

From the Kansas City Business Journal:

<https://www.bizjournals.com/kansascity/news/2020/07/17/2020-capstone-awards-mixed-use-acme-building.html>

2020 Capstone Awards: Mixed-use – Acme Building

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Players: Exact Partners LLC, developer; MR Capital Advisors, broker; Spencer Fane LLP, legal services; Exact Architects, architect; Taliaferro & Browne Inc., engineer; CommunityAmerica Credit Union, financier; Level Builders LLC, general contractor

Description: After decades of vacancy, the endangered Acme Cleansing Co. building has been transformed into a mixed-use project. A neoclassical, two-story structure built in 1925, the new Acme includes 28 studio and one-bedroom apartments, a roof deck with indoor clubhouse and the Kansas City Artists Coalition headquarters and gallery, including seven working artist studios. Since opening in June 2019, the Acme building has been a key contributor to the revitalization of the Linwood Corridor and Martini Corner district.

Challenges: As notoriously blighted as it was beautiful, many plans for the Acme's revival were proposed through the years. However, its former use as a household good and upholstery dry cleaner posed environmental problems that made restoration difficult. Where others saw a boarded-up property, Caleb Buland, the architect and developer of the project, saw opportunity.

“With Acme, we wanted to curate great residential options along with community-focused commercial and rooftop spaces,” he said. “Acme Cleaning used to restore



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The Acme building is an honoree of the 2020 Capstone Awards.

high-end furniture and fashion at the turn of the last century, and we're grateful to have gotten the opportunity to give the building the same treatment in this one."

Community impact: The Kansas City Artists Coalition transformed the new commercial space located behind the Acme's main entrance into its new headquarters and gallery. Exact Partners modified the basement to assist the development of artist studios for lease that span the building's ground level, creating an opportunity for gallery operations.

Green features: The residential units feature Energy Star appliances, thermally broken double-pane windows, LED lighting, smart thermostats and efficiency HVAC systems. Also, dual-flush toilets increase the project's sustainability and lower the financial impact for renters.

— *Chelan David*

Location: 3200 Gillham Road, Kansas City

Size: 25,664 square feet

Value: \$3.1 million