



From City Council meeting . . . to the Business Council

Prepared by Rich Groves, Executive Director
North Kansas City Business Council
May 3, 2022

Note: As a reminder, the notes below represent topics that, in my judgement, might be of interest to the business community. It does not include everything that was on the agenda.

Work Session – 6:00 p.m.

NorthRail Streetcar Feasibility Study

This work session featured a presentation by Tom Gerend, Executive Director of KC Streetcar Authority and Jeff McKerrow, a consultant assisting the Feasibility Study, explaining background, progress to-date and what to expect in the future.

Here are purpose and needs that are guiding the feasibility study.

Draft Purpose and Need

Connect

- North Kansas City and the Northland to Downtown Kansas City, Missouri
- Fast and frequent service over the Missouri River

Enhance

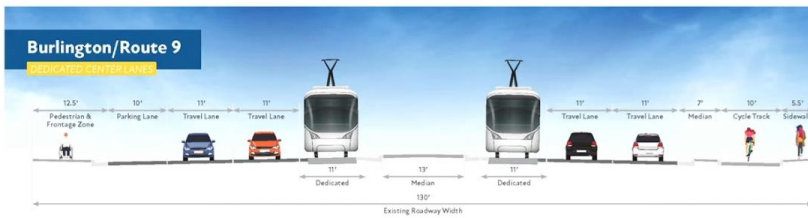
- Accessibility for all users over the Missouri River
- Mobility choices for the metropolitan region
- Options for future connections to regional transit
- Climate protection and resilience through more efficient and environmentally friendly travel

Develop

- Proven catalyst for economic development
- Support goals of North Kansas City Comprehensive Plan



There are two options for crossing the Missouri River – on the west side or on the east side. But the streetcar tracks would run in the center of either Burlington or Armour, depending on which route is chosen.



Didek STREETCAR

If the streetcar route is on Burlington it would be the first time MoDOT has been required to deal with a streetcar line on one of their routes. Obviously, crossing the Heart of America Bridge is also in MoDOT territory. The consultant said that MoDOT says when Burlington stops looking like a MoDOT highway route there will need to be a discussion with the City of North Kansas City to take over responsibility for Burlington.

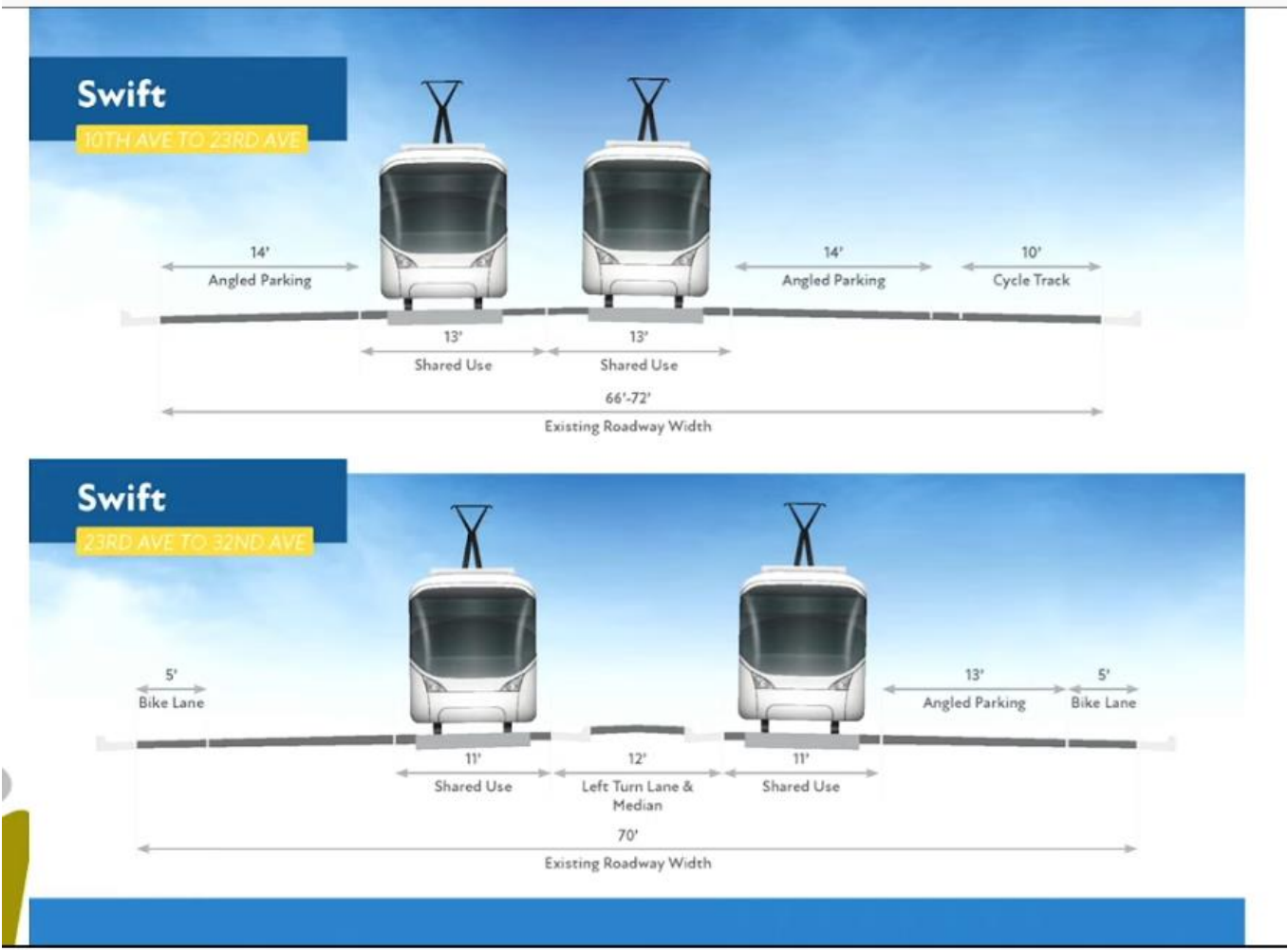
Burlington Route screening assessment:

Screening Criteria	Score	Notes
Major Activity Centers Served	9	
Density Measures		
Employment	3620	Estimated within ¼-mile
Population	1475	Estimated within ¼-mile
Vulnerable Population Index	4	
Technical Feasibility	🟡	Permitting and Maintenance Agreements with MoDOT Required
Transit Running Time	12:55	Minutes : Seconds
Operational Flexibility	+	Dual track provides flexibility
Multimodal Integration		
Transit Routes	🟡	Increase in congestion could impact bus reliability
Bicycle Facilities	+	Protected cycle tracks provided
Pedestrian Facilities	+	Pedestrian crossings significantly reduced
Auto / Truck Facilities	●	Significant reduction in capacity – significant traffic volumes would divert to other paths
Economic Development Opportunities	+	The re-imagined streetscape would create significant opportunities to re-purpose existing buildings to more transit and pedestrian-oriented purposes
Compatibility with Surrounding Land Uses	●	Existing land uses focus on industrial, office space, car sales and maintenance, and utilities
Parking / Loading Impacts	+	Limited docks that utilize Burlington for truck maneuvers
Right-of-Way Impacts	+	Likely eliminate the need for ROW Acquisition

Swift Route screening assessment:

Screening Criteria	Score	Notes
Major Activity Centers Served	15	
Density Measures		
Employment	4020	Estimated within ¼-mile
Population	1950	Estimated within ¼-mile
Vulnerable Population Index	4	
Technical Feasibility	+	Relatively straight-forward project with predominately one permitting entity (NKC)
Transit Running Time	12:30	Minutes : Seconds
Operational Flexibility	+	Dual track provides flexibility
Multimodal Integration		
Transit Routes	+	Connects with existing bus service
Bicycle Facilities	+	Provides buffered lanes
Pedestrian Facilities	+	Pedestrian crossing distances minimized
Auto / Truck Facilities	+	Sufficient capacity to support
Economic Development Opportunities	+	Area master planned as Downtown District north of 12 th , with pedestrian and transit-oriented businesses existing and encouraged
Compatibility with Surrounding Land Uses	+	Medium and High Density Residential along corridor, as well as pedestrian scale businesses
Parking / Loading Impacts	—	By moving tracks to median, reduces risk of truck loading that blocks streetcar line Reduction in some on-street parking
Right-of-Way Impacts	+	No significant impact anticipated

There is greater residential and employment density on Swift than on Burlington.



There is still time to provide input for the feasibility study through an online survey. Here is the link to that survey:

Community Outreach

The online self-guided survey will be active from April 20 – May 13, 2022, and accessible from this webpage. [Click here to provide feedback through an interactive online map and survey tool.](#)

Regular Session – 7:00 p.m.

Agenda Topics

One North Presentation by Rick Worner

Overall Update

- Grocery Store awaiting final approvals for access & financing for a store of approximately 33,000 SF
 - Grocery operator requires simultaneous approval of Milhaus Apartments
- Milhaus Apartments closing checklist is under review – 272 apartment units
 - Waiting for final Site Plan approval and final financial review
- Genesis closing due diligence is proceeding
 - Volleyball, surfing restaurant and health club components (all will be open to the public)
- Potential Restaurant #1 on Lot 7 next to Grocery (approximately 12,000 SF)
 - Waiting for final Site Plan approval and final financial review
- Potential Restaurant #2 on Lot 5 near Meierotto Jewelers (approximately 4,000 SF)
 - Lease negotiations ongoing

Grocery Update

- Grocery Store will be approximately 33,000 SF
- Timing is becoming critical because of rising costs
- Grocery Store will be owned and developed by an investment group headed by Rick Worner
- An experienced Grocery operator has signed a 20 year lease
- It is anticipated that the store will be flagged either SUNFRESH or FRESH MARKET at One North
- City Staff has requested and has been provided:
 - Updated Drainage & Wastewater Study
 - Updated Water Study
 - Draft Traffic Study
 - Draft Access Drawings



One North Grocery Store Elevation

Milhaus Apartments Elevation



May 3, 2022 - **City Council Public Presentation**

5

Rick Worner's investment group will own the grocery store. The construction cost is rising every week. Cost estimate has risen from \$9 million to \$12 million. Construction will take at least 440 days. Hope to open late 2023.

Genesis Health Club, Sand Volleyball & Surfing Restaurant



Contract for Construction of 18th and Clay City-Owned Parking Lot

After an extremely lengthy discussion the contract and a necessary budget amendment was approved. There was concern by one City Council representative that plans for trees were not consistent with a previous understanding. The City Council was assured that the landscaping company can provide additional information and that, if necessary, scope of work (and cost) can be revised.

Staff Comments

Deputy City Administrator Kim Nakahodo said the City has requested that Clay County allocate \$700 thousand from the infrastructure funds to be allocated to help pay for the Burlington water line project.

The full agenda for this meeting with links to critical documents is available on the City's website www.nkc.org under the heading of Agendas and Minutes. As always, additional details about City Council agenda topics are often available as attachments on the City's website www.nkc.org and later as <https://www.youtube.com/watch?v=Z-6WpmTG2Ss> part of the approved minutes.