



CULTURAL HERITAGE DISTRICT PLAN

KANSAS CITY, MO



Perhaps a cover picture that includes a better perspective of the neighborhoods, Cover pictures seem to focus on the institutions.



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Introduction

The Rockhill and Southmoreland Neighborhoods are integral to the revitalization of the City's urban core. A large part of this influence is attributed to the neighborhood's quality housing stock, proximity to cultural and commercial destinations, and the attention its residents take to maintain and enhance their community.

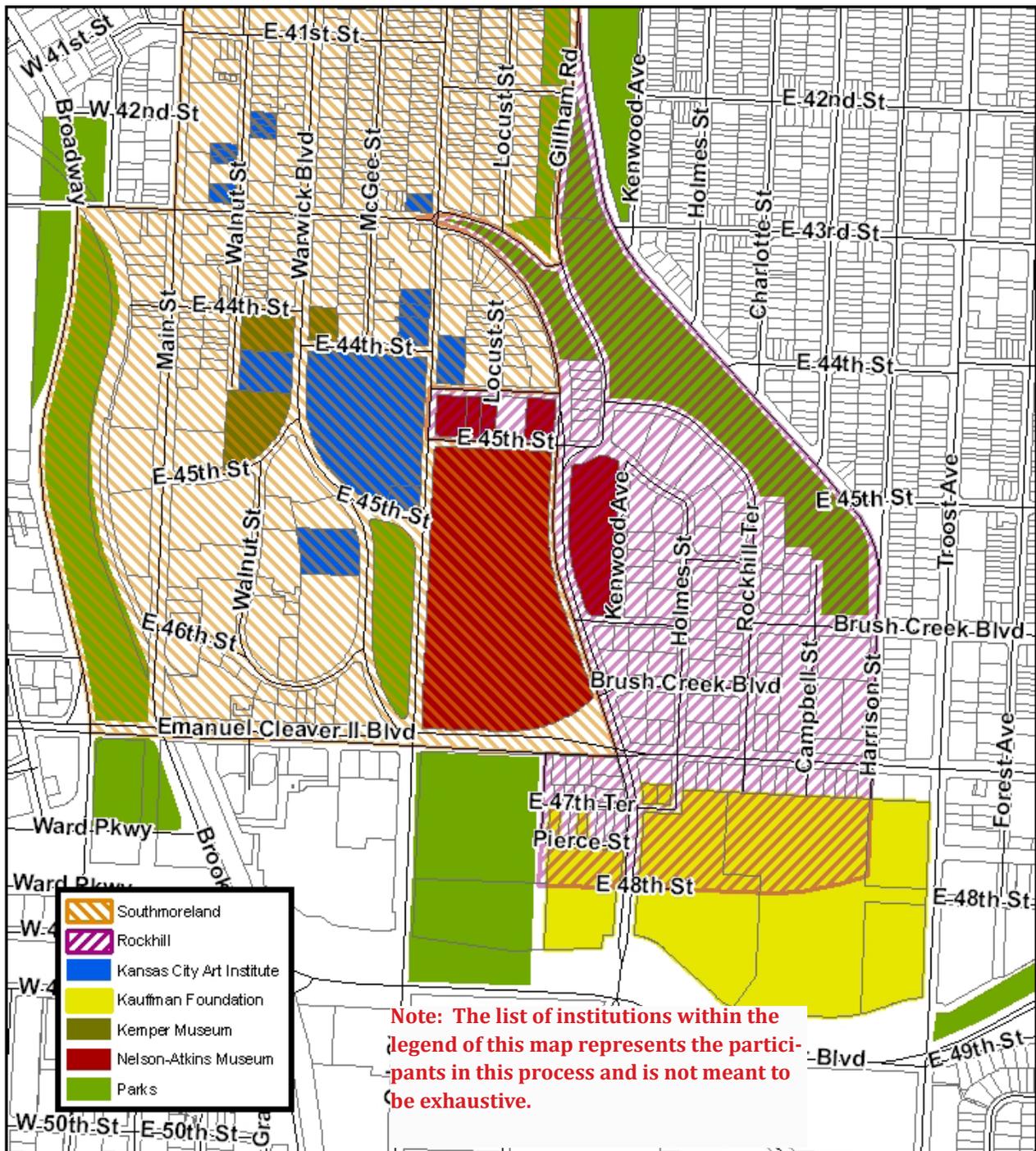
The Kansas City Art Institute (KCAI), Kauffman Foundation, Kemper Museum, and Nelson-Atkins Museum of Art, nationally recognized institutions and community anchors, are located within the Rockhill and Southmoreland Neighborhoods. Overall, these institutional uses, as well as area schools and churches, are viewed by these neighborhood associations as important community assets. Nevertheless, there are concerns about the future facility needs of these institutions and how this will affect the area. A comprehensive examination of the interactions of neighborhoods and institutions for this area will be undertaken as part of the upcoming Midtown/Plaza Area Plan Process.

Following multiple meetings with the aforementioned stakeholders, the director of City Planning and Development initiated a planning process to examine the future institutional facility needs and neighborhood protection, from a public policy perspective. This document outlines the process, the group-identified issues and goals, property assessments, recommendations, and strategy to implement the recommendations.

Plan Area

The plan area is generally from 41st Street to Volker Boulevard and east of Main to Gillham Road (see map on page 2). The neighborhoods included in the study were Southmoreland and Rockhill. Participating institutions included the Kansas City Art Institute, Kauffman Foundation, Kemper Museum, and Nelson-Atkins Museum. As a major landowner in the area, the Kansas City Department of Parks and Recreation is also included.



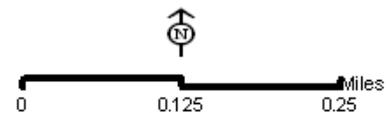


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Cultural Heritage District Area

August 2010

Prepared by: City Planning and Development Department
City of Kansas City, Missouri



Plan Purpose

The purpose of this process is to reach a consensus among the participatory groups relating to parcel level land use issues, urban design, and development/redevelopment recommendations. There is an acknowledgement of an opportunity to analyze these and other issues on a broader scale in a future comprehensive update of the *Midtown/Plaza Area Plan*. The groups represented in this process include:

- Councilwoman Jan Marcason – 4th District
- Councilwoman Beth Gottstein – 4th District-at-Large
- Parks Board Commissioner Aggie Stackhaus
- The Rockhill Neighborhood Association
- The Southmoreland Neighborhood Association
- The Kansas City Art Institute
- The Nelson-Atkins Museum of Art
- The Kemper Museum of Art
- The Kauffman Foundation
- Brush Creek Community Partners
- Main Street Development Corporation
- Mark McHenry, Director, Parks and Recreation Dept.
- City Planning and Development Dept.

The Process

In the spring of 2010, the City Planning and Development Department began a public planning process with the representatives of area institutions, the leadership of the Rockhill and Southmoreland Neighborhoods, 4th City Council members and city staff. After an initial round of meetings, two institutions the Nelson-Atkins Museum of Art and the KCAI, **expressed the need agreed** to discuss their future expansion needs with the adjacent neighborhoods. The other cultural institutions elected to participate in order to understand the issues and provide input into this activity. The following is a summary of the planning process:

STEP 1: PROCESS OVERVIEW

The initial meeting served as an introduction to the process and provided a project timeline for participants.

STEP 2: EXISTING CONDITIONS

The City staff provided an existing conditions overview of the area, a summary of existing adopted planning documents and potential zoning tools that might be used to implement the outcome of the process.

STEP 3: ORGANIZATION OVERVIEWS

Representatives of the Parks and Recreation Department, the Southmoreland Neighborhood Association, the Rockhill Neighborhood Association, the Kansas City Art Institute and the Nelson-Atkins Museum of Art provided short presentations that summarized existing condition and future needs. This challenged the participants to enter into a collaborative discussion about the area. It became evident that although there are issues that will require additional discussion, there is agreement to balance:

- » The concern of the neighborhoods to maintain the historic nature of the area.
- » The need of the institutions to expand their facilities in the future.

STEP 4: CONSENSUS BUILDING

The participants reaffirmed planning issues and goals, discuss what is important to each group, work toward a compromise of how to accommodate the future needs of the institutions in relation to the existing neighborhood setting and then agree upon the conditions to implement this agreement.

STEP 5: DOCUMENTATION OF PLAN

The City staff documented the process, issues, goals, future land uses, urban design recommendations, and redevelopment guidelines reached by consensus of the stakeholders for “site specific actions.”

STEP 6: ADOPTION OF PLAN

The City staff and stakeholders have presented to the City Plan Commission, and Planning and Zoning Committee of the City Council for adoption as City policy.

STEP 7: FUTURE STEPS

The City staff have presented a budget request for fiscal year 2011-12 to the City Council and the City Manager to undertake the *Midtown/Plaza Area Plan*. (Too broad...Midtown, Plaza, Westport? Can we define the boundaries using street? Also, there a better tern that is more specific to the area)

Stakeholder Principles

During the planning process, the aforementioned stakeholders agreed that the following are the issues of the area. With the issues identified, the group agreed that the goals and policies of the area within this document will be used to guide future development in the area.

Planning Issues

1. Encroachment and/or the impact of non-residential uses into residential areas. (Could be misinterpreted)
2. Encourage withdrawal of institutional use of single family residential properties in neighborhoods.
- ~~2. To encourage the adaptive reuse of existing historic structure within an area.~~
- ~~6. 3.~~ The quality of infill development, especially in relation to the scale and character of existing development.
- ~~7. 4.~~ The use of transition elements from business/ institutional uses to residential areas such as landscaping and traffic calming measures.
- ~~8. 5.~~ The historic lack of coordination between the neighborhoods and institutions when trying to resolve neighborhood and area issues.
- ~~4. 6.~~ The occupants of institutionally owned homes are a transient population. (Could be misinterpreted)
- ~~5. 7.~~ The destabilization of neighborhoods because of institutional facility unknowns. (Could be misinterpreted)
- ~~9. 8.~~ The level of maintenance for vacant, institutionally owned properties. (Could be misinterpreted)
- ~~3. 9.~~ The effect of the further expansion of area institutions within residential property areas. (Could be misinterpreted)
10. The desire to encourage mixed-use development where appropriate.
11. The need to address safety and security as a whole (neighborhood).
12. The desire to encourage multi-modal accessibility to/from destinations.
13. The appropriate number of single family residential uses in each neighborhood (neighborhood balance with multi-family and other uses).
14. The evolution of single family homes.

Planning Goals

1. Strengthen the existing housing stock.
- ~~3. 2.~~ Create transitions along the neighborhood edges.
- ~~4. 3.~~ Address neighborhood/corridor/area issues as a united front, inclusive of institutions.
- ~~5. 4.~~ Strengthen neighborhood and institution relationships.
- ~~2. 5.~~ Any development shall comply with the current zoning and development code.
6. Strengthen existing institutions by allowing them to grow on their property, to the extent that is allowed by the zoning ordinance.
7. New development shall function within or enhance (BMPs) the existing infrastructure network and public properties.
8. Increase coordination and communication between neighborhoods and institutions (continued formal dialogue).
9. Determine current and historic traffic counts within and around the neighborhood. Determine system capacity (utilities, sewers, streets, parking).
10. Congruent land use planning and zoning.
11. Evaluate/inventory existing housing stock.
12. Utilize housing conservation in the Southmoreland neighborhood (with use of economic incentives).
13. Strive to be the best cultural heritage district in the world.

Critical Property Assessment

Property Inventory Background

A Critical Property Assessment is a tool that is meant to both refine the agreed upon stakeholder principles and discover the unique issues of redevelopment sites within a planning area. In the Cultural District process, critical property assessments, which include a physical inventory and a regulatory evaluation, were completed for the following sites that were selected by the process participants:

- The 44th and Oak Property (former Donaldson House)
- 45th Street Properties
- Kirkwood Residence Property (former Rockhill Tennis Club)

44th and Oak Property (Donaldson House)

Current Owner: KCAI

Existing Use: Vacant Single Family Home

Zoning: R2a – Becomes R-5 (in new code)

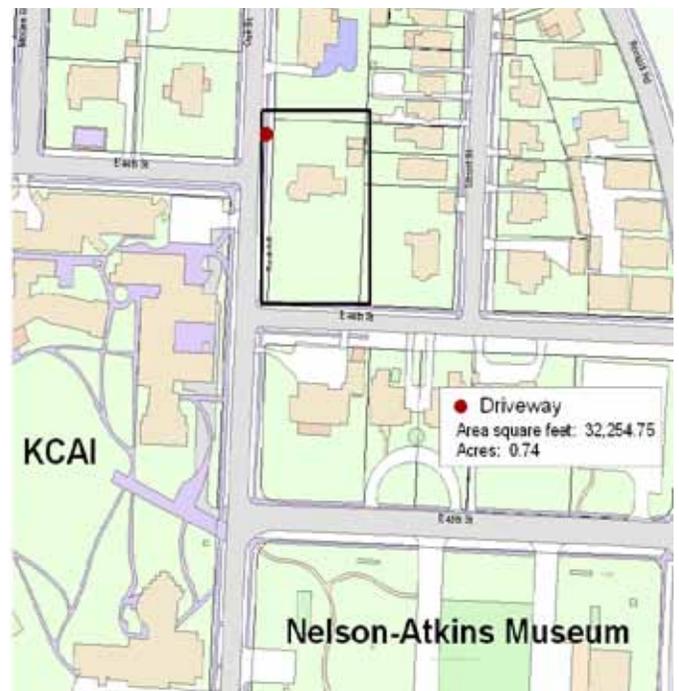
Recommended Land Use: (Main Street Corridor Land Use and Development Plan): Single Family (Review)

Southmoreland Historic District

Permitted Uses: Household Living; Day Care (1-10); Fire Station; Police Station; Basic, minor Utilities and Services; Agriculture, crop; Co-located antenna (Wireless Communication Facility)

Permitted/Special Uses: College/University; Library/Museum/Cultural Exhibit; Park/Recreation; Religious Assembly; School

Special Uses: Nursing Home; Group Day Care (11-20); Safety Service; Utilities and Services; Cemetery/Columbarium/Mausoleum; Crematory; Bed & Breakfast; Neighborhood-Serving Retail; Reuse of Officially Designated Historic Landmark



44th and Oak Property (Donaldson House Property)



Existing Donaldson House – 2008



Looking north at property.

45th Street Properties (Between Oak Street and Rockhill Road)

Current Owner: Nelson Gallery Foundation, Private Owner

Existing Uses: Museum Offices (with special use permit), Single Family Homes, Parking Lot

Zoning: R2a – Becomes R5 (in new code)

Recommended Land Use: (Main Street Corridor Land Use & Development Plan): Single Family and Institutional (vacant lot)

Southmoreland Rockhill Historic District

Permitted Uses: Household Living; Day Care (1-10); Fire Station; Police Station; Basic, minor Utilities and Services; Agriculture, crop; Co-located antenna (Wireless Communication Facility)

Permitted/Special Uses: College/University; Library/Museum/Cultural Exhibit; Park/Recreation; Religious Assembly; School

Special Uses: Nursing Home; Group Day Care (11-20); Safety Service; Utilities and Services; Cemetery/Columbarium/Mausoleum; Crematory; Bed & Breakfast; Neighborhood-Serving Retail; Reuse of Officially Designated Historic Landmark



45th Street Properties (Between Oak St. and Rockhill Rd.)



Looking north at 414 and 420 E. 45th Street



Looking south at 400 E. 45th Street



Looking north at 503 E. 44th Street

Kirkwood Residence Property (former Rockhill Tennis Club)

Current Owner: Trustees of the Nelson Gallery

Existing Uses: Vacant Home that had served as the clubhouse of the Rockhill Tennis Club

Zoning: R1b – Becomes R6

Recommended Land Use (Westport Area Plan and Plaza Urban Design and Development Plan): Public / Semi Public

Rockhill Historic District

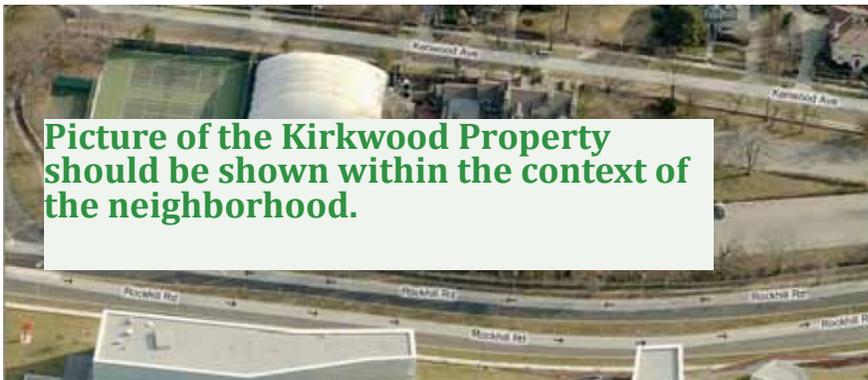
Permitted Uses: Household Living; Day Care (up to 10 Children); Fire Station; Police Station; Basic, minor Utilities and Services; Agriculture, crop; Co-located antenna (Wireless Communication Facility)

Permitted/Special Uses: College/University; Cultural Exhibit; Park/Recreation; Religious Assembly; School

Special Uses: Nursing Home; Group Day Care (11-20); Safety Service; Utilities and Services; Cemetery/Columbarium/ Mausoleum, Crematory; Neighborhood-Serving Retail; Reuse of Officially Designated Historic Landmark



Kirkwood Residence Property (former Rockhill Tennis Club)



Aerial view of former Rockhill Tennis Club at 4520 Kenwood Dr.



Looking north into site from 46th St.

Critical Property Recommendations

Methodology

Attuned to the area issues and goals, as well as the physical and regulatory considerations for the three selected properties, City Planning and Development staff drafted recommendations for all future development/redevelopment on the three selected properties. Staff presented their recommendations to the stakeholder group, the group discussed each property and recommendation, and the group came to a consensus on the following **overall** property recommendations.

Development Principles

The following development principles represent the shared values of area stakeholders concerning both the existing character and the future redevelopment potential of the Cultural Heritage District plan area. All future development proposals shall include area stakeholders, using the following principles as a filter to determine its appropriateness.

- Cultural Heritage District development and planning should follow a dynamic and pro-active process that is transparent and collaborative with all affected parties.
- Area Institutions should be a catalyst for other residential, institutional, and commercial development that reinforces the character and qualities of the surrounding neighborhoods.
- Area institutions should incorporate the future of area institutions while being respectful of the scale and residential quality of the neighborhood.
- New development should incorporate building design that promotes user interaction and sensitivity to the surrounding residents.
- Minimize the **negative** impact of future development on surrounding neighborhoods.
- Environmental considerations are a key factor in the plan, including development and reuse of buildings that are energy efficient, enhanced area green space, and design that encourages pedestrian use by visitors, staff, and neighbors.

Selected Property Recommendations

44th and Oak Property (Donaldson House Property)

- a. Adaptive reuse of the structure, as an accessory use to the Kansas City Art Institute, may occur with a special use permit.
- b. ~~Any new development shall be consistent with the character and scale of the existing development pattern and the guidelines established in the Kansas City Register of Historic Places.~~
- c. Staff would support a land use plan amendment and zoning change to allow a residential use (student housing) that is accessory to the Kansas City Art Institute.
- d. Any parking shall serve only those residential units on the site and shall not exceed spaces as required by the City's development code.
- e. All future development/redevelopment projects shall seek approval input from Cultural District Stakeholders group and other interested parties within the area.



Existing Donaldson House

45th Street Properties (between Oak and Rockhill)

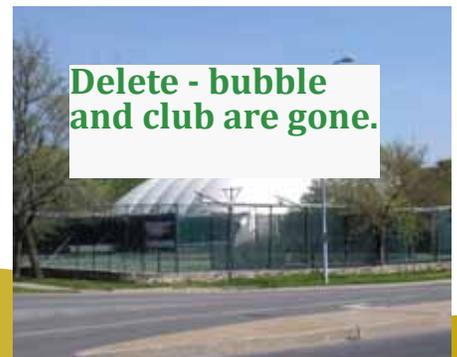
- a. The property shall be maintained in a manner reflecting the historic use of the property and is consistent with the National Register Places and the Kansas City Registry of Historic Places.
- b. Any new development shall be consistent with the character and scale of the existing residential development pattern and the guidelines established in the Kansas City Register of Historic Places.
- c. Adaptive reuse of the existing structure, as an accessory use to Nelson-Atkins Museum, may occur with a special use permit.
- d. There shall be no vacation of E 45th Street; the exiting street grid should be maintained.
- e. All future development/redevelopment projects shall seek approval input from Cultural Heritage District stakeholders group and other interested parties within the area.



45th Street properties

Kirkwood Residence Property (former Rockhill Tennis Club Property)

- a. The property shall be maintained in a manner reflecting the historic use of the property and the RockHill Neighborhood and is consistent with the National Registry of Historic Places and the Kansas City Registry of Historic Places.
- ~~b.~~ Adaptive reuse of the landmark as an accessory use to Nelson-Atkins Museum, may occur with a special use permit.
- ~~c.~~ Any new development shall be consistent with the character and scale of the existing development pattern and the guidelines established in the Kansas City Register of Historic Places.
- ~~d.~~ Any new structures shall be single family residential.
- ~~e.~~ No additional surface parking shall be added to the site. Surface parking on the property is to be consistent with R-1 residential use. The parking lot should be reduced in size to be consistent with single family residential use.
- f. There shall be no curb cuts on or off Rockhill Road. Curb cuts are permitted on the west side of Kenwood for single family use, consistent with the uses on the east side of Kenwood.
- g. There shall be no additional access to the existing parking lot.
- h. All future development/redevelopment projects shall seek approval input from Cultural District Stakeholders group and other interested parties within the area.



Rockhill Tennis Club facility

Implementation

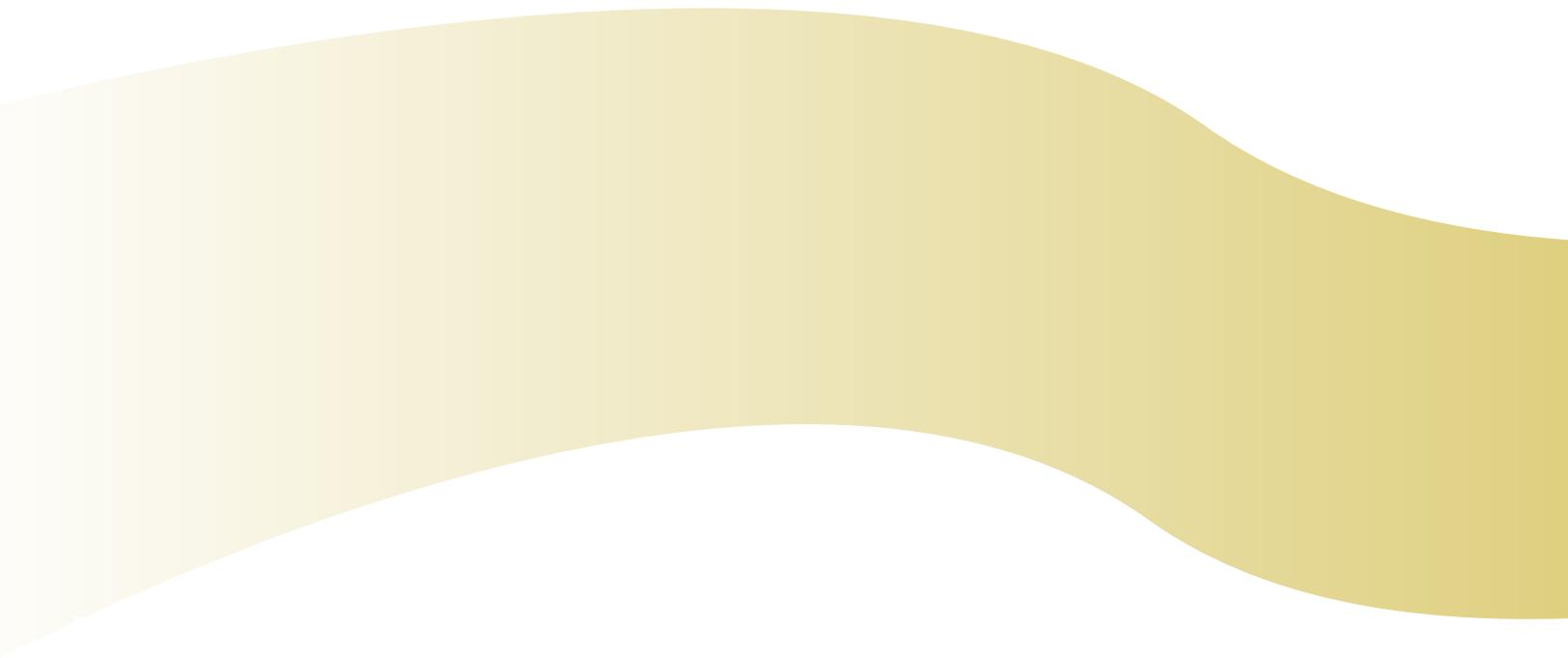
Implementation Strategy

To ensure the goals and objectives of this report are realized the following implementation strategies will be used.

- The Development Management Division will **encourage require** applicants proposing changes within the *Cultural Heritage District Plan* area to have neighborhood meetings with affected neighborhoods.
- Upon application for any zoning or plan changes in the area the Development Management Division will consult the appropriate area plan and these guidelines to ensure appropriate use context with neighboring property and compliance with the goals of this plan.
- The City will flag the parcels included in the Cultural Arts District area in Kiva, the City's electronic permit tracking system, to require the Development Management Division to review administratively approved plans for compliance with the goals of this plan.
- **The implementation will seek to balance support and maintenance of strong residential neighborhoods, with development interest of institutions. Growth is to be implemented without detriment to the neighborhoods.**

Appendix A:

Rockhill Neighborhood presentation



Rockhill Homes Association
Cultural District Planning Meeting
June 21, 2010

- **Great Neighborhood- Great Institutions**

We are a neighborhood that understands the importance of both great neighborhoods and great institutions in making Kansas City a great city. It is a relationship that is symbiotic and where there are differences, those differences merit resolution.

- **Not Expansionist**

As a neighborhood, we are not looking to expand. There are no new housing projects planned across Rockhill Road or on undeveloped land of the Kauffman Foundation. We are protectionist and preservationist. We are an association of 100 homes and our goal is to ensure that every residential property is maintained as an owner occupied single family residence that is consistent with our zoning. We are a very strong but fragile neighborhood. We address a variety of factors that threaten the residential quality of our historic area.

- **Long History of Challenges**

- **Redlined in the 60s & 70s**

Throughout the 1960s and 70s it was very difficult to find a financial institution that would provide a loan on homes in the neighborhood.

- **UMKC- (12 House or 10% of the neighborhood)**

Until the late 1990s and early 2000s, UMKC owned 12 homes in Rockhill, including all of Pierce Street. The houses were institutionalized with much of their historic character removed and then used for storage and offices. With changes in the UMKC Master Plan, the properties were then sold to individual property owners.

- **Sailors Project**

In the late 1980s this skyscraper project was planned for the east side of the Plaza, which included buildings as high as 53 stories. With inadequate infrastructure and overbuilt density, it was defeated through a lengthy lawsuit and neighborhood opposition.

➤ **Post Office Terminal**

In the early 1990s the United States Post Office proposed a large terminal hub in the 4700 block of Oak. Through neighborhood opposition working in conjunction with the governor's office, the plan was stopped.

➤ **Group Home**

In the late 1980s a large group home was proposed in the area, but was successfully opposed.

***It is noted that, for all the efforts of the neighborhood to protect the area and residential quality from inappropriate land usage, there has been no institutional support. The institutions have remained silent and passive on all major developments and proposals in the neighborhood for the past four decades. While they have a vital interest in the quality of the neighborhoods and surrounding area, they have remained passive on all issues.**

● **Property Tax Base for Kansas City**

With a great deal of expressed concern for the residential tax base in Kansas City and decades of population exodus from the central core, Rockhill is exactly the kind of neighborhood that the City of Kansas City should be fighting very hard to protect. We are the residents and the tax payers that Kansas City needs.

● **Rockhill is the Buffer...**

As one of the most historic single family residential neighborhoods that align greater challenges to the east, Rockhill serves as the primary buffer to all areas to our west. We serve as a buffer for the Nelson, the Art Institute, the Kemper, and the Plaza. Crime statistics for the area indicate that the efforts of the neighborhood are highly effective in reducing crime when compared to other neighborhoods in the area. Through the use of a private security service and the strong sense of community in which neighbors communicate and respond to criminal activity, Rockhill has one of the lowest crime rate in all of midtown. The institutions in the neighborhood benefit from the deterrent efforts in the neighborhood.

● **We live here...**

While there are many choices for quality residential living in Kansas City, the home owners of Rockhill choose to live in a neighborhood that is diverse and aesthetically beautiful, but has daily challenges. Even with the noise of frequent sirens, the heavy traffic, and occasional criminal activity, Rockhillians have invested their money and families in a great midtown neighborhood. We are not the individuals who work and play in Kansas City and then return to suburban communities.

- **Current Planning Concerns: Encroachment & Neighborhoods in Decline**

- **Kauffman Foundation**

As a neighborhood we have always been grateful that the property on which the Kauffman Foundation resides is our neighborhood. They partner with and support the neighborhood in several ways. We have some sense of ownership in their presence in the neighborhood, since it was our opposition that prevented UMKC from developing an industrial office park on the site several decades ago. It should also be noted that this site was once a vibrant and healthy neighborhood. Known as the Trolley Barn District, there were once hundreds of homes that were purchased and torn down by UMKC. It is a very real example that neighborhoods can disappear.

The Kauffman Foundation has purchased four houses in the neighborhood, two on Pierce Street and two that are adjacent to their parking lot. One of the homes purchased in Rockhill was not on the market; with an offer that was not to be refused, but removed a family with children from the neighborhood. The Foundation has expressed interest in additional houses, particularly on Pierce Street. They use the properties for guest quarters for Foundation visitors. While the properties are well maintained, transient occupants contribute nothing to the sense of neighborhood in Rockhill. We have asked the foundation not to purchase additional houses in Rockhill.

- **Nelson Art Museum**

Everyone in the room is aware of the encroachment issues with the Nelson, specifically their interest in converting the Kirkwood property into an office building. When the Nelson announced the nonrenewal of the lease for the Rockhill Tennis Club in 2005, there were four properties in the neighborhood that were on the market. As of this date, there are fifteen that are either on the market or will be within sixty days. All but two properties that surround the three sides of the Kirkwood property are on the market. (SEE MAP) We firmly believe that the actions of the Nelson are a strong destabilizing factor to the neighborhood. We have had direct and consistent feedback from interested real estate clients that the uncertainty of the Nelson's intent and the possibility of living next to an office building deter them from purchasing in Rockhill.

- **Troost & Neighborhoods to the East**

With the economic development challenges to the east, the Rockhill Homes Association is involved with all current efforts to enhance business development and residential quality. We are on the Board of Brush Creek Community Partners (BCCP), serve on the Healthy Neighborhoods Task Force of BCCP, have committee assignments on the Manheim Historic Neighborhood Initiative, are participants of the Volker Neighborhood Council and when invited, participate in the efforts of the Green Impact Zone. We understand the importance of not only our immediate

neighborhood, but the greater community in which we reside. We would ask our neighboring institutions... Where are they in this essential effort to improve the area to the east? Their encroachment has only taken what is easy, what others have sought to enhance and protect. Where are they when the real work of commitment and recourse are needed?

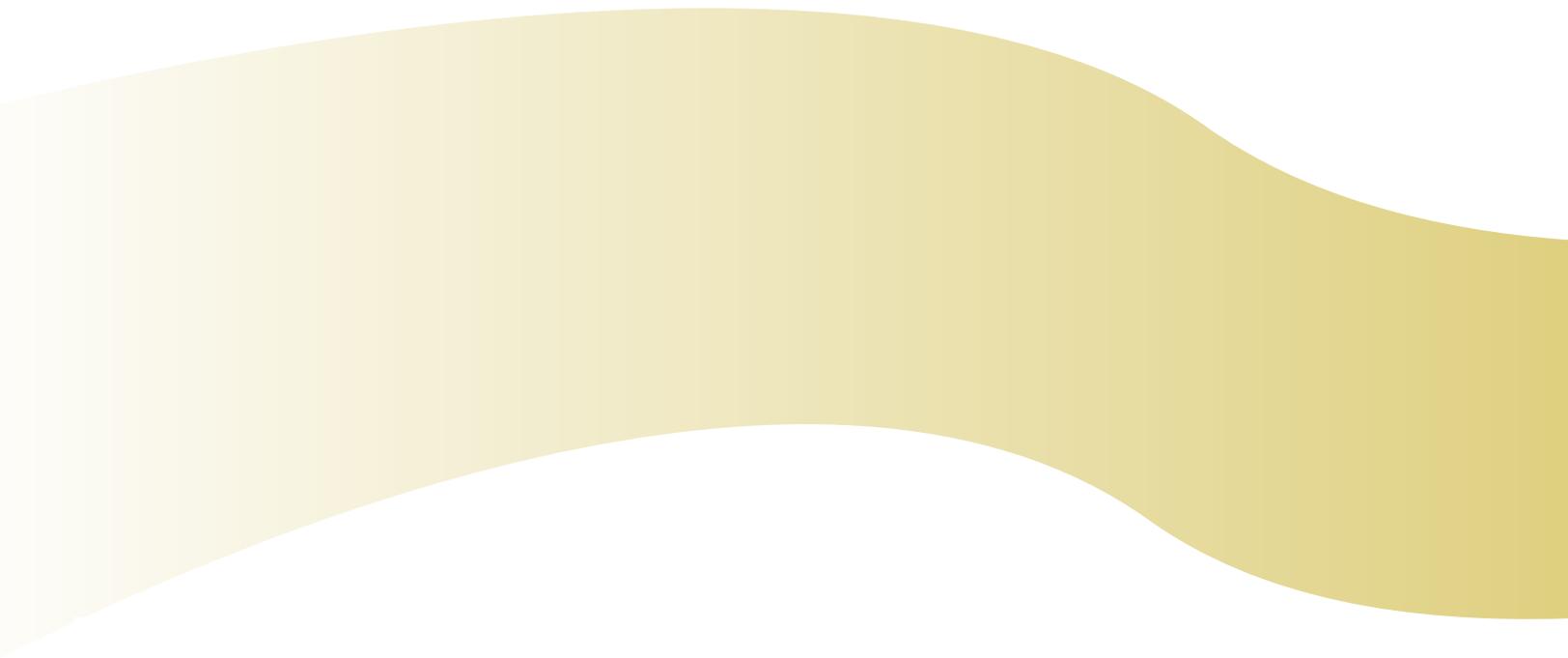
➤ **Planning Process**

From the Cultural District Planning Process we are hopeful that the residential quality of Rockhill will be further protected against institutional encroachment. Our goal, in conjunction with other stakeholders, is to enhance the quality of urban living, protect the historic nature of the neighborhood and ensure the tax revenue for the City of Kansas City. In addition, we are hopeful that the Cultural District Planning Process will support efforts for the economic development of Troost Ave and will strengthen neighborhoods to the east.

We are grateful for the support we have received from our two City Councilwomen, the entire City Council and Mayor, and eighty-eight other neighborhood associations in strengthening R-1bb zoning throughout the city.

Appendix B:

Southmoreland Neighborhood presentation



Cultural District Planning

Southmoreland Backgrounder

Southmoreland Homes
Association

June 21, 2010



Southmoreland Neighborhood Association

updated! **Current Issues**

updated! **Events**

Home

About

Programs

updated! **Security Patrol**

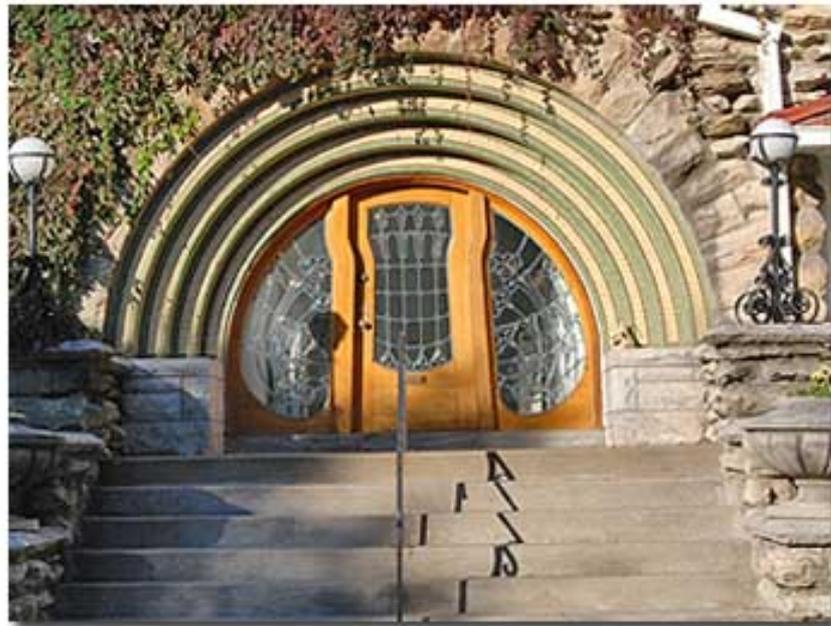
Development

Contact

Join!! (& Renew)

Welcome to the Southmoreland neighborhood!

We're an urban residential, historical, arts and museum district in the heart of midtown Kansas City.



This is the unique entry to Mineral Hall, the symbol of our neighborhood, on the corner of 44th & Oak.

Viewing Image: 1 of 9

[◀ Previous](#)

[Next ▶](#)

Southmoreland Neighborhood Boundaries



Southmoreland Homes Association



Southmoreland Homes Association

- Approx. 3,100 residents, 1,700 households
- 280 single-family homes
 - Housing inventory reflects significant conversion of single family homes into multi-unit rental housing
- 100 apartment complexes
- 75% of Southmoreland is rental
- Our median income is 20–30% below that of Kansas City
 - student population and other demographics
- From 1980–2001 Southmoreland population declined 30%. Kansas City population declined 1.4% for the same period.

Southmoreland Neighborhood Association

- We are an historical, arts, museum and medium & high density residential district. Our neighborhood is characterized by mixed-income historical housing and historically- and internationally-renowned schools and museums.
- Southmoreland is an undeniably unique neighborhood and represents a very high value to the plaza and to Kansas City. 280 single-family homes ranging in value from \$85K to over \$1M.

Southmoreland Neighborhood Association

- We have a clear vision of the elements of our community that need to be preserved and built upon.
 - Increase single family owner occupancy
 - Preserve historical housing stock
 - Ensure strong, vibrant cultural institutions
 - Ensure mixed-income residential medium and high density residential character
- We also have a clear view of those essential elements which are threatened.
 - We have significant development issues in Southmoreland that if not recognized and addressed, will work to destroy our neighborhood.

American Century expansion (not sched yet)

Potential Demolition of Donaldson House

Rockhill Condos in Receivership

NAMA Use

12-story Office Tower & Luxury Hotel

Planned Nelson Museum Use (Rockhill Club lease ends 2009)

Community Christian expansion (not sched yet)

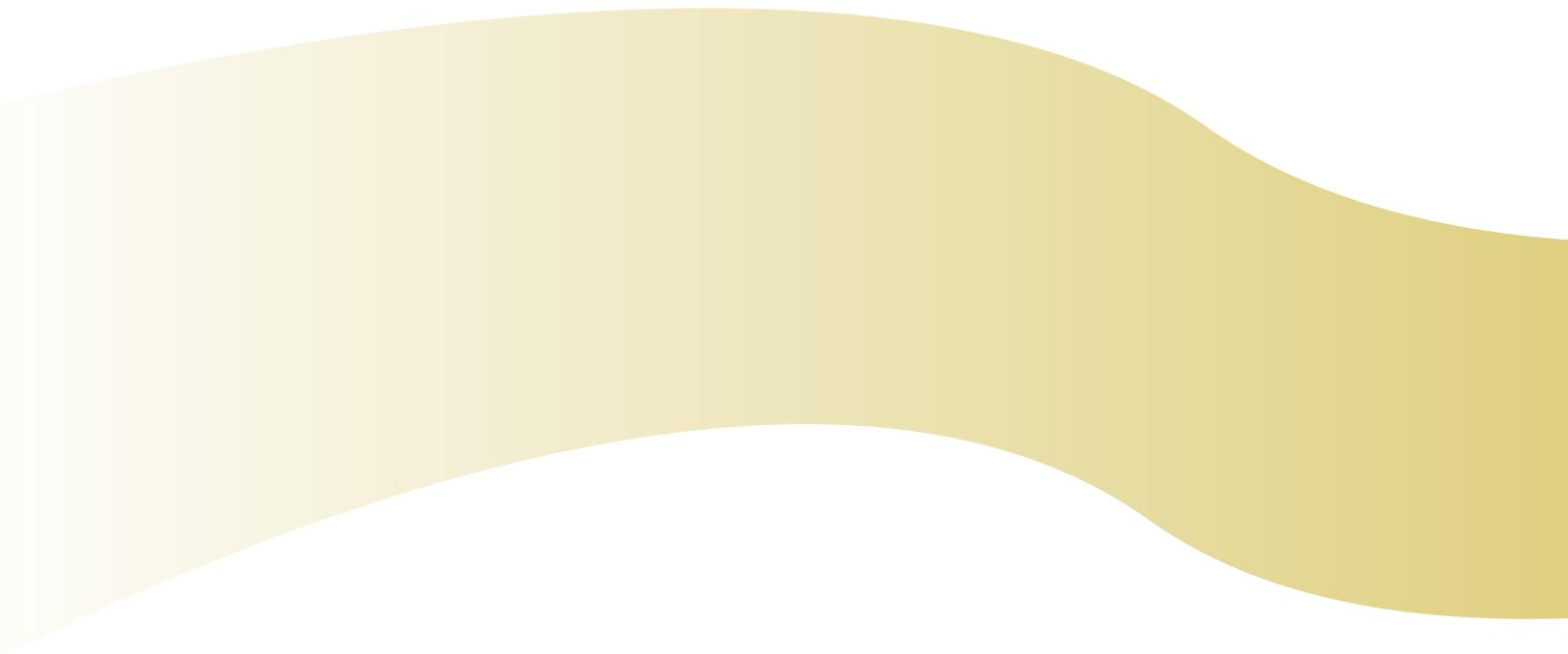
12 story luxury hotel & condos

This isn't everything....

**Rockhill
Neighborhood
Association**

Appendix C:

KCMO Parks Department presentation



City of Kansas City, Missouri Cultural District

Parks and Boulevards

June 21, 2010

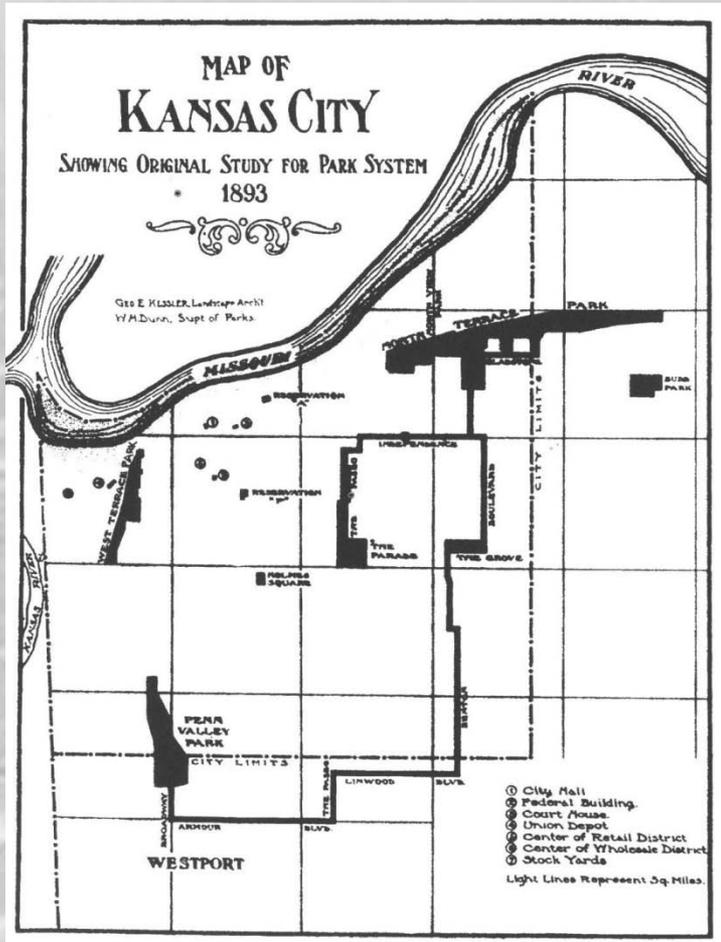
CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI



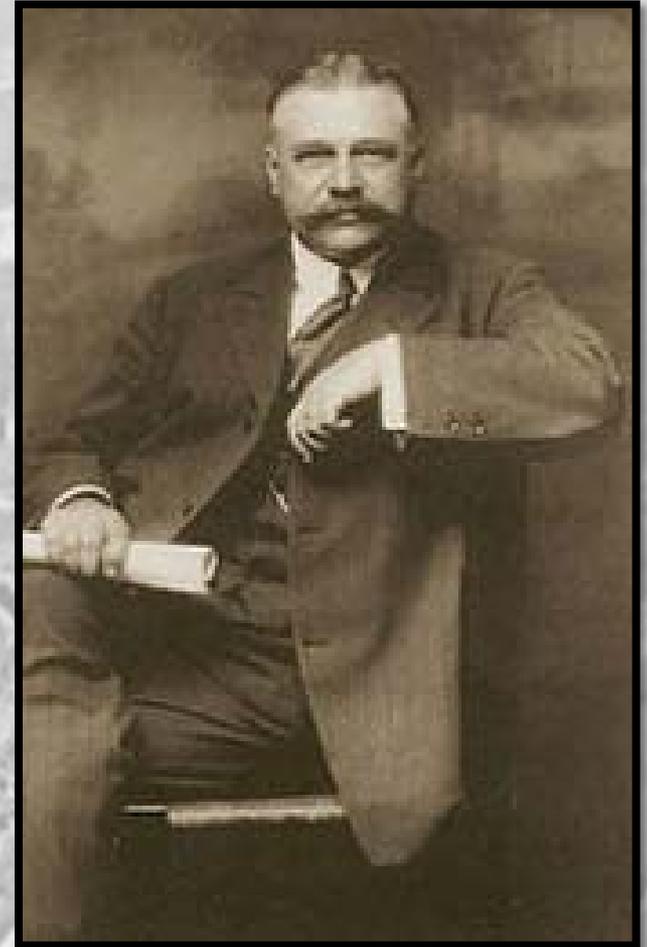
Background



- The Town of Kansas was incorporated in 1850
- In 1853, the City of Kansas was incorporated by the State of Missouri and William Gregory was elected the first Mayor
- It had an area of 0.70 square miles and a population of 2,500 residents
- In 1889 the name was officially changed to Kansas City
- By 1900, Kansas City was the 22nd largest city in the US and home to 164,000 residents

George E. Kessler

- **In 1890, Kessler applied to become the city's landscape architect for the city's newly created Park Board. He was reappointed in 1892.**
- **Kessler used his vision and skill to transform early Kansas City from an eyesore to a model for the City Beautiful Movement**
- **He worked with August Meyer (president of the Park Board in 1892 and civil engineer) to lay out the city's street grid including a parks and boulevard system. His distinctive park and boulevard system brought beauty and a civilized appearance to KC**
- **The 1893 Plan for Parks and Boulevards**
This was an ambitious and progressive scheme that launched the idea of a comprehensive city parks and boulevard system to guide and coordinate urban growth



Kessler's Plan for Kansas City

- **Outlined a connected systems of parks and boulevards that serviced all parts of the City**
- **Joined old and new neighborhoods, enhanced communities, and sustained property values**
- **Contained parks of varying size throughout the City**
- **Forward-looking plan anticipated growth and park land was acquired prior to development to provide a framework for urbanization**
- **The plan also acknowledged the need for urban renewal in older areas**
- **Oriented towards residential needs with commercial traffic excluded from boulevards**

AERIAL MOSAIC SURVEY

KANSAS CITY
MISSOURI

Made Under the Direction
of the

CITY PLAN COMMISSION

HERBERT V. JONES
CHAIRMAN

ERNEST TUCKER
SECRETARY

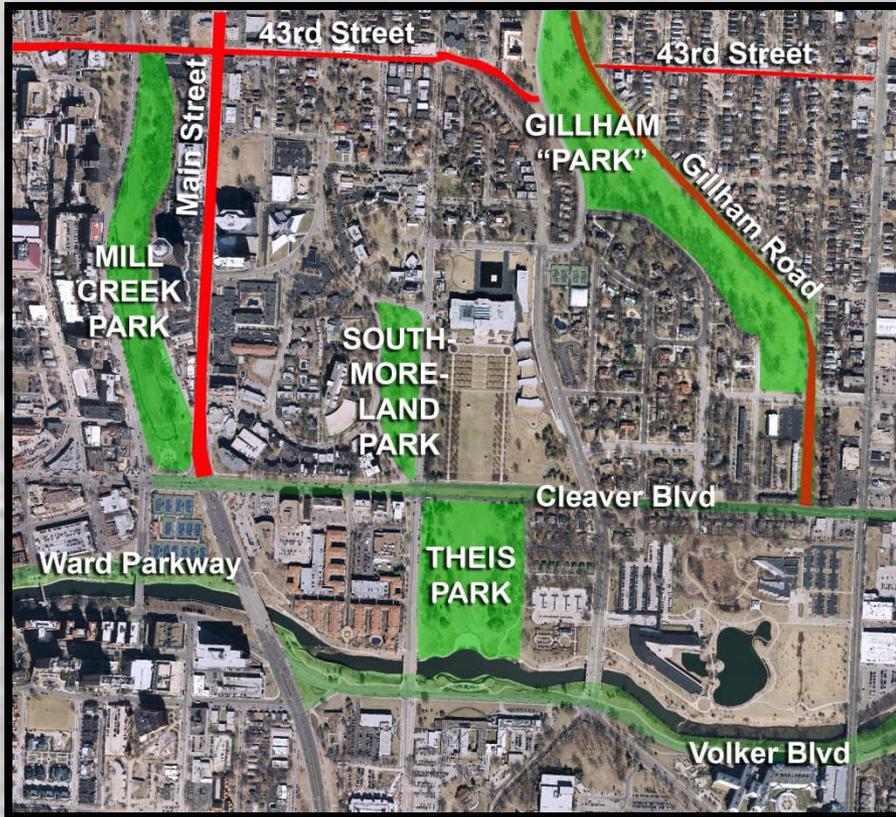
By

FAIRCHILD
AERIAL CAMERA CORPORATION

Aerial Topographic Engineers
136 West 52 Street
NEW YORK CITY

1922

Parks & Boulevards



2008 Aerial Photo

- By 1920, 64 historic parks and boulevards had been approved or adopted by the Board
- 2 Parks within Cultural District
 - Southmoreland Park
 - Gillham "Park"
- Theis Park property was added in 1955
- Mill Creek Park was added in 1911
- Boulevard System
 - Gillham Road
 - Emanuel Cleaver II Boulevard (Formerly known as Brush Creek Blvd)
 - Volker Boulevard
 - Ward Parkway
 - J.C. Nichols Parkway (Formerly known as Mill Creek Pkwy)

Southmoreland Park



- Acquired in 1897
- 3.86 Acres
- The Park was acquired with the incorporation of Westport
- Consists primarily of a small valley, limestone retaining walls, picnic tables, play area, and mature trees
- Home to the Shakespeare Festival



1909



Southmoreland Park today

Gillham “Park”

- Acquired in 1902
- 58.84 Acres
- Located within Gillham Road
- Named for Robert Gillham, an early Parks Commissioner who served from 1895 to 1899



Casting Pool circa 1922



Playground – present day

Central District Maintenance Building



Central District Maintenance Building 1907

- **Central District Maintenance Building was designed by Adriance Van Brunt & Brother Architects in 1904**
- **The approximate construction cost was \$7,500**
- **It was built as a "stone stable and storage barn"**
- **The Central District Maintenance operations will be relocated to the West Bottoms**
- **Existing building is under consideration for adaptive re-use**

Frank A. Theis Park



- Property was acquired in 1955
- 13.81 Acres
- Park was named for Frank Theis, a former Park Commissioner, in 1966
- Theis Park was part of the William Rockhill Nelson estate in the late 1800s and early 1900s
- Home to the William Volker Memorial Fountain
- Brush Creek daylighted in 1990's
- Amenities include:
 - Large open lawn area
 - Exercise trail along Brush Creek
 - Amphitheatre that hosts theatrical performances and wedding ceremonies



Gillham Road



Gillham Road near Hyde Park circa 1920

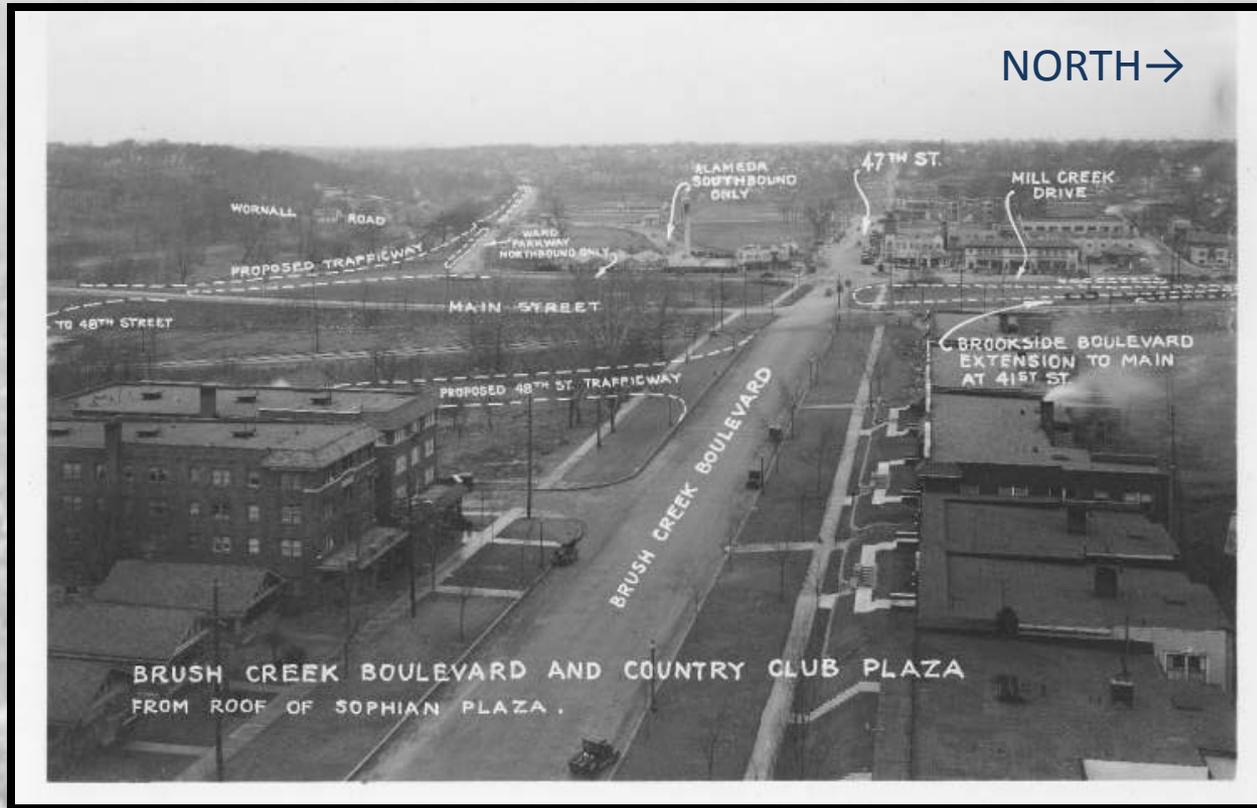
- Acquired in 1901 & 1902
- 4.34 Miles
- Named for Robert Gillham, a former Park Commissioner
- The parkway varies greatly in width, passing over hills, through valleys, and connecting several neighborhood parks



Gillham Road at 43rd circa 1940

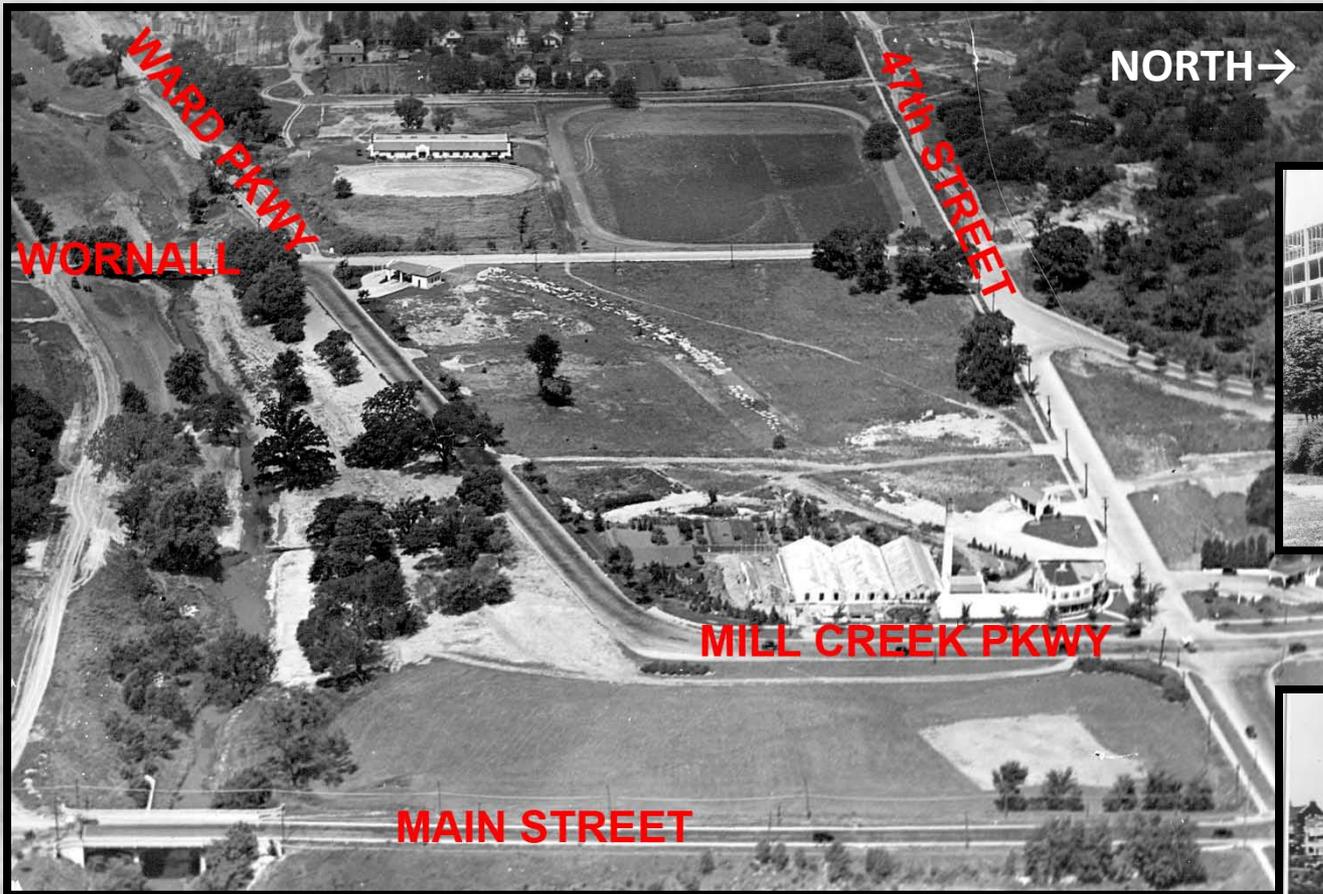
Emanuel Cleaver II Boulevard

(Formerly Brush Creek Boulevard)



- **5.22 Miles Acquired in 1909 & 1911**
- **Brush Creek Boulevard from J.C. Nichols Pkwy to Elmwood Ave. was renamed for Congressman Emanuel Cleaver II, former mayor of Kansas City**

Historical Photos



Main Street and 47th Street circa 1922 looking west



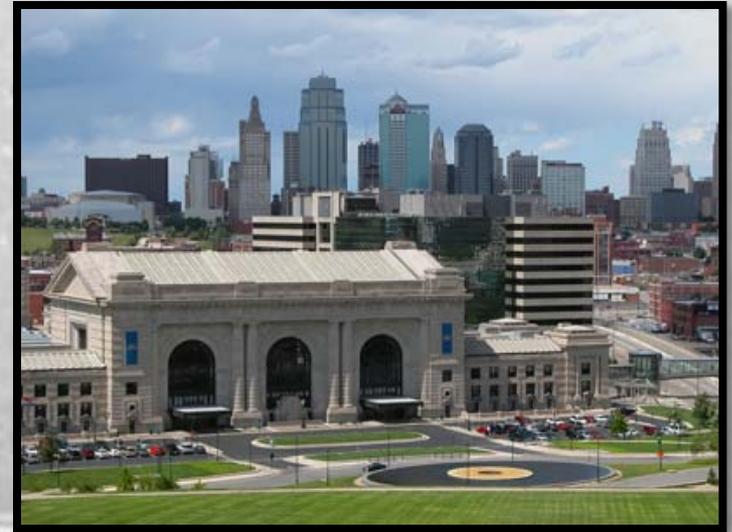
Mill Creek / Nichols Parkway circa 1925



Fountain at 47th and Mill Creek circa 1931

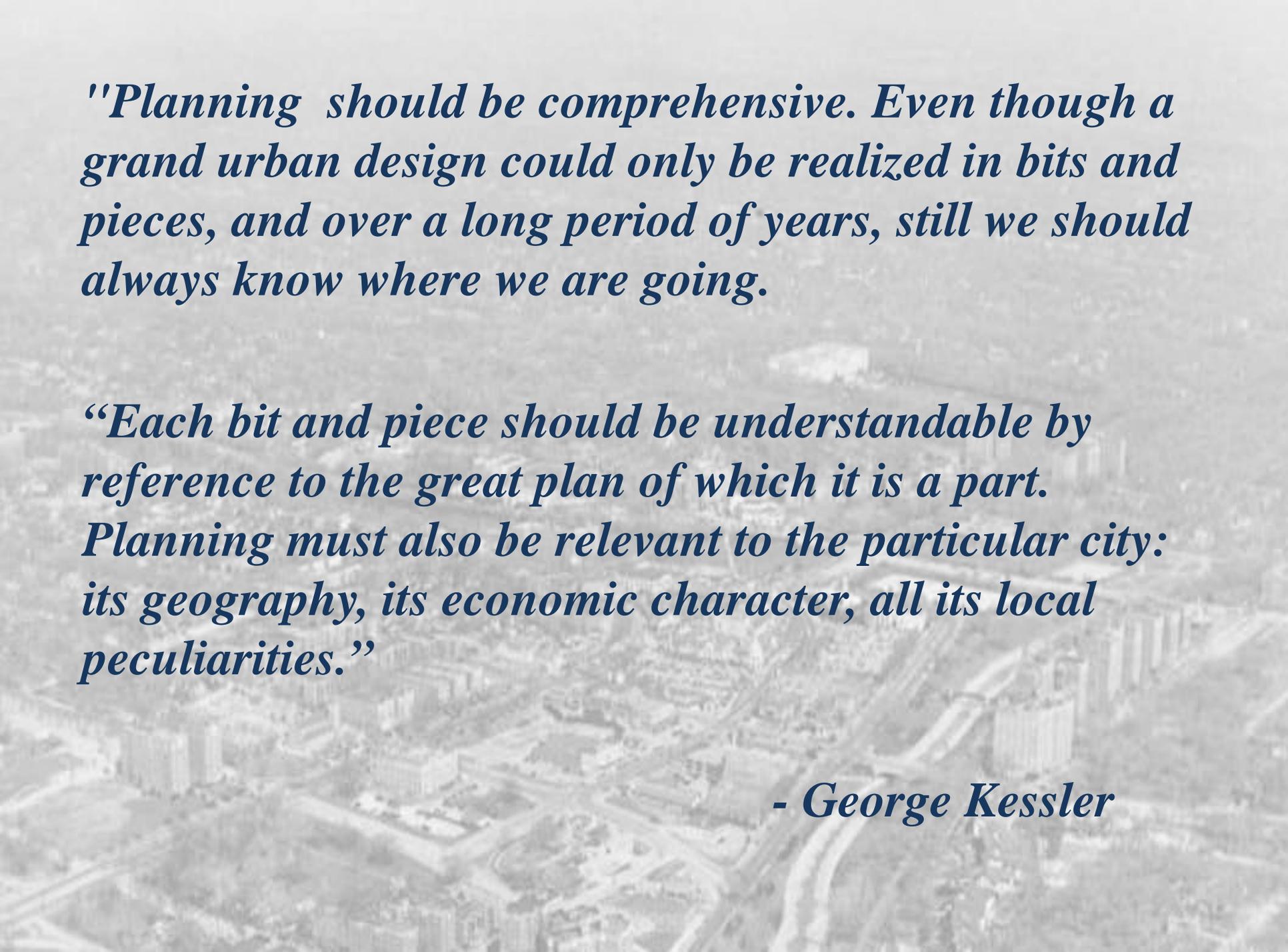
Growth.....

- Following the success of the Parks & Boulevard system in Kansas City, cities around the country have adapted similar plans including Denver, Minneapolis, and Indianapolis
- Today, Kansas City is the 35th largest city in the US and home to 441,500 residents (2000 census)
- With nearly 12,000 acres, Kansas City has more parkland than Indianapolis, Chicago, and Denver
- 26 acres of parkland per 1,000 residents
- Kansas City's 219 parks rank 24th in the nation



KC skyline today



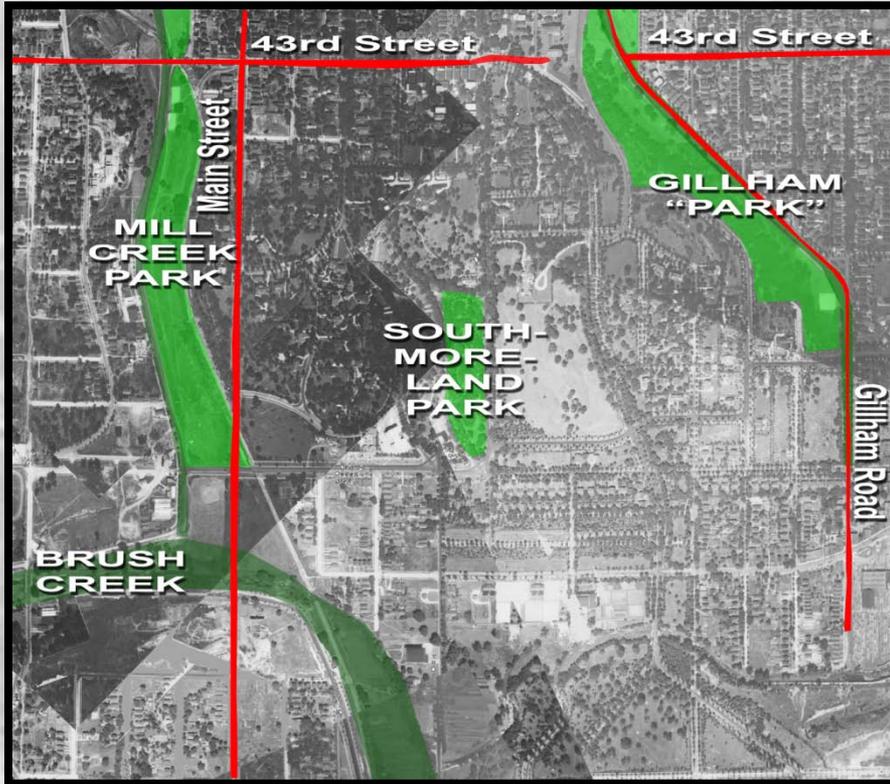
An aerial, grayscale photograph of a city, likely Los Angeles, showing a complex network of highways, freeways, and urban development. A prominent river or canal winds through the lower right portion of the image. The overall scene is a dense urban landscape with a mix of open spaces and built-up areas.

"Planning should be comprehensive. Even though a grand urban design could only be realized in bits and pieces, and over a long period of years, still we should always know where we are going.

“Each bit and piece should be understandable by reference to the great plan of which it is a part. Planning must also be relevant to the particular city: its geography, its economic character, all its local peculiarities.”

- George Kessler

1922 to 2008



Sources

A Legacy of Design

An Historical Survey of the Kansas City, Missouri Parks and Boulevards System, 1893-1940

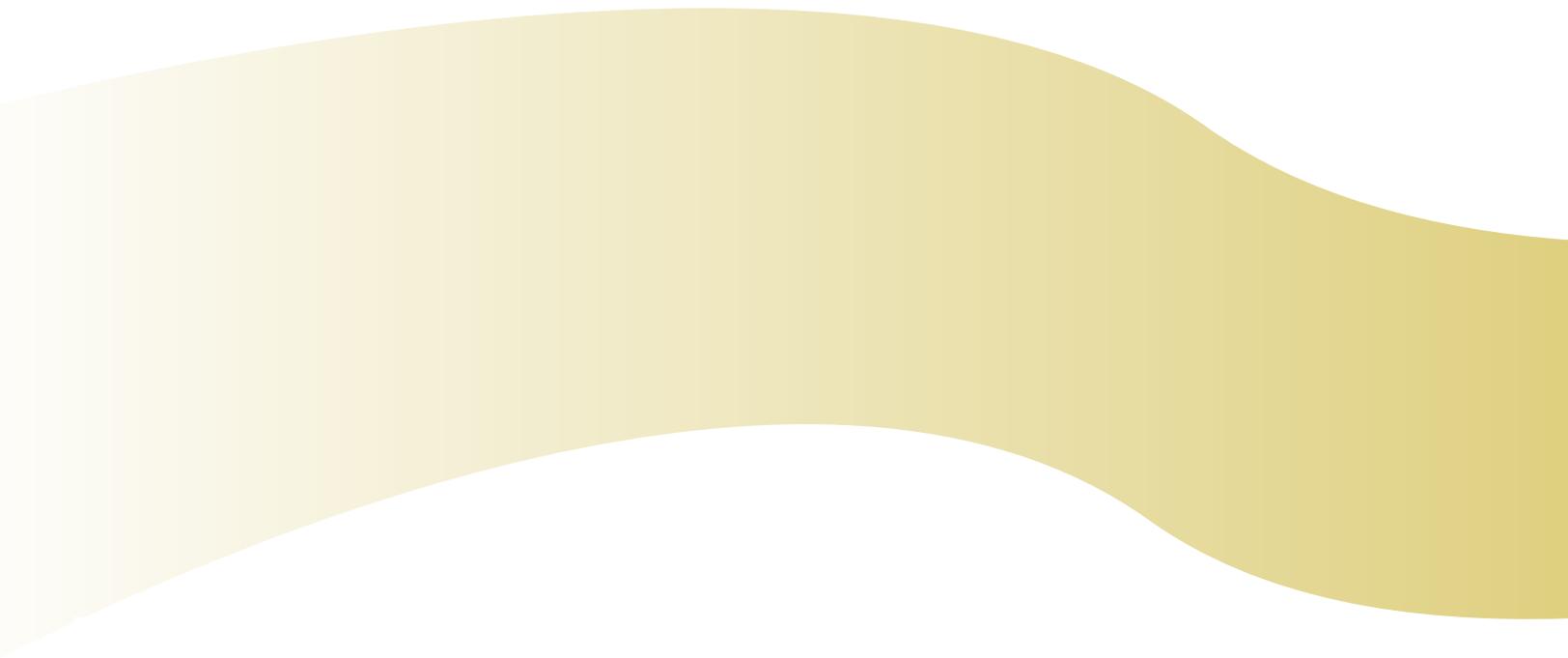
Missouri Valley Special Collections

Western Historical Manuscript Collection, Kansas City

Kansas City Parks & Recreation Archives

Appendix D:

Kansas City Art Institute presentation



THE PROCESS OF TRANSFORMATION

MASTERPLANNING THE STRATEGIC VISION

MP3
DESIGN TEAM



THE PROCESS OF TRANSFORMATION

STRATEGIC VISION

The mission of Kansas City Art Institute is to be a leader in visual arts and design education by preparing gifted students for lifelong creativity through intensive interaction with preeminent faculty and facilities and by stimulating active public awareness, support, and participation in the visual arts and design.

THE PROCESS OF TRANSFORMATION

MASTERPLANNING THE STRATEGIC VISION

MP3
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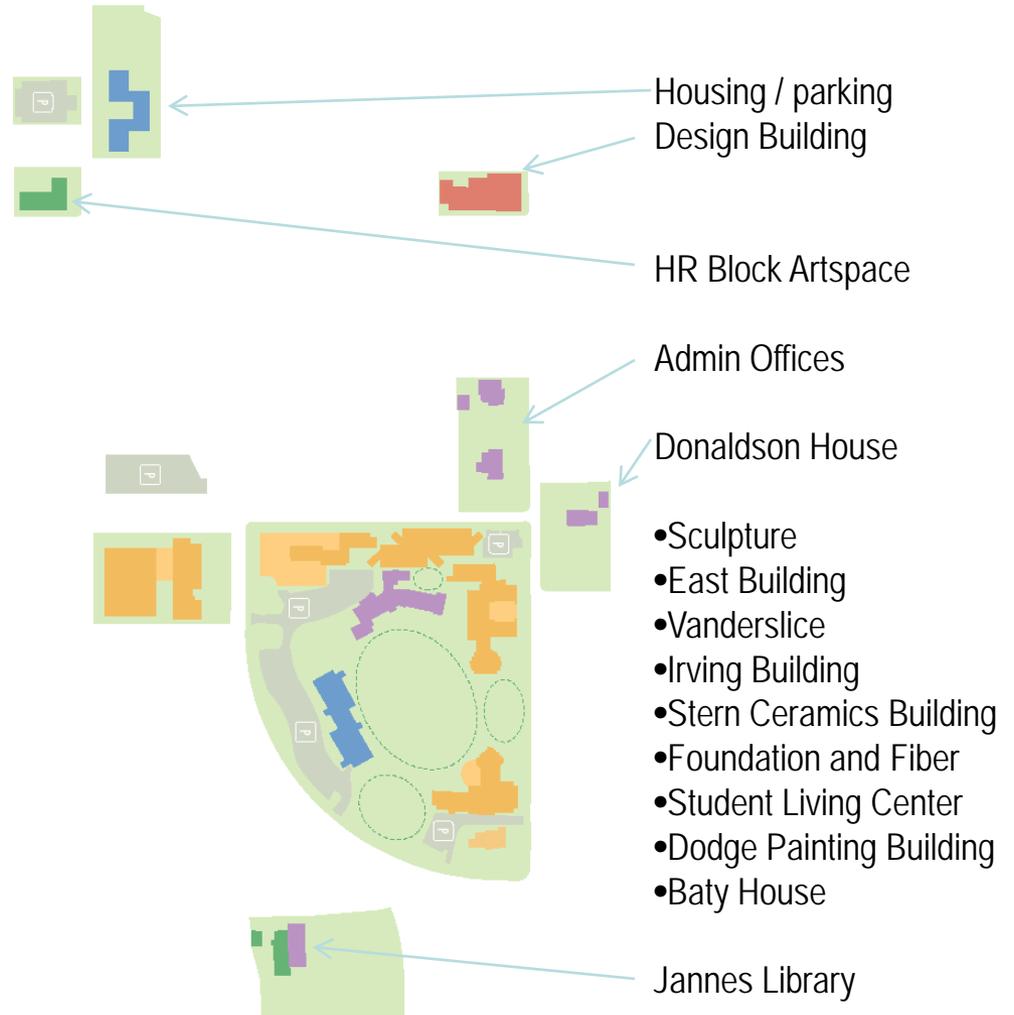
THE PROCESS OF TRANSFORMATION

MASTERPLANNING THE STRATEGIC VISION

Existing Properties

- 18 acres
- 16 buildings
- 200,000 sf

- 125 years of history



THE PROCESS OF TRANSFORMATION

MASTERPLANNING THE STRATEGIC VISION

MP3
DESIGN TEAM

Context

43rd Street Commercial

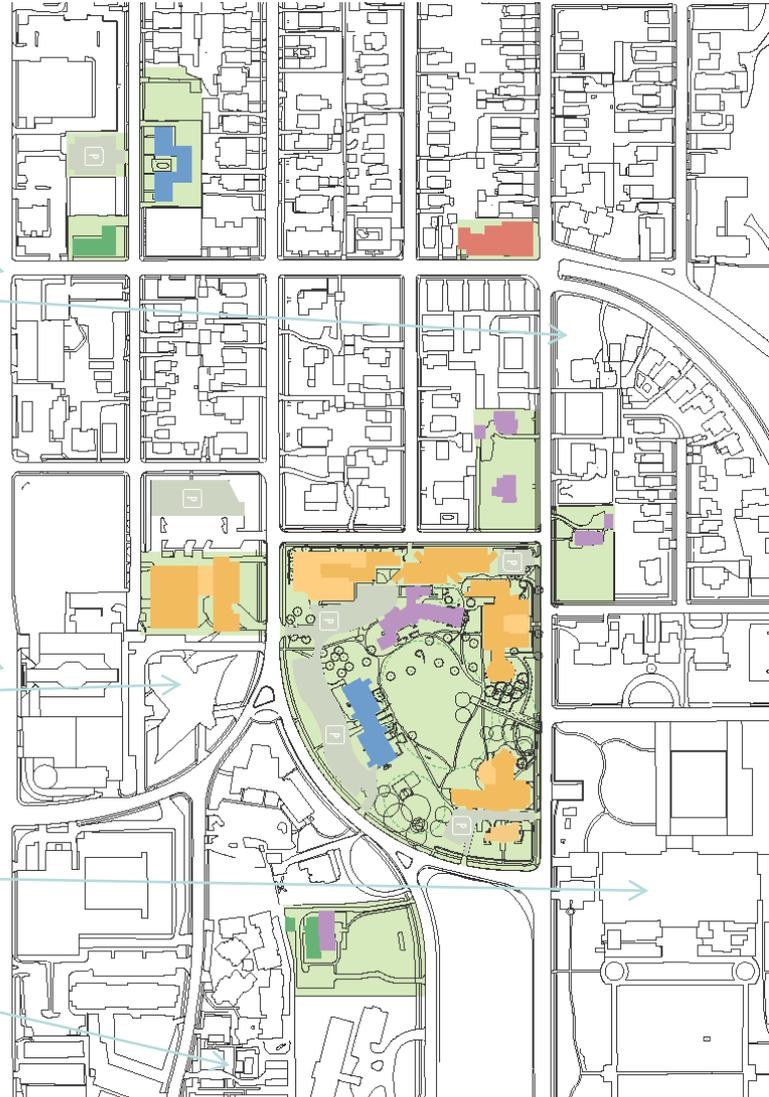
Historic Neighborhoods

Main Street Commercial

Kemper Museum

Nelson Atkins Museum

High Density Housing



THE PROCESS OF TRANSFORMATION

MASTERPLANNING THE STRATEGIC VISION

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DESIGN TEAM



THE PROCESS OF TRANSFORMATION

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THE PROCESS OF TRANSFORMATION

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THE PROCESS OF TRANSFORMATION

MASTERPLANNING THE STRATEGIC VISION

MP3
DESIGN TEAM



Goals of the Master Planning Process

- *Academics to grow from 650-900 students*
- *Programs to enrich the Fine Arts and expand the Digital and Electronic Arts*
- *Housing to grow and change to meet generational expectations*

Guiding Principles for A Student Centered Campus:

- *All students on Campus*
- *Adaptable buildings*
- *Catalyst for neighborhood*
- *Maximize learning process*
- *Environment of creativity and collaboration*
- *Respect history/ embrace future*
- *Attract best and brightest*
- *Minimize cars on campus*
- *Maximize investment*
- *Become a national model for sustainable design*

THE PROCESS OF TRANSFORMATION

STRATEGIC VISION

Planning Team

Cary Goodman, FAIA

David Immenschuh, FIIDA

Steve McDowell, FAIA

Kirk Gastinger, FAIA

Process

- *Programming*
- *Focus Groups*
- *Peer Tours*
- *Workshops on Design Options*
- *Trustees consider next steps*

THE PROCESS OF TRANSFORMATION

MASTERPLANNING THE STRATEGIC VISION

MP3
DESIGN TEAM

Donaldson House

One of five houses on campus.

- Baty – liberal arts classrooms
 - Vanderslice – administrative offices
 - Annex and Mineral Hall – administrative offices
 - Donaldson – no current use
-
- Renovation costs in 2005 - \$1.2 million
 - Long term best use for site is residential



THE PROCESS OF TRANSFORMATION

MODELING THE VISION

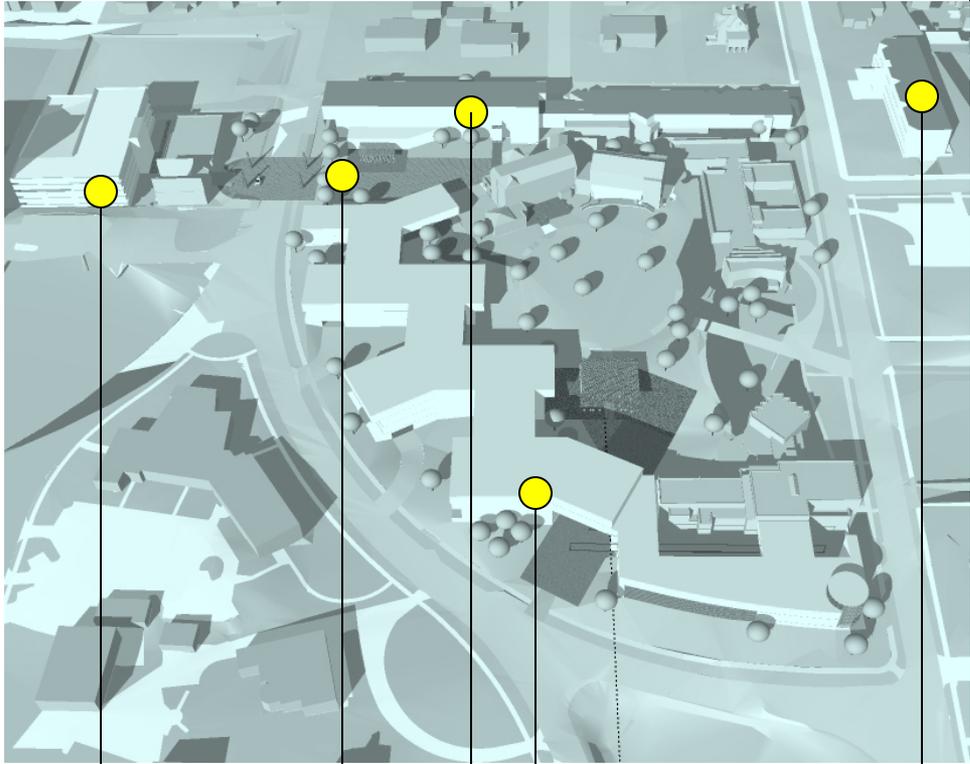
MP3
DESIGN TEAM



THE PROCESS OF TRANSFORMATION:

MASTERPLAN: SPACE SUMMARY

MP3
DESIGN TEAM



ACADEMIC BUILDINGS

STUDENT LIVING CENTER

ENTRY "PIAZZA"

STRUCTURED PARKING

THE PROCESS OF TRANSFORMATION

MASTERPLANNING THE STRATEGIC VISION

MP3
DESIGN TEAM

Next Steps

43rd Street Commercial

Historic Neighborhoods

Main Street Commercial

Kemper Museum

Nelson Atkins Museum

High Density Housing



THE PROCESS OF TRANSFORMATION

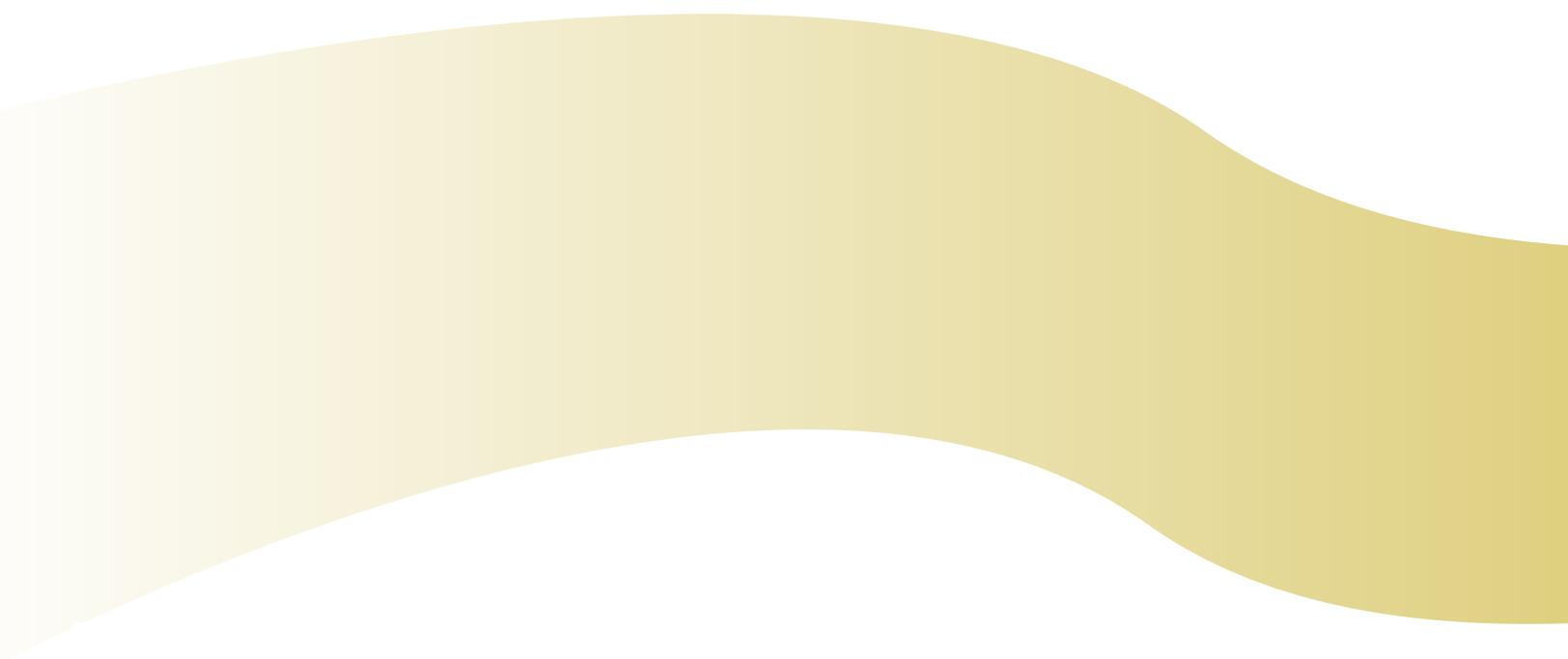
MASTERPLANNING THE STRATEGIC VISION

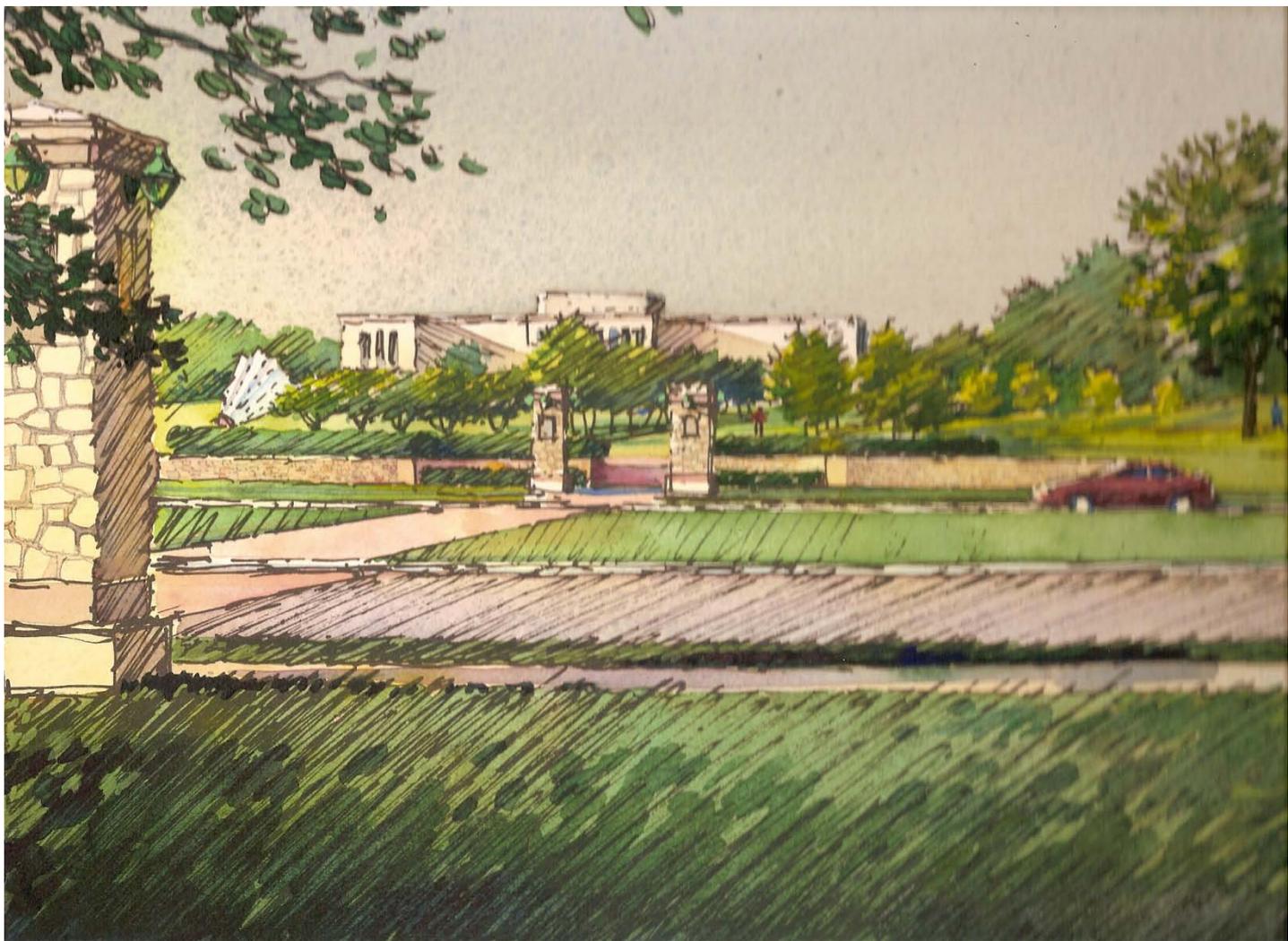
MP3
DESIGN TEAM



Appendix E:

Nelson-Atkins Museum of Art presentation





Master Planning

Scott Associates / Dana Knapp

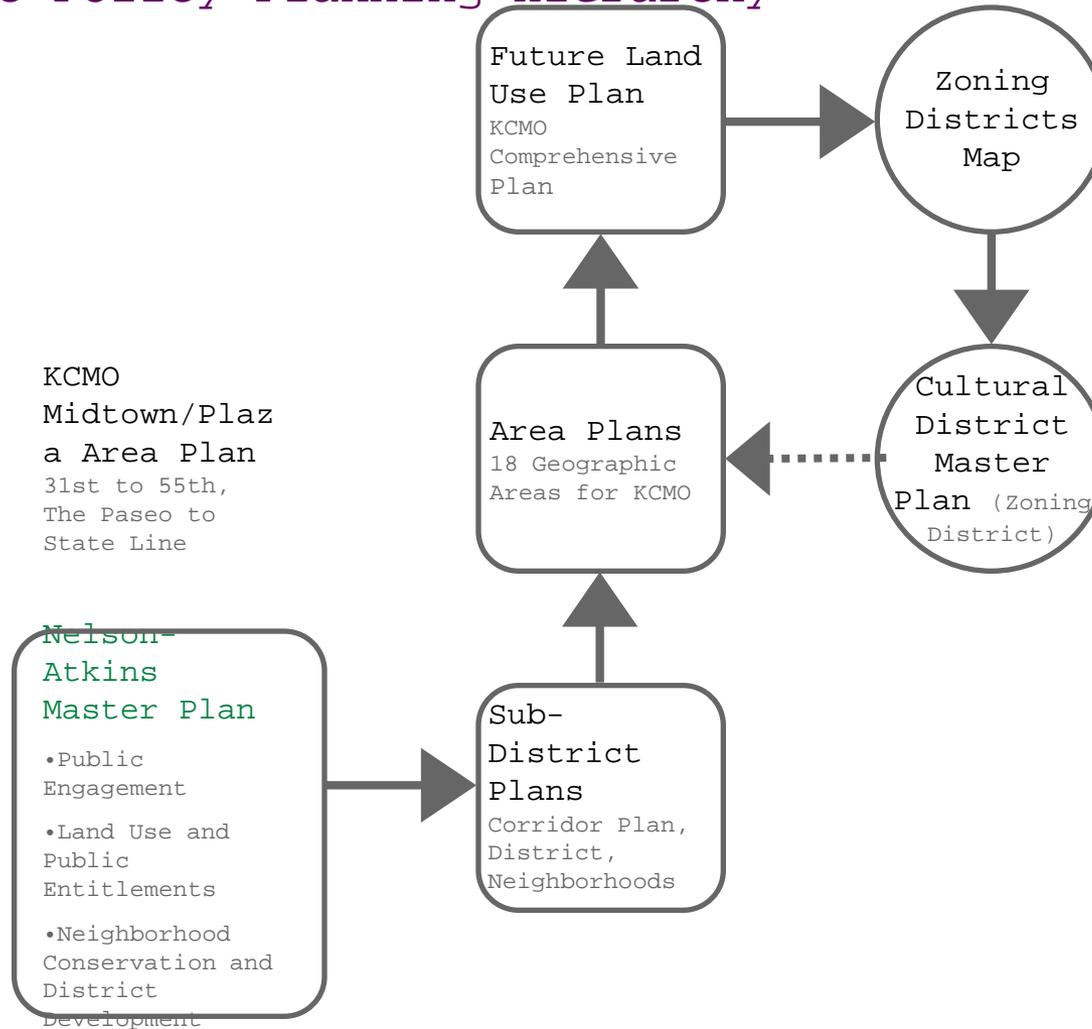
The
Nelson-Atkins
Museum
of Art

Overview

- Planning Process Review
- Summary of Planning Influences
- Current Findings
- Next Steps

Planning Process

Integrating Nelson-Atkins Master Plan with the
KCMO Public Policy Planning Hierarchy



Purpose of the Nelson-Atkins Master Plan



- Preserve and Enhance Community Relationship
- Provide a basis for Management Decisions
- Diagnostic: Surfacing issues for Further Investigation
- Transparency and Legacy Preservation
- Identify Public Policy Mechanisms

Nelson-Atkins Master Plan Process



Nelson-Atkins Museum Master Plan Priorities

Public Engagement, with activities, policies and strategies to be delineated as a part of the creation of a Community Relations Committee;

Deliverable Product:
[Neighborhood Charter](#)

Land Use and Public Entitlements, focused on resolution of public policy and zoning issues associated with Nelson-Atkins Museum owned property;

Deliverable Product:
[Area Land Use Plan \(with KCMO \)](#)
[Nelson-Atkins Facilities/ Site Program](#)

District Development Issues, with community development principles and target projects and activities to guide the Museum's role in neighborhood conservation.

Deliverable Product:
[Community Development Framework](#)

June-September 2010

Neighborhood Initiative Planning

Activities

- *Interviews with Southmoreland and Rockhill Neighborhood Presidents*
- *Interviews with City Planning Director*
- *Interview with TIF Executive Director*
- *Interviews with City Council representatives for the 4th District*
- *Interviews with Nelson Atkins Museum of Art representatives*
- *Legal review of the zoning ordinances*

October 2010 and beyond

Activities

- *Finalize NAMA Master Plan requirements/directives*
- *Planning assessment of the KCMO Area Plan*
- *Land Use and Development assessment*
- *Southmoreland Park Concept Plan*
- *Target Community Development Project Definition*

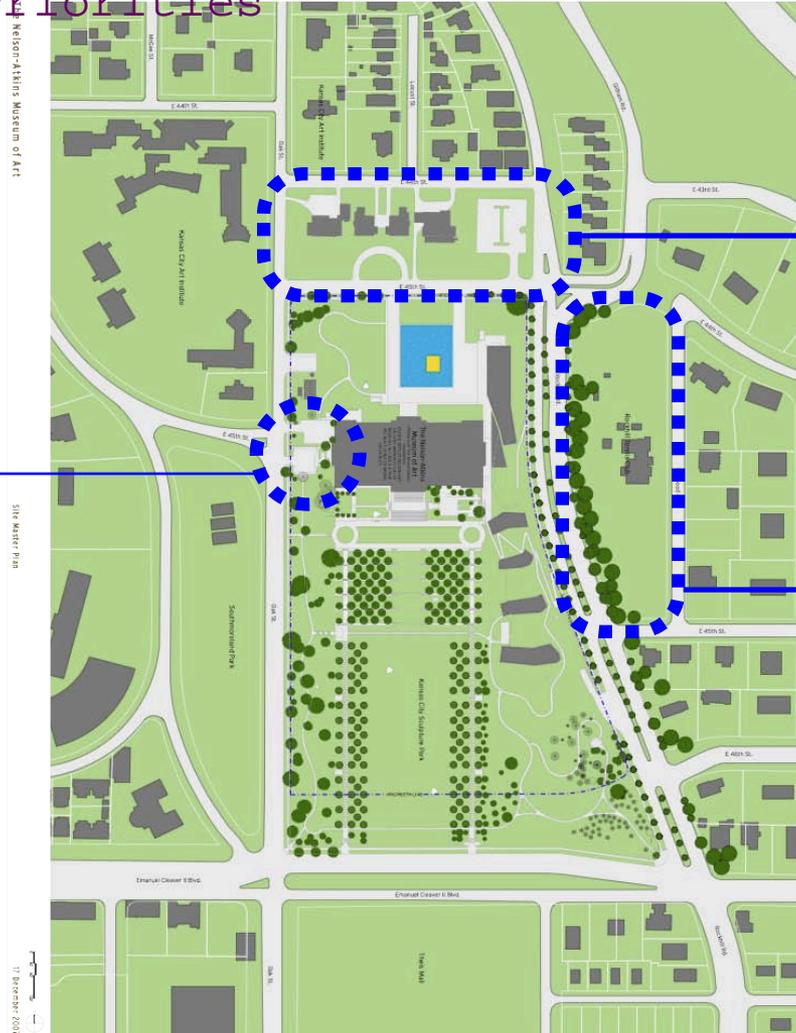
Findings and Conclusions

- *A Neighborhood Land Use Study with Zoning Recommendations*
- *A Public policy and Infrastructure Framework Study*
- *A Development Framework Study*
- *Identified priority projects for the targeted area.*

Nelson-Atkins Master Plan Process

Master Plan Site Priorities

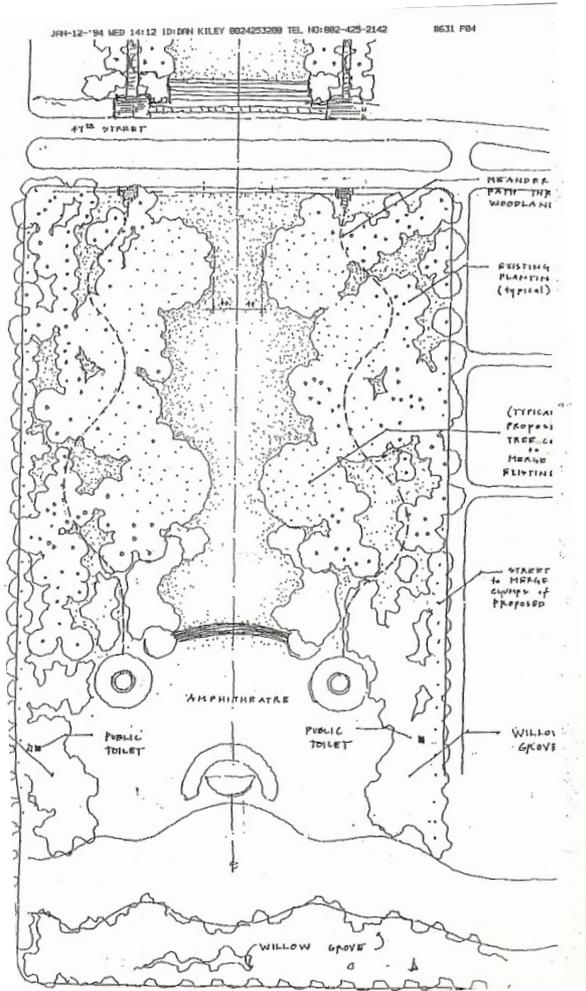
Parking Lot Consolidation
Final Phase of Bloch Building Project



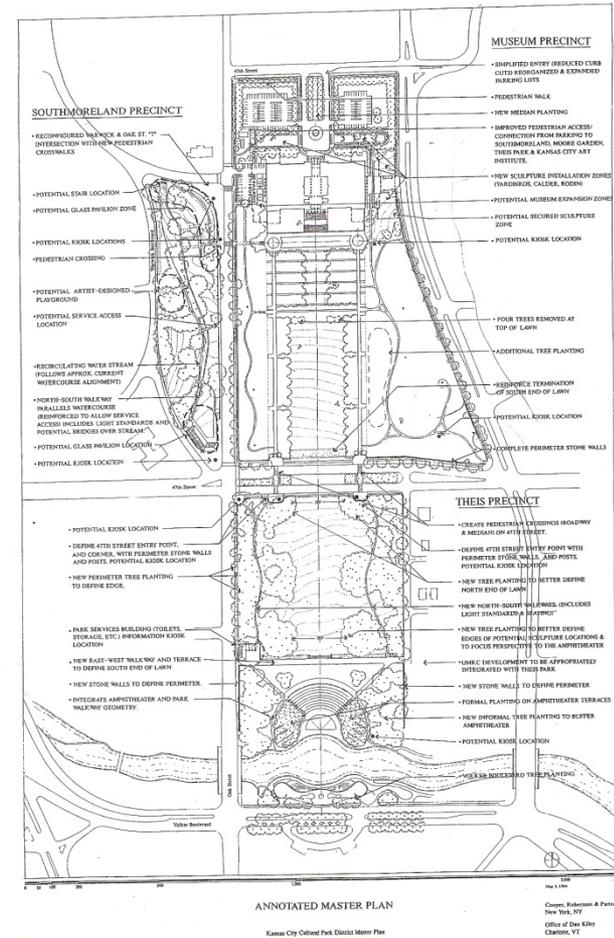
1 Northern Property Land Use and Landscape Feature

2 Kirkwood Site Land Use

Nelson-Atkins Master Plan Influences



1994 Dan Kiley Park Plan Study



1994 Cooper Robinson Annotated Master Plan

Inventory of Public Policy and Master Planning



<i>Museum and City Planning Agency</i>	<i>Property Ownership/ City Funding</i>	<i>Formal Planning Mechanism</i>	<i>Informal Planning</i>	<i>Communication and Relationship Management</i>	<i>Zoning conditions for Museums</i>
Minneapolis Institute of Art	Building owned by MIA. Parks/City owns land. MIA receives % of county property tax.	Conditional Use Permit Review	Limited Institutional engagement	Limited engagement only when needed. Resulting outcome MIA established a community relations staff person.	Planned Unit Development with a Conditional Use Permit.
Community Planning/Cultural Affairs, City of Minneapolis		Comprehensive Plan review. Plan includes Cultural Organizations. Historic District Review. Formal Zoning District Review	Community dialogue regarding issue such as parking.	Structured process including Council, neighborhood leaders and city staff.	There are no zoning regulations special circumstances for cultural organizations, however, the Comp. plan addresses desirable features of cultural institutions.
St. Louis Art Museum	Building owned by City Special Tax District.	Museum Strategic Plan and Park Master Plan	Coordination with City Park Department	Staff management of decisions founded in strategic plan	No an issue
Planning and Urban Design Agency, City of St. Louis	Limited contact				No zoning issue, but land use management through Park plan
The Baltimore Museum of Art	Building owned by BMA. Land owned by Johns Hopkins.		Limited institutional engagement.	Ongoing engagement, maintaining moderate civic involvement with Neighborhoods and City Staff and elected Officials.	Special District ???
Land Use and Urban Design, City of Baltimore		City provides pre-development reviews. Comprehensive Plan current and governs development. Urban Renewal Plan.	Limited Institutional engagement with dedicated District City Planner.	Limited with dedicated District City Planner.	Special District ???
The deYoung Art Museum	Building owned by deYoung. Parking Garage owned by City. Land owned by Parks.				
City of San Francisco					



Detail of Public
Policy and Master
Planning

<i>Museum and City Planning Agency</i>	<i>Property Ownership/ City Funding</i>	<i>Formal Planning Mechanism</i>	<i>Informal Planning</i>	<i>Communication and Relationship Management</i>	<i>Zoning conditions for Museums</i>
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Next Steps

- Neighborhood Dialogue to inform Charter Agreement
- Participation and Review of KCMO Planning Public Policy Findings
- Continue Peer Institution Inventory
(Cleveland and Indianapolis)
- Nelson-Atkins Site/Facilities Programming Analysis
- Prepare Community Development Framework