



City Planning & Development Department  
Citywide Planning Division

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**Meeting Notes**  
**Heart of The City (HOTC) Area Plan**  
**Steering/Technical Committee Meeting #3**  
**April 19, 2010**  
**Lucile H. Bluford Library**  
**11:30-1:30 pm**

Steering Committee Attendees:

<b>Name</b>	<b>Organization</b>
Airick Leonard West	KCMO School District
Anita Maltbia	Green Impact Zone
Doug Bowles	New Tools
Margaret May	Ivanhoe Neighborhood Council

Technical Committee Attendees:

<b>Name</b>	<b>Organization</b>
Jared Gulbranson	KCATA
David Macoubrie	EDC
David Park	Neighborhood and Community Services
Jade Liska	City Planning
Linda Clark	MoDOT
Shirley Winn	Housing Department
Tom Degenhardt	Public Works
Kimiko Gilmore	City Manager's Office
Terri T. Barr	Senator McCaskill's Office

Heart of the City Area Plan Team:

<b>Name</b>	<b>Organization</b>
Gerald (Bo) Williams	KCMO City Planning
Randy Dunn	KCMO City Planning

***Welcome and Introductions***

Speaker: Randy Dunn

Randy welcomed everyone to the meeting of the Steering Committee and introduced himself and Gerald Williams.

***Presentation***

Speaker: Gerald Williams and Randy Dunn

Randy described the planning area, reviewed the project schedule, discussed the plan website and Facebook page and reviewed the previous 4 Steering Committee meetings and previous 2 public meetings. The purpose of today's meeting is to reaffirm key recommendations, begin to determine priorities, refine some recommendations and review new recommendations for infrastructure, human investment and the vacant lots strategy.

Since Last Meeting: Gerald discussed activities that have taken place since the previous meeting including: new infrastructure recommendations; a retail demand analysis currently under way; employer survey which will include all businesses within the Heart of The City and the Green Impact Zone (results are expected sometime in July); Land Use Plan Refinements; Vacant Lots Strategies.

Implementation Activities: Gerald reported on 2 activities which will help implement plan recommendations or inform the plan as it is developed. The first is a grant being pursued by the KCATA for pedestrian improvements around transit stops at 31<sup>st</sup>/Linwood and Prospect and 31<sup>st</sup>/Linwood and Van Brunt. These locations were selected based on HOTC analysis presented at the Transportation Workshop in January. The second project is a survey of HOTC Businesses. The results will help to shape plan strategies with results expected in July. Draft questions were provided to the committee and it was requested that they send in any comments within one week.

Vision Statement/Primary Objectives: Gerald recited the plan Vision Statement and four primary objectives. The draft recommendations support the vision statement and primary objectives and primary corridors which are Prospect Ave., Linwood Blvd. and Truman Rd. The committee agreed that Prospect Ave. is the top priority.

Land Use and Development: Gerald presented the draft Land Use Plan and defined each of the land use categories. Gerald indicated where mixed use nodes were proposed and discussed the difference in scale of a Community and Neighborhood mixed use nodes. Gerald also outlined refinements to the plan including changing the Truman Road to commercial rather than industrial, the continued consolidation of commercial to mixed use nodes and converting Highway ROW to not be "open space".

Gerald asked the committee whether the land use plan achieved the following things: Target density to the appropriate locations; provide opportunities for an appropriate mix of housing options; promote a jobs/housing balance; and promote an appropriate scale for mixed use areas?

Committee Discussion on Draft Land Use Priorities:

- The committee felt that the land use plan accomplished the goals of targeting density to the appropriate locations, providing a mix of appropriate housing options, promoting a jobs/housing balance and that the mixed use areas were of appropriate scale.
- It was also stated that the priority zones match the priority corridors.

Transportation Priorities: Gerald presented potential priority factors relating to pedestrian improvements and gave an overview of the areas walking facility needs. Gerald asked the committee what improvements should be the focus to improve resident access to jobs; whether trails should have a recreational or transportation orientation and what the remaining transportation issues were?

Committee Discussion on Transportation Priorities:

- We need to find where there is overlap of transit, pedestrian, school and other needs and focus resources on those areas.
- We need to think about what transportation amenities will be attractive to both existing and future residents. What improvements support repopulation goal.
- Consider trails as part of walkability goals.
- Are pedestrian crossings of I-70 being studied? I-70 bridge resurfacing might present opportunity to improve sidewalks. I-70 study will be completed in June. Need to consider planning implication.

- Bike routes that will connect with transit stops and jobs.
- BRT should be directed to the major corridors and connect to other areas.
- Trails should have both a recreational and transportation oriented function. Off street trails should connect to employment, shopping etc.. (not just parks).
- Don't forget about the importance of the local street grid and sidewalks that could connect to the trails, transit routes etc...
- 39<sup>th</sup> Street should also be a major transit corridor (2<sup>nd</sup> largest transit route). Streets are narrow and there are no sidewalks. Need to give some attention to 39<sup>th</sup> Street as a transit corridor.
- TIGER grant in Green Impact Zone will address some street/walkability improvements.
- Look at census data about where people work to determine what transit improvements would provide access to jobs
- Think about where we want to create jobs in HOTC and coordinate transit improvements to those areas.
- Bus Rapid transit (BRT) is important to connect to where jobs are. Prospect and Linwood are good candidates. Hwy 40 is proposed for both bike route and BRT.
- Light Rail is still important also.
- There is a growing number of seniors in power chairs. Need to make sure they can get around.

Public Spaces Priorities: Gerald presented various types of improvements and asked what would be a priority. Streetscape improvements, gateways, softening barriers, park enhancements. Additionally Gerald asked where are the key priority public realm opportunities.

Committee Discussion on Public Spaces Priorities:

- Streetscape improvements is a priority over other public space improvements.
- It will be important to have a maintenance plan in place prior to streetscape improvements being made.
  - This has been addressed with Community Improvement Districts in other parts of the City (CID's).
- Achieve multiple benefits with public space improvements (i.e. stormwater management). Include BMP's whenever possible.
- Make sure enhancements are aesthetically pleasing. Native plants can be viewed negatively when they look like "weeds".
- Should park improvements focus on existing parks or creating new parks. Center City needs parks.
- Make sure enhancements are attractive and low maintenance
- Truman Road Railroad Bridge – Are there plans to improve/enhance? It is unattractive and unsafe.
- Focus improvements on primary corridors and key nodes.

Schools Priorities: Randy presented information regarding the recent closure of several schools in the HOTC. Randy stated that staff will prepare recommendations to address the issues recognizing that schools are important but they are one issue of many and that we have no control over the schools district. A map was shown of all schools (open, proposed to be closed and previously closed) with a ¼ mile walking circle around each school. Another map was shown showing only the schools that would remain open to indicate where there will be major gaps.

Committee Discussion on Schools Priorities:

- We need to establish a plan for the process in determining how the schools are redeveloped.
- Neighborhoods surrounding each school should have a seat at the table to determine what happens to the building.
- Senior housing should be considered as there is a great need for such development.
- Consider parks or community gardens.
- Dual use of buildings i.e. senior housing and community center should be explored.
- We should consider future populations to determine how many schools we may need.
- Avoid mothballing whenever possible, other interim uses should be explored.
  - Some schools have been identified for mothballing. Some are being reserved for future expansions.
- The market may determine what is the best use for the buildings.
  - What the market says is the best use may not be best for the neighborhood.
- Other schools including charter schools may be a viable reuse.
- The redevelopment of the Little Sisters of the Poor block might serve as a model.
- The process is the most important thing to develop at this time. It is less important for the School Board to be involved in the final decision than it is for them to design a process to determine repurposing. Once the process has been established, let it play out.

Housing and Economic Development Priorities: Randy asked the committee how can targeting be implemented politically and who would champion the cause in addition to what criteria should be used to determine areas of strength? Randy also detailed the previous vacant lot strategy and presented the new strategy based on best practices from around the country and advice from David Park, which includes the following:

- Work to improve vacant lot management/maintenance
- Create Land Bank
- Speed up delinquency and lien process
- Adjust property tax structure
- Right sizing strategies are not recommended at this time.

Randy also provided an update on the retail demand analysis which is underway and results will be available at the next meeting.

Committee Discussion on Housing and Economic Development Priorities:

- Targeting can be difficult; it will take someone from the top (i.e. Mayor's Office) to address this or perhaps someone from outside of the city (i.e. Congressman Cleaver). The community also needs to be a strong advocate.
- Set parameters that we want to see the money achieve and then back into the areas that meet the criteria.
- Don't know how to avoid the "divide by 6" dilemma. Denver did it by looking at the whole city and saying they would start in a certain place and get to other areas on a schedule.
- Talk about where you want to be and identify the neighborhoods that get you there. Score/rank the pink areas on the map (areas that are showing improvement).
- The targeting of TIF funds in Ivanhoe was a good example. Everyone generally understands that targeting makes sense, even if they don't necessarily like it. You've got to start somewhere.
- Need strong leadership from the top. Agree on where to start and then get your councilperson to go after every pot of money to target to that area.

- There was a 13-0 vote to target resources to the Green Impact Zone. The Green Impact Zone may be an area to begin to target in because it is already being targeted and is considered to be improving.
- It is appropriate that the right sizing strategy is no longer recommended, our issues are not that severe.

Infrastructure Priorities: Gerald presented the goal and new recommendations for infrastructure. Gerald discussed implementing sustainable infrastructure solutions and achieving multiple benefits and the prioritization of infrastructure projects.

Committee Discussion on Infrastructure Recommendations and Priorities:

- The committee expressed their support for the new infrastructure recommendations.
- BMP's should be used whenever possible

**Next Steps**

- Gerald asked what would the committee like to focus on in more detail at the next meeting?
  - Give a presentation on community improvement districts (CIDs).
  - Discuss schools more.
- Report on retail demand analysis and refine recommendations.
- Next Steering Committee Meeting – late May or early June (date tbd).
- Review draft employer survey.
  - Send comments to Randy and Gerald – 1 week.
  - Results in July.
- 1<sup>st</sup> Draft Plan- Public Meeting – June (date tbd)

**Adjourn**

The meeting was called to an end.

MEETING NOTES BY: Gerald Williams and Randy Dunn  
Please review and respond to [gerald\\_williams@kcmo.org](mailto:gerald_williams@kcmo.org) with any revisions.