

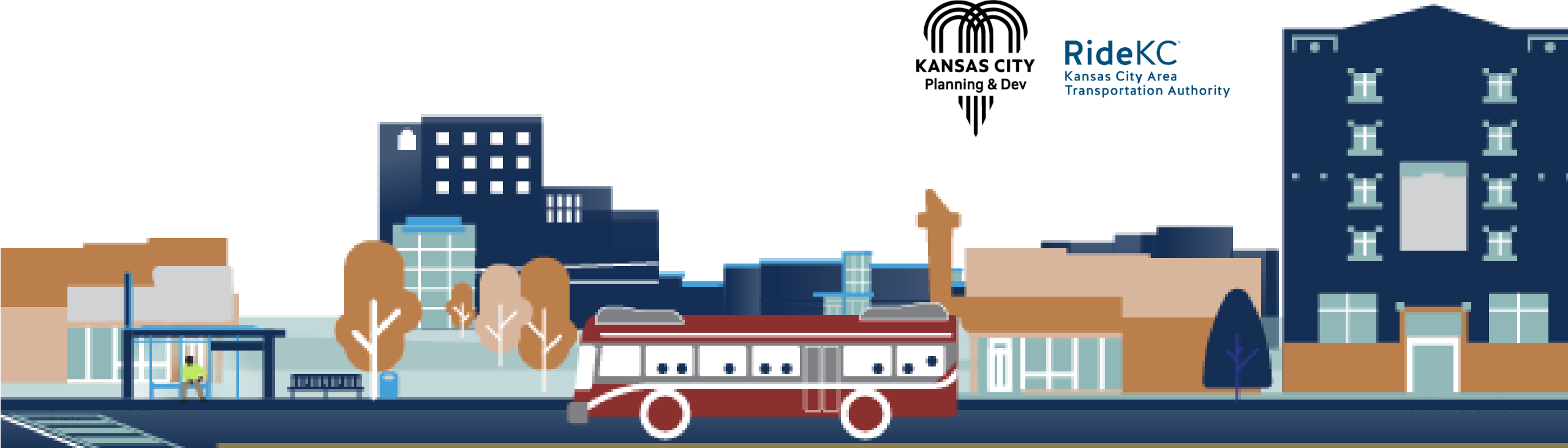
# ProspectUS

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

## What does ProspectUS mean for me and my neighborhood?



**RideKC**  
Kansas City Area  
Transportation Authority



# PROSPECTUS STRATEGIC IMPLEMENTATION PLAN GOALS

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

# DATA SUMMARY



36,300 Housing Units within 1/2 mile radius of the transit stations.



Annually:  
265 New Home-buyers

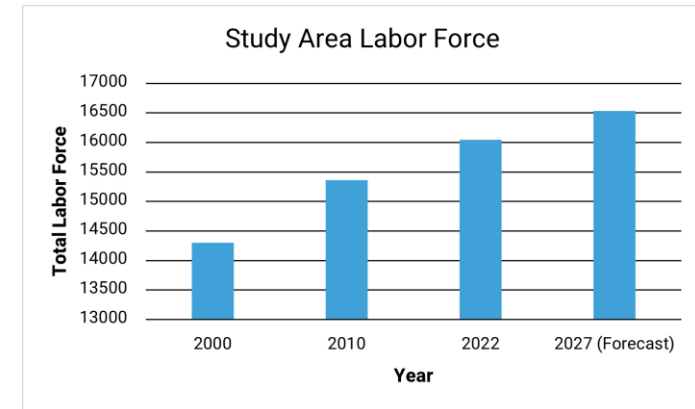
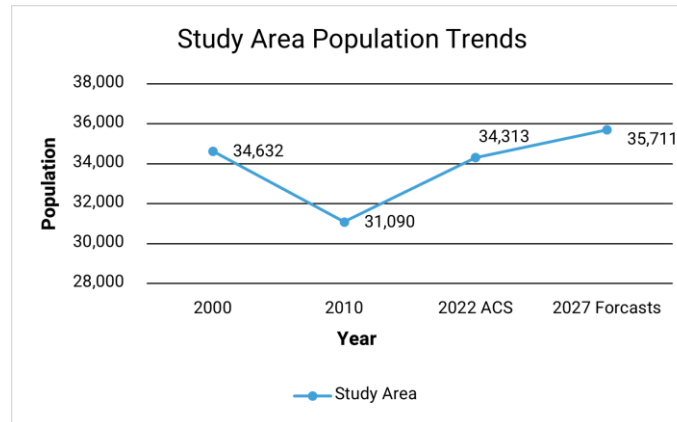
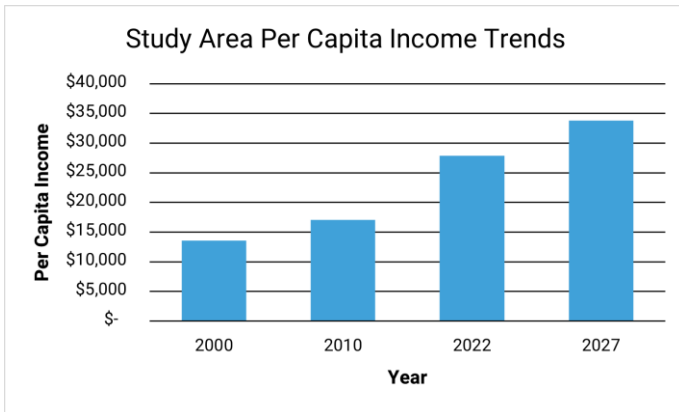


Median Home Value is \$ 82,300 vs. \$190,000 for all KCMO.



2,915 Renter Households

16% of the housing in the study area is vacant.



# FIVE TARGETS



40,000 Housing Units



\$1 Billion in Spending Power



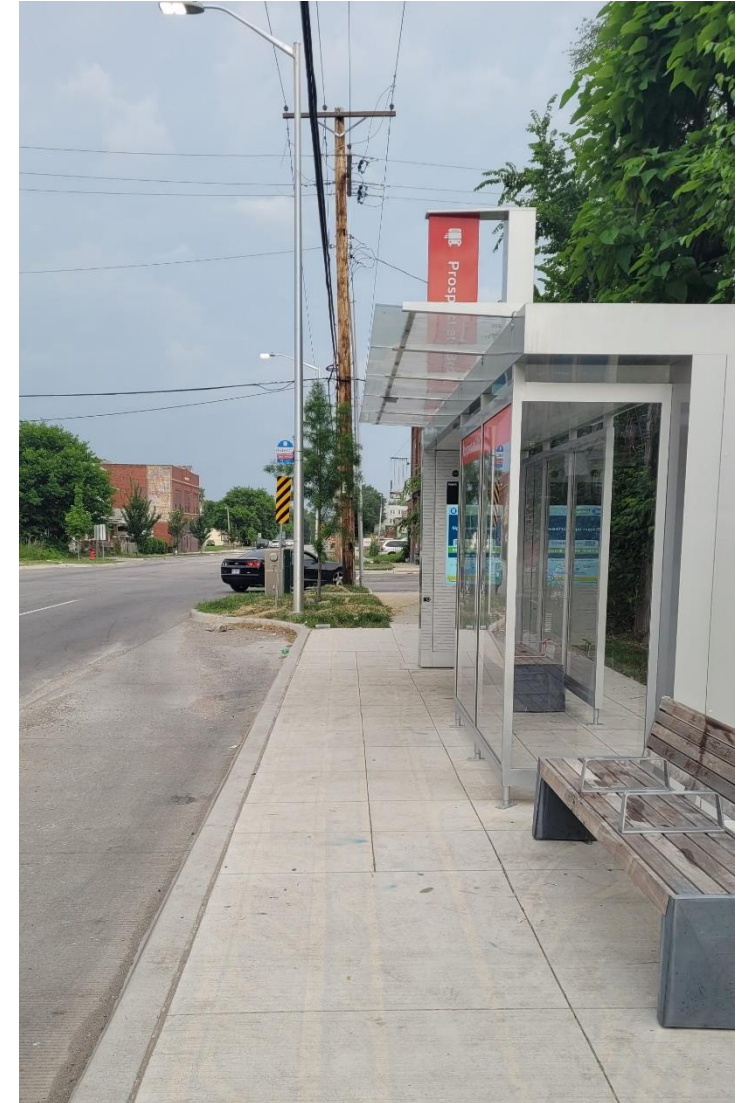
15,000 New Local Jobs



A Frequent Transit Network



Zero Displacement



# 40,000 NEW HOUSING UNITS

- Encouraging **use of vacant properties in neighborhoods** for new single unit houses and small multiunit buildings like duplexes and townhouses
- Encouraging **multiunit apartment buildings along Prospect Avenue** and the east-west corridors
- Housing needs to be a **variety of types and price points**
- **Housing for new and existing residents** needs to have safe streets for cars and pedestrians alike and be close to transit and businesses





# *How could neighborhoods accommodate new housing?*



# \$1 BILLION IN SPENDING POWER & 15,000 NEW LOCAL JOBS

- **More employers accessible by walking, transit, or a short car trips** means more job opportunities
- Access to **job training opportunities in trades and services** through partnerships and locating new opportunities to the corridor
- With a workforce with **more skilled workers, income increases** and more can be spent on housing, goods, and services
- **Locating more businesses along Prospect** where people can access goods and services helps to increase the spending power of the entire study area.

# A FREQUENT TRANSIT NETWORK

- More transit **station amenities and more security** at transit stations
- Encouraging **more funding for operations** to increase transit reliability and how much the bus comes for each line
- Encourage **more investment in street safety** like the proposed improvements along Prospect in other areas of the study area





# ZERO DISPLACEMENT

- **Utilize existing programs** that are available to households in the study area now
- Survey and **assist households with repair and maintenance** through minor home repair programs
- **Create a rotating loan program to be used for revitalizing blighted buildings** and increase training and licensing opportunities for local residents to be involved with renovation

# ZONING OVERLAY



# OVERLAY SUB-DISTRICTS



**URBAN  
INDUSTRIAL NODE**



**URBAN  
COMMUNITY NODE**



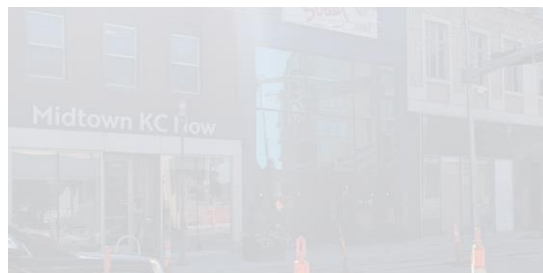
**URBAN  
NEIGHBORHOOD NODE**



**TRANSIT CORRIDOR**



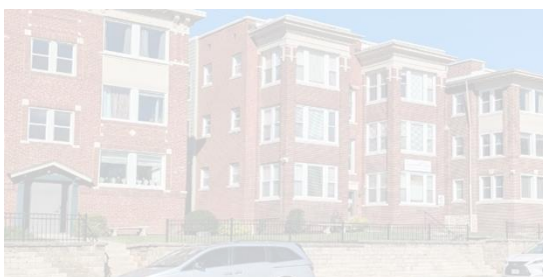
URBAN  
INDUSTRIAL NODE



URBAN  
COMMUNITY NODE



URBAN  
NEIGHBORHOOD NODE



TRANSIT CORRIDOR

# URBAN INDUSTRIAL NODE

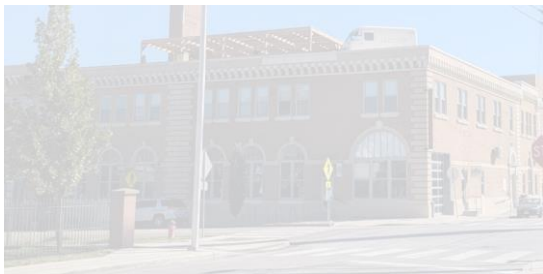
Goal in these areas is to include **employment centers** focused on services and goods

**Shared parking** can be used to increase building footprints

Height **max 10-stories**

- 12<sup>th</sup> & Troost Ave
- Truman Rd & Prospect
- 18<sup>th</sup> & Prospect





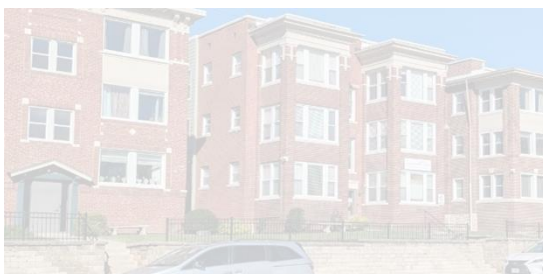
URBAN  
INDUSTRIAL NODE



URBAN  
COMMUNITY NODE



URBAN  
NEIGHBORHOOD NODE



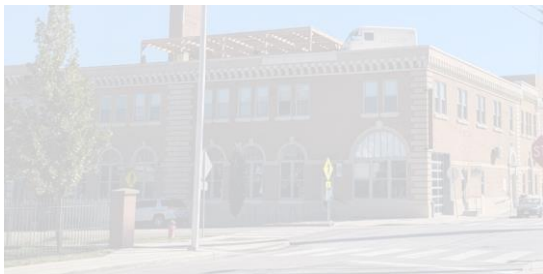
TRANSIT CORRIDOR

# URBAN COMMUNITY NODE

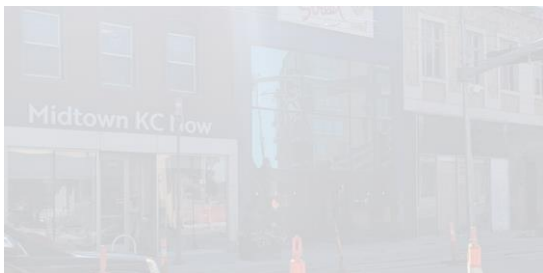
**Density cores** of development

Max height **6-stories**

- 12<sup>th</sup> St & Charlotte
- 12<sup>th</sup> St & Prospect
- 31<sup>st</sup> St. & Prospect
- Linwood & Prospect
- 51<sup>st</sup> St, 55<sup>th</sup>, 59<sup>th</sup> St & Prospect on east side
- 63<sup>rd</sup> Street & Prospect
- Meyer Blvd & Prospect (north side)



URBAN  
INDUSTRIAL NODE



URBAN  
COMMUNITY NODE



URBAN  
NEIGHBORHOOD NODE



TRANSIT CORRIDOR

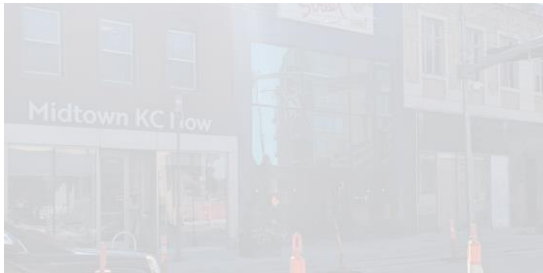
# URBAN NEIGHBORHOOD NODE

- **Smaller-scale neighborhood-oriented commercial hubs**
- **Complements adjacent neighborhoods**
- **Max height 4-stories**
- 23<sup>rd</sup> , 27<sup>th</sup> , 35<sup>th</sup> , 43<sup>rd</sup> , 45<sup>th</sup> & Prospect
- 51<sup>st</sup> , 55<sup>th</sup> , 59<sup>th</sup> St. & Prospect
- Meyer Blvd & Prospect (south side)

# TRANSIT CORRIDOR



URBAN  
INDUSTRIAL NODE



URBAN  
COMMUNITY NODE



URBAN  
NEIGHBORHOOD NODE



TRANSIT CORRIDOR

Transit corridors are the **cross corridors and blocks** between higher activity nodes

**Primarily residential** uses with some neighborhood-serving mixed use, commercial, institutional, and civic uses.

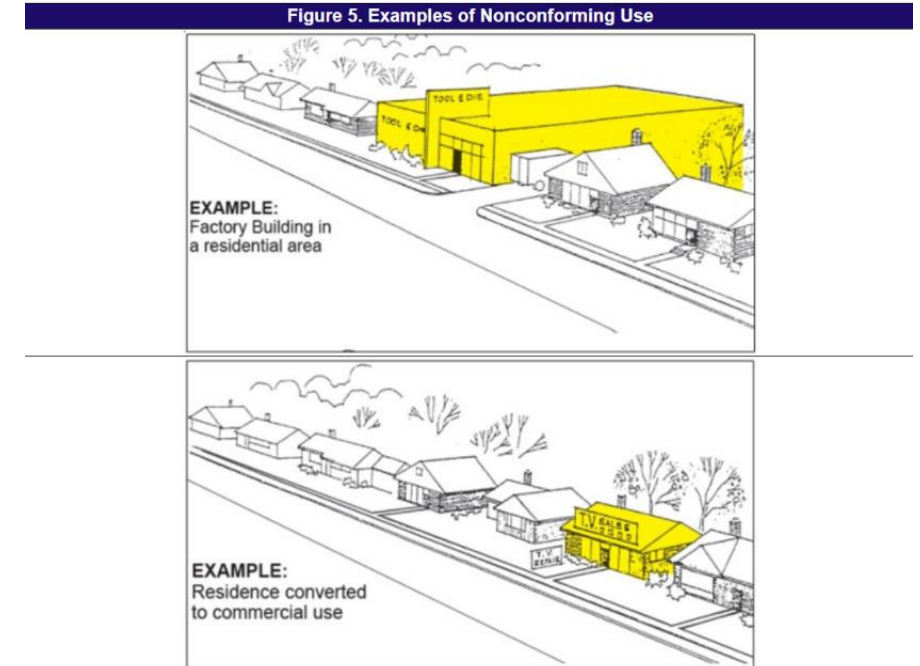
Max height **4-stories**

- Example: Prospect between Meyer Blvd. and Gregory Blvd.

# WHAT IF MY HOUSE IS NOT ALIGNED WITH THE OVERLAY?

**Nonconforming use:** Use of a property that was lawfully established with the previous zoning regulations in effect at the time of its establishment but is no longer allowed by new zoning that is in place on the property

- If a single unit house exists now, then it will be allowed in the future with the zoning overlay
- No certificate of non-conformance (CLN) is needed in the case of existing single unit houses and other residential properties.
- The draft zoning overlay only requires a special use permit if someone were to build a new house within the overlay boundary.



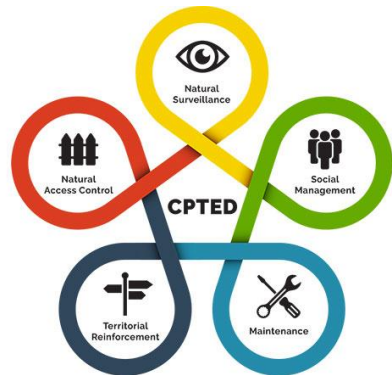
*Marquette, MI UDO*





## *How can safety be addressed through the design along the corridor?*

- **Crime Prevention through Environmental Design (CPTED):** Improves safety through design interventions
- Reducing the number of vacant buildings and lots
- Traffic calming that reduces risks of vehicle crashes



Thornton Tomasetti

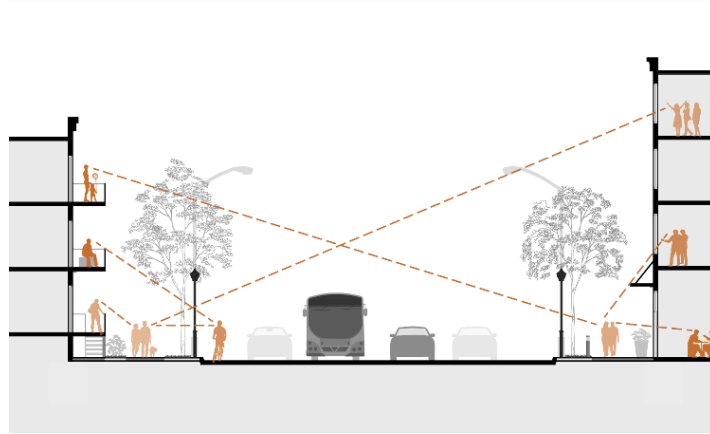




*How can safety be addressed through the design along the corridor?*



**Landscaping**



**Eyes on the street**



**Defined entrances**



**Transparent fencing**



**Cameras along corridor**



**Lighting and Parking Areas**

Join at [mentimeter.com](https://mentimeter.com) | use code 1488 5980

 Mentimeter

## Any remaining questions?

All responses to your question  
will be shown here

Each response can be up to  
200 characters long

Turn on voting  
participants  
favorites

