

KCI Area Development Action Team

May 2, 2019

In attendance: Matt Barry, Shelie Daniel, John DeBauche, Kyle Elliott, Tim Esparza, Cathleen Flourney, Pete Fullerton, Brent Harper, Mike Kellam, Eric Mann, Jayme Miller, Molly Ramirez, Alicia Stephens, Shawn Strate, Mike Waller, Sabin Yanez

I-29 Corridor Taskforce

- Mike Kellam and Sabian Yanez will chair the I-29 Corridor Taskforce and provided a summary of the taskforce meeting on April 22, 2019 (notes provided)
- Stephens spoke with Jack Messer, City Planner at Overland Park, KS about the Vision Metcalf planning and implementation process. After hearing an overview of the I-29 corridor, Messer noted he wasn't sure how comparable Vision Metcalf would be but a lesson may be learned, and he share shared details. Stephens agreed.
 - It included one corridor
 - Took longer than anticipated, for various reasons
 - Had phased implementation
 - Total cost = \$1.5 million
- Partners have been invited and a number are in attendance today.

Partners:

 - MARC, Lauren Palmer
 - KCMO, Jeffrey Williams
 - NNI, Deb Hermann
 - KCATA, Shawn Strate
 - MoDOT, Shelie Daniel
 - KCP&L, Lisa Franklin
 - Spire, Theresa Garza
 - EDC of KC (will involve once we move to redevelopment)
- Molly Ramirez will send out reminders monthly.
- Hiring a consultant will help to keep things moving. Before doing so, we need to develop a scope of work. Kellam and Yanez will draft a scope, once our needs/areas are narrowed down. Both have reached out to contacts for assistance. Suggestions provided by the group include: Greg – Blue River Valley (Cathleen to contact) and the K-10 Corridor Study.
- KCP&L and Spire have committed funding for consultant.

Possible Study Areas/Topics:

 - 64th Street
 - Prairie View
 - Industrial / Sites
 - Office Redevelopment
- Airport construction could increase development in the area. It would be wise to plan for the future of such.
- Transportation improvements will help. Tiffany Springs Parkway to the west is in the master plan, needs funding.
- Strate gave a summary of KCATA's workshop:
 - Will be held in May, and is the first step in a system redesign.
 - Focus on KCMO and is expected to be a fairly significant change in transit.
 - Workshop includes ~100 stakeholders looking at ridership, needs, fleet options (fixed/flex routes)
 - Will continue through the summer with the recommendations report anticipated for fall
 - Using a micro-transit pilot in Johnson County with a goal to determine if this program would work in other areas, like the Northland.

- Strate will provide KCATA stops and ridership along the area, which is mostly on Prairie View Rd and Ambassador.
- Jayme Miller indicated from her knowledge as a northland office broker, there's room for redevelopment in the office sector. The corridor needs updating. Prices on corridor avg. \$16/sf while they go for \$25/sf in Briarcliff or 64th St. Find a middle ground, as well as different marketing and branding.

KCMO Planning Map Presentation

- KCMO Planning presented the updated corridor map (KCMO). Brought in the southern border, included 64th Street, widened Barry Road, extended northern border up to Cookingham and over to 128th.
- No surprising patterns found when looking at incentives, future/existing land use. Just started looking at ownership.
- Noted that Tiffany Landing has CID and they captured the frontage of KCI.
- Taskforce action item: determine where utilities are north of 291 Hwy. (KC Water, KCP&L, Spire)

KCI Area Land Development Taskforce

- KCI property maps shows interests totaling slightly less than 10,700 acres
- Areas with blue hatch were purchased with federal funding and subject to FAA Sponsor Grant Assurances are shown throughout the airport property. Development on these parcels would require:
 - FAA compliance review and environmental evaluation per NEPA
 - Compatible land use with the airport's Land Use Drawing
 - Any land lease would have to be leased at equal to or greater than Fair Market Value
- A proposed north-south parallel runway on the western side will stay in any future planning. Taking it off would require a city ordinance and changes to land use
- Dark red hatches are other owners, including one homeowner and cemeteries
- A portion of this land is subject to cumulative noise exposure. Not shown for proposed runway, but most likely would have been evaluated.
- Unlikely to sell any land because there would be loss of control and the parcels are scattered.

KCI Utility Map (Page K-3)

Utilities at I-29 and I-435

- Includes one farmstead that is not airport property
- Min 12" or 16" water line
- Electrical
- Natural gas run E-W south of 136th
- No sewer
- Preliminary planning for a 136-acre law enforcement only shoot range near 136th and Nevada. Going through the NEPA process currently.

Utilities at I-435 and NW 100th St

- *Road Culverts*
- *Limited electrical (104th – 100th)*
- *Interchange*

Utilities at I-435 and MW 120th St

- *Road Culverts; Limited drainage*
- *Little electrical access (KCPL / PCEC?) *check with KCPL**
 - *120th east and west to north I-435*
- *Power Station – how much would it cost to tie into others here?*