

MARION PARK DEVELOPMENT HISTORY

- 1963 Purchased Marion Park (South), 113 Acres. Rezoned From Agricultural To MP (Industrial Park).
- 1965 Building A (54,000 S.F.). First Building at Marion Park (South) Occupied by Administrative offices - manufacturing - packaging - warehousing and quality control.
- 1966 Purchased Marion Park (North), 67 Acres
- 1968 First Building A expansion (41,000 S.F.). Expansion space for administrative offices, manufacturing and packaging.
- 1969 Second Building A expansion (25,000 S.F.). Distribution center for order-pick and-ship and shipping. First major quality control laboratory facility.
- 1972 Building B (63,000 S.F.). Occupied by administrative office, R&D laboratories, first animal colonies and first computer room.
- 1976 Building C (554,000 S.F.). Occupied by manufacturing, packaging and quality control laboratories, raw material warehousing and operations/TS offices. rear of Building A converted to finished goods warehouse.
- First Master Site Plan developed for Marion Park.
- 1980 Building B expansion and B Annex (38,000 S.F.). Occupied by expanded R&D Lab. First major pilot plant facility.
- 1983 Rezonning of Marion Park (North) from agricultural to C-3A2 (commercial) to permit flexibility for construction of office buildings. First development plan.
- 1986 Building A - converted to R&D use. Distribution relocated to College Facility.
- 1987 Rezonning of Marion Park (North) from C-3A2 (commercial) to M-1P (Light Industrial) to permit flexibility for construction of offices, labs and light manufacturing.
- 1988 Building D (57,171 S.F.). First level occupied by new main cafeteria for Marion Park site. Second level occupied by expanded R&D labs.
- Strategic facilities plan for Marion approved, including new Master Site Plan (Densified south plan) for Marion Park.
- 1991 Building E (73,831 S.F.). Occupied by expanded R&D labs, pilot plant, clinical supplies mfg. and warehouse.
- 1993 Visitors Center (10,000 S.F.). Occupied by exhibits of Marion Labs/Merrell Dow history, etc.
- 1996 Project 1 (775,000 S.F.). Occupied by North American Regional office and R&D labs.
- 1998 Project 14 (27,520 S.F.). Expanded production & mechanical space in Building C.

DEVELOPMENT DATA

Hoechst Marion Roussel (Marion Park): 2,130,125 S.F.
 3408 Parking spaces (1,146 Garage; 2,262 Surface)
 TIF Redevelopment area: 481,480 TO 734,480 S.F.
 2,441 TO 3,700 Parking spaces (Surface)
 Total Project area: 2,611,605 TO 2,864,605 S.F.

MARION PARK DEVELOPMENT

PROJECT	DESCRIPTION	SQUARE FEET	START	END
Existing	Office & Lab	999,222		
	Lots 1-7, 14	+1,174		
1	Office	662,172	1994	1996
	Lab	94,184		
	Utility plant	16,027		
		772,383		
	Garage (Lot 9)	+546		
	Lots 8,10,11,12 & 13	+928		
		1,474		
	Lot 15	+20	1996	1996
5	Office	75,000	2005	2007
6A	Garage	+600		
	Lot 8	-150		
7	Lab	100,000	2004	2006
	Lot 12	-150		
10	Office	120,000	2002	2005
11	Eliminated by administrative approval, September 1999			
14	Mechanical Equipment room	2,320	1997	1998
	Production	25,000	1998	1999
15	Building M expansion	16,000	1999	2000
	Lot 16	+240	1999	1999
	Lot 4 expansion	+200	2000	2000
16	Cook & office	10,000	2001	2002
	Mechanical	10,000		
		Total: 2,130,125		

TIF REDEVELOPMENT AREA

Proposed land uses include: office, retail, service retail, hotel, warehousing and distribution, and light manufacturing

PROJECT	DESCRIPTION	START	END
2	2 to 4 buildings 77,000 to 120,000 sq. Ft. 270 to 420 surface parking	2001	2003
3	1 to 3 buildings 1 to 2 stories 45,000 to 80,000 sq. Ft. 160 to 245 surface parking	2003	2005
4	1 to 3 buildings 3 to 8 stories 220,000 to 280,000 sq. Ft. 870 to 1,460 surface parking	2000	2002
5	1 building 1 to 2 stories 19,000 to 30,000 sq. Ft. 70 to 105 surface parking	2002	2003
8	1 to 2 buildings 1 to 4 stories 56,000 to 84,000 sq. Ft. 200 to 315 surface parking	2010	2013
9	1 to 2 buildings 1 to 4 stories 32,000 to 100,000 sq. Ft. 110 to 175 surface parking	2005	2007
12	1 to 2 buildings 1 to 2 stories 19,460 to 30,460 sq. Ft. 70 to 105 surface parking	2002	2004
13	1 to 2 buildings 1 story warehouse 13,000 to 30,000 sq. Ft. 20 to 30 surface parking	2002	2003
TOTAL RANGE: 481,480 to 734,480 S.F.			

MARION PARK EXISTING SPACE ANALYSIS

Building A	Office	37,748			
	Laboratory	26,450			
	Manufacturing	13,681			
	Warehouse	8,736			
	Computer Room	23,741			
	Mechanical	18,229			
	Support	14,449			
Total		141,994			
Building C	Office	90,472			
	Laboratory	38,229			
	Manufacturing	225,516			
	Warehouse	136,308			
	Computer Room	743			
	Mechanical	61,309			
	Support	75,081			
Total		626,658			
Building D	Office	11,378			
	Laboratory	11,351			
	Manufacturing	1,194			
	Warehouse	1,301			
	Mechanical	6,006			
	Support	28,890			
Total		60,110			
Building E	Office	253			
	Manufacturing	14,516			
	Warehouse	6,028			
	Mechanical	1,878			
	Support	7,008			
Total		31,683			
Visitors center	Exhibit / office / support	11,214			
Storage		2,060			
Building F	Office	127,846			
	Warehouse	10,928			
	Computer Room	393			
	Mechanical	23,112			
	Support	18,292			
Total		178,536			
Building H	Office	64,051			
	Support	28,049			
Total		92,100			
Building J	Office	155,560			
	Warehouse	1,642			
	Computer Room	97			
	Mechanical	17,288			
	Support	52,713			
Total		228,200			
Building K	Office	128,818			
	Computer Room	2,389			
	Mechanical	6,795			
	Support	25,135			
Total		163,336			
Building L	Office	24,953			
	Laboratory	30,596			
	Warehouse	7,219			
	Mechanical	12,596			
	Support	18,910			
Total		94,184			
Building M	Mechanical	16,027			
Total		16,027			
Total Existing Buildings		1,645,162			
Total Existing Buildings		1,799,125			

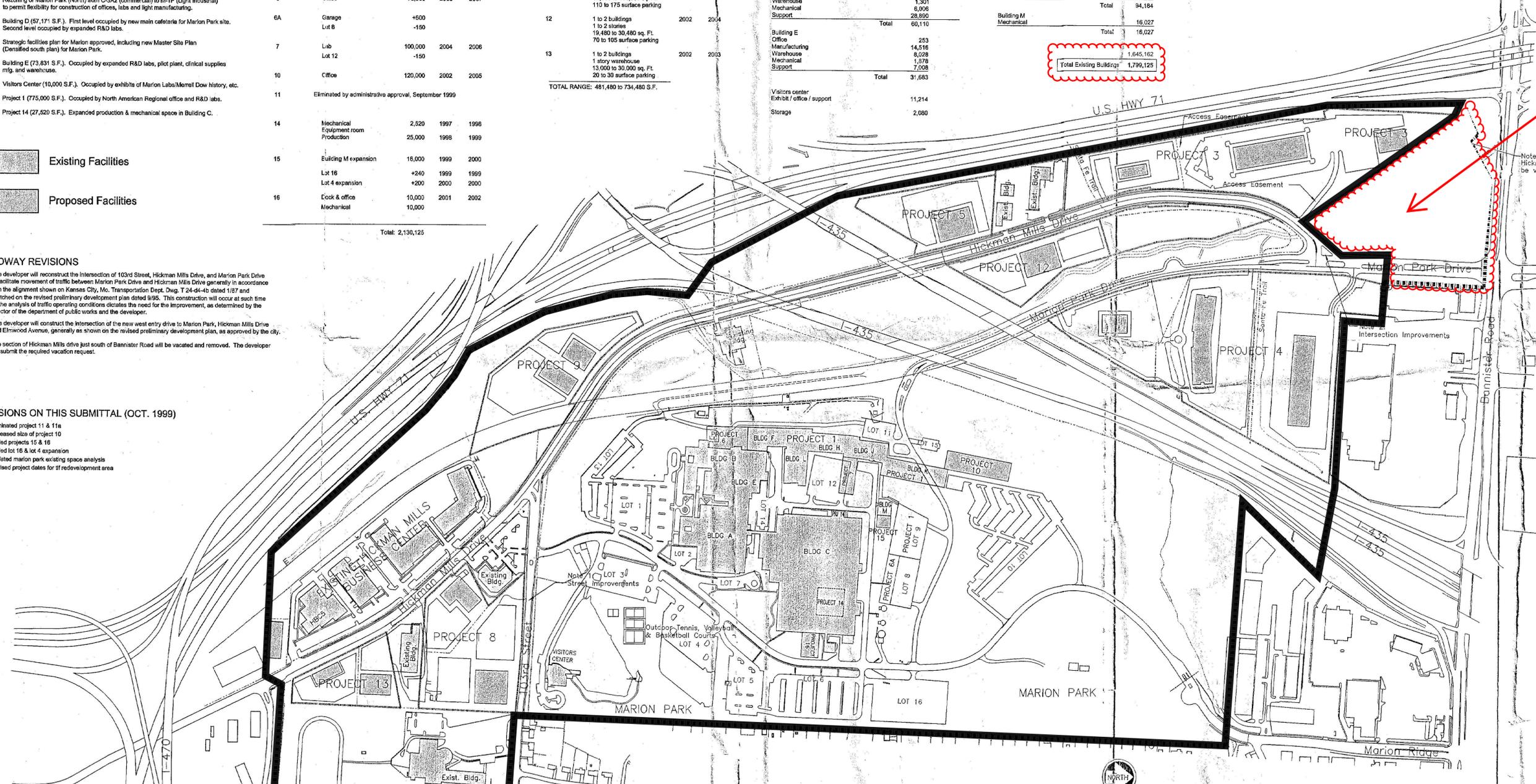
-  Existing Facilities
-  Proposed Facilities

ROADWAY REVISIONS

1. The developer will reconstruct the intersection of 103rd Street, Hickman Mills Drive, and Marion Park Drive to facilitate movement of traffic between Marion Park Drive and Hickman Mills Drive generally in accordance with the alignment shown on Kansas City, Mo. Transportation Dept. Div. T 24-44-4b dated 1/87 and sketched on the revised preliminary development plan dated 9/95. This construction will occur at such time as the analysis of traffic operating conditions dictates the need for the improvement, as determined by the director of the department of public works and the developer.
2. The developer will construct the intersection of the new west entry drive to Marion Park, Hickman Mills Drive and Elmwood Avenue, generally as shown on the revised preliminary development plan, as approved by the city.
3. The section of Hickman Mills drive just south of Bannister Road will be vacated and removed. The developer will submit the required vacation request.

REVISIONS ON THIS SUBMITTAL (OCT. 1999)

1. Eliminated project 11 & 11a
2. Increased size of project 10
3. Added projects 15 & 16
4. Added lot 16 & lot 4 expansion
5. Updated marion park existing space analysis
6. Revised project dates for tfr redevelopment area



AREA TO BE REMOVED FROM UR ZONING

Note 3: Hickman Mills Drive to be vacated & removed.

**Hickman Mills Corridor
 Urban Redevelopment Plan
 Hoechst Marion Roussel
 Kansas City, Missouri**

Director of City Development
Revised Development Plan

Revised by PEI
 (Clouded Areas Only)

Revised April 14, 2023
 Revised October 6, 1999

Handwritten signature and initials