



VINE STREET  
COLLABORATIVE:  
BOONE THEATER  
MIXED USE  
DEVELOPMENT

# BOONE THEATER CONCEPT | ACTIVATING AN URBAN STAGE



## INCREMENTAL PLANNING APPROACH.

Approach considered a number of design factors including

- Scale of buildings, streets, and open spaces,
- Long term flexible development ,
- Preservation of Historic assets,
- Streetscapes that create a pedestrian experience
- Connects major destinations with local businesses.

POCKET  
PARK



DINNER AND A MOVIE



JAZZ + FOOD POCKET PARK

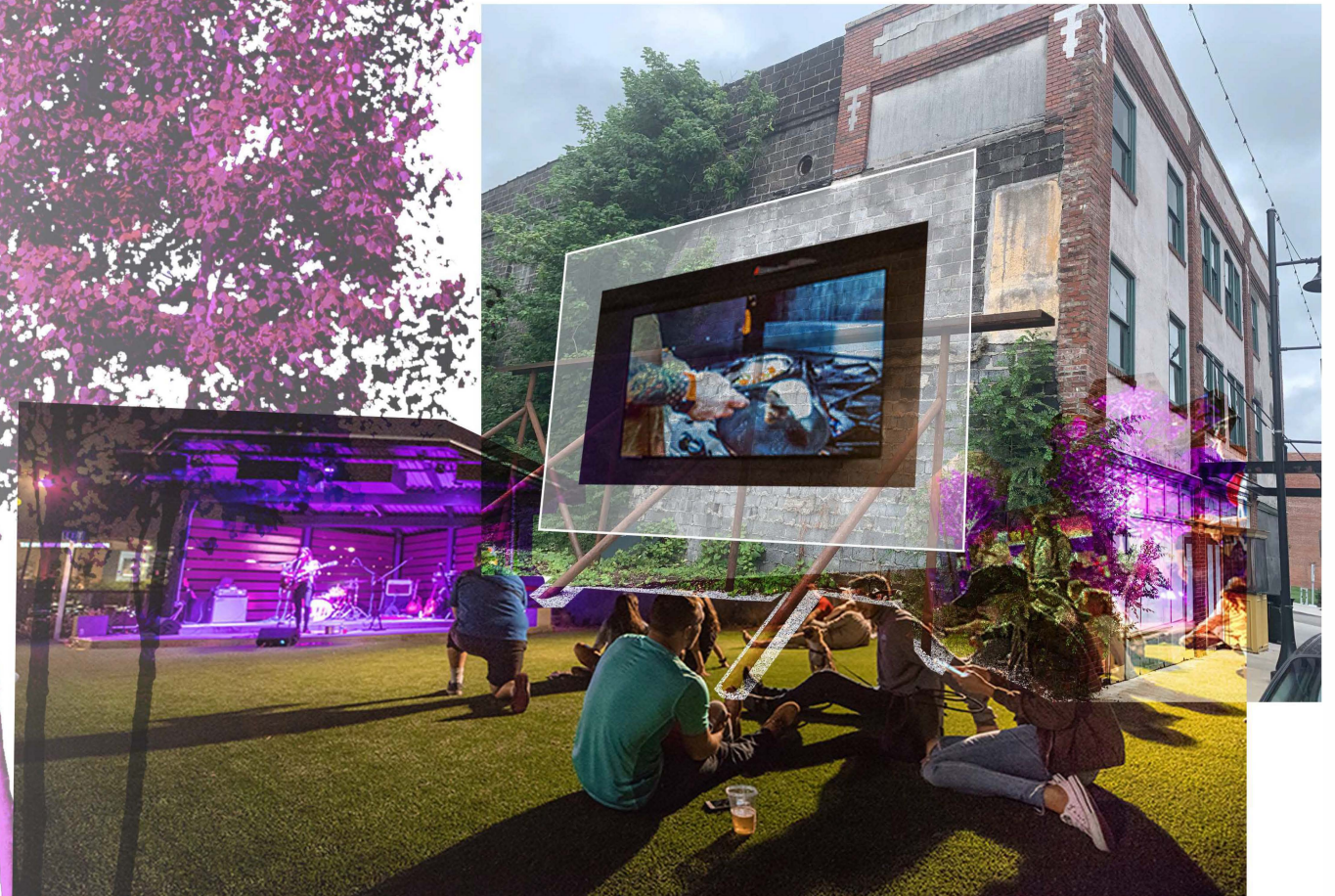


ART HUB + INCUBATOR



# ***DINNER AND (MORE THAN) A MOVIE/THEATER***

***DIGITAL MEDIA LAB  
BLACK MOVIE HALL OF FAME  
YOUTUBE STUDIO  
MOVIE THEATER - OUTDOOR/ INDOOR  
FLEXIBLE EVENT SPACE  
CO-WORKING SPACE  
FOOD HUB = TRUCKS + RESTAURANT***



# EXECUTIVE SUMMARY | OVERVIEW

## LOCATION

### 1801 HIGHLAND, KCMO, 64108

- The Boone Theater is located in the center of Kansas City's Historic Jazz District on 18th Street across the street from the American Jazz Museum and the Negro Leagues Base-ball Museum along 18th Street.

## HISTORIC BOONE THEATER MIXED USE DEVELOPMENT

### PROGRAMMING: "DINNER AND A MOVIE/ THEATER"

#### MICRO OFFICES + CO-WORKING + EVENT SPACE:

DIGITAL MEDIA LAB - Youth + Events – Pat Jordan: Gem Theater + Associates

DINNER AND MOVIE - Shawn Edwards:

DINNER THEATER - Damron Armstrong: Black Repertory Theater of Kansas City

FOOD TRUCK NODE - Shanita McAfee-Bryant

FLEXIBLE EVENT SPACE + DIGITAL MARKETPLACE - Vine Street Collaborative

## DEVELOPMENT TEAM: VINE STREET COLLABORATIVE

SHOMARI BENTON - Benton, Lloyd & Chung (MBE)

TIM DUGGAN - Phronesis (WBE/SLBE)

JASON PARSON - Parson + Associates (MBE/VBE)

## LOCAL IMPLEMENTATION TEAM

ALTCAP + EQUITY2

- Community Investment Trust w/ Letter of Support from WPNA

JE DUNN CAPITAL PARTNERS

PAT JORDAN & ASSOCIATES (WBE/MBE)

SHAWN EDWARDS

BNIM ARCHITECTS

DUBOIS ENGINEERS (MBE)

TOTAL CONSTRUCTION (MBE)

ADAM JONES

PROJECT OBSERVATION TO DATE

- > SITE VISIT + PRICING PACKAGE \$4.75M (JE DUNN 02/2021)
- > STRUCTURAL ENGINEERING VISUAL OBSERVATION (DUBOIS ENGINEERS 11/2020)
- > SCHEMATIC DESIGN PRICING PACKAGE (BNIM ARCHITECTS 12/2020)
- > DEFINED (3) LOCAL SMALL BUSINESS INCUBATOR COMMITMENTS

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## PROJECT HIGHLIGHTS

**HISTORICAL ADAPTIVE REUSE + MIXED-USE CO-WORKING EVENT SPACE**

**+ COMMUNITY INVESTMENT TRUST + INNOVATIVE FINANCIAL MODEL (HTC + NMTC)**

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# FINANCIAL SUMMARY | BOONE THEATER MIXED USE DEVELOPMENT

## TOTAL DEVELOPMENT COSTS (USES)

**\$7,000,000**

## TOTAL CAPITAL RESOURCES (SOURCES)

- > **GENERAL PARTNER EQUITY**
- > **LENDING PARTNER (DEBT)**
- > **HISTORICAL TAX CREDIT EQUITY (FED+MO)**
- > **PURSUE NEW MARKETS TAX CREDITS**
- > **COMMUNITY INVESTMENT TRUST**
- > **CITY INFRASTRUCTURE SUPPORT**

## BOONE THEATER MODEL

- > REQUEST 25 YEAR TAX ABATEMENT
- > FEDERAL + STATE HISTORICAL TAX CREDITS
- > PURSUE NEW MARKET TAX CREDITS
- > ESTABLISH COMUNITY INVESTMENT TRUST
- > PURSUE MO SALES TAX EXEMPTION ON CONSTRUCTION MATERIALS
- > LOCAL TEAM OF INVESTORS + IMPLEMENTORS
- > SMALL LOCAL BUSINESS INCUBATOR
- > FLEXIBLE EVENT SPACE + OUTDOOR SPACE
  
- > **PRE-DEVELOPMENT NEXT STEPS:**
- > STRUCTURAL REPORT W/ AS BUILTS @ BOONE
- > INFRASTRUCTURE CONNECTIONS TO BUILDING
- > STREETScape + PUBLIC REALM
- > ESTABLISH COMMUNITY INVESTMENT TRUST



**CONTACT INFORMATION:  
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boone  
theater llc