

Mount Cleveland
Community Builders of Kansas City, Developer



Economic Partnerships for Community Development



Troostwood Redevelopment
**Neighborhood Housing Services, Blue Hills Homes Corporation,
Developers**



Thomas Roque Childcare Center
Community Builders of Kansas City, Developer



Gem Theater
**Black Economic Union of
Greater Kansas City,**



**1999
U.S.
Department
Housing and
Urban
Development**

**"Best
Practices"
Tours**

**Wednesday,
July 21st.
2:00 - 5:30 P.M.**

**Thursday,
July 22nd
1:30 - 5:00 P.M.**

Central Business District

The Historic Folly Theater which was restored in 1977 became the catalyst for revitalization of Kansas City's Downtown. Subsequently, public/private partnerships have resulted in millions of reinvestment dollars.

Bartle Hall

Built over three interstates, with an exit ramp that leads to the entrance. Bartle spans 8 square blocks, including an outdoor park, three separate buildings connected by glass enclosed sky walks and an underground walk-way. The 400,000 sq. ft. convention center includes 58 meeting rooms, and an arena that seats over 10,700 people. The support systems for Bartle are located on the exterior of the building, much like a suspension bridge. The absence of the support columns enables the convention center to be very versatile with conventions and meetings.

Quality Hill

By 1906 the distinguished original Quality Hill residents had moved away and the once palatial residences were converted to sleeping rooms and boarding houses. The first tangible step in the direction of redevelopment was the awarding of a \$6.5 million Federal Urban Development Action Grant (UDAG), in September 1983, for a \$37 million redevelopment project. Primary funding for the restoration project was provided by the private sector. This partnership enabled the City to assist in restoring several buildings on the National Register of Historic Places. In addition to commercial space, Quality Hill has over 600 units of residential housing.

Cathedral of the Immaculate Conception

The cornerstone for the Cathedral was laid in 1882 and the building was completed in 1884. Completion of the Cathedral of the Immaculate Conception included a dome that is covered in gold leaf. The original cost of construction for the Cathedral was \$125,000. The Cathedral of the Immaculate Conception is on the National Register of Historic Places.

Marriott Hotel

In 1979, the Marriott Downtown was funded with \$9 million of a \$10 million UDAG. The remaining \$1 million went to help with the restoration of the adjacent Folly Theater. The UDAG money allowed for the completion of a much needed downtown hotel, and the renovation of an historic theater in Kansas City.

Folly Theater

Local architect Louis Curtiss, noted for his work in the Arts and Crafts Movement, designed the Folly Theater. Slated for demolition to create a parking lot, a local grass root effort was initiated to save the building. In 1977 a UDAG in the amount of \$1 million was allocated to aid with the \$7 million rehabilitation of the Folly Theater, which reopened in 1981.

AT&T Pavilion

The Pavilion stands 590 feet, with 38 stories is the second tallest building in Kansas City next to One Kansas City Place, one block west on 12th Street. The Pavilion provides 1.2 million square feet of office and retail space. Over 2,000 employees work in the building, with the major tenant being TransAmerica Life Insurance. Features of the building are: The beautiful 5 story rotunda used for private parties, receptions, and special events, and pedestrian skywalk connecting the AT&T Pavilion to 1201 Walnut. Two historic buildings (Hazfield's and the Boley Building), have been integrated into the new structure.

Art Deco in Downtown Skyline

During the 1930's, the majority of the country was plagued with chronic depression. Kansas City was not suffering the same amount of devastation. New Deal programs such as PWA, and WPA, with the help of a beneficent local political structure, enabled Kansas City to create the wealth of Art Deco style buildings that exist today.

Art Deco is characterized by its linear, hard edge, or angular composition. The facades of the buildings were often designed with a series of step backs emphasizing their geometric forms. Strips of windows with decorated spandrels emphasized the vertical composition. Ornamentation is highlighted by stylized reeds, flora, and geometric motifs such as chevrons, zigzags, and fluting executed in terra cotta or stone. Some of the best examples are:

Municipal Auditorium, City Hall, Police Headquarters, and the Jackson County Courthouse have retained most of their original features.

The designing elements of the four buildings allow them to exist in harmony with each other, each exhibit setbacks and stylized ornamentation.

Kansas City Power and Light Building exhibits the streamlined forms of Art Deco designing. The building embodied the new age of progress in a modern era. The powers of light and energy are symbolized in an architectural program found throughout the building. New structures including One Kansas City Place, as well as the ornamentation on top of Bartle Hall, mirror an updated Art Deco Form.

Paseo West Industrial Park

In the early 1980's a plan to create an in town suburban styled industrial park in close proximity to Downtown was implemented. The development allowed for the erection of new industrial and commercial facilities and to rehabilitate existing structures for industries and businesses moving into the area or for firms that desire to expand within the area. Federal and local public funds were leveraged with private monies for all phases of these projects.

HUD Housing Initiatives

Revitalization of Kansas City's subsidized housing has resulted in a higher standard of living for low income residents.

T.B. Watkins

Theron B. Watkins is a public housing facility undergoing a complete renovation. Twenty buildings will be completely redesigned and renovated and two obsolete buildings will be demolished. Through this revitalization plan, site density will be reduced from 288 to 210 units and apartments will be reconfigured to a townhouse style.

Wayne Miner

Twenty-four new Town Homes will be built to complement the 74 two story existing buildings on site that are being modernized using HOPE VI funds. The project incorporates extensive resident involvement. New units will be designed with market rate amenities to attract working families to a formerly over-concentrated development that once contained an additional 652 units in five high rise buildings.

Parker Square

Parker Square, a non-profit housing development, is made up of 204 apartment units. In 1997 construction started for the renovation of the development at a total cost of \$3.8 million, of which \$750,000, were CDBG funds. This is a HUD Neighborhood Network Site.

Heritage Hills

Heritage Hills Apartments is a 41 unit complex that was completed in 1994. It offers one and two bedroom apartments with decks, washers and dryers, and is in a neighborhood setting that is just moments away from downtown.

Single-Family In-fill

Neighborhood Urban in-fill 5 units completed by the 12th Street Heritage Development Corporation a CDBG funded community development corporation as part of the City's New Single Family Construction Program.

Olive Park Village

Olive Park Village is a 137 unit Neighborhood revitalization rehabilitation project using conventional funds and tax credits and sponsored by Old Northeast, Inc., a CDBG funded community development corporation.

Riverview Gardens

Recently remodeled, Riverview Gardens has a total of 232 units. Features one, two, three, and four bedroom homes with air conditioning and washer and dryer hook ups. Riverview Gardens Community Program focuses on family life by offering three self-sufficiency programs sponsored by the Department of Family Services, Full Employment Council and Computer Lab.

Chouteau Courts

Chouteau Courts is 140 units of one to five-bedroom homes. Chouteau's on site laundry facilities, convenient access to bus line and scheduled after school activities are some of the benefits of this development.

Guinotte Manor

Guinotte Manor is currently under construction as part of HUD's Hope VI Initiative for public housing. When completed the project will offer 219 air-conditioned units of two, three and four bedrooms. Located in the Historic Columbus Park Neighborhood, Guinotte Manor allows residents easy access to a bus line and several business complexes with job opportunities. There is also a mix of affordable and market rate housing planned immediately adjacent to the new public housing.

River Market Redevelopment Area

The River Market Redevelopment Area consists of over 200 rehabilitated multi-family units of housing and 120,000 square feet of retail space with a total development cost of \$40,400,000, of which \$3,000,000 was provided by a UDAG. The weekend Farmers Market is the largest in the four state area, drawing fresh produce from throughout our midwest farmlands.

Villa del Sol

The original development, Pennway Plaza, consisted of 222 units of public housing. Due to the high density and deterioration of the buildings, Pennway Plaza was razed in 1994. This allowed for an innovative venture between public and private entities. Villa del Sol garden apartments consist of 65 units of public housing, 25 units are low income tax credit rental units, and 30 units are market rate rental units. Additionally 10 single family homes are for sale to moderate income families, and the entire complex is privately managed.

Westside Business Park

The proposed Westside Business Park is located immediately adjacent to the Central Business District on 22.7 acres, including a historic roundhouse that served as the maintenance facility for the rail hub of Kansas City. The Westside Business Park is a public/private venture whose main focus is to create jobs and support local entrepreneurial opportunities in Kansas City's Enhanced Enterprise Community and particularly the surrounding westside community. The project developer is the Hispanic Economic Development Corporation.

Beacon Hill Redevelopment Plan

The redevelopment of Beacon Hill as a mixed income residential community adjacent to Hospital Hill signals the transformation of Troost Avenue. The Beacon Hill Redevelopment Plan calls for 101 new homes, 114 rehabilitated housing units, and 77 new townhouse units, phased over the next three years. Fannie Mae and area banks, as well as the community resident council, are partners with the City.

Bruce R. Watkins Roadway

Originally conceived as a federal freeway cutting through the heart of predominately residential minority areas, the Bruce R. Watkins Roadway was the subject of decades long litigation. This ultimately resulted in a community friendly plan to construct the ten mile linkage between I-70 and I-435, that is more like an urban boulevard and less like a freeway. Begun in 1987 and scheduled for completion by 2002, the heightened landscaping and design features honor a former African-American City Councilman Bruce R. Watkins.



The 18th & Vine Historic District

When large numbers of African American's started moving to a segregated Kansas City in the 1920's, 18th Street was where an African American could thrive socially and economically. This Historic District was the center of African American life from the 1920's through the 1960's. Noted as the cradle of Kansas City Jazz and home base for the Kansas City Monarchs, these cornerstones of revitalization are newly established as the American Jazz Museum and Negro Baseball Leagues Museum.

18th and Vine is also the home of the Economic Growth Group, Kansas City's premier business development component. This unique program includes a full service business incubator, business solutions center, resource library, case management model business assistance program and the business development center. Collectively the programs of the Economic Growth Group represent Kansas City's commitment to economic growth and prosperity for micro enterprises.

Parade Park

Parade Park Homes is a non-profit housing co-operative that began as a pilot project with Reynolds Aluminum company in 1962. It is the oldest black cooperative in the nation. The development is made up of 510 town houses and apartments. In 1992, Parade Park Homes received funding in the amount of \$7.5 million from HUD and the City of Kansas City for major renovations.

Historic Santa Fe and Washington/Wheatley Neighborhood

The new housing construction on Benton Boulevard posed a problem to fit in with existing housing in size and scale, while remaining affordable to the buyers the market would provide. The new in-fill housing is selling for \$85,000 to \$90,000, and financing is made available through Kansas City's Affordable Homes Program.

Renaissance Place/Coves

Renaissance Place differs from new housing usually constructed in Urban Communities. The split-level and two story homes are of a similar design to the new construction taking place in the suburbs. One hundred and twenty-five units of new single family homes were constructed in the first phase. Phase II includes the construction of 40 new single family homes. A three story elderly housing development named Kensington Heights, comprising 50 units of elderly and disabled housing units was also completed as part of Phase I. The Coves subdivision is now under construction with many homes pre-sold.

Benton Boulevard

In the 19th century, the Santa Fe Trail ran through the Lockridge family farm, an area that would become the Historic Santa Fe and Washington/Wheatley Neighborhood. The family decided to establish an exclusive single family residential area, with restrictive covenants. This was the first attempt to regulate architectural features in Kansas City. During a period of hardship in the early 1930's property had to be sold, and apartment buildings were built. The restrictive covenant was broken in 1952, and Benton Boulevard became the first residential area for middle to upper class African-American to reside.

Many of the apartment structures are currently in HUD receivership. The recent plan approved by the neighborhood and the City will replace most of the apartments with single family housing thereby returning Benton Boulevard to its original place in Kansas City's Parks and Boulevards system.

Justin Place

Justin Place was developed through the Urban Development Action Grant Program. The 80 unit development represents a blend of new and old construction that retains the feel of the surrounding area. Justin Place offers units on a sliding income scale, this includes section 8 eligible units. This flexibility creates a diversity of clientele keeping with the demographics of the Santa Fe Historic District.

Linwood Shopping Center

The 1986 opening of Linwood Shopping Center, located on a site once known only for the highest crime rate in Kansas City, signaled a change for the surrounding community. Nationally renowned for the visionary course charted by this 80,000 square foot shopping center development, Linwood Center stands as one of the largest commercial projects in Kansas City's minority urban core. This center continues to provide hundreds of jobs and generates \$20 million annually in sales. The shopping center was a joint development of the Community Development Corporation of Kansas City and the Metropolitan Baptists Ministerial Alliance.

Linwood Square

The success of Linwood Shopping Center spurred the interest of emerging entrepreneurs wanting to provide goods and services to this community. In 1995 Linwood Square Shopping Center was opened with 14 businesses providing over 150 jobs to community residents and a variety of goods and services including a state of the art Laundromat, insurance firms, auto sound store, beauty shops, and barber shops.

Palestine Gardens/Estates

Palestine Gardens/Estates is 120 units of senior housing with easy access to transportation, on site laundry and post office. Located near the Linwood Shopping Center and next to the Palestine Senior Citizens Activity Center.

Palestine Senior Citizens Activity Center

The Center offers adult day care, blood pressure and diabetes checks and a host of senior recreational activities. The Palestine Center also serves lunch Monday through Friday.

Squire Park Town Homes

Constructed in 1992, Squire Park Town Homes consists of 16 three-bedroom units, with two bathrooms, washers and dryers. The gated complex was developed by Neighborhood Housing Services of Kansas City.

Paseo Single Family In-fill

Paseo Single Family In-fill Housing also sponsored by Neighborhood Housing Services, a community development corporation, as part of the City's New Single Family Construction Program.

Mount Cleveland

This 70 acre site includes multi-family housing, an institutional campus, a commercial and retail center and an office park. The Mount Cleveland initiative is a major community housing and economic development project. The institutional campus includes the Swape Parkway Health Center, the Thomas/Roque Childcare Center and a drug treatment center. There are 70 affordable housing units under construction along with the Blue Parkway Town Center which includes a mix of commercial and retail activities. The newest phase is the H & R Bloch Business Center, a 105,000 sq. ft., multi purpose office complex.

Citadel Center

The Citadel Center Project was begun in 1983 in the south-central part of the city, near 63rd Street and the Paseo on the site of the old Blue Hills Golf Course. The development plan called for 145 single-family units, 112 duplexes, 84 condominiums and 38 town-homes, which is now substantially built out. The development at the time was among the largest suburban style residential developments in any central city.

Troostwood Redevelopment

Completed in 1997, the Troostwood project adjacent to the University of Missouri, Kansas City, and Rockhurst College, consists of 34 units of multi-family housing of which 28 are new units and 6 are rehabed, and 26 single family for sale homes of which 25 were rehabed.

Stowers Institute

The Stowers Medical Research Institute is located on the site of the old Menorah Hospital Center. When completed it will be a world class cancer research and science facility.

Kauffman Legacy Park

Home to the new headquarters for the Ewing Marion Kauffman Foundation and the Muriel McBrien Kauffman Foundation. This local foundation contributes in excess of \$10,000,000 dollars annually to area non-profit organizations, economic development projects and entrepreneurial development initiatives. The foundation is nationally recognized for its exceptional leadership in youth development. A proposed Discovery Center with hands on nature experience will also be located on the site.

Crown Center

Joyce C. Hall came to Kansas City in 1910, where he eventually founded Hallmark Cards. Crown Center became the vision of Mr. Hall, and his son Donald J. Hall. In the early 1960's the area, known as "Sign Board Hill," surrounding the national headquarters was blighted and deteriorated. They created a subsidiary, Crown Center Redevelopment Corporation to invest back into a community that had invested so much in Hallmark Cards. Often referred to as a "city within a city," Crown Center is complete with residential areas, retail and office space, and entertainment including live theater, movies, and restaurants.

Union Station

Opening in 1914, at a cost of \$5.6 million Union Station was erected for the Kansas City Terminal Railway Company. Union Station is presently going through a long awaited rehabilitation that will preserve the structure as well as provide for the future use of the building as Science City, a museum for all ages. The building will also house restaurants as well as transportation linkages. The renovation is funded through a Bi-state Cultural Tax that will raise \$118 million dollars, to be used in conjunction with private funds, for a total project cost of more than \$250 million.

Swape Parkway Health Center
Community Builders of Kansas City, Developer

