

DOWNTOWNKC
RENAISSANCE



2002 BLIGHTED ABANDONED



2002

BLIGHTED
ABANDONED



2002
BLIGHTED
ABANDONED



BUILD AND SHARE THE VISION

Prepared for
The Civic Council of Greater Kansas City

Prepared by:
Sasaki Associates
Economics Research Associates
Frewen Architects



KANSAS CITY DOWNTOWN CORRIDOR STRATEGY



greater
downtown
area plan



KANSAS CITY

Downtown Streetscape Master Plan

Prepared for the City of Kansas City, Missouri and The Downtown Council





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.



**COMMUNITY
IMPROVEMENT
DISTRICTS**





DOWNTOWN DEVELOPMENT GROUP

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

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



STATE OF DOWNTOWN





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.





DIVERSE POPULATION

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.

Source: US Census 2013-2017, ACS





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



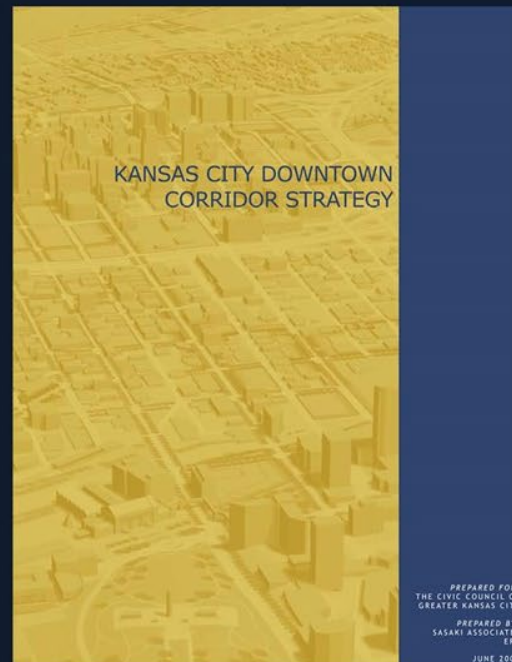
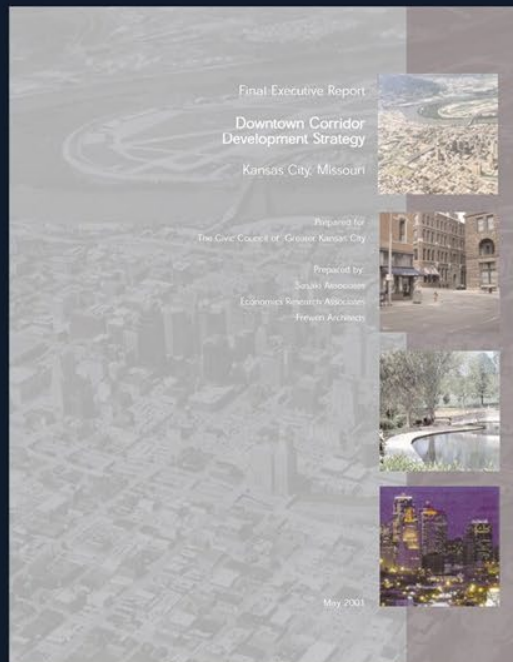
CURRENT PROJECTS AND INITIATIVES



DOWNTOWNKC
2030
STRATEGIC PLANNING
PROCESS



2001 & 2005 DOWNTOWN CORRIDOR DEVELOPMENT STRATEGIES



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



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



CURRENT PROJECTS AND INITIATIVES



CURRENT PROJECTS AND INITIATIVES

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

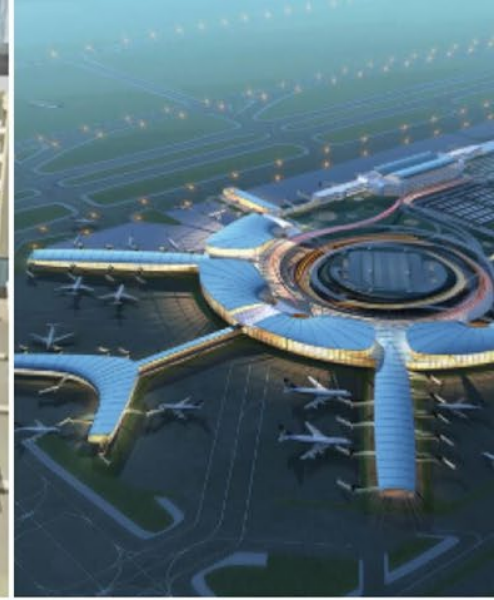
Children's Mercy Hospital \$150M

Downtown YMCA \$39M

Keystone Innovation District \$120M



CURRENT PROJECTS AND INITIATIVES



DOWNTOWNKC
RENAISSANCE

