



SUNFLOWER<sup>®</sup>  
— Development Group —

A NEIGHBORHOOD CONVERSATION

# Reimagining the Bryant School Campus

A preliminary concept for thoughtful residential infill at the former Bryant Elementary site — and an invitation to help shape it.

319 Westover Road, Kansas City · Countryside / Wornall Homestead  
Presented by the Bryant School development team · 2026



herron + partners

## WELCOME

# Why We're Here Today

We're early in the process — and that's on purpose. Before plans are finalized, we want neighbors to see the current thinking and tell us what matters most to you.



**This is a concept, not a final plan.  
Today is mostly about listening.**

## TODAY'S PATH



The site today & what we're planning



Design and character discussion



Infrastructure, drainage & construction



An anticipated timeline



Concerns we've heard — and our responses



How to stay involved · your questions

## THE SETTING

# The Site Today

The former Bryant Elementary School served the Countryside / Wornall Homestead neighborhood for most of a century. Since the school closed, roughly four acres in the heart of an established, walkable neighborhood have sat largely unused — and a piece of the street grid has stayed disconnected.

**~4.15**

acres of underused land

**1915–1992**

the school's service years

**~46,000**

SF vacant building on site

**1**

local street grid gap



## A neighborhood landmark

Bounded by Westover Road, W 57th Street, Wornall Road and Central Street.

Surrounded by single-family and two-family homes on lots much like those proposed.

Walkable to the Plaza, transit, and neighborhood streets.

*The question we're working through: what's the right next chapter for this land?*

## THE CONCEPT

# What We're Exploring



### Single-family homes

Approximately fourteen owner-occupied, single-family residences — the kind of homes already lining these blocks.



### A reconnected street

A new public street envisioned to re-knit Central Street into the grid, improving connectivity for the whole area.



### Modern public utilities

New water, sewer and storm lines, with electric and telecom placed underground, plus new sidewalks and street trees.



### Neighborhood character

Homes designed to echo the Tudor, Colonial and Craftsman feel of Countryside — not to stand apart from it.



*Lot count, layout, home sizes and details shown today are preliminary. They will be refined through engineering, City review and your input — and they may change.*

## THE CONCEPT

# A Preliminary Site Concept



Two blocks of homes flank a new, tree-lined public street.



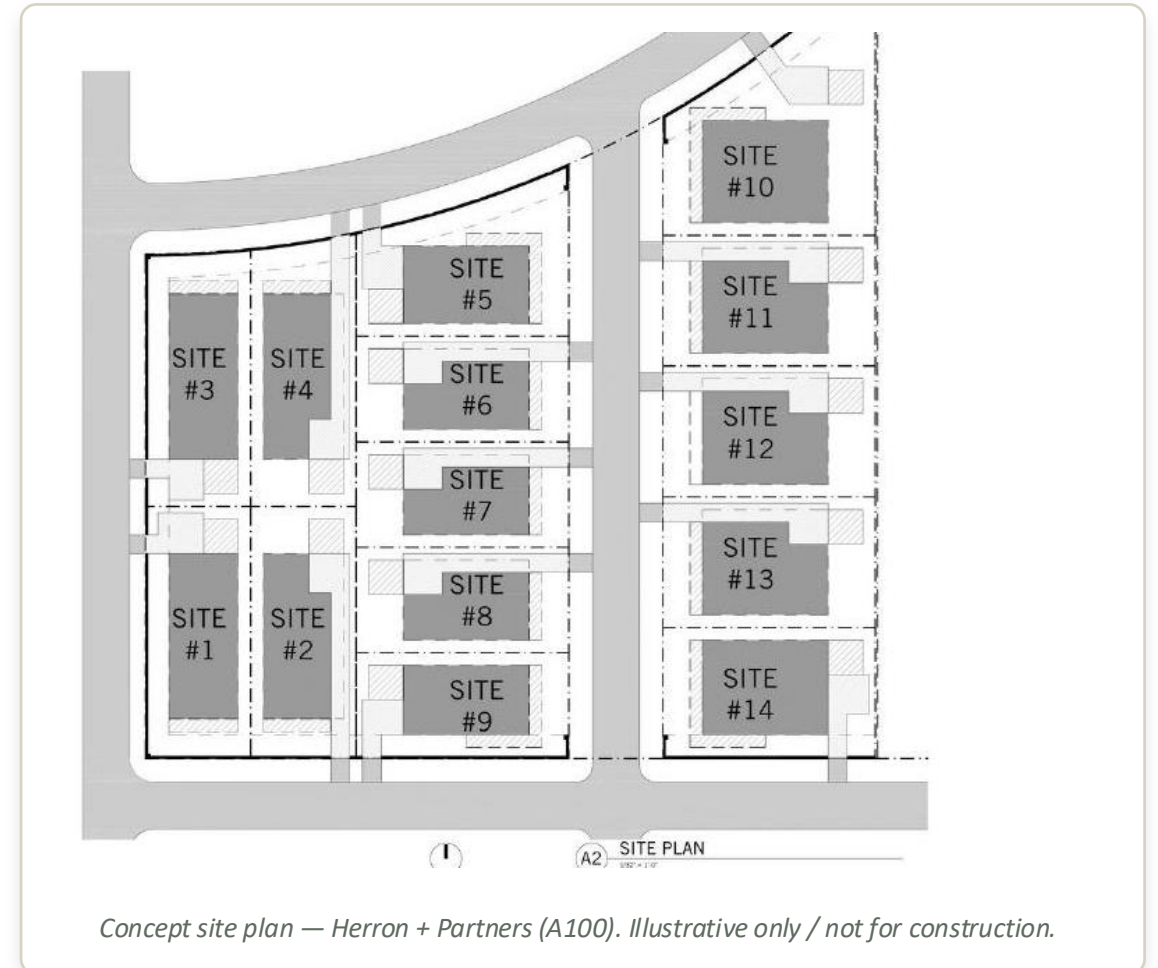
Lots are sized like the surrounding neighborhood — generous frontages and yards.



Landscaped stormwater areas double as green open space.



Sidewalks on both sides keep the block walkable.



Concept site plan — Herron + Partners (A100). Illustrative only / not for construction.

# Designed to Belong

Our intent is homes that look like they have always been part of Countryside — guided by written design standards and a homeowner Design Review Committee.



## Familiar styles

Tudor, Colonial, Craftsman and English Cottage forms drawn from the surrounding blocks.



## Quality materials

Brick and natural stone encouraged; vinyl siding and similar materials discouraged.



## Front-porch streets

Porches and pitched roofs facing the street; garages set back so they don't dominate.



## Design review

A homeowner committee, advised by the project architect, reviews each home for fit.

*Specific standards are still being written — we welcome neighborhood input on them.*

## CONTINUITY

# Honoring Bryant's Story

Bryant served families here for the better part of a century. We don't want that history erased — we want it carried forward.



### Potential commemorative element

We envision a memorial or marker honoring the school and its place in the neighborhood's story.



### Reconnecting the grid

Restoring the street re-stitches a piece of the neighborhood that was closed off for decades.



### Keeping the name alive

The Bryant name and its history can live on in how the new blocks are introduced and described.

# Modern Infrastructure

New development brings new public infrastructure — built to City of Kansas City standards, then reviewed and accepted by the City.



## New public street

Built to City residential standards and dedicated to the City.



## Water, sewer & storm

Fresh utility lines sized for the new homes and looped for reliability.



## Underground utilities

Electric and telecom placed underground along the new street.



## Sidewalks & lighting

Walkable sidewalks both sides, with pedestrian-scale street lighting.



## Street trees & parkways

Planted parkways and street trees to soften and green the streetscape.



## City-reviewed

Plans reviewed by City departments before anything is built or accepted.

*Financing note: a portion may use a Neighborhood Improvement District. Any such assessment falls only on the new lots and their future owners — never on existing neighbors — and requires a public City Council process.*

# Managing Stormwater Responsibly

More than a neighborly nicety — it's a design requirement. The plan is built so the new neighborhood does not push more water onto the streets and yards around it.



**Two landscaped detention areas** Designed to capture and slow stormwater before it leaves the site.



**Held to today's release rates** Engineered so peak runoff leaving the site is no greater than before development.



**Built to regional standards** Designed to the APWA regional drainage standard and reviewed by the City.



**Green by design** Detention areas are seeded and landscaped to serve as open-space amenity.



Our goal

**Leave the neighborhood  
drainage better off than it is  
today**

*Final basin sizing follows detailed engineering.*

# Building Responsibly

We know construction is the part neighbors feel most. Our aim is to keep disruption contained, controlled and temporary.



## Safety first

Licensed hazardous-material abatement before any demolition, with independent third-party clearance testing and a required City certificate before demo begins.



## Dust, erosion & noise

Dust suppression, site fencing and erosion controls per City permit, with defined working hours.



## Truck routing

Hauling and access routes coordinated to limit impact on neighborhood streets.



## A real point of contact

A named contact for the neighborhood during construction, so concerns reach a person — not a void.

## SEQUENCE

# An Anticipated Timeline

A general sequence of five phases. Dates are planning targets only — approvals, closing and market conditions will shape what actually happens.



*Overall, a multi-year effort — likely spanning roughly 2026 through 2029 if it moves forward.*



LISTENING TO THE NEIGHBORHOOD

# Concerns we've heard — and how we're responding

We've already gathered questions from neighbors. Here's where each one stands today.

# “Will it fit, and what about traffic?”



THEY ASKED

“Will this fit our neighborhood, or feel out of place?”



OUR RESPONSE

The concept uses lot sizes and frontages drawn from the surrounding blocks, single-family owner-occupied homes, and written design standards reviewed by a homeowner committee — so new homes read as part of Countryside, not apart from it.



THEY ASKED

“Won't this add traffic and parking pressure?”



OUR RESPONSE

A modest number of single-family homes is a small addition to local trips. Every home is planned with a two-car garage and driveway, plus on-street space on the new street — and reconnecting the grid spreads traffic rather than funneling it.



THEY ASKED

“Are we going to lose green space and trees?”



OUR RESPONSE

The concept adds new street trees and planted parkways along the new street, and the stormwater areas are designed as landscaped green open space — turning a vacant building lot into something greener than it is today.

# “Construction, drainage, and our home values?”



THEY ASKED

“How bad will construction noise, dust and trucks be?”



OUR RESPONSE

Disruption is meant to be contained and temporary: permitted dust and erosion controls, defined working hours, phased work, coordinated truck routes — and a named neighborhood contact you can call while work is underway.



THEY ASKED

“Will this flood us or overload drainage?”



OUR RESPONSE

The design is required to hold stormwater on site and release it no faster than today's rate, using landscaped detention built to the regional APWA standard and reviewed by the City before approval.



THEY ASKED

“What about safety and our property values?”



OUR RESPONSE

Demolition follows licensed abatement with independent third-party clearance before any work begins. The finished product is market-rate, design-controlled homes — the kind of investment that supports, rather than erodes, surrounding values.

## FLEXIBILITY

# What's Still Being Decided

We're sharing direction, not commitments. Many of the details people care about most are genuinely still open — which is exactly why your input now matters.



**Lot count & exact layout**



**Home sizes & product mix**



**Landscaping, trees & open space**



**Do we commemorate the school?**



**Construction sequencing details**



**Final design standards**

*These will be refined through engineering, City review and neighborhood feedback before anything is final.*

# How to Stay Involved

This won't be the only chance to weigh in. There are both formal and informal ways to stay part of the conversation.



## The City's public process

Platting and approvals run through the City, with public notice and formal opportunities to comment.



## A neighborhood open house

We intend to host at least one open house as the concept develops, so you can see updates up close.



## Ongoing updates

We'll share progress and changes, and welcome questions between meetings.



## A direct line

The point of contact for the neighborhood for all stages will be through Sunflower Development Group.



# Questions & Conversation

We'd rather hear from you than talk at you. What's on your mind?

## STAY IN TOUCH

### **Bryant School development team**

Sunflower Development Group · Herron + Partners · DCDkc



816-456-5666



jswords@sunflowerkc.com

*Thank you for helping shape the next chapter of the Bryant School campus.*

## ARCHITECTURAL DESIGN COVENANTS

### 1-A Purpose and Community Intent

The Bryant School Subdivision sits at the heart of three of Kansas City's most enduring residential neighborhoods - Countryside, Wornall Homestead, and Country Club Estates. These neighborhoods were built between approximately 1905 and 1940, and they share a coherent architectural language: steeply-pitched roofs, deeply recessed porches, richly textured masonry and timber facades, prominent chimneys, and homes that face the street and engage neighbors passing by. These Covenants exist to ensure that the 18 homes built on this site become genuine neighbors in that legacy - not imitations, not departures, but homes that belong here. They also honor the Bryant School site's 64-year history as a community institution by requiring the thoughtful reuse of its historic limestone and masonry, and by creating gathering spaces - stone seating walls, front porches, pedestrian paths - that invite community life rather than retreat from it. In Plain Terms: These rules are about building homes that look like they have always belonged here, and that make the street a place where people stop and talk.

### 1-B Legal Authority and Enforceability

These Architectural Design Covenants and Standards (hereinafter "the Covenants") are recorded as restrictive covenants running with the land, binding upon all lots within the Bryant School Subdivision plotted at Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Jackson County, Missouri. They are enforceable by the LLC, by the Design Review Committee, and by any lot owner within the Subdivision. These Covenants supersede any less restrictive provision of the City of Kansas City zoning code, but do not relieve any owner or builder of the obligation to comply with all applicable city, county, and state codes in addition to these Covenants. No building permit application shall be submitted to the City of Kansas City for any structure within the Subdivision until the Design Review Committee has issued written approval of the design. Any construction commenced without Design Review Committee approval shall be subject to an injunction requiring removal or modification at the builder's or owner's sole expense.

### 1-C Design Review Committee

The Design Review Committee ("DRC") is composed of no fewer than three and no more than five members. At least three members shall be lot owners or residents within the Subdivision. The DRC may include, at its election, one representative nominated by any of the three adjacent neighborhood associations (Countryside, Wornall Homestead, or Country Club Estates). The DRC shall adopt written procedures for its meetings, quorum requirements, and decision-making processes within sixty (60) days of the first lot conveyance. DRC members shall serve staggered two-year terms. No member may serve more than three consecutive terms. DRC decisions shall be by majority vote. In the event of a tie, the application is denied. Applicants may appeal a denial within thirty (30) days. The DRC shall maintain a written record of all approvals, conditions, and denials. Records shall be available to any lot owner upon request.

### 1-D Application Process and Approvals

Application Requirements: Prior to any ground disturbance or construction, the lot owner or their designated architect shall submit to the DRC a complete Design Review Package including:  
(a) Dimensioned site plan showing all structures, drives, walks, walls, and landscaping  
(b) Floor plans at minimum 1/8" scale with all elevations  
(c) All four exterior elevations at minimum 1/8" scale with material callouts  
(d) Roof plan with pitch notation  
(e) Material samples, specifications, or cut sheets for all exterior materials  
(f) Landscape plan per Section 9 requirements  
(g) Stone wall and grading plan per Section 8 requirements  
(h) A written statement explaining how the design responds to these Covenants.  
The DRC shall issue a written response - approval, conditional approval, or denial with comments - within thirty (30) calendar days of a complete submission. Approval is valid for twenty-four (24) months. Material changes to an approved design require resubmission and new DRC approval.

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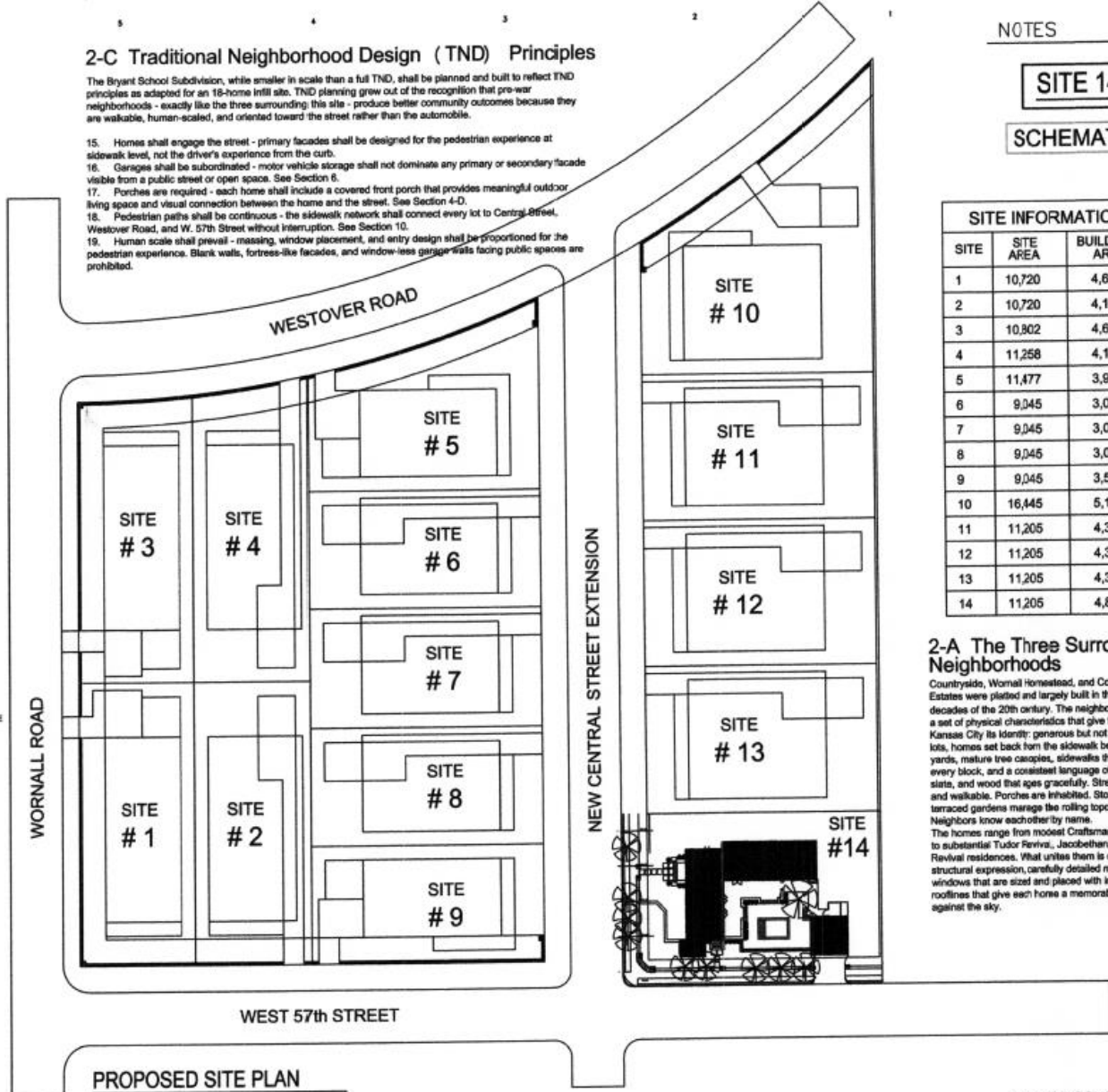
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## 2-C Traditional Neighborhood Design (TND) Principles

The Bryant School Subdivision, while smaller in scale than a full TND, shall be planned and built to reflect TND principles as adapted for an 18-home infill site. TND planning grew out of the recognition that pre-war neighborhoods - exactly like the three surrounding this site - produce better community outcomes because they are walkable, human-scaled, and oriented toward the street rather than the automobile.

- Homes shall engage the street - primary facades shall be designed for the pedestrian experience at sidewalk level, not the driver's experience from the curb.
- Garages shall be subordinated - motor vehicle storage shall not dominate any primary or secondary facade visible from a public street or open space. See Section 6.
- Porches are required - each home shall include a covered front porch that provides meaningful outdoor living space and visual connection between the home and the street. See Section 4-D.
- Pedestrian paths shall be continuous - the sidewalk network shall connect every lot to Central Street, Westover Road, and W. 57th Street without interruption. See Section 10.
- Human scale shall prevail - massing, window placement, and entry design shall be proportioned for the pedestrian experience. Blank walls, fortress-like facades, and window-less garage walls facing public spaces are prohibited.



## NOTES

SITE 14

## SCHEMATIC

### SITE INFORMATION

| SITE | SITE AREA | BUILDABLE AREA |
|------|-----------|----------------|
| 1    | 10,720    | 4,620          |
| 2    | 10,720    | 4,165          |
| 3    | 10,802    | 4,620          |
| 4    | 11,258    | 4,165          |
| 5    | 11,477    | 3,955          |
| 6    | 9,045     | 3,090          |
| 7    | 9,045     | 3,090          |
| 8    | 9,045     | 3,090          |
| 9    | 9,045     | 3,520          |
| 10   | 16,445    | 5,194          |
| 11   | 11,205    | 4,370          |
| 12   | 11,205    | 4,370          |
| 13   | 11,205    | 4,370          |
| 14   | 11,205    | 4,800          |

## 2-A The Three Surrounding Neighborhoods

Countryside, Wornall Homestead, and Country Club Estates were plotted and largely built in the first three decades of the 20th century. The neighborhoods share a set of physical characteristics that give this part of Kansas City its identity: generous but not extravagant lots, homes set back from the sidewalk behind planted yards, mature tree canopies, sidewalks that connect every block, and a consistent language of masonry, stone, and wood that ages gracefully. Streets are calm and walkable. Porches are inhabited. Stone walls and terraced gardens manage the rolling topography. Neighbors know each other by name.

The homes range from modest Craftsman bungalows to substantial Tudor Revival, Jacobethan, and Colonial Revival residences. What unites them is craft: visible structural expression, carefully detailed masonry, windows that are sized and placed with intention, and rooflines that give each home a memorable silhouette against the sky.

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SEAL

PROJECT

BRYANT SCHOOL DEVELOPMENT  
319 WESTOVER ROAD  
KANSAS CITY, MO 64109

OWNER / DEVELOPER

BRYANT DEVELOPMENT GROUP

SHEET TITLE

PRELIMINARY  
SITE PLAN

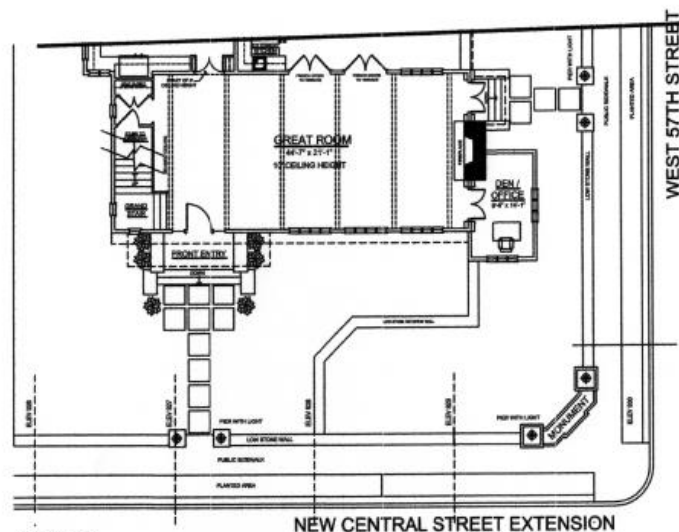
DATE

06.27.2026

David Herron - Architect  
Missouri License #A-2013022524

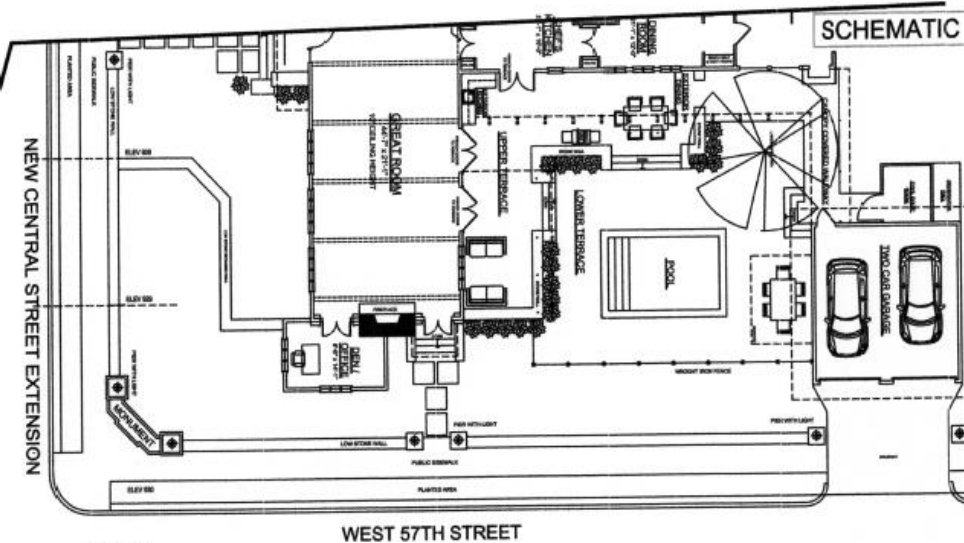
SITE 14

SCHEMATIC



SITE 14

FIRST FLOOR PLAN FOR REFERENCE



SITE 14

FIRST FLOOR PLAN FOR REFERENCE



SITE 14

CENTRAL STREET ELEVATION  
WEST ELEVATION

SITE 14

WEST 57TH STREET ELEVATION  
SOUTH ELEVATION

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OWNER / DEVELOPER  
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David Herron - Architect  
Missouri License #A-2013022804

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SHEET TITLE  
**PRELIMINARY  
EXTERIOR  
ELEVATIONS**

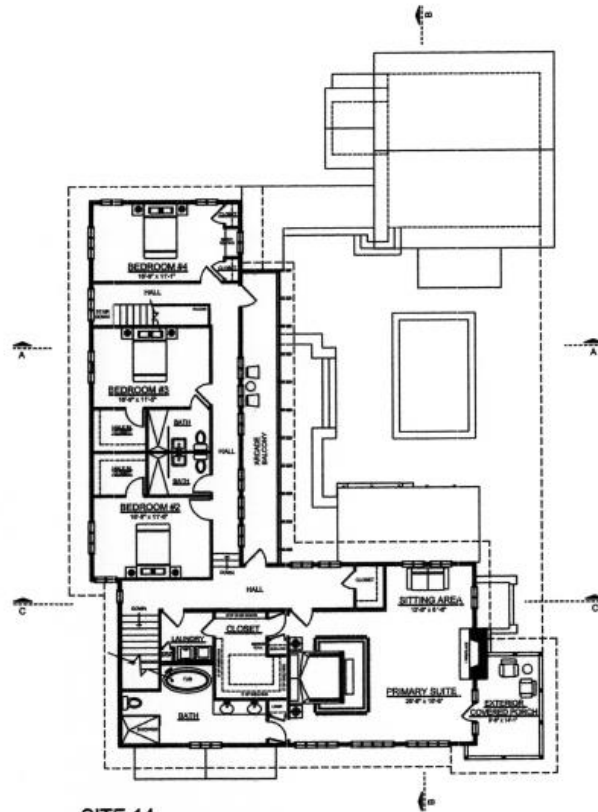
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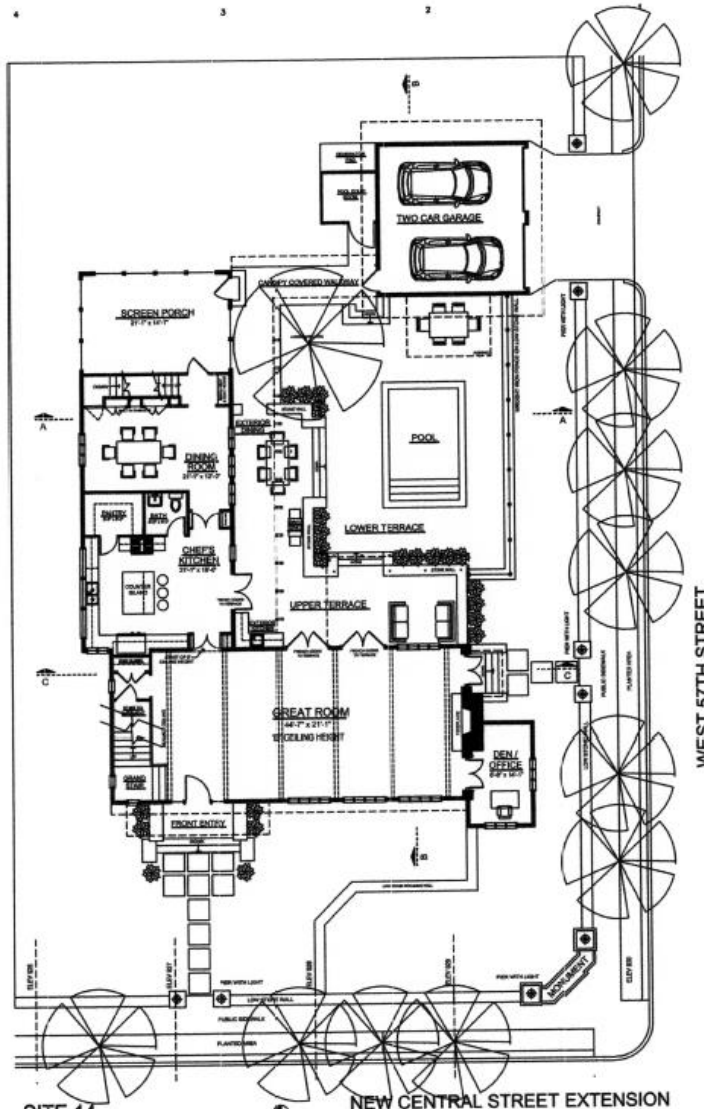
NOTES

SITE 14

SCHEMATIC



SITE 14  
PROPOSED 2nd FLOOR PLAN  
2,372 SQ. FT



SITE 14  
PROPOSED 1st FLOOR PLAN  
2,015 SQ. FT

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16.2603  
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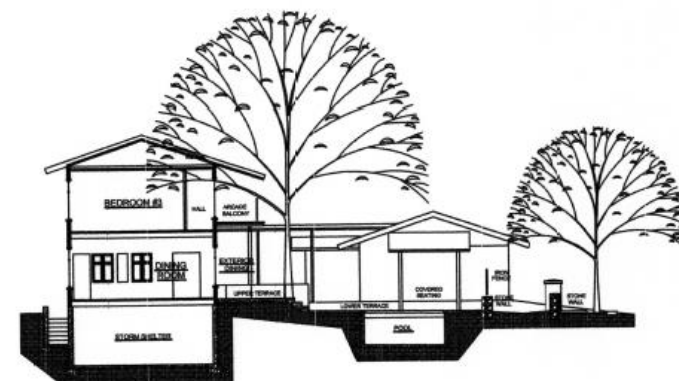
SCHEMATIC



SECTION C



SECTION B



SECTION A

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|                                                                                                                        |                                                                                          |                                                                                                                         |                                                                                                                   |                                                                                                                  |           |      | 16.2603<br>www.bryant.org                                                                                                | 06.27.2026<br>date                  |