



PASEO GATEWAY

CHOICE NEIGHBORHOODS

HUD CNI CONFERENCE PRESENTATION

MARCH 17, 2016

WASHINGTON D.C.

DEVELOPMENT STRATEGY

**P A S E O
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CHOICE NEIGHBORHOODS

EXPERIENCE

- Established 1994
- Based in Northbrook, IL
- 5,000 units in 75 residential communities valued at over \$1 billion
- Specializing in mixed-income rental and for sale housing
- Focus in partnering with government agencies, housing authorities, institutions and nonprofits
- Active in eight states

BRINSHORE



SE
EWAY

CHOICE NEIGHBORHOODS

MASTER DEVELOPER CAPACITY

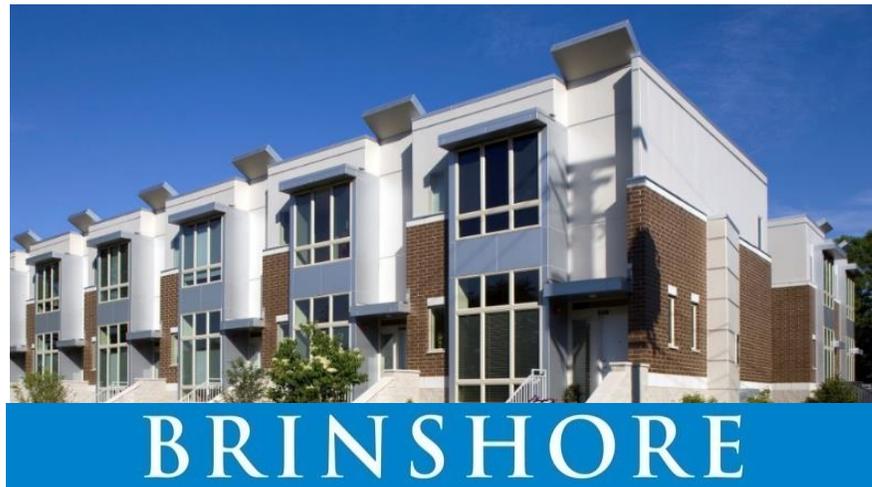


- Kansas City office
- Deep longstanding investor and lender relationships
- Experienced and skilled staff
- Collaborative, team approach
- Creativity and innovativeness



BRINSHORE

MASTER DEVELOPER CAPACITY



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MASTER DEVELOPER CAPACITY

HOUSING AUTHORITY PROCUREMENTS			
BRINSHORE			
PUBLIC HOUSING AUTHORITY	DEVELOPMENT	TOTAL UNITS	ROLE
Chicago Housing Authority (IL)	Robert Taylor Homes	2400	Master Developer (MD)
	Henry Horner Homes	742	MD
	Washington Park	275	MD
	Cabrini Green	62	MD
	Maplewood Courts	70	MD
	Lawndale Complex	300	MD
Housing Authority of Champaign County (IL)	Burch Village	50	MD
	Lakeside Terrace	70	MD
Indianapolis Housing Authority (IN)	Brokenburr Trails	217	MD
Aurora Housing Authority (IL)	Jericho Circle	40	MD
Peoria Housing Authority (IL)	Taft Homes	250	Master Planner
	Harrison Homes	50	Consultant
TOTAL		4,526	

SELECTED PROJECT EXAMPLES



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WESTHAVEN PARK (CHA)



BRINSHORE

- Redevelopment of former Henry Horner Homes
- Master Developer and Authored Revitalization Plan
- 26 Acres
- 764 Total Mixed-Income Units
- 5 Phases/547 Units Completed
- 408 Rental Apartments
- 230 Public Housing Units
- 139 For Sale Homes
- Increase in surrounding property values



Total Cost: \$178 million

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LEGENDS SOUTH (CHA)



BRINSHORE

- Redevelopment of former Robert Taylor Homes
- Master Developer and Authored HOPE VI Grant
- 100 Acres
- 2,400 Total Mixed-Income Units
- 4 Phases and 547 Units Completed
- 275 Public Housing Units Replaced



Total Cost: \$165 million

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Targeted Public Housing Site- Chouteau Courts



Chouteau Courts – 1220 Independence Ave.

- The site, completed in 1959, is isolated, difficult to maintain, and obsolete by today's standards
- All 134 public housing units must be replaced
- Undesirable site; high turnover
- Disconnected from fabric of greater community leading to social exclusion
- Location on top an old landfill has resulted in structural issues

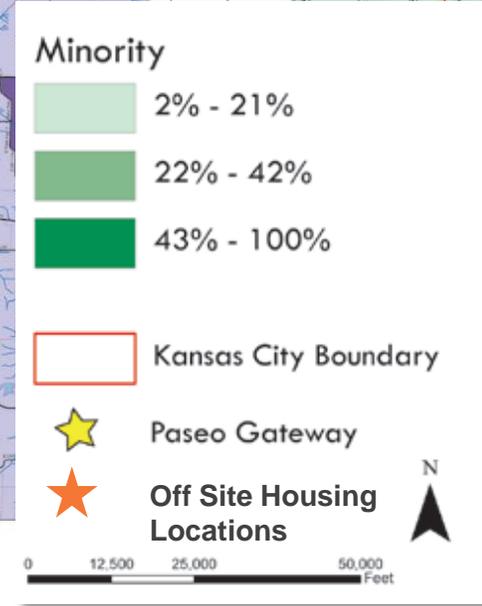
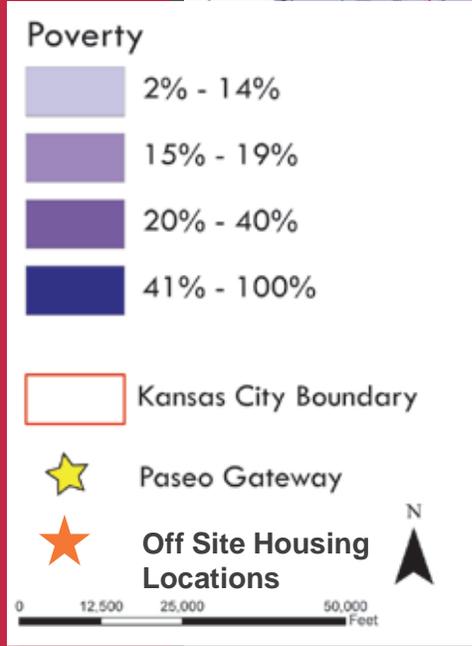


Chouteau Courts Existing Units	
Unit Type	Number of Units
One bedroom	12
Two bedroom	54
Three bedroom	48
Four bedroom	16
Five Bedroom	4
Total	134

PASEO GATEWAY REPLACEMENT HOUSING STRATEGY

2. PROVIDE HOUSING OPPORTUNITIES.

- Select sites in non-impacted census tracts near excellent schools, regional transportation access, retail and amenities
- Supportive services provided in target area to be replicated in community centers off-site



LEVERAGING NEIGHBORHOOD ASSETS



Samuel U. Rodgers Health



Diverse Community



KCU



History

- Proximity to Downtown
- Historic Housing Stock
- Strong Identity/Leadership/Engagement
- Transportation Infrastructure
- Transit Potential
- Existing Commercial Base
- KCU
- Park Systems
- Access to Social Services

INSTITUTIONAL ANCHOR: KCU

- 26 acre urban campus
- Largest Medical school in state of Missouri; 12th largest in country
- 1,100 full time medical students
- 52 full and part-time academic staff
- \$67 million expansion program
- Renewed focus on neighborhood engagement and revitalization



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ORGANIC NEIGHBORHOOD REINVESTMENT

- Pendleton Heights: one key neighborhood of the Paseo Gateway district
- Grew early in KC History (1880s) along streetcar line
- Home to 1,032 households, 3 city parks and a nationally-listed scenic byway
- Significant “organic” reinvestment from families and artists (10+ homes renovated per year)
- Engaged, diverse community with well-organized Neighborhood Association firmly in support of CHOICE



**PASEO
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Brooklyn Avenue



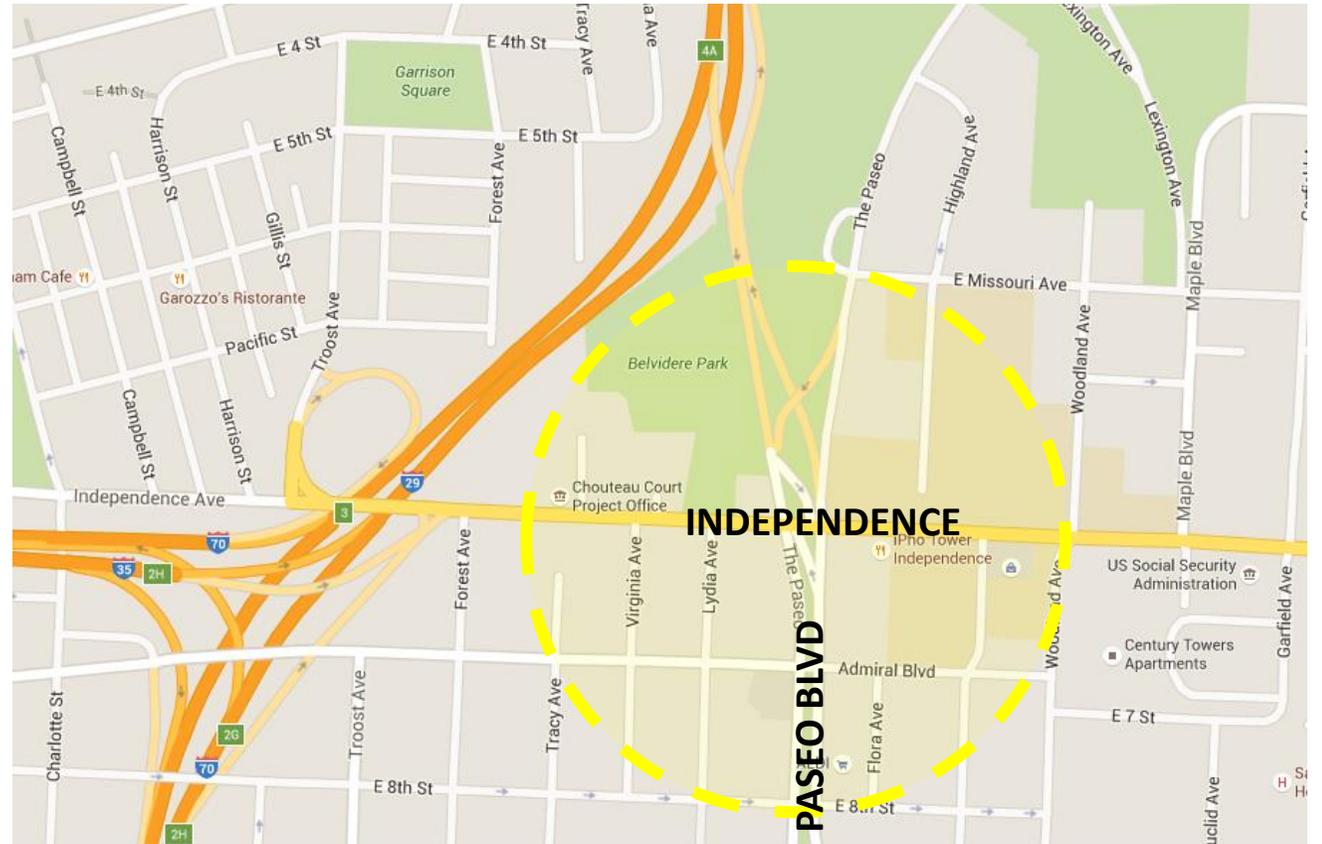
Garfield Avenue



Holiday Tour House

REALIGNMENT OF PASEO & INDEPENDENCE

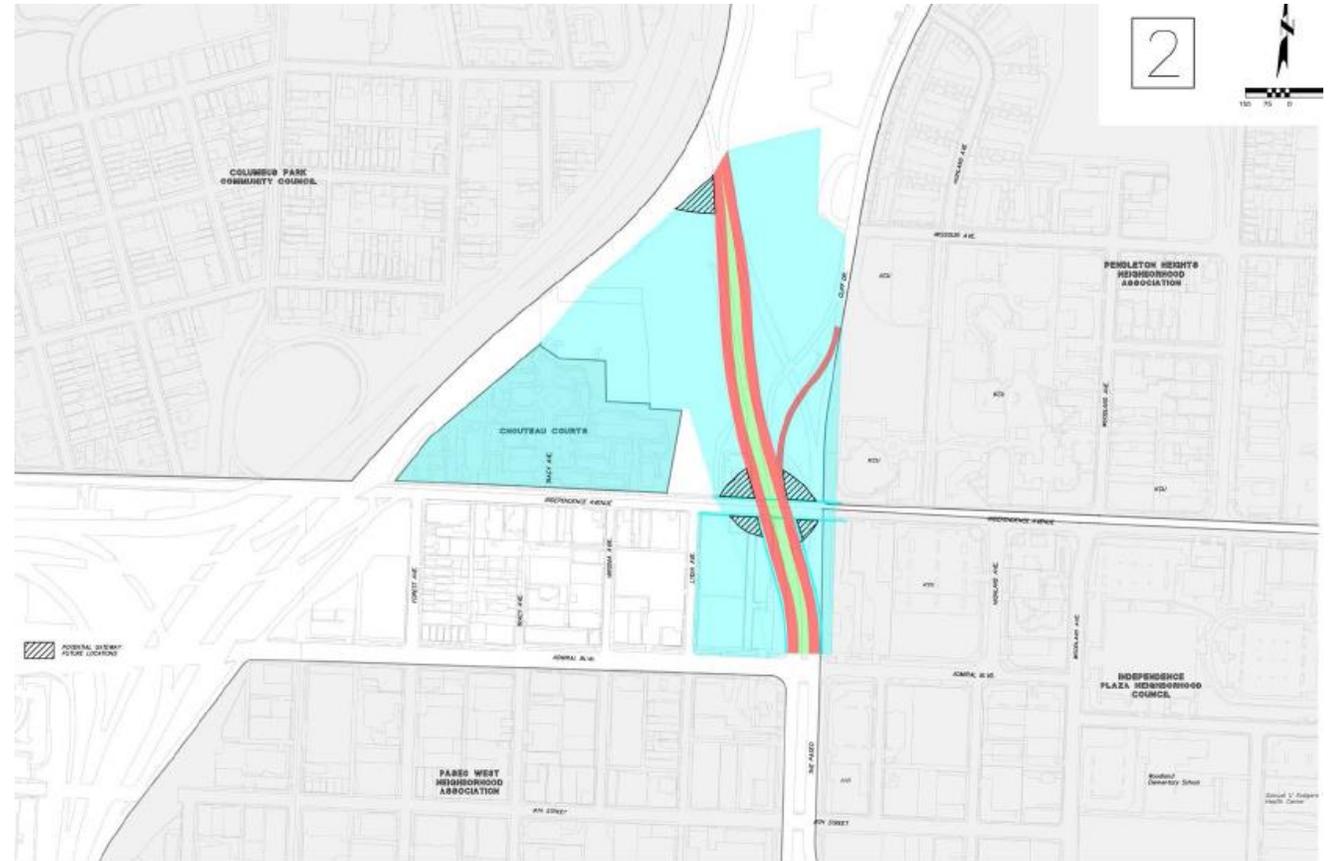
- KCMO focused on rebuilding eastern gateway to Downtown at Paseo and Independence
- \$3,800,000 KCMO funds committed towards acquisition, demolition, design and engineering
- \$17,000,000 total development cost
- 2016 STP grant application (federal funding to pay for remainder of cost)



Current Alignment

REALIGNMENT OF PASEO & INDEPENDENCE

- Project will open up development potential for Paseo Gateway
- Key to reconnecting Paseo West and Pendleton Heights neighborhoods
- Improved safety for drivers, cyclists and pedestrians

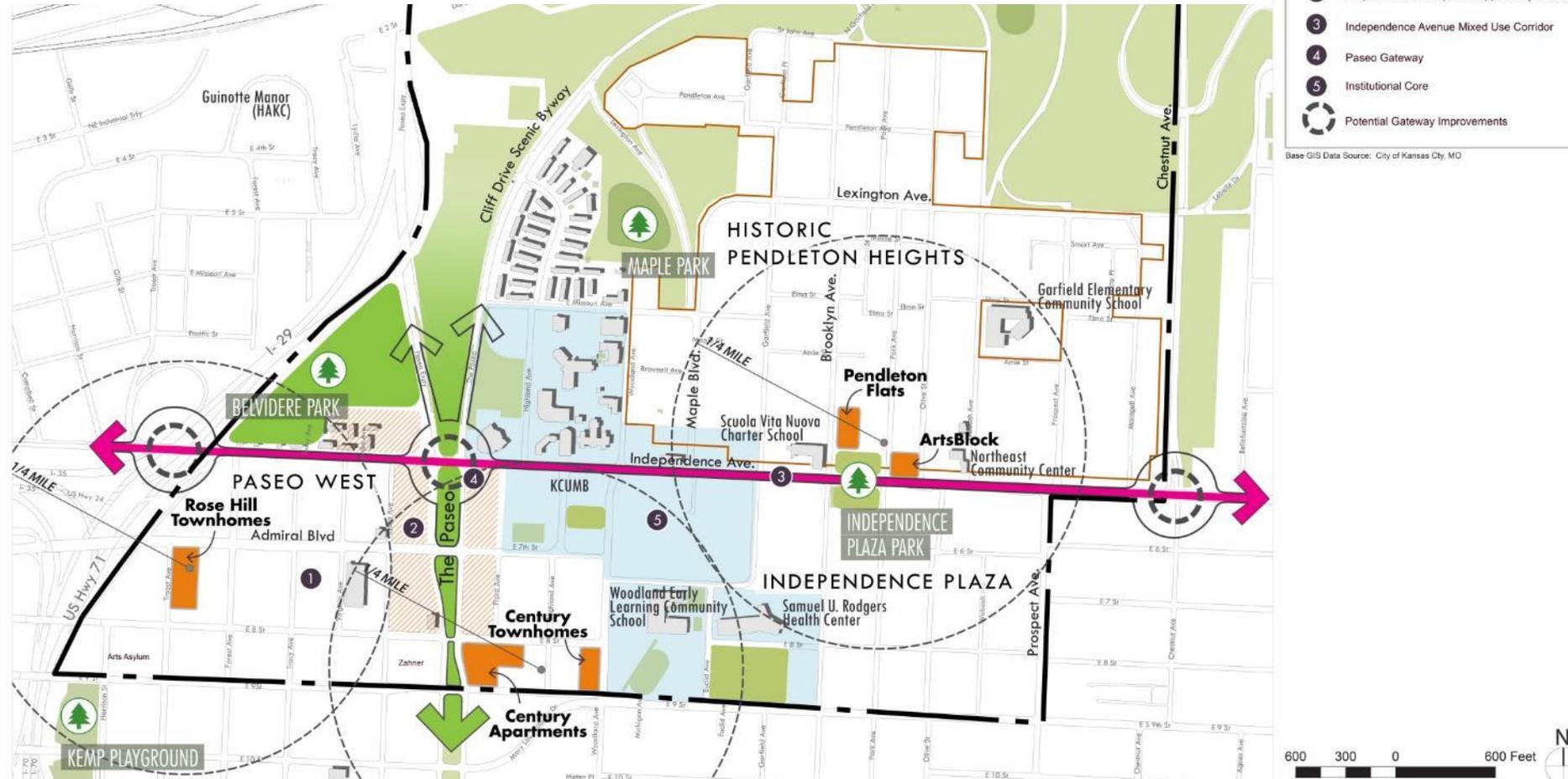


Proposed Realignment

PASEO GATEWAY REPLACEMENT HOUSING STRATEGY

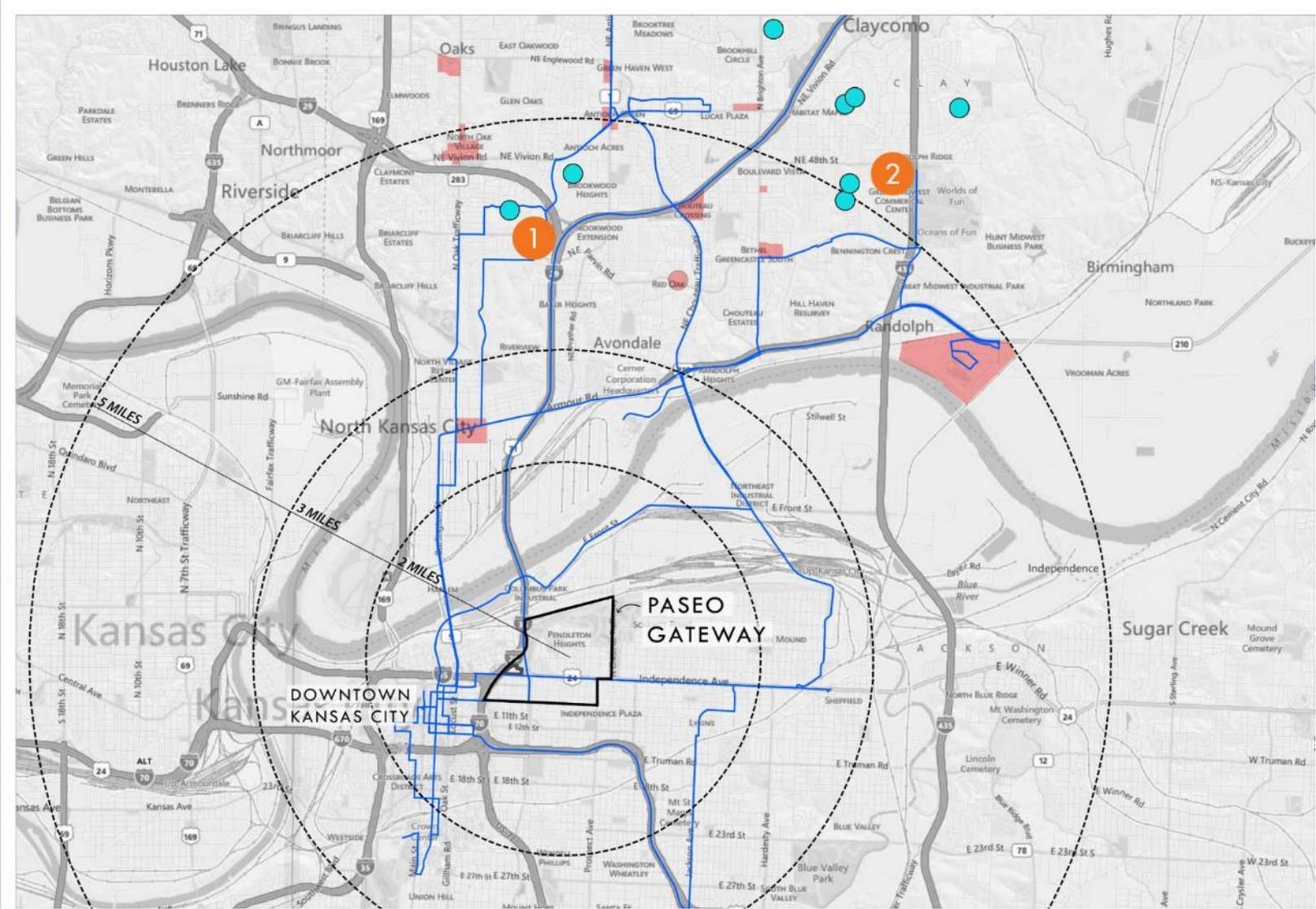
1. CLUSTER DEVELOPMENT IN TARGET AREA NODES.

- Strategically place housing near services and amenities in nodes in Target Area to maximize impact.
- Build off of existing neighborhood anchors (schools, health centers, amenities)
- Pick housing sites and development programs that will serve existing residents and attract market rate renters.



PROPOSED HOUSING SITES IN OFF-SITE LOCATIONS

- 1 Russell Road
- 2 Maple Corners
- Kansas City Regional Bus Lines Connecting Out-of-District Sites to Downtown & Regional Amenities
- North Kansas City Schools
- Shopping Areas/Grocery Stores



Off-site locations are in non-impacted census tracts with excellent schools, amenities and regional transportation access

REPLACEMENT HOUSING STRATEGY



3. **WIRE NEW COMMUNITIES WITH BROADBAND INFRASTRUCTURE.**
Incorporate digital inclusion and broadband holistically across all replacement housing sites to allow for wired connected, communities for residents.
4. **BLEND PROPERTY MANAGEMENT, SERVICES, AND EDUCATION.**
Coordinate property management to optimize the success of Transformation Plan.
5. **RATIONAL PHASING.** *Create feasible, attractive, financeable projects of scale/impact that are City priorities.*
6. **REPLACE FIRST.** *Provide phased demolition ONLY after replacement units are built (1:1).*
7. **BUILD A VARIETY OF HOUSING TYPES.** *Provide a variety of mixed-income housing product types and sizes (family, artist preference and special needs).*
8. **HARNESS DOWNTOWN ENERGY.** *Build off of Downtown renaissance and burgeoning reinvestment in urban core historic neighborhoods with housing plan.*

REPLACEMENT HOUSING STRATEGY

- 9. **UNLOCK DEVELOPMENTS.** *Choice will be deployed judiciously to develop difficult sites and house mixed-income populations near schools, education and services.*

- 10. **PROMOTE ENERGY EFFICIENCY.** *Sustainable design practices will be employed to improve energy efficiency and reduce utility costs for tenants.*

- 11. **USE ARCHITECTURE TO CHANGE PEOPLE'S LIVES AND IMPROVE NEIGHBORHOOD PERCEPTION.** *Utilize architecture to tastefully build off context and create attractive communities of Choice.*



DESIGN APPROACH



Exterior finishes vary depending on specific locations but have been carefully selected to relate to adjacent homes, with windows and entry porches that enhance community safety and rear parking to lessen the visual impact of cars

- **Pursue excellence in design** with plans that are attractive, compatible with neighborhood architecture, and highly marketable.
- **Pursue excellence in construction** with workmanship and materials that are attractive, cost effective and durable throughout the life of the development.
- Utilize “new urbanism” design principles on sites within the District to **support a pedestrian environment** with lighting, landscaping, walkways, short building setbacks, and site designs that shield off-street parking.

PENDLETON FLATS

Phase 2



Proposed Front Elevation



Existing Front Elevation

Unit Mix		
Unit Type	Number	Replacement Units
One bedroom	2	0
Two bedroom	28	10
Total	30	10



Site Context

ARTSBLOCK

Phase 3



Conceptual Rendering of the Pendleton ArtsBlock (Independence & Park Ave)

“Stylized” adaptation of traditional elements to achieve more contemporary design while still relating to the neighborhood

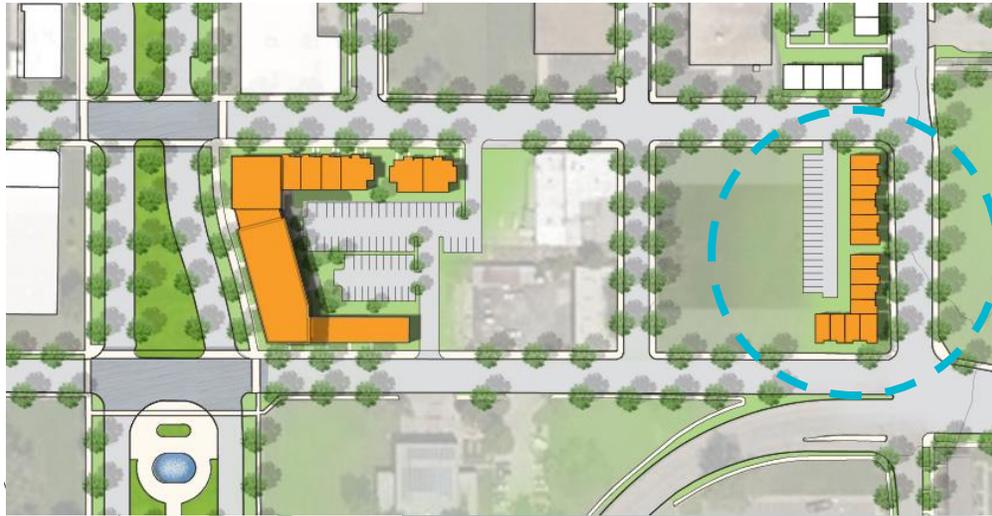


Site Context

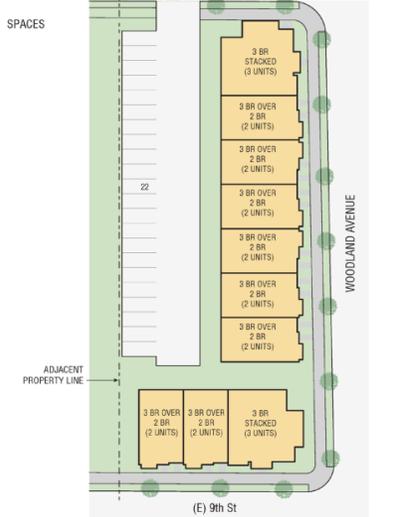
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CENTURY APARTMENTS & TOWNHOMES

Phase 3



Century Townhomes Unit Mix		
Unit Type	Number	Replacement Units
Two bedroom	8	2
Three bedroom	14	4
Total	22	6



Conceptual Rendering of Century Townhomes (corner of Woodland & E 9th St)

Rebrand the image of the neighborhood through material and massing coordination that creates a dialogue between the variety of architectural styles found in the neighborhood.



CENTURY APARTMENTS & TOWNHOMES

Phase 3



Functional entrances on all street facing facades, wide, continuous sidewalks and building setbacks close to the property line create a continuous comfortable urban edge that supports a pedestrian-friendly environment creating a unique sense of place and promoting “eyes on street”.



Century Apartments Unit Mix

Unit Type	Number	Replacement Units
One bedroom	21	1
Two bedroom	21	6
Three bedroom	12	6
Four bedroom	5	2
Total	59	15



MAPLE CORNERS

Phase 4



Site Plan

Description - Maple Corners includes 90 new townhomes in a suburban location. The site plan reflects the architectural character of adjacent single family homes and newly developed two-story townhomes. The site will also feature a community building, tot lot, and sports courts.

Design - The Exterior materials consist of brick, fiber cement lap siding and fiber cement shingle siding. The shingles will be an architectural asphalt composition and also locations will utilize standing seam metal roof material.

Green Building - The project will utilize Enterprise Green Communities rating system for sustainable strategies. Specific target criteria for certification include: Site Location and Neighborhood Fabric; Site Improvements; Water Conservation; Energy Efficiency; Materials Beneficial to the Environment; Healthy Living Environment; and Operation and Maintenance.



Site Context

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LEVERAGE/MOMENTUM

- **Phase 1:** Rose Hill Townhomes broke ground in August 2015.
- **Phase 2:** Pendleton Flats LIHTC application was recommended for funding in November 2015.
- LISC has committed a \$3.5 million predevelopment loan to effort.
- City of Kansas City, MO has committed significant resources (HOME, CDBG, PIAC) to the Paseo Gateway effort as leverage.



Catalytic Neighborhood Development

IDEAS:

- Food Truck Hub
- Arts Live Work Space, Galleries and Performance Space
- Centralized Athletic Facilities and Programs
- Youth and Young Adult Development Center



Questions