



# Intra-Departmental Communication

**DATE:** April 17, 2018

**TO:** Board of Parks and Recreation Commissioners

**FROM:** Travis W. Kiefer, P.E., Asst. Dir. – Engineering, Planning, & Design Division

**SUBJECT:** Recommendation for Bid Award –Sale of Parcel in the vicinity of Locust between E.23<sup>rd</sup> St and E. 24<sup>th</sup> St.

## **Background**

One bid was received and opened on March 22, 2018 for parcel within in the vicinity of Locust between E.23rd St and E. 24th St. The land was previously appraised at \$310,000. The request for bids was advertised in the KC Star from March 10-19 and requested a minimum bid of \$316,000. The minimum bid amount included the appraised amount, appraisal cost and advertisement cost.

Children’s Mercy Hospital submitted a bid for \$316,000. Their intended use for the land is for a new research tower for the Hospital. The Hospital has consulted with City Planning and Development with regard to their proposed use.

The property is within zoning classification area R-0.5. Children’s Mercy is creating a MPD Master Plan Development for their campus and this area will be incorporated into the MPD plan.

The property is within the area of the Greater Downtown Area Plan (GDAP). The recommended land use for the property under the GDAP is either parks or Downtown Core. The Downtown Core land use is primarily intended to promote high-intensity office and employment growth. The Downtown Core recognizes and supports the area’s role as a center of regional importance and as a primary hub for business, communication, office, government, retail, cultural, and education. The proposed research tower fits well within the Downtown Core land use recommended by the GDAP.

## **Recommendation**

Staff recommends Board approval for the acceptance of the bid and proposed use submitted by Children’s Mercy Hospital for the purchase price of \$316,000 and requests authorization for the Director or his designee to seek further approval from the City Council for such transfer, and if approved, then execute the transfer of the property on behalf of the City and the Board.