Project Description:

The City of Independence and its partners, MARC and the US EPA, worked together to retrofit one of the city’s turfed, dry detention basins with native plants to reduce sedimentation and enhance natural conveyance capabilities of the streams in the watershed. This six acre detention basin has been difficult for the city to maintain. The use of native grasses, flowers, trees and shrubs will improve management and water quality as well as provide a public education opportunity. In the future, trails with informational signs will link the basin to nearby neighborhoods.

Significance to the Kansas City region:

This project represents one of the Kansas City area's Best Management Practices for stormwater management for it's use of "Green Infrastructure" to improve water quality and provide recreation.
909 Walnut Roof Garden

Project Description:
Completed in 1931, the 35-story building at 909 Walnut began as the home for the Fidelity Bank & Trust and was later home to federal government offices. Now, the building has been converted into 180 rental units with an average rent of about $1.25 per square foot and two penthouse condos in the building’s distinctive towers are for available for sale. In addition to the residential space, there will be a 5,000 square foot restaurant on the ground floor and 70,000 square feet of office space. The building features a health club, and a rooftop garden atop a new parking garage. The building is within walking distance of many restaurants, entertainment venues, and the River Market area as well as many businesses and government offices.

Significance to the Kansas City region:
The 909 Walnut building is on the National Registry of Historic Buildings and is a jewel on Kansas City’s skyline. Renovation of such an historic building into luxury residences and office space attracts people to downtown, promotes downtown business and walkability, and adds beauty while preserving a unique piece of architecture. In addition, the redevelopment’s use of a green roof showcases green building techniques that can be used as amenities.
Addison Circle

Project Description:

Addison Circle is an 80-acre, high density, mixed-use town center adjacent to Addison’s historic center of 15,000 residents. The community is home to several major corporations just north of Dallas, Texas. This development created a public/private partnership to provide financing, determine design and location of buildings, determine land uses, revise codes, and to generate public support. Using high quality public infrastructure, streetscape and landscape elements the design created a pedestrian-oriented, human-scale, urban environment emphasizing public spaces. Development standards were established and used to guide exterior finishes, building designs and scale, setbacks and lot coverage, and landscaping and screening for parking areas. The project’s centerpiece is a large piece of public art. These elements are integrated through an open transportation system. Addison Circle became the physical and social center of the community, hosting annual festivals and linking residents to recreational and commercial areas.

Proposed in 1991, a joint effort by the developer, builder, local planners and officials created a master plan and solidified the public/private partnership that built the necessary support and secured funds for the project. The project area was designated as a Tax Increment Financing (TIF) district, with up-front financing covering infrastructure costs. In return for infrastructure investment, the developer agreed to provide over 500 homes in the first 5 years. In the end, public investment totaled $9 million, while private investment exceeded $300 million. This collaboration produced a high-quality urban environment providing long term, sustainable benefits to the community and region.

Significance to the Kansas City region:

Addison Circle is an excellent example of a new suburban town center integrated into the existing community. Many first ring suburbs and newer suburban areas in the Kansas City region would benefit from similar development to create vibrant mixed-use centers.
Anita B. Gorman Conservation Discovery Center

Project Description:

The Anita B. Gorman Conservation Discovery Center is a conservation learning center located on the 10-acre Urban Conservation Campus in Kauffman Legacy Park, just east of the Country Club Plaza in Kansas City, Missouri. The Center’s goals are to provide a building and grounds that show real ways to live in harmony with nature, build conservation knowledge and skills based on interests of urban residents, provide traditional conservation services in the heart of the city, and to link conservation and communities by creating partnerships.

The Discovery Center building uses an integrated design to conserve resources, increase energy-efficiency, and reduce pollution. Mechanical features of the building include geothermal heat pumps that result in 36% energy savings on heating and cooling. The building also uses many green building materials such as salvaged wood and masonry artifacts, and recycled carpet. The building uses active and passive solar power. The Living Machine handles water conservation by mimicking the biological processes that clean water in a natural wetland. Stormwater from the parking lot and building is contained by bio-swales and rain gardens, preventing run-off from entering the storm sewer. The landscaping uses hardy native species and is designed to showcase the many natural ecosystems of Missouri.

The land was purchased by the Ewing Marion Kauffman Foundation in 1996. Missouri Department of Conservation funded half of the building costs and a public/private partnership of government, corporate, private and individual donors provided the other half.

Significance to the Kansas City region:

As well as being one of Kansas City’s most comprehensive eco-friendly facilities, the center adds natural beauty to the Brush Creek Corridor and is open to the public seven days a week. The Discovery Center includes a teacher resources center and offers six hands-on nature workshops for children promoting environmental awareness and activities to the city’s future.
Environmental awareness and activities to the city's future generations.
Belmont Dairy

Project Description:

Belmont Dairy is a $14 million project that renovated a former Carnation Dairy, brown-field site contaminated by numerous fuel tanks, asbestos, lead and PCB’s. The site was decontaminated and now has 66 affordable apartments, 19 market rate lofts and 27,000 square feet of commercial space. A grocery store, shops and a restaurant occupy the space below the lofts, while a parking structure sits below the first floor of apartments. The project filled immediately, proving that high-density infill is desirable. Due to its prime location, residents and shoppers can walk, bike or take the bus to most services. Anticipating this, developers reduced the number of parking spaces and increased the number of bicycle parking spaces. Belmont Dairy features such amenities as wide, inviting sidewalks, street trees, and active storefronts.

Objectives of the project include revitalizing the Belmont Business District with innovative mixed-use development; providing desirable and affordable high-density transit-oriented housing; and supporting the Livable City goal of accommodating growth through the “main street” concept in established city neighborhoods. In recognition of its success at achieving these goals, Belmont Dairy won a Governor’s Livability Award in 1997.

Project leaders set out to clean up and reuse a contaminated site as well as create an energy and resource-efficient development. By maximizing insulation, weatherization, natural lighting and ventilation, and choosing energy-efficient appliances and lighting, the building boosts comfort and cuts utility bills. Consequently, apartments save $3,000 annually, or 10% more than required by Oregon’s energy code. Project developers chose EarthSmart-approved materials, including carpets made from recycled plastic bottles, insulation made from recycled newspapers and composite wood floor joists that contain 40% less wood than sawn lumber. To keep inside air fresh, developers installed a carefully designed ventilation system including air inlets in windows and exhaust fans with 24-hour timers. They chose low-toxicity materials, including formaldehyde-free cabinets, and low-VOC finishes. Project developers carefully reduced the project’s water needs, inside and out. Low-flow showerheads alone save 170,000 gallons a year and native plants and a water-conserving irrigation system cut

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landscaping irrigation costs significantly. Developers recycled or reused half of the original structure. Then builders avoided $180,000 in landfill costs by recycling 90% of construction waste, including 612 tons of metal, 1,560 tons of concrete, 52 tons of wood, 6 tons of mixed-copper and aluminum. And tenants use an on-site recycling center.

**Significance to the Kansas City region:**

Belmont Dairy is an excellent example of how renovation of an old industrial building on a contaminated site into a new mixed-use development can be accomplished successfully while using energy efficiency, recycling and "smart" building approaches. This strategy maximizes the sustainability of compact urban form by integrating resource-saving principles into all phases of a project.
Cathedral Pointe

Project Description:

Cathedral Pointe is the award winning development located in the St. Peter/Waterway neighborhoods between 11th and 14th Streets from Sandusky to Minnesota. This residential development in the heart of Kansas City, Kansas will consist of 140 new and rehabbed homes. Financed with over $3 million of tax increment financing and a $2 million federal appropriation, this 16-square-block project has been voted one of the best new neighborhoods in Kansas City, KS. Both Phase 1 and 2 are expected to be completed in three years with home prices ranging from low to high $100,000s. The development includes a mixture of single family homes, town homes and rehabilitated homes. Waterway Park and the Bishop Ward High School athletic fields add green space that is within walking distance of each home. The Unified Government is providing some funding and will be a major partner in the project. The Board of Public Utilities will provide water main upgrades and electric infrastructure improvement where needed, as well. Cathedral Pointe will participate in BPU’s heat pump program, so incentives are provided to homeowners who choose to install a heat pump. Heat pumps conserve energy and are energy efficient so homeowners with heat pumps will see lower costs both for winter heating and for cooling in summer.

Significance to the Kansas City region:

Cathedral Pointe represents the revitalization of an existing area within the historic St. Peter’s neighborhood into a comfortable urban neighborhood, with the amenities of suburban homes. A finalist in the Community Impact category of the 2007 Capstone Award for Real Estate Excellence from the Kansas City Business Journal, this successful project increased property values and school enrollment as well as reduced crime in the area. By revitalizing the urban core with a focus on home ownership for this ethnically diverse and most densely populated neighborhood of Kansas City, KS, Cathedral Pointe is a testament to the importance of community organizing efforts and empowering residents to invest in their neighborhoods.

Related Links

www.wycokck.org/
Celebration, Florida

Project Description:

Celebration, Florida is the largest, most comprehensive and best known traditional neighborhood development consisting of 8,000 homes and 20,000 residents. Celebration's downtown has 67,000 square feet of retail space with more than 20 merchants, including a movie theater, restaurants, retail shops, 40 professional offices, a 115-room hotel and a small grocery store. Over 1,200 single-family houses and apartments have been constructed, as well. Developers have confidence in the flexibility of downtown and its potential to change over the years. For example, the Seminole Building is designed to accommodate housing, offices or retail depending on the demands of the market.

The 'village' development pattern is partly dictated by Celebration's site. Large areas of wetlands and Interstate 4 bisect the property, which work against an entirely interconnected design. In a survey reaching half the town's households, 63 percent of the residents reported using their cars less than they did in their previous community. The design of the town makes it easy to get around by walking. A few neighborhood markets have found relative success almost from the beginning. Gooding's market benefited from the rapid growth of the town and also the advantage of a chain store's buying and distribution power. By suburban standards, Celebration's residential lots are small. There is a real sense of community from the design and layout of the town. The development offers attractive, traditional streetscapes in both its downtown and residential areas.

Significance to the Kansas City region:

Celebration is sponsored by a large corporation and embraces many of the principles of New Urbanism. Celebration's downtown is likely the most complete neo-traditional town center built to date, but the development's success and the speed of completion, ironically, have resulted in the most common complaint being inconsistent construction quality.
Coffee Creek Center

Project Description:

Coffee Creek Center is a 640-acre development located in Chesterton, Indiana (50 miles southeast of Chicago) with. The residents of Coffee Creek Center have the opportunity to choose from homes with variety of housing styles and prices. The streets are pedestrian–friendly and the neighborhoods are oriented for social interaction. An elaborate parks system with one main natural stream corridor is featured. This development also offers a wide–range of job opportunities within the neighborhood. Affordability and social interaction are key elements in addition to offering a community that co–exists peacefully with the natural environment.

Coffee Creek Center’s developer, Lake Erie Land Company, is a leader in the field. The company has set standards to create a strong "sense of place", even if the return on their investment is delayed or diminished. For example, the Coffee Creek Center was not expected to show any positive economic return for the company for at least 12 years.

The developer hired William McDonough (principal architect for McDonough and Partners, Dean of Architecture at the University of Virginia) as the master planner for this project. McDonough focuses on sustainability—designing today with future generations in mind.

The Center has 8 main design principles.

1) Celebration of Community—pedestrian–oriented mixed–use areas with many public spaces

2) Compact Community—concentrate development to create a vital population density

3) Pedestrian Streets and Community Transportation

4) Advanced Building Design—materials, day lighting design, and energy analysis techniques

5) Restoration of Native Ecosystems and Habitats—natural vertical infiltration system to manage storm water

6) Treating Natural Resources as a Precious Commodity

7) Human and Ecological Health—living spaces encompass outdoor spaces

8) Advanced Technologies and Procedures—used in the
b) Advanced technology—data and energy systems extend to the entire community.

The natural environment plays a large role in the Coffee Creek Center community. Two hundred and fifty acres of this development are devoted to green space, parks, and constructed wetlands. Coffee Creek’s constructed wetlands work together to form the country’s largest vertical infiltration system. This system allows storm water to flow naturally and slowly over time to Coffee Creek through the root systems of diverse native plants and reduces the effects of droughts and floods.

**Significance to the Kansas City region:**

Coffee Creek Center is highly regarded and recognized as a national model of sustainable community development. Using natural wetland and prairie systems instead of conventional built storm water management infrastructure is highly relevant and recommended to many Kansas City area communities.

**Related Links**

[www.lelcompany.com](http://www.lelcompany.com)

[www.mcdonough.com](http://www.mcdonough.com)
Coon Creek Trailhead Porous Asphalt Parking Lot

Project Description:
The 18-stall parking lot at the Coon Creek Trailhead uses a new, porous asphalt that allows stormwater to infiltrate. This technology reduces pollution carried by runoff into creeks and streams and recharges groundwater. It is also an economic alternative to other forms of built stormwater management infrastructure. This particular project was also used as a training ground for the workers installing it.

Significance to the Kansas City region:
This parking lot is the first of its kind and demonstrates to the Kansas City Metro Area an innovative technology that minimizes runoff by allowing water to infiltrate and thus reduces the need for other built infrastructure like curbs, gutters, pipes, inlets and retention ponds.
Country Club Plaza

Project Description:

The Country Club Plaza is considered a national model of mixed-use development. The project’s master plan was completed in 1922, and the first shops opened in 1923. The 60-acre business district was built to support new residential properties developed by J. C. Nichols on what was then the southern edge of the city. High-density residential units built adjacent to the Plaza helped create stronger market demand to support the commercial development. Spanish architecture used throughout the district, with towers, artwork and fountains, adds identity, character and quality to the development. The development’s design provides convenient access to automobiles (it was one of the first suburban shopping areas in the nation designed to accommodate the automobile) pedestrians and public transit. High quality architectural design standards control building height and appearances of the facades, sides and rear of buildings. Careful design of parking lots behind buildings helped create a pedestrian-friendly environment.

Significance to the Kansas City region:

Over the years, the project has adjusted to a changing marketplace, shifting from a district that provided daily necessities and services for the surrounding residential areas to an upscale shopping and entertainment district. Two parks, a linear river walk along Brush Creek and a tennis center provide green space. The city of Kansas City, Missouri, adopted a Plaza Urban Design and Development Plan in 1989 to guide redevelopment of areas within or adjacent to the district.

Today, 40 percent of the district’s six million annual visitors are from out-of-town. Residents view the development as a shared community asset and the city’s central meeting space. A holiday lighting festival on Thanksgiving evening has been a community tradition for over 70 years.
**Crescent Creek Traditional Neighborhood**

**Project Description:**

Crescent Creek is a traditional neighborhood design (TND) community in the older suburb of Raytown, Missouri. The traditional design of the community gives it identity, encourages pedestrian activities and welcomes owners of all ages and income levels. Its 128 units located on approximately 23 acres, Crescent Creek offers single family homes of diverse sizes, townhomes, and garden cottages with an average of 6 units per acre. Dial Realty of Kansas City, in partnership with Froehlich Pycior Homes, created the neighborhood along with 7 acres of green space and a clubhouse and pool for the community.

**Significance to the Kansas City region:**

Crescent Creek affords a walkable, mixed-income neighborhood with a diversity of building types in one of Kansas City's older suburbs designed to create community identity, pedestrian life, and to draw homeowners closer to the urban core. This will support existing businesses and provide for diverse housing needs.
Dancing Rabbit Eco-Village

Project Description:

Dancing Rabbit, set in rural northeastern Missouri, is an ecovillage whose residents strive to live ecologically sustainable and socially rewarding lives. Dancing Rabbit has defined sustainable as: "In such a manner that, within the defined area, no resources are consumed faster than their natural replenishment, and the enclosed system can continue indefinitely without degradation of its internal resource base or the standard of living of the people and the rest of the ecosystem within it, and without contributing to the non-sustainability of ecosystems outside."

Though a small "pioneering" village now, Dancing Rabbit hopes to become a community of 500-1000 residents in order to have recognition necessary to influence the global community by example, education, and research. The ecovillage boasts the benefits of small town life and intentional community living, in the company of other progressive individuals who are supportive of living an ecological life.

Significance to the Kansas City region:

This local eco-village is an example of an intentional community striving to live sustainably and with the least negative environmental impact possible that could inspire residents of Kansas City to live in a more environmentally sustainable community within their own neighborhoods.

Related Links

www.dancingrabbit.org/social_change/dr_fact_sheet.pdf
**EcoVillage**

**Project Description:**
EcoVillage, Virginia is a 180-acre, residential development 35 miles outside of Washington, DC. Social and ecological components that preserve open space, create a neighborhood center, and promote sustainable living make EcoVillage unique. The project consists of 2 neighborhoods (25 lots, from 1/3 to 3/4 acre) each centered around a common house. EcoVillage preserved 85% of the site as open space by clustering lots and improved neighborhood awareness, security, and collaborative activities.

The common house serves as the heart of the community, bringing residents together to share meals and socialize. Common house facilities include kitchen, large dining space, mailboxes, children’s playroom, laundry room, guest rooms, various multi-purpose rooms, and porches. Other shared areas include open space among clustered homes known as “the commons,” as well as space for trash collection and recycling, and storage of neighborhood tools, lawnmowers, and other outdoor equipment.

Each neighborhood is accessible to automobiles by two private entry roads leading to carports on the periphery to protect pedestrians and limit other negative impacts of vehicles. Interior lanes are limited to emergency vehicles and delivery trucks. Carts are provided to residents to transport large items from the parking areas to their homes. Hiking trails and pedestrian walkways connect the two neighborhoods and open spaces.

The EcoVillage design emphasizes biodiversity; 20 acres of mature forest is protected; stream restoration and reforestation efforts continue. Homeowners are encouraged to landscape with native plants with restrictions on applications of chemical pesticides and fertilizers. All 180 acres of the site are certified for organic farming; one resident organized a Community-Supported Agriculture (CSA) farm to raise vegetables for distribution in the community.

High energy and resource efficiency are requirements in any EcoVillage construction. Houses and trees are placed to maximize solar exposure for natural lighting and temperature control.
solar exposure for natural lighting and temperature control. Building materials are "green", including materials such as studding from Forest Stewardship Council (FSA) certified wood; roofing made from Structure Insulated Panel (SIP) and EcoShake made from 100% recycled vinyl and sawdust; Hardiplank a fiber-cement composed siding; and energy efficient windows, lighting, plumbing, and insulation. Energy efficient homes also provide economic savings for the owner; projected annual operating costs for a typical EcoVillage home (4 bedrooms, full basement) are $134 for heating, $102 for air conditioning and $128 for hot water.

Significance to the Kansas City region:

The EcoVillage project is based on the Danish concept of co-housing where residents own their homes, and share a neighborhood common house. The project's design is also influenced by the environmental principles of sustainable development and sustainable living that could be applied to any new development in the Kansas City area. Consumer education and participation are key components to promoting "green values" in home buying, as well as making the sustainable elements of the project cost-effective and should be considered necessary activities for development.
EcoWorks Office Complex

Project Description:
Located south of Kansas City in the Southlake Technology Park, EcoWorks buildings 1 and 2 provide 124,000 square feet of leased office space. “EcoWorks believes technological achievement, environmental sensitivity & employee amenities combine to make the ideal workplace.”

It is the first LEEDs certified speculative office in the US. The buildings include passive and active solar elements, windmills and battery banks, a white roof, recycled construction materials, native-species landscaping and 40 acres of green space with trails for employees.

Zimmer Companies plans to build 4 more buildings at EcoWorks for a total of 395,000 square feet of "green" office space.

Significance to the Kansas City region:
EcoWorks is an example that eco-friendly, employee-friendly, and cost competitive are not mutually exclusive. Through careful design this eco-friendly building was constructed at no more than 5% over conventional construction costs and savings in energy consumption and better employee health will offset any premium for eco-friendly building materials or mechanical elements.

Related Links
www.zimmercos.com
EPA Labs

Project Description:

The construction and operation of the Kansas City Science & Technology Center was contracted as a build-to-suit facility with a 20-year lease and employed as many energy, resource, and water-efficient features as possible in its design and construction to preserve natural resources, ensure occupancy health, and serve as a model for future laboratory design. The Solicitation for Offers called for the project to be LEED certified and outlined the following required green features – energy efficiency, water conservation, resource conservation, protection of ozone layer, support of sustainable forestry practices, protection of human health and indoor air quality for it to be LEED certified. Additional notable features in the building include, its rooftop rainwater recapture system which directs water from a portion of the roof into pipes that lead directly into a 1,500-gallon underground sediment tank near the building’s mechanical room; sustainable landscape design which employs native plants to reduce the need for watering and irrigation; indoor air quality considerations such as low-voc materials used throughout the building and the installation of fresh filters in the HVAC; and in keeping with the mission of reducing resource use in any way possible, completing construction with a comprehensive Construction Waste Recycling Plan for concrete, metals, wood, asphalt, and paper.

Significance to the Kansas City region:

The KCSTC is an example of leadership in environmental design for the region. The building has taken into account a number of factors that carefully consider the interconnectivity of ecological conservation, economic development and human wellness. Considering all sources of environmental impact from the construction of the KCSTC, the design/build team placed the highest priority on obtaining materials locally. Local materials use minimized fuel consumption and transportation costs, while stimulating the local economy. In addition, alternative transportation options have also been accommodated in the design of the KCSTC. Electric car recharging stations, designated car pool parking spaces, bicycle storage, and a shower facility are all located at the building. Along with these building-specific features, the site is accessible to Kansas City’s Metro bus service, further reducing the energy consumed by employees and
Fairview Village

Location:
Fairview, Oregon (Portland area)

Developer/Sponsor:
Holt & Haugh, Inc.

Web site:
Fairview Village

Type of Project:
New Construction

Description:
Mixed-Use Village

Date Initiated:
1993

Date Completed:
Ongoing

Project Description:
Fairview Village is possibly Portland’s best model of a sustainable, mixed-use community on a greenfield site. The project includes 550 residential units, 100,000 sq. ft. of office space, and 150,000 sq. ft. of retail. The Village dedicated 34% of the gross acreage as public open space.

The homes incorporate high quality design, detailing and craftsmanship. Fairview’s city hall and the community park across the street provide the civic square. Village streets are designed to be part of the public realm. A regional trail system links these resources with some 30 acres of city-owned wetland and upland park areas adjacent to Fairview Village. Although the shopping center will draw from the surrounding areas, it is designed as a neighborhood center with a distinctive “community” character.

Fairview Village devoted more time and investment to design and infrastructure than a typical development project would. Its system of pedestrian paths allows residents to be no more than a five-minute walk from work, shopping and recreation. Detailed streetscape elements encourage walking, bicycling and transit trips. Mixed land uses and a well-connected grid shorten routes and disperse traffic. A regional and state commitment to develop communities where residents have other transportation choices shaped the Village transportation network and parking strategies.

Environmental features include water detention ponds, 4.5 acres of upland forests and forested wetlands, and 11 acres of conservation easements. Fairview Creek has been replanted with native riparian plants to support cutthroat trout. The city’s treatment of runoff water creates additional useable outdoor space, replacing the usual fenced detention facility. Beautifully designed detention basins are used as neighborhood parks for more than 11 months out of the year.

The developers held a design charrette with 100 participants, including 35 state, county and city decision-makers to avoid some of the lengthy delays often associated with innovative development. The resulting master plan streamlined the process of...
The resulting master plan streamlined the process of plan approval. The developer worked with the city to modify policies that only allowed large lot, single use projects.

**Significance to the Kansas City region:**

This land-use efficient model community offers Kansas City an alternative to sterile greenfield development and to conventional storm sewers and stormwater management infrastructure. Fairview combines charming community living with sensitive environmental stewardship.

**Related Links**

www.ci.fairview.or.us
Fields of Long Grove

**Project Description:**

This 87-home subdivision in Long Grove, an outer ring suburb of Chicago, contains all of the components of a healthy rural subdivision. In a community characterized by 3-acre lots, this development was able to use cluster housing in a Planned Unit Development (PUD) to preserve almost 75% of the 160 total acres as public open space. The majority of this open space is preserved in the form of native prairie, a land use that has become virtually non-existent in the Chicago area. In addition to open space preservation, the developer was able to create an on-site wastewater treatment system that is both sustainable and accommodates the needs of the entire neighborhood.

The Fields of Long Grove is a high-end, rural development that fulfills the suburban desires of its residents without compromising the integrity of the land and resources that it uses. Treated wastewater is used for irrigation of surrounding farmland, recreation facilities are provided in non-protected open spaces, and native habitat is restored and protected. In addition to achieving these objectives, the project has created a sense of community.

**Significance to the Kansas City region:**

Many communities in metropolitan Kansas City are finding cluster housing a viable option for low-density development. Cluster housing offers a quality alternative to large lot subdivisions. With rapidly expanding communities consuming more land for housing, this is a way to encourage open space preservation even in developing areas.

**Related Links**

www.longgrove.net
Glendale, Arizona Bicycle Program

Project Description:

The city of Glendale has made a commitment to bicycles as a mode of transportation by hiring a full-time Bicycle Program Coordinator. This individual works in the areas of engineering, planning, education and safety. The coordinator staffs a Citizen Bicycle Advisory Committee which meets twice monthly, holds a bicycle safety practice once a week for riders of all ages and skill levels, and develops, implements and manages all phases of the program. The coordinator is responsible for finding dollars to fund much of the Bicycle Program.

Within a 5 years, the Traffic Engineering Department has implemented over 90 miles of on-street bicycle routes. These routes are striped and signed and have actuated traffic signals for bicycles. Bicycling has been included in the city's Development Review Process and issues concerning bicycles are regularly discussed at the department's Technical Issues Meeting.

The Traffic Engineering Department has modified its design standards for new development to include bicycles in all phases of work. It has eliminated barriers wherever possible to facilitate bicycle access. This, along with an improved maintenance schedule, has had a positive impact on bicycle use within the city. The city supports Bike-to-Work Days and encourages employers to implement bicycle programs through the Bicycle Friendly Business Program. It also supports bicycle events within the city such as the Glendale Cycling Festival and the Balloon Festival Bicycle Race. During the last fiscal year a bicycle ride, Pedal to the Park, was added to the Town Picnic in February, and included an educational display and a citizen bicycle ride. The city's Employee Bicycle Program won the highest award from Bicycling Magazine in 1992.

Since its inception in 1991, this program has been presented to over 50,000 individuals, including elementary, junior and senior high schools, Rotary Clubs, Boy Scouts and other civic groups. The weekly Hot Wheels Safety Program, held at a park in Glendale, has become a popular program for both adults and children. The program has successfully partnered with local, regional and statewide groups to promote bicycle use as a mode of transportation for the community. These relationships have resulted in joint projects for educational materials, promotional events, training programs, facility development, bike rack installation, and safety programs.

Significance to the Kansas City region:

The city of Glendale, AZ took a proactive approach to changing its...
The city of Glendale, AZ took a proactive approach to changing its residents' transportation habits. The Kansas City Area could benefit by integrating similar program activities and strategies to promote its own Bike/Ped programs.

**Related Links**

www.ci.glendale.az.us
Highway 7 Corridor Study

Project Description:

The Highway 7 Corridor in Blue Springs is recognized by city officials, community members and frequent travelers as needing significant improvements. Problems such as high accident rates, poor visual appearance and a lack of sufficient safety features have led to a general deterioration of the entire corridor. The City of Blue Springs commissioned the study to ensure that this roadway operates at the highest possible levels of efficiency, safety and productivity. As Blue Springs and the development along Highway 7 continue to grow, improvements must be made to enhance roadway safety conditions, general appearance and business climate.

Traditionally, Highway 7 has served as Blue Springs’ main street and commercial center. However, the role of Highway 7 in both the local and regional economies is changing. Shoppers and visitors on the eastern side of the metropolitan area, including residents of Blue Springs, Grain Valley, Independence and Lee's Summit, are all potential users of the businesses along the corridor. Today, Highway 7 competes with a variety of other commercial corridors in the region for commercial space. Unfortunately, Highway 7 has not kept pace with the level of improvements that are occurring in other parts of the metro. In fact, Highway 7 still looks and functions like a typical state highway.

The corridor study area is defined as the 7.3-mile stretch of road along Missouri Highway 7, bordered by Pink Hill Road on the north and Colburn Road on the south. The analysis includes examination of the roadway, its components and its surrounding land uses and properties.

A major component of the study revolves around transportation improvements. There are no accommodations for pedestrians or bicycles. A majority of commercial properties are only accessible by direct curb cuts onto the corridor, and there are virtually no linkages between adjacent properties. The primary goal of this study is to provide a safe and functional corridor for vehicles, pedestrians and bicycles.

Significance to the Kansas City region:

Many communities in the Kansas City region are faced with aging corridors that have poor functionality and aesthetics. The Highway 7 Corridor Study recommendations can be used as examples and adapted to other communities' situations. The study takes a holistic view of the Highway 7 Corridor, incorporating transportation and safety issues as well as aesthetics and business.
transportation and safety issues as well as aesthetics and business climate. The study also puts recommendations and implementation responsibilities into an easy-to-follow matrix that can be duplicated in other communities. Additionally, this study provides a successful public involvement model. A Task Force, made up of community and business leaders, Missouri Department of Transportation (MoDOT) officials and city representatives, was formed to voice community concerns and ensure success of the project. Public meetings were held at various locations along the corridor to ensure every interested party had an opportunity to speak.

Related Links

www.bluespringsgov.com
Ivanhoe 3rd District

Project Description:

Located in Kansas City's 3rd District, the Ivanhoe neighborhood—31st Street on the south by Brush Creek, east by Prospect and West by Paseo Blvd.—originally formed in December 1967, represents one of the oldest, organized neighborhoods in the Kansas City area. Once a thriving community, the state purchased a stretch of land that cut Ivanhoe in half in order to make way for the construction of Bruce R. Watkins Drive. The now primarily African-American neighborhood fell into a state of deep decline, becoming one of the most impoverished and unstable neighborhoods in the city. A movement for revitalization took place in the neighborhood in the 1990’s reversing the community’s neglect and blight to what has now become a neighborhood committed to restoring itself to its former beauty. In April, 2005, the Ivanhoe Neighborhood Council presented the Ivanhoe Neighborhood Plan “A Thriving Community” as a guide for future development and redevelopment of the area. Proposals for implementation include: design guidelines to preserve the historic character of the neighborhood; rezone districts to meet the community’s needs; and implementation of land trust development strategies so the community, through the advocate of record, becomes the owner of every land trust lot within Ivanhoe’s boundaries and thus better serve the interests of its constituents.

Significance to the Kansas City region:

Today the Ivanhoe Neighborhood Council is gaining prominence as one of the most progressive neighborhood organizations in the city. Redevelopment of the neighborhood is in direct response to the needs and challenges faced by the community and continues to guide active committees on issues of beautification, economic development/housing and employment, crime and safety, youth and family issues, communications, hospitality, and benevolence. Currently more than 180 block contacts are at work coordinating efforts in their immediate neighborhoods, thereby strengthening not only communication, but also the feeling of true neighborhood unity.
Jackson Meadow

Project Description:

Jackson Meadow is a residential conservation community of 64 homes located on 145 – acres of upland meadows and woodlands overlooking the St. Croix River. In order to preserve the character and environment of the area, Jackson Meadow was developed to celebrate the area’s Scandinavian history and native ecosystems. To do so required clustering homes according to the village’s new code, the use of wetland wastewater treatment technologies, and attention to traditional architectural styles.

The master planning and preliminary plat documents for the sustainable cluster development evolved from intensive public involvement through a community review process. The design team worked closely with citizen groups, the Marine planning commission, and city council. After reviewing the village’s development codes, the project’s design and development team worked with the planning commission to rewrite existing land use codes to allow clustering of dwelling units in PUDs and other revisions consistent with the historic development of the village. The code changes allowed the design team to reduce road widths, eliminate curb and gutter systems, minimize setbacks, and allow more modest-sized residences.

Two practices used to limit disturbance to and to preserve the site’s natural features were conservation easements and density transfer. As a result, 70 percent of the site’s open space was preserved. To insure protection of the open space areas in perpetuity, the developers, village, and Minnesota Land Trust established a conservation easement. The conservation easement restricts any future construction on the property. The developer also donated an additional 53 – acre parcel to the village for a park.

The project used density transfer to preserve open space by allowing increased density for the residential acreage. Density transfer programs are typically used to further a wide variety of objectives, including the protection of agricultural lands, the preservation of wildlife habitats, and the control of development densities in areas with limited infrastructure or public services. The process involves the sale of one parcel’s development rights.
The process involves the sale of one parcel’s development rights to the owner of another parcel, which allows more development on the second parcel while reducing or preventing development on the original parcel. In order to cluster houses on much smaller lots than is typical in conventional subdivision developments, an innovative wastewater system was necessary. Connection to a central sewer service was not physically possible. Therefore, in Jackson Meadow a centralized constructed wetland treatment system was created for wastewater. Each system consists of a septic tank, a lined wetland treatment cell, and an infiltration cell. In contrast to standard septic systems, these constructed wetlands treat wastewater prior to disposal. No curbs or gutters are used along the streets. Rather, grass swales and the natural depressions of the development have been used to capture stormwater runoff and allow it to percolate slowly back into the soil. This method captures rainfall and keeps it on site where it is filtered through natural vegetation before soaking back into the ground. On-site filtration is a much more ecologically sound practice than those used in traditional housing schemes, which quickly divert water to a pipe and carry it some distance to an off-site location. This method of stormwater management also minimizes site disturbance during construction, thus preserving existing vegetation.

The homes at Jackson Meadow are designed in the colonial Scandinavian style typical of Marine on St. Croix with white exteriors, metal roofs, porches, picket fences, and large doors connecting the home to large open outdoor spaces. In lieu of typical suburban streets, each neighborhood block shares a pedestrian way located between the fronts of houses. By recognizing that the shortest distance is the footpath, the plan connects Jackson Meadows to Marine by walkways, and a loop road links a series of neighborhoods and pedestrian corridors around a central green. Each pedestrian way connects directly to over five miles of walking and cross-country skiing trails. From these trails, residents of Jackson Meadow are within a ten-minute walk to the local elementary school and Marine’s downtown village center.

**Significance to the Kansas City region:**

The village of Marine on St. Croix is known as a community resistant to new development. When a typical suburban residential development was proposed on the Jackson Meadow site, the village acted quickly to block the project. The threat of additional housing in the community concerned residents wishing to preserve the village’s rural character. The city passed a cluster housing code for Planned Unit Developments (PUD), requiring that half of a project’s land area be reserved as open space in new developments. Jackson Meadow was built to reflect this community’s unique heritage and environmental character, under the new code.
Johnson Ridge

Project Description:

Johnson Ridge was one of Clay County’s first conservation district subdivisions. The first phase was completed the summer of 2006. Johnson Ridge is a 200 acre site at N. Eastern Ave. and 136th Street. The subdivision was approved with 104 lots, to be built in 5 Phases. The site has 31% open space allocated throughout the subdivision. All but 9 lots directly abut designated open space. There is only 10% lot coverage with streets and sidewalks. There is a trail system throughout the subdivision that will connect all phases.

Significance to the Kansas City region:

As a 200-acre conservation district subdivision with more than 61 acres preserved as private open space that includes ponds, wooded areas, walking trails, the Johnson Ridge Community successfully incorporates new development with preservation of the natural resources.
Kentlands

Project Description:
The town of Kentlands represents one of the earliest and best examples of new urbanist development and is the first application of traditional neighborhood development principles to a real, year-round, working community. The project master plan called for 1,600 housing units, 1 million square feet of retail space and 1 million square feet of office space on 352 acres.

The community lies squarely in the path of suburban growth surrounded by housing subdivisions, shopping centers and office campuses. Located just 23 miles northwest of Washington, D.C., in the heart of what some call the 'I-270 technology corridor,' Kentlands was conceived as an authentic town made up of distinct neighborhoods. It has the feel of a colonial village including narrow alleys, brick sidewalks and a village green. Throughout the community there are small play areas, a public elementary school, childcare center, community center and church. Public spaces comprise 28% of the land area. A very rich street life in the town resulted from the project's planning and design. Although the school is large, serving 800 students, and is fairly conventionally designed, it is an integral part of the town in a physical sense. Kentlands' good street layout allows children to walk to school and neighbors to meet casually on the street.

A homeowners association, the Kentlands Citizens Assembly, was incorporated under the laws of the state of Maryland and is governed by several documents, including the Kentlands Community Charter, a declaration of covenants, conditions and restrictions. There are also bylaws for governing the association. The assembly has a Board of Trustees, President and Board of Code Compliance. The assembly has also established a regulatory body known as the Kentlands Historical Trust.

Significance to the Kansas City region:
The Kentlands is an important model of traditional neighborhood and new urbanist development that could be used in the Kansas City region to provide a sense of community and higher property values in locations of typical suburban sprawl.
values in locations of typical suburban sprawl.
Lenexa Fire Station #3

Project Description:

The facility consists of a fire station with training facilities, and a police substation.

Six bioretention cells have been incorporated into the landscape to manage stormwater runoff from the parking lot and the building.

Bioretention cells are soil-based and plant-based areas that filter stormwater runoff from developed sites by mimicking natural vegetated systems.

This project demonstrates innovative site development through the use of environmentally sensitive stormwater best management practices (BMPs). Areas will be used for public events and classes. Interpretive signs will assist in educating residents and school children.

In order to ensure the best outcome for this project, the city has taken the time to study and analyze the bioretention cell components, especially in terms of structure placement and soil specifications. The city is taking every step to ensure the successful establishment of the native plants and the function of the system as a whole.

Significance to the Kansas City region:

Related Links

www.ci.lenexa.ks.us
Leo E. Koehler Constructed Wetland and Rain Garden

**Project Description:**

The project is located in a bottomland area adjoining the Leo G. Koehler Vehicle Maintenance Facility, operated by Jackson County. The project is intended to collect stormwater and any pollutants from the facility. Stormwater management, sediment control, pollutant removal by native plants, and improved habitat are expected to be direct results of this project. While the wetland is completed, the plantings have not fully established. Peak performance from the wetland is expected in the next one to three years. The wetland interacts with the adjacent stream, offering a diversion in high water situations, and providing unique habitats for plants and animals.

The wetland will provide the community with better water quality through retention and filtration. The public will have the opportunity to learn, experience, and explore a passive educational wetland/wet meadow located within the Monkey Mountain Nature Preserve. Small fish, frogs, and a variety of birds have already begun using the wetland. The county contracted with Tetra Tech EM Inc. for the plans and completed work using county equipment and employees. This created a beneficial partnership using appropriate expertise when necessary, but performing the work in house when possible.

Native stone was used to build the 1,000 square foot rain garden that was planted with water tolerant native wildflowers and grasses. The roof of the building drains directly into the rain garden, with excess water flowing into the adjacent wetland. Also included in this project is a 380 square foot area surrounding the building’s three flag poles, that was loosely covered with flagstone and native limestone boulders, then planted with drought resistant native plants.

**Significance to the Kansas City region:**

Limit: 400 Characters
Longfellow Neighborhood Revitalization

Project Description:

In 2006, Kevin Klinkenberg with 180 Degrees Design Studio and Tom Conwell, managing member of Dutch Hill Apartments LLC, both announced separately their plan to build more than a total of $5 million in housing during the next year in a once-forlorn part of midtown Kansas City. Mr. Klinkenberg, an architect specializing in designing pedestrian-friendly urban neighborhoods, intends on demonstrating high-quality design with a $3 million project that will include 18 units – two single-family houses and 16 condos in duplexes and fourplexes, with prices probably ranging from $170,000 to $250,000 – along 30th Street between Campbell and Harrison streets. The Longfellow Neighborhood Association collaborated with the architect on a plan for the site which covers slightly more than an acre. The second project, spearheaded by Tom Conwell, will renovate four vacant apartment buildings northeast of 29th and Campbell streets. The $2.5 million plan will lease 36 moderately priced units. Conwell said he wants to participate in the neighborhood’s comeback and expects tenants to come from the surrounding area, where employment is growing.

Significance to the Kansas City region:

New construction, coupled with the renovation of older apartments, manages to retain a sense of the original community while melding it with a new vision / solution to revitalizing the neighborhood. The variety of living opportunities will appeal to a wider range of tastes and expectations. The redevelopment of this neighborhood compliments that of the newly constructed surrounding Gillham Row condos and will undoubtedly pave the way for redevelopment of other surrounding neighborhoods that have been blighted.

Related Links

www.180deg.com
Manchester Park

Project Description:

This project is comprised of design and construction of a natural channel and wetland pool within the existing Manchester Park Subdivision, including trail construction to the new elementary school.

A natural stream channel has been constructed in the existing drainage way between homes within this particular subdivision. Two types of stream channel designs (Rosgen) were implemented based on management of flows and the desire to increase water quality throughout the drainage way. The main portion of the stream is a shallow gravel bed, while the southern portion is a grassland stream with tall native grasses on each side. Native grasses, wildflowers, and wet meadow plants are used in a more manicured pattern to provide structural stability with a well defined border.

A neighborhood amenity has been created that provides a natural play area for children. Construction was done in partnership with the Park Department’s recreational trail system and the new Manchester Elementary School. Several neighborhood meetings were held with the residents, over twenty sent letters of support for the grant submittal process.

From other stream restoration projects in Lenexa, including Rock Creek, 83rd Terrace, and Harmony Park, the City has discovered the importance of transition zones with more of a landscape architect’s eye on plant selection, both for aesthetics and maintenance purposes.

Significance to the Kansas City region:

Limit: 400 Characters

Related Links

www.ci.lenexa.ks.us
Mashpee Commons and Mashpee Commons Villages

Project Description:

Years ago, U.S News and World Report announced that the shopping mall was replacing "Main Street" as the core of America's communities. Seeking to reverse that trend, the owners of an existing 1960s-era strip mall on rapidly growing Cape Cod decided to turn their 65,000-square-foot shopping center into a small town main street. But unlike most New Urbanist projects, which start with residential neighborhoods and then add retail incrementally, Mashpee Commons started with a downtown core and is adding residential neighborhoods.

To accomplish this, the developers hired Elizabeth Plater-Zyberk and Andres Duany to plan a residential community surrounding the core commercial district. The resulting Master Plan added more retail stores, offices and several residential neighborhoods. Included among these are a mix of small-lot single-family homes, townhouses, rear yard accessory units and apartments over shops. Lot and unit sizes vary to accommodate residents of all ages and income levels. Each cluster of homes focuses on a community green, typically the location of one of the town's public buildings.

The Master Plan has since been expanded to include a total of six interrelated neighborhoods, comprising 380 housing units and 462,000 square feet of retail, restaurants and offices. When completed, approximately 65% of the neighborhood's land will be protected as open space.

New urbanist (NU) developments, with their interconnected streets and mixed uses are unusual by conventional development standards. Mashpee Commons now has not only one of the largest NU town centers, but the project has outperformed most suburban shopping centers in terms of rent and sales per square foot. The project's steadily improving performance has attracted a full range of national, regional and local retailers, including The Gap, Talbot's, Banana Republic and Starbucks Coffee, as well as five restaurants, a movie theater and over 40 other unique specialty shops.

Significance to the Kansas City region:
Mashpee Commons' success points to an alternative model of New Urbanist development, appropriate for locations near high volume traffic arterials, where the commercial district can be built first. The area around the retail center is being built up, creating a truly mixed use, walk-able neighborhood. Similar locations and mall-oriented developments are common in the Kansas City metro area and could benefit from Mashpee Commons’ example.
Metro Center and Child Care Facility

Project Description:

The Metro Center transit and child care facility is strategically located at 39th Street and Troost Avenue in the urban core of Kansas City, Mo. This project combines resources of the Kansas City Area Transportation Authority (KCATA) and the Kansas City Metropolitan Center Child Development Corporation (KCMC). This strategic partnership between a public transit operator and not-for-profit community organization responds to the need for public transportation and the daily needs of today's families. Many families without private transportation rely on public transit for daily work trips. The child care facility's location at the transit center eliminates one trip each way for the parents, saving time and expense.

Although it is beneficial to the community to combine these two entities, it is equally important to create separation between the two functions. The challenge of this project was to combine these two distinct uses into one building, yet promote the individuality of each of the organizations. This was achieved by creating visual identity and prominence for both the KCATA and KCMC.

The KCATA identity was achieved by creating a strong corner element at the busiest bus intersection in the city. The transit space is a hub for both the east-west 39th Street traffic and the north-south traffic along Troost Avenue. This space was designed to respond to the needs of the users. Large overhangs and benches wrap the south and west corner of the building creating the primary exterior waiting space. The interior waiting space is separated from the street by a glass façade, which allows interior users to have constant observation of the street in a conditioned space.

The entrance to KCMC's child care facility faces Troost Avenue. The entry addresses and reinforces the building's prominence in the neighborhood. The doorway is set back from the street and is protected by large overhangs, which connect it with the parking drop off area. The vaulted lobby space is bisected by an internal street, which connects the well-defined age group areas. Classrooms are clustered around the lobby area, and these
Classrooms are clustered around playroom areas, and these common areas provide a central location for activities. Existing skylights allow light to filter into the interior and adjacent spaces. Exterior play areas also have a visual connection with the common areas and the lobby space, thus allowing multiple observation points of the playground.

The prominent building facade on Troost Avenue has been developed to respond to the waiting of transportation users, but is also articulated by the classroom function. The mix of brick and block articulate the scale of the building and provides a backdrop for ceramic tiles designed by the children.

The designers and planners see this project as a part of a continuing effort to reinvest and work within the urban community. This project provides needed infrastructure and amenities to the area as well as responding to social and cultural needs.

**Significance to the Kansas City region:**

This development recognizes the social and economic needs of the neighborhood that it serves. Through the combination of a transit center, a child care center, and a satellite police desk under one roof a variety of community issues are addressed. The Metro Center brings people together in a safe, secure and aesthetically pleasing environment while meeting practical issues.

**Related Links**

www.kcata.org

www.gouldevans.com
Midtown/Truman Road Corridor Neighborhood Revitalization Project

Project Description:

The Midtown/Truman Road Corridor (M/TRC) located near the Historic Independence Square in Independence, Mo encompasses an area along Truman Road between Cunningham and Spring Streets. It is a mostly residential neighborhood built primarily in the early 1900's, with some structures dating back to the mid-1800's including the Truman Home, the Harry S. Truman National Landmark District, the World Headquarters of the Reorganized Church of Jesus Christ of the Latter Day Saints, and the Independence Regional Health Center.

In 1996, the National Trust for Historic Preservation declared the Harry S. Truman National Landmark District as one of its most endangered sites. At that time, the Independence City Council identified neighborhood revitalization as a priority. A group of community leaders founded the M/TRC Redevelopment Corporation and undertook the revitalization project. Private reinvestment has been unprecedented, fueled by Tax Increment Finance dollars taken from the property taxes on the Independence Regional Health Center when it changed from a non-profit to profit organization. Additionally, Missouri Chapter 353 Redevelopment Corporation Law was used to establish a district whereby the board of directors has authority to provide pass-through property tax abatements to individual owners who invest in their properties.

Prior to the revitalization project, only 25% of the neighborhood structures were in sound condition and the typical sales price of a structure was about $40,000. Values were increasing at a rate of approximately 0.5% annually. Rental occupancy was approximately 70% and the schools experienced difficulties due to the transient nature of the residents. Recently, property values have increased 12 percent annually thanks to the incredible neighborhood investment and the strong market demand for single-family residences.

Significance to the Kansas City region:

The neighborhood was originally constructed featuring elements of quality places; only in the past 20 years has the area become unattractive to investors. The area declined due to the age of the homes and public infrastructure. Many houses, originally constructed as very large, stately single-family residences, had been converted to multiple-family units. The overcrowded structures and associated parking problems further contributed to the decline of the neighborhood. The revitalization program was designed to restore the original strengths of the neighborhood.
designed to restore the original strengths of the neighborhood, while providing new elements necessary to any highly desirable neighborhood.

**Related Links**

www.ci.independence.mo.us
Mizner Park

Project Description:

One of the best-known and most successful new urbanist, mixed-use developments, Mizner Park breaks with the conventional wisdom that developers generally consider mandatory for selling a project. There is no retail visibility from adjacent arterial streets and, likewise, these streets are absent from view once inside the site. Cars and parking are segregated from the plaza. Residences are located above the shops. The office space avoids monumentality in order to be in scale with the rest of the project. And the shade from many trees adds to a relaxed atmosphere. Mizner Park not only serves its residents, but also attracts a large number of tourists for which shopping is part of the vacation experience. The result is that people who have never seen many other parts of Boca Raton usually find their way to Mizner Park.

Redeveloped on the site of a failed shopping mall, Mizner Park has since become the new community downtown. The project includes 272 apartments and townhouses, 103,000 sq. ft. of office space, 156,000 sq. ft. of retail, an eight-plex cinema, specialty department store, fitness center and swimming pool, the Museum of Cartoon Art and parking garages. The project is a public/private venture between the city's Community Redevelopment Authority and Crocker and Company.

The project's architecture is patterned after designs of a 1920s Florida architect, Addison Mizner. Located on busy U.S. Highway 1, the project is oriented toward pedestrian-scale streets with apartments and offices over shops. Two-thirds of the area is devoted to public spaces, including a performing arts amphitheater, broad public walkways, park areas and a heavily landscaped village green. The project has become a community destination for dining and leisure time, not just shopping. The retail uses are anchored by entertainment facilities and restaurants rather than by large department stores. Most parking is accommodated in four multi-story parking garages at each corner of the site. Cars parked along the street serve as a buffer between traffic and pedestrians. The project has a density five times higher than the rest of the city.
Significance to the Kansas City region:

Mizner Park’s innovative concept of renovating an old mall with a New Urbanist design could be applied in the Kansas City region in many floundering retail parks and malls.
Mount Cleveland Initiative

Project Description:

The Mount Cleveland Initiative is a public/private partnership program best described in the mission statement of Community Builders "...to improve the general well-being of communities by developing health and family services, increasing educational and employment opportunities, and building quality, affordable housing." The main goal of projects within the initiative is to address the comprehensive health needs of the community while stabilizing the surrounding neighborhood and stimulating private investment in the area.

The Mount Cleveland Initiative is a $70 million 70-acre development project located along Blue Parkway in midtown Kansas City, Missouri. Development projects include an area residential drug treatment facility, health clinic, child and family development center, 96 single-family homes, 90 multi-family homes, and the Blue Parkway "Town Center" retail center. The area adjoins the east end of the Brush Creek Flood Control and Beautification Project and has been planned in concert with $20 million in public improvements in the immediate area for new streets, improved utilities, open space, and recreational facilities. The initiative plays a critical role as the gateway development for new investment opportunities within the Brush Creek Corridor.

The Mount Cleveland Initiative began as a partnership between Swope Parkway Health Center and the Mount Cleveland and Sheraton Neighborhoods for the purpose of building a new clinic and residential drug treatment facility. Midtown Community Development Corporation (d.b.a. Community Builders of Kansas City, 1991) and the Applied Urban Research Institute (AURI), affiliate organizations of Swope Parkway Health Center, were established as part of this initiative.

This Initiative has incorporated several exceptionally successful and innovative concepts:

- Resourceful Use of Land -- creating developable space where none existed. One million cubic yards of fill created a 70-acre construction site.

- Preservation or Enhancement of Environmental Resources -- dramatically improving public safety. Recurring tragedies along the Brush Creek corridor have been prevented due to flood control improvements associated with this development.

- Entrepreneurship -- taking the lead in public policy formation. Community Builders of Kansas City and the AURI worked proactively with the city of Kansas City to prepare and approve...
proactively with the city of Kansas City to prepare and approve several key public policy documents leveraging public and private funds for redevelopment: Blue Parkway Land Use and Development Plan, Blue Parkway Tax Increment Financing Application, Brush Creek Corridor Land Use and Development Plan, Brush Creek Corridor Tax Increment Financing Study, Mt. Cleveland Neighborhood Plan, and the Swope Parkway–Elmwood Neighborhood Plan. Using resources from state and city programs, local and national foundations, and corporations contributed to a more effective and efficient use of federal funding. Community involvement by local residents, neighborhood leaders, and business people contributed immensely to the success of planning strategies and was a decisive factor in securing public and private funding from local sources.

- Demonstrated Economic Success -- significant investment in an underserved area. H&R Block chose the site of their new Technology and Service Center based on the strong stewardship of Community Builders of Kansas City, the framework established by the planning activities and public infrastructure improvements. The center is the first corporate office building constructed on the east side of Kansas City.

- Innovative Design and Planning Features -- using a community health center as a catalyst and centerpiece of the redevelopment project. Swope Parkway Health Center took on the mission of integrating health and social services with housing and commercial development in an effort to re-establish basic community services. It is the first direct involvement in mainstream economic development within the Kansas City metropolitan area by a not-for-profit developer.

**Significance to the Kansas City region:**

The Mount Cleveland Initiative represents a successful effort to revitalize declining Kansas City area-neighborhoods. It is unique in its efforts to integrate a range of non-traditional private and public partnerships. By combining social and physical themes, Swope Parkway Health Center is using a holistic approach to rebuild this community in the Brush Creek Corridor.

**Related Links**

New Longview

Project Description:

New Longview is located on 260 acres of the former country estate of lumber baron R.A. Long and his daughter Loula Long Combs. Built between 1913 – 1915, it was called the “World’s Most Beautiful Farm”. In the fall of 2001, Gale Communities, Inc., led by a team of land planners and community designers, conducted a six-day master planning exercise. This charrette resulted in a traditional neighborhood design project to be built within the context of the farm’s original structures. Seventeen of the site’s remaining buildings are listed on the National Register of Historic Places. New Longview is an award-winning community incorporating modern construction with classical architecture and traditional neighborhood design. Home models range from bungalows and cottages to traditional single-family residences and more spacious estate homes. Many residences include a carriage house above the garage, suitable for an office, a mother-in-law’s quarters or out-of-town guests. Children of New Longview can walk to the Longview Farm elementary school, which is housed in the former Show Horse Arena. Ultimately, the site will provide over 1,100 homes and 500,000 square feet of office and retail space. Greenspace for the project includes 50 acres of parks and natural areas, as well as tree-lined streets, and recreational paths and trails. New Longview is also adjacent to the 5,000-acre Longview Lake Park.

Significance to the Kansas City region:

New Longview is the first traditional neighborhood design project of its kind in the Kansas City region. The project includes not only a mix of housing types, but it also includes commercial, office, recreational, and civic uses, all within walking distance of each other. Further, through rehabilitation and renovation, the project incorporates several historic buildings into the new design. With its attentiveness to public input, historic preservation and walkability, this project is an original to the Kansas City area.
New Town at St. Charles

Project Description:

Called “the best-selling community in St. Louis” by Big Builder, this 726-acre site is situated between the Mississippi and Missouri Rivers, approximately 25 miles northwest of downtown St. Louis and 3.5 miles north of historic downtown St. Charles. This flat, formerly agricultural land served as a blank slate for the creation of six compact and walkable mixed-use neighborhoods surrounding a series of man-made lakes and canals. Water besets a dense town center, which connects to the four surrounding neighborhoods with a variety of greens, squares, and plazas. Lining the main town square are mixed-use buildings, including apartments, restaurants, shops, and offices. A small harbor at the eastern edge of the town center places the main plaza directly upon the water and offers wide views of the lakes. The town center is intended to serve neighboring communities and visitors, in addition to the residents of New Town St. Charles. As it develops, it will become a vibrant focal point for the community. The surrounding neighborhoods are generally less dense than the town center and contain a smaller range of housing types. Each section of the plan contains its own neighborhood center with smaller-scale retail and civic uses, as well as a central open space for public gathering and recreation.

Significance to the Kansas City region:

In this era of high gas prices and concern for the environment, walkable, mixed-use communities such as New Town at St. Charles are becoming more attractive alternatives to conventional development. In a community such as this, residents have housing and transportation options; therefore, rising gas prices have less of an effect on their lives.

Related Links

http://www.dpz.com

www.tndtownpaper.com/Volume8/midwest_masterpiece.htm
Northgate Village

Project Description:

Northgate Village is an infill traditional neighborhood developed by Hunt Midwest Real Estate Development, Inc and the city of North Kansas City. The $100 million redevelopment project just north of downtown North Kansas City consists of 219 mixed residential, multi-family and neighborhood retail creating a sustainable, walkable neighborhood serving a number of lifestyles, incomes and living options. The traditional redevelopment is compatible with the prevailing neighborhood character and utilizes much of the existing street grid, reestablishing parts of the historic street grid and scale lost in previous development. Northgate Village creates a unique, quality living environment that capitalizes on the existing architecture, street patterns, existing town center and public green spaces. Northgate Village and Northgate Village Builders, LLC have won numerous awards for quality and innovative design from the Home Builders Association of Greater Kansas City and Kansas City Business Journal, including a Kansas City Star Capstone Award nomination in 2006.

Significance to the Kansas City region:

The residential community employs New Urbanism design guidelines such as front porches, alleyways and rear entry garages. The communal orientation adds to the development's curb appeal, safety and walkability. The project acknowledges the changing housing needs of people over time (from apartments to single-family homes to senior housing units) offering residents an opportunity to remain in their communities over a life-time. Northgate Village is a part of North Kansas City’s revitalization whose newly added amenities include, historic downtown retail district renovations, a new $20 million North Kansas City Community Center, a $5 million North Kansas City Library expansion.
New York Life Building

Project Description:
Restoration of Kansas City's first skyscraper, 20 W. 9th Street, incorporates a wide range of energy efficient designs, technologies and building materials. The building’s windows were re-glazed and made operable to allow for cross ventilation and to improve thermal performance. Efficient lighting and daylight/occupancy sensors were installed. Special reflectors have been suspended from the ceilings near windows to reflect natural light into work areas, while other reflective devices are positioned near electric lights. The walls are also painted with highly reflective colors. An efficient heating, ventilation and air-conditioning system, with natural gas boilers and ice storage for cooling is linked to an energy management system. Finally, careful restoration of existing materials was combined with attention to indoor air quality and an environmental review of new material selections. The New York Life Building was listed on the National Register of Historic Places in 1970. In 1995, UtiliCorp United, Inc., purchased the deteriorated historic structure and retained Hugh Zimmer, a Kansas City developer, to lead the renovation effort. Gastinger Walker Harden Architects prepared design plans.

Significance to the Kansas City region:
The renovation of the New York Life building serves as a national model for historic preservation and green building. This project demonstrates the compatibility between historic preservation and environmentally sensitive design and construction practices.

Related Links
www.gwhm.com
www.nthp.org
Park DuValle

Project Description:

Park DuValle was a declining area located on the inner-suburban fringe of Louisville, Kentucky. It was part of the Federal Government's public housing initiative with 2 large developments built in the 1950s. Over time, these public housing units became dilapidated and many of the original residents moved to newer housing stock offered in outer-edge suburbs. Park DuValle became unsafe for some of the city’s poorest residents due to an increase in crime, drug use, and vagrants. Louisville wanted to improve the area without displacing the lower-income residents. They worked for a “vision that recognizes the proven demand for attractive, affordable housing in West Louisville.”

Louisville designed a plan to revitalize Park DuValle, beginning with community participation through the Empowerment Zoning Planning Process and the Park DuValle Neighborhood Advisory Council. This participation led directly to the satisfaction of some community needs such as affordable housing, healthcare facilities, a firehouse and police station, a convenient grocery store, and easy access to employment. Residents wanted equal access to the goods and services of the area for all income levels.

Louisville created partnerships between the Housing Authority and private developers to rehabilitate Park DuValle. Private developers created a market analysis for current and future trends of the site. The partnership between the Housing Authority and the private sector was crucial to obtaining a $20 million Hope VI grant, a $9 million Community Development Block Grant and Low Income Housing Tax Credits (making redevelopment more feasible for private developers). The Housing Authority brought in $31.4 million and $20 million of previous development funding and Louisville contributed $10 million. Park DuValle created a 501 (c) (3) non-profit organization, Chauncey Development Corporation, to be the managing member to avoid any additional loss of money through taxation. In the spring of 2004, Park DuValle’s first commercial tenant opened.

One thousand units have been built to date and 390 units are set aside for residents with incomes at 0 to 30% of the area’s median.
aside for residents with incomes at 0 to 30% of the area’s median; 200 units for residents with incomes at 30–60% of the median; 210 for residents with incomes at 50–60% of the median; and 200 for residents with incomes at 80% of the area’s median. This strategy has proven very successful in avoiding income disparities that are a leading cause of decline in inner-ring areas.

Park DuValle is now established as a quality place to live. The community prides itself on being minutes away from downtown, minutes away from the University of Louisville and healthcare facilities, with-in walking distance of parks, a grocery store, and easy access to employment centers. This small community has become a healthy area to live and work through partnerships, community involvement and community pride.

**Significance to the Kansas City region:**

The inner rings of most metropolitan communities are facing decline, including Kansas City’s. With housing stocks becoming older and development continually going to the outer edges, inner ring areas are having trouble competing for quality. Park DuValle serves as an excellent example of how New Urbanist principles can be applied to a mixed income development that has a significant proportion of low-income residents. It is an inspiration to promote revitalization and redevelopment of Kansas City’s roughest neighborhoods without displacing or disenfranchising hard-working, responsible, low-income citizens.

**Related Links**

www.loukymetro.org
Paternal Gift Farm Rural Conservation Development

Project Description:

Paternal Gift Farm, a 123-acre property in western Howard County, Maryland, was originally zoned for three-acre lot residential development. However, in 1992 the County adopted a one-acre cluster plan option. Particularly challenging were that this property was the first to be considered under the County's new cluster option and the plan had to satisfy Maryland's Statewide Tree Conservation Act requirements.

The selected cluster plan minimized development impacts on the land as seen from adjacent roads, created a community that fit the land and had a "sense of place." The selected cluster plan also maintained the existing site character and incorporated features into the community (i.e. hedgerows, fencing, pasture land), maximized distant views from homesites and created amenity alternatives, such as woodland views, for those homesites without distant views.

More than 60% of the site remained in woodlands or open fields. Another benefit of the site plan was to locate most of the residential development beyond a ridgeline out of view from a county road. This further increased the preservation of a rural appearance for the project.

Significance to the Kansas City region:

The Paternal Gift Farm represents an outstanding example of how rural subdivision development can be clustered in a manner that preserves a large-lot "feel" while conserving rural open space and croplands. This successful development represents an excellent model for counties in the Kansas City region that are experiencing the consumption of their rural countryside by three to five acre large-lot subdivisions.

Related Links

www.greenerprospects.com/CnsrvDsgn-ChspkBy-USEPA.pdf#search=%22Howard%20Co%2C%20MD%2Bpaternal
Platte Purchase Park

Project Description:

Platte Purchase Park is a 140-acre county park with multiple ball fields, linear trails, natural areas and a wetland/stream/pond system. The parking area for the southwest ball fields is located along the west side of a headwater tributary to Second Creek. Stormwater runoff currently enters this tributary directly from the parking area resulting in sediment transport and other water quality problems.

Stormwater swales have been constructed along the southeast end of the new softball complex. The bioswales have a structural base with a soil matrix that will facilitate water drainage. The swales are planted with native grasses to maximize infiltration of water once it enters the bioswale. The plantings act as a siphon and an initial filter to cleanse the water before it is released into the stream.

There are many benefits to constructing this parking lot with bioswale drainage. The bio-swales will filter chemicals and oils from stormwater, slow down drainage of the water, and decrease erosion. The bio-swales will also capture stormwater at its source and decrease its impact on creeks in the watershed.

The site must be stabilized before the bioswales are constructed to minimize the amount of sediment entering the bioswales while the vegetation is becoming established. Construction sediment, numerous rainfall events, and regular flooding of the bioswales has contributed to the problems encountered. Additional drain pipes have been added to minimize water storage time while the swales are revegetated.

Significance to the Kansas City region:

Limit: 400 Characters
Prairie Crossing

Project Description:

Prairie Crossing is a $200 million, residential development that is nationally recognized for its unique integration of environmental conservation and traditional neighborhood design concepts. The 677-acre project ultimately will include 362 homes built on 132 acres of land while 463 acres are reserved for prairie, wetland and sustainable organic farming. To date, 192 homes have been constructed. Sixty percent of the development is open space preserved through conservation easements.

The development is located on an old family farm. Several land use configurations exist on the property, including large-lot residential, clustered homes and a high density, mixed-use village center. The cost of homes varies from $194,000 to $409,000. Greenways loop through the property and its common open space areas, providing recreational benefits along with the conservation of environmental values. Existing plans call for 33 acres of commercial development as well as limited industrial close to the development. Rail transit is located adjacent to the site, providing service to downtown Chicago and to the airport.

The site design includes a unique, environmentally based storm water management system, known as the storm water treatment train. The system was designed with sequential natural components that treat the stormwater before it leaves the site. This system reduces development and maintenance costs, provides high quality, restored natural systems, reduces peak stormwater discharge by up to 60% and improves water quality to pre-development conditions. First, bio-swales provide initial storm water treatment, primarily infiltration and sedimentation. Second, restored upland prairies diffuse the flows conveyed by the swales, and the reduced storm water velocities maximize the prairie’s sedimentation, infiltration and evaporative water treatment. Next, wetlands provide for storm water detention and biological treatment prior to runoff entering the lake, which also provides storm water detention, further solids settling, and biological treatment.

Home designs, technologies and building materials are also environmentally sensitive and features commonly include high insulation values, materials that emit low amounts of volatile organic compounds, and energy-efficient appliances and lighting. As a result of these green building practices, energy consumption for heating and cooling homes has been reduced 50% compared with conventional new home construction in Chicago.

Conservation work is funded through the allocation of 1/2 of 1% of each home sale to the Liberty Prairie Foundation, which...
of each home sale to the Liberty Prairie Foundation, which supports environmental education and stewardship.

**Significance to the Kansas City region:**

The use and conservation of native prairies to replace or complement built stormwater infrastructure is applicable to most developments and suburbs within the Kansas City region. Such a rural/suburban site connected by public transport to the greater metro area serves as inspiration for Kansas City’s own budding public transportation system.

**Related Links**

[www.appliedeco.com/Projects/PrairieX.pdf](http://www.appliedeco.com/Projects/PrairieX.pdf)
**Prospect New Town**

**Project Description:**

Prospect is a planned community constructed on 80 acres within the city of Longmont, Colorado. The development includes 505 residential units on 302 lots, including luxury homes, townhomes, live/work units and courtyard homes. Prospect includes nine parks on six acres, mature trees, and a two-block commercial/institutional town center. This planned community offers an urban environment complete with commercial, recreational, and institutional spaces located within a short walking distance of homes via pleasant off street sidewalks and has been able to achieve a higher net density than most suburban projects, at 10 units per acre for single-family housing. This community, developed by Duany Plater-Zyberk, used more than 15 builders to ensure that sufficient architectural variation occurred among homes. Smaller lot sizes are offset by frequent pocket parks providing common green space for all residents. Narrow streets, rear garages and alleys are used in portions of the development. The project has received considerable national attention as an excellent model for new suburban development.

**Significance to the Kansas City region:**

The Kansas City metropolitan area has seen a tremendous amount of lower-density residential growth over the past 20 years, especially within its suburban communities. Prospect shows that single-family suburban developments can achieve higher densities and still attract middle and upper income buyers. All lots in the subdivision were sold prior to construction of housing, and the homes range from $300,000 – $550,000 in price. By focusing on retention of existing landscaping, incorporation of higher densities, and provision of sufficient pedestrian facilities, this development was able to show that neo-traditional design can be successfully implemented in a suburban environment.

**Related Links**

- [www.terrain.org/unsprawl/8/](http://www.terrain.org/unsprawl/8/)
- [www.dpz.com](http://www.dpz.com)
Rain to Recreation: Lenexa Stormwater Management Program

Project Description:

In efforts to balance future development with environmental health and quality of life, the city developed a proactive, integrated, watershed-based approach to stormwater management. This program reduces flooding, conserves water quality and wildlife habitat, and provides recreational opportunities on new lakes (regional stormwater retention facilities), streamside parks, and trails. The city balanced its long-range planning work with a mix of incentives and regulations to encourage a more conservation-oriented approach to development. The city built new lakes and other recreational assets, provided technical assistance to developers and builders to modify site designs, identified key natural resources in need of conservation, and conducted broad-based educational programs targeting diverse audiences to build awareness about the program.

City ordinances address erosion and sediment control, stream setback requirements and related issues. Implementation of the project began in 2000. Initial plans called for the construction of approximately 5 large lakes and 15–20 dry bottom detention basins that will double as sports fields. Riparian corridors protected by these facilities help preserve the natural environment, and are connected to residential and commercial areas via a greenway trail system.

National and local real estate trends demonstrate that real estate values adjacent to natural areas and lakes increase significantly, underscoring the support for this program from local businesses and residents. Public art is included in the functional design of each lake, helping to reinforce community identity and ownership in the project. Public participation in this aspect of the program also served to educate citizens about the value of water quality conservation, a critical "minimum control measure" required by EPA for its stormwater regulations.

Stormwater management programs are financed by 4 separate funding sources including a 1/8th cent sales tax passed by a three-to-one margin on August 1, 2000; a stormwater utility for

Location:
Lenexa, Kansas

Developer/Sponsor:
City of Lenexa- Department of Public Works
913-477-7680
Ron Norris

Web site:
Rain to Recreation: City of Lenexa

Type of Project:
New Construction

Description:
Watershed approach to storm water management

Date Initiated:
Fall 2000

Date Completed:
In progress

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Mid-America Regional Council
three-to-one margin on August 1, 2000, a stormwater utility for residences and businesses; and a new development charge to help pay for new regional stormwater facilities. Existing funding sources include local, county, state and federal funds.

**Significance to the Kansas City region:**

Lenexa’s comprehensive plan, completed in 1997, offers strong guidance concerning the nature of future development patterns. The plan recommends that the community “maintain a balance between Lenexa’s natural and manmade environments; preserving key natural features while promoting quality growth and development.” The city’s innovative approach to addressing stormwater issues offers a model for other municipalities. Overall, the city’s analysis of its program demonstrates that the approach will cost about 25% less than conventional engineering approaches to flood prevention. Moreover, this approach is expected to reduce flooding more effectively, and has the added benefits of creating new recreational assets and improving environmental health.
Raytown Gateways Project #1

Project Description:

Raytown, Mo., one of Kansas City’s first suburbs, was developed in the 1950s and 1960s. Like many other “inner-ring” suburbs, Raytown lacks a strong sense of place to distinguish it from surrounding communities. The city of Raytown recognizes that well–designed, high quality infrastructure improvements can impact both the economic vitality of the community and provide a sense of civic identity. The Raytown Gateways Project will enhance the busy intersection at 63rd Street and Blue Ridge Cut-Off and provide residents and visitors with a physical demonstration of Raytown’s renewed sense of civic strength and identity. It will not only improve the image of Raytown, but the image of the Kansas City region as well. The Gateways project has also been instrumental in helping Raytown retain businesses near the intersection.

This intersection serves the Truman Sports Complex, which is home to the Kansas City Royals, Chiefs, and Wizards. On peak game days the intersection handles more than 60,000 vehicles traveling from Missouri, Kansas and Oklahoma. The Raytown Gateways Project will include three layers of improvements: roadway improvements, vertical built elements, and landscape improvements. Roadway improvements include the addition of sidewalks on all four corners of the intersection, an amenity zone to increase separation between pedestrians and the street, and traffic calming design elements. Vertical built elements will be added at each corner to create an identifiable motif that will carry through into future downtown redevelopment initiatives. The built elements have high design quality and new light fixtures to illuminate the intersection. Finally, landscape improvements will include ornamental trees and landscape beds at each corner that will improve both the aesthetics and safety of the intersection.

Significance to the Kansas City region:

The Gateways Project was originally considered in the city’s Comprehensive Plan and was developed in coordination with Kansas City, the Missouri Department of Transportation (MoDOT), and the Raytown community. The improvements to 63rd Street...
and the Raytown Community. The improvements to 63rd Street and Blue Ridge Cut-Off are a continuation of improvements extending from the Country Club Plaza, through the Brush Creek Corridor, and into the Eastgate redevelopment at Raytown's border. The project has been designed to coordinate with future plans for Raytown's Central Business District. Total project costs are estimated at $2,000,000. The City will fund $250,000, the county will fund $100,000, and $500,000 will be funded through Federal Enhancement Funds. It is anticipated that the remaining costs will be defrayed by state funding sources.

Related Links

www.raytown.mo.us
Reston Town Center

Project Description:

Reston Town Center, located in northern Fairfax County, Virginia, is an 85-acre mixed-use commercial center 18 miles west of Washington, DC and 7 miles east of Washington Dulles International Airport. The project includes office, retail, housing, a hotel, theaters and a central community gathering space. The project is ultimately planned to have just over 2.4 million square feet of commercial space along with 600 residential units. The town center is located along two major arterial roadways connecting neighborhoods and business parks to the center. A substantial volume of traffic passes by the site on a daily basis.

The development currently includes the following uses:

- Two 11-story, 250,000 square feet office buildings and 40,000 square feet of low-rise professional space;

- A 14-story, 514-room hotel with a health club, a restaurant, and 32,000 square feet of meeting space;

- A 13-screen cinema;

- Retail space totaling 240,000 square feet;

- 334 condominiums in 4 mid-rise and one 14-story buildings.

The master plan for the 20-acre site includes pedestrian-scaled streets, a variety of uses and services, green spaces, easy vehicle access, and convenient parking. Restaurants are located at key corners and retail shops line the main street. The pedestrian orientation within the development allows for patrons and visitors to leisurely stroll through the project. This space also serves as a community ice rink during the winter months. Programming activities and special events keep residents and visitors aware of the town center.

Parking is located around the development and surface lots are located on future building sites. The development currently has 3,200 spaces, of which almost half are located in structures. Provisions for shared parking by tenants have reduced the required number of spaces by almost 1,000. The developer also included pieces of artwork installed in public spaces to add richness to the overall environment. The active mix of uses provides a destination for the community. Together these activities enliven the street throughout the day and evening, providing a sense of security.
One of the challenges with this project is that the main arterial roadway that serves this area does not go through the project. The roadway bypasses the project on the east side of the development, but the project does have excellent visibility from the roadway. The pedestrian-oriented retail street and this active roadway are not compatible. This separation of modes preserves the walk-ability of the center. Another key to the success of this project was that parcels within the project were not sold to others for development; the Reston Town Center developer/owner was able to establish and maintain control of the land use and urban design components throughout the project. The landscape and architectural character established a familiar sense of place, which provided the users a sense of comfort and expectation within the project.

**Significance to the Kansas City region:**

Communities within the Kansas City region have been studying ways to promote transit-friendly design. Two perceived barriers to this type of development are market acceptance and supportive local zoning regulations. This project demonstrates that higher density, mixed-use centers can be established on a green-field site in a suburban setting. Several ingredients were important to the success of the project, which included both daytime and nighttime uses. Office uses were included as part of the first phase of the development to ensure that the retailers and restaurants would have a built-in market during the day. A multi-screen theater was added as part of the retail mix to lure patrons to the community after business hours. This entertainment venue took the place of a more traditional department store anchor. In addition, a community space was centrally located within the development for events and other promotions.
River Hill Village Center

Project Description:

The River Hill Village Center is located along Maryland Route 108, just east of Maryland Route 32 and is the heart of a 1,754-acre village within the city of Columbia. When the village is completed, its neighborhoods will include a commercial center, 2,300 single-family detached dwelling units and 480 multi-family units. In addition, half of the area will be preserved as open space.

The center is the western most retail and commercial center within the city of Columbia. It is also Columbia's tenth and final planned village totaling 103,000 square feet within 19 shops. The commercial center includes a large (63,000 square foot) grocery store, a gas station, a drive–thru bank, a chain restaurant, an office building, a health club and three additional one–story brick buildings for other retail tenants. A design theme of brick arcades, sloped roofs and landscaping connects all of the building components. The center is served by surface parking areas, but the parking areas also include landscaped areas for relief and pedestrian refuge. This center is easily accessible to adjacent neighborhoods by foot and by car.

Significance to the Kansas City region:

The Kansas City area continues to see the development of neighborhood shopping centers anchored by large grocery stores. This project illustrates that these centers can be well designed with an overall theme and all of the components, including typical out–parcels, can have a common identity. In addition, this center includes office uses and a health club that adds to the daytime population adjacent to the center. Pedestrian connections to surrounding neighborhoods and parking areas with pedestrian–friendly designs allow residents to access the center by bicycle or on foot. A typical single–site store retailer and chain restaurant (Blockbuster and McDonald’s) were required to work within the design framework. They used the design requirements to enhance their establishments and integrate within the overall center. A commercial center can be designed to provide an identity for the surrounding neighborhoods and allow for ease of access to these neighborhoods as well.
RiverPlace

Project Description:
RiverPlace is a 10.5-acre, mixed-use development immediately southeast of downtown Portland, Oregon along the Willamette River. The project includes 480 housing units, 41,000 sq. ft. of office space, 25,920 sq. ft. of retail, a 76,600 sq. ft. hotel, a 47,000 sq. ft. athletic club and a 73-acre Waterfront Park. Located on a site formerly occupied by a freeway, the project was designed to respond to high-density requirements by the city redevelopment agency. The project’s first phase was similar to a gated private neighborhood. The second phase integrates development with the rest of the city (i.e., an alley is relatively accessible to the public). The most prominent feature is an esplanade overlooking the river. The riverfront walkway is a pedestrian-only public walkway lined with tourist shops and restaurants. The first floors of some of the townhouses built in the second phase have offices facing the street, which is an increasingly popular trend. Because uses are closer to one another and to the downtown area, dependence on automobiles is reduced, as is the amount of air pollution. The variety of uses attracts a rich diversity of people to the area. A wide range of activities offered to residents and visitors provides steady concentration of people day and night and increases ‘eyes on the street’ security ensuring a vibrant place to live and grow a business.

Significance to the Kansas City region:
Physically and symbolically, RiverPlace’s most important environmental impact comes from the removal of an entire freeway. This has resulted in compact, balanced development with more open space and pedestrian usage within the site. By 1995, the value of RiverPlace homes had increased one and a half times as fast as other Portland properties, its hotel had the highest rate of occupancy in the city and its restaurants were enjoying the highest volumes in the state. With its current dependence on highways, Kansas City may eventually find a need to initiate a similar project.

Related Links
Related Links

www.trammelcrow.com
Santa Fe Trail Neighborhood TIF and 353 Development Plan

Project Description:

The Santa Fe Trail Neighborhood is an inner-ring suburb of Kansas City, located to the southwest of the intersection of Noland Road and 23rd Street in Independence, Missouri. The neighborhood is mostly composed of single-family residences and commercial/retail establishments along Noland Road, half of which were built between 1940 and 1969. Since then, only 18 structures have been built or benefited from major improvements.

The Tax Increment Financing (TIF) and 353 Redevelopment Plan call for the revitalization of the area including a TIF district along Noland Rd and commercial and residential areas of the Sante Fe Trail neighborhood. The plan establishes a tax abatement program to benefit property owners in the 353 area who are responsible for new construction and rehabilitation of both commercial and residential properties. Tax abatement provides incentives needed to pursue important renovations or construction. Administration of the tax abatement program will be funded from revenues originating from the TIF redevelopment project along Noland Road. Until the TIF project begins to produce revenue, Community Development Block Grants fund the program.

The redevelopment project is a mixed-use development including retail, commercial and residential redevelopment. The plan calls for the 353 Corporation to clear substandard and obsolete structures by along Noland Road and prepare the land for redevelopment. The land is then transferred to the TIF developer, who will begin construction of approximately 8 new residential units (average cost of $110,000) and approximately 220,000 square feet of retail/commercial space, in addition to public infrastructure and landscaping improvements. The new development will be known as Lakeside Center.

Significance to the Kansas City region:

Independence, Missouri, a historic community of 113,000 people east of Kansas City, Missouri has experienced substantial suburban growth in the past 20 years. Many inner ring suburbs in
suburban growth in the past 20 years. Many inner-ring suburbs in Kansas City share similar challenges of property deterioration, loss of commercial tax base and modest reinvestment. Independence’s strategy for providing financial incentive to homeowners for renovation is model for many of the region’s inner-ring suburbs. This revitalization takes advantage of urban core areas that often have higher density favorable for public transportation, historical buildings, public, cultural, and educational institutions and traditional gathering places.

Related Links

www.ci.independence.mo.us/
Shoal Creek Valley - The Village - Phases I, II, and III

Project Description:

The Village, described as a classic neighborhood, is the newest neighborhood development at Shoal Creek Valley. Homes are inspired by 20th century architecture and design, reminiscent of neighborhoods from Kansas City’s historical past. Deep front porches, rear-entry garages and alleyways, surrounded by tree-lined streets and wide sidewalks, with parks and natural open spaces, all blend to create a walkable community and neighborly interaction. The homes are designed to accommodate contemporary lifestyles, while staying true to the spirit of Arts & Crafts and Mission-style homes.

Significance to the Kansas City region:
St. Pauls United Methodist Church Wet Pond

Project Description:

The primary objective was to retrofit a stock pond as a wet pond and wetland and restore an ephemeral stream channel with a series of pools and waterfalls. The ephemeral stream channel pools were planted with wetland vegetation, and the riparian buffer restored with native canopy trees, shrubs, and wildflowers. A pump-back system has been installed to recirculate stream water and feed two waterfalls on the left bank of the channel.

Work already accomplished includes renovation of an existing stock pond and deepening by about ten feet. The permanent pool has been lowered to increase overall capacity. A principal spillway pipe and riser now impound stormwater and release it at a controlled rate to provide twenty four hours detention for the water quality storm, while the detention pond allows pollutants to settle. Wetland plantings along the shoreline create a natural treatment medium. Flood–tolerant wildflowers, sedges, low shrubs, and trees were planted around the wetland. Short grasses and wildflowers were planted on the dam with a trail of buffalo grass surrounding the pond.

St. Paul’s intends for the wet pond and stream to be attractive examples of water quality improvement in a suburban setting and water quality design for a site expansion. Sidewalks and a buffalo grass path provide public access to the stream, pond, and a prayer garden. The pond treats off-site runoff from an adjacent neighborhood improving water quality in the watershed. The neighbors have become advocates after the church educated them about the project, thus proving even good projects don’t “sell themselves.”

Significance to the Kansas City region:

Limit: 400 Characters
The Crossings

Project Description:

The Crossings in the suburbs of San Francisco is a New Urbanist development project built as a node on a public transit network. This transit-oriented neighborhood is located adjacent to a new CalTrain commuter station that connects it to employment and retail centers throughout the Bay Area.

The project also transformed a 1960s auto-oriented strip mall into a vibrant pedestrian-oriented community. The shopping mall, which The Crossings neighborhood replaces, was demolished and recycled as foundations for the new homes and parks. Only a roundabout landscaped with four tall redwoods remains. The new mixed-use neighborhood contains single-family homes, townhouses, row houses, and apartments located within a short walk of shopping and transit. Houses are built close together on small lots and feature front porches and rear garages. Housing in The Crossings has sold quickly and is relatively affordable by Bay Area standards.

An interconnected network of tree-lined streets and pedestrian paths knit this mixed-use neighborhood together. The street network provides connections to an existing Safeway grocery store, allowing residents to walk directly to the store without crossing arterial streets. Community parks and open spaces are distributed throughout the 18-acre site. Bandstands and tot lots provide areas for neighborhood gatherings within parks.

Significance to the Kansas City region:

The Crossings serves as an excellent example of how a traditionally designed, pedestrian-oriented neighborhood can be linked directly to the transit system, therefore allowing residents to be less auto dependent for both local and regional trips.

Related Links

www.calthorpe.com
The Village at Shirlington

Project Description:
The Village at Shirlington is the centerpiece of this Washington, D.C. suburb in Arlington County, Virginia. First built in 1943, this main street commercial area was renovated in 1987 as a mixed-use development with a combination of restoration, rehabilitation and new construction. The initial focus of the multi-phased project was revitalizing the former 28th Street retail area. The project was undertaken by the now defunct Oliver T. Carr Company. The first phase contained 400,000 square feet of retail space, a five-story office building and a 240-space parking garage. Planners prepared the master plan and designed a block-long piazza to accommodate specialty retail, food and entertainment establishments. More than half of the original buildings were maintained and renovated. A low rise office building, parking garage and retail buildings were constructed to add density and vitality to the center. Brick paving, fountains and landscaping have contributed to a high-quality pedestrian environment. Public events have been programmed at the center to bring residents to the well-designed public space.

Significance to the Kansas City region:
The Village at Shirlington represents a successful renovation and redevelopment of a 1940s declining commercial center. The project represents an excellent example of how to successfully integrate new uses, such as office and entertainment, into an obsolete, single use commercial district that is in decline. The key to the project's success has been the infusion of these new uses, combined with the renovation of older retail areas to attract new tenants. The project represents a model that can be successfully used in a number of places around the Kansas City region where once vibrant and walkable commercial districts could benefit from renovation and the introduction of a mix of uses to create a more vibrant 24-hour environment. The Kansas City region has many older commercial districts that were once dominant hubs of retail activity for surrounding neighborhoods developed from the 1920s to the 1950s. The Village at Shirlington demonstrates how the introduction of new "customers" by adding office uses in the area and better connections with existing surrounding residential
and better connections with existing surrounding residential neighborhoods can be a key part of rejuvenating a market demand for certain retail and entertainment uses. The resulting pedestrian-oriented environment and vibrant mix of uses has made this project an attractive alternative retail destination for the surrounding neighborhoods.

Related Links

www.arlingtonvirginiausa.com/index.cfm/7488
Town Creek Riparian Restoration

Project Description:

The project was designed to restore a 210 foot section of riparian corridor along Town Creek by reconstructing its existing channel. The stream’s natural corridor has been significantly altered through widening, straightening and introducing lawn-type seed blends. The city of Harrisonville has experienced significant maintenance issues due to a combination of poor draining soil and non-native vegetation. The city aims to remedy the situation by replanting with more appropriate plants, shrubs and grasses.

A benched area was created on each side of the channel to increase water holding capacity during major storm events while base flow continues to be maintained within the central portion of the channel. Native grasses, wildflowers and wet meadow plants were used throughout the channel, stream banks and in the drainage area along the south side of the stream.

This project will provide the community with a functional stream that is capable of managing stormwater runoff and providing a recreational area. Plans for this stream corridor include a streamside walking trail from City Park to approximately 1/2 mile downstream to a park near Commercial Street. This project will be used to educate the public on alternatives to grey infrastructure and the beneficial uses of native plants.

The use of erosion control blankets with native seed and plant plugs worked to achieve immediate success, and provided provide bank stabilization within the first year of plant growth.

Significance to the Kansas City region:

Limit: 400 Characters
Uptown District

**Location:**
San Diego, California

**Developer/Sponsor:**
Oliver McMillan/Odmark & Thelan/City of San Diego Planning Department
619-236-6000

**Web site:**
Uptown District

**Type of Project:**
Redevelopment

**Description:**
Mixed Use

**Date Initiated:**
1989

**Date Completed:**
1990

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**Project Description:**
Uptown District of San Diego, CA is a 14-acre, mixed-use redevelopment project integrating 318 owner and rental housing units; 145,000 sq. ft. of retail including a grocery store and restaurants; green parks/courtyards; and a 3,000 sq. ft. community center. Residential densities are 52 units per acre. The design is Mediterranean, with colorful banners and awnings, towers and other architectural features to give the area a sense of identity. Uptown District offers all of the amenities of a small town. The project's pedestrian orientation and human-scale architecture places a minimal dependence upon car trips, which means less traffic and less air pollution. Parking for the residential uses and much of the retail is underground. A strong performing Ralph's grocery store shares parking with other retail establishments and takes advantage of on-street parking. The commercial and residential areas are located on two separate parcels, but connected visually and with pathways. The average walking distance to cultural and entertainment facilities is three minutes, while the average time to reach the nearest park is less than one minute.

The retail mix, the common courtyards and the activity center make the Uptown District a healthy environment for its residents, especially seniors and children. The supermarket and community center provide opportunities for the residents to meet their neighbors spontaneously and through planned events. The project is located on the former site of an abandoned Sears store and parking lot purchased by the city for $9 million. After issuing a request for proposals with strict land use requirements, the city selected a developer and sold the property for $10.5 million. The developer used a public charrette process with the surrounding community to come up with a plan accepted by the city.

**Significance to the Kansas City region:**
The Uptown District could easily serve as a model of sustainable development for Southern California and for other regions throughout the nation. For example, if the entire city of San Diego had the compact and balanced layout of Uptown, 86 percent of its
had the compact and balanced layout of Uptown, 80 percent of its
total land area would be open space. Uptown’s provision for
everyday uses within very short walking distances gives its
residents the choice of not using a car for common daily trips
which would be beneficial to any metropolitan area.
Zona Rosa

Project Description:
Zona Rosa is located in Kansas City’s northland near the heavily traveled I-29 and Barry Road intersection. In 2001, two major anchor stores developed properties near the Zona Rosa site making it a prime location for retail expansion.

Zona Rosa is a 93-acre New Urbanist Retail center consisting of specialty retail, entertainment, restaurants, hotels, offices, town homes and public park areas. Prior to the development of Zona Rosa, northland residents were required to travel to the Country Club Plaza in Kansas City, Missouri and the Town Center Plaza in Leawood, Kansas to find comparable retail, restaurant and entertainment venues giving surrounding counties sales tax revenues from northland residents. Zona Rosa remedied this issue and has also created a gathering space that supports a sense of community.

Zona Rosa has a higher density than conventional retail projects with well-landscaped streets and a distinct central space. The village-type setting is walkable and has numerous green locations throughout. Although the mixed-use development concept with pedestrian promenades and a public plaza borrows heavily from the Country Club Plaza, Zona Rosa’s more regional architectural style is intended to emulate historic Kansas City.

The first phase of the project was completed in May 2004 and it includes 400,000 square feet of retail, 150,000 square feet of office and 100,000 square feet of residential space. The second phase of the project includes additional office and retail space and two hotels. The entire project is scheduled for completion by 2006. The New Urbanist center will create a sense of place for the sprawling northland and generate sales taxes that can be used locally.

Significance to the Kansas City region:
The center was designed as a gathering spot for the communities surrounding the I-29 and Barry Road intersections. The project, based on sustainable design and New Urbanist principles, places
emphasis on neighborhoods, vertical zoning, pedestrian walkways, environmental preservation and qualitative sense of place.

Related Links

steiner.com
Zona Rosa Bioretention Facility

Project Description:

Zona Rosa is a 93-acre, mixed-use, new urban community in Kansas City, Missouri. Prior to development, a significantly degraded stream flowed along the northern perimeter of the site. TranSystems, with assistance from its subconsultant, developed a comprehensive, multi-faceted stormwater management program – a key component of which included restoration and enhancement of the existing stream. This stormwater management program met significant engineering challenges while simultaneously preserving and protecting the natural environment. Several BMPs were incorporated to control water quantity, improve water quality, and sustain the viability of both the stream and the site, including:

- Soil erosion and sediment control program employed during construction
- Sediment basin/detention system used during and after construction
- Stream restoration that included formation of forested and upland prairie buffers, soil bioengineering, grade controls, water pools, and the creation of riparian wetlands to improve wildlife habitat

TranSystems’ stormwater management program resulted in significantly improved water quality based on testing conducted prior to, during, and following construction. The quality of the water that exists on site today is actually better than what existed prior to Zona Rosa’s development.

The investment in stormwater management will help protect the value of the land and subsequent development by mitigating the economic impact of future soil erosion and flooding in Zona Rosa, Weatherby Lake, and the surrounding area.

Significance to the Kansas City region:

Limit: 400 Characters