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Kansas City

Juniper Gardens Technical Assistance Panel

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY | CITY OF KANSAS CITY, KS

APRIL 2021

Technical Assistance Panel

- Objective, multidisciplinary advice on land use and real estate issues developed over the course of two days
- ULI Kansas City members from across the region volunteer their time to participate as panelists

TAP Sponsors

Department of Planning + Urban Design
Unified Government of Wyandotte
County | Kansas City, KS



Kansas City

TAP Co-Chairs



Pat Jordan
Pat Jordan & Associates



Kevin Klinkenberg
MidtownKC Now

TAP Panel



Shomari Benton
Benton Lloyd & Chung



Willie Lanier
Lanier United



Daniel Serda
LISC



Tabitha Darko
HOK



Joe Perry
Port KC



Dennis Strait
Gould Evans



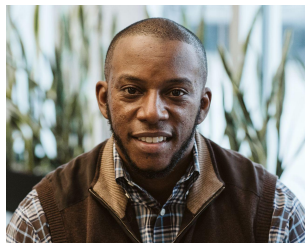
Beverly Easterwood
HDC Consulting



Kevin Pinkowski
BHC Rhodes



Christy Turner
Turner Construction



Terrell Jolly
Integrity Capital
Management



Jolene Saul
Brinshore
Development

Process

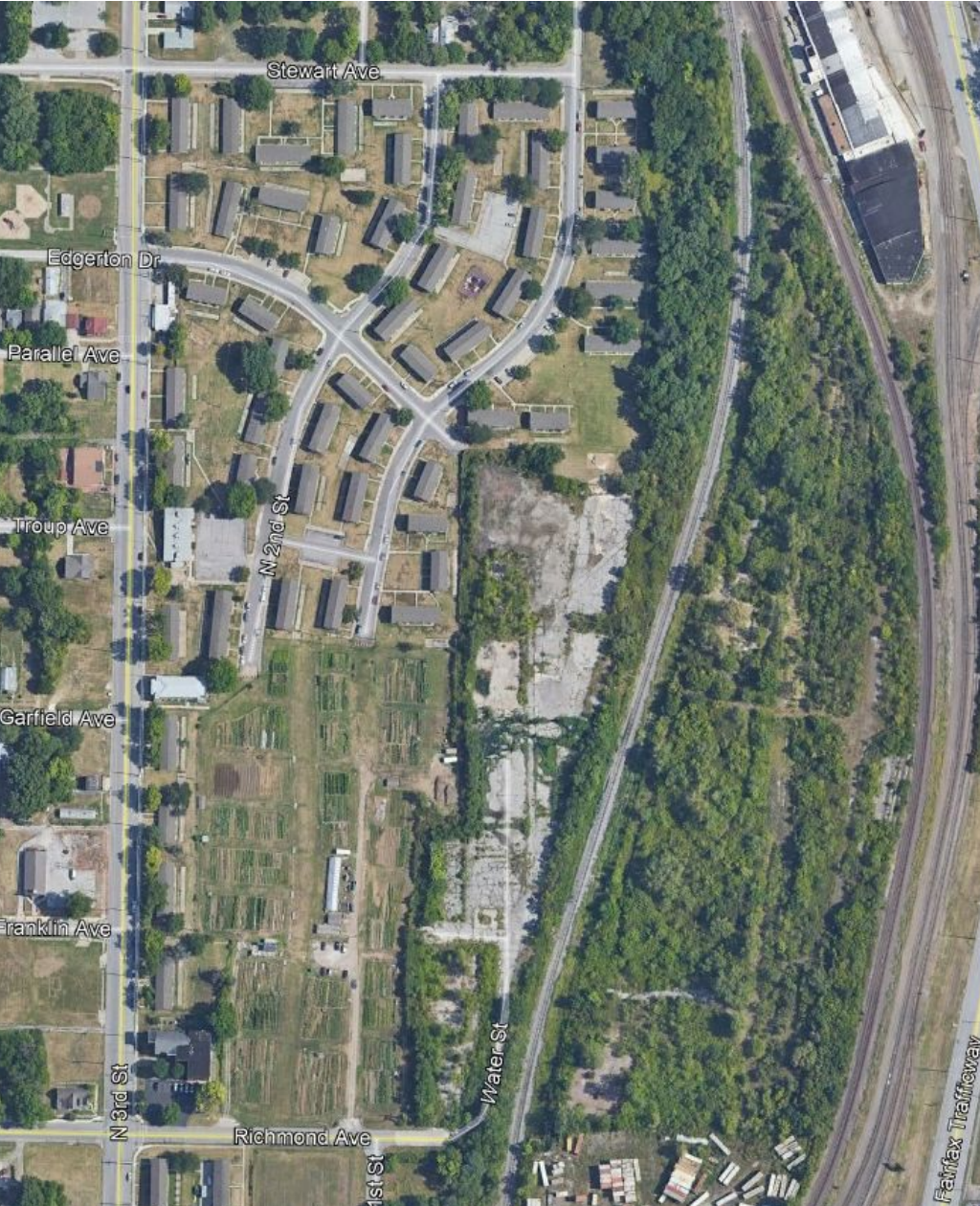
- Briefing documents by Department of Planning + Urban Design of the Unified Government of Wyandotte County | Kansas City, KS
- Stakeholder interviews and tour of site
- Team discussions



Stakeholder Meetings

- City Leadership and Staff
- Neighborhood Associations
- Adjacent Property Owners, Developers
- Transportation Professionals
- National Agencies Working in the Area





Panels' Charge

1. What is the current market and potential demand for a variety of land use types, particularly industrial and light manufacturing on the site?
2. How do we expand physical, psychological and cultural connections to the Juniper Gardens site?
3. How do we document, preserve, and celebrate the historic narratives and stories through this redevelopment?
4. What defining features of Juniper Gardens should be retained or reimaged in the redevelopment?

Insights from Stakeholder Interviews - What we heard

Neighborhood Desires

- Walkability and multimodal connections
- Housing – affordable and market rate
- Business growth, support businesses

Opportunities for Wealth Building

- Job training and social service programs
- Opportunity in the industrial market
- Opportunity to match residential employment needs to nearby jobs

Environmental Concerns

- The environmental concerns are known
- Resulting environmental injustices



Juniper Gardens Housing



Juniper Gardens Training Farm

Study Area – Context

Quindaro Blvd

Fairfax District

Juniper Gardens

Jersey Creek

Parallel Pkwy

7th Street

State Ave

3rd Street

Minnesota Ave

Downtown KCK

Missouri River



Kansas City

Design Drivers

Location

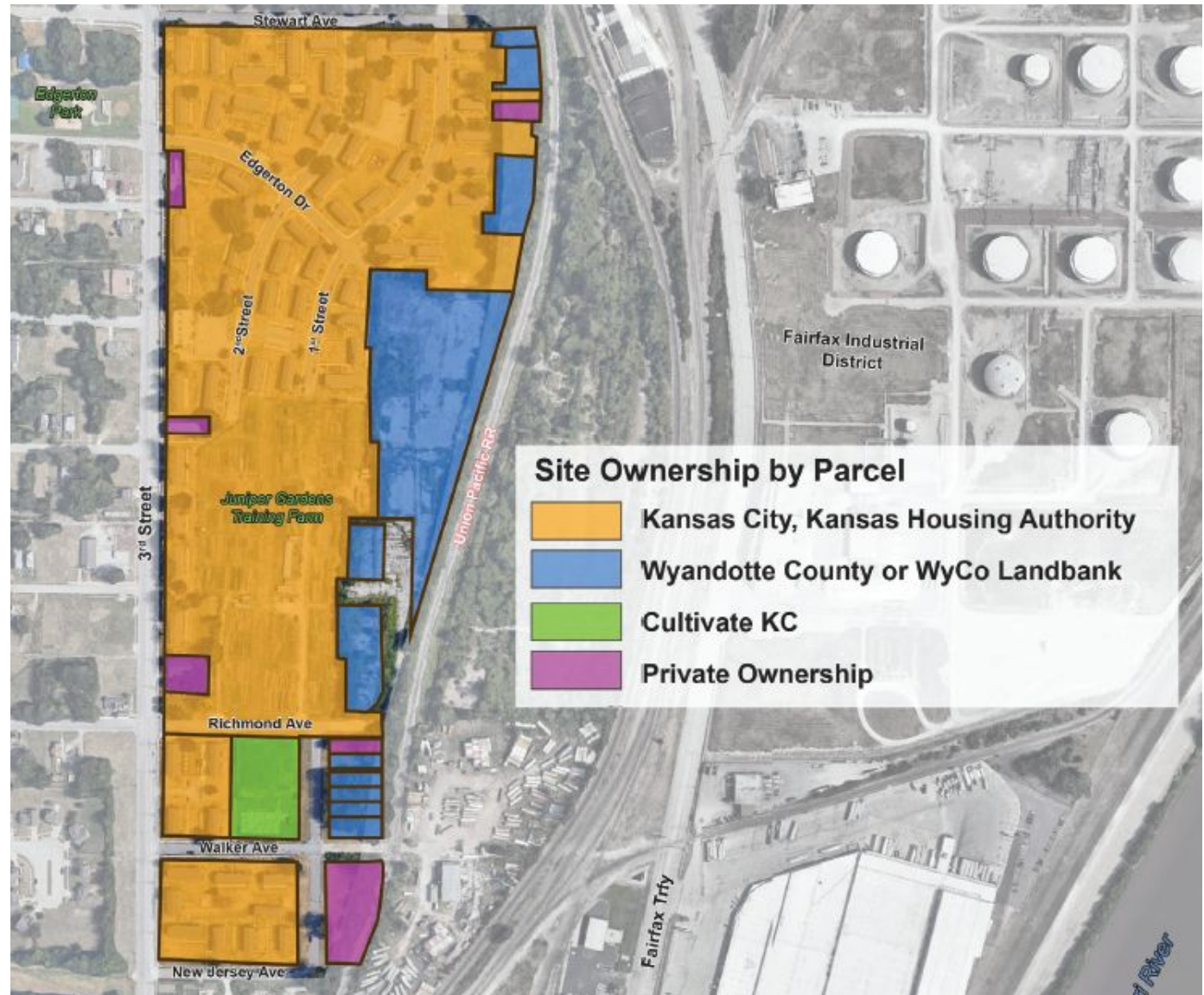
- Challenges of Fairfax Industrial District to the east
- Access to Interstate
- Proximity to Downtown



Design Drivers

Current & Historical Land Use

- Existing structures and infrastructure to preserve or repurpose
- Environmental contamination

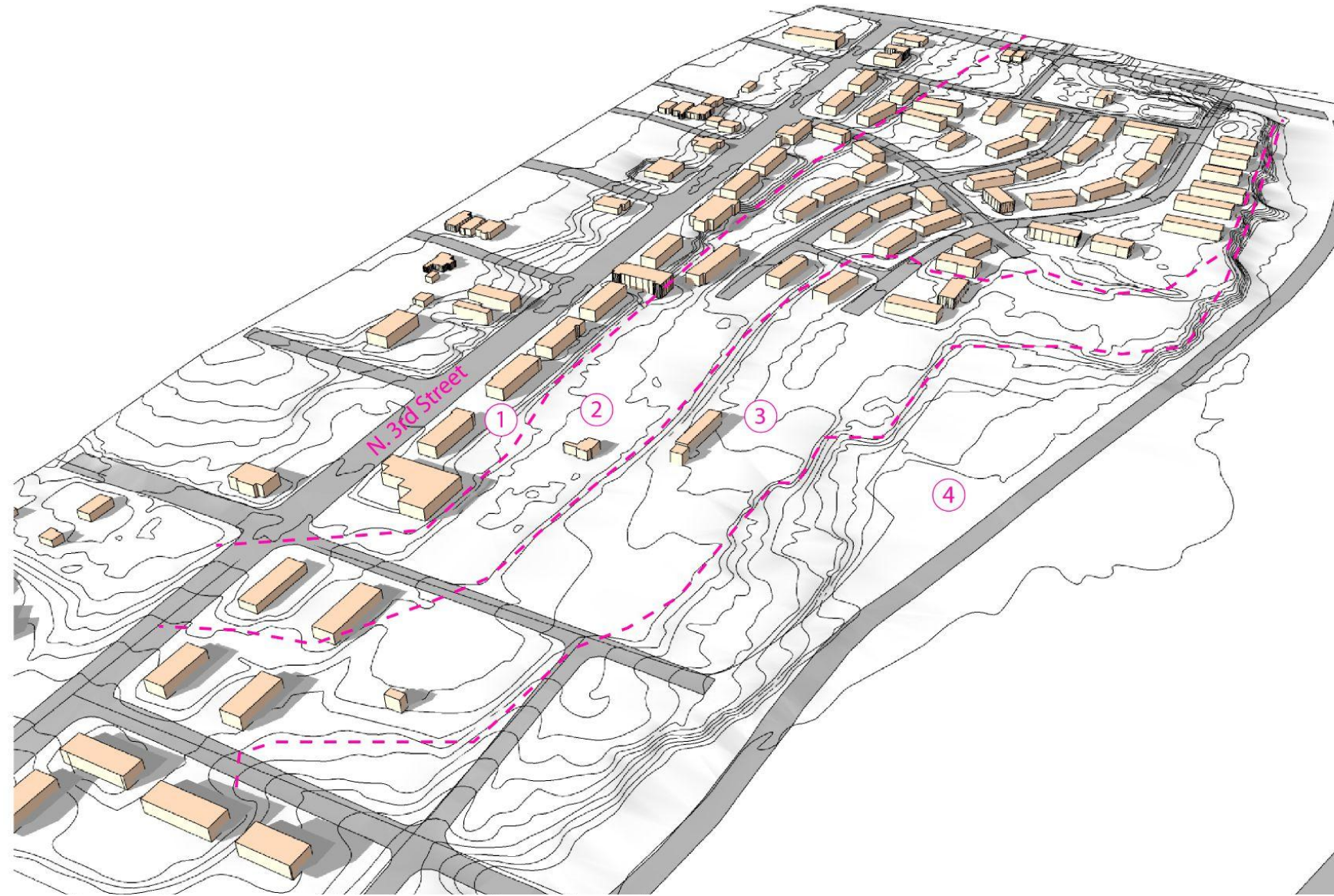


Current Land Ownership

Design Drivers

Physical Conditions

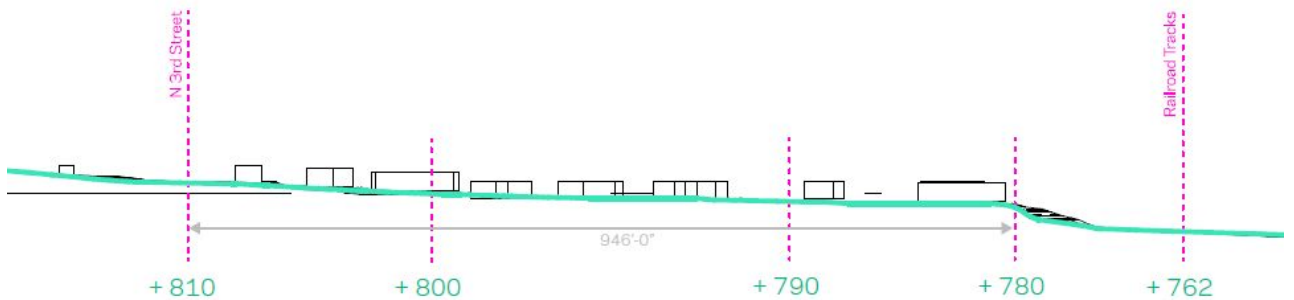
- Natural topography break east to west



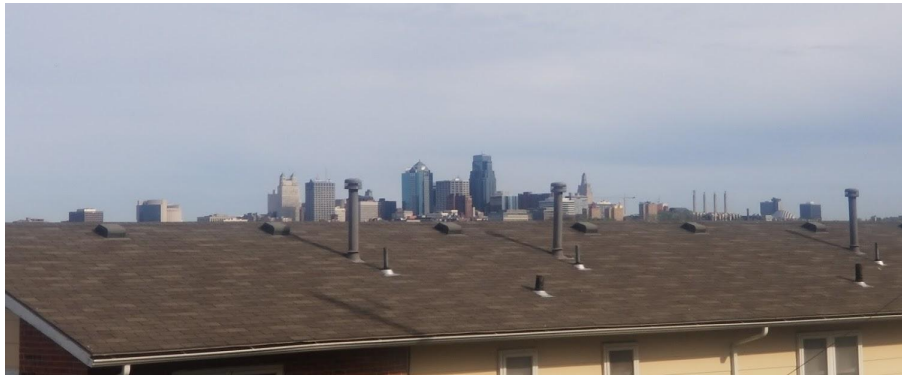
Design Drivers

Physical Conditions

- Views of Downtown KCMO



Section Looking North at North End of Site



Design Concepts

Quindaro Blvd

Fairfax District

Juniper Gardens

Jersey Creek

Parallel Pkwy

7th Street

State Ave

3rd Street

Minnesota Ave

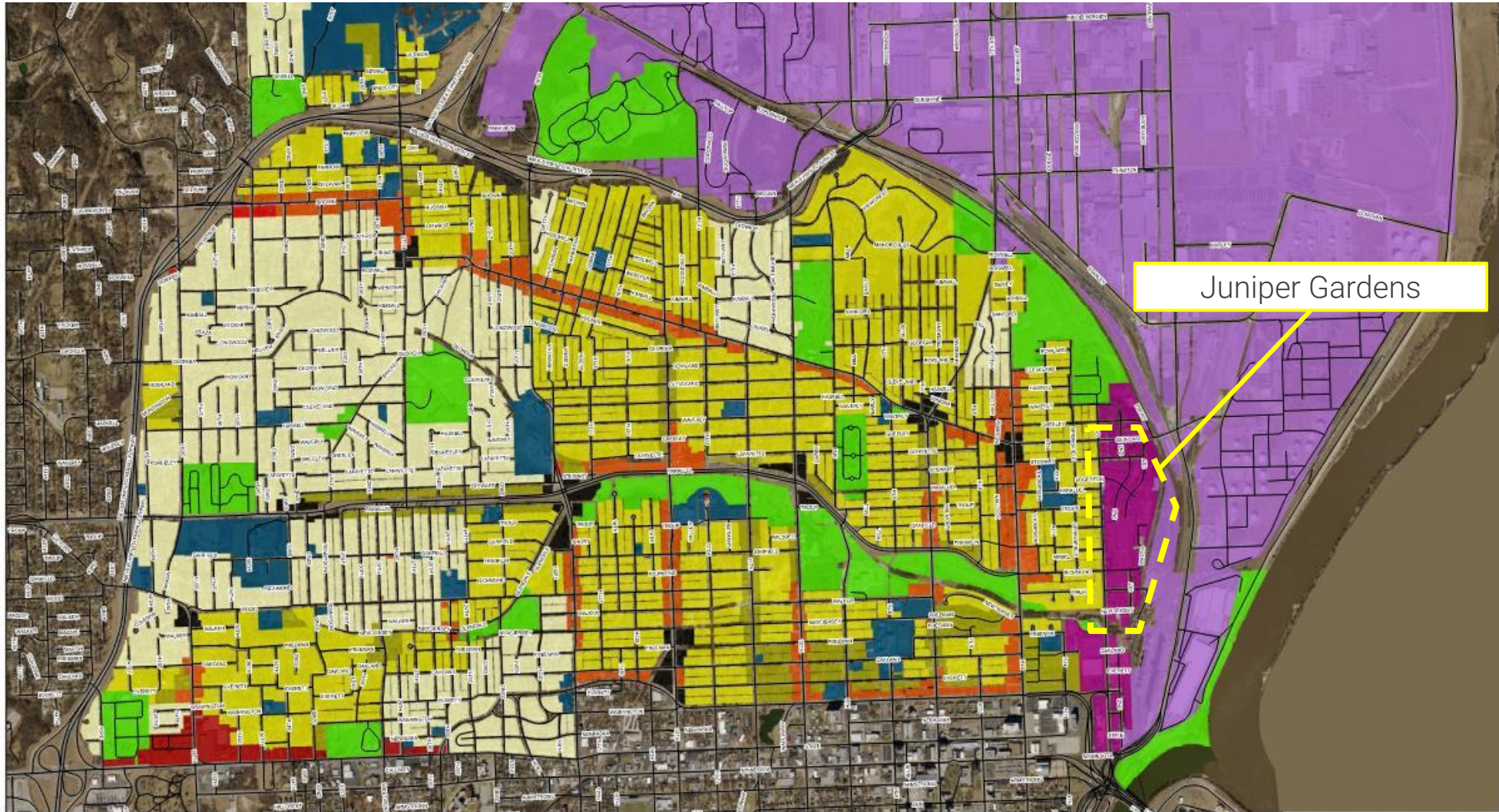
Downtown KCK

Missouri River



Kansas City

North East Master Plan - Future Land-Use Map



- | | | |
|---|---|--|
|  Neighborhood Mixed Use |  Industrial |  Lower-Medium Density Residential |
|  Gateway/Neighborhood Commercial Hub |  Historic and Institutional |  Single Family |
|  Commercial |  Medium-Higher Density Residential |  Parks and Open Space |
|  Highway Commercial | | |

Proposed Land Use

Mixed Income Residential
combination of renovated existing and infill new housing

Community Center

New Community Park and Gathering Place

Existing Churches to Remain

Training Farm to Remain
5 acres with 1 acre for community gardens

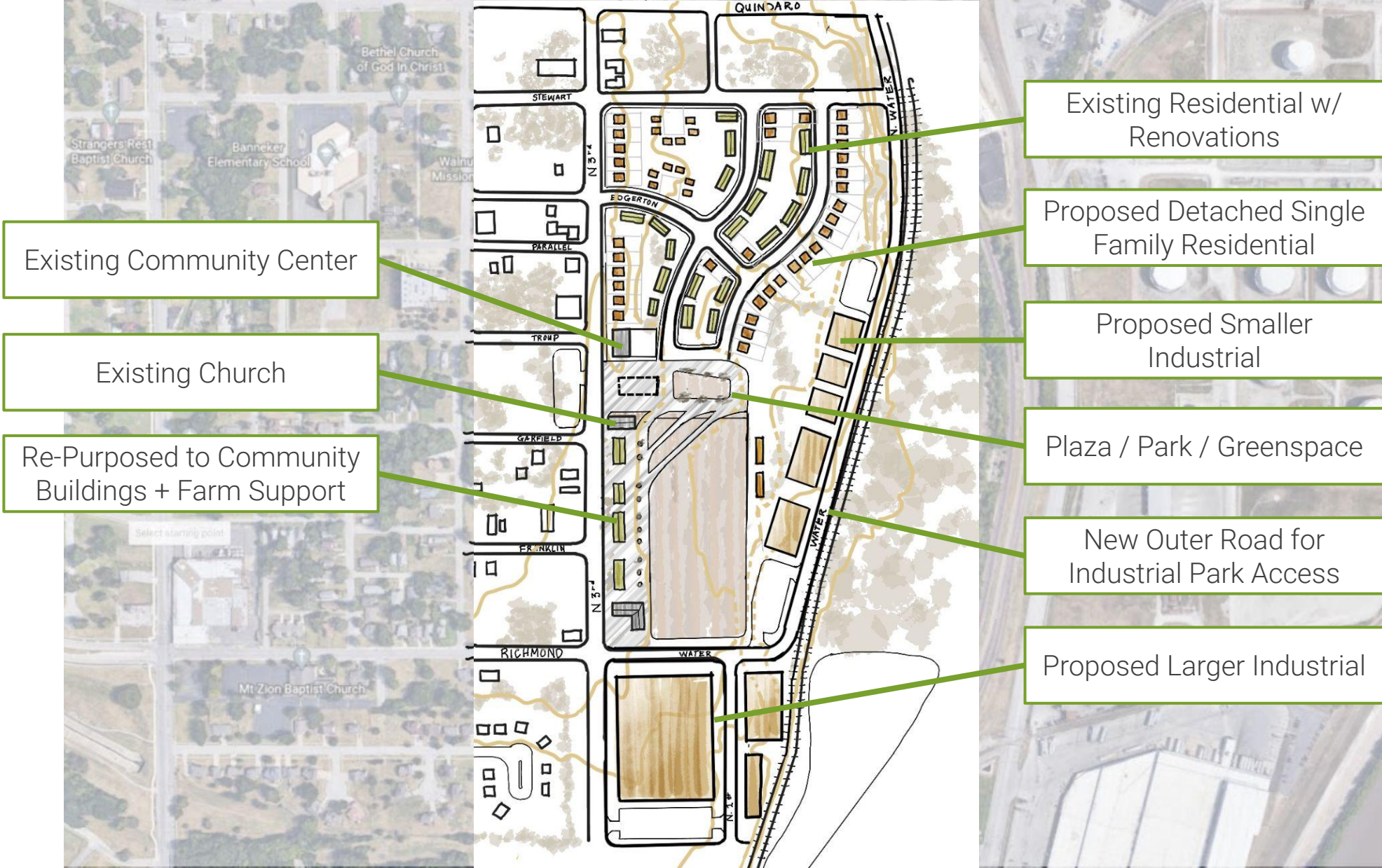
Repurpose for Farm and Community Use

Business District





Initial Concept Sketch



Existing Community Center

Existing Church

Re-Purposed to Community Buildings + Farm Support

Existing Residential w/ Renovations

Proposed Detached Single Family Residential

Proposed Smaller Industrial

Plaza / Park / Greenspace

New Outer Road for Industrial Park Access

Proposed Larger Industrial

Site Plan

Development Strategies - Light Industrial

High Market Demand for Industrial

Proposed Sale of this Land for Light Industrial

- Site allows for 6-8 industrial buildings at 25-30k sq ft or a few at 50-150k sq ft
- Scale and size to compliment adjacent neighborhood



Development Strategies - Housing / Commercial Mixed-Use

Existing and Proposed Housing

- Located on north end of the site
- Mixed-income and workforce housing
- Wraparound services (daycare and transportation options on site)



Proposed Housing Types



Existing Neighborhood Businesses

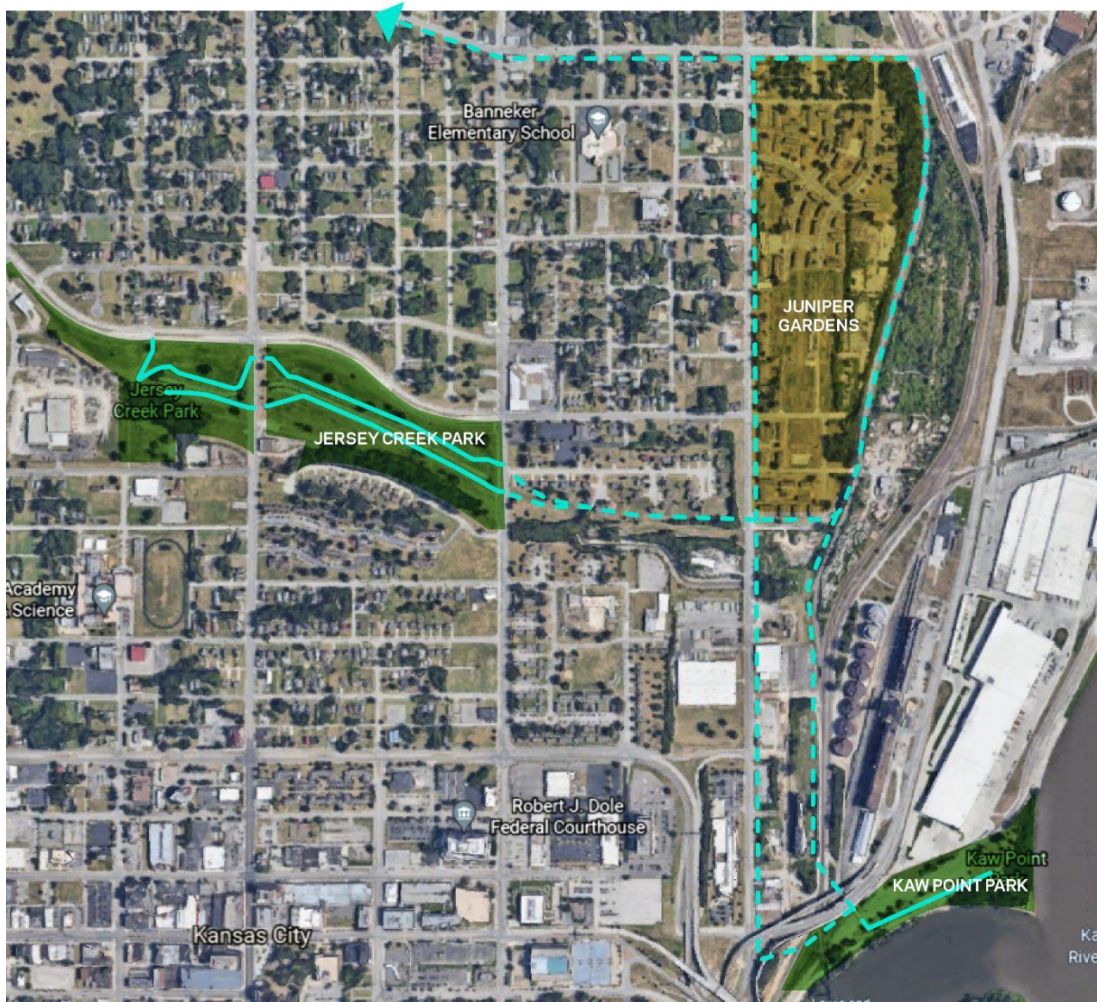


Rehabbed Housing Approach

- Simple modifications to make existing housing more livable (porches, rooflines, generous windows)
- New clustered cottages and moderately sized multi-family to match existing neighborhood



Trails and Greenways



Heritage Trail access to
Quindaro Township



Access to Jersey Creek Greenway
via New Jersey Avenue



Potential Access to Kaw
Point via 3rd Street and/or
Railroad ROW



Financial Considerations

Quindaro Blvd

Fairfax District

Juniper Gardens

Jersey Creek

Parallel Pkwy

7th Street

State Ave

3rd Street

Minnesota Ave

Downtown KCK

Missouri River

Financial Considerations - Uses of Capital

Assume financial clean slate after decommissioning by HUD

- Existing liens and demo cleared by HUD / Housing Authority / UG
- Environmental cleanup on City-owned parcels assisted by future Choice Neighborhoods grant, UG, or state/federal program

Holding capital after decommissioning by HUD

- UG land bank or not-for-profit with the capacity to maintain the land

Pre-development capital

- Environmental abatement of City-owned parcels

Financial Considerations - Sources of Capital

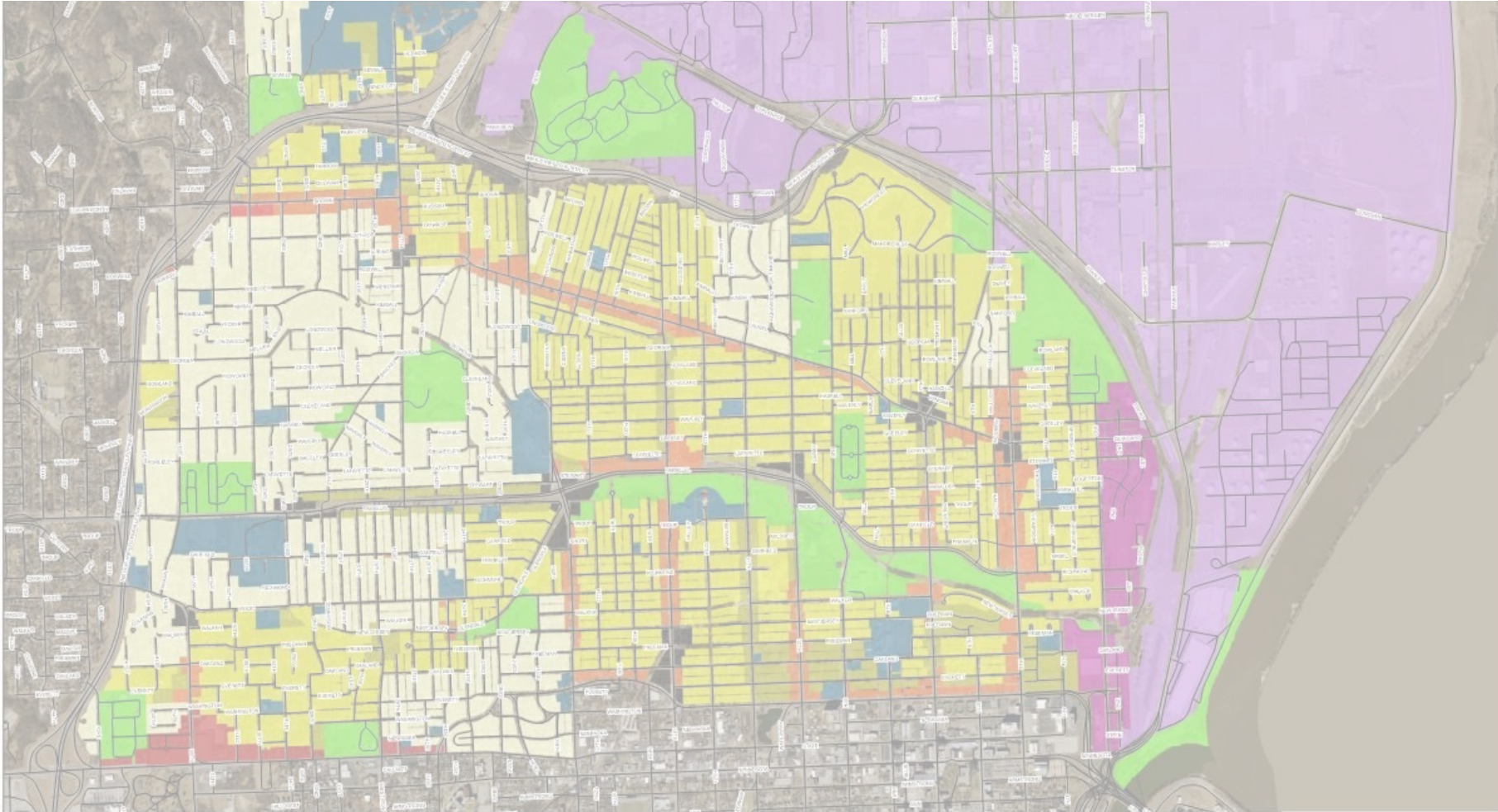
Non-Governmental Sources

- Private Developers
 - Commercial / Light Industrial
 - Multi-family
 - Single family
- Institutional / Foundation

Government Programs

- Choice Neighborhood Grants (HUD)
- Federal Earmarks (2022)
- National Recovery Act Funding
- Industrial Revenue Bonds
 - Sales tax exemption on building materials
 - Real property tax exemption
- New Market Tax Credits
- Low Income Housing Tax Credits
- Work Opportunity Tax Credit
- Neighborhood Revitalization Act

Zero Cost Basis is Necessary to Attract Private Capital



Public Policy Considerations & Community Engagement

Quindaro Blvd

Fairfax District

Juniper Gardens

Parallel Pkwy

3rd Street

Missouri River

Downtown KCK

Minnesota Ave

State Ave

7th St

7-Point Community Commitment Plan

1. Financial commitment to the site

- Similar to commitments made at Village West, Race Track, and other western developments

2. 50% of existing residents retained in the “New Juniper Gardens”

3. Special consideration to small businesses, maker industry, and business incubator

- Tie-in to Turner House
- NEDC to consider a contractors training center and other programs for Juniper Gardens residents

4. On-site job training with a pipeline to jobs

- Fairfax/Downtown and businesses on site
- Work with new KCK Community College Downtown Plan

7-Point Community Commitment Plan (continued)

5. Attention given to green space attraction

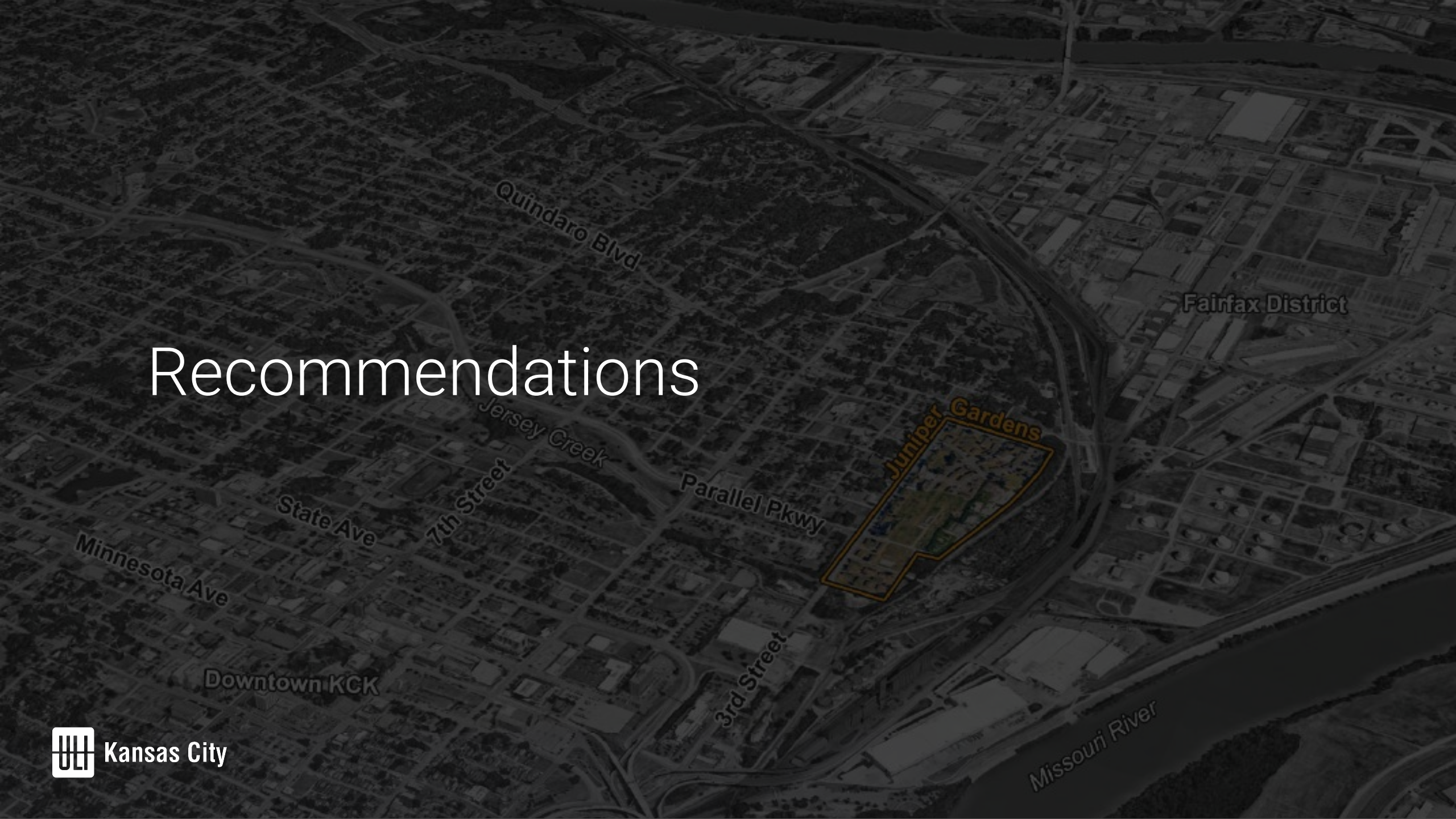
- Unique attraction to draw visitors from outside Juniper
- Small golf course, arts garden, playground with funding for intentional programming

6. Direct support to the NEDC

- Help programmatic/community development efforts beginning with those of the Juniper Development

7. “Northern Gateway” design that announces the site and welcomes visitors

Recommendations



Recommendations

Focus Priorities

- Commit to a financial investment in the area
- Address environmental injustices, which are long overdue

Present a Package Attractive to Private Capital

- Remediate the site, clear the land, and prepare it for redevelopment
- Mix of residential, commercial, and light industrial land uses that support one another and the needs of the area
- Partner with agencies and institutions to address employment needs (wraparound services: daycare and transportation options)

A Community Designed To:

Support projects that help the community thrive and be successful

- Training farm
- YouthBuild
- Chester Owens Training Center
- Groundworks NRG
- Northeast Economic Development Corporation
- Local Businesses
- Local Churches
- Donnelly College
- KCKCC Downtown Campus
- Kansas State Research Extension Services
- CHWC
- MORE2
- Made Men



CULTIVATE KC







University of Maryland
College Park
Wood Shop
10/1/18

BLACK
MAMBA



Q&A

ULI Kansas City

Technical Assistance Panel



Kansas City