

# Policy Plan

## Background

Just as the hidden symbols in a seemingly innocently hung quilt over a fence pointed the way to the next stop on the underground railroad for slaves seeking freedom in the American north and west, so do the historic symbols of our community's embroidered past inform our pathways to an uncertain future. Born of optimism and hope, the heartland towns of Wyandotte, Armourdale, Quindaro, Argentine and Rosedale nestled between the mighty resources of the Missouri and Kansas Rivers drew the Prairie Indian tribes, white trappers and settlers, the resettled Wyandotte tribe from Ohio, free-staters, abolitionists, slave-holders, railroad barons, meat packing giants and the myriad immigrants who worked for them: Germans, Poles, Croatians, Mexicans and others. Forming a patchwork fabric in a new territory, these pioneers eventually stitched together one community. Later the community was named Kansas City, Kansas by a governor hoping to confuse east coast investors with the duplicate name of its larger neighbor sitting just across the Kansas River, in the newly carved-out, smallest county in the state of Kansas.

For current residents of Kansas City, Kansas and Wyandotte County (locally dubbed "Dots"), there remains an unusual pride in our community; its role in the settlement of the western United States, its agrarian roots and industrial age heyday that created a strong environment for working families to raise their children - even through an awkward and sometimes tumultuous transition into the 21st Century and the Information Age. A real sense of collective optimism pervades this community. Despite four decades of declining population, troubled urban schools, rising poverty and the loss of higher-paying manufacturing jobs (the late-20th Century plight of all major cities after World War II), Kansas City, Kansans have stubbornly refused to accept the metropolitan area opinion that it is broken.

Committed to the resurrection of the urban core city, strong local leaders have begun the difficult work of simultaneously rebuilding a new economy, stabilizing older neighborhoods, becoming leaders in urban education and finding new uses for downtown. Although working as partners with the private and non-profit sector to accomplish a significant turnaround, local government has taken the lead in reaching out to citizens to begin to build a new strategy for consistently moving forward.

This city-wide master planning effort, initiated by Mayor/CEO Joe Reardon and the Unified Government of Wyandotte County/Kansas City, Kansas, involves thousands of residents who have demonstrated interest, enthusiasm, leadership and creativity in the community dialogue of finding inventive and realistic solutions for the many challenges they face.



## City-Wide Master Plan



## A Healthy Future

As residents discussed their history, strengths, concerns and the many threads that tie us together as a community, several patterns developed:

- A tangible pride in the ethnic and cultural diversity that remains a healthy and significant legacy of our development as a city.
- Recognition of a very strong community commitment.
- Satisfaction with the recent success of new development in the western part of the city, and commitment to ensure equal success of revitalized older neighborhoods on the eastern side.
- Collective goal to reconnect our youth to a community they will want to come back to in the future.
- Utilize our geographic strengths to forge a new example of “Green Stewardship” for urban areas by developing green strategies for our economy, our jobs, our neighborhoods, our transportation, our infrastructure and our resources.
- Advertise our intentions, successes and lifestyle to the metropolitan area, the Midwest region and the rest of the country.

Preparing Kansas City, Kansas for a healthy and robust future may very well depend on understanding the new green economy that is emerging globally. Sustainable strategies will be necessary for navigating the ups and downs of fewer available natural resources, progress in renewable resources, technological improvements in communication, education, delivery of services and the subsequent impact on the ever-present need for humans to connect to each other. Just as the late 19th century provided a boom in building, jobs, industry, products and inventions, so will the next era in American and world-wide innovation bring a sea of change to the way we live, work and play.

In this next edition of American cities, growth may be defined by “quality,” rather than “quantity.” The American consumers’ penchant for more and bigger acquisitions will be affected by other countries’ needs, poverty rates, education status and their own problems with pollution and our shared environment. Kansas City, Kansas, *because of its history of incorporating other cultures into its fabric*, is poised to skip ahead of its many competitors to capitalize on a new economic base. The old industrial ring along the Kansas River, already the home of industrial giants like Proctor & Gamble, Palmolive, and the Fairfax General Motors Plant, have already foreseen and applied many green practices to their production processes. Added to their continued importance as leaders in their own market areas, these companies could be employment centers that produce components for renewable energy systems (for windmill production or hydraulic power, for instance), non-toxic building materials production or yet to be developed technologies.

The city and county's economic development programs should be aimed at targeting companies that either practice green programs, build or retrofit green buildings, or are part of emerging green industry, education or services. Civic, neighborhood and school programs could be overlaid with city policies to attract these new jobs to the area. Programs such as internships for local students, coordinated curricula with the community college and K-12 education, competitions for neighborhoods or blocks to reduce trash or ozone impacts, or festivals that educate and tie together ethnic and cultural traditions that have *always* shown respect for the environment, our natural resources and the importance of a community's commitment to provide a viable future for the next generation could demonstrate the City's dedication to making the world a better place.

A concerted strategy over 20 years would identify budget priorities, five year capital improvement plans for infrastructure, educational programs to aid students in understanding interconnected systems that make communities work, a revitalized downtown and strong neighborhoods.

### **Kansas City, Kansas' Green Community**

A "Green Community" promotes a healthy and sustainable City. This approach balances environmental quality and sustainability with the needs to improve the local economy and promote job creation. The City will work with employers, residents and visitors to use resources efficiently and to understand potential impacts of policy decisions on the natural environment.

To this end, the work towards a green future is only beginning. Perseverance, dedicated leaders, constant communication, consensus-making, and the desire of a community to see their lives improve in the near future and for their children. The city-wide guiding principles and policies on the following pages reflect these values.



## **City-Wide Master Plan**



## City-Wide Green Community Guiding Principles:

1. **Act Locally with Global Impact:** The steps taken to weave economic, environmental, and social solutions to our community issues have a cumulative effect to create a better life, for not just us, but the rest of the world.

### Actions:

- Call on the State and Federal Governments to create additional financial incentives and develop a uniform state-wide energy code for all new construction and major renovation projects.
- Offer state income tax incentives for builders and building owners who build green.

2. **Success Depends on Cooperation:** The issues our community faces are larger than any one entity can possibly resolve independently. We owe it to not only ourselves, but to our children's children to work together and develop the best possible solutions of mutual benefit.

### Actions:

- Establish the Green Team made up of employee volunteers. The team's responsibilities would include expanding and improving the current office recycling program, providing leadership during the community-wide curbside recycling kick-off and developing energy saving and environmental improvement recommendations for various office buildings and campuses.
- Seek partnerships with local schools and universities to build green campuses as they plan for new construction.
- Follow the lead of local school districts to build energy efficient buildings or upgrade energy systems on their campuses.
- Initiate a highly visible urban core revitalization project where builders compete to build green homes on land bank properties, where banks and other businesses are partners in providing low/no cost loans and incentives, and where the public is invited to tour and celebrate project completions.
- Partner with local organizations such as, Board of Public Utility (BPU), United States Green Building Council (USGBC), Kansas City Home Builders Association (KCHB), Metro Energy Center, the American Institute of Architects (AIA), American Planning Association (APA), Environmental Planning Agency (EPA), Mid America Regional Council (MARC), and universities, to provide training and education to building professionals, home buyers, home owners, realtors, lenders and the general public about best practices for building green.

3. **Local Ownership:** The success of the Master Plan depends ultimately on the will of the community. The people must be both informed and inspired to take the steps necessary to put the Plan into motion.

### Actions:

- Publish and distribute a booklet that describes the Unified Government's Green Build Initiative and its importance through various media outlets and community meetings.
- Partner with a communications firm to develop the booklet as well as a strategy that will acquaint the community with the Wyandotte County Green Building Program.

- Develop and implement recognition programs that honor excellence in green building construction.
- Provide the list of available incentives to building professionals entering the plan review process and make it available on the web for the general public.

**4. An Ounce of Prevention:** The best way to protect the environment is to prevent issues from developing at the source before they become a costly problem to remedy.

Actions:

- Develop policies and practices such as green purchasing, furniture specifications, green housekeeping, best management practices (BMPs) and recycling requirements, to “green” the operation and maintenance of Unified Government owned/operated buildings.
- Apply for a Tree City designation from the National Arbor Day Foundation. To become a Tree City, the community must establish a Tree Board, a Tree Care Ordinance, a Community Forestry Program with an annual budget of at least \$2.00 per capita and an Arbor Day Celebration or Proclamation.
- Determine whether the Unified Government’s current residential building code conforms to the requirements of the 2006 International Energy Conservation Code (IECC), which requires sellers of new homes to provide an energy efficiency disclosure to buyers.
- Convene a group whose purpose is to identify and recommend sustainable source(s) of funding for the Unified Government’s Green Build Program.
- Enact an ordinance to require that all buildings, built or subsidized by the Unified Government which are greater than 5000 square feet, achieve at least the USGBC’s Leadership in Energy and Environmental Design (LEED) Silver Standard.
- Determine where to place the Green Building Program organizationally.

**5. Got to Have Faith:** There will be times when immediate action is necessary, even if all the facts are not known. But, it may be more important to act in good faith to ward off serious economic and environmental problems that could intensify while waiting for all the information to come in.

Actions:

- Under the Green Build Program the Green Build Team will conduct on-going training for the full spectrum of stakeholders, build partnerships to promote green building science, provide technical assistance on projects, collect data and share results, conduct pilot projects, maintain expertise and accurate information on available incentives and potential partnerships, and provide for recognition of excellence in the field.

**6. The True Costs:** Sensible solutions to the community’s problems can only occur with full accountability. Exposing the known and hidden costs of an issue places a truthful price tag on it that helps to change people’s behavior. Entities responsible for creating a problem should bear the full responsibility, including costs.





Actions:

- Implement plans proposed by the Building and Logistics Division to evaluate the energy efficiency of all Unified Government office buildings and develop an Energy Conservation and Management Program to upgrade existing energy systems and buildings.
- Part of the evaluation should determine whether it would be more cost effective to replace or to upgrade existing structures. This determination should also include such factors as improving daily operations, consolidation of personnel for greater efficiency and customer convenience, building new green buildings and improving community image.

7. **Develop a Base Line and Progress Indicators:** To understand if proposed solutions are having the desired effect, a comprehensive database showing current conditions is needed. Moreover, to guide the positive actions, the decision making process needs sound indicators and intermediate goals to measure the progress being made towards fulfilling the community's holistic vision of a Green Community.

Actions:

- Create and maintain a current list of available incentives for building green including tax credits, grants and product rebates.
- Capture data needed to evaluate green building benefits in City-owned facilities and share this information with the public.
- Form a group of commercial building stakeholders to identify a set of green building standards that are appropriate for Wyandotte County; then enact a code which matches these specifications.

8. **Knowledge Is Power:** The best solutions come from making the best choices. The best choices can only be made when the best and most current information is made available to the decision makers.

Actions:

- Certify at least two Unified Government staff as LEED Accredited Building Professionals within the next year and continue to increase the number of LEED accredited staff to meet the demand for this skill in future years.
- Develop or provide references to Best Practice Guides that contain information on specific green building topics for developers, contractors and the general public. For examples, a Best Practices Guide for Construction and Demolition Debris or one for Kansas City Landscaping could provide information specific to the Kansas City metro area.

9. **The Spice of Life:** The diversity of both the economy and the environment increases the long-term viability of the Plan by promoting systems that are balanced, adaptable, and enduring. This requires forethought and comprehensive strategies aiming towards a greater good for community and the world beyond.

Actions:

- Follow the examples of other communities with successful green build programs that have used a combination of incentives and codes to achieve their goals.





**Rural Development:** These areas allow reasonable levels of rural residential development to continue into the foreseeable future, thus ensuring that demand placed on public facilities will remain at or below what is deemed acceptable for rural communities. The City will continue to track rural growth, as measured by the number of new houses built within these areas to re-evaluate infrastructure needs.

- Guiding Principles
  - Plan for future infrastructure extensions through use of shadow plat process.
  - Work with natural systems to deal with storm water.
  - Use buffers and transitions between rural developments to protect the character of established rural areas.
- Policies:
  - Development should be located where public infrastructure (e.g., water, sewer, and roads) is already adequate or can be most cost effectively extended.
  - Commercial, office and multi-family development should locate within areas that are served by gravity sanitary sewers.
  - Encourage development in areas with good soils, particularly when septic systems are used. Residential lots with septic systems should be a minimum of 3 acres.
  - Encourage developments and uses of appropriate density, scale and appearance.
  - Encourage appropriate rural commercial uses including agribusiness, nurseries, road side stands and markets, etc.
  - Provide flexible infrastructure standards within new growth areas to encourage a variety of lot sizes and products.
  - Residential developments should be designed to avoid long and narrow “piano key” type lots.
- Priority Recommendations
  1. Update the Subdivision Regulations to require a shadow plat within these areas to delineate future lots, road rights-of-way and utility easements.
  2. Designate appropriate zoning in rural areas to help maintain rural character. Development in predominantly rural areas should be designed with compatible elements (e.g., larger setbacks, low densities, buffering, landscaping) that blend the development into the surrounding rural character.
  3. Draft and adopt an adequate public facilities ordinance. This ordinance should encourage reasonable growth by providing property owners and developers the option of providing the necessary infrastructure to allow the proposed development to occur.
  4. Encourage new development within areas planned for future infrastructure expansion. Within areas without adequate infrastructure, examine ways in which new development can pay its fair share of the costs of facilities and services that are necessary to serve that development.
  5. Evaluate and update the Zoning and Subdivision Regulations minimum infrastructure requirements, as needed, so that the requirements are consistent with development needs and impacts.



**Rural Conservation:** These areas have significant environmental constraints such as steep slopes that limit the extension of infrastructure and a connected street grid.

- Guiding Principles
  - Preserve and enhance rural character.
  - Protect naturally sensitive areas.
  - Promote cluster development practices to ensure efficient use of infrastructure.
  - Follow best management practices for rural infrastructure standards (i.e. use of engineered swales).
- Policies:
  - Protect key environmental features including but not limited to:
    - view sheds of the Missouri River;
    - riparian corridors;
    - rolling hills and/or steep slopes;
    - woodlands/tree stands;
    - wildlife areas; and
    - river and stream corridors.
  - Encourage the clustering of development to minimize its impact on agricultural areas and to conserve significant environmental features.
  - Actively seek to preserve and enhance scenic and natural features in the design review process.
  - Seek partnerships and support initiatives with the Kansas Department of Wildlife and Parks (KDWP).
- Priority Recommendations
  1. Update the Subdivision Regulations to permit clustered/conservation subdivisions.
  2. Developments within these areas should utilize natural drainage systems and appropriate control methods. The benefits of open ditches when appropriately applied include:
    - water running through a grass lined ditch will tend to flow slowly and have a chance to absorb into the soil;
    - run-off that is absorbed into the soil will not travel downstream and not contribute to flooding in low-lying areas;
    - soils and vegetation tend to absorb particles and pollutants and remove them from the runoff before it reaches our larger streams, creeks, and rivers; and
    - enhances rural character.
  3. Consider developing additional strategies to protect, maintain, or possibly acquire stream corridors, greenways, and open space areas.
  4. As streamway inventory data becomes available, consider adopting streamway buffer regulations as a tool to protect streamway integrity and water quality.
  5. Construct bicycle and pedestrian trail connections along the Missouri River to complete the portion of the Mid-America Regional Council (MARC) MetroGreen® trail system along the Missouri River through these areas.
  6. Protect the areas surrounding Wyandotte County Lake Park from encroaching development.





**Neighborhood Conservation:** Comprises established areas of the south-west portion of Wyandotte County including the Turner and Shawnee Heights neighborhoods. These areas are largely built out, and have a well established social and physical structure. New construction or the infill development should be in harmony with the existing character of the area.

- Guiding Principles
  - Strengthen stable neighborhoods and stabilize declining neighborhoods.
  - Redevelop aging neighborhood commercial centers including rehabilitation and reuse of vacant and/or under-utilized buildings.
  - Encourage use of sustainable construction practices for infill and redevelopment.
  - Proactively rezone non-compatible uses within established residential areas.
  - Limit commercial expansion into established residential areas.
  - Discourage conversion of residential uses to commercial, office or industrial.
  - Discourage liquor permits for bars, night-clubs and late-night operations.
  - Discourage new permits for adult-oriented businesses.
- Policies:
  - Provide incentives to attract commercial anchors such as grocery stores within under-served areas.
  - Reward housing projects that foster mixed-income neighborhoods and discourage the concentration of low-income households.
  - Use best management practices for storm water management through use of rain gardens, rain barrels, cisterns, etc.
- Priority Recommendations
  1. Address basic infrastructure concerns:
    - Improve storm and sanitary sewer service.
    - Replace deteriorating curbs, gutters and sidewalks.
  2. Provide improved transit service and connections within under-served areas.
  3. Work with Mid-America Regional Council (MARC) and City staff to design a workshop to demonstrate the application of the *First Suburbs Coalition Idea Book: A Guide for Updating Post World War II Homes* to prospective lending institutions, builders, developers and home buyers.
  4. Improve neighborhood identity through enhancement of local parks and open space.
  5. Control access to manage traffic flow and congestion along major Class A and B thoroughfares including:
    - Leavenworth Road
    - Parallel Parkway
    - 78th Street
  6. Connect existing neighborhoods to institutional uses and parks through improved sidewalk/trail connections.
  7. Initiate a highly visible revitalization project where builders compete to build green homes on land bank properties.

**Community Development:** Comprises suburban areas, primarily west of I-635, that developed after World War II.

- Guiding Principles
  - Strengthen established neighborhoods.
  - Encourage sustainable practices for new development.
  - Discourage intrusion of commercial, office and industrial uses within established and emerging neighborhoods.
  - Encourage use of sustainable construction practices for new development.
  - Design transportation facilities in a manner that enhances livability and is sensitive to the natural environment.
  - Provide transit and pedestrian connections.
- Policies:
  - Create incentive programs for homeowners to improve the energy efficiency of their homes.
  - Connect new and emerging neighborhoods to institutional uses, neighborhood retail, parks and recreational uses through new sidewalk/trails.
  - New development should support a full range of housing choices for multiple demographic groups.
  - Developments should minimize storm water runoff through the use of low-impact development strategies.
  - Consideration should be given to the impact of development on upstream and downstream storm water flows and water quality for all new plans for all new, infill and redevelopment projects.
- Priority Recommendations
  1. Ensure that new development is self-supporting and “pays its own way” for new infrastructure improvements.
  2. Encourage pedestrian connections between neighborhoods, parks, activity centers retail and employment areas.
  3. Provide ample park, open space, recreation opportunities and amenities for new residential developments.
  4. Work with Mid-America Regional Council, Environmental Protection Agency, American Institute of Architects, American Planning Association, Kansas City Home Builders Association, etc to provide training and education to building professionals, home buyers, home owners, realtors, lenders and the general public about best practices for green and energy efficient construction.
  5. Where feasible, provide transit connections and/or improve service from the neighborhoods to employment areas, retail centers and major activity centers.
  6. Determine whether the City’s current residential building code conforms to the requirements of the 2006 International Energy Conservation Code (IECC).





**Urban Revitalization:** Comprises the established areas within the I-635 loop and areas south of I-70, including Rosedale, Amourdale, and Argentine, that have developed prior to World War II. These areas are urban in character with smaller lots and older infrastructure.

- Guiding Principles
  - Support the downtown core.
  - Enhance the existing character of established urban neighborhoods.
  - Revitalize distressed neighborhoods.
  - Restrict the intrusion of undesirable uses, especially industrial uses.
  - Promote quality infill development and redevelopment.
  - Preserve and celebrate historic buildings, structures and sites.
- Policies:
  - Aging and deteriorating infrastructure must be addressed to attract infill, redevelopment and new development;
  - Where feasible, all homes within the urban core should have access to sanitary sewer.
  - Develop a positive image campaign to improve perceptions of the area and to promote neighborhood pride.
  - Educate lending institutions, realtors, brokers and others about the positive aspects of the area.
  - Work with neighborhood associations to identify chronic problem areas with illegal dumping and code violations.
  - Combine code enforcement with assistance for needed home repairs and basic maintenance within distressed areas.
  - Ensure that incentives are substantially addressing neighborhood revitalization needs.
  - Consider local tax incentives for historic preservation.
- Priority Recommendations
  1. Address basic infrastructure concerns:
    - Improve storm/sanitary sewer service.
    - Replace deteriorating curbs, gutters and sidewalks.
    - Improve transit service.
  2. Provide a pilot curbside recycling program for the urban core.
  3. Enhance transit service and connections throughout the urban core.
  4. Identify a suitable location and construct a history/multi-cultural center to serve as a catalytic project for downtown.
  5. Provide funding and/or incentives for city market with a multi-cultural theme.
  6. Provide adequate funding for juvenile diversion programs.
  7. Establish a housing demonstration project to set the standard and approach for infill and redevelopment within the Urban Core.
  8. Enhance the Quindaro-Western University Historic District; use the improved site for local and regional education programs and to attract tourists.
  9. Revitalize/restore key corridors:
    - Minnesota Avenue
    - Quindaro Boulevard
    - Central Avenue
    - 10th Street
    - 7th Street Trafficway
    - 18th Street Expressway
  10. Implement the original George Kessler Boulevard system.
  11. Enhance Jersey Creek Parkway as a key amenity.

**Mixed-Use:** These areas are intended to accommodate a mix of business and residential uses within a cohesive development.

- Guiding Principles
  - Encourage a mix of residential densities and products.
  - Promote higher densities to support transit strategy.
  - Provide enhanced pedestrian connections.
  - Promote ground floor retail uses.
- Policies:
  - Development densities for commercial, office and residential uses will be greater within these areas to support the Plan's transit strategy.
  - Incentives should be provided for transportation oriented development (TOD) along State Avenue.
  - Incorporate Crime Prevention Through Environmental Design (CPTED) principles into all new plans for all new, infill and re-development projects.
  - Establish a unique character that defines the development.
  - Incorporate an identifiable center that includes defined "people places" for residents, shoppers, workers and visitors to gather, interact and recreate.
  - Connect to adjacent neighborhoods and areas through construction of wide bicycle and pedestrian trails/sidewalks.
  - Provide opportunities for housing choice and diversity including but not limited to:
    - multiple price points;
    - attached and detached products;
    - owner-occupied; and
    - renter occupied.
- Priority Recommendations
  1. Modify existing Zoning and Subdivision regulations to allow a mix of uses by right within these areas.
  2. Increase bus service along State Avenue in terms of frequency, hours of operation and connections into adjacent neighborhoods.
  3. Commission a comprehensive corridor study of State Avenue from I-635 to the east to I-435 to the west to determine:
    - future access strategy;
    - potential operational and aesthetic improvements;
    - incorporation of potential rapid transit strategies; and
    - potential economic development opportunities.
  4. Plan for a rapid transit corridor along State Avenue connecting the urban core to the regional entertainment area. Options may include but are not limited to:
    - enhanced express bus service;
    - bus rapid transit (BRT);
    - street/trolley car system; or
    - light rail transit (LRT).
  5. Redevelop the former Indian Springs Mall site to serve as an anchor for the eastside of the State Avenue corridor.
  6. Proactively acquire, clean-up and redevelop vacant and/or under-utilized big boxes and strip commercial centers along State Avenue.





**Regional Entertainment:** Comprises areas adjacent to and west of I-435 that support large-scale regional entertainment uses.

- Guiding Principles
  - Promote “family-oriented” retail and entertainment uses.
  - Take advantage of development opportunities along I-435.
  - New development within these areas will be high-quality, environmentally sustainable and bicycle and pedestrian friendly.
  - These areas will be connected to all areas of the City through new or enhanced trail and transit connections.
  - Design and enhance transportation facilities in a manner that is sensitive to the existing natural and built environment.
- Policies:
  - New commercial and office development should be designed with a high level of architectural detail and high quality materials.
  - Developments should minimize storm water runoff through the use of low-impact development strategies.
  - Consideration should be given to the impact of development on upstream and downstream storm water flows and water quality.
  - Incorporate Crime Prevention Through Environmental Design (CPTED) principles into all new plans; and
  - Connect to adjacent neighborhoods and areas through construction of wide bicycle and pedestrian trails/sidewalks.
- Priority Recommendations
  1. Ensure that new development is self-supporting and “pays its own way” for new infrastructure improvements. Make use of innovative financing mechanisms to construct and/or improve major thoroughfares, provide access improvements and to extend sewer and water service. The mechanisms may include but are not limited to the following:
    - benefit districts;
    - special assessment districts;
    - developer exactions; and
    - other mechanisms.
  2. Work with Kansas Department Of Transportation (KDOT) to implement the *K-7 Corridor Management Plan*. A major recommendation of this plan is to transform K-7 into a limited-access high-mobility corridor. The plan recommends interchanges every two miles. These interchanges will occur at Parallel Parkway, Donahoo Road and Polfer Road. These recommendations will have profound impacts upon the transportation network and future land use within the area. A new frontage road should be constructed to provide properties access to K-7 in between the interchange areas.
  3. Improve Donahoo Road between Hutton and 97th Street to a Parkway/Boulevard.
  4. Construct the I-435/Donahoo interchange and associated improvements.

**Employment Revitalization:** These areas will support existing and future employment opportunities.

- Guiding Principles
  - Encourage “green” industries and businesses.
  - Rehabilitate and reuse vacant and/or under-utilized industrial buildings.
  - New buildings are encouraged to meet Leadership in Energy and Environmental Design (LEED) standards.
  - Encourage sustainable practices for new development.
- Policies:
  - Provide incentives to industries and businesses that reduce the use of non-renewable energy through general practices and/or products.
  - Future development will emphasize storm water detention and flood control/mitigation approaches which enhance environmental stewardship and natural resource preservation through use of best management practices (BMPs) for storm water management.
  - Develop and implement recognition/reward programs that honor excellence in green building design and construction.
  - Work to provide a jobs/housing balance; utilize existing incentives, such as Enterprise Zones, to encourage local businesses to hire residents who live within the City.
  - Connect to adjacent neighborhoods and the Riverfront through construction of bicycle and pedestrian trails/sidewalks.
  - Provide incentives for green and energy efficient building design and construction including but not limited to Leadership in Energy and Environmental Design (LEED) certification and Energy Star Qualified ratings.
- Priority Recommendations
  1. Work with the State to upgrade local incentive packages and tools for attracting and retaining businesses and industries. At a minimum, these incentive packages should be designed to make Kansas City, Kansas more competitive with other cities within the metropolitan area as well as across the United States. Incentive packages should be targeted to businesses and industries that create local jobs.
  2. Upgrade aging and deteriorating infrastructure to attract new industries and businesses.
  3. Attract “green” industries that employ a large percentage of local residents and provide job training programs.
  4. Work with the Mid-American Regional Council, American Institute of Architects, American Planning Association, Environmental Protection Agency, and other organizations to provide training and education workshops to architects, engineers, corporations, property owners, business owners and existing and perspective tenants about best practices for green and energy efficient construction.
  5. Proactively acquire, clean-up and reuse brownfield sites.
  6. Construct bicycle and pedestrian trail connections to complete the portion of the MARC MetroGreen® trail system along the Kansas and Missouri Rivers through these areas. Construct associated amenities including ample landscape buffers from adjacent industrial uses, streetscape and pedestrian-scaled lighting.



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