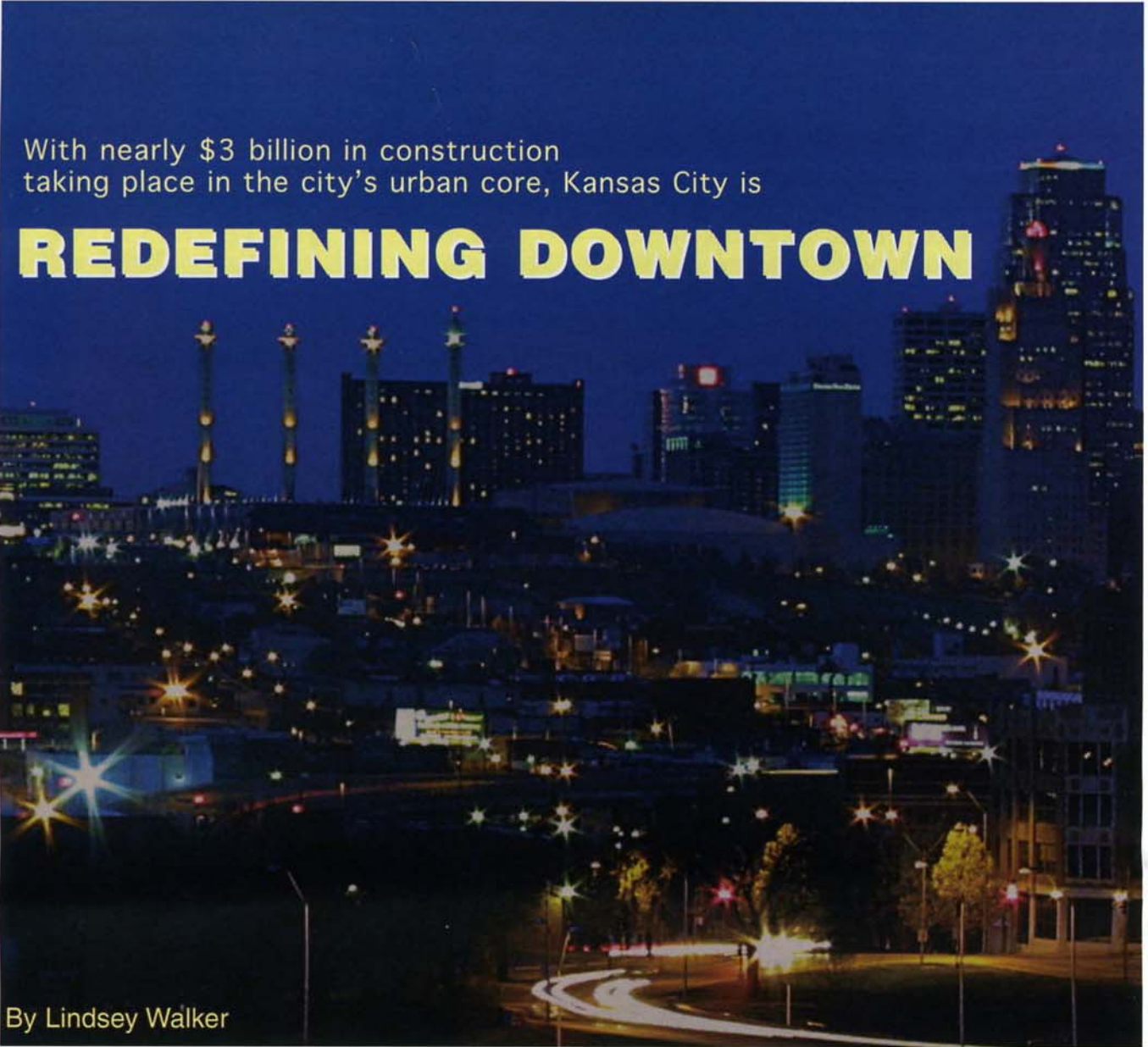


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REDEFINING DOWNTOWN KANSAS CITY



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With nearly \$3 billion in construction taking place in the city's urban core, Kansas City is

REDEFINING DOWNTOWN

By Lindsey Walker

Amid a \$5 billion development boom in the Kansas City region, downtown Kansas City, Missouri, is currently undergoing a multi-billion dollar renaissance that will not only alter its skyline, but its image as well. Thanks to the pioneering vision of Mayor Kay Barnes and City Manager Wayne Cauthen, by 2007, Kansas City's urban core will have received a dramatic facelift — both aesthetically and economically.

"My vision has been to rebuild and revitalize downtown to make it an exciting, interesting place that will attract businesses, metropolitan area residents and tourists for

various activities," Mayor Barnes says.

From contemporary housing to innovative entertainment venues to Class A office spaces, the new and improved downtown Kansas City will offer residents and visitors a taste of world-class living in the heart of the Midwest.

Probably the most anticipated new project is Baltimore-based The Cordish Company's Kansas City Live! Entertainment District. Covering nine blocks in the center of downtown, Kansas City Live! will be centered around 14th Street to the east and west and Main Street to the north and south, in between the new

Sprint Center arena and the expanded convention center. The \$850 million mixed-use development — one of the largest in the Midwest — will feature 1.2 million square feet of office space, 450,000 square feet of retail and entertainment space, 1,200 multifamily units and 7,200 parking spaces. A 200-room Hilton hotel will also be a part of the development.

"Kansas City has one of the most dynamic markets of its size in the U.S. and is dramatically underserved in the retail/entertainment genre," says Blake Cordish, vice president of The Cordish Company. "The District will fulfill a tremendous market demand for a down-

town entertainment and residential district. The city enjoys a metropolitan population of 1.8 million and is the regional entertainment destination for more than 8 million people in the surrounding six-state area. Frankly, it is a market anomaly that this type of district does not presently exist in the city."

Cordish credits the city's leaders for the realization of his company's project and the numerous other projects planned for downtown Kansas City.

"This development is an incredible example of how meaningful and powerful public-private partnerships can be in redefining a community," he says. "It would not have



Baltimore-based The Cordish Company is developing Kansas City Live!, an \$850 million entertainment district in the heart of downtown Kansas City.

been possible without uniquely sophisticated, visionary and determined public officials."

The development, which was designed by Beyer, Blinder & Belle, 360 Architecture and Selbert Perkins, is set for completion in the fall of 2006 or the spring of 2007.

Playing an integral role in the Kansas City Live! development is

understand their preferences for the headquarters location, building design and structure, workspace needs and surrounding amenities, and we used that information in making our decision to build downtown," says Linda McDougall, vice president of corporate communications for H&R Block. "Our building will be in the heart of the entertain-

the 17-story H&R Block Center, which will house H&R Block's worldwide headquarters. The 525,000-square-foot building was developed based on the needs of the company's associates, its business and the community — making it a unique addition to the District.

"We surveyed our associates to

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ment district, meaning our associates will be just steps away from shops, restaurants, clubs and the new state-of-the-art Sprint Center. Downtown is going to be a very exciting place to work, live and play."

The center's design also makes it stand apart from the rest of the buildings in downtown Kansas City.

"The building's shape itself is unique in that it's elliptical with a glass curtain wall," McDougall says. "A two-story glass lobby will connect the 17-story structure to the three-story structure, which will contain the [Kansas City Repertory] Theatre and training facilities. The lobby will contain a 20-foot tall natural stone water wall surrounded by a seating area with bamboo flooring, and the building's exterior will include more than 80,000 square feet of natural stone in various colors and textures."

The \$138 million project, which is

being built by Kansas City-based J.E. Dunn Construction and was designed by 360 Architecture, provided H&R Block with a way to both consolidate its Kansas City operations under one roof and to

"We have a long-term commitment to Kansas City — to both the community and the city's economic development."

Linda McDougall, H&R Block

give back to the community.

"We have a long-term commitment to Kansas City — to both the community and the city's economic development," McDougall says.

"Kansas City is our home. With H&R Block choosing to move its headquarters to the South Loop district and The Cordish Company developing the entertainment district, the city was able to gain momentum for other projects."

One such project is the Sprint Center arena, which will be located adjacent to Kansas City Live! and the H&R Block Center at the intersection of 13th and Grand streets. The 650,000-square-foot multi-purpose entertainment facility will feature a seating capacity of 18,500 for major sporting events and more than 20,000 for centerstage concerts. The center also will be the new home to the National Association of Basketball Coaches Hall of Fame.

"Kansas City is steeped in sports tradition and is a major metropolitan city in America's heartland," says Tim Romani, president of ICON Venue Group, which is the developer representative for AEG,



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Projects such as the expansion of Bartle Hall (above) and construction of Sprint Center (left) are revitalizing downtown Kansas City. Bartle Hall will complete renovations in 2007. The Sprint Center is set for completion in April 2007.

the center's developer. "Kansas City does not currently have a major downtown arena and is also fertile ground for unprecedented downtown revitalization given the lack of development during the years. What Kansas City does have is a growing and vibrant population with a passion for sports and entertainment. With partners AEG and The Cordish Company, Kansas City will experience a downtown renaissance and become a destination for the entire region."

And with AEG at the helm, Sprint Center also is being developed as a civic icon and amenity for the community, according to Romani.

"AEG is the elite live sports and entertainment company in the world and is uniquely capable of creating and managing a truly world-class arena," Romani says. "AEG will make Sprint Center one of the nation's most recognized and utilized venues."

Currently in design stages, the



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\$250 million project is expected to be complete in April 2007. Downtown Arena Design Team, a consortium involving Kansas City-based HOK Sport+Venue+Event, Ellerbe Becket, 360 Architecture and Raphael Architects, is the center's designer. M.A. Mortenson Company is serving as general contractor.

On the other side of the Kansas City Live! Entertainment District from Sprint Center is the Kansas City Convention Center, which is currently undergoing the second and final phase of a \$135 million improvement project. The first phase, which was completed last December, included the \$22 million renovation of meeting and pre-function rooms. The second phase features the addition of a 46,450-square-foot ballroom over Interstate 670. Groundbreaking for the ballroom expansion is set for this summer, with completion expected in 2007.

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MOONLIGHT BUSINESS CENTER III OPENS IN GARDNER

Located just 5 miles south of Olathe, Kansas, the new Moonlight Business Center III is raising the bar on business park development in Gardner, one of the fastest growing cities in Johnson County.

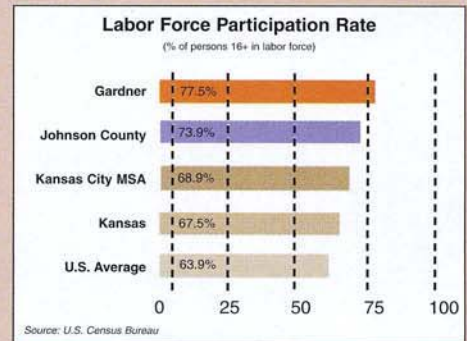
With 11 lots ranging in size from 1.05 acres to 2.34 acres — except for one 6.10-acre lot — the light industrial-zoned park, which features Interstate 35 visibility, is fully developed with paved streets, curbs, water, sewer and required utilities.

"All buildings must meet established standards for appearance, utility and quality of construction," says Stan Stanton, managing member of Moonlight Properties, the park's owner/developer.

Moonlight offers its tenants a prime location with impressive demographics. Within 2 miles of the park, a new Wal-Mart Supercenter-anchored shopping center and several new restaurants are under construction. Gardner boasts a median income of \$55,955 and a population of 14,791 within a 5-mile radius. The employment base is 7,242 and Gardner has a 77.5 percent labor force participation rate (see chart).

"There are very few comparable, fully developed industrial-zoned lots in the Johnson County area offering similar size, price, location and interstate visibility," Stanton says.

— Lindsey Walker



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