



**Urban Neighborhood
Initiative**

Partners growing Kansas City's Core

*Kansas City Public Schools Public Meeting No. 1 KCNA Building Repurpose
April 18, 2022*

URBAN NEIGHBORHOOD INITIATIVE (UNI)

- ▶ Implementing Purpose Built Communities Initiative (PBC) – Wendell Phillips Neighborhood

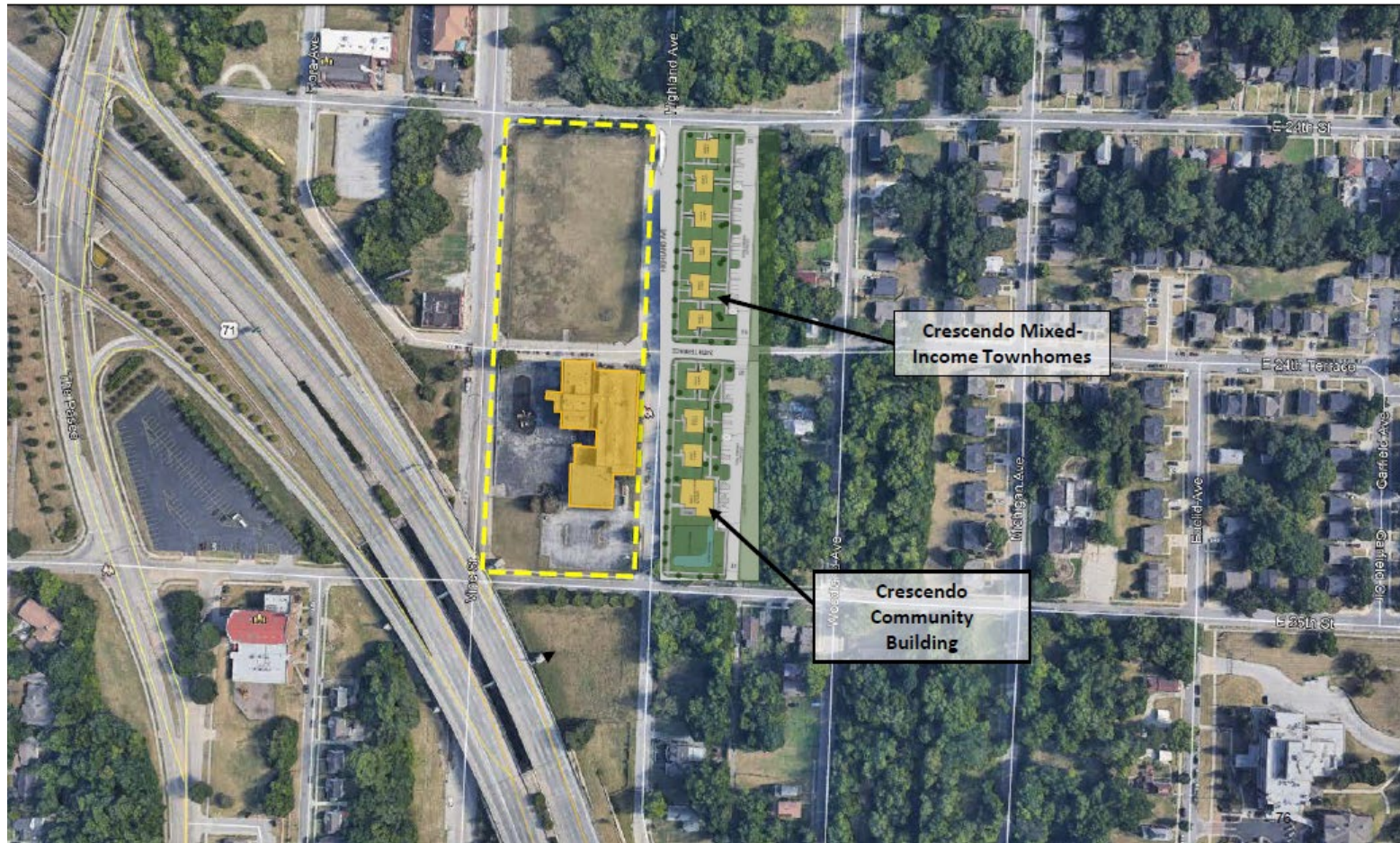
PBC Components:

- 1) Quality Mixed Income Housing
- 2) Community Wellness
- 3) Quality Education Pipeline
- 4) Community Quarterback (UNI)



URBAN NEIGHBORHOOD INITIATIVE (UNI)

Development Context Map



URBAN NEIGHBORHOOD INITIATIVE (UNI)

Conceptual Rendering



URBAN NEIGHBORHOOD INITIATIVE (UNI)

Development Team

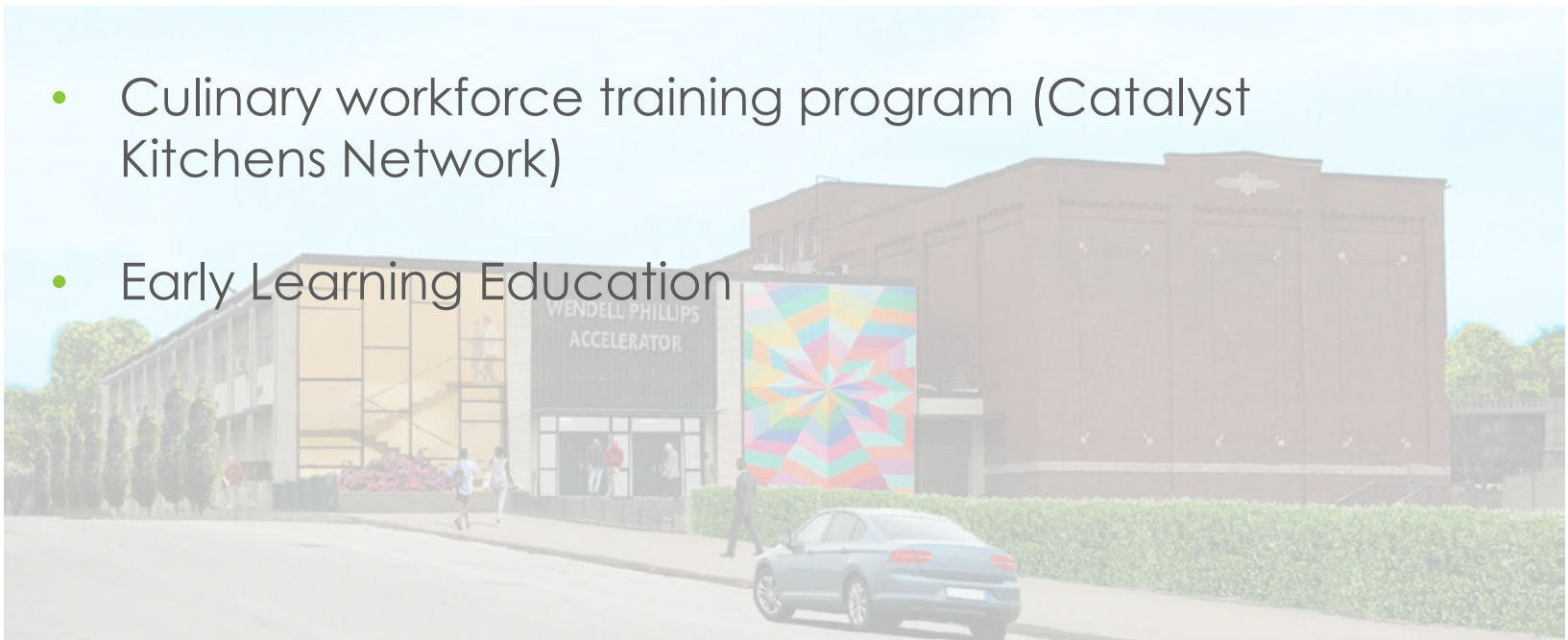
- Urban Neighborhood Initiative Inc.
- Brinshore Development Co.
- VanTrust Real Estate Development Co.



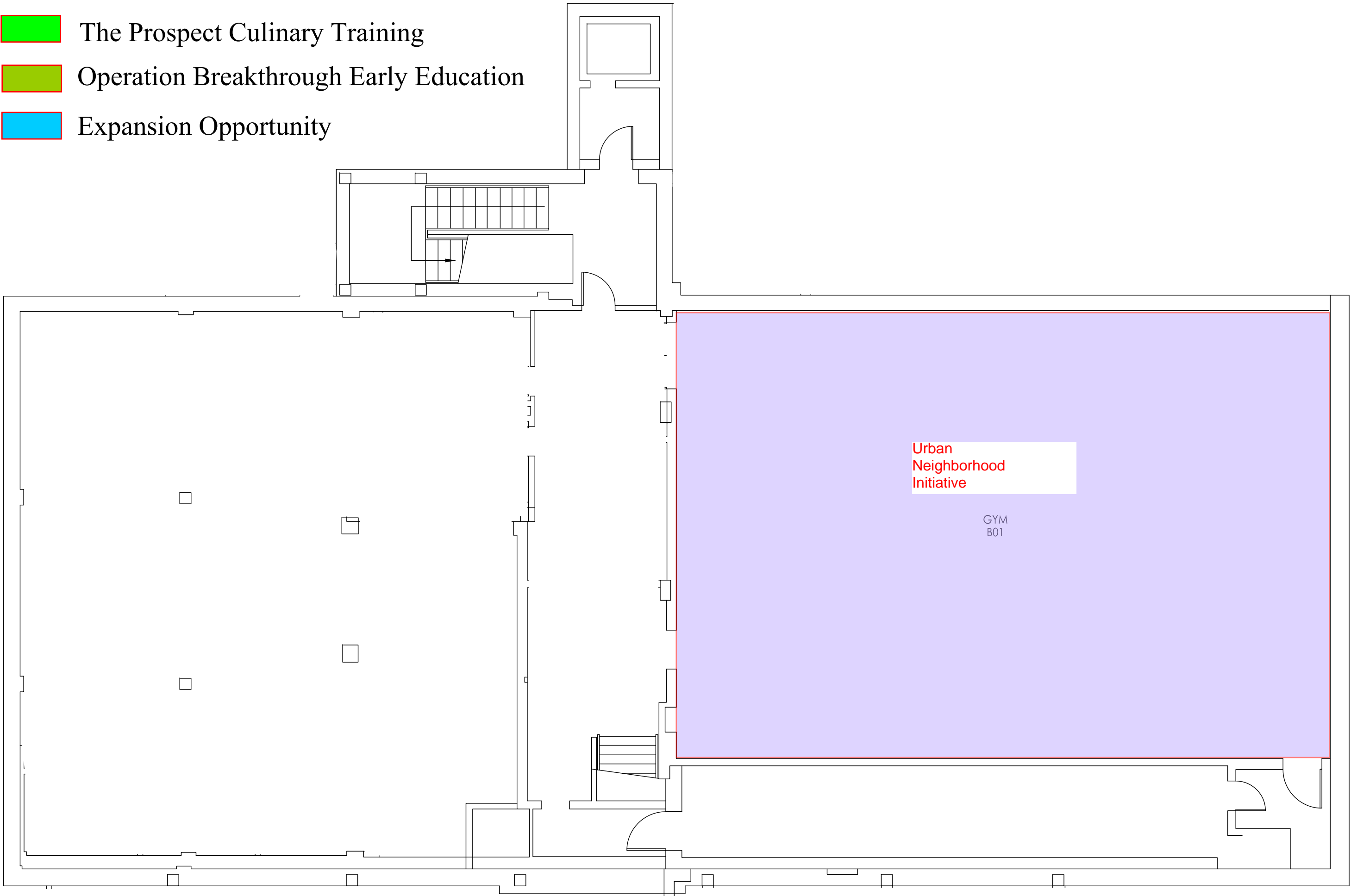
URBAN NEIGHBORHOOD INITIATIVE (UNI)

Prospective Building Tenants & Programs

- Urban Neighborhood Initiative (Office Space & Community Impact Programs)
- STEAM Arts Collaborative
- Culinary workforce training program (Catalyst Kitchens Network)
- Early Learning Education



- Urban Neighborhood Initiative (UNI)
- STEAM Artists Collaborative
- The Prospect Culinary Training
- Operation Breakthrough Early Education
- Expansion Opportunity



1 BASEMENT PLAN
3/32" = 1'-0"



PROJECT TEAM
Architect
Wellner Architects, Inc.
802 Broadway, 4th Floor
Kansas City, MO 64105-1507
E. wai@wellner.com
P. 816.221.0017
F. 816.221.9456

KANSAS CITY, MISSOURI
SCHOOL DISTRICT
PHILLIPS ELEMENTARY
1619 E 24TH TERRACE, KANSAS CITY, MO 64108

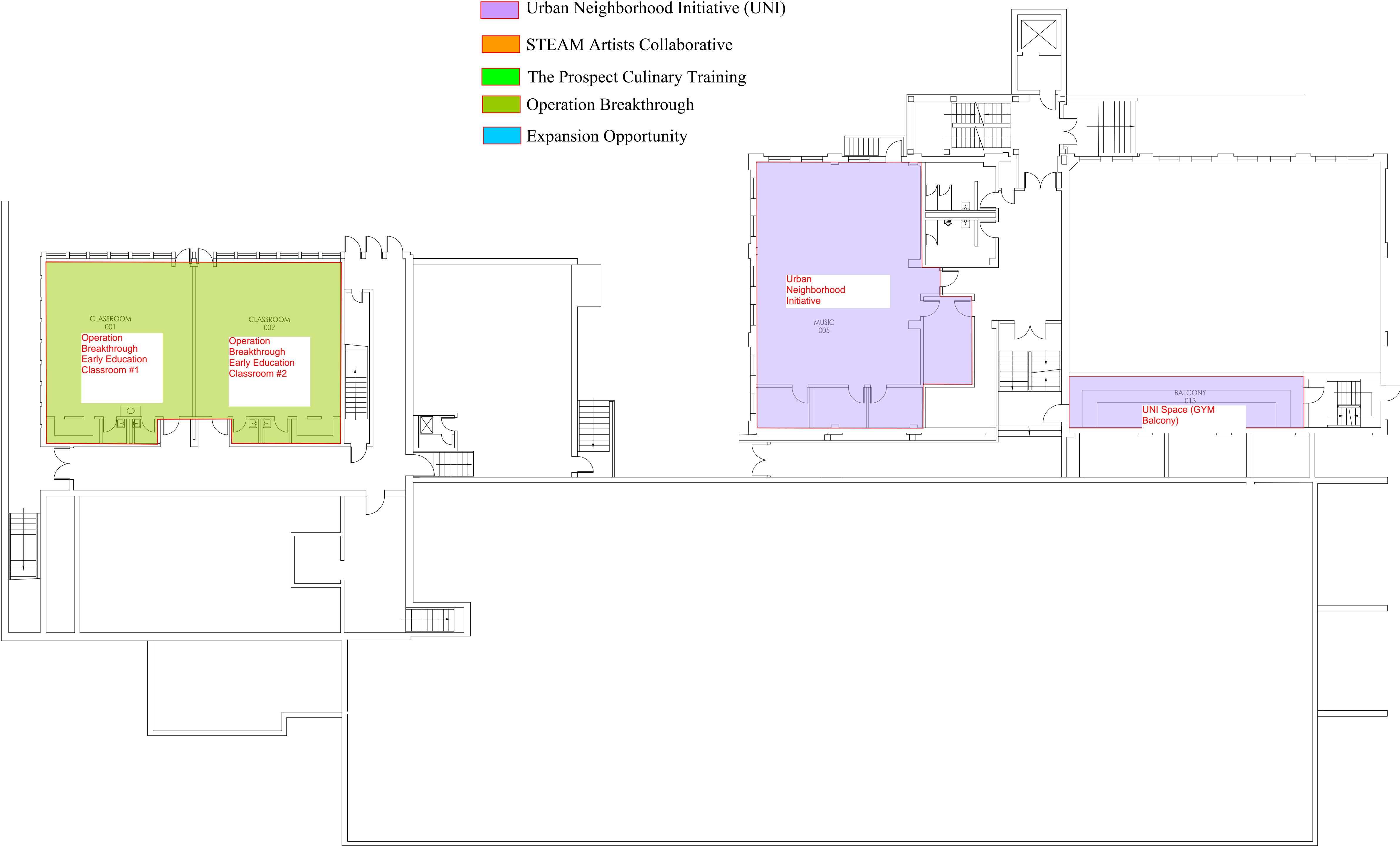
ISSUE		DATE
DR	CH	
NO.	DATE	DESCRIPTION

KEY PLAN

BASEMENT
PLAN

PROJ. NO. 1319
COPYRIGHT © 2015

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS PAGE ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE. AND DISCLAIMS (PURSUANT TO SECTION 327.411, RSMO) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.



- Urban Neighborhood Initiative (UNI)
- STEAM Artists Collaborative
- The Prospect Culinary Training
- Operation Breakthrough
- Expansion Opportunity

1 GROUND FLOOR PLAN
3/32" = 1'-0"



WELLNER architects
INC.

PROJECT TEAM
Architect
Wellner Architects, Inc.
802 Broadway, 4th Floor
Kansas City, MO 64105-1507
E. wai@wellner.com
P. 816.221.0017
F. 816.221.9456

**KANSAS CITY, MISSOURI
SCHOOL DISTRICT
PHILLIPS ELEMENTARY**
1619 E 24TH TERRACE, KANSAS CITY, MO 64108

ISSUE		DATE
OR		CH
NO.	DATE	DESCRIPTION

KEY PLAN

GROUND FLOOR PLAN

PROJ. NO. 1319
COPYRIGHT © 2015

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS PAGE ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE. AND DISCLAIMS (PURSUANT TO SECTION 327.411, ICSMO) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.



- Urban Neighborhood Initiative (UNI)
- STEAM Artists Collaborative
- The Prospect Culinary Training
- Operation Breakthrough
- Expansion Opportunity

1 FIRST FLOOR PLAN
3/32" = 1'-0"



PROJECT TEAM
Architect
Wellner Architects, Inc.
802 Broadway, 4th Floor
Kansas City, MO 64105-1507
E. wai@wellner.com
P. 816.221.0017
F. 816.221.9456

KANSAS CITY, MISSOURI
SCHOOL DISTRICT
PHILLIPS ELEMENTARY
1619 E 24TH TERRACE, KANSAS CITY, MO 64108

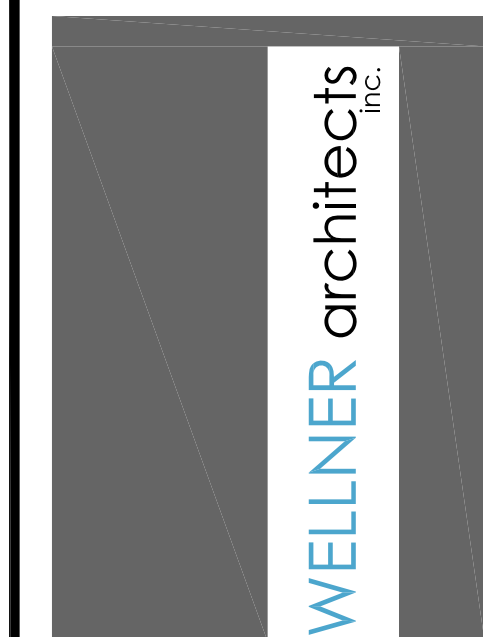
ISSUE		DATE
DR		CH
NO.	DATE	DESCRIPTION

KEY PLAN

FIRST FLOOR
PLAN



1 SECOND FLOOR PLAN
3/32" = 1'-0"



PROJECT TEAM

Architect
Wellner Architects, Inc.
802 Broadway, 4th Floor
Kansas City, MO 64105-1507
E. wai@wellner.com
P. 816.221.0017
F. 816.221.9456

KANSAS CITY, MISSOURI
SCHOOL DISTRICT
PHILLIPS ELEMENTARY
1619 E 24TH TERRACE, KANSAS CITY, MO 64108

ISSUE		DATE
DR	CH	
NO.	DATE	DESCRIPTION

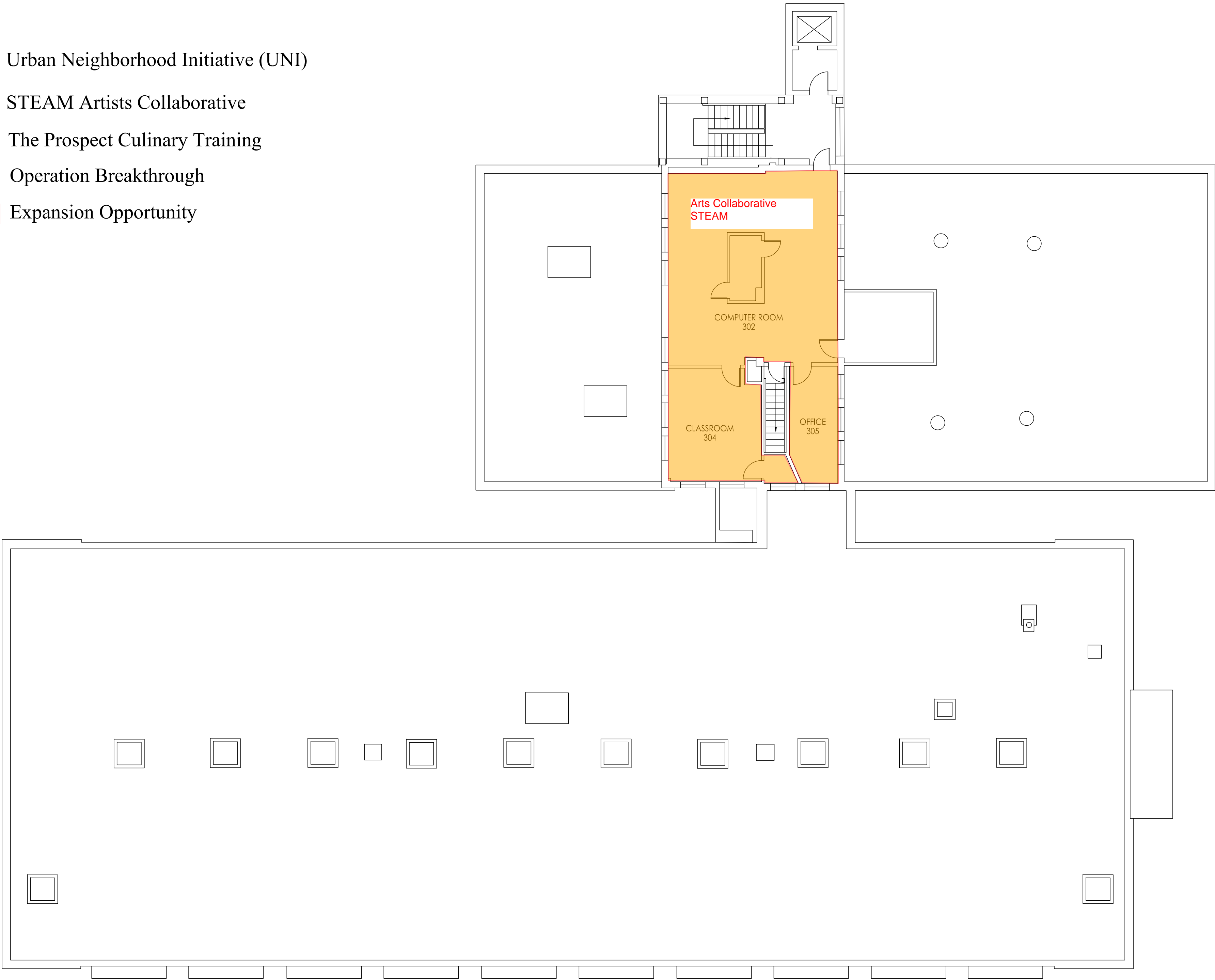
KEY PLAN

SECOND FLOOR
PLAN

PROJ. NO. 1319
COPYRIGHT © 2015

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS PAGE ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE. AND DISCLAIMS (PURSUANT TO SECTION 327.411) ISMAO ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

- Urban Neighborhood Initiative (UNI)
- STEAM Artists Collaborative
- The Prospect Culinary Training
- Operation Breakthrough
- Expansion Opportunity



1 THIRD FLOOR PLAN
3/32" = 1'-0"



PROJECT TEAM
Architect
Wellner Architects, Inc.
802 Broadway, 4th Floor
Kansas City, MO 64105-1507
E. wai@wellner.com
P. 816.221.0017
F. 816.221.9456

KANSAS CITY, MISSOURI
SCHOOL DISTRICT
PHILLIPS ELEMENTARY
1619 E 24TH TERRACE, KANSAS CITY, MO 64108

ISSUE	DATE
DR	CH
NO.	DATE
DESCRIPTION	

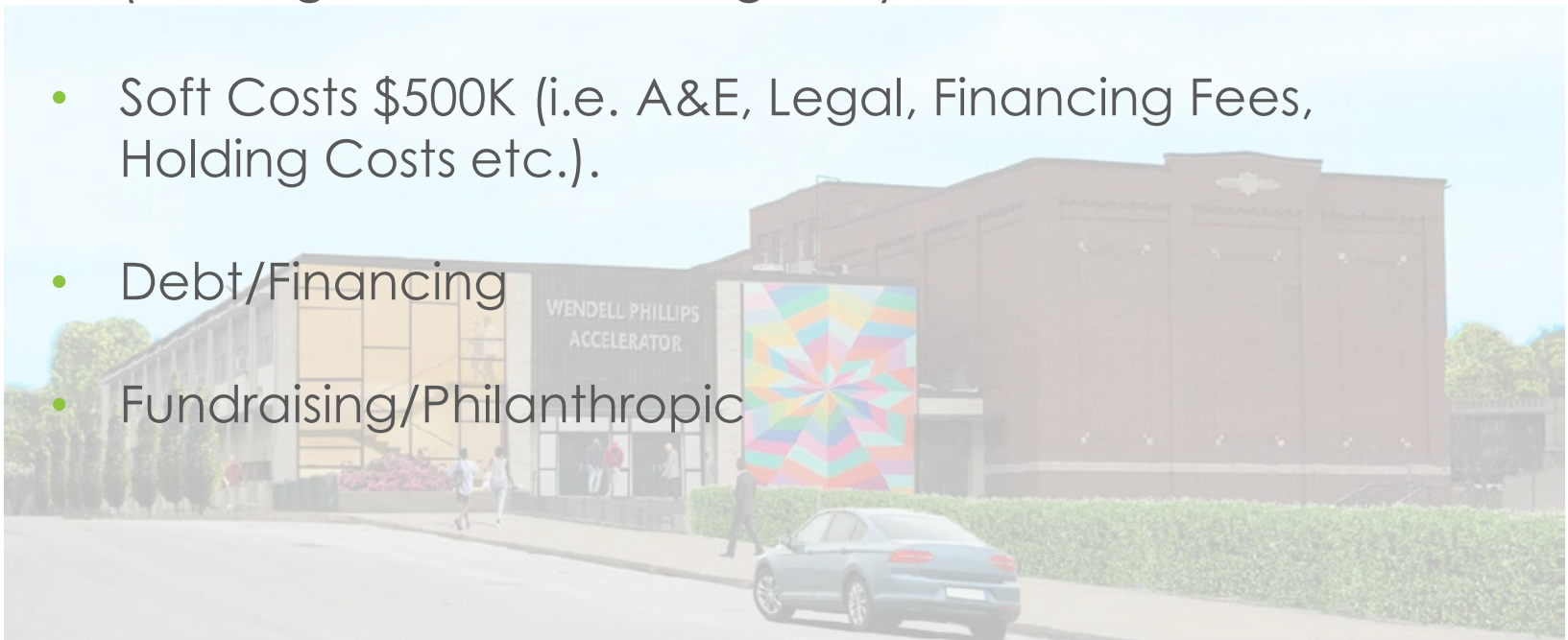
KEY PLAN

THIRD FLOOR PLAN

URBAN NEIGHBORHOOD INITIATIVE (UNI)

Sources & Uses

- Initial building renovation budget \$5MM
- Building construction & Improvements \$4.5MM
(Roofing, HVAC, Plumbing etc.)
- Soft Costs \$500K (i.e. A&E, Legal, Financing Fees, Holding Costs etc.).
- Debt/Financing
- Fundraising/Philanthropic



URBAN NEIGHBORHOOD INITIATIVE (UNI)

Anticipated Schedule

Kansas City Neighborhood Academy Repurpose - Anticipated 2022 Timeline	
Existing Buildings	
CONTRACT NEGOTIATIONS & PUBLIC ENGAGEMENT	January - June 2022
Agreement Negotiations	January - March 2022
Public Engagement Meeting No. 1 (Project Introduction)	April 18, 2022
Public Engagement Meeting No. 2 (PURA & CBA)	May 2022
Public Engagement Meeting No. 3 (PURA & CBA)	June 2022
Purchase & Sale Agreement Executed*	April - June 1, 2022
DUE DILIGENCE PERIOD - INSPECTION PERIOD (60 DAYS)*	April - July 1, 2022
Phase I ESA Update	April - July
Lead & Asbestos Assessments	April - July
Phase II ESA	April - July
KCPS CLOSING	July - August 2022
Record Required Documents (PURA)	July - August
DESIGN & CONSTRUCTION	September 2022 - April 2023
Project Design: Concept and Schematic Design (updates)	Sept. - April
Design Development and Construction Documents	Sept. - April
General Contractor Design Assist	Sept. - April
Entitlements	Sept. - April
Permitting	Sept. - April
FINANCING & FUNDRAISING	April 2022 - April 2023
Secure Financing	December 2022
Closing & Construction Start	April 2023
Construction Period (9 months)	April - December 2023
Occupancy/ Operations	January 2024
*Contingencies: Inspection Period 60 days from the date the agreement is executed.	

URBAN NEIGHBORHOOD INITIATIVE (UNI)

Questions?

