

**UMKC**  
**Neighborhood Advisory Council**  
**July Meeting**

**July 6, 2016**  
**6:00 p.m. - 7:00 p.m.**  
**Facilitated by Bruce A. Chladny**

**NAC Members in Attendance**

Kathleen Arthur  
Les Cline  
Douglas Ghertner  
Martha Hogerty  
Renee Neades  
Jason Pryor  
Terry Rodeghier  
Jim Wanser

**NAC Members Not in Attendance**

Pat Gallagher  
Ben Randell

**UMKC Staff in Attendance**

Chief Mike Bongartz  
Curt Crespino  
Sharon Lindenbaum  
Angela McDonald  
John Martellaro  
Bob Simmons  
Dr. Jeff Traiger

**Public in Attendance**

Donna Kerr  
Ken Spare  
Dr. Jacob Wagner

Meeting Convened at 6:05p

**1. Welcome and Introductions**

Facilitator Bruce Chladny welcomed the Neighborhood Advisory Council (NAC) members, UMKC staff and public and thanked them for their time and efforts. Curt Crespino then talked about the

departure of Stancia Jenkins and how the vacancy will impact this group. Curt reported that discussions were underway with HR to fill the position. In the meantime, Curt asked that NAC members connect with him with questions about process or council work. Council members should expect all communication and outreach concerning the NAC to come from Curt. Bruce then introduced Dr. Jeff Traiger, who is replacing Dr. Eric Gropitch representing Student Affairs. Jeff introduced himself and shared with the group more about this role and responsibilities. Bruce then reminded participants about the Meeting Rules and reviewed the Public Comment process. Each member then introduced themselves by giving their name and affiliation to either the community or University. Bruce reminded all attendees to sign in on the sheets located in the back of the room. He also reminded members to use the Parking Lot and notecards to capture items of concern that may not be addressed during the meeting.

## **2. Consent Agenda**

The Consent Agenda was discussed. There were no suggested changes or questions concerning any item on the agenda. A motion to accept the Consent Agenda as presented was made by Jason Pryor. The motion was second by Douglas Ghertner. The motion was approved and the Consent Agenda was accepted by the NAC.

## **3. Old Business**

Bob Simmons addressed the 51 Oak / Whole Foods Project presentation follow-up items.

- He reviewed a handout that included the architectural elevations of all four exterior sides of the development. Included is the signage placement.
- He reported that the store hours will be 8:00 a.m. to 10:00 p.m.
- He announced that the concept building images have been posted to the Facebook page.
- He reported that the 51<sup>st</sup> and Brookside intersection temporary pedestrian signals are in place.
- He shared a link to the KCATA website outlining the bus stop location during construction.

Jason asked if the Whole Foods signage would be in neon green. Bob answered that he assumed so based upon what we see at other Whole Foods locations, but that he did not know that directly. Jason then asked if there would be some sort of monument corner sign at 51<sup>st</sup> Street and Brookside. Bob reviewed the site plans and identified one on the plan which is located on the UMKC ground lease site and not within the KCATA Trolley Trail.

## **New Business**

Bob Simmons introduced Dr. Jacob Wagner, Associate Professor of Architecture, Urban Planning and Design. Dr. Wagner is responsible for overseeing UMKC's Center for Neighborhoods as its Director.

Dr. Wagner began his presentation by talking about the Center and its mission to assist all neighborhoods across the city. Citizens are welcome to call, drop by (drop-ins are welcome) and to take classes that are offered. The Centers mission is to advance urban engagement, and to link faculty and students to neighborhood issues and to apply their knowledge and resources for the betterment of the community.

The facility is located at 4747 Troost and is holding its community classes at Katz Hall/ 5005 Rockhill and they have space that the community is welcome to use. He invited the NAC to meet there some time.

He is trying to create more graduate level programs and trying to give the center a more urban focus.

He shared that the center engages students in urban projects. Projects that are real. For example: Santa Fe Neighborhoods, 18<sup>th</sup> and Vine, and Green Impact Zone. His students surveyed every single property of the Green Impact Zone - - one hundred fifty blocks were evaluated for historical significance. His students went to Joplin Missouri after the tornado. They have looked at Independence Avenue to study the impacts of businesses and residential housing on the community. They have done work on Troost Avenue and he has been asked by Mayor James to work on a task force to address the vacant lots issue.

What his research has found is that most blight and vacancy is localized. The students produced a map that city leaders use to make decisions on demolition versus rehabbing properties.

Dr. Wagner then talked about each staff member: Dina Newman is the Director. Clint Wynn is in charge of technology. William Bates is responsible for outreach. Annalise Fonza is Scholar-in-Residence. And Laura Kozak is an Intern.

They are conducting Monday night classes in June, July and August. So far they offer Leadership in Government, Planning and Development, Neighborhood Technology, and Health and Safety. Currently there are thirty-three leaders representing eighteen neighborhoods enrolled in the classes.

So why neighborhoods? There has to be active neighborhood associations if there is going to be a vibrant community. The Center focuses in building neighborhood capacity. Leaders have to be taught how to run a neighborhood. He defines the word neighborhood as a group of people as well as places.

Jim Wanser asked how they focus on Leadership skills. Dr. Wagner replied there is a mix of leadership activities, guest speakers, and explanations of how systems work.

Les Cline asked if there has ever been a cost to benefit analysis completed that looks at paying a full time neighborhood leader versus a volunteer leader. Dr. Wagner was not aware of any such studies.

Kathy Arthur asked if they were also archiving important documents for neighborhoods. The answer was yes - - on a limited basis. But they recognize the importance of preserving the neighborhoods history.

Sharon Lindenbaum asked if they had been in contact with Urban Neighborhood Initiative? The answer is yes - - they communicate with Diane Cleaver on a regular basis to address topics of common interest like vacant properties.

Jason Pryor asked if the Center is a resource for developers (for example if they are interested in learning more about the history of a particular location). The answer is not really. The Center will usually refer them to other resources (unless it is a neighborhood they happen to be working with directly).

Ken Spare suggested that the Center and the students work with UMKC on the 5300 and 5400 Troost Ave development plans. Dr. Wagner shared that the students have previously used that site as a class project.

Jim Wanser clarified the archiving of documents does not include the thousands of newspaper and magazine articles about neighborhoods.

#### **4. Public Comment**

Ken Spare asked about any updates on the Plaster Free Enterprise Center (FEC) and Troost Avenue Development Requests for Proposals (RFP's). Bob Simmons responded that both projects have seen delays, including the Governor announced withholding of funds for the FEC due to a slowing of State revenues. The Troost Avenue Development delay is not funding related. Bob confirmed the University commitment to make the RFP's available to the public and to review responses with the NAC prior to any

projects moving forward.

## **5. Announcements**

Kathy Arthur announced a District 4 PIAC proposal being submitted to help fund the Main Street multi-modal study. The study area would be along Main Street from Ward Parkway to 51<sup>st</sup> Street.

Bruce announced that there would be a link to an on-line survey going out with the draft of these meeting minutes soliciting NAC members' feedback about the meetings to date.

The meeting adjourned at 7:02p

## ASSIGNMENTS / FOLLOW-UP REQUIRED

WHAT	WHO	WHEN
<b><u>PRIOR MEETING ITEMS:</u></b>		
A. Update emails available on 51 <sup>st</sup> and Oak project	Contact <a href="mailto:leah.fitzgerald@vantrustre.com">leah.fitzgerald@vantrustre.com</a> to be included on distribution list	as needed
<b><u>CURRENT MEETING ITEMS:</u></b>		
Contact Student Representative serving on the NAC	Dr. Jeff Traiger	ASAP
Create NAC Survey	Bob Simmons Curt Crespino Bruce Chladny	ASAP



# Center for Neighborhoods

UMKC Department of Architecture, Urban Planning + Design

*Building the Capacity of Kansas City Neighborhoods*

UMKC

# UMKC Center for Neighborhoods

Jacob A. Wagner, Ph.D., AICP

University of Missouri-Kansas City

Department of Architecture, Urban Planning + Design



Center for  
Neighborhoods

UMKC Department of Architecture, Urban Planning + Design

DEPARTMENT OF ARCHITECTURE  
URBAN PLANNING + DESIGN  
UMKC



# Center For Neighborhoods

The **UMKC Center for Neighborhoods** in the Department of Architecture, Planning and Design (AUPD) provides technical assistance, leadership training and capacity building to address the challenges of neighborhood revitalization in Kansas City, Missouri.

# UMKC is an Urban-Serving University

Kansas City's "community-engaged, urban research university"

Strategic Plan Goal to "Advance Urban Engagement"

*How does UMKC realize this mission and goal?*



Center for  
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UMKC Department of Architecture, Urban Planning + Design



DEPARTMENT OF ARCHITECTURE  
URBAN PLANNING + DESIGN  
UMKC



# Department of Architecture, Urban Planning + Design

Three programs:

Architecture

Urban Planning + Design

Urban Studies

Small faculty

Community-engaged scholars and practitioners







# Green Impact Zone of Missouri: Historic Integrity by Block



## Historic Integrity by Block

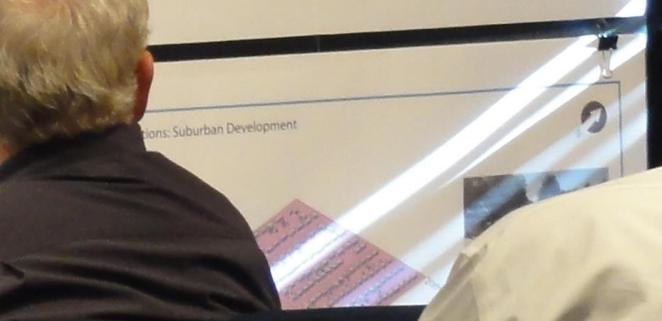
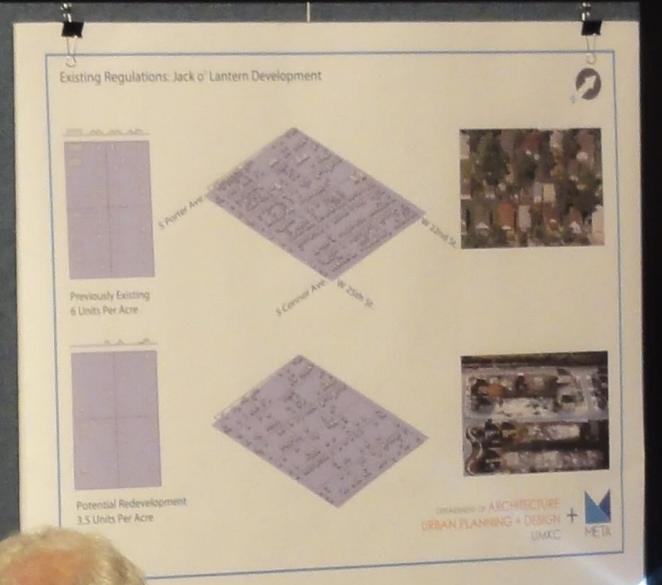
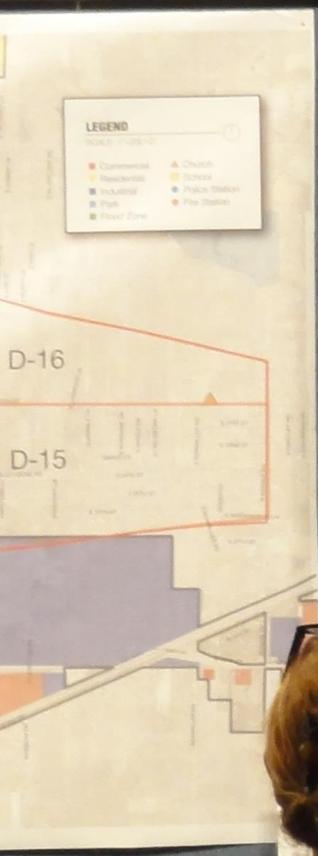
### Level

- 0 (none)
- 1 (low)
- 2 (medium)
- 3 (high)
- 4 (excellent)



Prepared by: UMKC Dept. of Architecture, Urban Planning + Design  
Jacob Wagner, PhD Amanda Crawley Scott Walters





# Components of Facades

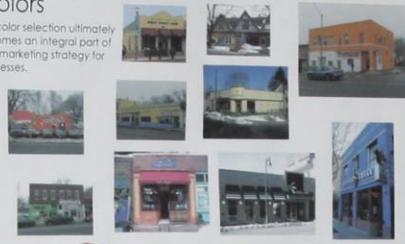
## Awnings

Canopies made of canvas, metal and other materials and are used to shelter people, merchandise above storefronts, doors and/or windows.



## Colors

The color selection ultimately becomes an integral part of your marketing strategy for businesses.



## Store Fronts

Most successful storefronts are those that:  
- Work with the architecture of the larger building.

- Simply and clearly market the product and the type of business.

## Signs

Should identify the business clearly with simple messages and a simple layout that is proportional to setting.



## Display Windows

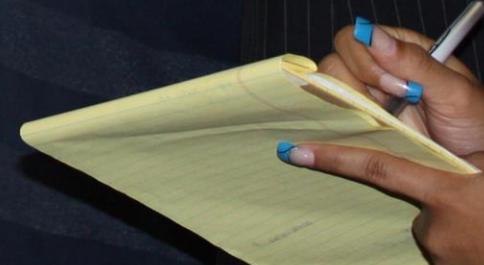
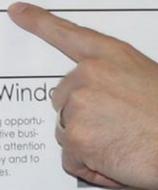
Greater marketing opportunity for a competitive business to attract the attention of those passing by and to generate new sales.

Highly successful storefronts use transparent glass that allow potential customers who are walking or riding by to see that the store is open for business and that the business owner is competitively offering quality merchandise.



## Lighting

Enhances the business and storefront appeal. It creates a greater sense of security and can promote your business in the evening hours.



# TROOST & RECONCILIATION

## ARMOUR + TROOST

### ENVIRONMENTAL

ENVIRONMENTAL EDUCATION THROUGH A COMMUNITY GARDEN-EARLY CHILDHOOD EDUCATION CENTER PARTNERSHIP.

STORMWATER MANAGEMENT THROUGH TREE TRENCHES AND PERVIOUS SURFACE BIKEWAYS.

PROMOTING THE USE OF PUBLIC AND ACTIVE TRANSIT THROUGH IMPROVED BUS UN/LOADING FACILITIES AND BIKE-SHARE INFORMATION CENTER.

### EQUITY

24-HOUR CHILDCARE SERVICES TO IMPROVE ABILITY FOR BLUE COLLAR PARENTS TO ACCESS NON-TRADITIONAL EMPLOYMENT HOURS.

ATHLETIC FACILITIES, COMMUNITY CENTER, CO-OP TO PROMOTE HEALTHY LIVING AND COMMUNITY INTERACTION.

RAISED BUS-LOADING PLATFORMS, RAISED/LIGHTED CROSSWALKS, AND WIDENED/REPLACED SIDEWALKS FOR BETTER ADA ACCESSIBILITY.

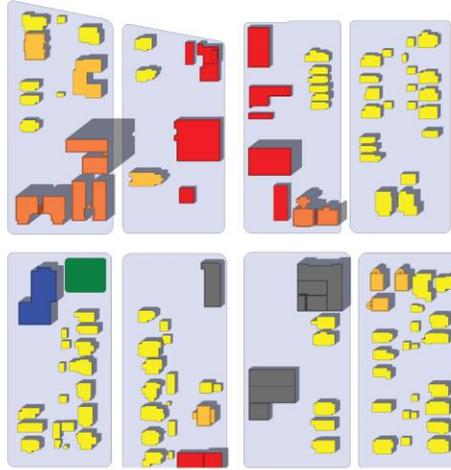
### ECONOMIC

STRENGTHEN LOCAL ECONOMY THROUGH COOPERATIVE MARKET- SOURCING PRODUCTS FROM LOCAL URBAN GARDENS.

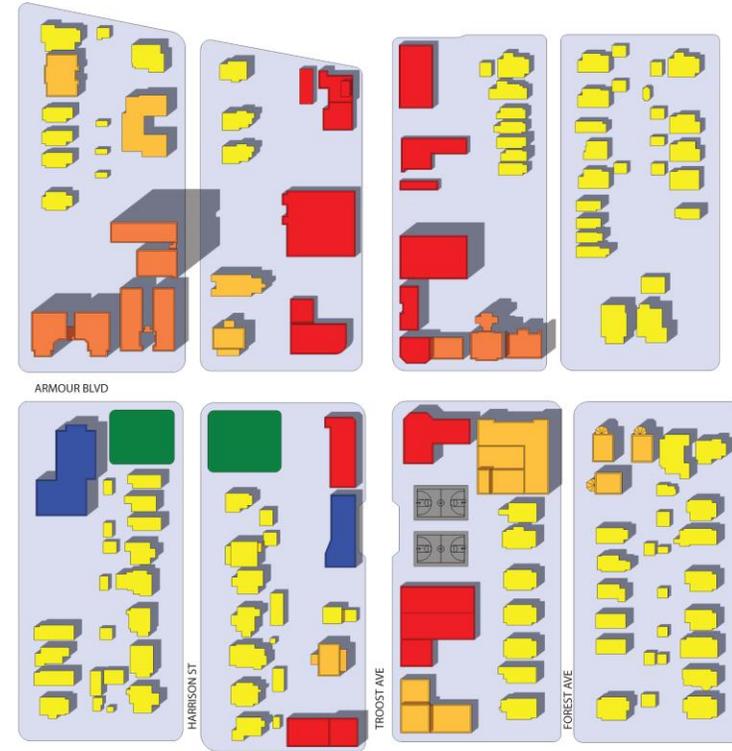
AVOIDANCE OF OVERBUILT HIGH DENSITY RESIDENTIAL IN ORDER TO CREATE DEMAND FOR SURROUNDING RESIDENTIAL INFILL.

MICRO-LENDING AND BUSINESS EMPOWERMENT SERVICES PROVIDED TO SUPPORT SMALL BUSINESS DEVELOPMENT.

### EXISTING LAND USE



### PROPOSED LAND USE



### HOW WE'LL GET THERE

The 5, 10 and 20 year outlook, defines a pattern of development at Armour and Troost.

In 5 years, it is our goal to restore 3 vacant buildings in the area to land uses similar to those that existed previously. The once active market at the southwest corner of Armour and Troost will be restored to an urban produce market. The vacant building at the northeast corner of Armour and Forest, once a hotel, will be renovated to accommodate assisted living housing. The empty garage along Troost will be converted into a city-wide gym offering fitness equipment and after school programs.

Year 10 yields new development that captures the corners of the intersection and provides a series of new housing options, restaurants and office space along with an early child care facility that offers 24 hour child services.

In 20 years, the area will begin to incorporate residential infill, revitalizing residential neighborhoods.



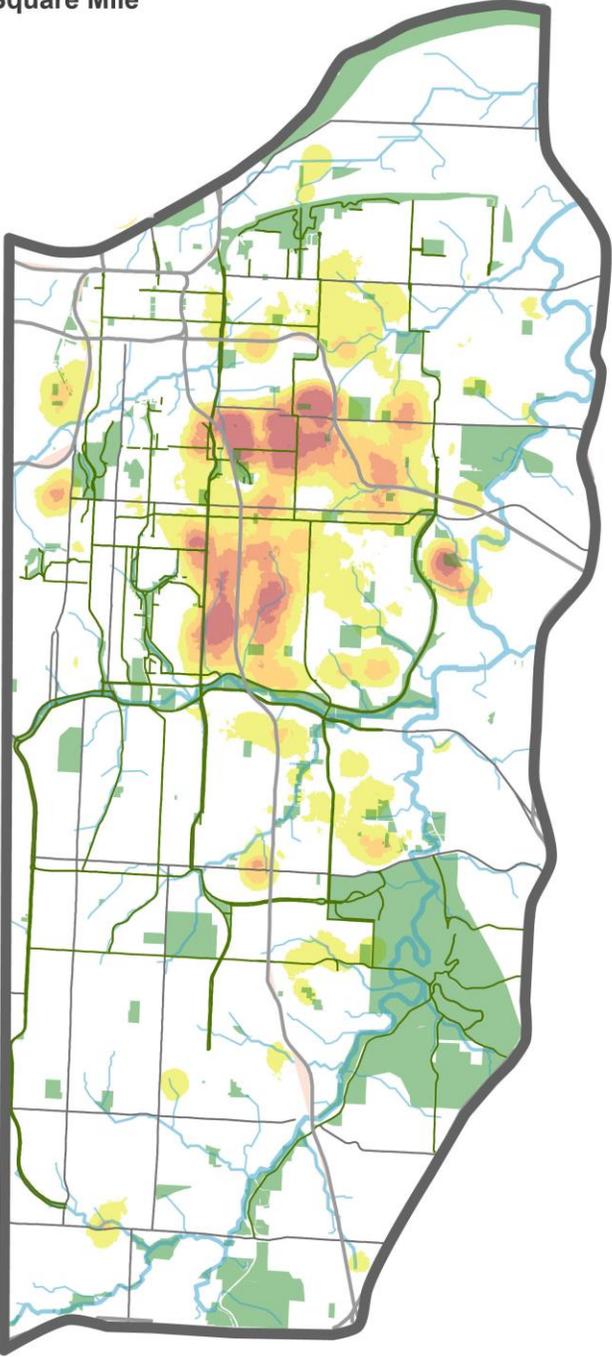
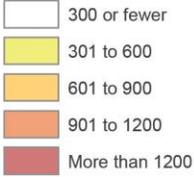
5 YEAR OUTLOOK: RESTORATION

10 YEAR OUTLOOK: ACTIVE CORNERS

20 YEAR OUTLOOK: RESIDENTIAL INFILL



### Vacant Units per Square Mile



# Center For Neighborhoods

Key Elements

Why neighborhoods?

Who we are...

What we do...

Opportunities for Partnerships



# Center For Neighborhoods

## Key Elements:

1. Full-time staff
2. A physical place – a Center (4747 Troost – Suite 222)
3. Classes and Workshops
4. Partnership with faculty - AUP+D and other Departments
  - Applied research focused on neighborhood-identified issues
5. Driven by neighborhood priorities, leadership and involvement



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# Center For Neighborhoods

Dina Newman

Director



Clint Wynn

Technology



William Bates

Outreach



# Center For Neighborhoods

Annalise Fonza, Ph.D.  
*Scholar-in-Residence*



Laura Kozak  
Intern





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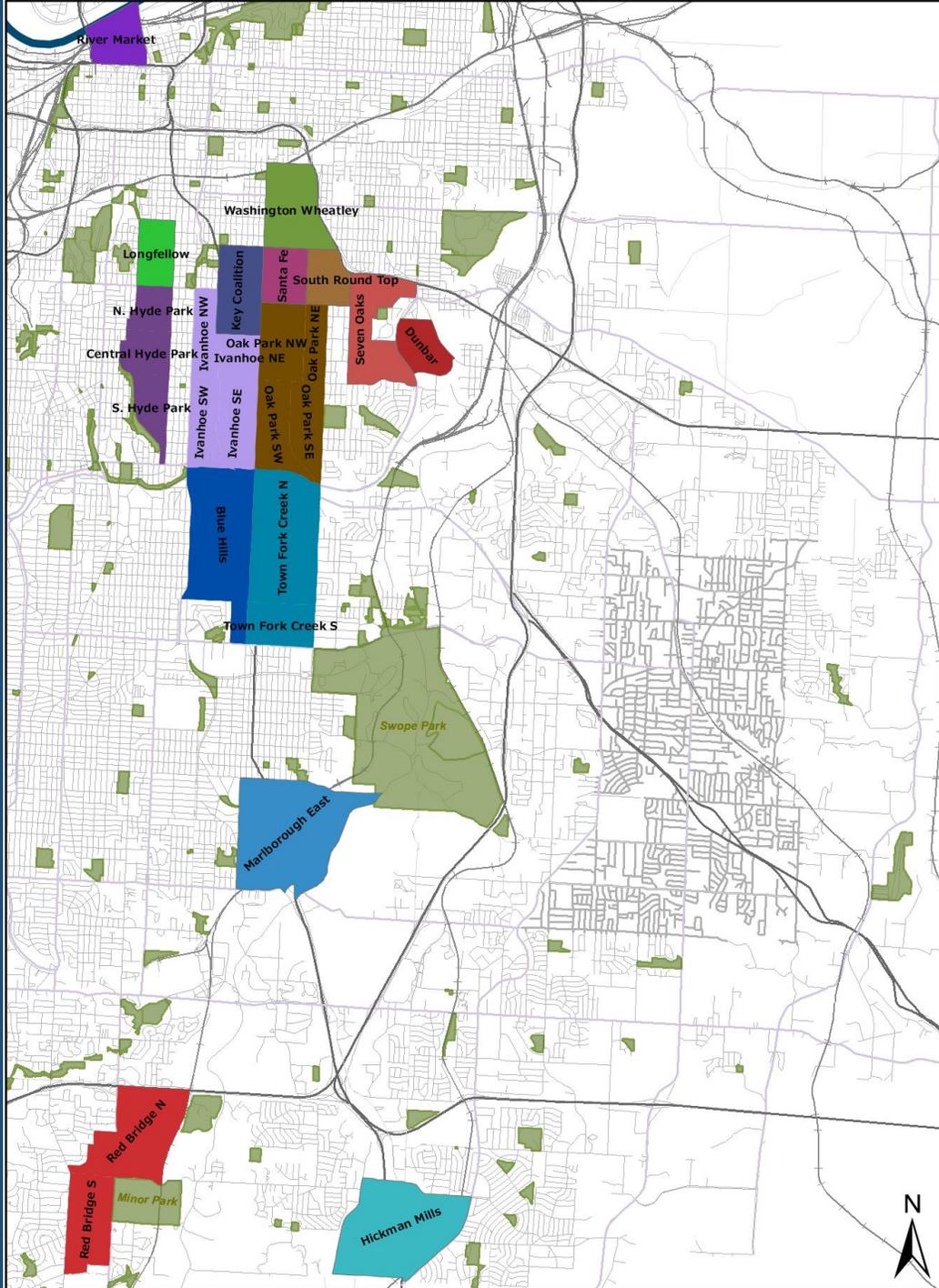
**Center for Neighborhoods Grand Opening**



# Center For Neighborhoods

## Curriculum for Neighborhood Leaders and Advocates

- i. Leadership and Governance
- ii. Planning & Development
- iii. Neighborhood Technology
- iv. Health & Safety



Center for  
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## Boards and Commissions

- Planning, Zoning and Economic Development (City Council)
  - Recommendations, appeals, etc. got to full City Council
- Board of Zoning Adjustment (BZA) – Quasi-judicial
  - Appeals go to Court
- City Planning Commission (CPC)
  - 8 members, appointed by the Mayor, 4 year terms (staggered)
  - Staffed by city planning and development staff
- Historic Preservation (Landmarks)

Comprehensive Plan of the City [Urban Plan] updating 20 years  
Action Plan - updated more often. 15 years plan - 10 years of the plan.

fish the planet



bring us together, Follow Me,  
and I will make you fishers of men  
Matthew 4:19

# Center For Neighborhoods

## *Why neighborhoods?*

**Many programs and public policies *require* active neighborhood organizations to make the programs function.**

Neighborhoods – as all volunteer organizations, however, have limited capacity to respond and participate...

Neighborhood Capacity is key to the success of many public programs – yet we rarely invest in building and sustaining the informal organizations that care for our neighborhoods.

# Why Neighborhoods?

**“People want to live in  
KC because of our  
neighborhoods.”**

**Survey of  
Neighborhood  
Leaders - FALL  
2015**



# Center For Neighborhoods

*Why neighborhoods?*

Our definition of neighborhoods includes both  
people and places...



*A successful city neighborhood is a place that keeps sufficiently abreast of its problems so it is not destroyed by them.*

Jane Jacobs, *The Death and Life of Great American Cities*, 1961



*An unsuccessful neighborhood is a place that is overwhelmed by its defects and problems and is progressively more helpless before them.*

Jane Jacobs, *The Death and Life of Great American Cities*, 1961

*At the Center for Neighborhoods...*

*Neighborhood leaders will have the opportunity to collaborate with UMKC staff, faculty and students.*



UMKC

# Center for Neighborhoods

4747 Troost

Suite 222

816.235.6931

[neighborhoods@umkc.edu](mailto:neighborhoods@umkc.edu)



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