



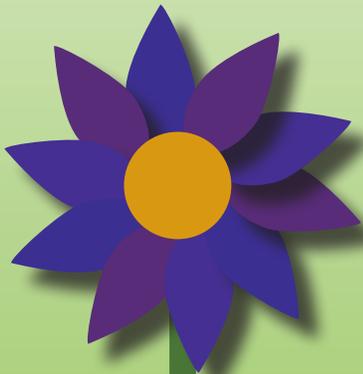
Urban Neighborhood Initiative

VACANT **to** Vibrant

A Guide to Working with Lots

FIRST EDITION 2017

www.uni-kc.org | 816-231-0822

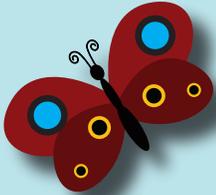


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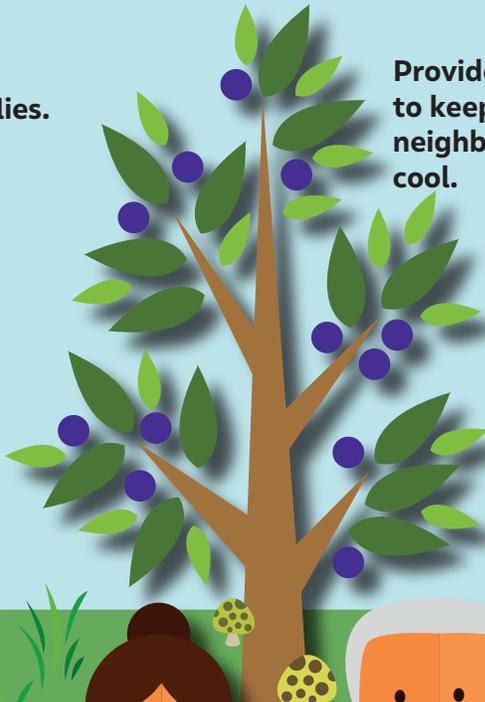
Help clean the air so we can all breathe easier.



Learn about nature, like birds and butterflies.



Provide shade to keep our neighborhoods cool.



What can **working with lots** do for us?

LOTS!



Create safer places to meet friends or play.



DID you Know?
Worms are great for your soil and they can double in population every 60 days!



Collect stormwater to help reduce basement flooding

Keep our rivers clean so we can have clean water to drink.

Welcome

The **Urban Neighborhood Initiative (UNI) Vacant to Vibrant: A Guide to Working with Lots** and lot design templates are designed to help transform your neighborhood's vacant spaces to a wealth of vibrant places. This guide offers detailed ways to help spur ideas for vacant lot projects and point you toward the resources you need to accomplish your goals.

Those resources include information on local organizations that can assist you; the materials you will require; and custom lot design templates that will generate attractive and environmentally beneficial spaces within your community. This living document will be updated on a regular basis with new resources, design templates, ideas and comments.

Our hope is that you find this guide useful for changing the landscape of your neighborhood and increasing the sense of hope and community pride throughout the area. Your efforts can lead to maximizing the environmental benefits that your land can provide and increasing its value to the neighborhood.

The Green Spaces and Urban Farms Action Group, a part of Vacant to Vibrant (V2V), helped develop this Guide. V2V, which is supported by the Urban Neighborhood Initiative (UNI), encourages a collaborative process that recognizes all sectors of a community to transform vacant properties in the heart of Kansas City, Missouri. **The Detroit Future Cities Working with Lots Guide** of Michigan inspired this work.

Why this Matters

This project will produced more than a how-to book. It serves as a flexible vehicle to drive the process of getting to know natural physical environment as it relates to your culture, practical needs, and hopes for the community. Just as important: along the way, you will learn more about being an effective steward of our natural resources.

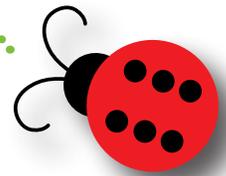
Transforming a vacant lot can have a powerful impact on improving your health and capacity to withstand heat waves, flooding and other extreme weather conditions. During your journey of reviving the land, you will assume a critical role within a citywide effort to continually improve and maintain a socially, environmentally and economically healthy Kansas City.

Urban Green Space

Green space is a foundational element of healthy, climate-resilient cities and communities. When we restore vacant spaces with green elements, they absorb more stormwater, prevent flooding and keep our rivers clean. We also create cooler, more usable space, with cleaner air to breathe, and more food for

The Guide is also
available online!

Check it out at
www.uni-kc.org



TIPS FOR USING THIS GUIDE

- Explore what is possible with your lot through activities in this Guide. The activities will help you think through ideas and plan ahead.
- Working with lots requires access to resources. You need the right people at the right time; it's not just about land!
- You can use this Guide over time. It is okay if you don't complete every step. Time is a resource—you may end up building your landscape in phases or over multiple seasons.
- Collaboration is key. You can achieve more when you partner and work with others.
- When in doubt, reach out. Call 816-231-0822 or check out www.uni-kc.org for more design ideas and resources.
- To help you determine if your land should be developed professionally, or preserved as open space, check out the Scattered Sites Guide Book at www.uni-kc.org.

pollinators like butterflies and bees. As a whole, a community's people need green spaces for relaxation, rejuvenation, recreation, and gathering purposes. Each space a neighborhood reclaims is not only good for the people who live nearby, but for the larger network of green space through the Kansas City Metro area. As we transform more dead spaces into green places and connect them via trails, parkways, bicycle paths and other connections, more people will use them.

Onward

This guide is an important element in the Urban Neighborhood Initiative's Vacant to Vibrant efforts, in which all will be able to participate. Neighborhood representatives told us what kinds of lot templates they would find helpful and how they envisioned using the guide. Community volunteers with expertise in native landscaping and vacant lot issues helped us shape recommendations specific to Kansas City. So, on behalf of everyone involved, we are pleased to provide the **UNI Vacant to Vibrant: A Guide to Working with Lots** and look forward to learning more about what all of us can achieve together.

How to use the guide

The UNI Vacant to Vibrant Guide helps different groups working together on urban lot projects. It is segmented into three main sections:

- 1. Get Organized:** Helps community organizers gather neighborhood members, start conversations, understand the issues tied to available lots, and begin to plan the process of creating a vibrant space. It also helps community leaders zero in on the available lots and characteristics linked to elements like soil, shade, water supply factors and the interaction of people, animals and vehicles, etc., to determine possible plans.
- 2. Explore Designs:** Helps groups choose a solid lot design based upon factors important to their neighborhoods and communities.
- 3. Make Connections:** Features information for local Kansas City groups, and resource listings to access during this exciting process. Community-building and joint decision making are always encouraged, and tend to yield the best results!



More tips on preparing and maintaining vacant lots, and planting trees and perennials are available in the UNI Clean+Green Lot template.

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You can write directly on this booklet by downloading this Guide from www.uni-kc.org and making copies. You may also request printed copies from the UNI office by calling 816-231-0822



Need Land?

Gaining legal access to land is an important step in this lot design process. The resources section on pages 58 – 61 provides information on how to identify ownership and connect you to organizations that can help you transform your vacant lot.

My Lot Basics

Name:

Start Date:

Parcel ID Number:

Address:

Length:

Width:

Council District:

Block Captain:

Emergency Contact:

Soil Texture:

Sun Exposure:

Helpful Neighbors:

Work Together

Discover what is important to you
and your community.

Date: _____

Goals:

- Learn more about who is interested in working with lots.
- Identify active hubs in your neighborhood.
- Make a list of people and existing resources.

Supplies:

- Pens or pencils
- Highlighters
- Blank paper

Tips for Activities!

- Working in groups with neighbors or friends will bring more energy to this process. As you create this visual reminder of those active in your neighborhood, describe the network of connections: people, things, places, and how people get together.
- You can write directly on booklet pages by downloading this Guide from www.uni-kc.org and making copies.

Gather your group

Activity instructions

1. This activity can be done alone or in a group, although a group is always preferred! If you are in a group, place a large sheet of paper on a table that everyone can reach. If you are alone, sit at a table and sketch or write on page 9 and take notes on page 11. Keep a pile of blank paper handy in case you need more space.
2. Think about what happens in your neighborhood and where the neighborhood hubs are: places where people gather, run into each other and hang out. Imagine as many different scenarios as you can.
3. Sketch out a drawing or write a story to illustrate these hubs and make note of the people who go there (e.g. "Tom and Jim always walk around and pick up trash on Fridays"). Write these names and notes on your drawing. Include as much detail as you can.
4. Based on the people you identified, who might be interested in collaborating on a lot project? List them on page 10 and make a note about what role they could play or what they may be willing to offer.



Identify Neighborhood Hubs

Where do different people connect?

Sketch or write a story and consider the following:

- Public spaces (community garden, parks, bus stop)
- Businesses (corner store, barbershop)
- Homes (porches, backyards)
- Places of worship
- What organizations or groups are active in your neighborhood?
- Imagine different times of year—
how do people change their activities based on the season?

List Possible Collaborators on the Next Page.



Sketch or write

Notes

Date: _____

Goals:

- Work with a group to draw or write about the type of landscapes you want to see in your neighborhood.
- Identify common values in your visions.

Supplies

- Pens or pencils
- Highlighters
- Blank paper (or you can use page 13)

Suggestions:

- Part of this activity is to understand how your lot can benefit you and your neighborhood. Do not be afraid to ask questions in your group that start with “why” and “how.”

Discover what you value

Activity instructions

1. Gather neighbors and friends who are interested in working with land on your block. If you are not sure who these people are or do not have an organized group, complete the activity on pages 8-11 called “Gather Your Group.” Look at the list you created and reach out to connect with the people you’ve identified.
2. Once you are in a group, place a large sheet of paper on a table that everyone can reach. You can also use page 13 in this Guide.
3. Spend 20 minutes discussing the ways working with lots can benefit you. Listen to one another, and enjoy all of the ideas that unfold. Some examples include:
 - Beautification of a lot or block.
 - Learn more about nature, like birds and butterflies.
 - Help clean the air, so we can all breathe easier.
 - Provide shade to keep our neighborhoods cool.
 - Collect stormwater to help reduce basement flooding.
 - Keep our rivers clean.
 - Create safer places to meet friends or play.

Sketch or Write Ideas

Based on what you learn in your conversation, draw or write about the types of landscapes you would like to see in your neighborhood. What does your group share in common? What benefits do you want the most? Think about the following:

- Trees and shade
- Community, involved neighbors
- Gardens or farms
- Beautification, tidiness, cleanliness
- Safe public spaces
- Clean(er) air

Sketch or write

What is most important to your group?

What does your group agree upon?

What is the most surprising idea?

Get Organized

Identify what you already have
and what you might need.

Date: _____

Goal:

- Observe and document your block to gain a better understanding of the land in your neighborhood.

Supplies:

- Pens or pencils
- Highlighters
- Copies of handouts on pages 19-23
- Clipboards or firm writing surfaces
- Water to stay hydrated!

Suggestions:

- Before doing this activity, interview a neighbor who has lived on your block for a long time. This will help you start to understand different historical perspectives. You can ask the same questions that you ask in your group, and include new questions that explore how things have changed over time.
- If your neighbor is up for it, invite him or her along for the walk and talk activity.

Don't Forget!

- You can map your **block** on page 26.

Get to know your block: walk-and-talk

Activity instructions

1. Make copies of pages 19-23. You will need to provide enough copies for everyone who will participate in this activity.
2. Gather neighbors and friends who are interested in working with land on your block.
3. Spend 10 minutes walking around your block and talking. Depending on the size of your group, you may want to break into smaller groups of three to four people.
4. Exchange stories and ideas with people in your group. Listen and observe, but do not take any notes yet!
5. Once you have spent some time in your "walk-and-talk," go for another walk around the block. This time, consider the questions on the following page. Spend as much time as you need to answer each question.
6. As you discuss each question and seek to understand the answers, take notes and draw on the "block diagram" on page 22. The block diagram is a bird's eye view: just imagine it's what a bird would see when flying over your block.
7. Make a key to explain any drawings you create. Have fun using different colors or patterns.
8. Schedule a time to come back together as a group to share your observations.

Discuss what surprised you and all of the new things you learned.

Look over each set of questions. Depending upon the size of your group, it may make sense to break into smaller groups to tackle each set. Take notes and draw so that you can remember all of the details that you observed. Remember to ask “why.”

A) How Does Your Space Connect to the Neighborhood?

1. Where do people live? Residents are more likely to use spaces close to home.

2. Where are the public gathering spots? Would your space benefit from being close to other public spaces, or is there a greater need in an area where there isn't currently a public gathering place?

3. Where are people parking? It is important to have access to your lot.

4. How many commercial buildings (stores or other businesses) do you see? Would your lot use benefit from being close to these business?

5. Are there vacant homes? If so, where are they?

B) Are There Personal Safety Factors?

1. In what condition is the sidewalk? Think about how folks with mobility issues might be able to access the space.



2. Where are the streetlights and fire hydrants? Well lit spaces are safer and you may need access to water, depending on how you use your lot.

3. Are people walking on the street? Why?
You want to make sure pedestrians have a safe path to your lot.



4. How many fences do you see?
While fences create privacy, they may also present visibility or safety issues.

C) What are the Resources and Maintenance Items?

1. Do you see any gardens? Are they private? Well cared for? Think about how invested the neighborhood is in maintaining public spaces.

2. Where is the open space?

3. What do you notice about the trees?
Large trees can provide shade but can also prevent certain lot usages.



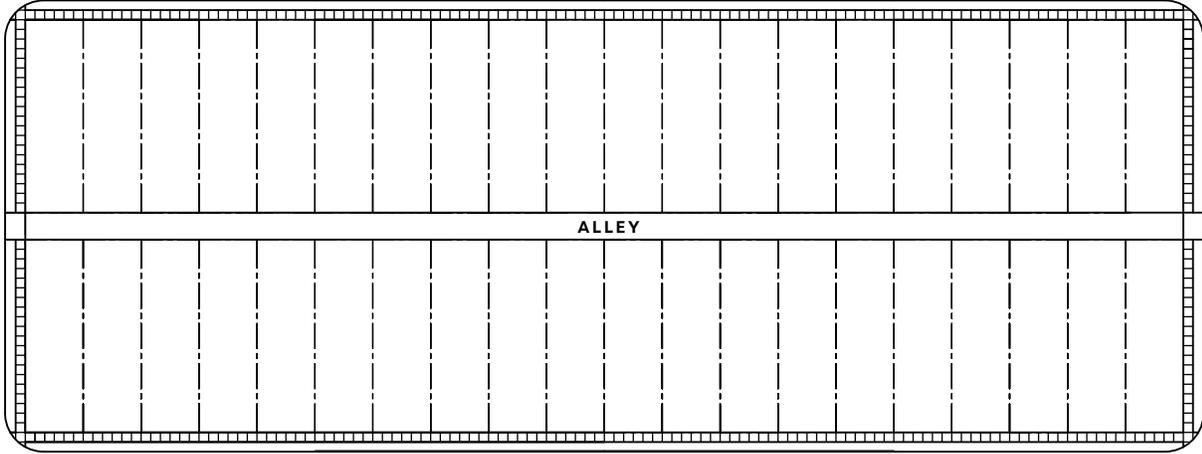
4. Which lots have the most shade?
Think about how important this is to your lot use.

5. Which lot(s) do you already take care of? Maintaining a lot can be a big commitment. Would it be helpful if the lots you take care of are close together?

6. Where are the lots you own or would like to own? Use the reference guide on page 58 to find resources to help in the purchasing process.

Date: _____

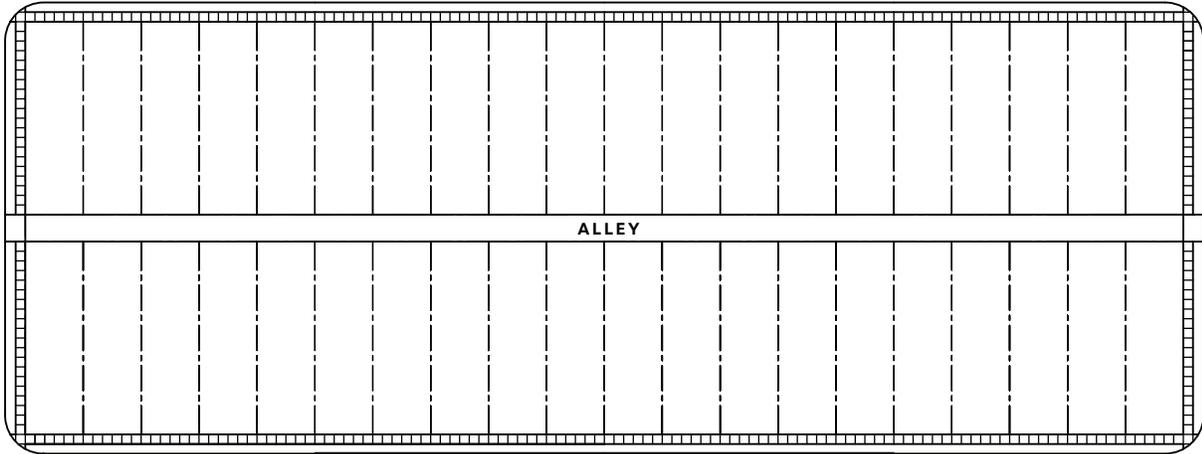
STREET



STREET

STREET

STREET



STREET

 **Key**









REMEMBER TO DRAW...

- Trees on your block
- Street lights and fire hydrants
- Open spaces and gathering spots



What do you have more of on your block?

Draw a dot to show where your lot falls along the sliders (lines) below.

Create your own categories on the last slider.



Summarize your block

A large rectangular area defined by a green dotted border, intended for summarizing the block.

Date: _____

Goal:

To better understand the condition of the land you are starting with.

Supplies:

- Pens or pencils
- Highlighters
- Copies of handouts on pages 25-27
- Clipboards or firm writing surfaces
- Protective shoes and long pants (in case you are walking through tall grass where debris may be hidden)
- Water to stay hydrated!

Suggestions:

This activity focuses on a single lot. If you plan to explore possibilities for multiple lots, go through this process for each lot you being considered. You can learn what role your lot plays in your neighborhood.

Don't Forget!

You can map your **lot** on page 26.

Get to know your lots: take a closer look at each lot you consider

Activity instructions

1. Make copies of pages 25-27. You can also download digital copies to print at www.uni-kc.org. Provide enough copies for everyone who will participate in this activity.
2. Gather your neighbors and friends who are interested in working with specific lots on your block.
3. Spend 10 minutes walking around your lot. Listen and observe everything that you can on the lot. For example, are there:
 - Cars or truck tracks
 - Power lines
 - Light posts
 - Sounds and smells
 - Fences
 - Birds and bees
 - Signs of people
1. Take note of what you see, hear, smell, and think. Write and draw on the lot diagram on page 26.
2. Make a key to explain any drawings you create. (Have fun using different colors or patterns.)
3. Explore your lot further by answering the questions on the following page. Continue to make notes and draw what you observe.
4. Come back together with your group to share your observations. Discuss what surprised you and all of the new things you learned. Dig deeper and ask "why."

Answer the following questions about your lot. Take notes and draw so that you can remember all of the details that you observed.

1. Where do you see standing water? Or is it dry? _____

2. What does the grass look like? Is it tall or does it appear to be trimmed? _____

3. Are there plants other than grass growing on this lot? Do you recognize them? How big are they? _____

4. Are there trees on the lot? Are they all over or clustered in one place? Are they healthy? _____

5. Does this lot look more lumpy or smooth? Are there remnants of a foundation or structure? _____

6. Does this lot slope in one particular direction? _____

7. How much shade does this lot have? _____

8. Where do you see birds or butterflies? _____

9. Is there an alley? If so, what is its condition? _____

10. Would anything make it difficult to maintain this lot in its current state? _____

11. Does this lot feel more private or more exposed and out in the open? Is there a fence? _____

12. Look above—do you see any power lines? _____

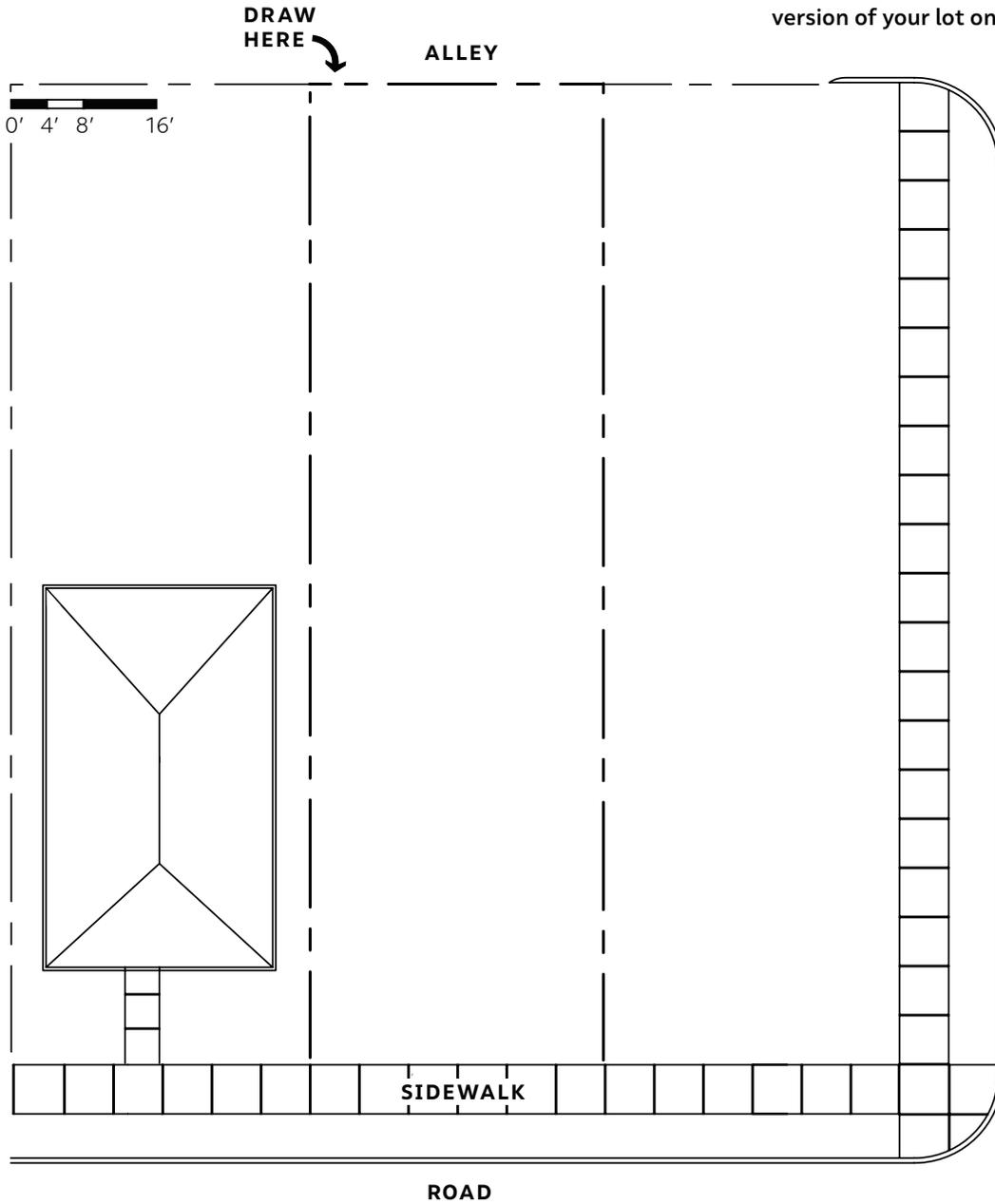
13. Are there any water sources? Can you see a hydrant or an outdoor spigot? _____

14. What would you like to keep or protect on this lot? _____

Date: _____

NOTE:

- You can draw a more detailed version of your lot on page 36.



 **Key**

Lot: Summary Sliders

What do you have more of on your lot?
Draw a dot to show where your lot falls along the sliders (lines) below.

Create your own categories on the last slider.

..... How does your lot compare to the block?

..... What does your lot have that you want to keep?

..... What is currently missing from your lot?

Date: _____

Seek to understand your soil before you begin.

Goal:

To understand the soil on each potential lot by using a few simple do-it-yourself tests.

Overview:

The lot transformation templates in this guide recommend only plants that do well in Kansas City, and they will be successful on any well drained site. However, understanding your lot's soil type will help your neighborhood decide which plants, in addition to those recommended in the Guide, will be appropriate, and how you may need to work or amend the soil for current and future work.

The most important elements of soil to understand are:

- how much sand, silt, and clay it contains;
- how much organic matter is present;
- and, how biologically alive your soil is (are there bugs?)

Supplies:

- Clean, straight sided, clear glass jar with lid
- Soil from lot
- Large mixing bowl or pan
- Mixing spoon
- Gardening hand spade, small shovel, or soil coring device
- Clean water to fill a jar
- Teaspoon of liquid dish detergent or tablespoon of powdered detergent (clothing or dish)

Know your soil: texture

Soil is composed of the following particles once any stones, sticks, and debris are removed. Understanding how much there is of each will tell you how much moisture the soil will hold, if it will drain well, and if it has enough organic matter to support plant life.



Sand: These particles are grainy and can be felt individually. Sand allows water to flow through it easily and does not hold any water, air, or nutrients. Sand also compacts when wet and should not be added to Kansas City soils.

Silt: Silt are particles smaller than sand that cannot be felt individually as sand particles can. It has a floury texture when dry and is slippery or soapy when wet. It is not sticky. Soils with a lot of silt compact easily and do not let necessary air get into the soil.

Clay: Clay particles are even smaller than silt, and cannot be felt individually as sand particles can. It forms hard lumps when dry, and is very sticky and plastic when wet. As the amount of clay increases, the soil holds moisture and binds together more, and drains water less. If there is too much clay, clay tolerant plants must be used.

Organic Matter (humus): Organic matter is largely decomposed vegetative matter, like compost. It feels silty or flourlike when it is dry and is never sticky or plastic when wet.

Outside one-day activities

The following tests will help you understand how much sand, silt, clay, and organic matter is in each the soil of each lot, and how biologically active the soil is.

Collecting Soil Samples

First, collect one or more soil samples when the soil is neither too wet nor too dry, but somewhere in between. The number depends on the size of the area your neighborhood will plant, and how different the soils are across the space. Each sample should be representative of the planting area.

Dig a few holes six inches below the root zone of any existing lawn—or six inches below the soil surface in areas without vegetation—across the planting area, noticing how easy or difficult it is to use the hand trowel or shovel for each hole. Observe the soil as instructed in item A. below. If the soil seems uniform, perform the tests below once with one hole. If the soil seems inconsistent, perform the test at a few locations where the soil is noticeably different.

To sample, use a hand trowel or small shovel to collect one or more samples from the holes dug previously (see hole descriptions above). If you will be planting trees and shrubs, dig 12 inches down.

Put each sample into a separate, clean, light-colored bucket, or mixing bowl. You can also use a large sheet of white paper or cardboard, or baking pan. Remove any stones, sticks, debris, or large pieces of root or other vegetative matter.

A. Observe and Touch Your Soil

1. Observe the **colors** of the soil. Is it dark to medium brown like a chocolate bar? This indicates organic matter. Do you see pieces of gold or grey? This is clay.
2. Observe the sample hole for several minutes. Record the number of **soil organisms** you see, for example, worms, centipedes, beetles, spiders, etc. You may have to move the soil around a little since these creatures do not like daylight. In healthy soil, you should be able to record at least 10 organisms in the hole. In addition to the organisms you observe, healthy soil contains a variety of life that you cannot see without a microscope, such as beneficial bacteria, fungi, protozoans and more!
3. Observe the **texture and structure** of the soil when you pick some up with your hand. How does the soil feel? Quality soil is made up of various sized crumbles that hold their shape when you squeeze them lightly between your fingers. If they don't break apart easily, the soil is too hard and does not have enough organic matter. It will not drain well, or create enough space for the air your plants' roots will need.

Now that we know our soil texture, what's next?

Soil quality is one factor your neighborhood can use to choose the best lot and lot design template. Ideal soils have an even amount of sand, silt, and clay, are rich with organic matter, are easy to work, and have active organisms. Soils that are hard to work, predominantly clay, or show little sign of organic matter or life are less desirable.

Soils can also be improved. Using all of the factors in this Guide, choose your best lot design, and then refer to the **Clean+Green Lot** template for instructions on how to prepare your lot, including improving your soil. That template is available in the UNI Vacant to Vibrant Guide section at www.uni-kc.org

Take a small handful of soil and add water by the drop until it is moist enough to make a ball in the palm of your hand. Add a little more soil if the ball is too wet. Feel the ball to sense the sand (gritty), silt (silky), or clay (sticky). Now roll the ball over your pointer finger and press down with your thumb to make a ribbon that hangs down past your fingers toward the ground. See how long you can make this ribbon before it breaks. If the ribbon doesn't break, your soil is mostly clay. If the ribbon breaks when you let it hang, your soil is between 25-50% clay. If you cannot form a ribbon, your soil is mostly sand (a soil type not likely in Kansas City).

B. Sort Your Soil

1. Find a clear, clean, straight-sided empty jar or a tall container with a lid. A mason jar is ideal. (See illustration on page 28.)
2. Fill your jar half full with soil from your lot. Be sure to collect soil from the area or areas where you plan to build your landscape.
3. Add a teaspoon of liquid detergent or a tablespoon of powdered detergent.
4. Fill the jar with clean water to nearly the top, leaving enough room to shake your mixture.
5. Close the jar and shake for a few minutes or until the soil and water are mixed.
6. Place your jar on a table and let it rest for several hours to a day or until the mixture has a chance to settle. The soil will separate into three layers: clay, silt, and sand. Sand will settle to the bottom, silt in the middle, and clay on top. The three different bands of color will help you understand the different amounts of sand, silt, and clay — the texture — of the soil you have sampled.

Date: _____

Know your soil: moisture

Outside two-day activity

1. Examine the behavior of water on your lot. Take note of any:
 - Standing water
 - Puddles
 - Slippery or muddy soil
2. Now, use your hands and feel the ground. Touch at least six different spots. Do some areas feel wet? Are some areas drier than others?
3. What can you learn from the plants? Are there certain plants growing in damp areas and others growing in drier areas?
4. Overall, would you say your lot is more damp or dry?
5. Take note of all your water observations on your lot diagram. Have fun using different colors or patterns to note areas that are damp, dry, or different than the others.
6. Remember to try this twice, once on a dry day and once after it rains. What differences do you notice? After the rainy day, complete the steps below to learn more about soil drainage.

Decision Tree:

If site is wet more than 2 days after a rain, this is not a site for neighborhood volunteers and would require water engineering expertise.

If it is dry within 2 days do a Percolation Test from KCMO Water Services – <https://www.kcwaterservices.org/wp-content/uploads/2013/04/KCMO-Resident-Rain-Garden-Booklet-2015.pdf>.

1. Dig a hole 12 inches deep.
2. Fill it with water and let it drain all the way.
3. Fill the hole with water a second time. If the water drains at least half an inch in an hour the second time you fill it, your soil has adequate drainage for a rain garden and amendments are not needed.

Goal:

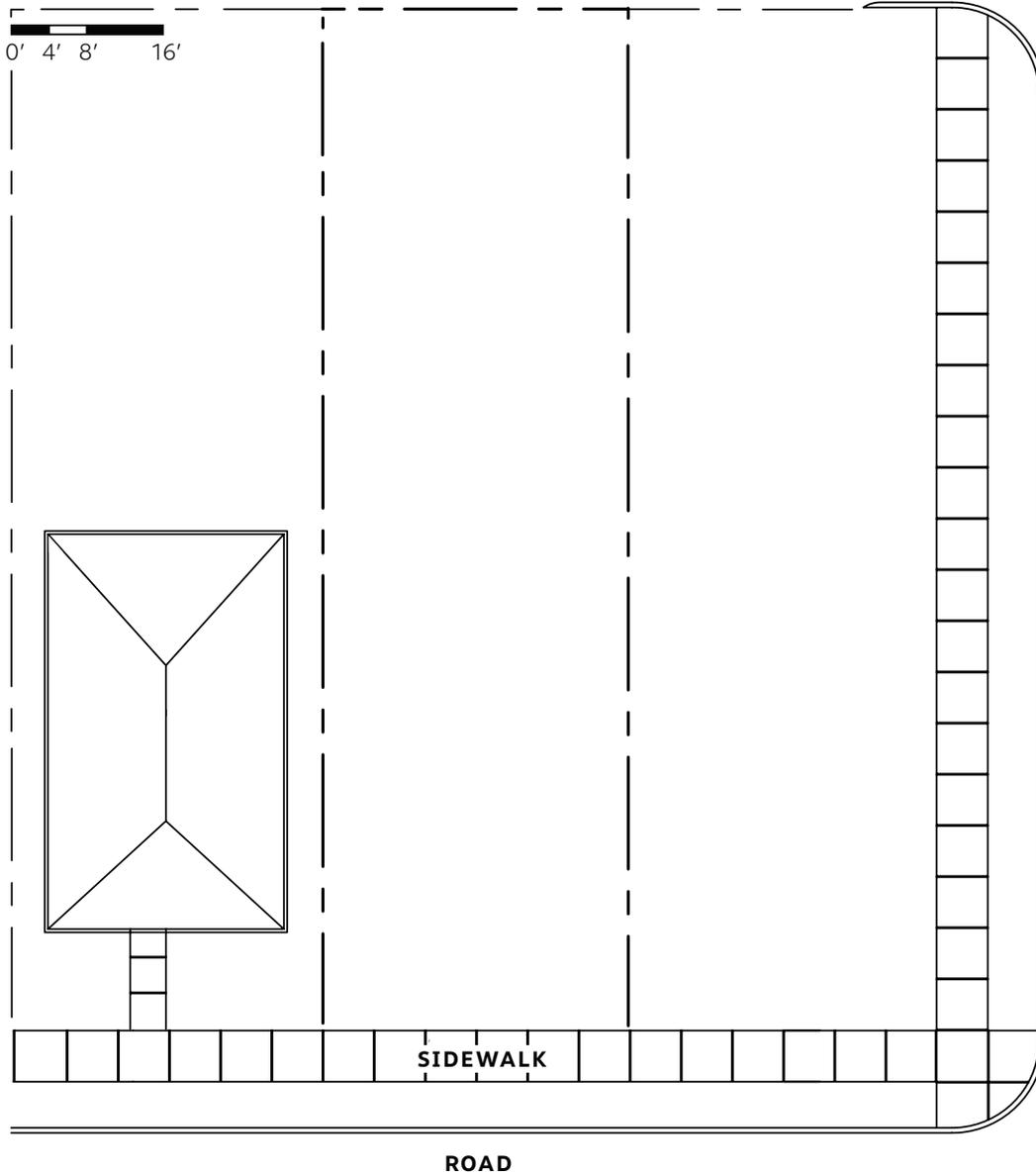
Identify the changes in the temperature and moisture levels in the soil on your lot. Drier parts of the lot will feel hotter and wet places cooler.

Supplies:

- Curious hands
- Copies of handout on page 32
- Pens or pencils

Suggestions:

Make the time to do this activity twice, once on a dry day and the second time shortly after it rains. This is also a fun activity when everything starts to melt and thaw in the springtime.



Map the different soil and moisture conditions on your lot.

Fill in this key with your different soil moisture level colors or patterns.



VERY DRY _____

MUDDY _____

DAMP _____

PUDDLE/STANDING WATER _____

Date: _____

Understand sun and shade: select the right plants

Activity instructions

1. Use page 34 to note where you see shady patches and at what time of day you see the shade.
2. As you draw, notice what is making shade on your lot:
 - Buildings
 - Large trees
 - Existing fences or walls
3. Complete this exercise on a few different days and at different times. Notice what changes, or if some areas are always in shade.
4. Re-draw the shade conditions on your lot, using your lot observation notes. Use different colors or patterns to represent each amount of sun exposure in the sun–shade key.
5. When it is time to purchase potted plants, plugs, or seeds, be certain to ask or check labels to understand how much sun exposure is required for each type plant.



Goal:

Select the best plants for your lot by understanding the sun and shade assets on your lot.

Overview:

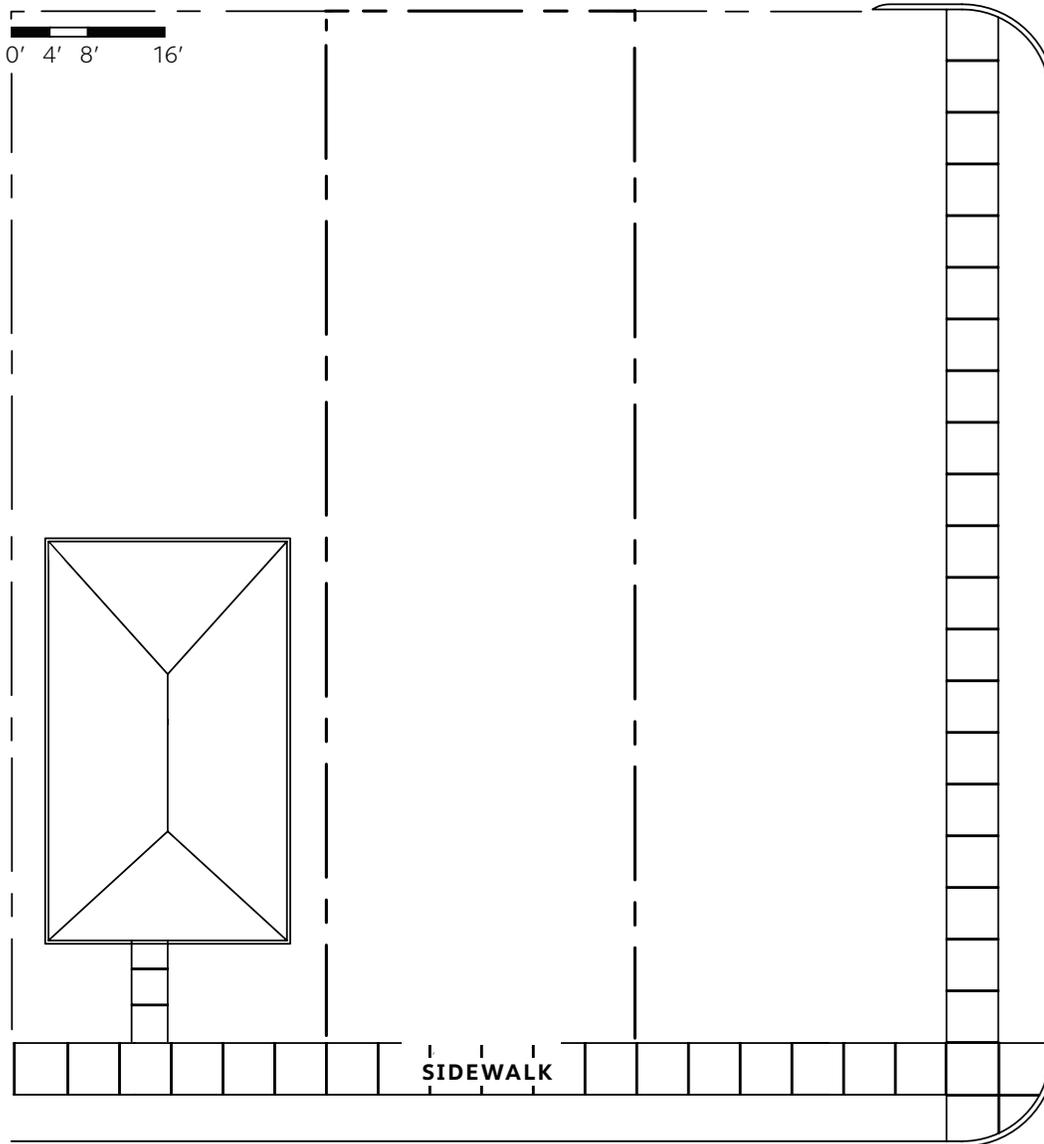
Mapping the sunny and shady areas of your lot will help you select appropriate plants for different lot areas.

Supplies:

- Pens or pencils
- Highlighters
- Copies of handout on page 34

Suggestion:

Using a compass, determine what direction north is on your lot. If you are using a smartphone, there are a range of free compass apps available.



Map the sunny and shady areas to select appropriate plants for different lot areas.

- **Full Sun:** Lot area that receives direct sunlight for six hours or more each day, including some or all afternoon sun.
- **Part Sun/Part Shade:** Lot area that receives full or indirect sun for three to six hours per day. These areas could be shaded by structures or have sunlight filtered by trees for part of the day.
- **Full Shade:** Lot area that receives several hours of sunlight throughout the day—there may be shade under a single tree or a cluster of younger trees with little foliage.

Fill in this key with your different sun and shade colors and patterns.



<input type="checkbox"/>	Full Sun
<input type="checkbox"/>	Part Sun/Part Shade
<input type="checkbox"/>	Full Shade

Date: _____

Draw your lot

Activity instructions

1. Measure your lot with a tape measure or string. Make note of these dimensions and re-draw your lot on the grid paper provided on page 36. Note, each small square is equivalent to one foot.
2. Where is north? Remember to note this on your site plan.
3. Are there any big trees or flowering bushes already growing on your lot that you like? Note the location of plants you want to keep.
4. Is there any infrastructure on or near your lot? Draw and note the presence of:
 - Overhead power lines
 - Fire hydrants
 - Sidewalks
 - Curb cuts
 - Water cisterns
 - Downspout location on your home
5. If there is trash or debris on your lot, how much time will it take to clean this up? An hour? An afternoon using a large dumpster? Can any of this be recycled? Remember to note expenses on your project budget sheet on page 40.
6. Consider who else is already using your lot. Is there evidence of:
 - People (pathways or benches)
 - Birds (look up!)
 - Butterflies
 - Squirrels or other animals?
7. What else do you see?



Goal:

Draw and measure your lot with attention to detail. This will help you better tailor the design you select to the lot you have.

Supplies:

- Pens or pencils
- Highlighters
- Tape measure or string

Suggestion:

All of the lot designs in the Guide have been designed and price-estimated based on the typical dimensions of a 30 x 100-foot lot. While this is a common dimension, it may not be the exact size of your lot.

Having precise dimensions will help you interpret the Guide Lot Design you select, and apply it to your existing lot. Be sure to measure your lot.

LENGTH _____

WIDTH _____



Date: _____

Budgeting: organize your time

Activity instructions

1. Using page 38, brainstorm the next steps needed to take to move your project towards completion.
2. Ask yourself: What can I do in the next hour to advance my project? How about in the next week?
3. Consider if these activities will be a one-time event or repeat events? Check the related boxes. If they will repeat, will it be on a weekly, monthly, or yearly basis?
4. Highlight the steps you will enjoy the most. How will you share responsibility for these steps with your partners?
5. Highlight the steps that feel challenging. Is there someone else you can speak with about this part of your project?
6. Make note if any of these steps will require money.
7. Finally, consider when you plan to build your lot design.

The UNI Vacant to Vibrant Guide recommends ensuring you have extra time available the two weeks prior to construction as well as the six weeks following construction.



Think of each slice of time as a part of your day. What does this mean for a week or month? Be honest with yourself!



Goal:

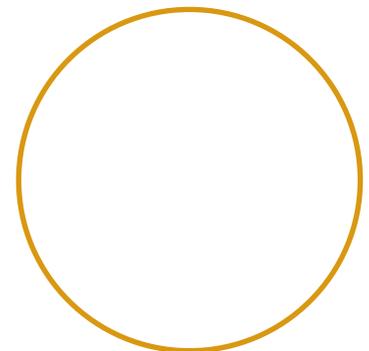
Discover the time required to make your landscape project a reality.

Supplies:

- Pens or pencils
- Highlighters
- Paper

Suggestion:

How much time do you have to dedicate to your landscape on a daily basis? Draw a circle like the one below and draw lines depicting how you spend your time in a typical 24-hour day. Also, consider time needed during different seasons of the year.



Answer the following questions and imagine the steps to move your project forward.

1. How much time do I have to attend and organize neighborhood meetings?
2. Do I need to fundraise?
3. When will I be able to connect with local organizations to help with my project?
4. How much time will I need to organize my volunteers?
5. How will I transport materials to the lot?
6. Upkeep and watering are important, especially during the first six weeks after construction. How can I make time to be available during this 'establishment' window?
7. Will any of these steps require money?

Steps	Once	Repeat	\$	Est. Time
Organize block club meeting, revisit existing visions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4 hours/mo
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Highest priority steps

Total time required

When in doubt, reach out!

Surprised by how many repeating tasks you've identified? Check out the activity on page 8 to identify who in your neighborhood might be interested in working together.

Date: _____

Budgeting: consider other costs

Activity instructions

Some costs for building a landscape won't change, whether you select the least or most expensive lot design. This activity will help you identify fixed costs that exist above and beyond the actual construction costs.

1. Take 10 minutes to write down any costs you can imagine outside of the actual lot design. For this first step, simply list the item. Here are a few ideas to get you started:
 - How much driving and gasoline will this take?
 - Do you currently have access to water on the lot you are considering? What will this add to your water bill?
 - Have you already installed a rain barrel to collect rainfall?
 - Do you have time to get a hydrant permit from the Water Department, or do you need to hire someone to help you?
 - Can you buy or borrow an extension hose to reach from your water source to the lot? Most plants will need regular watering until they are established.
 - What type of insurance, e.g., liability insurance, do you need and what will this cost?
2. Follow up on the costs as you complete your research—and take note of all potential costs.
3. Take 10% of this amount and add it to the “contingency” line—you always want to save funds for a “rainy day!”
4. Add everything together and record this number on your project budget sheet under “total landscape cost.”

Goal:

Consider the potential costs and risks associated with making your landscape project happen.

Supplies:

- Pens or pencils
- Highlighters
- Calculator

Suggestion:

After you build your landscape, return to this sheet and compare—how did what you imagined today match up with what happened on the ground? What can you learn from this and share with others?

Project Budget Sheet

Steps	Cost	Once	Week	Month	Annual
Property taxes		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Secure proper insurance		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roll-off dumpster		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soil testing	\$25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garden hose extension	\$36	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Party to celebrate		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Total landscape cost: \$

Take it easy!

You don't have to complete your entire project all at once. Work in phases and over seasons to add more time to your project budget and learn along the way.

Date: _____

Summarize!

1. What have you learned about your lot? _____

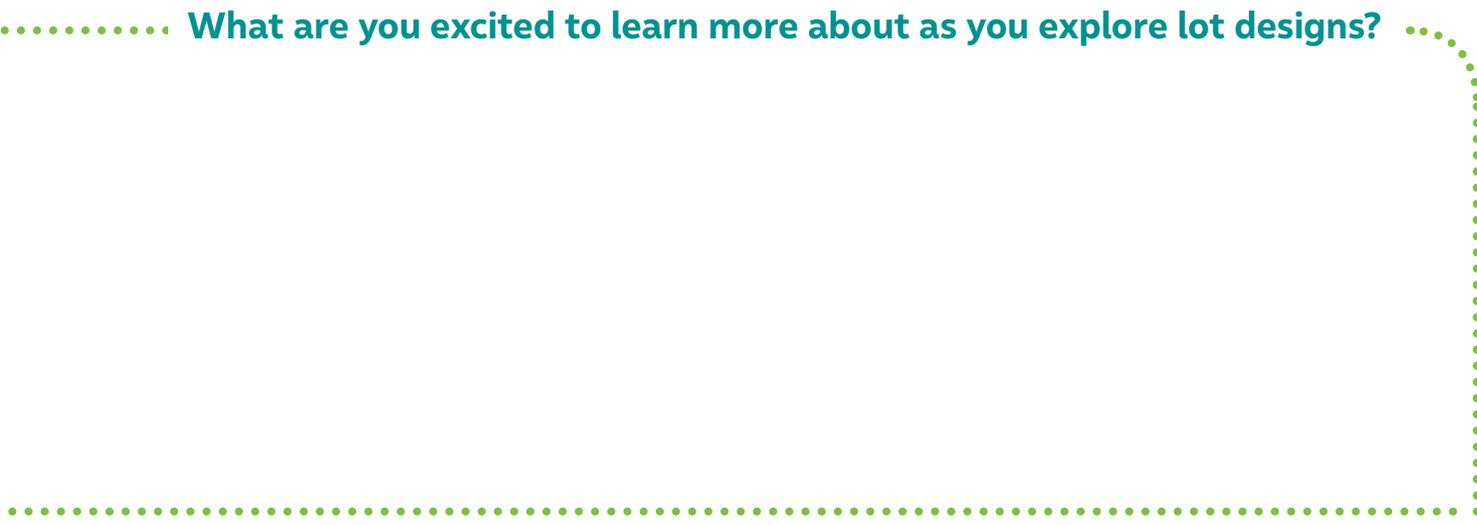
2. How much time can you devote to upkeep of your lot? _____

3. What is your biggest budget surprise? _____

4. Have you identified an adequate number of collaborators? _____

5. What experience do you and your collaborators bring? _____

..... **What are you excited to learn more about as you explore lot designs?**

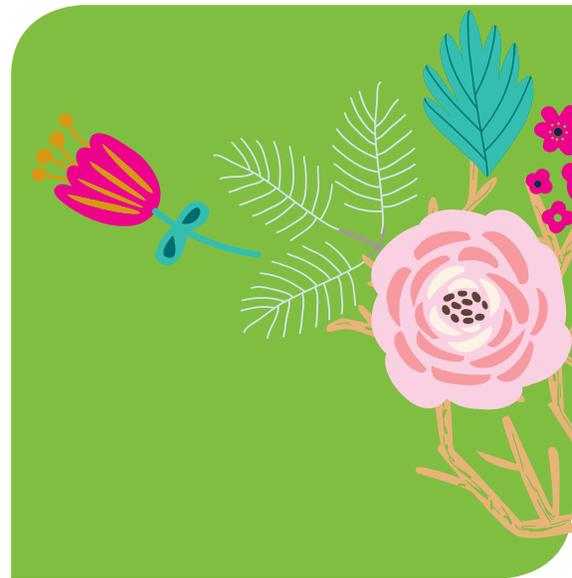




Notes

Explore Lot Designs

Get to know some of your options



Discover your lot type

Following are descriptions of the various lot types typically found in Kansas City, Missouri. Read through the list and determine if one of these descriptions matches the type of existing lot you will be transforming into a new lot design. A list of possible lot design templates is included at the bottom of each description. A chart indicating the best lot designs for all of the lot types listed is on page 48, and detailed information about each lot design template begins on page 49.

Forest Patch

Forest Patches have woody growth — or small trees and shrubs—growing throughout the lot. Trees growing on the lot are at least 12 feet tall. If well managed, Forest Patches can become a neighborhood asset by cleaning the air, providing shade, soaking up rainfall and snowmelt, and providing wildlife habitat.

Suitable Lot Designs: Summer Shade and Dumping Preventer.



Pangaea

A Pangaea, which means “supercontinent” of trees, lot contains a cluster of trees growing only in the back third of the lot, with grasses growing underneath. This clump of trees often grows across multiple lots on a single block. This lot type tends to occur on residential blocks that have more open lots than houses. Pangaea lots help provide cleaner air and are great for adding other plants, including more trees.

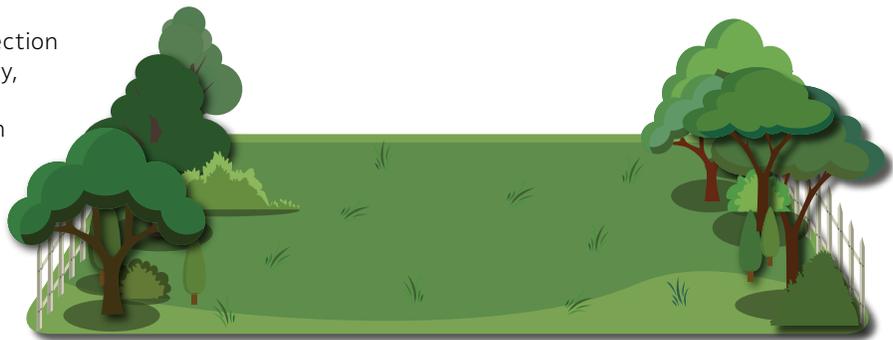
Suitable Lot Designs: Native Butterfly Meadow, Royal Rain Garden, Dumping Preventer, Summer Shade and Four Seasons.



Scrub Along the Fence

A Scrub Along the Fence lot has a collection of trees growing along the lot boundary, either along a fence, or in a line where the a fence used to be. These trees can be short and scrubby or quite tall. Many—but not all—of the trees growing on this lot type might be volunteer species, or trees that have planted themselves. You can choose what to keep and what to remove.

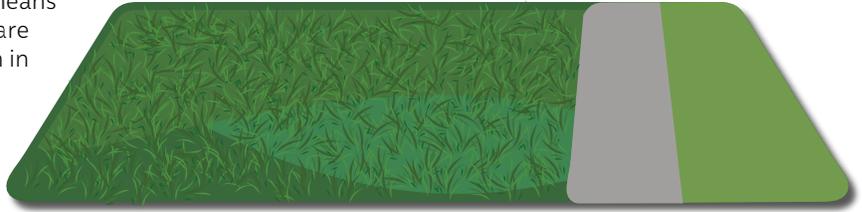
Suitable Lot Designs: Native Butterfly Meadow, Royal Rain Garden, Dumping Preventer, Summer Shade, Party Lot and Four Seasons.



Happy Lawn

A Happy Lawn lot has only short or tall grasses growing on it and the grass may be so thick that it's difficult to see the ground. The lack of woody plants, such as small trees and shrubs, means there is little to no shade. Happy Lawns are well-established and probably have been in place for several years.

Suitable Lot Designs: Native Butterfly Meadow, Royal Rain Garden, Dumping Preventer, Party Lot and Four Seasons.



Hustling Lawn

A Hustling Lawn is a lawn on its way. The somewhat scruffy mix of plants may cover more than half of the lot, but the plants don't look or feel entirely like grasses. In addition to grasses, the mix of species might include wildflowers or weeds. Hustling Lawns are not as thick as a Happy Lawn.

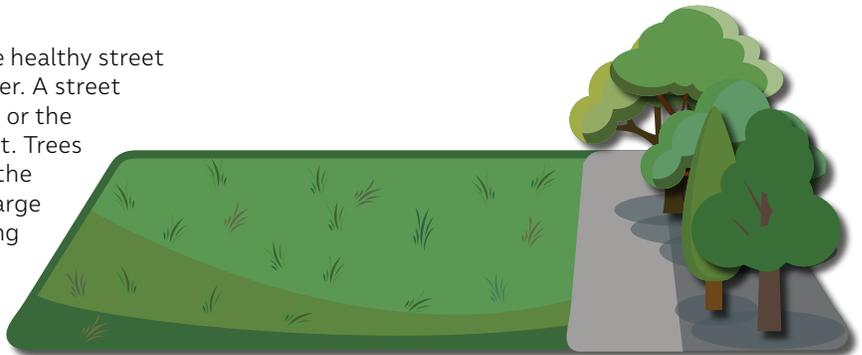
Suitable Lot Designs: Royal Rain Garden, Dumping Preventer, Party Lot and Four Seasons.



Bigger Street Trees

A Bigger Street Trees lot has at least one healthy street tree with a diameter of one foot or greater. A street tree is a tree planted in the right-of-way, or the area between the sidewalk and the street. Trees benefit neighborhoods in many ways so the Guide recommends preserving healthy large trees on every lot, even if it means making adjustments to the lot design you are considering.

Suitable Lot Designs: Native Butterfly Meadow, Royal Rain Garden, Summer Shade, Party Lot and Four Seasons.



Fresh Demo

A Fresh Demo lot occurs when a building has recently been removed. Because the building removal was recent, this lot requires the least amount of preparation of the lot types.

A Fresh Demo will be relatively level and have very little (unwanted) plant growth.

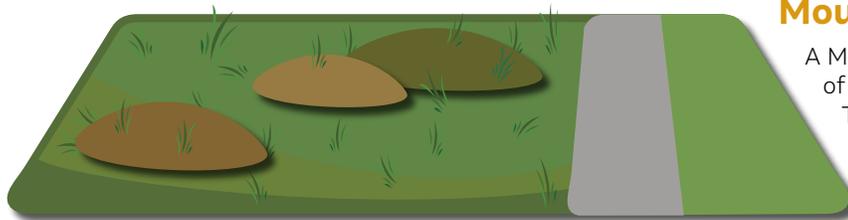
Suitable Lot Designs: Native Butterfly Meadow, Royal Rain Garden, Party Lot and Four Seasons.



Basement in Place

A Basement in Place lot is where there is a visible difference in the plants and activity above ground where the basement of a house either used to be, or still might be located underground. The lot might be slightly raised where the basement once was, or there could be visible debris in the form of concrete and masonry at or just below the surface. This area could be bald, while the rest of the lot is covered with plants and grasses. Due to the underground debris, Basement in Place lots limit the range of designs that will work without significant excavation.

Suitable Lot Design: Dumping Preventer.



Mounded

A Mounded lot may have one or several mounds of earth, creating an uneven surface in places. There may be grass, small trees or some scrubby growth.

Suitable Lot Designs: Royal Rain Garden, Dumping Preventer and Four Seasons.

Mixed Green

A Mixed Green lot has a little bit of everything—grasses, trees, maybe some remnant shrubs or even a mound or two. While it is possible that you will manage your Mixed Green lot into a Forest Patch, it will take a long time for this to occur, as the woody growth on this lot type is quite young. The Guide recommends preserving healthy large trees on every lot, even if it means making adjustments to the lot design you are considering.

Suitable Lot Designs: Native Butterfly Meadow, Royal Rain Garden, Dumping Preventer, Party Lot and Four Seasons.



Notes

Suitable lot designs

The table below is designed to help you narrow your choice of lot designs. Find the name of the lot type or types you selected on pages 44-46. The dark purple squares indicate the UNI Vacant to Vibrant Lot Design Templates that are most suitable for developing each type of lot. The Lot Design Templates on pages 53-56 provide detailed information about each lot design.

	Native Butterfly Meadow	Royal Rain Garden	Dumping Preventer	Summer Shade	Party Lot	Four Seasons
Forest Patch						
Pangaea						
Scrub Along the Fence						
Happy Lawn						
Hustling Lawn						
Bigger Street Trees						
Fresh Demo						
Basement in Place						
Mounded						
Mixed Green						

Lot design overview

To help with the lot design decision-making process, the darker colored boxes in the table below indicate the amount of resources and other factors involved in developing and maintaining your lot.

	Lot Design:	Native Butterfly Meadow	Royal Rain Garden	Dumping Preventer	Summer Shade	Party Lot	Four Seasons
People	Volunteer	Dark	Dark	Dark	Light	Dark	Dark
	Volunteer + Professional	Light	Light	Light	Dark	Light	Light
	Professional	Light	Light	Light	Light	Light	Light
Experience	Beginner	Dark	Light	Dark	Light	Light	Light
	Intermediate	Light	Dark	Light	Dark	Dark	Dark
	Advanced	Light	Light	Light	Light	Light	Light
Upkeep	Low	Light	Light	Dark	Light	Light	Light
	Medium	Dark	Dark	Light	Dark	Dark	Dark
	High	Light	Light	Light	Light	Light	Light
Stormwater	Good Mangement	Dark	Light	Dark	Light	Dark	Light
	Better Management	Light	Dark	Light	Light	Light	Light
	Best Management	Light	Dark	Light	Dark	Light	Dark
Cost	\$50-\$1,000	Light	Dark	Light	Dark	Light	Light
	\$1,000-\$2,500	Light	Dark	Light	Dark	Light	Light
	\$2,500-\$5,500	Dark	Light	Light	Light	Dark	Dark

Learn about the lot designs

Goals:

- Explore the lot design flash cards.
- Gain an initial understanding of what resources are required to make each lot a reality in your neighborhood.

Supplies:

- Pens or pencils
- Blank paper
- Lot design cards removed from pages 53-56
- Snacks for the group

Suggestions:

Welcome group discussion and debate about which lot designs will work best. The more input you get, the easier it will be to make an informed decision about your lot.

Prepare your lot design flash cards

1. Turn to the Lot Design Flash Cards on pages 53-56 and, if needed, make a copy of the cards for everyone in your group. With a pair of scissors remove the Lot Design Templates with descriptions from each page.
2. Understand what you're looking at by reviewing the lot design "key" card below.
3. The lot designs are also located with much more detail on www.uni-kc.org. Visit the website to take a closer look.
4. Work in a group and follow the directions for either activity A or B.
5. Have fun and invent your own combinations, too!

Card Front



Card Back



Lot Design Name

Lot Design Name

Brief description of lot design

Summary of lot design characteristics:
People, Experience, Upkeep, Stormwater, Cost

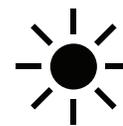
Where to Learn More



SUN



PART
SUN



SHADE

A: Pick a good option

1. Distribute all of the cards evenly to everyone in the group. Each person should lay their cards face up in front of them.
2. Ask your group the following initial question:
Based on what you know about your lot and your neighborhood vision, which design(s) would you want in your neighborhood?
3. Have each person select one or more lot design cards from their bundle, and share a brief explanation as to why they selected the lot design(s).
4. Discuss any new ideas as a larger group. Take note of questions or concerns in the section below for notes.
5. Continue to go around the circle and answer the following questions:
 - Does the cost of the lot design fit within our budget?
 - Do the skills of our identified volunteers match the experience required for the lot design?
 - Do you think we will have time for upkeep of the lot?

Notes

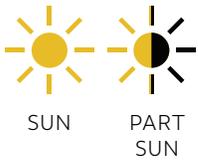
B: Combine or make your own



You have the freedom to mix and match, too!

1. Gather the cards everyone selected from their individual piles and discussed in Activity A. Lay them down in the middle so everyone can see them. Ask your group the following questions:
 - Would a combination of two or more of these lot designs work better for our lot?
 - Are there ideas we could take from the lot designs or from elsewhere and then combine with some of our own ideas to create a unique lot design?
2. Give each group member a chance to share his or her thoughts. Record everyone's ideas on a large sheet of blank paper.
3. If your group is leaning in the direction of combining lot designs, begin to group cards together. Take notes on what parts of each lot design the group wants to blend.
4. If your group is excited about creating a unique lot design, consider the variables listed on the back of the lot design cards.
 - How does your lot design compare?
 - What features does it have?
5. Fill out the blank lot design cards or print additional ones, if needed.
 - Does the cost of the lot design fit within our budget?
 - Do the skills of our identified volunteers match the experience required for the lot design?
 - Do we think that we will have time for upkeep of the lot?

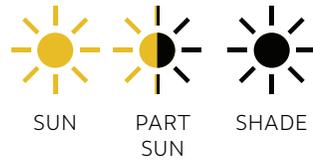
Notes



SUN

PART
SUN

**Native
Butterfly
Meadow**

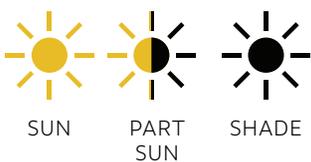


SUN

PART
SUN

SHADE

**Royal Rain
Garden**

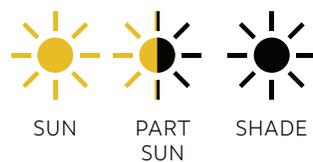
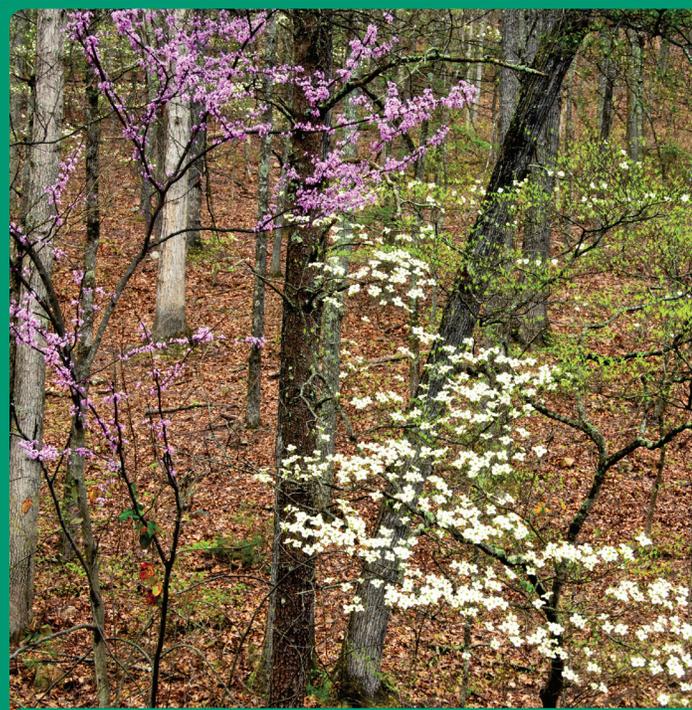


SUN

PART
SUN

SHADE

**Dumping
Preventer**



SUN

PART
SUN

SHADE

**Summer
Shade**

Royal Rain Garden

The Royal Rain Garden design is a six-inch bowl that captures stormwater and slowly releases it into the soil, keeping it from entering Kansas City's overtaxed sewerage system.

People	Volunteer
Experience	Intermediate
Upkeep	Medium
Stormwater Management	Better
Cost	\$50-1,000



Image Source: Rudbeckia fulgida (Orange Coneflower) by Kintaiyo, Own Work, (CC BY 3.0)

Native Butterfly Meadow

The Native Butterfly Meadow is a Missouri native meadow designed for beautification, habitat creation and to attract pollinators, like the monarch butterfly.

People	Volunteer
Experience	Beginner-Intermediate
Upkeep	Medium
Stormwater Management	Good
Cost	\$2,500-5,500



Image Source: "Monarch on aster, Maplelawn garden" by Jbrnd, (CC BY-SA 3.0).

Summer Shade

The Summer Shade emphasizes working with the resources at hand and on-site. This lot design is great for properties with an unruly woodland or a collection of small trees.

People	Volunteer + Professional
Experience	Intermediate
Upkeep	Medium
Stormwater Management	Best
Cost	\$50-1,000



Image Source: Redbud trees and Dogwood trees, Betty4240, www.istockphoto.com.

Dumping Preventer

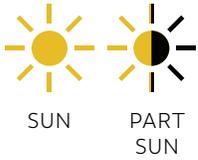
The Dumping Preventer is designed to reduce the risk of illegal dumping on your lot. A planted barrier prevents vehicles and people carrying debris from accessing the lot from the street and through the alley.

People	Volunteer
Experience	Beginner
Upkeep	Low
Stormwater Management	Good
Cost	\$1,000-2,500



Image Source: Gro-Low Sumac - longwood_2011 09 02_0449 by Harvey Barrison (CC BY-SA 2.0).

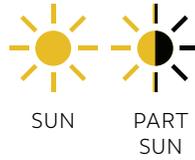




SUN

PART
SUN

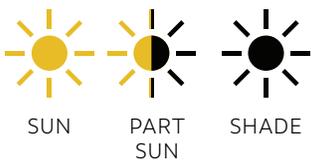
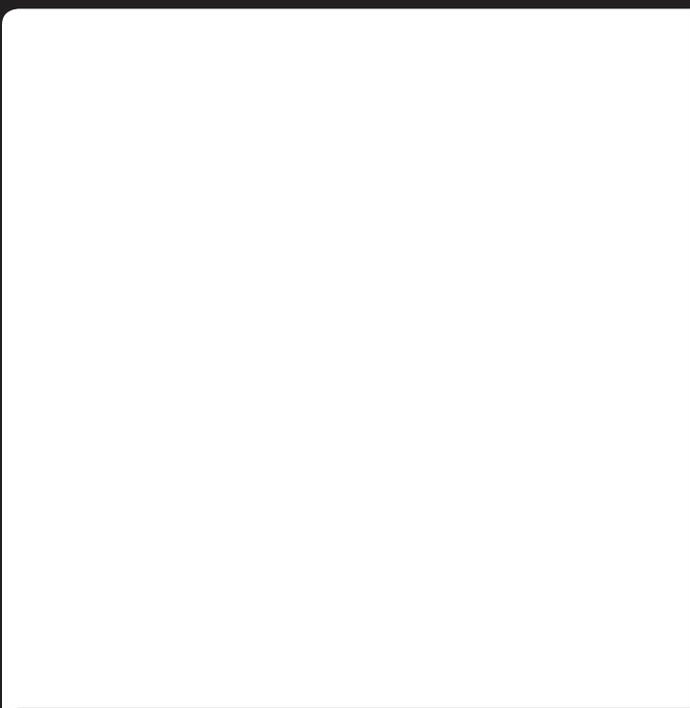
Party Lot



SUN

PART
SUN

Four Seasons

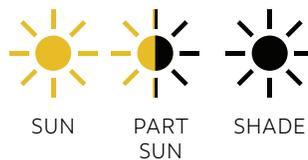
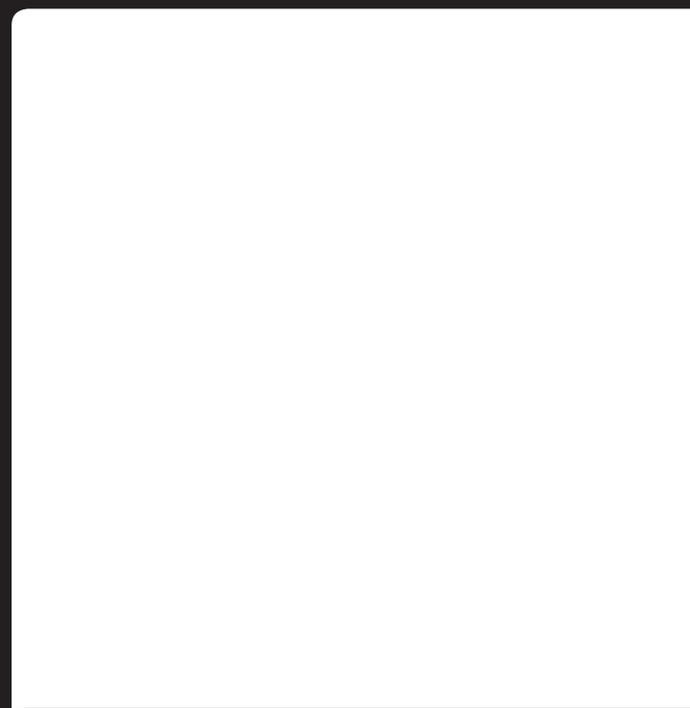


SUN

PART
SUN

SHADE

**Create Your
Own Lot**



SUN

PART
SUN

SHADE

**Create Your
Own Lot**

Four Seasons

The Four Seasons lot design provides four small, interchangeable landscapes ('season circles'), each reflecting one season: spring, summer, fall, and winter.

People	Volunteer
Experience	Intermediate
Upkeep	Medium
Stormwater Management	Best
Cost	\$2,500-5,500



Image Source: Aromatic Aster, Thomas G. Barnes, U.S. Fish and Wildlife Service.

Party Lot

The Party Lot brings new activity to a neighborhood by providing a small pocket park, family gathering space, or community hub.

People	Volunteer
Experience	Intermediate
Upkeep	Medium
Stormwater Management	Good
Cost	\$2,500-5,500



Image Source: Lilacs, <http://www.peakpx.com>, (CC0 1.0).

Lot Design

Lot Design





Make Connections

Open up the door to resources

Helpful organizations

The following is a list of Kansas City, MO., area agencies, businesses and others with experience, practical knowledge, and resources to help you organize, plan and develop your UNI Vacant to Vibrant neighborhood lot designs. The list does not represent all available resources, but rather those that are frequently used by and convenient to Urban Neighborhood Initiative (UNI) residents.

DETERMINE LAND OWNERSHIP/MAPPING

Online Mapping

City of Kansas City, MO

816-513-1500

<http://maps.kcmo.org/apps/parcelviewer/>

414 E. 12th St., City Hall, 15th Floor, Kansas City, MO 64106

Search for your lot by location, landmark, or parcel number

Acquiring Property

Land Bank of Kansas City

816-513-9020

<http://www.kcmolandbank.org/>

4900 Swope Parkway, 2nd Floor Kansas City, MO 64130

The Land Bank of Kansas City, MO, will acquire, manage, and transfer properties in an appropriate manner that satisfies community needs, creating beneficial uses and opportunities for economic development and neighborhoods.

Legal Assistance

Legal Aid of Western Missouri

816-474-6750

<http://lawmo.org/>

4001 Blue Parkway, Suite 300, Kansas City, MO 64130

Legal Aid is the only organization in western Missouri that provides free, comprehensive civil legal services to low-income people. Legal Aid collaborates with other community organizations working on housing, health care, public assistance, domestic violence and other issues to solve community problems. Call for assistance.

EQUIPMENT RENTAL

Tool and Equipment Rental

Bledsoe's Rental

816-363-5660

<https://bledsoesrental.stihldealer.net/>

7749 Wornall Rd., Kansas City, MO 64114

Home Depot - Midtown

816-931-7434

http://www.homedepot.com/c/lawn_and_garden_equipment_rental

111 E. Linwood Blvd., Kansas City, MO 64111

Tool and Equipment Rental

City Rent a Truck

816-561-8700

<http://www.cityrentatruck.com/>

4620 Virginia Ave., Kansas City, MO 64110

UNDERSTAND SOIL**Soil Testing**

<p>Lincoln University Cooperative Extension 816-841-3958 https://www.lincolnu.edu/web/cooperative-extension Kansas City Urban Impact Center 1028 The Paseo Boulevard, Kansas City, MO 64106</p>	<p>Tina Wurth, Regional Educator, wurtht@lincolnu.edu</p>
<p>University of Missouri Extension, Jackson County 816-482-5850 http://extension.missouri.edu/jackson/services.aspx 105 E. 5th St., Suite 200, Kansas City, MO 64106</p>	<p>Basic soil testing analyzes nutrient content and fertility status. Results include fertilizer and lime recommendations. Additional tests are available for nutrient management plans, environmental issues, potting mixes, compost, manure and water usage. Each sample should contain about 1½ cups of dry soil from 6 to 7 inches deep. Consult with the Extension Service's soil testing publications for specific instructions. Results are typically provided within two weeks</p>
<p>AgSource Laboratories 402-476-0300 http://agsource.crinet.com 300 Speedway Circle, Suite 2, Lincoln, NE 68502</p>	<p>labinfo@agsource.com Costs more than MU but tests include broader assessment and results are provided more quickly.</p>
<p>Turf & Soil Diagnostics 855-769-4231 http://www.turfdiag.com 613 E. 1st St. Linwood, KS 66052</p>	<p>lab@turfdiag.com Costs more than MU but tests include broader assessment and results are provided more quickly.</p>
<p>U.S. Environmental Protection Agency (EPA) http://epa.gov/remedytech USEPA Office of Superfund Remediation and Technology Innovation 1200 Pennsylvania Ave. NW MC 5202-P, Washington, DC 20460</p>	<p>For soil contamination testing and remediation.</p>

TREES PLANTING RESOURCES

<p>Heartland Tree Alliance 816-561-1087 https://bridgingthegap.org/heartland-tree-alliance/ 1427 W. 9th St., Suite 201, Kansas City, MO 64101</p>	<p>Heartland Tree Alliance, a Bridging the Gap program, educates people about the critically important benefits created by urban trees, why these trees need extra care, and the proper ways to give them that care. The Alliance organizes planting and pruning events, and tree care workdays to help people get involved.</p>
<p>Missouri Conservation Alliance 816-759-7305 https://mdc.mo.gov/trees-plants Anita B. Gorman Discovery Center 4750 Troost Ave., Kansas City, MO 64110</p>	<p>Contact Wendy Sangster at wendy.sangster@mdc.mo.gov</p>

URBAN FARMING AND GARDENING RESOURCES

Edible Garden Resources

Cultivate KC

(913) 831-2444
<http://www.cultivatekc.org/>
4223 Gibbs Rd., Kansas City, KS 66106

Cultivate Kansas City is a locally-grown non-profit working to grow food, farms and communities for a healthy local food system.

Kansas City Community Gardens

816.931.3877
<http://kccg.org/>
6917 Kensington, Kansas City, MO 64132

Kansas City Community Gardens (KCCG) assists low-income households and community groups in the Kansas City metropolitan area in producing vegetables and fruit from garden plots located in backyards, vacant lots, and at community sites. KCCG supports Kansas City's gardeners as they work to transform the food system, along with their nutritional habits, in backyard and community garden spaces throughout the metropolitan area.

EASY AND SAFE CONSTRUCTION

Underground Utility Location Service, Missouri

Missouri One Call System

1-800-DIG-RITE
<https://www.mo1call.com/homeowners/index.php>

By law, you are required to make your locate request three working days before you plan to dig. Weekends, State and Federal holidays do not count toward the three working days.

Report a Downed Power Line, Kansas City, MO

Kansas City Power & Lighting (KCP&L)

1-888-LIGHT-KC
<https://www.kcpl.com/about-kcpl/safety>

The online form and automated phone line are the quickest ways to get information to crews. For your safety, please stay at least 10 feet away from power lines, meters and other electrical equipment. Always assume a downed power line is "live". Dial 911 if you are facing a life-threatening emergency.

Plan Review, Permitting, and Change of Use Forms

City of Kansas City Planning and Development

816-513-1500
<http://kcmo.gov/planning/building-permits-2/>
414 E. 12th St., City Hall, 15th floor, Kansas City, MO 64106

The Division issues construction related permits, zoning determinations and clearances, and verification letters for lending institutions. The Division processes applications related to construction permits from permit submission to issuance. Staff also oversees contractor licensing.

DISPOSAL

Roll Off Dumpster

City of Kansas City, MO

816-513-6992

<http://kcmo.gov/neighborhoods/neighborhood-clean-up-assistance-programs/>

NCAP Program, Department of Public Works
C/O Marleen Leonce, 4900 Swope Parkway,
Kansas City, MO, 64130

From May through October, neighborhood groups registered with the City can obtain dumpsters at a reduced cost of \$60 for each 40 cubic yard dumpster. Dumpsters must be used for neighborhood clean-up events only. Because funding for the dumpsters is limited, they are available on a first-come, first-served basis. Complete and mail a Dumpster Request Form and check made out to "City Treasurer" to the City at the address listed in this chart no later than three weeks prior to the scheduled event.

Landfill

Jackson County, MO Kansas City Facility

816-513-8400

<http://www.jacksongov.org/465/Disposal-Sites>

4707 Deramus Ave., Kansas City, MO 64120

Located just south of the Chouteau Bridge in the East River Bottoms. Hours: Thursday, Friday and Saturday, 9 a.m.- 4 p.m. No Appointment Required.

Brush + Bulk Debris Collection

City of Kansas City, MO; KC Water

816-513-1313

<https://www.kcwaterservices.org/programs/leaf-brush/>

4800 E. 63rd St., Kansas City MO 64130

KCMO has two curbside yard waste collection dates every year through KC Water. They occur on your regular trash day. See website for schedule.

Dead Animal Removal

City of Kansas City, MO

311 or 816-513-1313

<http://kcmo.gov/311/>

City Hall, 414 E. 12th St., Kansas City, MO 64106

Problems can be reported by phone or by using an online form, online map, twitter (@KCMO311), mobile app (iOS and Android), walk-in (self service station with 311 phone on the first floor of City Hall), fax (816-513-1303), or mail, 311, City Hall, 414 E. 12th St, Kansas City, MO 64106.

REPORT YOUR CONCERNS

Illegal Dumping, Property Maintenance, Fallen Trees, Bulky Item Trash Pickup, Code Violations, and Other City Services

City of Kansas City, MO

311 or 816-513-1313

<http://kcmo.gov/311/>

City Hall, 414 E. 12th St., Kansas City, MO 64106

Problems can be reported by phone or via an online form, online map, twitter (@KCMO311), mobile app (iOS and Android), walk-in (self service station with 311 phone on the first floor of City Hall), fax (816-513-1303), or mail, 311, City Hall, 414 E. 12th St, Kansas City, MO 64106.

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Share your feedback

Reach out to UNI!

CALL | [816-231-0822](tel:816-231-0822)

EMAIL | field-guide@KansasCityfuturecity.com

WEBSITE | www.uni-kc.org

STOP BY THE Kansas City UNI OFFICE

Two Pershing Square
2300 Main St., Suite 180
Kansas City, MO 64108

- View printed versions of Guide lot design templates
- Pick up a printed copy of the Guide
- Get help using this book or the website



Urban Neighborhood Initiative