



creating equitable neighborhood development strengthened by walkable access to public transit

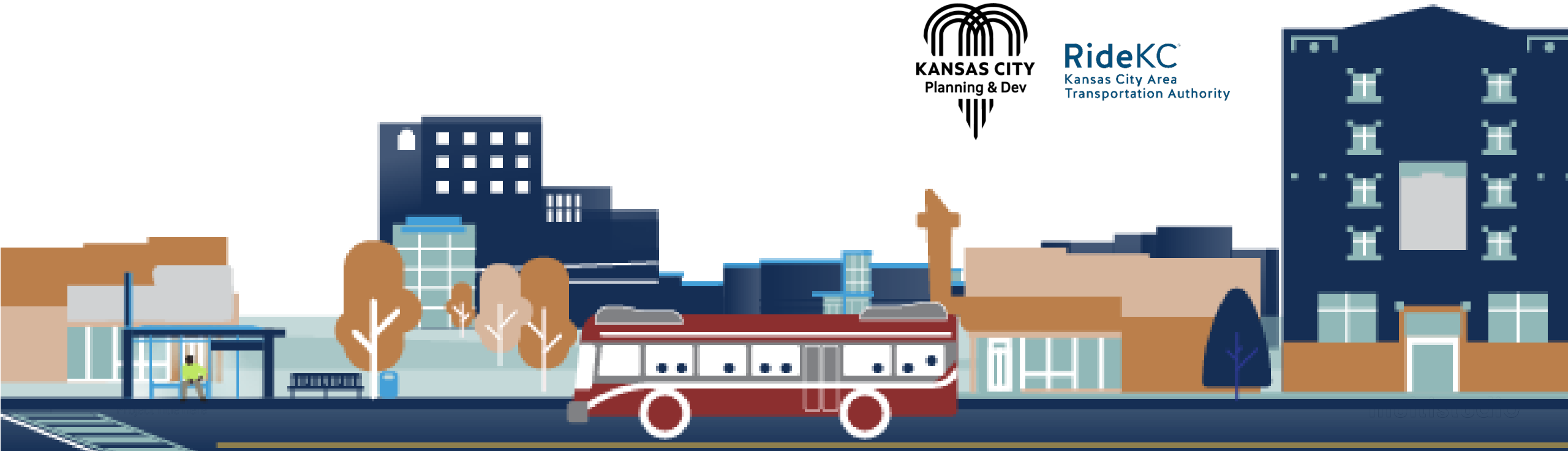
Neighborhoods & Housing Subcommittee

Meeting #1

August 2, 2022



RideKC
Kansas City Area
Transportation Authority



AGENDA

Introduction

ProspectUS Overview

Community Engagement

Policies & Strategies

Opportunities & Challenges

Next Steps





RideKC[®]

Kansas City Area
Transportation Authority



multistudio



Scott Bernstein



GRAHAM



STEPHENIE



DENNIS



JOE



ABBY



Taliaferro & Browne, Inc.



LEONARD



SHARON



BRIAN



LEAH



NEIL



Neighborhood Workshop



DREW



CHERYL



SCOTT



PHILLIP



PHILLIP



PROSPECTUS OVERVIEW



*creating equitable neighborhood development
strengthened by walkable access to public transit*

COMMON LANGUAGE

Neighborhood

- An area of a community, typically within a ½ mile walkable radius, of similar development patterns and scales that included residential and commercial development.

Transit-Oriented Development (TOD)

- Compact communities within a 10 to 15 min. walk of a transit stop and core commercial area including residential, retail, office, and public uses in a walkable environment.

Equity / Equitable

- Providing access and resources based upon need.

Equitable Transit-Oriented Development (eTOD)

- Development of transit-oriented communities with a focus on reducing or eliminating the displacement of current residents and businesses.

COMMON LANGUAGE

Incremental Development

- Small-scale development, improvements, and investments made within a neighborhood by residents and businesses of that neighborhood.

Missing Middle Housing

- A term for the variety of neighborhood scaled housing options that are compatible with single-family homes and can include duplexes, fourplexes, and small-scale multiplexes.

Accessory Dwelling Units

- A second dwelling unit on a property that provides additional housing within a neighborhood and can occur, within, attached to, or detached from the primary residence.

Public Investment

- Resources and dollars spent to improve the public spaces & systems that support development.

SHARED PERSPECTIVES

Who is this with?

- neighbors, developers, & city

What community perceptions need to be addressed?

- not to displace
- local reinvestment and redevelopment
- action

What is the role of this project and process?

- create space that:
 - acknowledges the past
 - facilitates community dialogue
 - organizes input

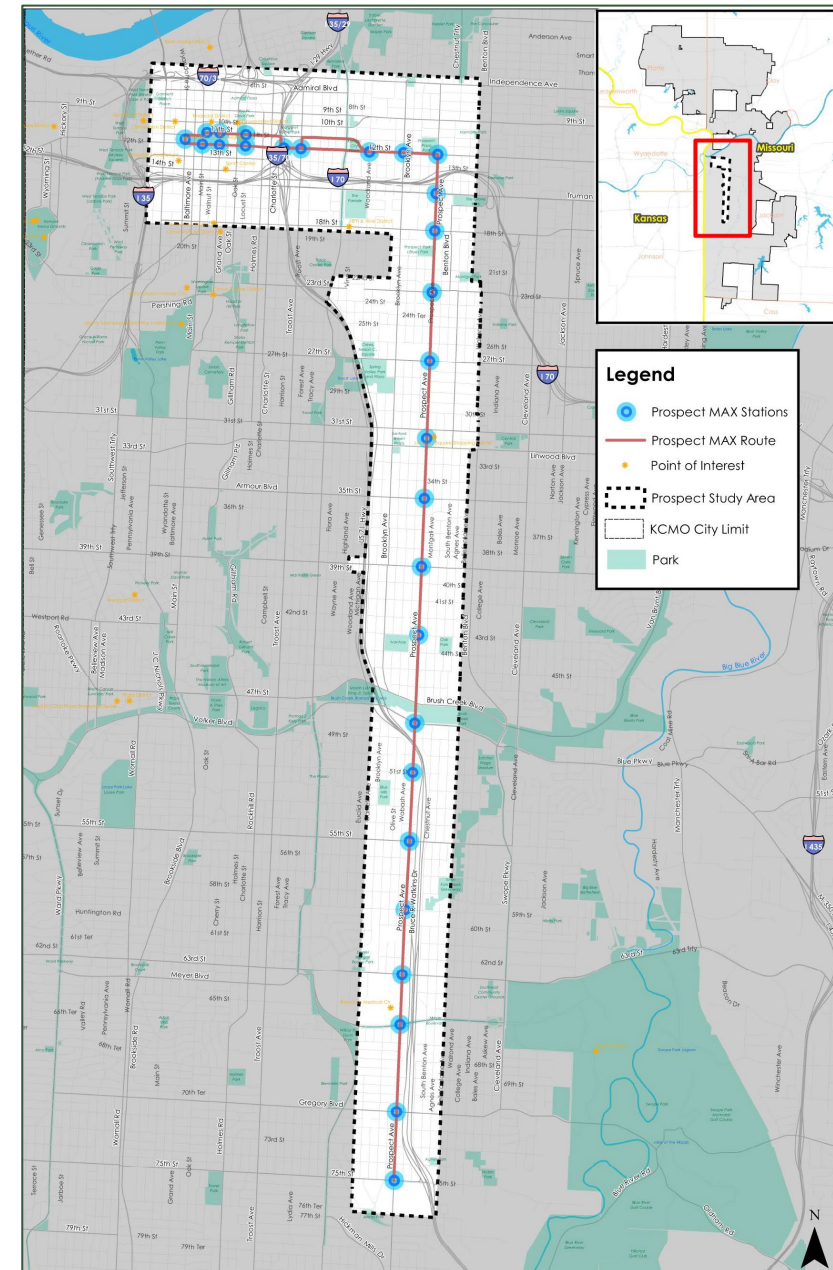
STUDY AREA

Prospect Avenue:

- 12th Street to 75th Street

12th Street:

- Prospect Avenue to Charlotte Street
(*KCATA Hub*)



STUDY AREA

Prospect Avenue:

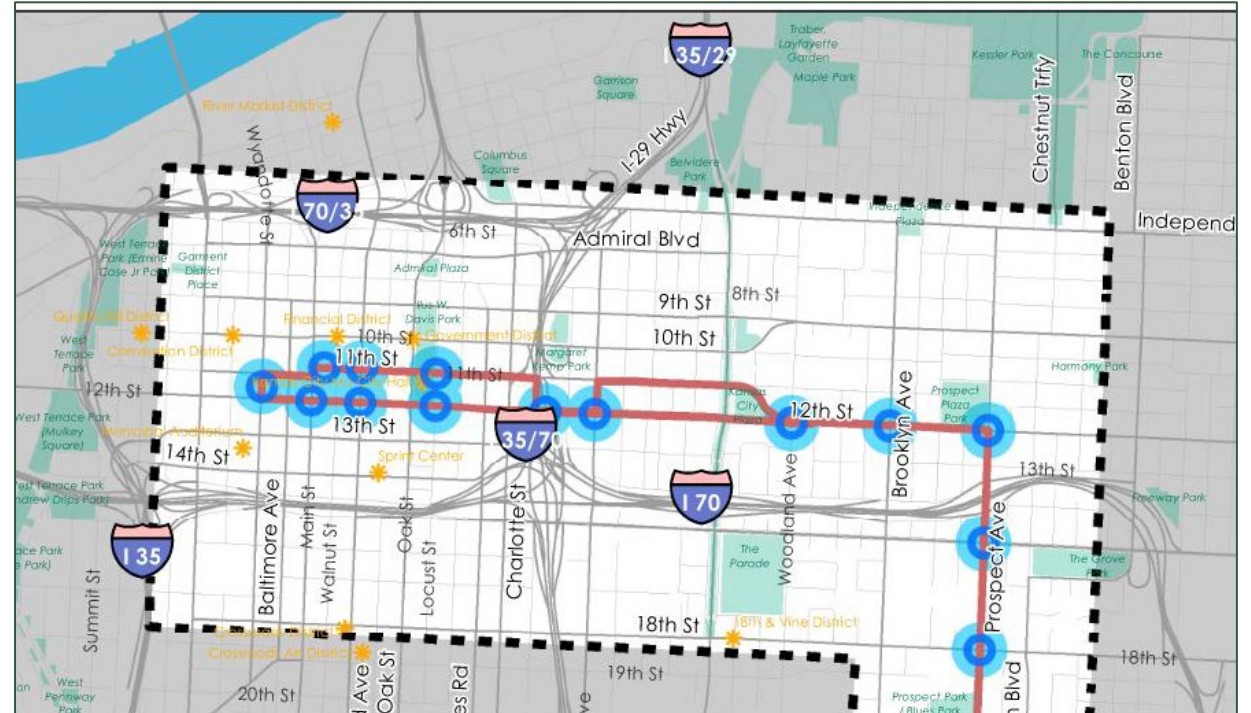
- 75th Street to 12th Street



STUDY AREA

12th Street:

- Charlotte Street (KCATA Hub) to Prospect Avenue



PROJECT FOCUS

Land Use & Development

- use, pattern, and size
- housing – types and affordability

Infrastructure

- sustainable and productive

Multi-mobility

- all modes of transportation

Economic Development

- equitable development opportunities

Investment

- expending public and private capital in the corridor



EQUITABLE TRANSIT-ORIENTED DEVELOPMENT?

Development that Supports Transit

- affordable means to access daily needs
 - *transit that supports neighborhoods*

Neighborhoods with Housing Mix

- single-family to apartment buildings
- supports a wide range of incomes

Mix of Good & Services

- creates activity
- less reliance on the automobile

Builds Generational Wealth

- creates local ownership opportunities
- minimizes housing and transportation costs



BENEFITS OF TRANSIT-ORIENTED DEVELOPMENT?

Development that Supports Transit

- leverages system and service investments

Neighborhoods with Housing Mix

- creates local access to work, goods, & services
- leverages infrastructure investments

Mix of Good & Services

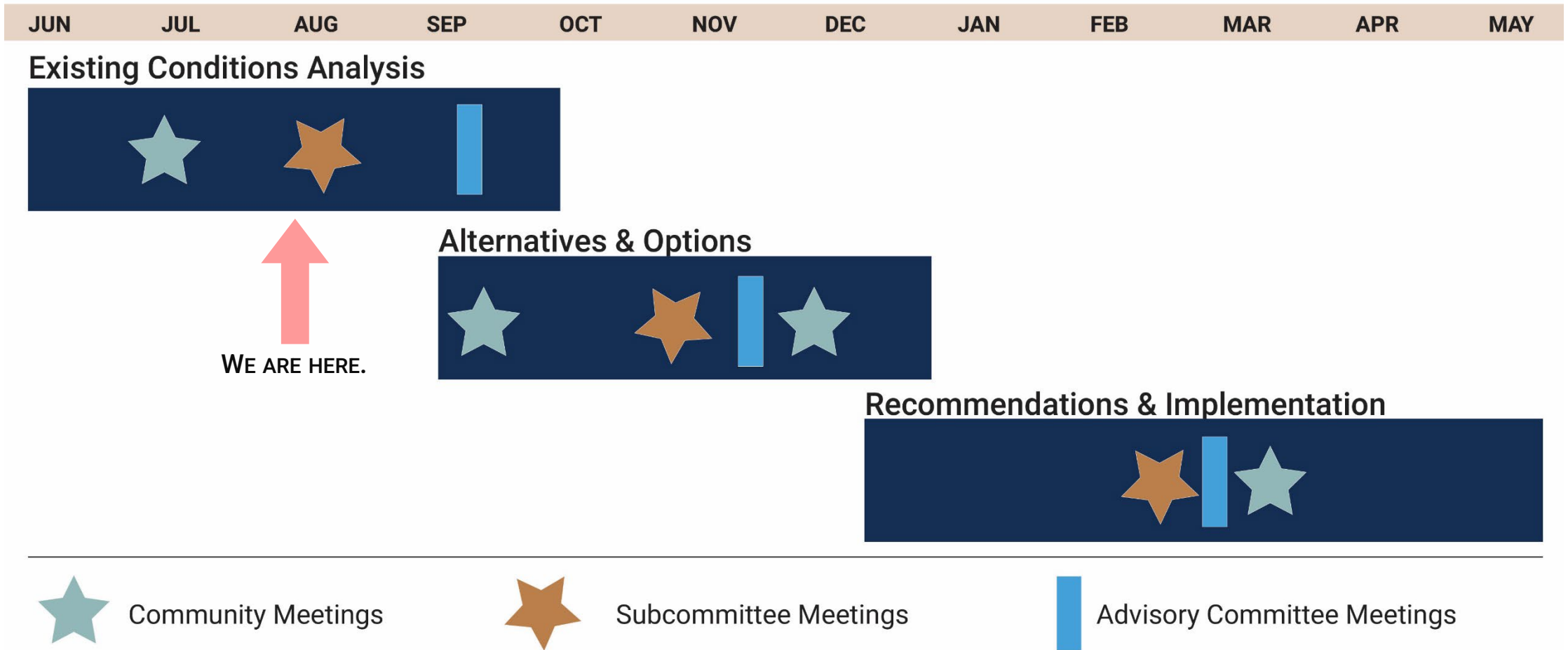
- improves public health
- placemaking for variety of age groups & workers

Builds Generational Wealth

- reduces cost of living
- stabilizes then grows property values



PROJECT TIMELINE



PROJECT DELIVERABLES

Transit-Oriented Development Regulations

- use, pattern, and size of development

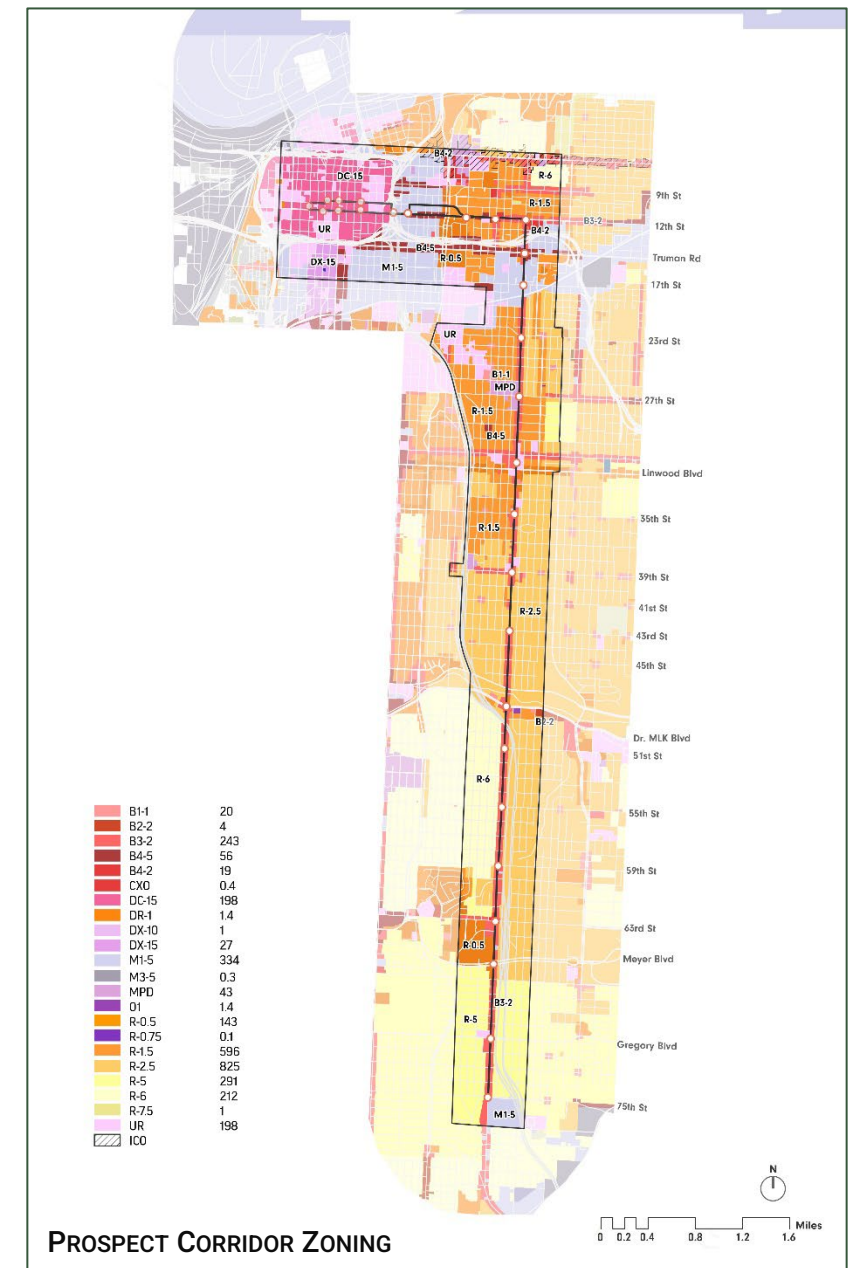
Strategic Implementation Plan

- housing, economic development, multi-modal & infrastructure improvements

Funding and Financing

- strategies and resources to support development and investment

We are focused on Implementation !!!



ENGAGEMENT



ENGAGEMENT

Guiding Principles of Equity

- With, Not For.
- Get Proximate to the Problem.
- Attempt to Change the Narrative.
- Be Open to New Information.
- Be Willing to be Uncomfortable.
- Commit! Engage! Trust the Process.
- No Quick Fix.
- Maintain Hope in the Face of Brutal Facts.



ENGAGEMENT OPPORTUNITIES

COMMUNITY MEETINGS

ADVISORY COUNCIL

SUBCOMMITTEES

NEIGHBORHOODS &
HOUSING

PUBLIC SPACE
IMPROVEMENTS

FUNDING &
FINANCING



POLICIES & STRATEGIES



CORRIDOR PLANS

KC Spirit Playbook– city comprehensive plan
(in production)

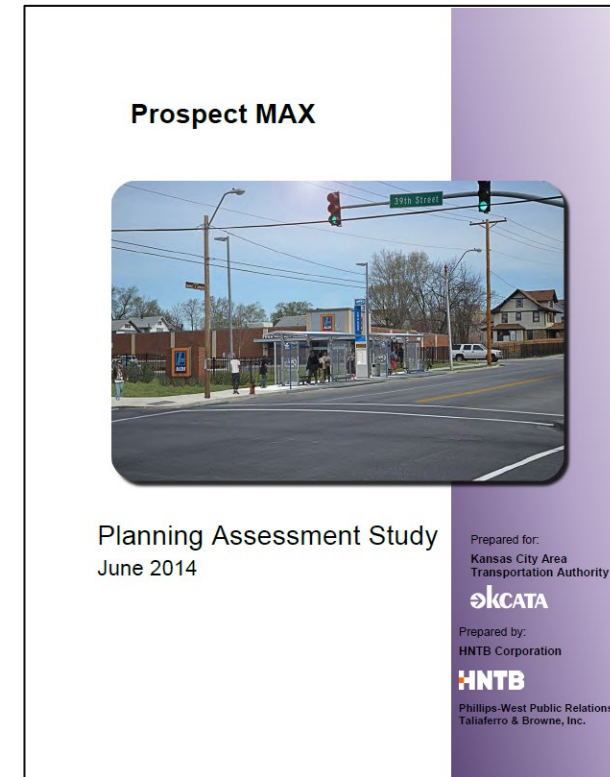
TOD Policy Plan – citywide TOD policy

Area Plans – 3 plans cover the corridor

Prospect Corridor / Area Studies –individual
policy plans for the corridor

Neighborhood Plans – specific plans for their
section of Prospect Avenue

We are focused on Implementation !!!



**Kansas City, Missouri
Transit-Oriented Development Policy**

Approved by the City Plan Commission on April 19, 2016
Approved by the City Council on May 18, 2017
by Resolution 160361

CORRIDOR POLICIES

Land Use & Mix – future land uses and their mix

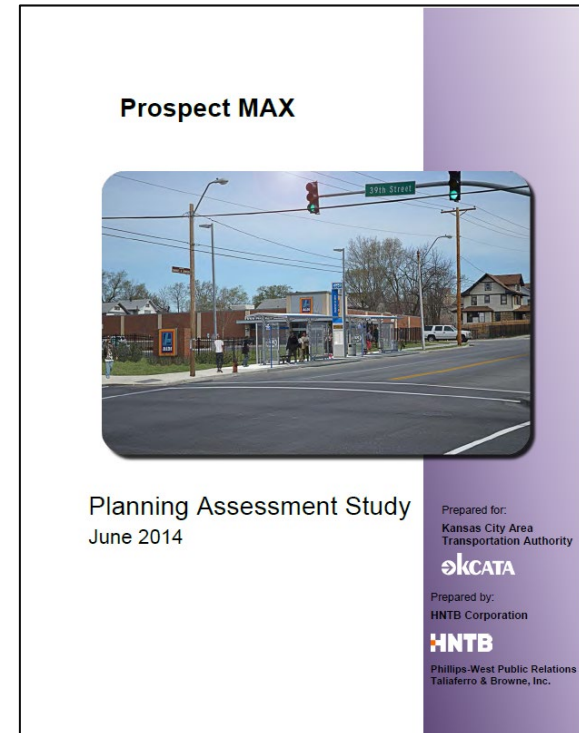
Transit-Oriented Development -

- Place Types – development patterns for different transit stop locations
- Development Form – scale, orientation and character of development

Urban Design – the design of public spaces – streets, parks, open space and their contribution to connecting places

Transportation - different modes of transportation and their ability to provide access to the corridor and community

Infrastructure – the system needs to support future changes in the corridor and neighborhoods.



Kansas City, Missouri Transit-Oriented Development Policy

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EXERCISES



NEIGHBORHOODS & HOUSING

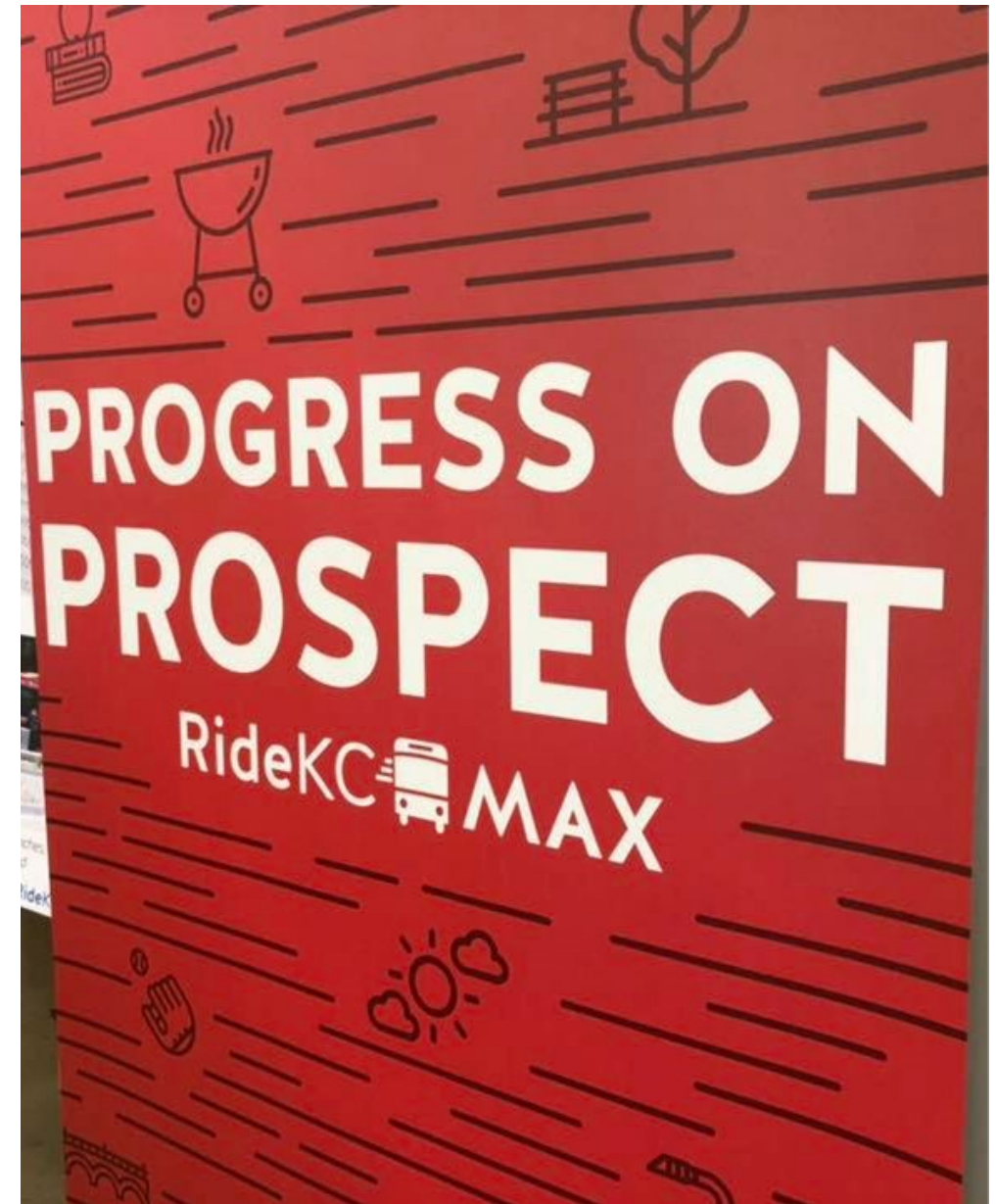
- define the housing market
- create housing variety
 - enable through the TOD overlay
- create mixed-income opportunities
 - focus on affordability
- identify funding and financing for development of housing



NEIGHBORHOODS & HOUSING

Resident Perspective – a residential owner or renter, business tenant or owner who uses the building

Real Estate / Developer Perspective – someone who designs, finances, constructs, sells or owns & operates the building



EXERCISE

SWOT Analysis

- Strengths – what is working?
- Weaknesses – what is not working?
- Opportunities – what is possible?
- Threats – what will stop us?

Headlines

- Prospect Corridor - Tomorrow



EXERCISE

When providing input, please:

1. Be Brief
2. Be Direct
3. Be Open



ZOOM PARTICIPANTS

Directions

1. download & use handout from chat
2. discuss in breakout room
 - choose a group reporter
3. submit completed handout via email



EXERCISE – SWOT ANALYSIS

What are the strengths, weaknesses, opportunities, and threats to creating housing and strong neighborhoods in the Prospect Corridor?

- **Strengths** – what is working?
- **Weakness** – what is not working ?
- **Opportunities** – what is possible?
- **Threats** – what will stop us?

REPORT OUT



EXERCISE - HEADLINES

What words or statements would define a successful future for the Prospect Corridor?



THE KANSAS CITY STAR.

Coronavirus News Sports Politics Opinion Personal Finance

- write a headline
- define a successful future

REPORT OUT



NEXT STEPS



WEBSITE

www.prospectUSKC.com

NEXT STEPS

Public Space Improvements Subcommittee

- August 9th, 5:30 PM – Mohart Center, 3200 Wayne Ave., Kansas City, MO

Neighborhood Advisory Council

- September

Community Meeting

- September

State of the Corridor – existing conditions assessment

- September

STAFF CONTACTS

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