



From Virtual City Council meeting . . . to the Business Council

Prepared by Rich Groves, Executive Director
North Kansas City Business Council
January 5, 2021

Work Session – 6:00 p.m.

Proposed Changes to Armour Road

This was a renewal of discussion about possible changes to Armour Road in response to concerns expressed at earlier meetings of the City Council.

Following is a summation of the topics discussed. Final recommendations will be made at future City Council meeting, including costs. Mayor Stielow and City Councilman Rick Stewart both expressed concerns about spending additional money for what they believe is a relatively small number of bicycle riders. There was agreement that some of the items relate to pedestrian safety and convenience as well.

At the conclusion of the September 22 special City Council meeting, the City Council directed staff to examine a list of possible adjustments to the Armour Road Complete Street project based on community feedback. That list included geometric improvements such as adjusting turning radii at the Post Office drop boxes, adjusting turning radii at street intersections, and re-introducing the right-turn lane at Fayette; non-geometric improvements such as island landscaping, bike lane pavement markings, and replacing the delineator guideposts; and evaluating signal operation improvements at Iron and Howell to reduce queueing at red lights. Alternatives were presented to the City Council on December 15, 2020. The January 5 work session is a continuation of that discussion.

Staff received the following direction from the City Council at the December 15 work session:

- **Turning radii at Post Office drop boxes:** Council directed staff to move forward with adjusting the markings to ease the entry to the drop boxes for both eastbound and westbound traffic.
- **Turning radii at Iron Street intersection:** Council directed staff to paint the curb noses at Iron yellow to increase their visibility. There was discussion about replacing the curb noses on the two islands on the east side of the intersection instead of replacing all four curb noses, but a final decision on a partial replacement was postponed to the next work session.
- **Right turn at Fayette:** Council consensus was to move forward with re-introducing the right turn lane at Fayette.

- **Landscaping:** Council directed staff to replace the feather reed grasses with lower height plants.
- **Bike lane pavement markings:** Council directed staff to move forward with markings at conflict points along the corridor.
- **Replacing delineator guideposts:** There was consensus to replace the guideposts rather than removing them without replacements. There was general agreement that replacement materials should be highly visible and not too low to the ground. The Council asked for additional information about the BikeRail system, which is described below.
- **Signal operation improvements at Iron and Howell:** The Council requested additional information about adding a left turn signal from eastbound Armour onto northbound Iron Street, which is provided below.

The remaining direction needed from the City Council includes the following adjustments, further described below:

- Turning radii at Iron Street intersection
- Replacing delineator guideposts
- Signal operation improvements
- Phase 2 improvements at Armour and Howell

Regular Session – 7:00 p.m.

Agenda Topics

Chapter 100 Proposal for Burlington Station Apartment Complex at the Current Location of AMC ProBowl

This resolution was approved. More levels of approval will be required before the project can begin.

DEVELOPMENT TEAM

- Developer – Revive Capital Development
 - Michael Knight – Principal
- Architect – Studio KC Architecture
 - Kyle Creeden – Principal
- Legal – Stinson LLP
 - David Frantze – Partner
 - Christopher Frantze – Associate
- Financial Analysis – Bryce Henderson, Consultant

PROJECT DESCRIPTION



ECONOMIC DEVELOPMENT

- Request for Consideration at Today's Meeting
 - Approval of Funding Agreement
 - Authorization to contact School District to discuss project
- Ultimate Request
 - Partial tax abatement to make project financially feasible
 - 75% abatement for 10 years
 - Consistent with the City's Economic Development Policy
- Insufficient projected financial returns
- High level of finish and amenities with affordable rent rates
- Demolition and remediation of existing building
- Focus on attracting tenants with income in the \$35-40,000 range – younger workforce currently in North Kansas City and in downtown Kansas City, Missouri
- Seeking tenants who want to be part of a walkable area to take advantage of the amenities and neighborhood the City is creating in downtown North Kansas City
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Extension of Mask Requirement and Distancing Guidelines

Clay County Public Health Department has issued an emergency order that does not have an expiration date. The Clay County provisions are stricter than the City's except in one respect. The one provision of the City's last order which is arguably stronger than Clay County's is that gatherings at City-owned facilities, both indoor and outdoor, are limited to fifty people. Clay County's order limits indoor gatherings to ten people, but does not specify a limit for outdoor gatherings.

City Council approved mirroring Clay County regulations which has no expiration date, plus continuing the limitation on gatherings at City-owned facilities to fifty people

Request to Work with Streetcar Authority to Evaluate Extension to North Kansas City

Recognizing that North Kansas City could never afford extension of streetcar service to and/or through North Kansas City on its own, City Council approved this resolution to "take baby steps" to re-explore feasibility.

Revision of Terms of Parking Lot Rental

Approval was given for increasing the amount of rent paid to Northtown Devco for evening and weekend use of the parking lot north of 18th Ave.

The full agenda for this meeting with links to critical documents is available at <http://www.nkc.org/common/pages/DisplayFile.aspx?itemId=17170346>

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/channel/UCR2r-HHt4PmQLpfdToFLzhg> part of the approved minutes. The entire proceedings of each City Council meeting can be seen on YouTube, either archived or live streamed.