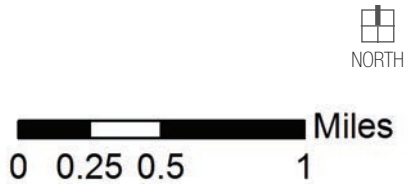
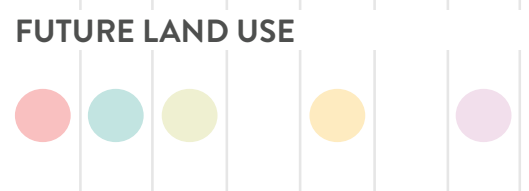
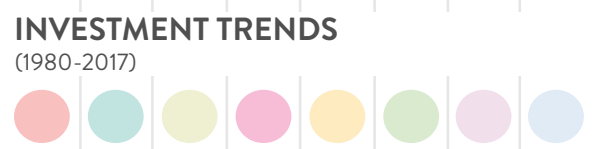
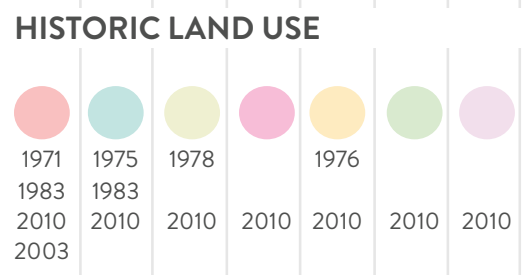
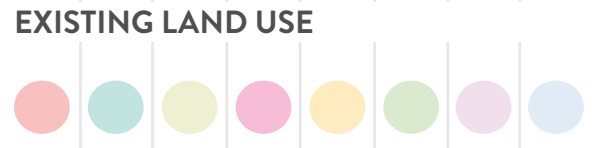
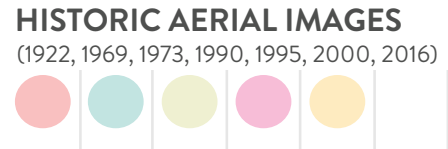
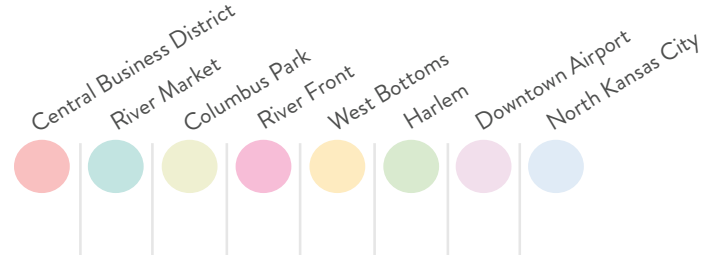
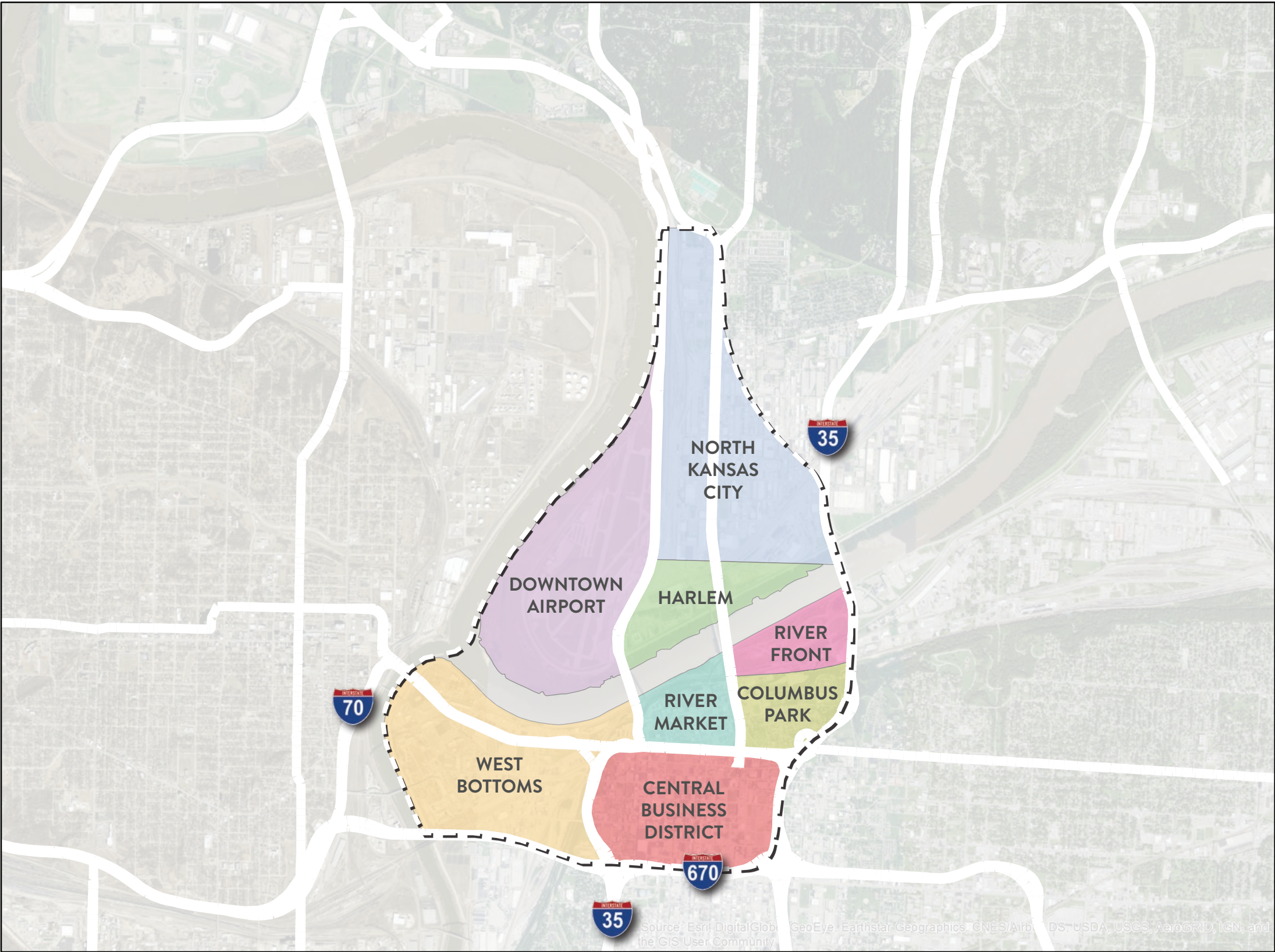
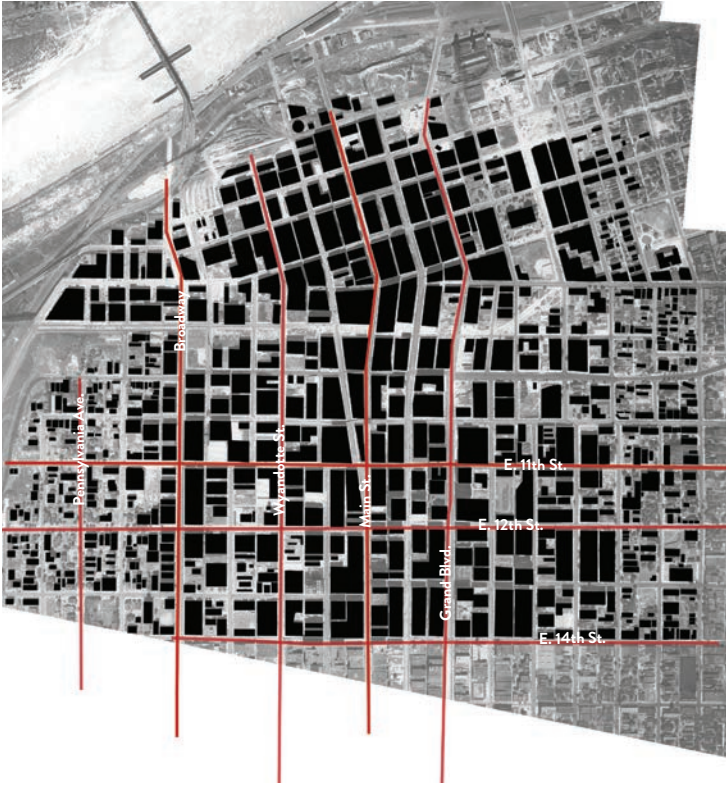


APPENDIX C - PAST DEVELOPMENT TRENDS



1922



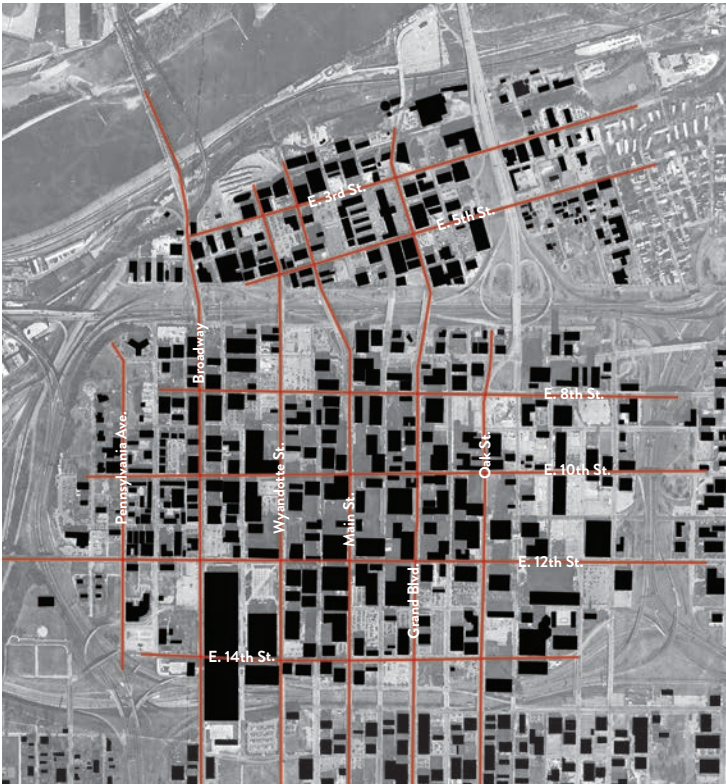
1969



1973



1990



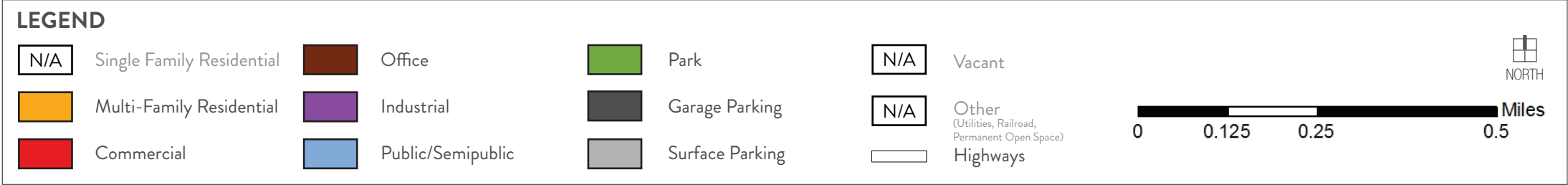
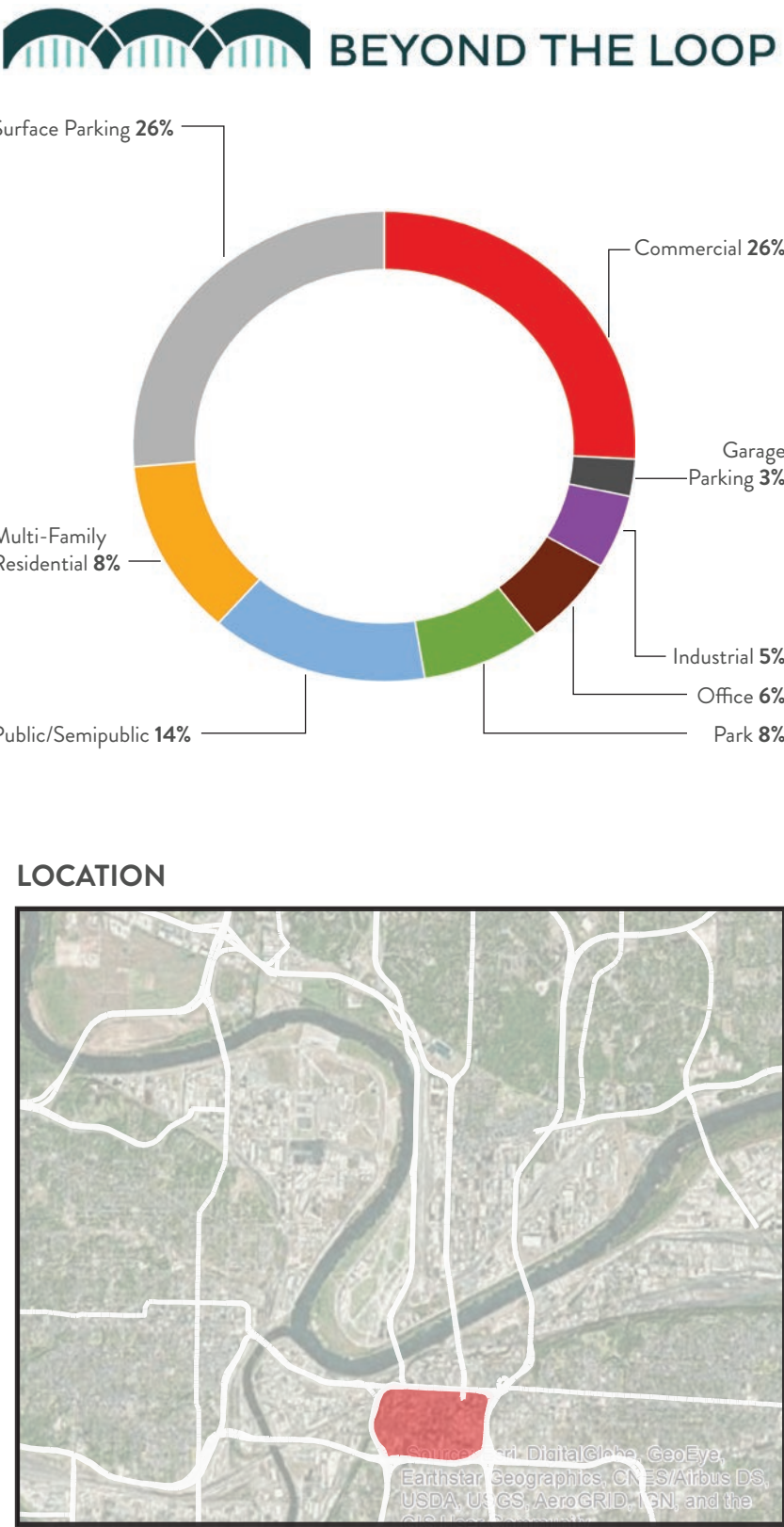
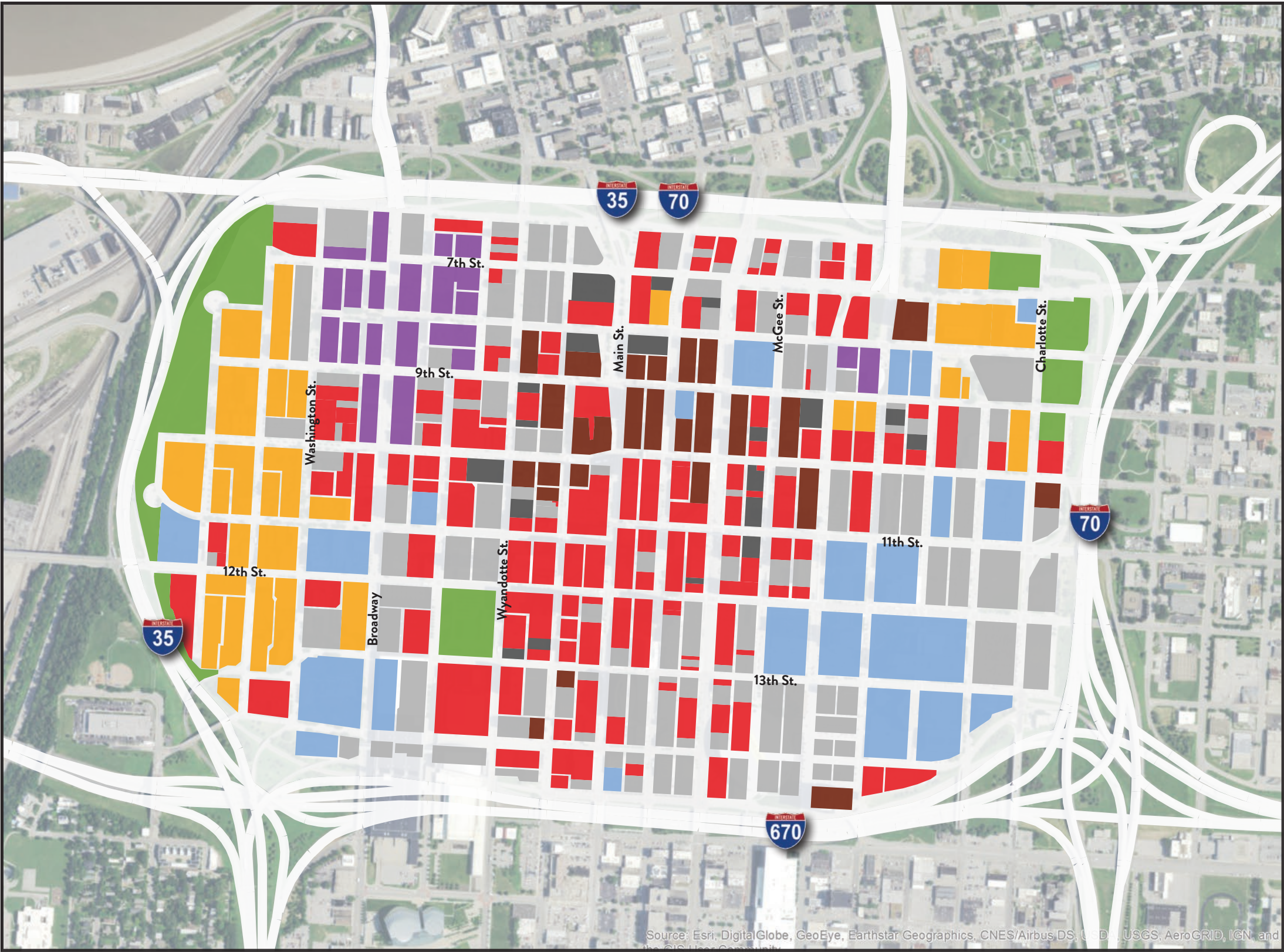
1995



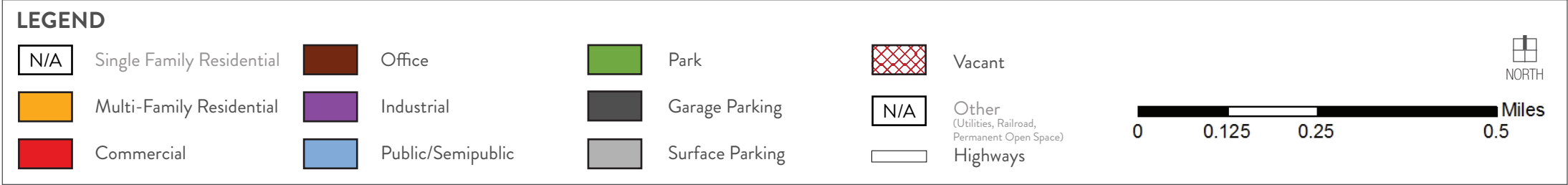
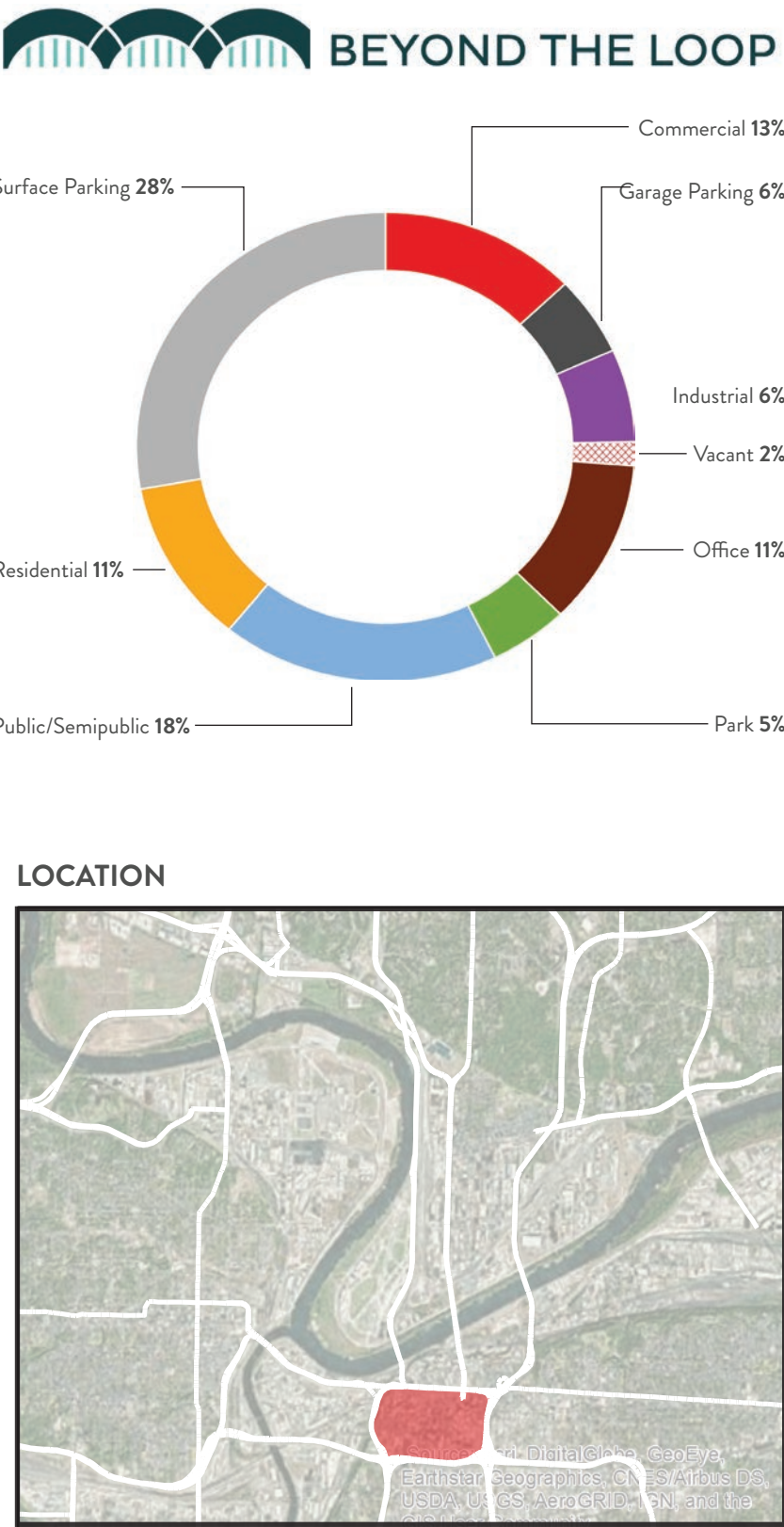
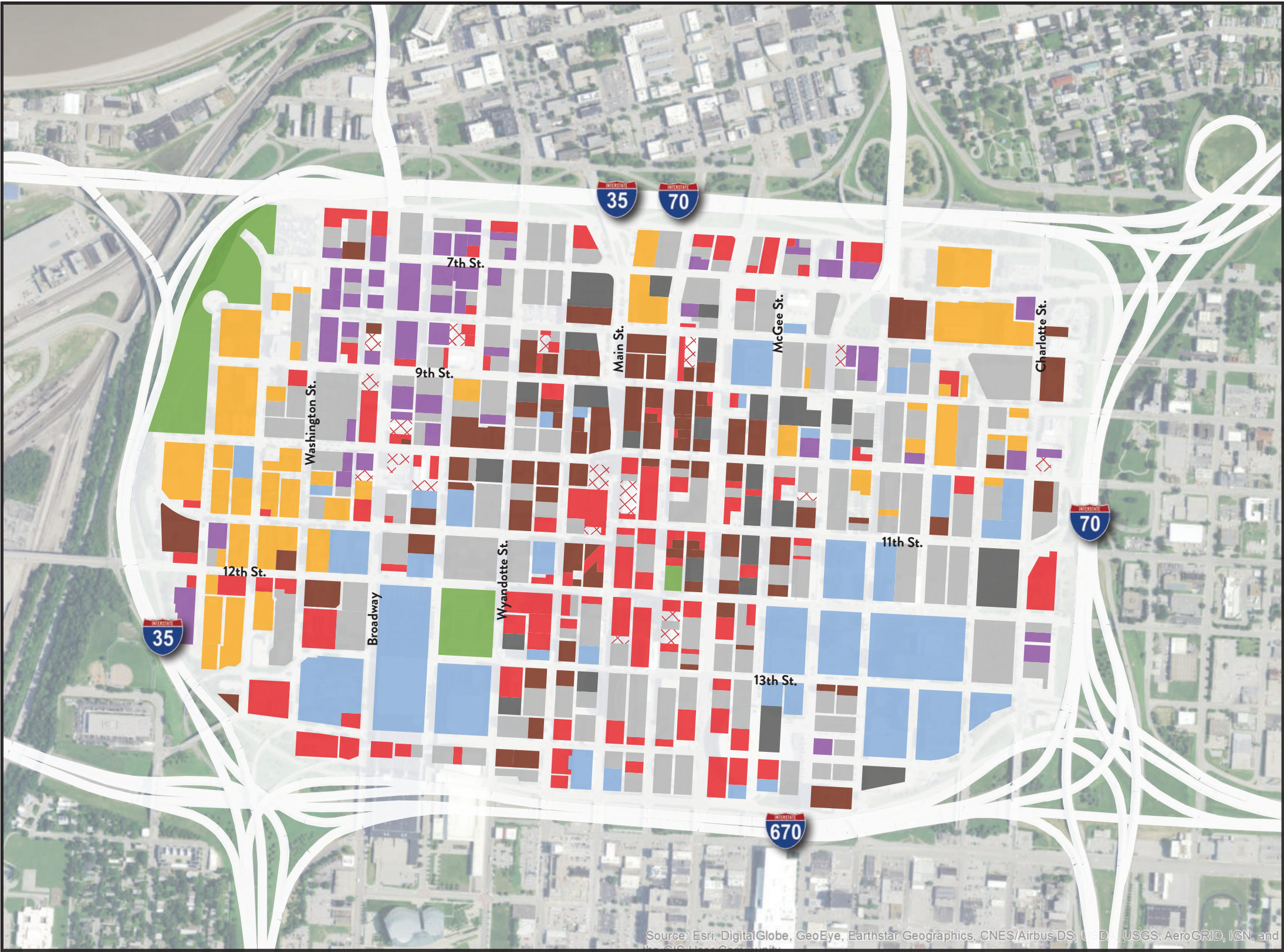
2000



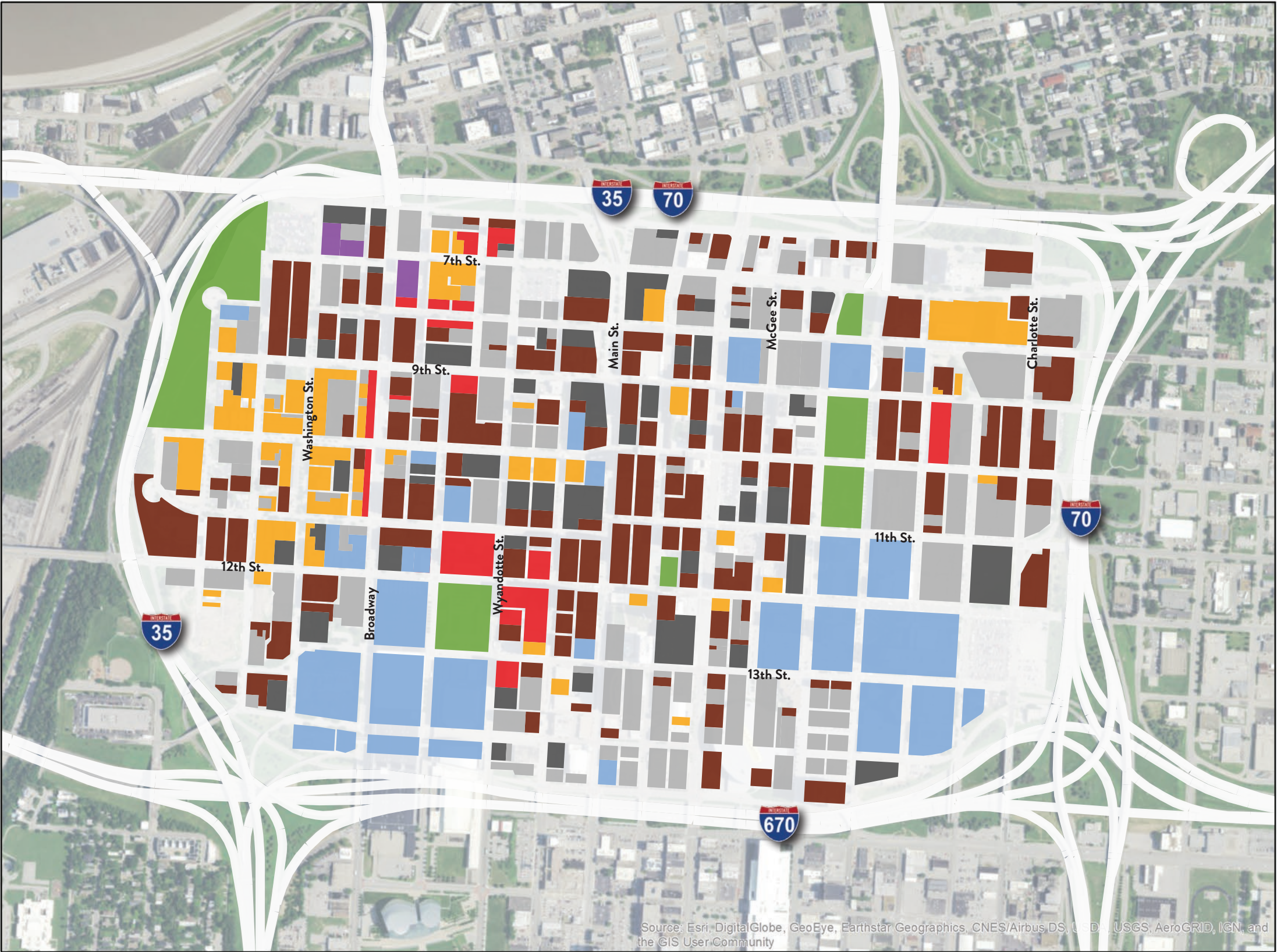
2017



1971 LAND USE CENTRAL BUSINESS DISTRICT

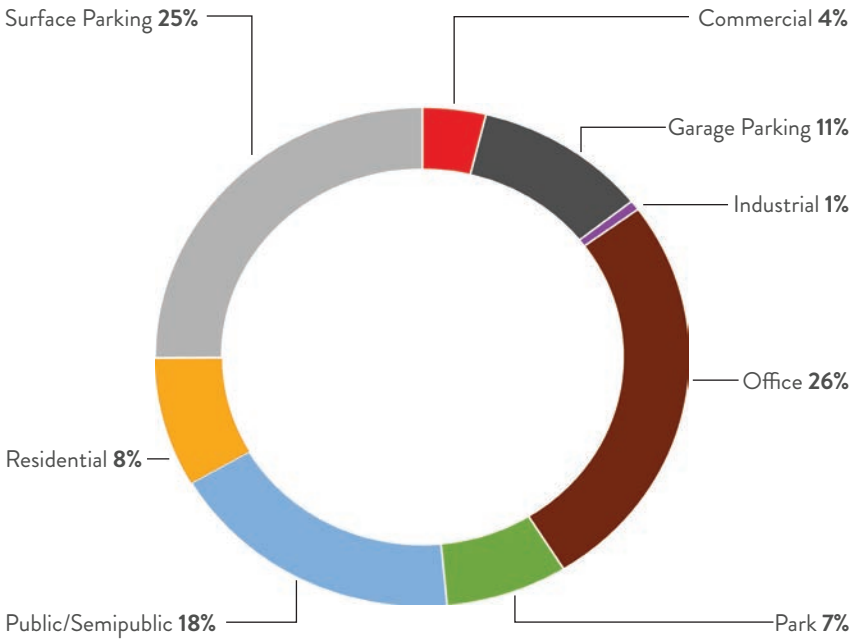


1983 LAND USE CENTRAL BUSINESS DISTRICT

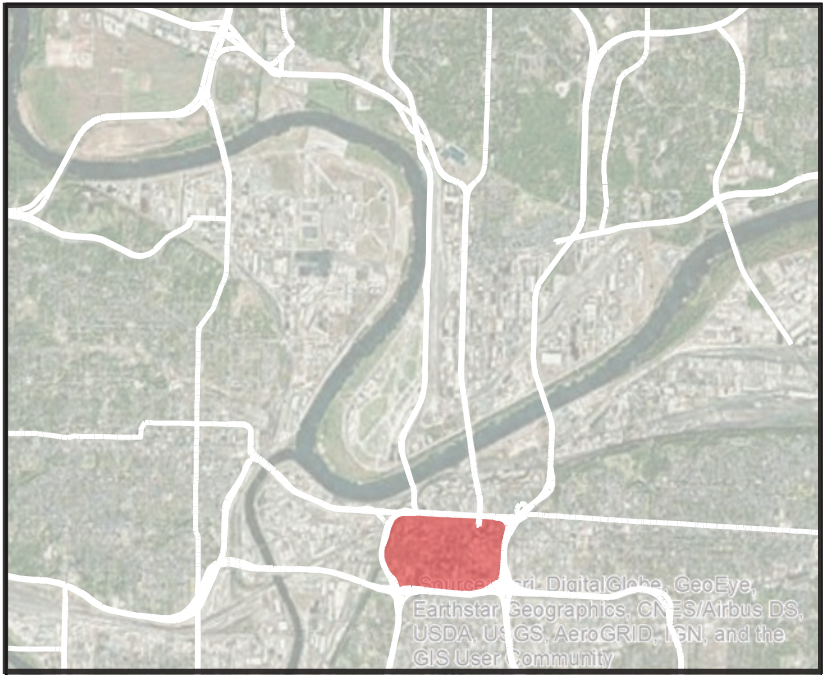


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

BEYOND THE LOOP



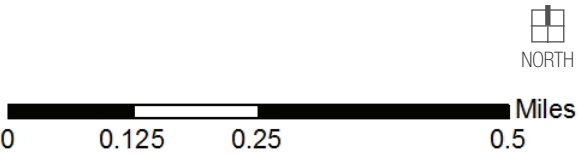
LOCATION



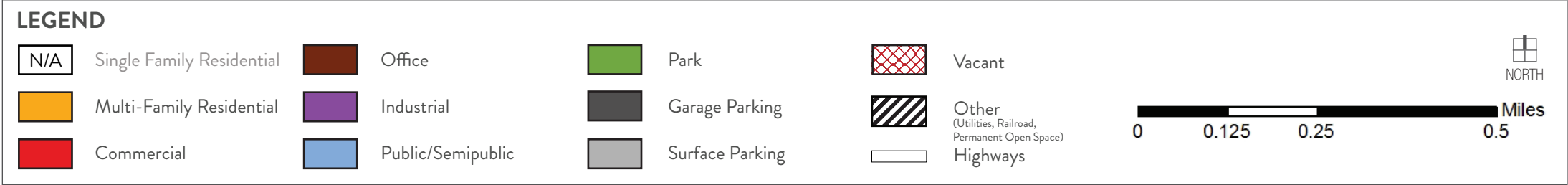
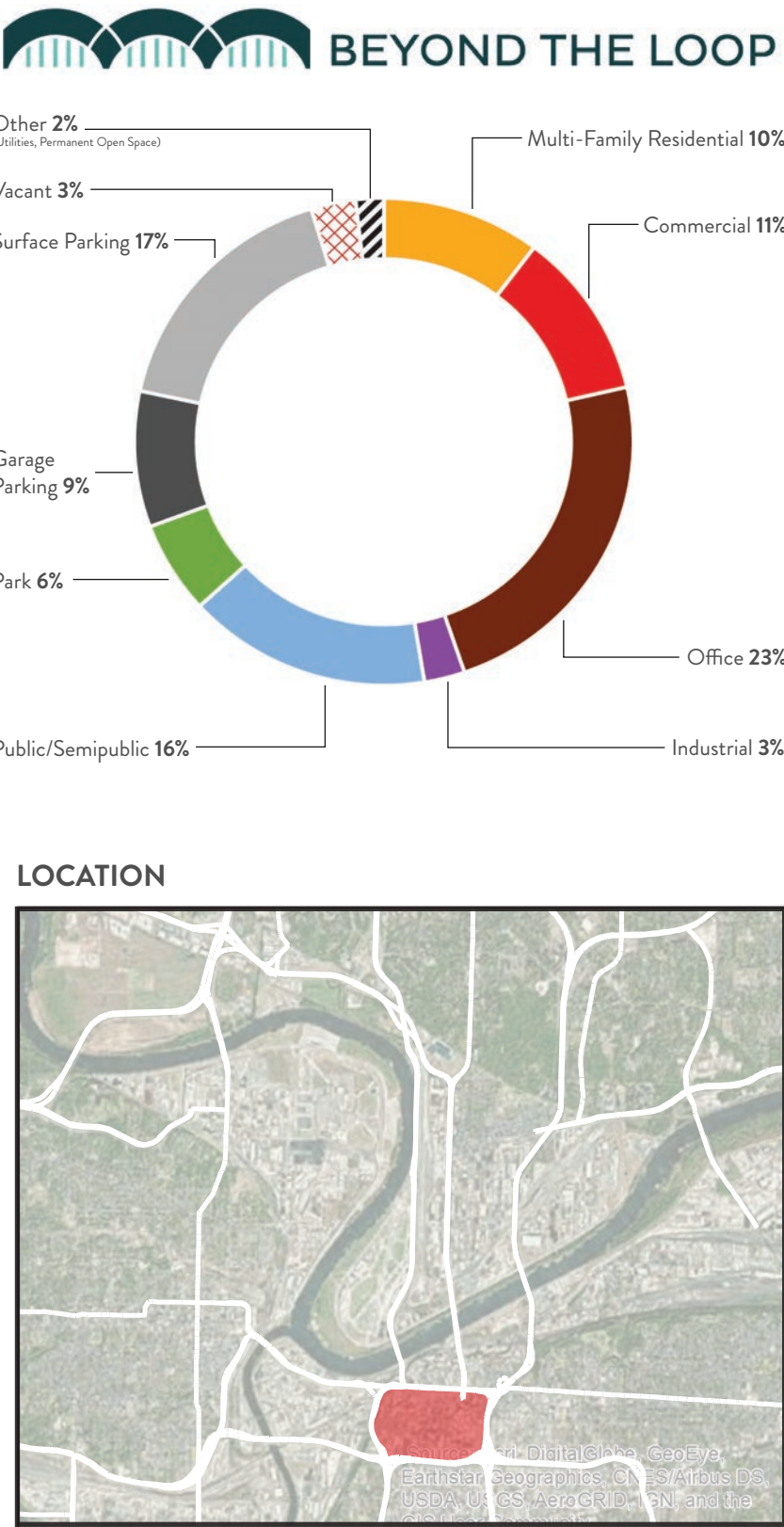
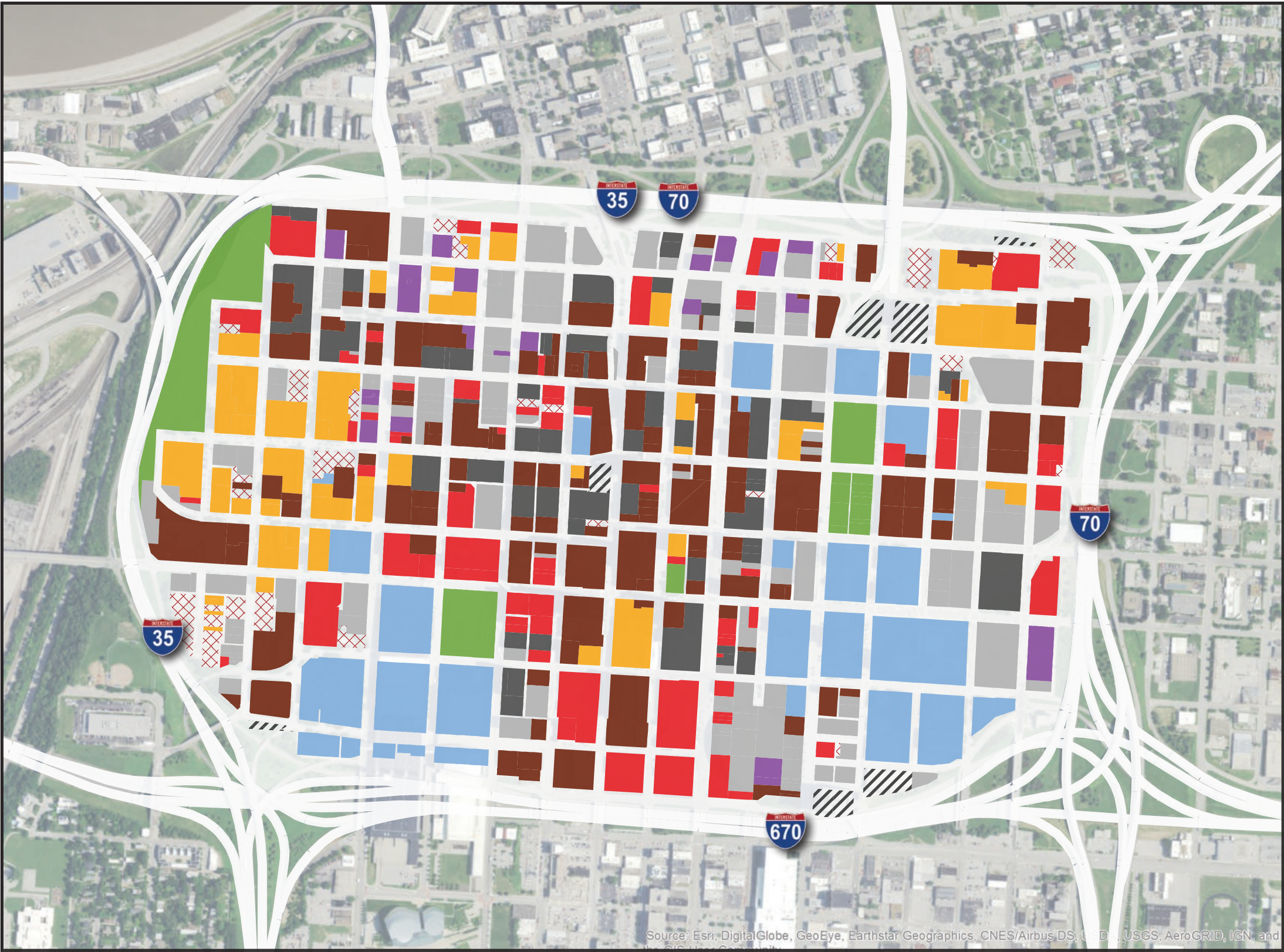
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LEGEND

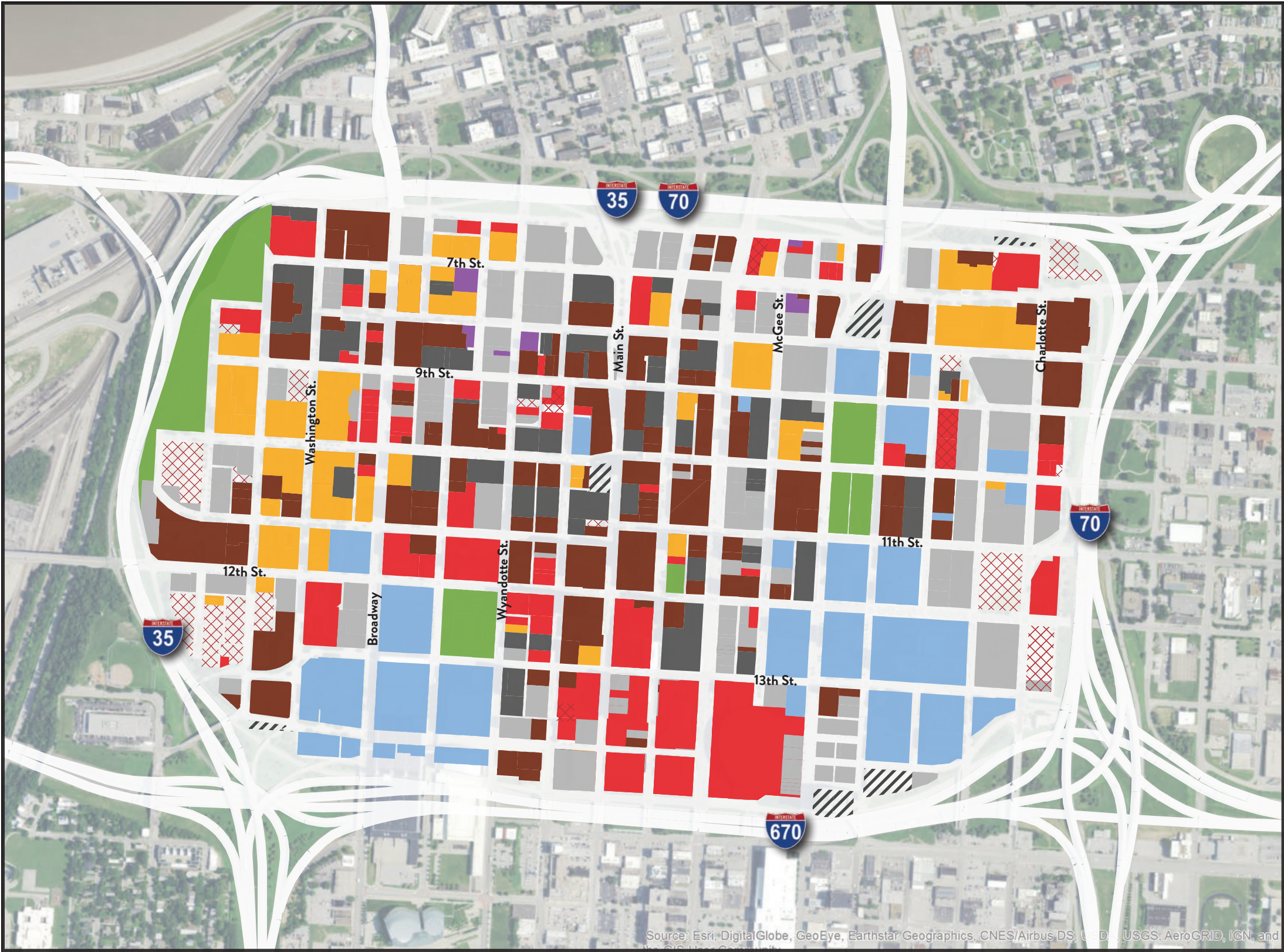
N/A	Single Family Residential	Office	Park	N/A	Vacant
	Multi-Family Residential	Industrial	Garage Parking	N/A	Other (Utilities, Railroad, Permanent Open Space)
	Commercial	Public/Semipublic	Surface Parking		Highways



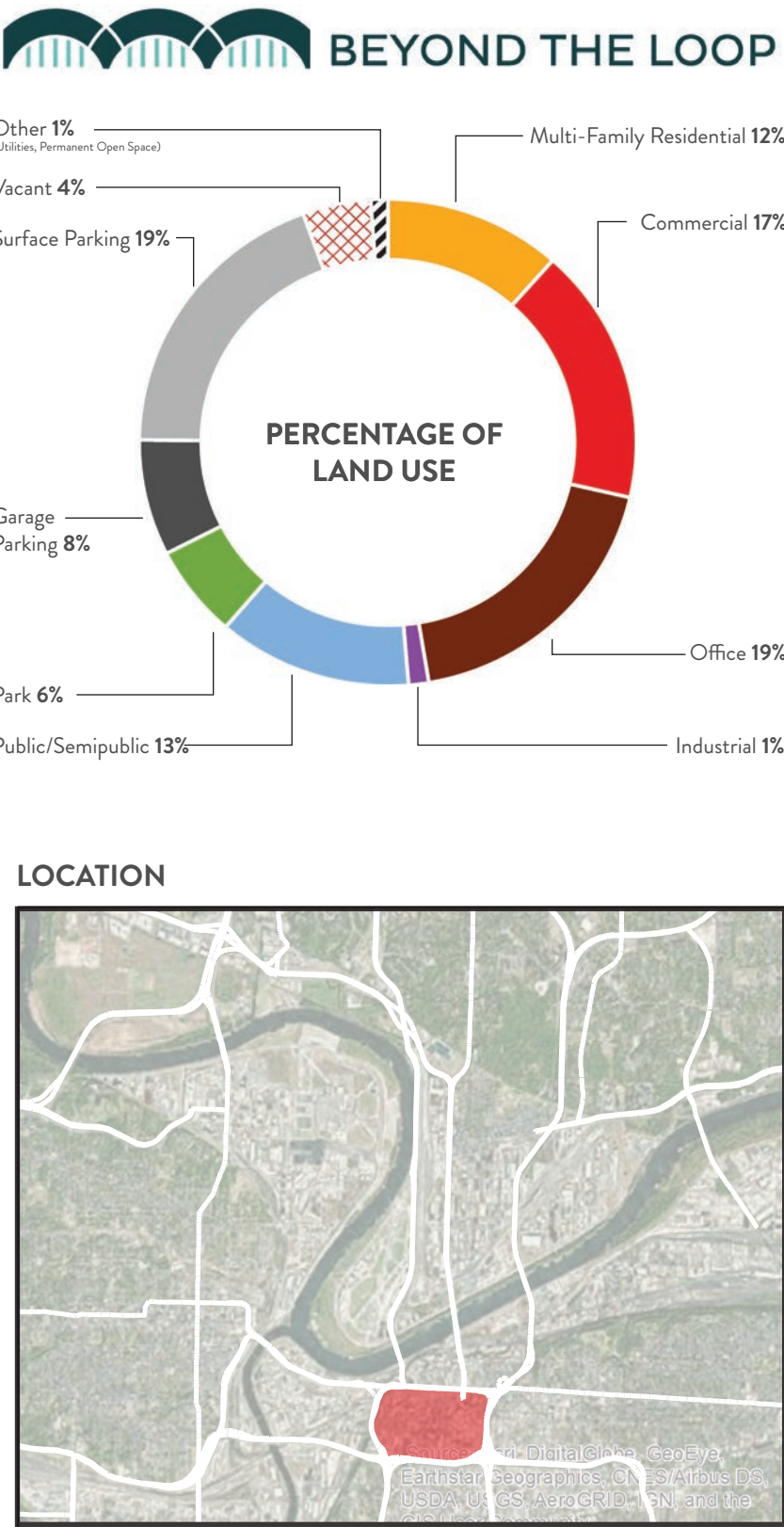
2003 LAND USE
CENTRAL BUSINESS DISTRICT



2010 LAND USE CENTRAL BUSINESS DISTRICT

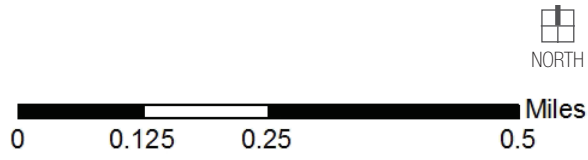


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

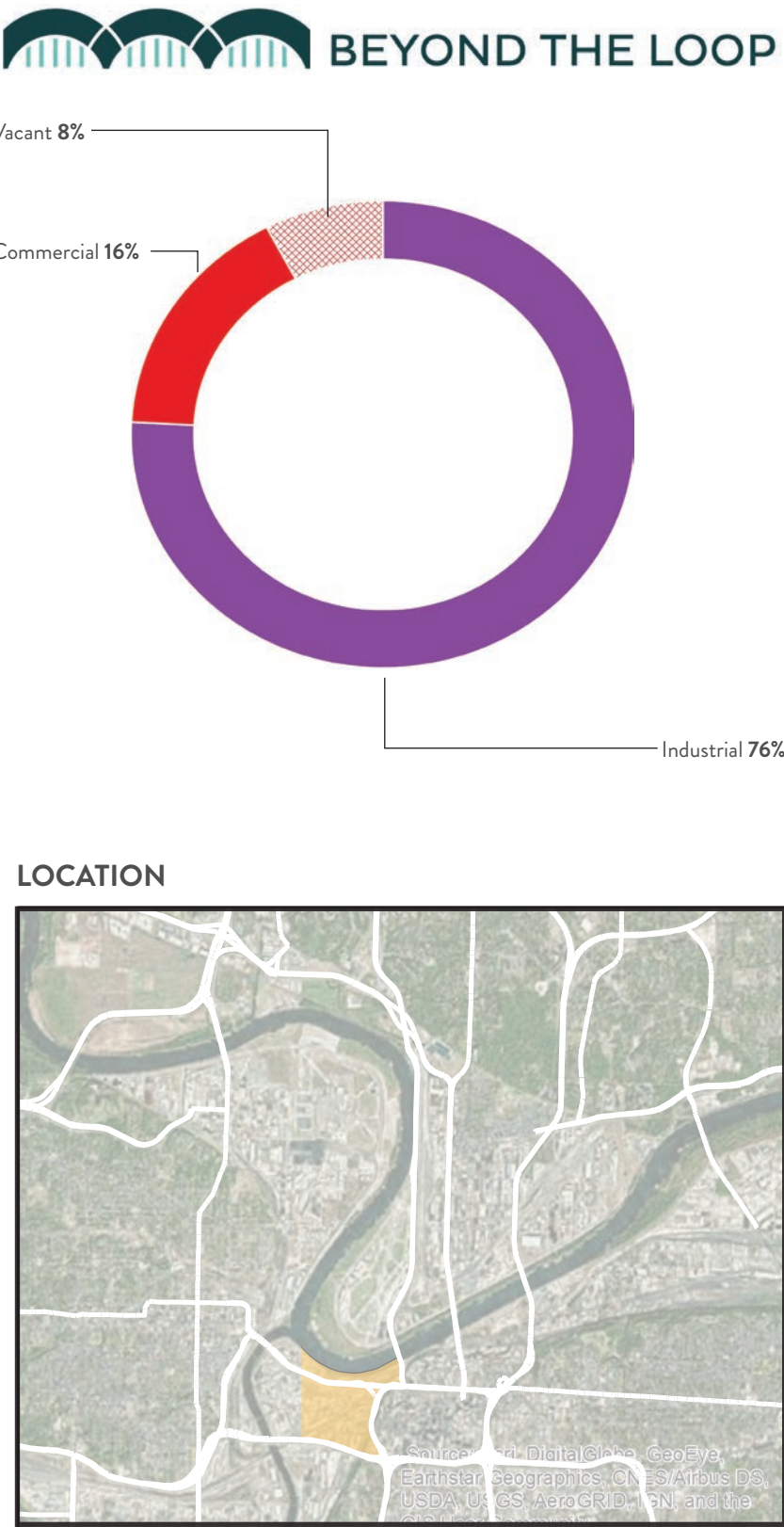
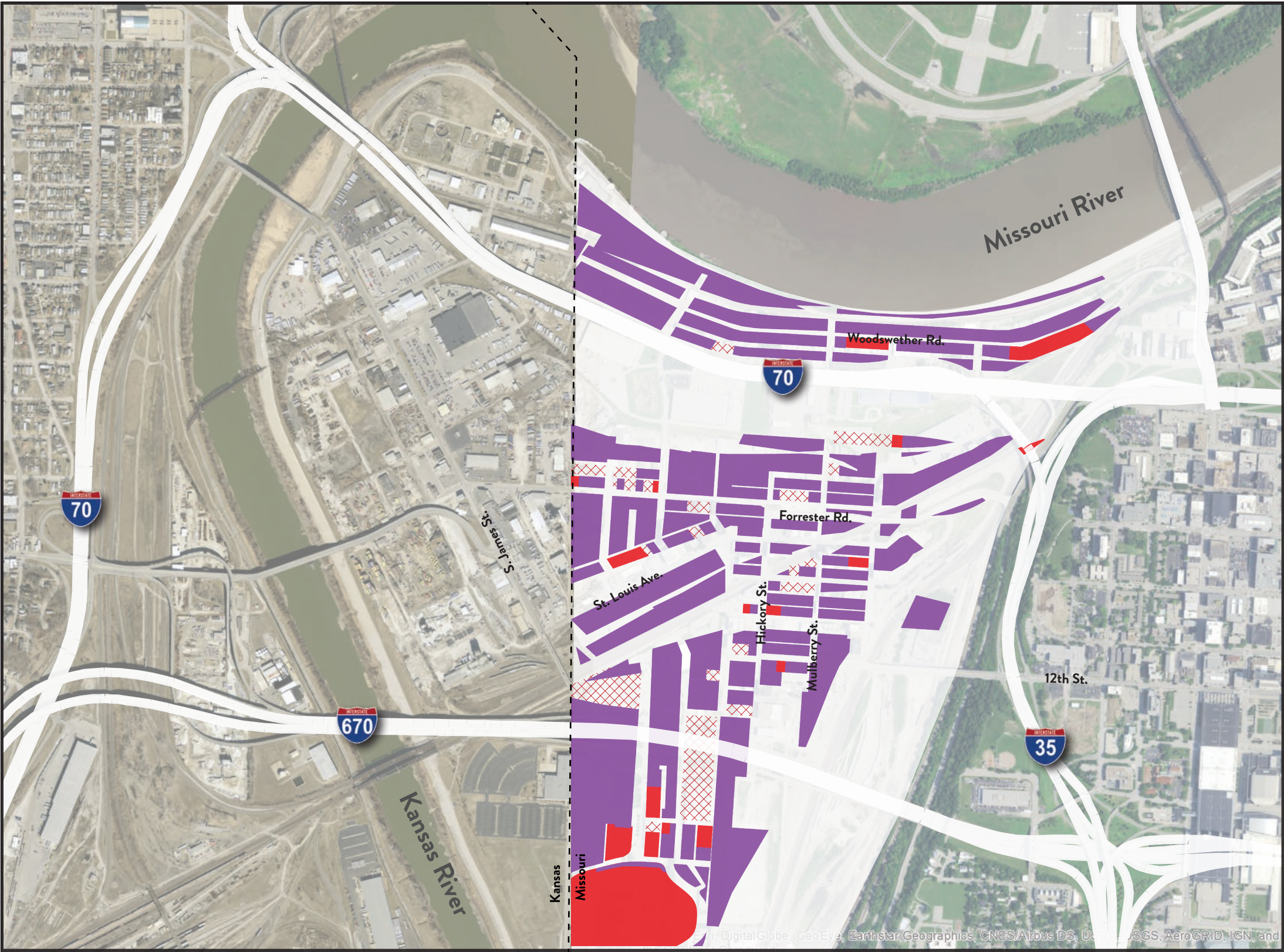


LEGEND

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



2017 EXISTING LAND USE CENTRAL BUSINESS DISTRICT



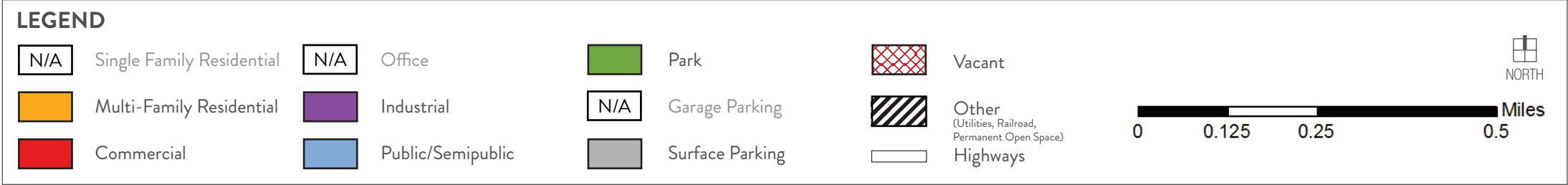
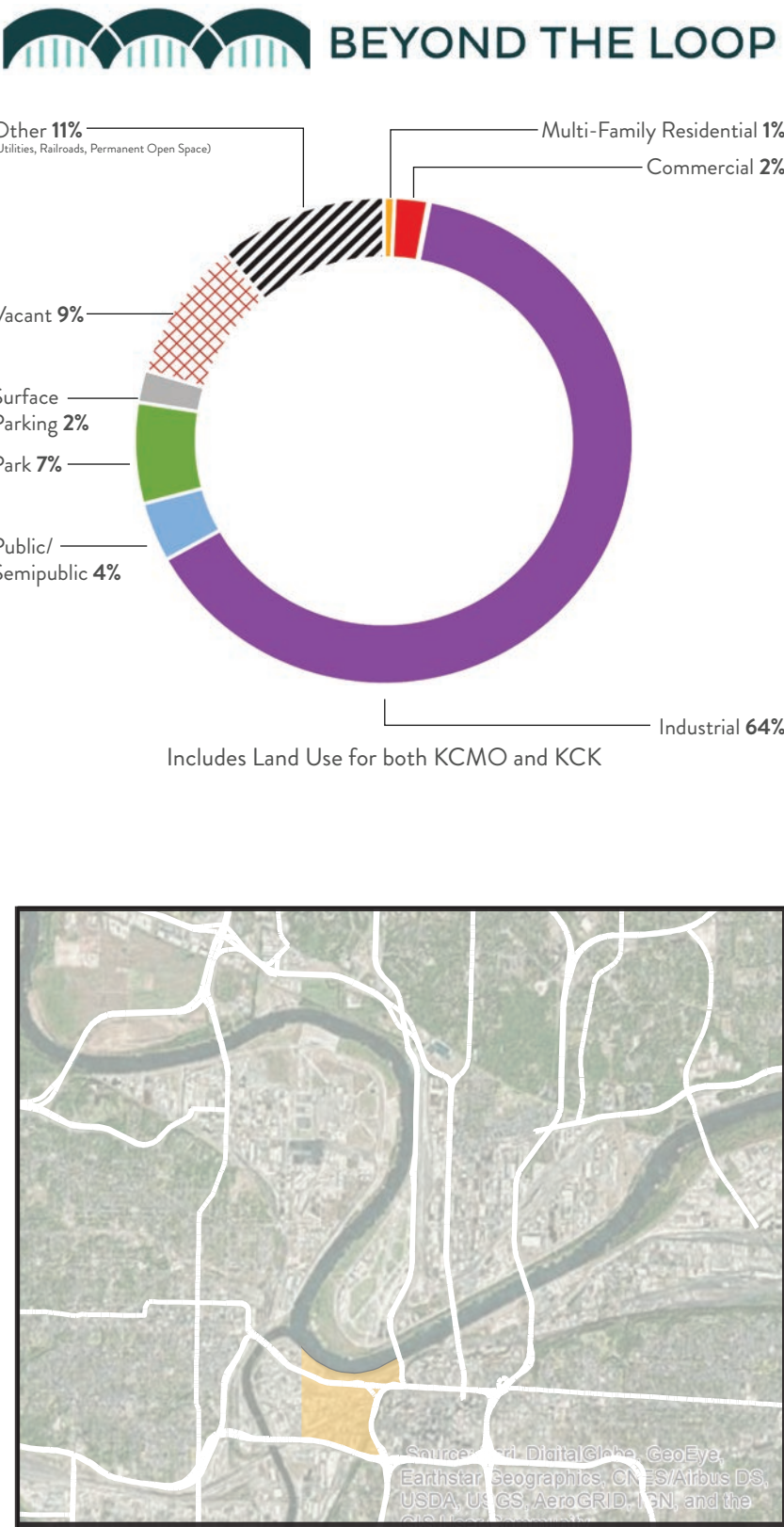
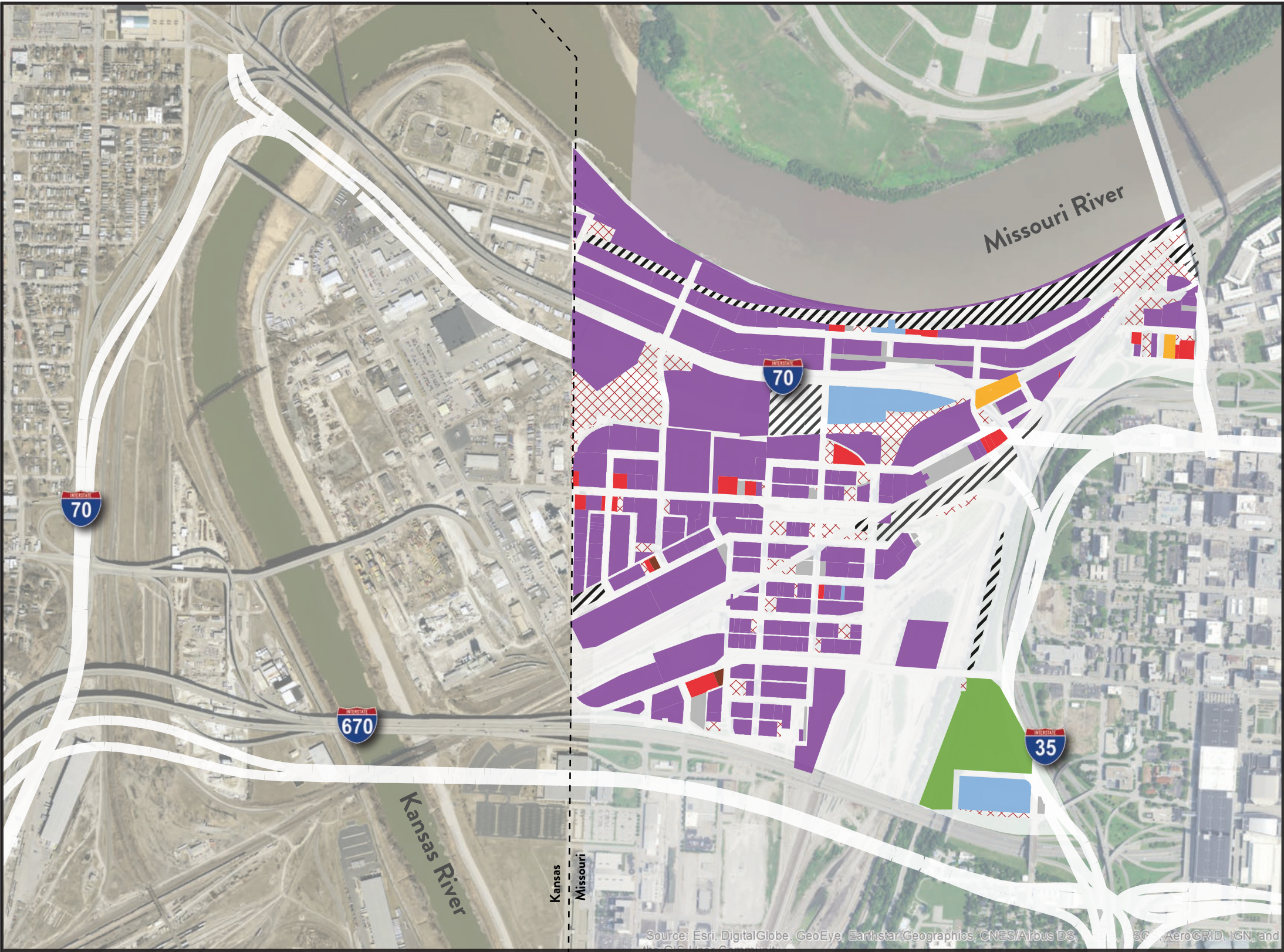
LEGEND

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

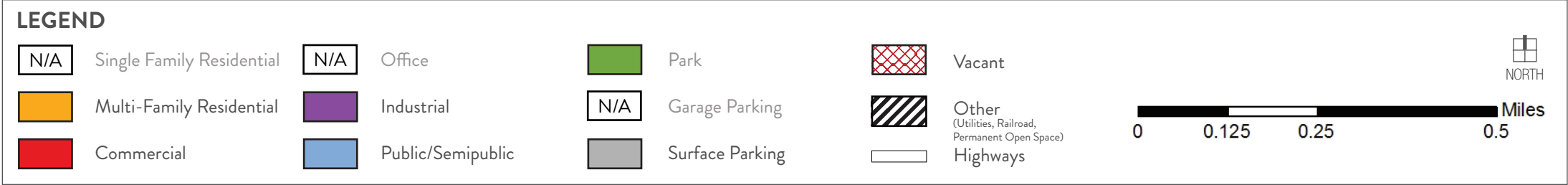
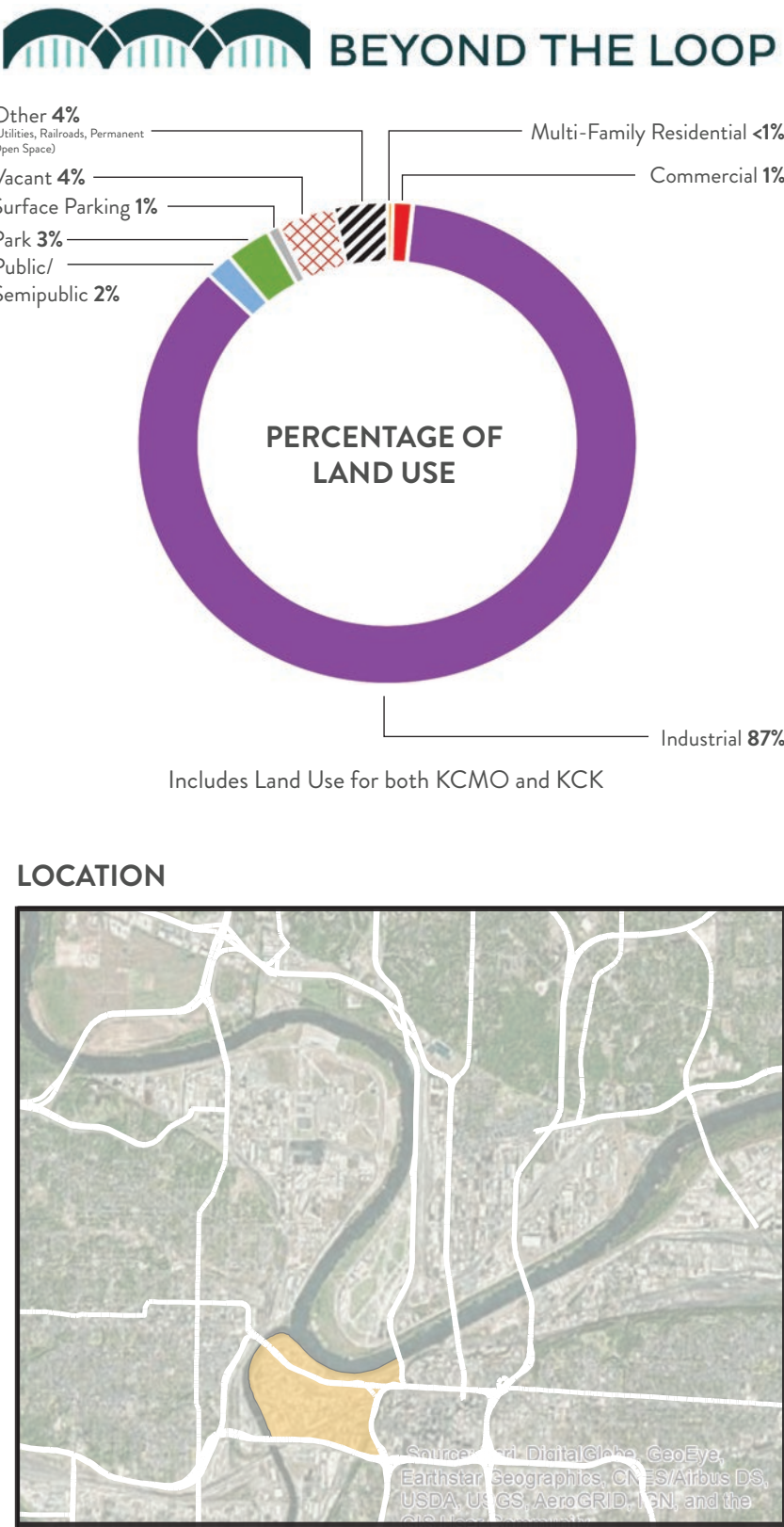
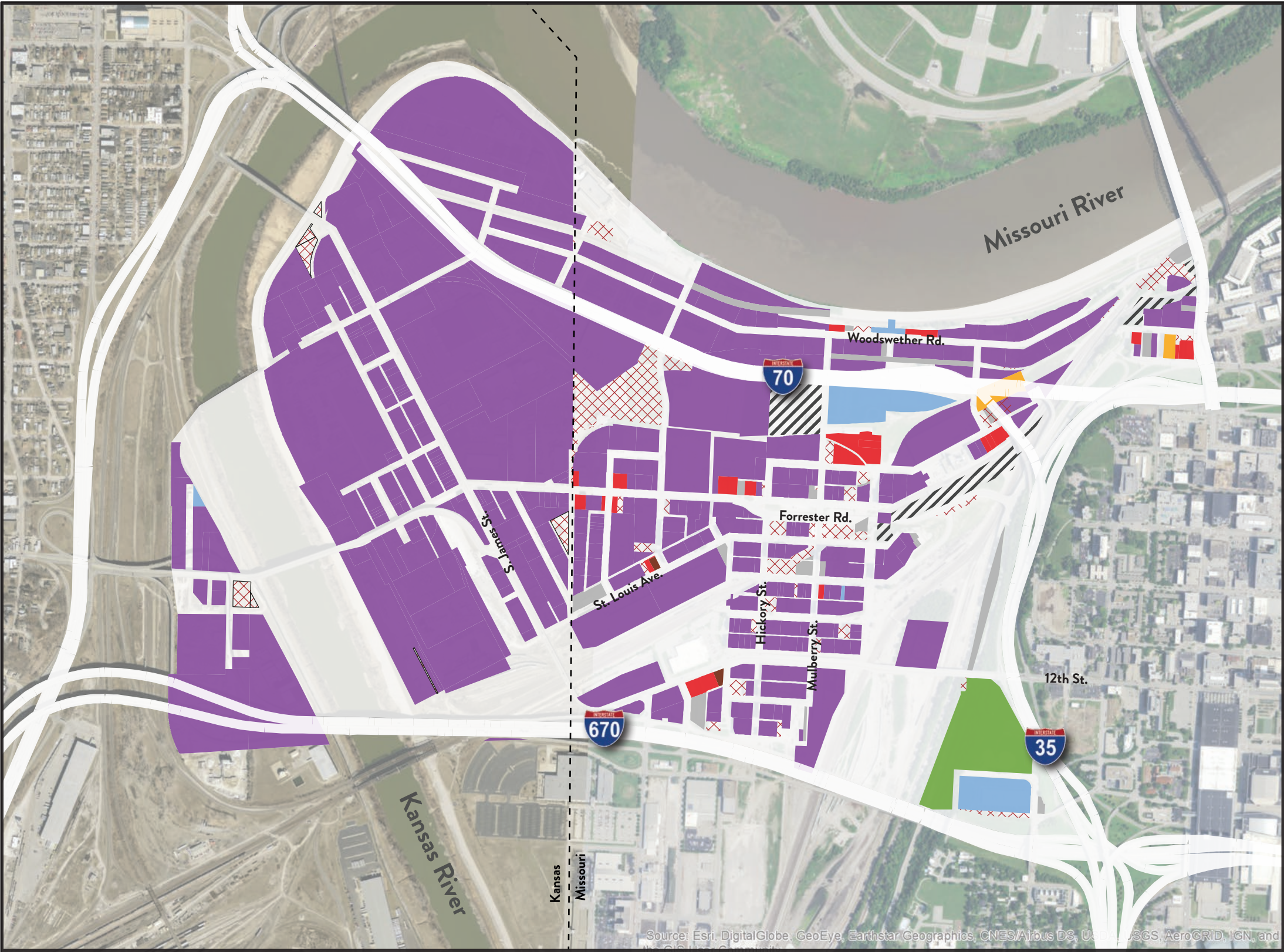
0 0.125 0.25 0.5 Miles

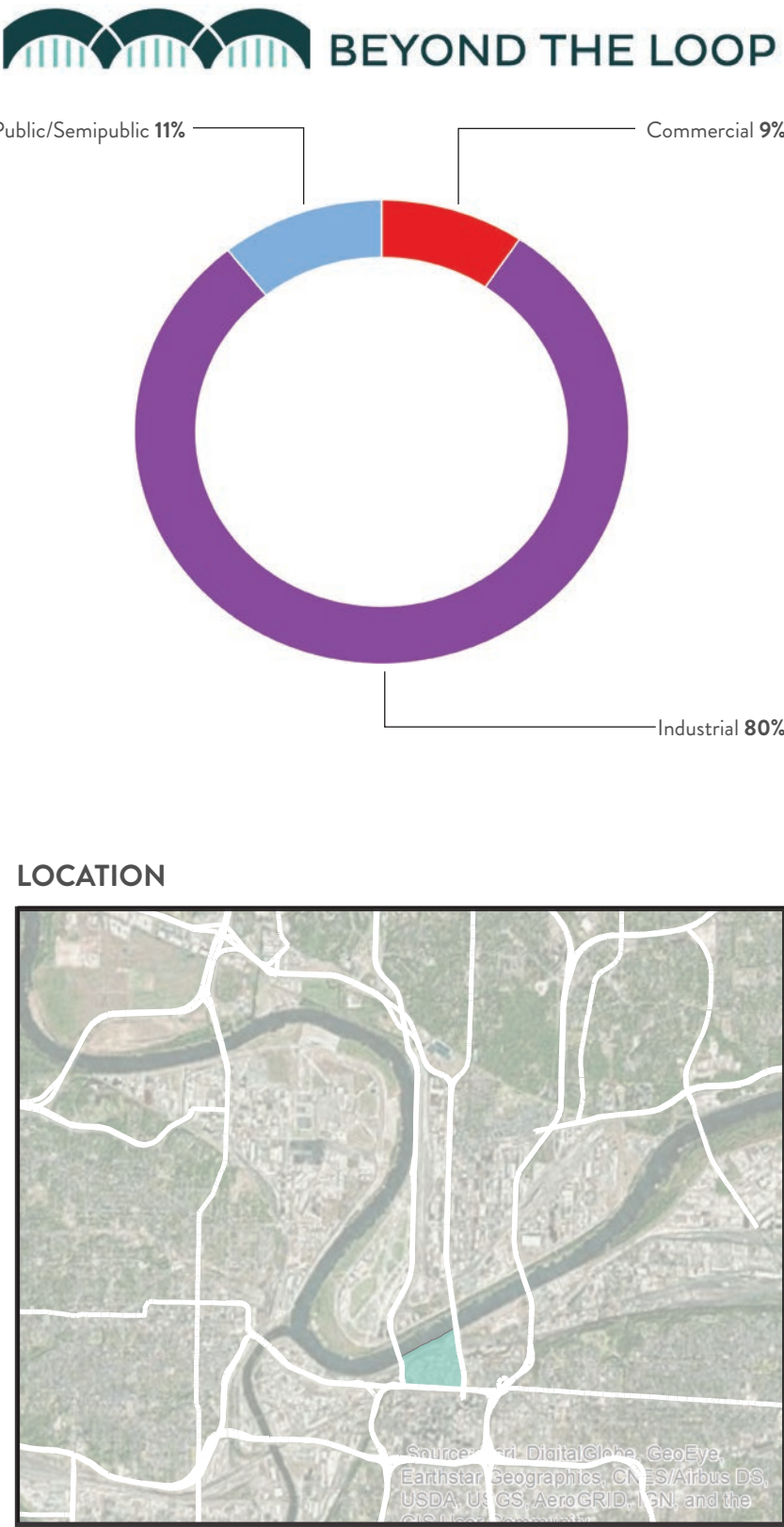
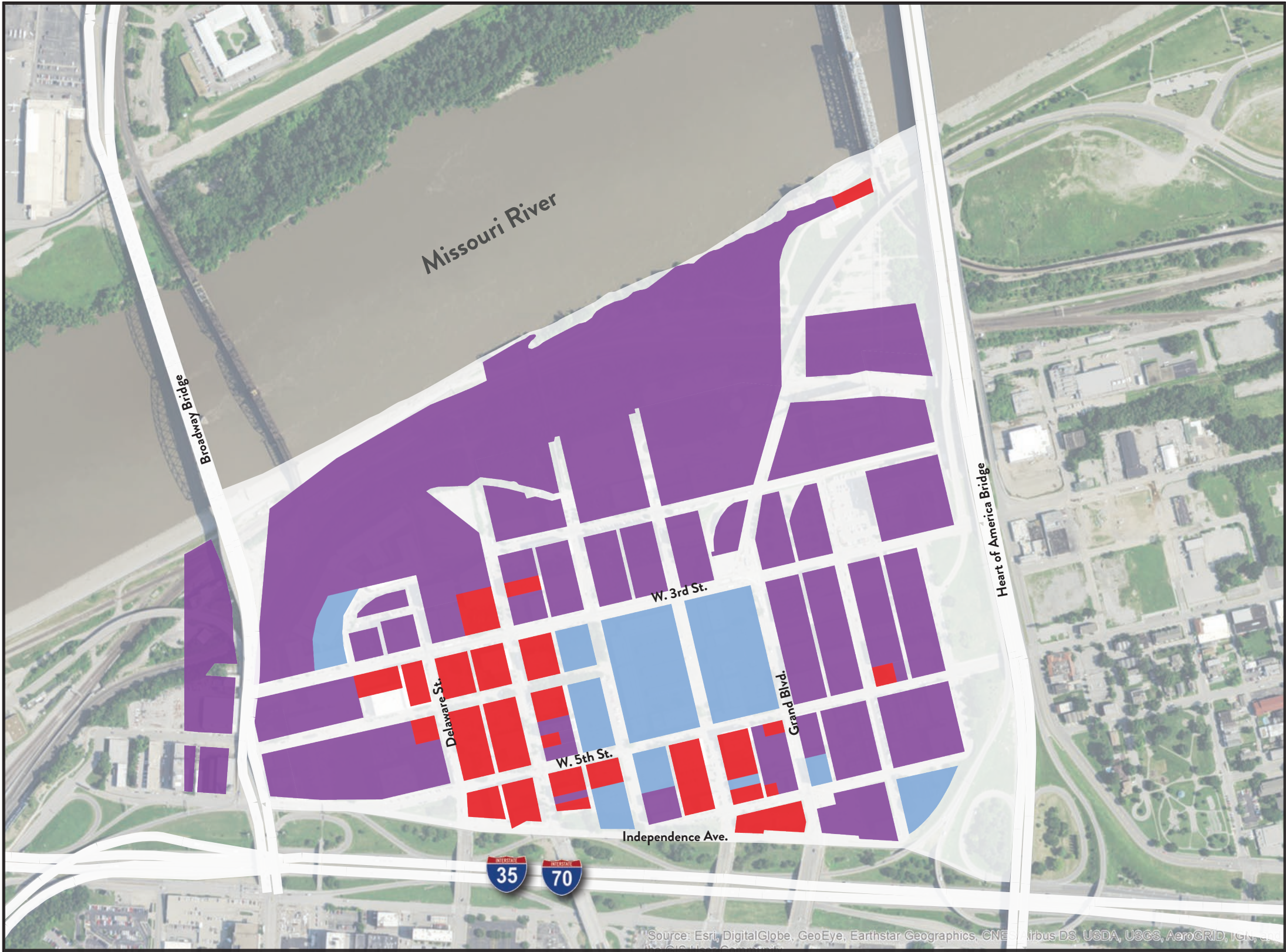
NORTH

1976 LAND USE
WEST BOTTOMS (KCMO)



2010 LAND USE WEST BOTTOMS (KCMO)

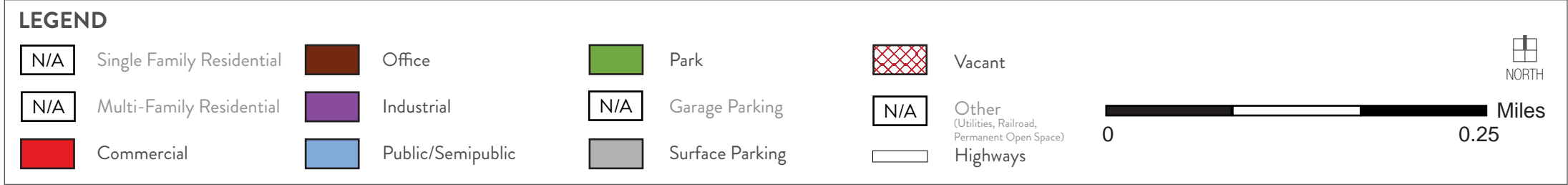
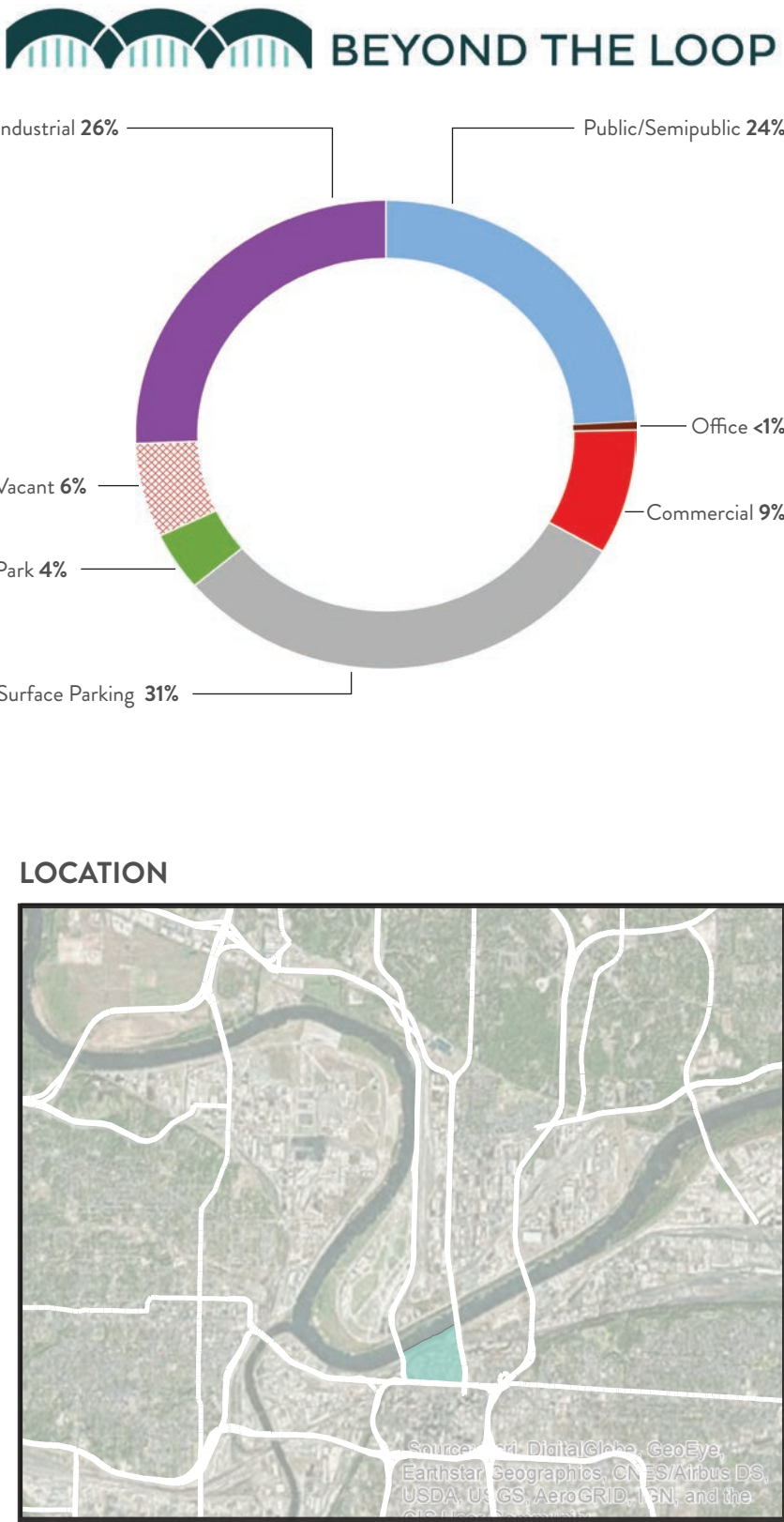
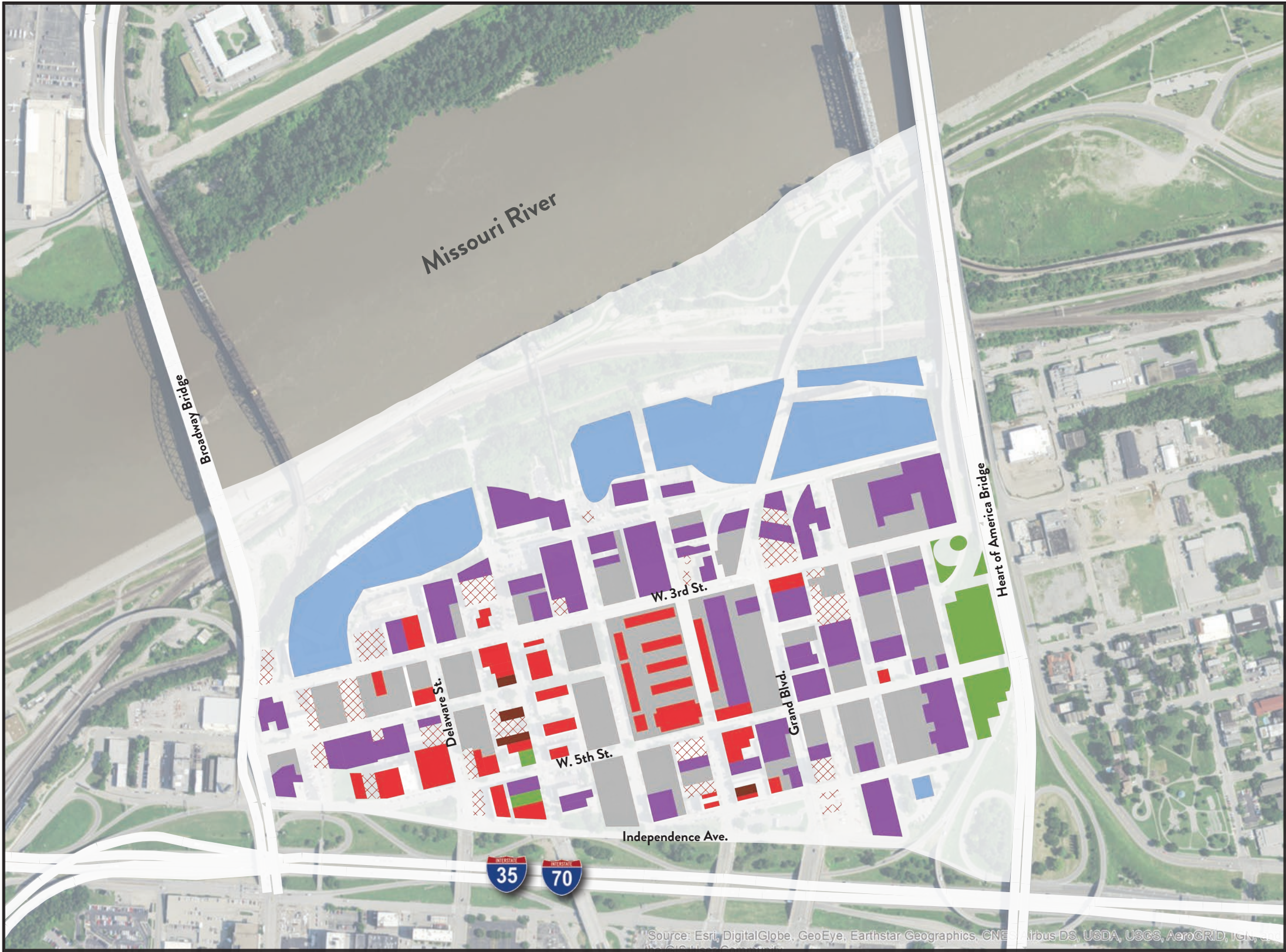




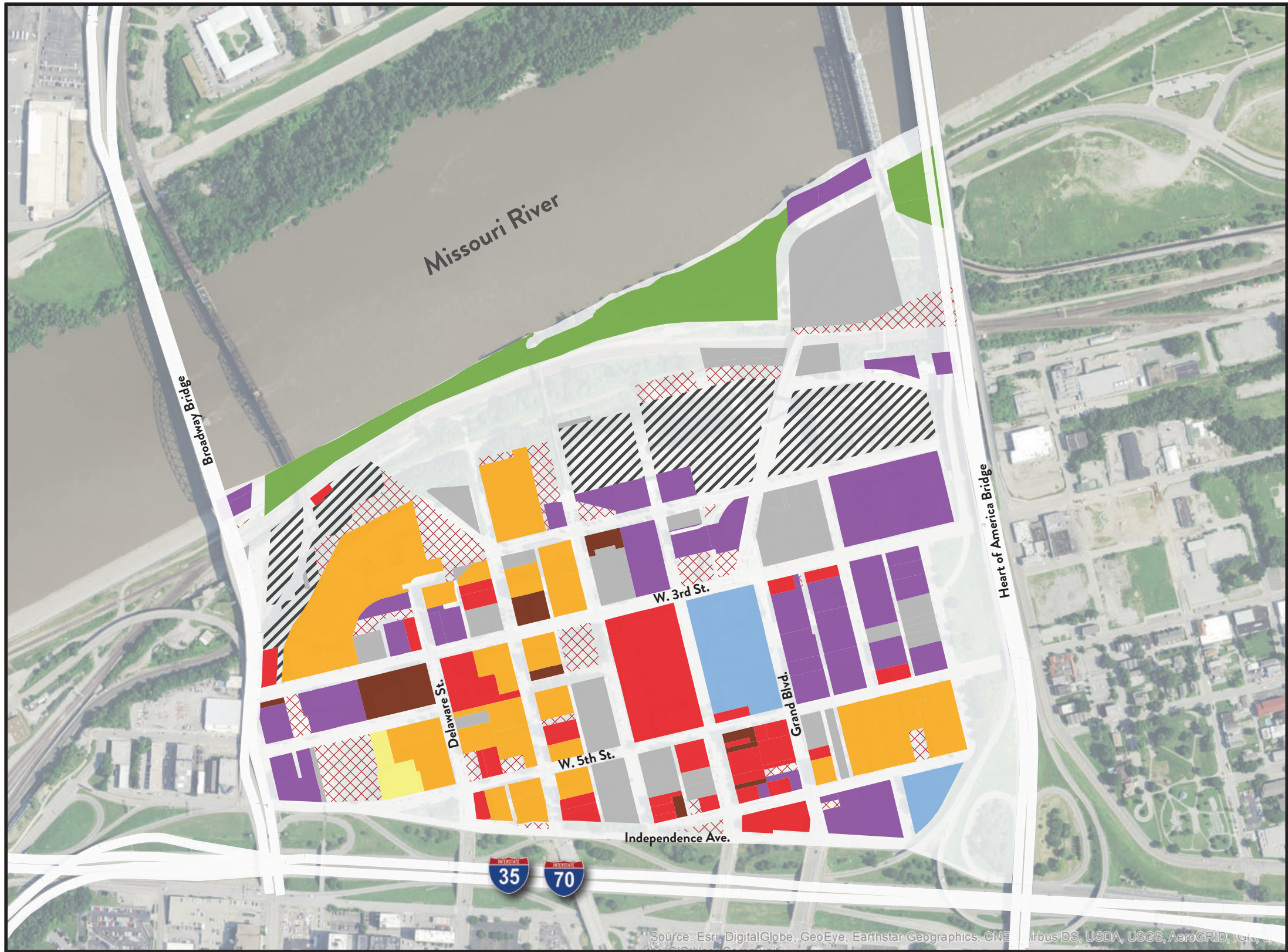
LEGEND

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

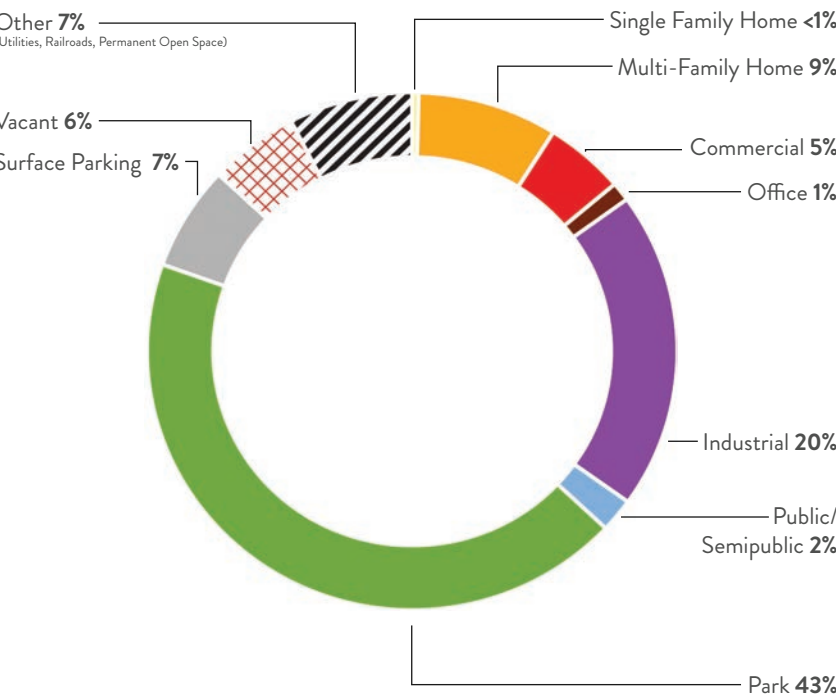
1975 LAND USE
RIVER MARKET



1983 LAND USE
RIVER MARKET



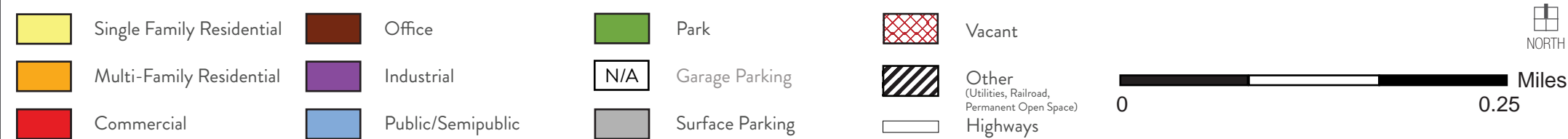
BEYOND THE LOOP



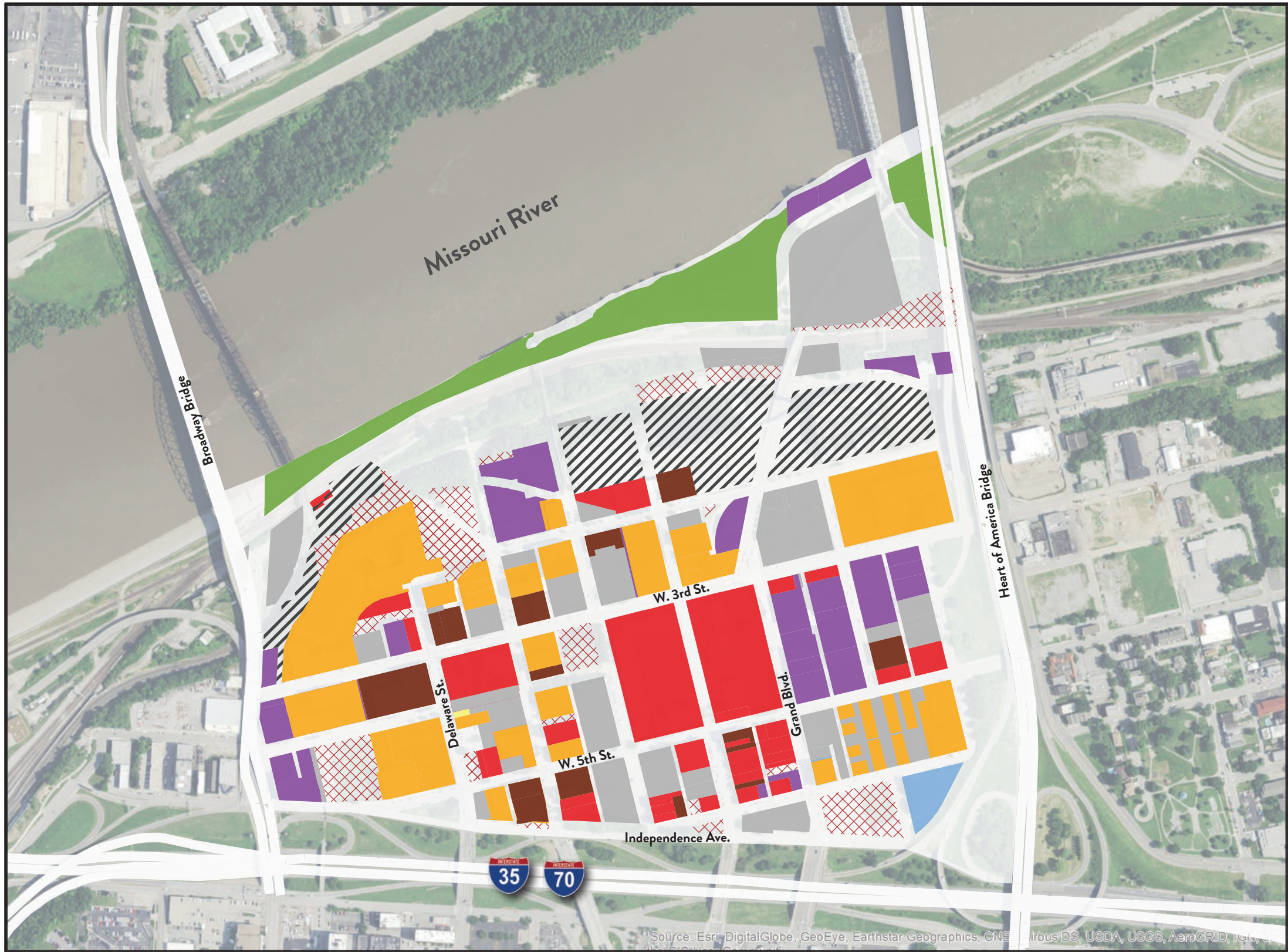
LOCATION



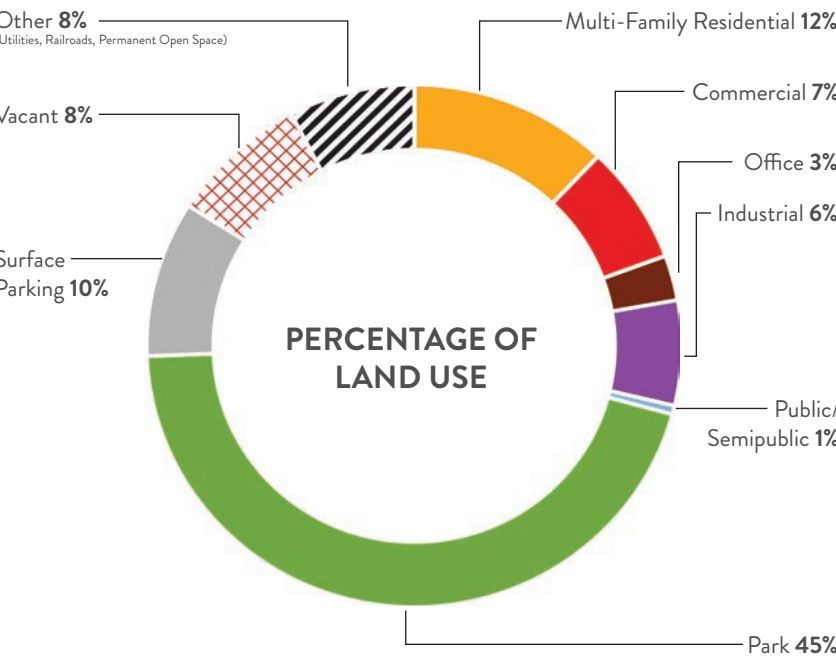
LEGEND



2010 LAND USE RIVER MARKET



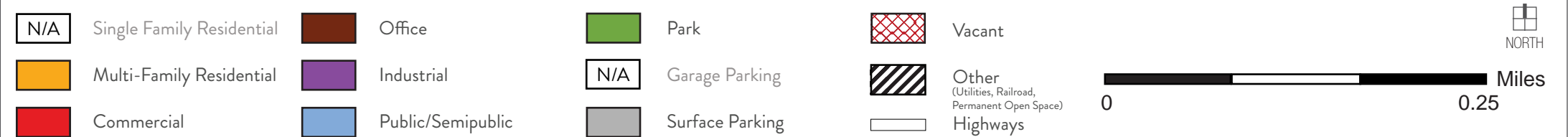
BEYOND THE LOOP

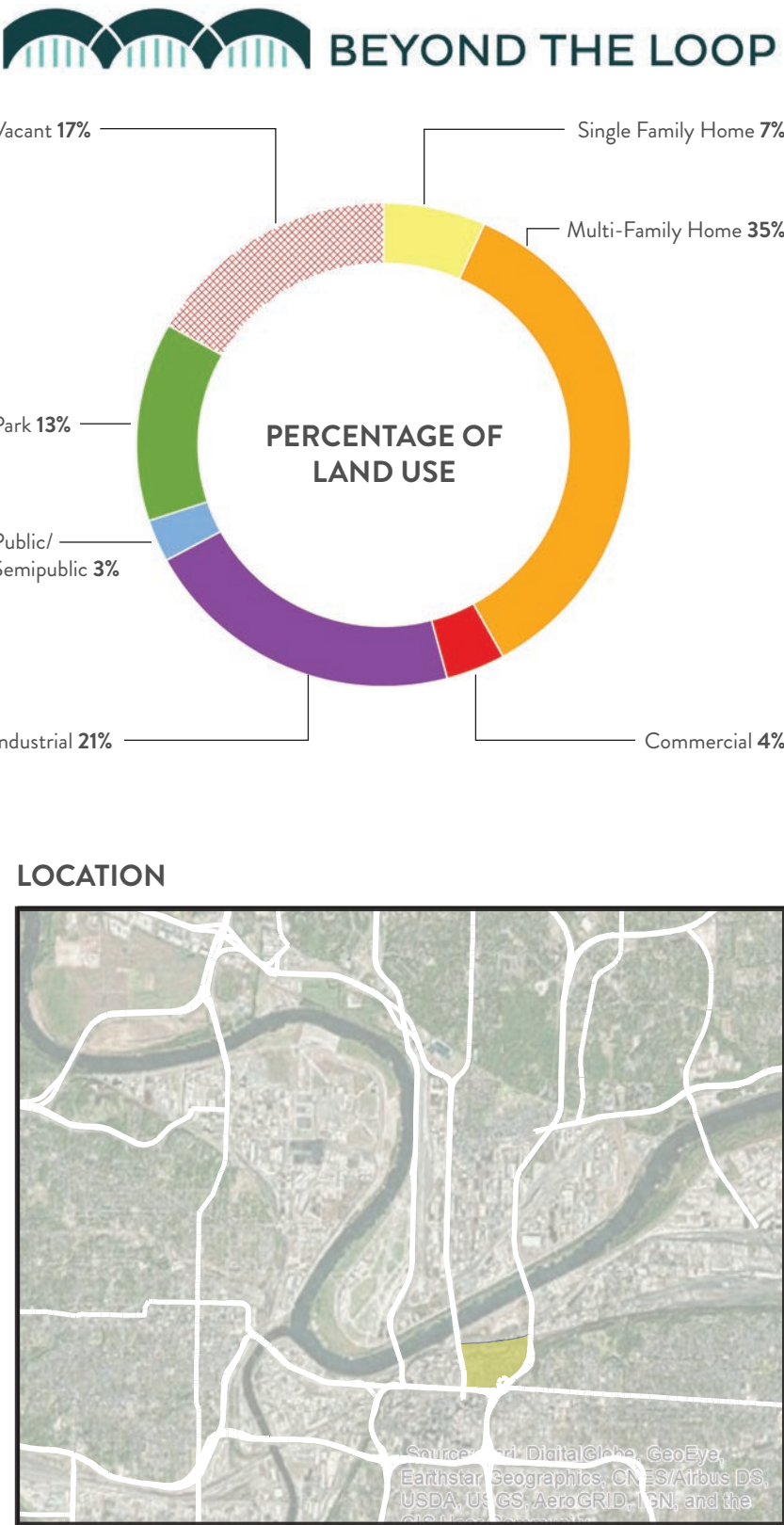
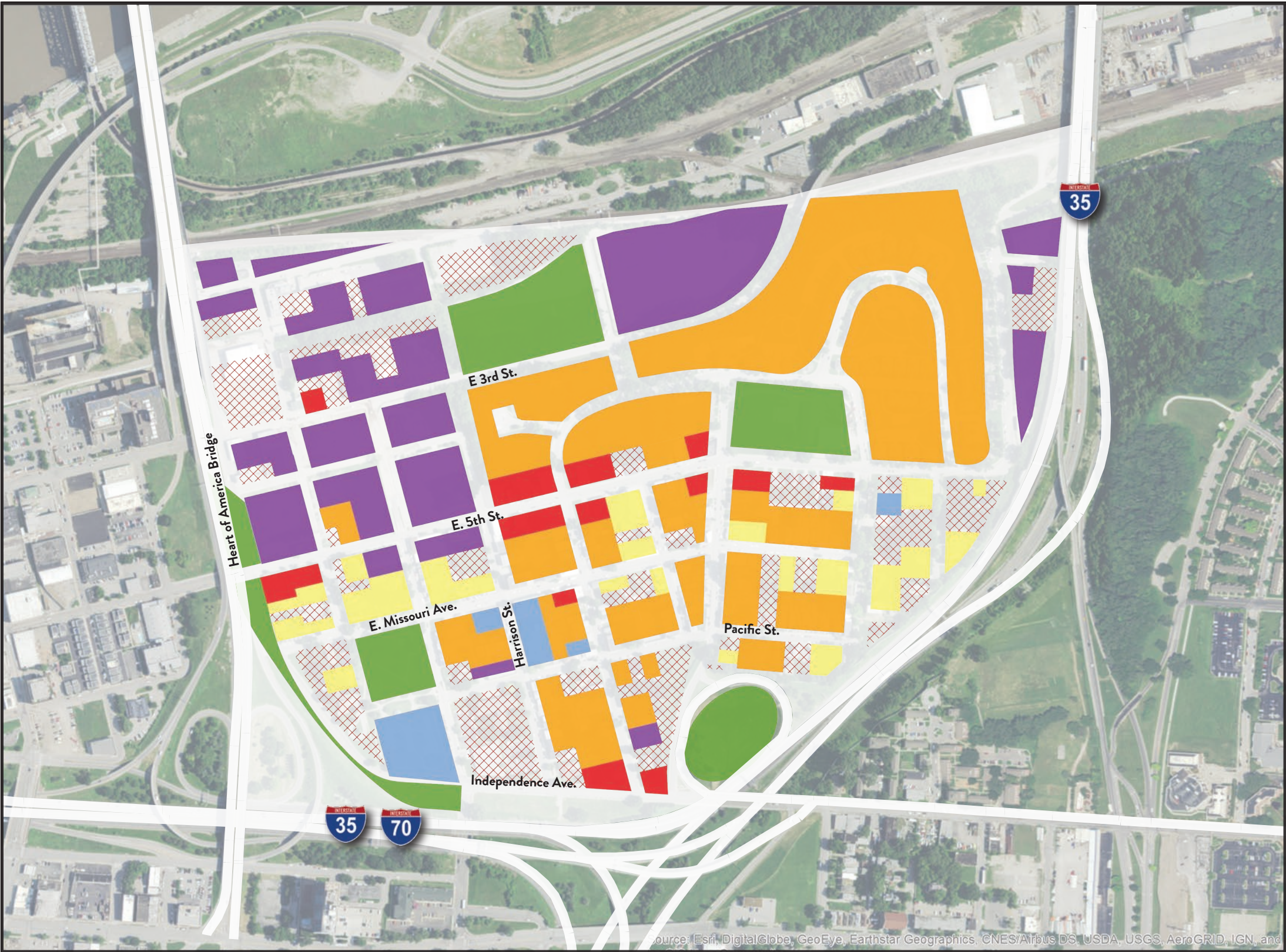


LOCATION



LEGEND





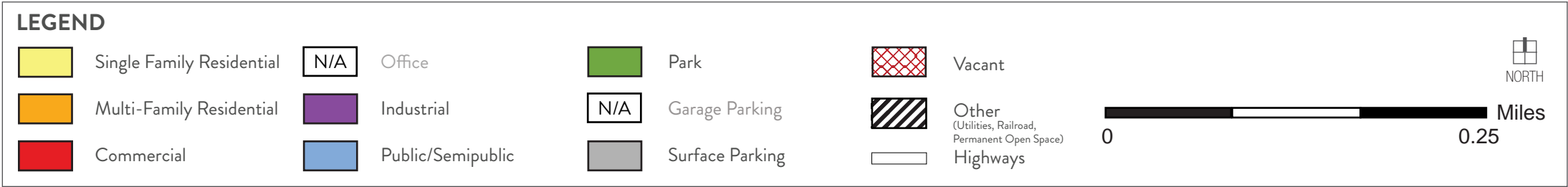
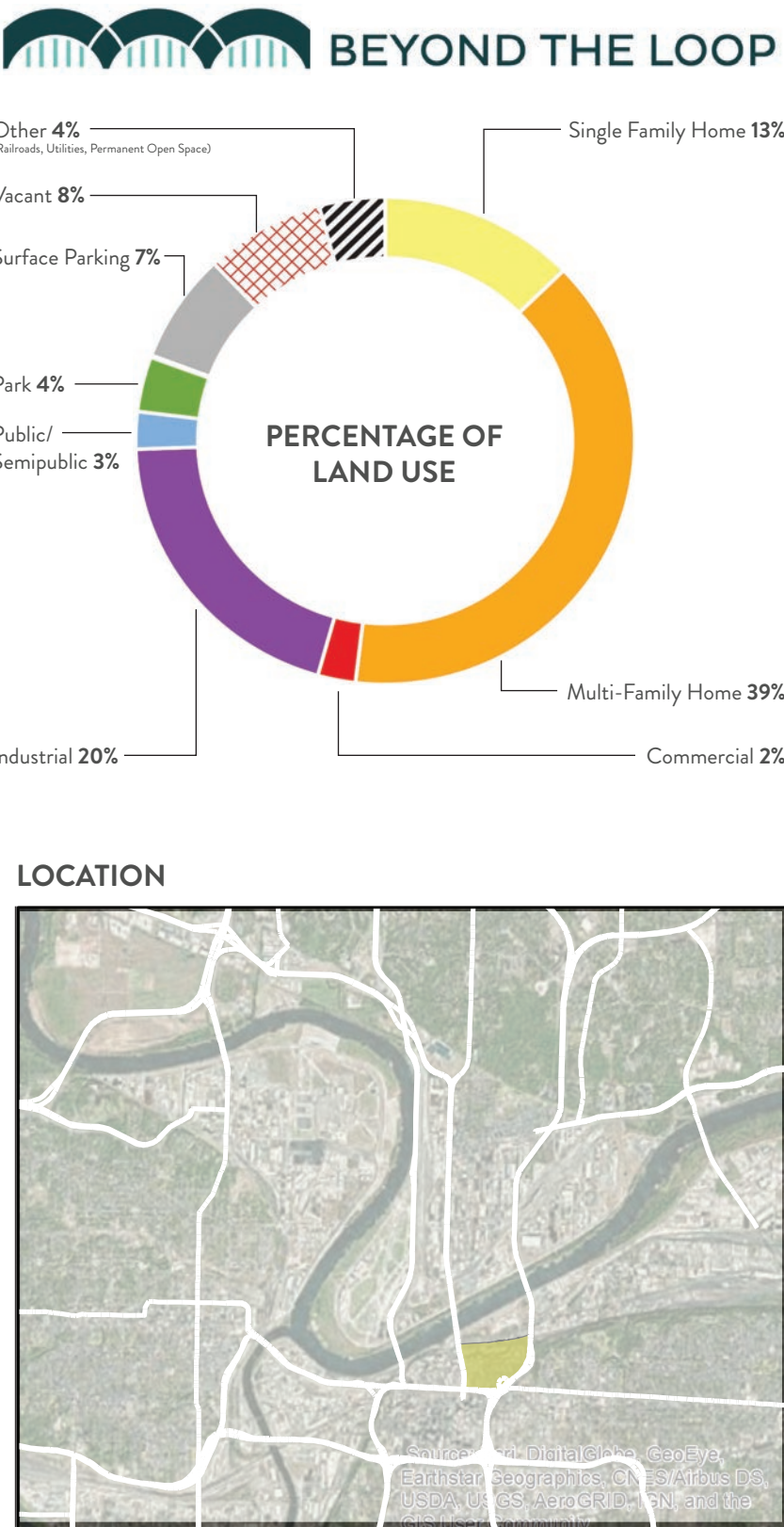
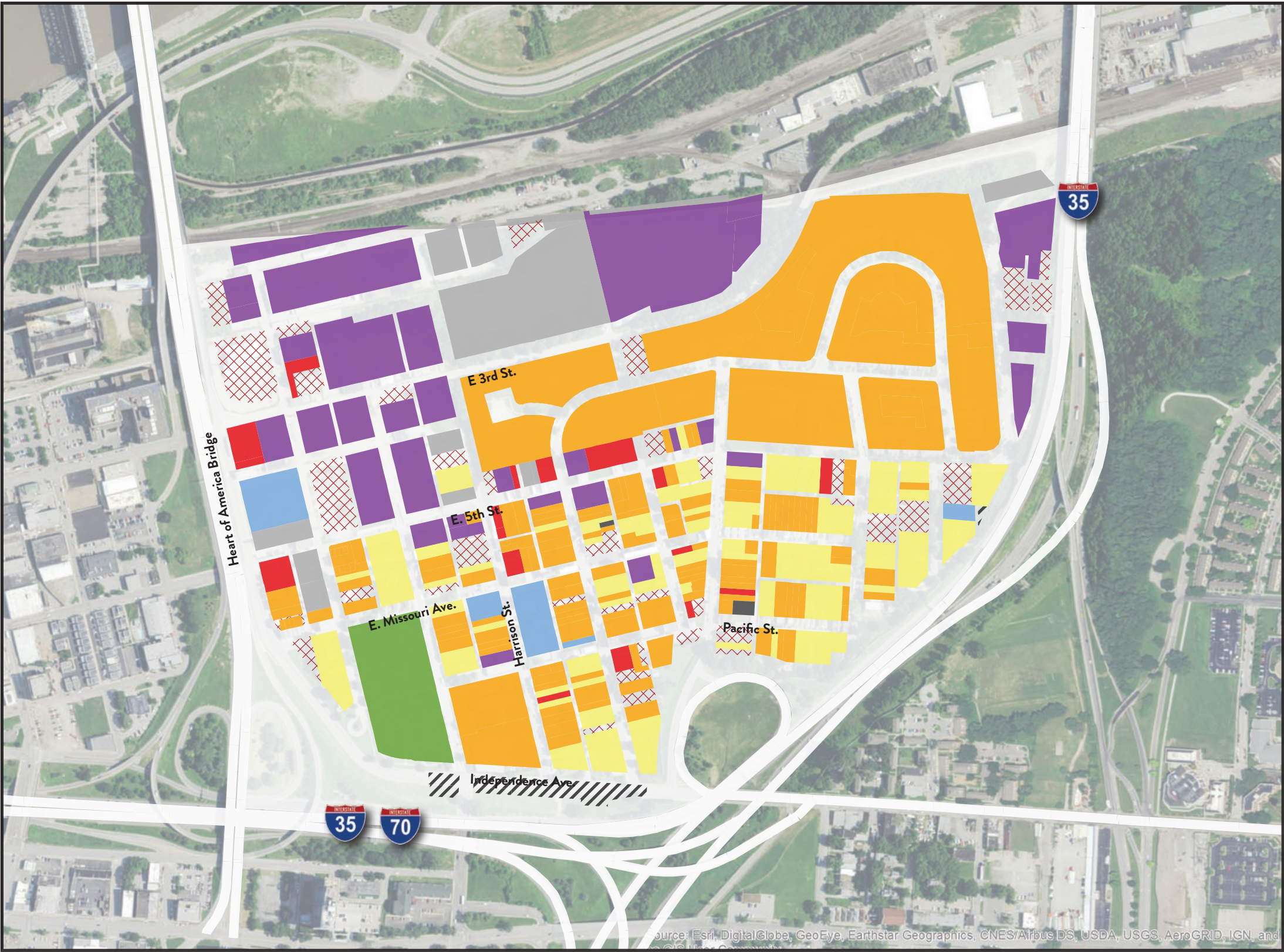
LEGEND

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

0 0.25 Miles

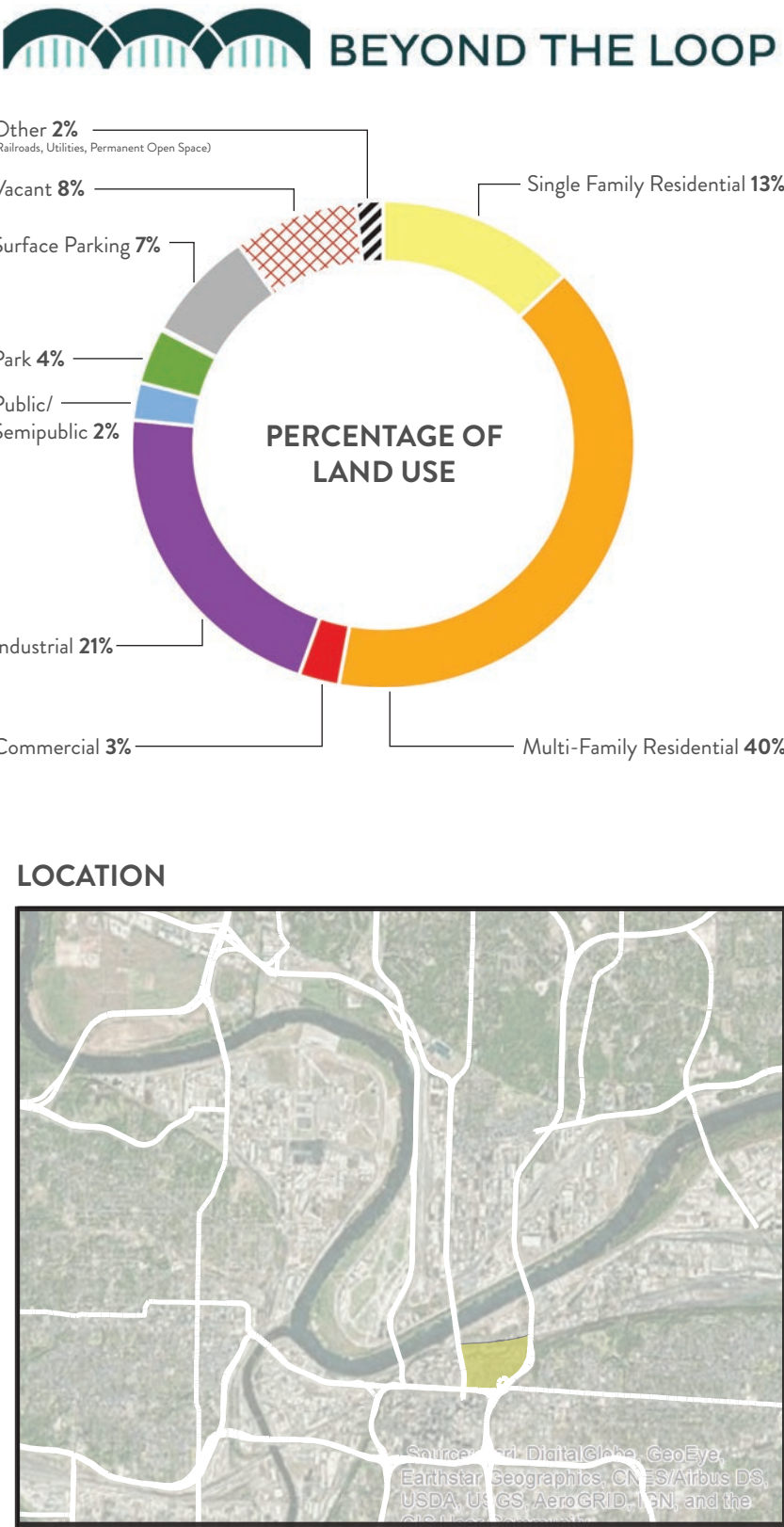
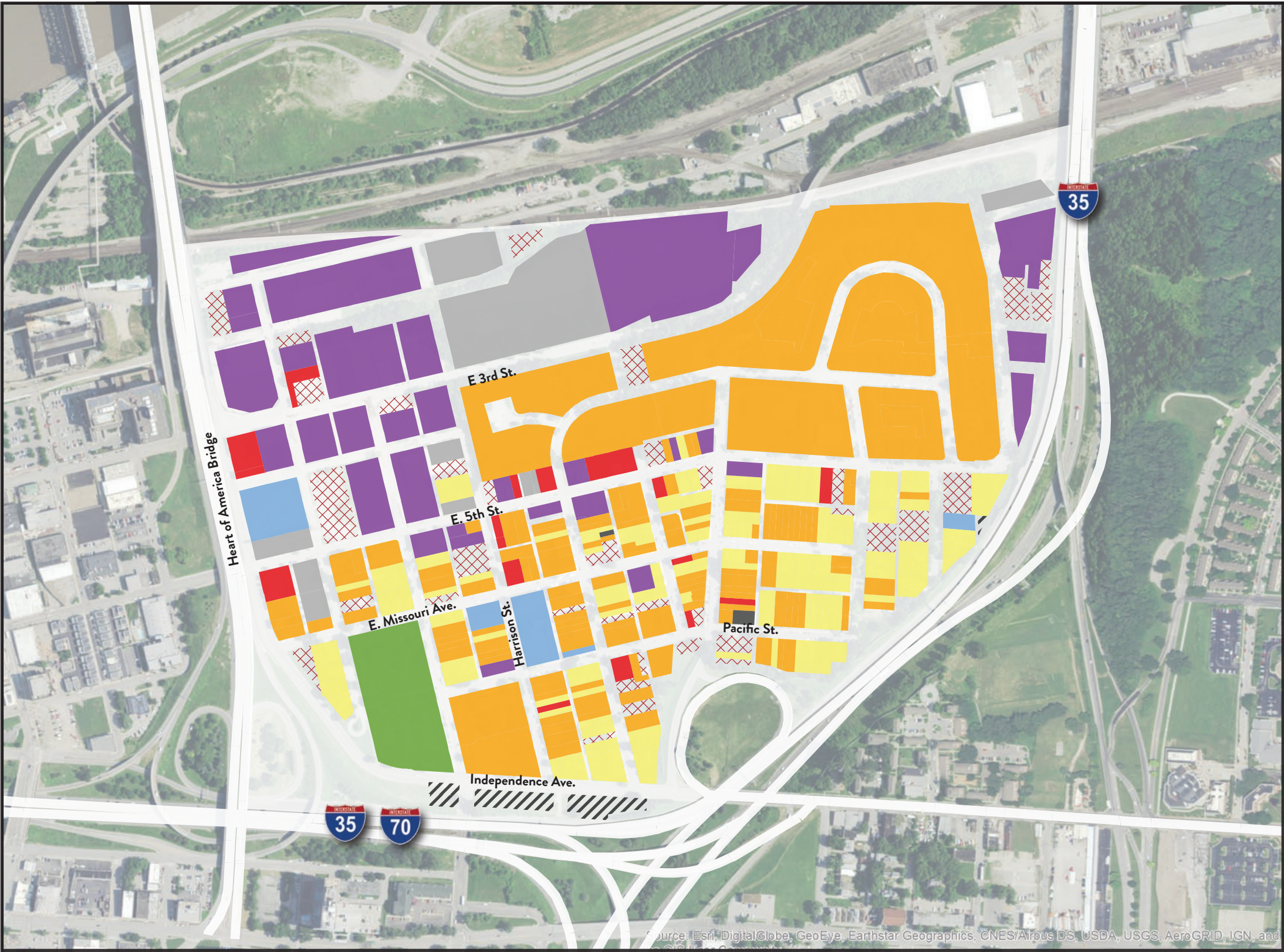
NORTH

1978 LAND USE
COLUMBUS PARK

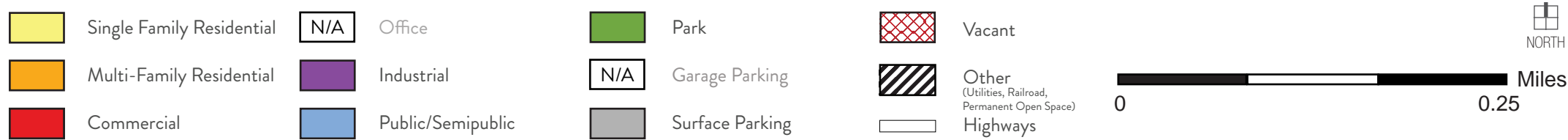


2010 LAND USE

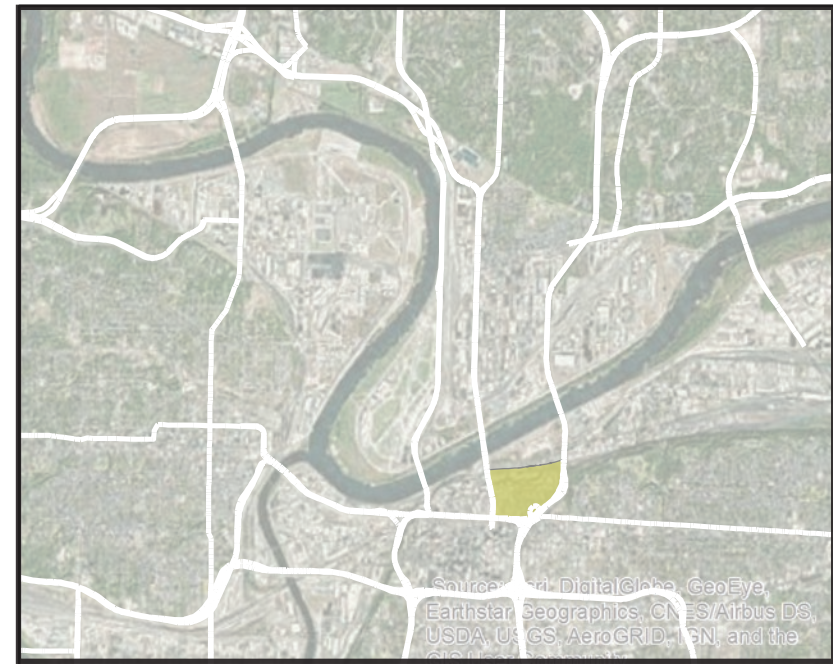
COLUMBUS PARK



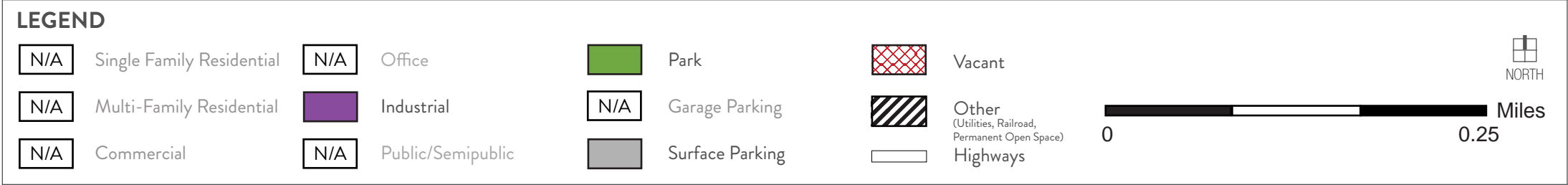
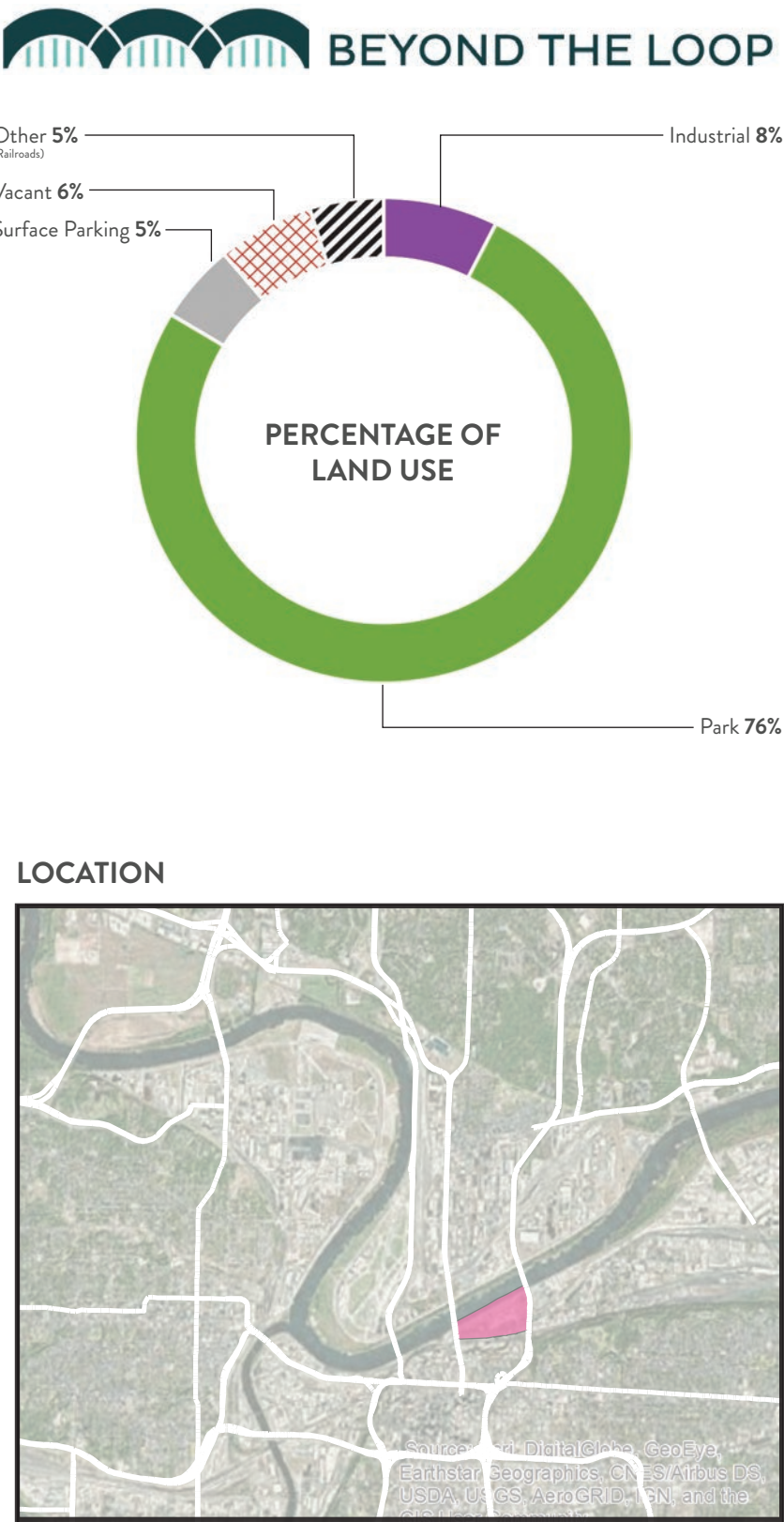
LEGEND



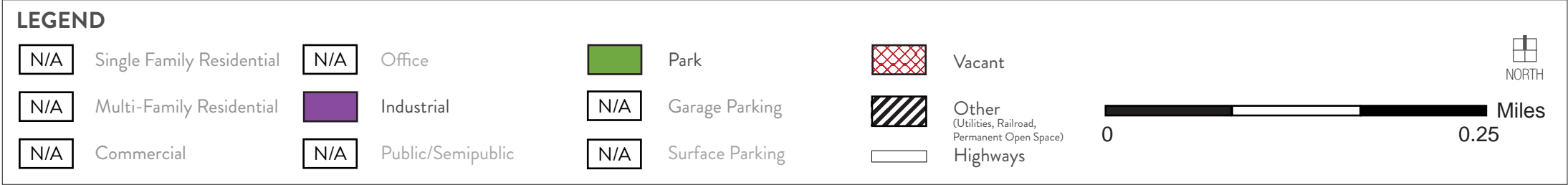
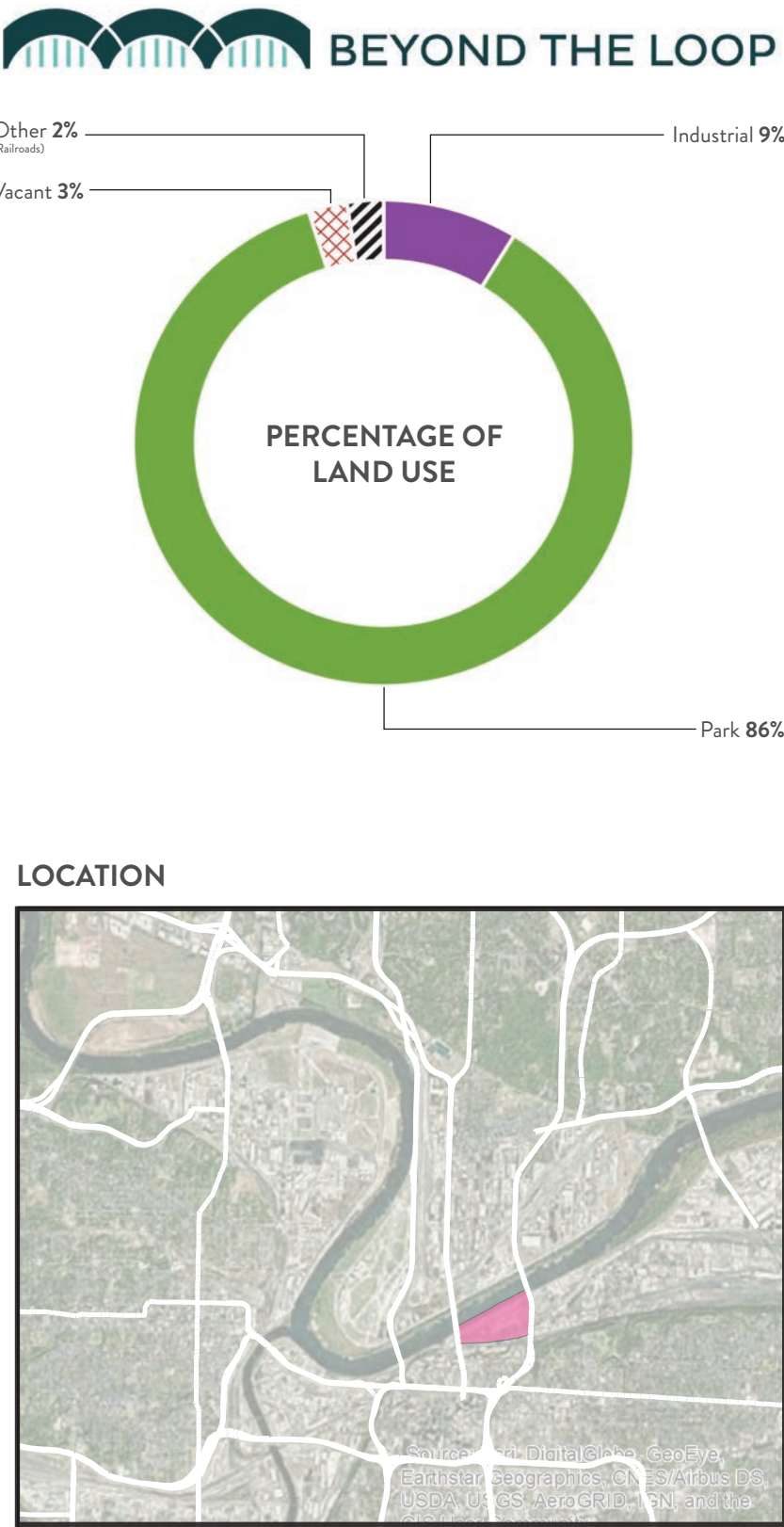
LOCATION

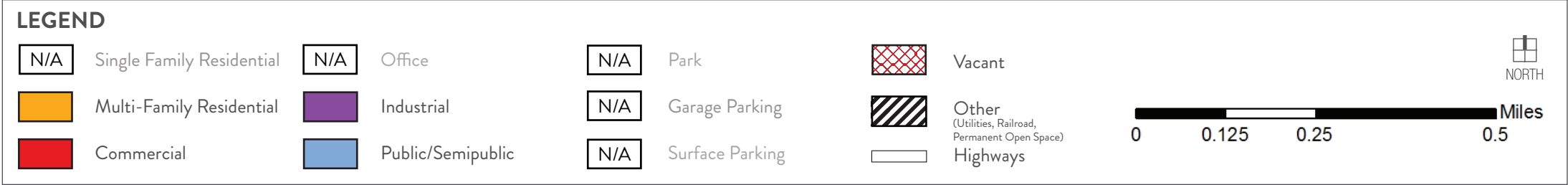
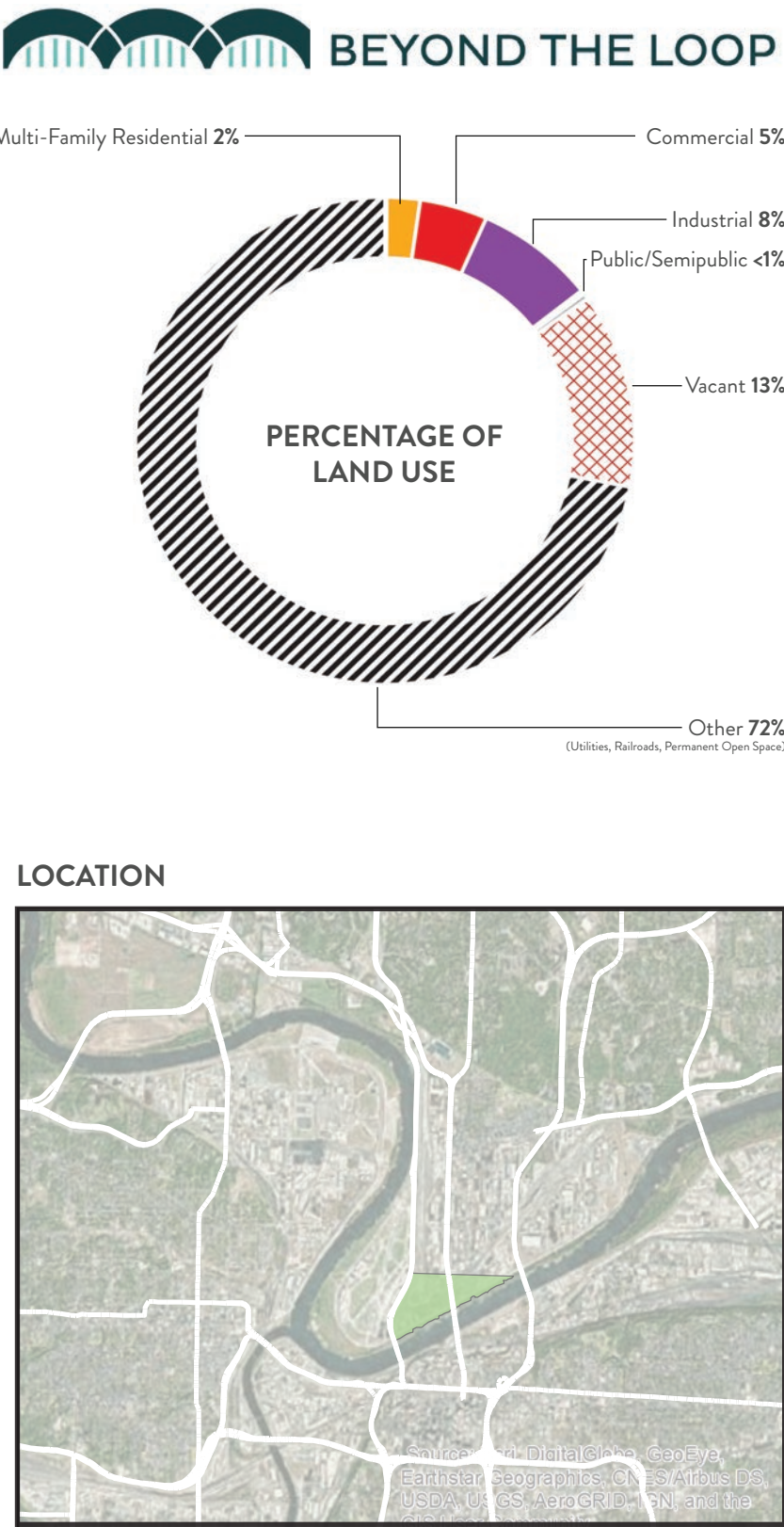
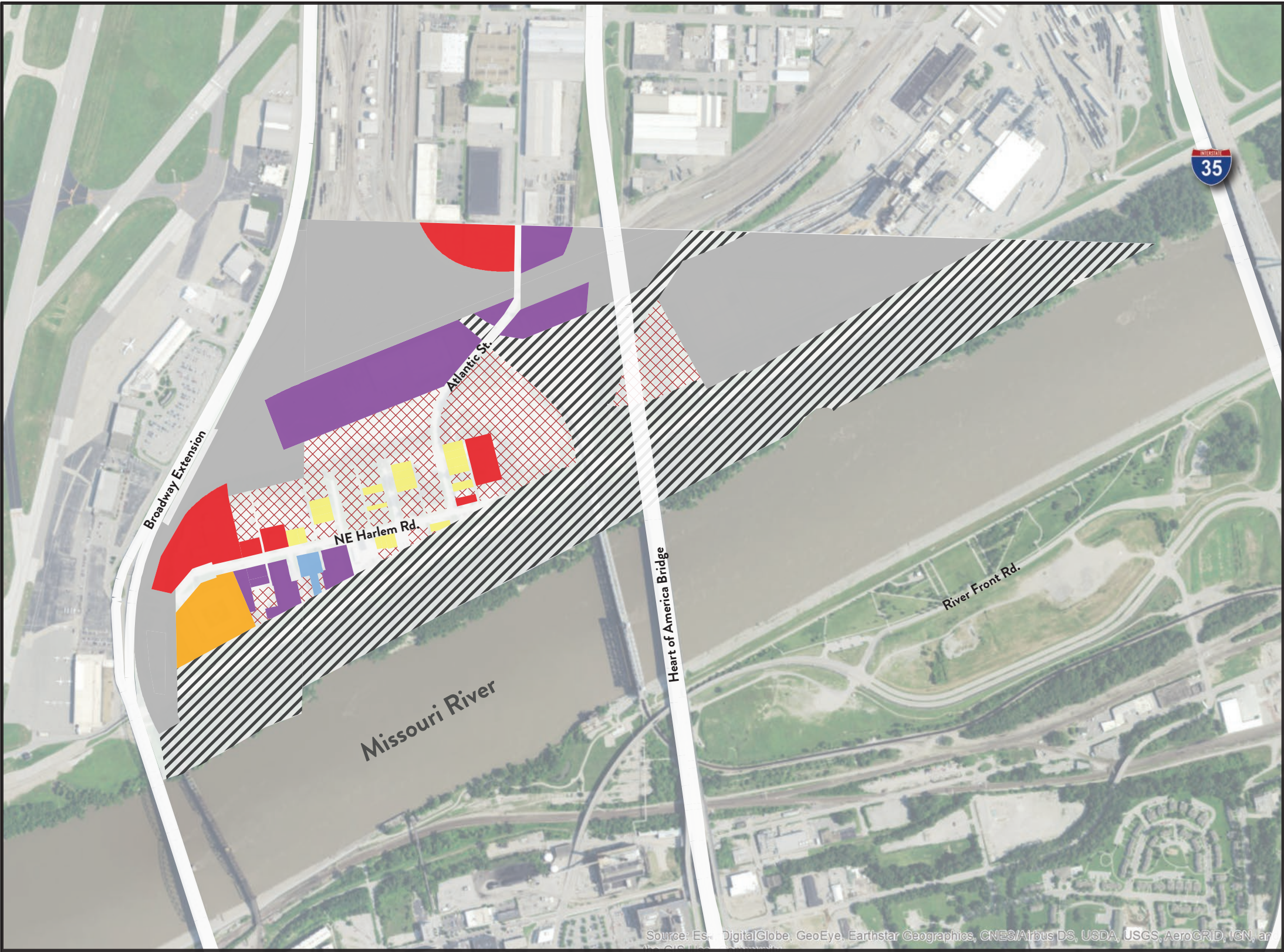


2017 EXISTING LAND USE
COLUMBUS PARK

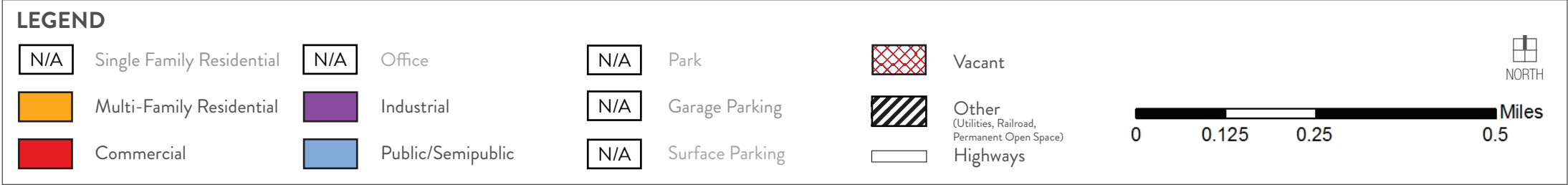
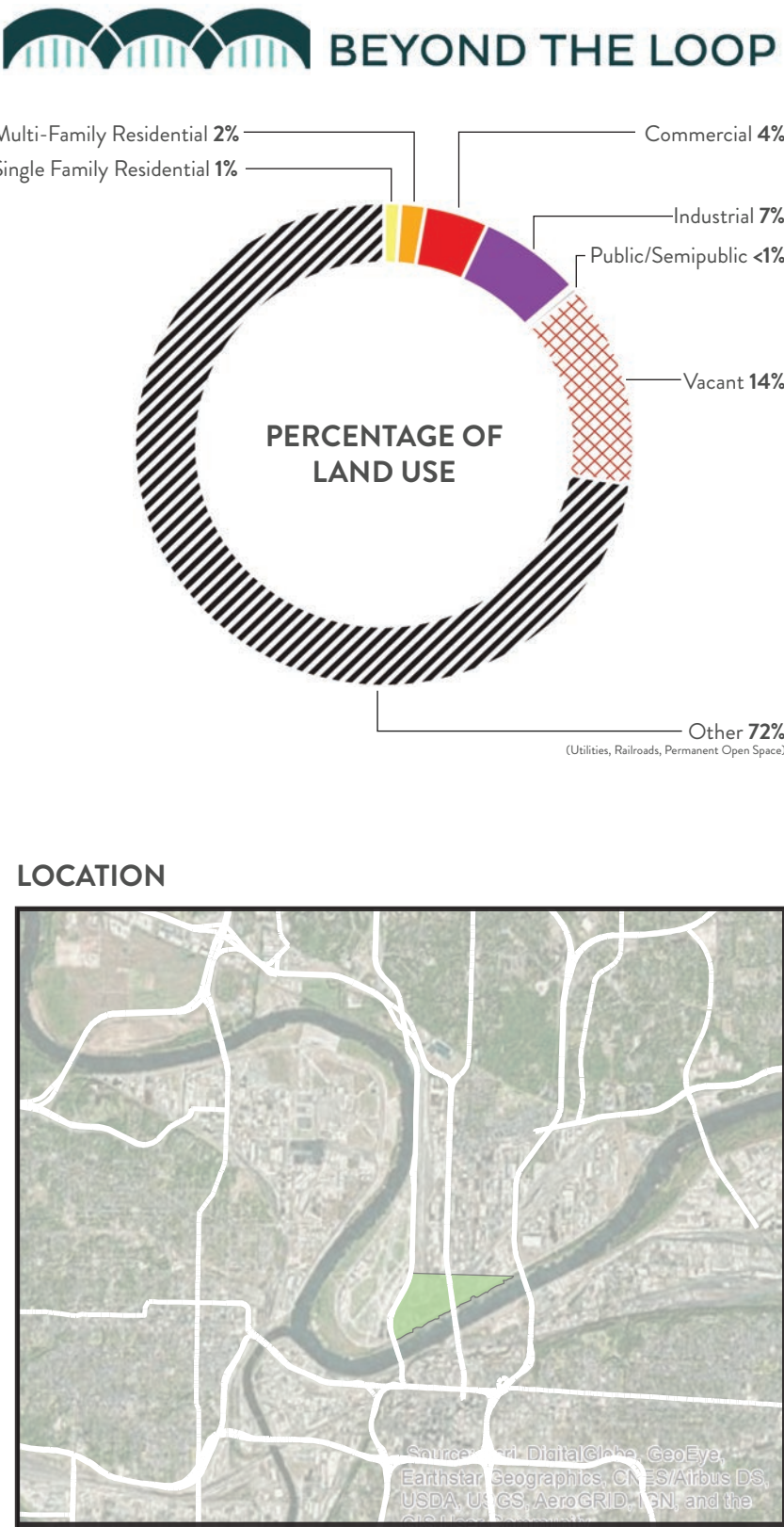
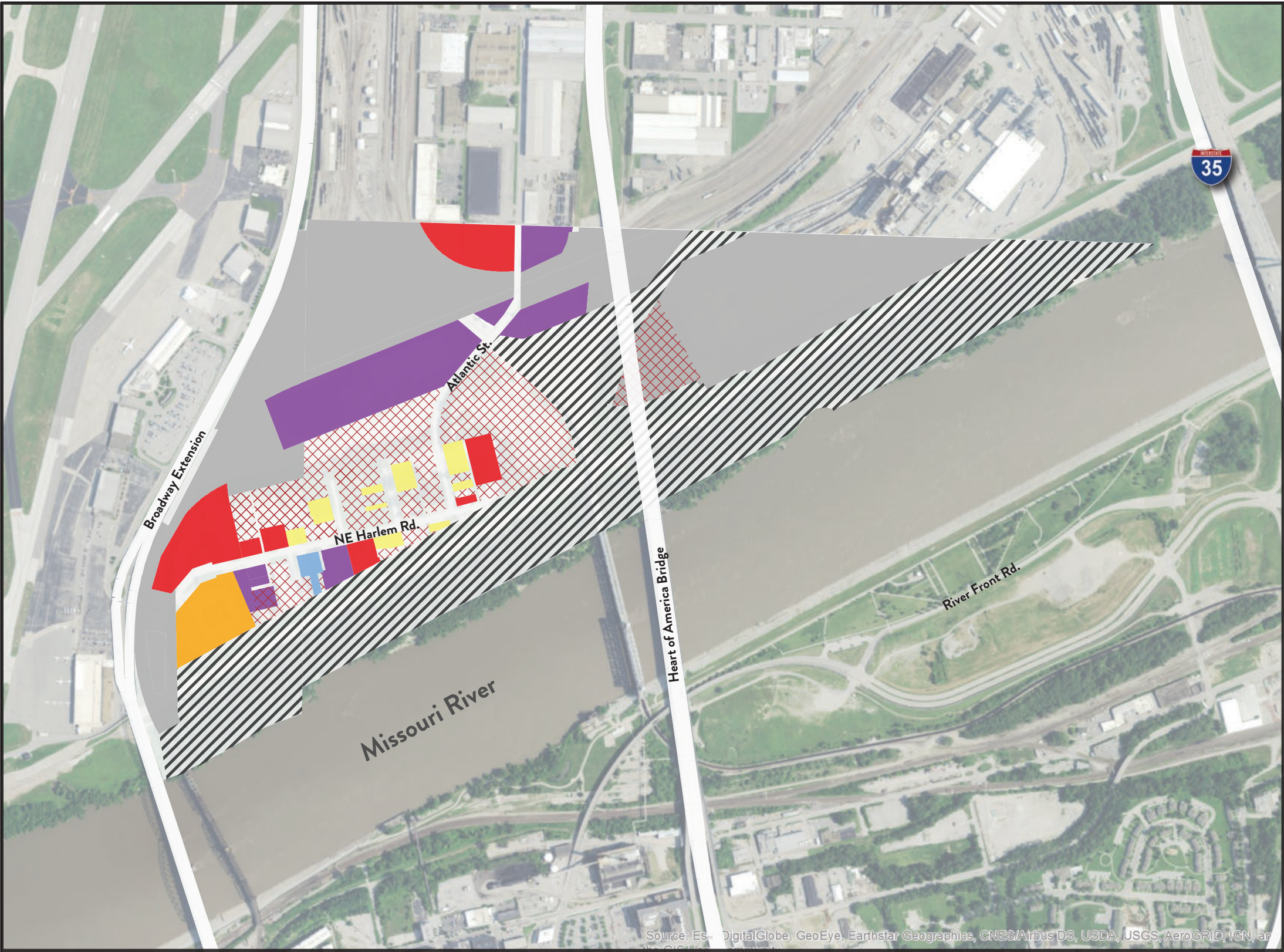


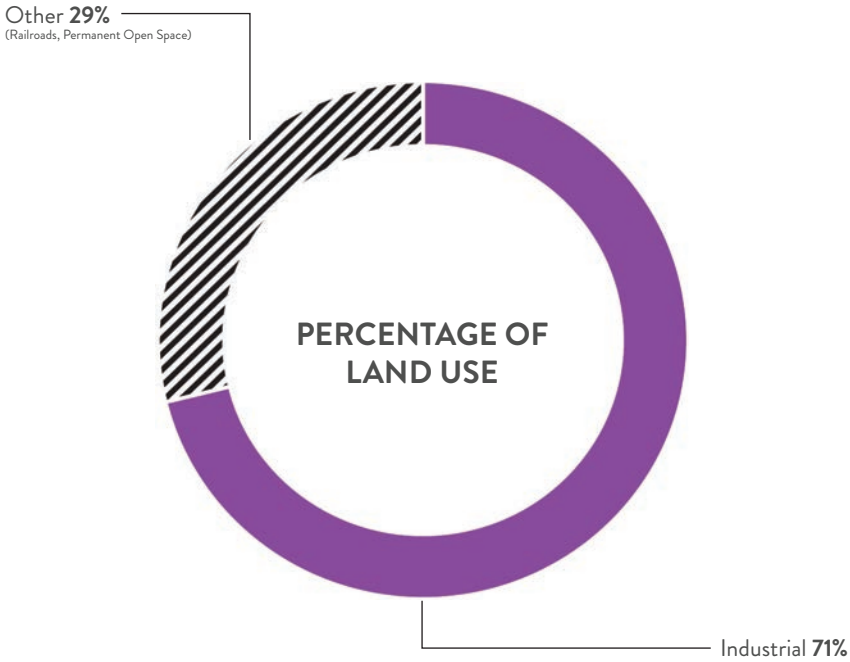
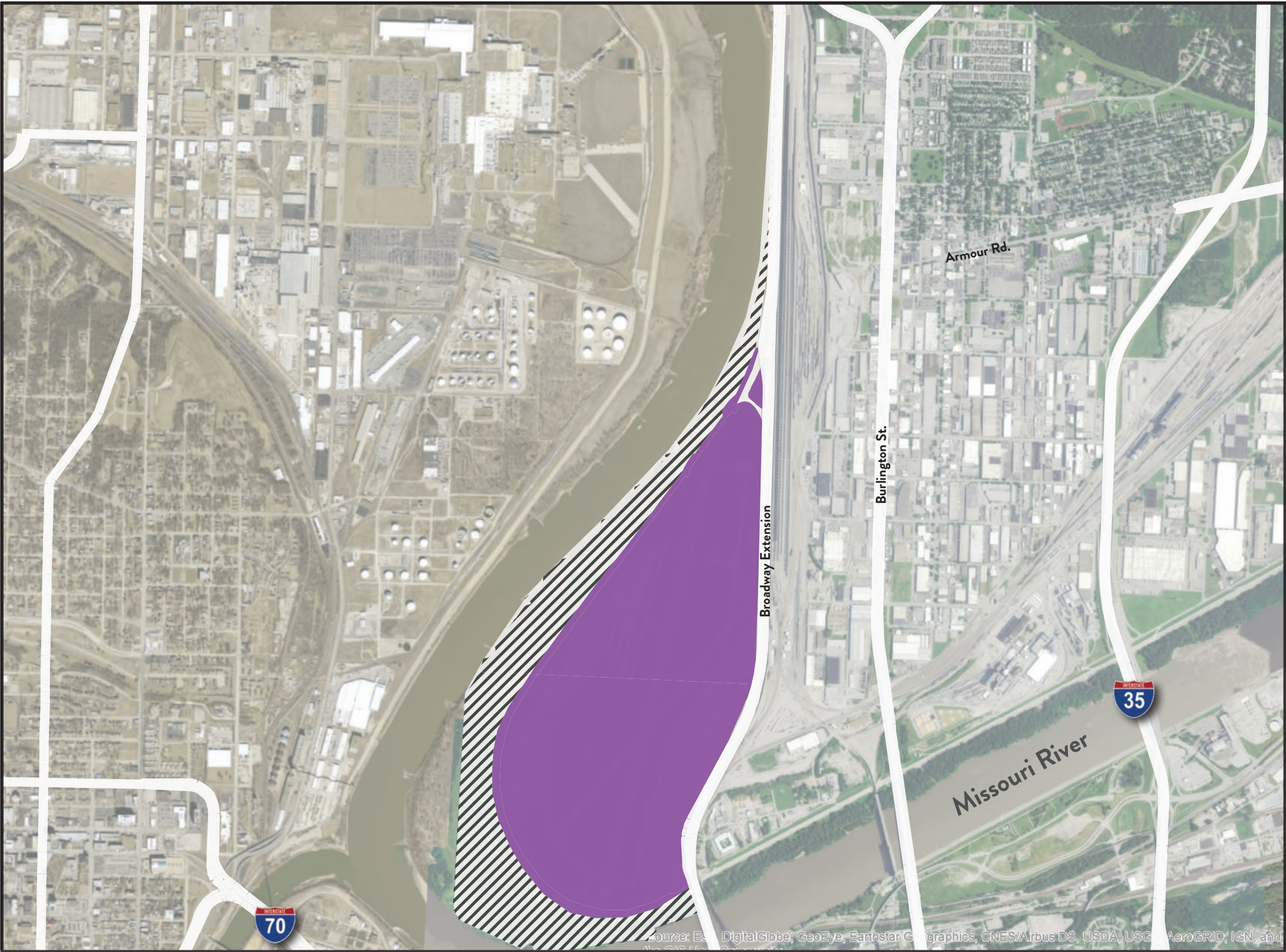
2010 LAND USE RIVERFRONT



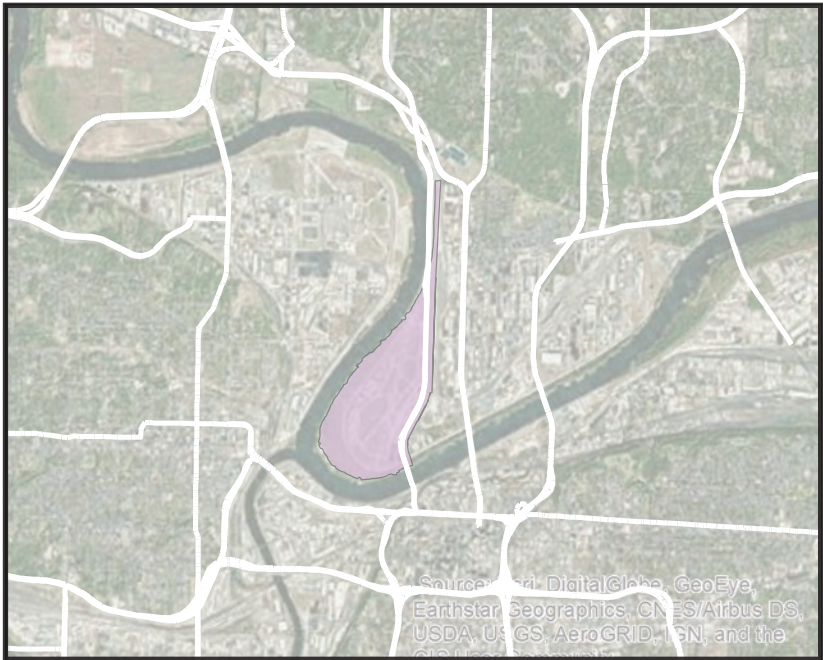


2010 LAND USE HARLEM





LOCATION

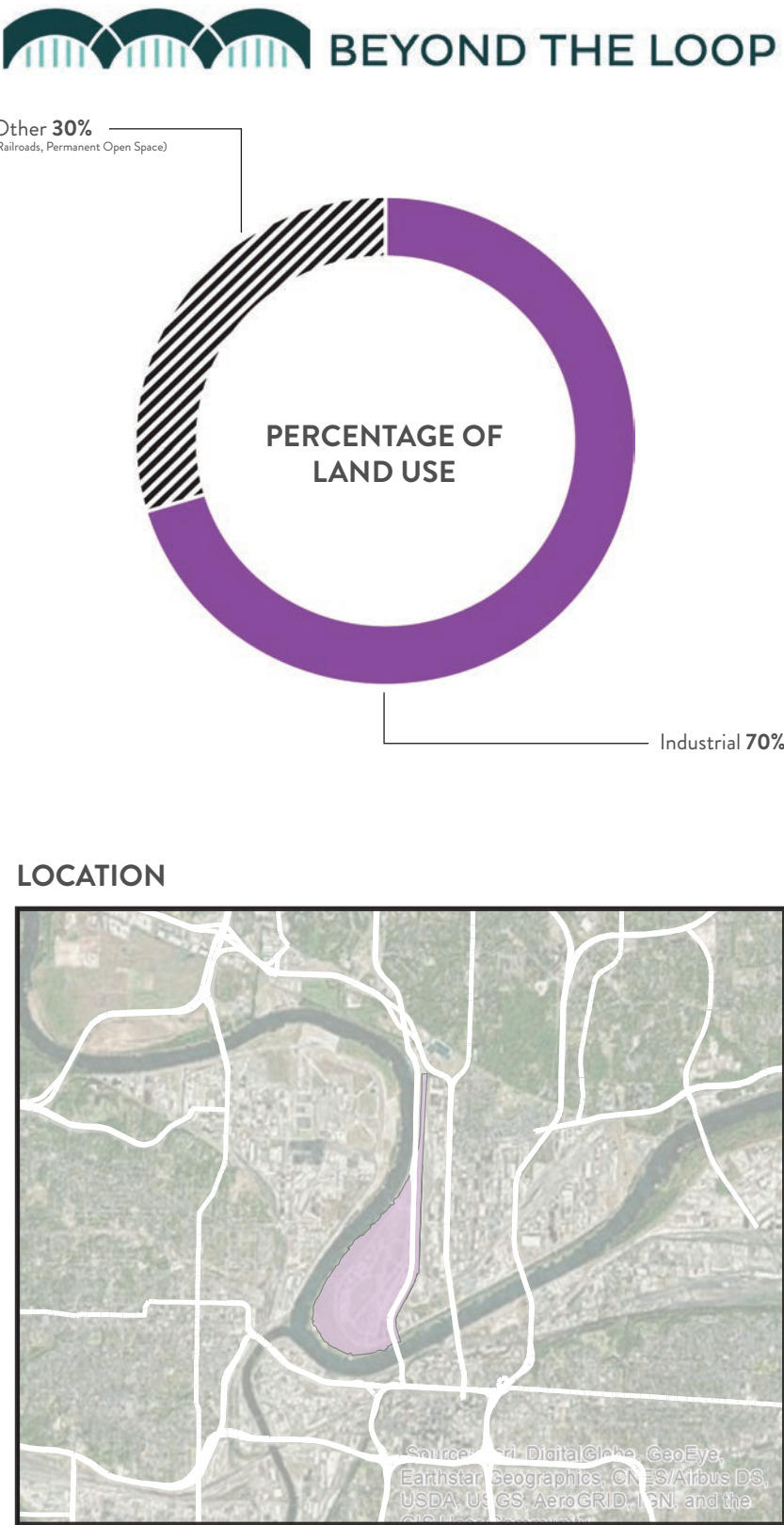
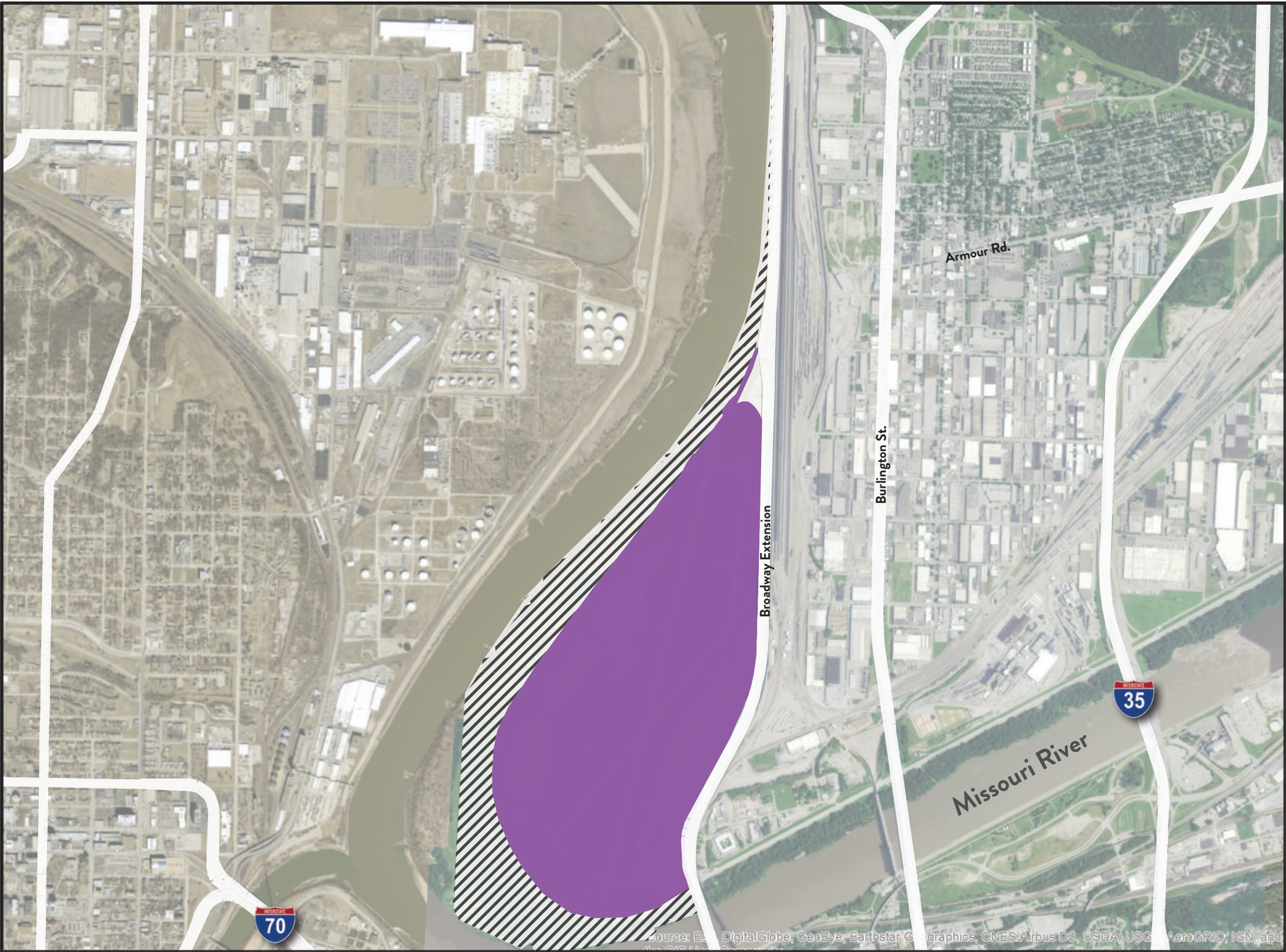


LEGEND

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

0 0.5 1 Miles

NORTH



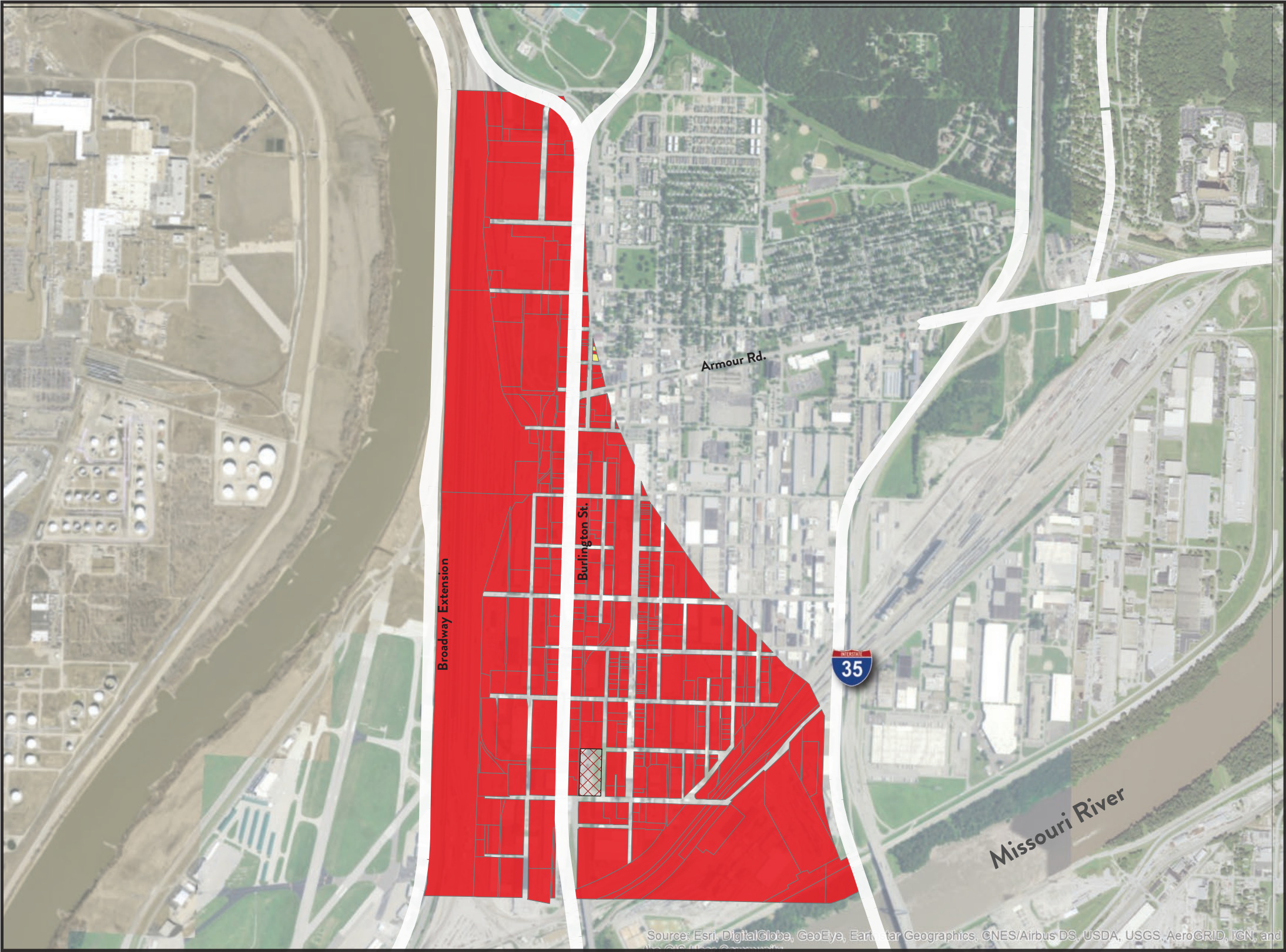
LEGEND

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

0 0.5 1 Miles

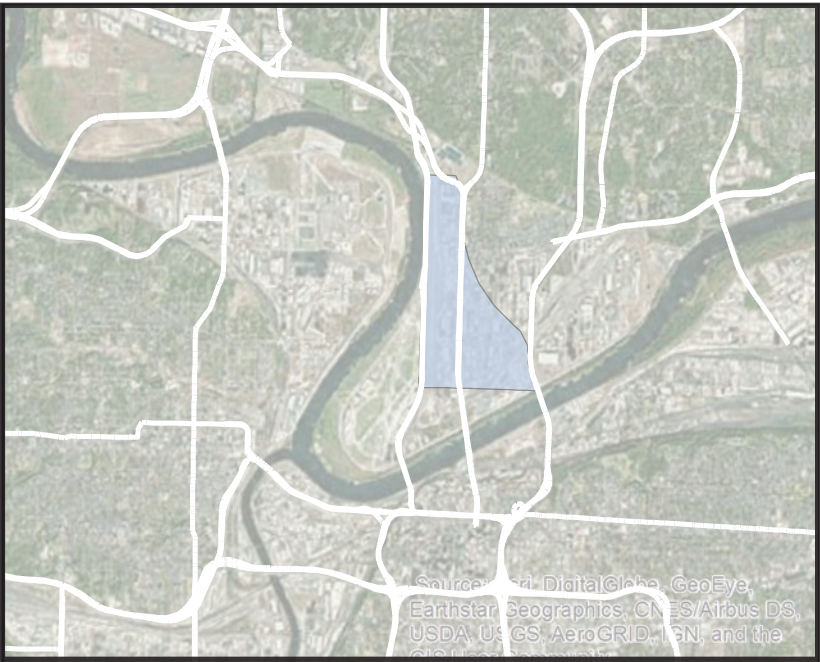
NORTH

2017 EXISTING LAND USE
DOWNTOWN AIRPORT



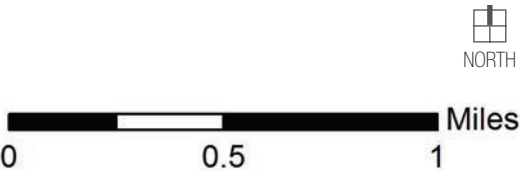
Commercial **100%**
Existing Land Use in this jurisdiction only contains
Commercial and Vacant land uses

LOCATION

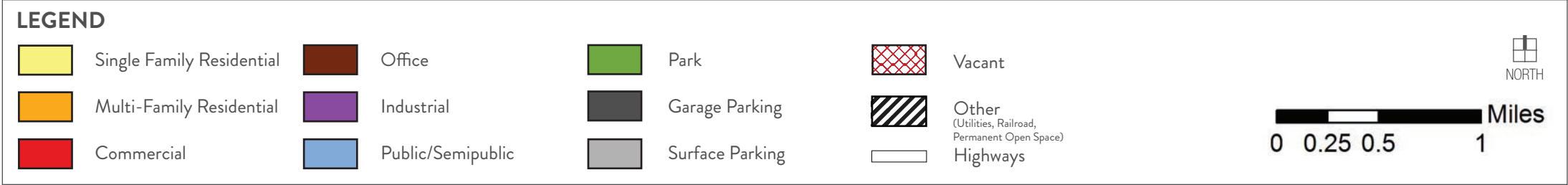
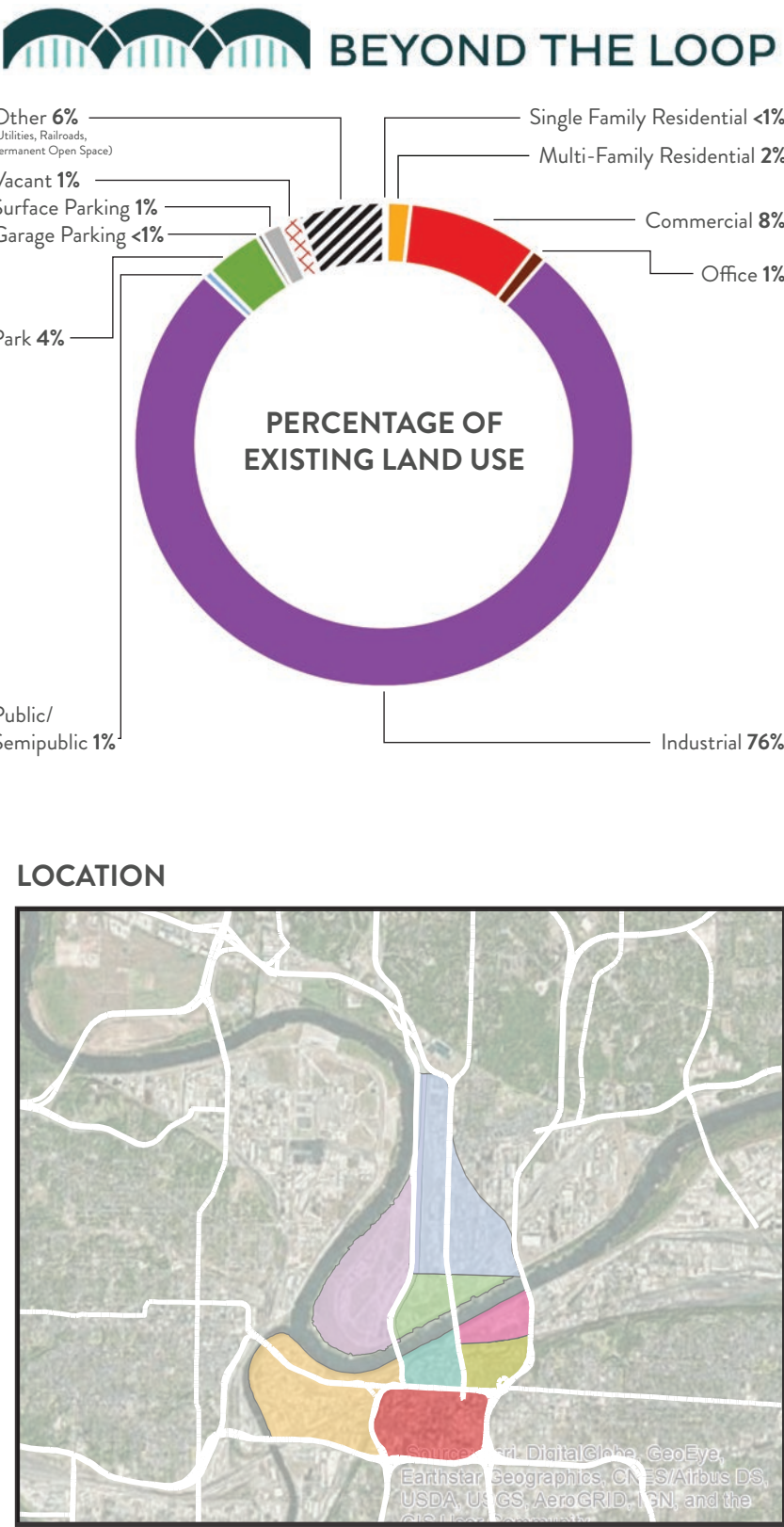
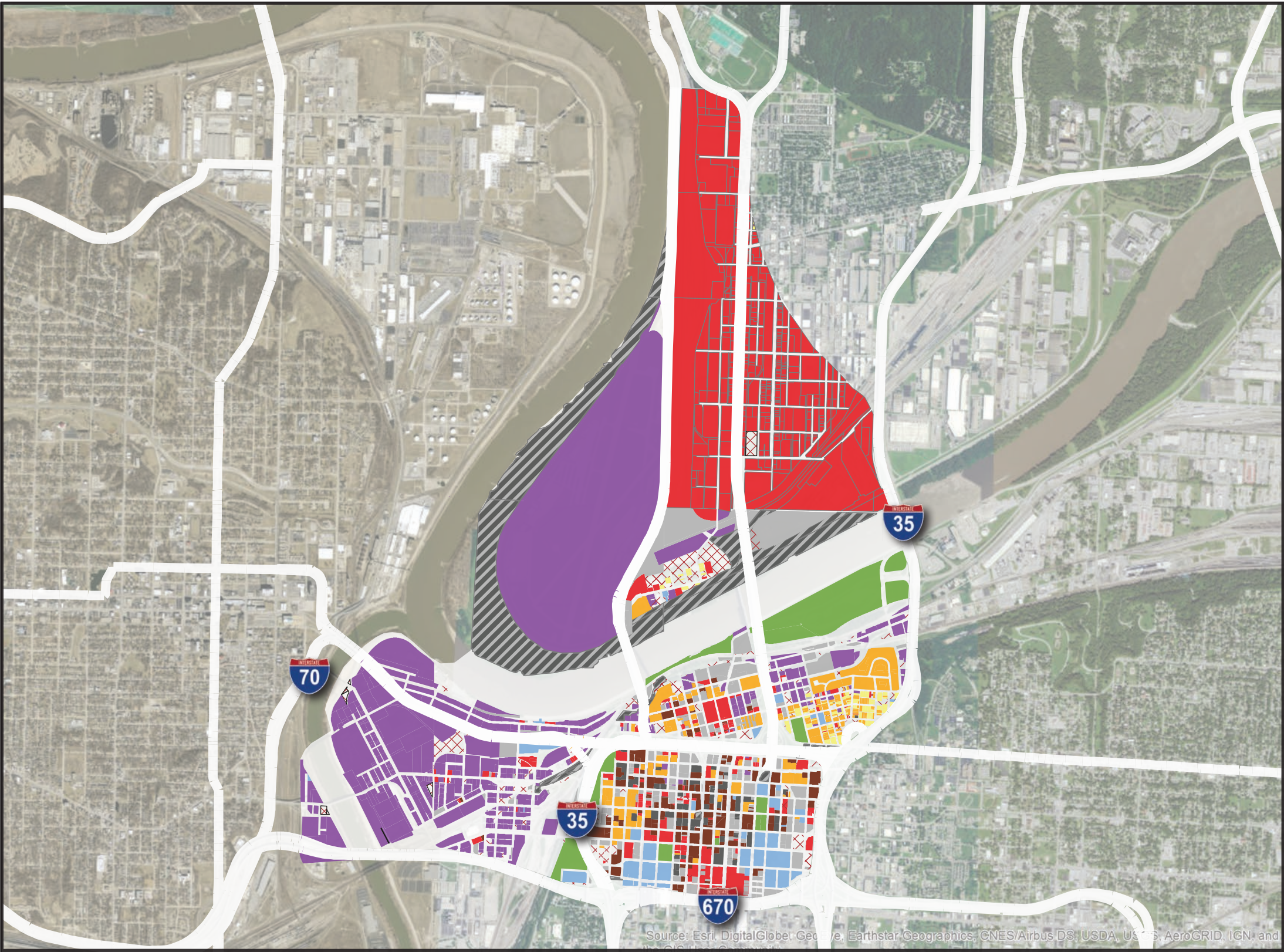


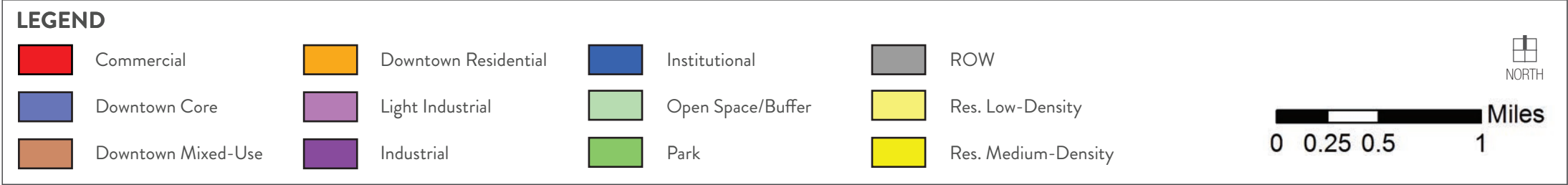
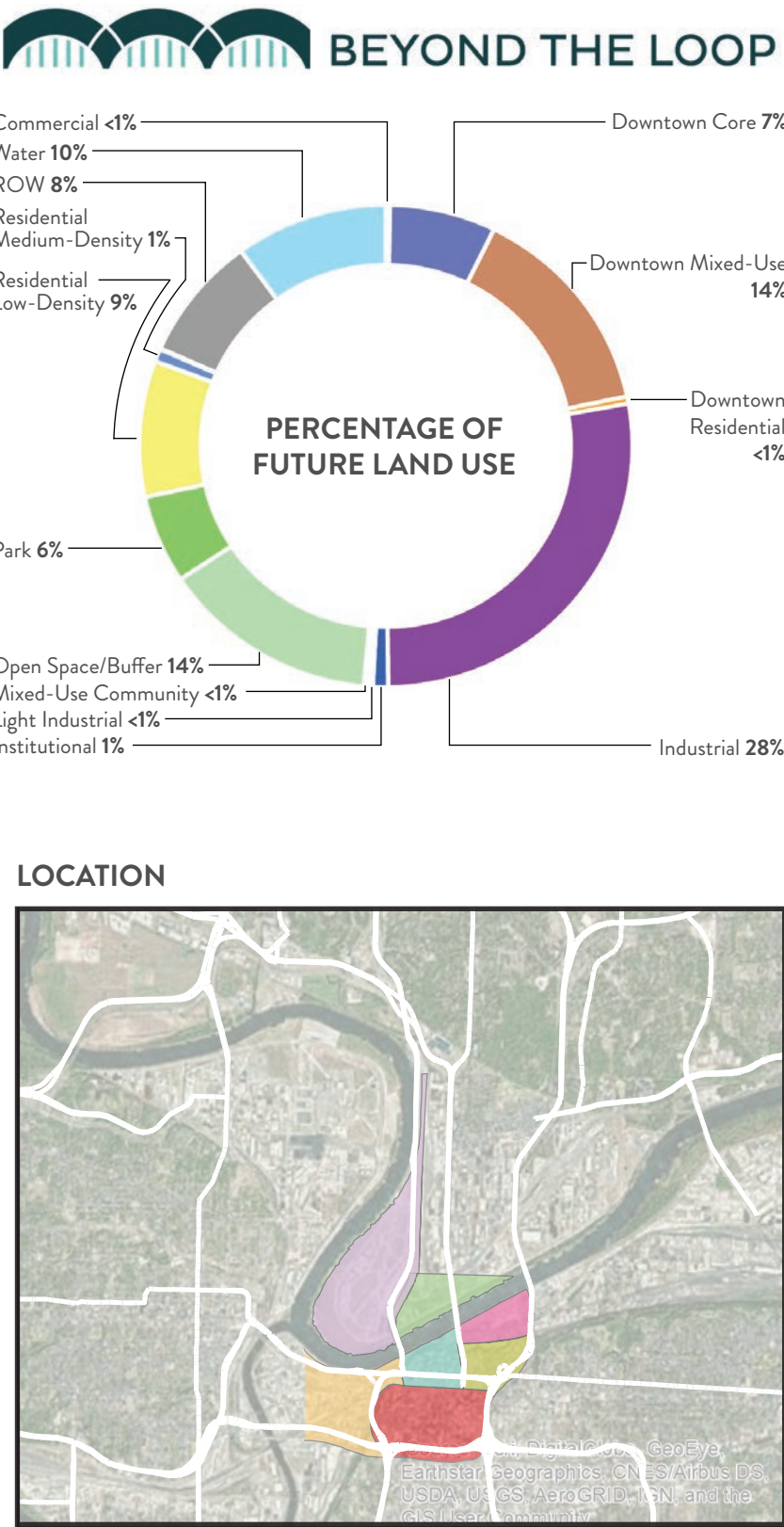
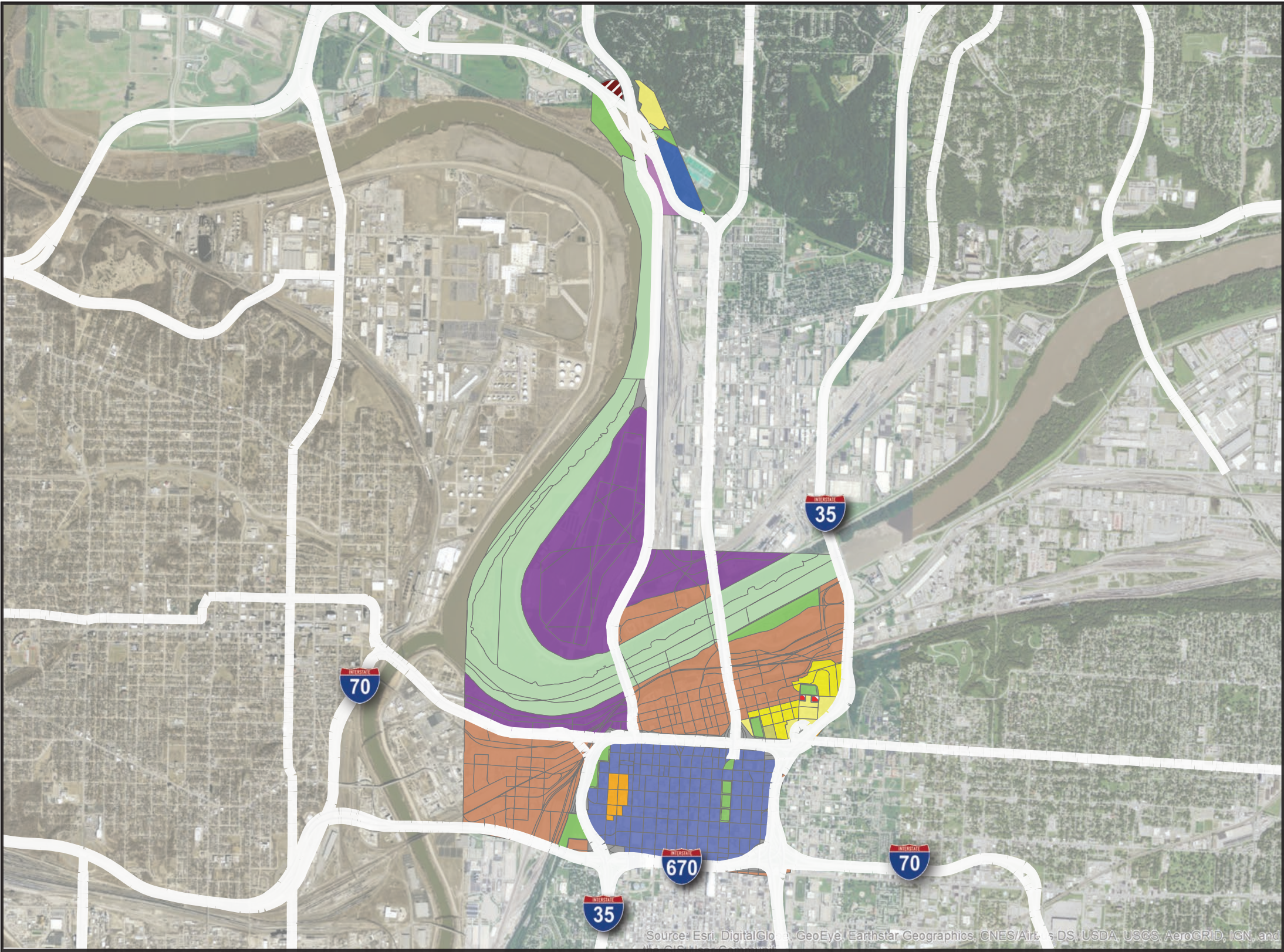
LEGEND

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

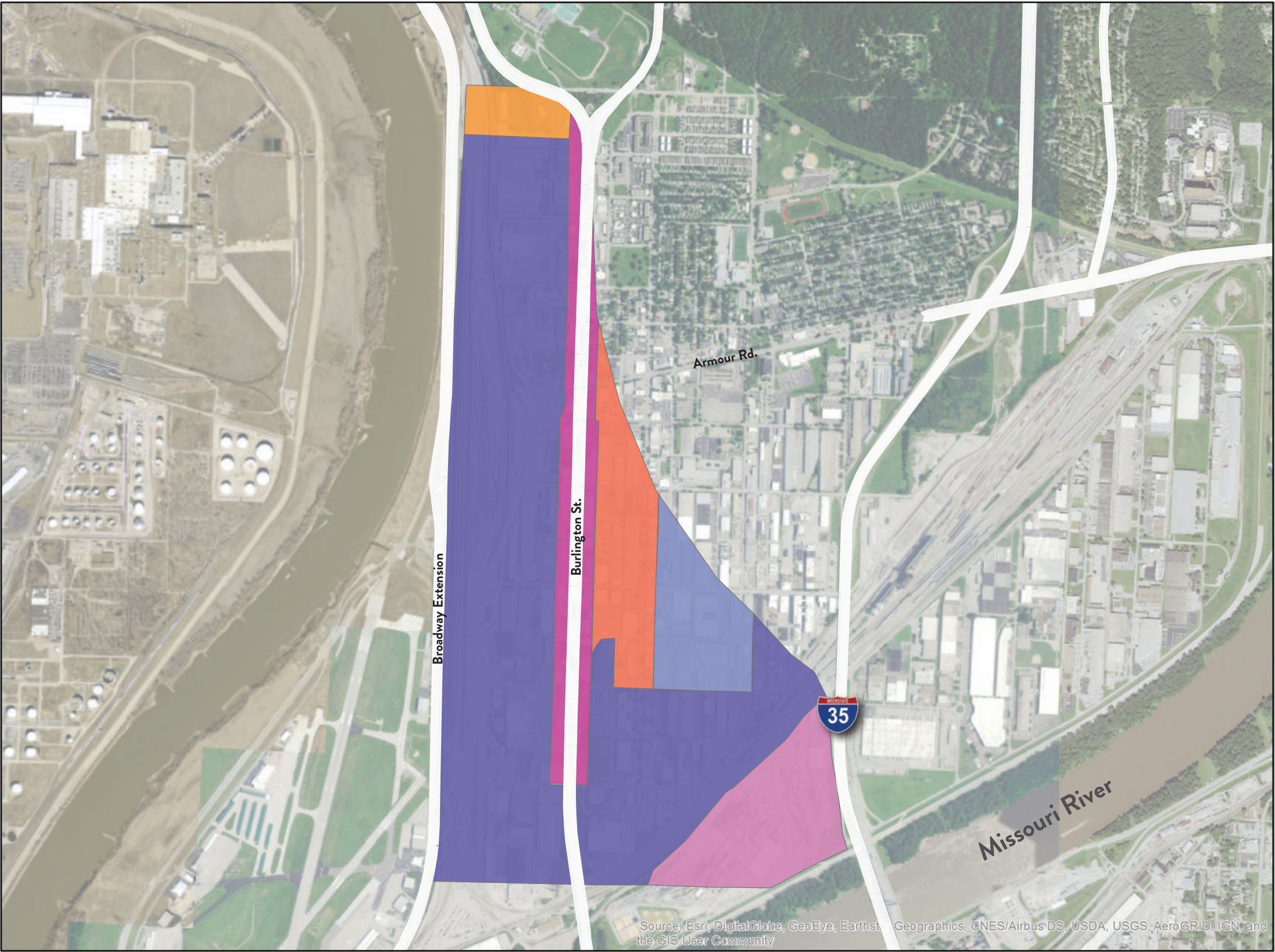


2017 EXISTING LAND USE
NORTH KANSAS CITY

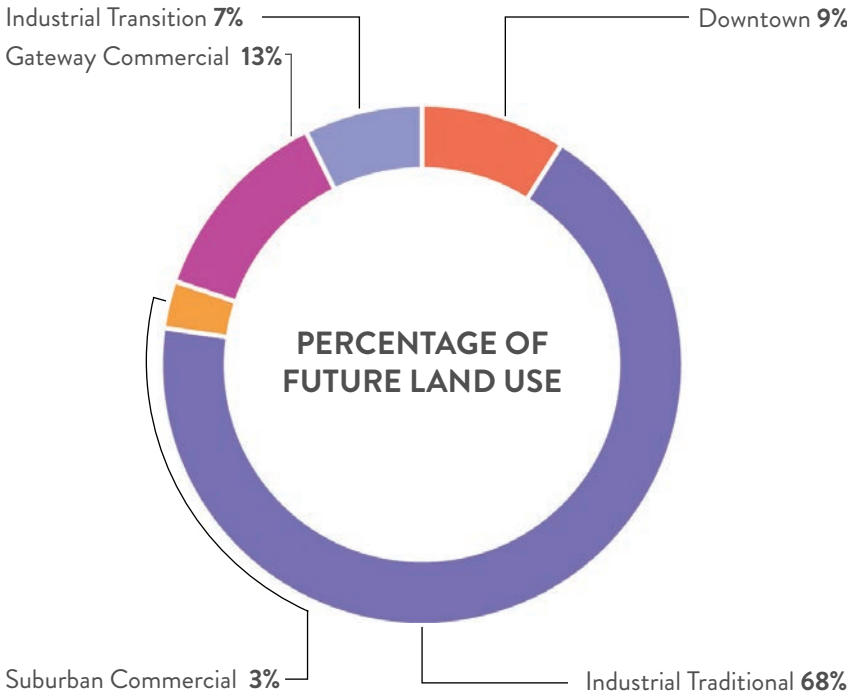




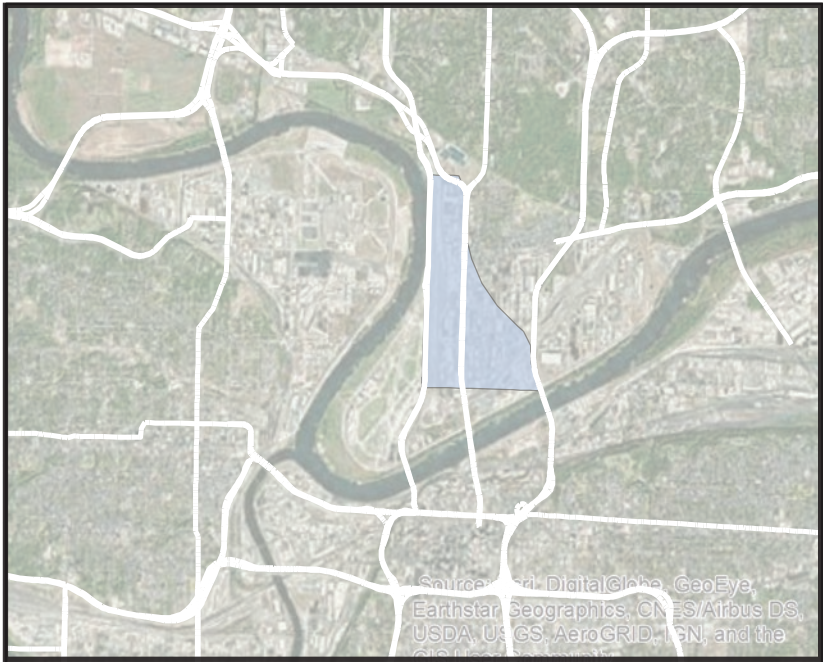
FUTURE LAND USE KANSAS CITY, MISSOURI









BEYOND THE LOOP

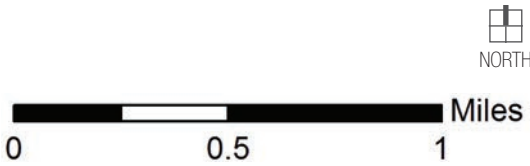


LOCATION

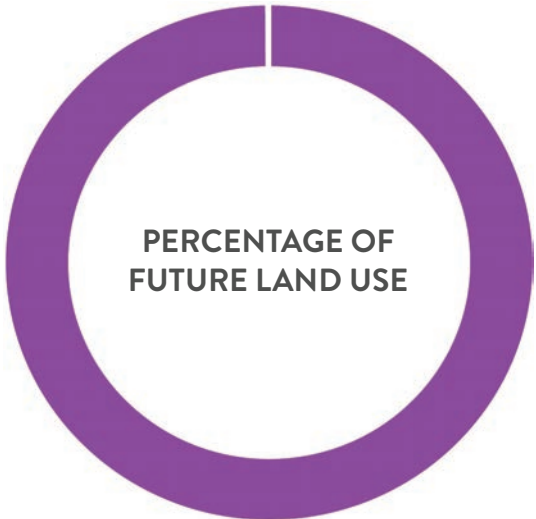


LEGEND

- | | |
|--|---|
|  Downtown |  Gateway Commercial |
|  Industrial Traditional |  Industrial Transition |
|  Suburban Commercial |  Highways |



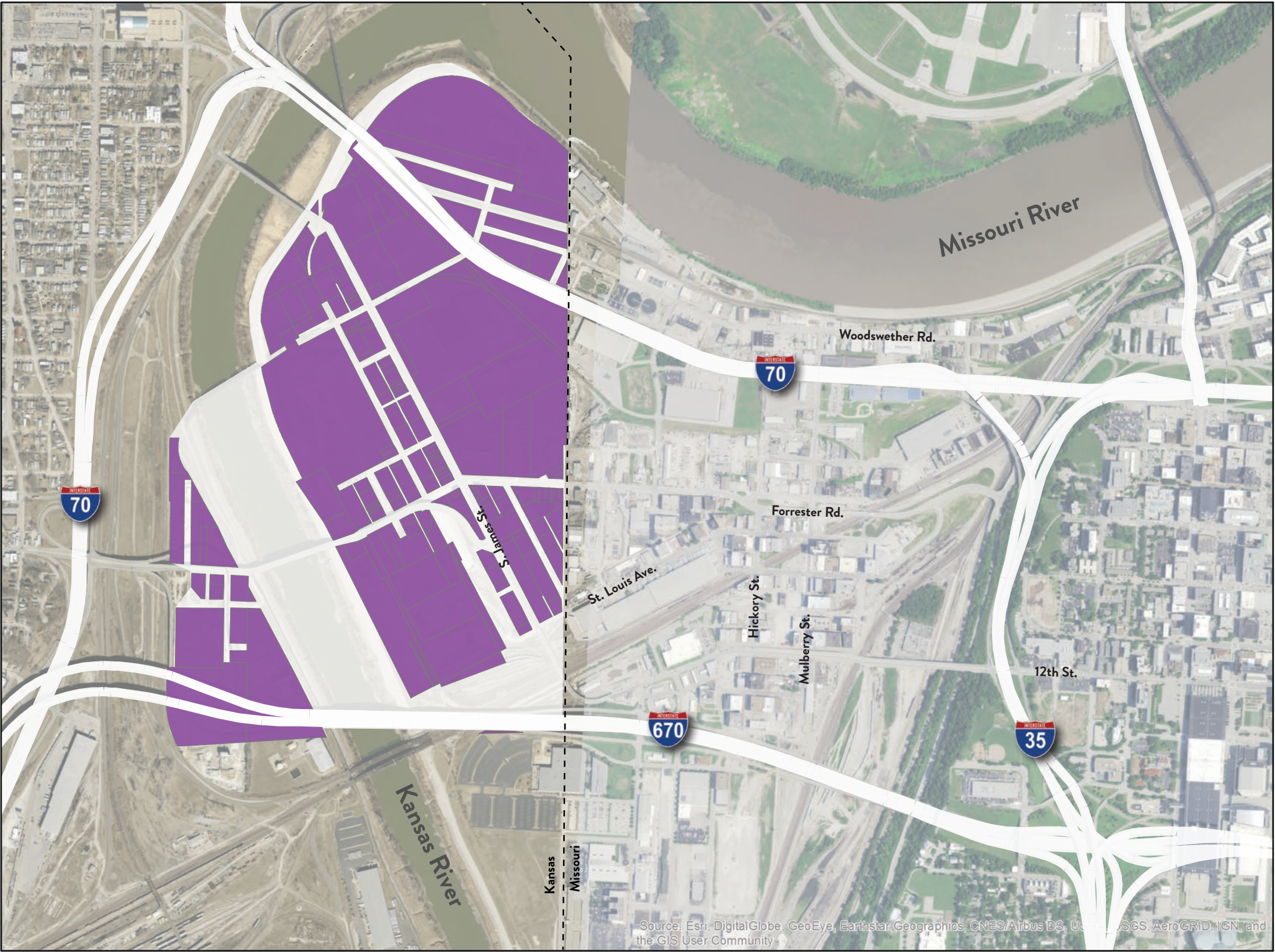
FUTURE LAND USE
NORTH KANSAS CITY, MISSOURI



LOCATION



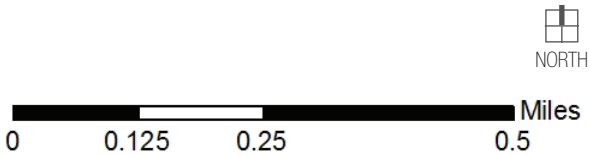
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



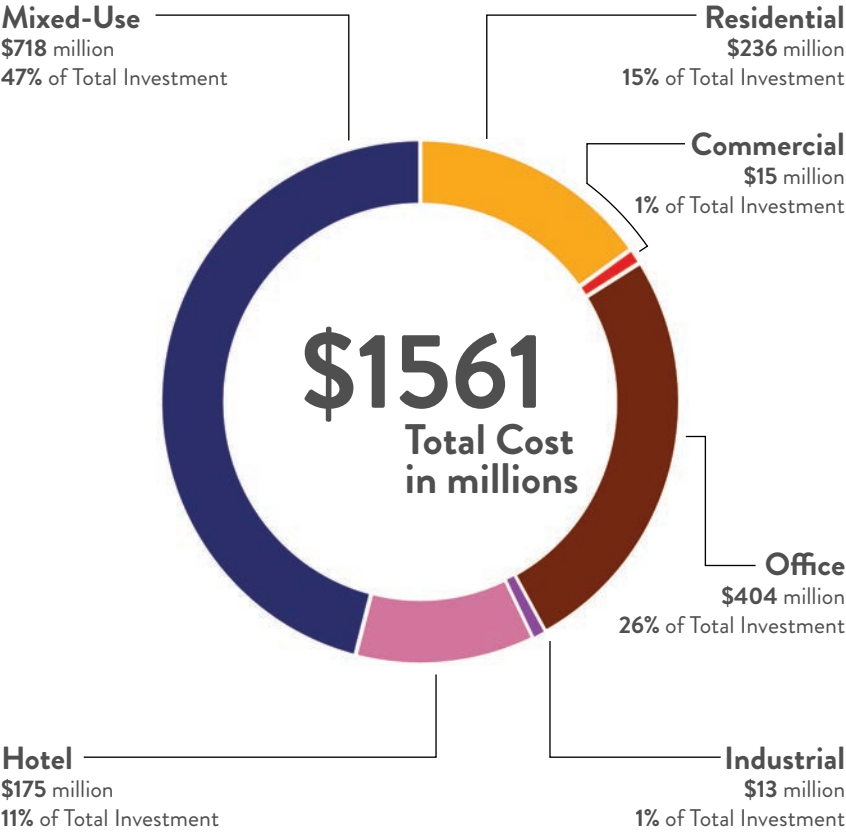
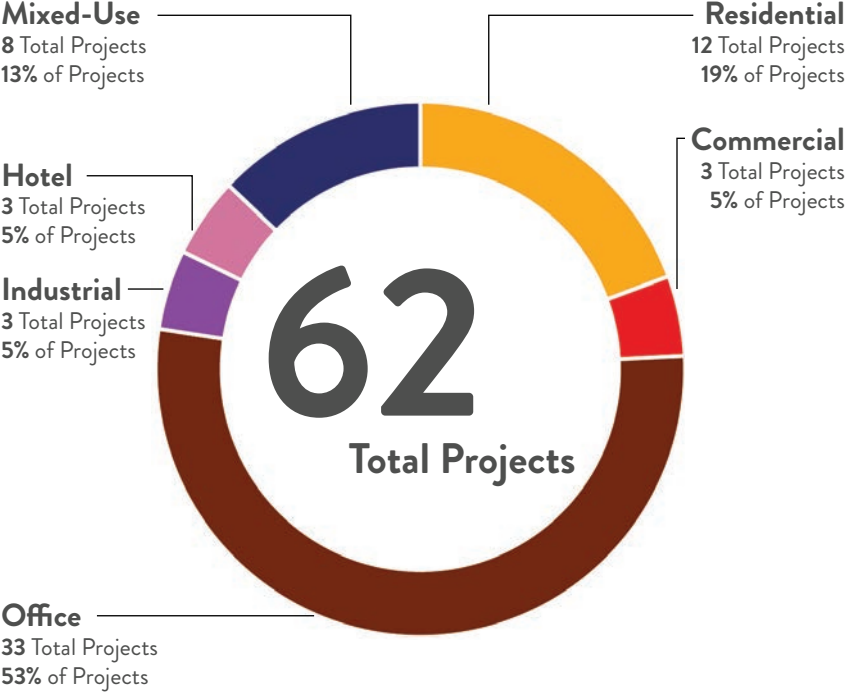
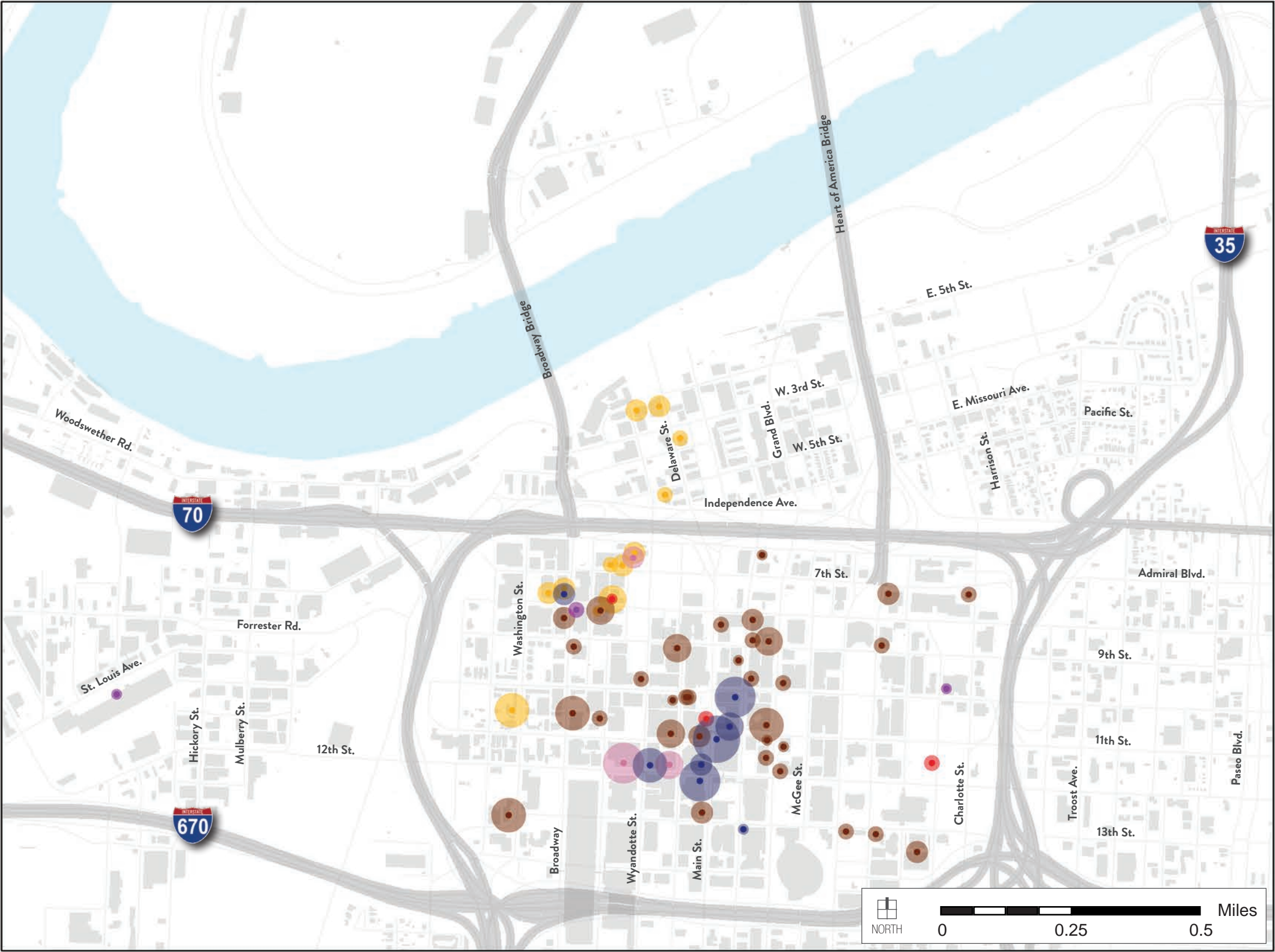
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

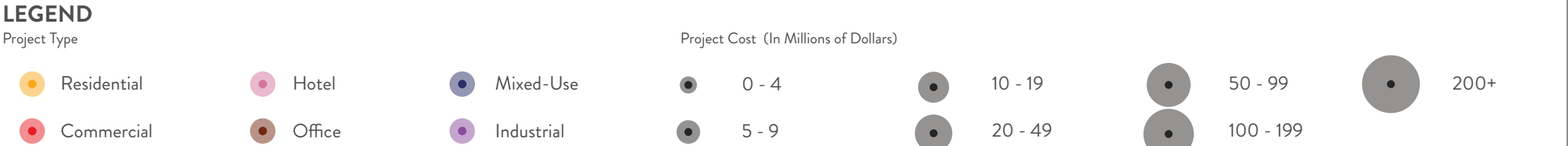
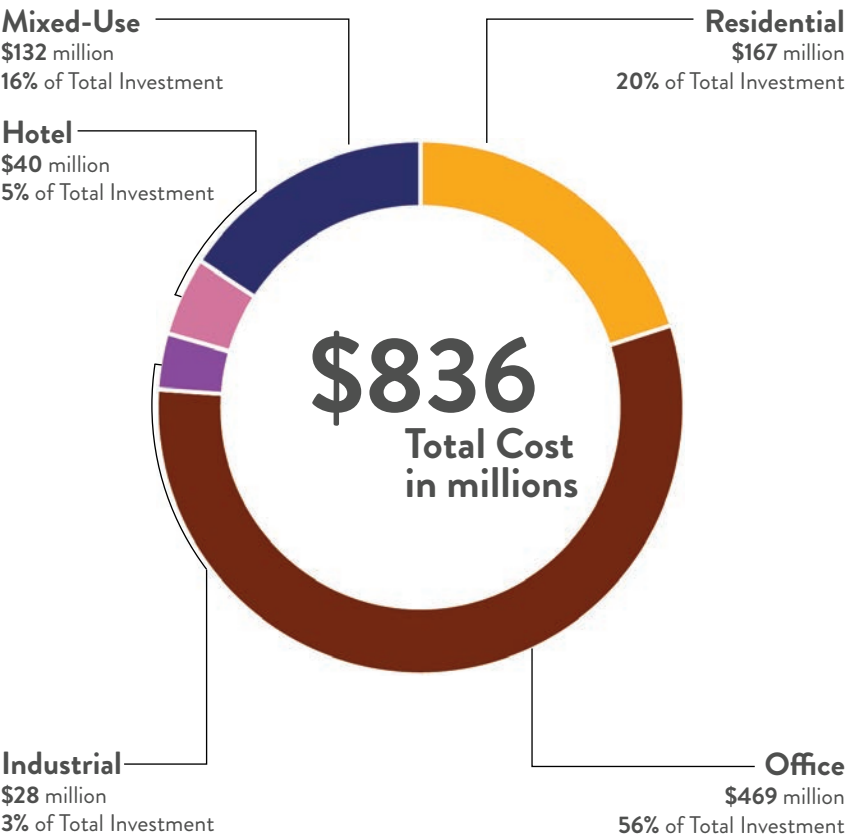
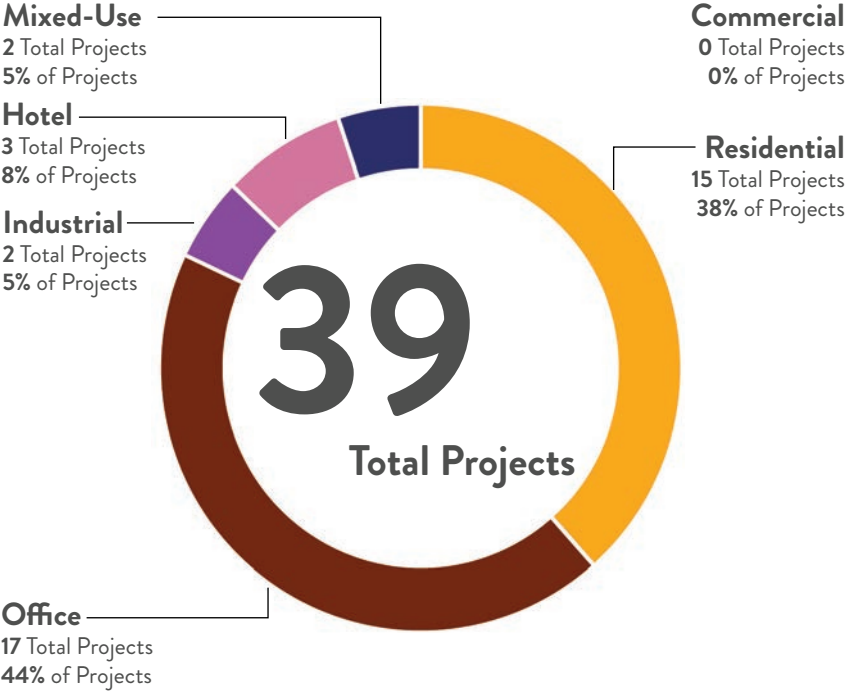
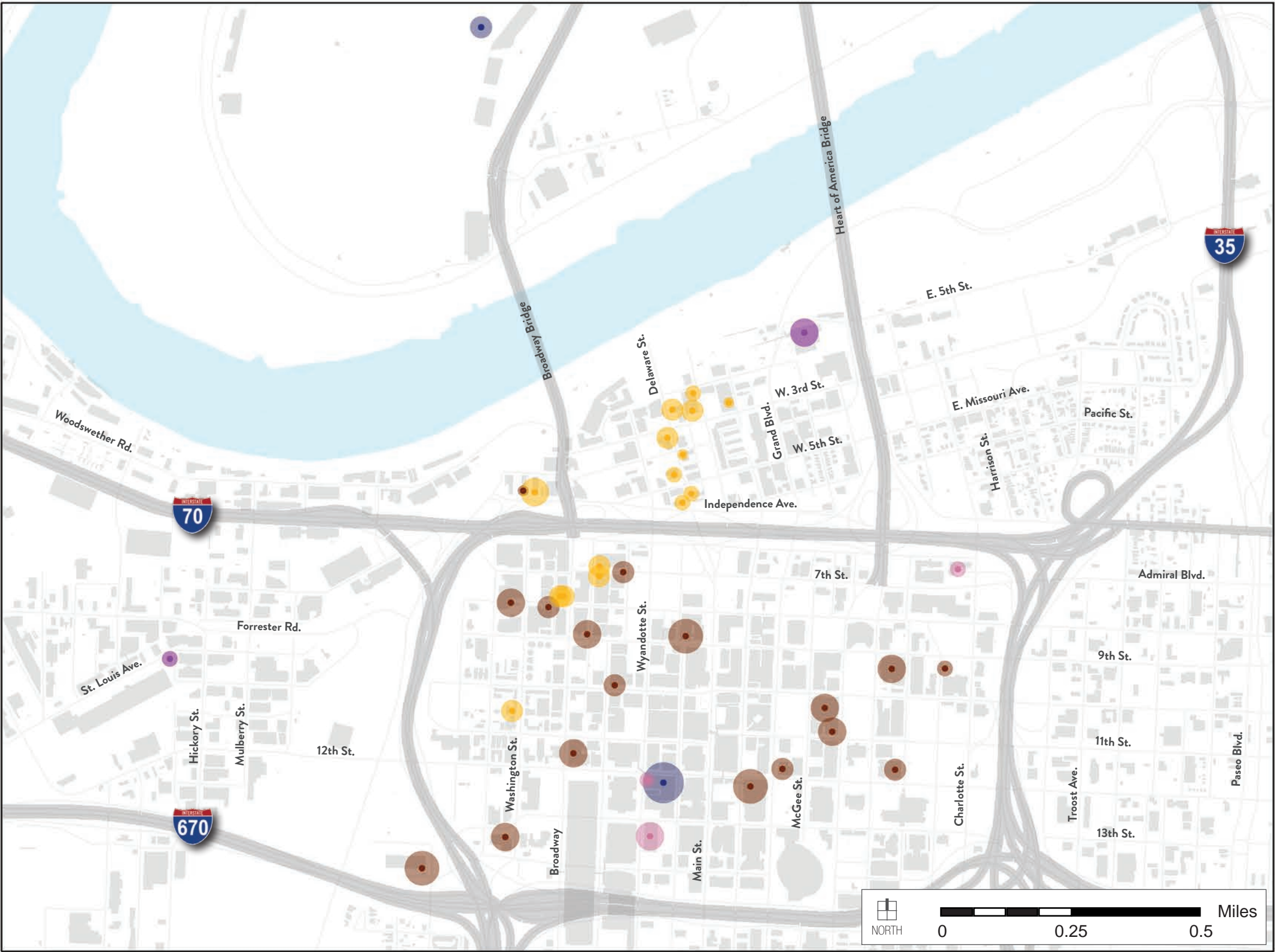
LEGEND

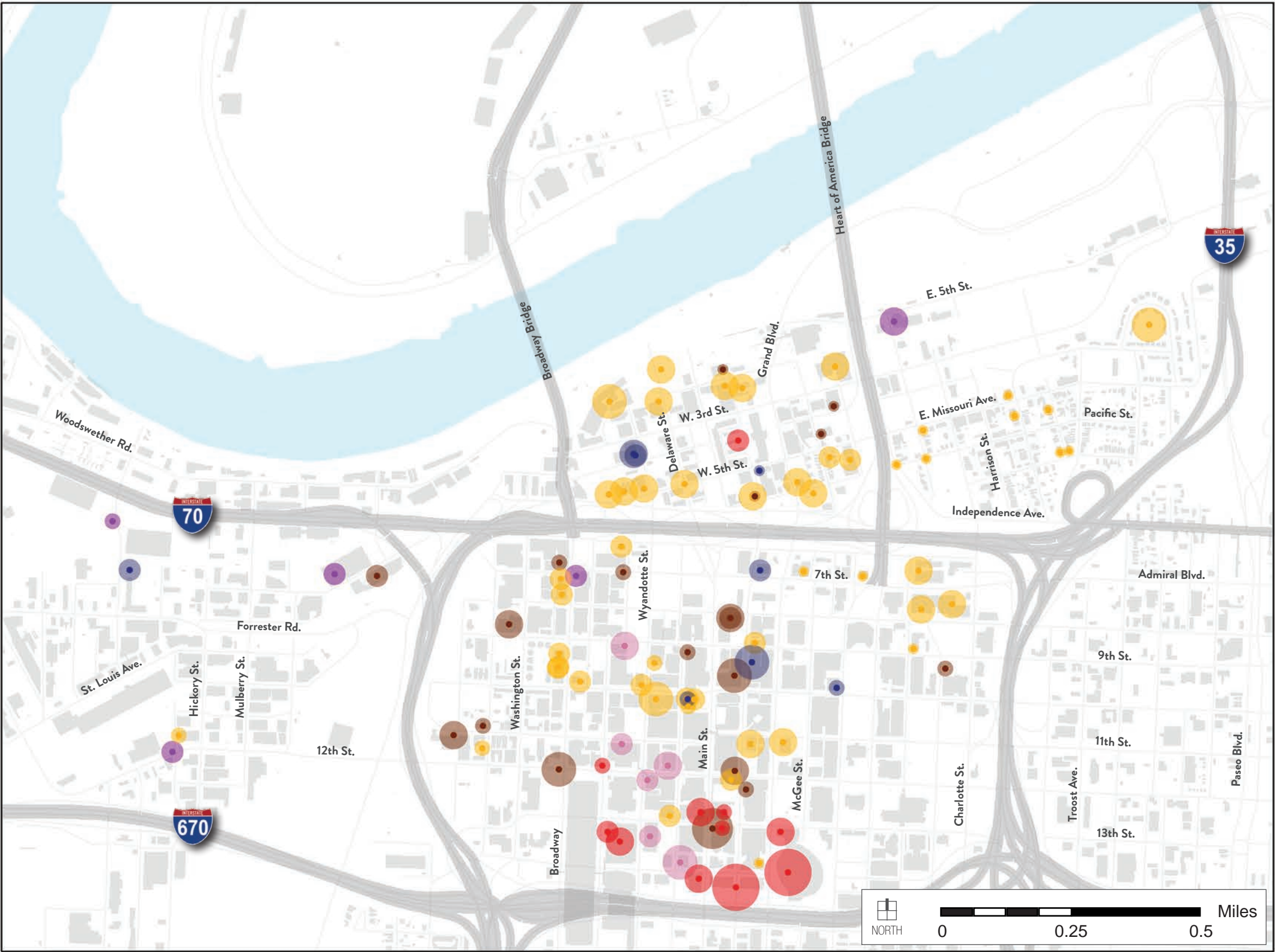
-  Employment
-  Highways



FUTURE LAND USE
KANSAS CITY, KANSAS (WEST BOTTOMS)

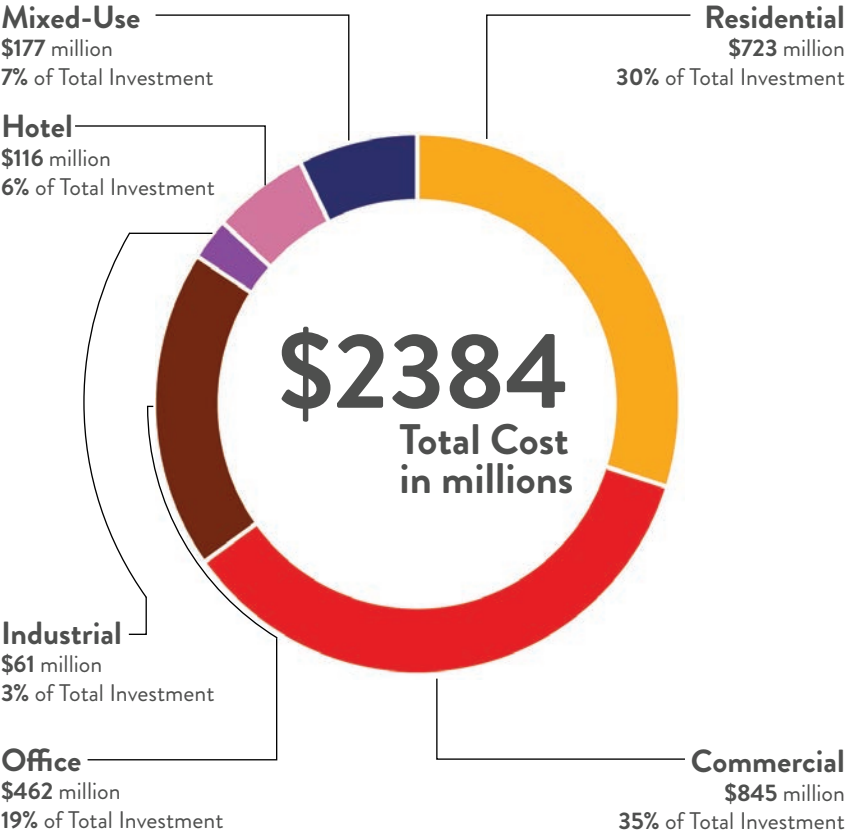
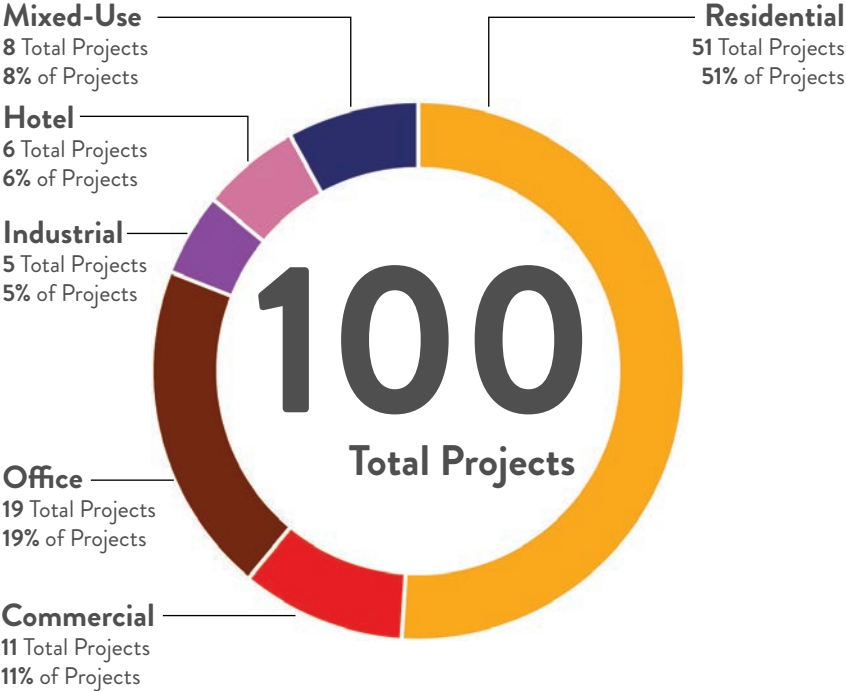
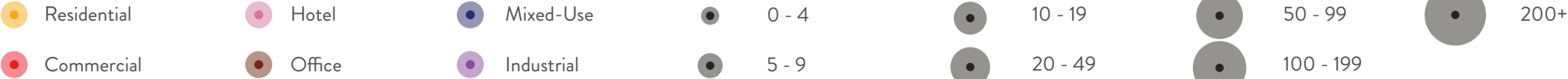






LEGEND

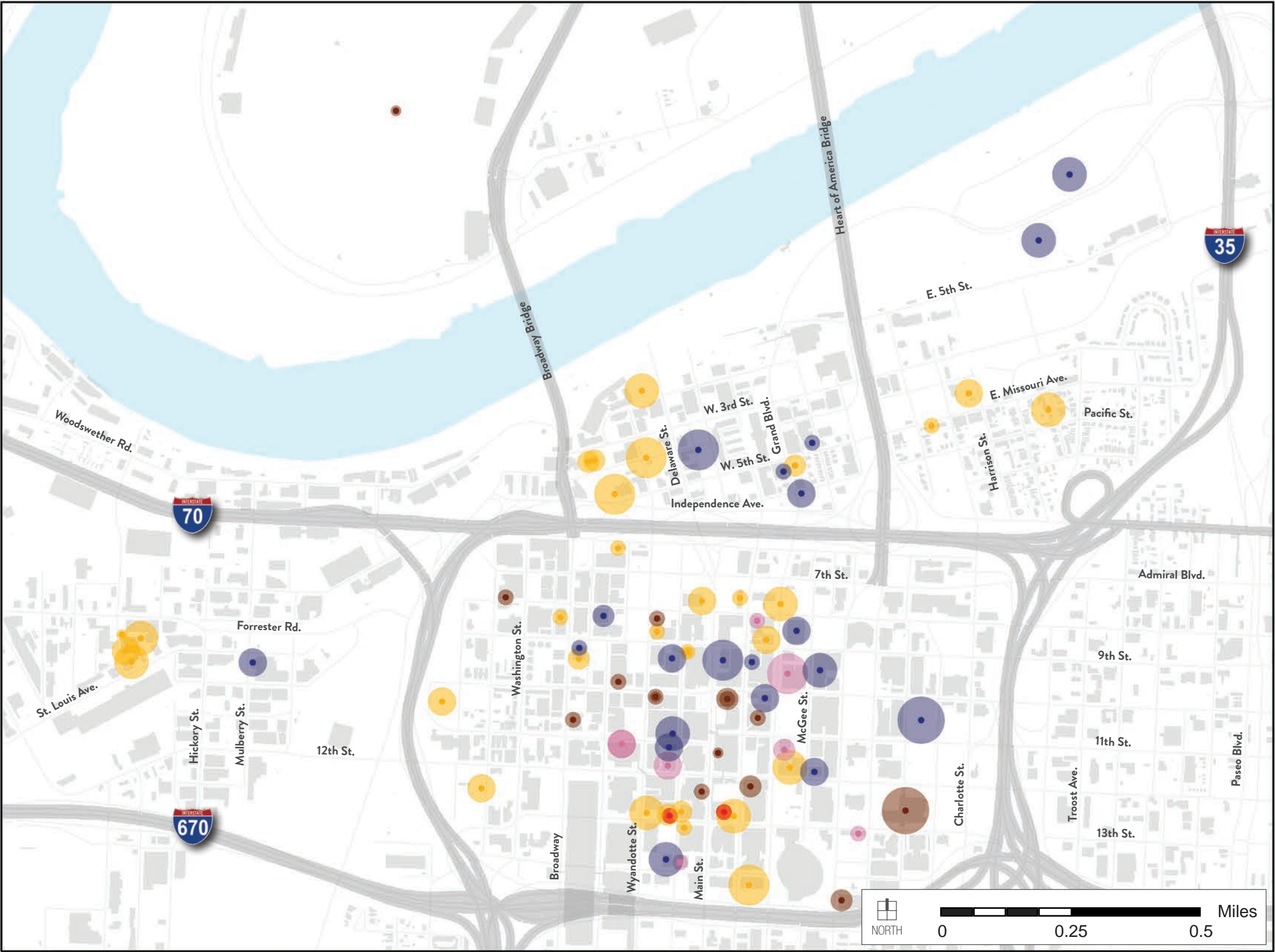
Project Type



INVESTMENT TRENDS - 2000s

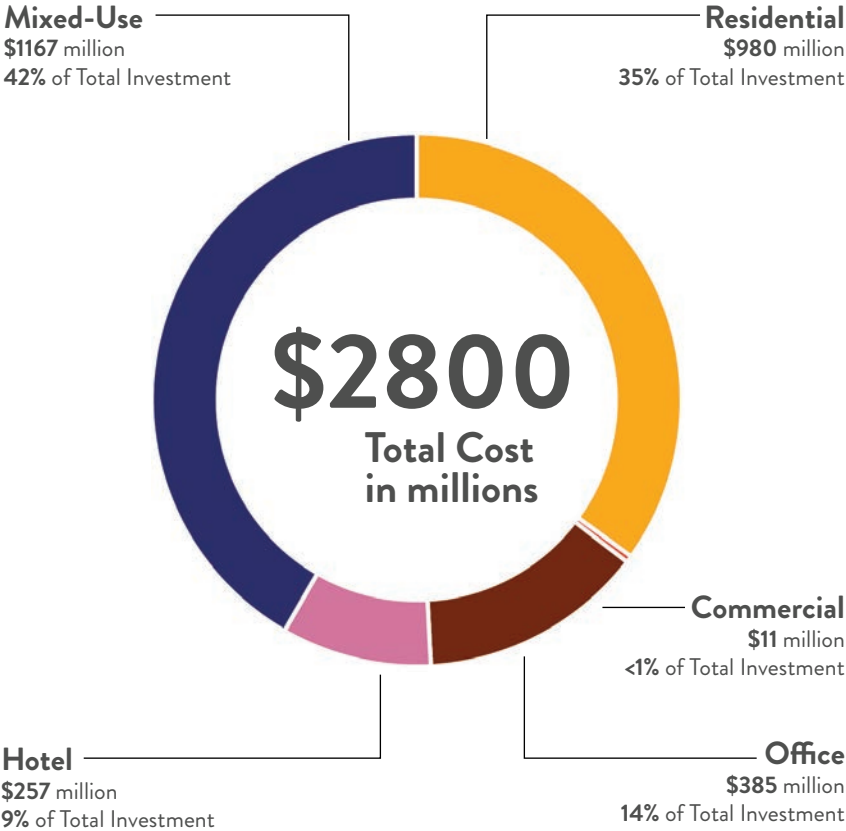
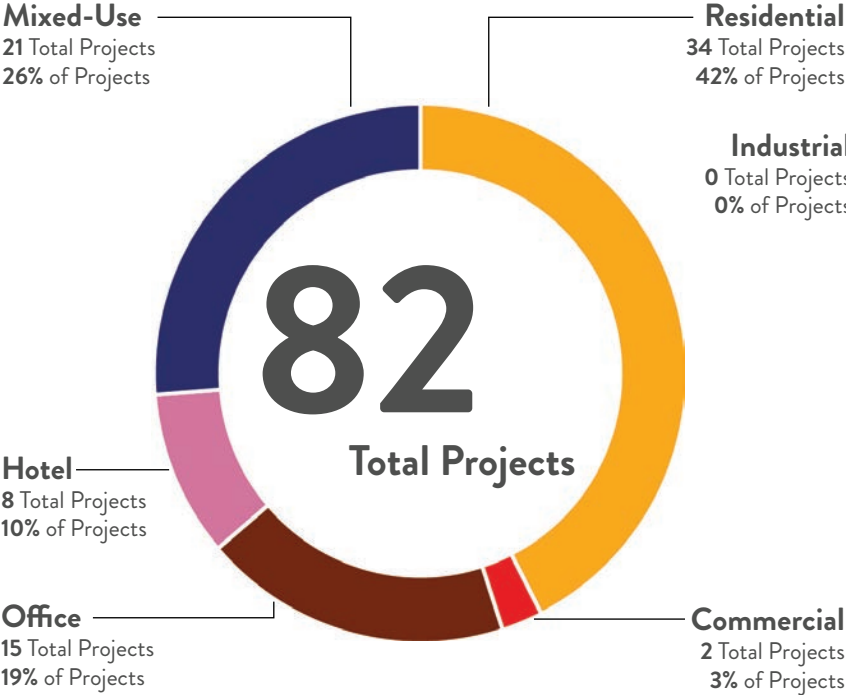
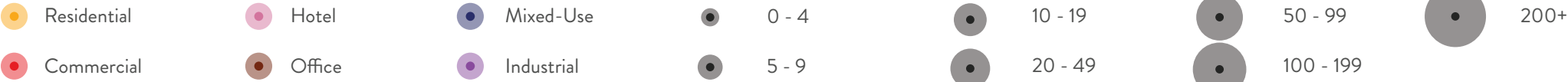


CENTRAL BUSINESS DISTRICT



LEGEND

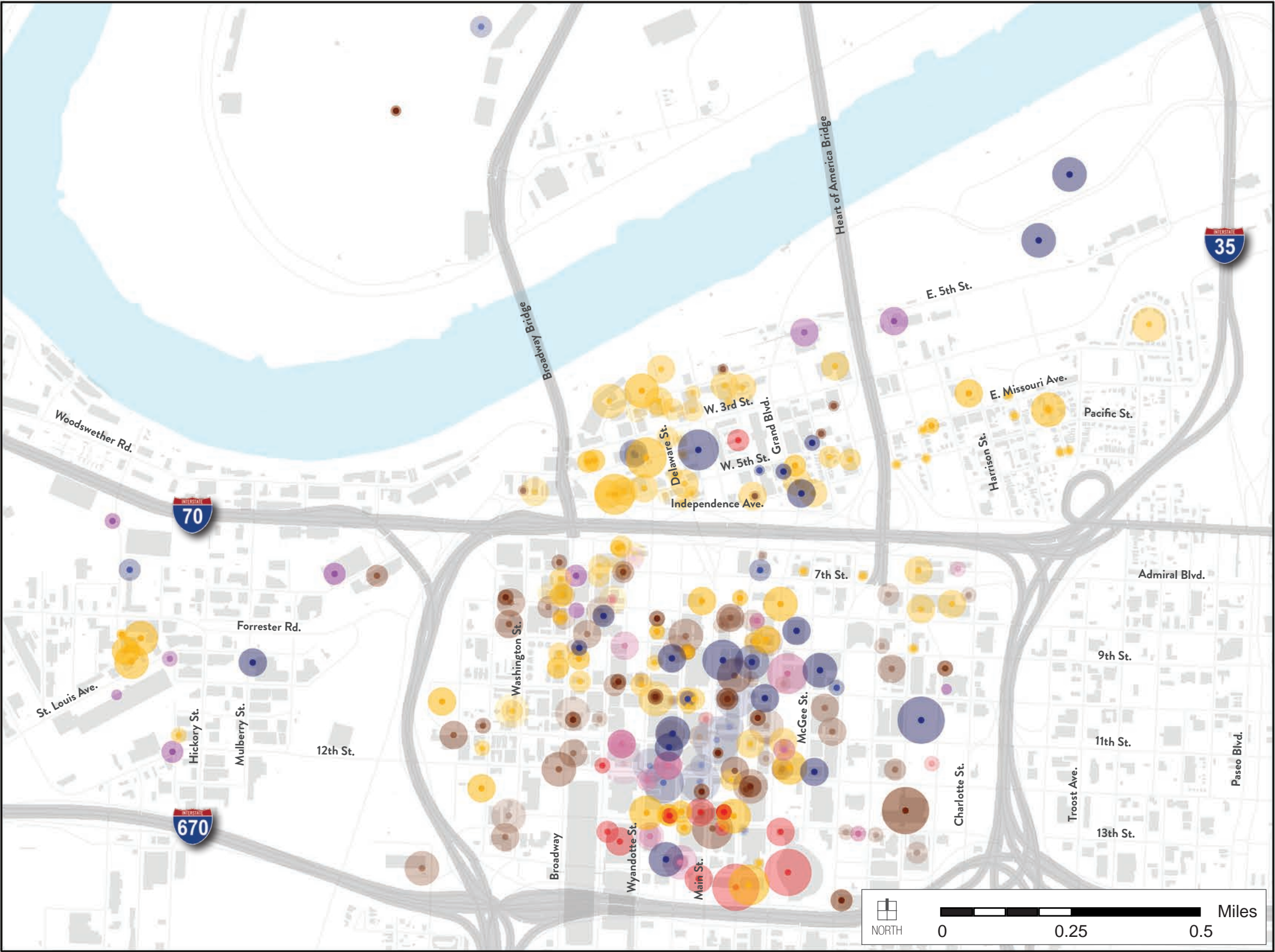
Project Type



INVESTMENT TRENDS - 2010s

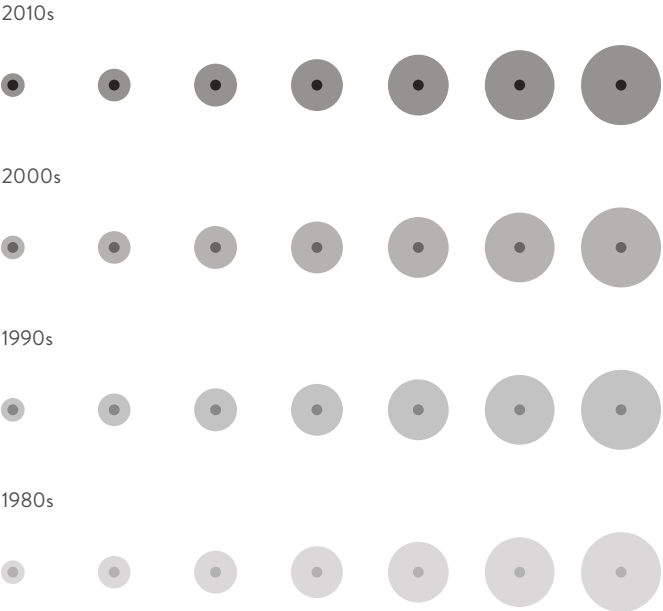


CENTRAL BUSINESS DISTRICT



LEGEND
Project Decade

BEYOND THE LOOP



LEGEND

Project Type

- Residential
- Hotel
- Mixed-Use
- Commercial
- Office
- Industrial

Project Cost (In Millions of Dollars)

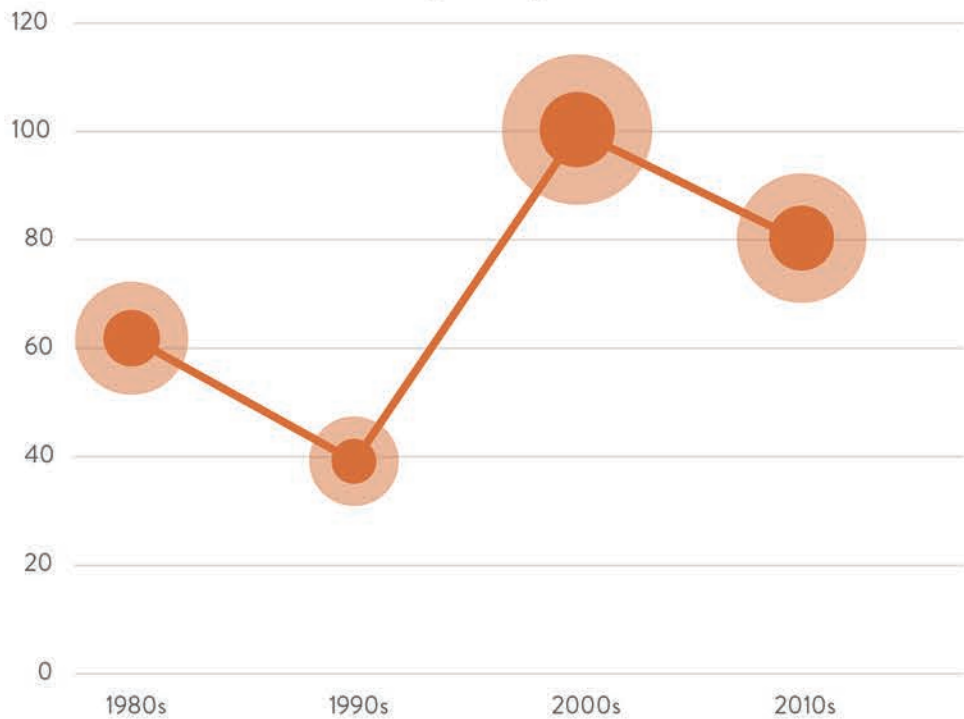
- 0 - 4
- 5 - 9
- 10 - 19
- 20 - 49
- 50 - 99
- 100 - 199
- 200+

OVERALL INVESTMENT TRENDS

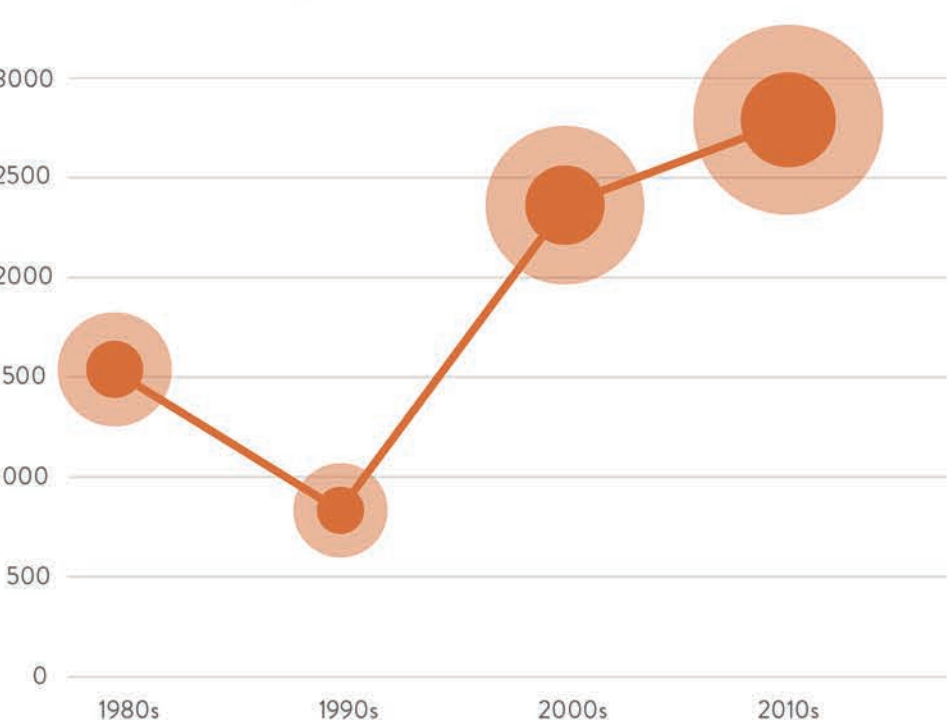
BEYOND THE LOOP

CENTRAL BUSINESS DISTRICT

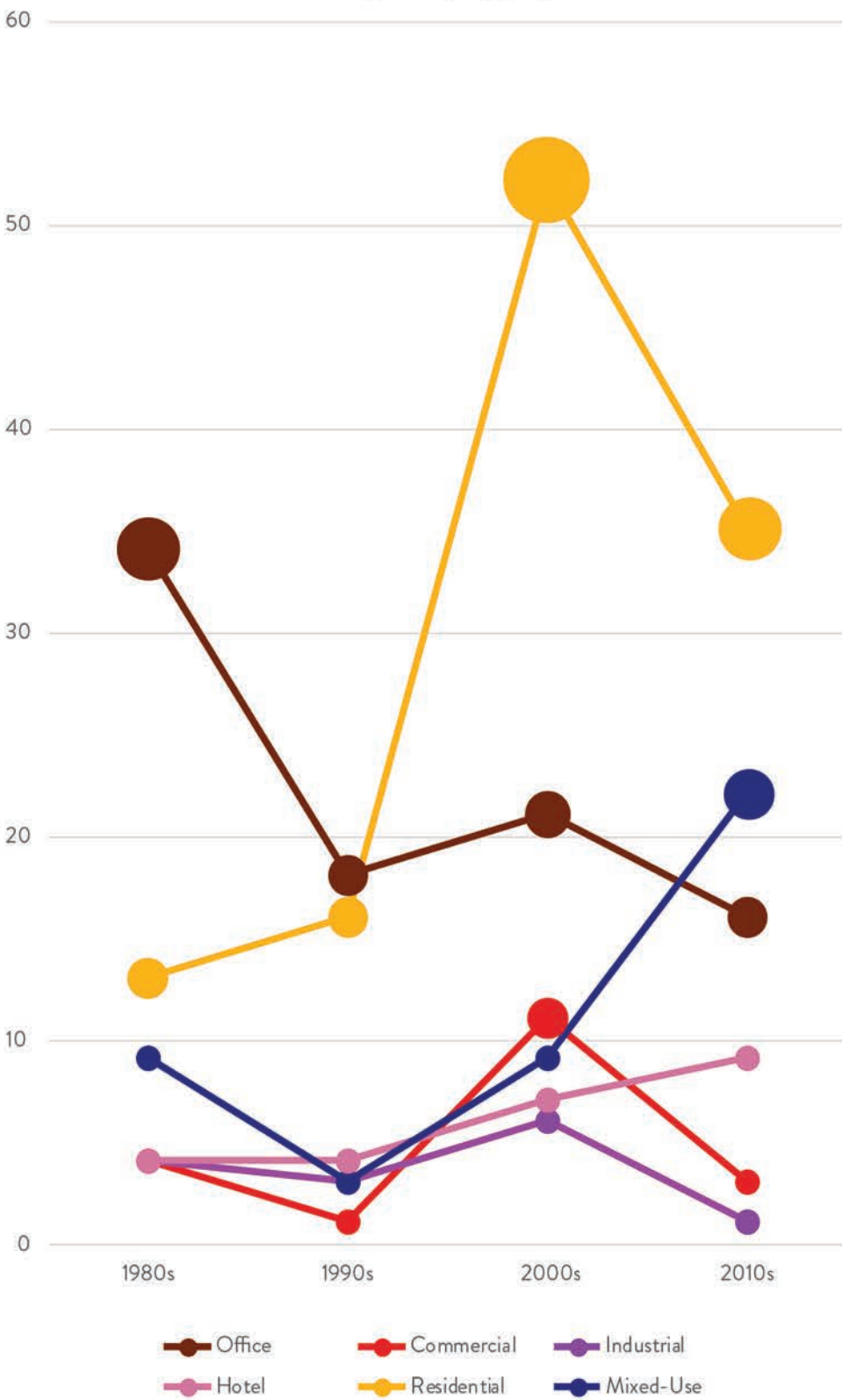
Number of Projects by Decade



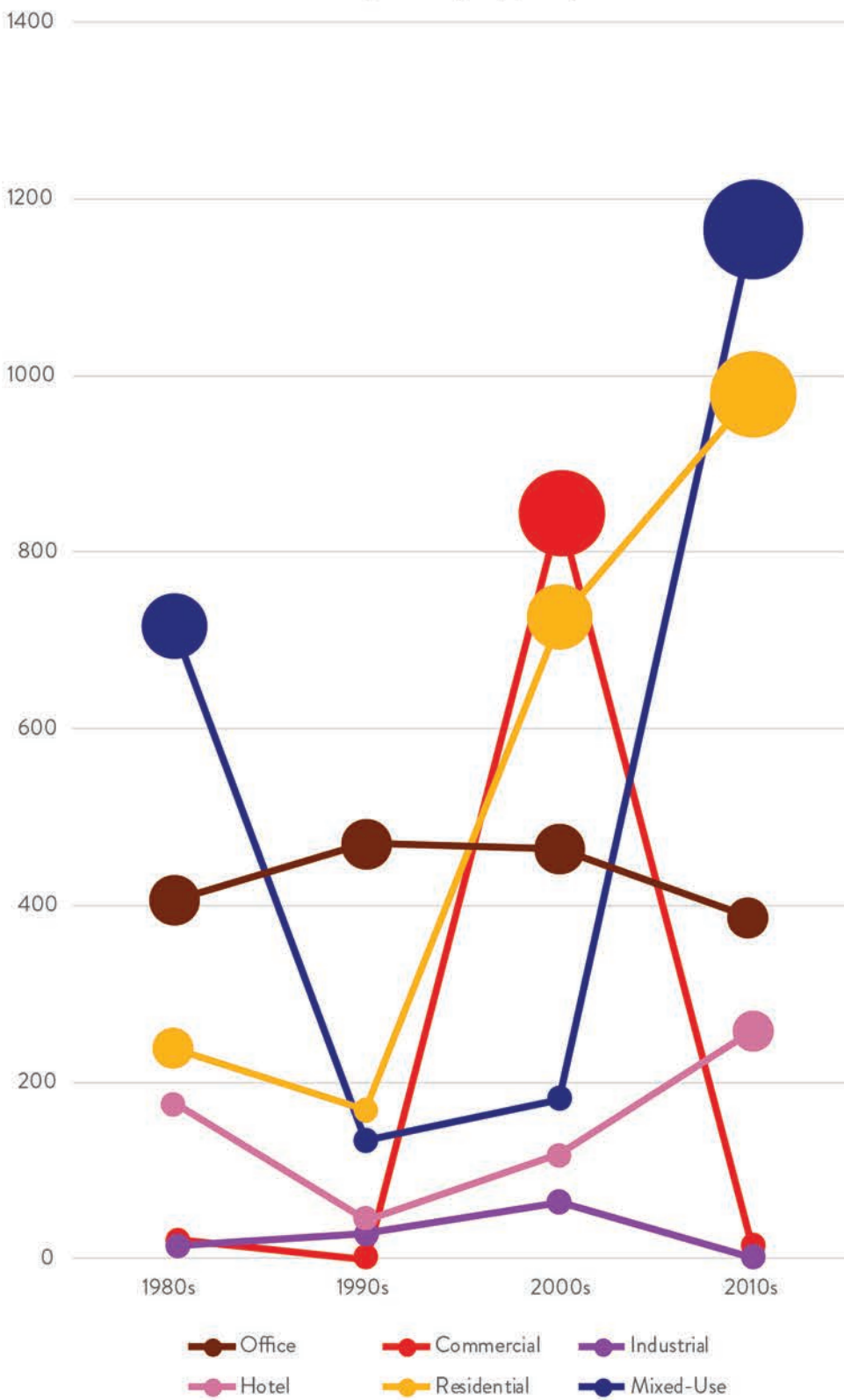
Total Cost of Projects in Millions of Dollars by Decade



Number of Project By Type per Decade



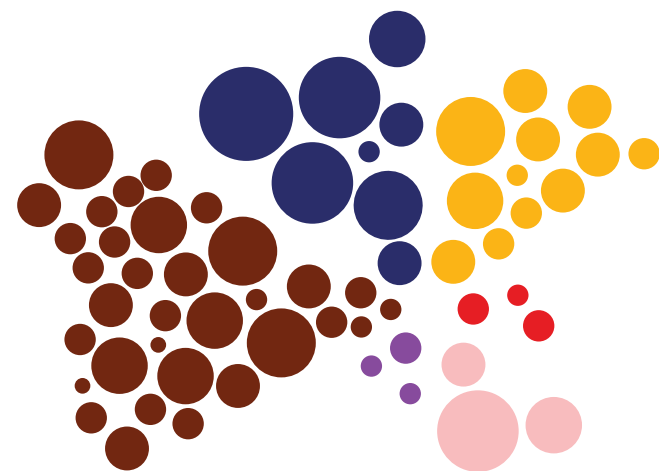
Cost of Projects by Type by Decade



INVESTMENT TRENDS

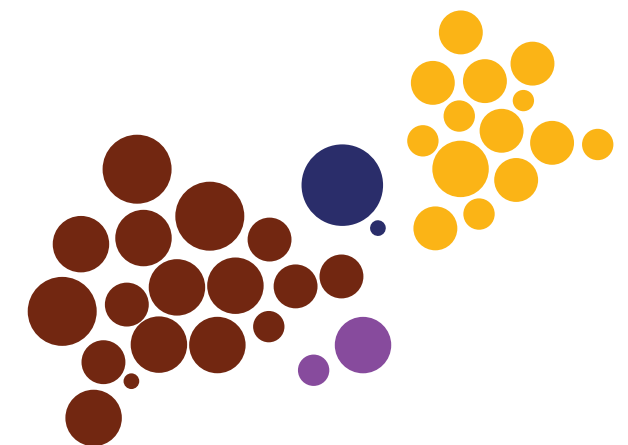
1980s

831	889
Total Residential Units	Total Hotel Units
60%	44
Rehabilitation Projects	Developers



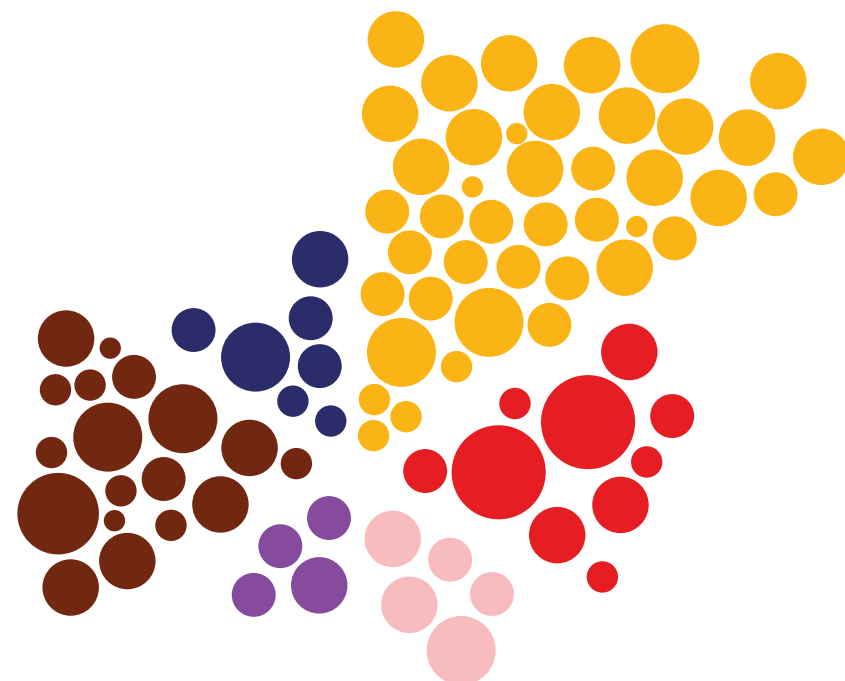
1990s

677	1,122
Total Residential Units	Total Hotel Units
44%	21
Converted Use Projects	Developers



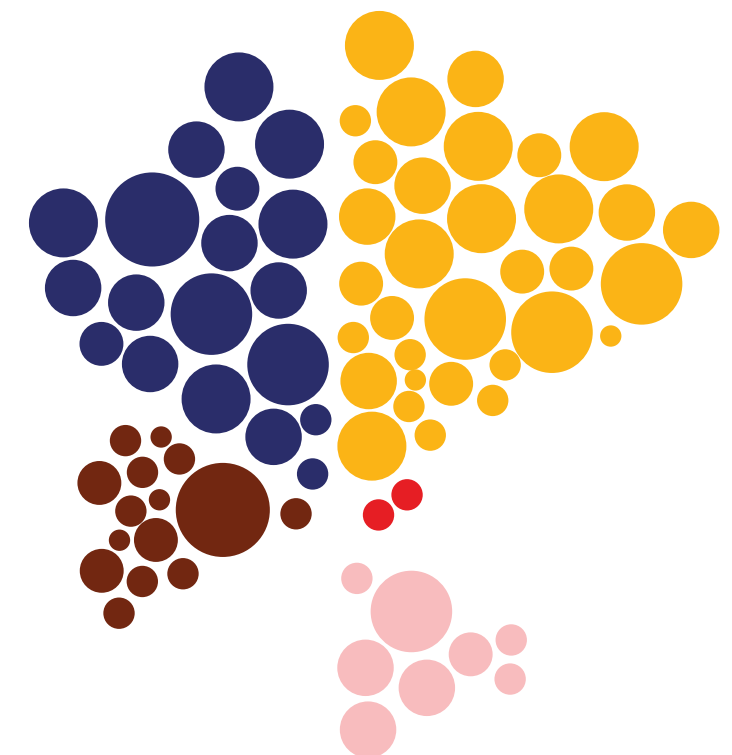
2000s

3,401	2,115
Total Residential Units	Total Hotel Units
50%	66
Converted Use Projects	Developers



2010s

8,269	3,177
Total Residential Units	Total Hotel Units
45%	63
Converted Use Projects	Developers

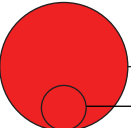


LEGEND
Project Type

Residential
Hotel
Mixed-Use

Commercial
Office
Industrial

\$350,000,000
\$1,000,000



INVESTMENT TRENDS