



## Intra-Departmental Communication

**DATE:** April 14, 2026  
**TO:** Board of Parks and Recreation Commissioners  
**FROM:** Chris Cotten, Director  
**SUBJECT:** Resolution – Lease Agreement for Washington Square Park

### **BACKGROUND**

The Board of Parks and Recreation Commissioners has under its control various park lands and boulevards belong to the City including Washington Square Park. This Resolution authorizes the City Manager to execute a lease agreement between the City of Kansas City and the Kansas City Royals or an affiliated for Washington Square Park located at 100 E. Pershing Road for the limited purpose of the City developing a plan for a professional baseball stadium as the recreational facility that would provide significant recreational and community benefits to the citizens of Kansas City within the Park.

The lease agreement shall specify that the lease for the Stadium term shall include each of the following conditions:

- a) The Tenant has entered into an agreement and/or sublease for the construction and operation of a Stadium with minimum seating capacity of thirty thousand (30,000) seats for the Kansas City Royals baseball club.
- b) The agreement includes provisions requiring the inclusion of parks and recreational areas and facilities that all inhabitants of the City may use and enjoy.
- c) The agreement includes provisions requiring the payment of additional proceeds not necessary for fulfillment of the agreement to be funded to the parks and boulevard system as the community benefits for the project.

### **RECOMMENDATION**

Staff recommend Board approval of the Resolution authorizing the City Manager to execute a lease agreement between the City of Kansas City and the Kansas City Royals or an affiliated for a lease agreement for Washington Square Park.

**Background:** The resolution authorizes a lease agreement to establish the City of Kansas City (the “City”) as the negotiating entity for potential stadium development at Washington Square Park, granting the City authority to negotiate all aspects of stadium development agreements and lease terms. The structure provides a single point of contact for professional sports organizations and developers while ensuring any long-term lease is contingent upon the City securing a development agreement with a qualifying professional sports team. Modern stadium development can provide significant recreational and community benefits to Kansas City residents through enhanced sports and entertainment venues and investments in the parks and boulevards system. The resolution facilitates that tremendous public recreational benefit.

### **Resolution #33200**

**WHEREAS**, the development of a professional sports stadium can provide significant recreational and community benefits to the citizens of Kansas City; and

**WHEREAS**, professional sports facilities serve important recreational purposes by providing venues for public entertainment, community gathering, and civic pride that enhance the quality of life for Kansas City residents; and

**WHEREAS**, a modern stadium facility can incorporate parks and recreational amenities that serve the broader community beyond game days, creating year-round recreational opportunities for all citizens; and

**WHEREAS**, community benefits from professional sports stadium and practice facility development will accrue to the parks and boulevards maintained by the Board of Parks and Recreation Commissioners through enhanced recreational facilities, beautified park space, and increased public access to recreation and entertainment venues; and

**WHEREAS**, the community will receive additional benefits from proceeds from the stadium lease being directed to the Kansas City parks system; and

**WHEREAS**, the operation of sports-related recreation and entertainment facilities within park systems is a well-established practice demonstrated by successful examples in Kansas City such as Starlight Theatre, Swope Soccer Village, and the Urban Youth Academy, and nationally such as Soldier Field in Chicago, which serve both recreational and community gathering purposes; and

**WHEREAS**, Washington Square Park represents a strategic location for potential stadium development that could serve both recreational and economic development purposes for the City; and

**WHEREAS**, it is in the best interests of the parks and recreation system to explore development opportunities that can enhance recreational facilities while maintaining public access and benefit; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PARKS AND RECREATION COMMISSIONERS:**

**Section 1.** That the Board does hereby authorize the City Manager to execute a lease agreement between the City of Kansas City or an affiliated entity (the "City") and the Kansas City Royals or an affiliated entity ("Tenant") for Washington Square Park located at 100 E. Pershing Road for the limited purpose of the City developing a plan for a professional baseball stadium ("Stadium") as the recreational facility that would provide significant recreational and community benefits to the citizens of Kansas City within the Park.

**Section 2.** That the lease agreement shall specify that the lease for the Stadium term shall include each of the following conditions:

- a) The Tenant has entered into an agreement and/or sublease for the construction and operation of a Stadium with minimum seating capacity of thirty thousand (30,000) seats for the Kansas City Royals baseball club.
- b) The agreement includes provisions requiring the inclusion of parks and recreational areas and facilities that all inhabitants of the City may use and enjoy.
- c) The agreement includes provisions requiring the payment of additional proceeds not necessary for fulfillment of the agreement to be funded to the parks and boulevard system as the community benefits for the project.

**Section 3.** That the City shall notify the Board in the event that the City and Kansas City Royals baseball club fail to agree upon an agreement consistent with Section 2 of this Resolution.