

# H O U S I N G



Architecture | Interiors | Planning



# YAEGER ARCHITECTURE

Architecture | Interiors | Planning

**Y**aeger Architecture, Inc. was founded in 1973 and has provided forty-seven years of architectural excellence in design and construction administration. Our services include new construction, as well as remodeling, renovation, and restoration of multifamily housing, hospitality, retail, office, master planning, and federal government projects. Yaeger has completed projects across the US and around the world, establishing lasting relationships with clients in many market sectors, forming the basis for our award-winning practice.

Our staff offers the wisdom and insight which can only be gained through years of active participation in the design and construction industry. Each project receives the skilled guidance of our experienced staff members and careful oversight by the firm's leaders. The firm benefits from a very dedicated staff, with extremely low employee turnover. The firm's guiding principle is providing the best value to our clients by combining design excellence with experienced project delivery and management.

*We **guide** clients, complex teams, and projects through the design and construction process to completion of **defined** goals.*



---

Yaeger's new office at Central Green in Lenexa (pictured here) received first place in its size category in the Kansas City Business Journal's 2019 KC's Coolest Office Spaces contest.



The 35-story art deco skyscraper has been a Kansas City landmark since 1931, when it was built during the height of the Great Depression.

# 909 WALNUT

## KANSAS CITY, MO

Renovation of a 35-story historic downtown office building into luxury apartments and office space.

**Y**aeger Architecture was associate architect for the redevelopment of the abandoned Fidelity National Bank and Trust Building in downtown Kansas City. The 35-story art deco skyscraper has been a Kansas City landmark since 1931, when it was built during the height of the Great Depression.

This 270,000 SF, Art Deco building took on new life in 2006 with 159 contemporary apartments and 2 condominiums with some of the best views in the city, occupying the 5th through 30th floors.

The 1st through 4th floors of the building were renovated and remodeled for commercial office tenants and retail space. The remnants of the bank lobby, including the ornate Art Deco ceiling, were returned to their original splendor.

As part of this mixed-use project, a new 323-car parking garage structure was constructed on lots immediately to the south of the building. The top deck of the garage included an expansive rooftop garden with vine-covered cabanas, blooming plants and a special area for dogs.

Work on this project was completed in association with Corgan Associates, Inc. The Weitz Company was the contractor.

Recipient of an Urban Land Institute (ULI) Kansas City 2006 Excellence in Development Award; and Recipient of Capstone 2nd Place Award for Mixed-Use.

\$36 Million

323,700 SF





Hollywood Casino St. Louis chose hard-surface flooring for the remodel of the Sunset tower for cleanability and durability.

# HOLLYWOOD CASINO STL

## MARYLAND HEIGHTS, MO

**Y**aeger Architecture was hired by Penn National Gaming to design the renovation of the Sunset Tower at their Hollywood Casino St. Louis property in Maryland Heights, Missouri. The \$7.3 million renovation included 277 hotel rooms, including 14 suites. The remodel included the following updates in every room:

- Upgrade of two double bed rooms to two queen bed rooms
- All new furniture (bed, desk, wardrobe, lounge chair)
- New wall coverings, light fixtures, window treatments, and artwork)
- Increased connectivity for charging mobile devices
- Wall-mounted flat screen TVs
- New hard-surface flooring
- Completely remodeled baths featuring walk-in showers and barn door entry
- Relocation of closets to create a more open entry
- Tower corridors updated with new carpet, paint, and light fixtures



In 2013, Hollywood Casino St. Louis, a former Harrah's property, underwent a multi-phase remodel to re-brand the property so its appearance would convey the Hollywood Casino brand. For this effort, Yaeger Architecture was contracted as the Architect of Record, and Genesis Associates provided all interior design services. To maintain 24-hour operations of the facility, Yaeger Architecture, the Owner, and the Contractor developed a 14-phase design and construction plan for the remodel, plus an Ownership changeover phase that covered major signage replacement and re-wiring of gaming machines to support the new operating system.



# LIBERTY AT SHOAL CREEK

## KANSAS CITY, MO

55 and Better Luxury Living  
Cost: \$25.8 M | Size: 277,000 square feet

Yaeger Architecture was commissioned to provide a full range of design services for the Liberty at Shoal Creek Luxury Living Apartments. The project is an independent-living complex for adults 55 and better with 185 market rate apartment units in the growing Shoal Creek Village development in Northern Kansas City.

Designed to blend seamlessly into existing popular developments within the area, the project features 60 units that are transitionally accessible. The site of the complex is competitive in the marketplace with a wide array of retail, single-family homes, and other multi-family developments nearby. The positioning of this complex supports the growing active-living lifestyle model among residents.

The complex boasts options of one-bedroom, one-bedroom + den, two-bedroom/one-bath, and two-bedroom/two-bath units to provide a variety of living options for the target demographic.

Other amenities that complement the end user lifestyles include: lounge; fitness center; pool; outdoor patio and gardens; large meeting space with event kitchen; small meeting space; arts and crafts room; library; games room with bowling alley, simulated golf, shuffleboard, and self-stocked/self-service bar; theater; storm shelter; attached and detached enclosed garages; indoor and outdoor bicycle storage; pet exercise area; rentable equipment storage closets; and guest hotel room(s).



---

*“Yaeger Architecture has been a partner for The Rainen Companies for multi-family apartment projects for over fifteen years. We rely on their ability to focus on both our tenants’ experience and needs and our bottom line, resulting in well-executed and well-delivered projects that provide satisfying homes for our tenants, and strong leasing and financial performance for our properties. The Gardens at Northgate Village, for example, is 100% leased and has consistently had a waiting list for entry. We continue to partner with Yaeger Architecture in our ongoing expansion of our portfolio of properties.” - Mike Rainen, The Rainen Companies*





The Gardens project was developed in four phases from 2003 - 2018.

# GARDENS AT NORTHGATE

## NORTH KANSAS CITY, MO

Northgate Village is a planned community/neighborhood development for a prominent 56-acre urban site in the heart of North Kansas City. The development includes a residential community with single family homes, townhouses and apartments, and senior housing. Commercial facilities complement the residential development and the existing commercial businesses in the North Kansas City downtown area.

Planning of the site expands on the “new urbanism” concept, creating a themed neighborhood within the urban context. Design of the buildings take architectural cues from the existing character of North Kansas City. Both housing and commercial buildings maintain a low, human scale. Front porches, off-street parking and rear-entrance vehicular access are featured throughout. Amenities include extensive streetscaping, as well as landscaping featuring walking trails throughout the development.

The Gardens at Northgate Village offers a fresh and unique concept in senior living. Conveniently located at 3000 Swift, in North Kansas City, Missouri, the community is situated in the heart of the ULI Development of Distinction and Capstone Award winning Northgate Village development. Northgate Village represents the finest example of traditional neighborhood design in Kansas City featuring tree lined, pedestrian friendly streets and numerous parks including a brand new dog park.



Lobby of Phase III of the Gardens at Northgate project.

Gardens offers a variety of Spacious Floor Plans with ample Natural Lighting. Residents enjoy Beautiful Garden or Fountain views.



Yaeger Architecture provided full design services for the Gardens at Northgate Village. The project is a mix of market-rate and tax credit low income apartments. The initial project was developed in two phases and consisted of 180 units in three buildings.

The initial Gardens at Northgate Village project was so successful that Yaeger Architecture was commissioned to design a third then fourth phase of the project consisting of an additional 136 units and common areas including exercise rooms, meeting rooms, crafts centers, laundry facilities, and common gathering spaces.

The project utilized Missouri Housing Development Commission (MHDC) tax credits and followed the National Association of Home Builders (NAHB) Green Building design criteria guidelines for energy efficiency, water conservation, resource conservation, indoor environmental quality, site design, and more.

# 915 BROADWAY KANSAS CITY, MO

Cost: \$6.7 M | Size: 61,600 sq. ft.



Upscale and inviting, located in a historic building in the heart of downtown Kansas City.

Yaeger Architecture was the design manager, architect-of-record, and interior designer for the redevelopment of the abandoned McCarren Millinery Company and Hershberger & Rosenthal Company Buildings in downtown Kansas City. These 5-story and 3-story historic buildings are contributing properties to the Kansas City registered Wholesale (otherwise known as Garment) District.

The Project consists of the adaptive renovation of the two historic buildings into a combined single-use, multi-family market-rate apartment complex totaling 61,600 gross square feet. It contains 44 apartment units: 22 one-bedroom units and 22 two-bedroom units. The existing neighboring parcel at 917 Broadway is a part of the project and remains on-grade parking with the addition of a new mansard “eye-brow” style carport with controlled perimeter fencing.



915 Broadway offers the upscale amenities of a large apartment community, all within the cozy confines of a boutique development.

Each apartment is finished with paint over smooth-finished gypsum board wall and ceiling surfaces and exposed historic brick masonry where available. Apartment units bedrooms are carpeted, main living areas are either carpeted or exposed finished concrete and ceramic tile covers “wet” areas. Common-use areas are finished with commercial-grade carpeting, ceramic tile, vinyl composition tile, and, at the Coffee area, hardwoods. Decorative light fixtures and ceiling fans provide for apartment illumination. Corridors are illuminated by wall-sconce light fixtures and recessed can fixtures. The Coffee area, Lounge and Leasing area will be illuminated by decorative pendant lights and recessed cans.



# HOLLYWOOD CASINO AT KANSAS SPEEDWAY KANSAS CITY, KS

\$150 Million

Project delivered using fast-track design and construction methodology.



*“Yaeger Architecture’s construction documents for the Hollywood Casino at Kansas Speedway made it possible for this project to be in a position to open substantially ahead of schedule and approximately 4.5% below the project’s hard costs. In addition to the Speedway project, Yaeger served as our design and project architect for three additional projects in Cherokee, Sumner and Wyandotte Counties during the RFP and selection process dating back to 2007.”*

Jim Baum, Penn National Gaming, Inc.



The gaming floor accommodating 2,000 slot machines and 52 table games.

The 240,000 square foot Hollywood Casino at Kansas Speedway features a 100,000 square foot gaming floor and 28,000 square feet of other amenities, including restaurants, clubs and nightlife attractions. The project also includes a five-story, 472,500 square foot, 1,253-stall parking garage, as well as 2,310 surface parking spaces and associated site work with offsite utilities and traffic improvements.

Yaeger Architecture was the Architect-of-Record for the new Hollywood Casino at Kansas Speedway, located on turn two of the Kansas Speedway, and developed by a joint venture of Penn National Gaming and International Speedway Corporation for the Kansas Lottery.

The facility includes 100,000 SF of gaming floor accommodating 2,000 slot machines and 52 table games; a 250-seat buffet restaurant, a 150-seat mid-price restaurant, a 120-seat steak house restaurant, a VIP lounge, a casino bar, high limit gaming areas, a retail and coffee shop, a poker room, a central production kitchen, and administrative services. The project includes 1,250-car parking garage, and is master planned for expansion.

The project was delivered using fast-track design and construction methodology, and Yaeger Architecture issued over 30 document packages to ensure timely delivery of information in time

for current construction activities, while design of the facility, particularly the interiors, continued to develop. The project was delivered under budget and six weeks ahead of schedule.

As part of the project, Yaeger Architecture designed a 5-level, 1,250-car precast concrete parking garage structure for the new Hollywood Casino at Kansas Speedway. The structure features level plates with internal speed ramps connecting each level. Primary patron entry is on the lowest level.

The garage is partially built into the hillside, allowing an access-controlled vehicle entry at the third level of the garage for VIP customers; the third level of the garage is equal to the floor elevation of the casino itself. The design of the garage features architectural precast concrete panel finish materials, and incorporation into the façade of promotional graphics for the casino and the adjacent partner NASCAR race track.



Final Cut Steakhouse is positioned to provide views of the KS Speedway.



Hollywood Boulevard Bar was added in 2016 adjacent to the poker room.



The Final Cut Steakhouse is premium dining facility in the casino.

# HARRAH'S KANSAS CITY NORTH KANSAS CITY, MO

\$130 Million | 207,000 SF  
Fas-track design and construction project.

Yaeger Architecture was the Architect of Record for the expansion and renovation of Harrah's North Kansas City, Missouri property. The fast-track design and construction project was scheduled for and completed in November, 2005. The project was comprised of four distinct projects: the addition of a new 200-room, 11-story hotel tower connected to an existing 200-room 6-story hotel; the addition of a new nightclub/theater, country/western bar and grill, seafood restaurant, and coffee shop; the addition of a new 10,000sf warehouse; and the remodel of the existing casino.

Yaeger Architecture was responsible for design project management, including design scheduling, Owner program management, and the management of nearly a dozen engineering and design consultants in four time zones, all under separate contract arrangements. Yaeger Architecture was also responsible for preparing all architectural construction documents, coordinating all of the consultant drawings and specifications, and full-service construction administration.

The hotel project included a post-tensioned concrete structure, modular pre-finished exterior wall panels, and a high-performance glazed curtain wall system. The hotel included a new main hotel entry, a grand lobby with VIP check-in area, a boardroom-style meeting room, and a gift shop. The expansion also included a new on-site laundry and linen service, to accommodate an additional 200 future guest rooms.

The entertainment venue expansion was comprised of a building addition on the east side of the existing entertainment pavilion building, cantilevered over the bank of the Missouri River. The new pavilion included a new 900-seat theater for music performance, a country/western-themed restaurant and grill and a new central boiler plant, food service support spaces, and new offices. The entertainment venue work also included remodeling of all existing public areas, as well as new infill construction at previously unused areas of the site between other building components, resulting in space for a restaurant and coffee shop.



The hotel portion of the project included a 200-room, 11-story hotel tower connected to an existing 200-room 6-story hotel.



# PARKWAY HOTEL

## ST. LOUIS, MO

8-story hotel is comprised of 218 hotel rooms, including four luxury guest suites, and a large lobby area on the first floor.



Hotel renovation included all new custom furniture and artwork, and accessories.

Yaeger Architecture was commissioned to provide interior design services for the Parkway Hotel in the Forest Park area of St. Louis, next to Barnes Jewish Hospital. The 8-story hotel is comprised of 218 hotel rooms, including four luxury guest suites, and a large lobby area on the first floor.

---

Located in the city of St. Louis' central corridor, in a cosmopolitan area known as the Central West End, The Parkway Hotel offers modern elegance in the midst of this stately neighborhood of historic residences, fine restaurants, eclectic art galleries and first-class shopping.

**F**or this project, Yaeger's interior design team planned remodel design work for all hotel spaces. In each guest room, new carpet, wallcovering, paint, light fixtures, window treatments, furniture, and accessories were selected and two mock-up rooms have been completed for the hotel's promotional use.

For floors 2-8, the corridors were also re-envisioned with similar finish applications. The design for the hotel's lobby remodel included selection of new carpet, wallcoverings, light fixtures, furniture and accessories, some of which were custom-built for the space. Additionally, a stone fireplace surround and mantel, a breakfast bar with custom cabinetry, a breakfast dining room, and a large meeting room were added to complement the hotel's amenities package and boost overall hospitality.



Hotel renovations included new carpet, wallcovering, and lighting.



# LUMIÈRE PLACE

## ST. LOUIS, MO

Yaeger Architecture, Inc., teamed with Marnell Architects of Las Vegas, NV and completed the design of the Lumière Place Resort and Casino in downtown St. Louis, MO through the design development phase. Located adjacent to the Mississippi River, the development consists of a 200-room luxury hotel and adjoining spa, a casino with dining venues and night club, and additional retail shopping. The casino floor is a floating structure in accordance with Missouri Gaming Laws, but is contained within a fixed overhead structure and surrounding walls, so that the entire development fits harmoniously within the downtown architectural environment. The project is part of a major effort to redevelop the downtown river front of St. Louis and create a new addition to the city's skyline.  
\$400 Million | 72,000 SF

# M RESORT

## HENDERSON, NV

The "M" Resort is a new, modern casino resort complex located on the far south end of Las Vegas Boulevard; at the south end of the valley. Designed for a youthful clientele, the resort reflects sleek modern and refined sophistication. The resort includes a 750-room, 5-star hotel, including a separate tower just for suites; casino, night clubs, restaurants, convention center, administrative offices, and desert pool garden. This design-build project is developed by Marnell Properties and designed by Marnell Architecture. YAI provided a team of architects in partnership with Marnell Architecture to execute the design documents for all portions of the project.  
\$800 Million | 2,000,000 SF

# **ENCORE AT LIONSGATE**

## OVERLAND PARK, KS

Encore at Lionsgate is a planned \$44,000,000 182-unit Class A 55+ apartment project in Overland Park, Kansas. An age-restricted multifamily apartment building with units of one-bedroom and two-bedroom types, the project will include common areas and parking for 280 vehicles, of which 200 shall be in a parking podium under the building.

# **LIBERTY AT LENEXA**

## **CITY CENTER**

### LENEXA, KS

Liberty at Lenexa City Center is a planned continuation of the Liberty Brand (Liberty at Shaol Creek in Kanas City opened in 2017). Liberty offers a 55 and Better Luxury Living experience. Thoughtfully designed for active adults who want to free themselves from the responsibilities of home ownership but aren't ready for the slower pace of a retirement community, Liberty takes luxury apartment living to a whole new level. Rich with amenities, at Liberty, residents enjoy a carefree lifestyle with endless opportunities for social and recreational fun just outside their doors.



# GALLERY LOFTS

## NORTH KANSAS CITY, MO

Gallery Lofts is a \$9,400,000, 48-unit mixed-income loft building at East Armour Road and Linn Street in North Kansas City, Missouri.

The Gallery Lofts consists of 48 apartment units of one bedroom and two bedroom types, common areas, and off-street parking for 48 vehicles. The building is a four-story structure of contemporary design, framed with wood framing.

The project is financed, in part, using Missouri Housing Development Commission (MHDC) tax credits. The project is also required to be designed to a sustainable building performance program, the National Home Builder's Association Green Building Certification System.

Yaeger Architecture is providing early design and entitlements, final design including preparation of construction documents and specifications, assistance with subcontractor bidding, coordination with the city code officials for plan review and permitting, and construction contract administration.







Yaeger Architecture, Inc.

913-742-8000 | 8655 Penrose Lane, Suite 300, Lenexa, KS 66219

[www.yaegerarchitecture.com](http://www.yaegerarchitecture.com)