

Citywide Comprehensive Plan

October 28, 2023
2023 Neighborhood Summit

Gunnar Hand, AICP



PLAN KICK

**KCK
Development
Patterns: How We
Arrived Here**

**October 28, 2023
Neighborhood Summit**

Gunnar Hand, AICP



**PLAN
KCK**

KCK

Built Environment



- KCK includes the full “transect” of urban development
- This is incredibly rare across any metropolitan region
- Preserving this unique character can inform future infrastructure investments

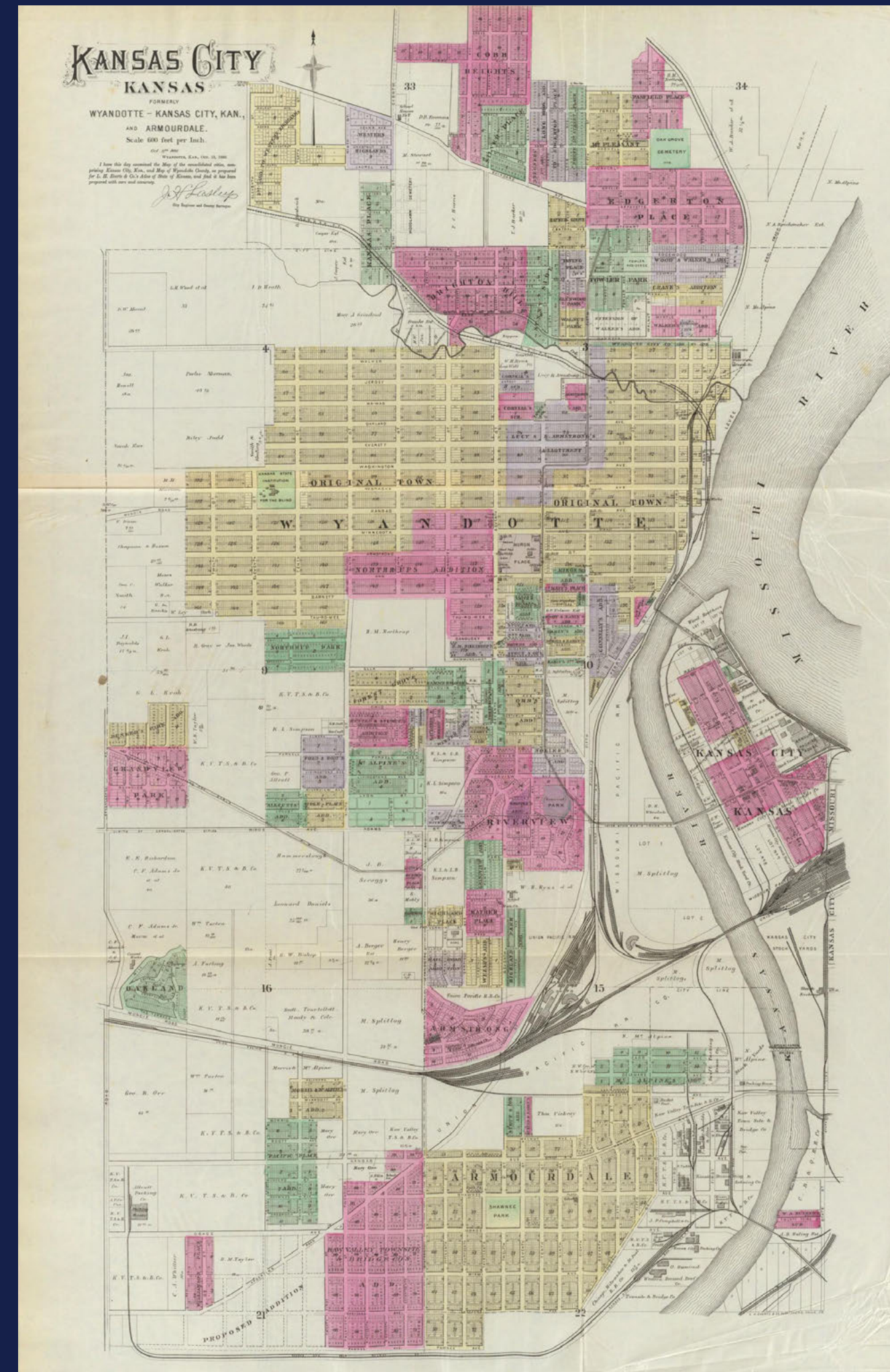


Community Prosperity

HISTORICAL CONTEXT

The “New” Kansas City, Kansas

- In March of 1886, then Governor John Alexander Martin merged the municipalities of Wyandotte, Kansas City, Riverview and Armourdale into “one” KCK
- The folklore of the original naming after Kansas City, Missouri contends that it would syphon off investment from the coasts who didn’t understand the difference between KCK & KCMO
- We’ve always been linked to KCMO



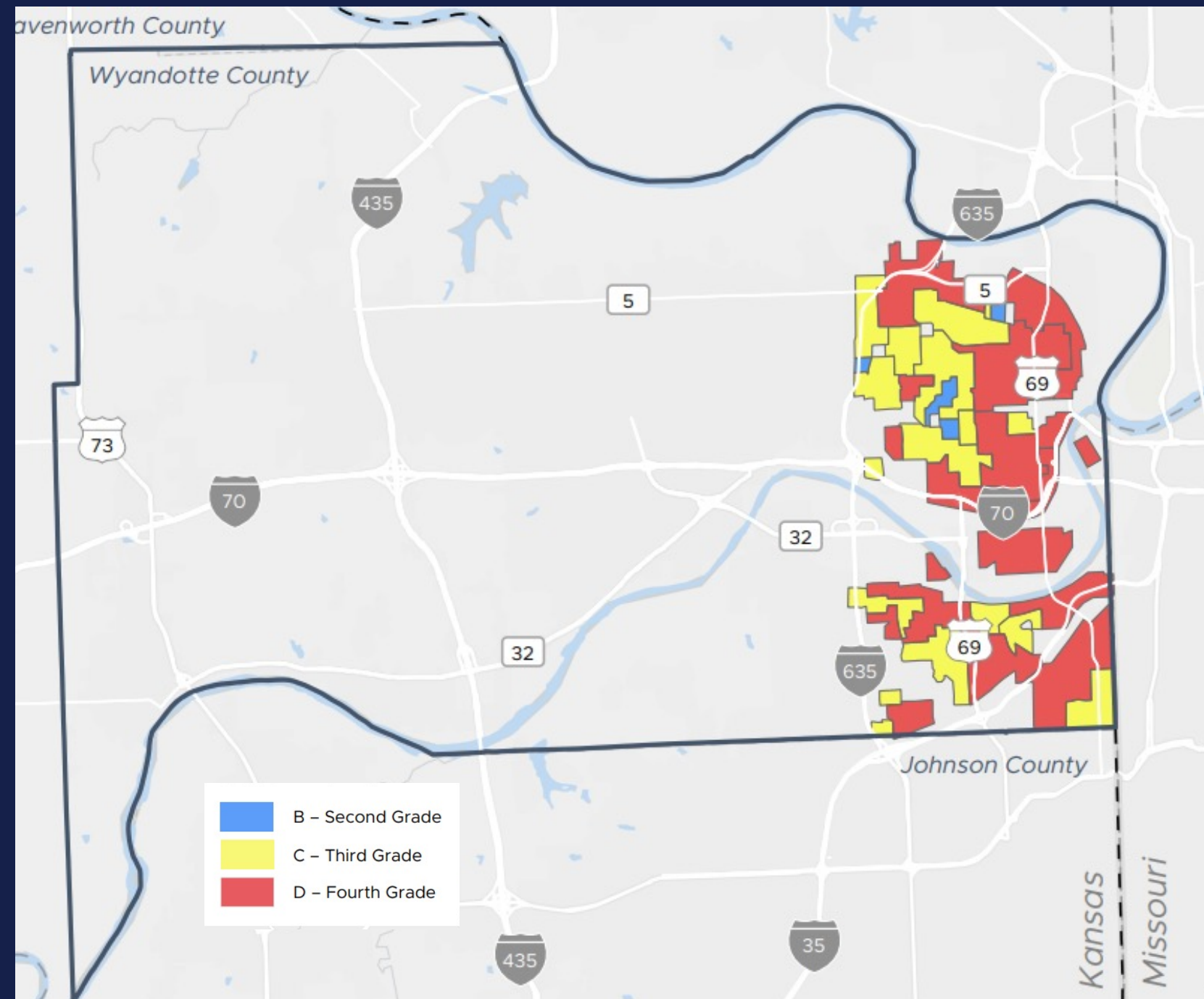
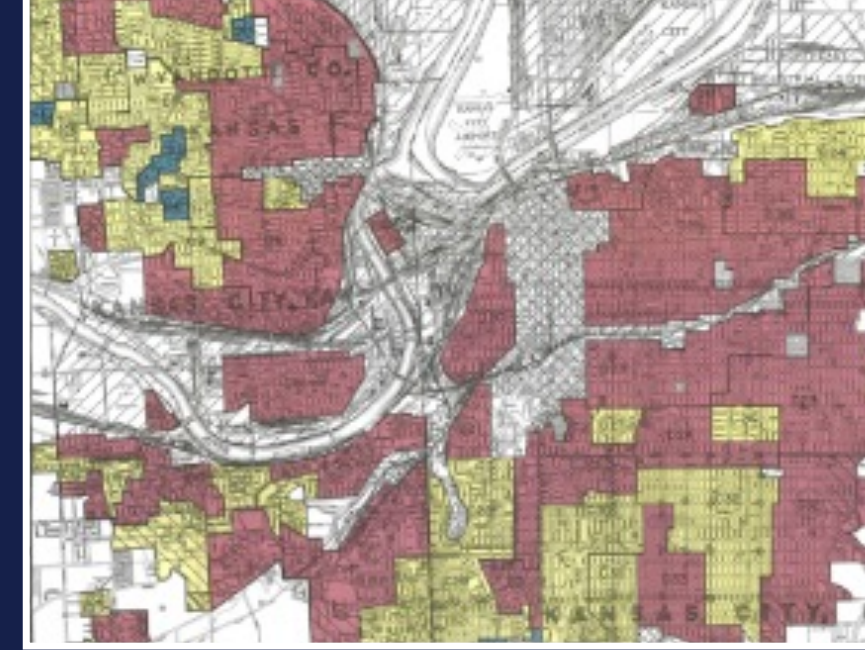
The Streetcar Era

- The first viaduct between KCK and KCMO opens in 1907 as a toll road managed by a private company
- Viaduct company went bankrupt and became publicly owned in 1917
- I-70 Eastbound bridge over Kansas River still uses the viaduct structure to this day



Impacts of Redlining

- 1939 Redlining map deemed most urban areas in Wyandotte County as "hazardous"
- Legacy of policies is apparent in the City' urban fabric today: high vacancy, older structures in urban core; new, market-driven development pushed westward



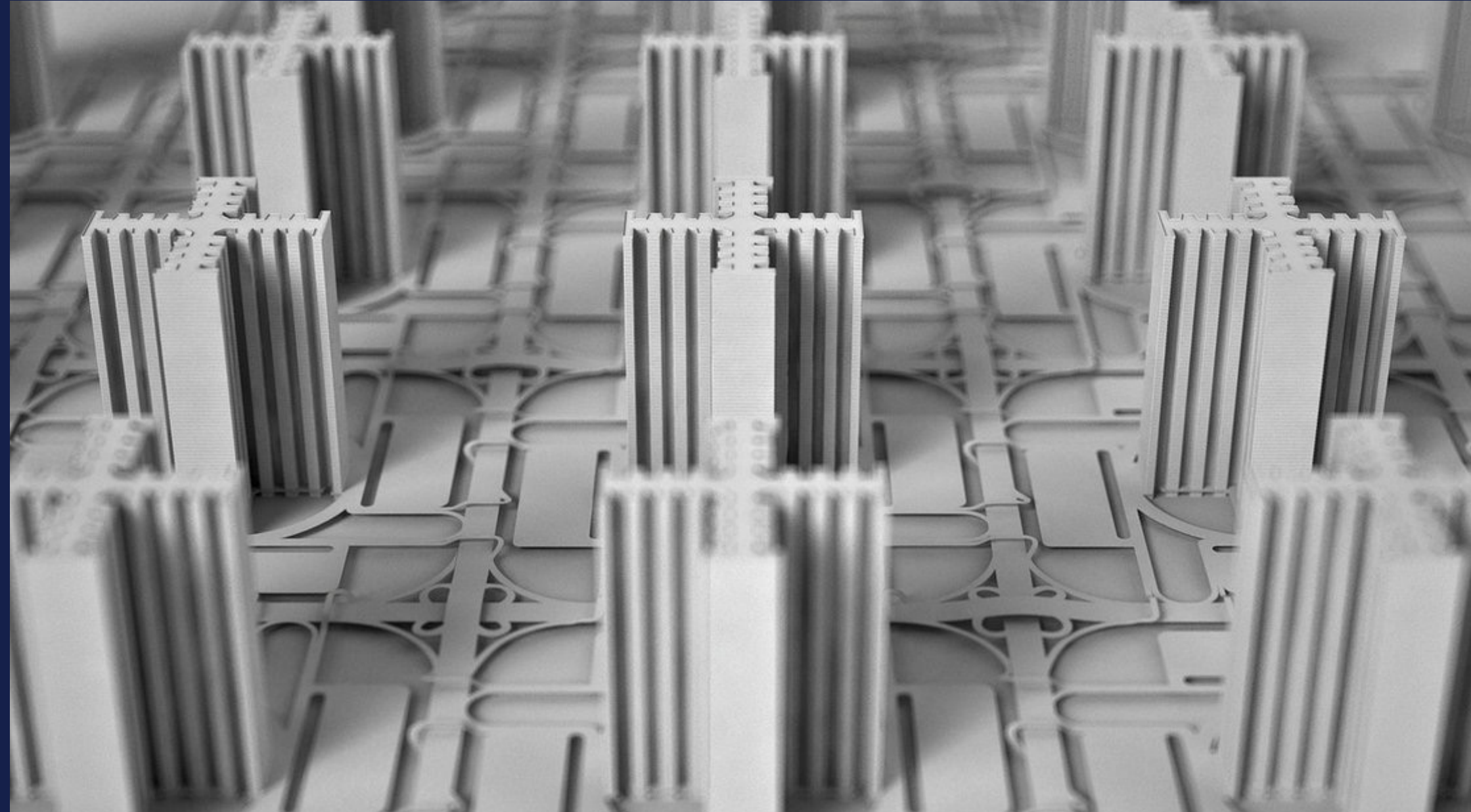
Post WWII Expansion

- Serviceman's Readjustment Act of 1944 (GI Bill of Rights) gave federal aid to veterans for college tuition & home mortgages
- Federal-Aid Highway Act of 1956 provided free money to States and municipalities to build out the interstate highway system
- And the era of sprawl development began



Post WWII Modernism

- LeCorbusier and La Ville Radiance (“The Radiant City”)
- Separation of Uses
- Towers in the Park
- Automobile-Oriented Development



Post WWII Modernism

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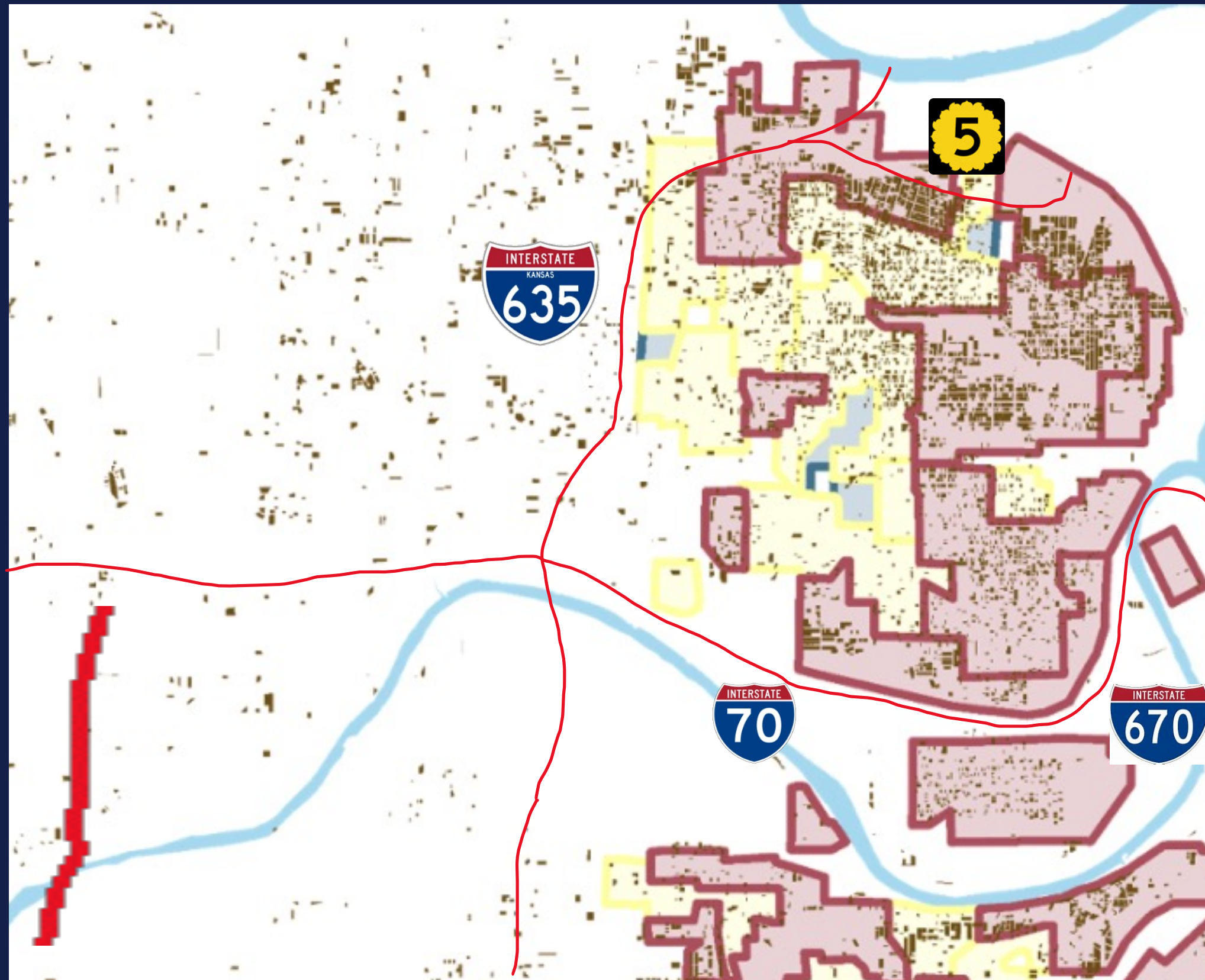
Urban Renewal

- Federal Housing and Urban Development (HUD) in the 1850s, 60s, and 70s sought to rebuild our urban cores through “slum” clearance for:
 - Civic Centers
 - Pedestrian Malls
 - Public Housing
 - Interstate Highways

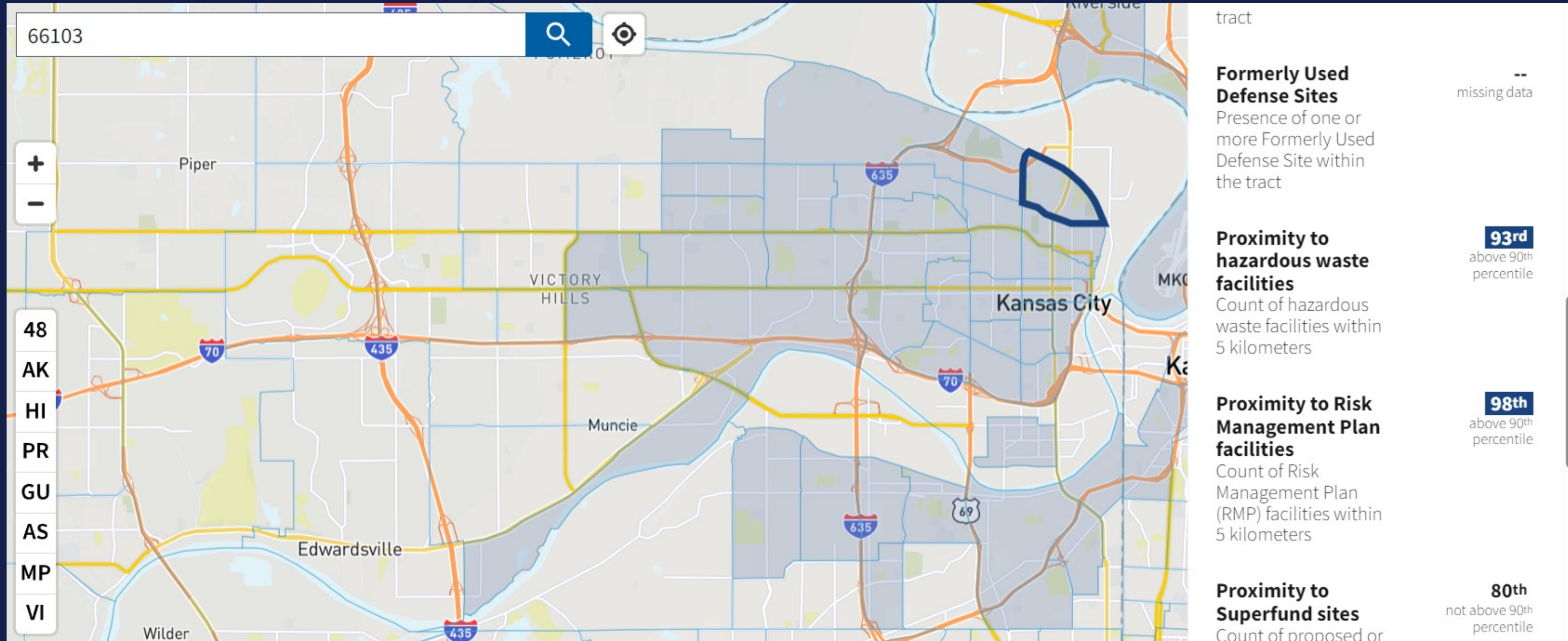


The Legacy

- Literally cleared the urban fabric of entire neighborhoods
- Divided and further isolated communities
- 10,000+ vacant parcels
- Greater social vulnerability
- Higher rates of poverty
- Increased prevalence of morbidity
- Lower life expectancy



Environmental Injustice



Decades of Sprawl

- As the population spread out in a “suburban” development pattern, the amount of infrastructure it takes to service this new growth rises dramatically for all of us
- Decades of suburban development in KCK increased demand for infrastructure without growing the population
- The UG cannot afford to perpetuate this cycle of debt



1900

Population 

51,418

Miles of Road 

472



■ City Limits

City Maintained Streets

Wyandotte County vs. Metropolitan Areas in Lane Miles Per Capita

	Lanes miles of streets	Population	Lane miles per 1,000 residents
Wyandotte County, KS	2,400	167,000	14.4
Birmingham, AL	6,334	749,495	8.5
Nashville-Davidson, TN	7,450	969,587	7.7
Tulsa, OK	4,544	655,479	6.9
Kansas City, MO--KS	10,108	1,519,417	6.7
Oklahoma City, OK	5,632	861,505	6.5
Albuquerque, NM	4,517	741,318	6.1
Raleigh, NC	5,283	884,891	6.0
Springfield, MA--CT	3,485	621,300	5.6



A New Vision

A REGENERATIVE CITY

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Heal as we Grow

- A Regenerative City:
 - Facilitates equitable prosperity
 - Has a symbiotic, restorative relationship with nature
 - Produces more than it consumes
 - Is open and accessible
 - Is a closed loop system
 - Is responsive and nimble
 - Preserves and redefines its history



Grow Stronger Not Larger

- Greenfield development may have all the upfront costs paid for, but the UG becomes responsible for its maintenance in perpetuity
- Infill development takes advantage of infrastructure that already exists
- Gentrification without Displacement



GREENFIELD
DEVELOPMENT
PERPETUATES
OUR CURRENT
DEBT CYCLE



INFILL
DEVELOPMENT
LEVERAGES
PREVIOUS
INVESTMENTS





Plant a Tree!



PlanKCK

THANK YOU!

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Plan**KCK**

WHAT IS IT?

Alyssa Marcy, Long Range Planner



Power of PlanKCK

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 **sustainability**

Equity Access Health Sustainability

PLANKCK LENSES



Regional Identity

Economic Development

Housing

Arts & Culture

Historic Preservation

Environmental Justice &
Climate Change

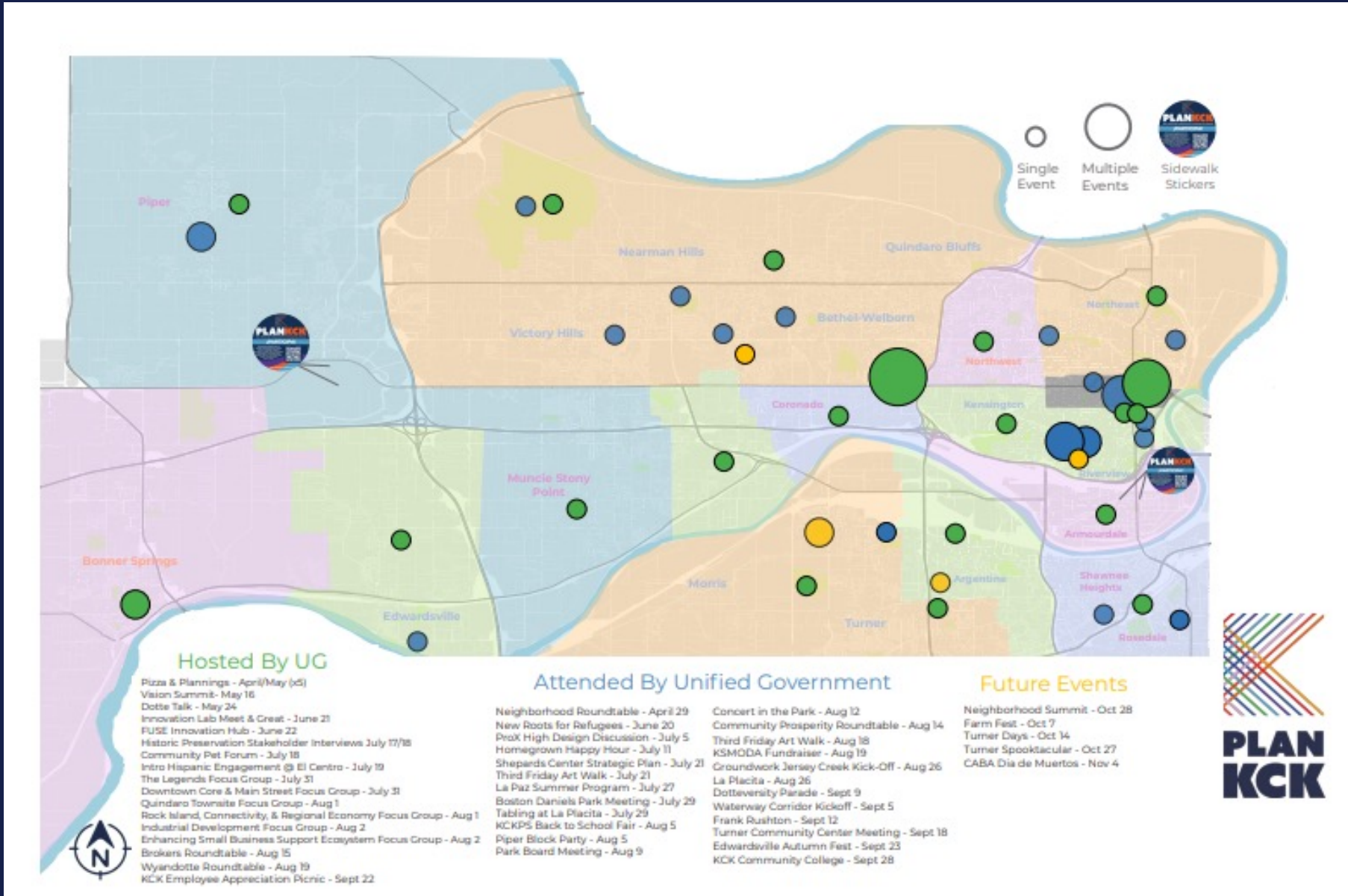
Food Systems

Land Use

Parks & Open Space
Preservation

Community Safety & Services

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

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



Scope of PlanKCK

- Triple-Bottom Line
 - Social Environment
 - Natural Environment
 - Built Environment



Regional Identity

Economic Development

Housing

Arts & Culture

Historic Preservation

Environmental Justice & Climate Change

Food Systems

Land Use

Parks & Open Space Preservation

Community Safety & Services



Community Prosperity

"Ensuring everyone does well."

"Improving the health of the community overall."

"...conditions within which human potential thrives."





Plan**KCK**

WHY DO WE NEED A COMPREHENSIVE PLAN?

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PlanKCK

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





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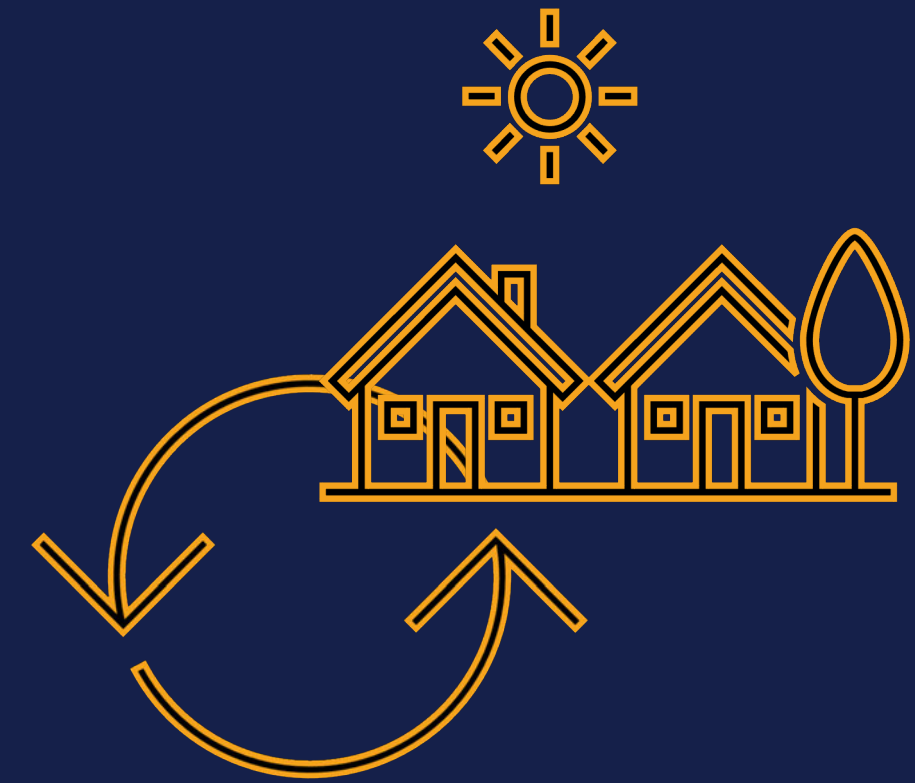
PlanKCK Lens: Equity

EQUITABLE ECONOMIC DEVELOPMENT

David Beurle, FutureIQ

PATHWAYS TO COMMUNITY PROSPERITY

1. Restorative and Regenerative Economy
2. Housing as a human right
3. Equitable transit-orientated development
4. Parks and Open Spaces
Equity – public spaces



Restorative and Regenerative

Focused on a future where the lives, leadership, dreams, and brilliance of all people are supported and enhanced by an economic system that is democratic, just and adaptive

OPPORTUNITY

Where are the biggest opportunities to grow the restorative and regenerative economy, and build local community prosperity?



Opportunity to grow the restorative and regenerative economy, and build local community prosperity



Restorative and Regenerative Economy

- Build a strong support system for **small and local business** development that create pathways to economic prosperity.
- Find creative ways to better **connect growth** in The Legends and Village West with KCK urban core and spread the economic impact.
- Focus on the **downtown core and Main Street**, as key locations for regeneration of community identity and help build the local economy.
- Foster a **'River City' approach** that capitalizes on this unique and under-utilized zone for recreation, connectivity, neighborhoods, and new economic growth.
- Build on the high interest in **Quindaro Townsite** and it's cultural importance and economic potential.
- Capitalize on the **strong medical cluster**.
- **Connect into the larger KCMO downtown** area and leverage on the urban renewal.



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PlanKCK Lens: Sustainability

PRESERVING OUR HISTORY

Nicholas Kalogeresis, The Lakota Group

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Benefits of Historic Preservation

- Preserves culturally rich neighborhoods and communities with tangible links to the past.
- Maintains walkable, attractive neighborhoods.
- Promotes environmentally conscious communities that reuse buildings rather than filling landfills.
- Serves as a critical element of equitable, well-planned, and designed communities.



Historic Preservation Economic Strategies and Benefits

- Foster economically resilient places through Main Street efforts and adaptive use efforts.
- Encourage building improvements in support of small businesses that desire lower-cost, individualistic, and interesting spaces.
- Facilitating adaptive use helps create higher-paying jobs.
- Reusing existing buildings makes better use of tax dollars by reducing the need for new roads, sewers, and utilities.



Historic Preservation and Education Strategies and Benefits

- Raise the awareness and understanding of local history and heritage.
- Provide resources and knowledge sets on property stewardship and preservation.
- Engage youth and young adults in local history.
- Celebrate local cultures and traditions.



KCK's Heritage Assets

- 60+ Historic Landmarks.
- 7 Historic Districts.
- Neighborhoods, sites, cemeteries and cultural landscapes, artifacts, traditions, festivals, and other intangibles are other important aspects of historic preservation.
- Stories and histories yet to be uncovered.





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PlanKCK Lens: Access, Equity, & Health

HOUSING AND NEIGHBORHOODS

Justin Carney, Development Strategies

wycokck.org/planKCK

Housing & Neighborhoods

Assets

Landbank properties

Neighborhood Resource Center

Community Development

Livable Neighborhoods Taskforce

Established neighborhoods and NBRs

Historic redlining patterns

Severe renter cost burden

Landbank properties

High vacancy

Property conditions

Household incomes

Challenges

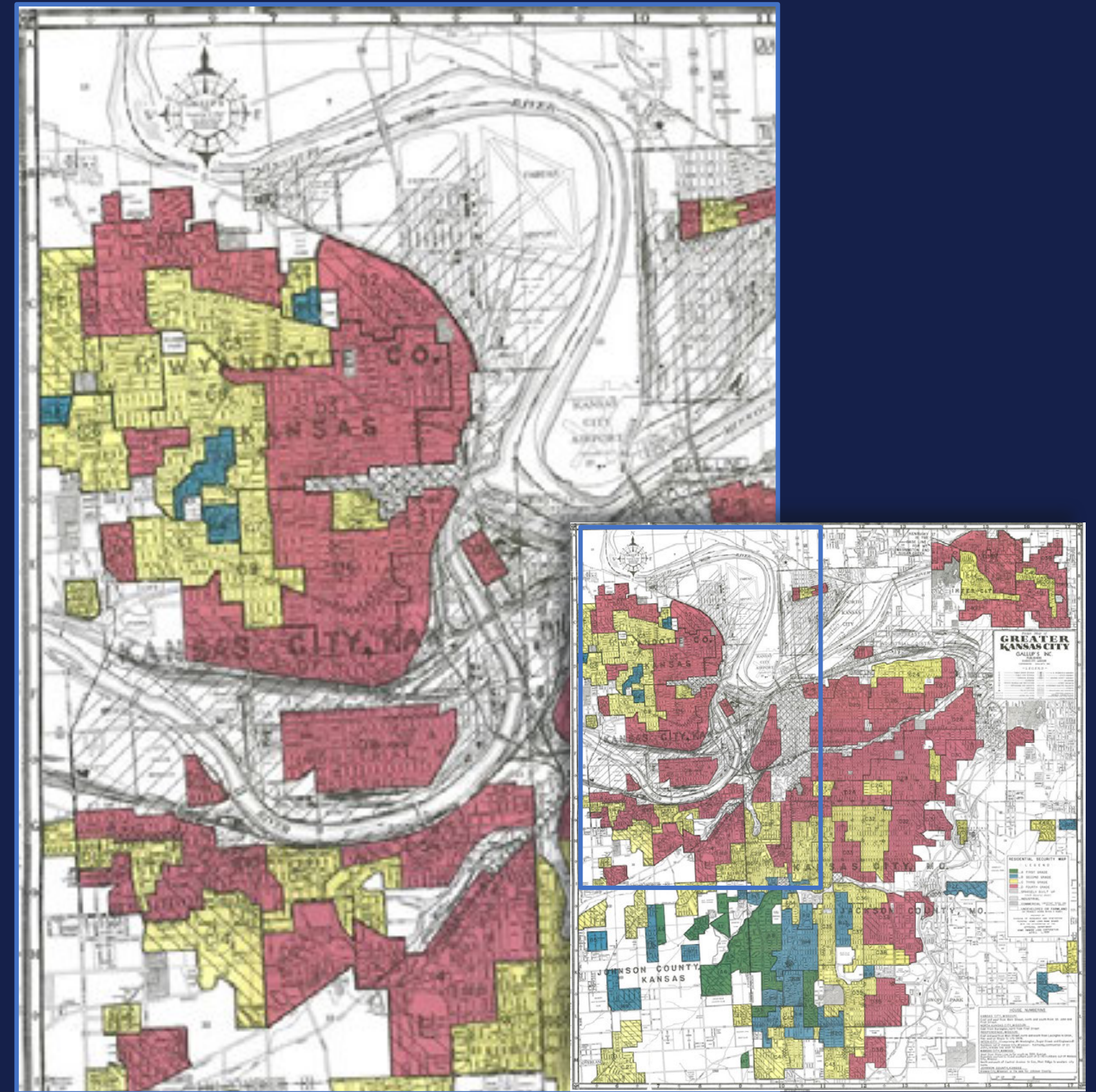
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Historic Data

Redlining:

- Federal Policy enacted during the Great Depression that restricted residents' access to bank loans to buy or repair a home based on geography
- Limited access to insurance in “declining” and “hazardous” areas, mainly based upon demographic characteristics
- Encouraged investment in “new areas”
- Severely limited BIPOC residents' ability to gain and maintain intergenerational wealth



Source: *Mapping Inequality: Redlining in New Deal America*

Leavenworth County

Wyandotte County

Johnson County

Kansas

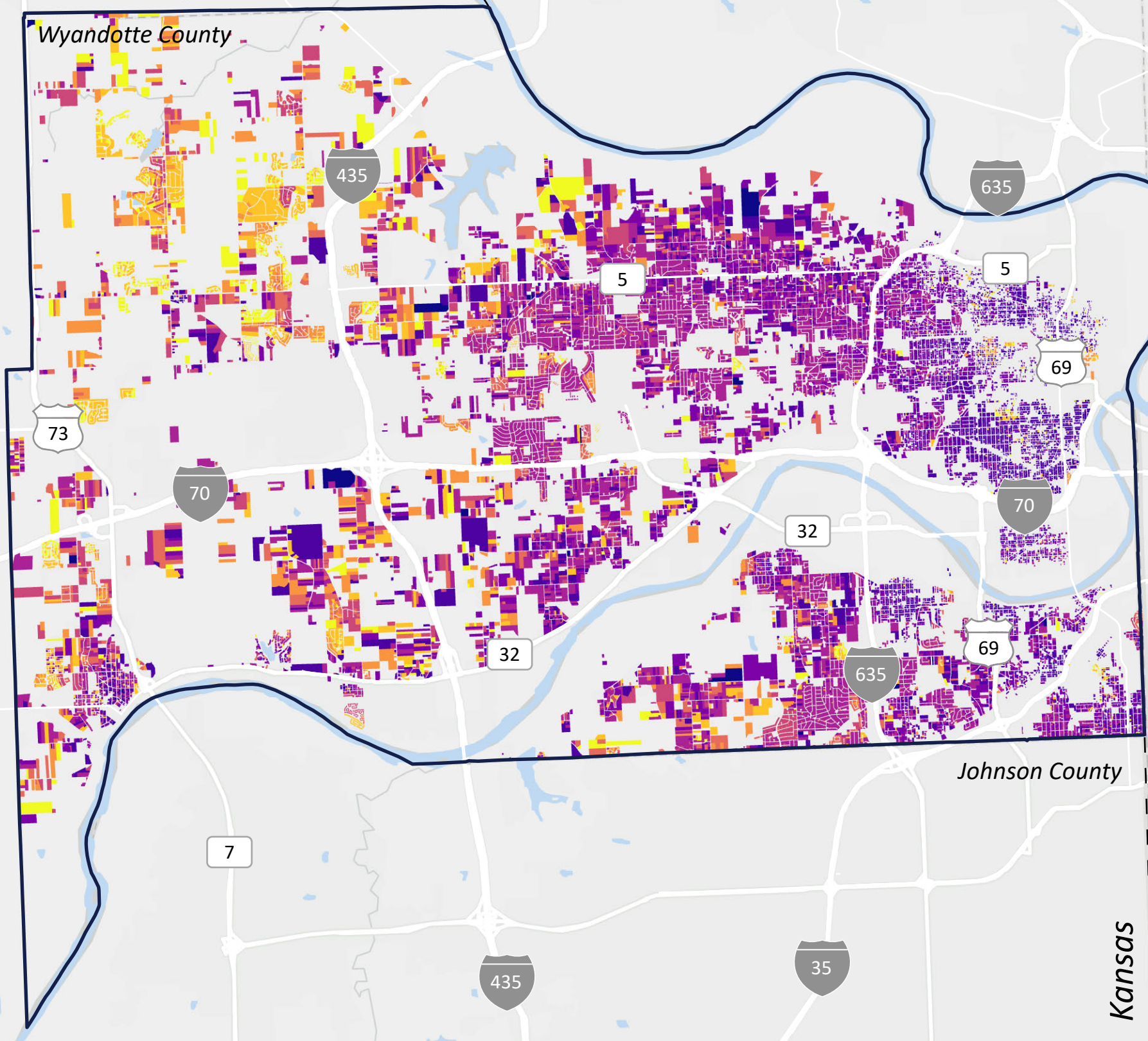
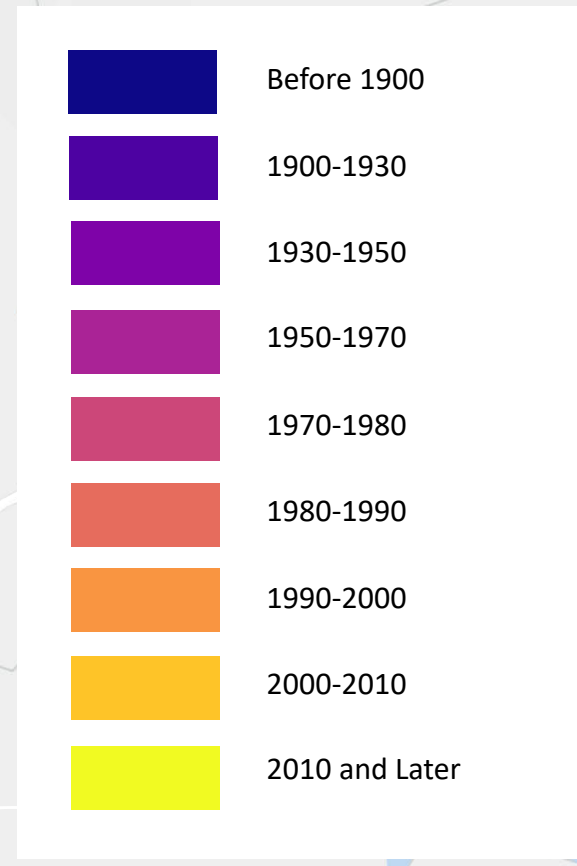
Missouri

75% of residential development was built before 1970

22% of residential development was built before 1930

34% of residential development was built between 1950-1970

4% of residential development has been built since 2010



Source: Wyandotte County Unified Government

Year Built Residential Properties



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Leavenworth County

Wyandotte County

Johnson County

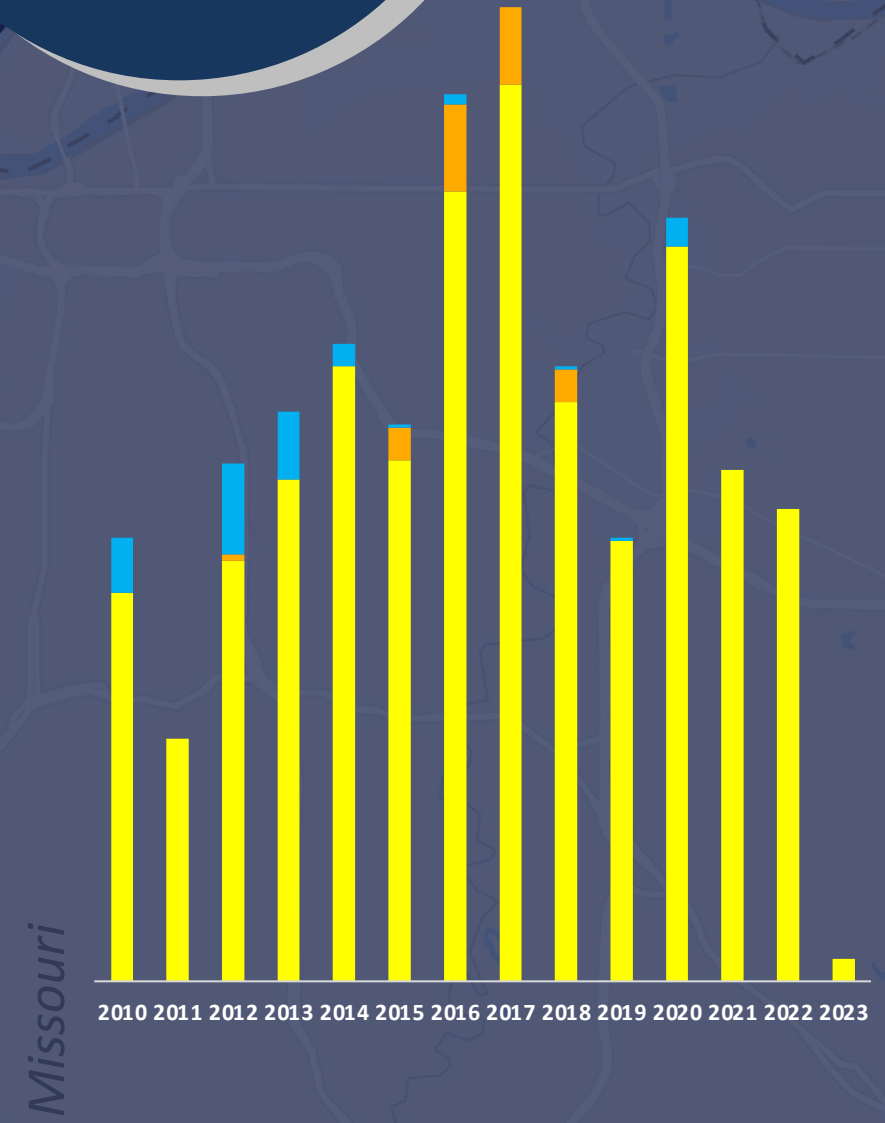
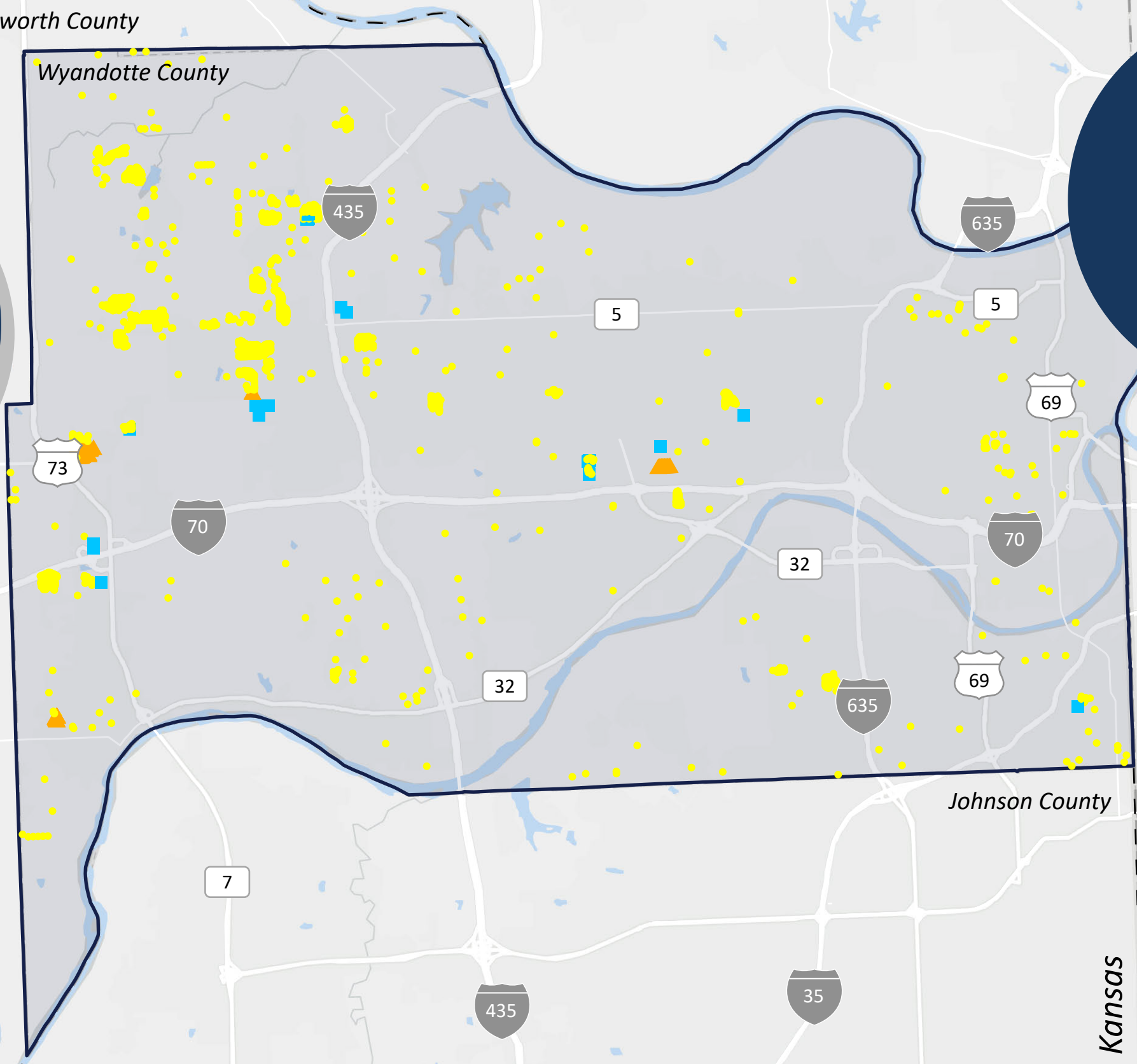
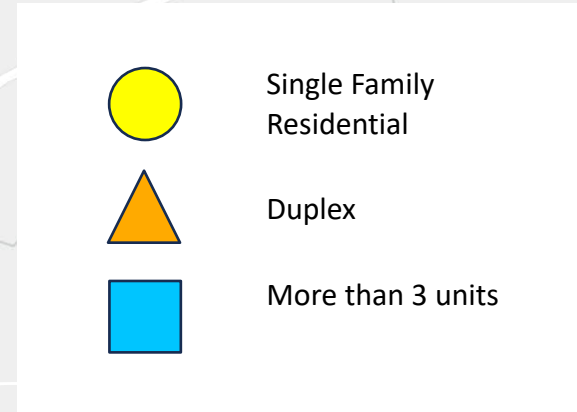
Kansas

Missouri

2,350+ permits
have been issued
since 2010

1,890 new
residential
developments

93% of permits
issued since 2010
are for single family
development



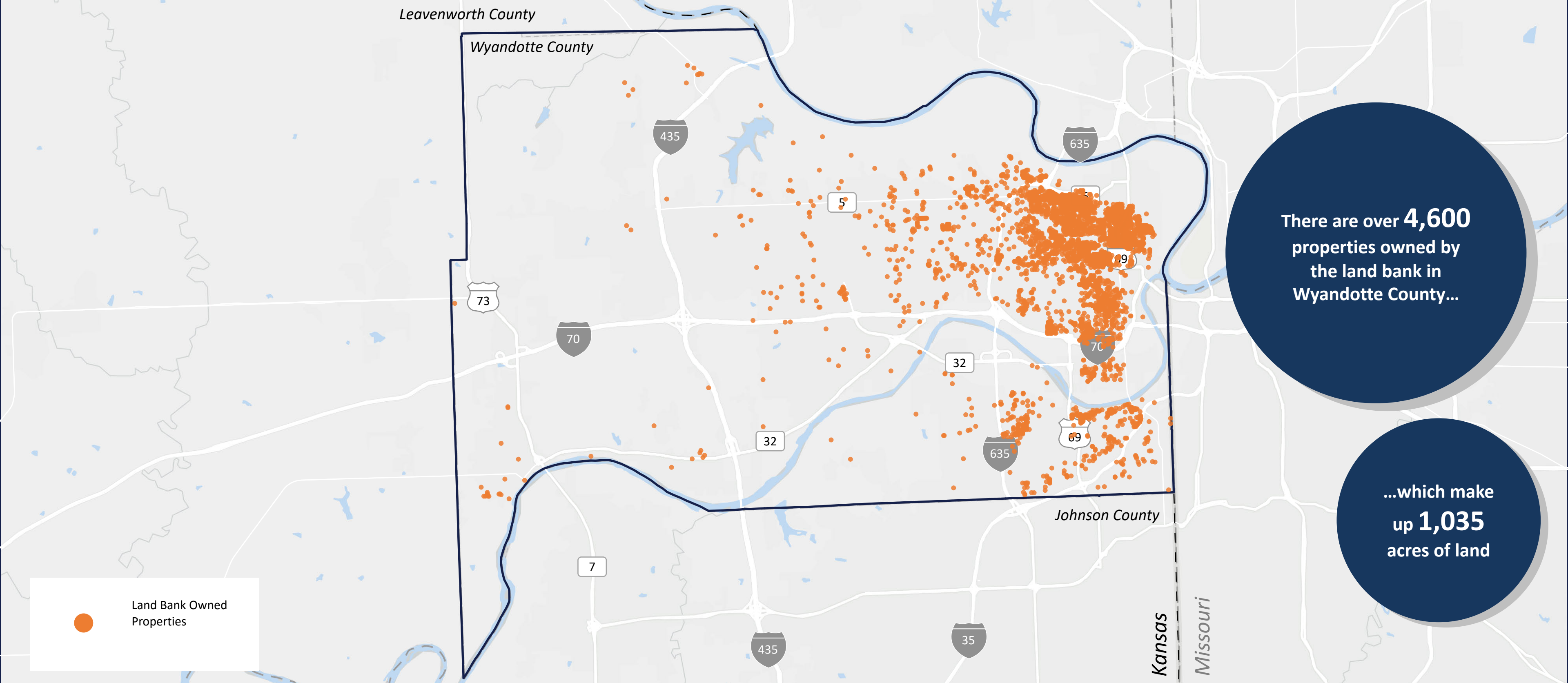
Source: Wyandotte County Unified Government

New Construction Permits

2010 to present



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Land Bank Owned Properties

Source: Wyandotte County Geoportal

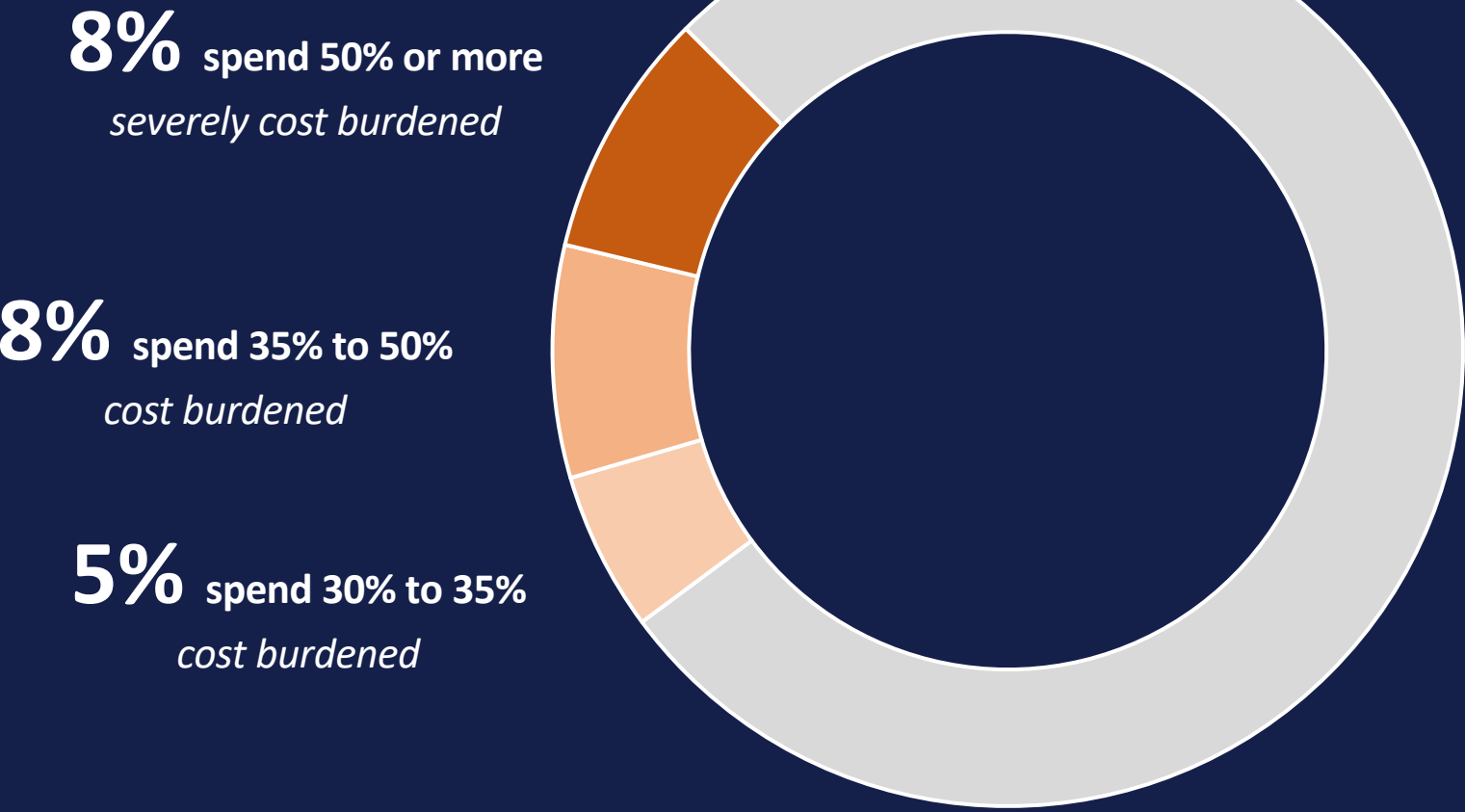
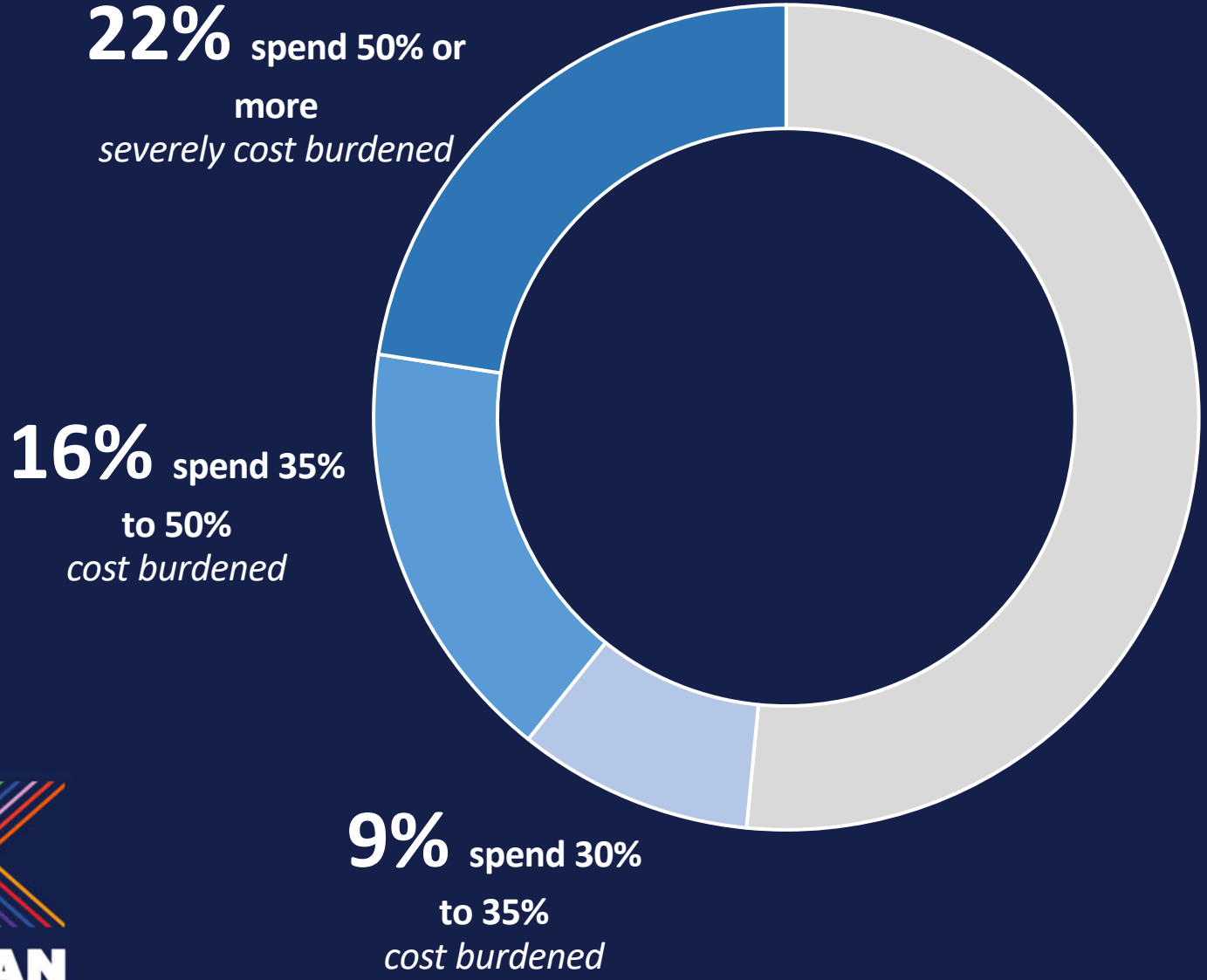


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Housing Cost Burden

nearly half of all renter HHs are cost burdened, paying over 30% of their income toward housing

A fifth of all owner occupied HHs are cost burdened, paying over 30% of their income toward housing



Goals

- 1) Housing & Neighborhood Stability**
- 2) Diversifying Housing Stock**
- 3) Capacity for Community Development**
- 4) Resident Stability**



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PlanKCK Lens: Health, Equity, and Access

ROLE OF THE HOUSING AUTHORITY

Andrea Tapia, Kansas City Kansas Housing Authority

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KCKHA HISTORY



The State of Kansas chartered the KCKHA on August 6, 1957, the goal was to establish a low-rent housing development in Kansas City, Kansas. The first family development, Juniper Gardens, was built on a 33-acre plot located in northeast KCK in 1962. A total of 390 units were built in Juniper Gardens, making it today the oldest and largest public housing development in the State of Kansas. After Juniper Gardens was built, several other family developments followed.

While the family developments were being built, housing for our senior citizens was in the planning stage. The first elderly Highrise, Wyandotte Towers, located at 9th and Washington, was opened in 1969. Thereafter, six (6) additional elderly Highrise buildings were constructed. In addition, Welborn Villa, a ground-level complex, was built to accommodate individuals with disabilities.

In the late 1970's, the KCKHA began administering a federal rent subsidy program for eligible low-income households living in privately owned housing. The program evolved into the S8 Housing Choice Voucher (HCV) Program. Presently, the KCKHA owns and manages 2,108 public housing units, and administers over 1,642, housing vouchers.

The KCKHA has a twelve-member Board of Commissioners that provides oversight to the agency and its staff. One board member is appointed by the Mayor. One public housing resident sits on the board as a voting member. The resident is elected by his/her peers, then submitted to the Mayor for appointment. The ten (10) remaining KCKHA Commissioners are appointed by the Unified Government Commissioners.



Housing Authority Mission Statement

The Kansas City, Kansas Housing Authority (KCKHA) helps families and individuals with low and moderate incomes achieve greater stability and self reliance by providing safe, affordable, quality housing; partnering with community services and agencies; promoting economic opportunity in a suitable living environment free from discrimination.

Current number of household members receiving program subsidies through the Kansas City, Kansas Housing Authority.

5,093



\$6,967,040

TOTAL RENTS PAID TO PRIVATE LANDLORDS AS OF SEPTEMBER 2023





Housing is **just the beginning**



Housing Stability



Ability to obtain
and maintain
employment



Better academic
performance and
long-term
educational
outcomes



Better health
outcomes



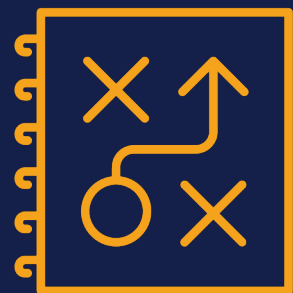
WE'RE ALL IN !

Family **Self-Sufficiency** Program

The Family Self-Sufficiency (FSS) program encourages and enables families receiving HUD assistances to increase their earned income and reduce their dependency on welfare assistance and rental subsidies.



A Helping Hand



One on One Coaching

Focus on Achieving Goals

Referrals to Resources and Support Services

Removing Barriers

THE ROAD TO **SELF-SUFFICIENCY**

Improve Credit
Pay off Debt
Buy a Home
Pursue a Career
Start a Business
Establish a Checking or Savings
Account
Go Back to School



2023 FSS GRADUATE

JANICE MAXWELL

Program Participation: 4/2021-9/2023

Goals Accomplished:

- New job with better benefits
- Earned 2 college degrees
- Paid down debt
- Raised credit score



Escrow Earned → \$7,286

HCV HOME OWNERSHIP PROGRAM

The Housing Choice Voucher (HCV) homeownership program allows families that are assisted under the HCV program to use their voucher to buy a home and receive monthly assistance in meeting homeownership expenses. Essentially, for participants who qualify, the program converts the HAP payment from going toward a rental, to helping with the actual purchase of a home.



HCV HOME OWNERSHIP PROGRAM



6 HCV Homeowners

\$746,000 Combined Home Purchase Dollars

OUR IMPACT

- We provide program subsidy and services to more than 3000 households.
- Housing Assistant Payments to Landlords totaled over \$15 million from 2022-2023.
- In the past 3 years over 120 households became self sufficient allowing additional families within the community to receive program services.
- Strong community partnerships that work together to remove barriers that prevent individuals and families from obtaining access to stable and affordable housing.





WE'RE ALL IN!



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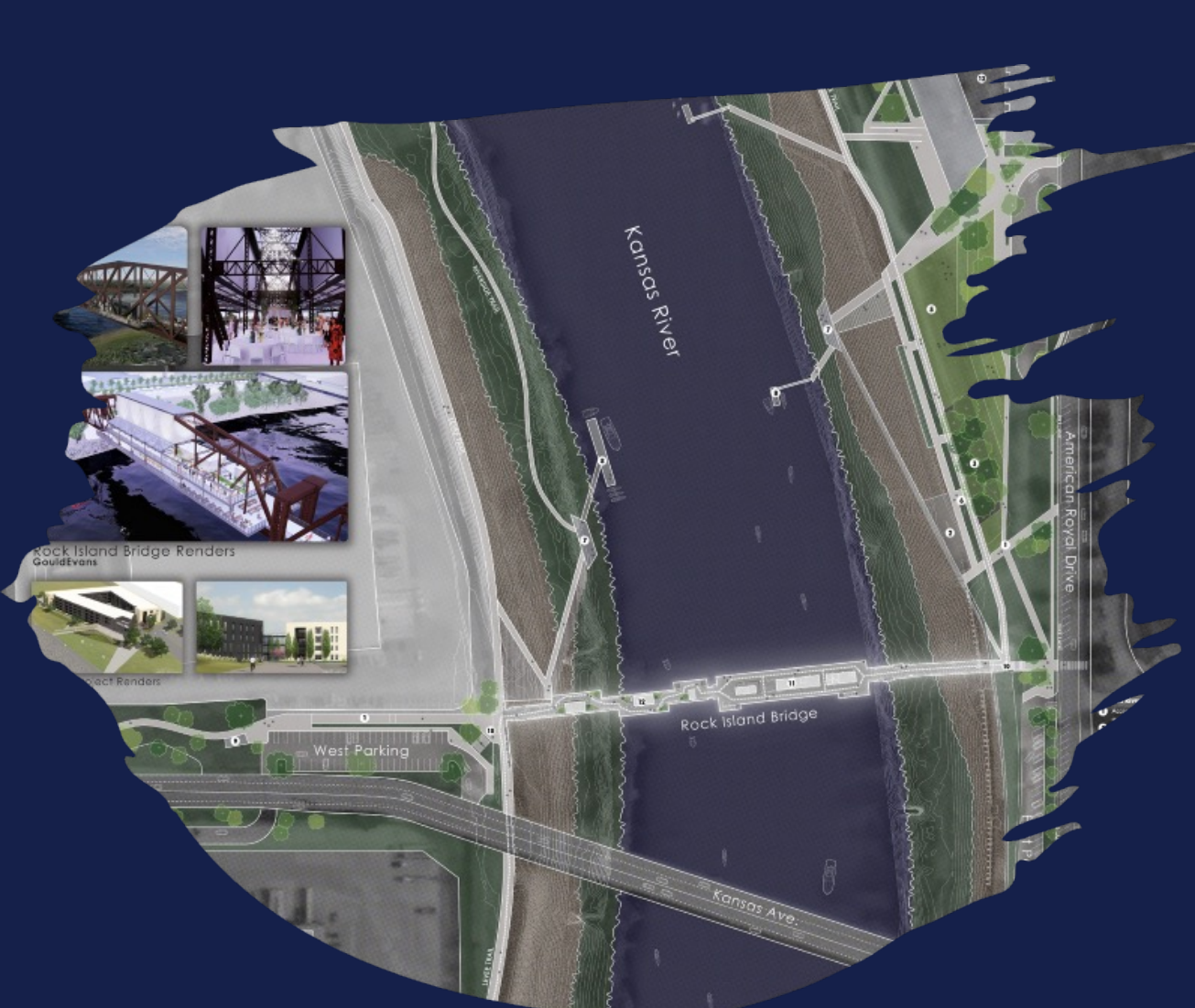
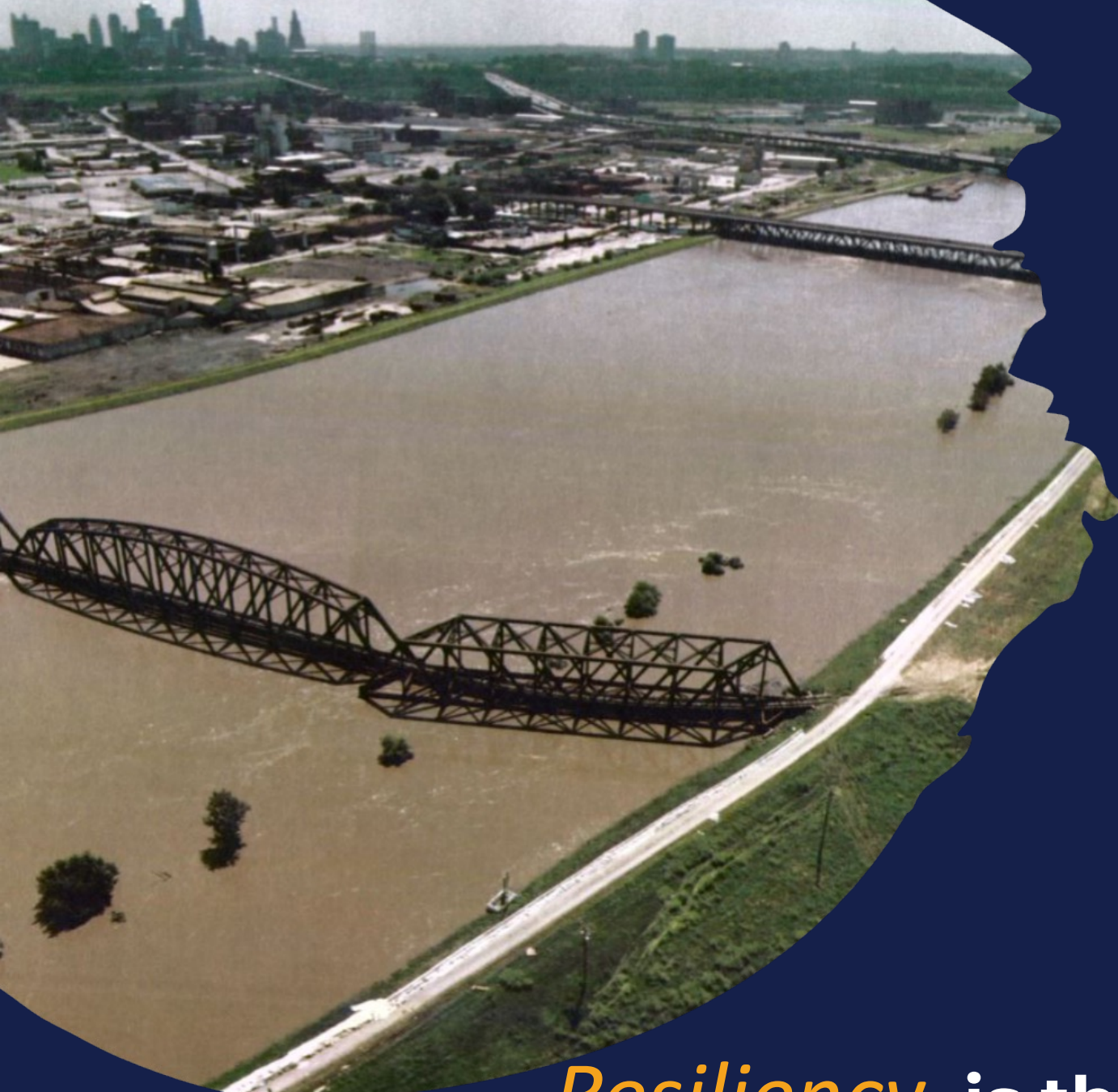
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PlanKCK Lens: Sustainability

RESILIENT INFRASTRUCTURE

Sarah Shafer, Unified Government Public Works

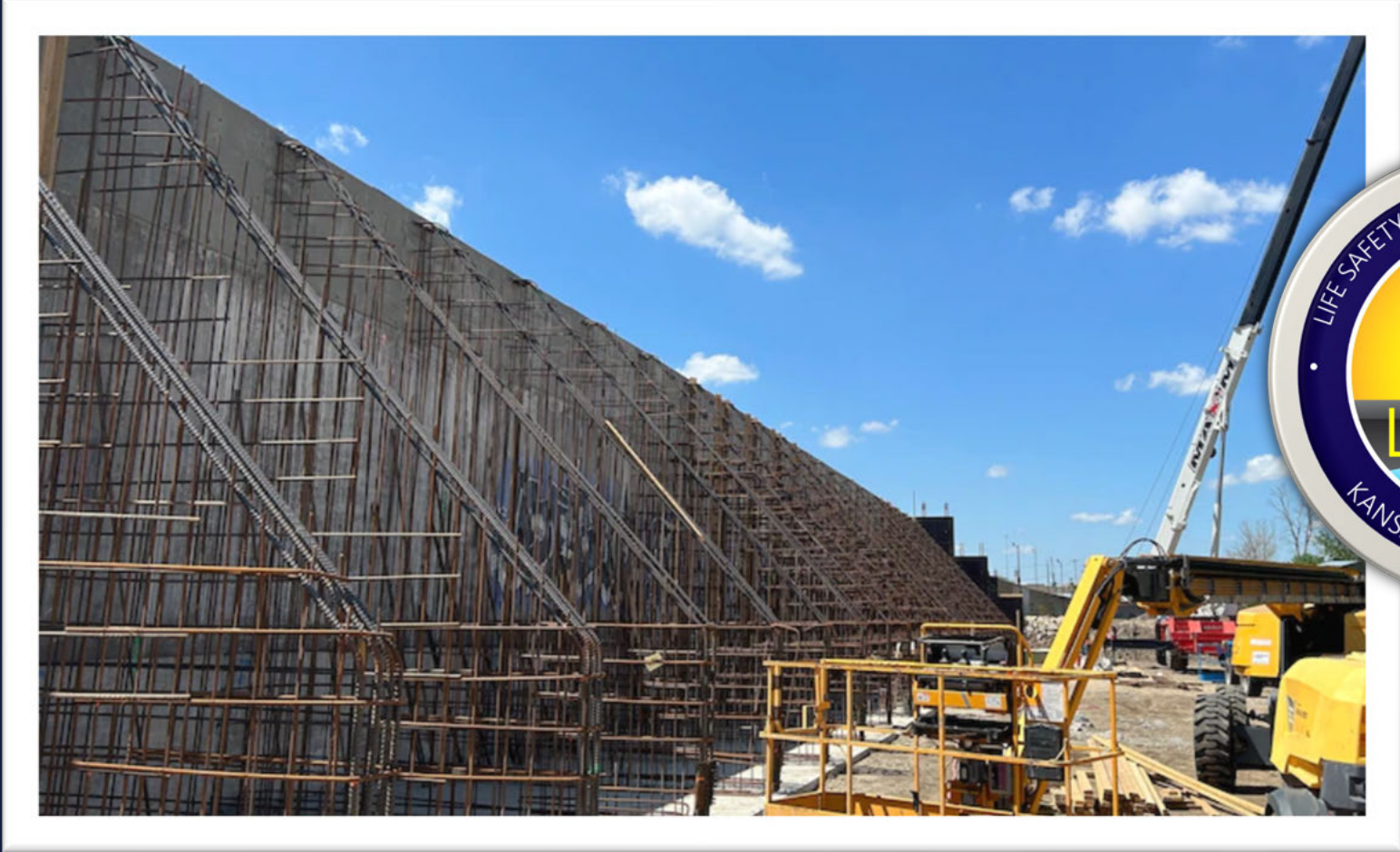


Resiliency is the result

Preparedness, planning, + coordination are the actions

Hazard, catastrophe, and opportunity are the events

Levee Improvements



Michels Construction, Unified Government,
and USACE staff at Strong Avenue Pump
Argentine Pump Station Turnover



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WITH, NOT FOR

DeWayne W. Bright, Sr.

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



Community Building

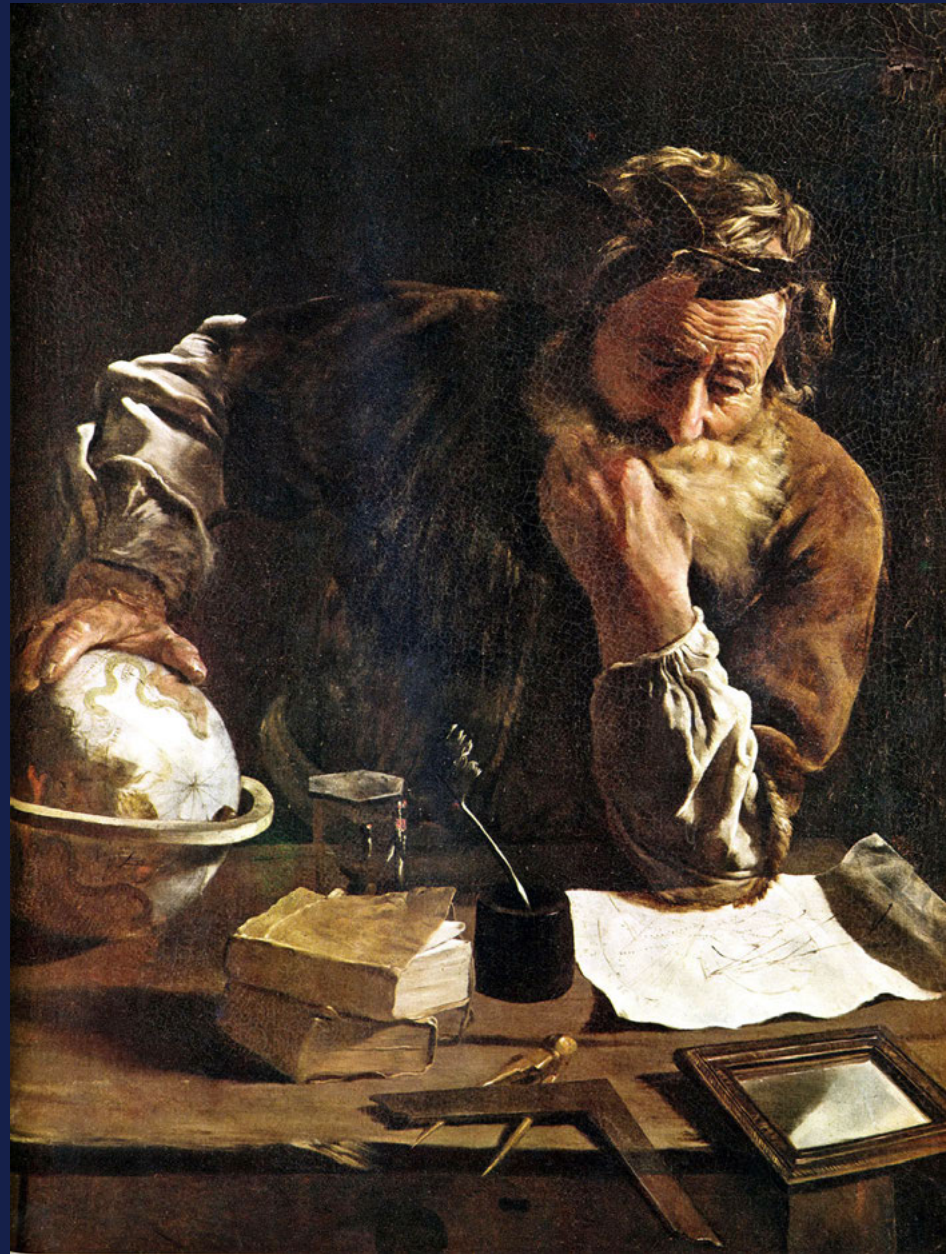
Community Building is all about bringing people together and creating a sense of belonging.



Wyandotte County as a Community



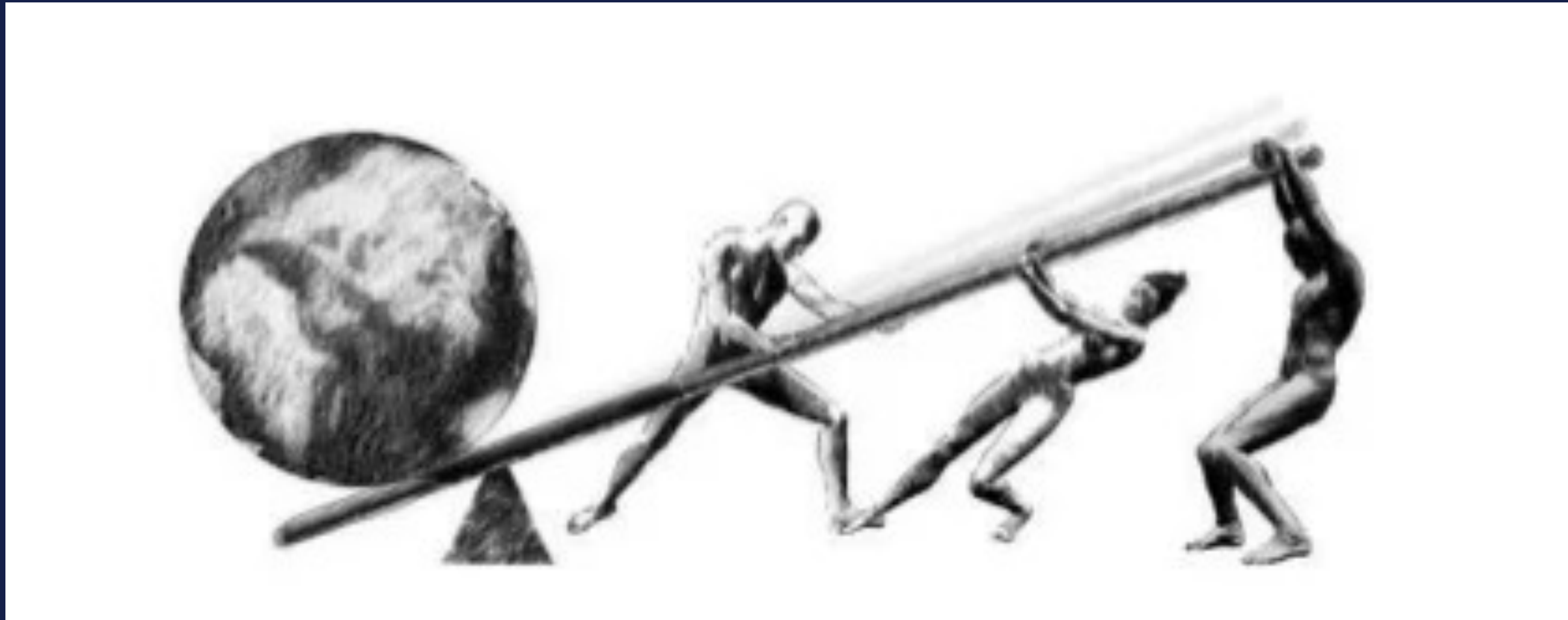
Give me a Lever



Give me a place to stand, and a lever long enough, and I will move the world.

Archimedes

A Simple Machine



PlanKCK is about **With**, Not For



NOT





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OPEN DISCUSSION

PlanKCK

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

