



Marlborough Commons

An Intentional Community to Live, Work, and Thrive

**Info Session
Handouts**

Handout 1
Marlborough
Commons



**Info Session
Handouts**

Handout 2
The Cottages



Desired Outcomes

1. Inform neighborhood and community stakeholders about our plans for the School site
2. Share renderings, preliminary designs
3. Construction and Permitting Updates
4. Robust Q&A



Community Agreements

1. We don't make assumptions about one another
2. We don't talk over one another
3. Hold questions until Q&A
4. Stay on topic
5. Lean into tension



KCCLT

KCCLT (formerly Marlborough Community Land Trust) was formed in 2019 and is a nonprofit organization dedicated to developing sustainable, affordable, community-owned housing under the land trust model.

KCCLT's mission guides us to create, expand, and preserve attainable homeownership opportunities for low and moderate-income households.

Community Land Trusts

A community land trust (“CLT”) is a non-profit organization that acquires and develops land for the benefit of a community and holds it in trust for that purpose, permanently.

CLTs secure affordable access to land and housing for community residents. In particular, CLTs attempt to meet the needs of residents least served by the prevailing market. CLTs weaken the impacts of speculation, prohibit absentee ownership of land and housing, promote ecologically sound land-use practices, and preserve the long-term affordability of its property.



FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income Click for More Detail	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Kansas City, MO- KS HUD Metro FMR Area	\$103,100	Very Low (50%) Income Limits (\$) Click for More Detail	36,100	41,250	46,400	51,550	55,700	59,800	63,950	68,050
		Extremely Low Income Limits (\$)* Click for More Detail	21,700	24,800	27,900	31,200	36,580	41,960	47,340	52,720
		Low (80%) Income Limits (\$) Click for More Detail	57,750	66,000	74,250	82,500	89,100	95,700	102,300	108,900



Marlborough Catalyst Plan

Marlborough Community Coalition

For over a decade, the Community has consistently expressed interest in the following uses for the site:

- Markets and shops
- Restaurants/Coffee Shops
- Day Care
- Community Gardens
- Programs promoting access to and awareness of healthy food systems
- Attainable Housing
- Healthcare
- Small Business, Non-profits
- Entertainment
- Job Training
- Meeting space for the Community



Marlborough Commons

Building on the plans developed by your neighbors and through the leadership of the Marlborough Community Coalition, KCCLT is revitalizing this block into one of abundance: a vibrant, inclusive, self-sustaining, community-owned neighborhood.

The School – Restoration and adaptive reuse of iconic Marlborough Elementary School into community marketplace and affordable housing. Services to include grocery/farmers market, coffeeshop, daycare, small businesses, and meeting space for workshops, training sessions, and community use.

The Cottages – Affordable homes, energy-efficient, timeless design, with a priority for qualifying Marlborough residents, their friends, and family. Community-owned option for public employees, front line workers, multi-generational households and seniors wishing to age-in-place.

The Community Garden – Food forest with fruit trees, native wildflowers, berry bushes, and vegetable patches. Plots available for community gardening and educational workshops. Developed in partnership with Giving Grove, KC Community Gardens, and Missouri Dept. of Natural Resources.



The Community Gardens



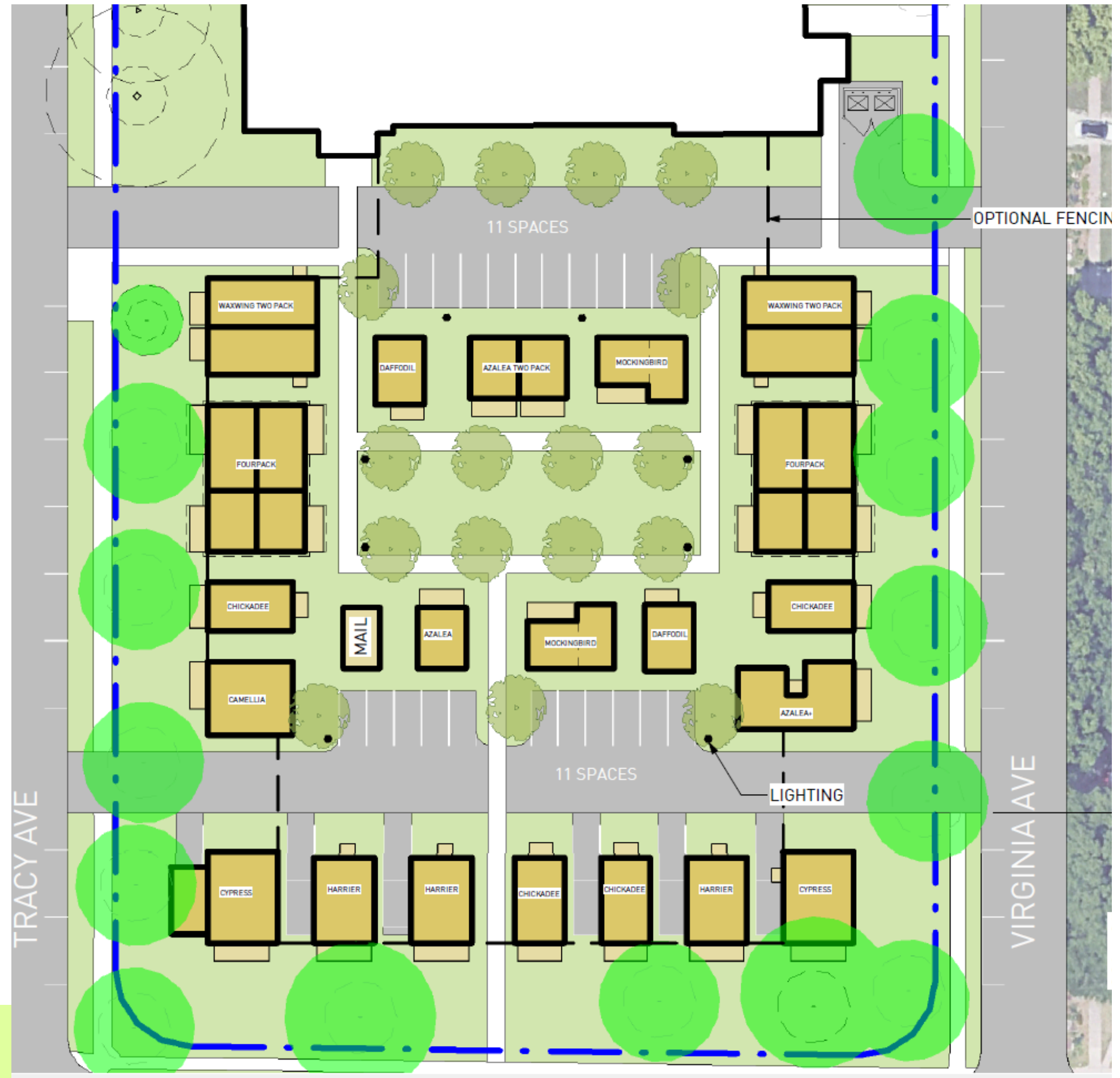
All produce will be harvested and made available free for residents, and for sale at community market.

Cooking Classes, Gardening, Native Plant Stewardship Programs

The food forest of Asian and European pears, jujubes, pecans, chestnuts, hazelnuts, persimmons, paw paws, and cherries has the potential to produce nearly 2,000 lbs. of fresh fruit each year.



The Cottages



The School



TOTAL SQ FT: 44,000

Leasable SQ FT (NET): 29,650

- 19,600 SQ FT – Affordable Rental and Condominium
- 10,050 SQ FT – Community Marketplace
 - **Business & Nonprofit Office**
 - **Community Grocery**
 - **Coffeeshop, Restaurant**
 - **Health Clinic**
 - **Daycare**
 - **Meeting Space**
 - **Barbershop/Salon**
 - **Retail**





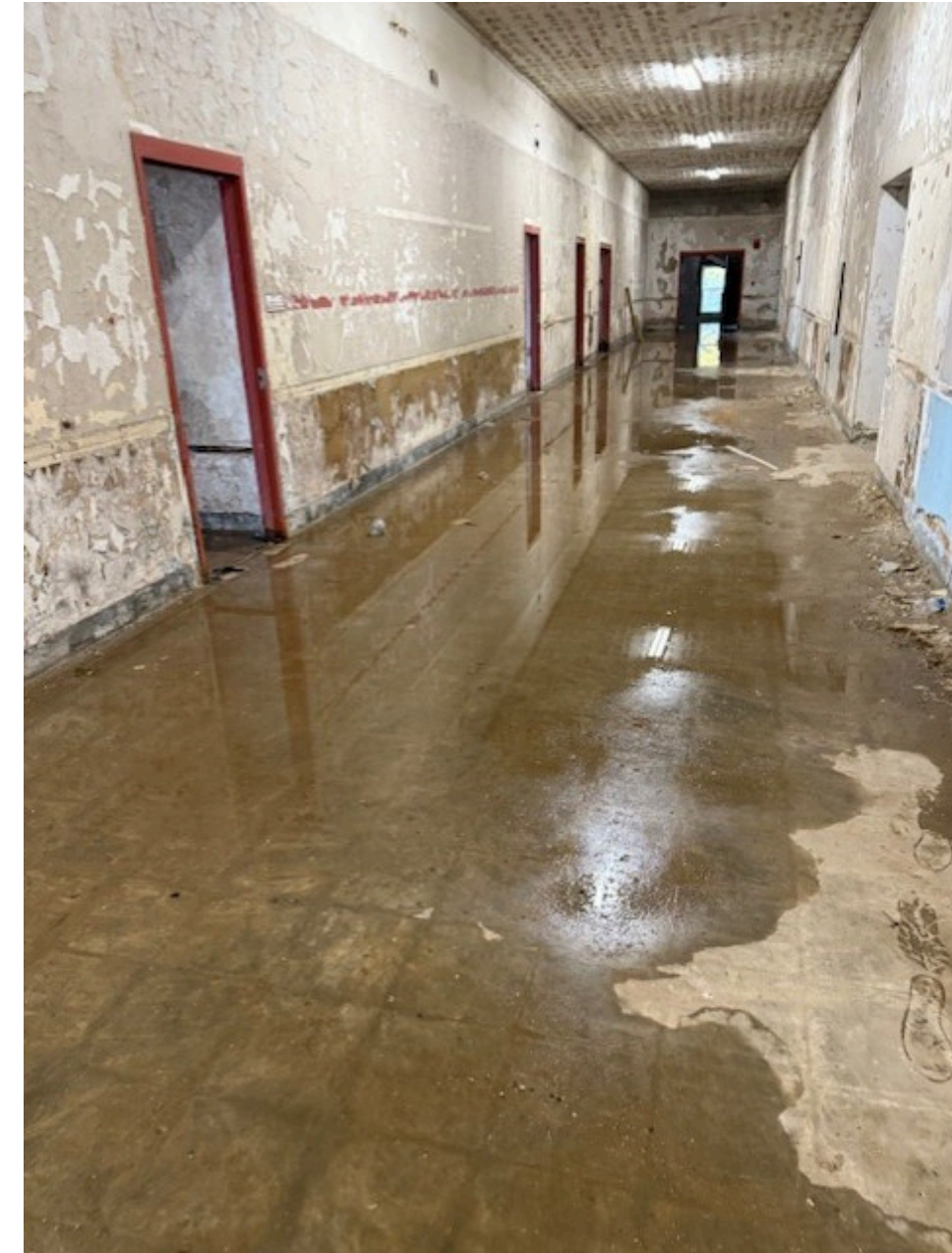
Major Considerations

We are in the early stages of a lengthy and complex process. A historic renovation of this scale takes time to do the right way.

#1 Goal is to stabilize the school building. Make the structure water tight. Conduct updated feasibility studies on potential uses.

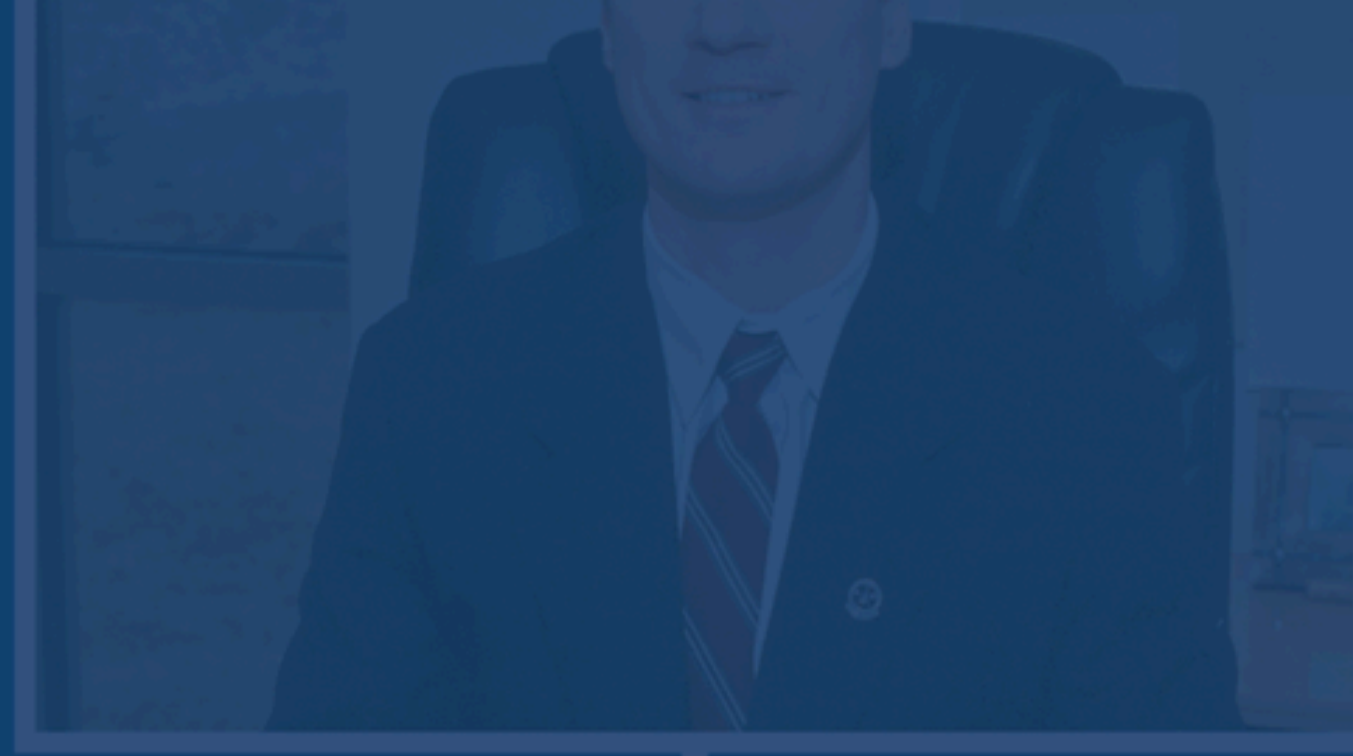
Connecting with many potential tenants and organizations. Serious talks delayed until 2026.

Financing Challenges



1932

2024



HarenCompanies

DESIGN-BUILD – CONSTRUCTION MANAGEMENT – FACILITY SERVICES – SINCE 1932



Our Projects

Office/Retail



Municipal



Senior Living



Historic Renovation



Spiritual



Non – Profit



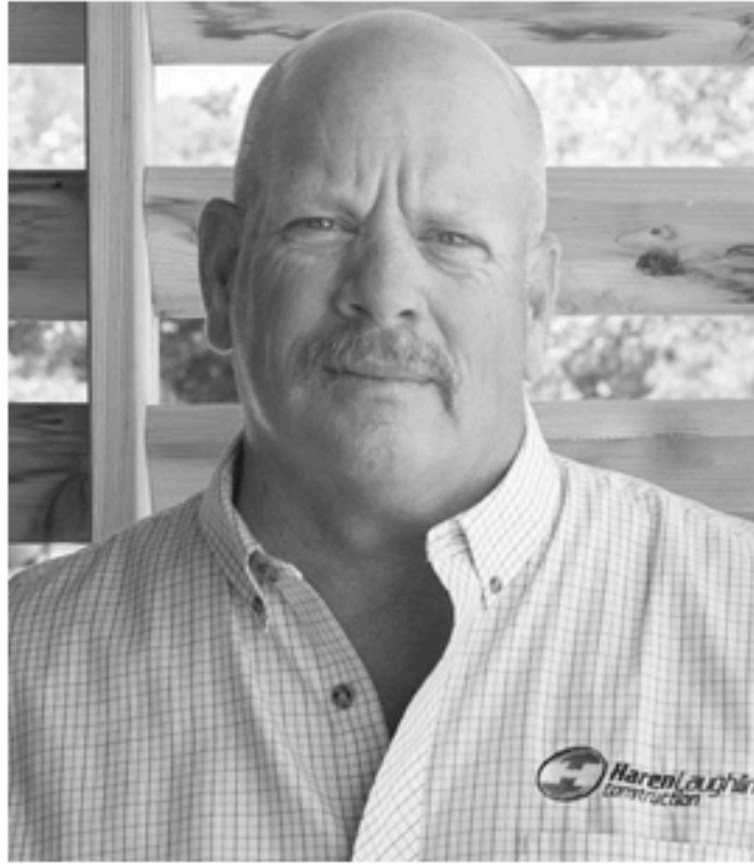
Industrial



Multi – Family



Your Haren Team



Gary Lamb – Superintendent



Logan Simpson – Project Manager

Improvements to the Marlborough School....

Board up



Improvements to the Marlborough School....

BEFORE – Roof Replacement



Improvements to the Marlborough School....

AFTER – Roof Replacement



Improvements to the Marlborough School....

BEFORE - Masonry Repair



Improvements to the Marlborough School....

AFTER - Masonry Repair



Improvements to the Marlborough School....

BEFORE – Roof Tile Replacement



Improvements to the Marlborough School....

AFTER – Roof Tile Replacement



What we are doing next....

Repair Storm Water Connection

We are so glad you're here!





Design Progress



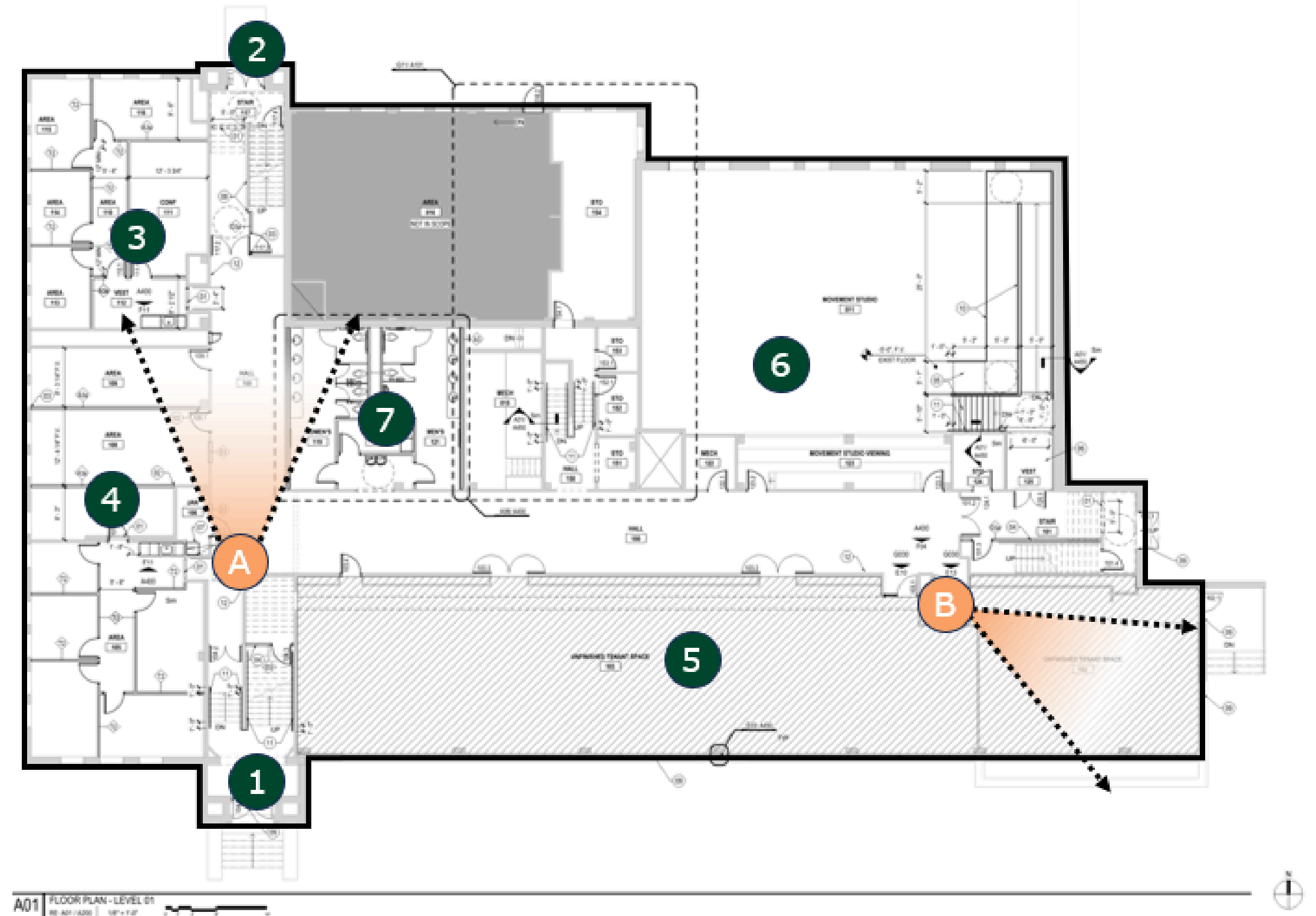
Overall Plan: Level 1

General:

Public use, commercial

Potential Programmatic Spaces:

1. Formal Building Entry
2. Accessible Building Entry
3. KCCLT offices
4. Building tenants (e.g. barber, salon, nail salon, small business/retail, general commercial, etc.)
5. Building tenants (test kitchen, café, deli, etc.)
6. Building tenant (daycare, gym, dance studio, etc.)
7. Restrooms





Corridor: Public Neighborhood

View A



SLATTERY



Food Access: Small Grocer

View B



SLATTERY



Overall Plan: Level 2 & 3

General:

Private use, residential

Potential Unit Types:

1. Type 1: Studio
2. Type 2: 1 Bedroom, 1 bath
3. Type 3/3a: 2 Bedroom, 1 bath
4. Type 4: 2 Bedroom, 1 bath Loft (level 2 only)

Potential total unit count: 22 units





Corridor: Private Neighborhood



SLATTERY



Next Steps

Pre-application city meeting and MPD Amendment will discuss the following:

1. Proposed Phase 1 cottage housing development
2. Proposed Phase 2 adaptive reuse of the school building for residential and commercial space
3. New curb cut entrances
4. Parking expectations
 1. Required (cottages): 18
 2. Provided (cottages): 34
 3. Required (school building): 10
 4. Provided (school building): 27*
5. Utility connections
6. Any existing or proposed city ordinance that affect the project site

*Note a portion of the existing street parking is assumed.



Q&A



Thank you!

Don't hesitate to reach out with
questions, comments, or other feedback

Info Session Handouts

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Handout 2
The Cottages



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