

Kansas City



Downtown at a Glance

Greater Downtown Kansas City	
Population	16,170
Median Household Income	\$50,312
Average Household Income	\$61,491
Median Age	38.3
Sex	
Male Residents	57.0%
Female Residents	43.0%
Racial Composition	
White	55.0%
Hispanic or Latino	10.9%
Black	27.0%
American Indian	0.1%
Asian or Pacific Islander	5.4%
Other	1.6%
Geographic Size	1,856 acres



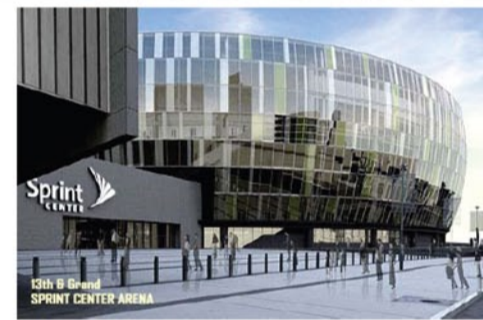
A Growing Downtown

- Over \$4.3 billion in new investment since 2000
- Over \$1.9 billion in new projects will open in 2007 including new office, entertainment, sports, retail and convention projects
- Population has increased by over 2,000 people since 2000

Downtown Development Projects

Project	Space	Employees	Investment
IRS Regional Service Center	1.1 million s.f.	4,500 new employees	\$370 million
Power and Light District	450,000 s.f.	2,500 new employees	\$350 million
Sprint Center	18-20,000 seats		\$276 million
Federal Reserve Bank	600,000 s.f.	1,000 retained employees	\$200 million
H&R Block World Headquarters	500,000 s.f.	1,450 new employees	\$138 million

Lessons from Kansas City:
Attract anchor developments to foster redevelopment at key activity nodes



Office Space

- More than 12.8 million s.f. of Class A and Class B office space at a 21.7% vacancy rate
- New 1.1 million s.f. IRS Regional Service Center
- Construction of 600,000 s.f. Federal Reserve Bank regional headquarters

Commercial Development

- Over 200 restaurants, 60 galleries, 30 nightclubs, and 170 retail shops downtown
- 50 new restaurants, clubs, cafes, theaters, and boutique stores are expected to open in fall 2007 in the 450,000 s.f. Power and Light District development
- Net increase of 51 retail businesses between June 2005 and June 2006

Tourism and Conventions

- Convention Center expansion will add 47,000 s.f.
- In 2005, conventions and meetings generated an economic impact of over \$243 million
- \$276 million Sprint Center Arena opening in 2007
- The Power and Light District is expected to draw 7 million visitors annually

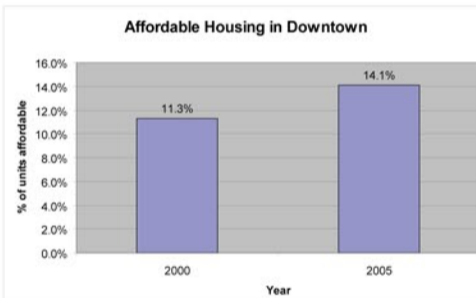
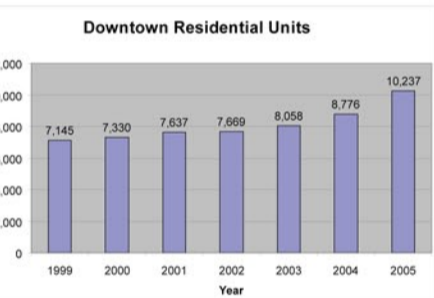
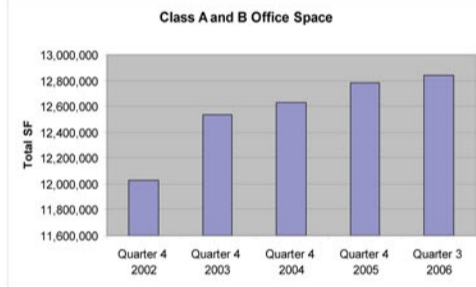
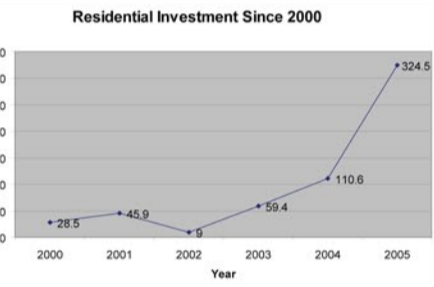
Lessons from Kansas City:
Attract major employers and new jobs to downtown

Comparisons

- 1,856 acres in downtown core of Kansas City versus 1,415 acres in Denver's historic downtown core
- 6,000 housing units in Downtown Kansas City versus 7,000 units in Denver
- Similar size downtown workforces in range of 110,000-120,000 employees
- Like Denver, Kansas City has made its convention business and the development of amenities such as sports arenas a cornerstone of efforts to attract people downtown

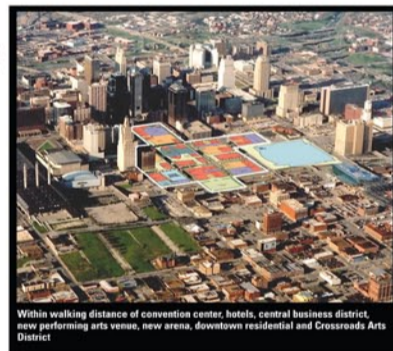


Lessons from Kansas City:
Attract residential investment and preserve and expand affordable housing options



Residential Development

- \$577 million in residential investment from 2000 to 2005
- For sale units increased from 5% of the housing stock in 2003 to 32% in 2006
- 6,000 multi-family housing units complete or under construction
- Significant conversion of old Class C office space to condominiums and lofts, encouraged by the use of Missouri Historic Tax Credits
- Percentage of affordable housing downtown has increased nearly 4% since 2000



Parking and Transportation

- Nearly 40,000 parking spaces in the CBD
- Surface parking lots are giving way to infill development
- Max Bus Rapid Transit (BRT) system debuted in 2005
- Ridership on Main Street corridor up 30% since Max debut
- Smart Moves Plan calls for the expansion of the BRT system to the entire metropolitan area
- Downtown Wayfinding Signage program installed in 2005
- One-way streets converted to two-way streets in critical downtown areas

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