

Central Downtown Business District Leavenworth, Kansas

Formerly a leading manufacturing city, Leavenworth Kansas is home to the United States Army's Fort Leavenworth. Characterized as a ring-road city, Leavenworth has a population of approximately 35,000. In the 1990s, a catalyst brownfield redevelopment project was undertaken to revitalize the central business district, which was impacted by a full block of blighted former industrial properties. As a direct result of this early initiative, a local developer converted two buildings of the former Great Western Stove Company into residential and commercial buildings.



Two revitalized Brownfield sites (Left: Choctaw Lofts; Right: High Noon Saloon)

In 2005, a partnership was formed among the city, a regional developer, and the owner of the remaining downtown brownfield sites (known as the Stove Factory Lofts) with the goal of advancing their redevelopment. This partnership finally bore fruit in 2012 after the economy began to recover from the recession of 2008 and banks became more inclined to lend money for such projects.



Downtown Leavenworth

These various infill redevelopment projects arguably had an immediate, positive impact on Leavenworth's downtown businesses and residential neighborhoods serving as catalysts for investment in the downtown area. Many nearby property owners have made it clear to the city that, as a result of these infill initiatives, they are planning to make additional investments in the area.

References:

-Bartek, G. "Brownfield Redevelopments: Stop Bypassing This Opportunity to Revitalize a Central Business District." *Public Administration Review, Economic Development Journal*: 12(3) (2013): 42-47.