

BFC NEWS

Bannister Federal Complex



GSA COMPLETES RELOCATION FROM BANNISTER FEDERAL COMPLEX

INFORMATION HUB

U.S. Department of Energy Kansas City Field Office

816-488-5476
816-488-5937
www.kcp.com

U.S. General Services Administration Public Affairs

816-823-1043
www.gsa.gov/bannisterfederalcomplex

U.S. Environmental Protection Agency Region 7, Community Involvement

913-551-7433
www.epa.gov/region7/cleanup/bannister

Missouri Department of Natural Resources, Community Involvement

573-751-3553
www.dnr.mo.gov/env/hwp/permits/mo9890010524/information.htm



L-R: GSA Regional Administrator Jason Klumb, GSA Administrator Denis Turner Roth and U.S. Rep. Emanuel Cleaver II at Ribbon Cutting ceremony

U.S. Rep. Emanuel Cleaver II joined GSA workers on March 31 to officially dedicate the new “Heartland Region” office at Two Pershing Square, 2300 Main Street, in Kansas City, Mo. The event signified the end of GSA’s three-year project to move nearly 1,000 federal workers from the Bannister Federal Complex to leased space in Kansas City’s central business district.

“There’s an excitement that comes with any move, and naturally some apprehensiveness,” said GSA Regional Administrator Jason Klumb. “Luckily, as the federal government’s workplace leader, we have the expertise to not only find the best space but also outfit it with the right tools and technology to make it work for the workforce.”

GSA’s space at Two Pershing Square amounts to roughly 151,000 rentable-square-foot – less than half of the space occupied on Bannister Road. This move presented an opportunity to reduce the agency’s space footprint while achieving significant cost savings for taxpayers.

BANNISTER REDEVELOPMENT ON TRACK FOR SUCCESSFUL TRANSITION

The future of the Bannister Federal Complex is beginning to take shape. In October 2011, the U.S. Department of Energy (DOE) published a Notice of Availability (NOA) to solicit proposals for transfer or lease of excess property at the site. CenterPoint Properties was selected as the preferred planning partner in October 2012.

Since that time, CenterPoint has begun conducting an extensive site investigation and environmental review to assess the feasibility of transferring the Bannister Federal Complex from federal to private ownership for future redevelopment.

CenterPoint has a proven track record and has previously conducted a number of successful large scale brownfield redevelopment projects, including:

- CenterPoint Intermodal Center – Joliet/Elwood; redevelopment of the former Joliet Arsenal included environmental remediation, infrastructure improvements and economic restoration to create a more vibrant tax base.
- CenterPoint Intermodal Center – Kansas City; redevelopment of the former Richards-Gebaur Air Base included environmental remediation, building demolition, infrastructure/utility improvements and redevelopment into a modern industrial location for warehousing, manufacturing and distribution, restoring the South Kansas City tax base.

The below timeline outlines the next steps relative to the project:

Fall 2014 – Fall 2016

Site analysis by CenterPoint and its project partners

- Environmental analysis
- Engineering analysis and planning
- Demolition planning
- Regulatory framework establishment
- Community outreach and engagement

Execution of Transfer Agreement

The first stage of activity concludes with the execution of a formal Transfer Agreement, which will include a Title Deed transferring the property to a CenterPoint-designated redevelopment entity.

Fall 2016 – Winter 2018

- Demolition and environmental cleanup
- Market analysis for potential development

Office Hours

Anyone who would like to gather additional information is encouraged to visit during office hours.

South Kansas City Chamber of Commerce
406 East Bannister Road #F, Kansas City, MO 64131

1st and 3rd Tuesdays 1 – 4 p.m.

To set up a meeting call 816-489-2458 ●



Relocation, *continued...*

Two Pershing Square sits between Kansas City's historic Union Station and the popular Kansas City Crossroads arts district. A sky-walk connects Union Station to Crown Center, giving workers unprecedented access to dining, hotel and after-hours entertainment options. A new streetcar line also is under construction, and by year's end it will give GSA employees the ability to quickly ride farther downtown for meetings and lunch. The southernmost streetcar terminal will be directly in front of Two Pershing Square.



The layout of the new office reflects GSA's "Total Workplace" program – creating more "we" space and less "me" space. Features include an open layout with ample access to daylight and an open-air atrium, 360-degree views of Kansas City, very few private offices with more conference and "huddle" rooms, state-of-the-art teleconference technology, large joint-use break areas, mobile pedestals and secure lockers for personal storage, and a new digital signage display system. ●



LOCAL RESIDENTS SHARE VIEWPOINTS IN BFC SURVEY

CenterPoint Properties signed an agreement in September 2014 with the Department of Energy's National Nuclear Security Administration to undertake a very thorough analysis and environmental review of the Bannister Federal Complex at 95th and Troost Avenue in South Kansas City, Missouri. As part of this work, CenterPoint conducted a baseline community survey in the spring of 2015 to understand the community's level of awareness regarding the development process and to proactively identify any initial community concerns.

While CenterPoint's analysis of the survey results showed that a majority of the South Kansas City, Missouri population has low awareness of the project (63 percent of residents were either "not aware at all" or "somewhat unaware"), the community survey provided insights into what potential issues are a priority for the community.

The survey results showed that the top community priorities were the preservation of public health throughout the development process, a complete environmental cleanup of the space and the protection of property values.

Public Health

Community members prioritized public health and environmental improvement when asked to rank the importance of various situations that could result from this project. The containment of environmental issues during the demolition was a priority for 92 percent of respondents, and

87 percent saw public health as a potential area of concern with the project.

Environmental Cleanup

The community supports the full environmental cleanup of the site. When asked to rank the importance of various situations that could result from a project, 91 percent prioritized "environmental improvement" and 90 percent saw ongoing environmental issues as a concern if the facility was left as is.

Property Values

The community wants to protect and increase its home values. Residents saw neighborhood improvement (94 percent) and making the site a community asset (89 percent) as highly or somewhat important as potential outcomes of the project. And, when asked to rank areas of potential concern, 81 percent were very or somewhat concerned with the potential of decreased home values.

These survey findings will inform CenterPoint's work and align with CenterPoint's mission, which is to return the Bannister Federal Complex site to economic usefulness for South Kansas City, creating jobs and protecting home values. And, CenterPoint's continued community outreach will address potential concerns around the environmental cleanup. CenterPoint is committed to a successful cleanup and has a world-class team of environmental engineers and experts who have conducted similar projects across the country with minimal impact on the communities. ◆



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BANNISTER FEDERAL COMPLEX COMMUNITY OPEN HOUSE

WEDNESDAY, JUNE 24, 2015 from 5:00 - 7:00PM

THE TRAILSIDE CENTER, 9901 Holmes Road, Kansas City, Missouri

You are invited to a community open house to learn more about the future of the Bannister Federal Complex. This community meeting is an opportunity for South Kansas City residents and interested stakeholders to meet CenterPoint Properties, the redeveloper of the site, in addition to the company's project partners. You will be able to visit with the project team and receive more information about this important redevelopment project for South Kansas City.

For additional information, please contact the project's Community Outreach Coordinator, Julie Sally at 816-489-2458.