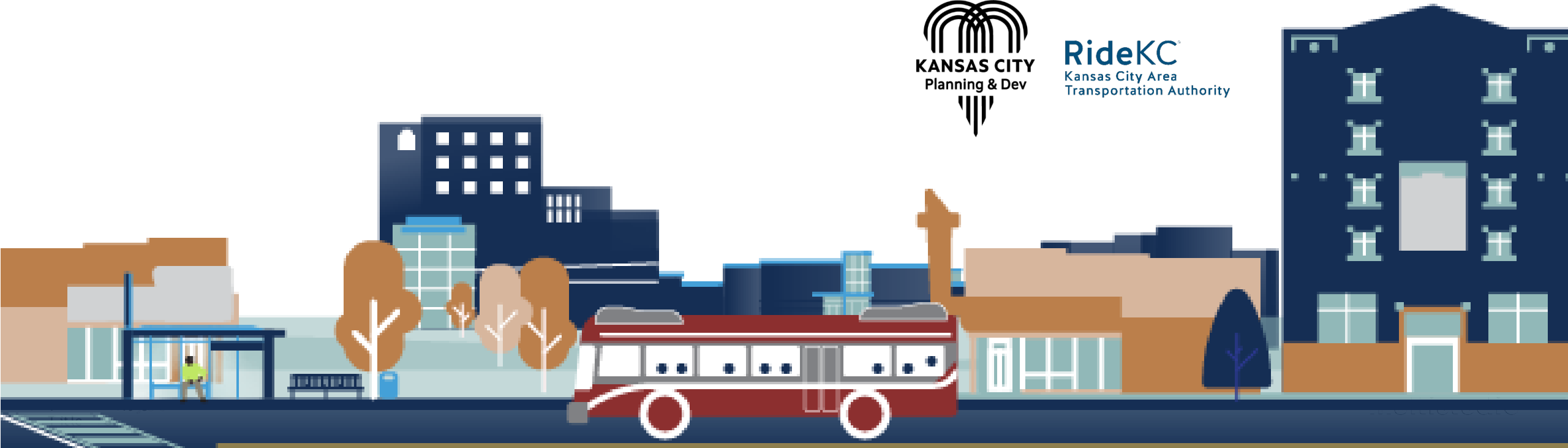


ProspectUS

creating equitable neighborhood development strengthened by walkable access to public transit

Project Overview



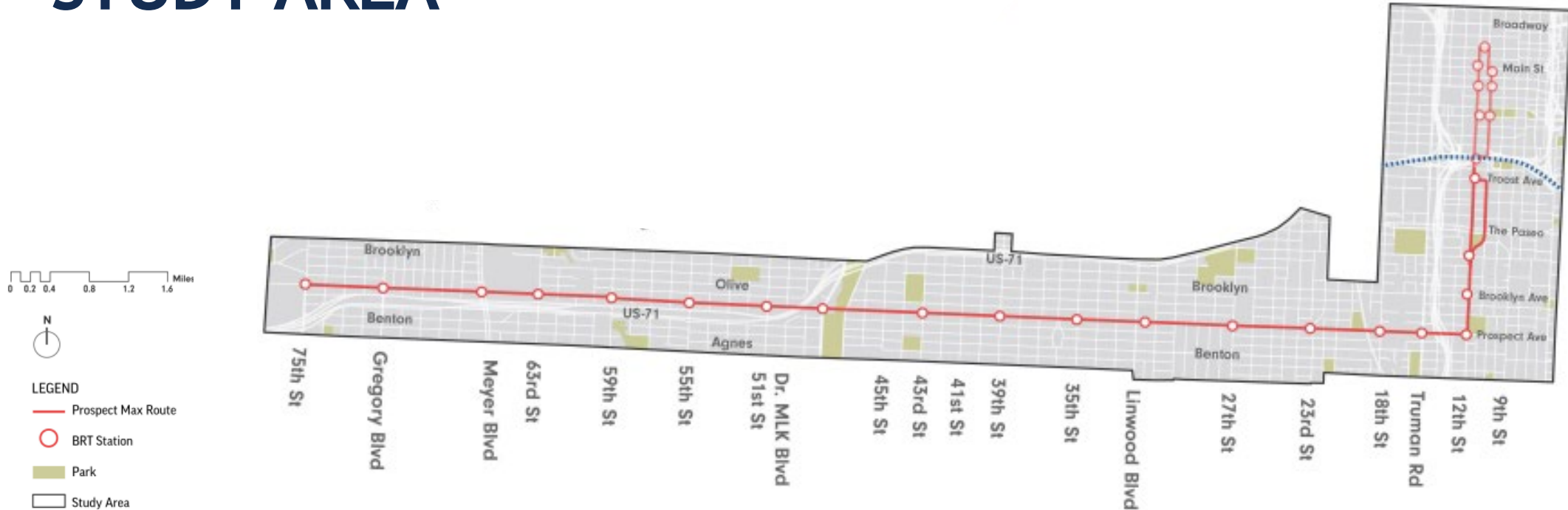
PROSPECTUS - MISSION STATEMENT

*creating equitable neighborhood development
strengthened by walkable access to public transit*

WHAT IS EQUITABLE TRANSIT ORIENTED DEVELOPMENT?

- TOD is an approach to development that focuses land uses around a transit station or within a transit corridor in order to maximize access to frequent, high-quality transit.
- eTOD emphasizes critical social outcomes, including empowerment of existing residents and stakeholders through the building of local capacity and wealth-building, while implementing anti-displacement strategies.

STUDY AREA



- 75th Street to 12th Street along Prospect Avenue
- Prospect Avenue to Charlotte Avenue along 12th Street
- Cross Corridor – Truman Ave.
- Cross Corridor – 18th Street
- Cross Corridor – 27th Street
- Cross Corridor – 31st Street

- Cross Corridor – Linwood Blvd.
- Cross Corridor – 39th Street
- Cross Corridor – Dr. MLK Jr. Blvd.
- Cross Corridor – 63rd Street
- Cross Corridor – Meyer Blvd.
- Cross Corridor – 75th Street

STATE OF THE CORRIDOR: KEY FINDINGS

Neighborhoods & Housing

- The Success of the Prospect Corridor is Dependent on Retaining and Attracting New Residents

Data that informed findings:

- 18 percent of the study area is vacant land
- Population decreased and increased to same 2000 population in 2022, and is expected to slightly increase by 2027

Targets Informed by the findings:

- 40,000 new residents within the study area
- Goal of zero displacement



STATE OF THE CORRIDOR: KEY FINDINGS

Public Space Improvements

- Walking needs to be easier to and from neighborhoods.

Data that informed findings:

- Prospect MAX has the highest bus route ridership in the entire regional system
- 25 percent of households do not own a car
- 36 percent of household income is spent on housing and transportation in the study area versus 19 percent citywide

Targets Informed by the findings:

- A frequent transit network



STATE OF THE CORRIDOR: KEY FINDINGS

Funding & Financing

- Historic Disinvestment Will Require Historic Reinvestment

Data that informed findings:

- Per capita income in the study area has increased by 63 percent from 2010-2022
- Labor force has increased by 12 percent since 2000
- Median home value is \$82,000 v.s. \$190,000 citywide

Targets Informed by the findings:

- \$1 Billion in Spending Power
- 15,000 new local direct, indirect, and induced jobs
- Goal of zero displacement



OUTCOME OF THE STATE OF THE CORRIDOR

ProspectUS eTOD Implementation Plan

- Provides a blueprint and kit of tools with the vision of neighborhood development strengthened by public transit.
- The plan promotes neighborhood level capacity building while growing the neighborhoods along the corridor
- Provides State of the Corridor findings, data and engagement-driven targets, and a blueprint for development nodes
- Provides strategies and actions centered around six goals

Prospect Corridor Zoning Overlay District

- Provides extra flexibility of uses and design to neighborhoods and property owners.
- Regulates uses, height, transparency, parking, and setbacks to ensure that new development along Prospect Avenue is oriented to transit.
- Provides guidance on legal non-conformance for existing uses for property owners and businesses.

PROSPECTUS STRATEGIC IMPLEMENTATION PLAN GOALS

SIX GOALS FOR IMPLEMENTATION:

1. PROTECT THE PROSPECT AVENUE COMMUNITY
2. JUMP START REINVESTMENT THROUGH PUBLIC SUBSIDY
3. IMPROVE WALKABILITY & TRANSIT ACCESS
4. INCREASE BUSINESS AND NEIGHBORHOOD AMENITIES TO RETAIN AND ATTRACT POPULATION
5. GROW THE POPULATION THROUGH MIXED-INCOME NEIGHBORHOOD DEVELOPMENT
6. IMPLEMENT SUSTAINABLE PRACTICES TO PROMOTE COMMUNITY WELLNESS AND ENVIRONMENTAL HEALTH



TRANSIT-ORIENTED DEVELOPMENT OVERLAY DISTRICT





Establishes special land use regulations, standards, or procedures

Intended for areas with unique qualities and/or for areas where special approaches may be warranted

Protect and preserve established character of existing areas

- Land use & building design, height, form


LEGEND

 ProspectUS Study Area

Overlay Sub-Districts

 Urban Community Node

 Urban Neighborhood Node

 Urban Industrial Node

 Corridor / Cross Corridor

DRAFT OVERLAY

OVERLAY SUB-DISTRICTS



URBAN INDUSTRIAL NODE



URBAN NEIGHBORHOOD NODE



URBAN COMMUNITY NODE



TRANSIT CORRIDOR

URBAN INDUSTRIAL NODE

- Established centralized community destinations like Walker Uniform, Gates business center, Paseo West Business Center at highly-utilized transit centers.
- Shared parking within the core and on-site parking located internally
- Height max 10-stories
- Example: 12th & Troost Ave
- Example: Truman Rd & Prospect
- Example: 18th & Prospect



URBAN COMMUNITY NODE

- Intense and dense cores of development
- Higher level of transparency
- Max height 6-storied
- Example: 12th St & Charlotte
- Example: 12th St & Prospect
- Example: 31st St. & Prospect
- Example: Linwood & Prospect
- Example: 51st St, 55th, 59th St & Prospect on east side
- Example: 63rd Street & Prospect
- Example: Meyer Blvd & Prospect (north side)



URBAN NEIGHBORHOOD NODE

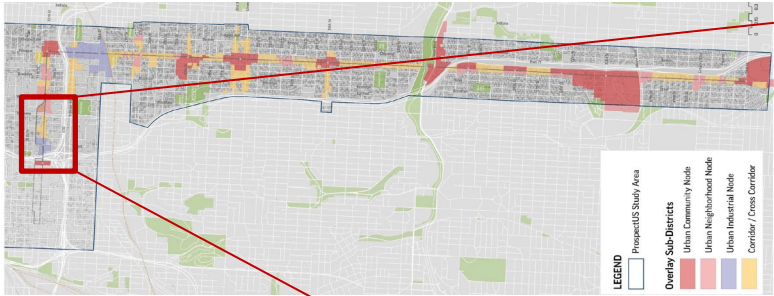
- Smaller-scale neighborhood-oriented commercial hubs
- Complements adjacent neighborhoods
- Max height 4-stories
- Example: 23rd , 35th , 43rd , 45th & Prospect
- Example: 51st , 55th , 59th St. & Prospect
- Example: Meyer Blvd & Prospect (south side)



TRANSIT CORRIDOR MODEL

- Transit corridors are the cross corridors and blocks between higher activity nodes
- Primarily contain residential uses, some neighborhood-serving mixed use, commercial, institutional, and civic uses.
- Max height: 4-stories
- Example: Prospect between Meyer Blvd. and Gregory Blvd.





LEGEND

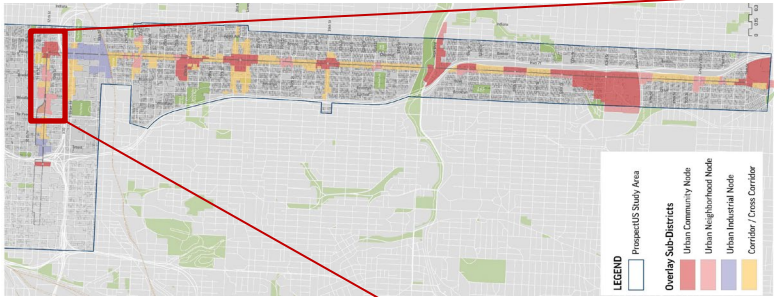
ProspectUS Study Area

Overlay Sub-Districts

- Urban Community Node
- Urban Neighborhood Node
- Urban Industrial Node
- Corridor / Cross Corridor



DRAFT OVERLAY - CHARLOTTE ST.-THE PASEO



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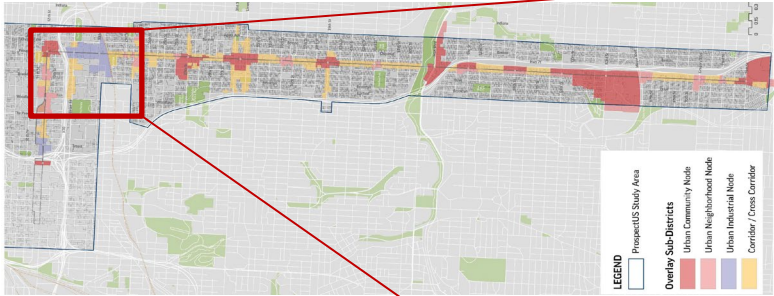
ProspectUS Study Area

Overlay Sub-Districts

- Urban Community Node
- Urban Neighborhood Node
- Urban Industrial Node
- Corridor / Cross Corridor



DRAFT OVERLAY - THE PASEO-PROSPECT AVE.

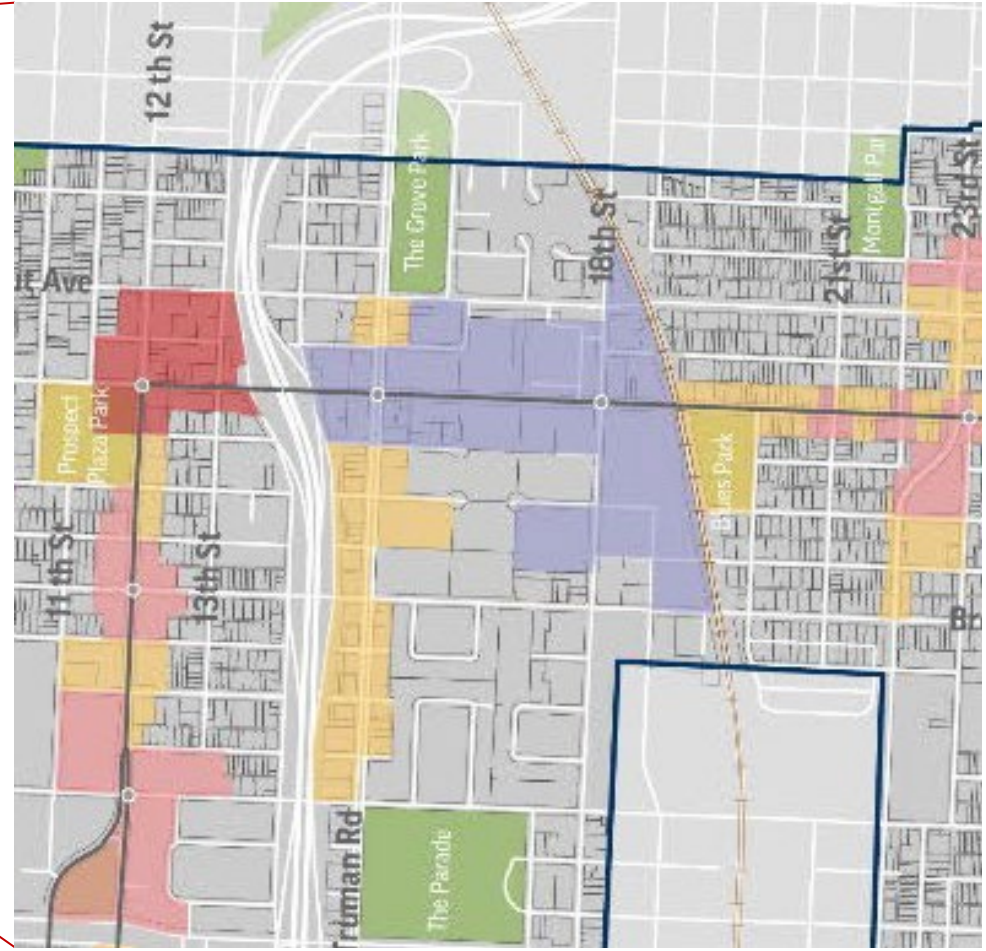


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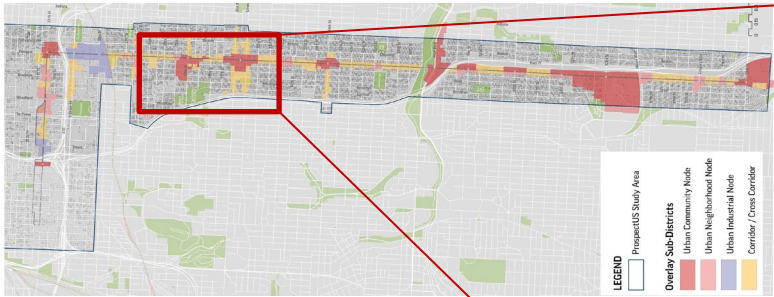
ProspectUS Study Area

Overlay Sub-Districts

- Urban Community Node
- Urban Neighborhood Node
- Urban Industrial Node
- Corridor / Cross Corridor



DRAFT OVERLAY - 12TH ST.-23RD ST.

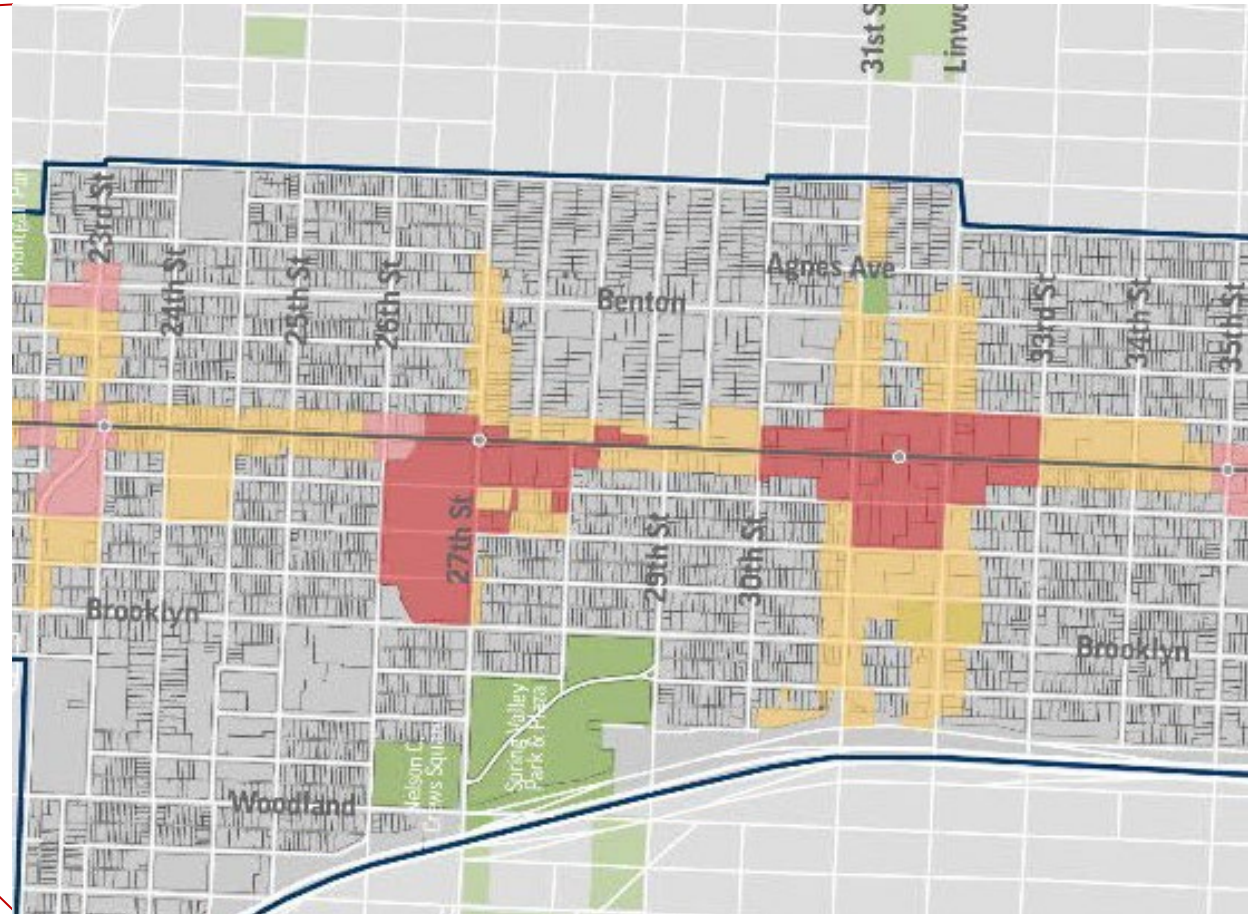


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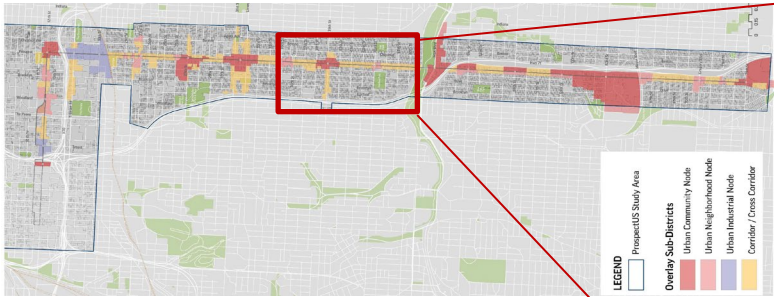
ProspectUS Study Area

Overlay Sub-Districts

- Urban Community Node
- Urban Neighborhood Node
- Urban Industrial Node
- Corridor / Cross Corridor



DRAFT OVERLAY - 23RD ST.-35TH ST.

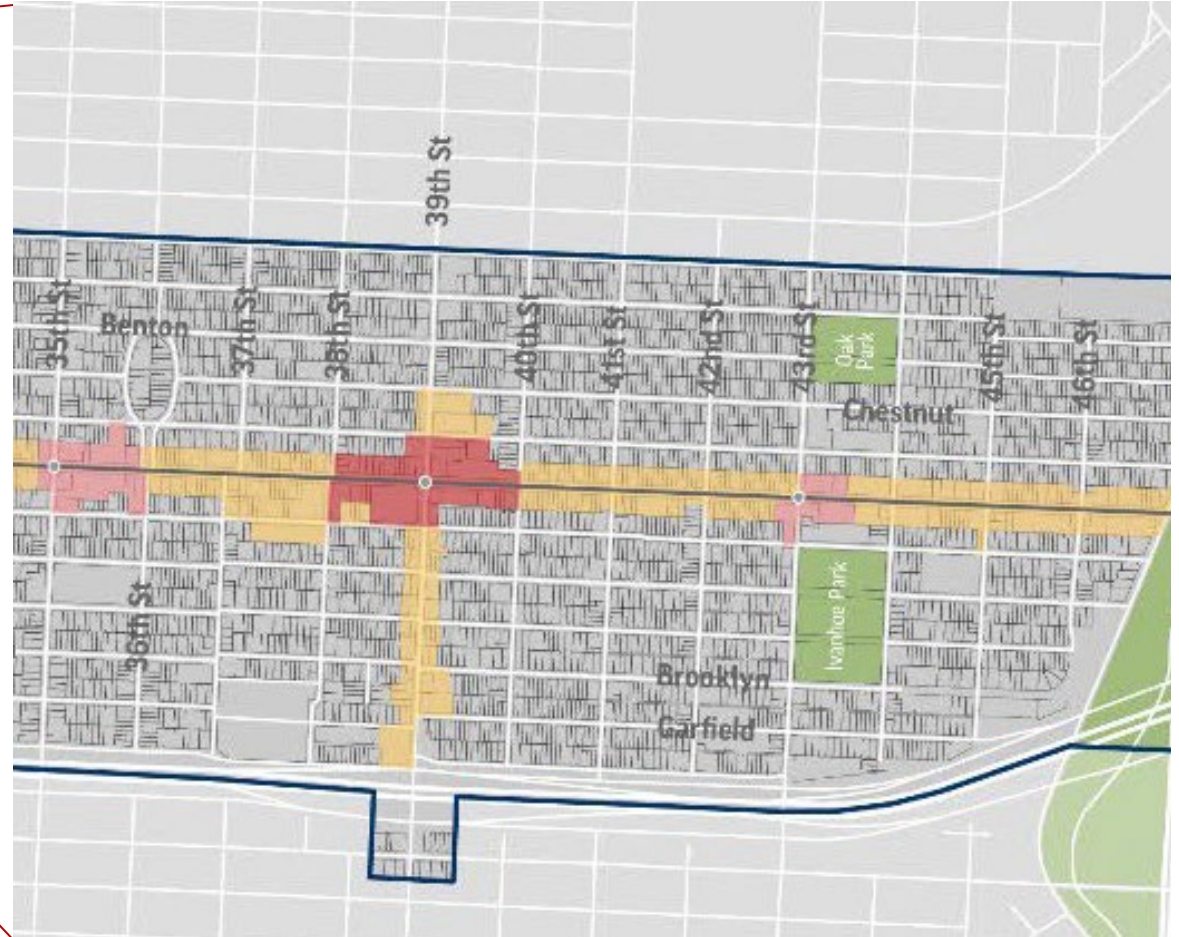


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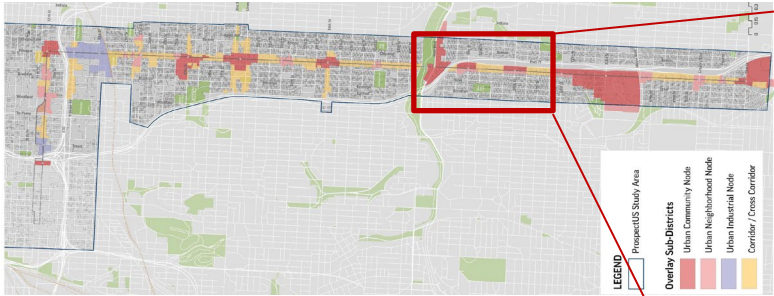
ProspectUS Study Area

Overlay Sub-Districts

- Urban Community Node
- Urban Neighborhood Node
- Urban Industrial Node
- Corridor / Cross Corridor



DRAFT OVERLAY - 35TH ST.-46TH ST.



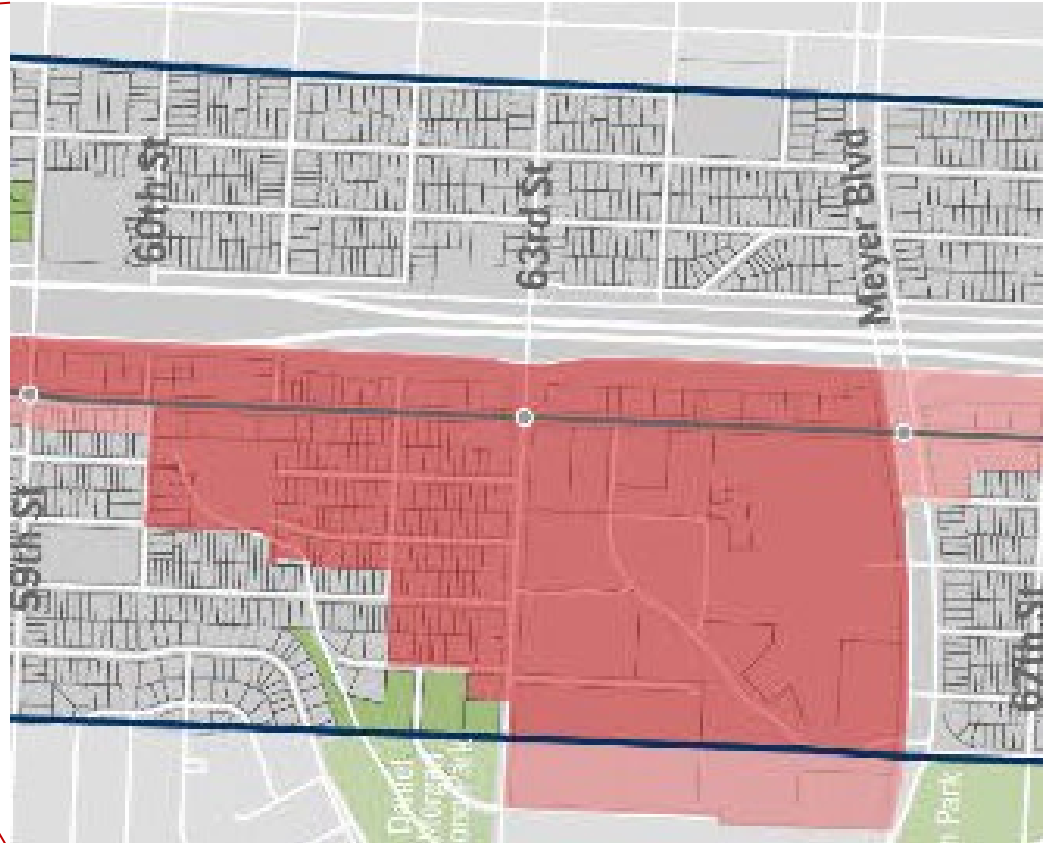
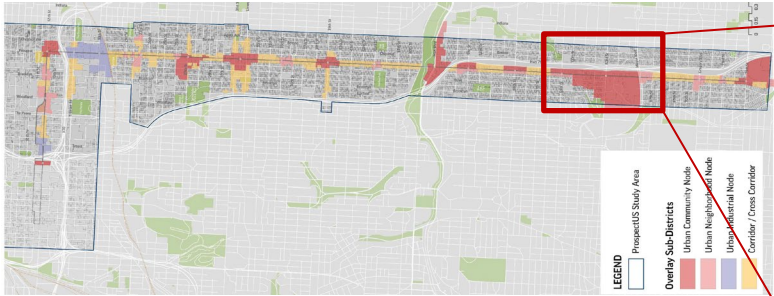
LEGEND

ProspectUS Study Area

Overlay Sub-Districts

- Urban Community Node
- Urban Neighborhood Node
- Urban Industrial Node
- Corridor / Cross Corridor

DRAFT OVERLAY - 46TH ST.-59TH ST.



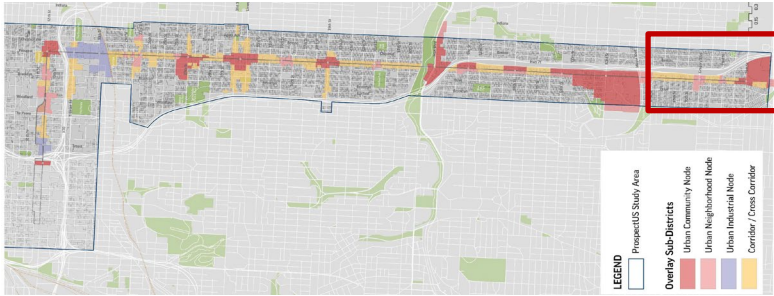
LEGEND

ProspectUS Study Area

Overlay Sub-Districts

- Urban Community Node
- Urban Neighborhood Node
- Urban Industrial Node
- Corridor / Cross Corridor

DRAFT OVERLAY - 59TH ST.-67TH ST.



DRAFT OVERLAY - 67TH ST.-75TH ST.

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PROJECT WEBPAGE

