MISSION

The Downtown Council is committed to creating a vibrant, diverse and economically sustainable Downtown Kansas City, Missouri.

As a private, nonprofit organization, we have nearly 300 members representing Kansas City’s leading businesses, property owners, arts and cultural organizations, attractions and nonprofit groups.
DOWNTOWN & RIVER MARKET CIDs

Our safety, maintenance, and landscape ambassadors provide a clean, safe, and inviting environment for visitors, residents, and employees of the Central Business District and River Market neighborhoods.
The Downtown Development Group has assisted in seven major projects with cumulative project budgets of more than $151 million.

- Central Library
- Historic 18th & Vine Jazz District
- Downtown Community Services Center
- Todd Bolender Center for Dance & Creativity
- Shopper’s Parkade
- Crossroads Academy
- Downtown YMCA
LaunchKC’s accelerator program partners Kansas City corporations with tech startups. Our model produces an increased collaboration between corporations and startups.

- Fountain City FinTech - NBKC Bank
- IgniteX CleanTech Accelerator - Black & Veatch
- HealthTech Accelerator - Starting Soon
DOWNTOWN DEVELOPMENT

$8.3B Completed or Under Construction since 2003

$2.1B Planned
OFFICE MARKET

26,476,749SF Total Office Inventory

133,810SF CoWorking Space DT

123,191 Downtown Employees

$22.38 Class A Lease Rate

7.7% Vacancy Rate
RESIDENTIAL MARKET

14,540 Residential Units Downtown

1,923 Residential Units Under Construction

2,758 Residential Units Planned

93% Occupancy Rate
RESIDENTIAL MARKET RENTS

$1.35-$2.40 Rent per SF - Studio & 1BD Apts.

$1.25-$2.00 Rent per SF - 2BD Apts.
DOWNTOWN POPULATION

28,148 Downtown Residential Population

33,331 Projected Residential Population in 2022

35,743 Projected Residential Population in 2025
MILLENNIAL CONCENTRATION

43% Downtown has the highest percentage of millennials in our community. As you move away from Downtown, the percentage drops to 26% for KCMO and 22% for the regional MSA.

3,716 millennials per square mile within Downtown. In KCMO, that drops to 387 millennials per square mile and then falls to 58 millennials per square mile within the regional MSA.
53% of Downtown’s population is an ethnically diverse cross section of African American, Hispanic, Asian, Native American and those of mixed ancestry.

As you move away from Downtown, the percentage drops to 45% for KCMO and 27% the regional MSA.
AFFORDABILITY

41% Percent of income Downtown residents spend on housing and transportation.

48% Percent of income KCMO residents spend on housing and transportation.

51% Percent of income KC MSA residents spend on housing and transportation.
AFFORDABILITY

14,540 Total housing units in Downtown

8,493 Number of housing units with rents under $1000/month, meeting HUD’s definition of affordability. This represents 58% of Downtown’s total housing stock.

2,767 Number of rent restricted units in Downtown, representing 19% of Downtown’s total housing stock.

12,796 Number of rent restricted units in KCMO

21% of KCMO’s total rent restricted housing stock is located Downtown - in less than 1% of the City’s total land area.

WALKABILITY

17.2 Walkability Index for Downtown

9.7 Walkability Index for the KC MSA

Source: EPA; The EPA National Walkability Index characterizes walkability on a 1-20 point scale.

Higher values, those closer to 20, are areas with a high level of walkability.
WALKABILITY

17.2 Walkability Index for Downtown Kansas City

17.3 Walkability Index for Downtown Cincinnati

16.7 Walkability Index for Downtown Salt Lake City

16.5 Walkability Index for Downtown Louisville

14.2 Walkability Index for Downtown Charlotte

10.7 Walkability Index for Downtown San Antonio
ARTS & CULTURE

6,500 Artists living in Kansas City

308 Arts related businesses employ 4,500 in Downtown

$1.1B Invested in the arts Downtown since 2003

75 Art galleries in Downtown

28 Performing arts venues

12 Museums
DOWNTOWN STREETCAR

6,200,000 Riders in 3 years of operation

$2B Downtown investment since Streetcar was approved
CURRENT PROJECTS AND INITIATIVES
2001 & 2005 DOWNTOWN CORRIDOR DEVELOPMENT STRATEGIES

KANSAS CITY DOWNTOWN CORRIDOR STRATEGY
ULI RECOMMENDATIONS - STRATEGIC PLAN

Develop a comprehensive downtown master plan that emphasizes a vision for Kansas City. This master plan should incorporate open-space systems, circulation, transportation, land use, and green infrastructure, focusing on how those systems will work together. The creation of a master plan not only is important for prioritizing the next steps of planning and development, but also presents a key opportunity to encourage authentic, out-of-the-box thinking about civic engagement.
DOWNTOWN KC 2030 - GOALS

- Provide a robust roadmap for multi-disciplinary strategic focus
- Identify, prioritize and sequence major catalytic investments that will drive additional investment
- Identify best practices for addressing transportation and parking challenges
- Promote economic inclusion strategies and improved connections to Downtown adjacent neighborhoods
- Develop housing strategies that add new housing to the ecosystem
- Build upon open spaces and parks through public art, performance and programming
- Grow jobs and build new businesses. Elevate Kansas City’s brand as an innovation “Smart City” Serve as an engine for regional and national talent recruitment
- Develop robust and comprehensive metrics to ensure measurable progress
**CURRENT PROJECTS AND INITIATIVES**

**RESIDENTIAL**

- 720 Main 184 units
- Artistry KC 338 units
- City Club 283 units
- Gallerie 359 units
- Mark Twain Building 154 units
- Reverb 14 stories, 132 units
- Second + Delaware 276 units
- Three Light 300 units
- West Bottoms Flats 265 units
CURRENT PROJECTS AND INITIATIVES

OFFICE
13th & Wyandotte Office Bldg 150,000 sf
City Center Square $60M Renovation
Corrigan Station Phase 2 24,000 sf
Historic KC Star Bldg 180,000 sf
Strata Office Bldg 250,000 sf

HOTEL
Canopy by Hilton 110 rooms
Embassy Suites Hotel 301 rooms
Hotel Bravo 250 rooms
Hyatt House 153 rooms
Former KC Club 144 rooms
Loews Convention Hotel 800 rooms
TRANSPORTATION & INFRASTRUCTURE
I-70 / North Loop Study
I-670 Deck $140M
Broadway Bridge replacement $250M
New KCI Airport
Streetcar Expansion to the riverfront
Streetcar Expansion to UMKC

OTHER
Children’s Mercy Hospital $150M
Downtown YMCA $39M
Keystone Innovation District $120M