

# KANSAS CITY BUSINESS JOURNAL

## Overland Park approves \$49.3 million in STAR bonds for Bluhawk's first phase



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The Bluhawk Commercial District is part of a larger 300-acre site located in Overland Park, between US Highway 69 and Antioch Road and between 159th Street and 167th Street.

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By [Nicole Dolan](#) – Staff Writer, Kansas City Business Journal  
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Vertical construction can begin on the \$1 billion, 300-acre Bluhawk development now that it has won a key financing approval.

On Monday evening, the Overland Park City Council approved Overland Park-based Price Brothers Management Co.'s [request for \\$49.3 million in sales tax revenue \(STAR\) bonds](#) for vertical construction on the multisport complex's \$72.7 million first phase. The development is located at 159th Street and U.S. Highway 69.

The City Council also approved the issuance of economic development revenue bonds (EDRBs) that will not exceed \$113.6 million to build the entire complex in multiple phases.

Overland Park will issue \$83.5 million in EDRBs to help with construction costs for the project's first phase, which entails a 240,000-square-foot facility that holds 4,000 retractable seats, four basketball courts, an ice rink and indoor multipurpose turf field.

The first phase is projected to open in March 2024.



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The developer has steel ready for construction this fall.

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Since Overland Park signed off on the EDRBs, the developers can now enter a payment-in-lieu-of-taxes (PILOT) agreement to finance the acquisition, construction, furnishing and equipping of the sports complex and grant a property tax abatement.

The entire project will have access to public financing of STAR bonds up to \$70.7 million, as well as a community improvement district (CID) financing of up to \$25.6 million, and transportation development agreement (TDD) financing up to \$35 million, according to documents filed with the city.

Earlier this year, the developer revised its development agreement to access as much as \$35 million in approved pay-as-you-go transportation development district financing in one scenario, which would kick in once the first phase of the complex and a minimum of 178,000 square feet of retail space is built.

When it's finished, the development will have 675,000 square feet of new retail, restaurant and entertainment space, 100,000 square feet of apartments, 80,000 square feet of Class A offices, and three hotels that will span 206,000 square feet.

Klover Architects and HOK Architecture will be on the design team. Little Rock, Arkansas-based VCC will be the builder, and Kansas City-based Superior Bowen will be the sitework contractor.

Two retail buildings near Highway 69 and 159th Street are under construction and slated to open this fall. That retail portion is 85% leased, and its tenants include Andy's Frozen Custard, Whataburger, Fry Orthodontics, European Wax Center, Jinya Ramen, Nekter Juice Bar, Blush Fitness, Of Course and Five Guys.

The additional 134,000 square feet of retail space is supposed to start construction in January 2023 and open in March 2024. The first phase of the Bluhawk Sports Park will include a 240,000-square-foot facility that holds 4,000 retractable seats, four basketball courts, a 1,500-seat ice rink and a 37,490-square-foot indoor multipurpose turf field.

The second phase for the sports complex includes adding four more basketball courts, a second ice rink, more turf fields, an esports area, laser tag arena, bowling alley, put-put golf, food and drink options and training areas.

[Jody House](#), first vice president at CBRE, [will lead landlord representation and project leasing for Bluhawk](#).

City documents show two food and beverage tenants negotiating their leases with CBRE for a 1,000-square-foot and a 2,500-square-foot space. An additional retailer is negotiating a letter of intent for a 2,956-square-foot space. All three prospective tenants are expected to open their doors in March.

Two other undisclosed tenants want to open in the summer of 2023.