

## Investment in the Brush Creek Corridor Planned Investment

The Brush Creek Corridor has already received significant public and private Investment as 1999 draws to a close. But the development momentum continues with a number of large-scale investments planned by various sectors of the economy.

On the public side, Investment in flood control and beautification, university facilities, parks and other improvements will enhance the area for those who live, work and recreate in the Corridor. Significantly, the University of Missouri-Kansas City plan to renovate the Twin Oaks Apartments, a \$20 million Investment on top of \$7.3 million currently in the project Improvements to other buildings on campus and construction of a new parking structure are also scheduled. Private investment is most prominent in relation to institutional facility expansion. The \$80 million addition to the Nelson-Atkins Museum of Art is the largest single project yet to begin in the Corridor.

The chart below summarizes the amount of both public and private planned investment, within broad categories of investment type.

Investment Type	Amount
<b>Public</b>	
Educational facility	\$42,300,000
Flood control and beautification	\$16,000,000
Capital projects	\$598,000
Parks, recreation and open space	\$598,000
Other improvements	\$13,385,000
<b>TOTAL</b>	<b>\$73,383,000</b>
<b>Private</b>	
Hotel	\$0
Housing	\$0
Institution	\$102,728,000
Office	\$61,487,000
Retail	\$47,236,000
<b>TOTAL</b>	<b>\$211,451,000</b>
<b>GRANDTOTAL</b>	<b>\$284,834,000</b>

In a closer look at future development, the chart below provides a reference for the timeframe and amount of investment for planned public and private projects. Within the two categories, projects are presented by subcategory in order of the estimated cost of improvements.

**Timeframe for Planned Investment (39th-55th, Main-Elmwood) by Type**

<b>Public Projects</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	
Educational facility						\$22,300,000			
Flood control & beautification	\$16,000,000								
Parks, recreation and open space						\$13,385,000			
Other improvements						\$1,100,000			
Capital projects						\$598,000			
<b>Private Projects</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2002</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	
Institution	\$102,728,000								
Office						\$61,487,000			
Retail						\$47,236,000			

The following table provides a detailed summary of all planned development in the Brush Creek Corridor by category and project, including the site address if applicable, amount of project, and an indication of whether the project is new construction, renovation or a combination of the two.

**Summary of Planned Investment in Brush Creek Corridor (39th-55th, Main-Elmwood) by Category and Project**

**Public Projects**

Project	Site Address	Amount	New Construction	Renovation
<b>Educational Facility</b>				
UMKC Twin Oaks Apartments	5000 Oak St.	\$20,000,000		*
UMKC Telecommunications	Campus-wide	\$15,000,000		*
UMKC 51st St. Annex	301 E. 51st St.	\$3,500,000		*
UMKC Storage Buildings	1015 E. 50th St.	\$2,500,000		*
UMKC Parking Structure	51st & Rockhill Rd.	\$1,300,000	*	
<b>Subtotal</b>		<b>\$42,300,000</b>		
<b>Flood Control &amp; Beautification</b>				
Prospect Bridge & Channel Work		\$8,400,000	*	*
Troost Bridge: Study, work, channel		\$7,600,000	*	*
<b>Subtotal</b>		<b>\$16,000,000</b>		
<b>Capital Projects</b>				
Garfield 50-51 street imp.		\$135,000		*
Brush Creek BLVD. storm drainage		\$125,000	*	
Blue PKWY. street imp.		\$96,000		*
Benton 44-45 street imp.		\$94,000		*
Agnes 44-45 street imp.		\$90,000		*

Agnes Swope-50 street imp.		\$58,000		*
<b>Subtotal</b>		<b>\$598,000</b>		
<b>Parks, Recreation &amp; Open Space</b>				
MDC Discovery Center		\$7,700,000	*	
MLK Park ice rink		\$5,535,000	*	
Lake of the Enshriners lighting		\$150,000	*	
<b>Subtotal</b>		<b>\$13,385,000</b>		
<b>Other Improvements</b>				
LSOP single family housing	5300 Woodland Ave.	\$1,100,000	*	
<b>Subtotal</b>		<b>\$1,100,000</b>		
<b>Total for Public Projects</b>		<b>\$73,383,000</b>		

### Private Projects

Project	Site Address	Amount	New Construction	Renovation
<b>Institutional</b>				
Nelson-Atkins Museum of Art	5225 Troost Ave.	\$80,000,000	*	*
Plaza Library	4801 Main St.	\$8,678,000	*	
Rockhurst College-Conway Hall	5225 Troost Ave.	\$6,000,000		*
Linda Hall Library	5109 Cherry	\$3,500,000		*
KC Art Institute-Cunningham	4538 Warwick Blvd.	\$1,500,000		*
KC Art Institute-Maint.	Campus-Wide	\$1,500,000		*
Community Christian Church	4601 Main St.	\$800,000		*
Kemper Museum	4420 Warwick Blvd.	\$750,000	*	*
<b>Subtotal</b>		<b>\$102,728,000</b>		
<b>Office</b>				
Plaza Library	4801 Main St.	\$50,331,000	*	
Blue Parkway Town Center	4400 Blue Parkway	\$9,050,000	*	
Plaza East	47th & Troost Ave.	\$2,106,000	*	
<b>Subtotal</b>		<b>\$61,487,000</b>		
<b>Retail</b>				
Blue Parkway Town Center	4400 Blue Parkway	\$30,949,000	*	
Plaza East	47th & Troost Ave.	\$11,489,000	*	
Plaza Library	4801 Main St.	\$3,298,000	*	
<b>Subtotal</b>		<b>\$47,236,000</b>		
<b>Total for Private Projects</b>		<b>\$211,451,000</b>		
<b>Grand Total</b>		<b>\$284,834,000</b>		

### Development Contact Information

<b>Business</b>	<b>Phone</b>	<b>Contact</b>
American Century	531-5575/340-4379	Bob Bigly/Peggy Ader
Blockbuster	972-342-2769	Barry Fehrs
Blue Parkway Town Center	923-5800 x289	Chuck Gatson, CBKC
Board of Trade	753-7500- x203	Chris Johnson
Boys & Girls Club	361-3600 x226	Dave Smith
Community Christian Church	561-6531	Cynthia Weaver
E&M Kauffman Memorial Gardens	932-1007	Dave Lady
Eckerd Drug	931-5452	Bret Swygman
H&R Block Homestead Village Guest Studios	932-8424	Terry Ward
	531-2212	Wayne Brantley
Jefferson on the Plaza Apt Homes	303-436-9705	Dan Waters
Kansas City Art Institute	802-3431	Ron Cattelino
Kansas City, Missouri School District	418-8067/8814	Joyce Morrison
Kauffman Foundation	932-1039	Shari Gray
Kemper Museum	753-5784	Waiter Dietrich
KSHB-NBC	753-4141	Jim Swinehart
Linda Hall Library	363-5020	C. Lee Jones
Little Sisters of the Poor	513-3015	Stuart Bullington, KCMO Housing
Marriott Country Club Plaza	531-3000	Craig Johnson
Midwest Research Institute	753-7600 x1240	Bob Donaldson
MO Dept of Conservation	356-2280 x228	Jim Pyland
Nelson-Atkins Museum of Art	561-4000/751-1221	Colleen Naylor
Oscro Drug	708-786-3045	George Vesley, Head of Const.
Plaza East	363-8229	LaDene Morton, Consultant
Plaza Library	221-0636	Laura Whitener, EDC
Prentiss Properties	531-3100	-----
Rockhurst College	501-4862	Roger McCoy
Russell Stover	842-9240	Dick Masington
Sprint Spectrum/UMB	559-6910/753-5744	Catherine Trummer/Linda KJug
St. Luke's Hospital	932-2258	Lisa Counts
Stowers Institute for Medical Research	926-4015	Laurie Wumberly
	923-5800 x289	Chuck Gatson, CBKC
Swope Parkway Health Center	921-0500	Dwayne Crompton
Thomas Roque-KCMC	361-1030	
Troostwood Townhomes, BHHC	235-2754/5372	Gerald Jensen/Stacy Sheeley
UMKC	861-2200/921-3713	Scott Petrino, Precision
Village Green	421-5000	Contractors
Walgreens	753-7400	Dan Cofran
Wyndham Garden Hotel		Steve Weisner