



KANSAS CITY MISSOURI

Detention Center Campus – Site Evaluation

10/10/2023

Special Committee for Municipal Rehabilitation and Detention



Introductions

- Staff Introduction

2019 Resolution on the Site Selection

- Resolution 191028 directed staff to complete an evaluation of potential sites for a future detention center.
- City staff issued a request for proposal (RFP) and selected SFS Architecture, Incorporated (SFS) to assist in the site evaluation.
- City staff and the SFS team worked with a collection of both internal and external experts to identify locations, as well as, determine each sites viability.

Site Selection Criteria

- Zoning Requirements - Detention and correctional facilities are subject to the following standards • 88-335-01-A. The property must have a minimum lot area of 2 acres. • 88-335-01-B. No such facility may be on property located within 1,000 feet of R zoning district or within 1,000 feet of any residential dwelling unit; school; library, museum, or cultural exhibit; community center; park, boulevard, or parkway; religious assembly; or day care use, with separation measured in accordance with 88-820-15. • 88-335-01-C. All outdoor recreation areas and all structures to be occupied by inmates must be set back a minimum of 200 feet in the R-80 district and 25 feet in M districts. • 88-335-01-D. The property on which the facility is to be located must provide a minimum lot area of 350 square feet per occupant.
- Space Requirements – Need site to allow for the minimum number of beds proposed.
- Construction & Infrastructure Costs
- Other Concerns – Best land use, other City site plans, best practices and miscellaneous site concerns

Key Sites Considered

- Regional Correction Center/Jackson County Jail/Annex
 - Exposed pipes, difficult layout and disjointed, residential proximity, infestation and rehabilitation costs significantly higher than a greenfield site
- 8100 Ozark Road – Old Municipal Farm
 - Residential proximity, best use concerns, Property would need to be rezoned and development plan amended



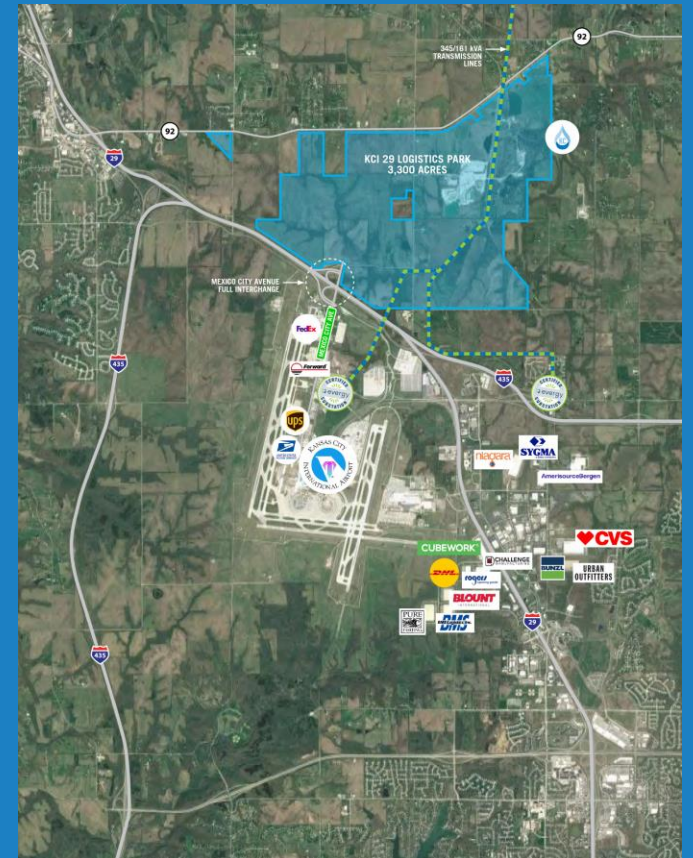
Key Sites Considered



- 8th Floor/Basement of KCPD
 - Complete rehabilitation costs significantly higher than a greenfield site, Potential reduction of current KCPD Headquarters space, Meeting space requirements would require relocation of KCPD headquarters
- Richards-Gebaur Area
 - High infrastructure costs, ownership concerns and best use concerns

Key Sites Considered

- KCI airport property
 - High infrastructure costs, proximity issues, FAA clearance concerns & best use concerns
- FBI Headquarters - 1300 Summit Street
 - Residential proximity and potential high property expense



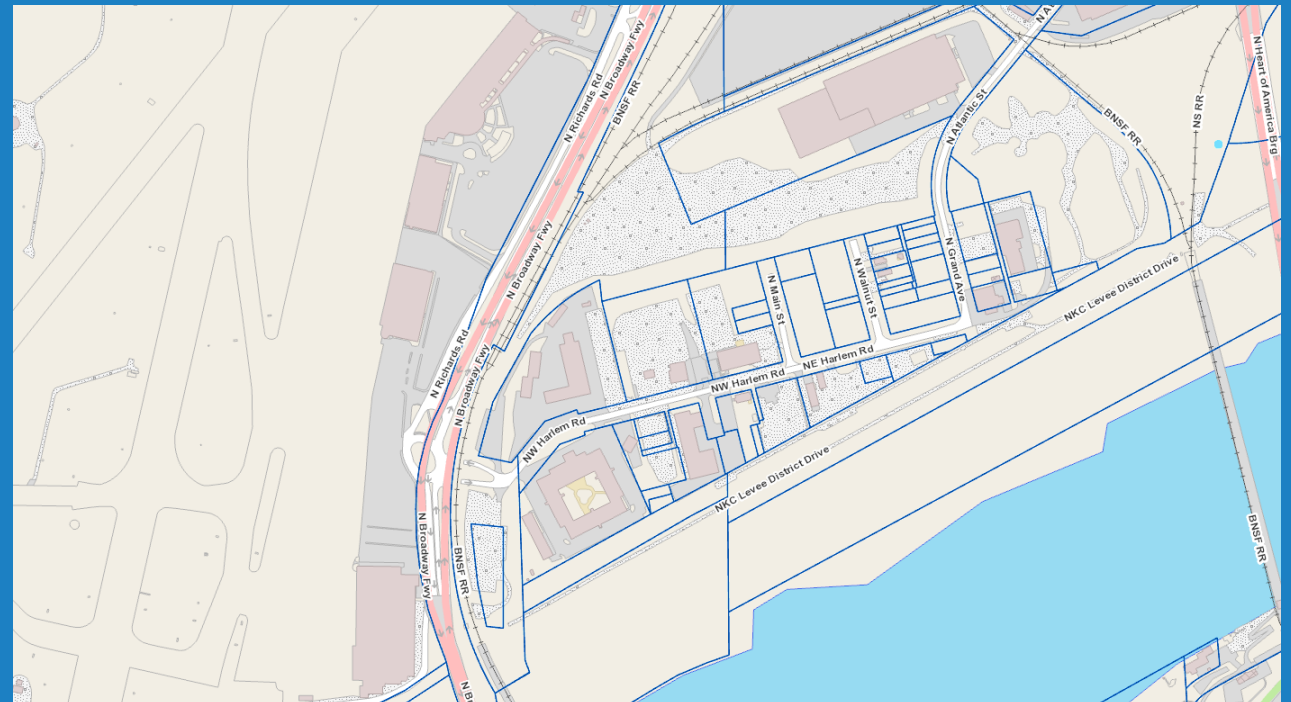
Final Sites Considered as Preferred Location

- East Bottoms – 7750 E Front Street
 - Special Use Plan Required
 - Extremely Limited Space
 - Other master city master plans for the site
 - Potential high infrastructure costs
 - Best Practices Concern with multiple story facility



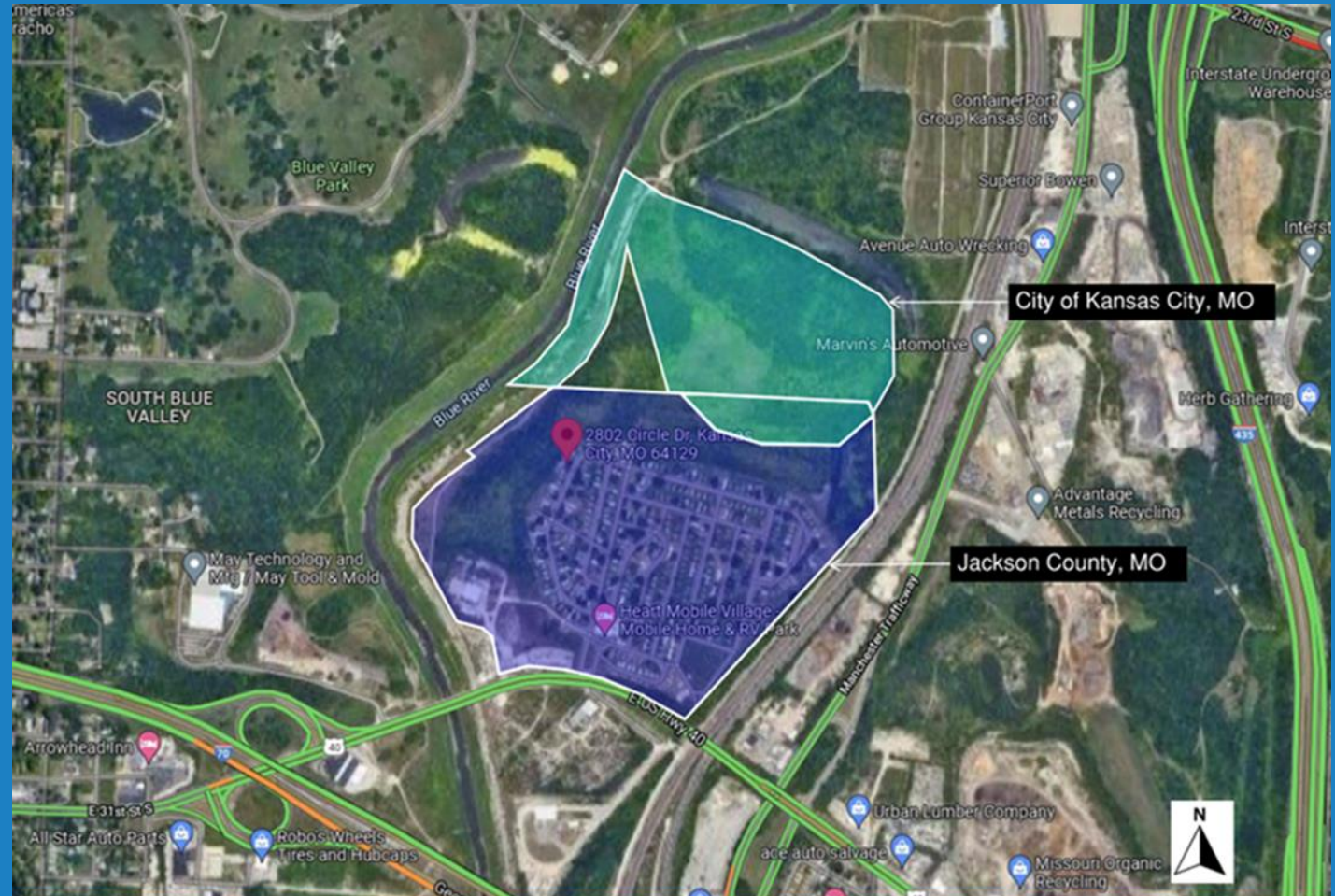
Final Sites Considered as Preferred Location

- Harlem Site East of Downtown Airport
 - FAA clearance issues
 - Infrastructure cost issues,
 - Residential proximity
 - Public input concerns
 - Concern on limited space



Recommended Site – US 40 Highway near I-70

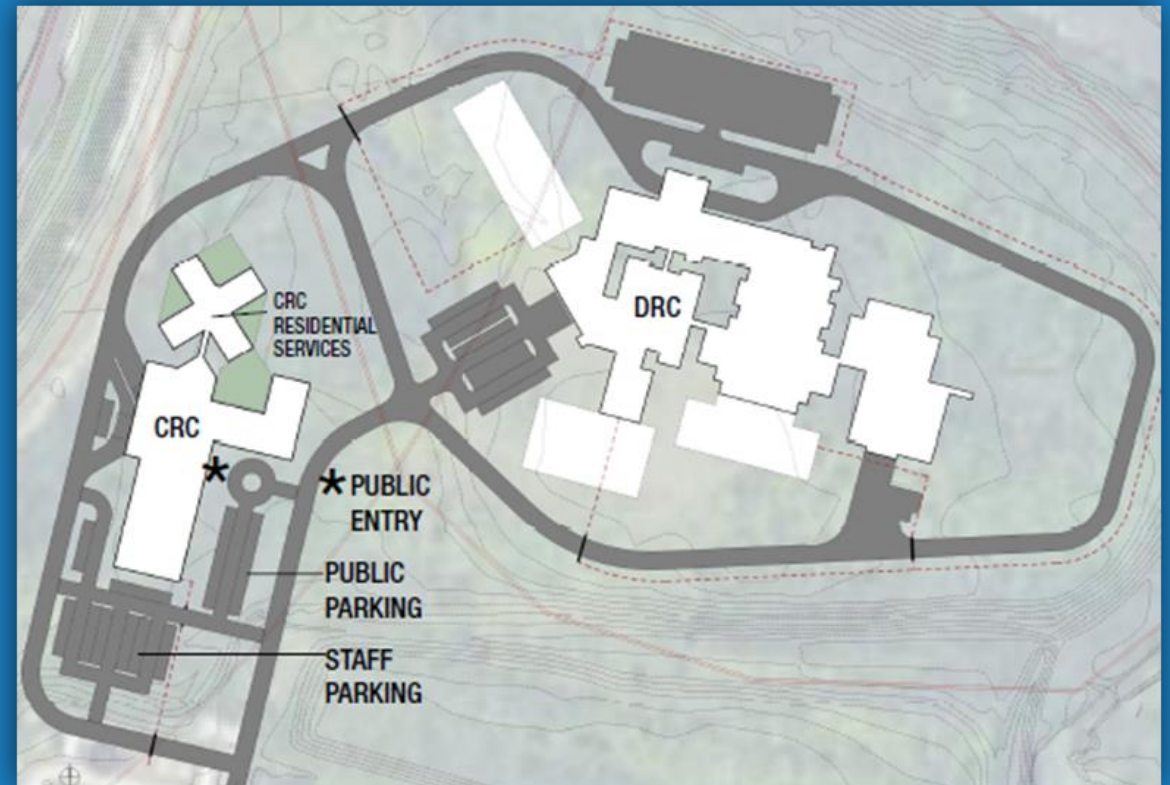
- Meets the zoning requirements
- Included sufficient space
- Minimal additional infrastructure costs
- KCATA bus access
- Flexibility for other services onsite.



Additional Final Site Evaluation

Kansas City owned properties

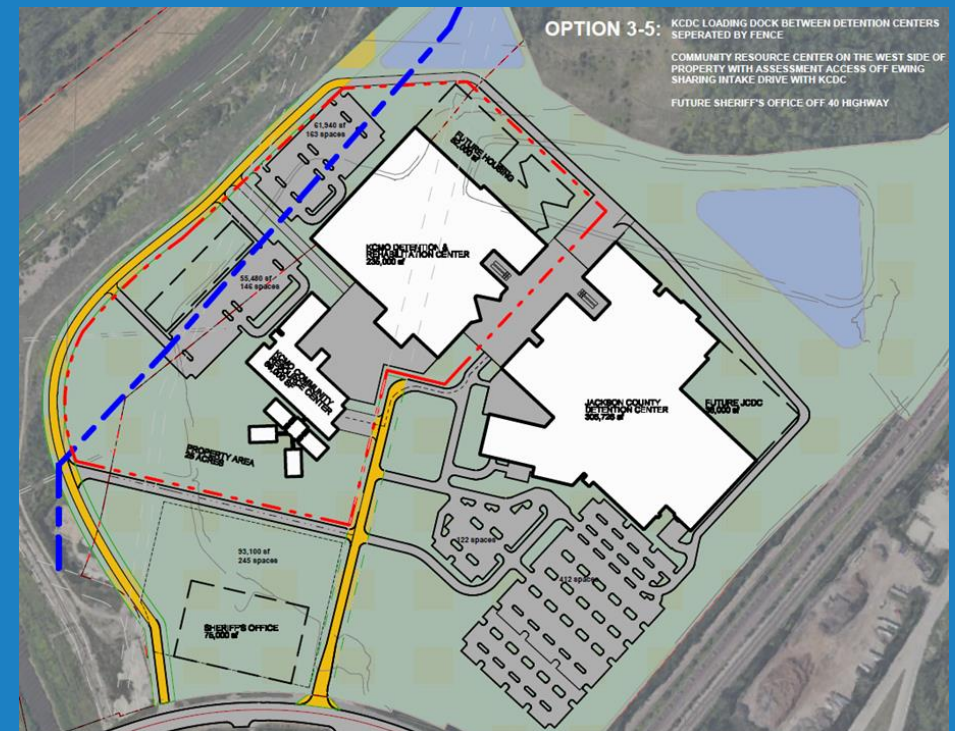
- The Kansas City property is outside the floodplain but, is a former city landfill site. The remediation costs are estimated to be between \$5M-\$10M..
- The time to remediate the Kansas City property and get approval from Missouri Department of Natural Resources (MDNR) could extend for years on this site.



Additional Final Site Evaluation

Jackson County Northwest Property

- Floodplain Remediation required at a cost of \$1M-\$2M.
- The City would also need to purchase the property from Jackson County.
- In 2022 Jackson County was a willing seller of a portion of the property in the Northwest quadrant. That continued willingness would need to be evaluated.
- Jackson County may reduce the size of the property to be purchased due to planned future County facilities.



Recent Inquiry

- Platte County recently appointed a committee to make recommendations on building a new county facility. A member of that committee has expressed interest in exploring options for a shared site

Staff Recommendations

- Have City staff contact Jackson County on the potential purchase of the Northwest Quadrant of their property at US 40 Highway and I-70 Highway
- Have City staff meet with Platte County staff to review potential shared site options
- Have staff report back to the Committee with updates from both of these possibilities.



QUESTIONS