

PARKVILLE Master Plan

Planning Parkville for 2040



Adopted May 2021

ACKNOWLEDGMENTS

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CONFLUENCE



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INTRODUCTION

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INTRODUCTION

MASTER PLAN OVERVIEW

The purpose of this master plan is to help guide the growth and development for Parkville through the year 2040. This plan will assist the city in decision-making as it relates to issues including land use and zoning, housing, commercial and industrial development, sustainability and the environment, transportation and mobility, parks and recreation, and community facilities and services.

Master Plans are an inventory of the existing conditions of a community that can act as an information management tool for a city. The process for creating a new master plan is an opportunity for a city to gain feedback from residents, local business owners, city officials and various other stakeholders on a wide range of topics. The engagement exercises can help to identify what aspects of the community help best define the community's character, strengths and weaknesses.

The engagement exercises and existing conditions analysis help identify goals, strategies, and action items that create a pathway to implementing the vision of the community. While master plans are thorough and detailed documents, they should not remain stagnant and should be regularly referenced by the city when making decisions about development proposals, rezoning efforts, code updates, capital improvement planning, budgeting, and policy formation.

Every year, the city should review the entire plan to identify conditions that have changed since the initial drafting. These efforts will help ensure the community vision is being implemented.



Figure 1.00 *Parkville Master Plan Logo*

PLAN PROCESS

The Parkville 2040 Master Plan development process was completed over 7 total tasks:

- Task 1 - Project Kick-Off
- Task 2 - Information Gathering + Review
- Task 3 - Public Outreach + Vision
- Task 4 - Scenario Analysis + Refined Options
- Task 5 - Draft Master Plan Evaluation + Public Comment
- Task 6 - Master Plan Hearings + Adoption
- Task 7 - Master Plan Product Delivery



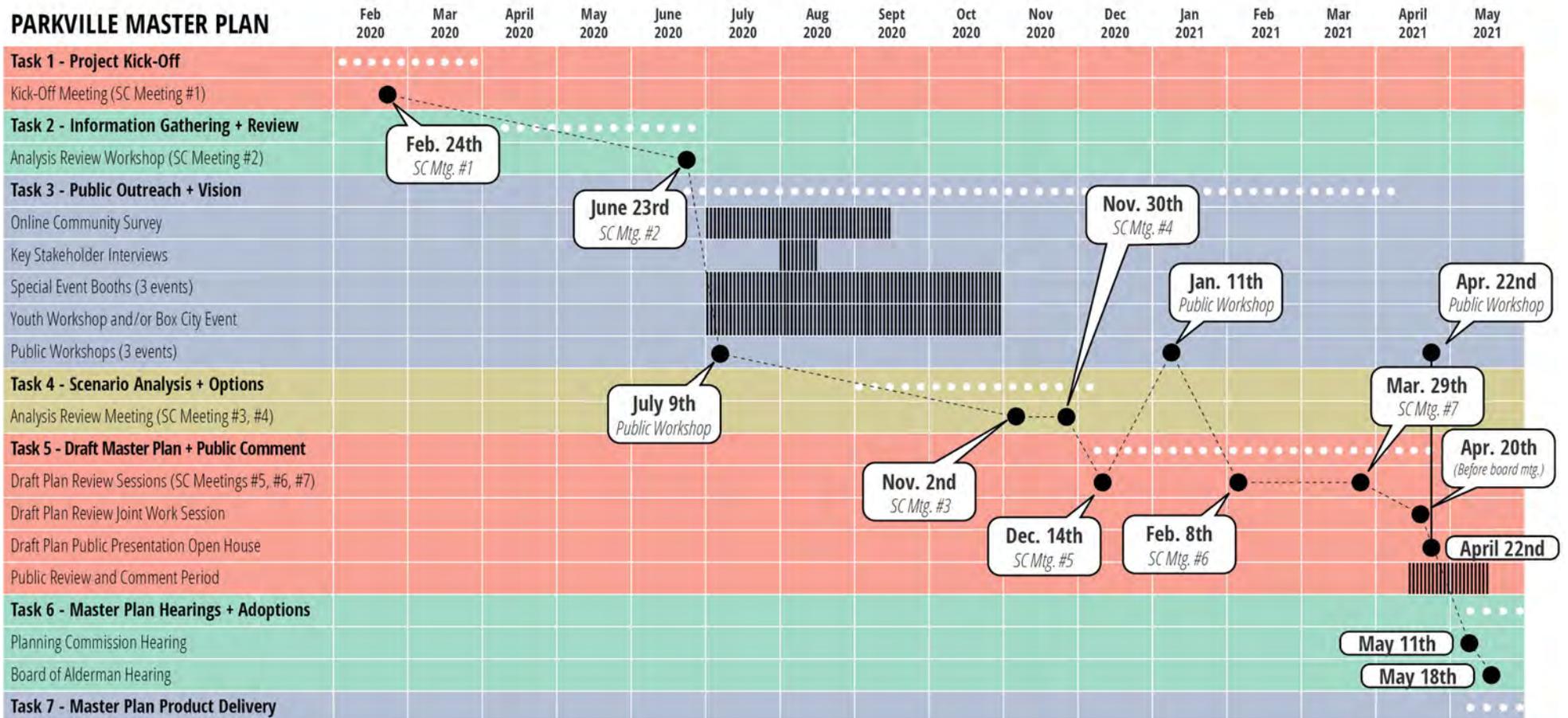
INTRODUCTION

PLAN SCHEDULE

The Parkville 2040 Master Plan took just over one-year in total to complete starting in February 2020. There were a series of delays in the overall project timeline, primarily in Tasks 2 and 3, due to unforeseen challenges related to the COVID-19

pandemic. Several in-person public engagement activities had to be rethought or cancelled all together due to the health concerns associated with gathering in large groups. However, the planning team was able to adapt to social

distancing restrictions and with the help of city staff and the steering committee, the overall delay in the project timeline was minimal and a strong level of public input was still realized.



PLAN OUTLINE

The Parkville 2040 Master Plan is composed of five main sections: (1) Introduction, (2) Parkville Today and Tomorrow, (3) Our Voice, (4) Our Plan, and (5) Implementation.

Introduction

Section 1 of the Parkville 2040 Master Plan is the introduction. This section describes the intent of the plan and lays out the key goals and vision statement that was created to guide the plan's development and implementation over the next 20 years. The vision statement and goals, included in this chapter, will be referenced throughout the entire plan. This section will also describe the previous planning efforts in Parkville that this plan refers to. An overview of the community engagement timeline and efforts is also included in this introductory section.

Parkville Today and Tomorrow

In the Parkville Today and Tomorrow section focus on the existing conditions of the community. Within this section is located the economic profile, physical place profile and market analysis.

Our Voice

A detailed and thorough review of the public engagement process and the feedback received is laid out in the 'Our Voice' section. Elements that are described include the input received via the project's interactive website, an overview of all events and meetings, including the numerous steering committee meetings held over the course of the plan's development.

Our Plan

The 'Our Plan' section is the most robust and will likely be the most referred over the plan's 20-year life. This section will contain five focus areas. For each, the plan will discuss the particular focus area's relationship to the vision statement and overall goals. Each focus area will also contain a list of action items associated with each goal for the city's consideration and reference. The five focus areas are shown to the right.

The focus areas were developed after reviewing the guiding principles from the 2009 plan and working with the Master Plan Steering Committee to develop the guiding principles for this plan. After that process, the guiding principles were categorized into the focus areas shown to the right as a way to organize this plan into the main discussion themes.

Implementation

The final section of the Parkville 2040 Master Plan is implementation. This chapter takes all of the goals and action items identified in Section 4 and organizes them into an understandable chart that the city can and should reference annually.

FOCUS AREA

1

Community Character

FOCUS AREA

2

Sustainability and the Environment

FOCUS AREA

3

Transportation and Infrastructure

FOCUS AREA

4

Strategic Development

FOCUS AREA

5

Growing with a Purpose

INTRODUCTION

PLAN GUIDING PRINCIPLES

Early in the planning process, the steering committee and the consultants developed a set of guiding principles for the Parkville 2040 Master Plan. This process began with a review of the city's previous master plan during the Kick-off meeting. The guiding principles described in the prior Parkville Master Plan related to the following topics: Community Sustainability, Community Character, Environmental Stewardship, Civic and Open Spaces, Integrated Land Use, Downtown - Old Town District, and Transportation. These guiding principles and their related descriptions were discussed as a group and a brainstorming session was conducted where these same guiding principles were determined to still be relevant for the 2040 Master Plan. Minor wording and statement changes were made but the largest change was the addition of a guiding principle related to Housing. Out of this process, eight guiding principles were developed for the Parkville 2040 Master Plan:

1. Community Sustainability
2. Community Character
3. Environmental Stewardship
4. Civic and Open Spaces
5. Integrated Land Uses
6. Downtown Old-Town District
7. Transportation
8. Housing

Throughout this plan, the graphic to the right will be used to articulate which guiding principles are being discussed in the specific plan sections.

PARKVILLE MASTER PLAN 2040 GOALS



PLAN GUIDING PRINCIPLES

A COMMUNITY SUSTAINABILITY

Build resiliency through decision-making that is respectful of our natural features, fiscally responsible for our residents, and equitably distributed to meet the diverse needs of our community, now and in the future.

B COMMUNITY CHARACTER

Maintain Parkville's identity as a forward-thinking community with a historic ambiance that values thoughtful community design and civic engagement.

C ENVIRONMENTAL STEWARDSHIP

Preserve and protect open space, clean air and water, and Parkville's natural features as it develops using methods that provide open space for recreation and natural stormwater management.

D CIVIC AND OPEN SPACES

Provide a variety of civic and open spaces, connected through low-impact multi-use trails, that preserve the natural features of Parkville while allowing opportunities for active and passive recreation to promote the health and wellness of residents.

E INTEGRATED LAND USES

Provide a thoughtful mix of vibrant neighborhoods, parks and greenspace, schools and civic institutions, and business and employment land uses connected through a multi-modal transportation system.

F DOWNTOWN OLD-TOWN DISTRICT

Improve downtown Parkville through strategic investments in streetscapes for enhanced pedestrian access, strengthened connectivity with riverfront and surrounding neighborhoods, and through expanded downtown housing options to help support downtown businesses.

G TRANSPORTATION

Provide a balanced transportation system that has a context sensitive design and promotes multi-modal connectivity to reduce overall reliance on the automobile.

H HOUSING

Provide a mix of housing options and neighborhoods that meet the needs of a variety of age and income levels and creates a secure, welcoming sense of place.

INTRODUCTION

VISION STATEMENT

In addition to developing the 2040 guiding principles, a new vision statement was crafted to shape the overall direction and implementation of the master plan. The 2009 master plan did not contain a vision statement, but it was felt this time around that it was an important element to include.

Vision statements are intended to identify the overriding aspirations of a community in a way that distinguishes it from any other community. Vision statements should be distinctive, written in the present tense, specific, and be used as a criterion for decision-making and other frameworks. Based on this baseline understanding, an updated vision statement was created, shown below. This new vision statement embodies the guiding principles of the Parkville 2040 Master Plan and should be viewed as a statement that remains constant for the next 20 years.

PARKVILLE MASTER PLAN 2040 VISION STATEMENT

“ Parkville is a **distinctive** community that successfully blends the **charm of our historic downtown** with a **vibrant mixture** of residential neighborhoods, commercial services, parks and trails, and natural landscapes.

We benefit from major assets including our downtown, Park University, and our many community parks, trails, and conservation areas. We value our connection to the Missouri River and aspire to strengthen this relationship through **thoughtful conservation** and park design. We build on our **unique history to enhance downtown’s character** and provide **equitable housing choices** and **economic development opportunities** throughout our community.

We can accomplish this vision by maintaining a **welcoming environment** for residents and visitors, promoting **environmental stewardship**, and delivering a **balanced growth** of residential and commercial development with quality, scale and design that complements Parkville’s **sense of place**. ”

EXISTING PLANS + POLICIES

The following plans were reviewed by the planning team to gain an understanding of the prior planning efforts initiated in the City of Parkville. The 2040 Parkville Master Plan builds off these prior studies and efforts. The plans are organized by date of completion, with the most recent studies shown below. A review of the 2009 Parkville Master Plan can be found on page 13.

Greater Kansas City Regional Bikeway Plan (2017)

Developed by the Mid-America Regional Council, the plan envisions a cohesive regional network of bikeways across city, county, and state boundaries to promote active transportation. Proposed regional corridors include segments of Highway 45, Highway 9, River Road (Route FF), Hampton Road, and Union Chapel Road. The plan also emphasizes MetroGreen corridors, which focus on protecting and restoring streamways for multimodal use. Identified MetroGreen corridors within Parkville include the Missouri River and Brush Creek with the greater focus of providing a Lewis & Clark route to connect Kansas City, Riverside, Parkville, and Weston. The Platte County Park System Master Plan (2009) also focuses on completing the bike “loop” by connecting the Missouri Riverfront Trail, Southern Platte Pass Trail, Brush Creek Greenway, and Line Greek Greenway.

SmartMoves 3.0 Regional Transit Vision (2017)

SmartMoves 3.0 is the Kansas City region’s 20-year plan for transit and mobility. The main goals of the plan are to create a series of 15-minute (fast and frequent), 30-minute (supporting), and local and express bus routes to support a network of mobility hubs. Focus areas also include improving job access and bolstering transit-oriented development. The plan notes that transit propensity in Platte County is generally much lower than other areas in the Kansas City region. Currently, Route 229: Boardwalk-KCI is the only route in proximity to Parkville as it generally travels along I-29 to connect downtown Kansas City, Missouri to the Kansas City International Airport. However, the plan identifies downtown Parkville as a long-term potential mobility hub with a route connecting the Boardwalk Square Metro Center to Parkville via Highway 9.

Route 9 Corridor Study (2016)

Highway 9 serves as the “Main Street” of the community. As such, this plan aims to preserve the character of downtown while capitalizing on opportunities to enhance commerce, economic activity, and community interaction by providing safe access and mobility for all modes of transportation. Recommendations include:

- Construct a two-lane roadway section (left-turn lane as needed) with a multi-use path and sidewalk
- Address congestion concerns at the intersection with 1st Street/East Street via a traffic signal or roundabout
- Improve visibility and access at intersections with Main Street and 12th Street
- Enhance access to English Landing Park via an improved at-grade connection through downtown
- Maintain access to existing driveways and intersections while limiting new uncontrolled access points
- Provide stormwater infrastructure to capture, treat, and convey stormwater runoff

Highway 45 Corridor Plan (2016)

Highway 45 is a regional generator between I-29 and I-435 that serves as a primary gateway to southern Platte County. The corridor generally has two lanes in each direction, limited access with a center median and protected left-turn lanes at primary intersections, and the multi-use Southern Platte Pass Trail. The joint plan between Platte County and the City of Parkville encourages a physically, socially, and economically connected southern Platte County community by balancing the provision of efficient access, preserving natural and scenic character, and encouraging quality development. Recommendations include:

- Improve beautification efforts and amenities to provide a cohesive identity
- Advance bicycle and pedestrian accommodations beyond the existing Southern Platte Pass Trail
- Enhance natural features such as rolling topography and wooded areas by reducing visual clutter
- Explore implementation opportunities such as a Corridor Capital Fund or overlay district

INTRODUCTION

EXISTING PLANS + POLICIES

Parks Master Plan (2016)

The 2016 Parks Master Plan looked at the entire system of parks and open spaces within Parkville and provided a long-term action plan for maintaining and improving the system and its operations. More specifically, this plan explored different options for the riverfront parks, discussed the creation of a standalone parks department, recommended establishing a dedicated funding source through a sales tax for operating costs and capital improvements, and recommended extensive programming in the riverfront parks to maintain them as vibrant spaces within the community.

Vision Downtown Parkville (2014)

As an addendum to the previous Parkville Master Plan (2009), the plan guides decision-making specifically for the downtown area. The overall vision is the preservation of the small town, historic, and charming character of downtown while capitalizing on opportunities to enhance commerce, economic activity, and community interaction. While some recommendations in the plan have gradually been implemented, other relevant recommendations include:

- Improve multimodal traffic patterns on Highway 9 while creating a gateway to downtown Parkville
- Protect vehicular flow within downtown and use design features to preserve the posted speed limit
- Improve connectivity by enhancing the pedestrian environment within and near downtown Parkville
- Enhance the historic character of downtown Parkville through streetscape improvements
- Proactively address parking needs (vehicular and bicycle parking)
- Minimize the railroad as a barrier between downtown parking and nearby parks
- Preserve the ability to make truck movements without impeding multimodal mobility

Market Feasibility & Economic Impact Analysis for Sports Complex and/or Commercial Development (2014)

This report studied the feasibility for a new sports complex and/or commercial development at the SE corner of I-435 and 45 Highway. The study determined that a sports complex is unlikely to attract large-scale national or regional tournaments. As an alternative, 300 upscale rental units were recommended. The study found that the market would not support retail because of the lack of traffic and persons nearby.

Parkville Regional Multimodal Access and Liveable Community Study (2013)

With the addition of a new regional park, trails along Route 9, and development near downtown Parkville, the study aims to identify enhancements to increase multimodal access in the city. While some recommendations in the plan have gradually been implemented, other relevant recommendations include:

- Continue trail improvements along the Missouri River, White Alloe Creek, and between Highway 9/Bell Road
- Address sidewalk gaps in downtown Parkville, particularly crossing the railroad tracks
- Install downtown curb extensions and/or raised intersections to control safety and speed
- Improve wayfinding and signage to assist with downtown parking and navigation
- Explore a potential roundabout at the Highway 9, 1st Street, and East Street intersection
- Explore a potential “squareabout” utilizing 1st Street, Main Street, McAfee Street, and East Street
- Consider establishment of a railroad Quiet Zone

EXISTING PLANS + POLICIES

2009 Parkville Master Plan

The prior Parkville Master Plan, adopted in 2009, was the last comprehensive look at all of Parkville's planning initiatives. Through a robust public engagement process, this plan had a series of guiding principles including:

- Community Sustainability
- Community Character
- Environmental Stewardship
- Civic and Open Spaces
- Integrated Land Use
- Downtown - Old District
- Transportation

Chapter 1 - Community Planning Overview

Chapter 1 discusses the purpose of the plan, the extent of the planning area, an overview of the planning process and the public engagement strategies, as well as identifies the key community planning issues that the plan addresses. This section also lays out the guiding principles mentioned above.

Chapter 2 - Community Sustainability

The community sustainability chapter identifies strategies the City of Parkville can implement to commit themselves to a sustainable future. These strategies include adopting green building standards for both private and public structures, implementing best management practices for green stormwater infrastructure, looking at more sustainable neighborhood development practices,

the reuse of buildings as a means of sustainable practices, transportation, housing choices, food production and agriculture. The chapter lists out goals, policy items and action items to accomplish the items discussed.

Chapter 3 - Community Character

The overall goal of Chapter 3 is to preserve the unique, historic and quaint character of Parkville while also celebrating the community with gateways and allowing for future development.

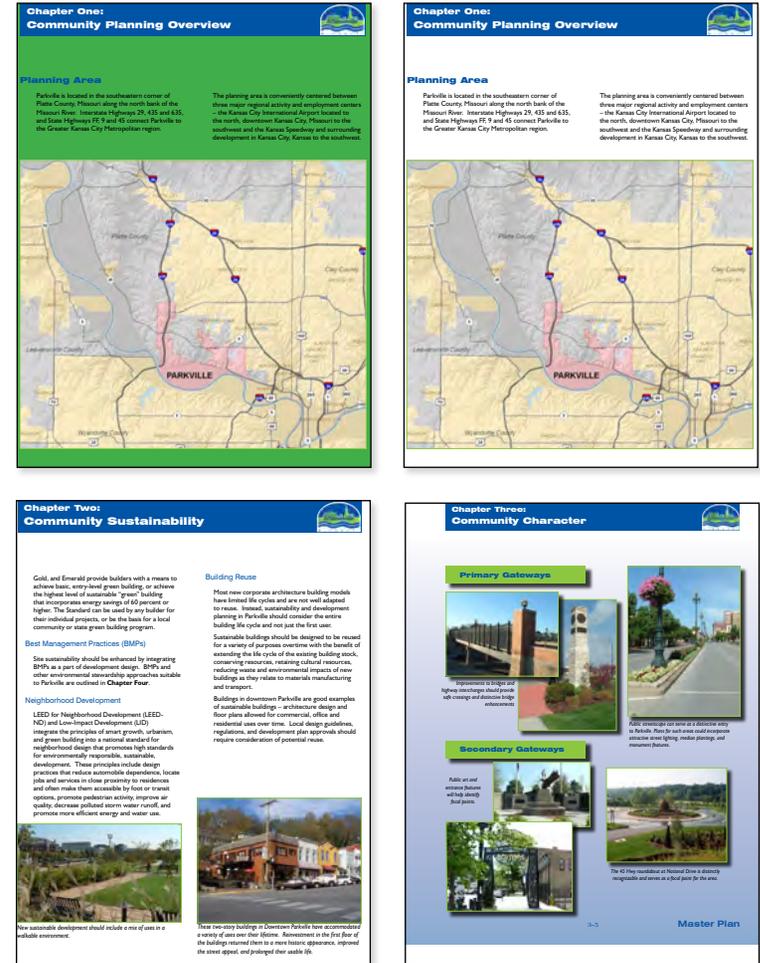


Figure 1.01 Excerpts from 2020 Parkville Master Plan

INTRODUCTION

EXISTING PLANS + POLICIES

Chapter 4 - Environmental Stewardship

Chapter 4 analyzes ways for future development to occur in Parkville while retaining the natural infrastructure and visual character that makes Parkville unique. This chapter stresses a proactive approach to development that seeks to protect environmental assets by incorporating natural stormwater treatment practices and preserves woodlands, steep slopes and stream buffers.

Chapter 5 - Park, Civic and Open Spaces

The Park, Civic and Open Spaces chapter states how these types of facilities enhance the quality of life for Parkville's residents and how these spaces should be viewed as a way to connect different neighborhoods by ensuring safe and comfortable access for pedestrians, bicyclists and vehicles. This chapter emphasizes link these spaces through the use of trails and pathways and providing spaces that encourage social interaction.

Chapter 6 - Land Use

The major component of the Land Use chapter is the Future Land Use Plan. This document indicates the desired land uses of the community for the next 20 years and where those land uses are most appropriate. The 2020 Land Use Plan provided the foundation for the development of the updated Future Land Use Plan found in this Master Plan update.

Chapter 7 - Transportation

Chapter 7 discusses all things related to transportation and focuses on providing a connected street network, upgrading and constructing new terrain-sensitive street systems and providing multi-modal choices. There was a major emphasis on connectivity from the perspective of all different modes of transportation.

Chapter 8 - Planning Beyond our Boundaries

The main focus of Chapter 8 is annexation priorities and expectations. The chapter provides a map indicating near-term annexation areas, priority annexation areas, priority annexation by petition areas and conservation areas. The chapter provides the relevant factors that should be considered by the city when analyzing annexation opportunities.

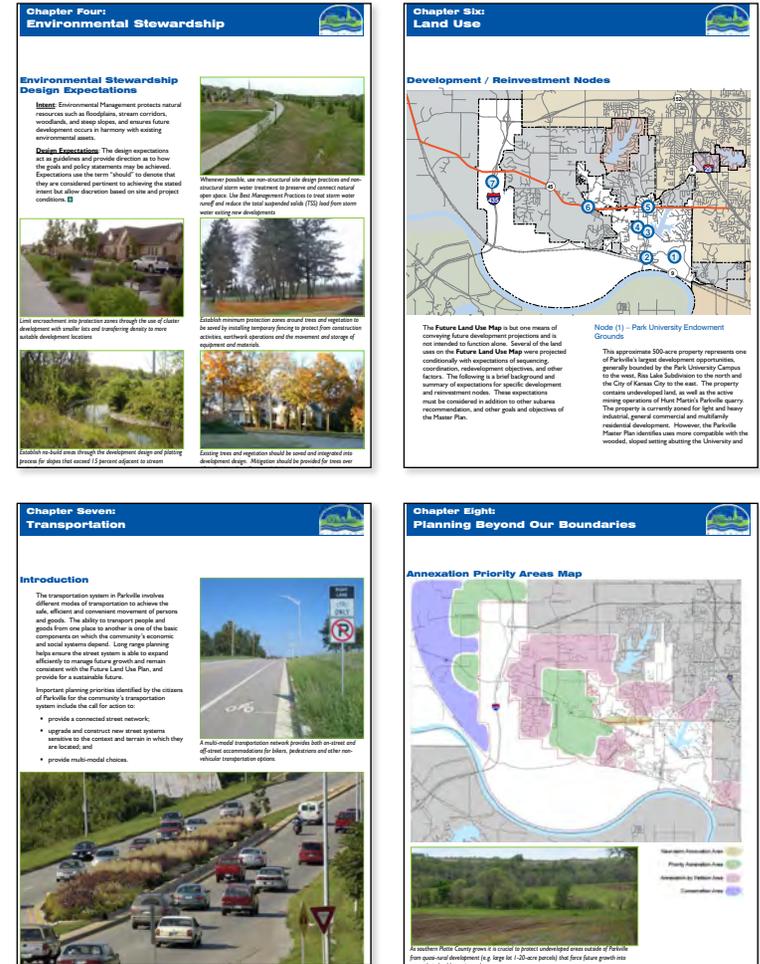


Figure 1.02 Excerpts from 2020 Parkville Master Plan