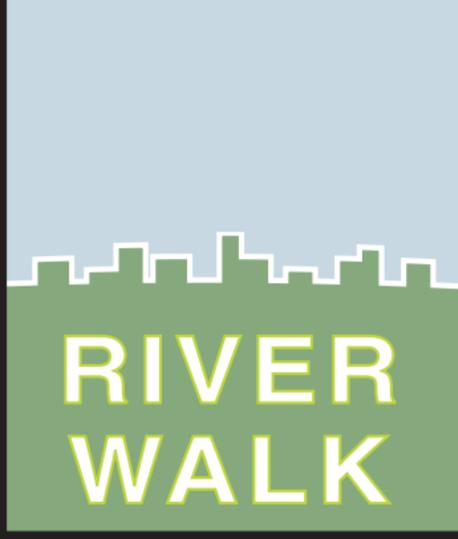


DOVER-FOXCROFT ME



60,000 square feet are **waiting** to be developed into a world class **mixed-use green building**.



dining

The Moosehead Cafe, overlooking the Piscataquis River, will also serve as an art gallery for local and national artists, providing a social gathering spot for the community. The second floor of the cafe will house an eight room boutique inn.

working

The Dover-Foxcroft Green Business Center will house businesses ranging from solar panel installers to geothermal companies. Below market rents will help attract businesses from other parts of the state that are currently working in this area.

living

Twenty Two energy efficient residences will be housed in the three story historic structure. The residences will be built to accommodate the needs of seniors as well as younger people.

The River Walk District:

The River Walk District

- Offering quality housing.
- Generating jobs through a Green Business Center.
- Serving as a social hub for the community.
- Providing guests a place to stay.
- Creating a model for sustainable development.

Dover-Foxcroft

renewable energy

River Walk will build on the site's inherent green factors and produce a percentage of the buildings energy needs on site. The building will become a model for sustainable development within the region and beyond.

The Ideal Location

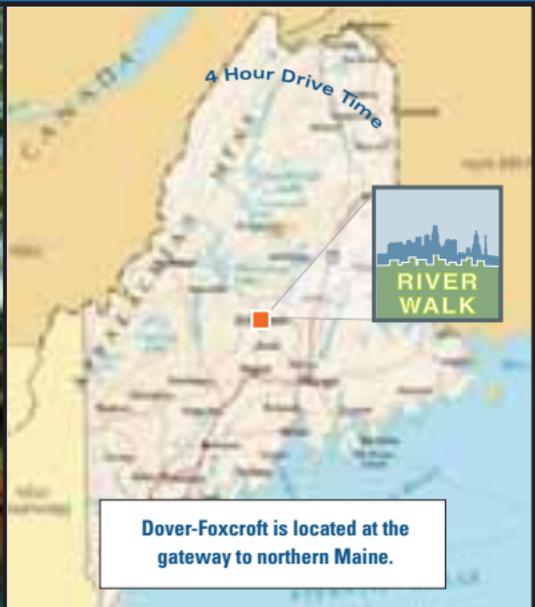
The Ideal Location

River Walk's proximity to the nearby shops and a wide range of recreational activities will help River Walk to be a regional destination for residents and visitors.

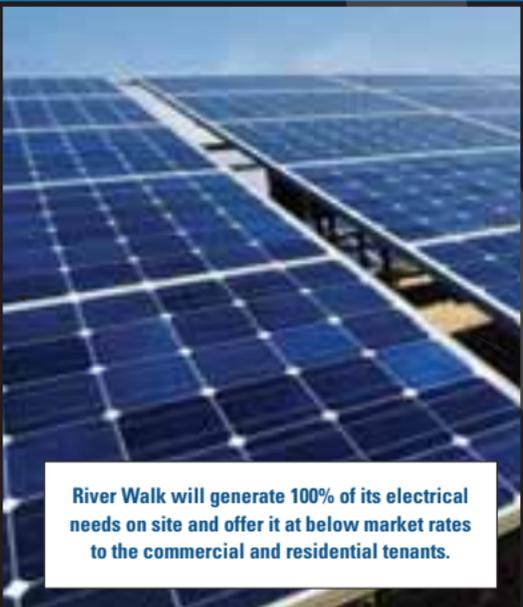
“merging history...
and green tech.”

Renewable Powerhouse

The development will be a pilot project for integrating multiple renewable energy sources into a smart grid system. Power that is generated on site will be distributed through a smart meter system that will allow each tenant to monitor their usage in real time.



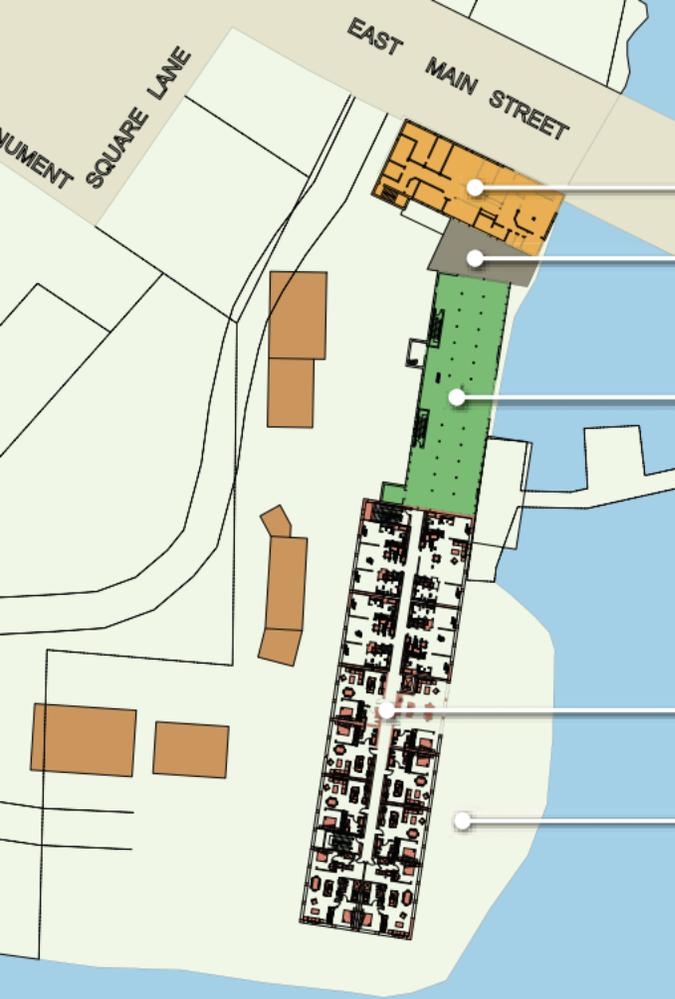
Dover-Foxcroft is located at the gateway to northern Maine.



River Walk will generate 100% of its electrical needs on site and offer it at below market rates to the commercial and residential tenants.



Solar, geothermal, and hydro power will provide heat and electricity to the development.



Program

- CAFE + INN
7,000 SF
- OUTDOOR TERRACE
1700 SF
- OFFICE SPACE 10,000 SF
RESTAURANT 5,000 SF
FARMERS MARKET 5,000 SF
- 22 RESIDENCES
GREEN BUSINESS CENTER
- LANDSCAPED PARK



Site Plan

FEATURING
Residences
Cafe + Inn
Office Space
Pocket Parks

10 Things To Do at Moosehead Mill

- 1 Attend a concert or lecture.
- 2 Attend a wedding reception.
- 3 Learn how to reduce your energy bill.
- 4 Shop at the farmers market.
- 5 Eat a meal in the restaurant.
- 6 Take an art lesson.
- 7 Meet a friend for coffee on the terrace.
- 8 Sit by the fire in the cafe.
- 9 Listen to music at the amphitheater.
- 10 Take a walk along the river.



CONFERENCE & EVENT SPACE

GREEN TECHNOLOGY CENTER

WATERFRONT PARK

FARMERS MARKET / CO-OP

RESIDENTIAL PARKING GARAGE

AMPHITHEATER

PHASE II TBD

ART SCHOOL AND STUDIO SPACE

RESTAURANT

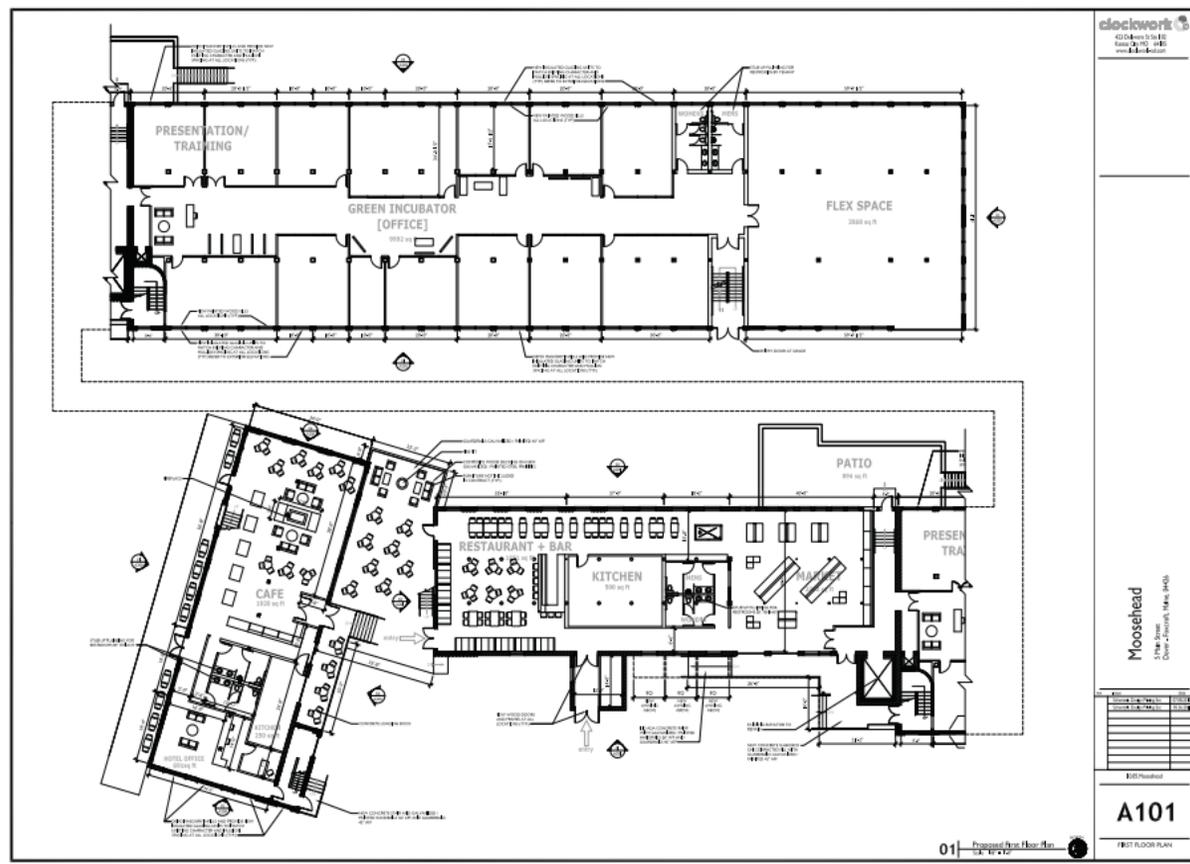
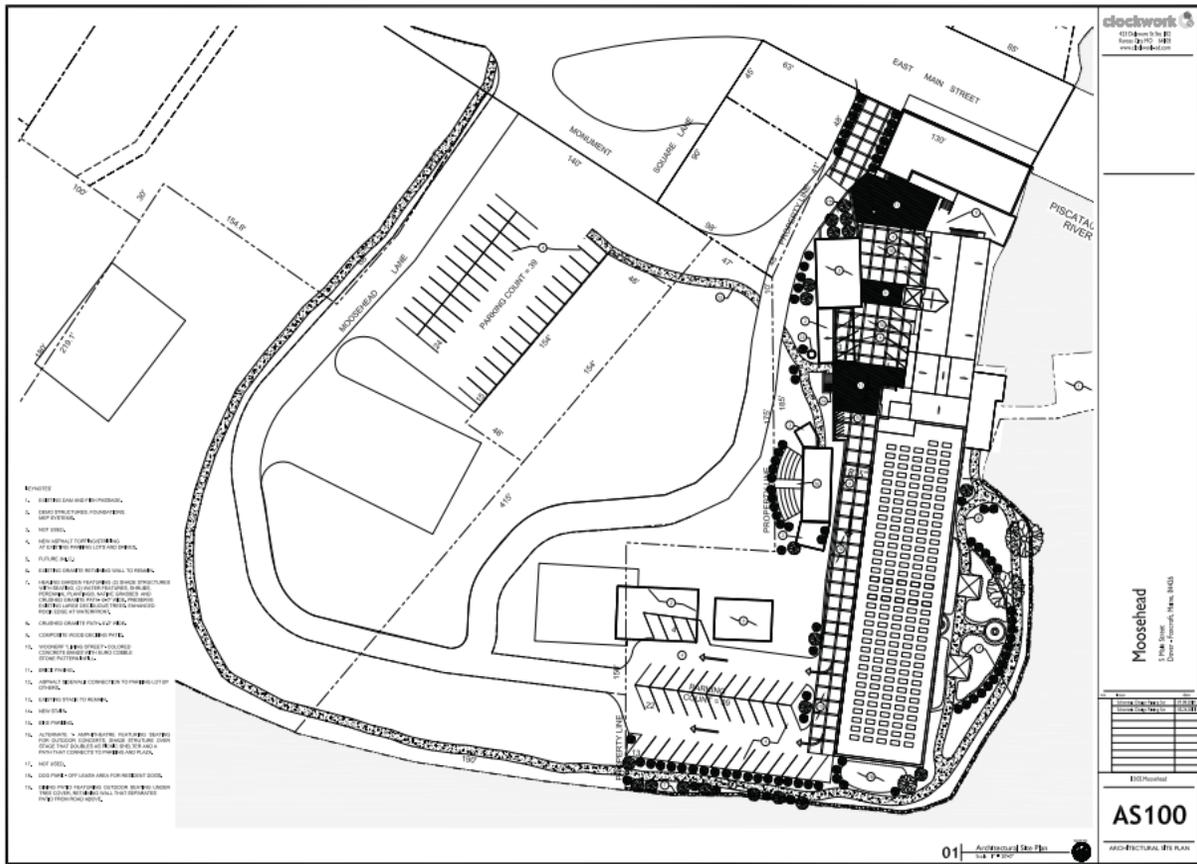
OUTDOOR TERRACE

INN LOBBY

CAFE







Site Plan

First Floor Plan



First and Main Lofts - 25 Condominiums



The Gallo Building - 20,000 sf Office Building



About us



ARNOLD
DEVELOPMENT
GROUP

The Arnold Development Group designs, markets, and develops high quality mixed-use retail, office and residential projects. Our goal is to create vibrant 24 hour pedestrian oriented communities where residents and visitors can live, work, learn, and play. Once completed, our projects form a catalyst for economic growth and future development.



Emory Sapp and Sons Offices - 7,200 sf



KEY FACTS

- Successfully marketed over \$4 Billion in mixed-use real estate projects.
- Coordinated the design of the largest combined heat and power project in the United States.
- Recently completed \$12 million in mixed-use developments in downtown Kansas City.
- Raised over \$100 million for various non-profits and museums.



Arnold renders life that blends his passion and profession

By Jim Davis
 Staff Writer

Billy Joel's December performance in Kansas City gave Jonathan Arnold "the ultimate deja vu experience."

The Piano Man's set list, heavy on his old hits, reinforced Empire State native Arnold's "New York State of Mind."

But familiar songs don't explain Arnold's "mind-boggling" feeling that he already had seen where Joel played.

Arnold had never been inside Sprint Center before the show, but he was intimately familiar with its appearance after having depicted the arena in numerous renderings of the neighboring Kansas City Power & Light District.

"We built all the things in the computer," he said about work done by his rendering and animation studio.

Arnold Imaging's portrayals "present a clear, virtual representation of what the future holds," said Blake Cordish, whose family-named company is the district's developer.

The studio incarnates what Arnold called his "childlike curiosity" about architecture's "humanistic impact." This "psychology" also told him that "my skill set, my temperament wasn't (suited for) working on all the details of buildings from an architect's standpoint. It's much more -- how do I impact the built environment?"

Time has passed quickly for Arnold since arriving from New York in 2002.

"It seems like in the blink of an eye that we were looking at that (Power & Light) site for the very first time with Andi Udris (then the Economic Development Corp. of Kansas City's CEO) and Blake," he said.

Arnold's undergraduate studies at Cornell University in Ithaca, N.Y., left him "fascinated with how buildings and architecture and urban spaces can have an amazing effect on people's lives."



Jonathan Arnold's commitment to the River Market extends to his investments. He and partner Chris Sally redeveloped an old recycling plant at 136 Main St. into the First + Main Lofts. Arnold is standing on the penthouse deck.

Happencence brought Arnold to Kansas City just as Cordish was being wooed to become Downtown's change agent. Arnold followed his then-girlfriend, a Johnson Countian he had met in New York, after she returned home.

He commuted for 18 months while earning a master's degree in real estate development at Columbia University before falling for the River Market's European allure and marrying his girlfriend, Erin, in 2003. They absconded to Prairie Village.

But suburban squirehood didn't fit. So they returned, infant in tow, eight months later. Their Conover Place loft manifests the mixed-use mantra Arnold Imaging espouses, with kids peddling trikes through dining and work spaces.

Arnold's Cordish credentials gave him instant professional credibility here.

Debbie Aron, who does Arnold's business development, said he's a "left-right brain guy" who "understands the numbers and is sensitive to design."

Tim Schaffer with RED Brokerage LLC, another Arnold Imaging client, said its video walk-throughs have "taken traditional model building to a whole new dimension."

"It's not just an art form. It's a tool," Schaffer said. "He's very grounded in practicality."

Arnold said he reduces developers' risks by letting them market space before it's built.

"When you show someone exactly what the building's going to look like, two things happen," he said. "They say, 'That's really amazing' and 'I didn't know it would look that good.' It also says: 'This project is real. You're really going to build this.'"

Nathaniel Hagedorn knows.

Hagedorn, Briarcliff's project manager, said Arnold's magic has brought unanticipated dividends after his hiring to depict a nine-story office building that's under construction.

"He took a full set of construction drawings and rendered (them) with photos that were so incredible people asked where the building was," Hagedorn said.

So detailed were Arnold's interior renderings that they guided design modifications of a parking garage before the structure was built, at a fraction of the retrofitting cost.

His work lets him realize a vision he first saw after graduating from Cornell and seeing 3-D rendering technology.

"I said, 'This tool has the ability to show people progressive ideas and progressive developments that don't yet exist, and I think I can really play a role in swaying the course of events that have been going on in the last 50 years in this country, which is let's just continue to sprawl out and build more suburbs,'" Arnold said.

Not that he's averse to applying his art to a suburban canvas.

Along with Briarcliff, he's picturing Park Place in Leawood. Doug Weltner, who's using Arnold Imaging to market Mission Farms in Leawood, said Arnold's work is the best of its kind he has ever seen.

"You can't tell the difference between whether it's a real photo or a rendering," Weltner said.

Exactly, Arnold said. "That's the point you want people at," he said, "where they're able to really see what you're offering, because there's nothing worse from a developer's standpoint than to get a lot of interest from the marketplace but the interest might not be for what exactly you're building."

He is quick to credit his collaborators.

"We've really formed this culture of cooperative teaming and innovation that's opening up things like working on Imax films and (allowing Arnold Imaging) to be so well received at the world's top development conference," Arnold said. "That's truly where I get the most satisfaction out of work these days is seeing how the community that we have in our office and that we get connected to in Kansas City is able to work well together and do things that we could not do on our own."

Jonathan Arnold

Title: Principal, Arnold Imaging

Age: 34

Family: Wife, Erin; sons, Maxwell, 3, and Liam, almost 2

Education: Bachelor's in architecture, Cornell University, 1997; master's in real estate development, Columbia University, 2002

Hobbies: Movies (especially art films at the Tivoli Theatre in Westport), travel, hanging with his kids. "I'm well engaged in the vortex of kidland and watching them grow," he says.

Why he's an extrovert: "The people side of me really enjoys telling those stories and bringing the architecture to life -- the ability to integrate high-definition videos so people can see with more clarity what a space is going to look like, the ability to bring actors into spaces."

ALONG SECOND STREET, KC IS GETTING IT RIGHT



A few years ago, the six-block stretch between Wyandotte and Oak streets was nothing but a dirt path flanked by some derelict brick buildings.

It had all the charm of an industrial wasteland -- and a freight train occasionally rolled through to complete the Rust Belt ambience.

These days it looks like a page out of an urban planner's playbook. The road has been paved and framed with attractive streetlights, landscaping, public art and benches -- OK, some locals complain the steel-girder seats will sizzle come summer -- and the empty buildings have been restored.

Promising even bigger things to come, a huge apartment complex being built by the Morgan Group of Houston is rapidly taking shape at the west end of the street. The four-story luxury project, called Market Station, represents a \$45.6 million investment and will add several hundred residents.

Together with Mel Mallin, the honorary mayor of the River Market, Gibson developed the ArtSpace Building at 201 Wyandotte St. in the mid-1980s, one of the River Market's first residential rehab projects.

Things are progressing well, and we're looking forward to opening up," he said.



The new apartment complex occupies what had been an eight-acre rail yard operated by Kansas City Southern. It was likened to an industrial-size popcorn popper because of the racket created by plastic beads being sucked by an industrial vacuum and bouncing into hopper cars.

"We're losing our view, but gaining a streetscape and looking forward to 500 or 600 new neighbors," said Dana Gibson.

Together with Mel Mallin, the honorary mayor of the River Market, Gibson developed the ArtSpace Building at 201 Wyandotte St. in the mid-1980s, one of the River Market's first residential rehab projects.

Dale Schulte has renovated three buildings near Second and Walnut streets, one dating to 1895, into a 44-unit apartment development, Old Town Lofts.

"It's wonderful that it was a collaborative effort among the property owners, and the city and the (Kansas City) Power & Light company," Mallin said.

"It's a convenience for everybody living and doing business there, and hopefully it'll extend to Third Street someday."

The Market Station project adds a dynamic touch to the more subtle restoration to the historic buildings on Second Street. A 104-year-old warehouse that once stored carriage parts is now a 25-unit condo building, the First & Main Lofts, and the former Gallo produce building at 140 Walnut St. has been converted to offices.

Dale Schulte has renovated three buildings near Second and Walnut streets, one dating to 1895, into a 44-unit apartment development, Old Town Lofts.

"There's always something to look at."

The abstract steel sculptures at strategic intersections were created by Stuart Keeler, an Atlanta artist, and KCP&L did the neighborhood a big favor by building a "light wall" around its substation near Second and Main, to mask the ungainly transmission wires and pylons.

The Second Street renaissance was homegrown as well.

Brian Clark & Associates, an architecture firm based in the River Market, designed the street improvements. The \$3.5 million cost was paid for through the city Public Improvements Advisory Committee and tax-increment financing revenues generated by several River Market projects.

Jonathan Arnold, a native New Yorker who has his high-tech business, Arnold Imaging, in the Gallo building, co-developed the First & Main Lofts and lives nearby with his wife and two young sons.

"The neighborhood is a poster child for what planners and New Urbanists are talking about what great urban neighborhoods need -- a defined sense of place," he said. "Then, when you're within it, there's the pedestrian scale and a diversity of uses -- housing, the offices, the restored historic fabric. It's like an interesting museum."

"There's always something to look at."



Above: The Arnold Development Group transformed one of the least attractive buildings downtown into an historic landmark. The building houses eight different businesses including the group's animation company Arnold Imaging.





DOVER-FOXCROFT ME



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