

Rob Roberts: Lenexa City Center gains still more momentum



[Rob Roberts](#)

Reporter- *Kansas City Business Journal*

In 2002, Lenexa paid \$10 million for 62 acres at the southwest corner of 87th Street Parkway and Interstate 435.

The idea was to employ “new urbanism” principles to create a new downtown that blends residential, office, retail and civic uses. In the wake of recession, that’s finally happening, as evidenced by recent announcements for that original core of Lenexa City

Center — now a 200-acre, four-quadrant development.

In the original, confusingly named City Center portion of Lenexa City Center, [Perceptive Software](#) LLC has started construction on two 120,000-square-foot headquarters buildings.

Just north of that site, construction will begin in the spring on a 203-unit luxury apartment complex, The Domain at City Center. Developed by [Terry O’Leary](#) and [Steve Coon](#), well-known for their high-density lifestyle-apartment projects, it will be at 88th Street and Penrose Lane.

Just north of it, at 87th Street Parkway and Penrose, the city is scheduled to begin construction later next year on a 200,000-square-foot civic center. It will include recreational programs, city offices, limited retail and possibly college classrooms and a library branch. Financing for the civic center will come from a three-eighths-cent sales tax approved five years ago, City Administrator [Eric Wade](#) said.

The Domain and civic center projects will come on the heels of several other recent Lenexa City Center developments. They include the relocation of B.E. Smith’s corporate headquarters to City Center East, where a new Hyatt Place hotel and conference center and the 552-unit WaterCrest at City Center apartment project recently were approved.

The Domain will be the third apartment project in Lenexa City Center and will push the number of units past the 1,000 mark.

“That means more than 2,000 residents right there, which is awesome,” Wade said. “When you’re creating a place, you need to have residents living there, businesses succeeding and retailers thriving for it to be authentic and genuine.”