

UMKC Neighborhood Planning Initiative

Workshop #6: Mobilizing a Data Army



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University of Missouri-Kansas City
December 2011

outline

Introduction

Examples of Projects

New Orleans and Kansas City

Process and Issues

Why, what, how...

Findings and Insights

introduction

Collaborative Neighborhood Planning

Focus: data gathering at neighborhood scale to inform decision-making

University – Community Partnership model

Planning in the wake of....

Disasters

Foreclosure crisis

introduction

Primary Data + Existing Data

Timeframe: Historical + Contemporary + Forecasts

Geographic Scale: parcel-level, block, neighborhood

Place-based orientation

outline

Introduction

Examples of Projects

New Orleans and Kansas City

Process and Issues

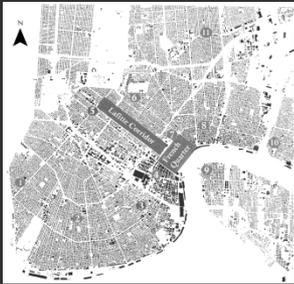
Why, what, how...

Findings and Insights

community-based planning projects

2006-11

New Orleans



Lafitte Greenway

Stay Local!

Mid-City Neighborhood

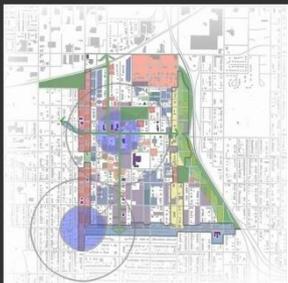
Work funded by H.U.D.

community-based planning projects

2006-11 New Orleans



2007-11 Kansas City, MO



Washington-Wheatley Neighborhood Action Plan

Green Impact Zone of Missouri

Key Coalition Neighborhood

New Orleans

community-based planning

2006-08 Mid-City & Lafitte Greenway, New Orleans

Mid-City Neighborhood Organization

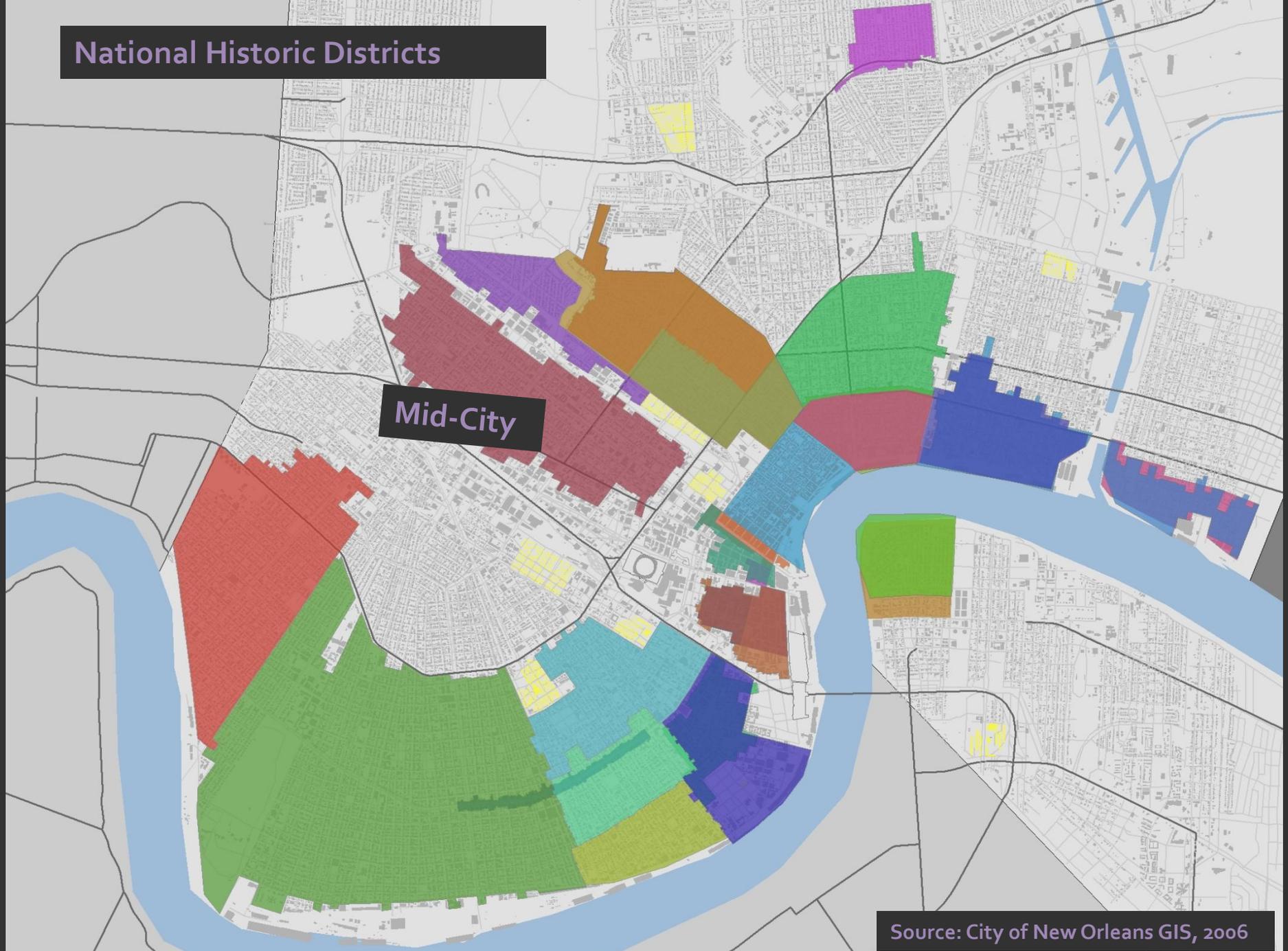
Friends of Lafitte Corridor

Stay Local! / The Urban Conservancy

Funded by H.U.D. Office of University Partnerships

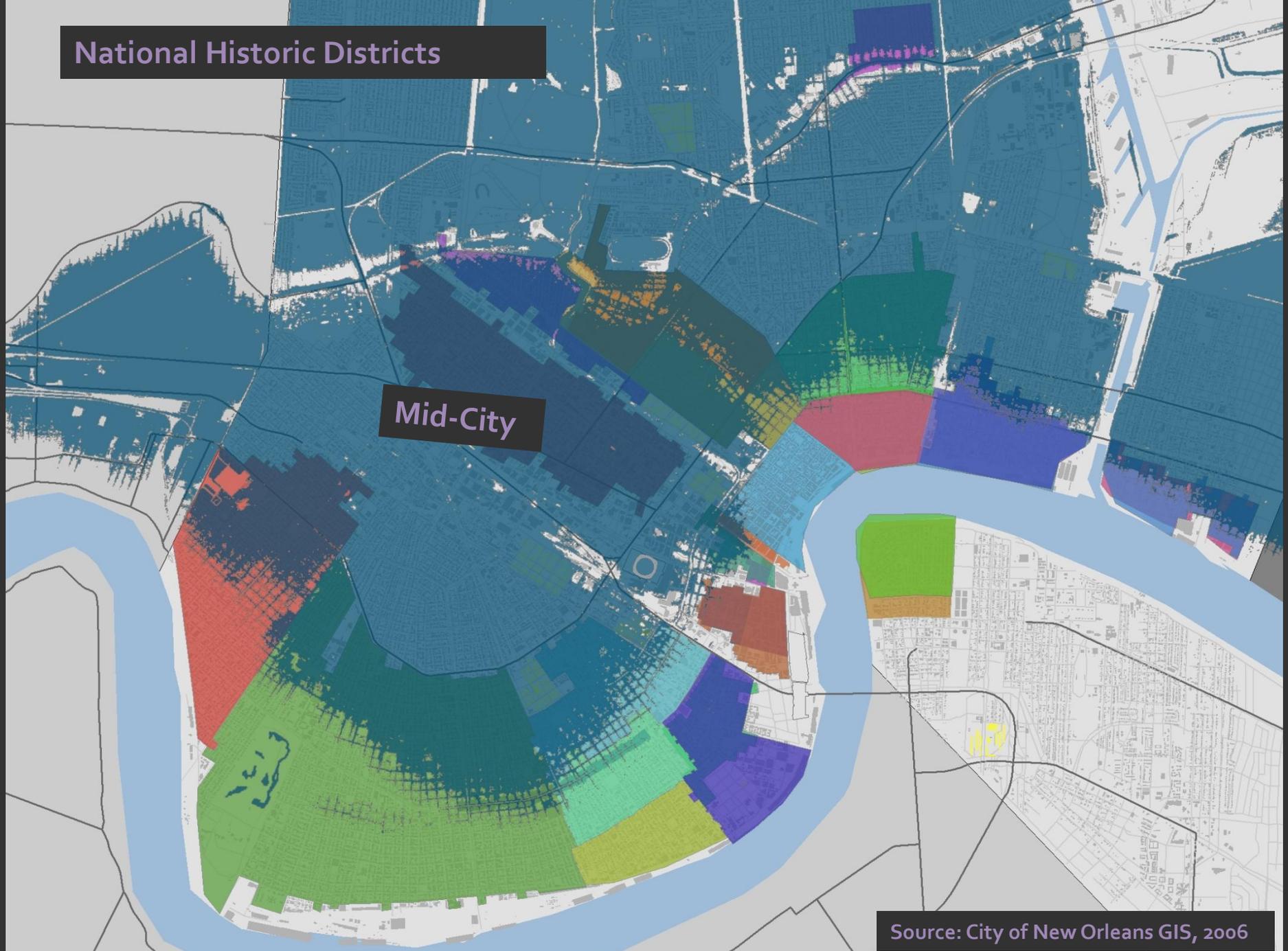
Focus on heritage tourism and economic development...

National Historic Districts

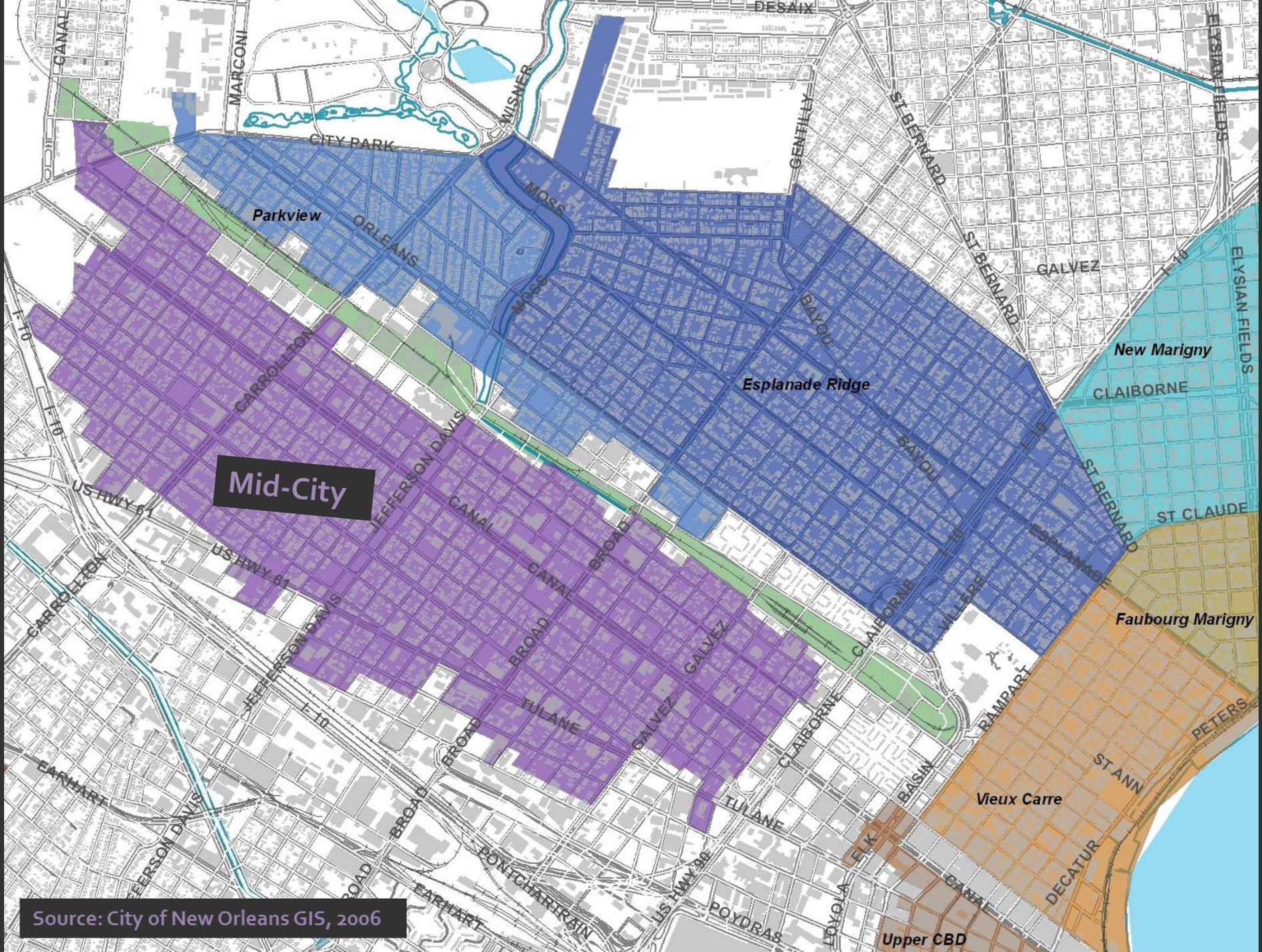


Mid-City

National Historic Districts



Mid-City



Mid-City

Source: City of New Orleans GIS, 2006



Mid-City, January 2006

Source: UMKC



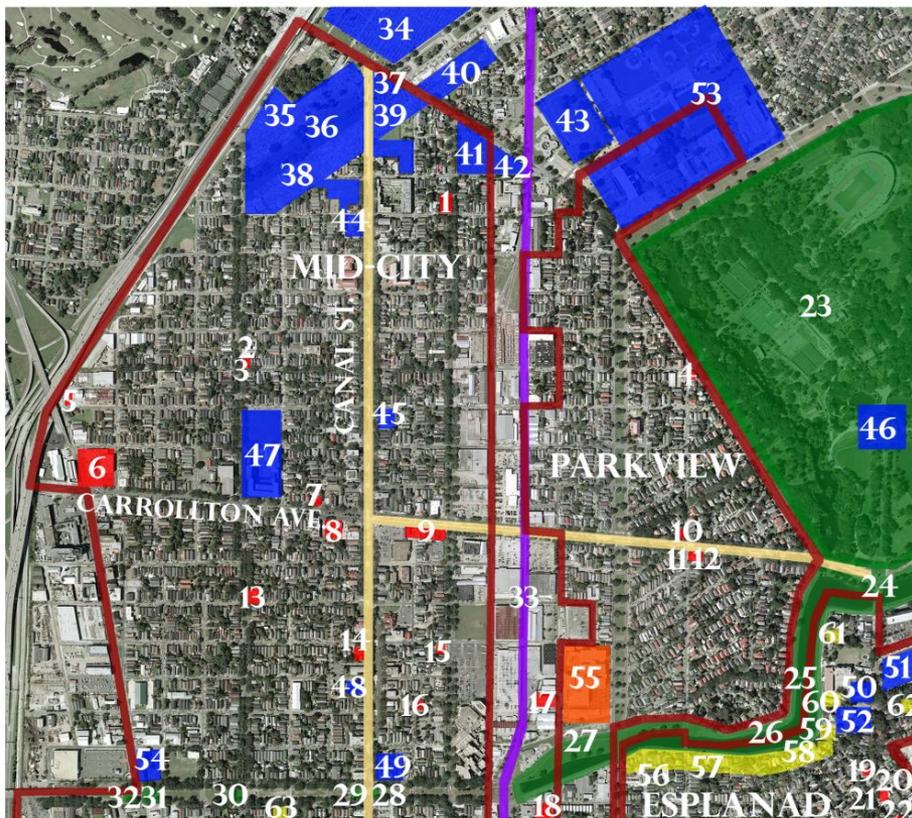
Source: UMKC, 2006



Source: UMKC, 2006



Source: UMKC, 2006



MID-CITY HERITAGE MAP

							
COMMERCIAL	GREEN SPACE	INDUSTRIAL	INSTITUTIONAL	MIXED USE	HOUSING	HISTORIC BOUNDARIES	STREETCAR LINE

<p>1. ITALIAN PIE</p> <p>2. GIGIS</p> <p>3. BANK STREET BAR</p> <p>4. RALPHS ON THE PARK</p> <p>5. CRYSTAL FOODS</p> <p>6. ROCK N' BOWL</p> <p>7. MANUELS HOT TAMALES</p> <p>8. JUANS FLYING BURRITO</p> <p>9. BROCATOS</p> <p>10. MEDITERRANEAN CAFE</p> <p>11. TELLINS</p> <p>12. PARKVIEW TAVERN</p> <p>13. MONA'S CAFE</p> <p>14. MANDINAS</p> <p>15. LUZZA'S ON BIENVILLEVV</p> <p>16. CHRISTIANS</p> <p>17. STUDIO 3</p> <p>18. PARAWAY BAKERY</p> <p>19. LOLAS</p> <p>20. CAFE DEGAS</p> <p>21. ASIAN PACIFIC CAFE</p> <p>22. LUZZA'S BY THE TRACK</p>	<p>23. CITY PARK</p> <p>24. PCT. BEAUREGARD MONUMENT</p> <p>25. IRON PEDESTRIAN BRIDGE</p> <p>26. BAYOU SAINT JOHN</p> <p>27. MARDI GRAS INDIANS</p> <p>28. LT. COLONEL CHARLES DIDIER DREUX BUST MONUMENT</p> <p>29. JEFFERSON DAVIS MONUMENT</p> <p>30. FR. ABRAHAM J. RYAN STONE MONUMENT</p> <p>31. GEN. ALBERT PIKE MONUMENT</p> <p>32. JOSE MARTI MONUMENT</p>	<p>33. LAFITTE RAIL CORRIDOR</p>	<p>34. GREENWOOD CEMETERY</p> <p>35. CYPRESS GROVE CEMETERY</p> <p>36. CHARITY HOSPITAL CEMETERY</p> <p>37. ODD FELLOW CEMETERY</p> <p>38. SAINT PATRICK CEMETERY #1</p> <p>39. SAINT PATRICK CEMETERY #2</p> <p>40. SAINT PATRICK CEMETERY #3</p> <p>41. MASGONIC CEMETERY</p> <p>42. SAINT PATRICK CEMETERY #3</p> <p>43. HOLT CEMETERY</p> <p>44. SAINT ANTHONY OF PADUA</p> <p>45. CANAL PRESBYTERIAN</p> <p>46. NEW ORLEANS MUSEUM OF ART</p> <p>47. JESUIT HIGH SCHOOL</p> <p>48. GRACE CHURCH</p> <p>49. FIRST UNITED METHODIST CHURCH</p> <p>50. CABRINI HIGH SCHOOL</p> <p>51. SAINT LOUIS CEMETERY #3</p> <p>52. OUR LADY OF THE ROSARY</p> <p>53. DELGADO COMMUNITY COLLEGE</p> <p>54. NORD</p>	<p>55. AMERICAN CAN COMPANY</p>	<p>56. HISTORIC PLANTATION HOMES</p> <p>57. BLANC-ERLANGER HOUSE</p> <p>58. DE MOTTEO HOUSE</p> <p>59. EVARISTE BLANC HOUSE</p> <p>60. V. MOREL SYTZ HOUSE</p> <p>61. PITOT HOUSE</p> <p>62. LULING MANSION</p> <p>63. DOCTOR JOHN'S HOME</p>	<p>MID-CITY PARKVIEW ESPLANADE RIDGE</p>	<p>CANAL STREETCAR</p> <p>CARROLTON STREETCAR</p>
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MID-CITY

Home to countless neighborhood restaurants, music venues, cemeteries and historic homes, the Mid-City neighborhood was developed in the early 20th century where the Metairie, Gentilly and Esplanade Ridges meet. Though no longer the geographic center of New Orleans, Mid-City remains "in the heart" of New Orleans, easily accessible by bus, cab or via the Canal St. streetcar.

Key attractions include City Park and its annual "Celebration in the Oaks," the New Orleans Museum of Art, and the New Orleans Fairgrounds—home to the New Orleans Jazz & Heritage Festival. On Super Sunday every spring, the downtown Mardi Gras Indian tribes meet at Orleans Ave. on Bayou St. John and parade in stunning handmade headdresses and costumes...a feast for the eyes!

Mid-City residents are actively participating in the rebirth of their neighborhood: learn more at www.mcno.org



STAY LOCAL! IS AN INITIATIVE OF THE URBAN CONSERVANCY TO CREATE A STRONG ECONOMY BASED ON LOCALLY-OWNED AND OPERATED BUSINESSES. FOUNDED IN 2001, THE URBAN CONSERVANCY IS A NEW ORLEANS-BASED NON-PROFIT DEDICATED TO RESEARCH, EDUCATION AND ADVOCACY THAT PROMOTE THE WISE STEWARDSHIP OF THE URBAN BUILT ENVIRONMENT AND LOCAL ECONOMIES.

staylocal!org

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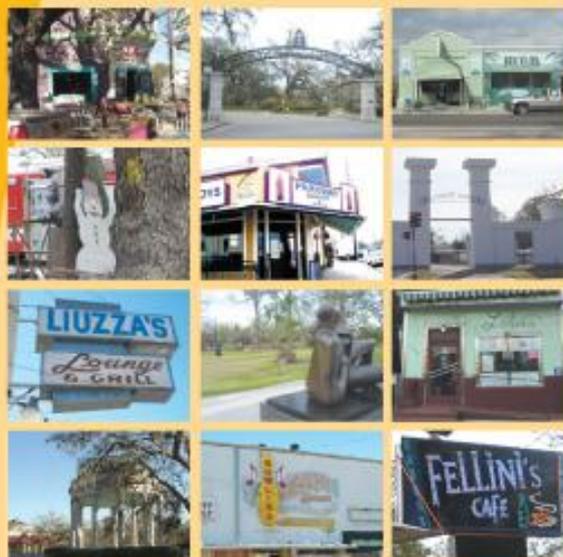
STAYLOCAL.ORG

staylocal!

MID-CITY

NEIGHBORHOOD GUIDE & MAP

BE LOCAL. BUY LOCAL. STAY LOCAL.



SHOPPING • DINING • SERVICES • CULTURE

staylocal!org

CULTURE • COMMERCE • ENVIRONMENT

A PRODUCT OF THE URBAN CONSERVANCY

Source:
The Urban Conservancy, 2007

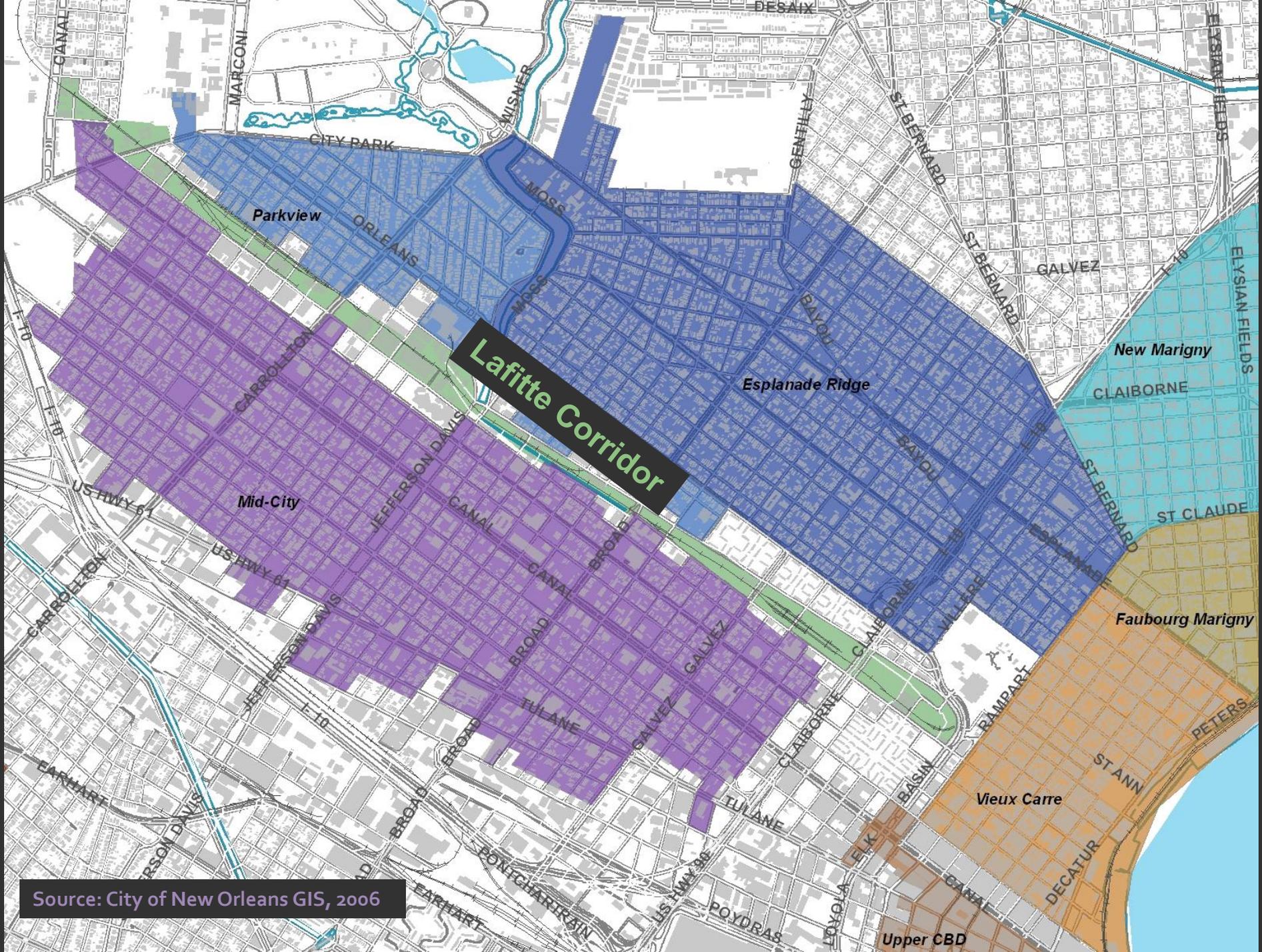
Dana Eness of The Urban Conservancy leads tour of St. Claude Avenue Business District, New Orleans, LA 2008





Map of Heritage
Tourism areas in
New Orleans
identified by
UMKC
May 2006

Source: UMKC, 2008;
based on City of New
Orleans GIS, 2006



Lafitte Corridor

Parkview

Mid-City

Esplanade Ridge

New Marigny

Faubourg Marigny

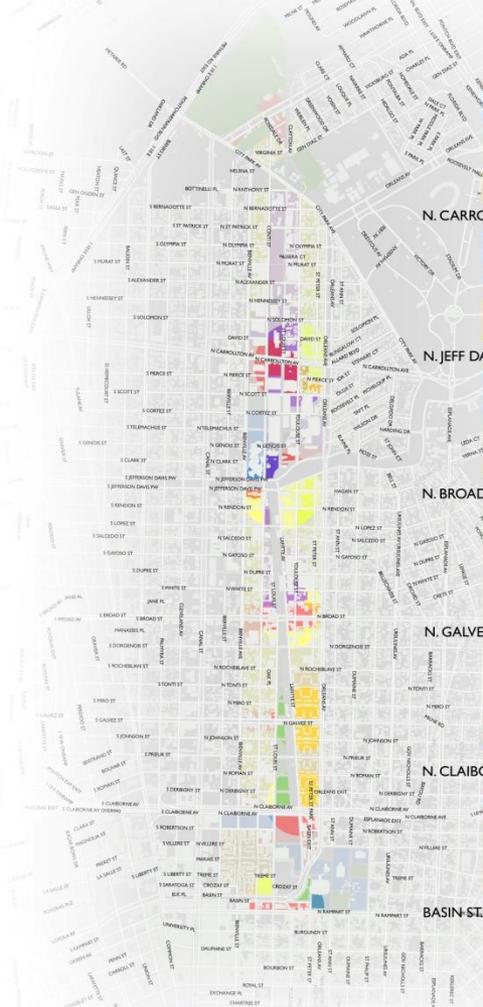
Vieux Carré

Upper CBD

Source: City of New Orleans GIS, 2006

THE LAFITTE GREENWAY

NEW ORLEANS: THE PROCESS AND PROGRESS OF DISASTER RECOVERY PLANNING




 SINGLE FAMILY RESIDENTIAL
 INSTITUTIONAL
 MULTI-FAMILY RESIDENTIAL
 INDUSTRIAL
 COMMERCIAL
 PARK / OPEN SPACE



N. CARROLLTON AVE. INTERSECTION

At N. Carrollton Ave., the Greenway connects to the Canal/City Park Streetcar line, connecting the Central Business District and French Quarter to City Park. Industrial structures between N. Jeff Davis and Carrollton give way to a large shopping center at Carrollton. There are designated crosswalks, however the combination of Streetcars and a 35 mph posted speed limit make the intersection dangerous to bicyclists and pedestrians.



N. JEFF DAVIS PKWY. INTERSECTION

The N. Jefferson Davis Pkwy intersection is expansive, with a wide neutral ground. Bayou St. John lies next to the intersection, connecting to Lake Ponchartrain. The Jefferson Davis Bike Route to Uptown and the Wisner Bike Route to City Park both connect with the Greenway here. A large hospital near the site is soon to become a large big box retail center. The speed limit for vehicles is 35 mph, and there are no marked crosswalks.



N. BROAD AVE. INTERSECTION

The Greenway intersects historic N. Broad St. The N. Broad pumping station serves as a landmark, pumping water along the historic Carondelet Canal (exposed from N. Broad to N. Jeff Davis Pkwy) towards Bayou St. John. A fueling station sits at the intersection, expected to be moved leaving a brownfield site needed to be cleaned. There is no crosswalk or posted speed limit. However, the neutral ground provides some safety while crossing N. Broad.



N. GALVEZ ST. INTERSECTION

At Galvez Street, the Greenway passes by the Sojourner Truth Community Center, and continues to run adjacent to the Lafitte Public Housing Projects. Between Galvez and North Claiborne, a film production studio and vocational school is proposed for construction. The posted speed limit is 25 mph and clearly designated crosswalks exist, making this a safer intersection.



N. CLAIBORNE AVE. INTERSECTION

The intersection at North Claiborne Avenue is defined by the elevated structure of Interstate 10, and the Lemann Playground open space. This is also the southern boundary of the Lafitte Public Housing Development, which will be demolished and redeveloped. North Claiborne has a posted speed limit of 45 mph, and no designated crosswalks or signals for bicyclists and pedestrians.

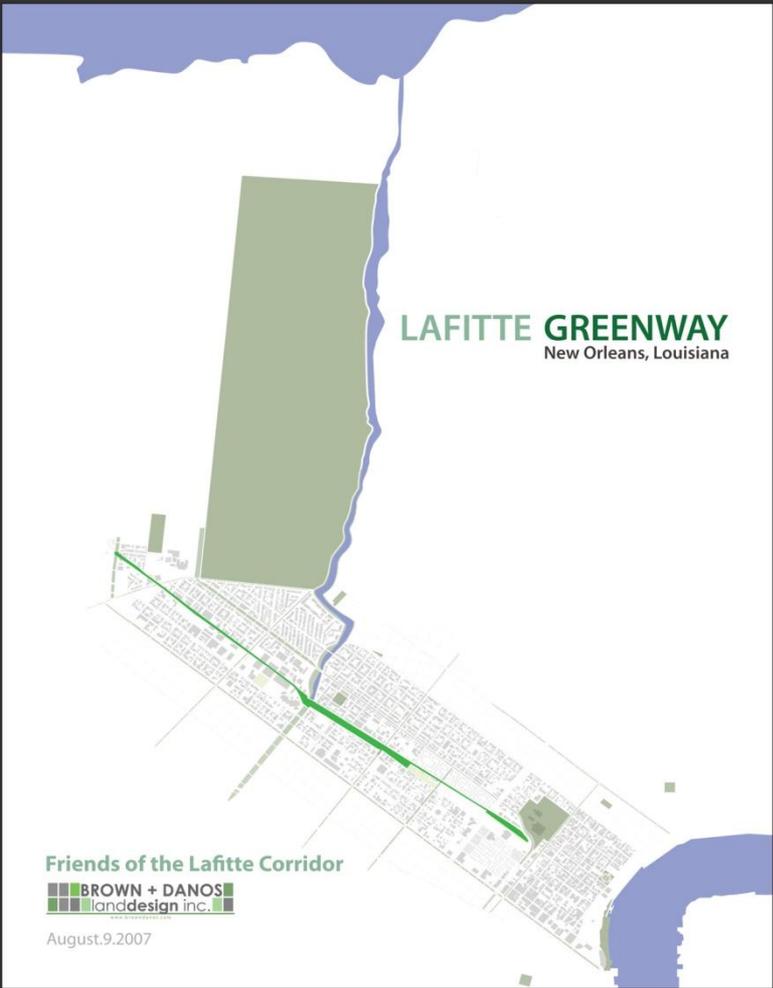


BASIN ST. INTERSECTION

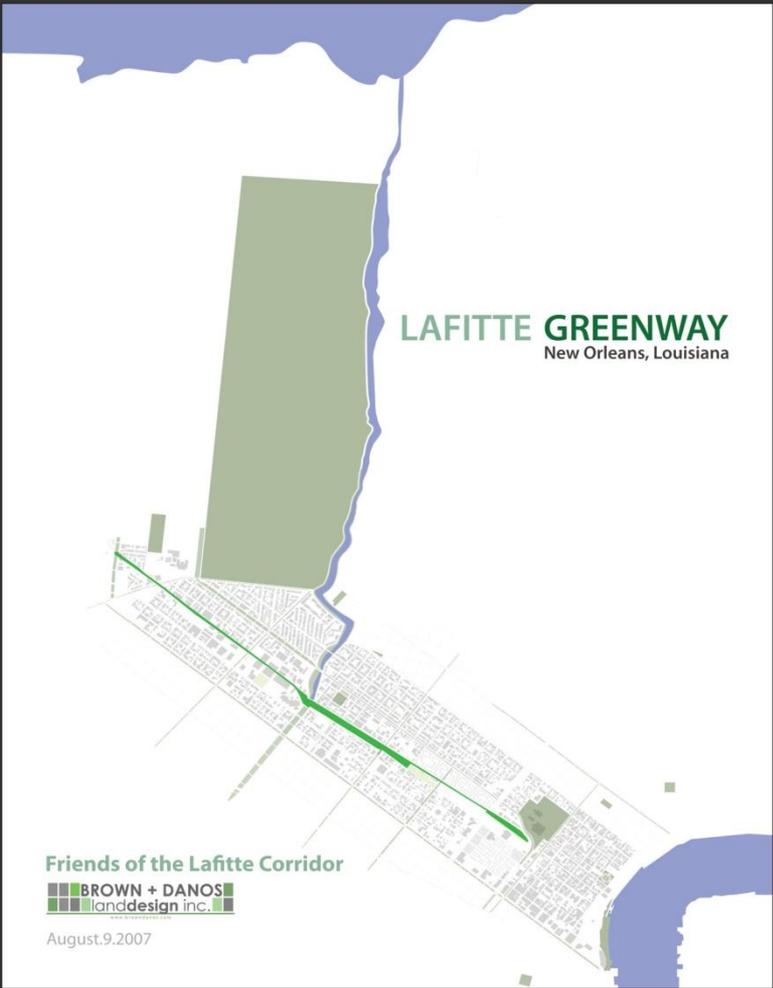
Basin Street marks the southern terminus of the Lafitte Greenway and the entry point to the French Quarter and CBD. Armstrong Park, Congo Square, Basin Street Station, and Municipal Auditorium are adjacent landmarks. A large surface parking lot on the river side of the Greenway is a prime redevelopment location. No posted speed limit in sight, and autos travelling high speeds from the exit at I-10 implies this could be a dangerous crossing.

This intersection study analyzed safety conditions and land uses around major nodal intersections of the proposed Lafitte Greenway. The Greenway will be a transit corridor for bicyclists and pedestrians connecting the French Quarter to City Park and Lake Pontchartrain. The Lafitte corridor has historically served as a transit corridor for New Orleans, first as a waterway, and later as a railroad line. The Greenway will serve not only as a cross-town connector, but also as an open space amenity for the adjacent neighborhoods. There are also some redevelopment possibilities along the Greenway for Bicycle Oriented Development.

- Why Develop a Bike and Pedestrian Path with Green Space in the Lafitte Corridor?** - from Friends of Lafitte Corridor website (www.folc-nola.org)
- Greater access to bike paths and walking trails serves the general public interest by expanding transportation options, increasing public health and providing much needed open space in neighborhoods that often lack parks and other recreation facilities.
 - The location of the corridor is critical. No other direct route between Mid-City and Tremé, the Quarter and the CBD exists that is both publicly-owned and generally undeveloped.
 - Access to trails can provide alternative routes for school children. Construction of a safe route to schools expands the commuting options for school age children.
 - Walking paths provide places for people to exercise and meet friends and neighborhoods as places of informal congregation.
 - Bike and walking paths provide safe routes for commuters. The corridor is an area of interest identified in the Regional Planning Commission's Bike and Pedestrian Plan. One of the goals of a new public trail can be to make the history of the area more visible by adding a heritage component to the path. This has been successful in other cities, including Washington, D.C. and Asheville, N.C.



Lafitte Greenway Master Plan
Friends of Lafitte Corridor (FOLC)
August 2007



Lafitte Greenway Master Plan
Friends of Lafitte Corridor
August 2007



Lafitte Greenway Design Workshop
City of New Orleans
August 2011

Kansas City

Washington Wheatley Neighborhood

Land Use Survey, 2008

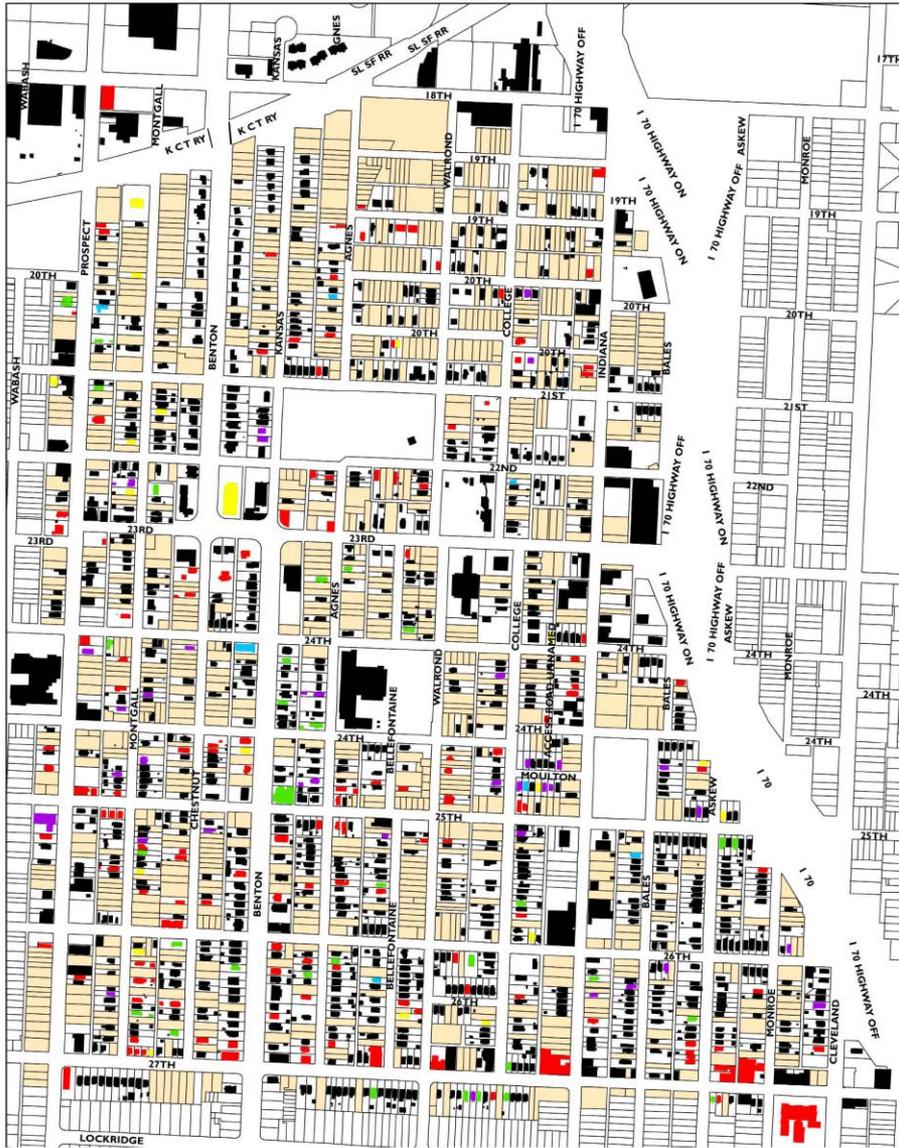
Historic, inner-city neighborhood

95 acres of vacant land

Severe disinvestment, deterioration

Lots of community assets

Limited capacity



HISTORIC STRUCTURES

CIVIL RIGHTS

1. Holy Name Catholic Church
2. The Green Duck
3. SAC 20 Location
4. Dr. James Edward Perry Residence
5. Lucille Blisford Residence
6. Nicholas Building
7. Queen of the World Hospital
8. Three Friends Restaurant/ Gases Sauce Bottling

LANDMARKS

- a. Benson Boulevard Baptist Church
- b. Minnie Grice Friendly House
- c. Masonic Temple
- d. Greenwood School
- e. Ward AME Chapel
- f. The Evangelical Temple
- g. Highland Baptist Church
- h. Tilreth Street
- i. Phillis Wheatley School
- j. Holy Name School/ Soton Center
- k. Fire Station

HISTORIC ARCHITECTURE GUIDE

- Shotgun | 2535 Agnes**
 - 3 story
 - Frame house which is one room wide frame dwelling two to five rooms deep
 - Built in late 19th century
- Crossplan | 1914 College**
 - 1 story
 - Cross shaped with gable front wing
 - Built between 1880 and 1910
- Kansas City Peakied | 3026 20th Street**
 - 2 stories
 - Distinguished by the gable peak and story high porches
 - Built in the late 19th Century
- Kansas City Shirtwaist | 2534 Benton**
 - 2-3 stories
 - Shirtwaist is the term given to Gable Front, Craftman, American Four Square and other houses with stone or brick first stories
 - Built between 1890 and 1930
- Bungalow | 2453 Montgall**
 - 1-1 1/2 stories
 - Emphasized the use of stone and natural materials, usually has a porch across the front
 - Built between 1910 and 1930's
- Two Family Flat | 2450 Benton**
 - Single family dwelling located on each floor
 - Usually brick with flat roofs
 - Built prior to WWII
- Four Family Flat | 2546 Benton**
 - 2 story buildings with two apartments on each floor
 - Usually brick with flat roofs
 - Found throughout Kansas City and represents the architecture of their period
- Colonnade Walk Up | 2200 Benton**
 - Indigenous to Kansas City
 - Full height porch with Doric, Ionic or Corinthian columns
 - 3 stories with two units on each floor
 - Built between 1910-1925



LEGEND

- NORTH
- Potential Loss of Structures
- Region of Historic Places
- Historic Structures

NEIGHBORHOOD CONSERVATION GOALS

- Prevent further demolition
- Encourage maintenance and renovation of existing housing stock
- Encourage development of diverse housing stock that is complementary to existing housing
- Create affordable housing opportunities
- Mothball commercial, residential and institutional buildings until marketable
- Create a visual history in Washington Wheatley through signage, renovation and future development
- Promote economic development and public health
- Prevent blight caused by incompatible development, and promote new compatible development
- Strengthen community pride
- Enhance unique physical features, neighborhood identity and characteristics
- Promote heritage tourism

MISSION STATEMENT

Neighborhood Conservation focuses on preserving buildings that are significant to the character and history of Washington Wheatley. Conservation will ensure the sustainability and longevity of Washington Wheatley's urban fabric and historic development pattern. The protection and maintenance of structures in the neighborhood benefits residents, business owners, surrounding neighborhoods and the City.

SOURCES
 The Kansas City Club
 The Kansas City Star
 The Kansas City Times
 Historic Valley Special Collections
 Landmarks Commission of Kansas City
 Historic Valley Survey
 Missouri Historical Society
 Historic Resources Survey Plan of Kansas City
 Park Surveyors (1901, 1902, 1903, 1904)
 Southern Fire Insurance Maps (1895, 1910, 1915, 1930)
 Western Historical Manuscripts Collection

Washington Wheatley Neighborhood

Historic resources survey & plan

Civil rights, social history

Architectural landmarks

Housing types

Conservation strategy

Washington Wheatley Air Monitoring Sites

Neighborhood Action Plan, 2008

Architecture, Urban Planning + Design

UMKC



Air Quality monitoring sites. Data gathered by Joey Pruet under the direction of Dr. Caroline Davies, UMKC Geosciences, Dr. Michael Frisch, and Dr. Jacob Wagner, UMKC Architecture, Urban Planning + Design, Kansas City, MO, 2008. For information, please contact Jacob Wagner, 816-235-6053.

Washington Wheatley Neighborhood

Environmental Analysis

Air quality (p.m.)

Brownfields

EPA regulated sites

Illegal dumping

Washington Wheatley Neighborhood Action Plan, 2008



outline

Introduction

Examples of Projects

New Orleans and Kansas City

Process and Issues

Why, what, how...

Findings and Insights

process

Collaborative, neighborhood planning:

- **Document current conditions**
- **Visualize problems and opportunities** at a scale that is relevant to residents, key partners...
- **Develop Neighborhood Plans based on real time data** for use by neighborhood organizations in their efforts to stabilize, improve neighborhoods
- **Work with residents to set priorities**

major components

Field Surveys and Research

Neighborhood Workshops

Action Plan Development

Implementation

major components

Field Surveys and Research

- Housing
- Land use
- Demographics
- Neighborhood assets
- Historic resources
- Environmental conditions
- Mobility





3425 Woodland
Federal Natl Mtg Assn Fnma



2928 Park
Jaco Land Trust



3304 Woodland
Flatirons



3328 Brooklyn
Green Mountain Finance Fund LLC



2919 Garfield
Jaco Land Trust



3442 Wabash
Green Mountain Finance Fund LLC



3317 Garfield
Green Mountain Finance Fund LLC



3421 Park
Flatirons



3029 Park
Jaco Land Trust



3331 Garfield
Jaco Land Trust



2926 Brooklyn
Flatirons



3415 Brooklyn
Flatirons



The Green Impact Zone • Kansas City, Mo.



Mid-America Regional Council
 600 Broadway, Suite 200
 Kansas City, MO 64105
 Ph. 816/474-4240 • Fx. 816/421-7758
www.marc.org/greenimpactzone

UNEMPLOYMENT DATA, 2000*

City of Kansas City, Mo.....	3.8%
Green Impact Zone	
Census Tract 62	7.55%
Census Tract 63	10.98%
Census Tract 64	11.54%
Census Tract 75	5.94%
Census Tract 76	17.15%
Census Tract 77	23.17%

MEDIAN HOUSEHOLD INCOME, 2000

City of Kansas City, Mo.....	\$37,198
Green Impact Zone	
Census Tract 62	\$26,759
Census Tract 63	\$15,333
Census Tract 64	\$23,227
Census Tract 75	\$37,235
Census Tract 76	\$24,907
Census Tract 77	\$24,758

* Tract-level estimates for 2009 are not available; however, the city's current unemployment rate stands at 11.8 percent — nearly triple that of 2000. Unemployment rates in the Green Impact Zone may also have increased dramatically.

Green Impact Zone of Missouri: Historic Integrity by Block



Historic Integrity by Block

Level

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



Green Impact Zone of Missouri: Manheim (South) Year Built



Res Pre 1880	Res 1940-1949	Com/Inst 1930-1939
Res 1880-1889	Res 1950-1959	Com/Inst 1940-1949
Res 1890-1899	Res 1960-1969	Com/Inst 1950-1959
Res 1900-1909	Res 1970-Present	Com/Inst 1960-1969
Res 1910-1919	Com/Inst 1900-1909	Com/Inst 1970-Present
Res 1920-1929	Com/Inst 1910-1919	NA
Res 1930-1939	Com/Inst 1920-1929	Manheim Boundary



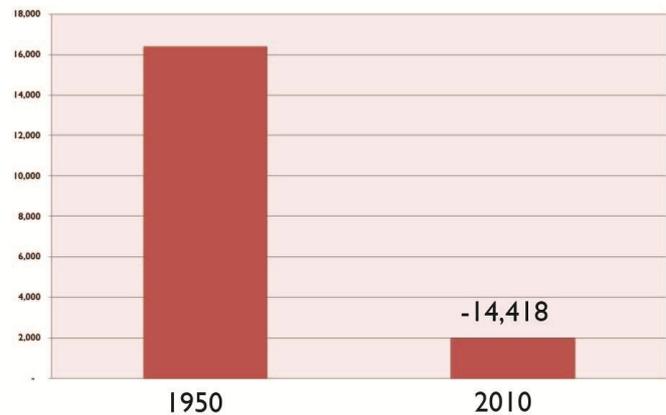
Neighborhoods Surrounding 27th and Prospect

Population Change 1950 to 2010

Wendell Phillips

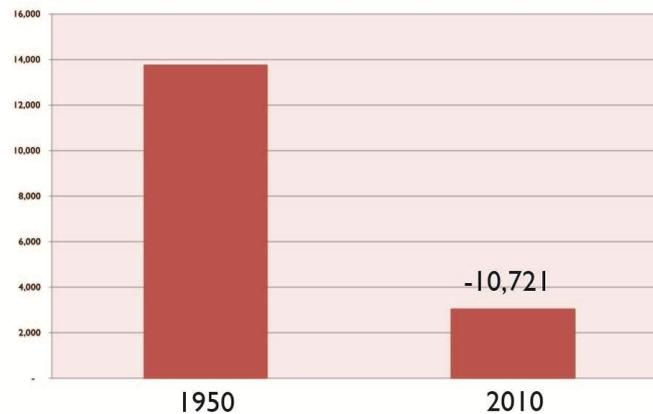
1950 total population = 48,760
2010 total population = 9,850

Washington Wheatley

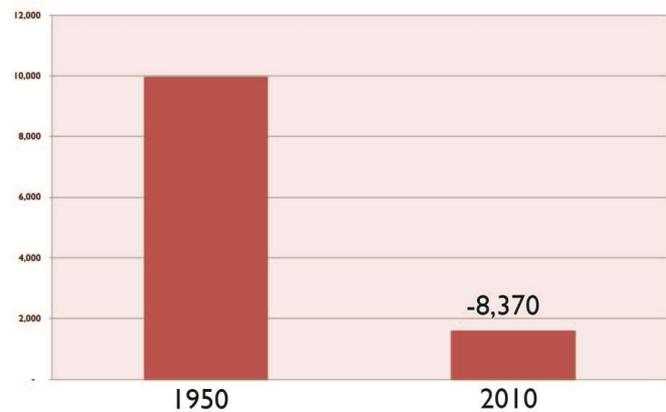


Prospect

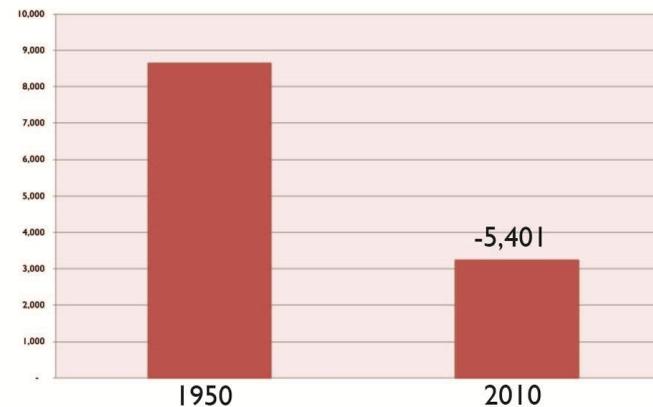
27th Street



Key Coalition



Santa Fe

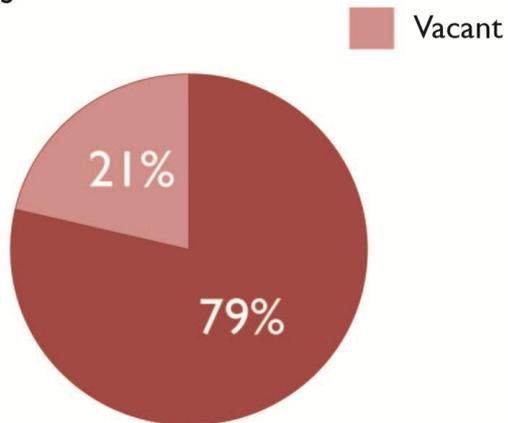


Source: U.S. Census

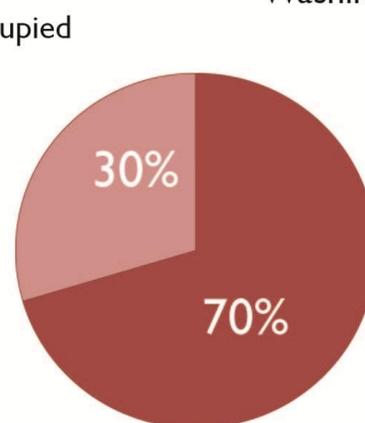
Neighborhoods Surrounding 27th and Prospect

Vacancy Status 2010

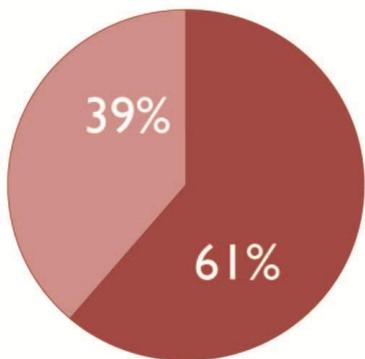
Wendell Phillips



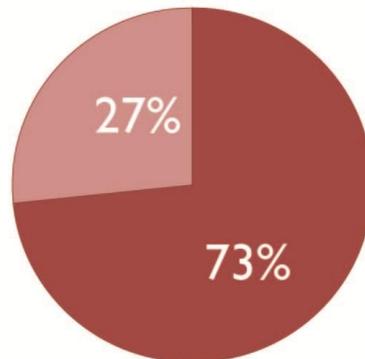
Washington Wheatley



Key Coalition



Santa Fe



Prospect

27th Street

major components

Neighborhood workshops

- Meet with residents to identify needs and concerns
- Visually record neighborhood knowledge
- Develop priority areas and tasks
- Build relationships
- Share information

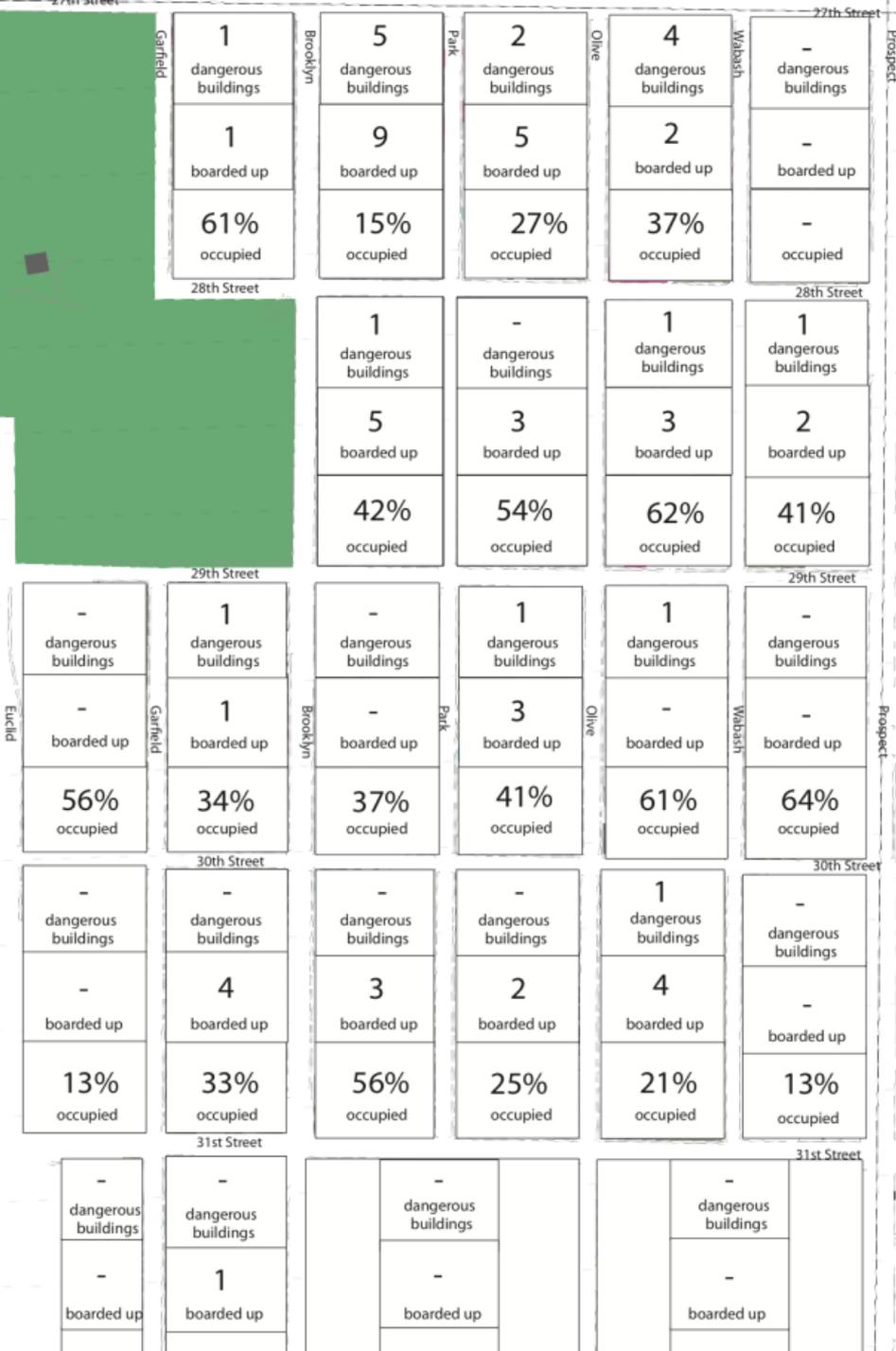




Research Process and Findings

examples from Key Coalition

Use of Survey Data to identify block by block conditions...



Acres of vacancy per block

- Use of survey data to identify best and worst blocks in terms of vacancy...



Identify Neighborhood Assets





Key Coalition Neighborhood Action Plan

1. High Priority Blocks
2. Capturing Corners
3. Brooklyn Ave. (north-south connector)
4. 100% Occupancy Blocks
5. Linwood and 31st St corridor (east-west connectors)
6. Highway Buffer

Legend

Community Catalyst

Major Arterial
Connectors

Housing Catalyst

Pocket Park

Highway Buffer

outline

Introduction

Examples of Projects

New Orleans and Kansas City

Process and Issues

Why, what, how...

Findings and Insights

findings

Implementation of place-based policies requires detailed data and neighborhood-based planning

- Attention to place requires detailed approach
- Must look for both the unique characteristics of a place as well as the comparable data points...
- Students and faculty can conduct detailed research at neighborhood scale

findings

Federal government should fund university partnerships...

- Low cost, high value-added, “win-win” model
 - Federal Reserve Bank could fund for partnerships
 - Use of CDBG funds locally...
- Leverage limited resources for capacity building, neighborhood stabilization...
 - Students gain valuable experience
 - Neighborhoods gain important tools for recovery
 - Urban universities help to facilitate important partnerships, build capacity in areas of greatest need...

On-going work

Fall 2011: Joplin, MO

Tornado recovery plan

Spring 2012: Creating Sustainable Places

Currently working with MARC, City of KCMO

Troost Corridor Study and Plan

Thanks!

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December 2011