STUDY AREA

INVENTORY OF LAND USE TRENDS

CENTRAL BUSINESS DISTRICT
WEST BOTTOMS
DOWNTOWN
AIRPORT
RIVER MARKET
COLUMBUS PARK
RIVER FRONT
HARLEM
NORTH KANSAS CITY

1971
1983
2003
1975
1983
1978
1976

INVESTMENT TRENDS

FUTURE LAND USE

HISTORIC AERIAL IMAGES

EXISTING LAND USE

HISTORIC LAND USE

INVESTMENT TRENDS

FUTURE LAND USE

OVER VIEW

INVENTORY OF LAND USE TRENDS
STUDY AREA
MISSOURI RIVER

KANSAS RIVER

Industrial 64%

Multi-Family Residential 1%

Commercial 2%

Surface Parking 2%

Park 7%

Public/Semipublic 4%

Vacant 9%

 other 11%

(Natural Resources, Permanent Open Space)

LEGEND

Single Family Residential
Multi-Family Residential
Commercial
Office
Industrial
Public/Semipublic
Vacant
Garage Parking
Surface Parking
Highways

Miles

2010 LAND USE
WEST BOTTOMS (KCMO)

Includes Land Use for both KCMO and KCK

Page | 323
Missouri River
Kansas River
St. Louis Ave.
S. James St.
Hickory St.
Mulberry St.
12th St.
Forrester Rd.
Woodswether Rd.

Industrial 87%
Multi-Family Residential <1%
Commercial 1%
Park 3%
Surface Parking 1%
Public/Semipublic 2%
Vacant 4%
Other 4%
(Utility, Rail, Permanent Open Space)

Includes Land Use for both KCMO and KCK

LEGEND

N/A Single Family Residential
N/A Multi-Family Residential
N/A Commercial
N/A Office
N/A Public/Semipublic
N/A Park
N/A Garage Parking
N/A Surface Parking
N/A Vacant
N/A Other

Miles
0 0.125 0.25 0.5

2017 EXISTING LAND USE
WEST BOTTOMS
Missouri River
W. 3rd St.
W. 5th St.
Grand Blvd.
Delaware St.
Independence Ave.

Heart of America Bridge
Broadway Bridge

1975 LAND USE
RIVER MARKET
BEYOND THE LOOP

PERCENTAGE OF LAND USE

- Multi-Family Residential: 12%
- Industrial: 6%
- Commercial: 7%
- Public/Semipublic: 1%
- Office: 3%
- Surface Parking: 10%
- Vacant: 8%
- Other: 8%

LOCATION

2017 EXISTING LAND USE
RIVER MARKET

LEGEND

- Single Family Residential
- Multi-Family Residential
- Industrial
- Public/Semipublic
- Commercial
- Office
- Vacant
- N/A
- Other (Utilities, Railroads, Permanent Open Space)
- Garages Parking
- Surface Parking
- Highways

Missouri River
W. 3rd St.
W. 5th St.
Delaware St.
Independence Ave.
Grand Blvd.
Heart of America Bridge

Vacant
8%

Park
45%

Surface
Parking
10%

Public/
Semipublic
1%

Commercial
7%

Office
3%

Industrial
6%

Multi-Family Residential
12%

Other
8%

(Utilities, Railroads, Permanent Open Space)
Missouri River
Heart of America Bridge
Guinotte Ave.
N. Lydia Ave.

Industrial 9%
Park 86%
Vacant 3%
Other 2%
(Railroads)

PERCENTAGE OF LAND USE

2017 EXISTING LAND USE

LOCATION

2017 EXISTING LAND USE
RIVERFRONT
**Missouri River**

**Broadway Extension**

**NE Harlem Rd.**

**Atlantic St.**

**River Front Rd.**

**Heart of America Bridge**

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**2010 LAND USE**

**HARLEM**

**BEYOND THE LOOP**

- Multi-Family Residential: 2%
- Commercial: 5%
- Industrial: 8%
- Vacant: 13%
- Other: 72%
  (Utilities, Railroads, Permanent Open Space)

**PERCENTAGE OF LAND USE**

**LEGEND**

- Single Family Residential
- Multi-Family Residential
- Commercial
- Industrial
- Public/Semipublic
- Office
- Park
- Vacant
- Garage Parking
- Surface Parking
- Other (Utilities, Railroad, Permanent Open Space)
- Highways

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**LOCATION**
Missouri River
Broadway Extension
NE Harlem Rd.
Atlantic St.
River Front Rd.
Heart of America Bridge

PERCENTAGE OF LAND USE

Multi-Family Residential 2%
Commercial 4%
Industrial 7%
Public/Semipublic <1%
Other 72%
(Utilities, Railroads, Permanent Open Space)

Single Family Residential 1%
Vacant 14%
Industrial 7%
Public/Semipublic <1%
Other 72%
(Utilities, Railroads, Permanent Open Space)

LEGEND

N/A Single Family Residential
N/A Multi-Family Residential
N/A Commercial
N/A Office
N/A Industrial
N/A Public/Semipublic
N/A Park
N/A Garage Parking
N/A Surface Parking
N/A Vacant
N/A Other (Utilities, Railroads, Permanent Open Space)

2017 EXISTING LAND USE

HARLEM

LOCATION
<table>
<thead>
<tr>
<th>PERCENTAGE OF LAND USE</th>
<th>2017 EXISTING LAND USE</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial 70%</td>
<td>Office</td>
<td>BEYOND THE LOOP</td>
</tr>
<tr>
<td>Other 30%</td>
<td>Industrial</td>
<td>LOCATION</td>
</tr>
<tr>
<td>(Railroads, Permanent Open Space)</td>
<td>Public/Semipublic</td>
<td>2017 EXISTING LAND USE</td>
</tr>
</tbody>
</table>

**LEGEND**
- Single Family Residential: N/A
- Multi-Family Residential: N/A
- Commercial: N/A
- Office: N/A
- Industrial: N/A
- Public/Semipublic: N/A
- Park: N/A
- Vacant: N/A
- Garage Parking: N/A
- Surface Parking: N/A
- Other: (Railroads, Permanent Open Space)
- Highways: N/A

**2017 EXISTING LAND USE**
- DOWNTOWN AIRPORT
- Missouri River
- Broadway Extension
- Burlington St.
- Armour Rd.
PERCENTAGE OF EXISTING LAND USE

- Industrial: 76%
- Park: 4%
- Surface Parking: 1%
- Commercial: 8%
- Office: 1%
- Multi-Family Residential: 2%
- Single Family Residential: <1%
- Garage Parking: <1%
- Vacant: 1%
- Other: 6%
  (Utilities, Railroads, Permanent Open Space)

ENTIRE STUDY AREA

2017 EXISTING LAND USE

LOCATION
Missouri River

Broadway Extension

Burlington St.

Armour Rd.

PERCENTAGE OF FUTURE LAND USE

Industrial Traditional 68%

Downtown 9%

Industrial Transition 7%

Gateway Commercial 13%

Suburban Commercial 3%

BEYOND THE LOOP

PERCENTAGE OF FUTURE LAND USE

Downtown 9%

Industrial Traditional 68%

Gateway Commercial 13%

Suburban Commercial 3%

LOCATION

FUTURE LAND USE
NORTH KANSAS CITY, MISSOURI

LEGEND

Downtown

Industrial Traditional

Gateway Commercial

Industrial Transition

Suburban Commercial

Highways

Miles

0 0.5 1

NORTH KANSAS CITY, MISSOURI
Mixed-Use
- 8 total projects
- 13% of projects

Residential
- 12 total projects
- 19% of projects

Hotel
- 3 total projects
- 5% of projects

Commercial
- 3 total projects
- 5% of projects

Industrial
- 3 total projects
- 5% of projects

Office
- 33 total projects
- 53% of projects

LEGEND
Project Type Project Cost (in Millions of Dollars)
- Residential
- Hotel
- Mixed-Use
- Commercial
- Office
- Industrial

Mixed-Use
- $718 million
- 47% of total investment

Residential
- $236 million
- 15% of total investment

Commercial
- $15 million
- 1% of total investment

Office
- $404 million
- 26% of total investment

Hotel
- $175 million
- 11% of total investment

Industrial
- $13 million
- 1% of total investment

INVESTMENT TRENDS - 1980s
CENTRAL BUSINESS DISTRICT
INVESTMENT TRENDS - 1990s

Mixed-Use
2 Total Projects
5% of Projects

Hotel
3 Total Projects
8% of Projects

Industrial
2 Total Projects
5% of Projects

Residential
15 Total Projects
38% of Projects

Office
17 Total Projects
44% of Projects

Total Projects
39

$836
Total Cost in millions

Residential
$167 million
20% of Total Investment

Office
$469 million
56% of Total Investment

Industrial
$28 million
3% of Total Investment

Mixed-Use
$132 million
16% of Total Investment

Hotel
$40 million
5% of Total Investment

Project Type
Project Cost (In Millions of Dollars)

Residential
0 - 4
5 - 9
10 - 19
20 - 49
50 - 99
200+

Industrial
0 - 4
5 - 9
10 - 19
20 - 49
50 - 99
200+

Office
0 - 4
5 - 9
10 - 19
20 - 49
50 - 99
200+

Mixed-Use
0 - 4
5 - 9
10 - 19
20 - 49
50 - 99
200+

Commercial
0 Total Projects
0% of Projects

LEGEND

Residential
Hotel
Mixed-Use
Office
Industrial

Miles
0 0.25 0.5

NORTH
**INVESTMENT TRENDS - 2010s**

**LEGEND**

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Project Cost (In Millions of Dollars)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>0 - 4, 5 - 9, 10 - 19, 20 - 49, 50 - 99, 100 - 199, 200+</td>
</tr>
<tr>
<td>Hotel</td>
<td>0 - 4, 5 - 9, 10 - 19, 20 - 49, 50 - 99, 100 - 199, 200+</td>
</tr>
<tr>
<td>Mixed-Use</td>
<td>0 - 4, 5 - 9, 10 - 19, 20 - 49, 50 - 99, 100 - 199, 200+</td>
</tr>
<tr>
<td>Commercial</td>
<td>0 - 4, 5 - 9, 10 - 19, 20 - 49, 50 - 99, 100 - 199, 200+</td>
</tr>
<tr>
<td>Office</td>
<td>0 - 4, 5 - 9, 10 - 19, 20 - 49, 50 - 99, 100 - 199, 200+</td>
</tr>
<tr>
<td>Industrial</td>
<td>0 - 4, 5 - 9, 10 - 19, 20 - 49, 50 - 99, 100 - 199, 200+</td>
</tr>
</tbody>
</table>

**Total Projects**

- Mixed-Use: 21 (26%)
- Residential: 34 (42%)
- Commercial: 2 (3%)
- Office: 15 (19%)
- Hotel: 8 (10%)

**Total Cost in millions**

- Mixed-Use: $1,167 million (42%)
- Residential: $980 million (35%)
- Commercial: $11 million (<1%)
- Office: $385 million (14%)
- Hotel: $257 million (9%)

**Investment Trends**

- Residential: $980 million (35% of Total Investment)
- Mixed-Use: $1,167 million (42% of Total Investment)
- Office: $385 million (14% of Total Investment)
- Commercial: $11 million (<1% of Total Investment)
- Hotel: $257 million (9% of Total Investment)
### INVESTMENT TRENDS

#### CENTRAL BUSINESS DISTRICT

#### LEGEND

- **Project Type**
  - Residential
  - Hotel
  - Mixed-Use
  - Office
  - Industrial

- **INVESTMENT**: $350,000,000
- **SMALL INVESTMENT**: $1,000,000

#### 1980s
- **Total Residential Units**: 831
- **Total Hotel Units**: 889
- **Rehabilitation Projects**: 60%
- **Developers**: 44

#### 1990s
- **Total Residential Units**: 677
- **Total Hotel Units**: 1,122
- **Converted Use Projects**: 44%
- **Developers**: 21

#### 2000s
- **Total Residential Units**: 3,401
- **Total Hotel Units**: 2,115
- **Converted Use Projects**: 50%
- **Developers**: 66

#### 2010s
- **Total Residential Units**: 8,269
- **Total Hotel Units**: 3,177
- **Converted Use Projects**: 45%
- **Developers**: 63