

# Redesigned Urban Lot Wins Attention, Awards for Environmental Approach

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SITE'S REDESIGN INTEGRATES DECENTRALIZED WATER SYSTEMS, URBAN AGRICULTURE & RENEWABLE ENERGY

Kansas City – An urban lot that's vacant yet recognized for its built environment?

That's 18Broadway. Covering a city block, the development is devoid of any buildings, except for a garden shed and mechanical shed.

What's won attention is 18Broadway's integration of natural storm water management systems, urban agriculture and renewable energy features into the property's infrastructure.

The Kansas City Star called 18Broadway an urban oasis "that showcases the smartest environmental practices." The Mid-America Regional Council, a nonprofit association of city and county governments that assists planning efforts across the bi-state Kansas City

area, honored the project as a "sustainable success" for transforming an underutilized space into a community asset. This spring, 18Broadway received validation from the architectural community, winning design honors from the American Society of Landscape Architects at the local and regional levels.

One of the jurors even called the project "hot."

Exciting is the word Jim Calcara uses to describe 18Broadway. Calcara is a senior principal at 360 Architecture, which designed the project in association with landscape architects Patti Banks Associates and the engineering firm Tapanam Associates. The reason 18Broadway is exciting, Calara believes, is that it shows the compatibility of environmental stewardship and land development, particularly urban property that is vacant, underutilized or otherwise pending further development.

"The concepts apply at practically any scale," he said.



BMP STRATEGIES HOLD ALMOST ALL STORM WATER RUNOFF ON SITE



FRESH PRODUCE FROM THE SITE'S GARDENS GOES TO A LOCAL FOOD BANK



POWERED BY A WIND TURBINE AND SOLAR PANELS



VIABLE APPROACH TO LAND PENDING DEVELOPMENT

In 2008 the block at 18th Street and Broadway Blvd. in downtown Kansas City lay empty. While waiting for the right opportunity to redevelop the land, owner DST Systems faced a decision. It could have let the property sit and simply clean it up now and again. Instead, DST decided to get creative.

Today, 18Broadway is an environmental workshop within a tranquil, park-like setting. The project demonstrates the viability of sustainable strategies envisioned in the \$2.5 billion, court-ordered storm water management project that Kansas City is implementing. 18Broadway's volunteer-tended food gardens are expected to produce more than a ton of fresh produce this year for Harvesters Community Food Network, which serves the community's hungry. Demonstration gardens show ways to create a lush landscape in even the smallest home environments.

Meanwhile, the project's renewable energy sources generate roughly the same amount of power that's required to run the property's lighting and water systems. It also includes recycling and waste management features. All of this amid walking paths and benches made of timber salvaged from the Coney Island amusement park in New York.

Two blocks from Kansas City's new \$326 million performing arts center, the property certainly has development potential. That's covered, too. Future phases of 18Broadway envision not only low-impact buildings but also alternative energy fueling stations for vehicles, among other ideas.

"Most people live in urban areas, with the percentage only going up," Calcara said. "18Broadway shows the potential for creating unique, environmentally healthy, human-scale habitats in the city."

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360 Architecture is an innovative architectural practice widely recognized for excellence in planning, design and execution across a wide range of project types, including corporate and commercial office buildings, sports arenas and stadiums, mixed-use districts, recreation centers, residences, restaurants and municipal facilities. 360 Architecture is headquartered in Kansas City, Missouri and has offices in San Francisco and Columbus.