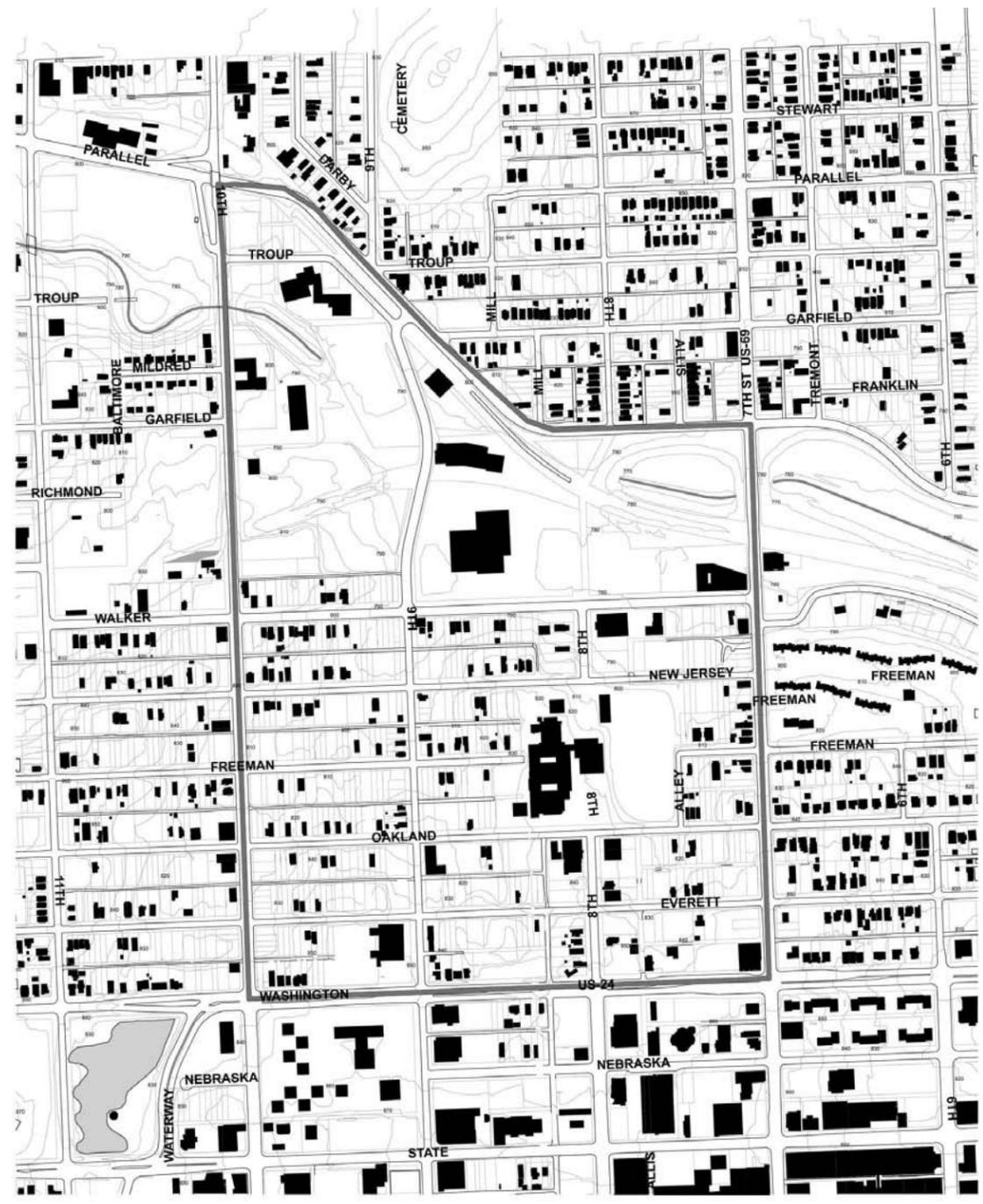


Legend
■ Neighborhood Boundary



The neighborhood of Douglass Sumner contains the historic community surrounding Sumner Academy and Douglass Elementary in Kansas City, Kansas. The Neighborhood is bounded on the east by 7th Street and on the west by 10th Street. The southern boundary is Washington Avenue; the northern boundary is Parallel Parkway.

Existing Building Footprints

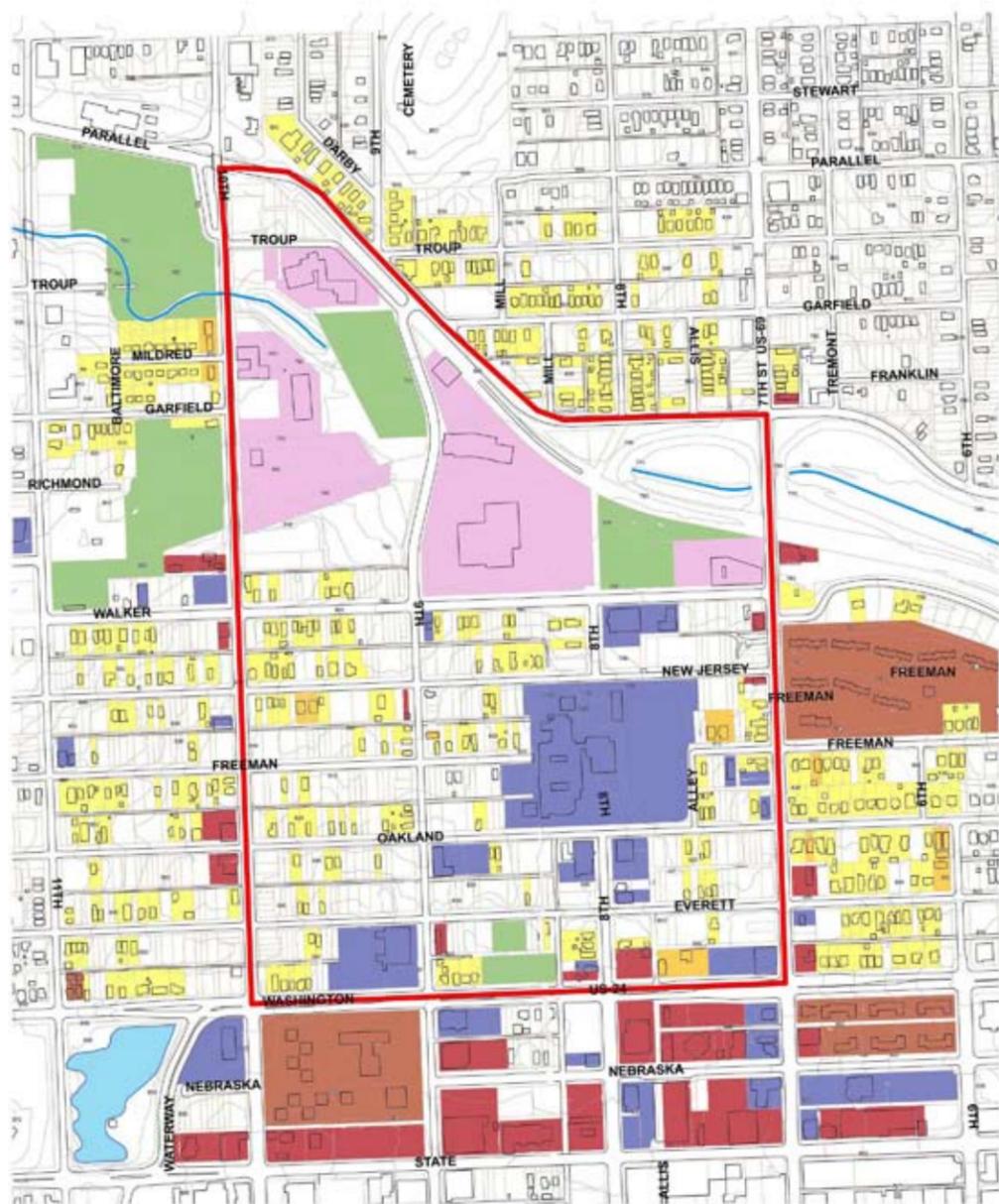


Legend
■ Building Footprint



EXISTING CONDITIONS BUILDING TYPES & ZONING

Existing Building Types

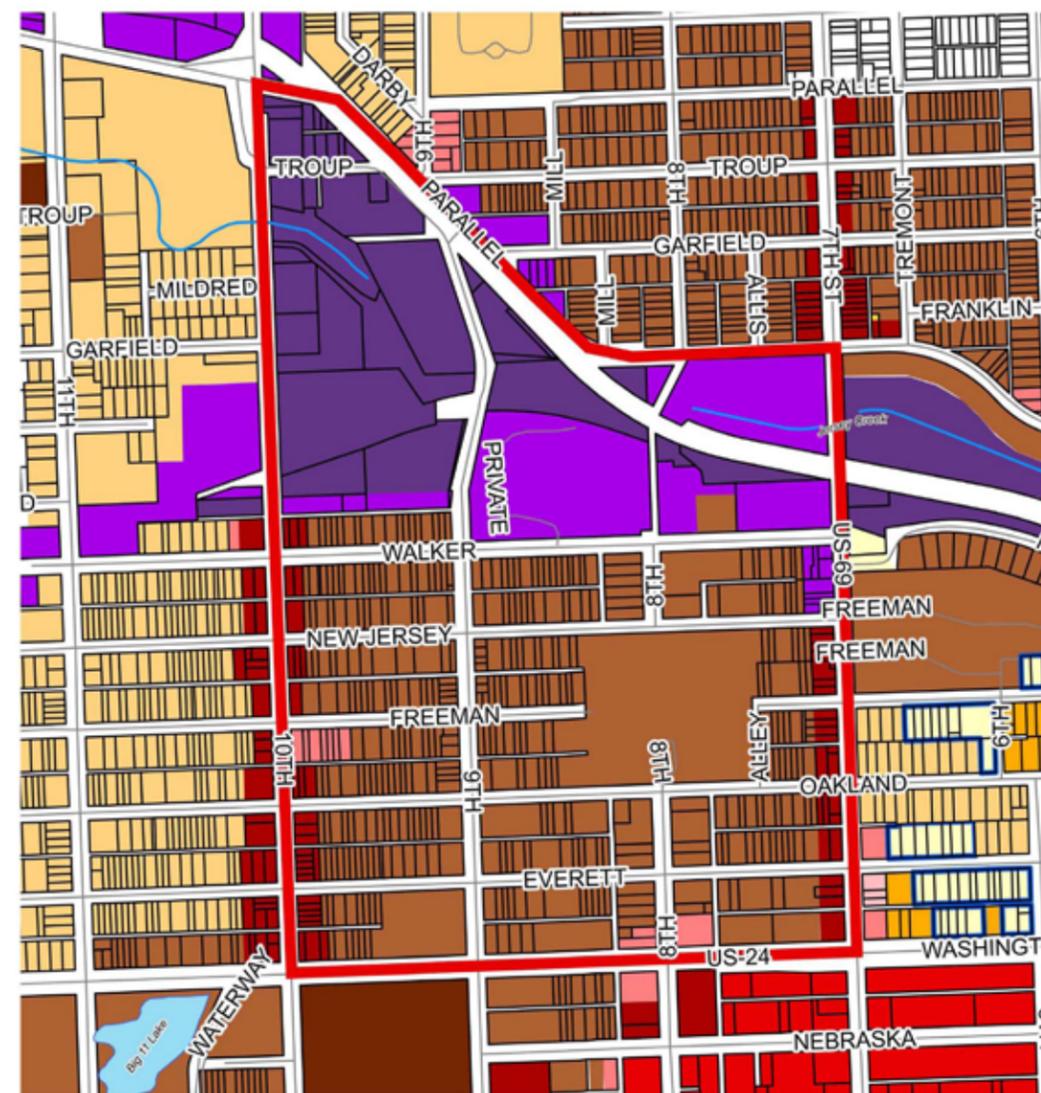


Legend

- Mixed-Use Building
- Small Commercial Building
- Apartment Building
- Duplex
- Single Family Detached House
- Civic Building
- Park
- Light Industrial



Existing Zoning



Zoning Legend

- | | | |
|---|---|---|
| AG | R-3 | C-0 |
| R | R-4 | C-1 |
| R-1 | R-5 | C-2 |
| R-1(B) | R-6 | C-3 |
| R-1A (Wyco) | R-M | C-D |
| R-2 | TND | M-1 |
| R-2(B) | B-P | M-2 |
| | | M-3 |

North



Disclaimer:
This map was created by The Urban Planning and Land Use Department of The Unified Government, Wyandotte County, Kansas City, Kansas. The information within this map is presented as a snapshot of the city's zoning at the time it was printed and shall not in any way be interpreted as the "Official Zoning Map". Furthermore, the information on this map shall not be used to author any contracts or exchanges.

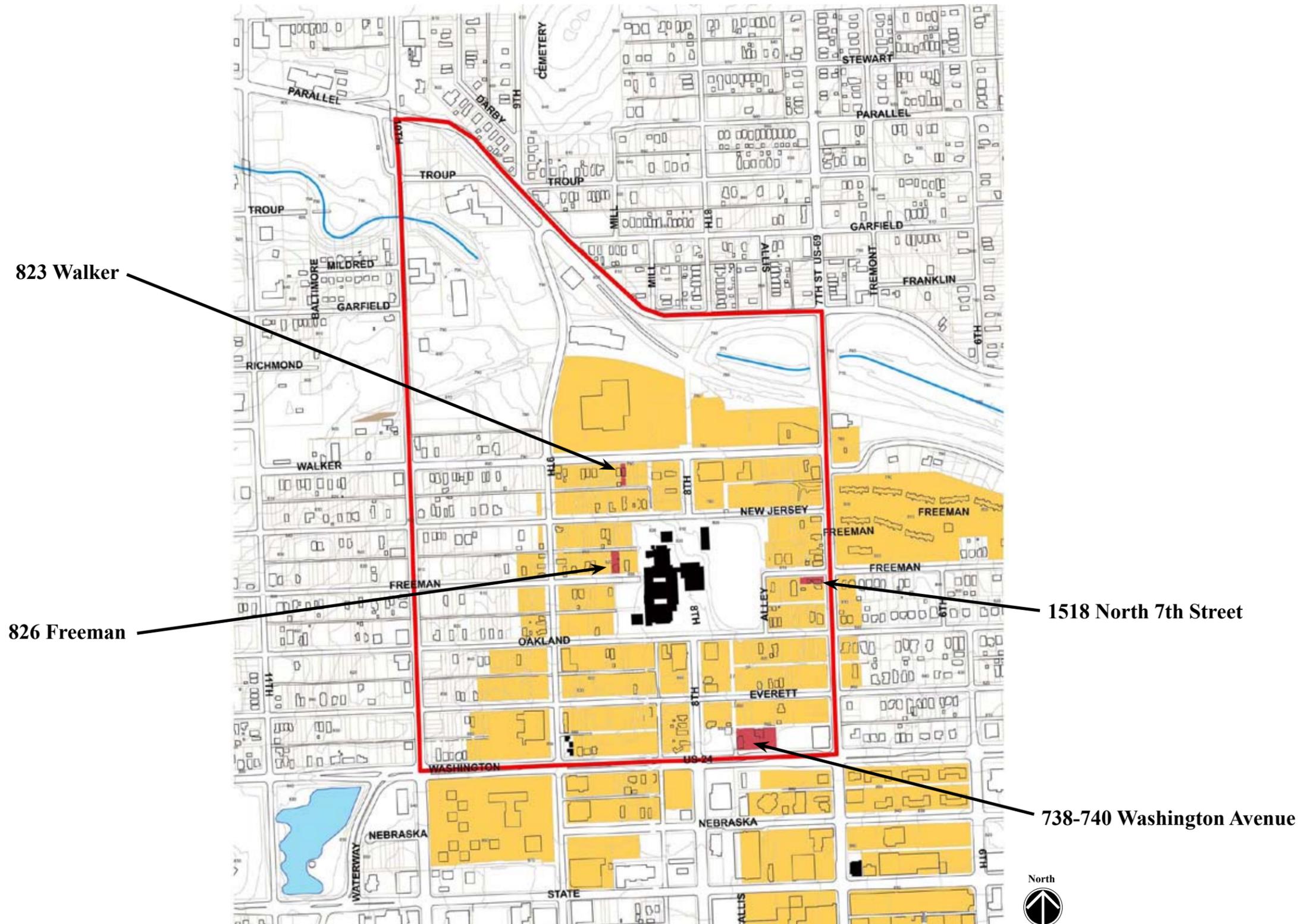
The Official Zoning Map can be viewed at the office of The Urban Planning and Land Use Department, 701 North 7th Street, Room 421.

The existing building types located on each lot in the neighborhood were recorded and compared to existing zoning.

EXISTING CONDITIONS HISTORIC LANDMARKS

Legend

- Historic Landmarks**
- Potentially Eligible for listing on the Historic Register**
- Parcels within 500' of an Historic Landmark**



Two Historic Landmarks currently exist within the neighborhood: Sumner Academy and the Dr. A. Porter Davis Residence. Any new construction within 500 feet of a historic landmark parcel must currently be reviewed by the State of Kansas Historic Preservation Office. This ensures that new development near the landmark does not adversely affect the historic quality of the existing landmark.

Four other properties within the neighborhood have been identified by the Kansas State Historical Society as being potentially eligible for listing on the national register.

EXISTING CONDITIONS OWNERSHIP & VACANT LOTS

Property Ownership



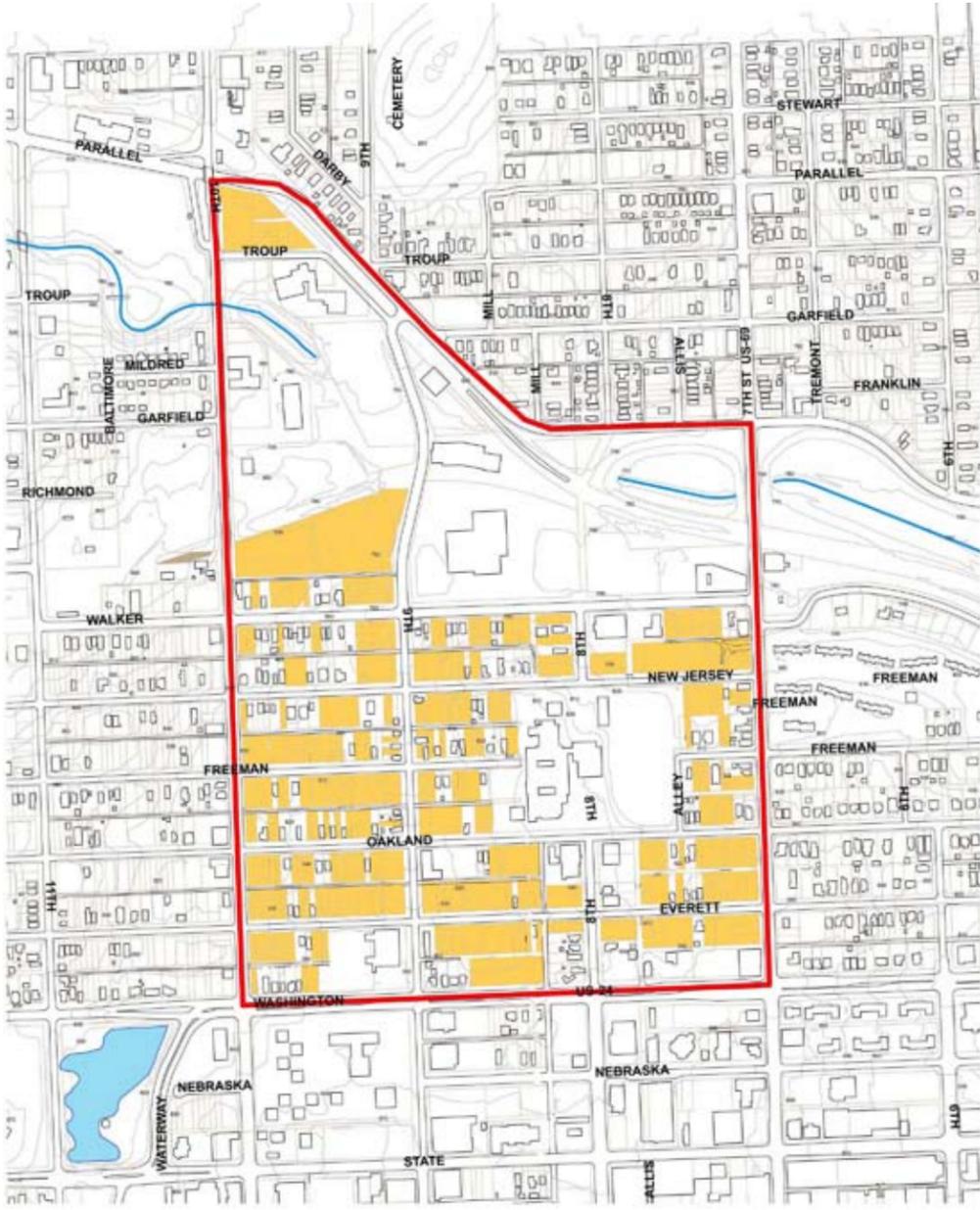
Legend

- Parks
- Unified Government
- Land Bank
- Tax Delinquent



A great deal of vacant lots currently exist within the neighborhood. Many of these vacant parcels are owned by the Unified Government, are in the Land Bank, or are tax delinquent.

Vacant Lots

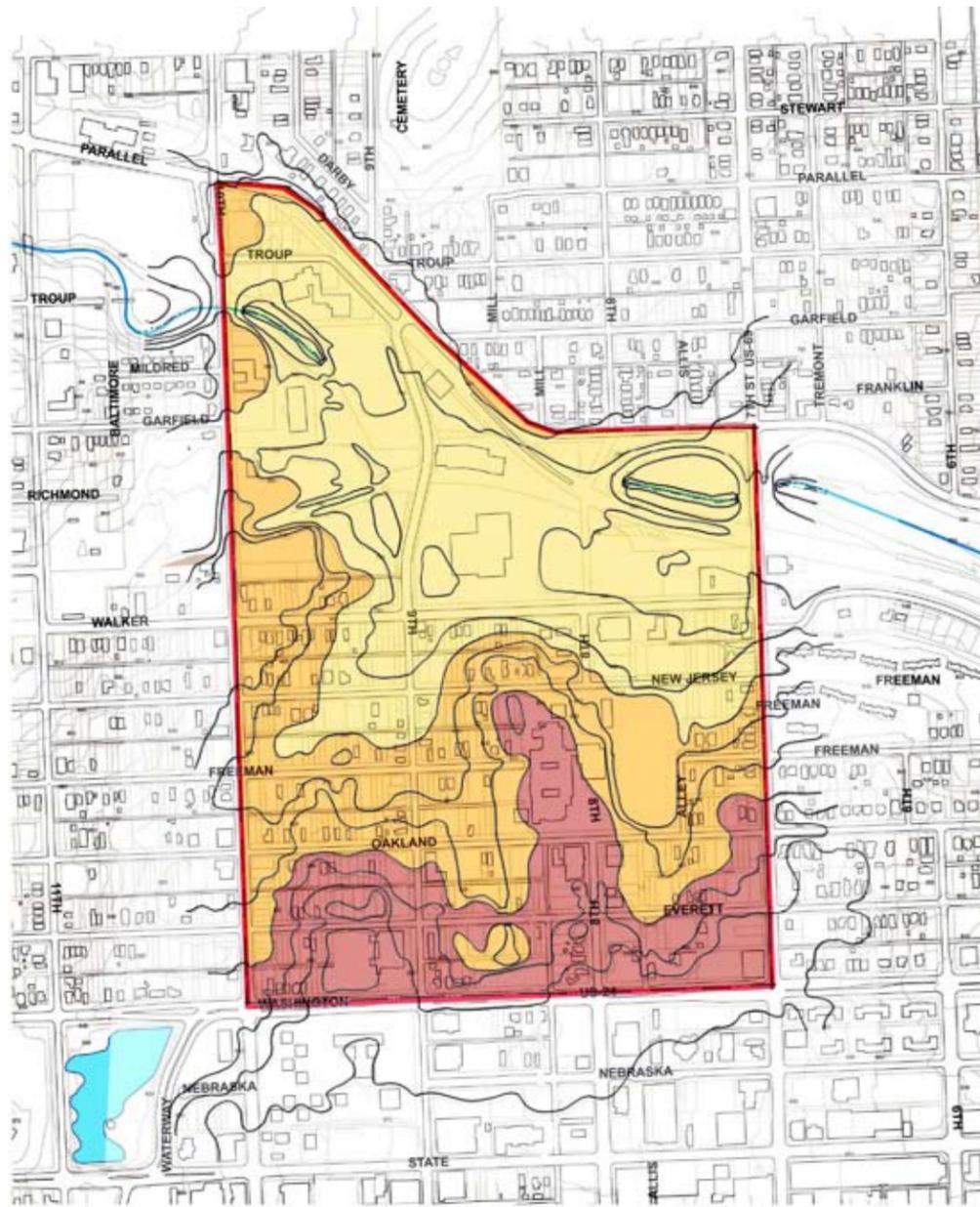


Legend

- Vacant Lots



Contour Analysis

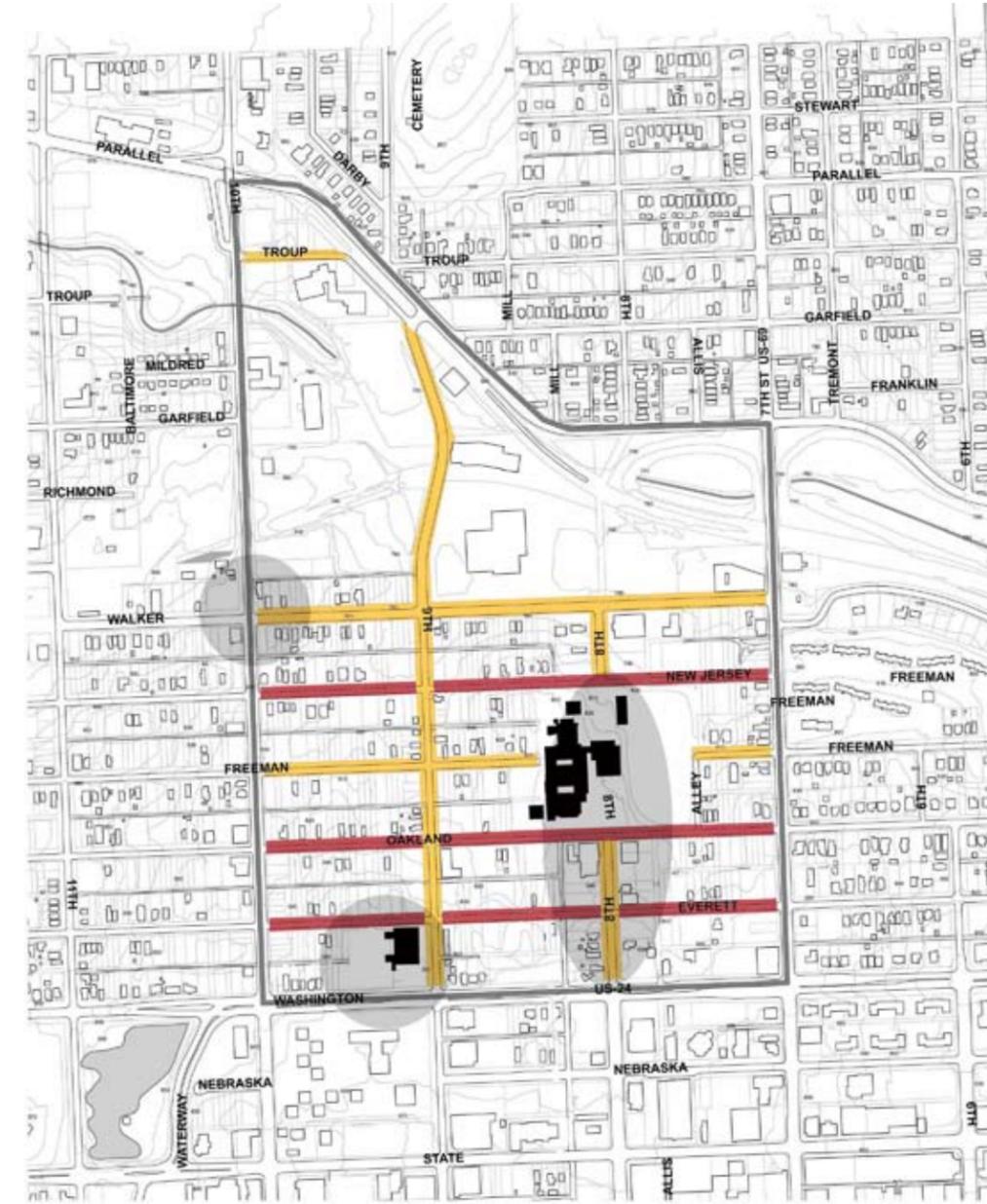


Legend

- 760-800 feet
- 800-830 feet
- 830-860 feet



Site Analysis



Legend

- One-Way Street
- Two-Way Street
- High Point/Ridge

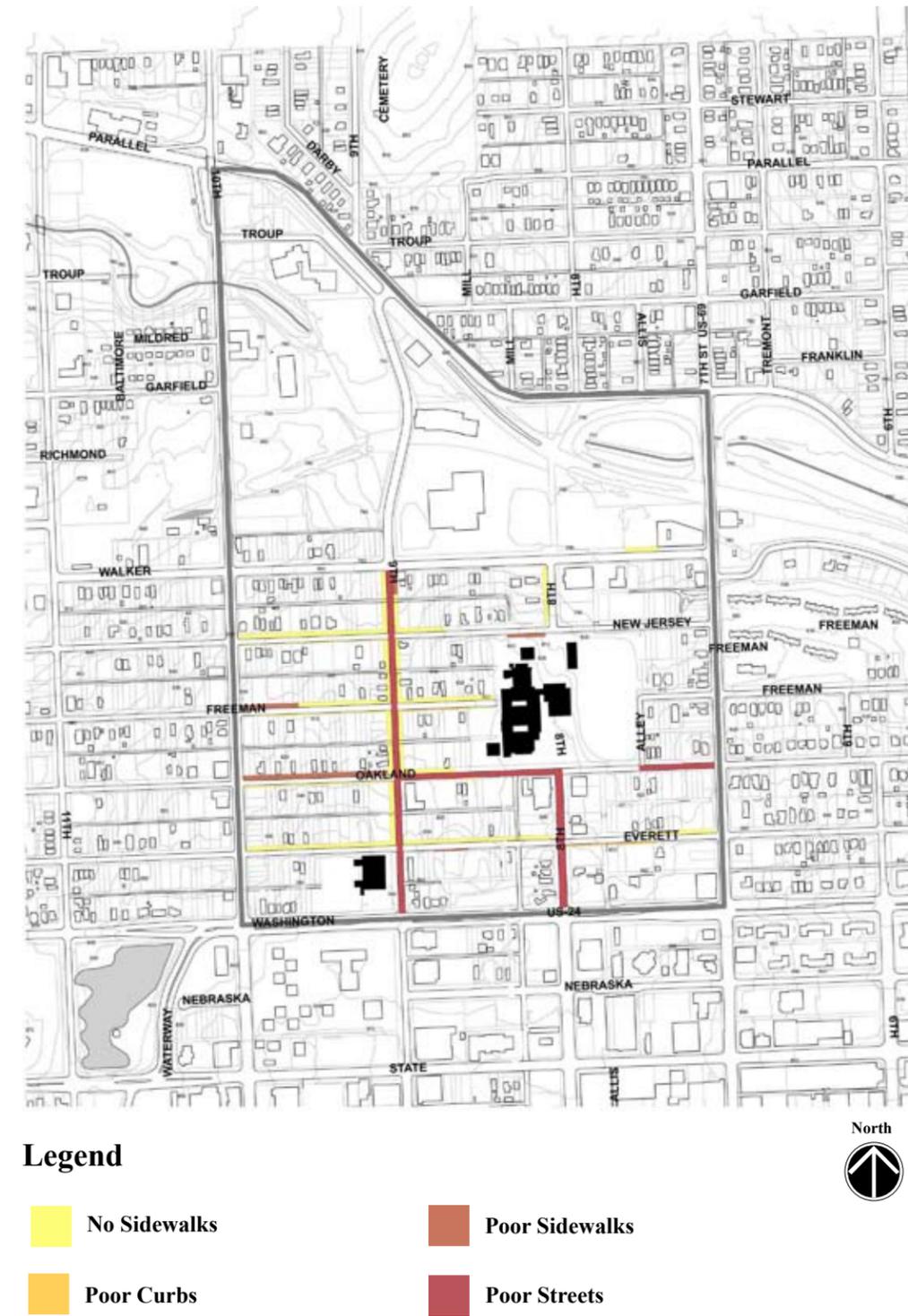


The high point of the neighborhood exists on its southern edge along Washington Avenue. Sumner Academy is located on a ridge that extends north from this higher southern edge. From Washington Avenue, the land slopes to the north down to Jersey Creek. Surrounded by parkland and light industrial uses, Jersey Creek flows through the north section of the neighborhood. New Jersey, Oakland, and Everett are one-way streets.

Sanitary Sewers



Infrastructure



The existing infrastructure was analyzed to help prioritize infrastructure improvements. A number of streets have sidewalk and curb issues that require attention. Further study by Public Works will determine the condition of the sewers

EXISTING CONDITIONS PARKS

**Heathwood Park
Baseball Field**



**9th and Parallel
Soccer Practice Field**



**Heathwood Park
Playground & Spray Fountain**



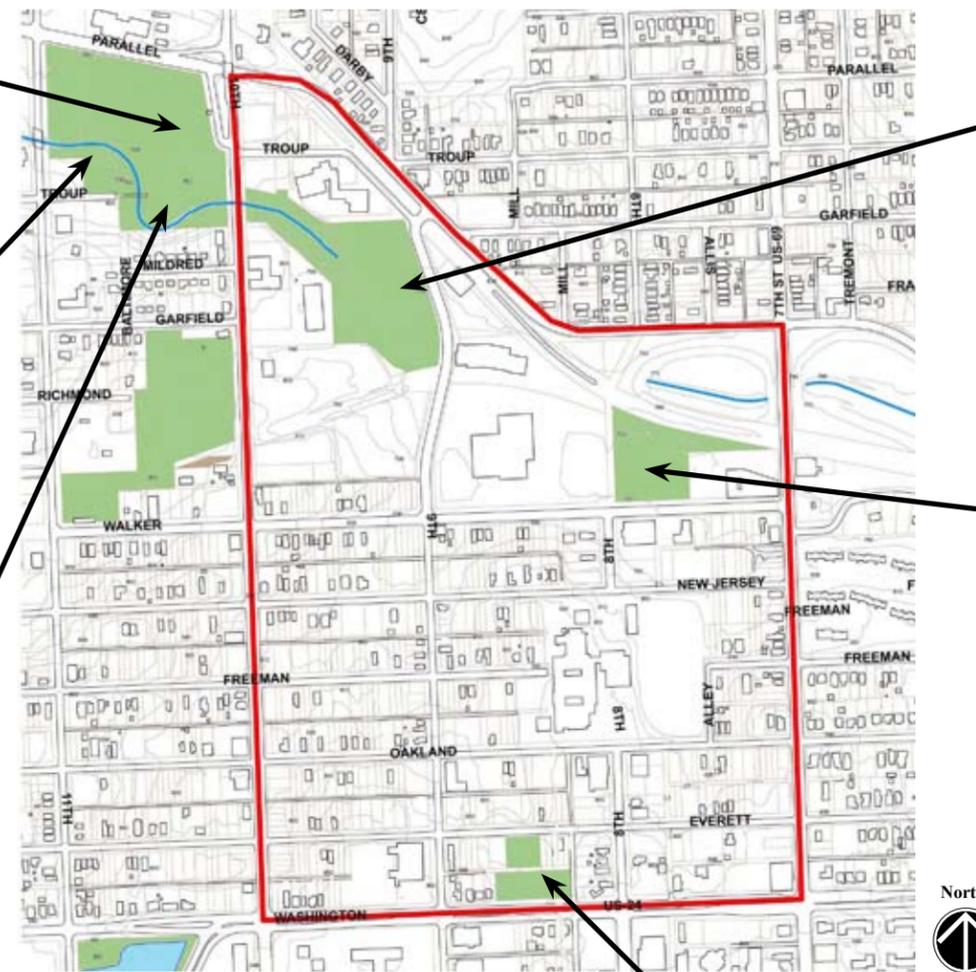
**8th and Walker
Playground**



**Heathwood Park
Old Pedestrian Bridge and Playground**



**Washington Park
Unused Parkland**



All of the developed parkland in Douglass-Sumner is located north of Walker Avenue and is primarily surrounded by light industrial uses. The Unified Government owns some parkland along Washington Avenue, but this park is unused, undeveloped, and is indistinguishable from the many vacant lots in the neighborhood.

EXISTING CONDITIONS CHURCHES

Full Gospel Holiness Church



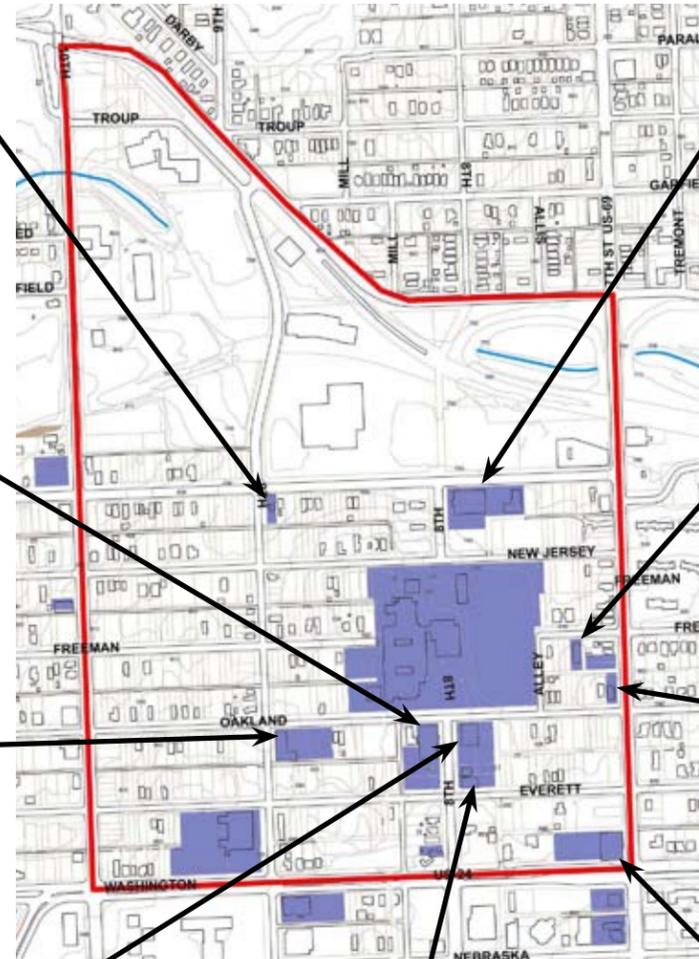
Eighth Street Baptist



Forest Grove Missionary Baptist



St. Peter's C.M.E.



Apostolic Church of Jesus Christ



Union Hill Missionary Baptist



Floods of Joy Missionary Baptist



Mt. Calvary Baptist



First Hmong Christian



The Douglass Sumner Neighborhood has a large number of churches. Many of these institutions own land within the boundaries of the neighborhood that they would like to develop for housing and community facilities. A number of the congregations would also like to build or expand their current worship spaces.

EXISTING CONDITIONS DOUGLASS ELEMENTARY



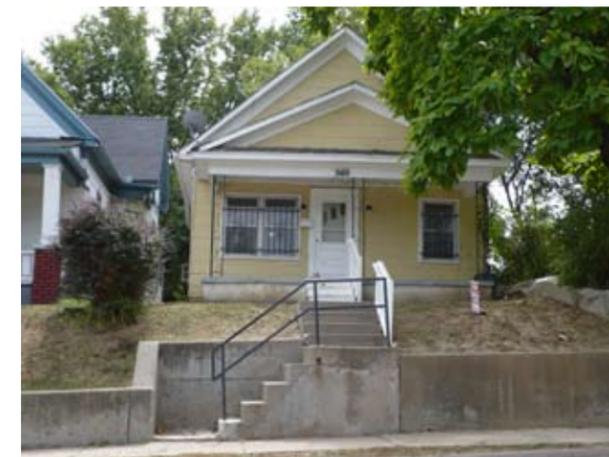
Douglass Elementary is built on the historic site of the original elementary school and Sumner High School at 9th and Washington Avenue. The current school building is located on the southwest corner of 9th and Everett. Parking is located on the street and in a surface lot on the northwest corner of 9th and Everett; play area for the school is located on a hard-surface area immediately west of the school building.

EXISTING CONDITIONS SUMNER ACADEMY



Sumner Academy of Arts and Sciences is located at 8th Street between Oakland and New Jersey. A track and football practice field are located immediately to the east of the school. The school also occupies some mobile classrooms immediately to the west and north of the school and would like to eventually replace that space with a permanent addition to the school building. Parking is located to the west and north of the school; student parking is shared with the Eighth Street Baptist Church at 8th and Oakland.

EXISTING CONDITIONS SINGLE FAMILY DETACHED HOUSES



Examples of existing neighborhood houses in good condition were documented to provide examples for new home construction. The homes have a variety of architectural styles, but share some common features such as front porches, elevated yards, and rear garages.

Building Types



Mixed-Use Building
(page 15)



Live/Work Townhouse
(page 15)



Mansion Apartment Building
(page 16)



Townhouse
(page 16)



Flat over Flat (Duplex)
(page 17)



Paired House (Duplex)
(page 17)



Single Family Detached House
(page 18)



Bungalow Court
(page 18)



Accessory Unit
(page 19)



Civic Building
(page 19)

The master plan proposes new residential and commercial development in key areas. The different commercial and residential structures are categorized as building types. Ten different building types are recommended for use in redeveloping Douglass Sumner:

- Mixed-Use Building
- Live/Work Townhouse
- Mansion Apartment Building
- Townhouse
- Flat over Flat (Duplex)
- Paired House (Duplex)
- Single Family Detached House
- Bungalow Court
- Accessory Unit
- Civic Building

Examples of these building types are shown in this precedent analysis. These images were collected from both Douglass-Sumner and newly constructed neighborhoods that have similar characteristics to the Douglass-Sumner Neighborhood (*refer to page 20*).

To ensure that new development fits well with the surrounding neighborhood, it is recommended that the buildings constructed reflect the traits depicted in this precedent analysis.

MIXED-USE BUILDING LIVE/WORK TOWNHOUSE



Mixed-Use Building Examples

A mixed-use building is a building that combines retail, commercial, or service uses with residential or office use in the same building or on the same lot.



Live/Work Townhouse Examples

A Live/Work Townhouse is a townhouse unit that contains, to a limited extent, a commercial component. A Live/Work Townhouse is a "for sale" unit on its own lot with the commercial component limited to the ground level.



MANSION APARTMENT TOWNHOUSE



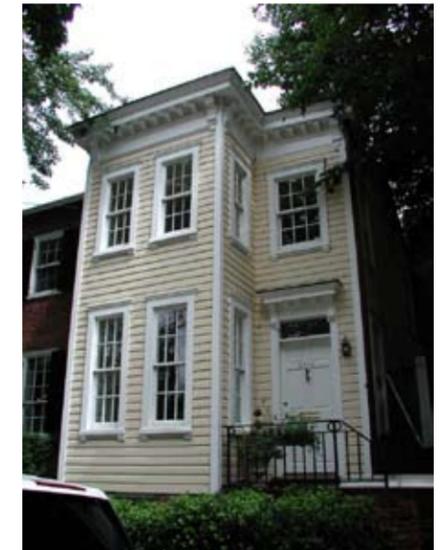
Mansion Apartment Building Examples

A Mansion Apartment Building is a structure that contains more than two dwelling units on one lot.



Townhouse Examples

A Townhouse is a dwelling unit attached by a common wall to another dwelling unit. A Townhouse is generally a “for sale” unit, from ground to roof, with no units above or below.



FLAT OVER FLAT (DUPLEX) PAIRED HOUSE (DUPLEX)



Flat over Flat (Duplex) Examples

A Flat over Flat is a structure with two dwelling units placed one above the other.



Paired House (Duplex) Examples

A Paired House is a structure with two dwelling units placed beside the other, sharing a common wall.



SINGLE FAMILY DETACHED HOUSE BUNGALOW COURT



Single Family Detached House Examples

A Single Family Detached House is a dwelling unit on its own lot, detached from structures on other adjoining lots.



Bungalow Court Examples

A Bungalow Court is a group of structures that share a common lawn. Typically, single family detached houses face each other across the common lawn instead of across a street. The common lawn typically provides pedestrian access to and from the public street.





Accessory Unit Examples

An accessory unit is a dwelling unit that is located over a garage on the same lot premises as the main structure.



Civic Building Examples

A civic building is a structure that is specifically designed to serve civic functions dedicated to arts, culture, religion, government, recreation, transit, or parking.



10 Principles of Neighborhood Design

The Design Charrette developed a master plan for the Douglass-Sumner Neighborhood. In contrast to many subdivisions currently under development, Douglass-Sumner exhibits the traits typical of the traditional neighborhood built before World War II. To reinforce and protect these characteristics, the master plan follows these 10 principles for the future planning and development within Douglass-Sumner.

1. The neighborhood should have a discernible center, such as a main street or public square or green, typically bordered by civic buildings, shops, and/or residences. This does not currently exist in the neighborhood.

2. The neighborhood should have a variety of dwelling types. These should take the form of houses, townhouses, apartment buildings, and flats-above-stores, so that the young and the old, singles and families, the poor and the wealthy, can all find places to live within the neighborhood. A small ancillary building should be permitted and encouraged within the backyard of each house. In addition to providing parking, this small building could be used as one rental unit of housing or as a place to work.

3. The neighborhood should have concentrations of civic, institutional, and commercial activity embedded within it, not isolated in remote, single-use complexes. Schools should be sized and located to enable children to walk or bicycle to them.

4. Dispersed throughout the neighborhood should be a range of parks, from tot-lots and village greens to ballfields and greenbelts. Houses and buildings should front on these parks to increase security and fully incorporate the parks into the neighborhood. Paths, trails, and sidewalks should connect these parks with each other.

5. The neighborhood should reinforce its current network of streets, so that there are alternate routes to most destinations. This permits most streets to be smaller with slower traffic, and to have parking, trees and sidewalks. Such streets are equitable for both vehicles and pedestrians, encourage walking, and reduce the number and length of automobile trips. The neighborhood should resist any elimination of streets or the conversion of streets from two-way traffic to one-way traffic.

6. The neighborhood should place its buildings close to the street, so that streets and squares are spatially defined as 'outdoor rooms'. This creates a strong sense of the neighborhood's centers and streets as places, and of the neighborhood itself as a place.

7. The neighborhood should continue to utilize its streets for parking. Parking lots and garages should rarely, if ever, front the streets, and should be relegated to the rear of the lot and be accessed by alleys.

8. The neighborhood should reserve its prominent sites for civic buildings and community monuments. Buildings for education, religion, culture, and government should either terminate street vistas or front neighborhood centers.

9. The neighborhood should design its architecture and landscape to reflect its local climate, topography, history, and building practice.

10. The neighborhood should affirm the continuity and evolution of human society by preserving and renewing its historic buildings and districts.



The master plan for Douglass Sumner envisions developing the neighborhood primarily with new housing. Detached single family houses will form the center core of the neighborhood; attached housing such as duplexes and townhouses are built on a few streets along the edges of the neighborhood. Commercial development for the neighborhood occurs primarily along the edges of the neighborhood at 8th and Washington, 10th and Oakland, and 7th and New Jersey.

New greens or parks are located in areas where new residential construction can easily cluster and serve as centers of new development.

A new street off of Washington Boulevard is built just west of 8th Street on land that is currently vacant. This provides the nucleus for the first phase of new construction around an attached green.

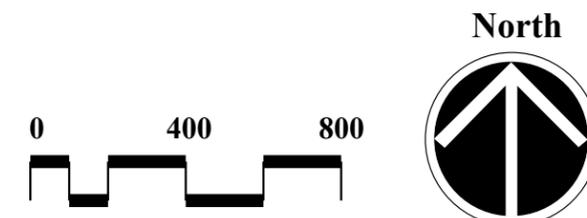
The plan includes the creation of a neighborhood park along the west side of 9th street just north of Douglass Elementary. This park would not only provide a play area and playground for the neighborhood, but would be used as the playground for Douglass Elementary on school days.

Finally, a number of improvements to Sumner Academy are included. Key elements are a classroom addition to the north of the building, track and football field renovation to allow for both home and night competition, and a new soccer field just west of the school on the east side of 9th street between Oakland and Freeman.



The master plan envisions that new development for Douglass-Summer will be targeted in identified nodes or “villages”. Instead of dissipating limited available resources over a large area, a small area within the neighborhood will be built within a short period of time and provide a sense of completion and success. These “villages” are centered around a public amenity such as new green or park.

After the major completion of one node or “village”, construction moves to another “village”. It is anticipated that construction and renovation by home and landowners surrounding these nodes will occur as new residential development succeeds within the “villages”.





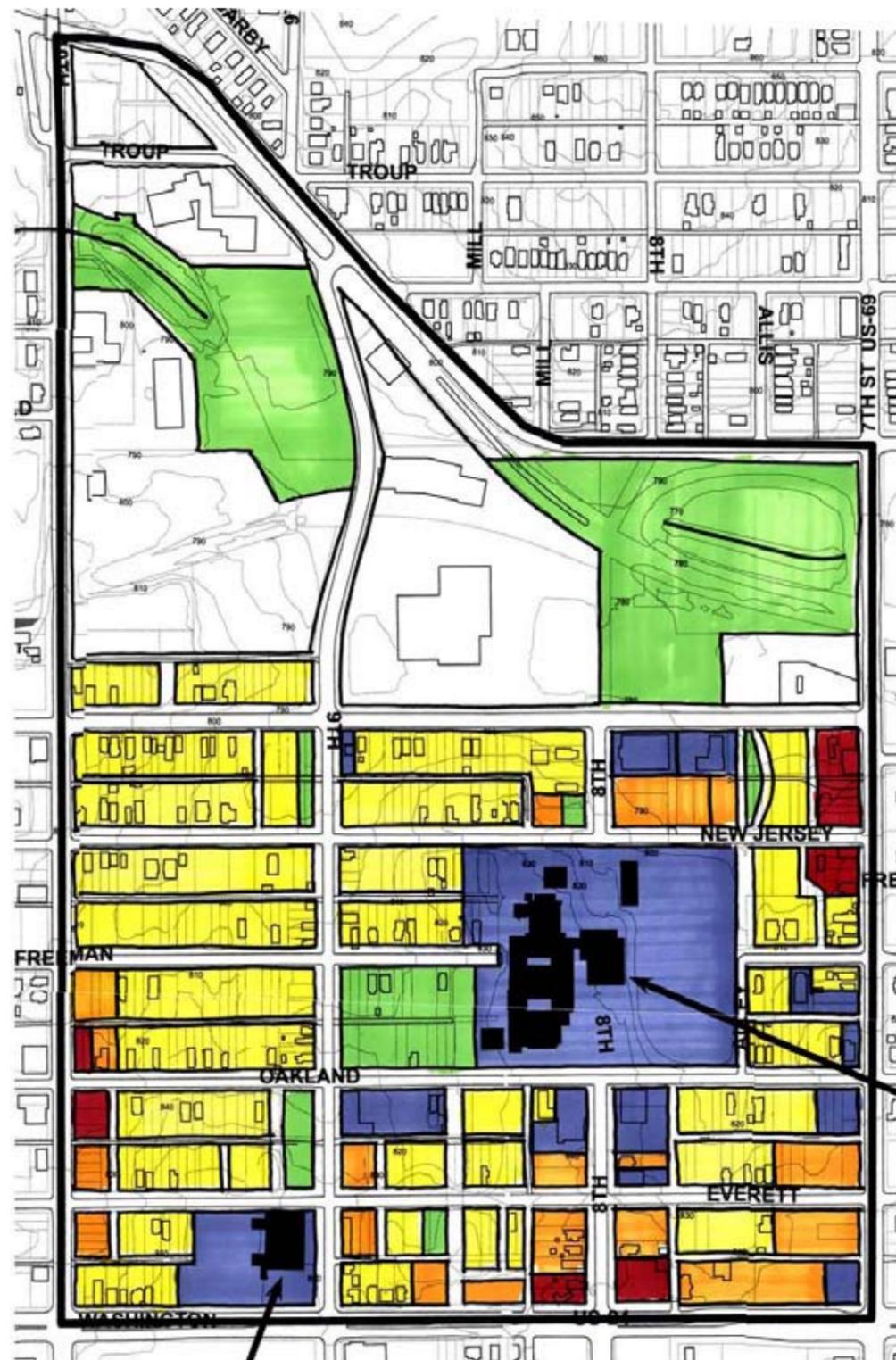
Legend

- Phase 1**
8th Street Terrace
- Phase 2**
Douglass Park
- Phase 3**
9th Street Green
- Phase 4**
7th & Everett
- Phase 5**
7th & New Jersey
- Phase 6**
8th Street

Phasing for new construction is based around the concept of development nodes or “villages”. Phase one would occur around the area of the new street and green constructed along 8th Street Terrace. After completion of this phase, activity would move immediately to the west around Douglass Park.

Likewise, after the completion of Douglass Park, major construction activity would move in sequence to 7th and Everett, 9th Street Green, 7th and New Jersey, and 8th Street.

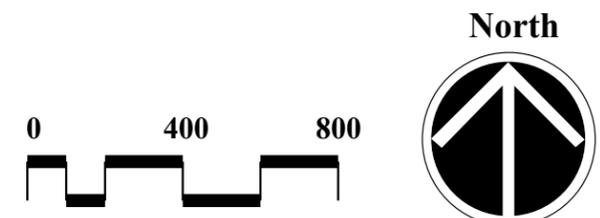




Legend

- T-5
- T-4
- T-3
- CB
- CS

A preliminary regulating plan was developed during the charrette based on the master plan. The regulating plan envisions how Douglass-Sumner would be coded if the neighborhood's zoning classification was changed to a TND (Traditional Neighborhood Design) District. Further exploration of zoning is a key implementation item.





Typical Neighborhood Street



New Houses overlooking the Football Field



Douglass Park

Image to be added at a later date.

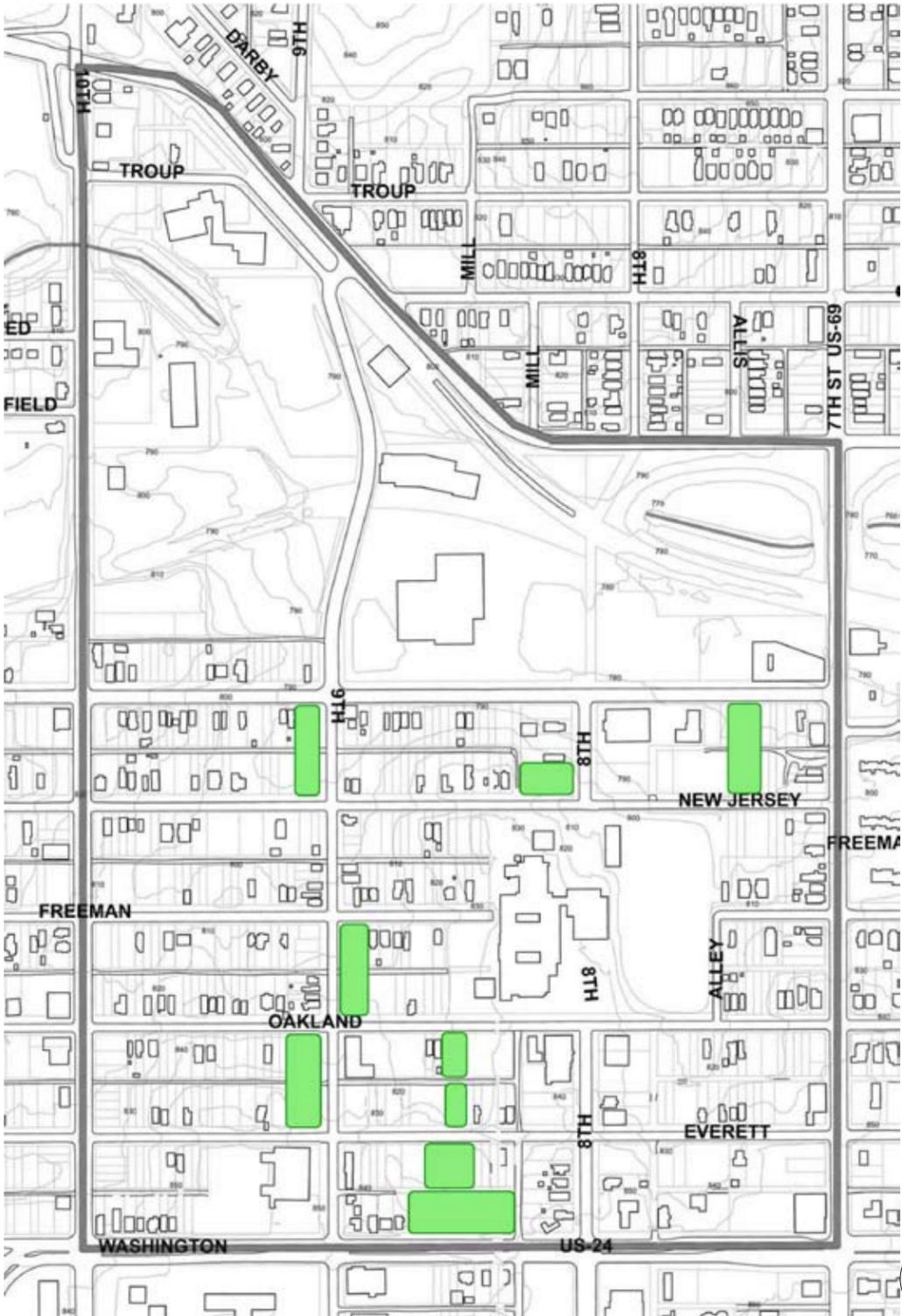


Typical New Houses with Porches



Typical New Houses with Porches

Possible Park or Community Green Sites

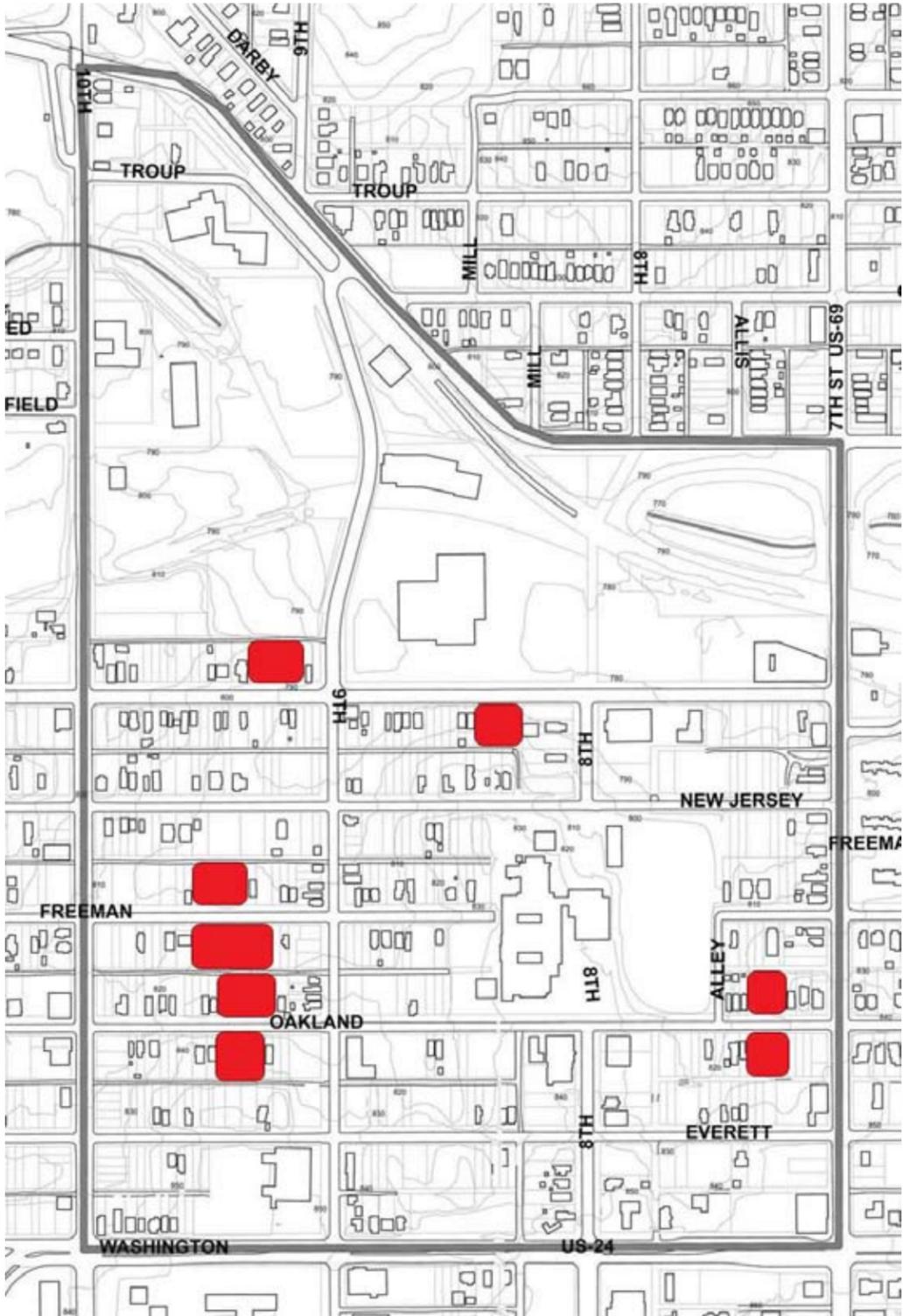


Specific sites within the neighborhood were identified as having the potential for use as public parks or community greens. These parks could be owned by the Unified Government but be maintained by the Neighborhood Association. *It is not intended that all of these potential park sites would be developed into parks.*

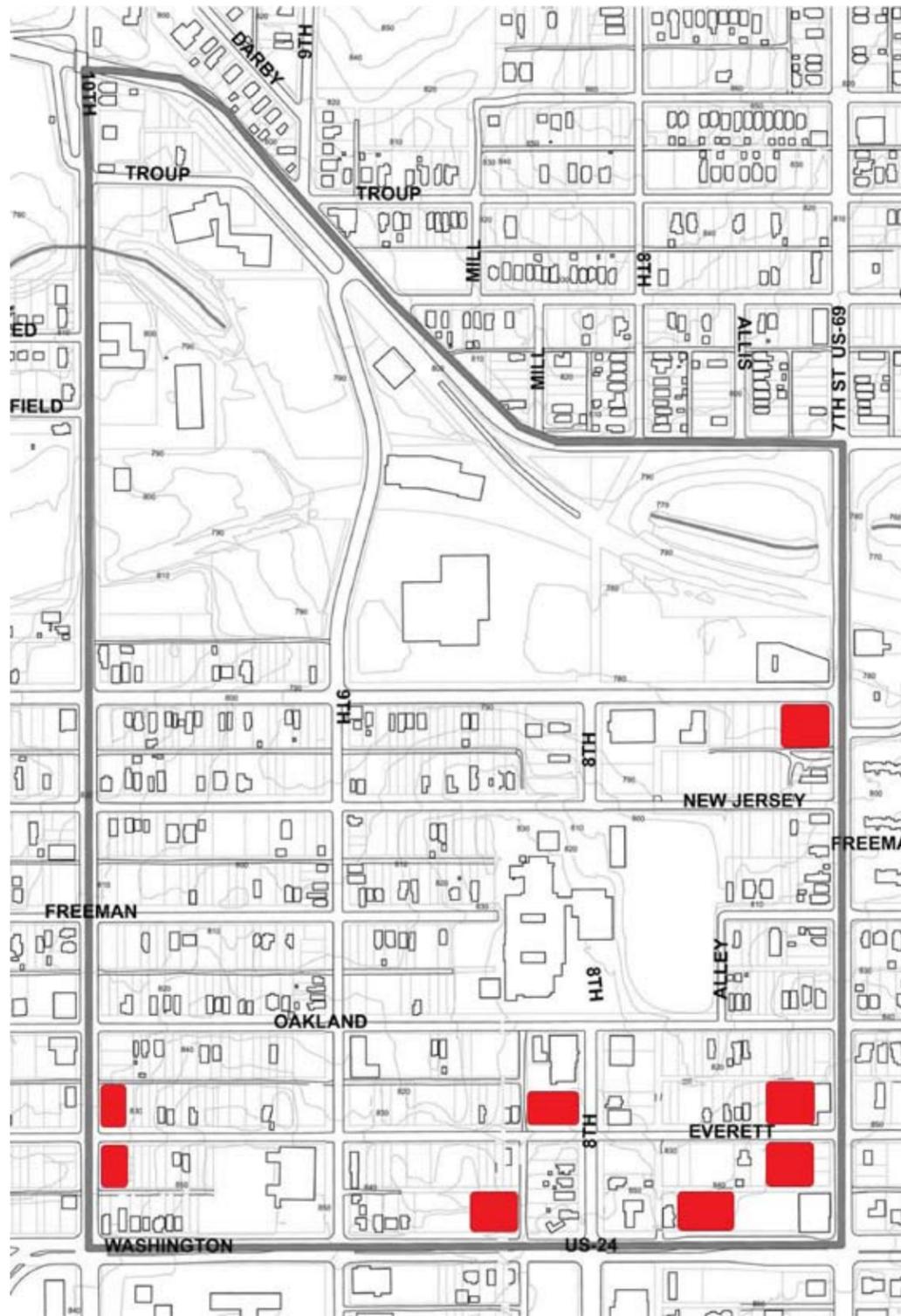
Likewise, specific sites were identified as having potential use for Bungalow Court development.

Sites were selected due to location in the neighborhood, current property ownership, and current building locations.

Possible Bungalow Court Sites



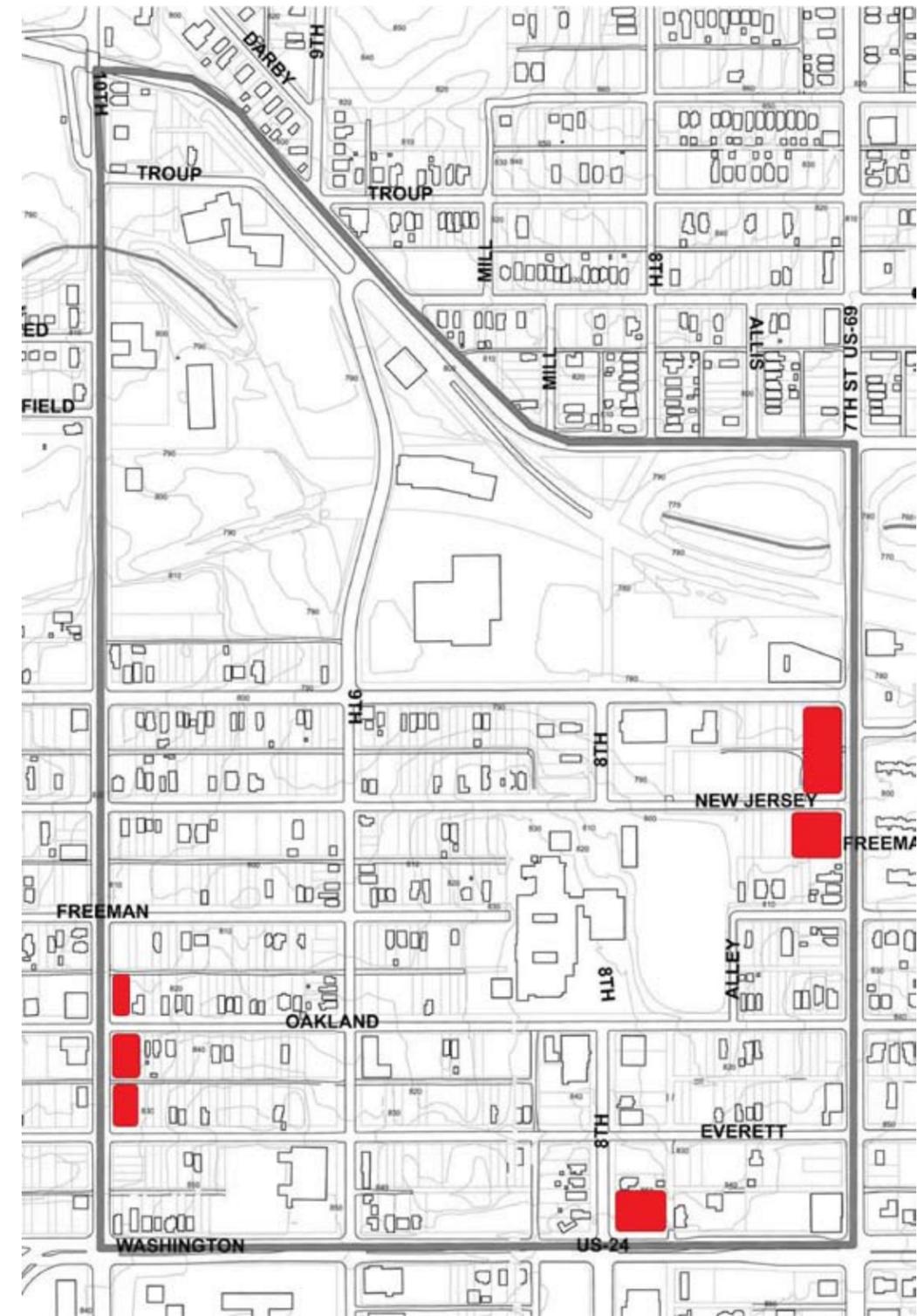
Possible Townhouse Sites



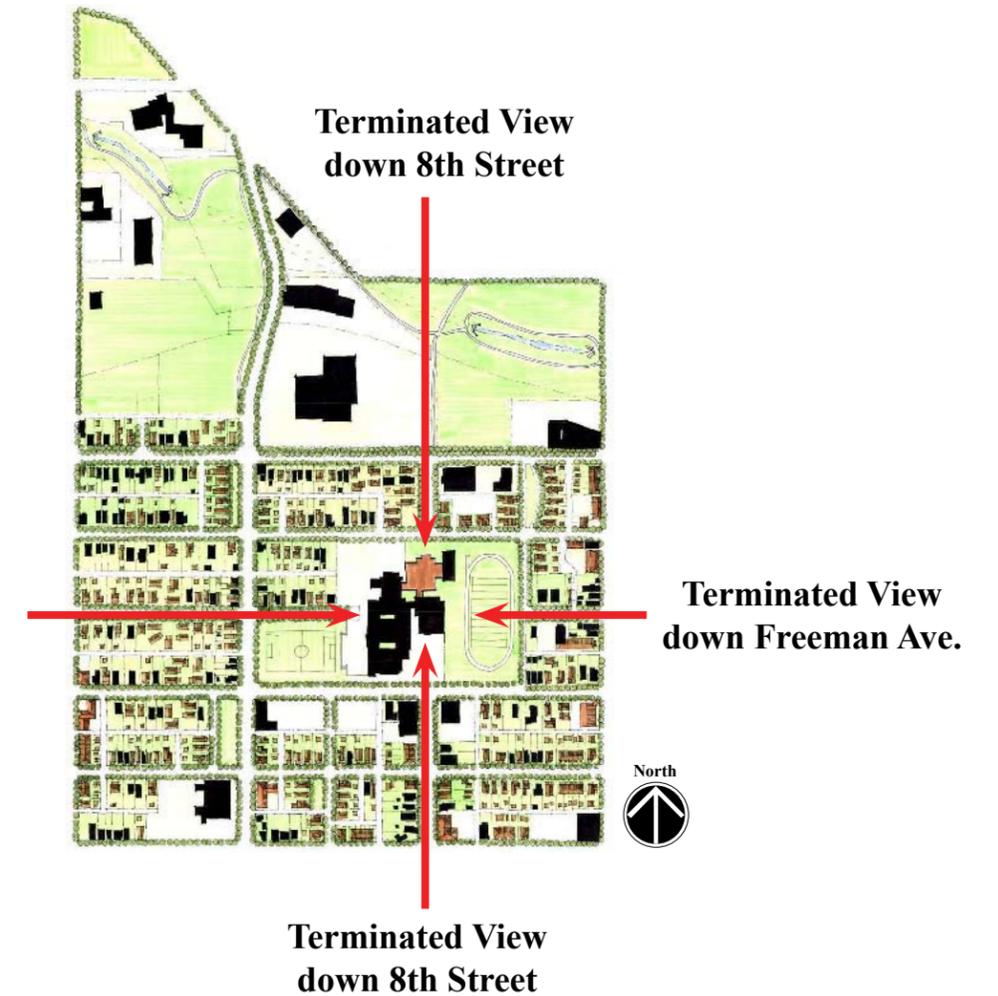
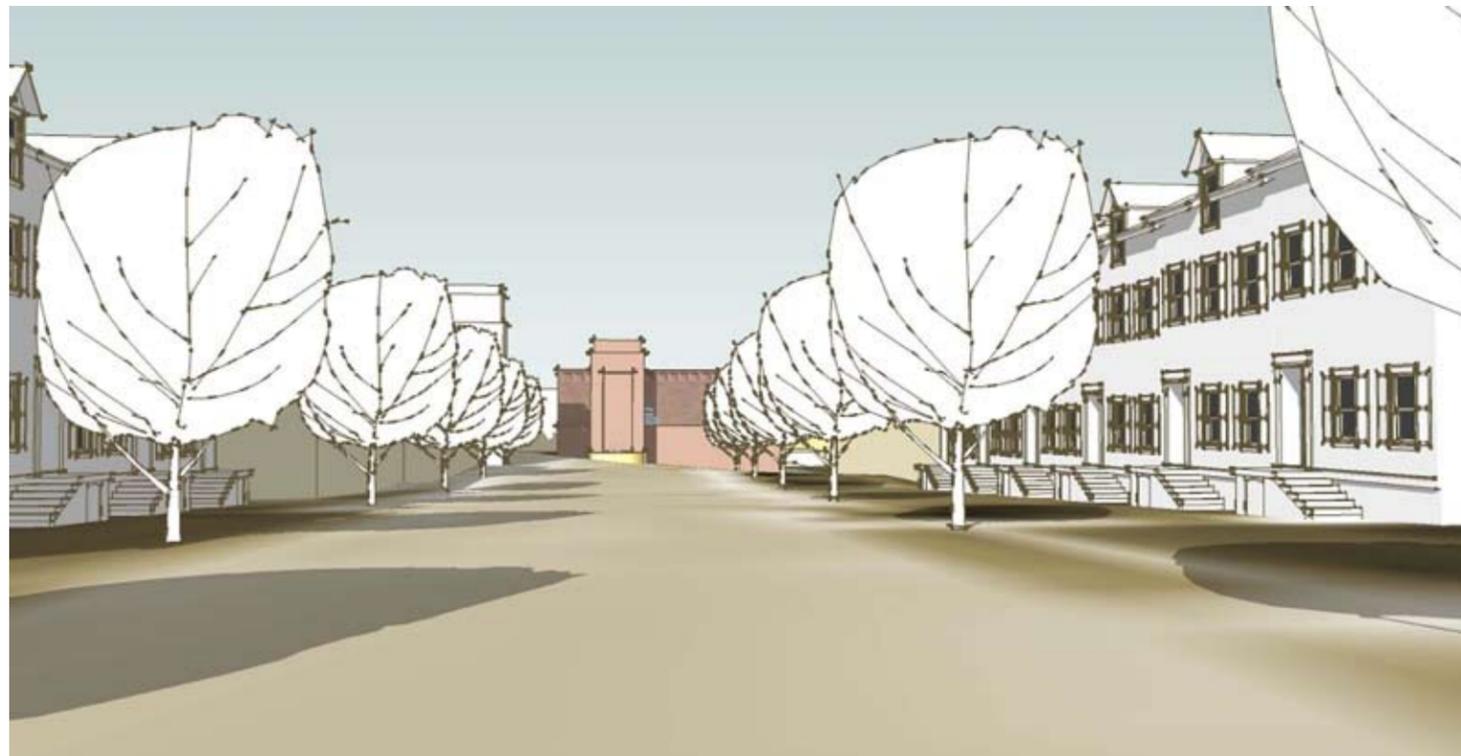
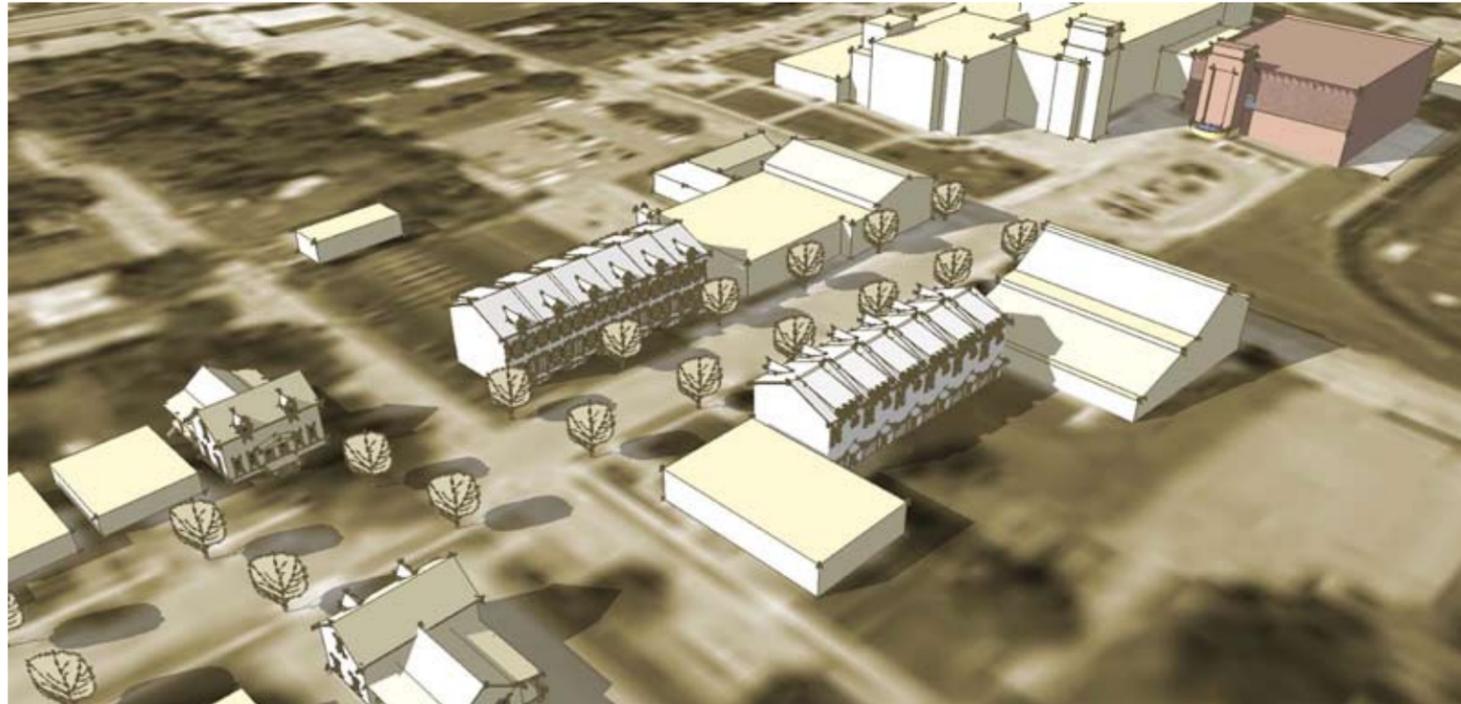
Specific sites within the neighborhood were identified as having the potential for use as townhouses, live-work townhouses, or mixed-use buildings.

Sites were selected due to location in the neighborhood, current property ownership, and current building locations.

Possible Mixed-Use or Live/Work Townhouse Sites

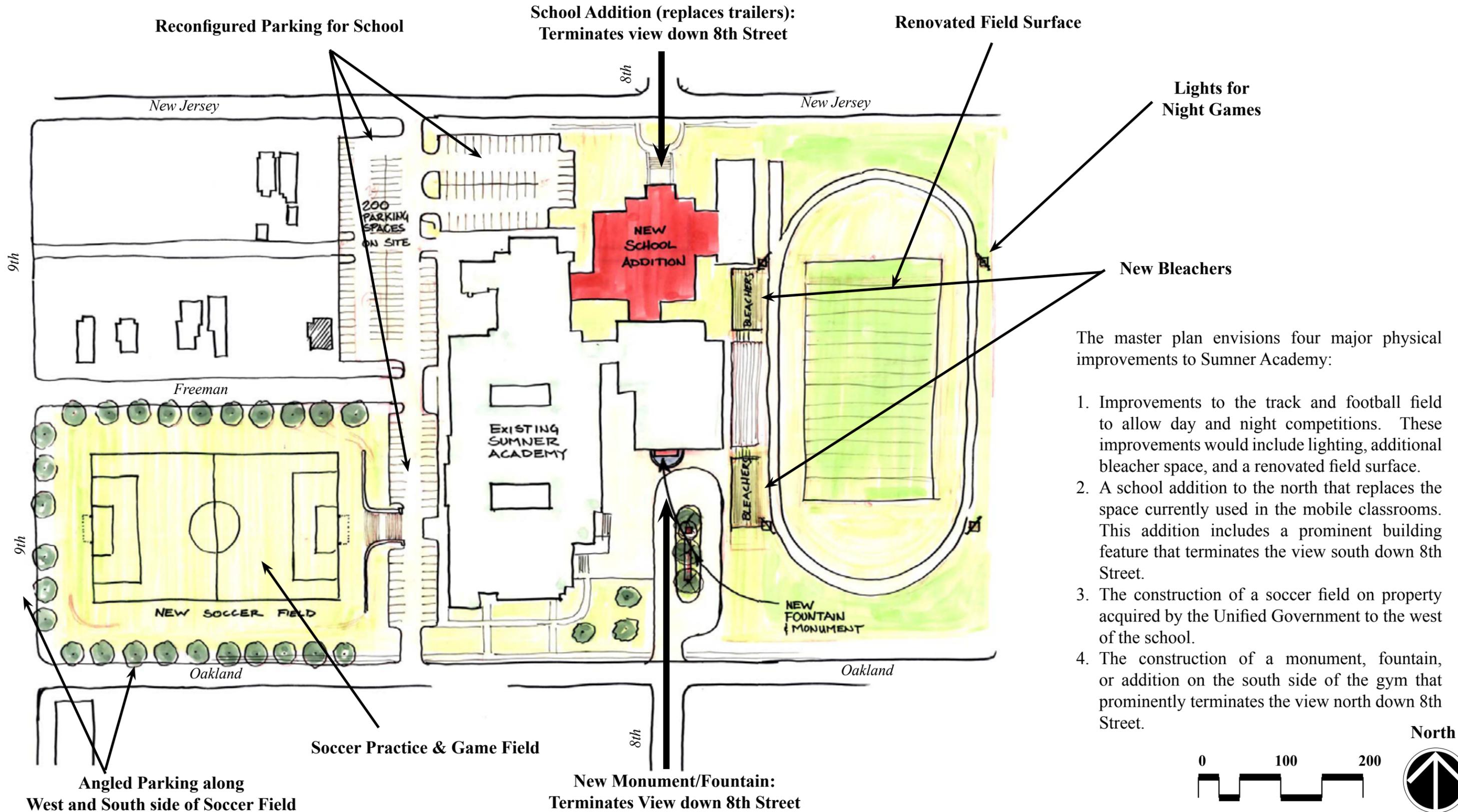


Views down 8th Street- Terminated by Sumner Academy



Sumner Academy holds a commanding physical presence within the neighborhood. The school building itself terminates the views down 8th Street and Freeman Avenue from both directions.

Future improvements to Sumner Academy should provide pleasing and prominent terminations for the view down 8th Street and Freeman Avenue.



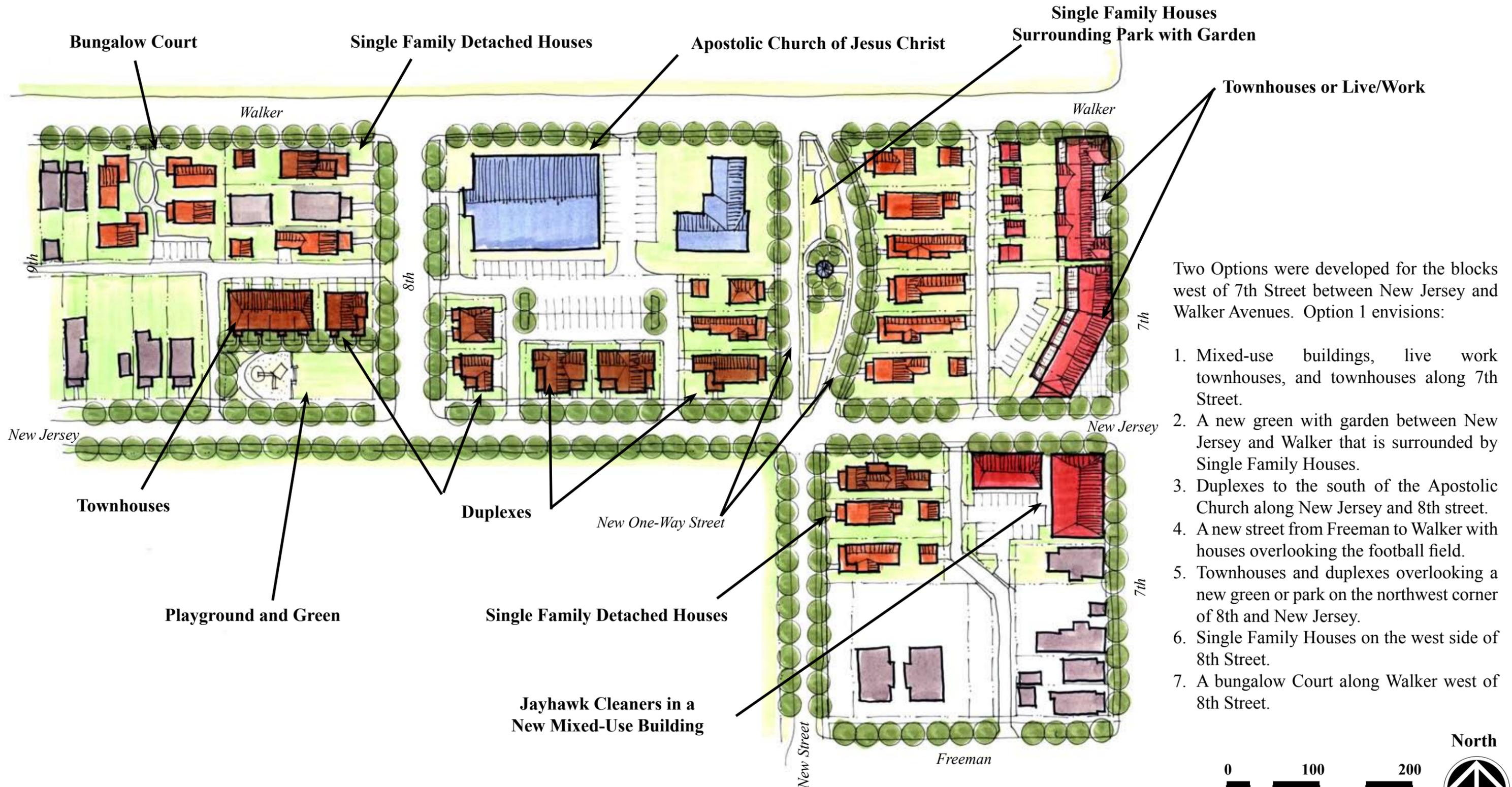
DOUGLASS ELEMENTARY & DOUGLASS PARK



The master plan envisions a new park or green located along the west side of 9th Street between Everett and Oakland. This park would be used by both the elementary school and the neighborhood residents. New houses would be constructed overlooking the park. This plan includes three major physical improvements to Douglass Elementary:

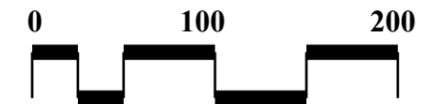
1. The play area for Douglass Elementary is relocated to Douglass Park.
2. The current parking area north of Everett used by the school is relocated to the west of the school.
3. An improved hard-surface play area is retained on the west side of the school.

7TH & WALKER OPTION 1

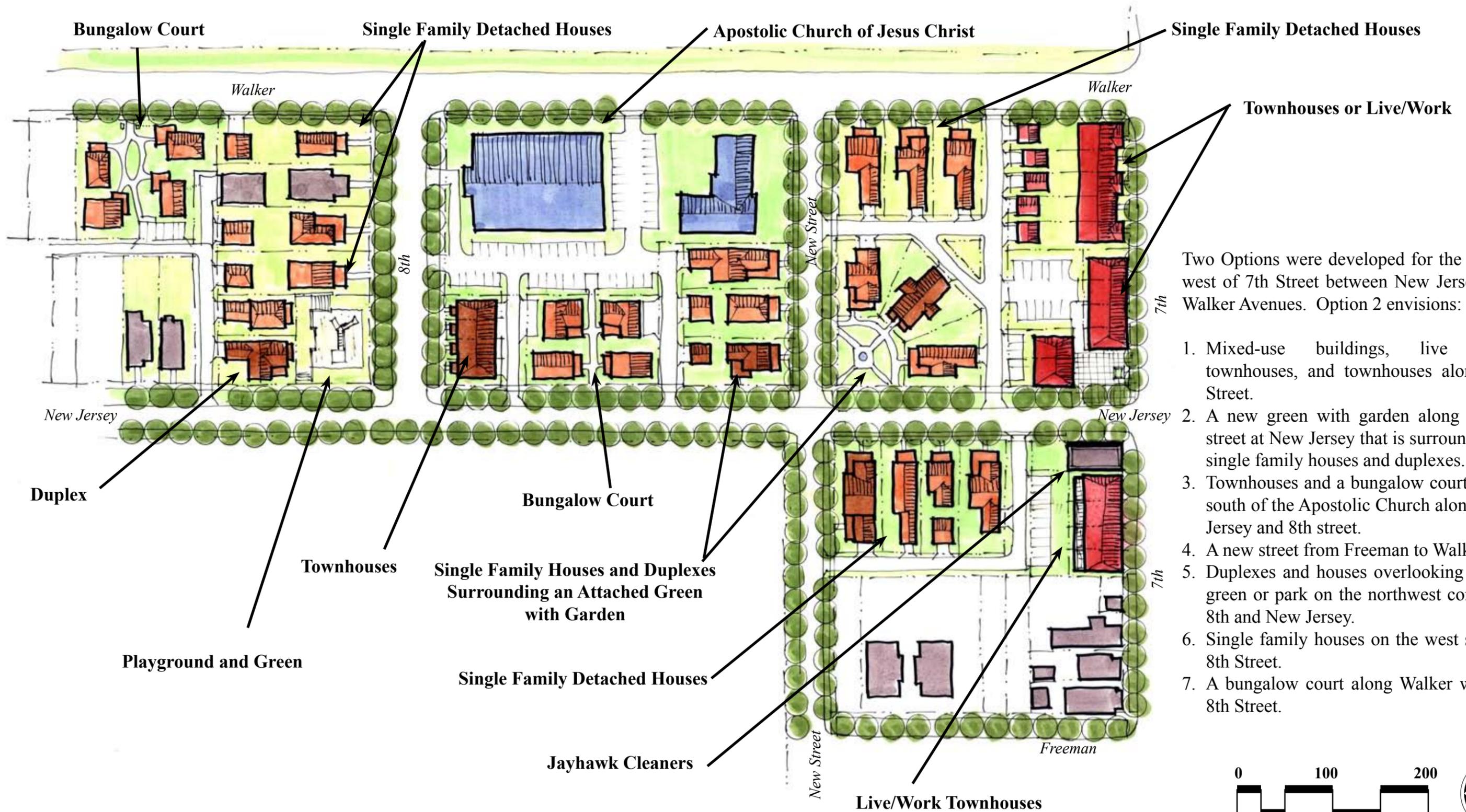


Two Options were developed for the blocks west of 7th Street between New Jersey and Walker Avenues. Option 1 envisions:

1. Mixed-use buildings, live work townhouses, and townhouses along 7th Street.
2. A new green with garden between New Jersey and Walker that is surrounded by Single Family Houses.
3. Duplexes to the south of the Apostolic Church along New Jersey and 8th street.
4. A new street from Freeman to Walker with houses overlooking the football field.
5. Townhouses and duplexes overlooking a new green or park on the northwest corner of 8th and New Jersey.
6. Single Family Houses on the west side of 8th Street.
7. A bungalow Court along Walker west of 8th Street.

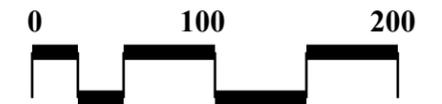


7TH & WALKER OPTION 2



Two Options were developed for the blocks west of 7th Street between New Jersey and Walker Avenues. Option 2 envisions:

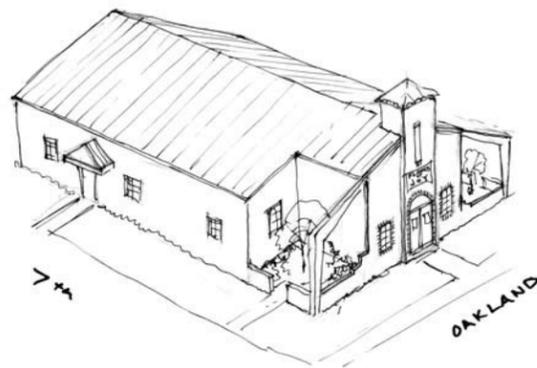
1. Mixed-use buildings, live work townhouses, and townhouses along 7th Street.
2. A new green with garden along a new street at New Jersey that is surrounded by single family houses and duplexes.
3. Townhouses and a bungalow court to the south of the Apostolic Church along New Jersey and 8th street.
4. A new street from Freeman to Walker.
5. Duplexes and houses overlooking a new green or park on the northwest corner of 8th and New Jersey.
6. Single family houses on the west side of 8th Street.
7. A bungalow court along Walker west of 8th Street.



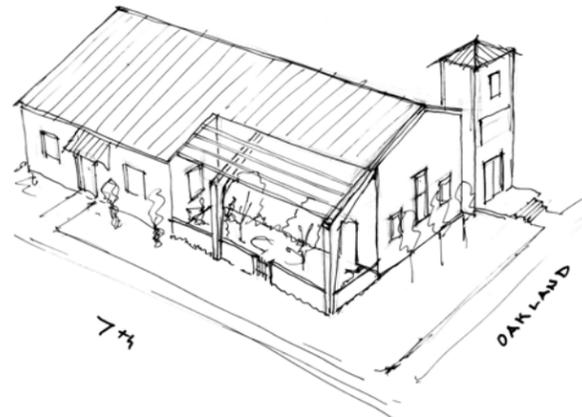
FLOODS OF JOY MISSIONARY BAPTIST CHURCH

Preliminary Options

Center Steeple



Corner Steeple

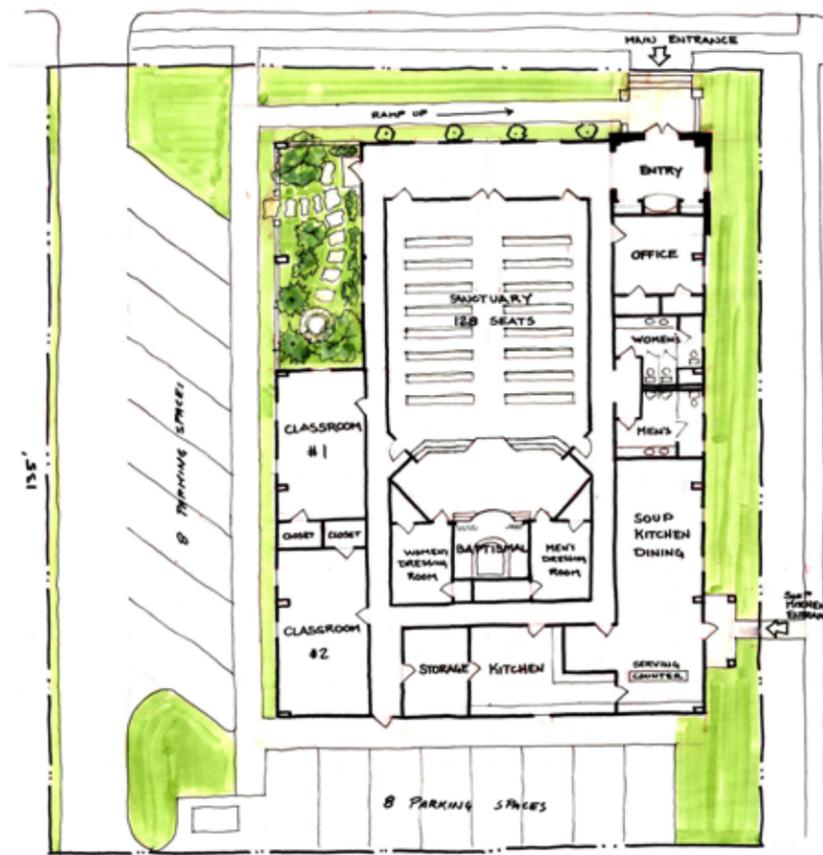
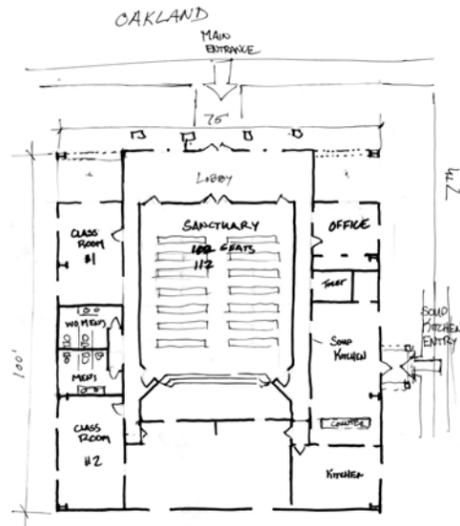


Preferred Option



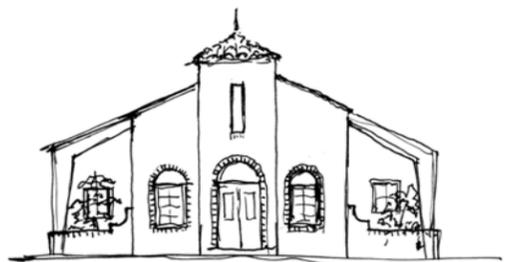
FRONT ELEVATION
FACING OAKLAND

OAKLAND

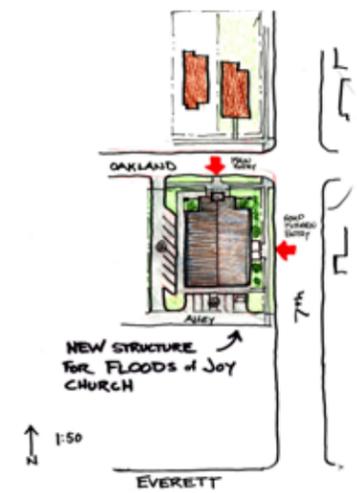


FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOODS OF JOY



FRONT ELEVATION



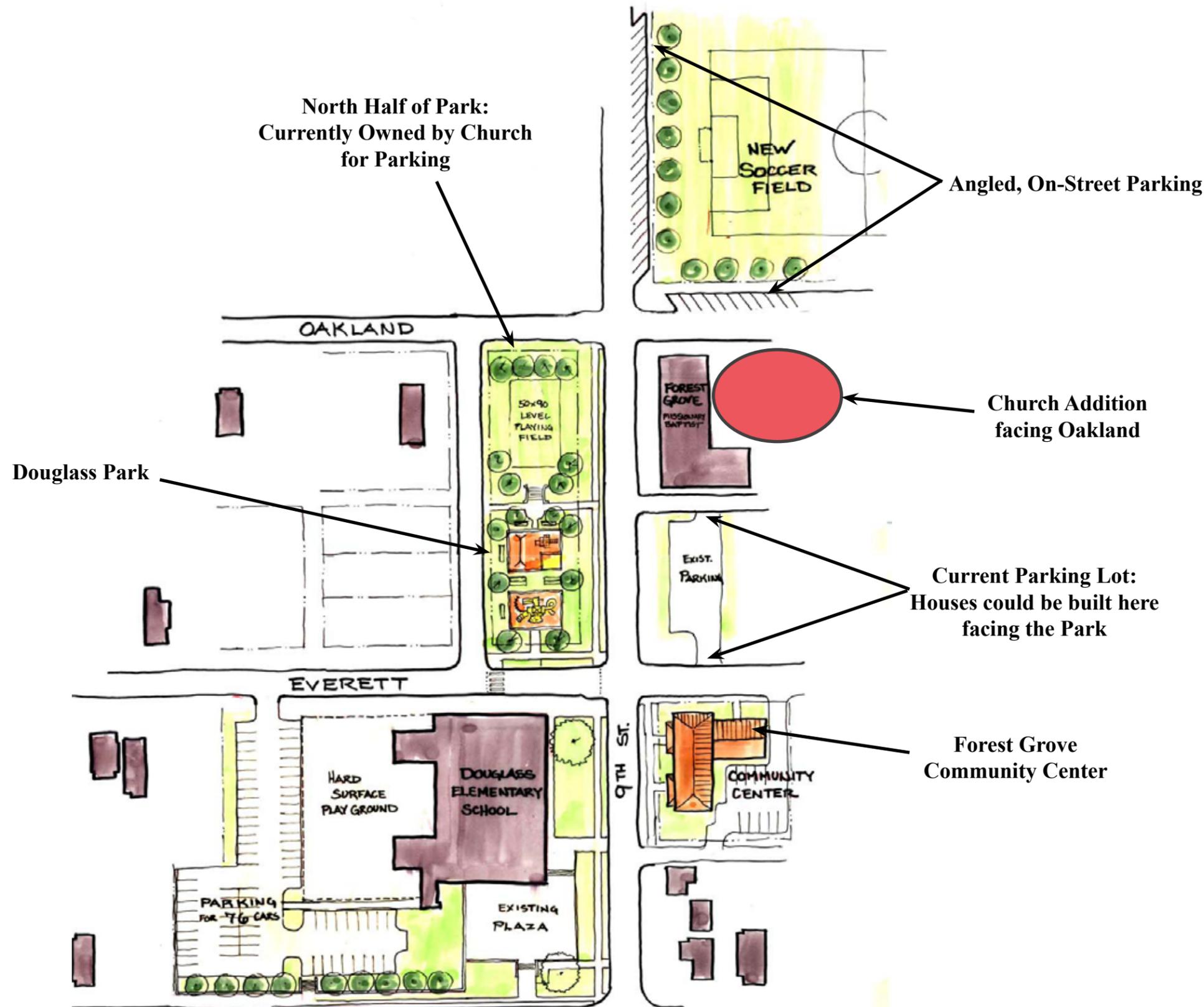
NEW STRUCTURE
FOR FLOODS OF JOY
CHURCH

Floods of Joy Missionary Baptist Church plans to build a new church in the near future. Currently, their church is on the northwest corner of 7th and Oakland; the congregation would like to obtain the property on the southwest corner of 7th and Oakland to build their new church and remodel their current facility for other uses.

Based on conversations with their religious leaders, chairmen, and members, the design team developed two preliminary options for the site on the southwest corner of 7th and Oakland. Members of the church reviewed these two options and the design team developed a preferred option that was incorporated into the master plan for Douglass-Summer.



FOREST GROVE MISSIONARY BAPTIST CHURCH



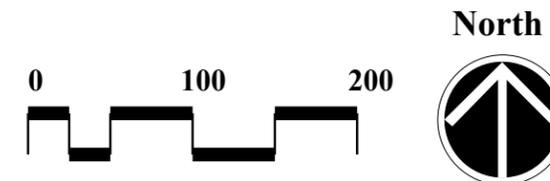
Forest Grove Missionary Baptist Church recently purchased the Mason Memorial United Methodist Church on the southeast corner of 9th and Oakland. They envision adding an eastern addition onto the current building that would face onto Oakland.

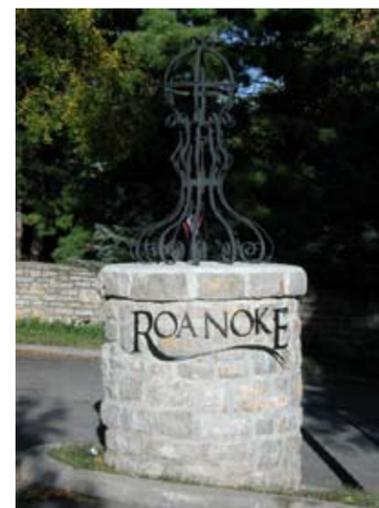
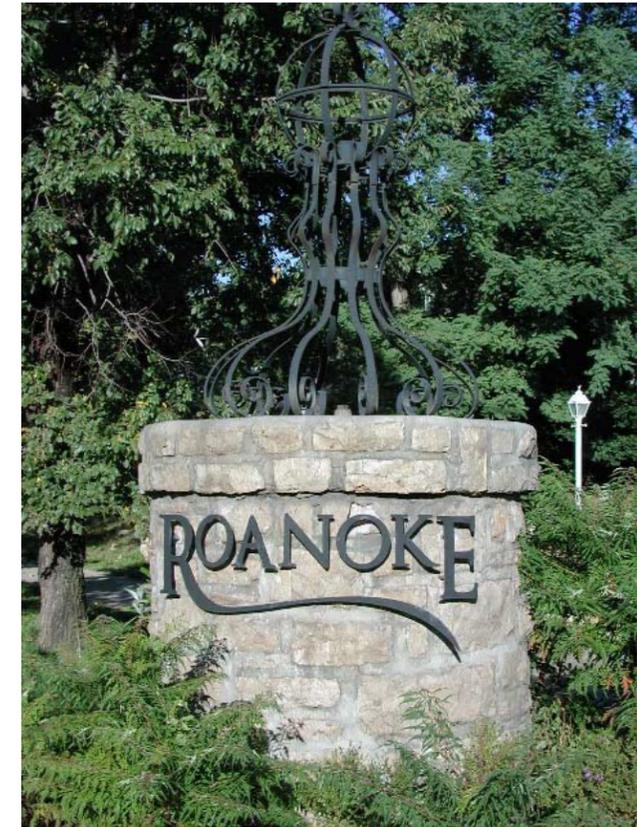
The master plan for the neighborhood includes a new park on the west side of 9th street between Everett and Oakland. The north half of this new park is currently owned by Forest Grove Missionary Baptist Church which plans to use the property for parking.

The master plan for Douglass-Sumner also includes a new soccer field on the east side of 9th Street between Oakland and Freeman. Forest Grove Missionary Baptist Church would like to use this property for their community center.

To achieve the master plan's goals of Douglass Park and the Soccer Field, the master plan envisions:

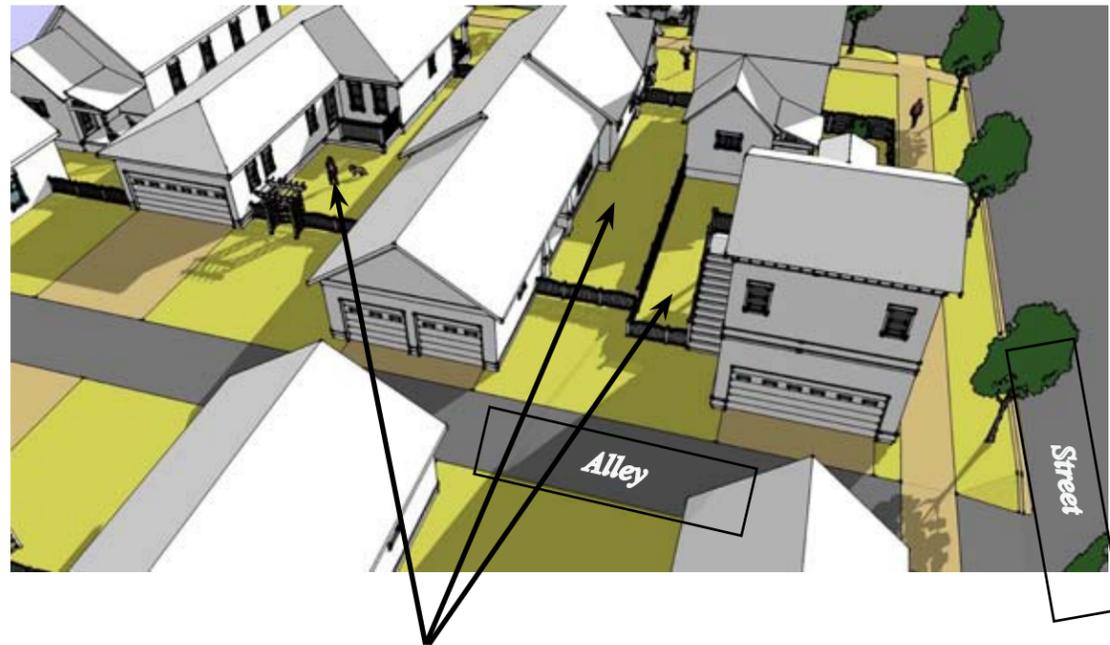
1. Public parking for the Church is obtained through angled, on-street parking around the soccer field along the east side of 9th Street and the north side of Oakland Avenue.
2. The Church obtains the property on the southeast corner of 9th and Everett for the construction of a community center in exchange for the north half of Douglass Park.
3. Houses being built on the existing church parking to the south of the church.





Signage for Douglass Summer in the form of both monument markers and hanging signs should denote the boundaries of the neighborhood. Markers similar to the good examples shown here should be used.

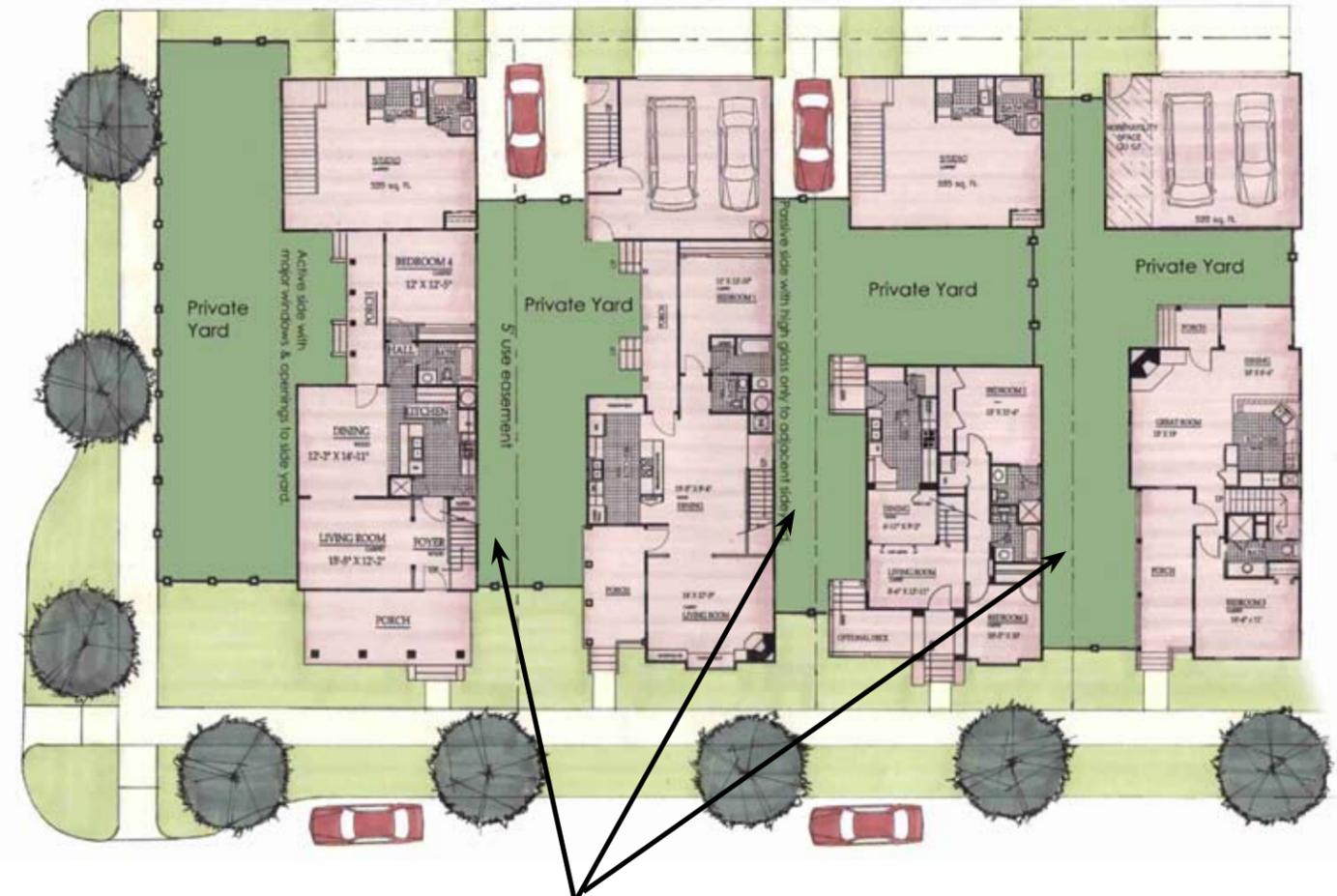
PRIVATE OUTDOOR SPACE FOR NARROW LOTS



Private Outdoor Space at the side and rear of the house.



Use Easement:
On one side of the house, the owner can use the yard up to the side of the neighbor's house. This increases privacy and usable outdoor space.



Use Easement

A common issue in the neighborhood is the use of lots that are narrow- often around 25 feet wide. It is critical that narrow lots still provide for quality outdoor space for residents.

Ideally, a house on a lot less than 50 feet wide should incorporate a use easement. This use easement stipulates that the usable yard on one side of a house shall extend over the property line to the side of a neighbor's house. Each property owner grants a use easement to his neighbor on one side of their house in exchange for the use of an easement granted to them by the property owner on the other side of their house.

STREET STANDARDS SUMMARY



Legend

- One-Way Street**
- Two-Way Street**
- New Street**

9th Street Terrace:
Plan for future connection
to New Residential
Development to the North

7th Street Terrace

Three new streets are envisioned by the master plan:

1. 8th Street Terrace: between Washington and Oakland just west of 8th Street.
2. 9th Street Terrace: between Everett and Oakland on the west side of Douglass Park.
3. 7th Street Terrace: between Freeman and Walker on the east side of the football field.

Currently, Everett, Oakland, and New Jersey are one-way streets. The master plan changes all of these streets to two way with parking allowed on both sides of the street. This change will:

1. Slow down vehicles and make the streets safer for pedestrians.
2. Make new construction in the neighborhood easier to access by potential buyers.

For special events such as football games or high traffic hours during the school day, traffic patterns can be managed by personnel or signs.

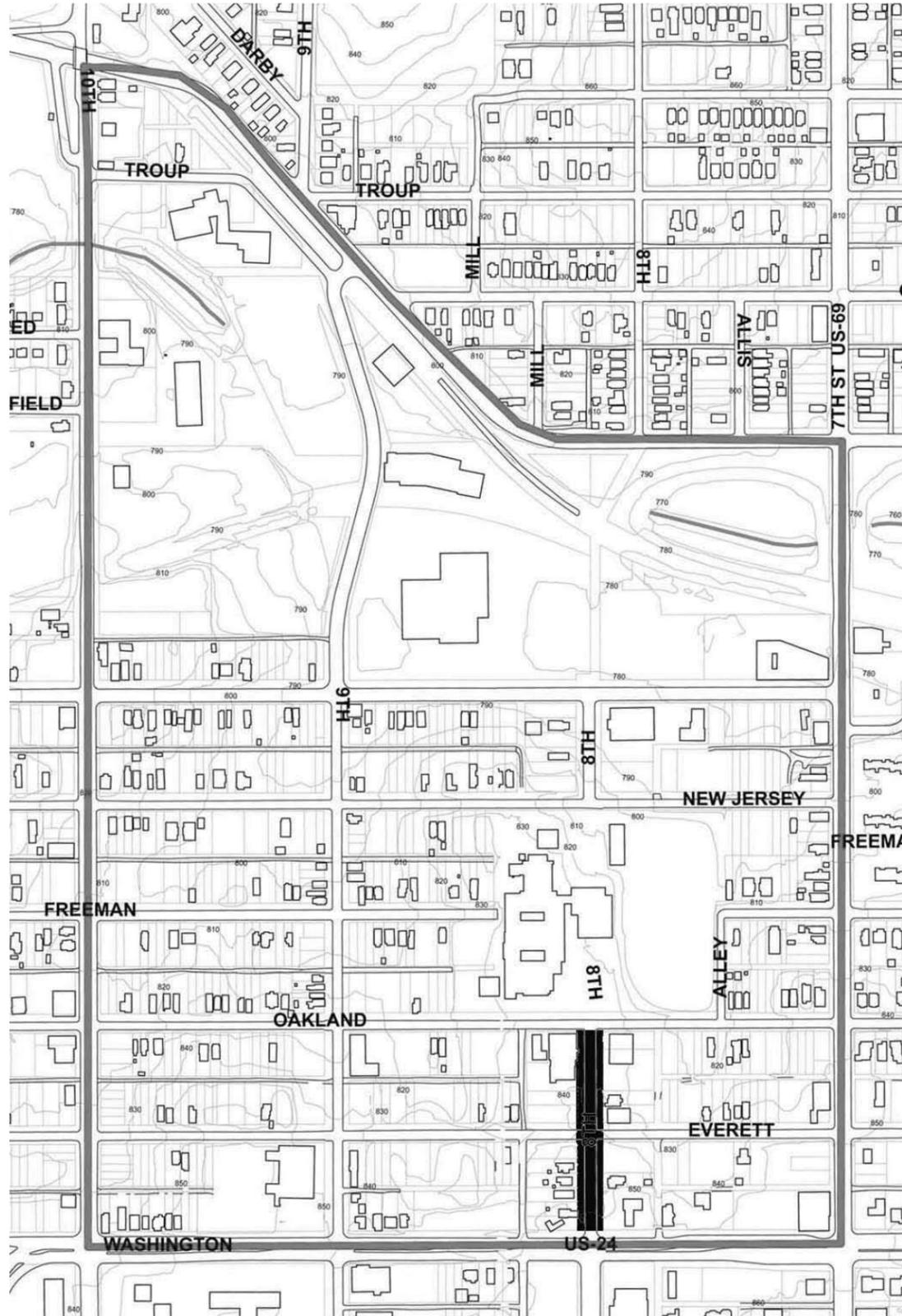
As Douglass Sumner improves its infrastructure, the streets of the neighborhood should be improved. Standards for doing so are presented in the following pages.

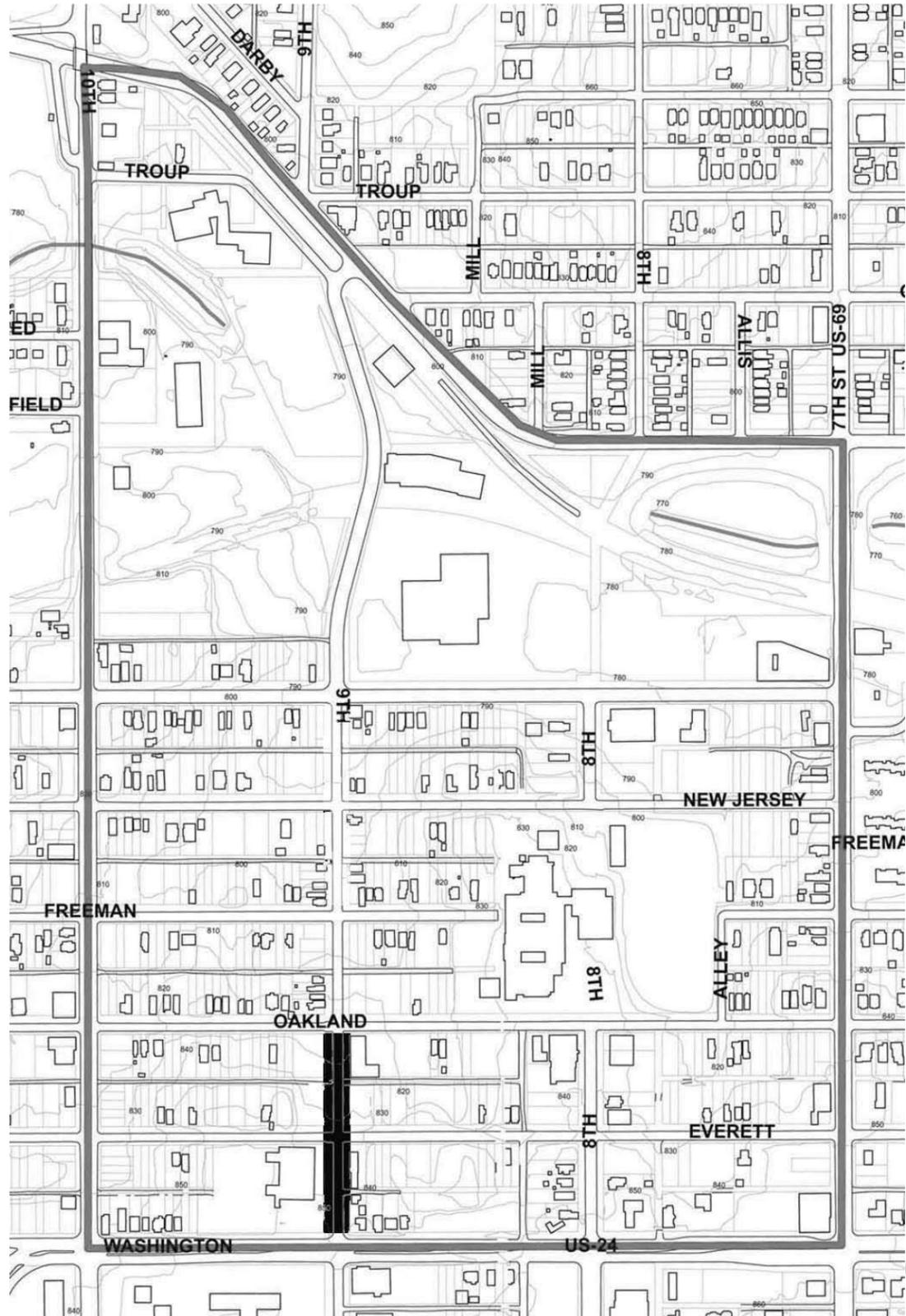
9th Street Terrace

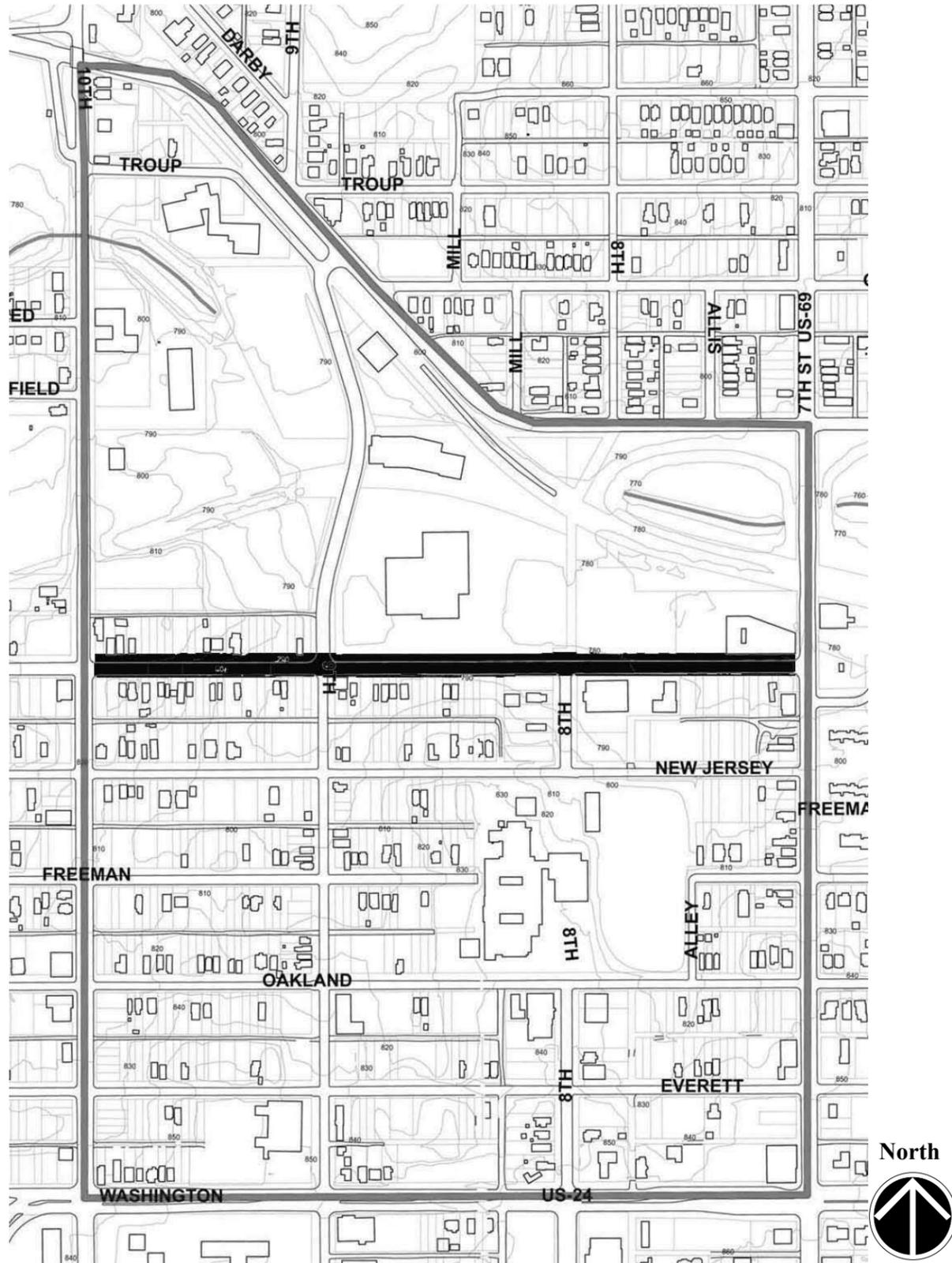
8th Street Terrace





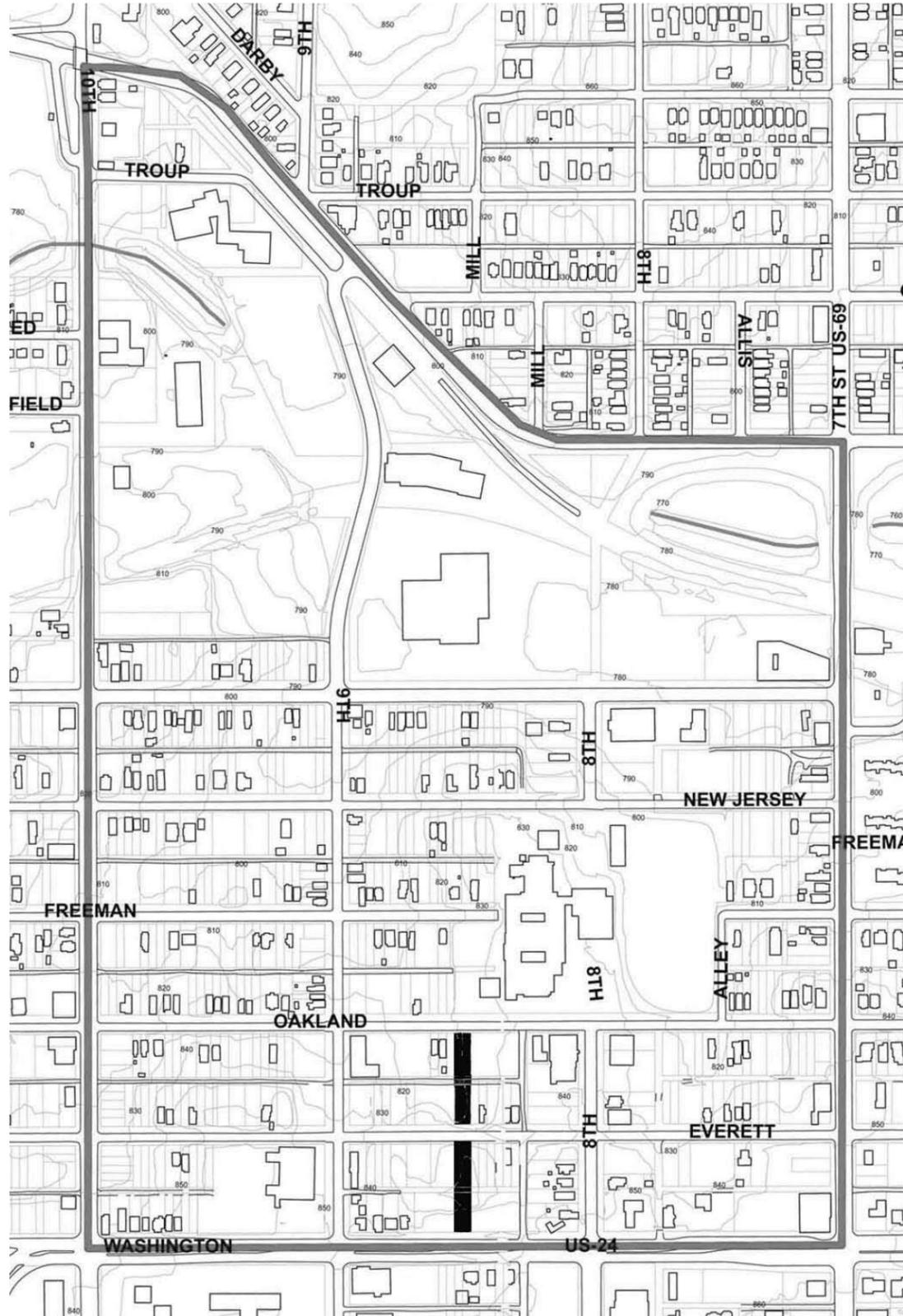


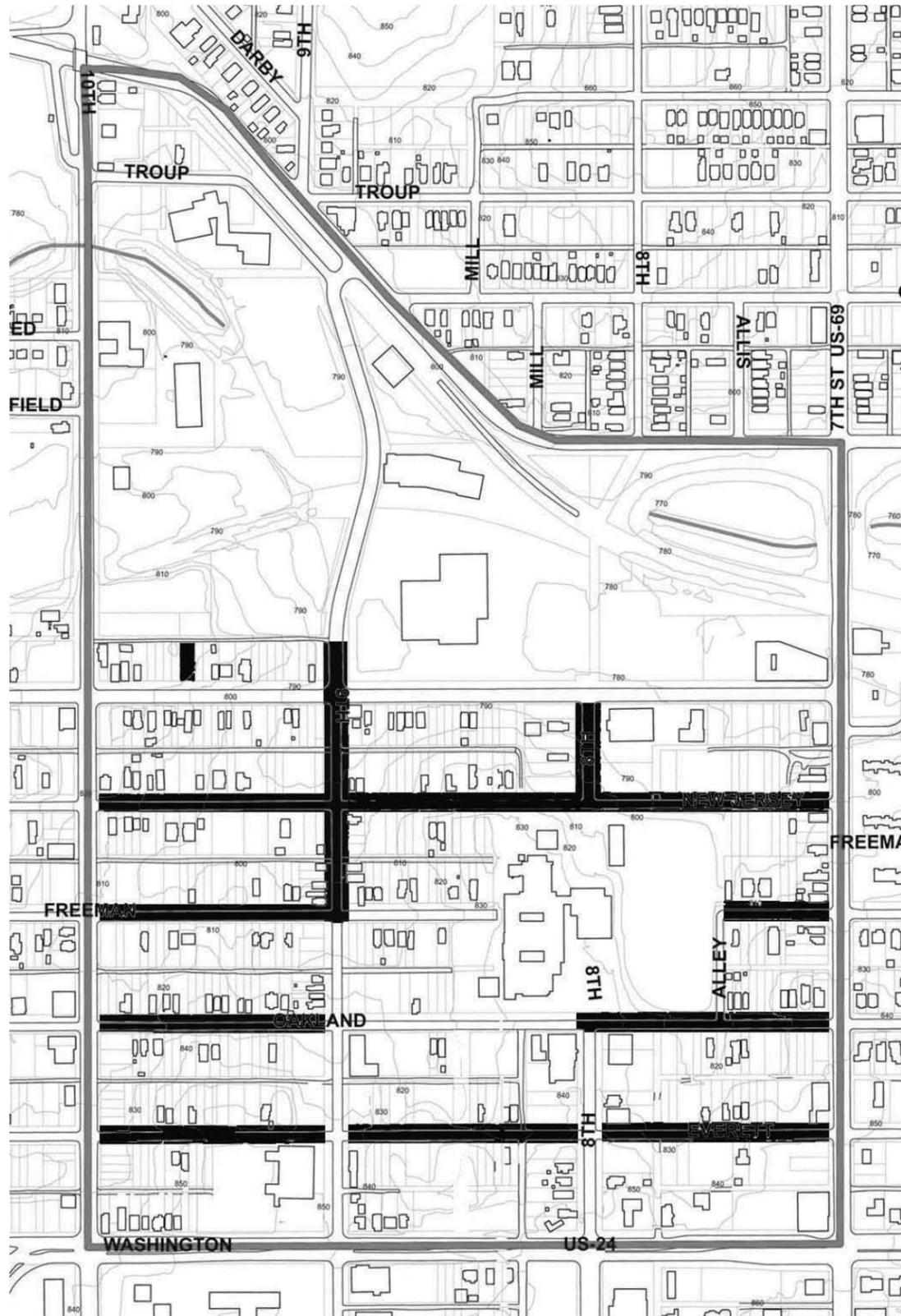




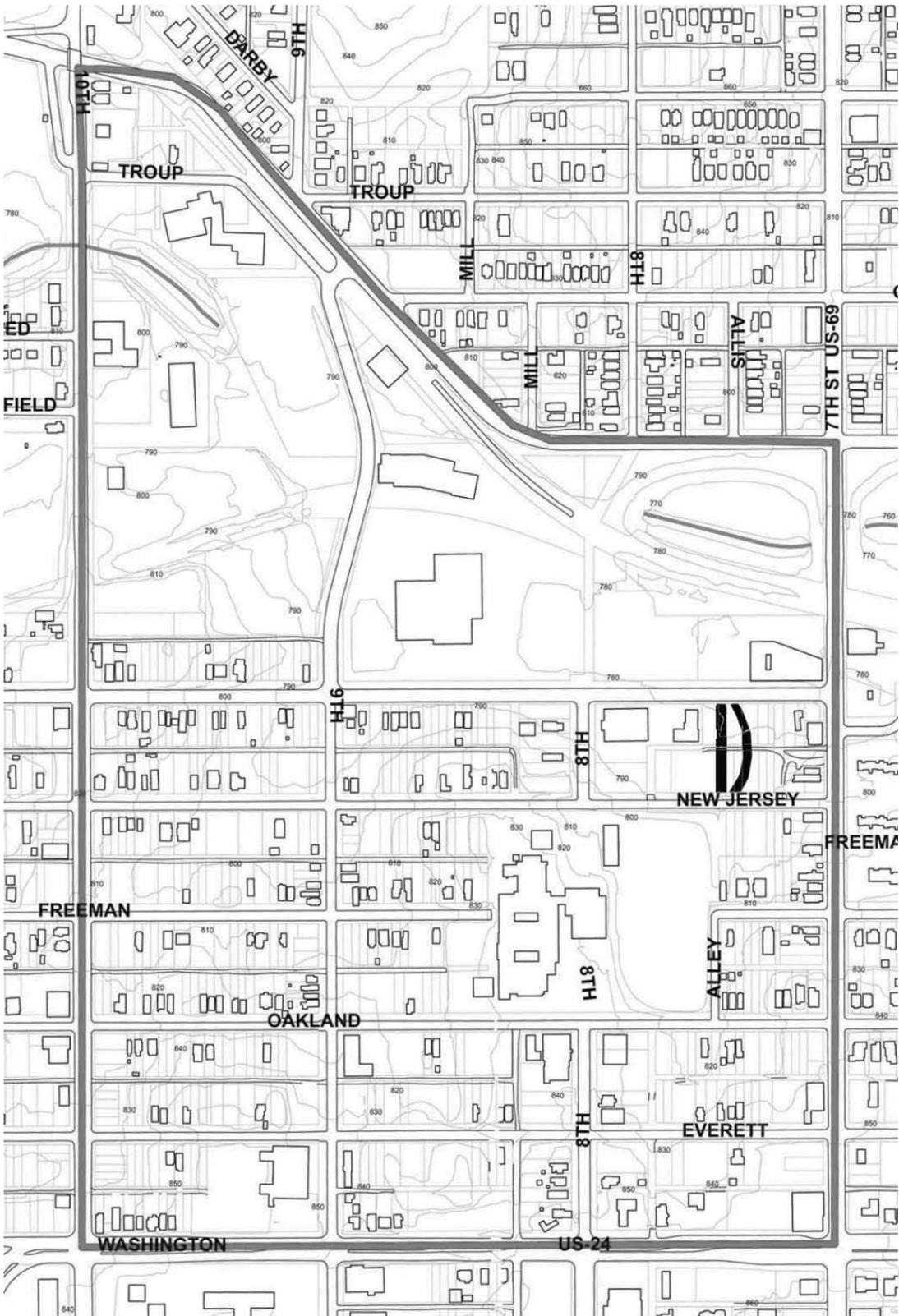
TWO LANE STREET WITH ANGLED PARKING

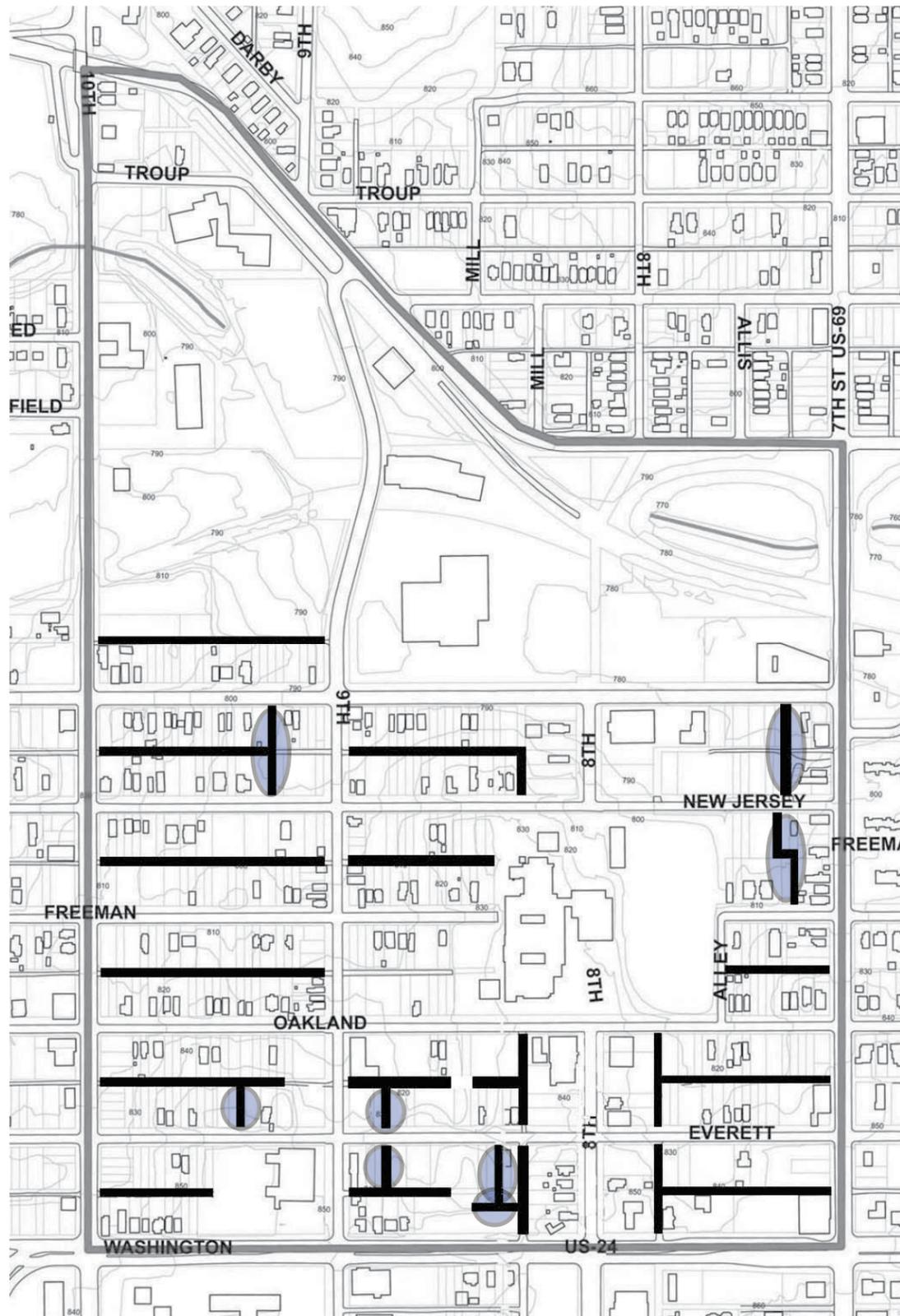












Legend

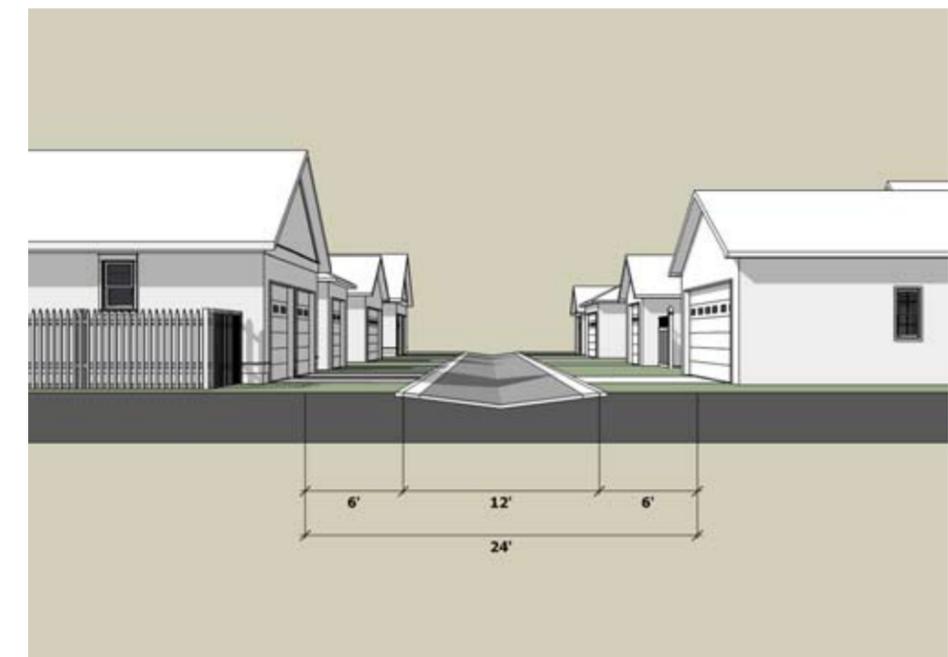


New 24'
Right of Way

Reconstructed alleys will be built within the existing 15' rights-of-way. New alleys envisioned by the master plan will be built within new 24' rights-of-way.



**Reconstructed Alley
on Existing 15' Right of Way**



**New Alley
on New 24' Right of Way**



Design Studio

The cornerstone of the planning process for the redevelopment of Douglass Sumner was a multi-day public design charrette. For this particular project, the planning process was divided into three distinct phases: Base Analysis, Design Charrette, and Documentation.

Phase One - Base Analysis

Base Analysis was the pre-charrette portion of the project. This phase consisted of establishing a project team, meeting with key groups, business leaders, residents, and individuals before the charrette, and acquiring accurate, thorough mapping of the site and surrounding neighborhood. Additional work included:

- Performing a Site Analysis
- Reviewing Entitlement Procedures and Zoning Districts
- Reviewing Parking and Transportation Conditions
- Reviewing Key Natural Resources
- Reviewing Architectural Precedents
- Planning for the Charrette.

Phase Two - Design Charrette

The Design Charrette was the heart of the planning process and was planned according to the National Charrette Institute standards. In this case, the design team conducted the charrette on September 24-27, 2007, at the Apostolic Church of Jesus Christ in Kansas City, Kansas; the charrette was open to the public. The charrette was not only a planning and design process but a forum for the community to come together, to celebrate, to voice concerns, and to prepare itself for the future. The public was invited to participate and was encouraged to provide their concerns and ideas. In addition to an invitation to visit and review the design process in the open design studio, a number of public events were scheduled to discuss design ideas with the public.

Events held during the design charrette for public participation included:

1. An opening public presentation on the first evening to review and discuss neighborhood issues and public ideas for redevelopment.
2. A public presentation and review of initial design ideas on the second evening.
3. An open house on the third evening to review design ideas that were “in progress”.
4. A public presentation and review on the last evening for comments and concerns about the redevelopment options recommended for the site.

Key elements of the charrette were:

- Design occurred on-site, in full public view. Everything from building and street design to issues of zoning and implementation were discussed and debated. The work was done starting from a blank piece of paper, so as not to present a “pre-cooked” plan to the public.
- The work was performed in an “open studio” atmosphere to encourage public participation, but key times were allotted for public review and comment.
- Key stakeholders were invited to attend at critical times, to review their particular portion of the project. These groups included business owners, residents, city staff, planning commission, and city council.
- The work produced a buildable plan. That is, it was feasible in the marketplace and was deemed acceptable by residents and city officials. It was detailed to the block and lot.
- The charrette was collaborative. All of the design disciplines were present and worked together to achieve a shared vision. Critical issues of engineering design and public space design were decided during the charrette.

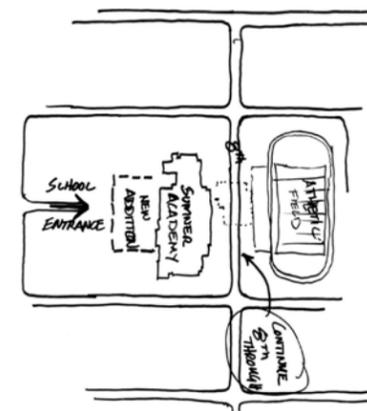
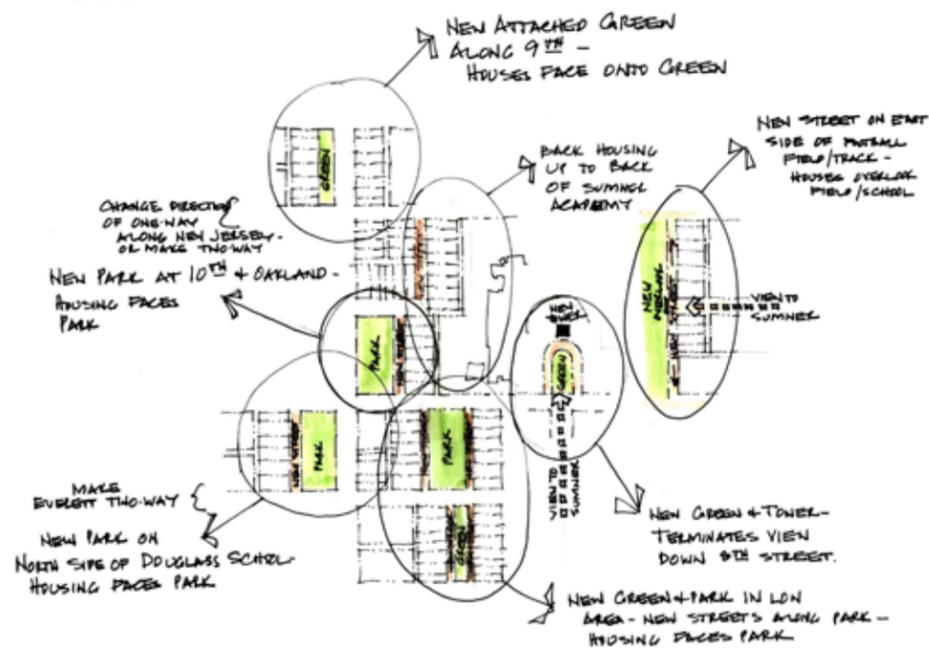
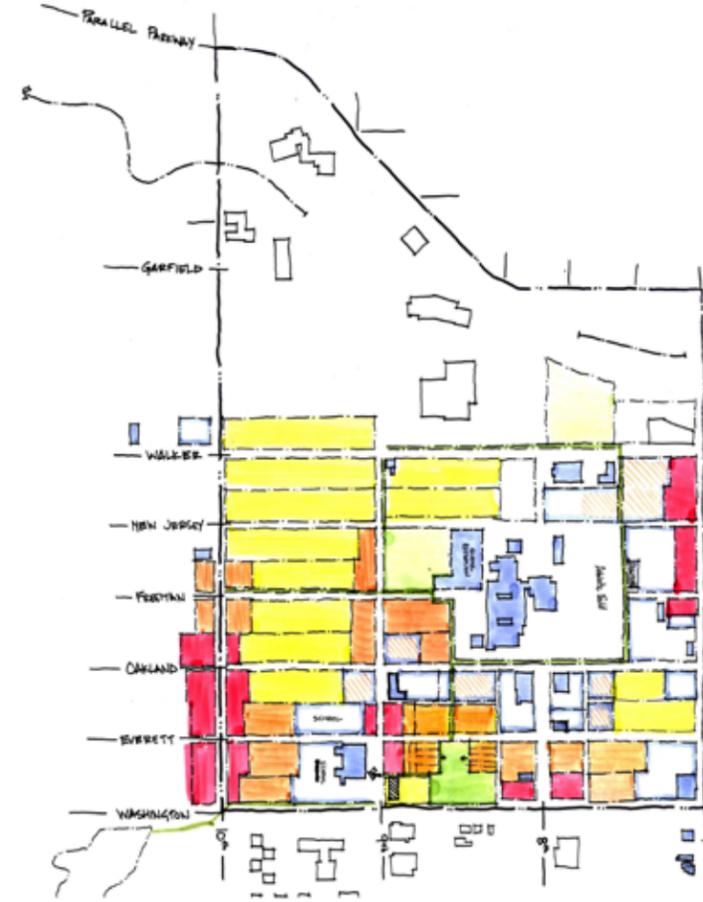
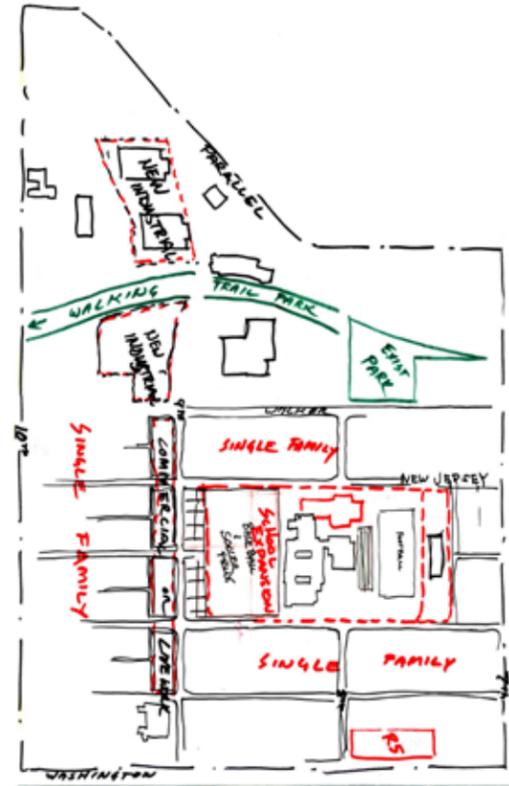
Phase Three - Documentation

Following the charrette, the plan underwent the documentation stage to prepare it for approval by the Neighborhood and the Unified Government. The charrette was documented in an 11x17 color booklet of which this document is the result.

180 Urban Design Douglass-Sumner Design Charrette	9/24/2007 Monday DAY ONE	9/25/2007 Tuesday DAY TWO	9/26/2007 Wednesday DAY THREE	9/27/2007 Thursday DAY FOUR
7:00 AM	What on your own	What on your own	What on your own	What on your own
8:00 AM	What on your own	What on your own	What on your own	What on your own
9:00 AM	9:00 start Set up studio Concept Formation	9:00 start Site Studies Focus Group Planning, Parks, Pub Works, Admin, Schools	9:00 start Site Studies Public Drop-In Hours	9:00 start Site Studies Focus Group Downtown Partnership & Biz Owners
10:00 AM	Concept Formation	Site Studies Focus Group Planning, Parks, Pub Works, Admin, Schools	Public Drop-In Hours	Public Drop-In Hours
11:00 AM	Concept Formation	Site Studies Focus Group Planning, Parks, Pub Works, Admin, Schools	Public Drop-In Hours	Public Drop-In Hours
12:00 PM	lunch in studio	lunch out of studio	lunch in studio	lunch in studio
1:00 PM	Public Drop-In Hours	Site Studies Focus Group Sumner Admin	Preferred Plan Development Focus Group Buildings	Final Production Studio Closed to Public
2:00 PM	Public Drop-In Hours	Site Studies Focus Group Sumner Admin	Preferred Plan Development Focus Group Buildings	Final Production Studio Closed to Public
3:00 PM	Public Drop-In Hours	Site Studies Focus Group Sumner Admin	Preferred Plan Development Focus Group Buildings	Final Production Studio Closed to Public
4:00 PM	Focus Group Charities	Site Studies Focus Group Sumner Admin	Preferred Plan Development Focus Group Buildings	Final Production Studio Closed to Public
5:00 PM	lunch - in studio	Dinner - in studio	Dinner - in studio	Dinner - in studio
6:00 PM	lunch - in studio	Dinner - in studio	Dinner - in studio	Dinner - in studio
7:00 PM	Group Pin-Up Presentation	Group Pin-Up Presentation	PUBLIC, ELECTEDS & PLAN COM DROP-IN HOURS No Presentation	Final Presentation
8:00 PM	Group Pin-Up Presentation	Group Pin-Up Presentation	PUBLIC, ELECTEDS & PLAN COM DROP-IN HOURS No Presentation	Final Presentation
9:00 PM	End - 9:00	End - 9:00	End - 9:00	End - 9:00
10:00 PM				
11:00 PM				
12:00 PM				
1:00 AM				

Charrette Schedule

Day 1: Preliminary Concepts

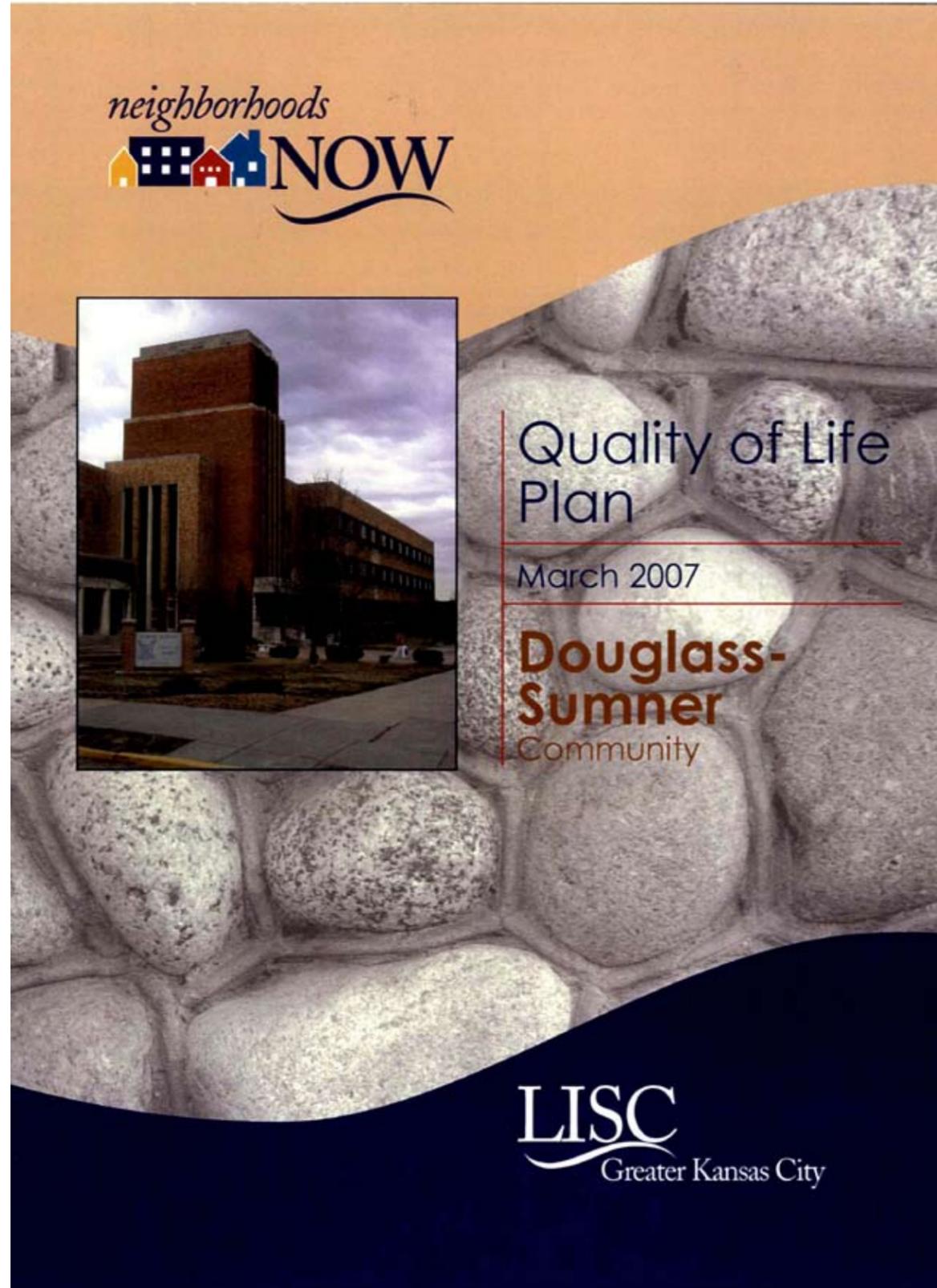


Day 1: Preliminary Plans

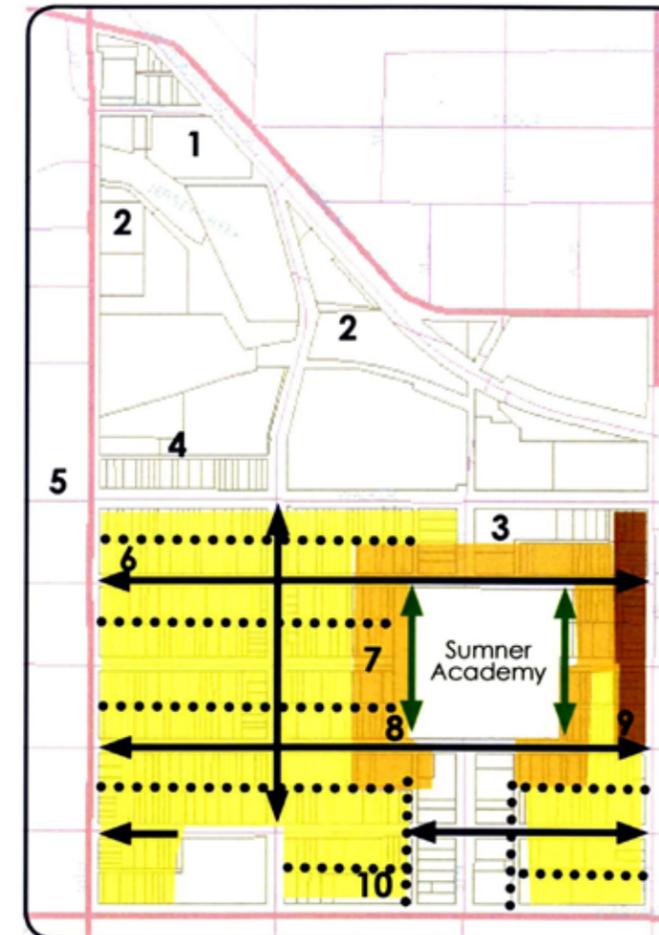


Day 2: Plan Options





Douglass-Sumner Community Up Close



- 1. Park Expansion**
New parkland to serve as Sumner practice field
- 2. Revitalized Commercial/Warehouse Use**
Neighborhood buffer established in redevelopment plan
- 3. Potential Faith-based Senior Housing**
- 4. Garden-style Senior Housing**
30-40 units
- 5. Sidewalk Improvements**
with paving, lighting and landscaping as part of housing
- 6. Infill with Rehab and Minor Home Repair**
infill housing and rehab/repair
- 7. Priority Housing Redevelopment**
on school perimeter
- 8. Douglass-Sumner Promenade**
Walk with paving, lighting and landscape to reinforce housing
- 9. Mixed-use Retail Housing**
Corridor development of new 1st floor services/retail, residential upper floors
- 10. Alley Pedestrian Way**
Alley improvements with paving and lighting reinforcing housing

Douglass-Sumner

Preserving the past, securing the future.

A stop on the underground railroad and the birthplace of Charlie "Byrd" Parker Douglass-Sumner in northeast Kansas City, Kansas has a rich and vital history that is as fascinating as it is unique and important. The area was settled by ex-slave migrants from the Deep South shortly after the end of the civil war. A traditionally black neighborhood, Douglass-Sumner was home to such notable African Americans as physician A. Porter Davis and Wyandotte District Court Judge Cordell Meeks Jr.

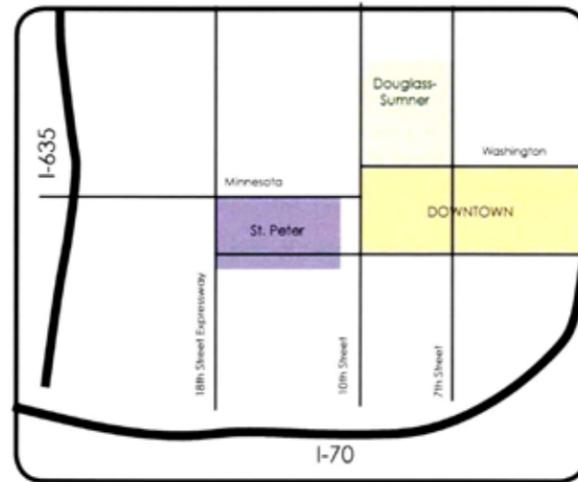
For a long time the neighborhood flourished. Its proximity to downtown and the nearby quarries, steel mills, and stockyards made Douglass-Sumner a great place for working-class families to live. Another draw was Sumner High School, the first all-black high school in Kansas. In fact, the rise and fall of the Douglass-Sumner neighborhood would prove to be intimately tied to the fortunes of Sumner High.

School Ties

Prior to the opening of Sumner High, the local public high school which served the Douglass-Sumner neighborhood was integrated; white students attended morning classes and black students in the afternoon. However, in response to a racial incident between a white and black youth in a city park near the integrated school, the district opened Sumner High School in 1905. The school attracted many high-quality black educators with 44% of its teachers holding masters degrees in the 1930's. Sumner High was known for providing a very high quality



Kansas City, Kansas Communities



education to its students, many of whom went on to successful careers. This tradition of excellence continued for many decades. During the 1950's, Sumner High dominated all Kansas City metropolitan area high schools in awards for science presentations.

The school also excelled in general academics, music, sports and business courses. This was astounding given the prevailing discrimination and sub-standard funding for African American schools at the time. As such, the school drew families to the Douglass-Sumner neighborhood and anchored the community in a strong commitment to excellence in the education of youth.

When Sumner High School was desegregated in 1958, the neighborhood and the families living there were severely affected. The school struggled; not only with the loss of its top students to white schools, but also with

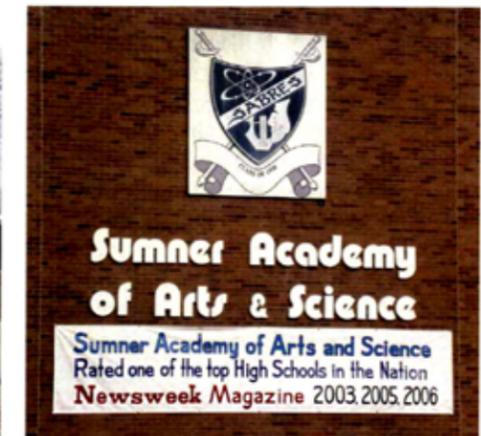
Douglass-Sumner cont.

the loss of many of its senior African American educators who served as role models. In response, many African American families began to move away from Douglass-Sumner to be closer to the schools which their children now attended due to desegregation.

Sumner High continued its decline and briefly closed in 1978 as a result of court-mandated desegregation. The school soon reopened as a magnet school for college bound students and was renamed Sumner Academy of Arts and Science. Only top students from around the district were invited to attend and over time, the school lost its ties to the surrounding neighborhood. Families continued to leave Douglass-Sumner so they could move closer

to jobs, open enrollment public schools and transportation. Ultimately, with the loss of residents, many African American-owned businesses also left the surrounding area and in due course, the housing stock began to deteriorate.

Today, Sumner Academy is one of the top high schools in the nation and its verbal test scores are among the highest in Kansas. Yet, virtually no Sumner Academy students live in the surrounding Douglass-Sumner neighborhood. The school stands as an oasis in the middle of a neighborhood of blighted properties and empty lots crowded with weeds, trash, and litter.



The neighborhood's fate was tied to the high school's fortunes.

Douglass-Sumner — Neighborhood Challenges can be an Opportunity.

Douglass-Sumner is a neighborhood in despair; consider these facts: 57% of the residential land use parcels in the Douglass-Sumner neighborhood have no structure. Of the single-family homes which remain, 46% are owner-occupied, 47% are rental and the others are vacant. This compares unfavorably to most Kansas City, Kansas urban core neighborhoods which stand at an average of 66% owner-occupancy.

The population of Douglass-Sumner, as of the 2000 census, consisted of only 345 people in 156 households. This is an aging population, with 33% over the age of 60 compared to 22% in the urban core as a whole. Fifty-eight percent (58%) of the population lives in poverty compared to 24% in the Kansas City, Kansas urban core. The per capita income is only \$7,952 compared to \$13,335 in the urban core.

Crime has decreased in most KCK urban neighborhoods on a per capita basis. Crimes against persons were down 16% over the last six years and crimes against property were down 13%. In Douglass-Sumner, crimes against persons were down sharply at 33% over the last six years, but were still higher than the urban core. Yet crimes against property were only down 3%

over the last six years and there was more than twice the per capita incidents of property crime than in the entire urban core.

Clearly, Douglass-Sumner is one of the most challenging of any NeighborhoodsNOW community. But these challenges present great opportunity.

The Douglass-Sumner neighborhood is in the rare position of being able to almost completely re-envision itself, and there are many concerned stakeholders – longtime residents, caring neighborhood institutions such as schools, and the faith community – who are working together to do just that. The absence of established housing gives these shareholders the opportunity to explore the type of housing stock that should dominate the neighborhood. This includes developing appealing housing that will meet the special needs of seniors and allow them to remain in the neighborhood they have called home for generations.

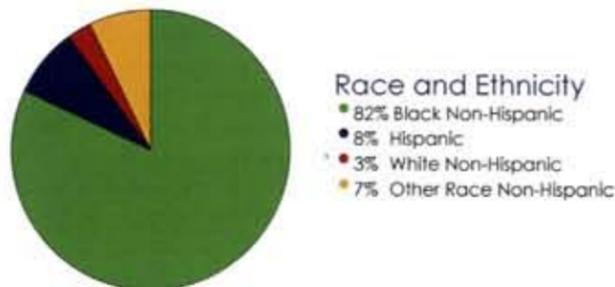
Other questions the neighborhood will need to consider include what amenities and greenway enhancements will improve the livability of the neighborhood? How best to attract new commercial development and to what

standards will that development take form? And most importantly, how can the neighborhood's rich heritage be integrated into its transformation? Until now, Douglass-Sumner has received very little attention from community developers. But with its close proximity to the Downtown, with one of the best high

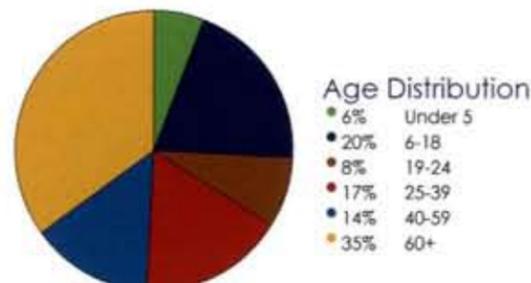
schools in the country located in its center and its abundance of opportunity, Douglass-Sumner can be reborn as a vibrant, busy neighborhood. But it will take wholesale redevelopment and the commitment of LISC, neighborhood stakeholders and partner agencies to make these changes happen.

Kansas City KS, KCK Urban Core and Douglass-Sumner Target Area Data Profile

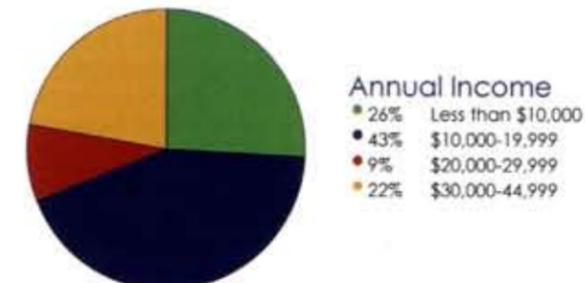
Variable	Year	KCKS	KCK Urban Core	Douglass-Sumner Target Area
Demographics				
Population	2000	146,867	76,601	345
Population Growth Rate 1990-2000	2000	-1.98%	-5.28%	35.63%
Population in Poverty	2000	17.10%	24.03%	58.54%
Percent Single Parent Households	2000	13.95%	15.66%	15.22%
% of Population Over 25 with More than High School Education	2000	39.04%	34.06%	26.77%
Housing Structure Conditions Serious Problem or Worse	2002	N/A	6.53%	6.28%
Housing Grounds Conditions Serious Problem or Worse	2002	N/A	3.17%	1.92%
Housing Infrastructure Conditions Serious Problem or Worse	2002	N/A	19.83%	20.21%
Owner Occupancy				
Average MLS Home Sales Price	2004	\$100,429	\$66,165	No Sales
Six-year Trend in Reported Offenses Against Persons Per Capita	2005	-17.27%	-15.80%	33.33%
Six-year Trend in Reported Offenses Against Property Per Capita	2005	-11.31%	-13.45%	-3.16%
Median Household Income	1999	\$33,011	\$27,066	\$15,250



Douglass-Sumner is not racially diverse, with over 80% of the population in the census category of Black, Non-Hispanic. According to the 2000 Demographic Census, the population was 345 persons in March 2000.



Douglass-Sumner has an elderly population, with almost half over age 40 according to the 2000 Census. The needs and concerns of this older population may center around health and jobs.



Almost 70% of households are in the two lowest income categories. A much higher percentage of households in Douglass-Sumner fall under the poverty level of income than in the urban core (58.54% vs. 24.03%). No households in Douglass-Sumner reported 1999 incomes above \$60,000.