

KANSAS CITY  
PUBLIC SCHOOLS



# KCPS Askew Redevelopment Project



# Project Principal – Austin Parker

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- Co-Developer with the City of Wichita Housing Authority and Petra Communities of a \$60.4 Million mixed use affordable housing development in downtown Wichita, Kansas.
- Former Vice President of Development and General Counsel for Genesis Companies in Kansas City, Missouri (development program of more than \$100 Million in Extended Stay Hotel Projects throughout Western US).
- Austin is also a lawyer. Through his firm (Parker & Parker LLC), Austin represents developers, businesses and contractors focused on commercial, multi-family and residential real estate, healthcare and technology throughout the Midwest.



# Project Principal – Tylan Dyer

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- Tylan has developed 30 residential developments, with more than 600 units successfully completed. See <https://www.kansascommerce.gov/directory/petra/>
- 20+ years of experience in engineering, construction, business development and corporate leadership
- **Engineering, Master Planning & Construction Projects of Interest**
  - Auburn Hills – Golf Course Community, Wichita, KS
  - Sandcreek Station – Golf Course Community, Newton, KS
  - Stonebridge – 80 Acre Residential Development, Andover, KS
  - Edgewater – 306 Single Family Lot Development, Wichita, KS
  - Fairmont – 220 Small Single Family Lot Development, Wichita, KS
  - The Reserve – 47 Lots Private Gated Development, Wichita, KS
  - **Koch Industries Campus Expansion, Wichita, KS - \$107M**
  - **Maize Schools Campus Expansion, Maize, KS - \$70M**
  - **Koch Ag and Energy Control Building, Ft. Dodge, IA - \$40M**







# Project Architecture and Design

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- Health Facilities Group (HFG Architecture) will function as the lead project designer, architect and planner for each site redevelopment.
- HFG Architecture specializes in designing community housing, healthcare, and mixed-use projects.



**\$500M+**

MASTER PLANNED

**100+**

SITE SELECTIONS

**HFG**  
architecture



# Overview

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- This proposal is jointly submitted by Parker Communities LLC and Petra LLC, in consultation with Merak Development LLC, for the redevelopment of the Askew school site. Askew is located in a legacy community that is ripe for redevelopment.
- **Our goal is to revitalize the historic physical structure and convert the same into multi-family housing utilizing available public financing incentives, including but not limited to noncompetitive 4% Low-Income Housing Tax Credits and State and Federal Historic Tax Credits.**
- This conversion will prevent community displacement and gentrification while improving local resident access to qualify, affordable housing options.

# Experience and Qualifications

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- We have experience working in similar areas throughout the Midwest
  - **Co-Developer with the City of Wichita Housing Authority of a \$60.4 Million mixed use affordable housing development in downtown Wichita, Kansas.**
  - Our strategic architectural partner in this application, as well as the Wichita Housing Authority project, is HFG Architecture. **HFG maintains a large office presence in Kansas City and has a legacy of planning and delivering projects at the intersection of health and human services. Most recently, HFG is involved in the Swope Health planning efforts.**



# Experience and Qualifications (Continued)

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- A sampling of recent multifamily projects that Development Partners have executed upon follows. Links to leasing websites are embedded in the slide.
  - **WIN Residences - Winfield, KS - New Build - 119 Garden Style Apartments 1 and 2 Bedroom units.** <https://www.winresidences.com/>
  - **The Continental - Hotel Repurpose - 54 studio housing units** <https://www.ptsingc.com/#OVERVIEW>
  - **Angie's Abodes - New Build - 8 Townhomes - 16 - 3-bedroom 2 bath units**
  - **Additional Projects from throughout the Midwest that have been executed upon by Development Partners (Specifically Petra) can be found at the following link:** <https://www.kansascommerce.gov/directory/petra/>





## WIN RESIDENCES

Winfield, Kansas





## WIN RESIDENCES

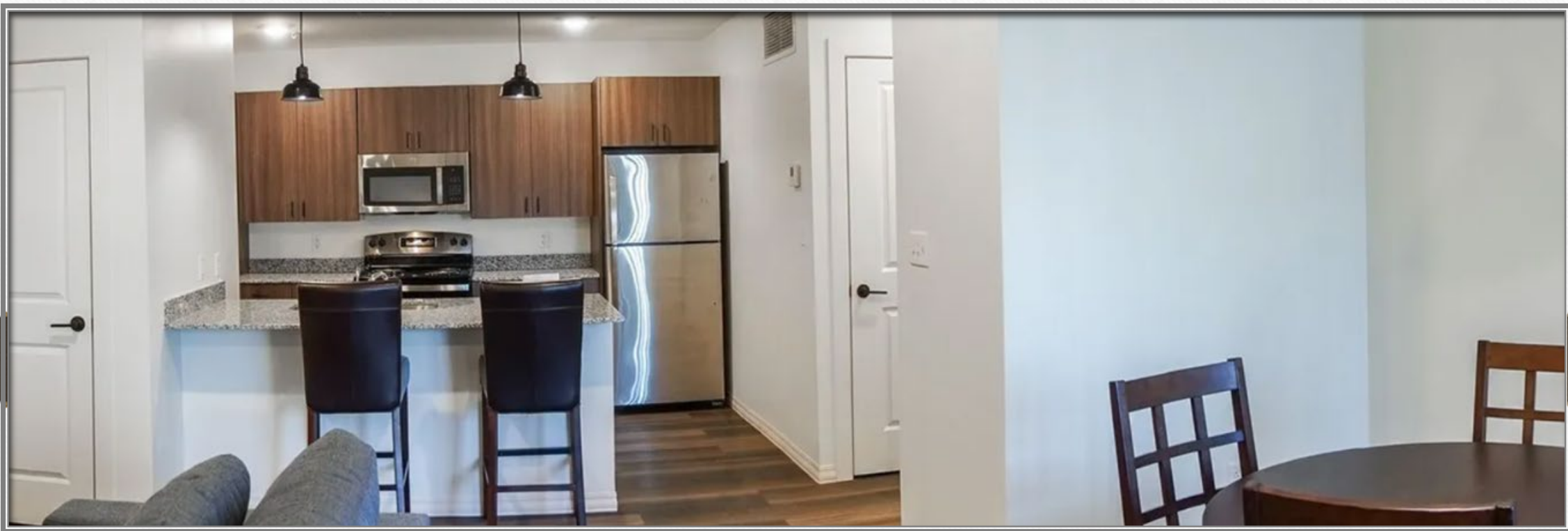
Winfield, Kansas





## WIN RESIDENCES

Winfield, Kansas



## WIN RESIDENCES

Winfield, Kansas



# Experience and Qualifications (Continued)

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- Members of our team have successfully converted many types of structures into multifamily housing over the past 20 years.
- McCown Gordon Construction, headquartered in Kansas City, is one of our preferred General Contracting Partners. McCown Gordon has converted every type of imaginable structure, including former school structures.

[Construction Company | McCownGordon Construction](#)

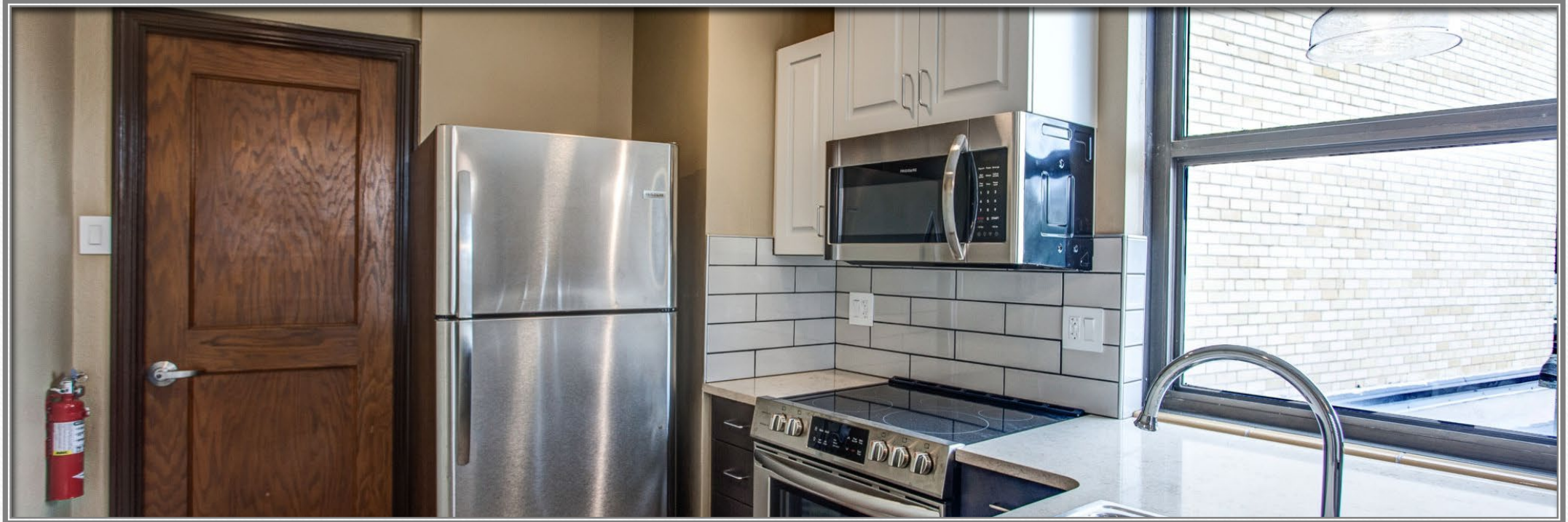




## THE GARFIELD (ELEMENTARY SCHOOL CONVERSION)

McCownGordon Contractors





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# Experience and Qualifications (Continued)

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- Senior Housing Conversions have become an area of focus for our Development Partners over the past 18 months.
- HFG Architecture has a robust history of delivering on designing such projects throughout the Midwest.
- Axiom Healthcare Services (a firm based out of Wichita, Kansas) has extensive experience in developing and managing all types of senior-oriented development, and they will be available as a strategic consultant as we deploy the Askew project. [Axiom Healthcare Services \(axmservices.com\)](http://axmservices.com)

# Planned Unit Mix and Rental Rates

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- The Askew site will be developed into senior-oriented affordable multifamily units. **The projected unit mix will be a healthy mix between Studios, One-Bedroom and Two-Bedroom Units.**
- Rental rates will be mixed targeting area residents with some units rented at the 30%, 50% and 60% AMI levels.
- **2025 30% AMI Rental Rates (Before Utility Allowances):**
  - Studio - \$585
  - 1-Bedroom - \$627
  - 2-Bedroom - \$752



# Planned Unit Mix and Rental Rates (Continued)

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- **2025 50% AMI Rental Rates (Before Utility Allowances):**
  - Studio - \$975
  - 1-Bedroom - \$1,045
  - 2-Bedroom - \$1,253
- **2025 60% AMI Rental Rates (Before Utility Allowances):**
  - Studio - \$1,170
  - 1-Bedroom - \$1,254
  - 2-Bedroom - \$1,504

# Planned Unit Mix and Rental Rates (Continued)

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- Planned Unit Mixes for the site break down as follows
  - Total Renovation Units: 59
- Proposed Unit Mix:
  - Studio: 24 Units (Projected @ 472 Square Feet)
  - One-Bedroom: 24 Units (Projected @ 705 Square Feet)
  - Two-Bedroom: 11 Units (Projected @ 850 Square Feet)



# Explanation of Need and Market Confirmation

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- There is an ongoing need for quality affordable housing within East Kansas City.
- A core component of LIHTC Project Awards is the completion of an independent market study, which will be commissioned upon each project award.
- This market study (the last one ordered was 117 pages long) will again confirm market need as this process unfolds.
- However, Development Partners have ordered market studies for other areas within the Kansas City metro area over the past 30 months which have confirmed an unsatiated need for hundreds of additional affordable housing units throughout the area. Completion of all three development proposals will not come close to curbing the need for affordable housing in Kansas City.

# Projected Project Timeline

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- Application for Noncompetitive Missouri 4% Tax Credits and State and Federal Historic Tax Credits
  - 150-180 Days from Site Award
- Tax Credit Award Date (Estimate Because Controlled by MHDC and Other Awarding Entities):
  - 150 Days from Submission of Applications
- Closing on Land and Project Financing Award:
  - 90 Days from Final Tax Credit Award Date
- Commencement of Construction:
  - 90 Days from Closing on Land and Project Financing Award Date
- Construction Completion:
  - 24 Months from Commencement of Construction



# Planned Site and Adjacent Redevelopment

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- The Askew site is anticipated to incorporate amenities designed to promote resident quality of life, **such as playgrounds, basketball/pickleball courts and walking trails.** We anticipate access to these amenities by both the residents of the redevelopment and their neighbors.
- **Additionally, we are planning to work with the City of Kansas City, Missouri towards the redevelopment of adjacent single-family homes and empty lots. Again, these efforts are focused on improving the living conditions for EXISTING RESIDENTS and their neighbors while preventing gentrification and displacement.**
- The foundation of this work will be community engagement with residents and area stakeholders, with the goal of improving everyone's quality of life. Simply put, we want to do everything we can to support residential improvement on all levels while maintaining existing resident populations.





## PLAYGROUNDS & RECREATION

McCownGordon Contractors





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# Q&A



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**PARKER COMMUNITIES**

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