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## **VISIONING NOTES ADJACENT COMMUNITIES**

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### **PARTICIPANTS**

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### **KCI POSITIVE BENEFITS**

- Economic engine driving KCI Area
- Benefits beyond KCMO (St. Joseph, Leavenworth)
- Ability to draw major employers
- Customer access
- Nearby bedroom communities great for airport-related employees
- KCI serves as an employment center for Kansas City and surrounding communities.

### **NEGATIVE/CONSTRAINTS**

- Noise contours and impacts to potential development (incorporate in plans)
- KCI cuts off connectivity in county-big hole, particularly east/west connectivity).

### **IDEAS ON LAND USES AND TYPES OF DEVELOPMENT**

- Storm water management using Best Management Practices—is needed
- Industrial uses: could be negative, quality important
- Control incompatible uses (residential) to protect valuable asset-KCI
- Office, shopping
- Warehousing, freight
- Mixed use good
- Traditional development type good if connected to transportation
- How to transition from high-end residential to airport. Put industry farthest away from residential
- Work force housing:
  - Affordable housing—yes in unincorporated area of county, adjacent cities can also serve
  - Need for work force housing. Approvals are difficult; neighbors don't want; Platte County has no policy but is OK with it.
  - Tax issue—not enough revenue from work force housing; need same services

- Work force housing isolation, lack of transportation a problem
- Public transit from housing to jobs needed
- Also regional/local trail routes
- Preserve stream corridors—Brush Creek, Prairie Creek. Airport helps preserve
- Green trails—upland connectors
- Local services needed for residences (groceries, gas) close to neighborhoods. Disperse local/neighborhood services into/near neighborhoods.
- No GP zoning—cumulative zoning better (GP stands for General Planned District Zoning)
- West side of I-435: concerned about housing; looking at industrial.
- Light rail-why not plan use for it , save land
- Light industrial—buffer and control lighting
- Light industrial compatible near housing with good design
- Noise pollution from highways. Federal & city have good regulations now regarding noise.
- Counties are interested in noise studies—check county plans for current provisions.
- Long term: need more east/west connections across the area
- Tiffany Springs Parkway important
- Tiffany Springs Park-airport development should link to it
- Need transitional zones between park and airport





























