

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-pack 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.

- Existing Facilities
- Proposed Facilities

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:		2,511,605 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		
5	Lot 15	+20	1996	1998
	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	2,320	1997	1998
	Equipment room			
	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 1 to 3 stories 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. 150 to 245 surface parking	2003	2005	
4	1 to 3 buildings 3 to 5 stories 220,000 to 260,000 sq. Ft. 870 to 1,450 surface parking	2000	2002	
5	1 building 1 to 2 stories 10,000 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 19,480 to 30,480 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		141,934	
Building C	Office	90,472	
	Laboratory	38,229	
	Manufacturing	225,516	
	Warehouse	135,308	
	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	8,006	
	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		2,080	
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	997	
	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	20,506	
	Warehouse	7,219	
	Mechanical	12,595	
	Support	19,910	
Total		84,184	
Building M	Mechanical	16,027	
Total		16,027	
Total Existing Buildings		1,645,162	
Total Existing Buildings		1,799,125	

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. Dwg. 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

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

Director of City Development

Date

Revised Development Plan

Revised by PEI
(Clouded Areas Only)

Revised April 14, 2023
Revised October 6, 1999