

Are Streetcars a Gift from the Economic Development Deities?

Tracking private development along the
Kansas City, Missouri streetcar line.



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Topic : A discussion of streetcar systems as an economic development tool.

Content:

- A brief history of the current system
- What data is the City of Kansas City, Missouri tracking?
- How is it being presented?
- Discussion of best practices and ideas to improve the process

Learning Objective: To facilitate a conversation about a methodology for evaluating the economic impact of streetcar systems on local economies.

Are streetcars a gift from the economic development deities?

Yes, but first you must
propitiate the Gods of Planning,
Transit, Infrastructure and
Finance.


Streetcars Initiatives in Kansas City, Missouri

- 2001:** 23 mile route – FAIL
- 2006:** 27 mile route – OFF THE RAILS!
- 2008:** 14 mile route - FAIL

2009

Civic leaders note that downtown residents have consistently voted for rail.

2010: City Council funds a Downtown Transit Analysis



Regional Alternatives Analysis:
Downtown Corridor

Alternatives Evaluation: **EVALUATION FINDINGS**

	Alignment	Mode
Activity Center Connections:	MAIN	none
Activity Levels:	MAIN	none
Bicycle & Pedestrian Connectivity:	none	none
Existing Economic Activity:	none	none
Economic Development Potential:	MAIN	STREETCAR
Residential & Employment Activity:	MAIN	STREETCAR
Transit Reliability:	MAIN	none
Public & Stakeholder Support:	MAIN	STREETCAR
Ridership Projections:	MAIN	STREETCAR
Capital & Operating Costs:	none	ENHANCED BUS
Service Effectiveness:	MAIN	STREETCAR
Environmental & Historic Resources:	none	none



Project Purpose

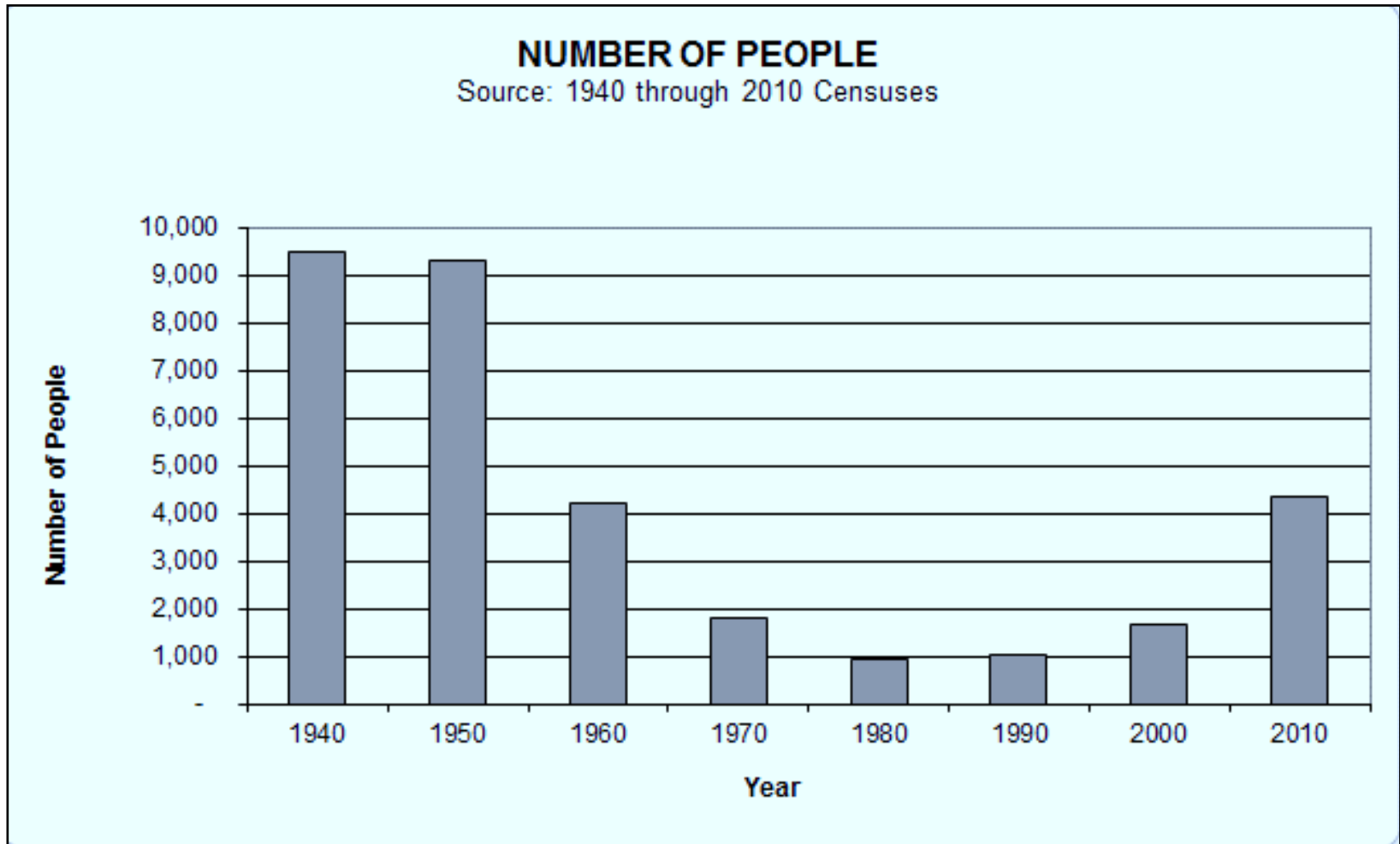
The purpose of the project is to provide an **attractive transit option** that will more conveniently **connect people and places** within the Downtown Corridor, and **support regional and city efforts** to develop downtown Kansas City and the Downtown Corridor as a more vibrant and successful urban center.



Downtown Areas of Dense Employment



A Growing Population



Downtown Renaissance



2012
2.2 Mile Streetcar Route
Approved!

A new mode of transportation for residents, employees and visitors that will connect with the regional transit system.



Multifaceted Investment: More Than Just Transit

- Water and sewer main replacements
- Relocation/upgrades to 24 other utilities.



Updated Technology Along Street Car Line



16 accessible stops with digital kiosks
125 LED Streetlights

WiFi Network
Video Technology

Funding

Construction

- Bonds issued in 2014 - \$62.9 million
- Federal grants - \$37.1 million
- Total: \$100M

Operations & Debt Service

- Property assessments
- Parking assessments
- Sales tax
- City contribution

“It’s going to cost how much?”

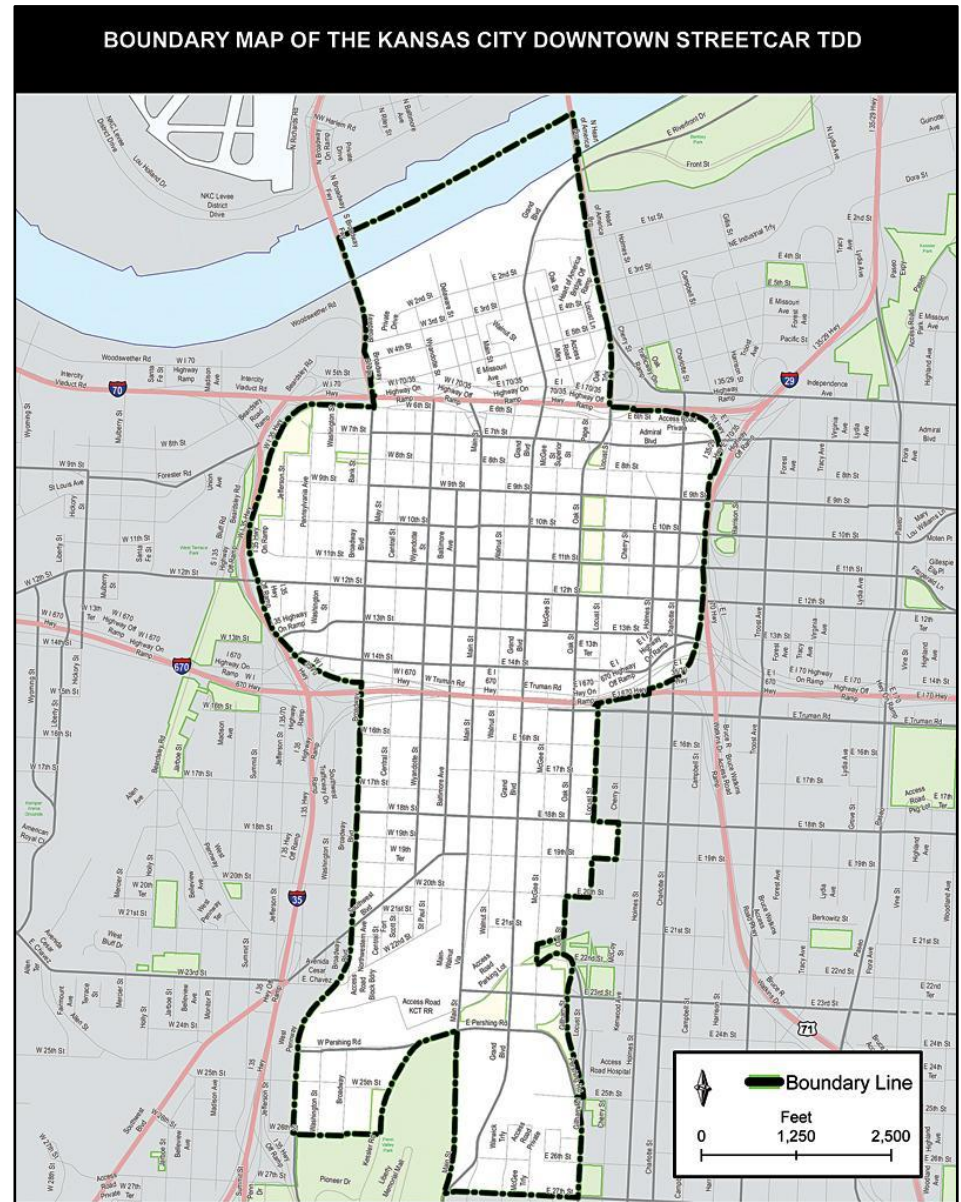
“...more attractive
transit...would be expected
to accelerate
development...”

“There is, in fact,
no evidence that development
is created by light rail,
by mass transit.”

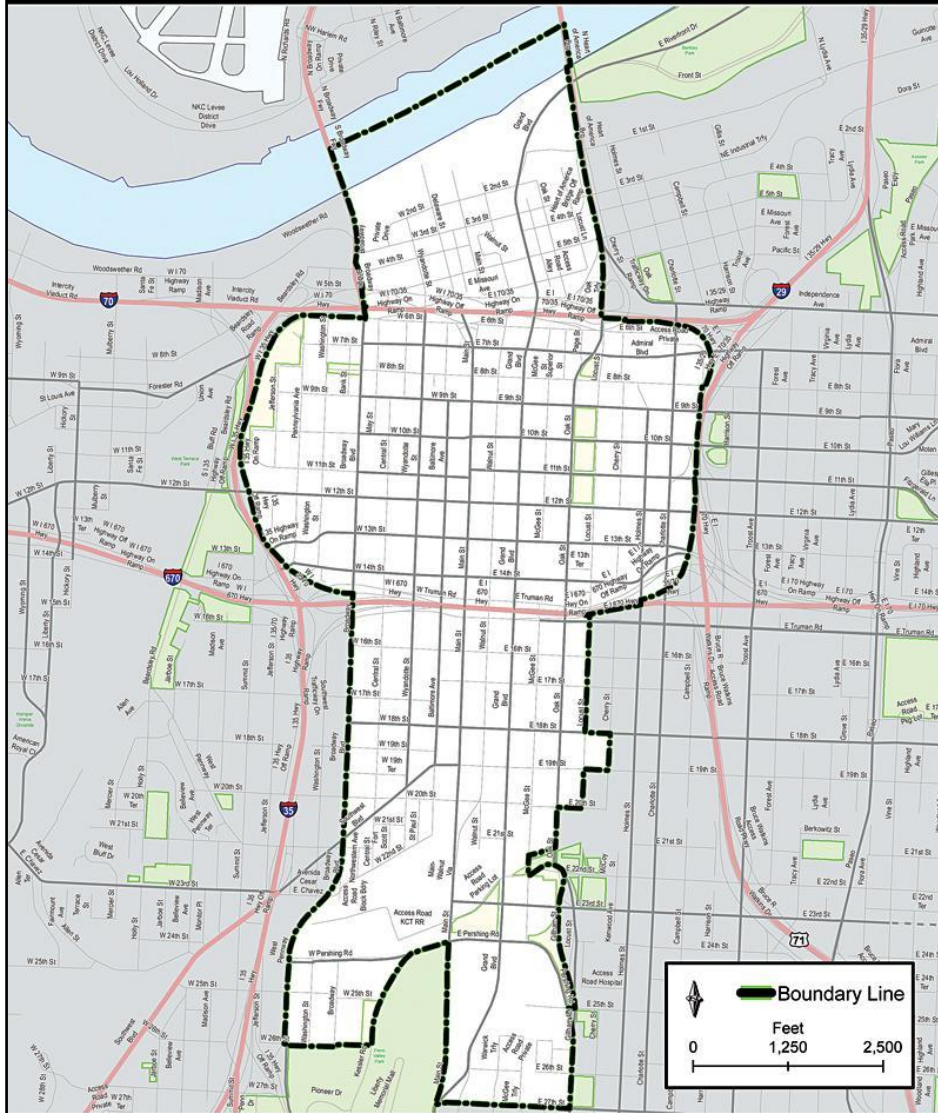
“You don’t build
rail transit to move people...the
goal is economic development.”

Current Tools

- Tracking Sheet
- Streetcar Impact Analysis
- Developer Interviews
- Quotes/Testimonials
- Land Use Changes
- Alignment with Goals



BOUNDARY MAP OF THE KANSAS CITY DOWNTOWN STREETCAR TDD



Potential Tools

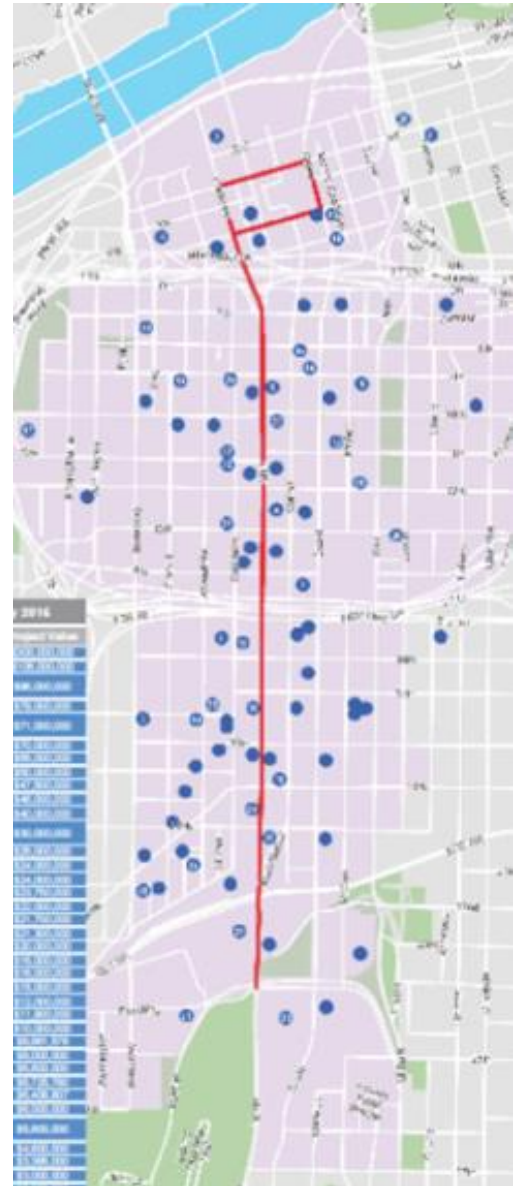
- Employment density
- Population
- New business starts
- Property values
- Sales Tax revenue
- Commercial \$/sq ft rates
- Parking revenues
- Permits
- Other?

Activity Within the TDD

\$1.5 billion

101
Major Projects

2,419 Units



1914 Main



“The streetcar is the big thing that drew us, absolutely.”

Scott Richardson, Linden Street Partners

1914 Main: \$10 Million, 44 units

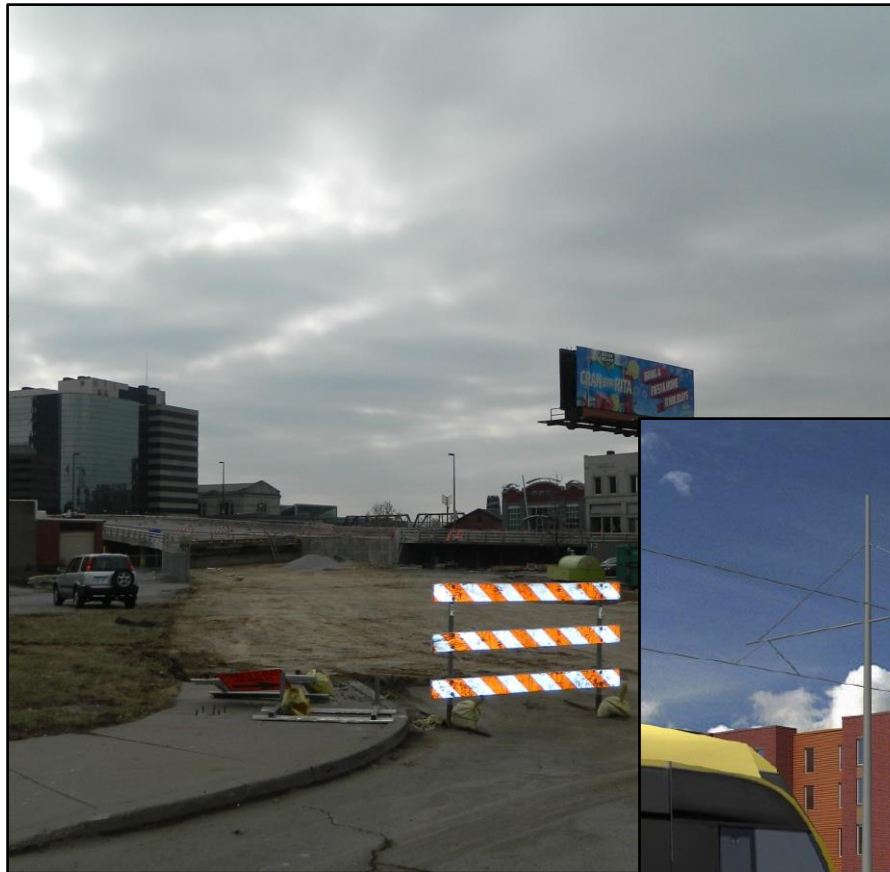


Home 2 Suites by Hilton

“...several pluses associated with the site including its location on the new downtown streetcar starter line.”

Brad Wiens
True North Hotel Group

\$20 Million
114 rooms



Corrigan Station



“The historic Corrigan Building...is linking its future to downtown’s new streetcar line.”

Kansas City Star
January 29, 2015



- \$40 Million
- Renovation of existing office 35,000 sq. ft. addition
- 360 space parking garage

Centropolis on Grand



“The continue development of the neighborhood and the addition of the streetcar makes Centropolis on Grand and attractive option for those interested in urban living.”

Justin Cottrell
KC Commercial Realty

- \$8 Million
- 56 units



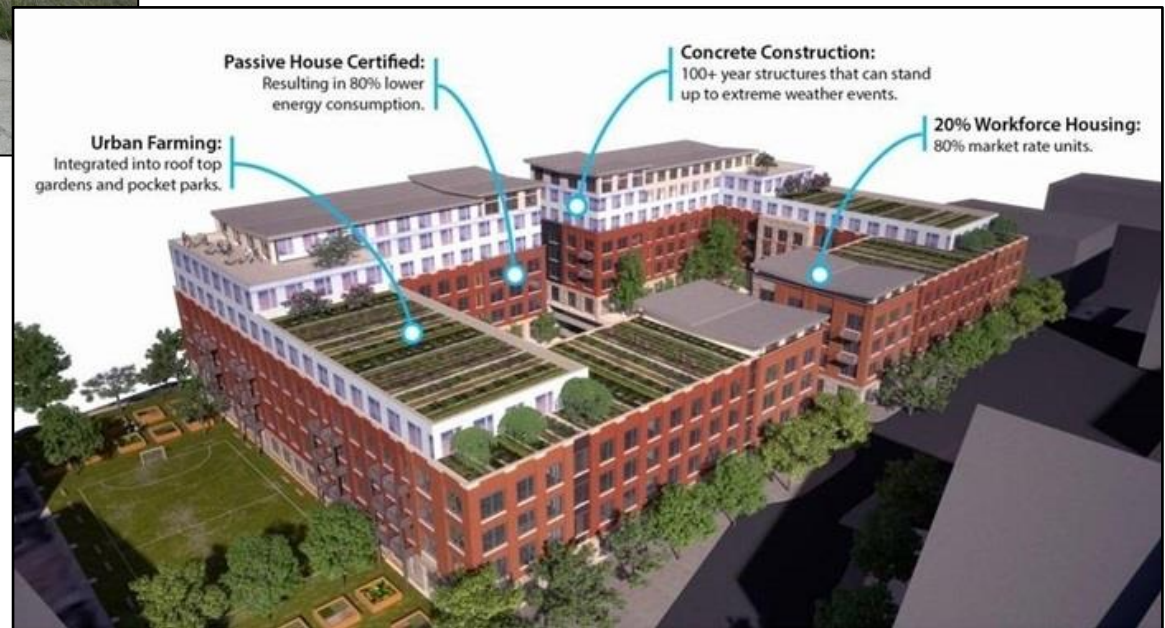
Second and Delaware Apartments



“Arnold also emphasizes an environmental advantage to the project location...a block from Kansas City’s ...streetcar line...”

September 27, 2015 *Kansas City Star*

- \$60 Million
- 276 units



“People will take the streetcar who live in the downtown area to the River Market for lunch and dinner, and I also expect the streetcar will bring more tourists.”

Jack Nguyen, Nguyen Pho Grill





“The streetcar is going to literally drop off 20 feet from our patio.”

Erik Boger, owner

Il Lazzarone Pizza



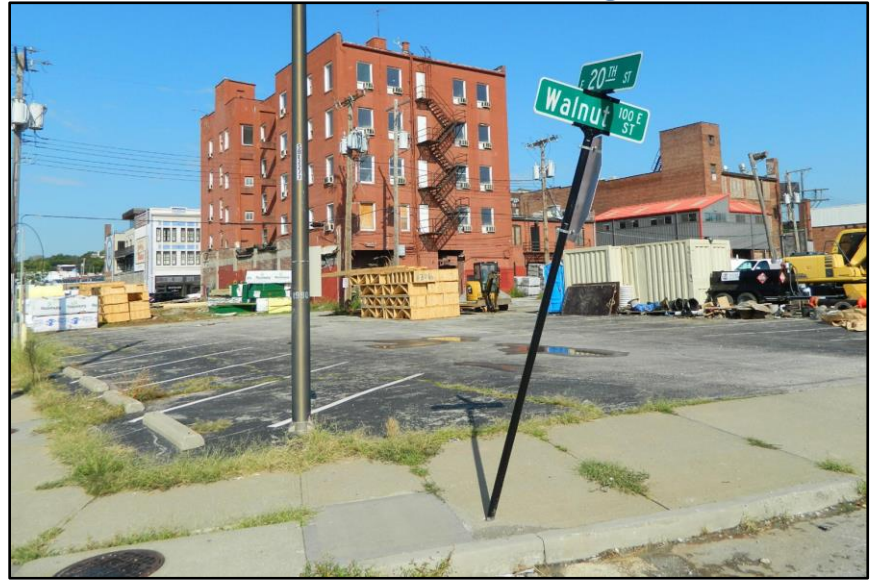


“It opens our universe.”

Todd Johnson, Plowboys BBQ

Documenting Existing Conditions and Changes in Use

15 Acres of Surface
Parking/Vacant Lots Removed
Since Approval of TDD in
December 2012



Advance KC

- Continued growth of Crossroads District as tech destination
- Expansion of KC Creative Crossroads brand
- Leveraging strengths to grow arts entrepreneurship

Greater Downtown Area Plan

- Promote sustainability
- Double the population of downtown
- Increase employment
- Create a walkable downtown

How is the Information Shared?

Public Presentations

- Mayor and City Council
- Streetcar Authority
- Economic Development Corporation
- Civic groups

Open Data Portal (www.kcmo.org)

Response to media inquires

Questions/Discussion?

Additional Information...





2015 SEPT 27-30
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