



Land Use and Development Assistance for Local Governments



Kansas City





THE MISSION OF THE URBAN LAND INSTITUTE

Shape the future of the built environment for transformative impact in communities worldwide

MISSION COMMITMENTS

CONNECT active, passionate, diverse members through the foremost global network of interdisciplinary professionals

INSPIRE best practices for equitable and sustainable land use through content, education, convening, mentoring, and knowledge sharing

LEAD in solving community and real estate challenges through applied collective global experience and philanthropic engagement

ULI Public Agency Membership

Who's Eligible

- Available to government, nonprofit, or academic institutions

Benefits

- Three memberships at a discounted rate
 - Includes two Associate Memberships and one Full Membership

Annual Dues

- \$680

Single Associate Membership for Government, Nonprofit, and Academia

- \$264

28% Developers

13% Investment and finance professionals

10% Architects

10% Government, nonprofit, and academics

7% Urban planners

7% Consultants

6% Attorneys

6% Brokers

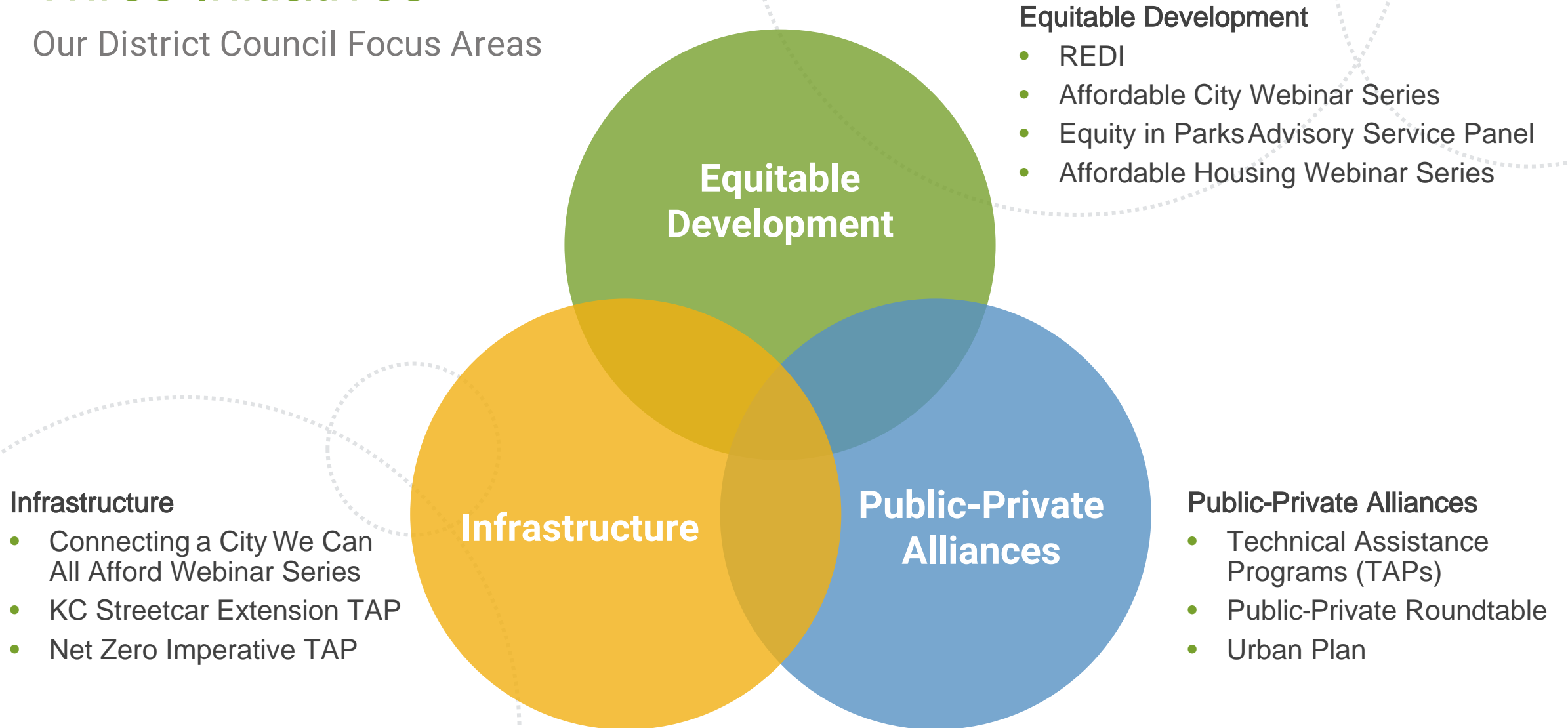
5% Engineers

5% Other service professionals

2% Landscape architects

Three Initiatives

Our District Council Focus Areas



ULI Kansas City Programs & Engagement 2025

- 4 Signature Events
- 6+ On-Site Tours
- 6 Coffee/Cocktail Connect
- 2-3 Technical Assistance Panels
- 1 Advisory Services Panel
- Emerging Leaders Program
- Real Estate Diversity Initiative Program

Plus opportunities from ULI National:

- Fall & Spring Meetings
- Product Councils
- Webinar Series & Trainings



ULI Kansas City Programs & Engagement 2023

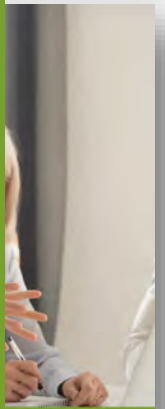
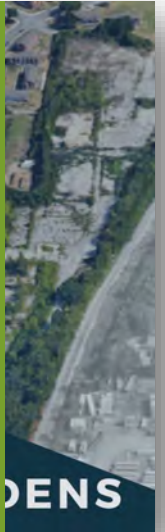
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ULI-KC as the:

- Development thought leader beyond best practices
- Convener of challenging topics
- Conduit between government, interest groups and the development community



Technical Assistance Programs (TAPs)

What is a TAP?

- TAPs provide strategic advice to sponsors on complex land use, real estate development, and policy issues.
- The TAP program links local public agencies and nonprofit organizations to the expert knowledge and experience of our ULI members.
- We assemble an interdisciplinary panel of 10-12 volunteers who take 2 ½ days to evaluate the challenges and approach the assignment from all perspectives, including market potential, land use and design, financing and development strategies, and organizing and implementation.
- The panel concludes with a public presentation of the recommendations and a full report within a month.

Why a TAP?

- Unbiased, 3rd party, market-based perspectives on your development/land use/policy challenges.
- The expertise of high-level land use and real estate professionals specifically selected for their in-depth knowledge of your assignment.
- Provides planning capacity and assistance to jumpstart a project

Technical Assistance Programs (TAPs)

ULI Kansas City conducts 2-3 TAPs Annually

- KCMO Parks System Advisory Services Panel
- North Loop Advisory Services Panel
- Net Zero Imperative (ULI Grant Award)
- Juniper Gardens | Unified Government of KCK-WYCO
- Chouteau Courts | KCMO
- Overland Park Convention Center Catalyst
- Barney Allis Plaza | KCMO
- North Loop
- 12th Street Heritage | KCMO
- City of Westwood
- Streetcar Extension Parking
- City of Shawnee
- Downtown Overland Park
- 31st & Prospect | KCMO
- *“Downtown” Raytown (upcoming June 2025)*



TAP Process

- Area and building tour
- Sponsor briefing
- Stakeholder interviews
- Panel deliberations
- Recommendations
- Public Presentation
- Final Report



City of Shawnee TAP

Scenario 2: Adaptive Reuse and New Construction

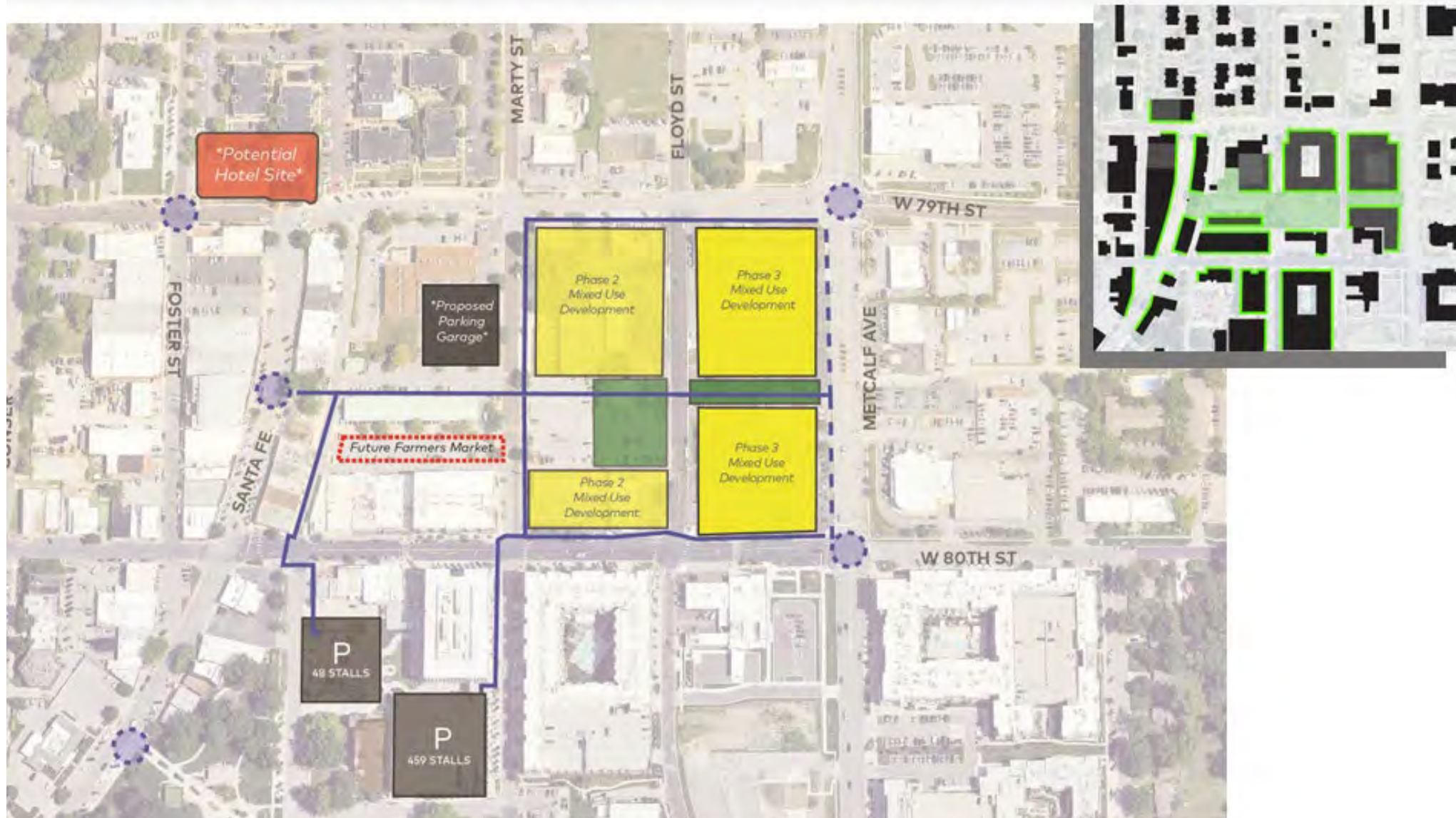
- The new construction works when you add the New Market Tax Credits (NMTC) to the incentives for the project.
- \$7,000,000 of a qualified equity investment
 - \$2,100,000 NMTC Equity
 - \$4,900,000 Debt



Downtown Overland Park TA



Phase Three



31st & Prospect TAP

Site Improvements

Retaining Wall - \$350,000
Decorative Fencing - \$126,000
Landscaping - \$45,000
Lighting Upgrades - \$50,000
Irrigation - \$45,000
Striping - \$10,000

Park

Asphalt Demo - \$7,000
Earthwork - \$46,000
Curb & Gutter - \$9,000
Sod - \$9,000

Contractor Staff, Contingency, Etc. - \$69,000

Total - \$766,700



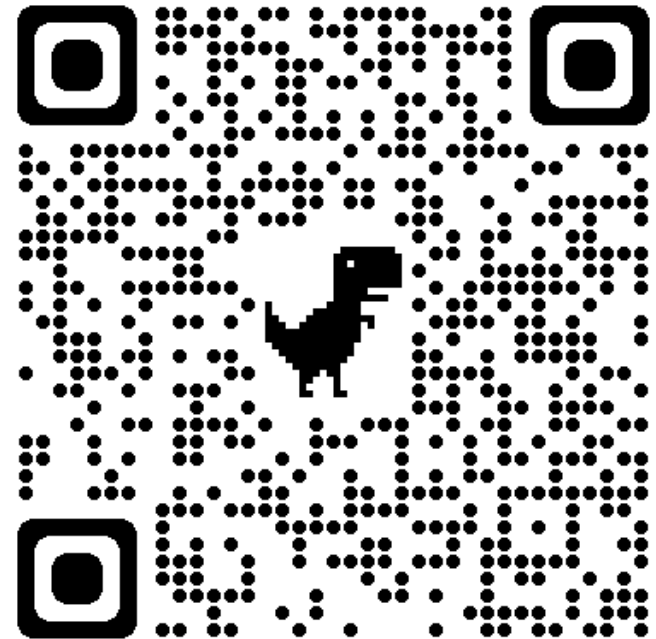
The value and revenue projections are simply estimates based on current metrics found in the broader Kansas City market. These are intended to be illustrative only and should not be construed as an opinion of or guarantee of future value.



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To learn more about ULI KC TAPs
or to view past TAP reports:



Q&A

ULI Kansas City & City of Westwood

Technical Assistance Panel



Kansas City