



Contributors

- // **Anton Kotar**
Restaurateur, Anton's Taproom
- // **Chris Gorney**
Creative Director, Second Life Studios
- // **Terry Rouse**
Tiny Homeowner
- // **Jim Miller**
Facilities Construction Manager, DST
- // **Emily Payne**
Graphic Designer, HOK
- // **Cathy Bylinowski**
Horticulture Educator, UofM Extension
- // **Eric Martens**
Brewer & Founder, Border Brewing Co.

Photo Key

1. Anton explaining on-site farming and integrated mechanical systems.
2. Presentation of locally designed and built tiny home for HGTV.
3. Tiny house in East KC.
4. Tour of 18 Broadway Urban Garden

The history of Kansas City owes much credit to innovation in agriculture. This session focused on sustainable entrepreneurship in the urban core, and how different individuals and companies maximized resourcefulness to be good stewards to both the city and the environment.

While minimizing our consumer footprint is one approach to a more sustainable urban environment, there also needs to be an efficient infrastructure to support community needs of shelter, transportation and food.

We started off with lunch at Anton's Taproom on Main Street, where Anton Kotar discussed the challenges and benefits of organic food production and the symbiotic relationship between local or regional

food producers and the surrounding urban community.

Anton's passion for sustainability came from his observation of wastefulness in the commercial construction industry in the 80s. This inspired him to see if there was a way to find the value in resources being wasted. His restaurant is a flagship establishment to how a business can be a fully integrated sustainable operation.

The restaurant business is always dealing with razor thin margins, and Anton saw opportunity in every aspect of his building and business to save and reuse. But his mission of sustainability is not just in saving money against the bottom line, it also focuses on the health and wellness of the community by providing food that is safe for our bodies.

Anton's innovations in waste management, lighting, and recycling the hot water from refrigerator condenser to heat the floors in the winter time have reduced his overhead significantly. He collaborates with neighboring businesses on glass recycling and composts as much as he can, to minimize what goes to the land fill. Any mis-orders by the kitchen are donated to local alley denizens who take care of aluminum or metal recycling as well as keep a watchful eye on the property after hours.

The basement features an aquaponic herb garden that uses natural fertilizer from his Tilapia farm. His restaurant is the only one in the contry that has been inspected and approved by the USDA.

While Anton looked at how a business can successfully be a positive partner in the mix of urban living, the Tiny House Collective in Kansas City is testing how residential planning can be done to accommodate growing demand for land near the city center and then use the residual land for alternative uses or food production.

Chris Gorney, the Creative Director at Second Life Studios, has collaborated with the Tiny House Collective, and also has designed and built a tiny house for a family in Kansas City. The house was featured on the HGTV Channel.

His company is involved in architecture, interior and industrial design, and overall making really cool products and spaces for their clients.

Through his experience, he believes there are two types of Tiny House people: the early adopters and those who are more opportunistic on a sustainability trend. The early adopters are very hands-on, engaged and make significant lifestyle changes to reduce their footprint. The more opportunistic camp may be more attached to the trend of the movement and may make compromises to the movement if it inconveniences modern comforts.

His experience with designing and building a tiny house has helped him develop a more efficient business model and work plan for Second Life Studios.

After our inspiring talks with Anton and Chris, we headed down Armour Boulevard to meet an early adopter, Terry Rouse. He built his 57sf house himself on a trailer he bought off of Craigslist.

His inspiration was to remove the clutter from his life, and minimize his footprint on the environment. He is hopeful that the Tiny House Collective will develop a community, that he would eventually move to and maybe triple the size of his current home.

Again, resourcefulness is a key characteristic of Terry and his home. He has found dual uses for every element in his home, and is even making ovens to cook food out of solar arrays.

From the tiny house tour, we moved back over to the Crossroads and had a fabulous tour of the 18 Broadway Urban Garden. Jim Miller from DST, shared that the block was initially intended to be developed as condos, but when the economy went into recession, that was not a viable use for the property. They then were challenged how to develop the site, and collaborated with the University of Missouri extension office, HOK and Harvesters to design a living block that is an asset to the community.

In addition to the gardens that supply food to Harvesters to support local food pantries, the site also collects and cleans stormwater run-off. The stormwater system is designed to stay operational if the block is ever developed vertically into condos or another use, with the intent that the gardens would be integrated into the roof structures.

Cathy Bylinowski, the horticulture educator at the University of Missouri Extension, coordinates with Harvesters' needs to curate what gets planted when and organizes the volunteers. She also develops educational programming for both the community and students.

The 18 Broadway tour showed how urban farming supports underserved populations in the city, but is also a beautiful green space making the city a more liveable and peaceful place.

We finished the afternoon at Border Brewing Co. on 18th Street and learned about the explosion of microbreweries in Kansas City. After opening in February, there have been three other microbreweries in the neighborhood.

His background is in chemical engineering, but his new love is creating great beer and educating the community about its history and ingredients. Similar to Anton, he is promoting the concept of knowing where your food and drink come from and supporting the local community.



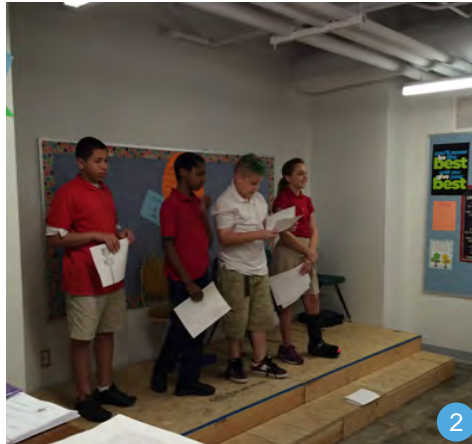
Photo Key

1. Beehive in the city at the urban garden at 18 Broadway.

SESSION TWO:

The Future of Education

October 15, 2015



Contributors

// **Jacob Littrell**

Lead Project Liason, Centric Projects

// **Colleen Jones**

Director of College & Career Readiness, Liberty Public Schools

// **Dean Johnson**

Executive Director, Crossroads Academy

// **Karen Moore**

Dean of Student Development, MCC

// **Kent Spreckelmeyer**

Professor, University of Kansas

// **Tiffany Williams**

Asst. Dean of Students, UMKC

Photo Key

1. Classroom activity at Crossroads Academy.
2. Students presenting classroom activity.
3. Panelists participating at UMKC Bloch School of Management.
4. Jacob leading discussion during the panel.

History has taught us that education has to evolve to adapt to our ever-changing culture, begging the question: what does the future of education look like in Kansas City? The second Pillars Session focused on the evolution and future of education in Kansas City from a broad range of perspectives.

We started off with lunch at the Kansas City Design Center, where Tiffany gave an overview of an interactive classroom activity we would later lead with 6th - 8th graders at the Crossroads Academy of Kansas City.

Dean Johnson, the Executive Director of the Crossroads Academy, welcomed our group to the new facility with a brief overview of the school. The Downtown Kansas City

tuition-free charter school strives to be the premier urban school serving Kansas City's youth. A brief tour of the facility featured an impressive renovation of a 30,000 SF historic building to include classrooms and multipurpose rooms for K-8 students. BNIM and the Crossroads Academy worked together to develop a new model for classroom design with a focus on collaboration by creating small rooms, individual spaces, huddle rooms, group areas, and pods.

The Pillars group divided into 3 classrooms to present an introduction to Architecture, answer questions, and lead an interactive group activity. The group activity offered students the opportunity to work collaboratively in teams to design a 'restaurant for bears' or similar clever combination, depending on the role

of the dice. Students wrapped up the activity by presenting their unique ideas and drawings to the class on stage, pretending to be Architects presenting to a Client.

All in all, the experience was a refreshing reminder of the value of elementary education and the importance of exposing younger students to the field of Architecture. The enthusiasm and 'out of the box' ideas that came so naturally to these young minds was inspiring to say the least!

The Future of Education

October 15, 2015

While our experience at the Crossroads Academy opened our eyes to the youngest generation of future Architects, our next activity would open our eyes to the vast knowledge of experienced professionals involved with education in Kansas City and the metro area.

The panel was hosted by UMKC and the Bloch School of Management in the recently completed 68,000 SF facility, designed by BNIM. Five local leaders in education were invited to participate in the panel discussion, moderated by Jacob Littrell, Lead Project Liason at Centric Projects and past Pillar. Jacob's background in Architecture and current involvement with charter schools in Kansas City made him the perfect candidate to lead the discussion.

Colleen Jones, Director of College and Career Readiness at Liberty Public Schools, offered a unique perspective on the many facets of career focused learning currently offered in public schools. Job shadowing, advanced technology courses, and one-on-one mentoring programs are just a few among many opportunities available to young students before graduation.

Dean Johnson, Executive Director at the Crossroads Academy, shared his experience with the charter school system in Kansas City. Among several benefits, accessible technology enables students to advance at an individual pace. Classrooms at the Academy are designed to accommodate the regular use of technology in the curriculum.

Karen Moore, Dean of Student Development and Enrollment Management at MCC-Maple Woods, spoke about the recent trend

towards career specific associate and technical degrees, largely due to cost savings and appealing job opportunities post-education.

Kent Spreckelmeyer, Architecture Professor at the University of Kansas, shared his perspective on the future of technology in higher education. Even the best graduates struggle to keep pace with ever-evolving technology as programs are constantly evolving, being replaced with improved systems and hardware. Students should instead invest their time understanding the possibilities that lie in instantaneous communication via the internet and cloud technology.

Tiffany Williams, Assistant Dean of Students at UMKC, explained the impact of rising tuition costs and how UMKC is actively working with students to prevent excessive student debt. Prior to admission, UMKC meets with students to outline a financial plan for affording tuition - if enrollment at UMKC is not financially sustainable, students are encouraged to explore alternate educational opportunities.

The panel discussion ultimately generated an inspiring dialogue amongst a variety of leaders in Education within our community. Following the panel, the Architect and Designer of the Bloch School of Management toured the group around the new facility. The building features new spaces designed for the specific needs of entrepreneurial education programs. It includes a 200-seat auditorium, multiple flexible and active learning classrooms, finance lab, etc. The upper levels are connected by a light-filled lobby with amphitheater seating.

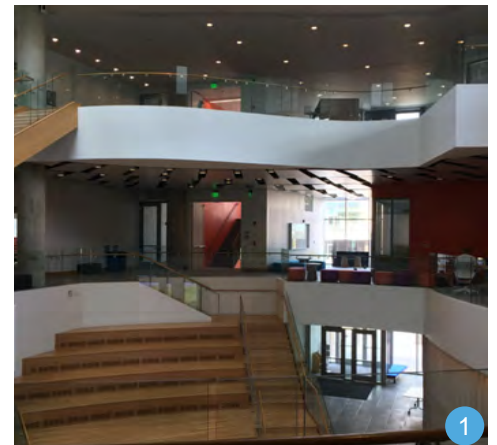


Photo Key

1. UMKC Bloch School of Management

Kansas City Local Makers

November 19, 2015



Contributors

// Chris Harrington

Owner, The Westside Storey

// Mike Zeller

Capital Campaign Director, The Rabbit Hole

// Pete Cowdin

Owner, The Reading Reptile

// Debbie Pettid

Owner, The Reading Reptile

// Peter Sloan

Board Member, The Rabbit Hole

// Dominic Scalise

Owner, KCCO USA

// Matt Castilleja

Partner, Polivka Furniture

// David Polivka

Owner, Polivka Furniture

Photo Key

1. The Westside Storey store and their local goods for sale
2. A scale model of a proposed exhibit at The Rabbit Hole.
3. Dominic of KCCO showing how he constructs his leather pieces.
4. Matt of Polivka furniture demonstrating the joining and finishing of a current piece.

In America there is a growing trend away from the mass produced, made overseas goods. In Kansas City, there is an ever growing movement to create and promote these locally made goods that have a long lasting and handmade quality. The maker movement in the city is a close knit community and we had the opportunity of gaining insight in to this ever growing group of creative and talented people.

We started off our session at The Westside Local for a locally sourced lunch. We were able to have a conversation with managing partner, Brandon Strick, about the mission at Westside Local. Westside Local's mission is in its name – source as much

food as locally as possible. They even have a small garden on site for fresh herbs.

Our next stop was only a few steps away at The Westside Storey at the corner of 17th Street & Summit. We spent some time browsing the shop and speaking with owner, Chris Harrington. Chris moved back to Kansas City a few years ago and was very intrigued by all of the local artists and makers that were starting to pop up all over the city. He decided to open a store front that allowed some of these makers a place to sell their goods. Chris also does antique and collectible sales out of the store front and this was his main business back in the starting days. These

current days, most of his store is filled with local products. One of the more notable local makers that sell their goods here is Charlie Hustle – maker of the KC Heart shirts. These shirts have gained national recognition thanks to local celebrities such as Jason Sudeikis and Paul Rudd. Chris has now also started his own line called Bellboy, producing locally themed clothing and apparel.

Moving on from Westside Storey we headed to the Crossroads to the old beloved Hammerpress space. You might have driven by and wondered what is going on there now that Hammerpress has moved. The Rabbit Hole is the new occupant of this space.

Kansas City Local Makers

November 19, 2015

They are using this space as a capital campaign to raise money for their vision. The Rabbit Hole is a proposed museum to explore the art of the children's book. The owners of The Reading Reptile, Deb Pettid & Pete Cowdin, have come up with this concept along with the help of many national children's book authors and local philanthropists who make up their board. We had the opportunity to meet with Deb, Pete, Peter Sloan (board member) & Mike Zeller (capital campaign director) to really understand what the mission of The Rabbit Hole will be and how they hope to make their idea a reality. This year they started their capital campaign and are building small vignettes to travel the city and explain their concept to draw interest and potential donations. The concept is that the museum would hopefully inhabit an existing building in the Crossroads housing two galleries – each gallery immersing you in a different children's story book. The galleries would hopefully be rotated twice a year. This museum would be the first thing like it in the US and has the potential to draw a lot of tourism to the Kansas City area.



Our last stop of the day took us to the River Market to Polivka Furniture. Polivka Furniture has been in the River Market for 20+ years. Started by Dave Polivka as primarily a cabinet shop and eventually higher end furniture he has started to pass on his knowledge to Matt Castilleja to take over the business and grow the furniture line even more. We had the opportunity to tour the shop they work in every day and learn the beauty of classic handmade furniture. Dave has such a lovely outlook on handmade products and believes that we should be more focused on American and local made product than the cheaper mass produced versions that have become so popular. Dave also leases space to Dominic Scalise of KCCO. Dominic is a self taught leather goods maker. He produces wonderfully simple wallets, bags and belts made of natural vegetable tanned leather. We took the opportunity at the end of our session to hold our Fall Social. Matt & Dominic are friends with Chris Ciesel of The Campground KC. The Campground is a guerilla cocktail service focusing on craft made



cocktails using house made bitters and syrups and high end liquors. Chris is also a local maker with his business and is opening a craft cocktail bar in Westport in 2016.



Photo Key

1. A large model at The Rabbit Hole that you could experience by sticking your head through the bottom.
2. Dave Polivka giving us his wisdom on life.
3. Chris of The Campground KC mixing drinks for our Fall Social.
4. Our Pillars 2016 class at The Rabbit Hole in front of their concept mural.

SESSION FOUR:

Generations at Work

December 17, 2015



Contributors

- // **Kevin Honomichl**
President, BHC Rhodes
- // **Paul Neidlein**
Senior Vice President, JE Dunn Const.
- // **Greg Sheldon**
Associate Principal, BNIM
- // **Alissa Wehmueller**
Principal, Director of Interiors, Helix
- // **Tanya Wilson**
HR Director, Hofer Wysocki Arch.
- // **William Slusher**
Architect, AMC Theatres
- // **Shannon Redetzke**
Business Development, Scott Rice
- // **Kate Ward**
Workplace Consultant, Steelcase

Photo Key

1. Greg Sheldon and Pillars group discussing generations in the workplace.
2. Panelists and Pillars group participating in generations roundtable discussion.
3. William Slusher leading tour of AMC Theatre Support Center.
4. Testing out furniture options at Scott Rice Office Works.

Generational theory helped popularize the idea that people in a particular age group tend to share a distinct set of beliefs, attitudes, values and behaviors because they grow up and come of age during a particular period of history. As demographics merely exist as stereotypes with the purpose to understand overall trends, the fourth Pillars Session delved into gaining insight and perspective regarding generational shifts in the workforce and what trends we might expect in the future.

We started the session off with lunch at BHC Rhode's office in Overland Park and a tour of their recently renovated office space. The space was designed to provide maximum flexibility for its users, utilizing the latest technology and ergonomically sensible furnishings, such as sit-to-stand desking, to create an environment that is friendly to all. Additionally, informal spaces like the break area where

we held our luncheon, can be found throughout the office to encourage collaboration and to grow relationships within the office, perhaps by playing a quick game of ping pong or catching up on the latest news.

The trends found at BHC Rhodes are becoming more and more common within the workplace as leadership finds that creating a comfortable, enjoyable workplace is directly related to retention of employees. Being able to understand the wants, needs, strengths and weaknesses of each generation within the workplace and then resolving their differences and similarities into a solution that works for everyone can be quite a challenge. We wanted to hear from the leaders in our A/E/C community to understand how they manage these differing traits successfully. So we gathered a panel of distinguished professionals to do just that; following the tour we reconvened with the panel and held

an informal roundtable discussion on the topic.

Kevin Honomichl, a professional civil engineer and land surveyor brought an interesting perspective being one of the company founders at BHC Rhodes in 1992 and currently serving as President, Director and Treasurer. Having seen over two decades worth of employees move through the company doors he's noticed a change in employee retention by more recent graduates. Job-changing has become more commonplace with the millennial generation and he's come to realize that while this can be difficult from a managerial perspective, it can also be a good thing. It's all too easy for employees to develop tunnel vision doing the same tasks day in and day out, so by broadening their experience base a bit they can bring fresh perspectives.

Greg Sheldon, Architect and Associate

Generations at Work

December 17, 2015

Principal at BNIM, had a similar view regarding this topic and mentioned that getting too hung up on employees leaving can be detrimental. When employees leave on good standing in order to get more varied experience in the field, they oftentimes end up deciding to come back, bringing a wealth of knowledge with them. Greg also noted that flexibility and work-life balance is key to the future workforce and is one of the biggest changes he's seen throughout his career. "Having a strong enough personal life is imperative to supporting one's professional life."

As a Senior Vice President at JE Dunn, Paul Neidlein, discussed strategic plans that are being implemented within the large construction company in order to maintain the thriving business they have built alongside employee satisfaction. Based on feedback and surveys from employees, the company has made changes to their policies to better align with their needs. Additionally, long range succession planning has been implemented to maintain a smooth road ahead in JE Dunn's future. This in turn leads to better mentorship between the generations as each is prepared for the next level of leadership. Neidlein made an interesting point that no matter one's age or generation, each individual is responsible for their own career progression, and must continue gaining experience, training and

education to succeed.

Tanya Wilson resonated with what Paul mentioned. As the Human Resources Director at Hoefler Wysocki Architects, she is tasked with finding new, dedicated employees on a daily basis as well as implementing strategies to keep the employees already in place happy. Over the years she's seen a great amount of workplace change due to generational shifts and the implementation of technology, like how each generation has different preferences when communicating, whether it be by phone, email or direct face-to-face contact. Finding employees with a strong work ethic that can also successfully bridge generational differences and gaps can be quite tricky.

Alissa Wehmuller is one of those people that successfully bridges the generational gap. Still early in her career, she has proved to be a successful leader and designer, recently becoming a Principal at Helix Architecture and the Director of Interiors there. With a noticeable generation gap between millennials and baby boomers within the A/E/C workforce, many millennials are moving into leadership roles sooner than they had anticipated. Alissa discussed her experience and the many positive and negative aspects that come with this newfound responsibility. Navigating through it all can be difficult but she

says that simply having trust that everyone is doing their best gives her the peace of mind she needs.

We came out of this roundtable discussion with a different perspective than we anticipated. Rather than focusing on the differences between generations we realized that there are a lot more commonalities. Design is cross-generational, a common language between us all and it's important that we pass our knowledge along as each new generation enters the workforce.

Following the roundtable discussion, we met at the AMC Theatre Support Center for a tour. Recently voted one of the top places to work in Kansas City, the building is filled with light, open, collaborative workspaces with break-out areas both big and small. AMC Architect, William Slusher and Alissa Wehmuller, the interior designer on the project while working at 360 Architects, showed us around the office areas which center around a large, open theater space used for movie viewings or office gatherings. The environment is set up to encourage connections between employees, as well as providing a multitude of spaces for employees to work from when they need a change of pace.

We finished the afternoon at Scott Rice Office Works for a tour with Shannon Redetzke to see what the latest workplace trends are. Additionally, Kate Ward, a Workplace Consultant for Steelcase gave a very informative presentation on research based design within the workplace and how products are being shaped to better align with the technology and generational changes they are seeing.



Photo Key

1. Central theatre/gathering space at AMC Theatre Support Center.

SESSION FIVE:

Kansas City Government

January 21, 2016



Contributors

- // **Joe Perry and Richard Grenville**
VP Real Estate, Port KC
- // **Scott Hall**
VP Strategic Initiatives, KC Chamber
- // **Bob Langenkamp**
CEO, KC Economic Development
- // **John Eckardt**
KC Development Management Div
- // **Richard Wetzel**
Partner, Centric Projects
- // **Melissa Roberts**
KC Startup Community Feeder
- // **Stephen Hardy**
Chief Product Officer, MindMixer

Photo Key

1. Meeting at Port KC with Joe Perry
2. Walking to KCPD HQ from Bus
3. Tour of KCPD Headquarters
4. Panel Discussion

With 2016 being an election year, and many high profile projects popping up around town, our January session focused on better understanding the influence of local government on economic development, recruiting new business to the Kansas City area, as well as the latest trends in voter participation.

We began the day at Port KC where we learned about the many properties the Port Authority owns and leases, and future developments of such properties. Port KC is located in the building Populous inhabited before their move to the South Plaza area.

Upon arrival we were greeted by Joe Perry, Vice President of Real Estate at the Port Authority, who walked the group through the 15 ports located in Missouri as well as some tax exempt projects of which the Port

was involved in. These projects includes Corrigan Station and 4800 Main (the new Populous building) of which everyone was familiar with. The justification of such projects were that lowering tax rates would help promote job retention for those businesses and minimize the risk of those businesses and jobs going elsewhere.

Port KC also owns Richards-Gebaur airport property and leases various buildings to other businesses such as Sioux Chief, who needed to attract jobs to that location. CenterPoint Properties of Chicago bought the property from the Port Authority for their Kansas City Southern Intermodal Center.

Arguably the most exciting project related to Port KC is the Union at Berkley Riverfront Park. This planned

mix-use urban village development will consist of 410 luxury apartment units, 400 parking spaces and 12,400 square feet of retail. Selling points will include a pool and great views of downtown Kansas City and the riverfront. Construction will begin to be noticeable around April of 2016. The power of this development will be huge, as it is the first of many developments on this large parcel. Joe described it as urban with a suburban footprint.

A few years ago the Isle of Capri property contributed more than 90% of the KC Port Authority revenue. A Riverfront Development Site Advisory Committee was developed through the KC EDC to ensure more marketable development decisions in that area. These days, with all of the Port KC assets around town, Isle of Capri only contributes to around

SESSION FIVE:

Kansas City Government

January 21, 2016

60% of their revenue, a meaningful reduction and a testament to the Port's efforts to diversify and expand their acquisitions portfolio.

From there we took the KC Metro Bus to the Police Headquarters on Locust. Upon arrival, we toured the newly renovated Community Room and listened to Mark Neibling from Helix describe the work done to the existing building to create such a powerful yet inviting space.

After the tour, we sat down with Scott Hall, Bob Langenkamp, John Eckardt, and Richard Wetzel to discuss local government, economic development, new business, infrastructure improvements, tax incentives, and TIF funding. Our expert panel was skillfully moderated by Melissa Roberts who led discussions on all of the above.

Scott Hall is the Vice President of Strategic Initiatives for the Greater Kansas City Chamber of Commerce. The Chamber represents and serves 15 counties in the bi-state area. With this partnership between states, Scott was able to provide his insight and opinions on topics such as the "border war" of Kansas and Missouri competing to attract and retain businesses to their side of the state line.

Bob Langenkamp is the current President and CEO of the Economic Development Corporation of Kansas City, MO which manages the efforts of six statutory redevelopment agencies within the Kansas City area. His experience as Assistant City Manager and Director of City Planning prepared him for his role and responsibilities of building a strong economic development entity for the City, of which he spoke to often during the panel discussion.

John Eckardt, City Planner with the KC Development Management Division was a last minute fill in for Diane Binckley, who happened to fall ill that day. John has many years of experience reviewing and zoning various parcels of land in Kansas City and had a vast knowledge of current property development projects.

Richard Wetzel, Partner of Centric Projects is a General Contractor who not only owns a business in the Crossroads but also builds and is very familiar with construction projects in the area. As a registered architect, Richard was able to share multiple points of view on property development and City processes of which most projects in the area are subject to. Richard spoke highly of the KC Streetcar development and its impact on Crossroads development in particular.

Our panel moderator Melissa Roberts, a public affairs innovator from Kansas City, presented the panel with a multitude of insightful questions regarding everything from how job creation numbers often times don't take into consideration the number of jobs lost in the same year, to the hot button issue of TIF funding to kick-start building development in some areas of the City.

From there we hopped back on the KC Metro Bus and headed to Harry's Country Club to meet with our next speaker, Stephen Hardy.

Stephen previously worked at BNIM as the Director of Planning, Steve helped found a new face of informed engagement called mySidewalk. "Founded by city planners, powered by city dwellers" is the tag line on their website. A few goals of mySidewalk is to not only encourage people to be involved about things they

care about, but to also equip public officials, much like the ones we spoke to today, with data that could help them make more informed decisions about the city in which they live and work.

We ended our session with a social / happy hour at Harry's Country Club before everyone braved the weather to walk back to their cars.

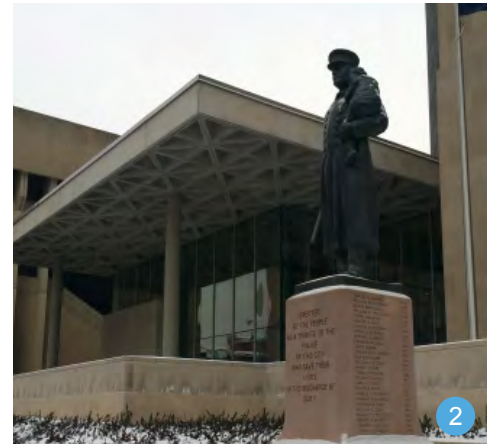
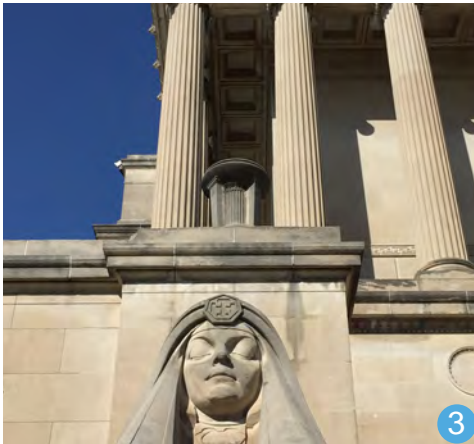


Photo Key

1. Stephen speaking at Harry's CC
2. Exterior of KCPD HQ

Development

February 18, 2016



Contributors

// Tasha Miller

Volunteer Services Coordinator, Operation Breakthrough

// Michael Price

Director, Our Divided City

// David Larrabee

Developer/Investor

// Kelly Bryan McLaughlin

Assistant to the Executive Secretary, Scottish Rite Temple

// Matt Nugent

Troost Coalition

// Cathryn Simmons

Owner, Hoop Dog Studios

// Ashley Winchell

Planner, City of KCMO

// Nathan Perry

Head Distiller, J. Rieger & Co.

Photo Key

1. Q & A with Michael Price
2. Tour of Operation Breakthrough
3. The sphinx outside of the Scottish Rite Temple
4. Touring J. Rieger Co. distillery

When most people think of development in Kansas City, they think of the new major buildings being built in downtown or the latest TIF debate, for our February session we will be focusing on the lesser talked about development in the city. A lot of our day was spent exploring the self-imposed "Troost Divide" in the city and what a lot of people and organizations are doing to end this imaginary divide in the city.

To kick off our day we viewed the documentary "Our Divided City" directed by Michael Price. The main question posed in the video is enough being done to make Kansas City's east side safe? Michael profiles many neighborhoods east of Troost

that do not seem to get the attention that other parts of the city get. We then had a question and answer session with Michael about his process of the documentary and other issues we saw with it. Michael invited David Larrabee to speak with us; he is featured in the documentary and is buying a lot of properties east of Troost to rehab them.

We then did a tour of Operation Breakthrough to get a view of a nonprofit providing a great service to a lot of people in the city – mainly families east of Troost. Operation Breakthrough provides no cost child care to children starting at 6 weeks and going all the way through pre-kindergarten. The children start in neigh-

borhoods and go all the way to pre-k with the same children they start the program with. Operation Breakthrough also serves as a food pantry and provides other general services and products for the families that have children in their classes.

Our next stop was the Scottish Rite Temple. The temple is located at the cross section of Linwood Boulevard and The Paseo, which has one of the first electric stoplights in the city. The Scottish Rite Temple started construction in 1928 and was completed in 1930. We were given a tour of the massive building by Kelly; he was so passionate about the masons and the building and was very excited to show it off to a

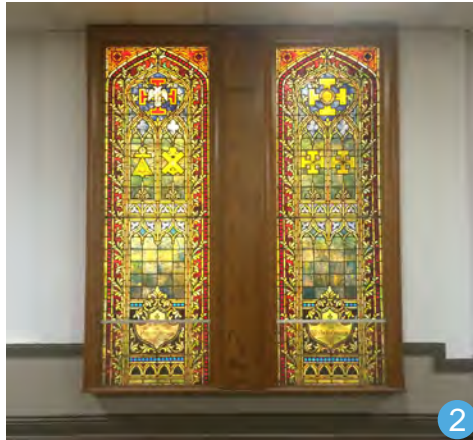
Development

February 18, 2016

bunch of architects! We probably only saw one-third of the building in a 2 hour tour, to see the whole building it would have taken all day.

The next item on the agenda was to speak to members of the Troost Coalition and the planning department of KCMO about the new city adopted Troost Corridor Overlay plan. The Troost Coalition was made up of members of all of the neighborhood associations that border Troost from 22nd Street to Volker Boulevard. The overlay came from many meetings of the coalition and the city to create building standards and new zoning in this area. We spoke with Matt Nugent & Cathryn Simmons who helped lead the coalition. Cathryn is a long time resident of Troost and they both brought unique ideas of what Troost could be. This is a great story of how a group of people worked well with the city to create a plan and hopes of drawing new development to the area.

We ended the day moving even further East in the city to the East Bottoms and learning about the resurrection of a pre-prohibition



2

brand at J. Rieger & Co. and what that development means to the history of the city. We met with head distiller, Nathan Perry, to understand how J. Rieger came to be. Monogram Whiskey was a pre-prohibition brand that had an old mural painted on the side of The Rieger. Ryan Maybee discovered this and started doing research and thinking about resurrecting the brand. A few years went by and his dream became a reality.

We managed to cover a very small amount of ground in terms of area on this day, but we learned so much about the east side of our city and what can be done to make it great again.



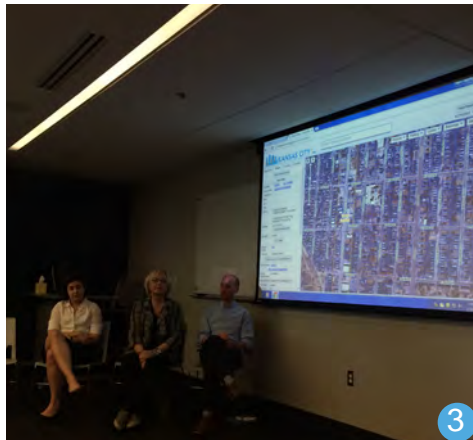
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Photo Key

1. Nathan taking us through a tasting of J. Rieger & Co. spirits
2. Stained glass at Scottish Rite
3. Matt, Cathryn & Ashley panel about the Troost Coalition & Troost Overlay
4. Our Pillars 2016 in front of the Scottish Rite Temple - it was windy!



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Kansas City Technology / Energy

March 17, 2016



Contributors

- // **Bob Bennett**
Chief Innovation Officer, KCMO
- // **Blake Miller**
Partner, Think Big Partners
- // **Josh Boehm**
Planner and Urban Designer, BNIM
- // **Foster Honeck**
Chief of Staff, Troutwine Ventures
- // **Major Sharon R. Laningham**
Kansas City Police Department
- // **Kristin Riggins**
Suitability Products Manager, KCP&L
- // **Allison Martinez**
KCP&L
- // **Justin McGeeney**
Tradewind Energy

Photo Key

1. Panel at Think Big Partners
2. Interior/exterior of East Patrol
3. Tour of Crime Lab
4. Tradewind presentation at Lead Bank

Kansas City is quickly gaining a reputation as innovative and sustainable places to live and work, a reputation that is attracting companies and talent. A recent survey shows that Kansas City has the third highest increase overall among the largest metropolitan areas in high-tech startup density from 1990-2010 in the United States when based solely on information and communications technology.

Our first stop was Think Big Partners. Think Big is an early-stage business incubator, startup accelerator and collaborative network that supports local entrepreneurs and helps them advance to the next level. The facility has various size rentable spaces to accommodate a small business at multiple levels as well as promoting business advancement. Upon arrival to Think Big we sat down with

Bob Bennett, the Chief Innovation Officer for the City of Kansas City, Blake Miller, a Partner at Think Big, and Josh Boehm, an Urban Planner at BNIM. Our panel was expertly moderated by Foster Honeck, the Chief of Staff for Troutwine Investments, who also desks out of Think Big a few days a week.

The panel discussed the many advancements the City of Kansas City has made including free highspeed wifi in the Power and Light District, 25 Kiosks in the Metro area, the new Street Car, and all the possibilities the City has in the future to make “smart” ideas a reality.

After the panel, our group took a tour of the Think Big building, led by Blake and Sarah Fustine then we made our way to the new East Patrol and Crime Lab off Prospect.

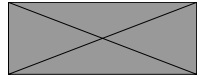
The old East Patrol building which was located at 5301 E 27th Street had many deficiencies, it was not aging gracefully, had a leaky roof, HVAC issues and was overall not meeting the community needs.

The solution: The new East Patrol Division Station and Crime Lab were designed similarly to the new Metro Patrol Division Station and were funded by Kansas City’s 2010 Public Safety Tax Renewal. The new campus features a police division station, a multi-purpose building, a state-of-the-art Crime Lab and a property and evidence repository.

The concentrated police presence on the new campus improves the security of the surround areas and the location is in closer proximity to Courts, saving time and money for the department.

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At the time of the tour, the Crime Lab itself was not yet open but the East Patrol Division was in use. Major Sharon R. Laningham, who played a vital role in the project, met with us first to walk us through the planning process with Helix and Wellner and toured us through the East Patrol building. The group was able to visit multiple work areas as well as holding cells and the new gymnasium that is open to the community.

From there, we walked over to the Crime Lab and we were walked around by a local Sargent Eric Greenwell, who gave the group some really interesting first-hand accounts of various crimes that could have been solved if such a Crime Lab had been available at that time.

The Crime Lab itself had most furnishings installed but was still awaiting a lot of equipment. It was designed to have all labs on the perimeter with a workstation bullpen in the middle which was very well lit by clerestory windows above. Interestingly, the HVAC for this building was complex due to the pressure difference in the various rooms. Most of that was installed under the raised flooring, along with the electrical cabling.

The highlight of the tour was probably the ballistics lab, which, for all intents and purposes was a small indoor firing range. Everyone took turns walking down to feel the wall that live ammunition would soon be fired into.

After our tour of the Crime Lab ended, we made our way back downtown to Lead Bank where we met with Kristin Riggins and Allison Martinez from Kansas City Power & Light who told us a little about the Kansas City clean charge initiative which consists of more than 1,000 electric vehicle

(EV) charging stations - more than any other U.S. City. These stations are free for two years, at which time they will charge EV owners a fee for use. We also encountered a Tesla owner who excitedly explained his love for his own electric vehicle and how great the free rates were for this limited time.

After that we headed upstairs for a presentation from Justin McGeeny from Tradewind Energy which helped us better understand how other local companies are using alternative energies like wind and solar to keep energy at low costs. A full transition to sustainable and affordable electricity is their mission and Justin expertly demonstrated how to incorporate such technology in projects we design. The installation videos for solar fields were particularly interesting in that they have the system so well organized that it looks effortless.

After the presentation, the group took a few moments to enjoy the view from the rooftop terrace of the new Lead Bank building, with ample views of the Kauffman Center for the Performing Arts, the Battle Hall Sky Station sculptures, the TWA building, Think Big Partners where we had begun the afternoon as well as our next and final destination.

We ended the day at the Ruins, a new bar along the Streetcar line and just a few block north of Lead Bank. The location was once the "Bulldog" and is now a collection of random items strung about, hence its namesake. The concept of pouring your own pint while utilizing a "credit card" of sorts fit in well with our technology concept. It was a great place to reflect on all of the things we had learned that day and also celebrate the luck of the Irish.

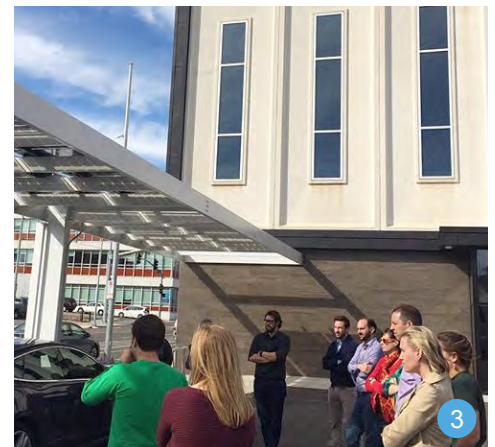
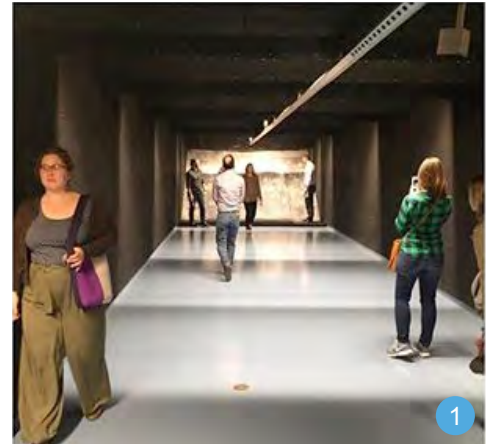


Photo Key

1. Ballistics Chamber at Crime Lab
2. View from Lead Bank Mezzanine
3. KCP&L EV demonstration