

PROJECT BRIEF



Project Name: The Helm

Grant Program: BASE 2.0

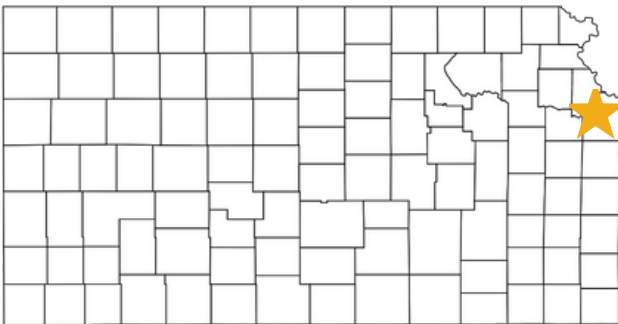
Project Date: April 2023 - April 2025

Project Summary

Grant funds supported site work at The Helm, a 224-unit apartment and mixed-use development within the historic Kansas City Stockyards neighborhood. The grant dollars were limited to site preparation needed for vertical construction, which has been completed and allowed The Helm apartments to open. This work represents only one portion of a larger, three-phase riverfront master plan that is not yet complete. Once fully built out, the master plan will transform the long-vacant and historically significant site into a vibrant, mixed-use district.

Location

Kansas City, Kansas



Grantee Information

KC the Yards 2 LLC is affiliated with Flaherty & Collins Properties, a real estate development and property management firm focused on mixed-use, public-private partnership projects.

Goals and Objectives

Goal: Revitalize the long-vacant and historically significant riverfront site at the Stockyards in Kansas City, Kansas.

Objective: Complete site work to support construction of a 224-unit apartment and mixed-use building.

Budget Overview

- BASE amount: \$800,000.00
- Match amount: \$503,642.70
- Total project budget: \$1,303,642.70*

Expense categories:

- Construction/Site Work: \$1,303,642.70

*The three-phase master plan total investment is estimated at \$150 million.

Target Population

The target population for this grant includes residents and workers in Kansas City, Kansas who will benefit from new housing options, employment opportunities, and increased community vitality created through the redevelopment of the Stockyards riverfront site.

Sustainability

- Residential and retail spaces will generate ongoing rental income, creating a self-sustaining revenue stream that supports property operations and maintenance.
- By transforming a long-vacant riverfront site, the project stimulates surrounding economic activity, attracts new residents and businesses, and enhances the tax base, ensuring long-term benefits beyond the grant term.

Outcomes

- Phase I of the Stockyards redevelopment master plan complete

Activities and Timeline

Construction activities broke ground March 18, 2018, and The Helm welcomed its first residents in August 2025.

Grant-funded activities were completed in May and June 2023.

Contact Information

For any queries or additional information, please contact

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