



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250148
Submitted Department/Preparer: City Planning
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Adopting an Equitable Transit-Oriented Development Strategic Plan for the area generally within 1/2 mile of the Prospect MAX bus line that operates along E. 11th and E. 12th Streets from Wyandotte Street to Prospect Avenue, and Prospect Avenue from E. 12th Street to E. 75th Street.

Discussion

ProspectUS is a strategic plan focused on the Prospect MAX bus rapid transit corridor and surrounding neighborhoods. The plan provides a 20-year blueprint to address strategies to add new housing and businesses, while proactively seeking to mitigate displacement of existing residents and businesses along the Prospect Avenue and E. 12th Street corridors. The vision of the plan is to foster equitable neighborhood development strengthened by walkable access to public transit. The ProspectUS Equitable Transit Oriented Development Zoning Overlay District has been developed simultaneously, and its eventual implementation will be informed by the policy in this plan.

In 2021, the City received a \$400,000 Transit Oriented Development (TOD) grant from the Federal Transit Authority (FTA). The City Council approved the required \$100,000 local match for the TOD planning effort in early 2021. The planning process began in the summer of 2022 and was led by Multistudio (formerly Gould Evans) with support from Wilson & Company, Sophic Solutions, Neighborhood Workshop, LandUse USA, Harrison-Lee Development Consulting, Urban3, Scott Bernstein, and Taliaferro & Browne Inc. with assistance from City staff and KCATA staff. There were three phases of planning with corresponding engagement activities. The FTA grant was fully expended and the period of performance ended on February 28, 2024. City staff closed the grant but continued to work on the ProspectUS plan with the community to address feedback on the draft plan and ensure that stakeholders in the plan area had an opportunity to participate in the planning process.

Phase one of the planning process resulted in a State of the Corridor Report, that analyzed land use, demographics, economic development opportunities, and infrastructure in the plan area. The State of the Corridor report data was shared with community partners, and lived experiences and feedback from community partners was incorporated into the final report.

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Phase two of the planning process consisted of creating targets for the future of the corridor. These targets included: 40,000 New Residents, 15,000 New Local Jobs, A Frequent Transit Network, and Zero Displacement. These four growth targets were created as guides to the plan's goals and strategies and to increase capital along the corridor which in turn supports the economic development of the community. Additionally, four development types were created that define the various parts of Prospect; Urban Community Node, Urban Neighborhood Node, Urban Industrial Node, and Transit Corridor. These nodes were identified to activate residential, commercial, and industrial uses along the Prospect Avenue and E. 12th Street corridors to return it to historic population levels that supports both climate resilience and 21st Century economic viability.

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Phase three of the planning process included the development of six goals and subsequent actions that outline how the community vision will be achieved. Both the goals and the actions under each goal were drafted with assistance from community partners. These goals include: Protect the Prospect Avenue Community, Jump Start Reinvestment through Public Subsidy, Improve Walkability & Transit Access, Increase Business and Neighborhood Amenities to Retain and Attract Population, Grow the Population through Mixed-Income Neighborhood Development, and Implement Sustainable Practices to Promote Community Wellness and Environmental Health.

A detailed map of the plan's area can be found on page 7 of the staff report.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No

2. What is the funding source?

The plan was funding by a FTA Section 20005(b) Pilot Program for Transit-Oriented Development Planning grant, local match from City Planning funds, in-kind match from the City Planning and Development Department and KCATA. All funds fully expended February 28, 2024

3. How does the legislation affect the current fiscal year?

Not applicable, as no funding is tied to plan

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Not applicable, as no funding is automatically dedicated with this plan

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

No as this is a planning document

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

No account string to verify as this resolution has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Ordinance #210057, passed 02/04/2021, Authorizing the Director of City Planning and Development to execute an agreement with the Federal Transit Administration (FTA) for the FTA Pilot Program for Transit-Oriented Development (TOD) Planning for the Prospect MAX Corridor, with a City contribution not to exceed \$100,000.

Service Level Impacts

Staff does not anticipate service level impacts from the proposed plan without further implementation of the plan's actions.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts identified
2. How have those groups been engaged and involved in the development of this ordinance?

Throughout the 30-month planning process, there have been at least 60 instances of community engagement through various methods of outreach. Community engagement instances included community meetings, subcommittee meetings, workshops, tabling events, guest presentations at neighborhood association meetings, interviews and small group meetings, and mailings. Twenty meetings were hosted by the consultant with support from city staff, including focus groups in the existing conditions analysis phase, community meetings/workshops to inform the public and collect feedback, and office hours to provide small groups discussions about specific properties. Additionally, the project team met with individual neighborhood leaders, groups, and organizations to address concerns and collect direct feedback. Tabling was conducted at various events including the Ivanhoe Farmers Market, Marlborough Fall Festival, 3rd District Convention, and 3rd District Resource Fair.

In March 2024, approximately 5,500 notices were mailed to community members along the corridor informing them about the upcoming plan adoption and the corresponding Prospect Corridor Zoning Overlay. To address the concerns from the community about the need for more engagement, both the plan and overlay were continued by the City Plan Commission on April 2, 2024; June 5, 2024; and September 18, 2024. At the September 18, 2024 City Plan Commission hearing, the City Plan Commission continued the plan case to January 15, 2025 and the zoning overlay case to March 5, 2025. The project team extended the engagement process to reach more community partners and collect additional feedback to ensure that the plan meets the needs and desired future for the corridor. Two workshops were held in the summer of 2024 to provide an overview of the plan and a space for community members to discuss changes to the plan. Revisions to the plan were completed based on feedback from the community.

In September 2024, City staff prepared approximately 11,000 postcard notices that were mailed to community members along the corridor informing them of an upcoming meeting and directed community partners to the project webpage where fact sheets, the draft plan, and an interactive map were published for public viewing. On October 29, 2024, another community meeting was held to provide overviews of both the plan and overlay directed towards community partners who may have not been involved in the planning process to that point. The outcome of this meeting was to move forward with the plan's adoption and to continue the public engagement process in early 2025 for the overlay district.

At the January 15, 2025 CPC hearing, one member of the public provided testimony. The citizen was concerned about the plan's lack of dedicated funding for implementation and expressed an interest in working with City staff on the related zoning overlay.

Commented [WG4]: meetings? what is an "instance"

Commented [FJ5R4]: Instances can include a community meeting, workshop, subcommittee meeting, open house, interviews with community leaders, piggyback meetings at neighborhood association meetings, tabling, etc...
@Williams, Gerald Would you like me to include instance examples?

Commented [JF6R4]: @Williams, Gerald Take a look, I added in examples of instances. Let me know if this approach works or if you want me to revise.

3. How does this legislation contribute to a sustainable Kansas City?
The plan includes actions under goal six of the plan that addresses the need to develop sustainable and resilient neighborhoods along the Prospect MAX corridor.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

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7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)