

CONTACT

Andrew Nave, CEcD
Executive Director
Shawnee Chamber of Commerce
Economic Development Council
Phone 913.631.6545
Email anave@shawnee-edc.com
Website www.shawnee-edc.com

Doug Wesselschmidt, P.E.
Director of Development Services
City of Shawnee
Phone 913.742.6235
Email dwesselschmidt@cityofshawnee.org
Website www.cityofshawnee.org



Shawnee Eco-Commerce Center

Sustainable Logistics | Business Park Development

SHAWNEE, KANSAS

The City of Shawnee has over 60,000 residents, and is ranked number 17 on Money Magazine's Best Places to Live 2010 list. As a suburban community in Johnson County, one of the Midwest's leading local economies, Shawnee is extremely accessible. The City is 30 minutes from Kansas City International Airport, 20 minutes from downtown Kansas City, Missouri, and has an excellent road network providing connectivity within the City and the region. With a median family income of over \$89,100, Shawnee boasts a well-educated and efficient workforce and the City is conveniently located in the western growth corridor of the Kansas City metropolitan area.

The Shawnee Eco-Commerce Center is designed to be an environmentally sustainable themed logistics/business park development. The center has the potential for over 3.3 million square feet of high-quality flexible office, distribution and logistics space. The City is promoting the development of this 330-acre site at the intersection of K-7 and 43rd Street, approximately 10 minutes from Interstates 70 and 435.

The property currently has several owners who are working with the City to facilitate the assembly and development of this site. Prospective developers and users are being solicited for interest.



Good Starts Here

Good Development Starts Here.

INFRASTRUCTURE

A new interchange is proposed by the Kansas Department of Transportation at the intersection of K-7 and 43rd Street, and will be constructed as warranted by development; the existing at-grade intersection functions well for initial phases of development. Electric, water, sewer, and technology utilities are available at or near the site, as well as rail access from a potential spur to the BNSF Railroad.

GREEN ASPIRATIONS

As a model of sustainable site design and best management practices, the development will be a target location for green businesses of the future. The City envisions the use of new green technologies in infrastructure development including solar, wind and best management site development practices for water conservation and irrigation to complement the natural environment in which the development will take place. Infrastructure including solar or LED street lighting, pervious parking lots, xeriscaping, the construction of LEED certified buildings, including applications such as green roofs, solar energy use, geothermal heating and cooling, and wind power will be encouraged and supported.

MARKET ASSESSMENT

The proposed development area is a prime location for a logistics/business park with distribution, flex-tech and office buildings ranging from 100,000 to 1,000,000 square feet. The site is configured in a flexible manner with infrastructure and development that can be phased to fit the market and land assemblage. Important elements that were considered as a part of the development planning process were:

- The K-7 Corridor Plan illustrates an at-grade interchange planned for K-7 and 43rd Street.
- The site will allow buildings to be in the range of 100,000 to 1,000,000 SF, with an FAR of .25 to .30, flexible to accommodate the range.
- The property is adjacent to the Kansas River and can be configured so that the building floor is above the 500-year flood plain and the site is partially levee protected.

ADJACENT RECREATIONAL FACILITIES

The site is located adjacent to a future riverfront park that will be developed through an agreement between the City and Holliday Sand and Gravel. Ultimately this recreational park will contain a 144 acre lake and park amenities – shelters, picnic areas, camping and other recreational activities. A comprehensive trail system will circle the lake, run along the river and be integrated into the business park. Other nearby recreational facilities include public parks, baseball, soccer and hockey facilities.

INCENTIVES

The City of Shawnee is interested in a public private partnership to assist in assembling and developing the land.

The project is eligible for Kansas incentives and will be competitive to similar projects with normal job creation, equipment, and other forms of State tax incentives provided.

The City supports partial tax abatement through Industrial Revenue Bond financing.

The City has enhanced incentives for green/sustainable development.

The City will take an active role in facilitating the provision of water and sewer through county-wide public agencies, and in supporting efforts to secure funding for the new interchange through the State of Kansas.

The City will lead the public sector component of the partnership with the developer(s) that would be involved in land assemblage and investment.



PHASE 1 FAST FACTS

Name	Shawnee Eco-Commerce Center
Location	Northwest and Southwest Corners of K-7 and 43 rd Street
Area	182 acres
Potential Square Footage	1.8 million square feet
Access	K-7, I-70 and I-435
County	Johnson County, KS