



# DEVELOPMENTS *of* DISTINCTION AWARDS

WELCOME TO

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**ULI KANSAS CITY  
DEVELOPMENTS  
OF DISTINCTION  
AWARDS**

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9.26.17

## LETTER FROM DAVID BRAIN | District Council Chair

Welcome to the 2017 ULI Kansas City Developments of Distinction Awards!

Since 1979, ULI has honored outstanding development projects in both the private and public sectors. ULI Kansas City's Developments of Distinction Awards Program, now in its eighth biennial year, is the preeminent real estate awards program in the Kansas City metro area. The Developments of Distinction Awards are an opportunity to recognize and celebrate projects and people in Kansas City that exemplify ULI's mission: to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

All of tonight's honorees exhibited the priorities of ULI by demonstrating a drive for innovation in development, elevating our area with creative responses to demand, and helping to mold the evolution of real estate and urban development. Our experienced jury had a record number of entries to evaluate this year and the unenviable task of narrowing the incredible submissions to just four honorees. A big thank you to all of them and a big thank you to all who submitted.



We are also honored tonight to be recognizing Whitney Kerr, Sr. as our Lifetime Achievement award recipient. Whitney's contributions to this city and real estate are beyond measure. As the tour guide for ULI's Kansas City Bus Tour earlier this year, Whitney shared his wisdom and stories about numerous developments from the Country Club Plaza to the J.C. Nichols neighborhoods down to the Power and Light District.

Thank you all for supporting the Urban Land Institute and our mission to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

David Brain  
Brown Cow Capital LLC  
ULI Kansas City District Council Chair

# ULI KANSAS CITY

## DEVELOPMENTS OF DISTINCTION AWARDS

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SEPTEMBER 26, 2017  
WESTPORT COMMONS

5:00 - 5:45p

Cocktails & Networking

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5:45 - 6:00p

Opening Remarks

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6:00p

Recognition of Jury & Awards Committee  
David Brain, ULI Kansas City District Council Chair

Presentation of Award Winners  
Stephen Samuels, LISC

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7:00p

Event Adjourns

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## 2017 AWARD RECIPIENTS

### 10TH AND WYANDOTTE PARKING GARAGE

DEVELOPER: MC REALTY GROUP

### EXCELSIOR SPRINGS COMMUNITY CENTER

DEVELOPER: CITY OF EXCELSIOR SPRINGS

### LEON MERCER JORDAN CAMPUS EAST PATROL DIVISION AND REGIONAL CRIME LAB

DEVELOPER: CITY OF KANSAS CITY, MISSOURI

### THE GROCERS WAREHOUSE

DEVELOPER: HUFFT

### WHITNEY KERR, SR.

LIFETIME ACHIEVEMENT HONOREE

## PAST AWARD & LIFETIME ACHIEVEMENT HONOREES

### PAST AWARD HONOREES

**2015**

39Rainbow

Olathe Community Center

Park Place — Leawood

**2012**

Kauffman Center for the Performing Arts

Missouri Bank Redevelopment Initiative: Brookside, Crossroads, Downtown branches

Posty Cards

SEA LIFE Aquarium and LEGOLAND Discovery Center at Crown Center

**2010**

18Broadway

JE Dunn Construction HQ

McGee Street Revitalization

UMKC Student Union

**2008**

H&R Block World HQ

Liberty Memorial/WWI Museum Restoration

Nelson-Atkins Museum of Art Bloch Addition

Northgate Village

Village West Tourism District

### PAST LIFETIME ACHIEVEMENT HONOREES

**2015**

Bob Berkenbile

**2012**

Kay Barnes

Carol Martinovich

**2010**

Hugh J. Zimmer

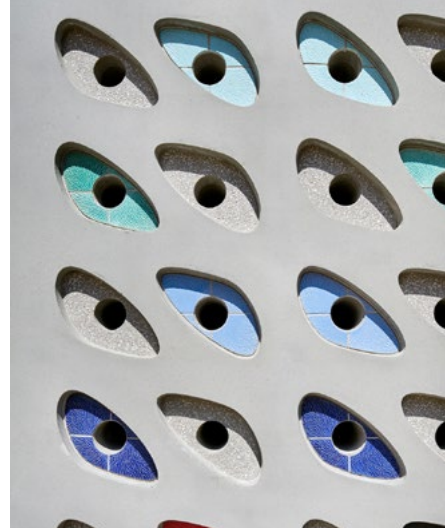
**2008**

Robert A Kipp

## 10TH AND WYANDOTTE PARKING GARAGE

BNIM has revealed the artful possibilities of the parking structure through its work on the 10th and Wyandotte Garage, located in Kansas City's urban core. The project is a collaboration with artist Andy Brayman, founder of The Matter Factory, an Independence, Missouri-based studio for ceramics artists who integrate digital modelling and fabrication processes into their practices.

The project brief called for a 300-stall structure to replace a crumbling parking deck on a prominent corner in Kansas City's downtown business district, for use by employees of DST, a company whose growth in downtown Kansas City over the last few decades has greatly contributed to the area's rejuvenation. The site is directly east of Crossroads Academy, a charter school that BNIM and MC Realty Group helped move into the neighborhood in 2012. Given this adjacency, as well as the site's proximity to important Kansas City landmarks such as the Lyric Theater, along with a continually growing residential community inhabiting several turn-of-the-century office buildings nearby, it was imperative for the project to be a positive contribution to the neighborhood, despite its primary function as a vehicle storage facility.



## DEVELOPER(S)

Tom Coulter, Senior Project Manager  
MC Realty Group

Jennifer Overholtzer, Project Manager  
MC Realty Group

## ARCHITECT(S)

Craig Scranton, Principal  
BNIM

Jeremy Knoll, Project Manager  
BNIM

## GENERAL CONTRACTOR(S)

Mike Householder, Construction Manager  
Burns & McDonnell

Travis Reed, Site Superintendent  
Burns & McDonnell

## ENGINEER(S)

Jeff Wright, Structural Engineer  
Bob D. Campbell

Rick Shea, MEP Engineer  
Custom Engineering

Lamin Nyang, Civil Engineer  
Taliaferro & Browne

## OTHER

Andy Brayman, Artist  
The Matter Factory

## EXCELSIOR SPRINGS COMMUNITY CENTER

Excelsior Springs, Missouri, is a community of 11,500 residents approximately 30 miles northeast of the greater Kansas City metropolitan area. In recent years, the community has experienced an increase in population as the metropolitan area has continued to develop northward. In 2013 the City hired a team to evaluate the feasibility of developing a new community recreation center. Working with City staff and community leaders, the team developed a program, conceptual design and cost estimate for a new multi-use facility. In addition, a market analysis and a business plan were developed, including a pro forma to determine cost recovery levels for the facility. The team utilized an online public forum platform and public meetings to engage the community in the discussion about a future facility. In April 2014, the citizens of Excelsior Springs approved a referendum to fund the construction, operation and maintenance of the new community center with a one-cent sales tax. Located on a highly visible site donated by the local school district and shared with district facilities, the new 50,000 SF facility offers a variety of amenities for community members of all ages: gymnasium with elevated walking track; indoor aquatics; weights and fitness area; racquetball courts; aerobics/dance studio; party rooms; community events hall and catering kitchen (doubles as the community senior center during the week); informal gathering spaces; child watch area; administrative office space; and outdoor aquatic center (future phase).





## DEVELOPER(S)

Brad Eales, Mayor  
City of Excelsior Springs

Molly McGovern, City Manager  
City of Excelsior Springs

## ARCHITECT(S)

Kerry Newman, Principal-in-Charge  
SFS Architecture

Dave Hammel, Principal/Associate Architect  
Barker Rinker Seacat Architecture

## GENERAL CONTRACTOR(S)

Tim Carson, Superintendent  
Crossland Construction

Corey Howell, Project Manager  
Crossland Construction

## ENGINEER(S)

Doug Whiteaker, Aquatics Designer/Engineer  
Water Technology, Inc.

Julie Pierce, MEP Engineer, Henderson Engineers

Keri McGill, Structural Engineer, GBA

Tim Burfeind, Civil Engineer, SK Design Group

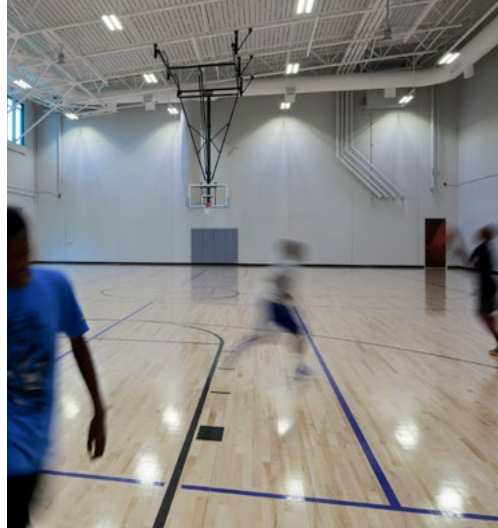
## OTHER

Terry Berkbeugler, Landscape Architecture  
Confluence

Darin Barr, Market Analysis/Business Planning  
Ballard\*King & Associates

## LEON MERCER JORDAN CAMPUS EAST PATROL DIVISION & REGIONAL CRIME LAB

The Leon Mercer Jordan Campus provides a state-of-the-art facilities for police officers at the new East Patrol Division Station and the necessary resources to investigate crime at the new Regional Crime Lab. The new campus is in a centralized location in the Third District in Kansas City, Missouri's urban core. Once a dilapidated neighborhood, the Leon Mercer Jordan Campus brings new life to the area. The 107,000 SF project consists of a crime lab, patrol station, community center and central utility plant servicing the entire 18-acre campus. The KCPD was conscious of how both the East Patrol Station and Crime Lab buildings fit within the neighborhood, which is comprised of residential neighborhoods on the north, west, and south, and light commercial development on the east along Prospect Avenue. The land acquisition took over a year and design was intended to blend with the neighborhood, which is the reason it is a one-story facility. The building offers amenities to the community such as computer labs for school children, a community room for public meetings and a gymnasium for residents of the neighborhood. A large part of the construction process was driven by the community and their involvement in the process. The new campus is expected to attract new development along the Prospect Avenue corridor and bring businesses and youth/family centers to the area. Kansas City established its commitment to the community early to leverage the project to the greatest extent possible to spark training; job opportunities; and contract opportunities for Section 3 (low or very low income) residents and businesses; MBEs and WBEs.



## DEVELOPER(S)

Eric Bosch, City Architect  
City of Kansas City Missouri

## ARCHITECT(S)

Michael Heule, Founding Principal  
Helix Architecture + Design

Reeves Wiedeman, Principal-in-Charge  
Helix Architecture + Design

Julie Wellner  
Wellner Architects

## GENERAL CONTRACTOR(S)

Jeff Blaesing, Project Executive  
JE Dunn Construction

## ENGINEER(S)

Chris Beverlin, Structural Engineer  
Bob D. Campbell & Company

Lamin Nyang, Civil Engineer  
Taliaferro & Browne, Inc.

Lamin Nyang  
Civil Engineer  
Taliaferro & Browne, Inc.

Matt McCalla, MEP Engineer  
ME Group

## OTHER

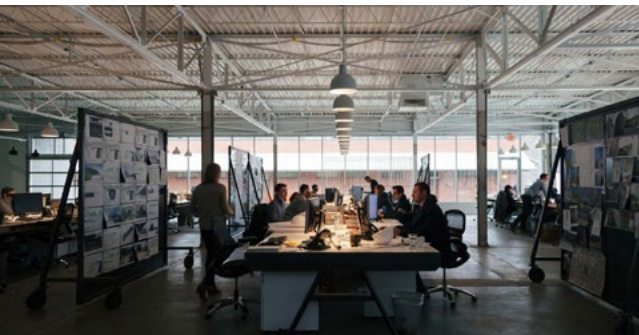
Bill Alexander, Contractor (Joint Venture)  
Alexander Mechanical Contractors

Richard Shea, Custom Engineering

## THE GROCERS WAREHOUSE

The Grocers Warehouse was once home to the historic Wolferman Grocery Distribution Facility. The building is 60,000 square feet in total and sits at the base of Roanoke Park in midtown Kansas City. The building was built in 1949 and was home to the Wolferman brand until the company's sale in the late 1970s. Upon purchasing the building in 2013, it had been vacant for over 8 years and was found to be in major disrepair: all of the copper stripped from the building, multiple openings in the roof, barrels full of ink left from a previous printing company, among other hurdles to occupancy. The potential existed though, to provide a suitable facility for anchor tenant, Hufft – a design, fabrication and construction company, as well as additional creative solutions as well. Hufft occupies just over 35,000 square feet of the space. About 10,000 devoted to office functionality and the remainder to the fabrication shop. Hufft oversaw a very quick 4 month renovation - essentially demo to open up the space, a new roof with solar panels and storefront glass along the loading dock. A Hufft team of about 25 people moved in January 1, 2014. In mid 2014, plans were comprised to develop a 2,200 square foot commercial space and 14 apartment units (4 units at 675 square feet and 10 at 950 square feet) in the remaining square footage. The commercial tenant moved in late 2014 and all 14 units fully completed and leased in early 2016.





#### DEVELOPER(S)

Matthew Hufft, Architect  
Hufft

Jesse Hufft, Manager  
Hufft

#### ARCHITECT(S)

Matthew Hufft, Architect  
Hufft

Jesse Hufft, Manager  
Hufft

#### GENERAL CONTRACTOR(S)

Matthew Hufft, Architect  
Hufft

Jesse Hufft, Manager  
Hufft

## LIFETIME ACHIEVEMENT HONOREE | Whitney Kerr, Sr.



Whitney Kerr, Sr.  
Lifetime Achievement Honoree 2017

Whitney Kerr, Sr. has been active in the commercial, industrial and land brokerage business as a broker and developer for more than five decades. In the 1970s, Whitney brokered the land for 11 office park developments in the I-435/College Boulevard corridor. The largest was the 293-acre Corporate Woods Office Park, and he was one of the original owner-developers. In the 1980s, Whitney assembled 23 acres of land in downtown Kansas City in a partnership with H. Ross Perot Jr., and was very instrumental in the subsequent expansion of Bartle Hall over the downtown freeway onto the 23 acres. During his career, Whitney has negotiated office leases of over 160,000 square feet and the acquisition of individual office buildings at prices in excess of \$46,000,000.

## 2017 AWARD JURY



**Brad Simma**

VICE PRESIDENT  
BLOCK CONSTRUCTION SERVICES, LLC

Brad has managed construction and development projects totaling in excess of \$1B for Block Construction Services including office, industrial, distribution, multifamily, retail, medical office buildings, and mixed-use facilities. Because of his attention to detail, the company has been able to expand into handling all aspects of owner representation including site selection, entitlements, incentive negotiations, pre-construction services, contract negotiation, debt/equity, and contract administration.



**Julia Taylor**

PARTNER  
DENTONS US LLP

Julia Taylor is a partner in Dentons' real estate department, representing clients on all aspects of commercial real estate. She has been recognized as a Rising Star by *Super Lawyers*, Kansas and Missouri, 2013, one of "20 in Their Twenties 2010," *Ingram's - Kansas City's Business Magazine*, June 2010 and one of "20 Under 40", Commercial Real Estate Women (CREW) Network, 2010.



**Gary Davis**

DIRECTOR OF MARKETING  
A. ZAHNER COMPANY

Gary is the Director of Marketing for A. Zahner Company. Zahner's mission is to surpass the expectations of clients by expanding the boundaries of high-quality metal and glass used in art and architecture. The company pushes the levels of technology while providing a worthwhile, challenging, and safe environment for present and future employees and associates.



**Vladimir Krstic**

DIRECTOR/CEO  
KANSAS CITY DESIGN CENTER

Vladimir Krstic is a Professor of Architecture in the Department of Architecture at Kansas State University, where he has been teaching since 1988, and is the Director of the Kansas City Design Center. He has taught and lectured nationally and internationally and his teaching and research are focused on urban and architectural design and design theory.

## ANNUAL SPONSORS

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PGAV ARCHITECTS

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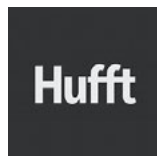
### VENUE

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### TABLE SPONSORS

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# SPECIAL THANKS

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## 2017 AWARDS COMMITTEE

Emily Tilgner - Chair

Lankford | Fendler + associates

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JE Dunn

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Kyle Kennedy

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Diane Burnette

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ULI Kansas City

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Kathleen Ismert

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JE Dunn

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