

Resolution No. 250148

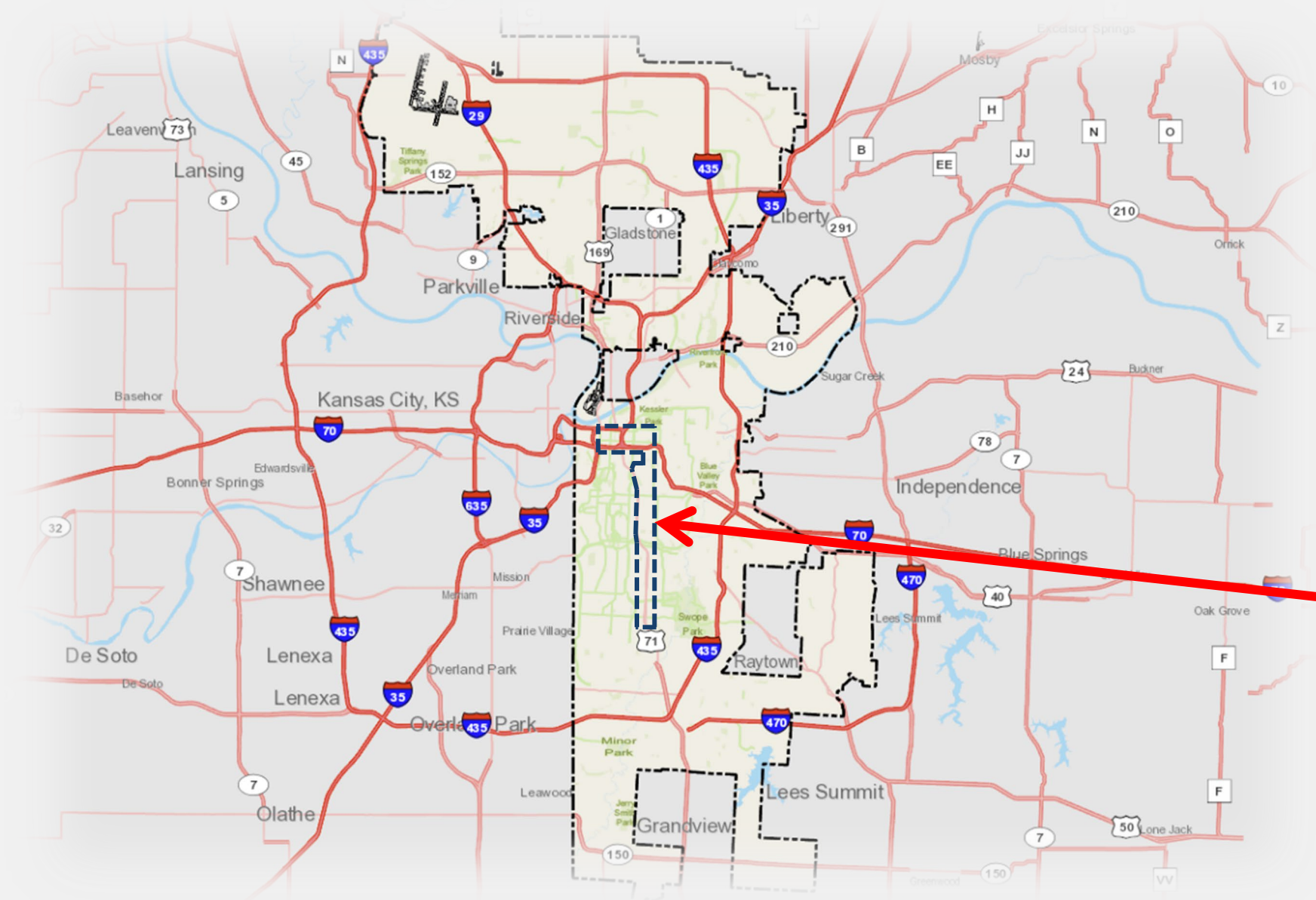
Plan Adoption

ProspectUS Equitable Transit Oriented Development Strategic Plan

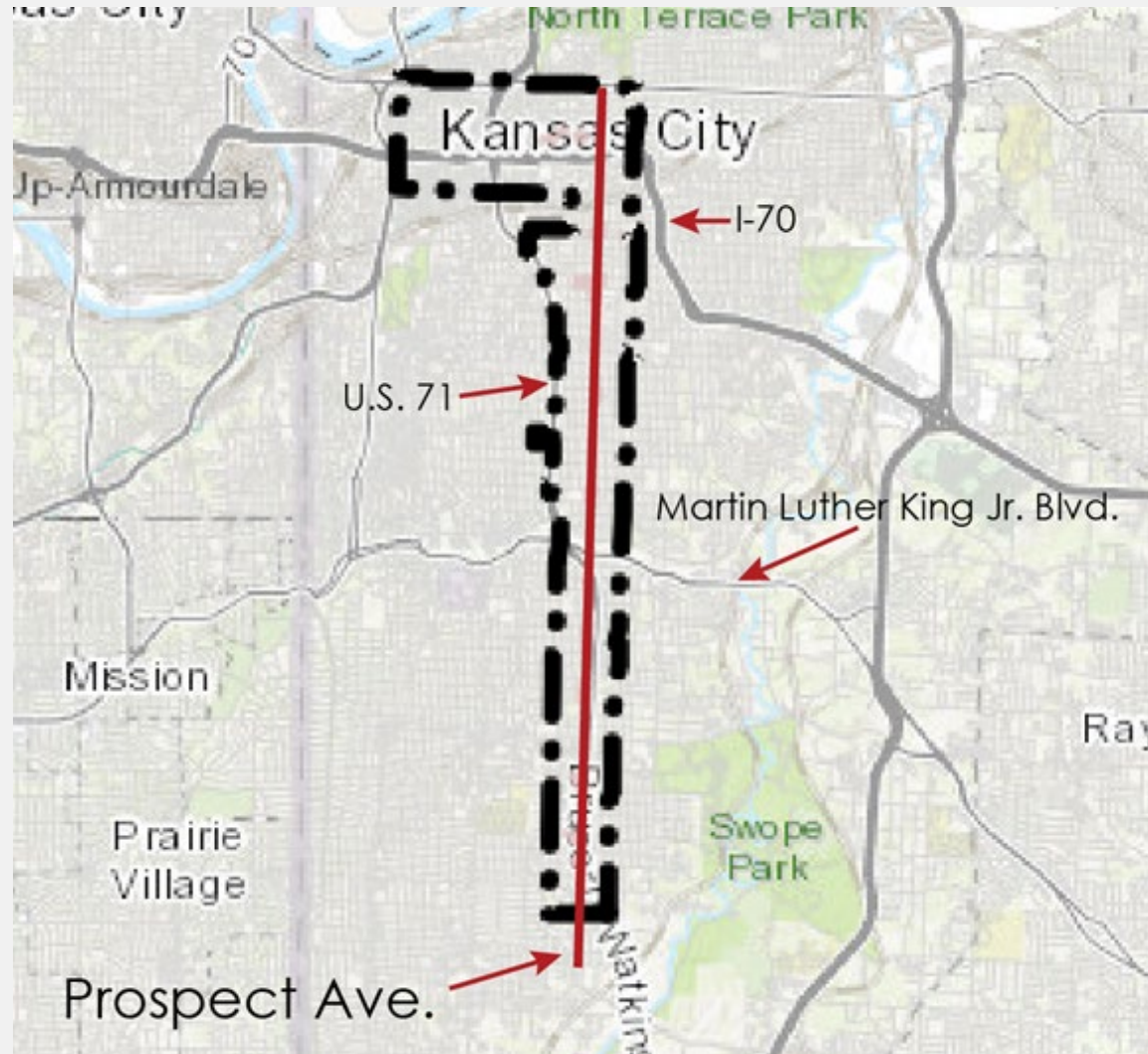
February 25, 2025

Neighborhood, Planning, and Development Committee





**Plan
Area**



Background

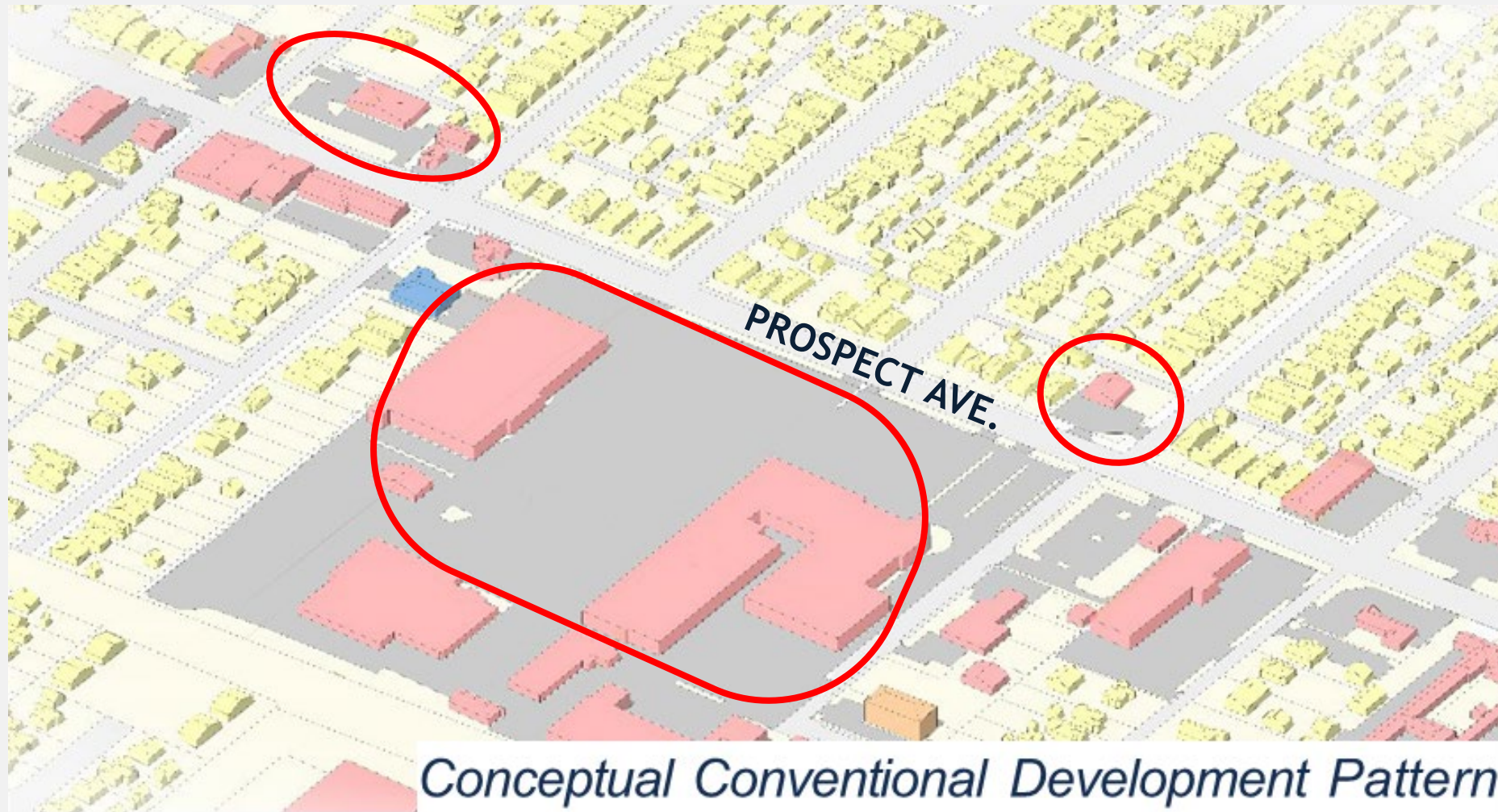
- **Planning process was funded by a TOD Planning Grant** from the Federal Transit Administration in 2019
- The planning process **began in 2022**
- **FTA grant was fully expended** on February 28, 2024

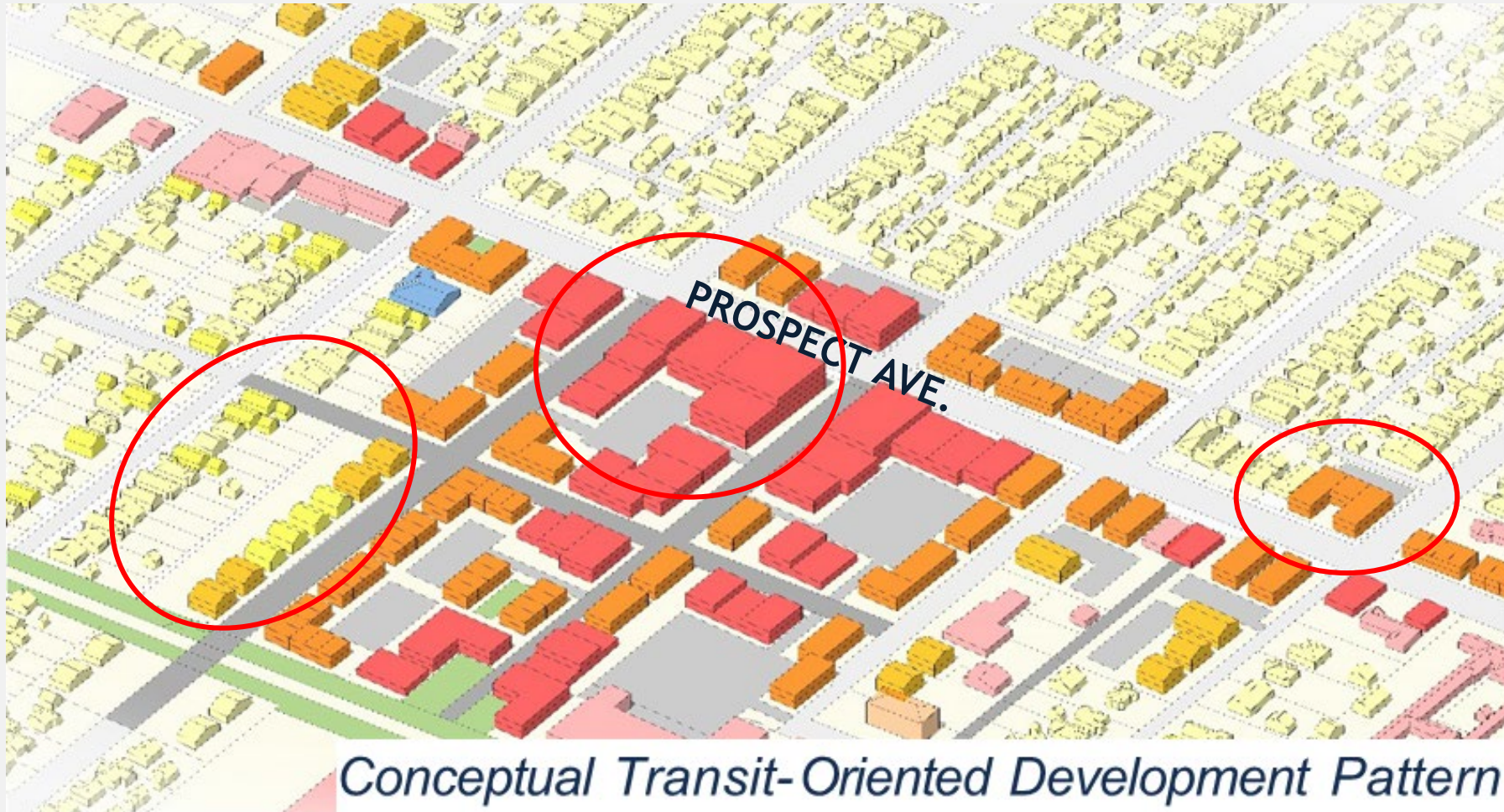
Background

- The Plan and the overlay are separate cases
 - Overlay Case: CD-CPC-2024-00020
- **This presentation and case is for the Plan only, the Zoning Overlay case will be heard by the City Plan Commission on March 5, 2025**

ProspectUS







ProspectUS Plan Goals

**1 PROTECT THE PROSPECT AVENUE
COMMUNITY**

**2 INCREASE BUSINESS AND NEIGHBORHOOD
AMENITIES TO RETAIN AND ATTRACT
POPULATION**

**3 IMPROVE WALKABILITY & TRANSIT
ACCESS**

**4 GROW THE POPULATION THROUGH MIXED-
INCOME NEIGHBORHOOD DEVELOPMENT**

**5 JUMP START REINVESTMENT THROUGH
PUBLIC SUBSIDY**

**6 IMPLEMENT SUSTAINABLE PRACTICES TO
PROMOTE COMMUNITY WELLNESS AND
ENVIRONMENTAL HEALTH**

ProspectUS Plan Strategies

Goal 1: Protect the Prospect Avenue Community

- Strategy 1. Measure investment impact and reduce displacement risk
- Strategy 2. Ensure the maintenance of existing property and reuse of vacant buildings throughout the corridor
- Strategy 3. Leverage the history of the community and corridor as an anchor for improvements

Goal 2: Jump Start Reinvestment Through Public Subsidy

- Strategy 1. Coordinate ongoing investment in the Prospect Corridor
- Strategy 2. Leverage all public resources to boost redevelopment activity
- Strategy 3. Ensure public investment directly benefits local stakeholders and businesses

Goal 3: Improve Walkability & Transit Access

- Strategy 1. Invest in the public realm for greater accessibility
- Strategy 2. Establish context sensitive approaches in making public improvements
- Strategy 3. Reinforce initial investments in fast/frequent transit and walkability

Goal 4: Increase Business and Neighborhood Amenities to Retain and Attract Population

- Strategy 1. Build community capacity to grow the local and small business ecosystem
- Strategy 2. Improve public safety through environmental enhancements and proactive design

Goal 5: Grow the Population Through Mixed-Income Neighborhood Development

- Strategy 1. Support development of new units at a variety of price points, including affordable
- Strategy 2. Prioritize resident and household wealth-building and ownership as resources are deployed
- Strategy 3. Prioritize and better enable incremental and small-scale real estate development

Goal 6: Implement Sustainable Practices to Promote Community Wellness and Environmental Health

- Strategy 1. Lessen the impact of development on stormwater systems
- Strategy 2. Pursue areawide strategies to address potential exposure to environmental contaminants
- Strategy 3. Provide support for green building construction and renovations

ProspectUS Plan Actions

Goal 6: Implement Sustainable Practices to Promote Community Wellness and Environmental Health

Environmental justice is a critical issue for the Prospect Corridor community. The United States Environmental Protection Agency defines environmental justice as: the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Common Barriers & Considerations

Implementing practices that promote sustainability and community health will require multifaceted efforts at a varied of levels, from the deployment of federal resources by the City to small business practices. When considering sustainability and community health, some considerations include:

Resource / Investment

Resources exist to support more sustainable practices for the community. Special attention to resources that focus on construction/renovations, stormwater management, and environmental contaminants, are needed. Though competitiveness can be a challenge, Kansas City is well-positioned to leverage the growing federal resources and deploy them to entities capable of carrying out needed improvements, such as CDFIs, the Prospect Business Association, and nonprofits.

Coordination

Sustainability leadership is becoming more regional, and the City can plan a particular role in advocating proactively for environmental justice along the Prospect Corridor. Partnering with organizational resources offered by Climate Action KC, MARC, and the philanthropic community will expand implementation capacity.

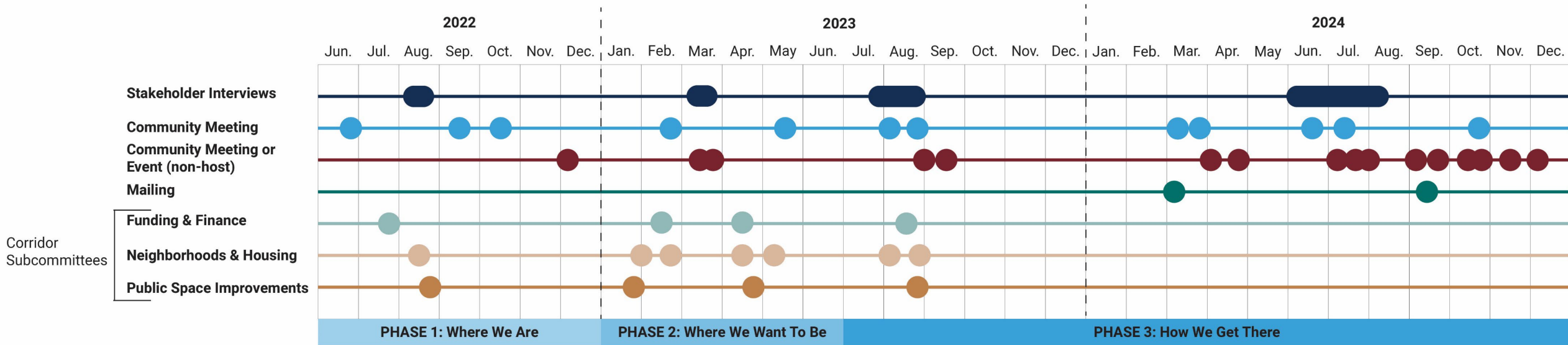
Prioritization

Historically, the Prospect Corridor has been adversely impacted by environmental and community health practices. The success of implementation requires equitable access to the benefits of federal, state, and local resources, with special consideration for the legacy of historical injustice and biases that have adversely impacted the community.

Strategy 1: Lessen the impact of development on stormwater systems

Actions	Cost	Timing	Resource Allocation / Funding Source	Responsibility Leader	Key Partners
A1. Permeable Surfaces. Increase use of permeable surfaces, both in private development and within the public realm.	\$\$	0-10 years	General Funds	KC Public Works; KC Planning and Development	Corridor Manager
A2. Smart Sewer Plan. Utilize the City's Smart Sewer Plan to strategically invest in green infrastructure.	\$\$\$	0-10 years	KC Water	KC Water	KC Public Works
A3. Native Plantings. Incorporate native plantings and grasses along the corridor in public right-of-way areas to capture stormwater. Form partnerships and contracts from the community to maintain the native plantings used for stormwater management. Consider text amendments to the City's Zoning and Development Code to require native plantings to be installed with new and renovated developments.	\$\$	0-10 years	KC Public Works; General Funds	KC Public Works; KC Water; KC Planning and Development	Community Non-Profit Organizations

Community Engagement Schedule



Approximately 60 instances of community engagement throughout the planning process

Community Engagement: June 2022-March 2024

- **Consultant team and City staff developed an engagement plan** with feedback from community stakeholders
- **Email list was developed** with contacts from previous plans, community organizations, residents, and business and finance entities
- **Subcommittees met** throughout the development of the plan

Community Engagement: June 2022-March 2024

- **A mailing was sent to property owners** both within the zoning overlay boundary and within 300 feet of the zoning overlay boundary
- **Two community meetings were held** on March 19 and March 20, 2024
- **City staff requested continuances** from the City Plan Commission for additional public engagement

Community Engagement: April 2024-Present

- **City staff scheduled one-on-one and small group interviews and provided information at neighborhood meetings**
- **City staff convened two workshops in June and July 2024**

Community Engagement: April 2024-Present

- Councilwoman Robinson assisted City staff by convening a **small group of residents to assist with the engagement approach**
- Outcomes from this group included:
 - **Postcard mailing** to approximately 11,000 addresses in the plan area
 - **Flyers** at bus stops and community anchors
 - **Tabling** by staff at events

Community Engagement: April 2024-Present

- **October 29, 2024 community meeting** was held at the Bruce R. Watkins Cultural Center
- The meeting provided an **overview** of the plan and zoning overlay, and **breakout sessions** for residents, businesses, and property owners

City Plan Commission Recommendation

CD-MISC-2023-00004
Plan Adoption

Approval without Conditions