

## Investment in the Brush Creek Corridor Private Investment

The Brush Creek Corridor is known as Kansas City's cultural and research district, home to museums, universities, and other institutions. While many of these Kansas City landmarks have long histories as a part of the landscape and as economic generators, few remain in a static condition. Almost every significant institution along the Corridor has developed new facilities, added to existing facilities, or planned for future expansion. As well, private businesses in the area, owners and developers of retail, office and residential space have contributed to the momentum with new construction and renovation projects.

Private development since 1995 is assessed below by category of building type: hotel, housing, Institution, office and retail. Each project included in the summary individually accounted for at least \$100,000 in improvements. The source of this information in most cases was the development entity itself, although for a few projects city building permit information was used. Two large-scale projects incorporated in these numbers are the Stowers Institute for Medical Research, a \$185 million development currently underway, and the \$80 million planned expansion of the Nelson-Atkins Museum of Art.

The chart below divides projects into two timeframes, completed/underway and planned. Planned projects are approved plans, or proposals made to public agencies such as the Parks Department or Tax Increment Finance Commission. As the chart shows, development activity in the Brush Creek Corridor is primarily driven by nonprofit institutions, both in the present and the future. These developments include new expansion and renovation of facilities. From for profit developers, a significant amount of office development is planned, and substantial housing investments have already been made.

**Significant Private Investment in Brush Creek Corridor (39th-55th, Main-Elmwood) by Category: Summary**

<b>Project Type</b>	<b>Completed/Underway</b>	<b>Planned</b>
Hotel	\$20,605,000	\$0
Housing	\$53,378,000	\$0
Institution	\$309,550,000	\$102,728,000
Office	\$29,491,000	\$61,487,000
Retail	\$5,572,000	\$47,236,000
<b>TOTAL</b>	<b>\$418,596,000</b>	<b>\$211,451,000</b>

The following projects have development costs included in these totals:

American Century	Jefferson on the Plaza Apt. Homes	Plaza Library Improvements
Blockbuster	Kauffman Foundation	Prentiss Properties
Blue Parkway Town Center	Kansas City Art Institute	Rockhurst College
Board of Trade	Kemper Museum	Russell Stover
Boys & Girls Club	KSHB/NBC	Sprint Spectrum/UMB
Community Christian Church	Linda Hall Library	Stowers Institute for Medical Research
E & M Kauffman Memorial Gardens	Marriott Country Club Plaza	Thomas-Roque/KCMC
Eckerd Drug	Midwest Research Institute	Troostwood Townhomes
Gates/Plaza East	Mt. Cleveland Heights	Village Green
H&R Block	Nelson-Atkins Museum of Art	Walgreens
Homestead Village	Osco Drug	Wyndham Garden Hotel

Note that developers/owners of each property provided investment information; where these sources were unavailable (noted with an asterisk), city building permit data was used.

In a closer look at future development, the chart below provides a reference for the timeframe and amount of investment for ten planned projects. The projects are presented in order of the estimated cost of improvements.

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

<b>Project</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>
Nelson-Atkins Museum of Art							<b>\$80,000,000</b>
Plaza Library							\$62,307,000
Blue Parkway Town Center							\$39,999,000
Gates-Plaza East							\$13,595,000
Rockhurst College							\$6,000,000
Linda Hall Library							\$3,500,000
Kansas City Art Institute							\$3,000,000
McDonalds							\$1,500,000
Community Christian Church							\$800,000
Kemper Museum							\$750,000

The following table provides a detailed summary of major private investment in the Brush Creek Corridor by category and project, including the site address, amount of project (in the subcategories of “completed/underway” or “planned”) and an indication of whether the project is new construction, renovation or a combination of the two.

**Significant Private Investment in Brush Creek Corridor (39th-55th, Main-Elmwood) by Category & Project**

		STATUS		TYPE	
Project	Site Address	Completed/ Underway	Planned	New Construction	Renovation
<b>Hotel</b>					
Wyndham Garden Hotel	1 E. 45th St.	\$11,500,000			*
Marriott Country Club Plaza	4445 Main St.	\$6,500,000			*
Homestead Village Guest Studios	4535 Main St.	\$2,605,000		*	
<b>Subtotal</b>		<b>\$20,620,000</b>	<b>\$0</b>		
<b>Housing</b>					
Jefferson on the Plaza Apt. Homes	4800 Oak St.	\$34,000,000		*	
Mt. Cleveland Heights	51st & Cleveland Ave.	\$8,245,000		*	
Village Green	1500 E. 46th St.	\$7,000,000			*
Troostwood Townhomes	Volker & Troost	\$4,133,000		*	
<b>Subtotal</b>		<b>\$53,378,000</b>	<b>\$0</b>		
<b>Institutional</b>					
Stowers Institute for Medical Research	4949 Rockhill Road	\$185,000,000		*	*
Kauffman Foundation	4801 Rockhill Road	\$52,000,000		*	
Swope Parkway Health Center	3801 Blue Parkway	\$21,000,000		*	
Rockhurst College-Science Building	5225 Troost Ave.	\$10,000,000		*	
Boys & Girls Clubs/Genesis School	3831 E. 43rd St.	\$9,800,000		*	*
Rockhurst College-Art Gallery	5225 Troost Ave.	\$7,000,000		*	
Midwest Research Institute	425 Volker Blvd.	\$5,000,000			*
Thomas Roque-KCMC	3800 E. 43rd St.	\$4,800,000		*	
E&M Kauffman Memorial Garden	4750 Rockhill Road	\$4,000,000		*	
Rockhurst College-Social Center	5225 Troost Ave.	\$4,000,000			*
KC Art Institute-Student Living	4421 Warwick Blvd.	\$3,700,000			*
Community Christian Church	16 E. 43rd St.	\$1,140,000			*
Kemper Museum	Campus-Wide	\$1,080,000			*
KC Art Institute-HRB Artspace	4525 Oak St.	\$600,000			*
KC Art Institute-Maint.	4801 Main St.	\$430,000			*
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>\$309,550,000</b>	<b>\$102,728,000</b>		

**Office**

H&R Block Service Center	4400 Blue Parkway	\$17,000,000		*	*
American Century	4520 Main St.	\$5,332,000		*	
Kansas City Board of Trade	4800 Main St.	\$2,500,000		*	
KSHB-NBC	4720 Oak St.	\$2,000,000		*	
Sprint Spetrum/UMB	4900 Main St.	\$1,839,000			*
Russell Stover	4900 Oak St.	\$675,000		*	
Prentiss Properties	4717 Grand Ave.	\$145,000			*
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>\$29,491,000</b>	<b>\$61,487,000</b>		

**Retail**

Walgreens Drug Store	4630 Troost Ave.	\$2,500,000		*	
Eckerd Drug Store	3902 Main St.	\$1,500,000		*	
Osco Drug Store	5011 Main St.	\$1,400,000		*	
Blockbuster Video	5109 Troost Ave.	\$172,000		*	
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	*	
McDonalds	4630 Troost Ave.		\$1,500,000	*	
<b>Subtotal</b>		<b>\$5,572,000</b>	<b>\$47,236,000</b>		

<b>Grand Total</b>		<b>\$418,596,000</b>	<b>\$211,451,000</b>		
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