MERRIAM

180° URBANDESIGN +Architecture

SOUTH PARK SUB-AREA PLAN

MERRIAM, KANSAS

May 23, 2007, Adopted CC Ord #1566, June 25, 2007

City Council

Carl Wilkes, *Mayor*
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Johnny Pieters, DMP
Jack Jorden, N/B
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Dan Ellerman, PC
Shelly Plekowski, DMP
Tim McCarty, N/B
RJ Cook, N/B
Marshal Hendrickson, N/B
Mayor Carl Wilkes

Shawnee Mission School District

A special thank-you is extended to the the Shawnee Mission School District for allowing the City to develop this plan and for providing information and access to the South Park Elementary School during the planning process.

CC *City Council*
PC *Planning Commission*
DMP *Downtown Merriam Partnership*
N/B *Neighbhorhood/ Business Owner*

Design Team

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City of Merriam Staff

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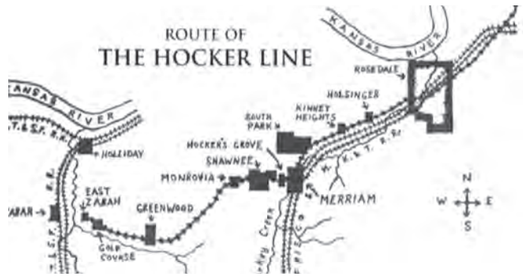
Judy Deverey, *Administrative Assistant/Planning and Codes*

Stay Public Facility - Classes | Library
Emphasis on historical Feel | Small Town
Consider Historical Significant
Museum



Located within the Shawnee Mission School District, South Park Elementary is scheduled to close after the 2006-2007 school year. Due to its historic and community significance, the City of Merriam set out to develop a public process which would allow the community of South Park to establish parameters for future redevelopment. To help guide the public process, the Mayor and the City Council appointed the South Park Steering Committee. Committee Members consisted of representatives from the South Park Neighborhood, City Council, Planning Commission, and the Downtown Merriam Partnership.

To assist the City in its efforts, the City engaged 180 Degrees Design Studio to investigate various design options for the site and surrounding neighborhood.

Over a period of four days in March 2007, a design charrette was conducted by 180 Degrees Design Studio in Merriam, Kansas to develop the Sub-Area Plan for South Park. This charrette allowed the design team to interact with neighborhood residents, business owners, and city staff while designing different redevelopment alternatives.

The charrette culminated in illustrating five options for site redevelopment ranging from civic-focused renovation to developer-focused redevelopment. Design options were also explored for the intersection of Antioch and Merriam Drives and the surrounding South Park Neighborhood.

As part of the formal adoption process, a draft (April 25, 2007) version of this document was made available on the city's web site, City Hall, and the Antioch Public Library. The City Council also held a work session on May 5th to provide feedback and suggest minor alterations to the document. Based upon these comments, a revised document (May 23, 2007) was developed and presented for review by the Planning Commission at their June 6, 2007 meeting. The Planning Commission approved Resolution #2007-01 recommending adoption of this plan and on June 25, 2007, the City Council approved Ord #1566 adopting this plan.

South Park History

The Johnson County Museums has worked with South Park Elementary on this exhibit depicting the desegregation of South Park Elementary School. This project is a joint effort between the Johnson County Museums, South Park Elementary, and the Merriam Parks, Recreation, and Community Center Foundation.

In 1947, the new South Park Elementary School opened its doors, but not to black students. They had to continue attending the Walker School, a fifty-year-old building in poor condition with bad lighting and sometimes no heat. When the black parents tried to enroll their children in the new school, they were denied admittance. In 1948, the community rallied together and filed a lawsuit against the school district. Harvey Lewis Webb and Alfonso Eugene Webb, Jr., were the lead plaintiffs in the case against the district.

Corinthian Nutter with the "Walker Walk-outs," grades 5-8, in 1948. Nutter was originally employed by the Walker School and resigned to teach the boycotting students in parents' homes.

While the litigation proceeded in the legal system, a boycott of the Walker School was organized. In 1948, all but two students had been pulled out of the school. These children attended classes in the homes of two parents and later a church. Corinthian Nutter and Hazel McCray-Weddington taught the students. Esther Brown, a young white woman from nearby Merriam, Kan., helped raise money and organize events.

South Park History

In 1949, the Kansas State Supreme Court ruled in *Webb v School District 90* that the black students had to be allowed to attend South Park Elementary. The ruling upheld the state law that segregation in schools was prohibited in cities with a population under 15,000. In September 1949, black students were admitted into South Park Elementary. Segregation had ended in the South Park area.

The *Webb v School District 90* decision was reached five years before the historic *Brown v Board of Education, Topeka*. Although the earlier case was not a direct legal precedent for the Brown case, there are some direct ties between the two cases. Esther Brown, who had worked with the community in South Park, continued her fight for social equality by working behind the scenes on the Topeka case. John and Charles Scott, lawyers in the Brown case, were the sons of Elisha Scott, who argued the Webb case. The NAACP Legal Defense Fund also worked on both cases.

The community of South Park continues to be very proud of the early desegregation of its schools. This pride is demonstrated in the historical exhibit at South Park Elementary. The exhibit examines the history of the South Park desegregation case and looks at the instrumental people, legal issues, and lasting legacy of the case.

This park in Merriam was dedicated to Esther Brown in recognition of her efforts to advance civil rights within the South Park community for all citizens.

Dedication Introduction for South Park School Display

"The Community of South Park was founded in 1887 as an integrated community. By 1900 four black families had settled in the town of 250 residents. South Park continued to grow and was annexed into Merriam in 1957,

"In 1888 the Johnson County School District No. 90 was organized in South Park. The Madam J. Walker School was built to educate both black and white students, but by 1900 the school district began separating the students based on race.

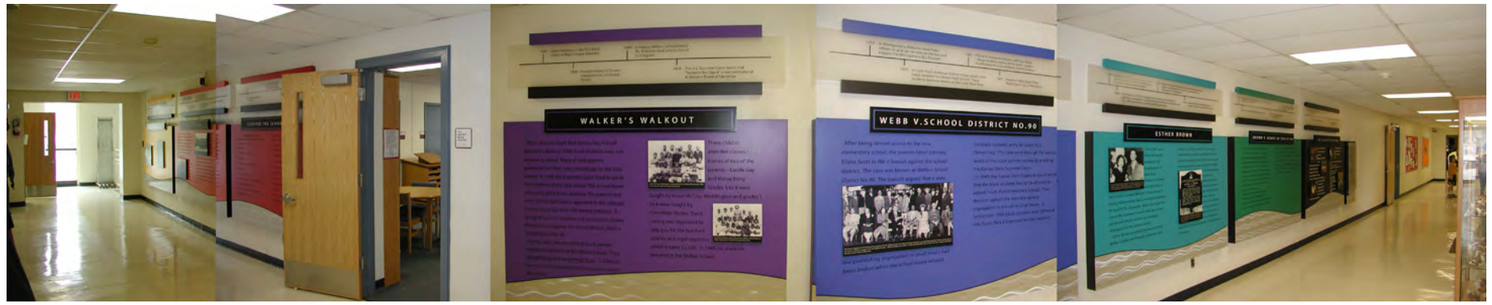
"In 1942 a new school opened for white students only, but the black students remained in the Walker School. By 1947 this building served 40 students in two rooms with poor lighting, bad heating and outdoor plumbing- clearly inferior.

"In 1948 parents, teachers and concerned citizens filed a lawsuit against the school district, which paved the way for the 1954 Brown vs. the Topeka Board of Education, a landmark case influencing national school.

"With the aid of Esther Brown, a white woman who lived in Merriam, black parents organized a boycott of the Walker School, and the children attended classes in private homes.

"Despite threats and harassment, Esther Brown continued her fight for desegregation of the school until the black students were admitted to the South Park Elementary School in 1949. "

Historic Merriam: The History of Merriam, Kansas, *2006, Jenks, Myra F. and French, Irene B.*



An outstanding display documenting the history surrounding the integration of South Park School currently exists on the second floor of the school.

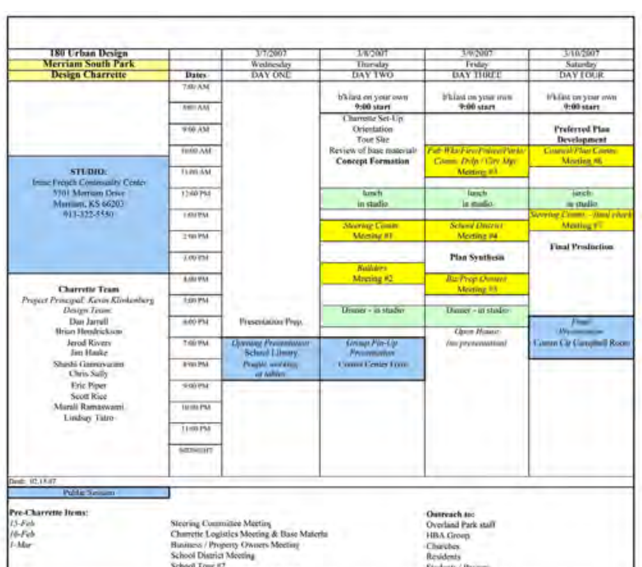
Due to the display's connection with a specific neighborhood and place, it is recommended that this display remain somewhere within or adjacent to the existing South Park School Building. If this is determined to be infeasible, it is recommended that the display remain somewhere within the South Park Neighborhood. The public has strongly expressed their desire for this display not to be moved outside of the neighborhood.

Design Studio

Stakeholder Meeting

Public Presentation

Public Review



180 Urban Design / Merriam South Park / Design Charrette	Dates	3/7/2007 Wednesday DAY ONE	3/8/2007 Thursday DAY TWO	3/9/2007 Friday DAY THREE	3/10/2007 Saturday DAY FOUR
	7:00 AM		b'fast on your own 9:00 start	b'fast on your own 9:00 start	b'fast on your own 9:00 start
	8:00 AM				
	9:00 AM		Charrette Set-Up Orientation Tour Site		Preferred Plan Development
STUDIO: Irene French Community Center 5701 Merriam Drive Merriam, KS 66203 913-322-5550	10:00 AM		Review of base materials Concept Formation	Pub Wks/Fire/Police/Parks/ Comm. Dvlp / City Mgr Meeting #3	Council/Plan Comm. Meeting #6
	11:00 AM				
	12:00 PM		lunch in studio	lunch in studio	lunch in studio
	1:00 PM				Steering Comm. - final check Meeting #7
	2:00 PM		Steering Comm. Meeting #1	School District Meeting #4	Final Production
	3:00 PM			Plan Synthesis	
	4:00 PM		Builders Meeting #2	Biz/Prop Owners Meeting #5	
	5:00 PM		Dinner - in studio	Dinner - in studio	
Charrette Team Project Principal: Kevin Klinkenberg Design Team: Dan Jarrell Brian Hendrickson Jerod Rivers Jim Hauke Shashi Gannavarapu Chris Sally Eric Piper Scott Rice Murali Ramaswami Lindsay Tatro	6:00 PM	Presentation Prep.			Final Presentation Comm Ctr Campbell Room
	7:00 PM	Opening Presentation School Library People working at tables	Group Pin-Up Presentation Comm Center Form	Open House (no presentation)	
	8:00 PM				
	9:00 PM				
	10:00 PM				
	11:00 PM				
	MIDNIGHT				

Draft: 02.15.07

Public Session

Pre-Charrette Items:
15-Feb Steering Committee Meeting
16-Feb Charrette Logistics Meeting & Base Materials
1-Mar Business / Property Owners Meeting
School District Meeting
School Tour #2
KC Strings (Rick Williams) Meeting

Outreach to:
Overland Park staff
HBA Group
Churches
Residents
Students / Parents

Charrette Schedule

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

Phase One - Base Analysis

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

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

Phase Two - Design Charrette

The Design Charrette was the heart of the planning process and was planned according to the National Charrette Institute standards. In this case, we conducted the charrette on March 7-10, 2007, at the Irene B. French Community Center in Merriam, Kansas; the charrette was open to the public. The charrette was not only a planning and design process but a forum for the community to come together, to celebrate, to voice concerns, and to prepare itself for the future. The public was invited to participate and was encouraged to provide their concerns and ideas. In addition to an invitation to visit and review the design process in the open design studio, a number of public events were scheduled to discuss design ideas with the public.

Events held during the design charrette for public participation included:

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

Key elements of the charrette were:

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

Phase Three - Documentation

Following the charrette, the plan underwent the documentation stage to prepare it for approval by the City. The charrette was documented in an 11x17 color booklet of which this document is the result. Finally, this plan was presented to the Planning Commission and City Council for review and approval.

Objectives

The City of Merriam's primary objective with the plan was to determine the community's expectations for redevelopment of the South Park school site and the larger neighborhood.

These expectations will be communicated to the Shawnee Mission School District as they prepare to sell the property, and to share with prospective purchasers. Ultimately, the goal is for the community's objectives and the purchaser's objectives to align as closely as possible.

Recommendations

The charrette indentified a number of recommendations for the South Park School and Neighborhood. These recommendations are detailed within this document. A summary of these recommendations follows.

South Park Neighborhood
(pages 24-27)

As the school site redevelops, it is recommended that infill development be encouraged in the South Park Neighborhood. This infill development can take the form of a commercial and residential South Park Neighborhood Center at the intersection of Merriam Drive and Antioch Road or as infill residential development throughout the South Park Neighborhood.

Transportation
(pages 28-38)

Bike Paths/Trails *(page 28)*. It is recommended that the existing Bike Path/Trail be added onto and connected together.

Streets and Alleys *(pages 29-30)*. In order to promote connectivity and reduce block size for walkability, it is recommended that Benson Street be extended from 49th Terrace to 50th Terrace. In order to promote more attractive redevelopment, it is recommended that existing alley right-of-ways be considered for use.

Merriam Drive and Antioch Road *(pages 31-38)*. In order to solve multiple traffic issues and help develop a neighborhood center for South Park, it is recommended that the intersection of Merriam Drive and Antioch Road be developed into a town square.

South Park School Property
(pages 39-57)

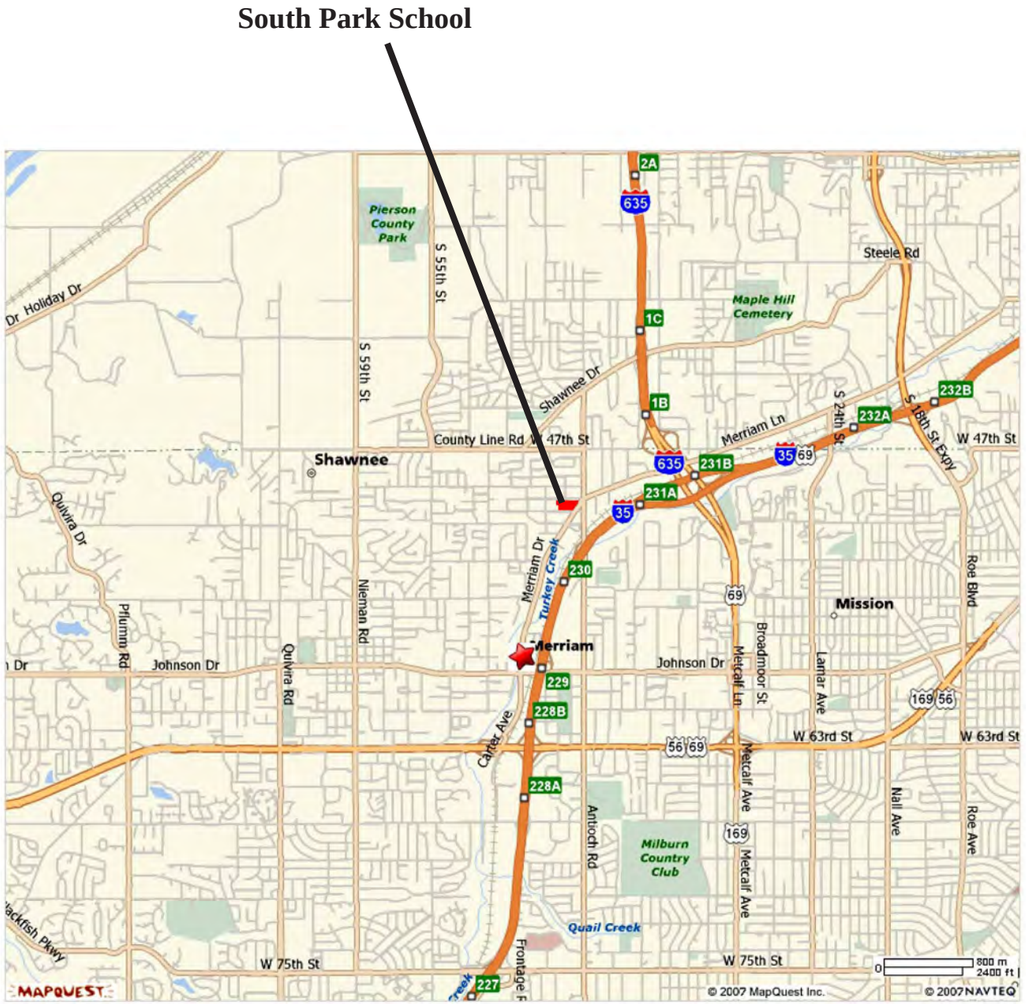
It is recommended that the South Park School Property be redeveloped along the basic framework of one of the five site plans developed during the design charrette. This redevelopment can occur with either a developer, civic entity, or institution.

South Park School Building
(pages 17, 25, & 58-59)

It is recommended that the 1947 South Park School be retained and renovated by whomever purchases the property. If possible, a portion of the renovated structure should be publicly accessible and contain a monument and display commemorating the historic significance of the events that occurred with the school.

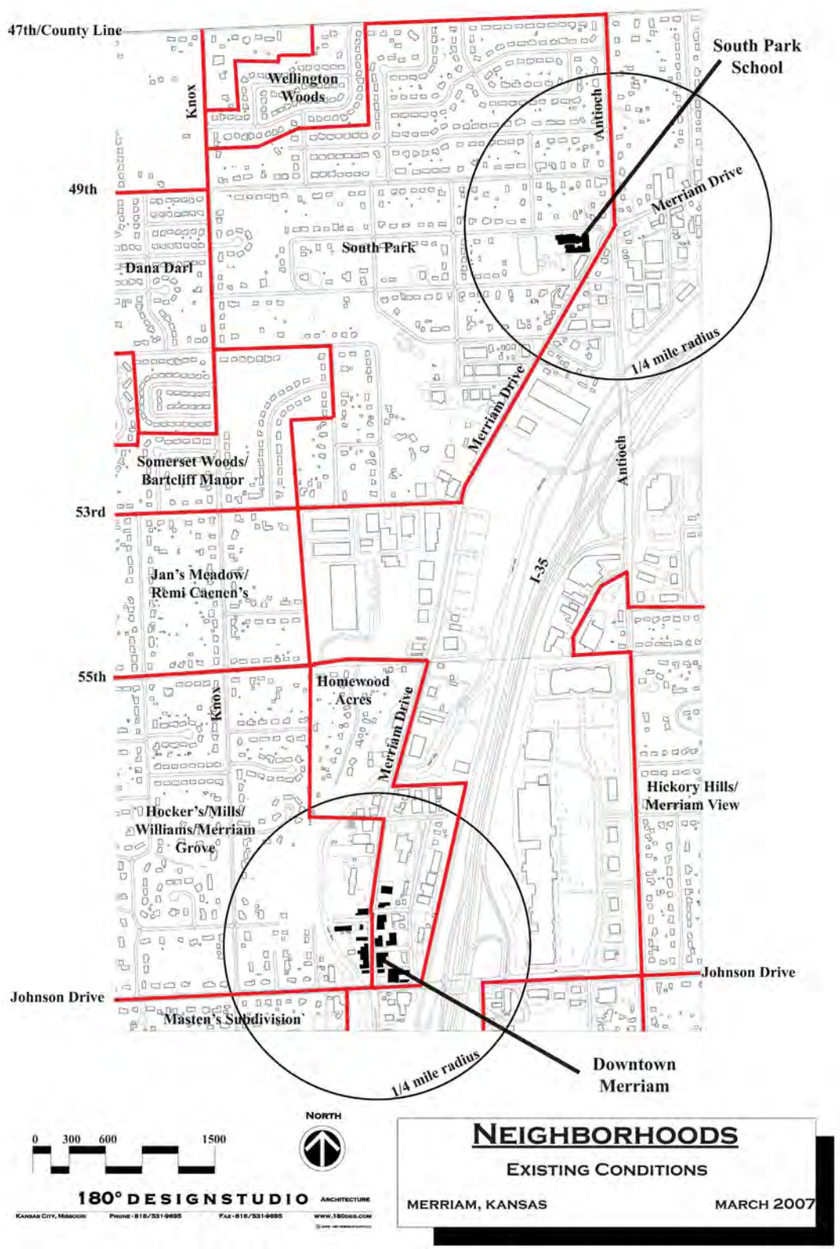
South Park School Display
(page 5)

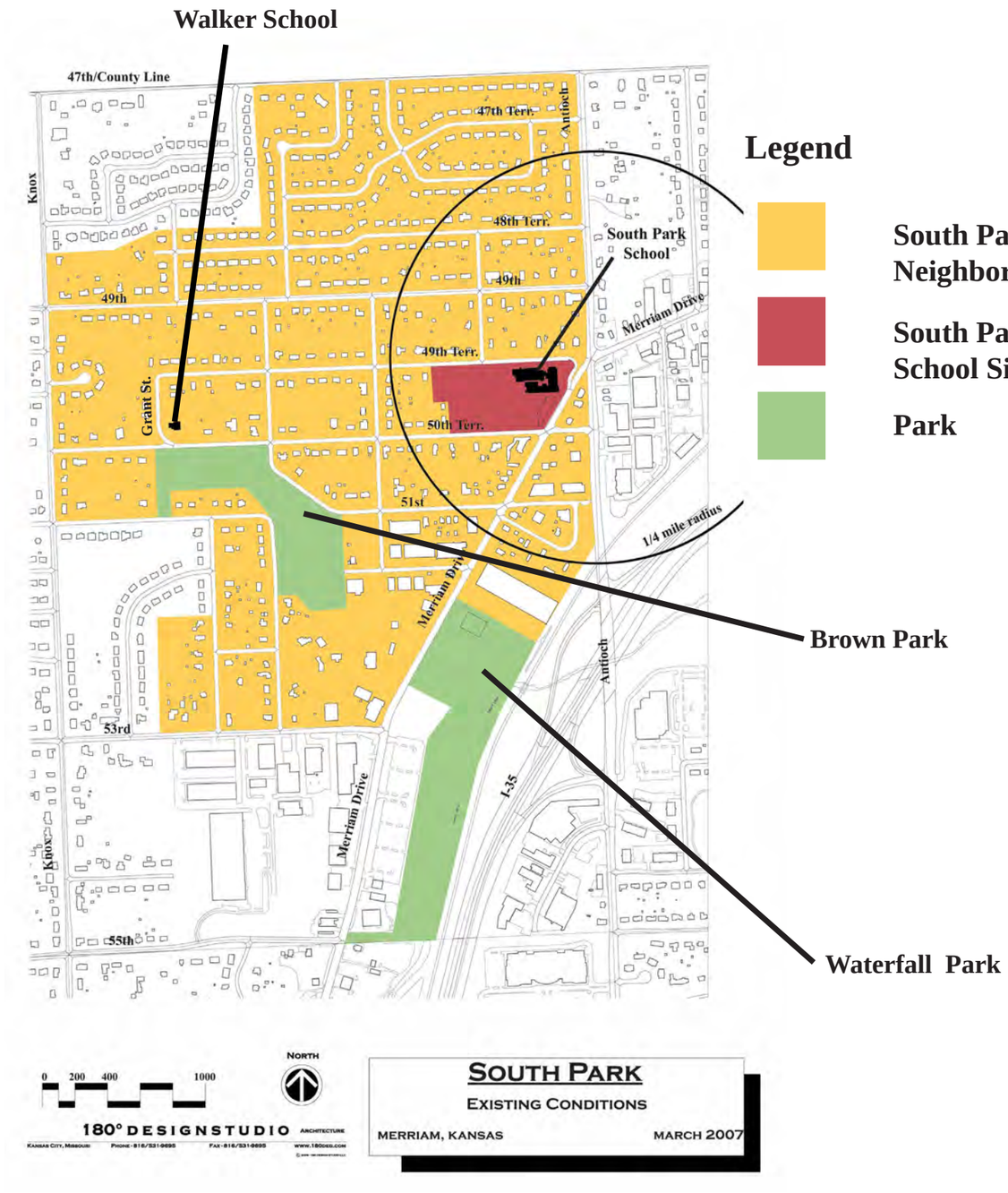
It is recommended that this display remain somewhere within or adjacent to the existing South Park School Building. If this is determined to be infeasible, it is recommended that the display remain somewhere within the South Park Neighborhood. The public has strongly expressed their desire for this display not to be moved outside of the neighborhood.



The South Park School is situated in the northern part of Merriam, Kansas, at the intersection of Antioch and Merriam Drive. Although Downtown Merriam is located approximately one mile to the south, there are currently no neighborhood retail services within a comfortable walking distance of the school. An average person can comfortably walk 1/4 mile in five minutes.

North





The South Park Neighborhood is bounded on the east by Merriam Drive and Antioch Road; on the north by 47th Street; on the west by Knox Avenue; and on the south by 53rd Street.

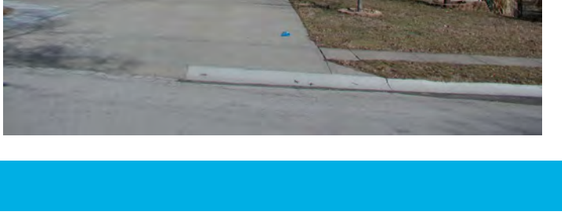
The City of Merriam currently maintains two parks within or adjacent to the South Park Neighborhood. Brown Park is located along a stream the runs through the south part of the neighborhood; Waterfall Park is located across Merriam Drive on the southeast corner of the neighborhood.

The historic Walker School is located at the corner of Grant Street and 50th Terrace. The building currently houses the Philadelphia Baptist Church. South Park Elementary School is located at the intersection of Merriam Drive and Antioch Road. It currently serves as an elementary school but will be closed at the conclusion of the 2006-2007 school year.

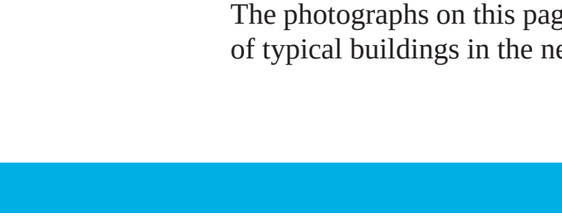
The oldest constructed part of the neighborhood is located approximately in the center of the neighborhood: between 49th and 51st streets and between Merriam Drive and Grant Street.

Typical Pre-WWII Homes

Typical Post-WWII Homes



Typical Churches



Typical Schools

The existing buildings in South Park present a unique contrast to the surrounding suburban neighborhoods. Throughout the community of South Park, newer homes have been built amongst older homes. Church and civic buildings also mix into the existing fabric of the neighborhood without isolating themselves behind massive parking lots. The photographs on this page represent existing examples of typical buildings in the neighborhood.

Existing Zoning 2006

Legend

- **R-1 Single Family Residential**
- **R-2 Single Family Residential**
- **R-3 Two Family Residential**
- **C-1 Neighborhood Commercial**
- **C-3 General Commercial**
- **I-1 Light Industrial**
- **PI-1 Light Industrial, Planned**
- **PUD-G Planned Unit General**
- **Parks, Schools, & City Facilities**

The South Park Neighborhood is primarily zoned residential (R-1, R-2, and R-3). Along Merriam Drive are parcels zoned commercial (C-1 & C-3) and Light Industrial (I-1 & PI-1).

North

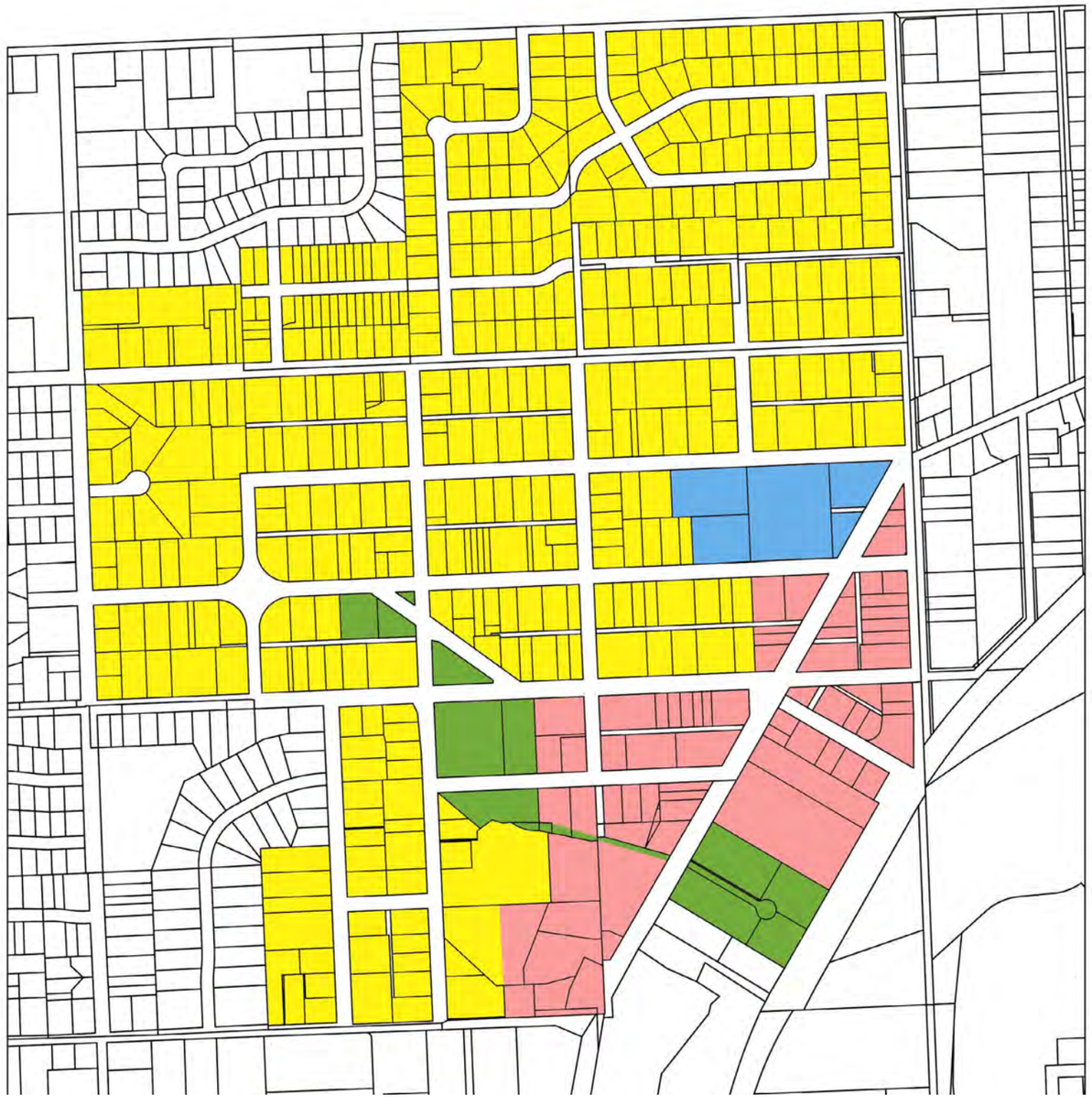
2000 Merriam Comprehensive Plan: Existing Land Use

Legend

- Vacant Residential Parcels
- Existing Residential
- Transportation, Communication, & Utility
- Vacant Commercial
- Existing Commercial
- Existing Institutional
- Existing Cultural, Entertainment, & Recreational

Existing land uses in South Park Neighborhood are primarily residential. Institutional uses are scattered throughout the neighborhood. Commercial uses exist in the neighborhood's southeast corner along Merriam Drive.

North



2000 Merriam Comprehensive Plan: Future Land Use

Legend

- **Low Density Residential**
- **Light Industrial**
- **Public/Quasi-Public/ Institutional**
- **Parks/Open Space**

The 2000 Comprehensive Plan mapped Future Land Uses as part of its plan. The comprehensive plan envisioned little change to the community except some growth of the light industrial area in the southeast corner along Merriam Drive.

North

2006 Population	
Total Population	264
Male Population	48.5%
Female Population	51.5%
Median Age	35.5
2006 Income	
Median HH Income	$62,614
Per Capita Income	$26,647
Average HH Income	$66,803
Households	
Total Households	103
Average Household Size	2.55
1990-2000 Annual Rate	-0.19%
2006 Housing	
Owner Occupied Housing Units	76.0%
Renter Occupied Housing Units	23.1%
Vacant Housing Units	1.0%
Population	
1990 Population	281
2000 Population	272
2006 Population	264
5 Year Projected population	278
1990-2000 Annual Rate	-0.32%
2000-2006 Annual Rate	-0.48%
2006-2011 Annual Rate	1.04%

In the identified market area, the current year population is 264. In 2000, the Census count in the market area was 272. The rate of change since 2000 was -0.48 percent annually. The five-year projection for the population in the market area is 278, representing a change of 1.04 percent annually from 2006 to 2011. Currently, the population is 48.5 percent male and 51.5 percent female.

Households	
1990 Census	105
2000 Census	103
Current Year	103
5 Year Projected	110
1990-2000 Annual Rate	-0.19%
2000-2006 Annual Rate	0%
2006-2011 Annual Rate	1.32%

The household count in this market area has changed from 103 in 2000 to 103 in the current year, a change of 0 percent annually. The five-year projection of households is 110, a change of 1.32 percent annually from the current year total. Average household size is currently 2.55, compared to 2.62 in the year 2000. The number of families in the current year is 73 in the market area.

Housing

Currently, 76.0 percent of the 104 housing units in the market area are owner occupied; 23.1 percent, renter occupied; and 1.0 percent are vacant. In 2000, there were 103 housing units— 72.9 percent owner occupied, 23.4 percent renter occupied and 3.7 percent vacant. The rate of change in housing units since 2000 is 0.15 percent. Median home value in the market area is $142,361, compared to a median home value of $181,127 for the U.S. In five years, median home value is projected to change by 4.21 percent annually to $175,000. From 2000 to the current year, median home value changed by 5.17 percent annually.

HH refers to household income
Annual Rate refers to annual rate of change

Median Household Income	
1990 Median HH Income	$31,000
2000 Median HH Income	$50,621
Current Year Median HH Income	$62,614
5Y Projected Median HH Income	$75,000
1990-2000 Annual Rate	5.03%
2000-2006 Annual Rate	3.46%
2006-2011 Annual Rate	3.68%
Per Capita Income	
1990 Per Capita Income	$13,190
2000 Per Capita Income	$20,942
Current Year Per Capita Income	$26,647
5Y Projected Per Capita Income	$32,717
1990-2000 Annual Rate	4.73%
2000-2006 Annual Rate	3.93%
2006-2011 Annual Rate	4.19%
Average Household Income	
1990 Average Household Income	$35,014
2000 Average Household Income	$53,572
Current Year Average HH Income	$66,803
5Y Projected Average HH Income	$83,207
1990-2000 Annual Rate	4.34%
2000-2006 Annual Rate	3.59%
2006-2011 Annual Rate	4.49%

Households by Income

Current median household income is $62,614 in the market area, compared to $51,546 for all U.S. households. Median household income is projected to be $75,000 in five years. In 2000, median household income was $50,621, compared to $31,000 in 1990.

Current average household income is $66,803 in this market area, compared to $71,092 for all U.S. households. Average household income is projected to be $83,207 in five years. In 2000, average household income was $53,572, compared to $35,014 in 1990.

Current per capita income is $26,647 in the market area, compared to the U.S. per capita income of $27,084. The per capita income is projected to be $32,717 in five years. In 2000, the per capita income was $20,942, compared to $13,190 in 1990.

Population by Employment

Currently, 87.1 percent of the civilian labor force in the identified market area is employed and 12.9 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 87.5 percent of the civilian labor force, and unemployment will be 12.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.8 percent, and 6.2 percent will be unemployed. In 2000, 70.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

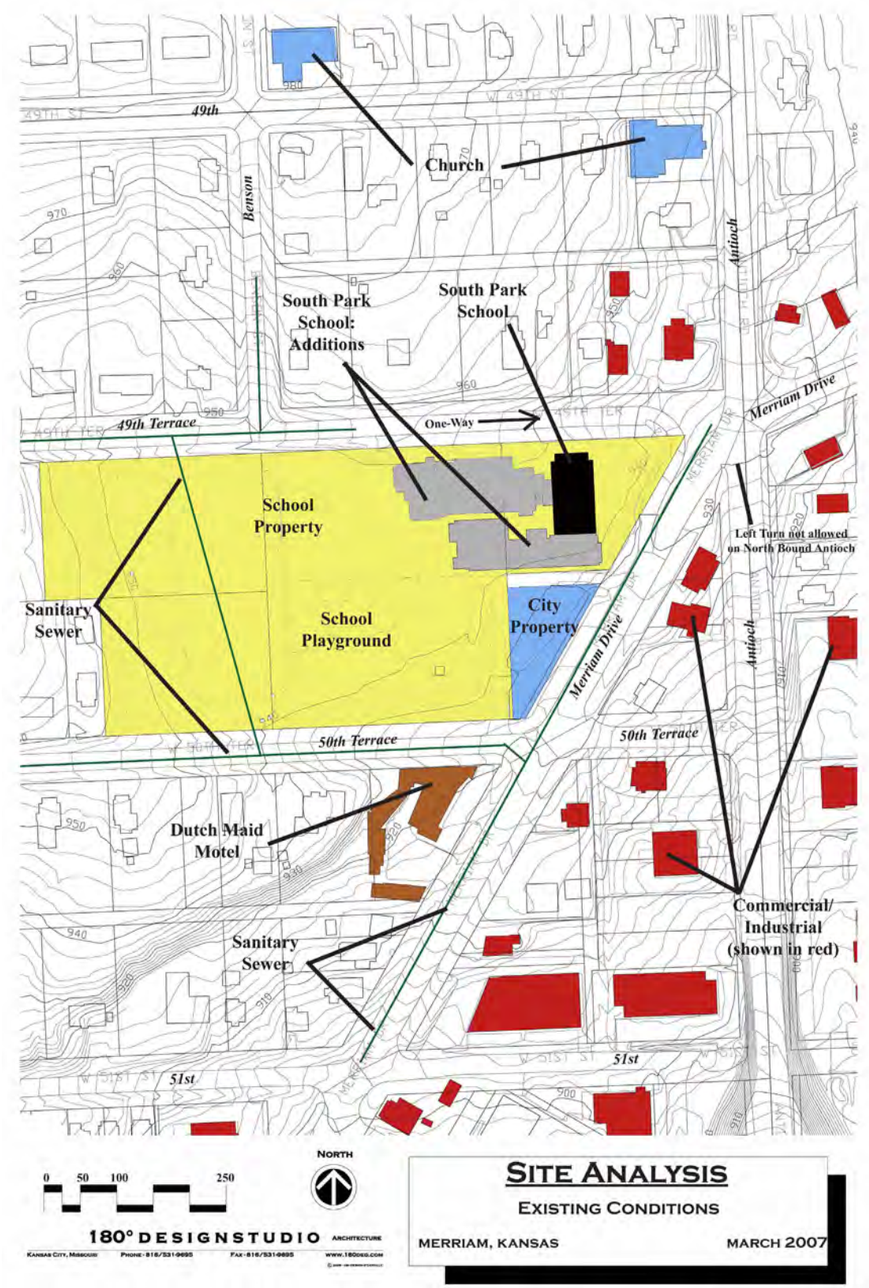
- 66.7 percent in white collar jobs (compared to 60.5 percent of U.S. employment)
- 12.2 percent in service jobs (compared to 16.4 percent of U.S. employment)
- 21.1 percent in blue collar jobs (compared to 23.1 percent of U.S. employment)

In 2000, 86.6 percent of the market area population drove alone to work, and 3.0 percent worked at home. The average travel time to work in 2000 was 16.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 13.2 percent had not earned a high school diploma (19.6 percent in the U.S.)
- 28.9 percent were high school graduates only (28.6 percent in the U.S.)
- 7.9 percent had completed an Associate degree (6.3 percent in the U.S.)
- 21.1 percent had a Bachelor's degree (15.5 percent in the U.S.)
- 5.3 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)



The South Park School property is bounded on the east by Merriam Drive; on the north by 49th Terrace; on the west by Single Family Detached Houses; and on the south by 50th Terrace. The City of Merriam currently owns a parcel located on the northwest corner of 50th Terrace and Merriam Drive.

49th Terrace on the north side of the school is one-way heading east. A driver on Merriam Drive or Antioch Road cannot access 49th Terrace. This could be a hindrance to successful redevelopment of the property.

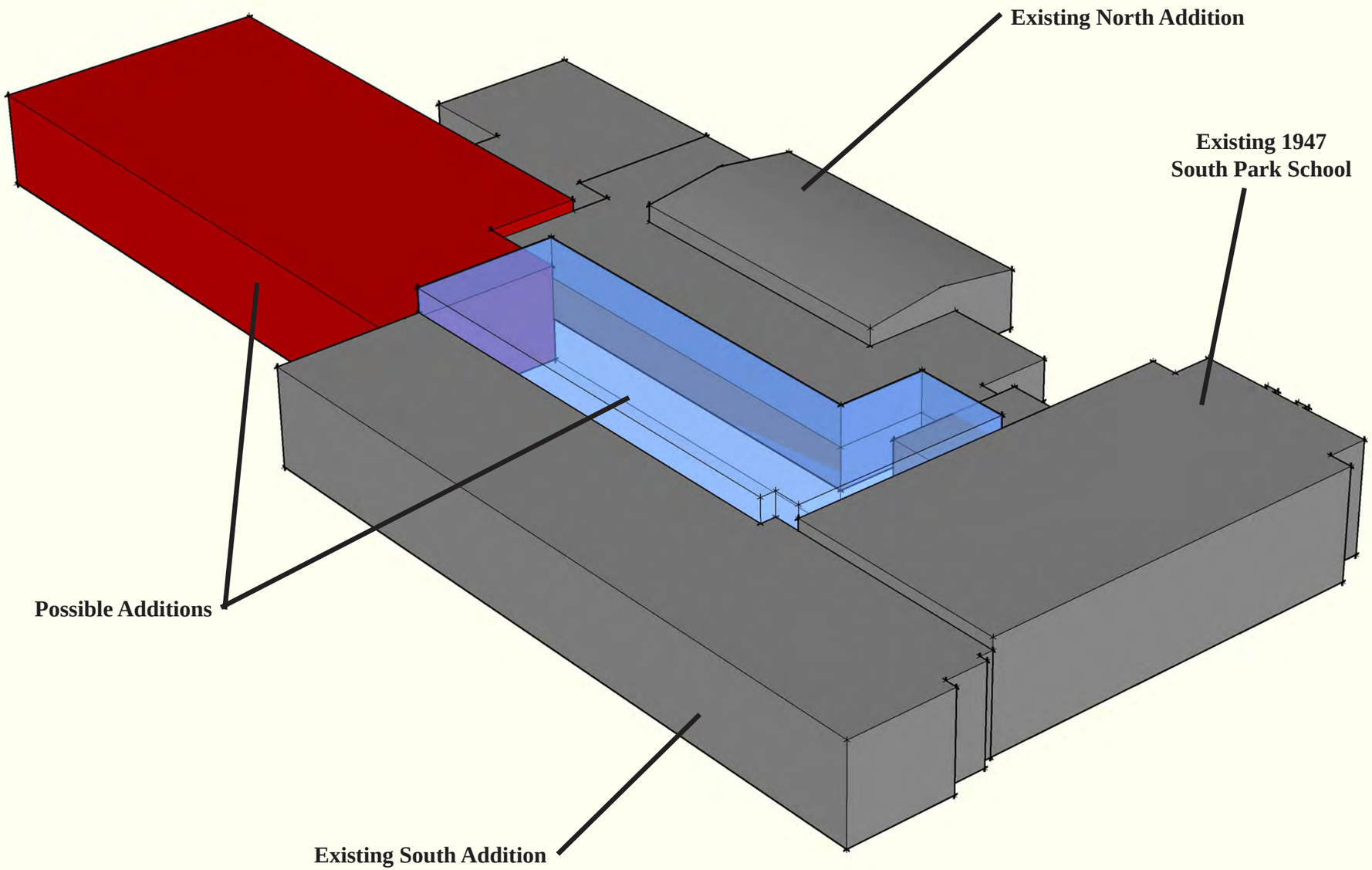
The site slopes down from north to south and down from west to east. A sanitary sewer line angles from north to south on the western half of the property.

The 1947 school structure has had at least two additions. The school playground consists of typical playground equipment coupled with play fields and a hillside used for sledding. The outdoor facilities are often used by the surrounding community.

The South Park Neighborhood surrounds the property. Commercial buildings along Merriam Drive face the east facade of the school building. The Dutch Maid Motel is located on the southwest corner of 50th Terrace and Merriam Drive.

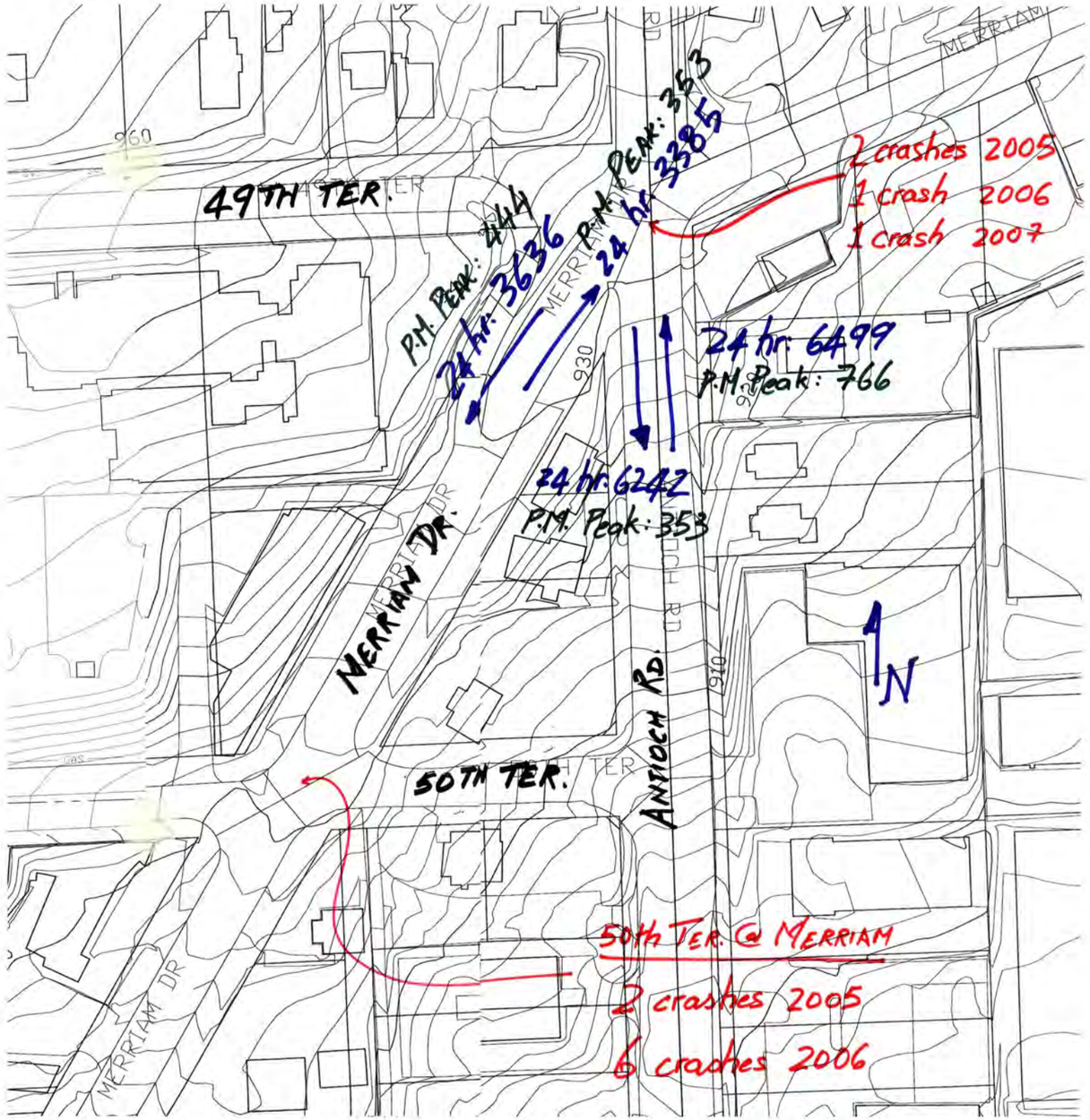
South Park School:
Existing Building Conditions

South Park Elementary School was visually inspected and found to have no obvious structural problems. The entire building was renovated approximately ten years ago with the anticipation that additional improvements would not be needed for 20 years. The building at this time is deemed suitable for renovation or for use in its present condition.



It is a recommendation of this plan that the 1947 South Park School be retained and renovated for some future use. If possible, a portion of the renovated structure should be publicly accessible and contain a monument and display commemorating the historical significance of the events that occured with the school. The existing north and south additions could also be renovated.

Possible additions to the existing school could occur between the current north and south additions; the building could also be enlarged with an addition on the west.



North

Traffic Counts

Street	24 Hour Period (ave.)	P.M. Peak (ave.)
Merriam Drive:		
South Bound	3636	444
North Bound	3385	353
Antioch Road:		
South Bound	6242	353
North Bound	6499	766

Provided by the City of Merriam

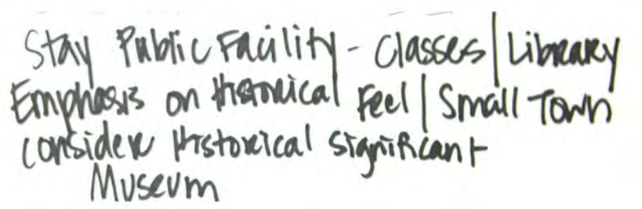
Accidents

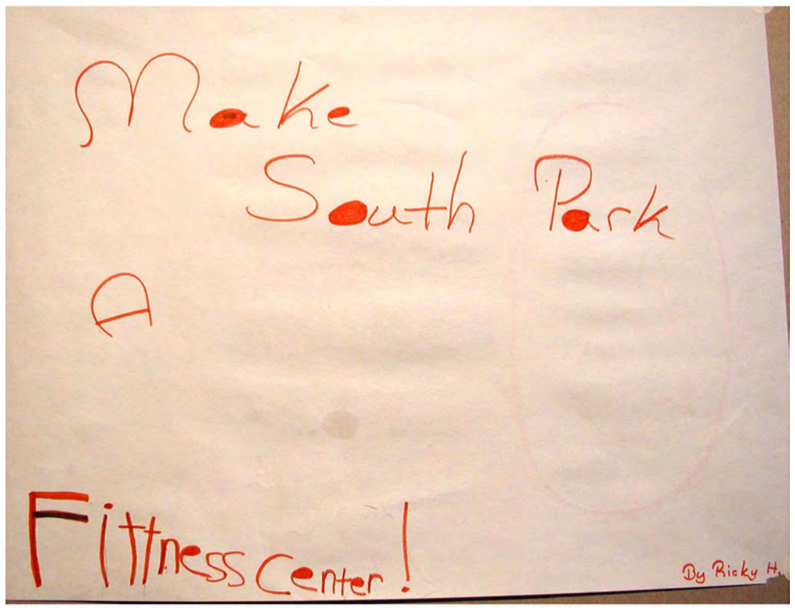
Intersection	Accidents
Antioch & Merriam Dr.:	
2005	2
2006	1
50th Terr. & Merriam Dr.:	
2005	2
2006	6

Provided by the City of Merriam

Traffic counts and traffic patterns were evaluated at the intersection of Merriam Drive and Antioch Road. The current road configuration presents a confusing intersection that does not allow a left turn from northbound Antioch onto Merriam Drive. Instead this traffic turns onto 50th Terrace to access Merriam Drive. Additionally, 49th Terrace in front of the school is one-way heading east and allows no access from Merriam Drive or Antioch Road onto 49th Terrace.

Due to its location, the 2000 Comprehensive Plan pinpointed this intersection on page 7-8 as a potential area for future redevelopment. Future improvements should take into consideration the Comprehensive Plan's Transportation Planning Section 2.6.





Student Input

Prior to the charrette, South Park Students drew their ideas for what should happen to their school. Their ideas for redevelopment of the school included:

- Cafeteria
- Daycare
- Day Camp
- Fitness Center
- Gymnasium
- Museum
- Mall with Food Court
- Restaurant
- Swimming Pool

Public Input

The public was invited to participate and was encouraged to provide their concerns and ideas. In addition to an invitation to visit and review the design process in the open design studio, a number of public events were scheduled to discuss design ideas with the public.

Events held during the design charrette for public participation included:

- An opening public presentation on the first evening to review and discuss neighborhood issues and public ideas for redevelopment.
- A public presentation and review of initial design ideas on the second evening.
- An open house on the third evening to review design ideas that were "in progress".
- A public presentation and review on the last evening for comments and concerns about the redevelopment options reccommended for the site.

Opening Presentation

On the opening night of the charrette, a presentation for neighborhood residents, property owners, and business operators was conducted. Neighborhood participants expressed their wishes and concerns for the neighborhood and school property by documenting their comments on maps. These maps were used as a reference during the charrette.

Their ideas for the redevelopment of the school included:

- Civic, Educational, Recreational and Health, preserving the historic meaning of its building as it pertains to desegregation.
- Stay public facility – classes/ library. Emphasis on historic feel/ Small town. Consider historic museum
- Recreation Center/ Historic Museum
- Banquet Hall
- Computer Rooms
- Keep Ball Park
- Focus on the children's needs and use for now and the future.
- Keep for community use/ Shops/ No Apartments or housing/ Commercial use/ Senior citizen use/ Mom and Pop Shops.
- Private Use for the Community walking-biking/ Meeting space/ Natural Preserves.
- QT station/ Gas Station/ Convenience Store
- Sports Medicine Center/ Physical Therapy
- Fishing Lake
- North Branch For JCCC
- Mixed Use/ Office/ Studio Space/ Retail Use and a Museum
- Retail parking structure for the businesses along Merriam
- Better Park Space
- YMCA with a pool
- Family Friendly Environment for toddlers/ outdoor activities/ sports friendly/ ice-cream parlor/ coffee house/ jogging path/ biking path

Building Types

Live/Work Townhouse
(page 21)

Mansion Condominium
(page 21)

Townhouse
(page 22)

Paired House
(page 22)

Single Family Detached House
(page 23)

Bungalow Court
(page 23)

Each redevelopment option proposes new residential development. The different residential dwelling units are categorized as building types. Six different building types are recommended for use in redeveloping the South Park School Property:

- Live/Work Townhouse
- Mansion Condominium
- Townhouse
- Paired House
- Single Family Detached House
- Bungalow Court

Examples of these building types are shown in this precedent analysis. These images were collected from both South Park and newly constructed neighborhoods that have similar characteristics to the South Park Neighborhood *(refer to page 24)*.

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

Live/Work Townhouse Examples

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

Mansion Condominium Examples

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

Townhouse Examples

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

Paired House Examples

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

Single Family Detached House Examples

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

Bungalow Court Examples

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

10 Principles of Neighborhood Design

The Design Charrette also looked at planning issues for the South Park Neighborhood. In contrast to the neighbhorhoods surrounding it, South Park exhibits the traits typical of the traditional neighborhood built before World War II. To reinforce and protect these characteristics, it is recommended that the following 10 principles be considered in the future planning and development within the South Park Neighborhood. This should be done in tandem with Section 2 of the 2000 Comprehensive Plan.

The following pages illustrate how these priniciples can specifically be applied to the South Park Neighborhood.

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

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

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

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

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

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

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

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

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

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

Legend

- Infill Development Opportunities
- Redevelopment Opportunities
- Proposed South Park Neighborhood Center

It is recommended that the 1947 South Park School be retained and renovated *(principle 10, page 24)*. If possible, a portion of the renovated structure should be publicly accessible and contain a monument and display commemorating the historical significance of the events that occurred with the school.

Due to its historical significance, it is recommended that the Walker School building continue to have a presence within the neighborhood *(principle 10, page 24)*.

It is recommended that the intersection of Antioch Road and Merriam Drive be developed as a neighborhood center for South Park *(principles 1 & 3, page 24)*. A neighborhood center should contain neighborhood retail services.

Properties within South Park Neighborhood were identified for infill development or redevelopment *(principle 4, page 24)*. A visual survey identified properties that could accommodate future development. Infill development opportunities are properties that currently contain no structures or could physically contain additional structures in the future. Redevelopment opportunities are properties that currently contain structures, but are recommended to redevelop differently in the future. The City should work to encourage residents to take advantage of these infill and redevelopment opportunities. Infill development would be initiated only by property owners.

North

0 200 400

Proposed Typical Block with Alley

Some existing lots in South Park are quite large and provide opportunities for subdividing. However, this should be undertaken in a manner consistent with the character of the historic structures in the neighborhood. This diagram represents an illustration of a typical existing block in South Park with a newly constructed alley *(refer to pages 29-30)*.

Infill Housing in the Proposed Typical Block with Alley

This diagram illustrates how new homes can be added, especially by utilizing an alley, that enhance the neighborhood while retaining its character. This should be done in tandem with Section 2 of the 2000 Comprehensive Plan.

Encourage Residential Infill Development overlooking the Park

Locate Parking for the Park as On-Street Angled or Parallel Parking along 50th Terrace & Booker Drive

Encourage Residential Redevelopment of Property along the east side of the Park

Legend

- **Brown Park**
- **Proposed Residential Infill Development**
- **Existing Building**
- **Proposed New Residential Building**

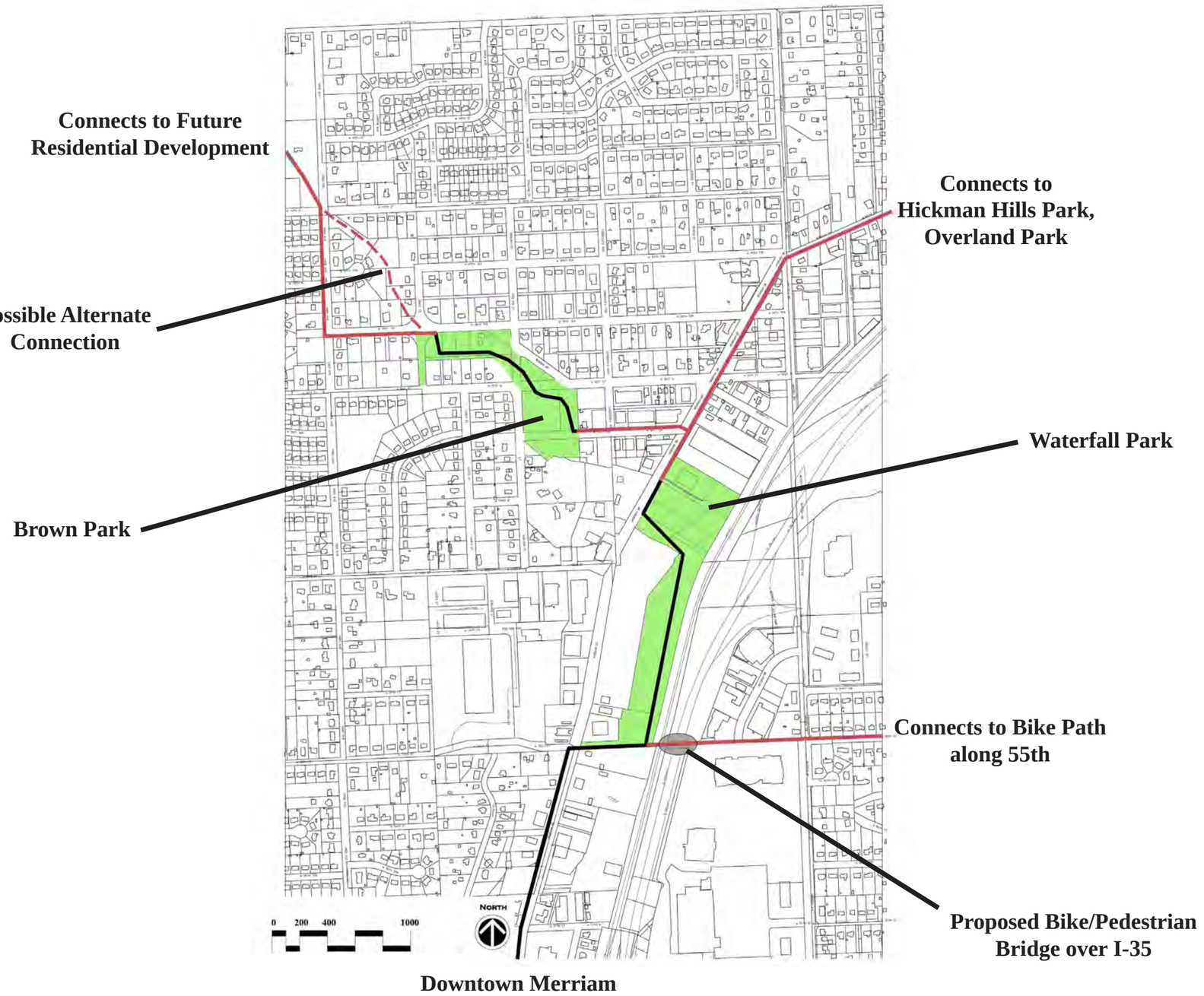
To help activate Brown Park, it is recommended that infill housing that overlooks the park be encouraged *(principle 4, page 24)*. More residents and "eyes on the park" will also increase security for park users. Properties on the east side of the park should be encouraged to redevelop as residential property. This will reinforce the notion that Brown Park is a neighborhood park for people instead of a park surrounded by industrial uses.

Many neighborhood residents currently use the play fields located at South Park Elementary School. It is recommended that play fields be constructed in Brown Park at the intersection of 50th Terrace and Booker Drive *(principle 4, page 24)*. This location is within easy walking distance of the neighborhood and does not demand extensive parking lots or require pedestrians to cross Merriam Drive. This should be done in conjuction with the current master plan for Brown Park.

Public parking for Brown Park should be provided along 50th Terrace and Booker Drive *(principle 7, page 24)*. It is recommended that the parking be on-street angled or parallel parking.

North

0 200 400



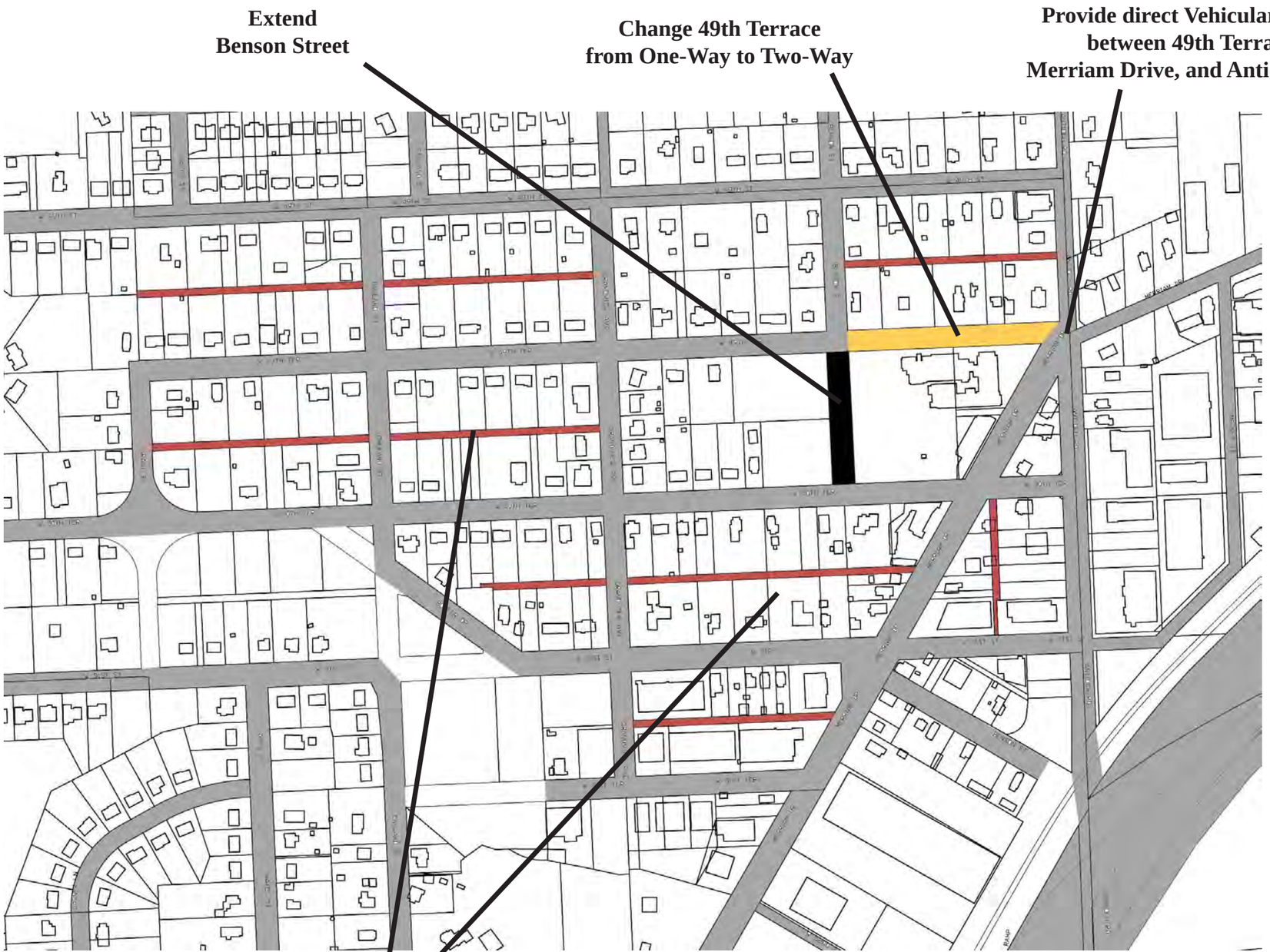
Legend

- Existing Bike Path
- Proposed Bike Paths
- Parks
- Proposed Bike/Pedestrian Bridge

The current bike path system for Merriam extends north from Downtown Merriam along Merriam Drive and will eventually terminate at the north end of Waterfall Park. Another segment of the bike path is planned for the length of Brown Park.

To encourage use of the trails and to promote safety, it is recommended that the bike paths in Waterfall Park and Brown Park be connected *(principle 4, page 24)*. An extension of the bike path should also be made north along Merriam Drive for an eventual connection to Hickman Hills Park. Future development northwest of Brown Park should include a bike path that connects to Brown Park.

To provide a connection to the bike path system planned along 55th Street, it is also recommended that the city investigate the possibilty of providing a bike/pedestrian bridge over Interstate 35 *(principle 4, page 24)*.



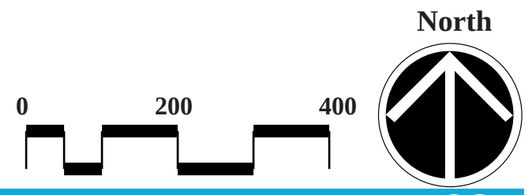
Legend

- Existing Street
- Proposed Street
- Change from One-Way to Two-Way
- Existing Alley Right-of-Way

It is recommended that Benson Street be extended south of 49th Terrace to 50th Terrace *(principle 5, page 24)*. This will reduce the size of the large block currently occupied by the school.

49th Terrace between Benson and Merriam Drive is currently one-way and does not provide access from Antioch Road or Merriam Drive. To provide better access for the neighborhood and the redeveloped school property, it is recommended that 49th Terrace be changed from one-way to two-way and that it makes a direct connection with Antioch Road and Merriam Drive *(principle 5, page 24)*.

Many blocks in the South Park Neighborhood have platted alley right-of-ways; few alleys, however, exist in these platted areas. It is recommended that the community consider constructing alleys in them *(principles 2 & 4, page 24 and Section 2 of the 2000 Comprehensive Plan)*. This will allow garages to face the alley instead of the street and will permit more residential infill development. Currently the City has no plans to construct and maintain alleys in the South Park Neighborhood. To accomplish this task, the neighborhood, in the form a Community Improvement District or similar entity, would have to provide funding.



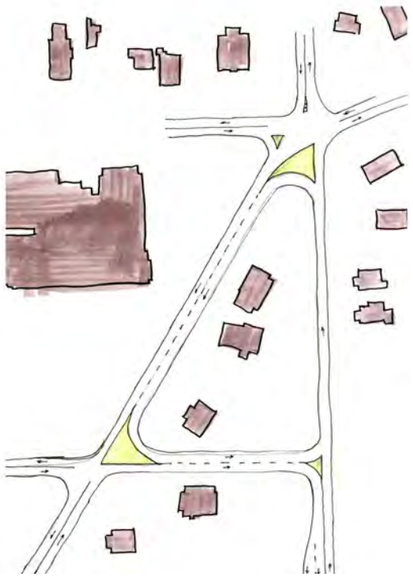
Existing Typical Block with Platted Alley Right-of-Way

Many blocks in the South Park Neighborhood have platted alley right-of-ways; few alleys, however, exist in these platted areas. This illustration depicts a typical existing block in South Park.

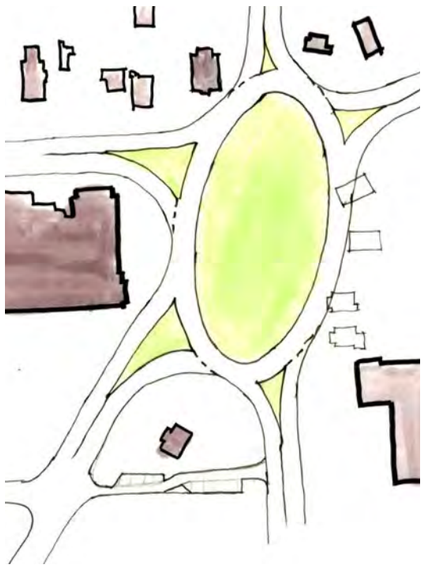
Proposed Typical Block with Alley constructed in the Platted Alley

It is recommended that the community consider constructing alleys in the platted alley right-of-ways *(principle 2 & 4, page 24)*. This will allow garages to face the alley instead of the street, making for a more attractive streetscape. Additionally, having alleys allows for easier subdividing of the parcels should the owners desire to do so. This illustration depicts what a typical existing block in South Park would look like with a constructed alley.

South Park Square
(pages 32-34)



South Park Triangle
(pages 35-36)



Roundabout
(page 37)

Improved Signal
(page 38)

Summary

The Design Charrette explored design options for the improvement of the intersection of Merriam Drive and Antioch Road.

The current road configuration presents a confusing intersection that does not allow a left turn from northbound Antioch onto Merriam Drive. Instead this traffic turns onto 50th Terrace to access Merriam Drive. Additionally, 49th Terrace in front of the school is one-way heading east and allows no access from Merriam Drive or Antioch Road onto 49th Terrace.

Due to its location, the 2000 Comprehensive Plan pinpointed this intersection on page 7-8 as a potential area for future redevelopment.

Four design options were developed as evaluated.

1. South Park Square (pages 32-34)
2. South Park Triangle (pages 35-36)
3. Roundabout (page 37)
4. Improved Signal (page 38)

Recommendation

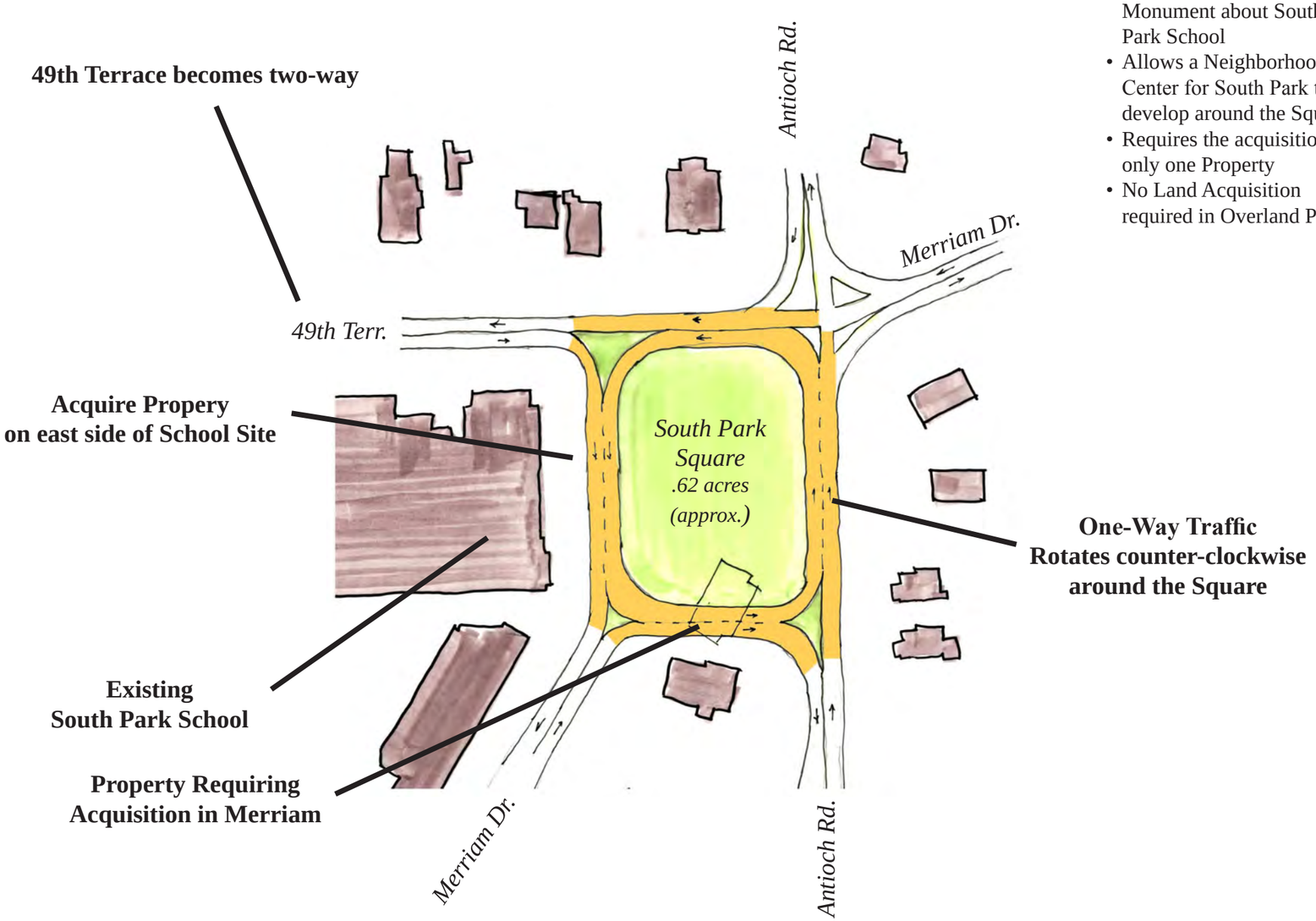
While any of these options would improve the intersection, it is recommended that the City pursue the development of the South Park Square option.

The South Park Square requires a limited amount of land acquisition, none of which is located in Overland Park, Kansas. It provides the opportunity for a civic front door for the city of Merriam that would help memorialize South Park School and the surrounding neighborhood. The Square provides full access to all the adjoining streets and would provide an ideal location for redevelopment as envisioned in page 7-8 of the 2000 Comprehensive Plan.

South Park Square
shown with Benson Street Green
(preferred redevelopment option- page 41)

North

South Park Square Initial Construction



Pro's

- Allows complete movement for all streets
- Public Square for Monument about South Park School
- Allows a Neighborhood Center for South Park to develop around the Square
- Requires the acquisition of only one Property
- No Land Acquisition required in Overland Park

Con's

- Major Reconfiguration of Traffic Pattern and Infrastructure
- Will require grading and retaining
- Will require public allocation of funds

Legend

- **Existing Building**
- **One-Way Street**
- **Raised Median or Park**

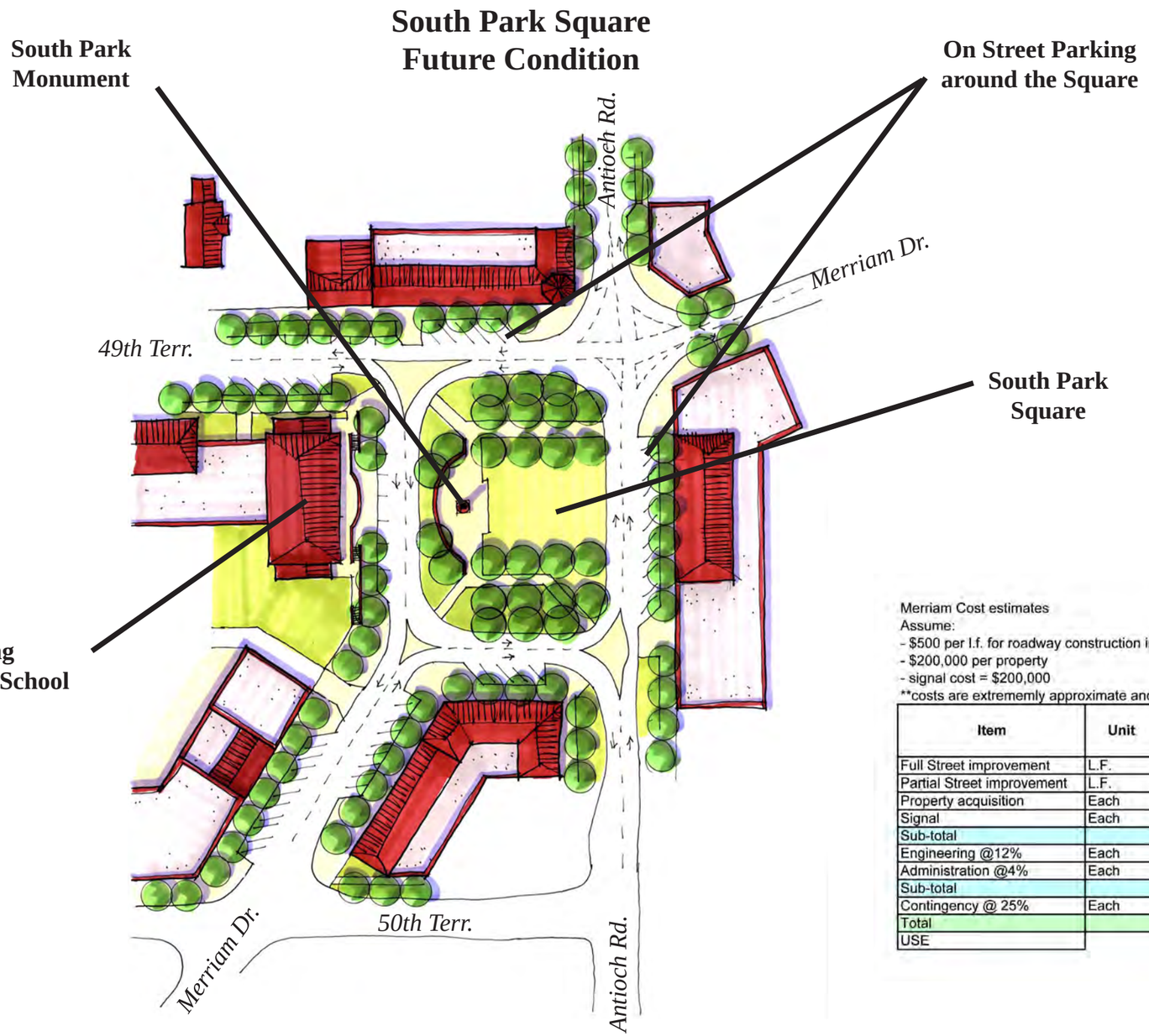
The recommended option develops a public square at the confluence of all five streets. In this option, traffic is routed counter-clockwise around the square; all traffic is required to yield upon entry to the one-way traffic pattern.

This option allows 49th Terrace to be a two-way street and have complete access to the intersection.

This option requires the acquisition of one property in Merriam and the acquisition of a small portion of property from the South Park School site.

North

0 100 200



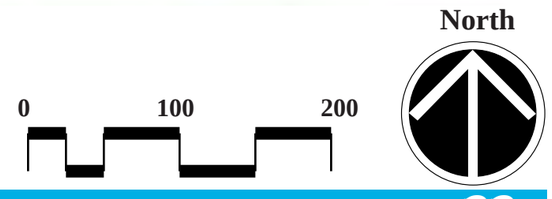
Over time, South Park Square could develop into a neighborhood center for the South Park Neighborhood; the park would be surrounded by neighborhood retail services.

Within the park, a formal lawn and monument dedicated to the history of South Park School could be located. Some grading and retaining walls would likely be necessary on the south side of the park.

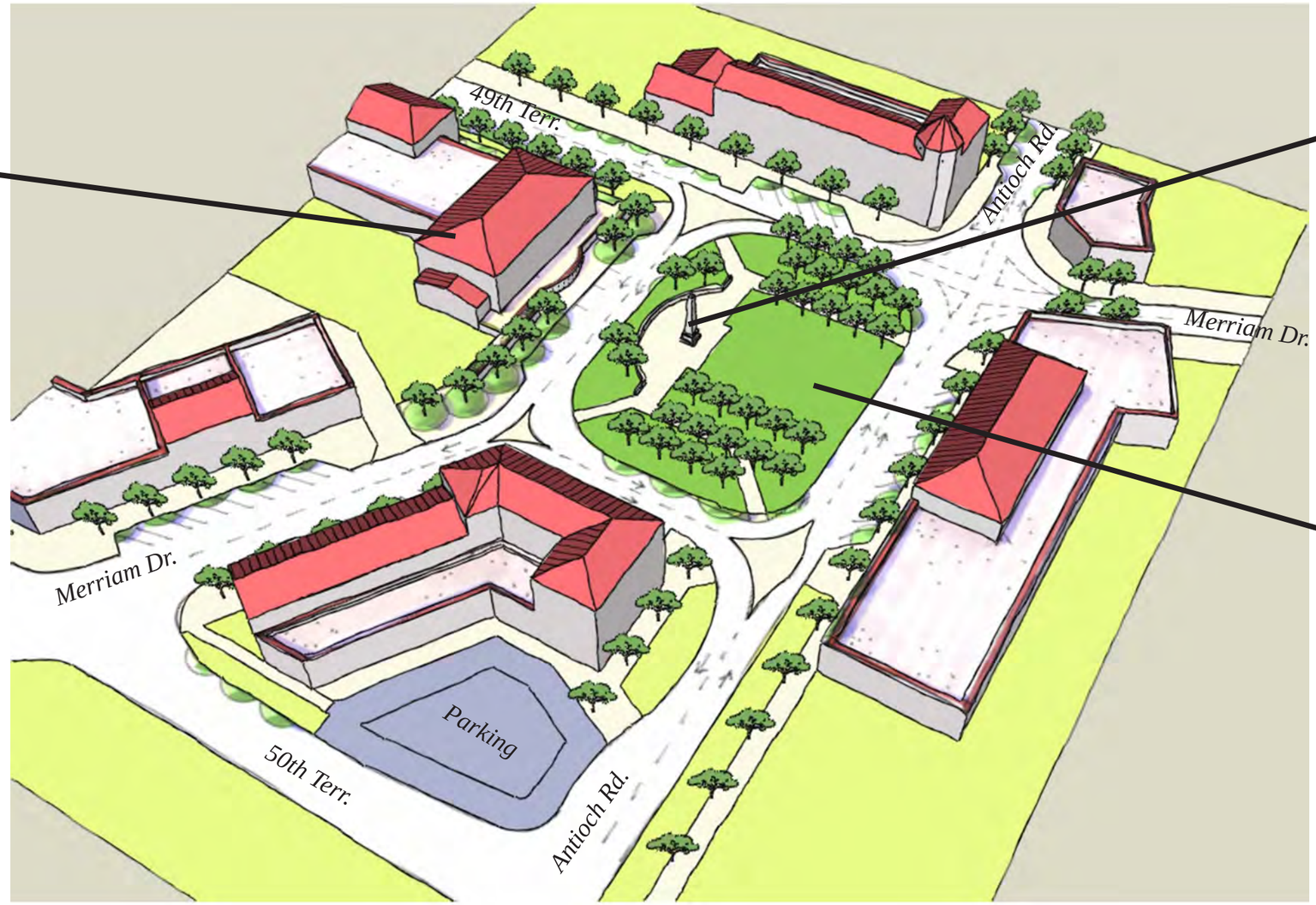
At this stage, the square has an estimated construction cost in the neighborhood of $1,200,000.00. Detail is noted below. Funding for it could be achieved in a variety of combinations. Options include the Johnson County CARS (County Assistance Road Systems) program, SAFETEA (Safe, Accountable, Flexible, and Efficient Transportation Equity Act) funds through the Federal transportation bill, TIF (Tax Increment Financing), or NRD (Neighborhood Redevelopment District).

Merriam Cost estimates
Assume:
- $500 per l.f. for roadway construction including landscaping, streetlighting, retaining wall
- $200,000 per property
- signal cost = $200,000
costs are extrememly approximate and cannot be used for budgeting purposes

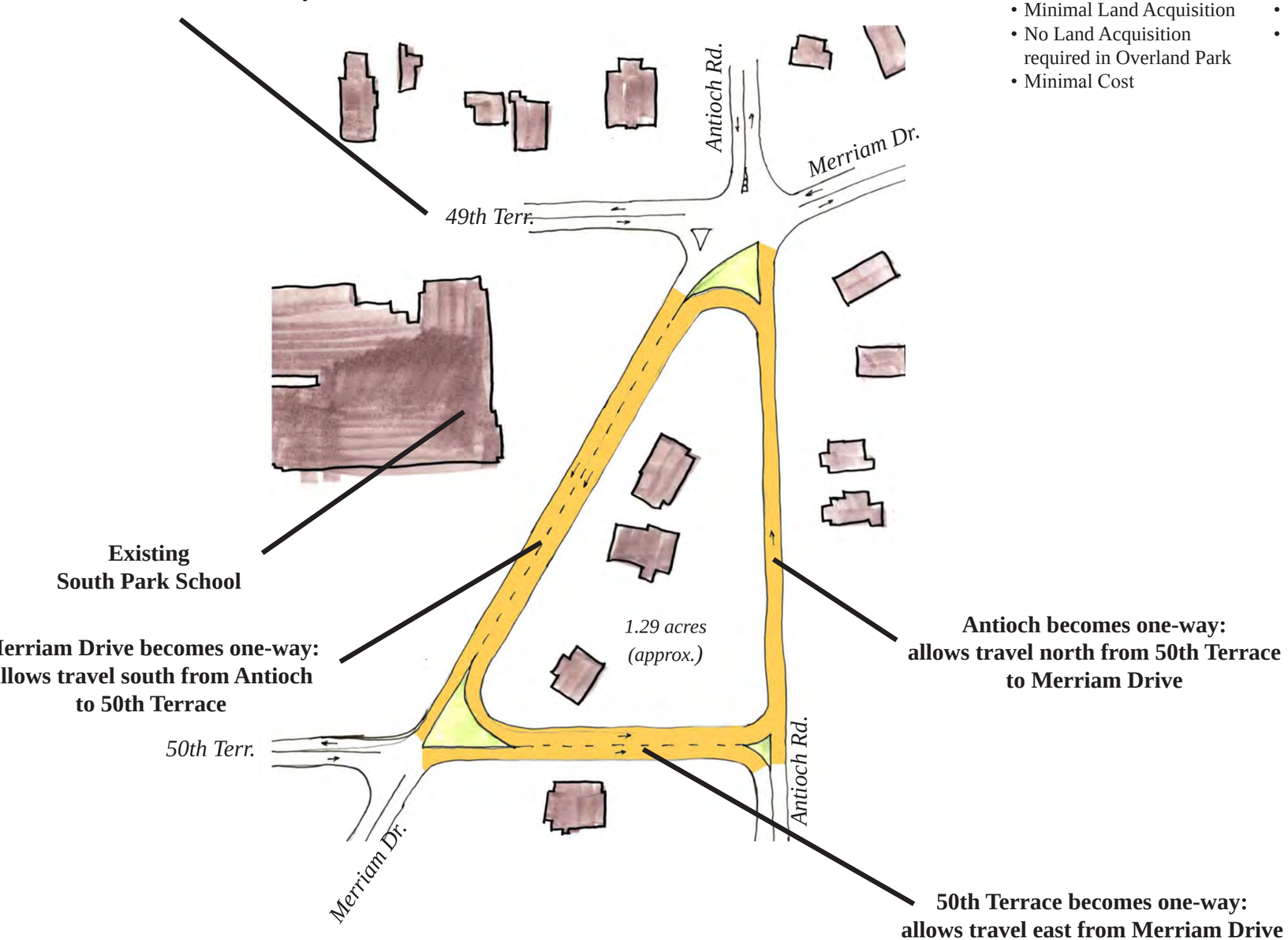
Item	Unit	Unit Cost	Option					
			Intersection improvement	Cost	Triangle	Cost	Square	Cost
Full Street improvement	L.F.	$ 500.00		$ -		$ -	1200	$ 600,000.00
Partial Street improvement	L.F.	$ 250.00	250	$ 62,500.00	2000	$ 500,000.00	800	$ 200,000.00
Property acquisition	Each	$ -		$ -	0	$ -	1	$ -
Signal	Each	$ 200,000.00	1	$ 200,000.00	1	$ 200,000.00	1	$ 200,000.00
Sub-total				$ 262,500.00		$ 700,000.00		$ 1,000,000.00
Engineering @12%	Each	12%		$ 31,500.00		$ 84,000.00		$ 120,000.00
Administration @4%	Each	4%		$ 1,260.00		$ 3,360.00		$ 4,800.00
Sub-total				$ 32,760.00		$ 87,360.00		$ 124,800.00
Contingency @ 25%	Each	25%		$ 8,190.00		$ 21,840.00		$ 31,200.00
Total				$ 303,450.00		$ 809,200.00		$ 1,156,000.00
USE				$ 310,000.00		$ 810,000.00		$ 1,160,000.00



South Park Square
Future Condition
Aerial View



South Park Triangle Initial Construction



Pro's

- Allows complete movement for all streets
- Minimal Land Acquisition
- No Land Acquisition required in Overland Park
- Minimal Cost

Con's

- Major Reconfiguration of Traffic Pattern
- Odd Traffic Pattern
- No Park without further Land Acquisition

Legend

- **Existing Building**
- **One-Way Street**
- **Raised Median or Park**

Another improvement option for the intersection is to alter the existing traffic pattern. In this option, the existing street pattern of Antioch Drive, Merriam Drive, and 50th Terrace is used to rotate traffic counter-clockwise around an existing triangle-shaped piece of property. All traffic is required to yield upon entry to the one-way traffic pattern.

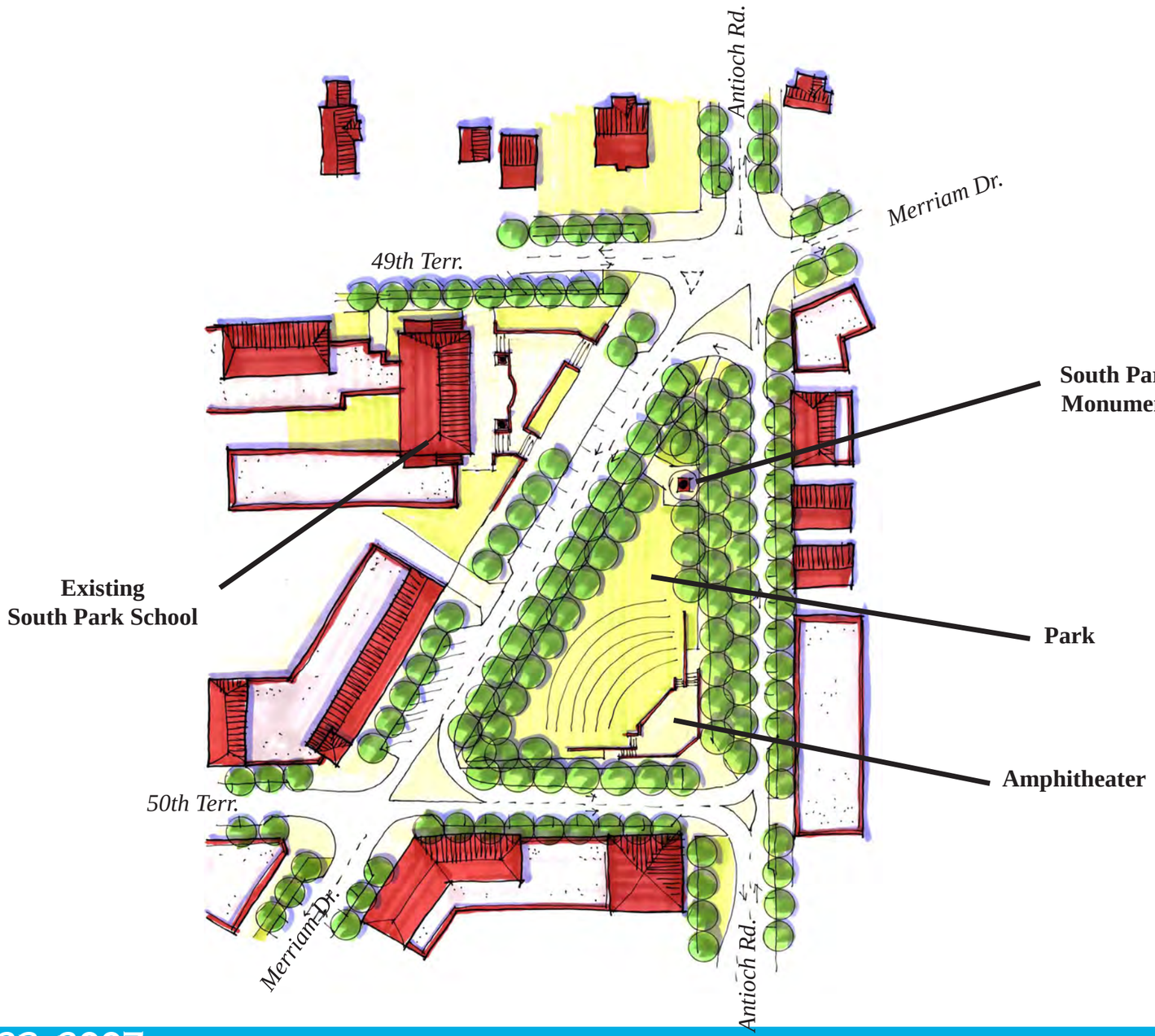
This option allows 49th Terrace to be a two-way street and have complete access to the intersection.

This option requires a minimal acquisition of property.

North

0 100 200

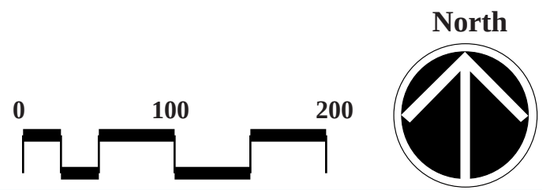
South Park Triangle Future Condition



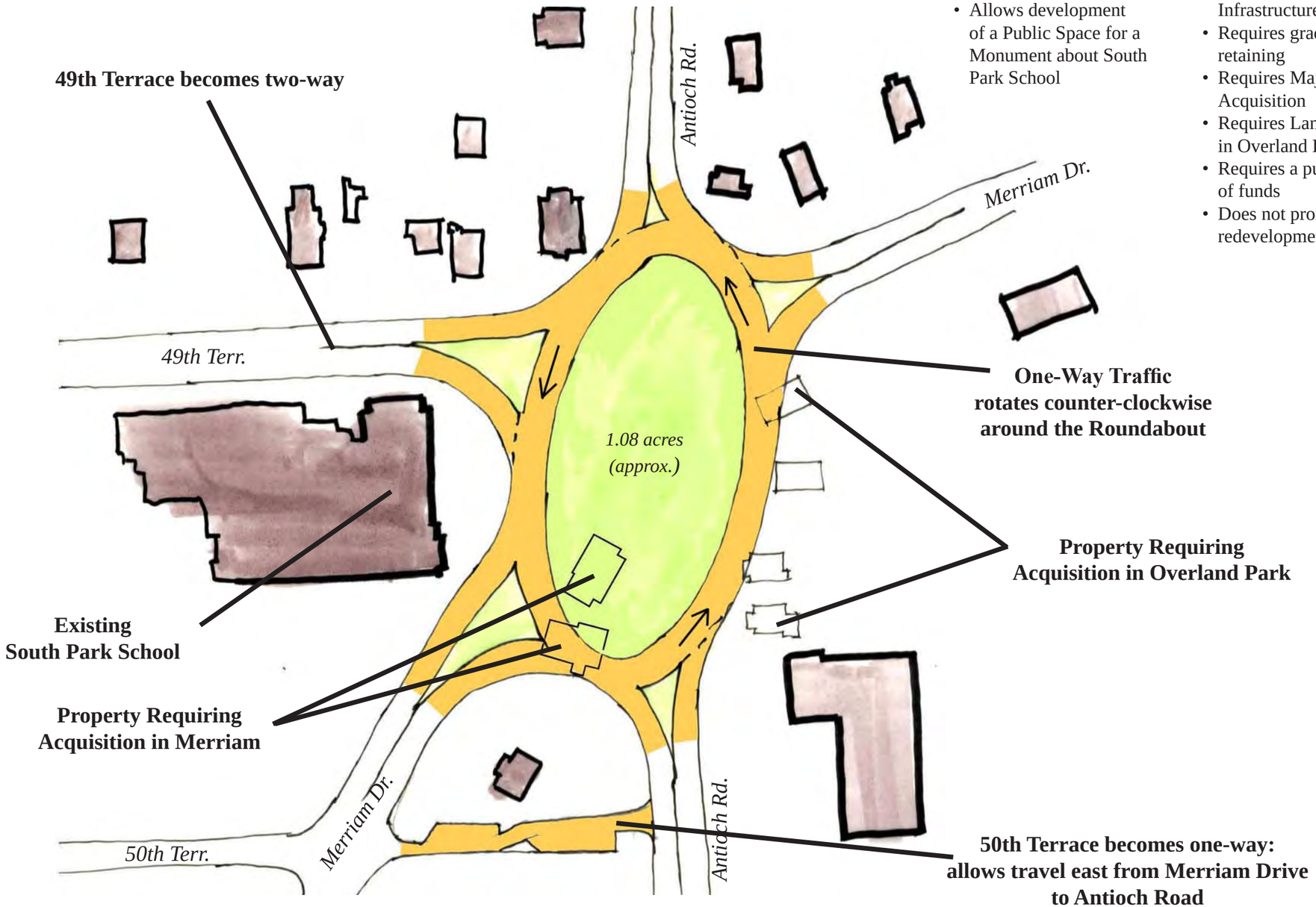
Over time, the South Park Triangle could develop into a park space. The park would be surrounded by neighborhood retail services for the South Park Neighborhood.

Within the park, a monument dedicated to the history of South Park School would be located; an outdoor amphitheater for performances can be located in the southeast corner of the park.

To construct the park, it is required to obtain property within the confines of Antioch Road, Merriam Drive, and 50th Terrace.



Roundabout Initial Construction



Pro's

- Allows complete movement for all streets
- Allows development of a Public Space for a Monument about South Park School

Con's

- Major Reconfiguration of Traffic Pattern and Infrastructure
- Requires grading and retaining
- Requires Major Land Acquisition
- Requires Land Acquisition in Overland Park
- Requires a public allocation of funds
- Does not promote redevelopment

Legend

- **Existing Building**
- **One-Way Street**
- **Raised Median or Park**

Replacing the current signals with a five-leg roundabout is another option for improving the intersection. All traffic would rotate couter-clockwise around the roundabout.

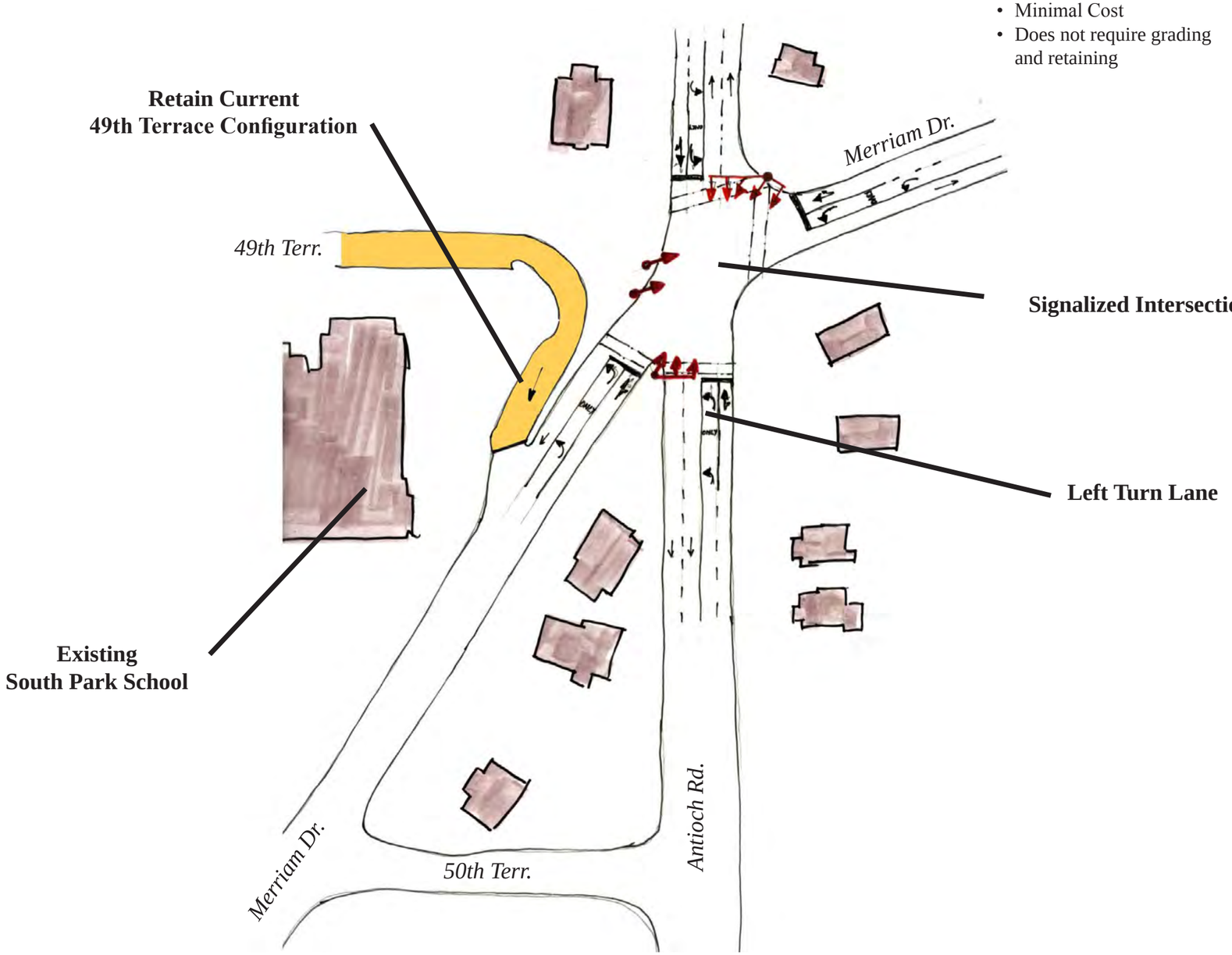
This option allows 49th Terrace to be a two-way street and have complete access to the intersection; 50th Terrace no longer serves as the the turn route for northbound traffic on Antioch desiring to turn south onto Merriam Drive.

The roundabout becomes quite large and requires the acquisition of property in both Merriam and Overland Park.

North

0 100 200

Signalized Intersection Initial Construction



Signalized Intersection

Pro's

- Requires No Land Acquisition
- Minimal Cost
- Does not require grading and retaining

Con's

- Does not allow complete movement for all streets
- Little improvement over Existing Conditions
- No Public Square for Monument about South Park School
- Does not promote redevelopment

Legend

Existing Building

One-Way Street

The intersection of Antioch Road and Merriam Drive contributes to some traffic flow and access problems in the South Park Neighborhood because of its unusual configuration. Several options were studied to improve both safety and access to property.

One solution would be to replace the current signals with an upgraded signalized system.

Currently, a left turn from northbound Antioch Drive onto southbound Merriam Drive is not permitted; it is recommended that this left turn be allowed in the new signalized intersection.

The upgraded signalized intersection requires no acquisition of property.

Due to its failure to integrate 49th Terrace as a two-way street into the intersection, this option is not recommended.

North

0 100 200

During the Design Charrette, a number of site options for redevelopment of the school property were explored. These ideas were suggested by stakeholders, residents, elementary students, city staff and Governing Body members, business owners, and members of the design team.

Each option was analyzed according to its cost of development versus the current market demand. Only options that were deemed feasible by this cost analysis are recommended as options for redevelopment. This cost analysis is limited by current market conditions and assumed infrastructure and construction costs which may change in the future.

Each option is described in detail on the pages following this summary. Following each description is a specific cost anlysis for that redevelopment option.

Financial Feasibility

While each option has particular costs and revenue projections, a few assumptions were common to all the options:

1. Sales prices for new construction were based on comparables in the neighborhood, and given a slight premium for the newness factor. Increasing prices beyond that premium places them at a level not feasible in the market.
2. The developer options presuppose a residential developer purchasing the site and selling off the former school building and some grounds to a commercial developer. The sales price of the school ground typically offsets most of the cost of the entire purchase and varies slightly depending on the amount of land sold.
3. As an option to #2 above, a commercial developer could purchase the site for use of the former school and some grounds for parking, and sell off the rest to a residential developer. The sales and unit assumptions still hold.
4. In the case of a commercial developer utilizing the former school building, the likely scenario is to demolish the north annex and renovate the remainder for office use. The windows of the south annex could be enlarged to create viable office space. The property in that case may also use State and Federal Historic Tax Credits for the work completed on the original building. With tax credits in place, the rate of return for office space, at conservative market rates, should be feasible.
5. Street improvements would be paid for by a residential TIF, NRD or similar city incentive program.
6. Soft costs are assumed to be 20% of Construction Costs.
7. All of the options have a return at current market conditions. Typically, most developers look for minimum returns in the 12-20% range to determine overall project feasibility.

Community Expectations for Future Development

All of the options developed during the design charrette contain a number of common themes and community expectations. Adherence to these community expectations and desires will be considered when evaluating future development proposals for the site and study area.

1. Foremost is the community's desire to maintain some portion of the existing South Park Elementary School. Retaining a portion of the school will allow the community to retain a sense of identity, connect to its heritage, and maintain a visual landmark.
2. There is a strong desire to maintain some form of historical interpretation about the events that took place related to South Park Elementary School and the associated Walker School sites.
3. The community believes that the site should contain a mixture of housing types which transition from the existing detached-single family to other options which allow for residents to move within the community.
4. The form of the architecture presented in this document represents a strong desire for any future development to use existing neighborhood precedents in creating a blended and contextual development.
5. A strong emphasis should be placed on creating a strong sense of community by the framework for an active neighbhorhood association through the establishment of a homes association. The homes association would help in creating a strong sense of accountability through ownership of individual units, maintenance of housing units, and common maintenance of any proposed community green space.

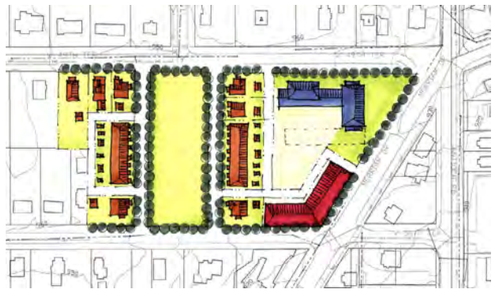
North

Developer Redevelopment Options

Benson St. Green Option
(pages 41-43)

Attached Green Option
(pages 44-46)

49th Terr. Green Option
(pages 47-49)



Central Green Option
(pages 50-52)

Civic Redevelopment Option

Civic User Option
(pages 53-58)

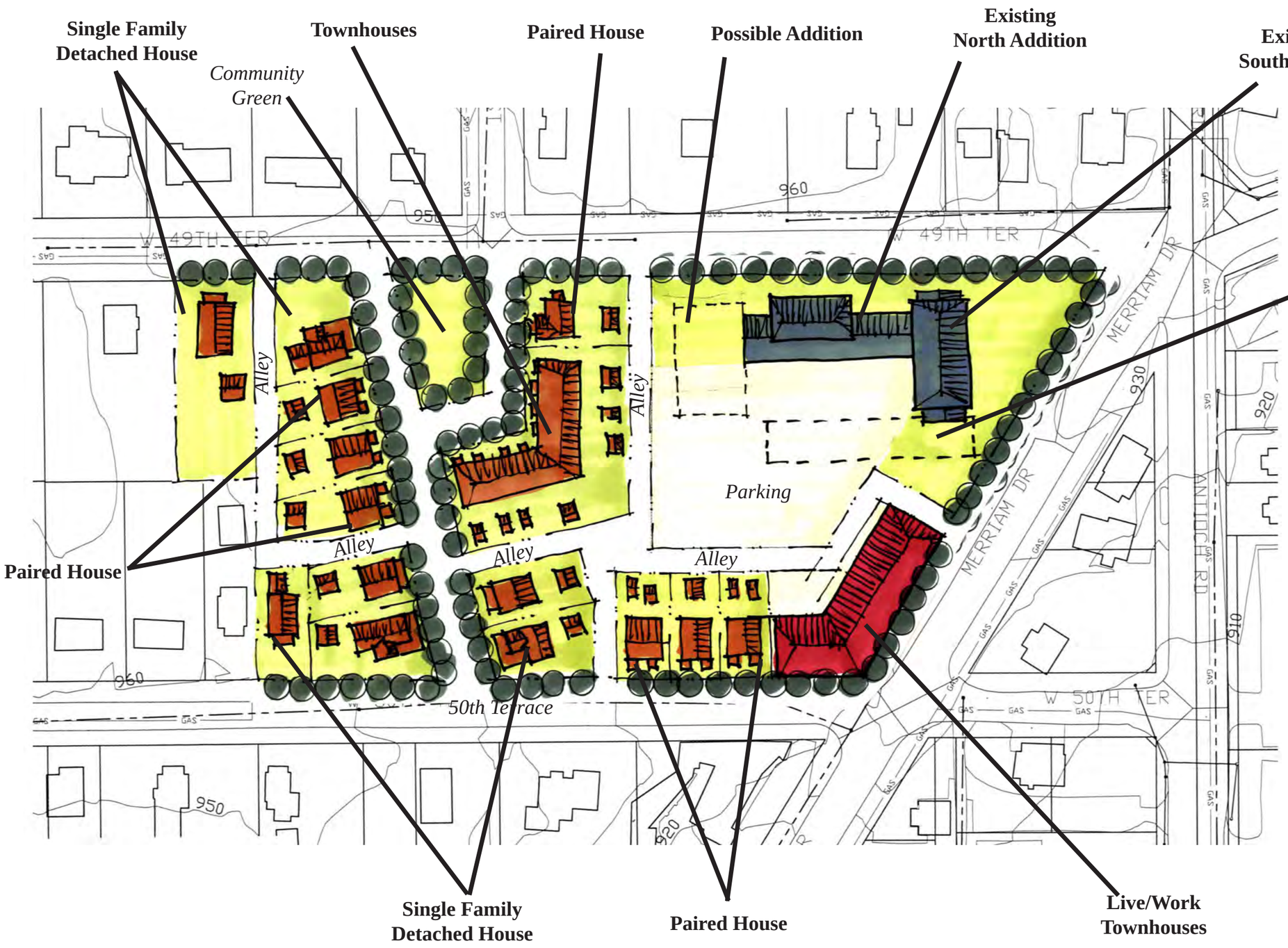
Design Options

The charrette culminated in the recommendation of five redevelopment options. When looking at the options presented, it should be noted that these are not blue prints for development but community visions of how the site could be developed. As such, the community understands that other options which meet the community expectations are possible. All five options have the following design elements in common.

1. All options contain a community green space *(refer to principle 4, page 24)*.
2. All options keep the original 1947 South Park School Building for re-use or renovation *(refer to page 25)*.
3. All options provide a new street connecting 49th Terrace to 50th Terrace *(refer to page 29)*.
4. All options provide alleys to access garages for the new residential development *(refer to page 29)*.
5. All options provide on-street parking *(refer to principle 4, page 24)*.
6. All options contain new residential development *(refer to page 25)*.
7. All options contains building types listed in the precedent analysis *(refer to page 20)*.
8. All options envision the new residential buildings to reflect the characteristics of the precedent analysis *(refer to page 20)*.
9. All options divide the existing property into 2 basic sections: one section east of the new street and one section west of the new street. Consequently, any western section can be paired with any eastern section with minor modifications.
10. All options would probably require a planned zoning district for development.

North

Benson Street Green Option: Developer Redevelopment



The Benson Street Green Option anticipates renovating the existing 1947 South Park School for use. If feasible, this renovation is combined with new additions or renovations of the north and south additions.

This option envisions a developer purchasing the property for primarily residential development. A new street located over the existing sanitary sewer connects 49th Terrace and 50th Terrace. Benson Street is extended across 49th Terrace to form a community green. The green is lined with townhouses and paired houses.

Single family detached houses and paired houses transition the scale of the development to the surrounding neighborhood. Live/work townhouses anchor the northwest corner of 50th Terrace and Merriam Drive.

North

0 100 200

Benson Street Green Aerial View

Aerial shown with South Park Square (page 32)

Benson Street Green Summary

- Medium density with 29 total units.
- The south annex of the school is demolished, and the property sold to a commercial developer, along with the Live/Work site.
- The sewer remains in place, and is under a new Benson Street.
- The rate of return for this project is 19%, which is feasible given current market conditions.
- Two income schedules are shown: current market return and expected return. Expected return is always shown as higher because higher sales prices are anticipated in future years. Current return only anticipates getting current market prices even in future years.

Benson Street Green
Cost Analysis

PROJECT BUDGET *Benson Street Green Option*

				29		*Units*
ACQUISITION AND SITE WORK				**TOTAL**		*unit cost*
School Property (estimated)				$ 1,100,000		
City Property (estimated)				$ 400,000		
Sell 84,000 SF @ $14/SF				$ 1,176,000		
Street Improvements (paid by residential TIF)				$ -		
Cost Basis for Remainder		*subtotal*		*$ 324,000*	*$*	*1.65*
CONSTRUCTION COSTS	# of units	sq ft.	$/psf	cost		
Single Family Homes	7	1600	90	$ 1,008,000	*$*	*144,000*
Townhomes	8	1100	80	$ 704,000	*$*	*88,000*
Paired	14	1200	80	$ 1,344,000	*$*	*96,000*
Community Green	1	8500				
	29	*subtotal*		*$ 3,056,000*		
SOFT COSTS						
Total Soft Costs incl interest (20% of Construction Costs)				$ 611,200		
TOTAL PROJECT COSTS				**$ 3,991,200**		

INCOME SCHEDULE *Benson Street Green Option*

CURRENT MARKET RETURN

	Number of Units	Square Feet/Unit	Total Sq. Ft.	PSF Sale Price	Unit Sale Price	Total Sale Price
Single Family Homes	7	1600	11,200	$135	$216,000	$1,512,000
Townhomes	8	1100	8,800	$125	$137,500	$1,100,000
Paired	14	1200	16,800	$125	$150,000	$2,100,000

Total Revenue		$ 4,712,000
Sales Costs	6.00%	$ (282,720)
Project Costs		$ (3,991,200)
NET REVENUE		**$ 438,080**

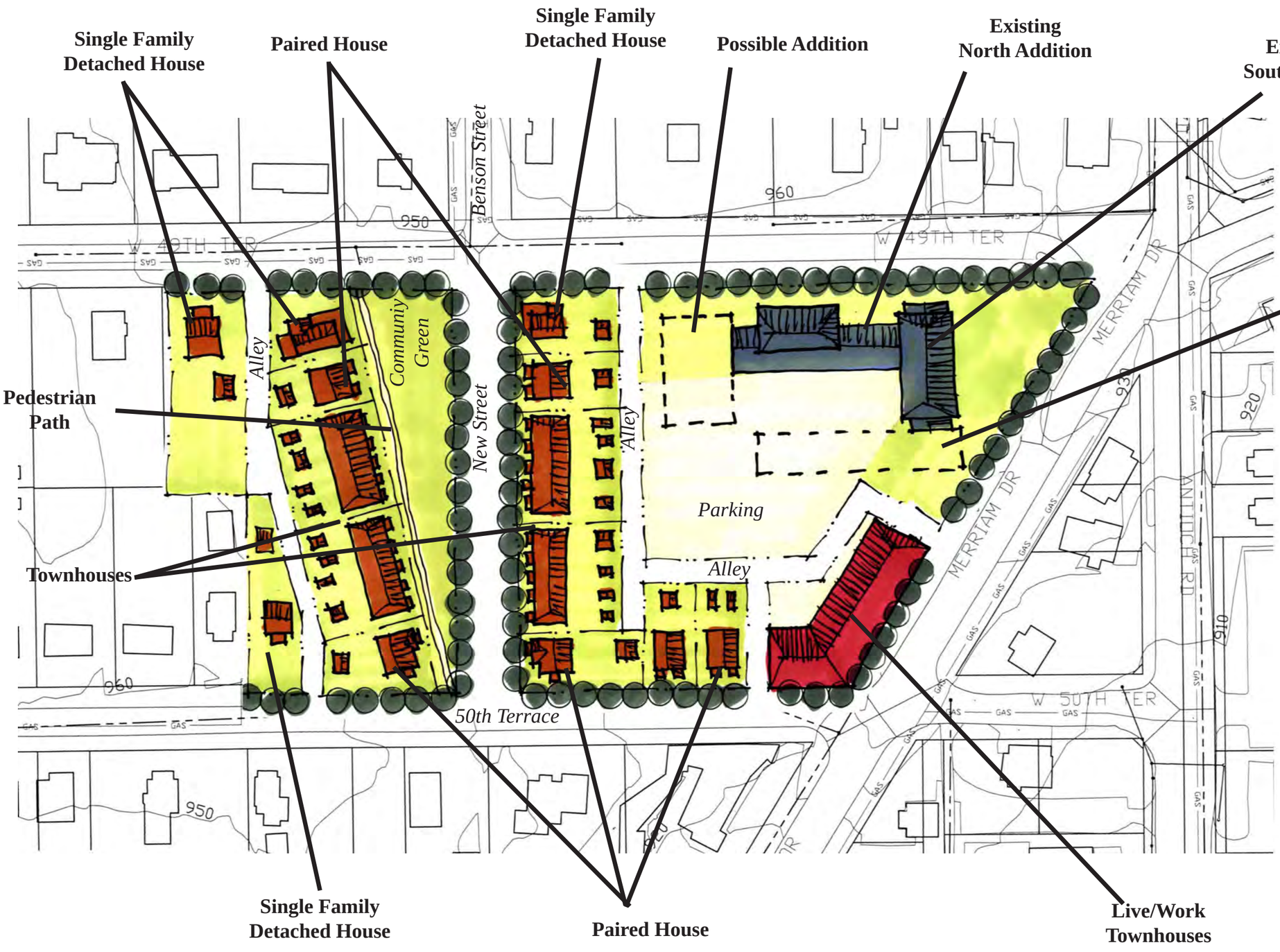
	Year 1	Year 2	Year 3	Year 4
Developer Equity	$ (798,240)	0	618,160	618,160
Return	**19%**			

EXPECTED RETURN

	Number of Units	Square Feet/Unit	Total Sq. Ft.	PSF Sale Price	Unit Sale Price	Total Sale Price
Single Family Homes	7	1600	11200	$ 140	$ 224,000	$ 1,568,000
Townhomes	8	1100	8800	$ 130	$ 143,000	$ 1,144,000
Paired	14	1200	16800	$ 130	$ 156,000	$ 2,184,000

Total Revenue		$ 4,896,000
Sales Costs	6.00%	$ (293,760)
Project Costs		$ (3,991,200)
		$ 611,040

	Year 1	Year 2	Year 3	Year 4
Developer Equity	$ (798,240)	0	704,640	704,640
Return	**26%**			



The Attached Green Option anticipates renovating the existing 1947 South Park School for office or institutional use. If necessary, this renovation is combined with new additions or renovations of the north and south additions.

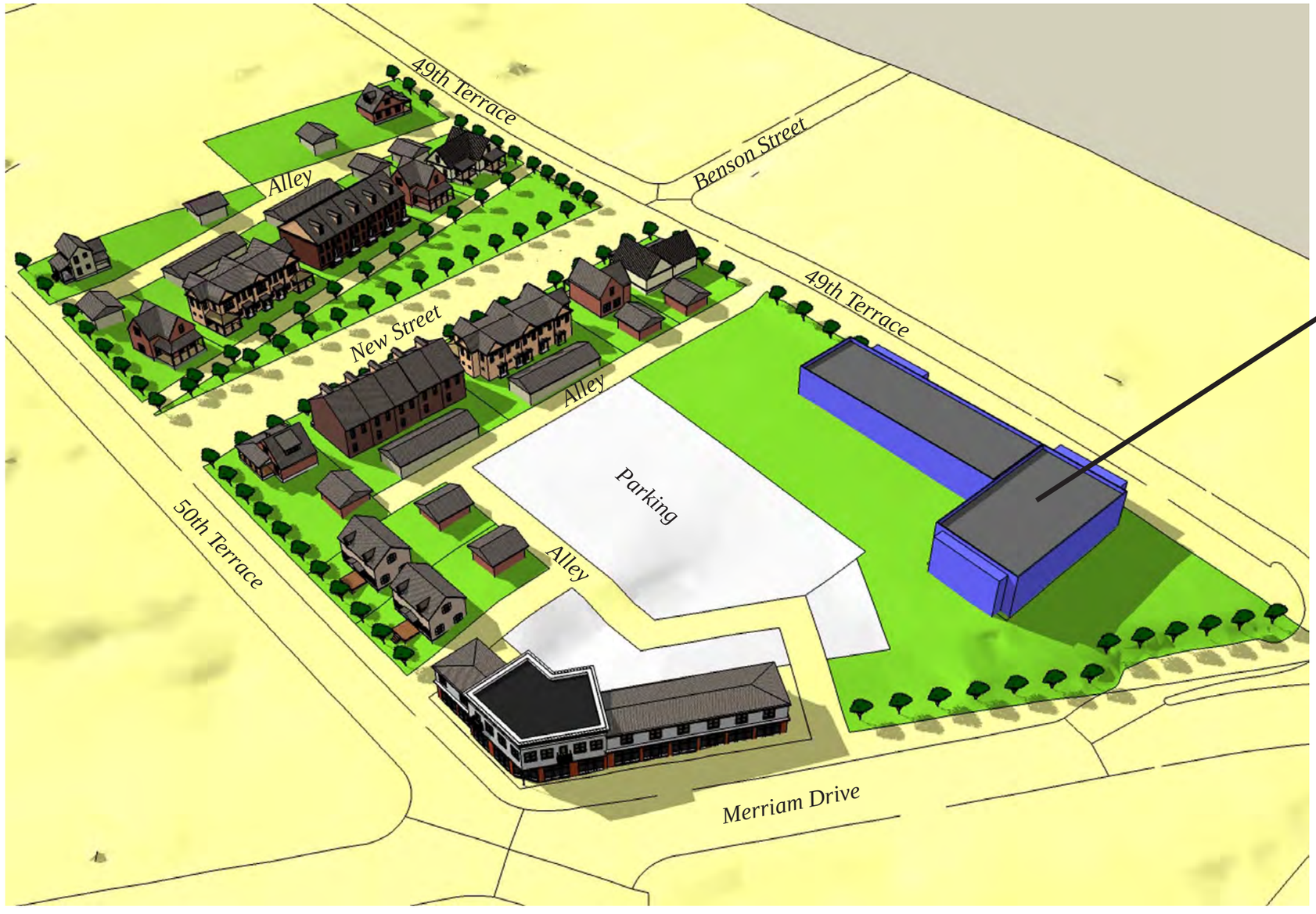
This option envisions a developer purchasing the property for primarily residential development. Benson Street is extended from 49th Terrace to 50th Terrace; a community green is located between the new street and townhouses that angle along the existing sanitary sewer. A path provides pedestrian access to residences that front onto the community green.

Single family detached houses and paired houses transition the scale of the development to the surrounding neighborhood. Live/work townhouses anchor the northwest corner of 50th Terrace and Merriam Drive.

North

0 100 200

Attached Green
Aerial View



Attached Green Summary

- Medium density with 36 total units.
- The south annex of the school is demolished, and the property sold to a commercial developer, along with the Live/Work site.
- Sewer remains in place, under an attached green.
- The rate of return for this project is 25%, which is feasible given current market conditions.
- Two income schedules are shown: current market return and expected return. Expected return is always shown as higher because higher sales prices are anticipated in future years. Current return only anticipates getting current market prices even in future years.

Attached Green Cost Analysis

PROJECT BUDGET — ***Attached Green Option***

				36		*Units*
ACQUISITION AND SITE WORK				**TOTAL**		*unit cost*
School Property (estimated)				$ 1,100,000		
City Property (estimated)				$ 400,000		
Sell 84,000 SF @ $14/SF				$ 1,176,000		
Street Improvements (paid by residential TIF)				$ -		
Cost Basis for Remainder		*subtotal*		*$ 324,000*	*$*	*1.65*
CONSTRUCTION COSTS	# of units	sq ft.	$/psf	cost		
Single Family Homes	4	1600	82	$ 524,800	*$*	*131,200*
Paired	12	1200	80	$ 1,152,000	*$*	*96,000*
Townhomes	20	1100	80	$ 1,760,000	*$*	*88,000*
Community Green		22,800				
	36	*subtotal*		*$ 3,436,800*		
SOFT COSTS						
Total Soft Costs incl interest (20% of Construction Costs)				$ 687,360		
TOTAL PROJECT COSTS				$ 4,448,160		

INCOME SCHEDULE — **Attached Green Option**

CURRENT MARKET RETURN

	Number of Units	Square Feet/Unit	Total Sq. Ft.	PSF Sale Price	Unit Sale Price	Total Sale Price
Single Family Homes	4	1600	6,400	$135	$216,000	$864,000
Paired	12	1200	14,400	$125	$150,000	$1,800,000
Townhomes	20	1100	22,000	$125	$137,500	$2,750,000

Total Revenue		$	5,414,000
Sales Costs	6.00%	$	(324,840)
Project Costs		$	(4,448,160)
NET REVENUE		**$**	**641,000**

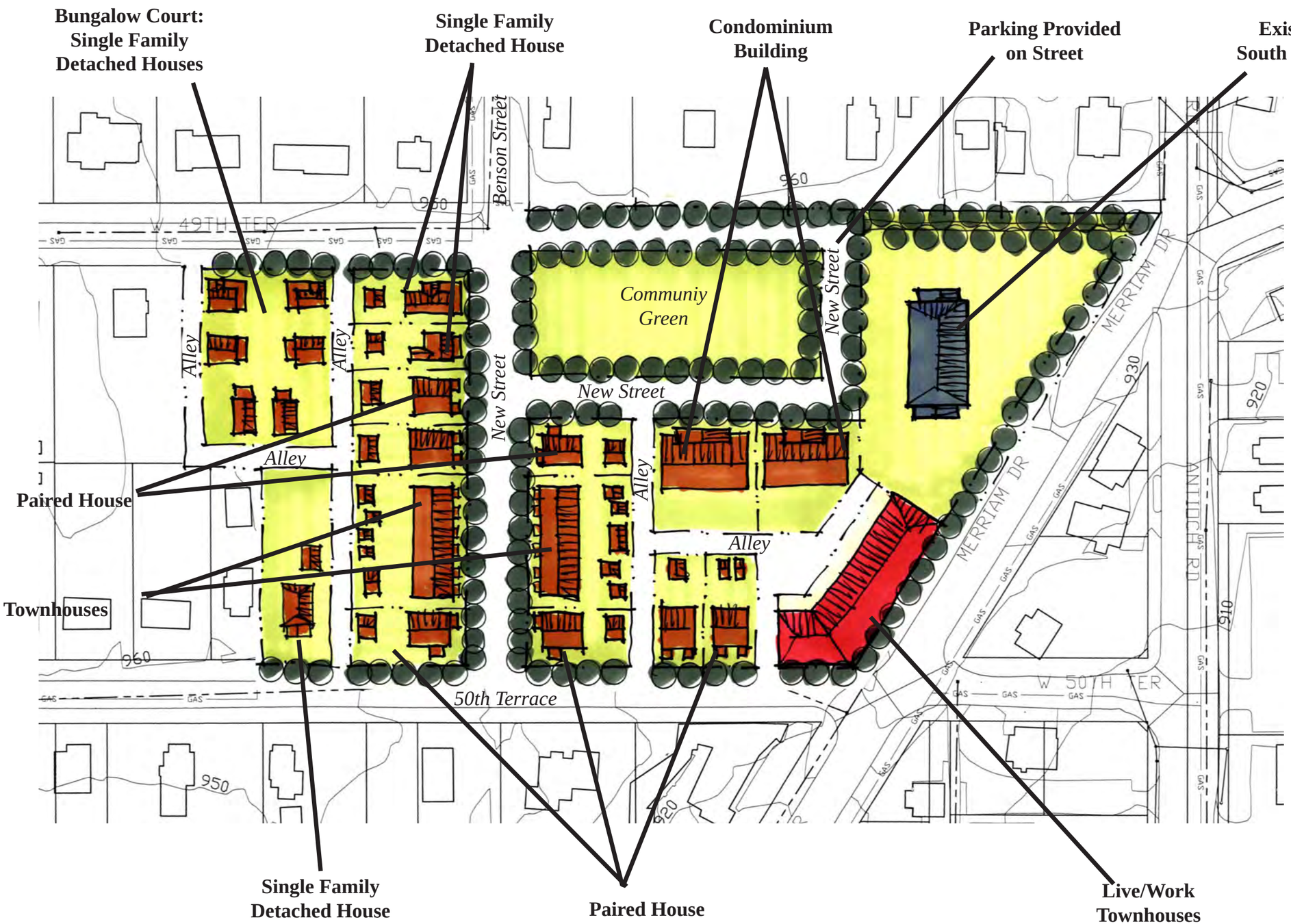
		Year 1	Year 2	Year 3	Year 4
Developer Equity		$ (889,632)	0	765,316	765,316
Return	**25%**				

EXPECTED RETURN

	Number of Units	Square Feet/Unit	Total Sq. Ft.	PSF Sale Price	Unit Sale Price	Total Sale Price
Single Family Homes	4	1600	6400	150	240,000	$960,000
Paired	12	1200	14400	140	168,000	$2,016,000
Townhomes	20	1100	22000	140	154,000	$3,080,000

Total Revenue		$	6,056,000
Sales Costs	0	$	(363,360)
Project Costs		$	(4,448,160)
		$	**1,244,480**

		Year 1	**Year 2**	**Year 3**	**Year 4**
Developer Equity		$ (889,632)	0	1,067,056	1,067,056
Return	**43%**				



The 49th Terrace Green anticipates renovating only the existing 1947 South Park School for office or institutional use.

This option envisions a developer purchasing the property for primarily residential development. Benson Street is extended from 49th Terrace to 50th Terrace. Townhouses and paired houses line the new street; the sanitary sewer is relocated to within this new right-of-way. A community green that terminates on the school building is located between a new street and 49th Terrace.

Single family detached houses and paired houses transition the scale of the development to the surrounding neighborhood. A bungalow court of single family detached houses is located on the northwest side of the property. Live/work townhouses anchor the northwest corner of 50th Terrace and Merriam Drive.

North

0 100 200

49th Terrace Green
Aerial View

49th Terrace Green Summary

- Highest density with 47 total units.
- The north and south annexes of the school are demolished, and the property sold to a commercial developer, along with the Live/Work site.
- Sewer is moved under a new Benson Street.
- A new neighborhood green is constructed on the north side of the site.
- The rate of return for this project is 13%, which is feasible given current market conditions.
- Two income schedules are shown: current market return and expected return. Expected return is always shown as higher because higher sales prices are anticipated in future years. Current return only anticipates getting current market prices even in future years.

49th Terrace Green Cost Analysis

PROJECT BUDGET *49th Terrace Green Option*

					47	*Units*	
ACQUISITION AND SITE WORK					**TOTAL**	*unit cost*	
School Property (estimated)					$ 1,100,000		
City Property (estimated)					$ 400,000		
Sell 51,000 SF @ $16/SF					$ 816,000		
Street Improvements (paid by residential TIF)					$ -		
Cost Basis for Remainder				*subtotal*	*$ 684,000*	*$ 3.14*	
CONSTRUCTION COSTS	# of units	sq ft.	$/psf		cost		
Single Family Homes	3	1600	82	$	393,600	*$ 131,200*	
Bungalow Courts	6	1200	82	$	590,400	*$ 98,400*	
Mansion Apartment/Cc	12	1100	90	$	1,188,000	*$ 99,000*	
Apartments/Condos	0						
Paired	14	1200	80	$	1,344,000	*$ 96,000*	
Townhomes	12	1100	80	$	1,056,000	*$ 88,000*	
Community Green		33,600					
	47	*subtotal*		*$*	*4,572,000*		
SOFT COSTS							
Total Soft Costs incl interest (20% of Construction Costs)				$	914,400		
TOTAL PROJECT COSTS				$	6,170,400		

INCOME SCHEDULE *49th Terrace Green Option*

CURRENT MARKET RETURN

	Number of Units	Square Feet/Unit	Total Sq. Ft.	PSF Sale Price	Unit Sale Price	Total Sale Price
Single Family Homes	3	1600	4,800	$135	$216,000	$648,000
Bungalow Courts	6	1200	7,200	$135	$162,000	$972,000
Mansion Apartment/Condos	12	1100	13,200	$125	$137,500	$1,650,000
Apartments/Condos	0	0	0	$125	$0	$0
Paired	14	1200	16,800	$125	$150,000	$2,100,000
Townhomes	12	1100	13,200	$125	$137,500	$1,650,000

Total Revenue			$ 7,020,000
Sales Costs		6.00%	$ (421,200)
Project Costs			$ (6,170,400)
NET REVENUE			**$ 428,400**

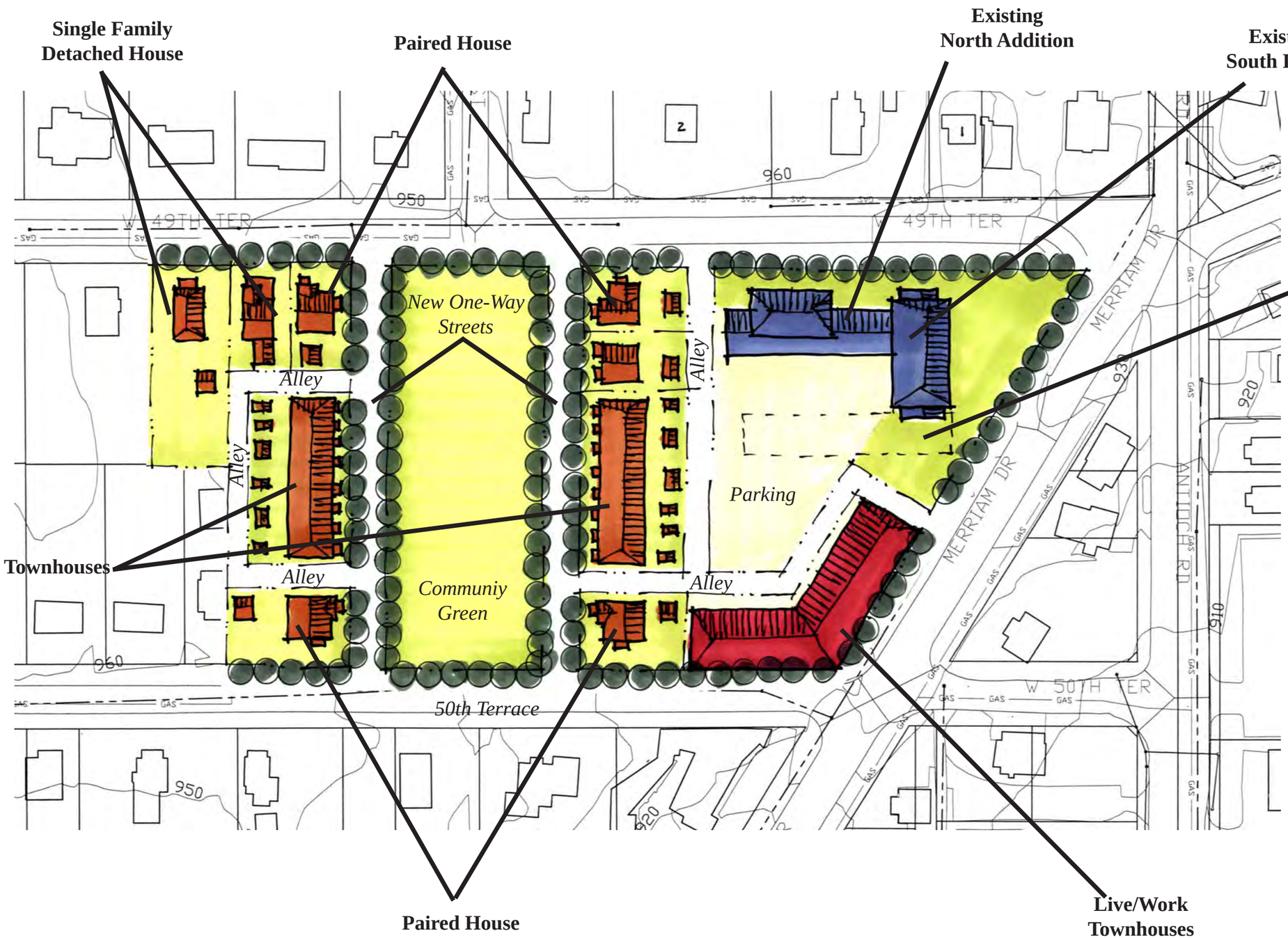
		Year 1	Year 2	Year 3	Year 4
Developer Equity		$ (1,234,080)	0	831,240	831,240
Return	**13%**				

EXPECTED RETURN

	Number of Units	Square Feet/Unit	Total Sq. Ft.	PSF Sale Price	Unit Sale Price	Total Sale Price
Single Family Homes	3	1600	4800	$ 145	$ 232,000	$ 696,000
Bungalow Courts	6	1200	7200	$ 145	$ 174,000	$ 1,044,000
Mansion Apartment/Condos	12	1100	13200	$ 135	$ 148,500	$ 1,782,000
Apartments/Condos	0	0	0	$ 135	$ -	$ -
Paired	14	1200	16800	$ 135	$ 162,000	$ 2,268,000
Townhomes	12	1100	13200	$ 135	$ 148,500	$ 1,782,000

Total Revenue			$ 7,572,000
Sales Costs		0	$ (454,320)
Project Costs			$ (6,170,400)
			$ 947,280

		Year 1	Year 2	Year 3	Year 4
Developer Equity		$ (1,234,080)	0	1,090,680	1,090,680
Return	**26%**				



The Central Green Option anticipates renovating the existing 1947 South Park School for re-use. If necessary, this renovation is combined with new additions or renovations of the north and south additions.

This option envisions a developer purchasing the property for primarily residential development. Coupled one-way streets connect 49th Terrace and 50th Terrace to form a block-long community green. The community green is lined by townhouses and paired houses. The sanitary sewer line is not relocated, as it falls under the new green.

Single family detached houses and paired houses transition the scale of the development to the surrounding neighborhood. Live/work townhouses anchor the northwest corner of 50th Terrace and Merriam Drive.

Central Green
Aerial View

Central Green Summary

- Medium density with 28 total units.
- The south annex of the school is demolished, and the property sold to a commercial developer, along with the Live/Work site.
- The sewer remains in place, and is under a large, central green.
- The rate of return for this project is 12%, which is feasible given current market conditions.
- Two income schedules are shown: current market return and expected return. Expected return is always shown as higher because higher sales prices are anticipated in future years. Current return only anticipates getting current market prices even in future years.

Central Green
Cost Analysis

PROJECT BUDGET *Central Green Option*

						96	*Units*
ACQUISITION AND SITE WORK						**TOTAL**	*unit cost*
School Property (estimated)					$	1,100,000	
City Property (estimated)					$	400,000	
Sell 68,000 SF @ $15/SF					$	1,020,000	
Street Improvements (paid by residential TIF)					$	-	
Cost Basis for Remainder		*subtotal*			*$*	*480,000*	*$ 2.20*
CONSTRUCTION COSTS	# of units	sq ft.	$/psf		cost		
Single Family	2	1600	82	$	262,400	*$*	*131,200*
Paired	10	1000	80	$	800,000	*$*	*80,000*
Townhomes	16	1200	80	$	1,536,000	*$*	*96,000*
Community Green	1	57,000	0	$	-	*$*	-
	28	*subtotal*		*$*	*2,598,400*		
SOFT COSTS							
Total Soft Costs incl interest (20% of Construction Costs)				$	519,680		
TOTAL PROJECT COSTS				**$**	**3,598,080**		

INCOME SCHEDULE *Central Green Option*

CURRENT MARKET RETURN

	Number of Units	Square Feet/Unit	Total Sq. Ft.	PSF Sale Price	Unit Sale Price	Total Sale Price
Single Family	2	1600	3,200	$135	$216,000	$432,000
Paired	10	1000	10,000	$125	$125,000	$1,250,000
Townhomes	16	1200	19,200	$125	$150,000	$2,400,000
Community Green	1	57000	57,000	$0	$0	$0

Total Revenue			$ 4,082,000
Sales Costs		6.00%	$ (244,920)
Project Costs			$ (3,598,080)
NET REVENUE			**$ 239,000**

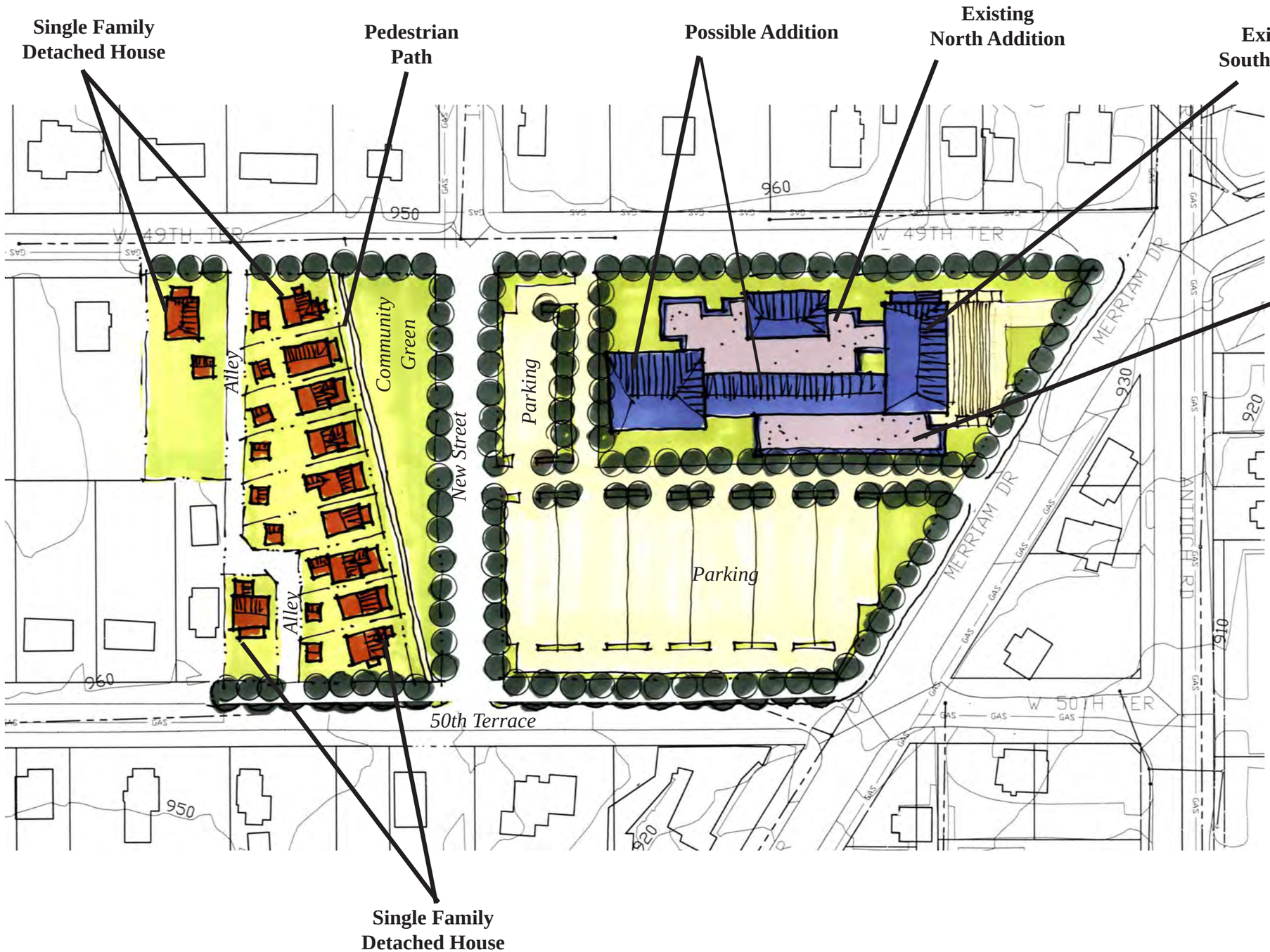
		Year 1	Year 2	Year 3	Year 4
Developer Equity		$ (719,616)	0	479,308	479,308
Return	**12%**				

EXPECTED RETURN

	Number of Units	Square Feet/Unit	Total Sq. Ft.	PSF Sale Price	Unit Sale Price	Total Sale Price
Single Family	2	1600	3200	$ 135	$ 216,000	$ 432,000
Paired	10	1000	10000	$ 135	$ 135,000	$ 1,350,000
Townhomes	16	1200	19200	$ 135	$ 162,000	$ 2,592,000
Community Green	1	57000	57000	$ -	$ -	$ -
Historic Building (unimproved)	0	0	0	35		$0

Total Revenue			$ 4,374,000
Sales Costs		6.00%	$ (262,440)
Project Costs			$ (3,598,080)
			$ 513,480

		Year 1	Year 2	Year 3	Year 4
Developer Equity		$ (719,616)	0	616,548	616,548
Return	**24%**				



The Civic User Option renovates the existing 1947 South Park School for office or institutional use. If necessary, this renovation is combined with new additions or renovations of the north and south additions.

Possible uses envisioned for the renovated South Park School include a branch library, an arts incubator, a museum, a retirement village, a community college branch, and a fitness/recreation center.

This option envisions a civic organization purchasing the property for primarily civic redevelopment. Benson Street is extended from 49th Terrace to 50th Terrace; a community green is located between the new street and single family detached houses that angle along the existing sanitary sewer. A path provides pedestrian access to residences that front onto the community green.

North

0 100 200

Civic User Option Summary

- Lowest density with 11 total units.
- The school is kept and reused by a separate entity, which the building and grounds for parking are sold to.
- The sewer remains in place, and is under an attached green.
- The rate of return for this project is 13%, which is not feasible.
- Two income schedules are shown: current market return and expected return. Expected return is always shown as higher because higher sales prices are anticipated in future years. Current return only anticipates getting current market prices even in future years.

Civic User Option
Cost Analysis

PROJECT BUDGET *Civic User Option*

				15		*Units*
ACQUISITION AND SITE WORK				**TOTAL**		*unit cost*
School Property (estimated)				$ 1,100,000		
City Property (estimated)				$ 400,000		
Sell 164,000 SF @ $7/SF				$ 1,312,000		
Street Improvements (paid by residential TIF)				$ -		
Cost Basis for Remainder		*subtotal*		*$ 188,000*	*$*	*1.44*
CONSTRUCTION COSTS	# of units	sq ft.	$/psf	cost		
Cape Cod Single Fam	11	1600	90	$ 1,584,000	*$*	*144,000*
Community Green		22,800				
	11	*subtotal*		*$ 1,584,000*		
SOFT COSTS						
Total Soft Costs incl interest (20% of Construction Costs)				$ 316,800		
TOTAL PROJECT COSTS				**$ 2,088,800**		

INCOME SCHEDULE *Civic User Option*

CURRENT MARKET RETURN

	Number of Units	Square Feet/Unit	Total Sq. Ft.	PSF Sale Price	Unit Sale Price	Total Sale Price
Cape Cod Single Family	11	1600	17,600	$135	$216,000	$2,376,000

Total Revenue			$ 2,376,000
Sales Costs		6.00%	$ (142,560)
Project Costs			$ (2,088,800)
NET REVENUE			**$ 144,640**

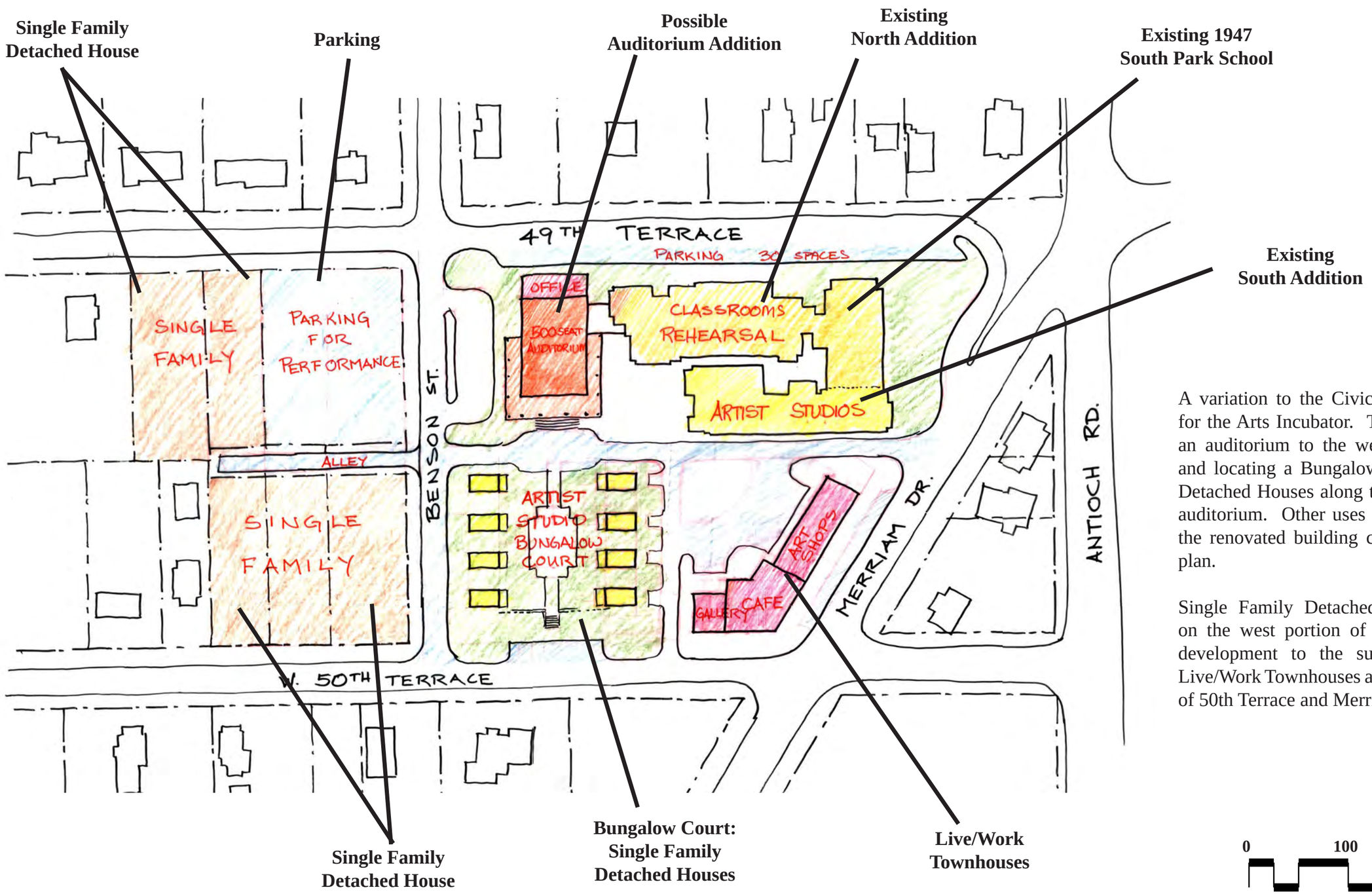
		Year 1	Year 2	Year 3	Year 4
Developer Equity		$ (417,760)	0	281,200	281,200
Return	**13%**				

EXPECTED RETURN

	Number of Units	Square Feet/Unit	Total Sq. Ft.	PSF Sale Price	Unit Sale Price	Total Sale Price
Cape Cod Single Family	11	1600	17600	$ 140	$ 224,000	$ 2,464,000

Total Revenue			$ 2,464,000
Sales Costs		6.00%	$ (147,840)
Project Costs			$ (2,088,800)
			$ 227,360

		Year 1	Year 2	Year 3	Year 4
Developer Equity		$ (417,760)	0	322,560	322,560
Return	**19%**				

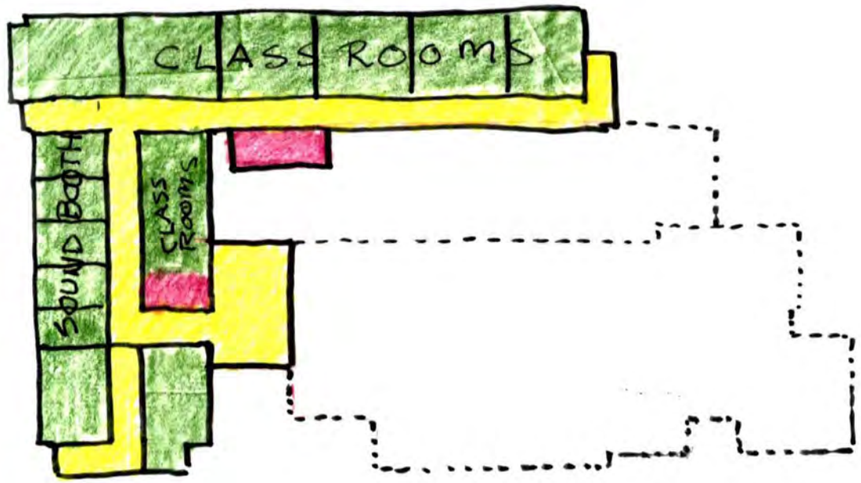


A variation to the Civic User Plan was explored for the Arts Incubator. The plan envisions adding an auditorium to the west of the current facility and locating a Bungalow Court of Single Family Detached Houses along the south lawn of the new auditorium. Other uses than an arts incubator for the renovated building could also utilize this site plan.

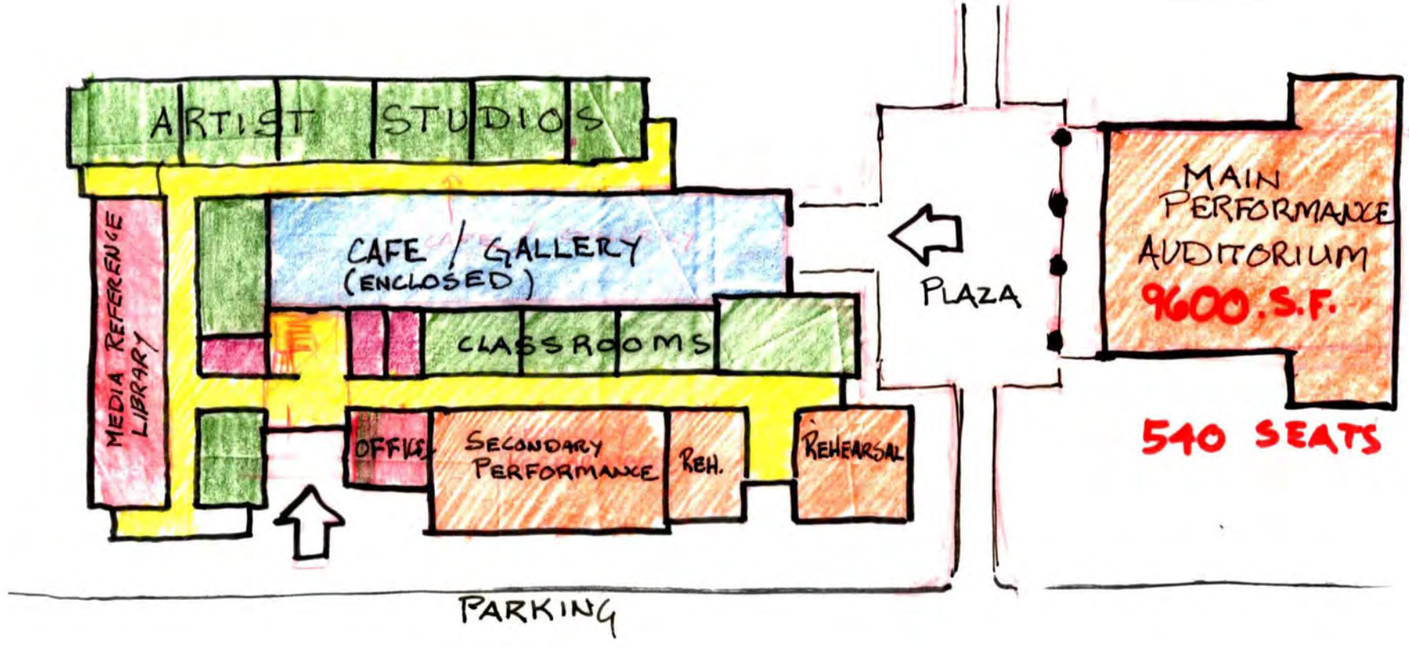
Single Family Detached Houses could be built on the west portion of the site to transition the development to the surrounding neighborhood. Live/Work Townhouses anchor the Nothwest corner of 50th Terrace and Merriam Drive.

North

0 100 200



Level 1



Level 2

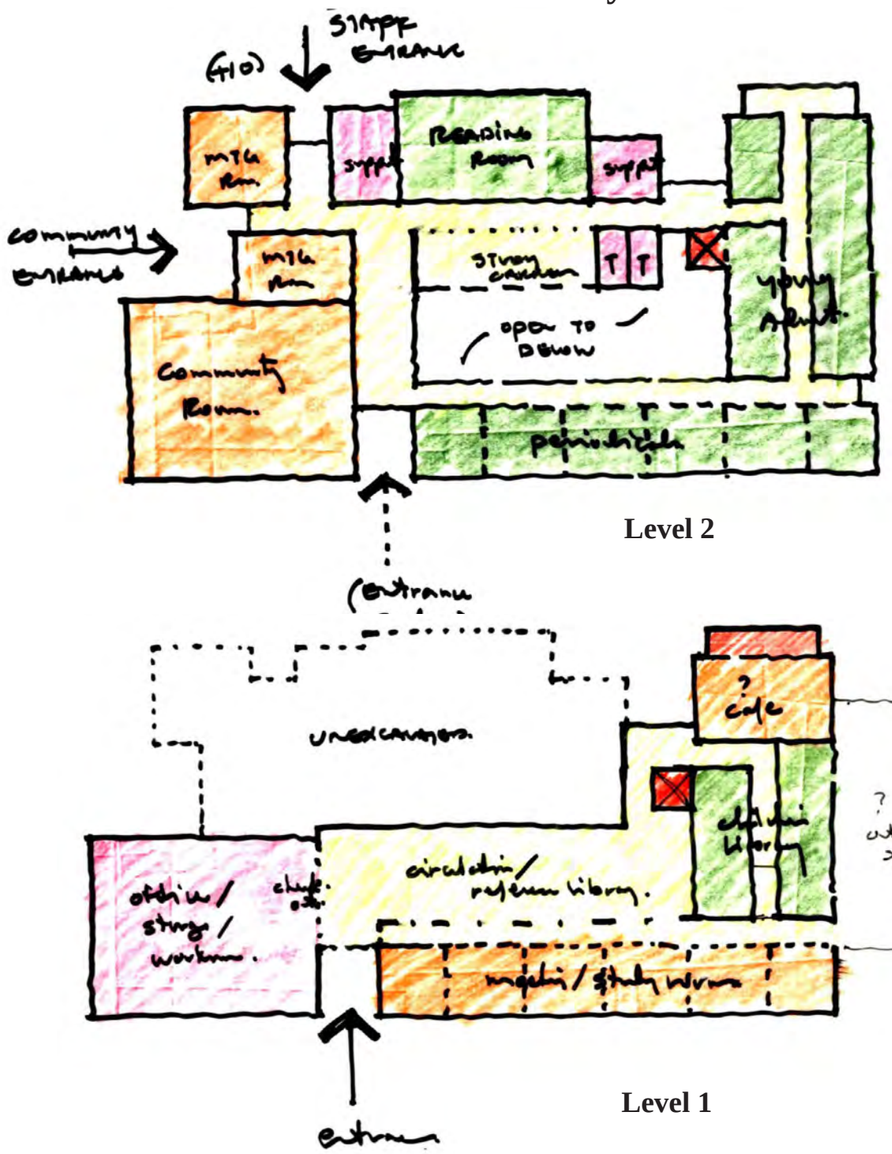
Arts Incubator
Floor Plan

Due to a resident's suggestion and the existence of an arts community in Merriam, the school was analyzed to determine its suitability for use as an arts incubator. A floor plan option was developed that envisions renovating the building for the performing and visual arts. Other uses could, of course, use a similar renovation of the building.

North

Arts Incubator
Aerial View

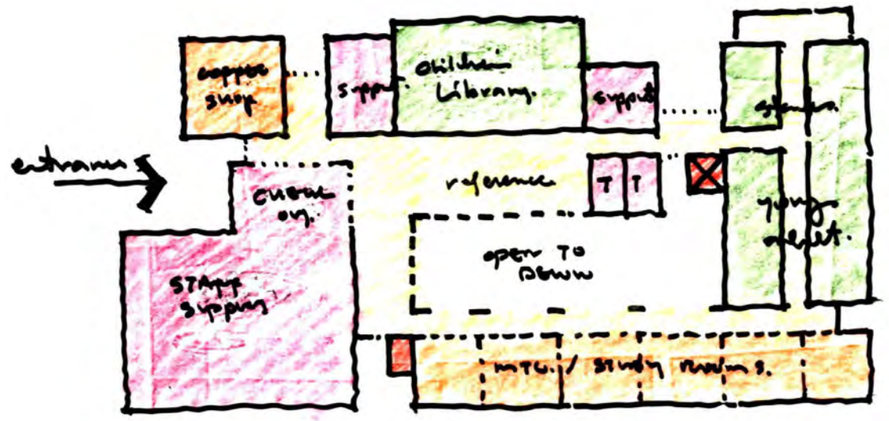
Floor Plan with Level 2 Community Room



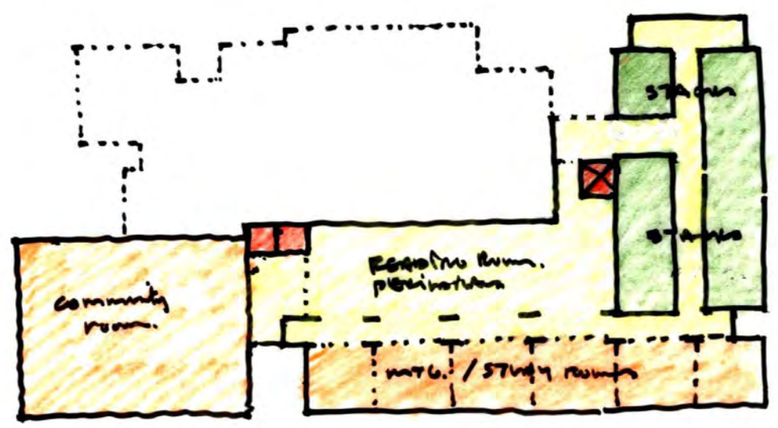
Level 2

Level 1

Floor Plan with Level 1 Community Room



Level 2



Level 1

Based on resident input the idea of renovating the school into a public library was explored. Using the current Johnson County Branch Library located on Antioch as a reference, the school was analyzed to determine its suitability for use as a libary. To accommodate the current uses of the Antioch Library with room for future expansion, the current school would need a central addition and a western addition.

Two floor plan options were developed. One placed the community building on level one and the other placed the community room on level 2 with 49th Terrace.

North

Possible Views from the Southwest

Elevation options were explored for the renovation of South Park School. The elevations depicted assume that the building will be both added onto and renovated. The design possibilities for additions and renovations, however, are not limited to the images contained in the elevation studies shown in this document.

Possible Views
from the Southwest