

Ordinance No. 260407 Approving District Improvements Agreement

Collaborative. Accountable. Authentic.
Legal Solutions for Business Objectives.



Jerry Riffel

December 9, 2025

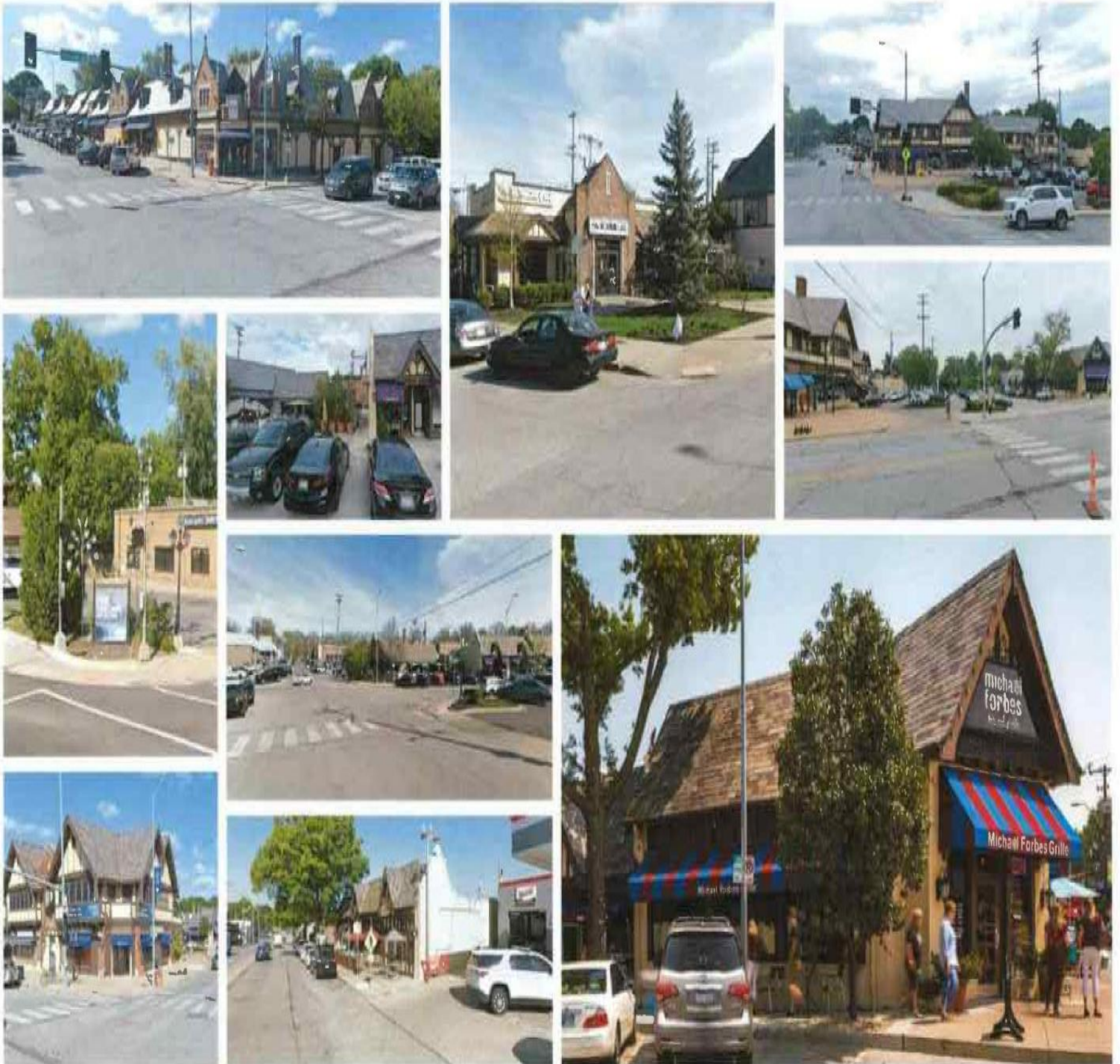
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The Brookside Partnership

- The purpose of Ordinance No. 260407 is to consider approval of the District Improvements Agreement between the City of Kansas City, GRI Brookside LLC and the Brookside Shops Community Improvement District.
- The District Improvements Agreement sets out a process and funding for construction of aesthetic, environmental, and public improvements on a cooperative basis by the parties.
- This partnership exists because of the cooperation between the Council, the City staff, and GRI Brookside
- Andrea Hidalgo and Jason Waldron will play key roles, and we wanted to give you an introduction to the improvements to be made.

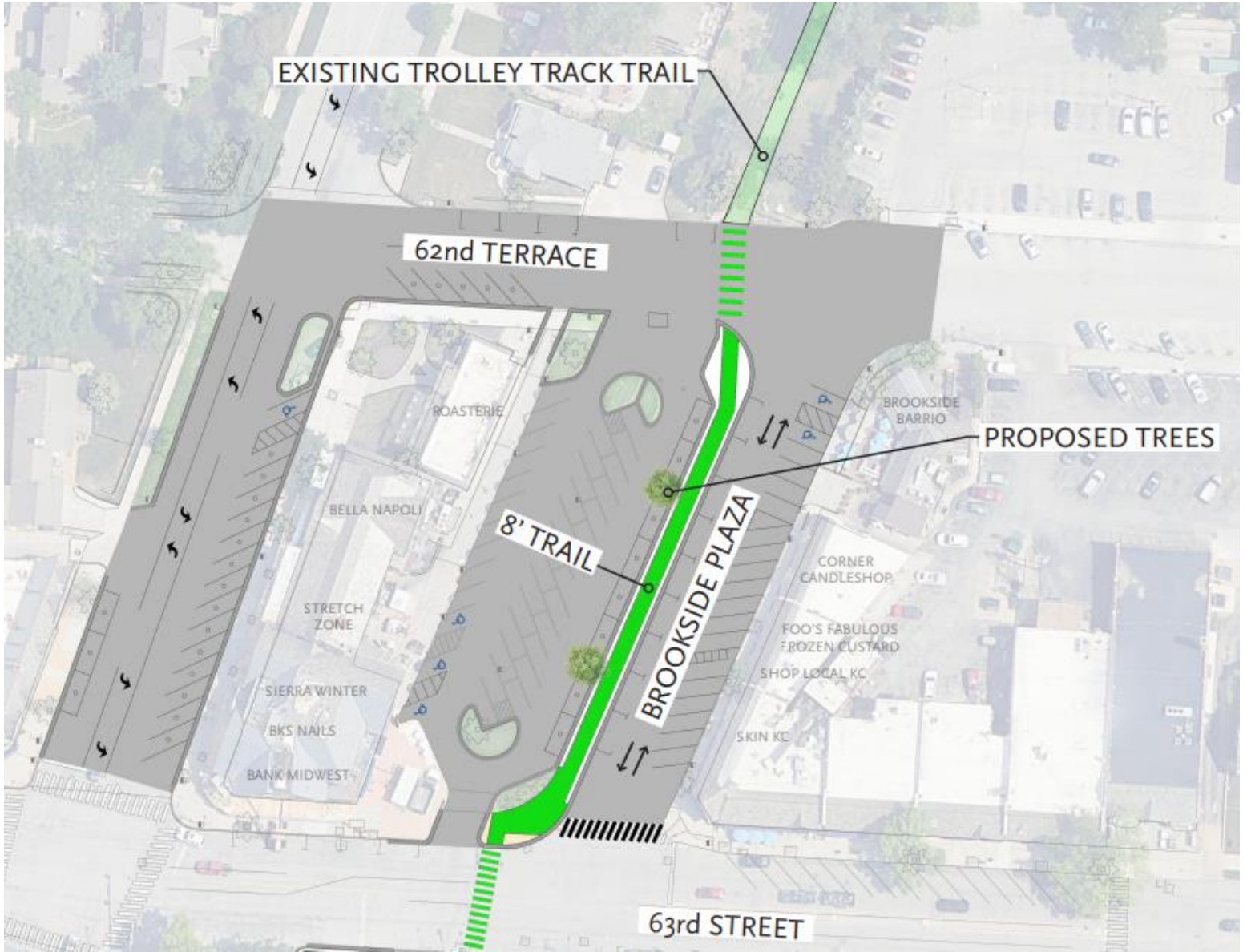
EXISTING | OVERALL



District Boundary Map



Trolley Track Trail Phase I Conceptual Plan

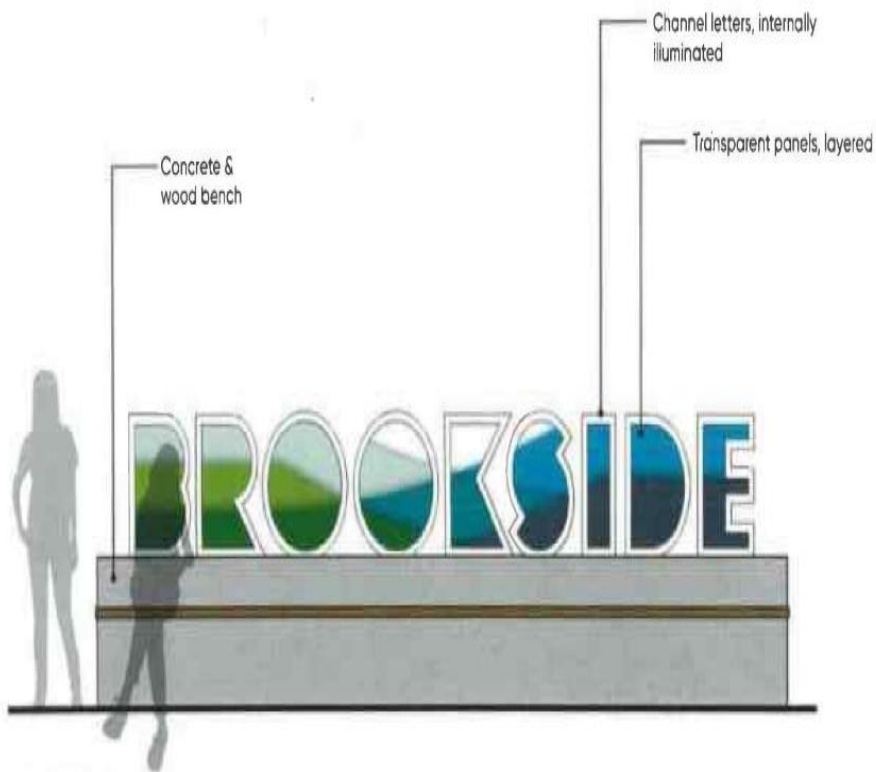
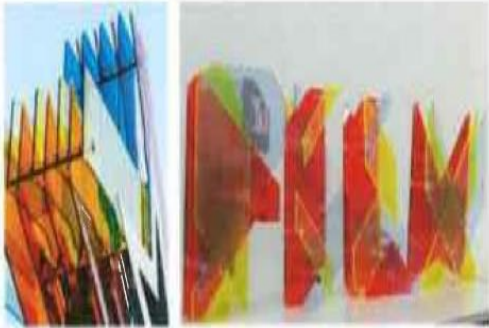


05. OFFICE ENTRY | BROOKSIDE BLVD

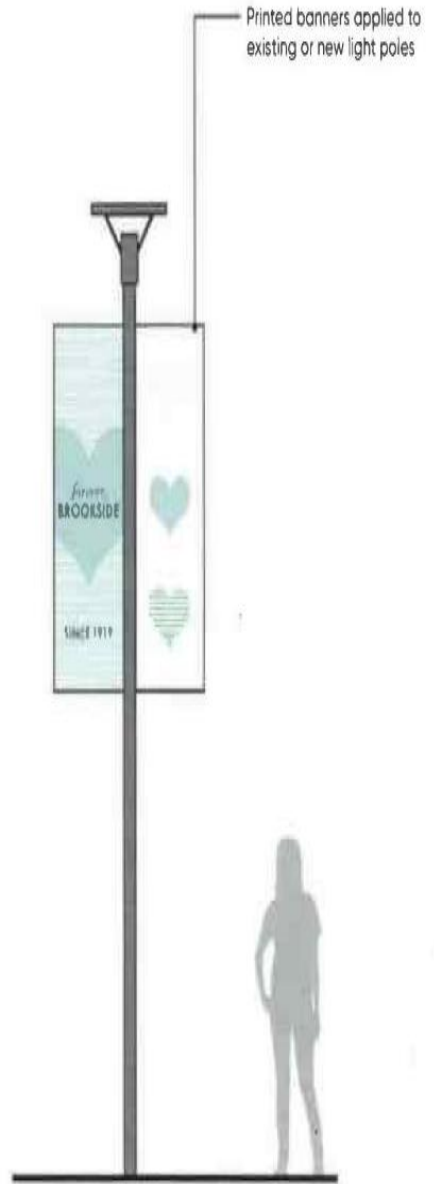


01. CENTRAL SQUARE | PLACEMAKING SYSTEM

PRECEDENT



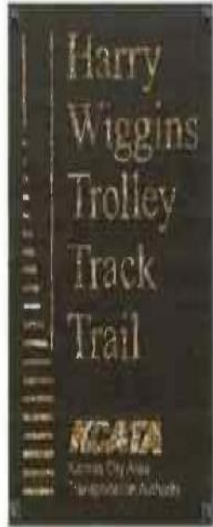
MONUMENT SIGN - BENCH



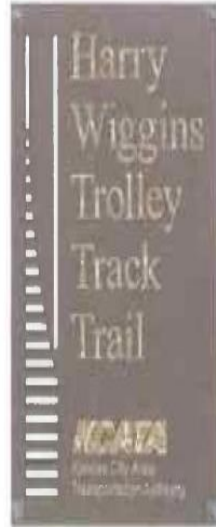
BANNER SYSTEM

DESIGN DNA

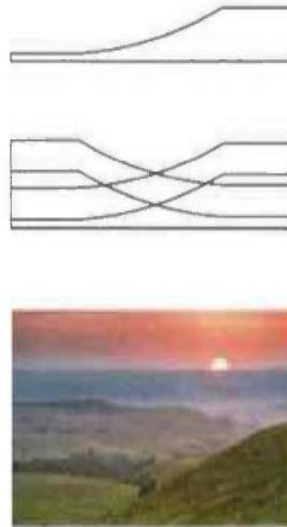
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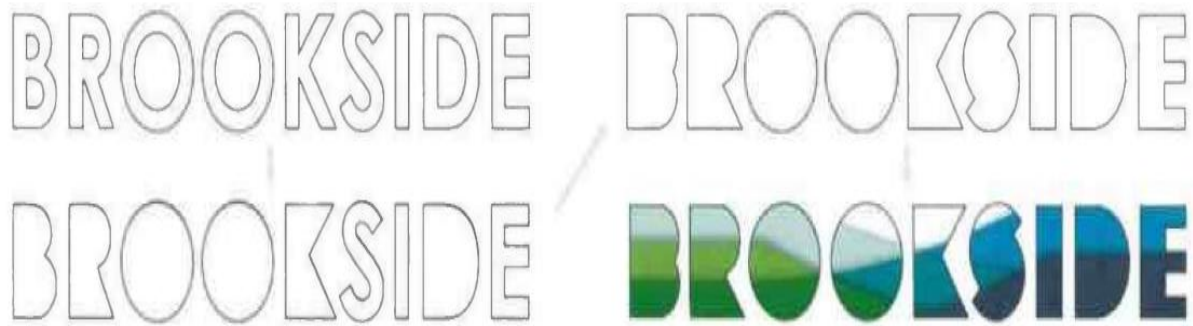
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5



01. CENTRAL SQUARE | 63RD & BROOKSIDE PLAZA



Fabricated vertical screening

Channel letters with layered transparent panels, mounted to bench

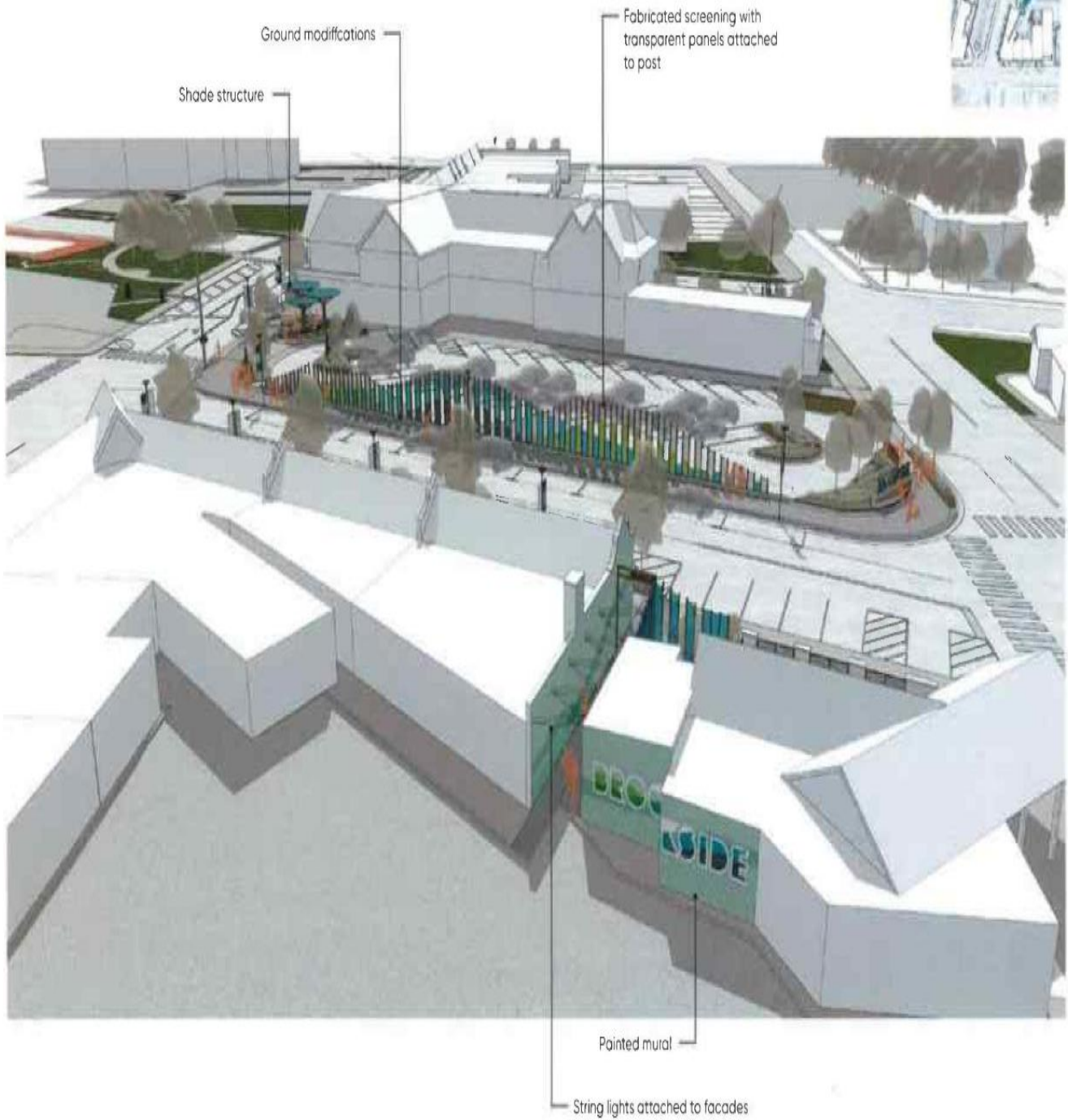
Fabricated screening with transparent panels attached to post

Custom concrete bench with wood slat seat overhang

New landscape beds

New light posts throughout with branded banner program

01. CENTRAL SQUARE | BROOKSIDE PLAZA



01. CENTRAL SQUARE | 62ND TERRACE & BROOKSIDE PLAZA



Channel letters, illuminated, with layered transparent panels, mounted to bench

Integral color concrete

Updated landscaping

Custom concrete bench with wood slat seat overhang

Bike racks to match wayfinding system

Conclusion

In conclusion, the improvements would fulfill these objectives:

- Enhance the Brookside Shops through selective, unifying enhancements that amplify, reinforce, and extend the identity and sense of place for the development.
- Create consistency across storefronts through signage/awnings and create placemaking elements.
- Enhance pedestrian experience and safety, create neighborhood gathering locations, and wayfinding signage especially in the parking lots on 63rd Street.
- Update landscaping improvements, create a sense of arrival to the shops, and add art and murals throughout.

The partnership will collaborate with the existing neighborhood to improve the area, generate additional public revenues, and is to the public benefit.

The District Improvements Agreement is the legal basis for the partnership.