

Greater Downtown Kansas City Area Plan

Red Sub-Area, Meeting #1

June 23, 2008

Garrison Community Center

5:45 – 8 pm

Overview

The first sub-area work group meeting in the red sub-area convened on Monday, June 23 at the Garrison Community Center. Approximately 25 members of the community were in attendance, as well as representatives from the consultant team and City Planning and Development.

The presentation was lead by Stephen Hardy (BNIM) and included an explanation of what is an area plan, the importance of planning and an overview of the project and how the public will be engaged.

Small Group Discussion

Following the presentation, participants divided into groups of 6 – 8 persons to discuss a “vision” for the Greater Downtown area. The following is a summary of the guiding questions and participant feedback collected via group flip charts, public comment forms and facilitator notes.

- 1. How do we become a model 21st century city? (environment, economy, social equity)**
 - a. Recycling
 - b. Sustainability practices, environmentally responsible
 - c. Improving transportation
 - d. Walkability – activity on the street
 - e. Authenticity
 - f. Create a dense, walkable urban environment
 - g. Improve perception of safety
 - h. More retail
 - i. More affordable housing and housing options
 - j. Bicycle lanes
 - k. Support of cultural events
 - l. Embrace our history
 - m. Make KC a place to live, work and play
 - n. Improve schools
 - o. Attract young families

- 2. What are the competitive advantages of the Downtown Area? How are we different from our peers?**

- a. River & Riverfront potential
- b. Lots of highways
- c. Urban feel
- d. Accessible building stock
- e. Arts and philanthropy
- f. Room for infill
- g. Grid
- h. Diversity
- i. History and architecture
- j. Springboard off new development
- k. Affordable cost of living
- l. Railroad hub
- m. Support for arts
- n. New investment and energy
- o. Downtown is a nexus for many forms of transportation
- p. Center of metro area
- q. Entertainment venues – ex. Sprint Center
- r. Commercial and office developments
- s. Daytime workforce

3. What is the identity of the area and what makes a Downtown resident unique?

- a. Diversity of people and neighborhoods**
- b. Sense of place
- c. Authenticity
- d. Unique building stock
- e. “edgy”, “gritty”
- f. Mix of uses and diversity of development
- g. Train
- h. Unique topography
- i. Open space
- j. Diversity and quality of views
- k. Many entertainment options
- l. Big city amenities w/ a reasonable cost of living
- m. Historical identity
- n. Smell of coffee
- o. May appear intimidating to suburban residents

4. How do we make the Downtown Area a better place to live?

- a. Connectivity
- b. Walkability
- c. Follow the long-term plan
- d. Education
- e. Police presence/perception of safety
- f. Greenspace and natural connections

- g. Patience
- h. Managed increase in density
- i. Increase transportation options and availability
- j. More pocket parks and greenspaces
- k. Traffic control
- l. Incentives for small projects
- m. Quality in selection of development
- n. Improve school district and school options
- o. Encourage green solutions, recycling
- p. De-regulate to promote small businesses
- q. More amenities
- r. Make the Loop pedestrian friendly
- s. More accommodations for pet owners
- t. Streetscaping
- u. Create a healthy balance of rentals v. owned
- v.

5. How do we make Downtown a better place to do business?

- a. Provide incentives for small businesses
- b. Housing = increased customers and accessible workforce
- c. Parking and zoning revisions
- d. Mixed use
- e. Taxes
- f. Streamlined process for permits, licenses, etc.
- g. Attract more trades people and artisans to serve the community.
- h. Amenities for employers to assist with distressing and relaxation
- i. Quality
- j. Local businesses reinvesting in the community
- k. Pride
- l. Find an alternative to E-tax funding
- m. Change off-street parking requirements for small businesses
- n. Actively recruit new businesses
- o. Encourage density
- p. Aim development and amenities at the “creative class”
- q. Encourage business associations
- r. Create zoning policies and codes appropriate for an urban setting
- s. Protect established businesses
- t. Encourage more service-oriented businesses

6. How do we better connect the 11 neighborhoods?

- a. Mitigate freeways by filling in the Loop
- b. Connect across the rivers
- c. Improve signage
- d. Improve bike connections

- e. Plan the impact areas
- f. Fill in the nodes
- g. Pay attention to and implement community input (UMKC, Urban Society, etc)
- h. Embrace/promote neighborhood identities
- i. Signage for each neighborhood, streets and avenues
- j. Build bicycle lanes
- k. Improve communication among neighborhoods
- l. Tours of the neighborhoods
- m. Promote neighborhood strengths, for example, fountains
- n. Better promote attractions
- o. Web site

7. How do we continue the resurrection of the Kansas City Spirit?

- a. Identify neighborhood strengths
- b. Connect the neighborhoods
- c. Brand neighborhoods
- d. Make underpasses a destination
- e. Identify authentic aspects and use them to our advantage: “KC Cool” or “KC Style”
- f. Downtown owns the best of everything
- g. KC loves Jazz
- h. Health
- i. Emphasize and remember history of KC
- j. Create street life and interest – “buzz”
- k. Tell “story” of KC
- l. Highlight unique attractions, like WWI museum
- m. Do not push out existing businesses with new ones