

Citywide Comprehensive Plan

November 13, 2023
City Planning Commission

Alyssa Marcy
Long Range Planner



PLAN MCK



Plan **KCK**

WHY A COMPREHENSIVE PLAN?

What is Community?

First and foremost, community is not a place, a building, or an organization; nor is it an exchange of information over the Internet. **Community is both a feeling and a set of relationships among people. People form and maintain communities to meet common needs.**

Stanford Social Innovation Review





Diversity is our strength



“The true melting pot of cultures, and how we celebrate all of them.”

“We are like New York - separate pockets/boroughs; each neighborhood encompasses such a unique and different culture.”



Plan **KCK**

WHAT IS IT?

Alyssa Marcy, Long Range Planner

Power of Plan KCK

goDotte Strategic Mobility Plan

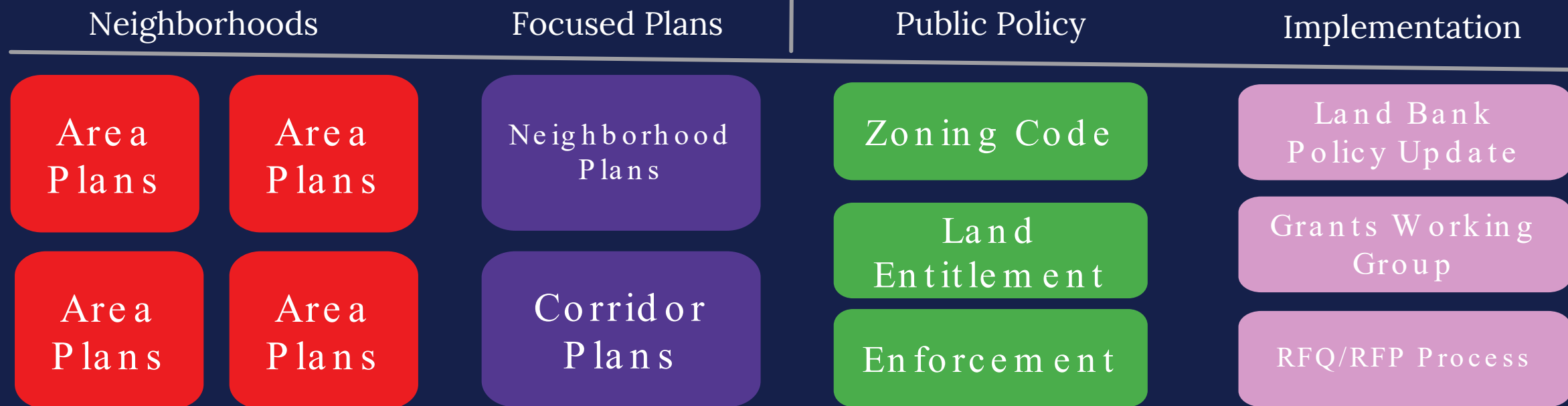
- Economic Development Strategy
- Housing Strategy
- Historic Preservation Plan
- Community Health Improvement Plan
- UG Deep Dive (UG Forward)
- Mayor's Task Forces
- 2024 Budget Process

Adopted
2022

2023
In Process



PlanKCK is our opportunity to develop a comprehensive, shared vision of the future for KCK.



Scope of PlanKCK

- Update of 2008 Citywide Master Plan
- PlanKCK is considering systemic issues, historic context, and current conditions with lenses focused on **equity**, **access**, **health** and **regeneration**

Equity Access Health Regeneration

PLANKCK LENSES



Regional Identity

Economic Development

Housing + Neighborhoods

Arts + Culture

Historic Preservation

Resiliency

Mobility

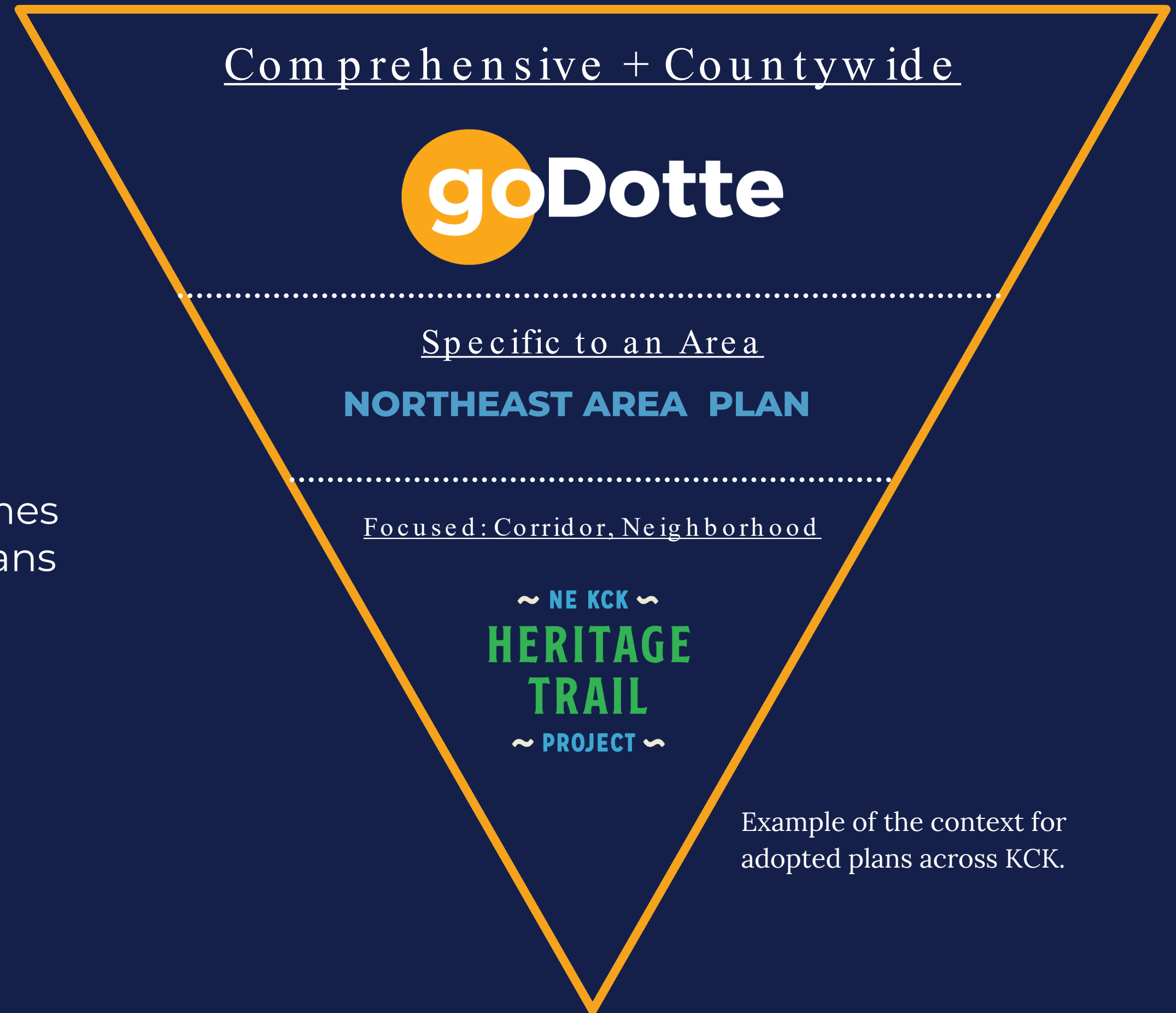
Land Use

Parks + Open Space

Public Safety & Services

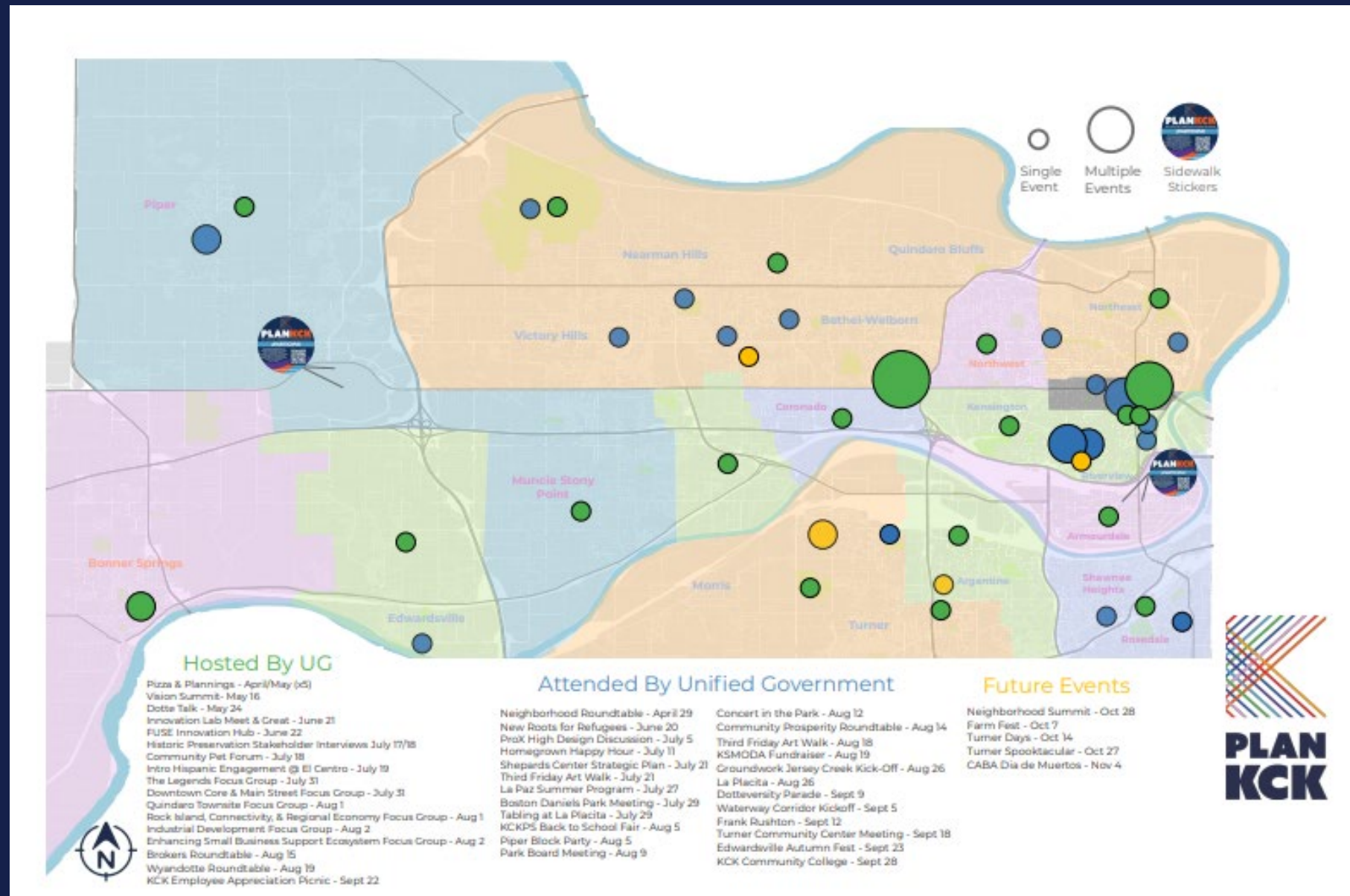
The Broader Context

- Plan hierarchy establishes a broader vision which becomes more specific as focused plans address corridors and our neighborhoods.



Example of the context for adopted plans across KCK.

Engagement To Date



<p>UG Leadership</p>	<p>Housing and Economic Development Presentation Special Session (March) PlanKCK Update Presentations to BOC General Engagement (August) Economic Development (September) PlanKCK Overview to Planning Commission (October) Dept. Director Conversations (May through present)</p>
<p>Hosted Events</p>	<p>Neighborhood Resiliency Roundtable (April) Vision Summit (May) Pizza & Planning (Spring) Innovation Lab (June) Focus Groups (Summer to present) Spanish Language Event (July) Community Prosperity Roundtable (August) Brokers Roundtable (August)</p>
<p>Attended Events</p>	<p>Third Friday Art Walk La Placita Shepherd's Center Strategic Planning New Roots for Refugees Boston Daniels Park Planning Back to School Event Rosedale Concert in the Park Wyandotte Roundtable Groundwork Jersey Creek Kick-off</p>



Engagement To Date

- Over 120 events attended or hosted
 - 30 attended events
- More than 5,000 engagements
- 300+ survey responses (bilingual)
- Front page of UG Spotlight – 66,000 households
- 950 subscribers to PlanKCK email list





Engagement

What We've Heard

- Desire for rapid change in a different direction rather than current course
- Provide better basic city services
- Quality parks & maintenance
- Fair shares of the pie
- Quality housing for all income levels
- Improved access to healthy foods
- Tell our story/history through the preservation of our community
- Celebrate our diversity





Plan **KCK**

WHY DO WE NEED A COMPREHENSIVE PLAN?

wycokck.org/planKCK

Plan KCK

The Impact

- ✓ Inform Zoning Code and design guidelines updates
- ✓ Set the stage for policy creation
- ✓ Prioritize strategies and actions across UG departments
- ✓ Demonstrate collaboration with the community, partner municipalities, and partner agencies
- ✓ Guide budget decisions
- ✓ Unify the community around a common vision of the future





PlanKCK

From Planning to Action

wycokck.org/planKCK

How to Read PlanKCK

ELEMENTS OF THE PLAN

PlanKCK Vision & Lenses



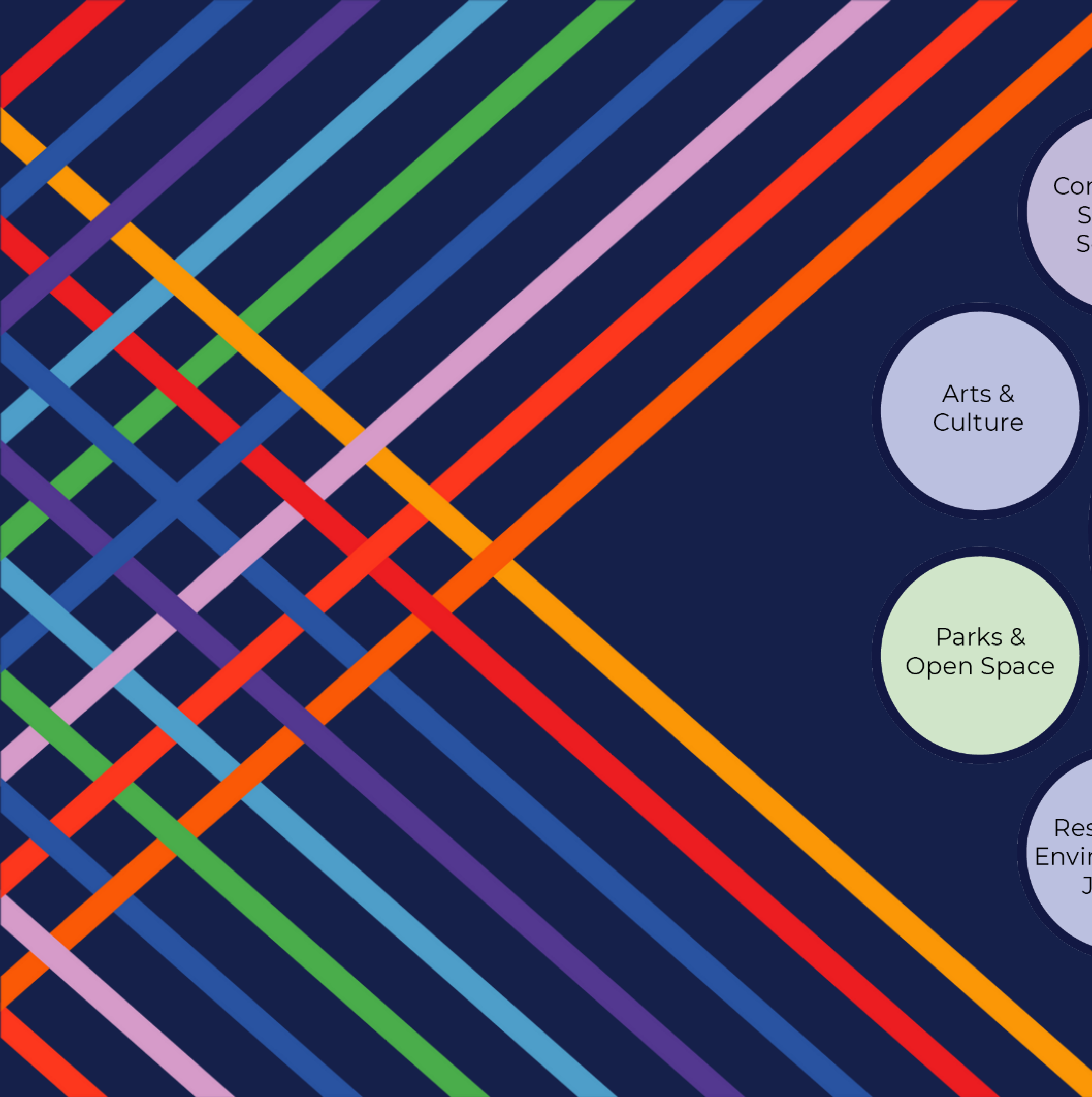
Chapters: 10 Focus Areas
CRITICAL ISSUES | GOALS | STRATEGIES



Action Items

ELEMENT	EQUITY	ACCESS	SUSTAINABILITY	HEALTH	ACTION ITEM
RI ED HP LU HN M EJ PO AC CS	•	•	•	•	Implement Mainstreet Program along Commercial Corridors
RI ED HP LU HN M EJ PO AC CS	•	•	•	•	Capitalize on the Rock Island Bridge development as an opportunity to return KCK to the riverfront & develop a Riverfront Master Plan
RI ED LU HN M EJ	•	•	•	•	Reinvest in State Avenue as a major opportunity corridor and utilize as an example of TOD/land-use and transit.
RI ED HP LU HN M EJ PO AC CS	•	•	•	•	Prioritize grant opportunities that are no-match
RI ED HP LU HN M EJ PO AC	•	•	•	•	Produce & Implement Updated Area Plans
ED HP LU HN M EJ PO AC	•	•	•	•	Update the Zoning Code

Example of Action Item Matrix, demonstrating how each action item meets various lenses and address plan focus areas.



Align the Tri-City River Corridor

- Address deferred maintenance
- Connect multiple trail systems within KCK
- Reconnect to the River



Leverage the Rock Island Bridge

- Catalytic economic development project
- Connects multiple trail systems within KCK and KCMO
- Opportunity to strengthen our regional identity



KCK RIVERFRONT - CID WATER ACCESS RENDERING (LOOKING NORTH)

KCK Riverfront | Kansas City, KS

HNTB

December 16, 2022

Implement a Downtown Mainstreet Program

- Revitalize framework for downtown
- Bolsters the small business ecosystem
- Improves safety
- Preserves our history and elevates our identity



Consolidate UG Systems

- Removes redundancies and improves efficiencies
- Cuts costs
- Strengthens cross-departmental communication
- Improves services



Implement a single parcel management platform for Appraisers, GSS, Treasury, and other departments

- Increase efficiency and user-friendliness for government and non-governmental users.

Develop a Robust Land Bank Strategy

- Address blight in our neighborhoods
- Utilize as an intentional development tool
- Increases tax base and neighborhood amenities
- Significant opportunity for the community



Example Action Items



Implement Mainstreet Program along Commercial Corridors

- Prioritize Downtown KCK
- Then Central Avenue



Capitalize on the Rock Island Bridge development as an opportunity to return KCK to the riverfront & develop a Riverfront Master Plan, to include:

- Quindaro Townsite District
- Armourdale Trailheads
- Central Avenue to Bethany Park Central Square
- Levee Trail to Bonner Springs



Reinvest in State Avenue as a major opportunity corridor and utilize as an example of TOD/land-use and transit.

- Leverage existing Bi-State Sustainable Reinvestment Corridor funding
- Reference goDotte opportunity corridors



Prioritize grant opportunities that are no-match

- Protect KCK's financial health by identifying cost-effective funding strategies.
- RAISE has been no match for two awards for E-W Transit
- Brownfields are no match



Produce & Implement Updated Area Plans

- Update all out-of-date Area Plans
- Create Area Plans for neighborhoods without them, including: Piper, Argentine, Riverfront, Indian Springs and Turner.
- Incorporate & operationalize MARC's Climate Action Plan into all future planning efforts.



Update the Zoning Code

- Use revised land use maps in comprehensive plan and area plans as basis for zoning.
- Remove parking minimums
- Include design guidelines (historic preservation, arts corridors, etc),
- Native plants

Example Action Items



Preserve and Protect the Quindaro Townsite Ruins

- Implement a Quindaro Management Plan
- Properly protect the ruins
- Improve visitor facilities
- Add signage & interactive media
- Leverage our heritage for increased programming and opportunities



Develop a Land Bank Strategy that utilizes Brownfields remediation funding for the redevelopment of the Douglass/Sumner neighborhood



Rebuild the Economic Development Department to lead community prosperity

- Better communication of resources/programs



Partner with WII to address housing shortages

- Work together to develop attainable housing.
- Prioritize areas with CSO improvements



Implement a single parcel management platform for Appraisers, GSS, Treasury, and other departments

- Increase efficiency and user-friendliness for government and non-governmental users.



Revise community survey for 2024 cycle.

- Strengthen survey to obtain relevant & necessary information, without being overly burdensome on respondents.
- Improve effectiveness.
- Reduce planning fatigue.

fusion

This is a delicious place,
I lick my lips walking these streets,
the flavors of languages
filling the air, and laughter
in all of them.

We are unbland, we still know
what neighbors are for,
what it's like to
create with friends.

A time is coming when dreams
are not luxuries, when skies
will open for all of us.

What dishes will come from
our imaginations. What flowers
will bloom in these
sidewalk cracks.

Dan Erickson

Questions?

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wycokck.org/planKCK



Plan KCK

Approval Process

Board of Commissioners Special Session	October 12
Board of Commissioners Planning & Zoning Hearing	October 26
Planning Commission Meeting Recommendation	November 13
Board of Commissioners Special Session #2	November 16
Board of Commissioners Planning & Zoning Hearing for Adoption	November 30
Board of Commissioners Hearing	December 7



