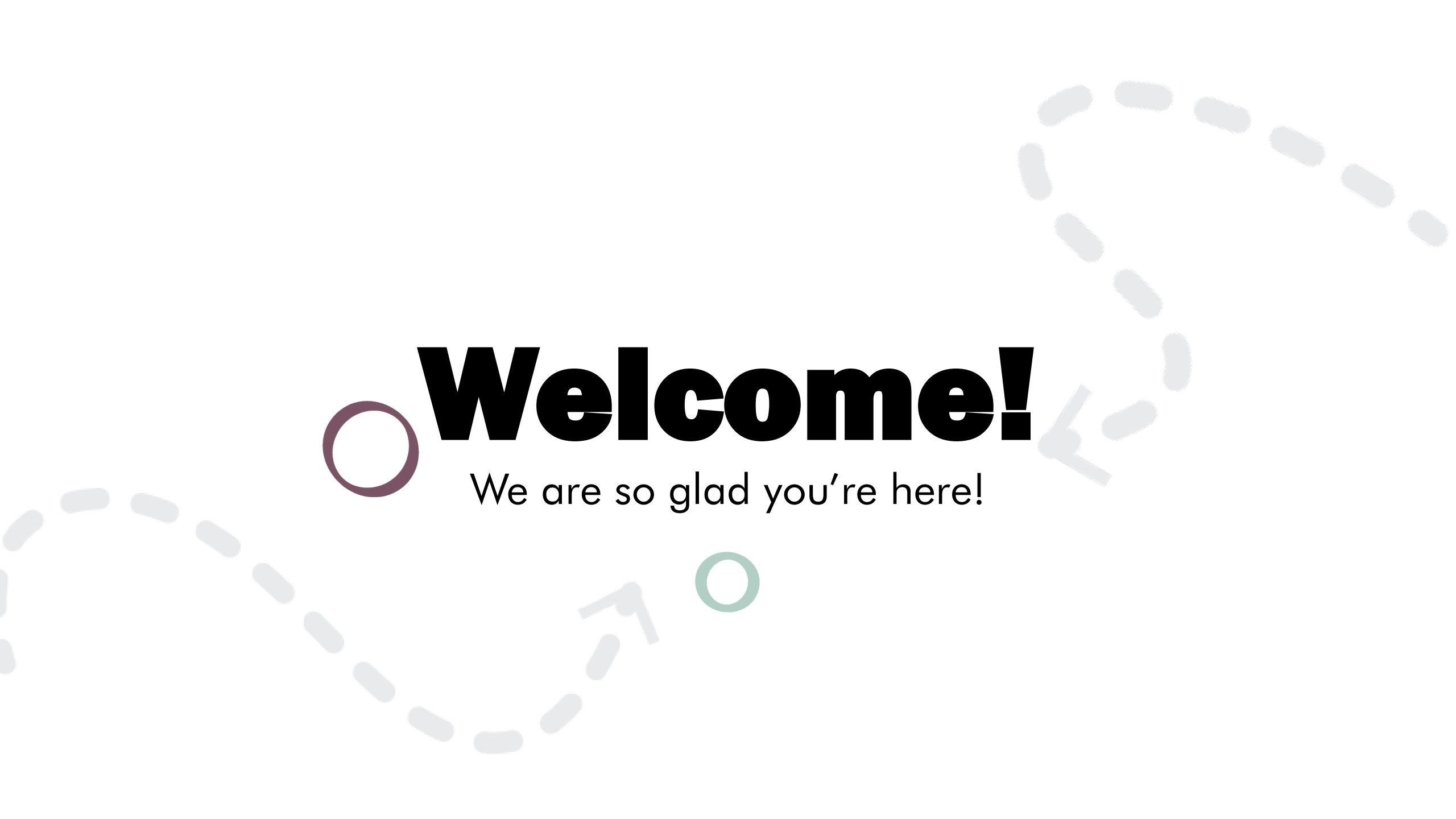




A LEGACY TO HONOR, A FUTURE TO BUILD.

Planning & Design Charrette

Steering Committee Session #1



 **Welcome!**

We are so glad you're here!

Who We Are



Abby Newsham, AICP
Project Manager



Shelby Ferguson
Engagement



Adam Weigel
Mobility



Sharon Woods
Market Analysis



Zoe Brown, AICP
Planner



Hayden Grone
Planner



Darren Varner
Urban Design



Code Peratt
Urban Design



Adam Rankin
Planner



Kelly Conolly
Parking Analysis,
TYLIN

olsson®



Our Charrette Agenda

DAY 1: Wednesday

9am – 12pm Session #1

12pm – 2pm Planning Team Review

2pm – 6pm Closed Studio Working Time

DAY 2: Thursday

8am – 3pm Closed Studio Working Time

4pm – 5:30pm Session #2

5:30pm – 7:00pm Public Open House

(Optional: Please attend if you can!)

Session Overview

Project Overview & Timeline

- Planning Process & Engagement

Overview of Initial Understanding

- Community Engagement
- Existing Conditions Report
- Parking Analysis
- Demographic & Market Studies

Break Out Sessions

Project Overview

How a Master Plan is Created



You and Your Role

You are the sounding board for the Plan!

This group is made up of community members, leaders, and technical professionals with a vested interest in this planning process, including neighborhood representatives, property owners, business owners, special interest advocates, elected officials, developers, residents, community leaders, and more.

What is your role?

To provide key insights on North Kansas City, to share your priorities for the future of North Kansas City, and to be a champion of this planning process.

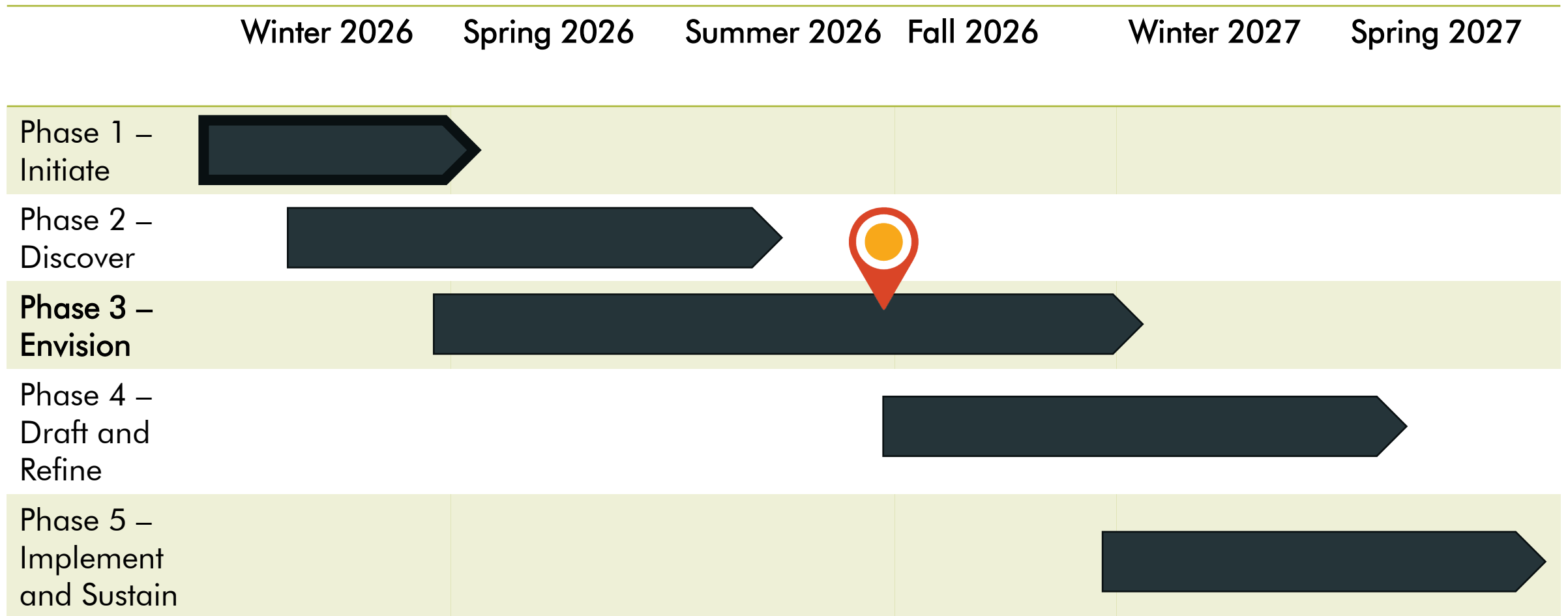
Master Planning 101

Identifies the vision, values, and high-level goals of the community

Helps city staff guide future growth and development that is aligned with community aspirations

Identifies actions and investments that build on existing momentum

Project Schedule

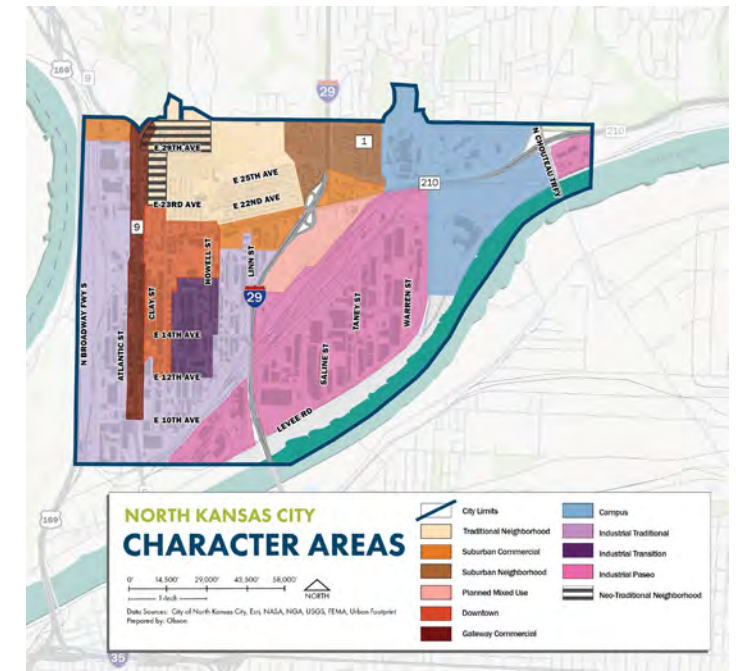
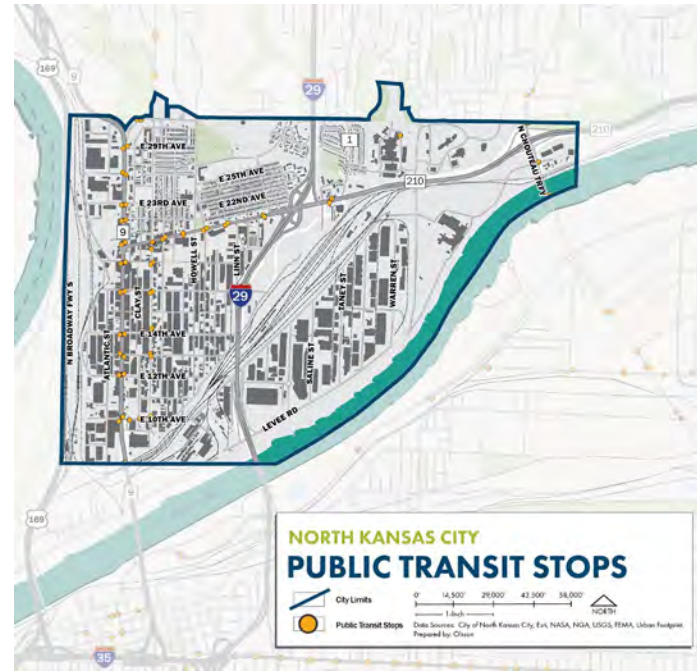
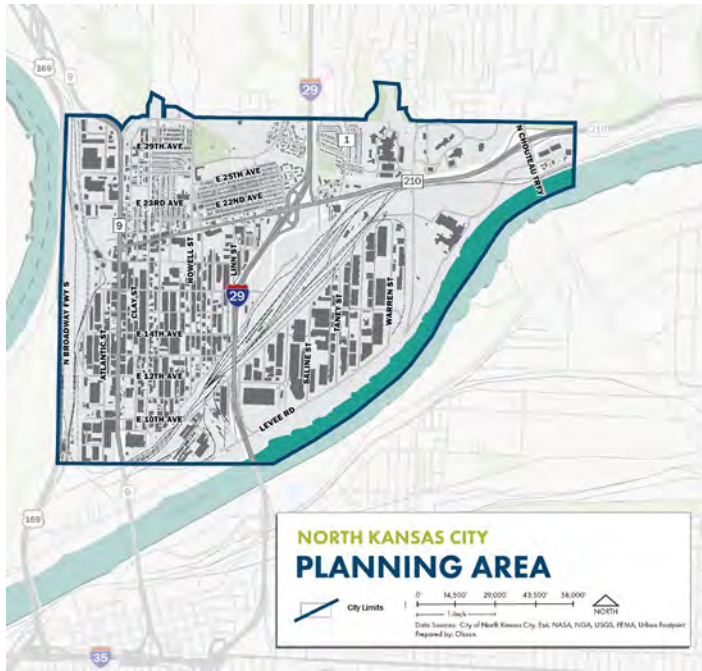


From the Community

- Community Questionnaire
 - Pop-Up Events
 - Stakeholder Interviews
 - City Council Interviews
- Visioning Workshop + Public Open House

Key Themes from Community Engagement

Connect	Connect Northtown
Grow	Grow While Preserving Character
Expand	Expand Housing Choices
Strengthen	Strengthen Downtown & Local Businesses
Improve	Improve Daily Quality of Life



Project Analysis

- **Existing Conditions Report** – land use patterns, transportation network, public spaces, environmental factors
- **Economic & Market Analysis**
- **Parking Analysis**
- **In-Person Visits & Field Surveys**

Topics We're Exploring Today

Downtown Expansion

Housing & Neighborhoods

Adaptive Reuse & Redevelopment

Mobility

Quality of Life

Parking

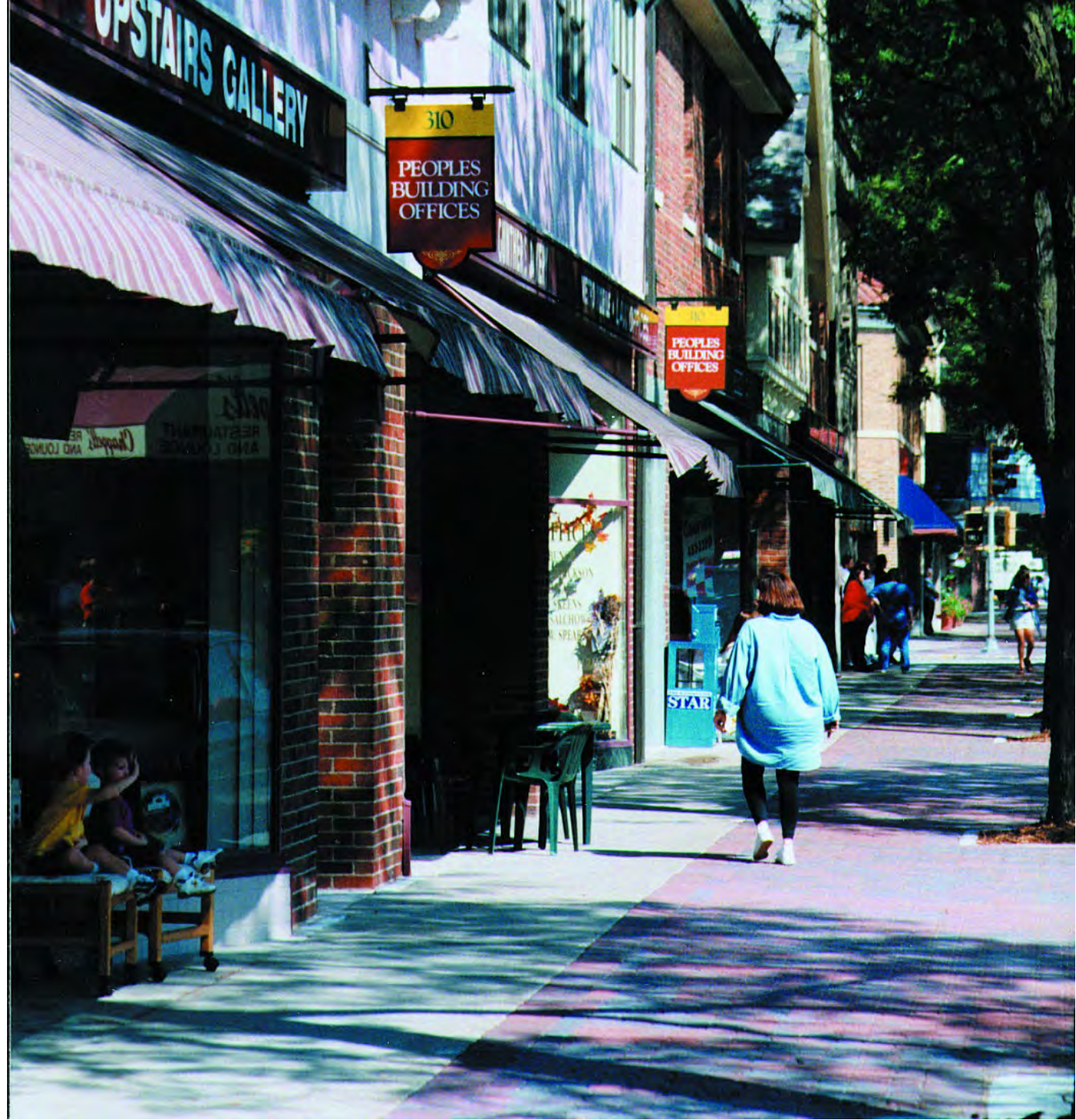
Market Research

Downtown Expansion

How should Downtown North Kansas City evolve?

What the Existing Conditions Research Tells Us

- Downtown is centered on Armour Road and Swift Street, creating a walkable core
- Parking occupies a large share of downtown land, but most lots are private or shared
- Key opportunities for hardware, specialty retail, restaurants, and entertainment uses that could strengthen downtown
- Downtown expansion will need to clarify where the downtown should grow, especially south along Swift Street and east along Armour Road



What We Are Learning From Your Community

- People want downtown to grow as a stronger local destination, with more restaurants, retail, family-friendly entertainment, and consistent foot traffic
- Strong interest in filling vacant storefronts and attracting more small, local businesses
- Desire for downtown growth to protect Northtown's small-town feel
- Parking, Armour Road traffic, and industrial compatibility remain key concerns as downtown activity increases



The background image shows a well-maintained suburban neighborhood. In the foreground, a black metal park bench sits on a concrete pad next to a winding asphalt path. The path leads through a green lawn dotted with young trees and shrubs. In the background, a row of modern, two-story houses with various siding colors (yellow, grey, white) and gabled roofs is visible. A black lamppost stands on the left side of the path. The sky is a clear, pale blue.

Housing & Neighborhoods

What kind of housing should North Kansas City attract?

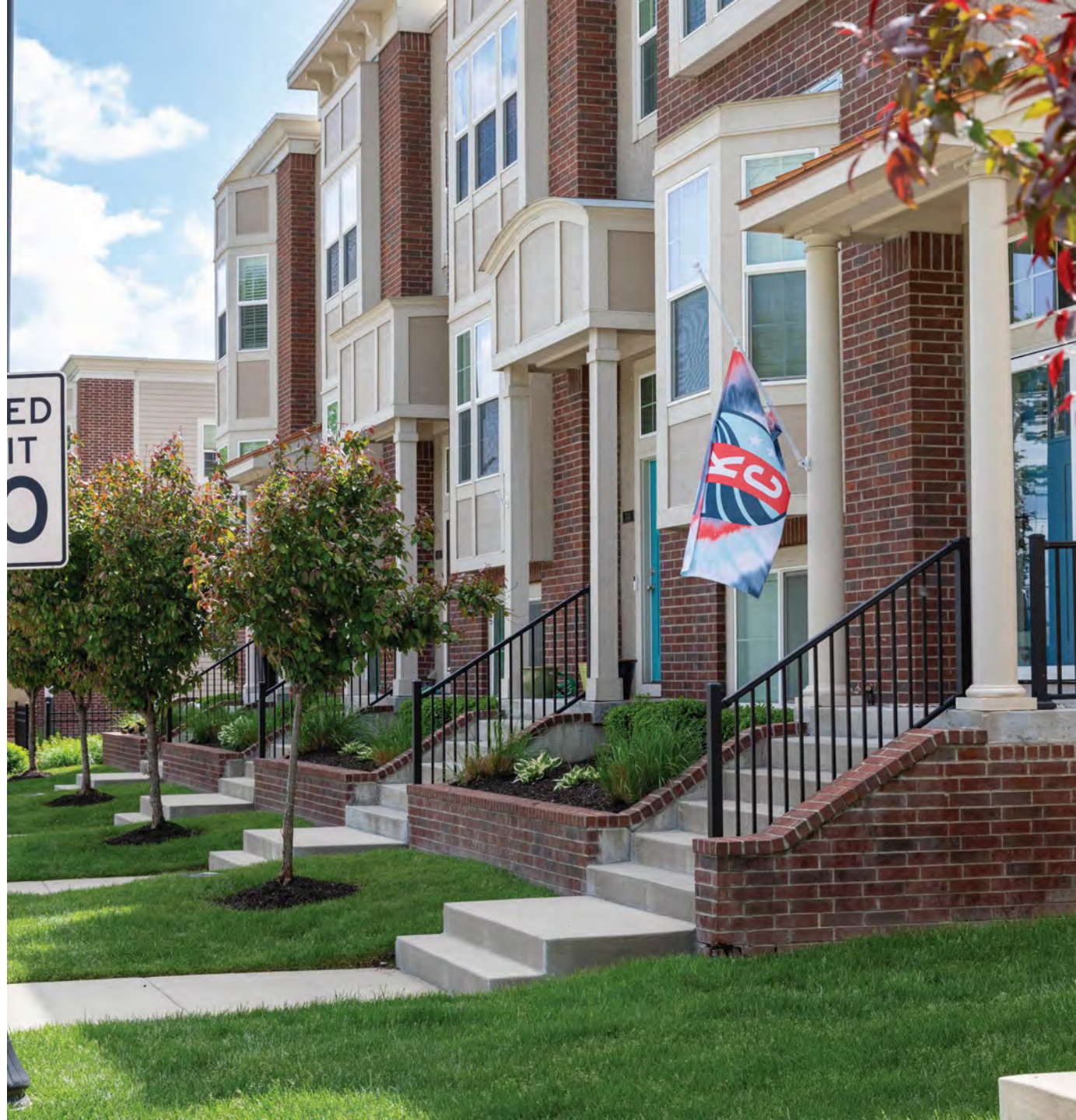
What the Existing Conditions Research Tells Us

- Neighborhoods range from historic traditional blocks to neo-traditional redevelopment to more suburban areas
- Traditional Neighborhoods have significant “missing middle” housing variety
- Housing market analysis shows demand for both new for-sale and for-lease units, with strong renter demand and continued need for middle to large housing formats
- Aging apartment communities and older housing stock create opportunities for reinvestment, modernization, and rehabilitation



What We Are Learning From Your Community

- Residents value peaceful neighborhoods, safety, strong community ties, parks, walkability, and family-friendly amenities
- Affordability, more housing options, renter engagement, and vacant or neglected homes came up repeatedly as concerns
- Design for growth to respect existing neighborhoods and avoid overwhelming the character of established residential areas
- Interest in more diverse housing choices, including affordable housing, homeownership options, and incremental residential infill





Adaptive Reuse & Redevelopment

How should older buildings or vacant sites be utilized?

What the Existing Conditions Research Tells Us

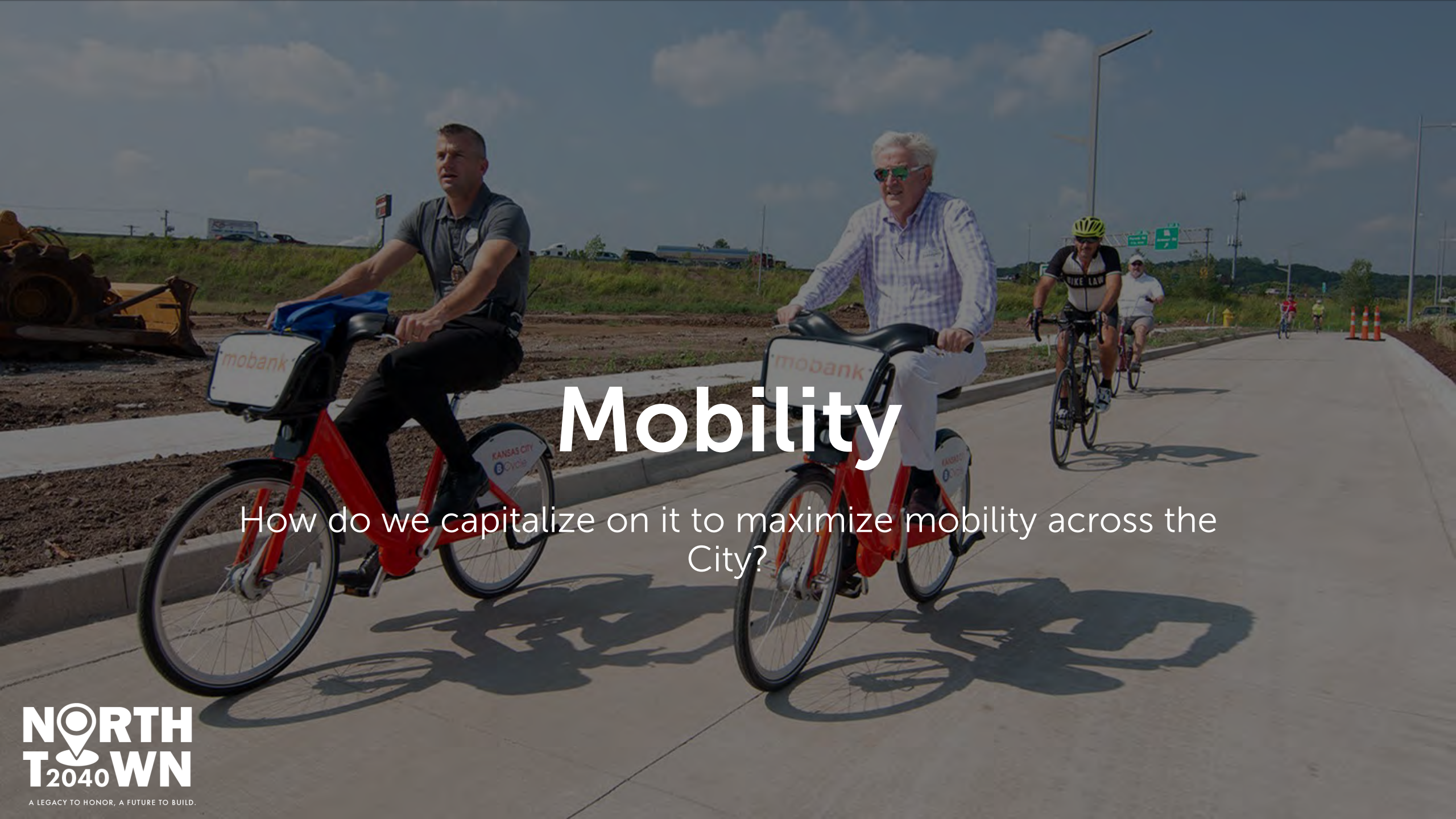
- Several areas are positioned for redevelopment, including downtown infill sites, the Planned Mixed-Use area, aging commercial corridors, motels, older apartments, and the former Cerner campus
- The Industrial Transition area already includes adaptive reuse and destination uses such as The Rabbit hOle, RoKC, Culture Collective, and Iron District
- Environmental conditions, former industrial uses, rail proximity, and infrastructure constraints will shape the timing and feasibility of redevelopment
- Market analysis points to opportunities for specific opportunities in targeted locations



What We Are Learning From Your Community

- Community members want vacant storefronts, empty properties, abandoned homes, and underused land brought back into productive use
- The former Cerner campus, Burlington corridor, vacant commercial sites, and older residential properties were repeatedly identified as redevelopment priorities
- Desire for redevelopment to support local businesses, fresh food access, family attractions, and a stronger sense of place
- Desire for clearer expectations for development, including better design, less blight, and stronger accountability for absentee owners



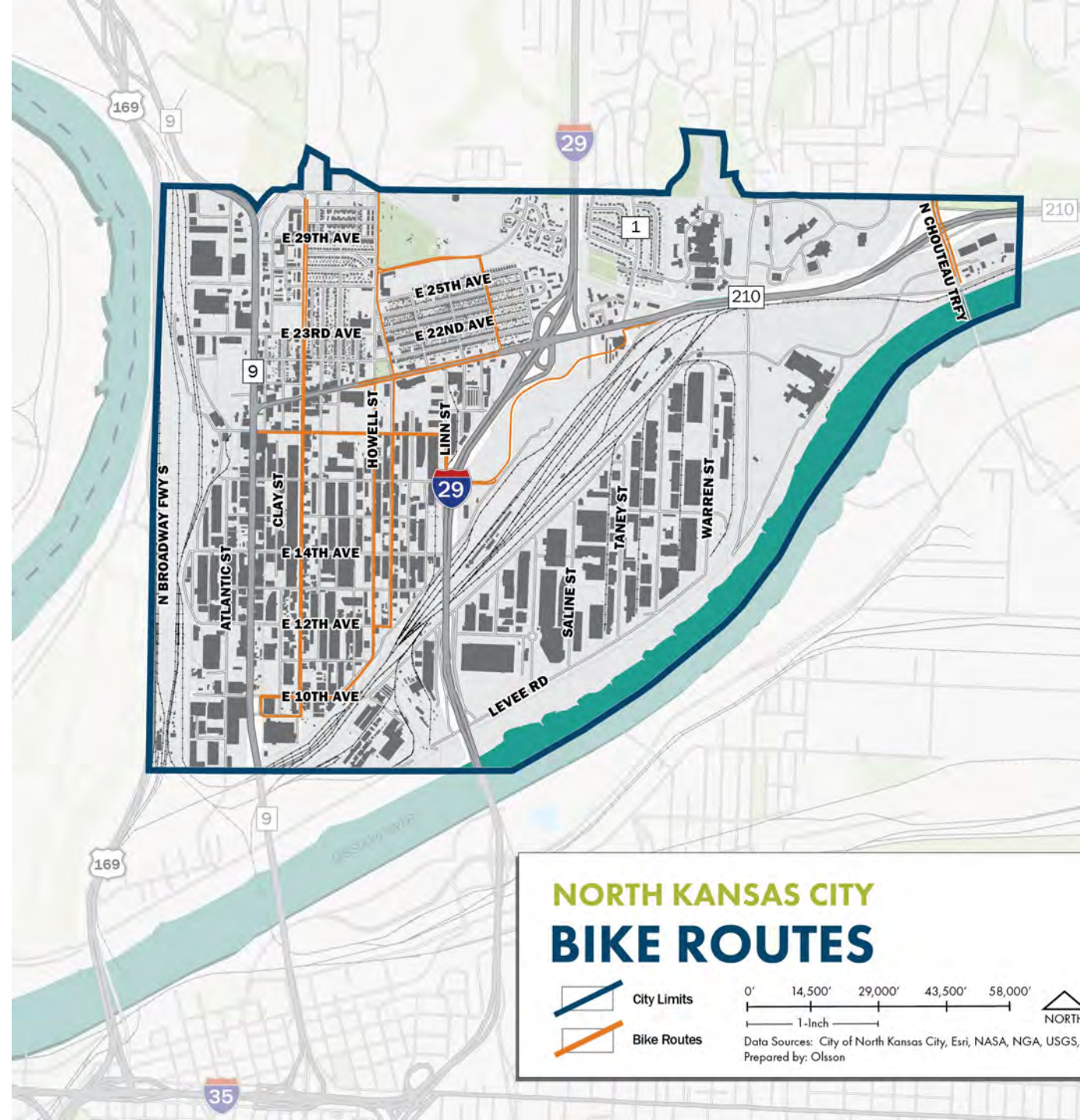


Mobility

How do we capitalize on it to maximize mobility across the City?

What the Existing Conditions Research Tells Us

- North Kansas City has a compact, walkable core, but highway, rail, and industrial barriers limit east-west and regional connectivity.
- Armour Road Complete Streets improvements have supported multimodal access, with data showing fewer crashes and stable travel times after lane reductions
- The city has protected bike lanes on Armour Road and Diamond Parkway, but the broader bike network still lacks strong connections between neighborhoods, parks, jobs, and regional trails
- Transit planning includes current RideKC service, NKC Flex, the NorthRail streetcar concept on Swift Avenue, and future Smart Moves KC service improvements



What We Are Learning From Your Community

- Walkability and bikeability ranked as top priorities, with strong support for safer pedestrian and bicycle connections
- Residents want better transit, possible streetcar access, regional trail connections, and stronger links to downtown Kansas City, Riverside, Parkville, and the riverfront
- Armour Road traffic, speeding, pedestrian crossings, truck traffic, and incomplete bike lanes are recurring concerns
- I-29/35, MO-9, MO-210, railroads, the river, and MoDOT coordination are seen as major mobility barriers





Quality of Life

What would make North Kansas City more livable?

What the Existing Conditions Research Tells Us

- Local parks form the backbone of the city's recreation system
- Park access is limited south of Armour Road, where industrial and commercial areas have few open space options for workers and visitors
- River Forest Park, the Riverfront Levee Trail, and regional trail planning create major opportunities to expand nature-based recreation and riverfront access
- Sustainability research highlights the importance of tree canopy, stormwater management, environmental cleanup, water infrastructure, and long-term resilience



What We Are Learning From Your Community

- Parks, events, local traditions, public services, city responsiveness, and community engagement are seen as major strengths
- Residents want more third places, family attractions, grocery access, community gardens, farmers markets, arts/culture spaces, and evening activity
- Quality of life concerns raised include vagrancy, noise, traffic, lack of fresh food, limited renter engagement, and the need to include all parts of the community



Parking Study

TYLin

Stakeholder Summary

• Business Input

- Collected through interviews with City staff + one open house event
- Themes include:
 - Lack of nearby parking for employees along Swift Street south of Armour Road, resulting in parking tickets
 - Desire for less-restrictive parking further south on Swift Street
 - Desire for short-term parking in front of businesses where there is frequent customer turnover

• Community Survey

- 52% feel it is easy or extremely easy to find parking in downtown NKC
- 21% feel it is difficult or extremely difficult to find parking in downtown NKC

The biggest parking issues selected by respondents:

1. Vehicular vs. pedestrian crossing safety
2. Not enough short-term parking for shopping/dining
3. No parking issues

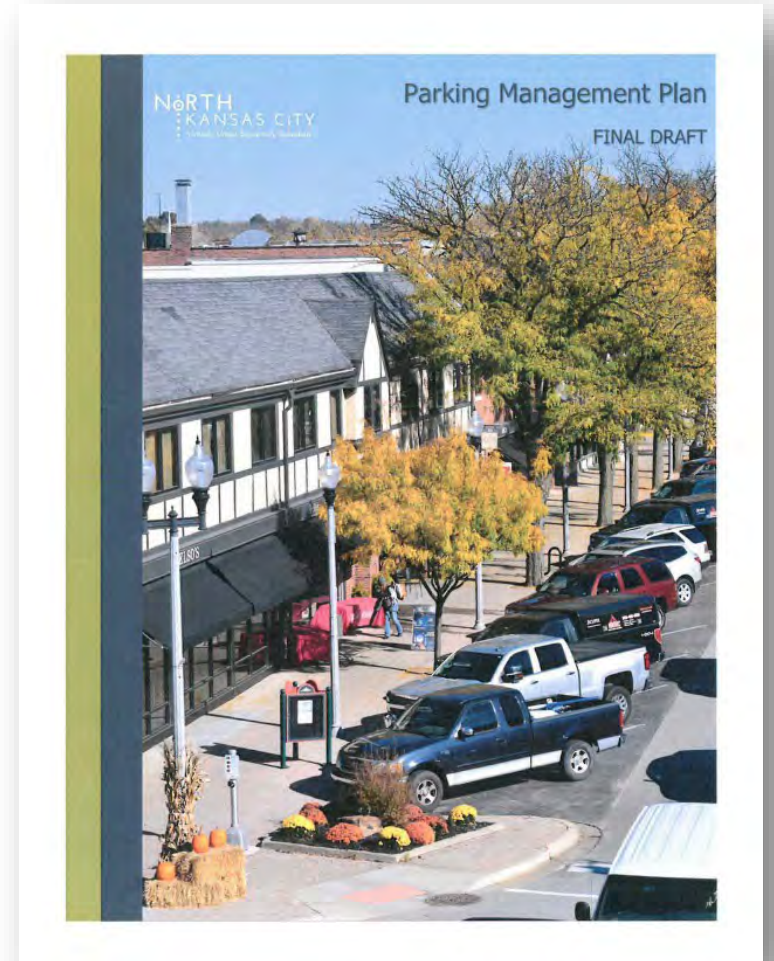
Previous Studies

- **Parking Management Plan (2018)**

- Evaluated 2,397 parking spaces in downtown area
- Found peak to be 11-1 pm
 - During this time, total downtown spaces were 52% full

- **Recommendations:**

- Wayfinding and public parking lot signs
- Expand public-private partnerships for shared lots
- Add ADA parking to Armour between Clay and Fayette and Swift from 18th to 20th
- Improve downtown streetscape
- Increase bike routes/parking
- Modify parking time limits – particularly where turnover is not an issue



Data Collection

- **Data collected over five periods**

Downtown Area	Thursday 2/26	Friday 2/27	Saturday 2/28
Mid-day (11:30 am–1:30pm)	✓	✓	✓
Evening (5:30-7:30 pm)	✓	✓	

Data collection conditions: Weather conditions from 2/26 to 2/28 were sunny with temperatures ranging from 60-70 degrees. Thursday 2/26 and Friday 2/27 were typical business days.

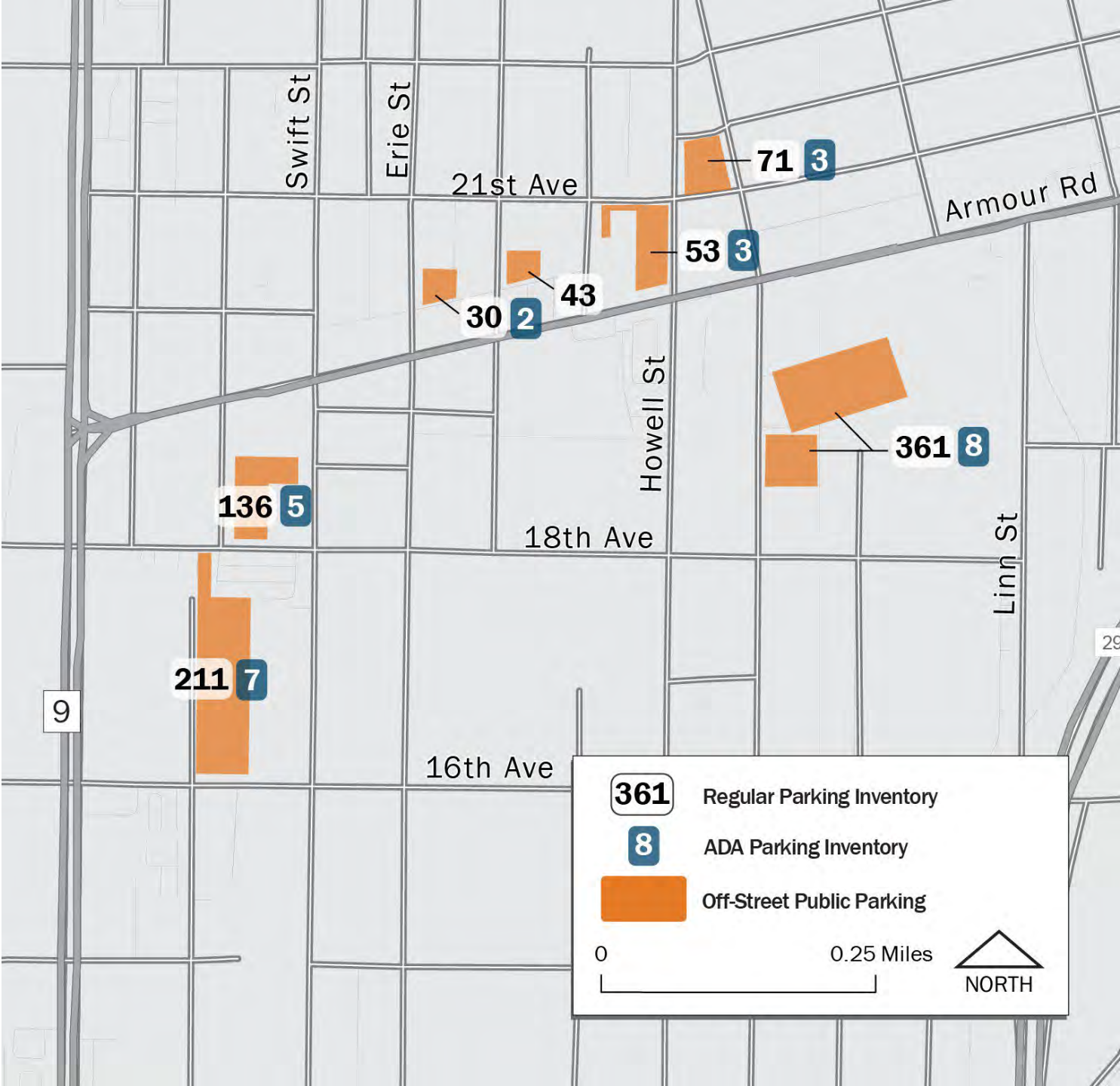
Public Parking Inventory

Type	Space Count
On-Street	961
Public Off-Street	933
Total Public Inventoried	1,894



Off-Street Public Parking Inventory

Lot	Regular	ADA	Total
16 th Avenue	211	7	218
City Hall	53	3	56
Clay Street	136	5	141
Erie	30	2	32
Fayette Street	43	0	43
Library	71	3	74
YMCA – North	277	8	285
YMCA – South	84	0	84
Total	905	28	933



On-Street Parking Inventory

Type	Count	%
General	521	44%
General 2-Hour	423	54%
ADA	11	1%
Short-Term	6	1%
Total Inventoried	961	100%



2-Hour On-Street Parking

- **2-hour vs 2-hour with time/day restrictions**
 - Most 2-hour parking is restricted to the hours of 8 am – 6 pm, except Saturdays, Sundays, and holidays
 - Portions of Swift Street have 2-hour parking that does not have time or day restrictions



Restricted 2-hour parking



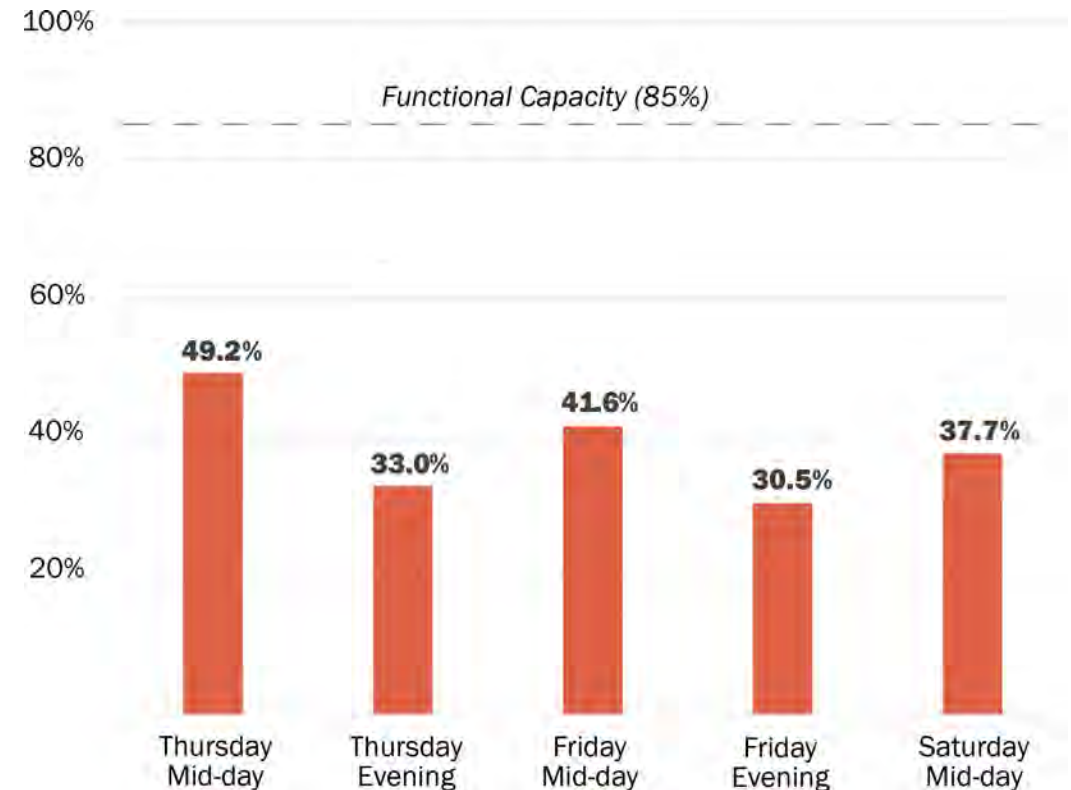
General 2-hour parking

Parking Utilization

- **Parking utilization for on- and off-street public parking peaks mid-day on Thursday**
 - 49.2% of parking spaces are occupied during the peak

Functional Capacity: The point at which there are still open spaces, but few enough that finding parking becomes uncomfortable. For a downtown setting, 85% is the target utilization.

Downtown Parking Utilization across Data Collection Periods

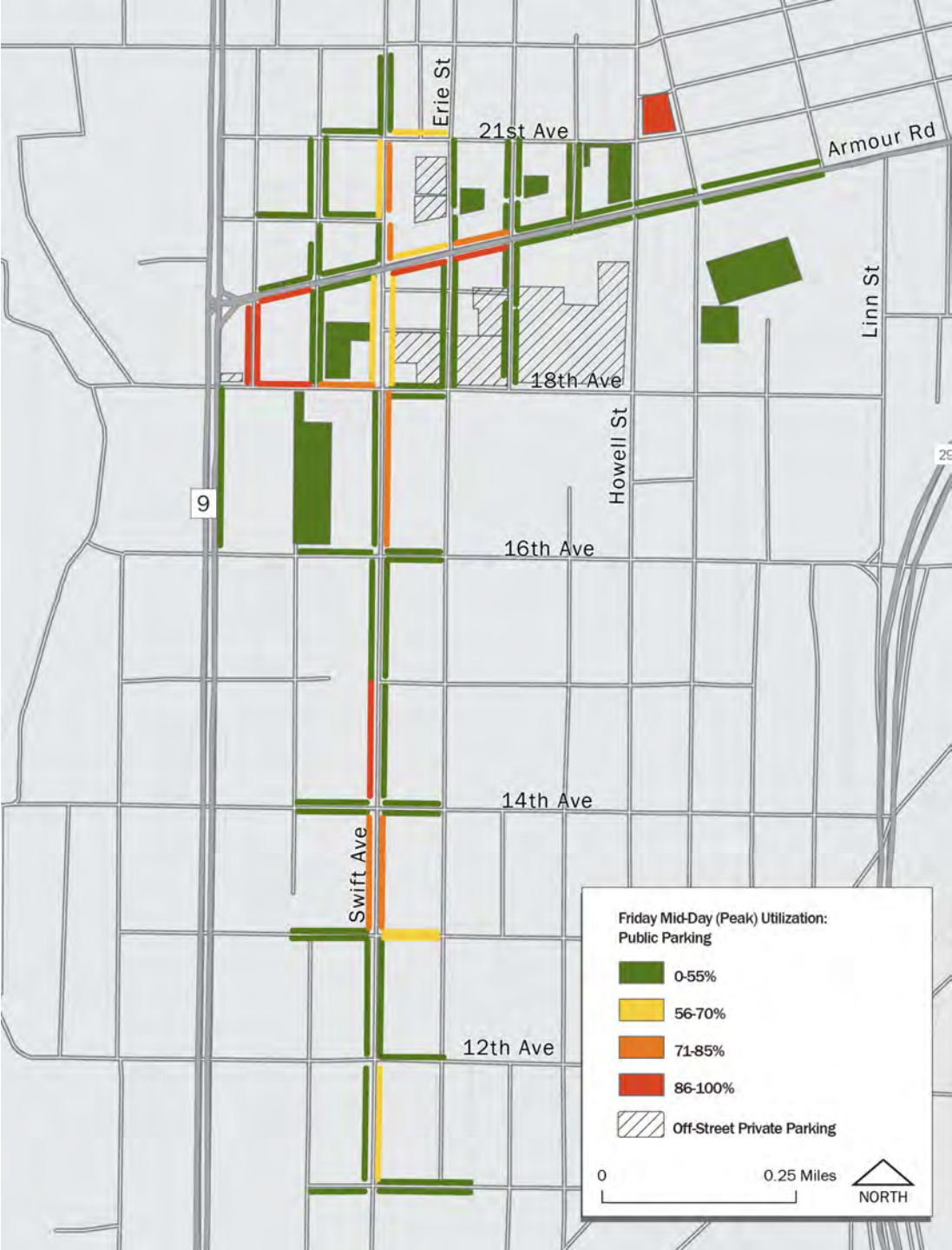


Thursday Peak Demand: Mid-Day

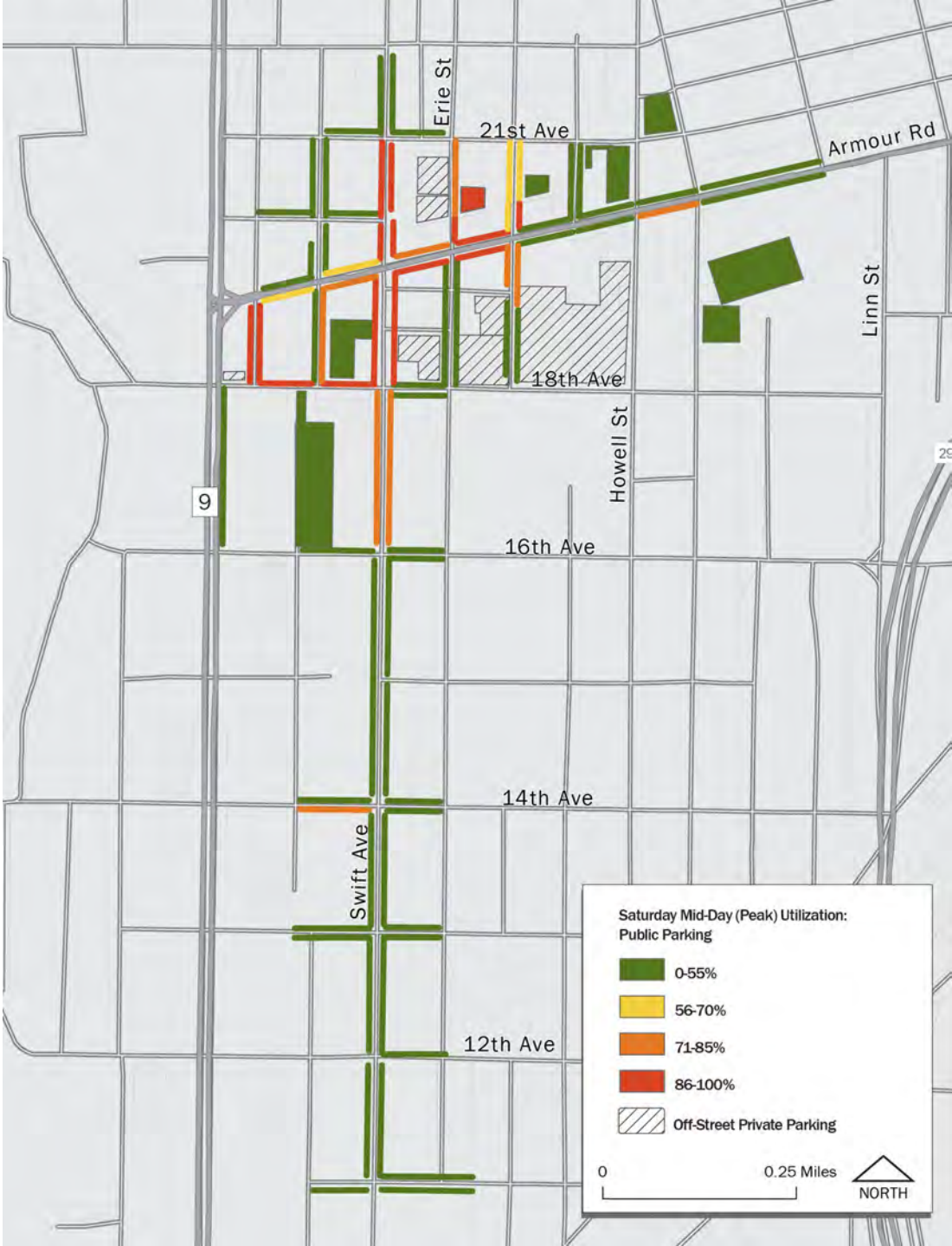
- **Several block segments on Swift and Armour over 85% utilized during peak, while others nearby under 50%**
- **Lots underutilized (Clay Street Lot unavailable)**



Friday Peak Demand: Mid-Day



Saturday Peak Demand: Mid-Day

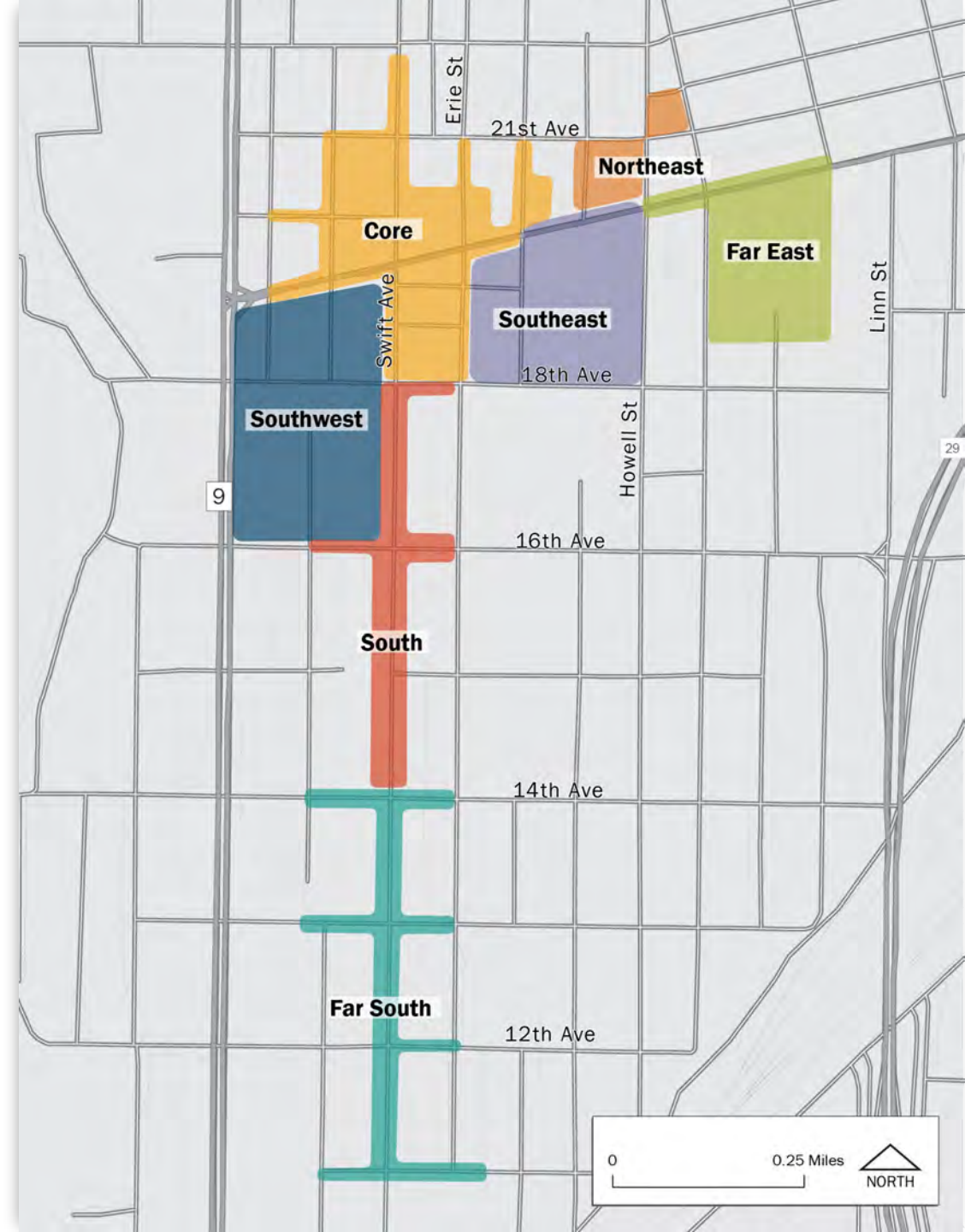


Zone Analysis

Goal: Analyze public parking utilization within sub-areas with similar characteristics and parking needs

Zones developed based on:

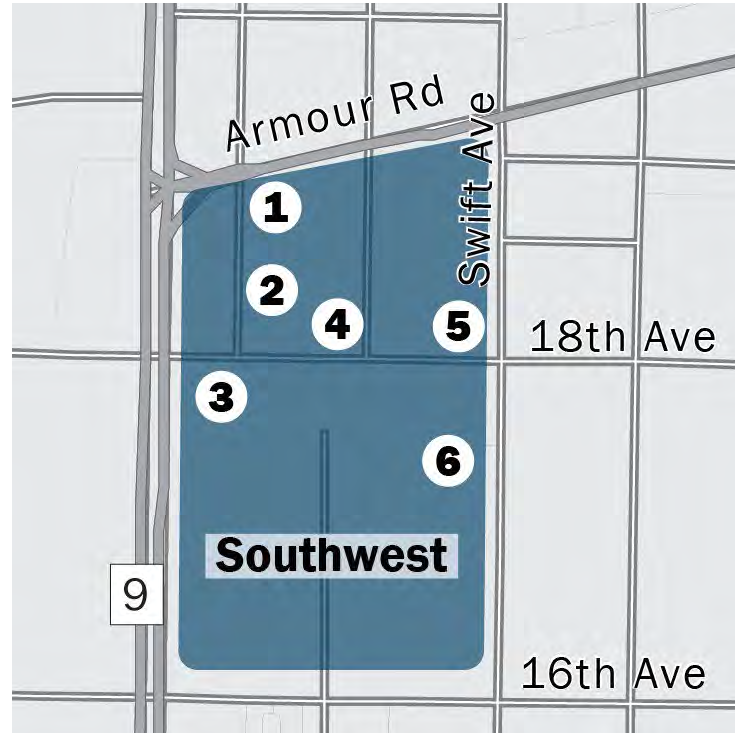
- Real or perceived barriers
- Shared destinations and pedestrian patterns
- City input



Key Destinations



- 1 The Firehouse
- 2 Jefferson's
- 3 Sail Away Wine
- 4 Chappell's Restaurant
- 5 Screenland Armour Theatre



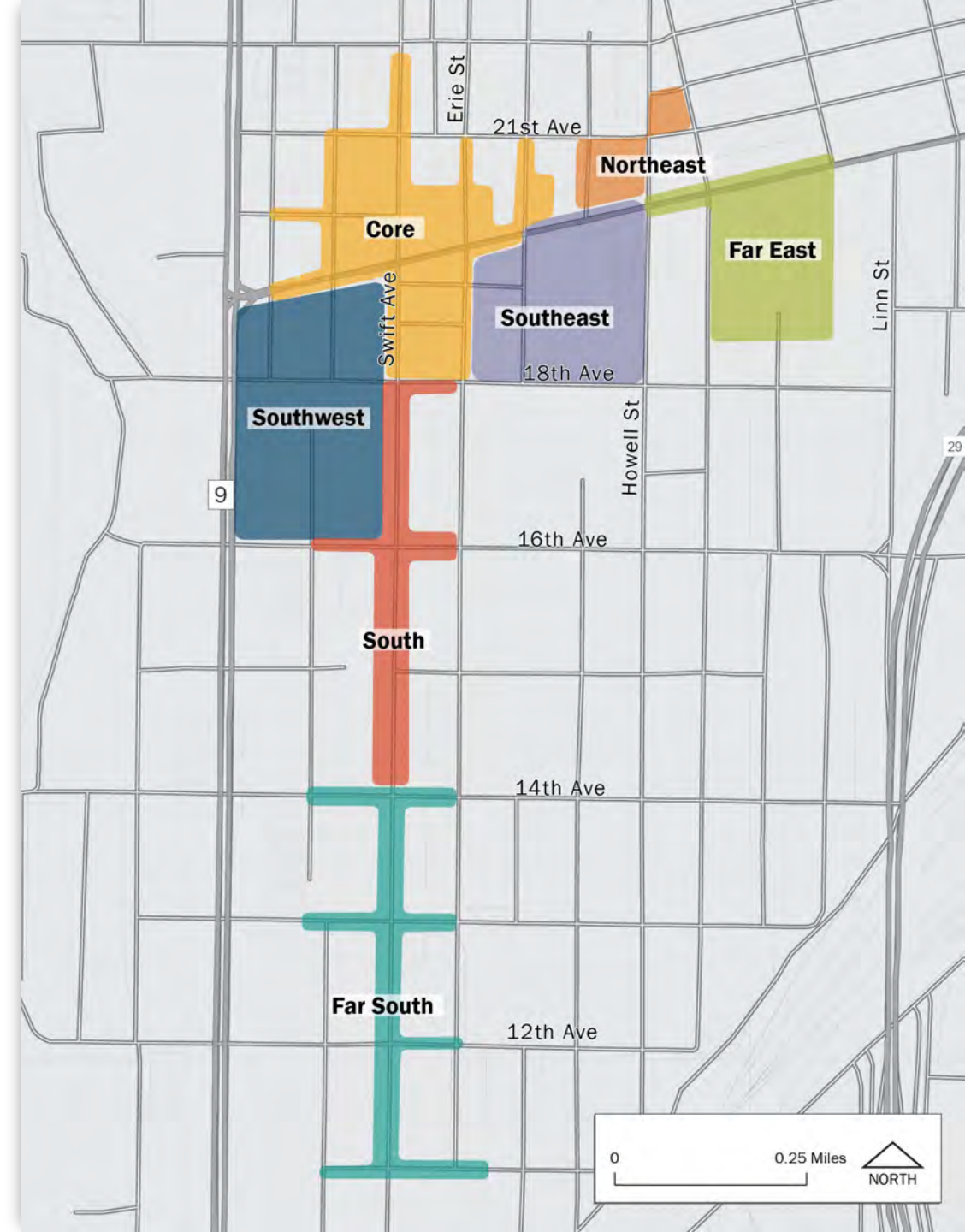
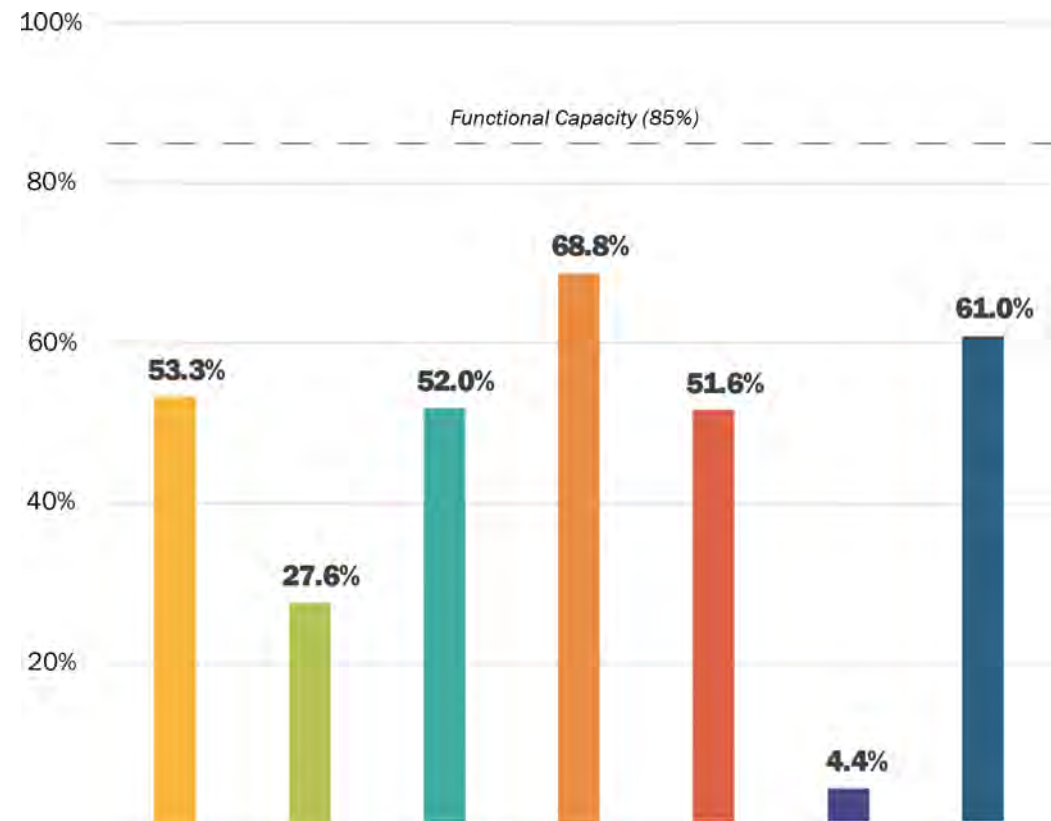
- 1 Hawaiian Bros Island Grill
- 2 F325 BBQ
- 3 Chicken N Pickle
- 4 Cinder Block Brewery
- 5 El Canelo Mexican Restaurant
- 6 Garney



- 1 City Hall
- 2 Dagg Park
- 3 North Kansas City Public Library

Zone Analysis

Thursday Mid-Day (Peak) Utilization by Zone



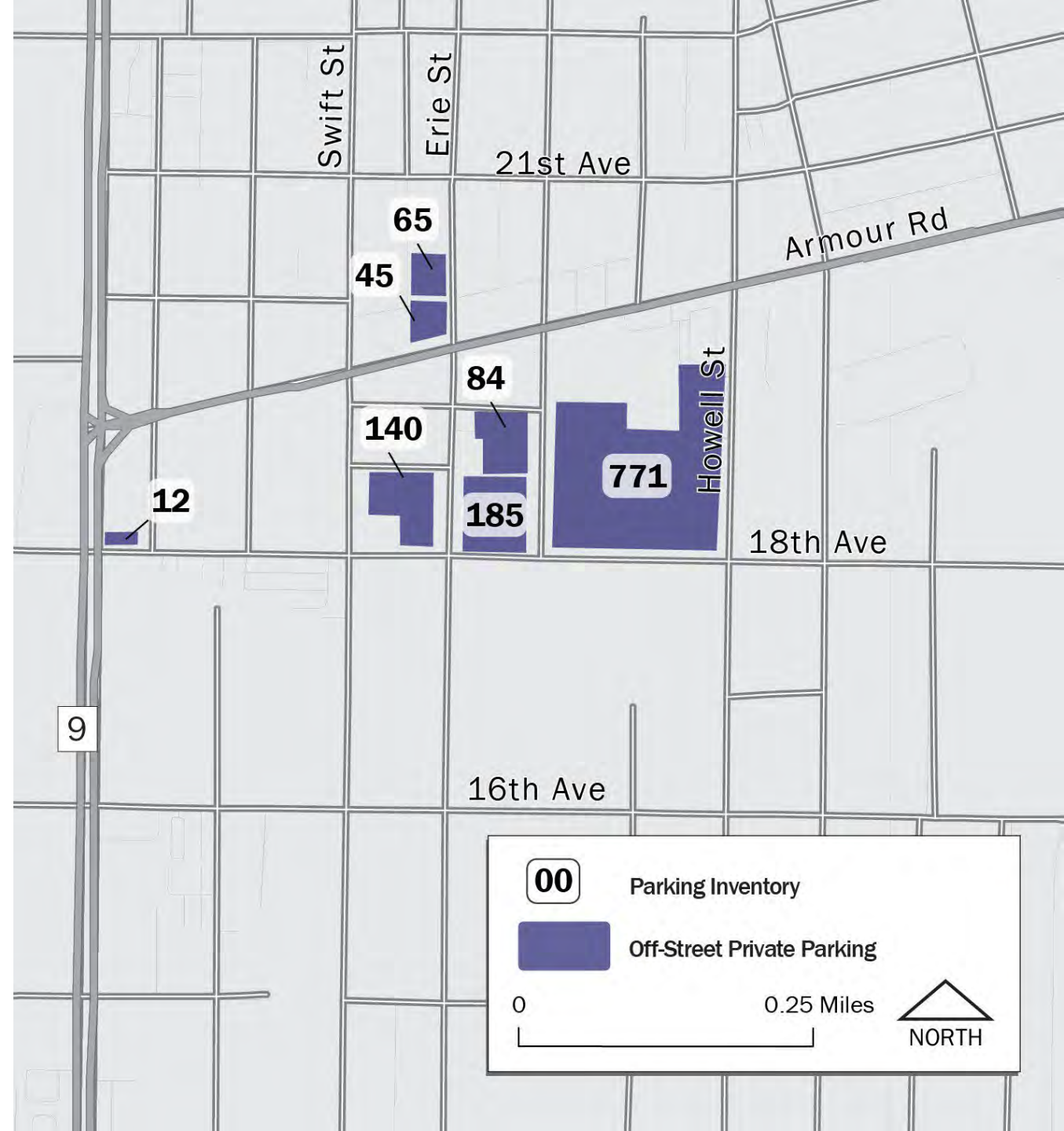
Zone Analysis: Minimum number of spaces available

		Thursday Mid-Day	Thursday Evening	Friday Mid-Day	Friday Evening	Saturday Afternoon
Zone	Inventory	Surplus	Surplus	Surplus	Surplus	Surplus
Core	448	209	208	256	208	196
Far East	409	296	286	333	363	236
Far South	179	86	167	108	167	154
Northeast	154	48	117	59	133	128
South	182	88	122	81	109	118
Southeast	68	65	68	64	67	53
Southwest	454	177	305	206	271	291

At a minimum 48 spaces are available within a 2-3 block zone; other zones have 65 or more spaces available

Off-Street Parking Inventory (Private)

- Numerous surface lots in downtown area that are reserved
- Noted usage patterns of private parking where occupancy was high or otherwise notable



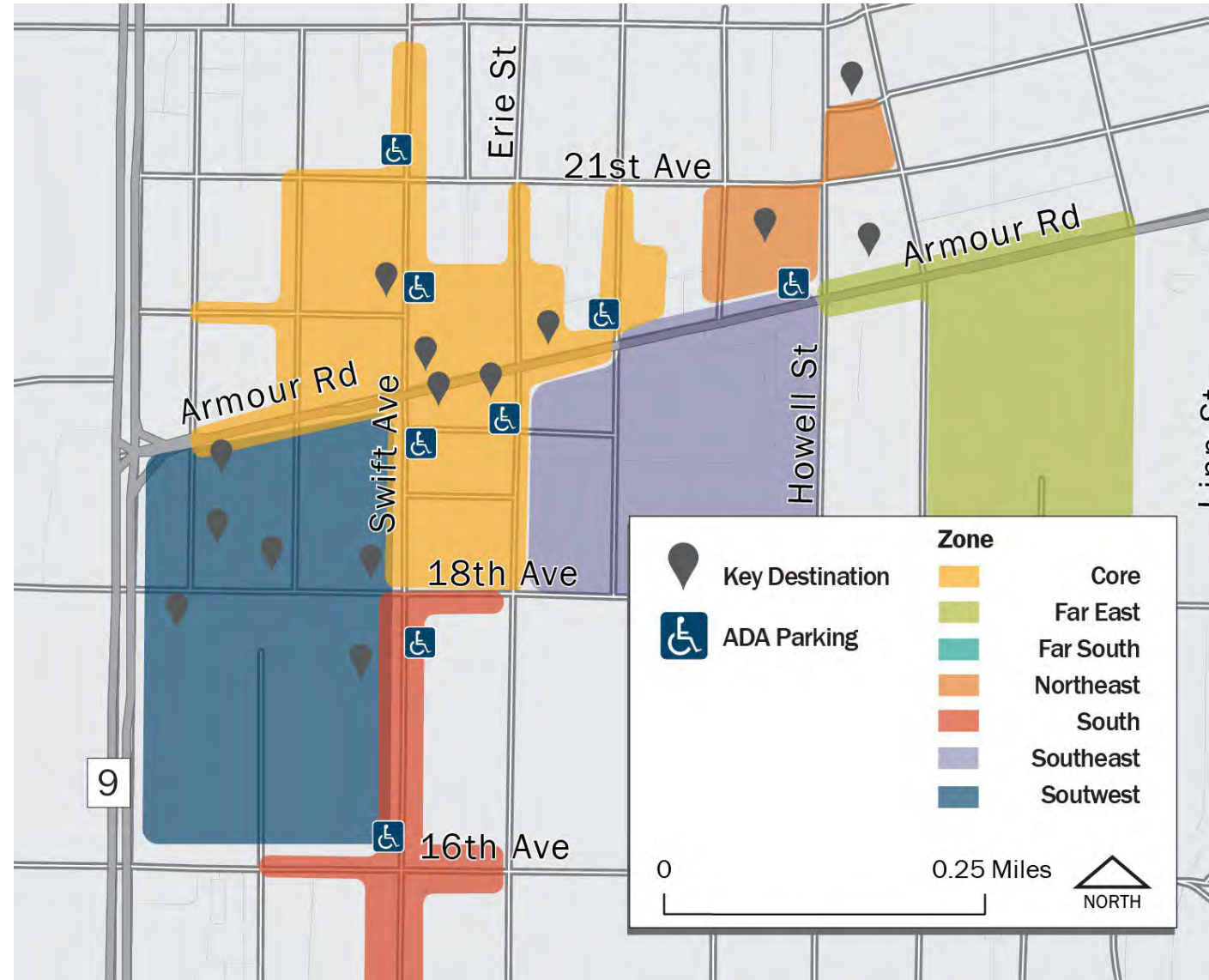
Private Parking Utilization

Lot	Restrictions	Parking Inventory	Utilization Observations
18 th Ave & Buchanan St Parking	None	12	Lot is generally full during day and evening
Erle St Private Parking	Private Parking (Residential)	65	Lot is generally full
HDS Parking	HDS Parking Permit Required	140	Lot is 100% utilized during day and 0% utilized after 5 pm
Jimmy John's/First Watch Parking	Parking for First Watch/Jimmy John's Only	84	Lot is generally full during day and empty in evening
Life Unlimited Parking	Reserved Parking for Life Unlimited Only	45	Lot is generally full
Northtown Devco Parking	Customer & Tenant Parking Only	185	Lot is generally full during day and empty in evening
Safe Haven Security	Safe Haven Employee & Visitor Parking Only	771	Large pool of parking with low utilization during all hours of day

ADA Parking

Study Area

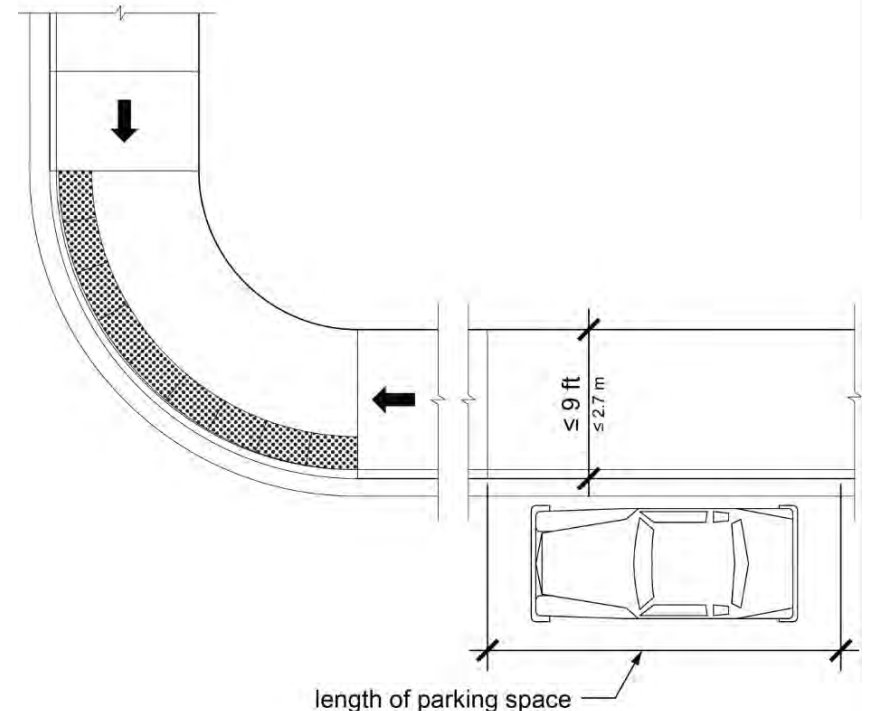
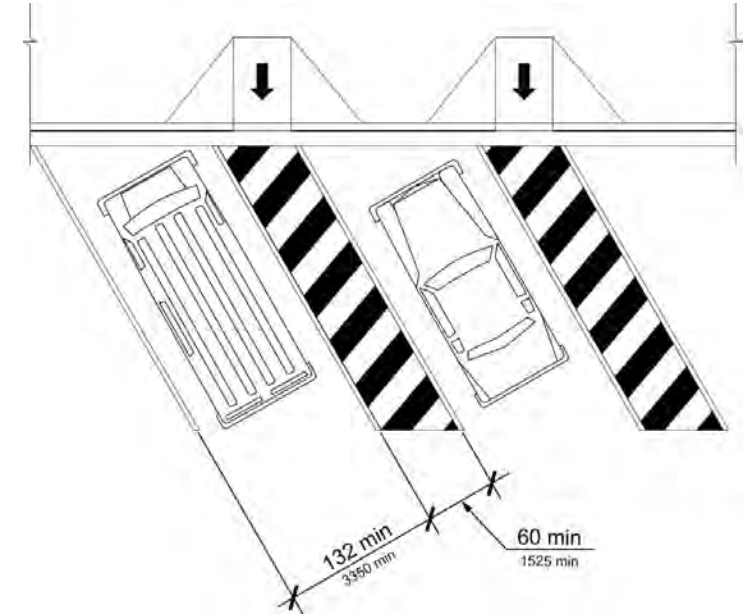
- Existing
 - 11 total ADA spaces in study area
 - Clustered in Core
 - Sparsely used during observations
- Future
 - Most useful when provided directly adjacent to key destinations
 - Occupancy analysis shows opportunity to convert existing on-street spaces if in demand



ADA Parking

Standards

- Not specified by ADA:
 - Number of on-street spaces required
 - Design specifications for on-street spaces
- Technical design standard is Public Rights-of-Way Accessibility Guidelines (PROWAG)
 - Represent best practice to demonstrate compliance with ADA



Short-Term Parking

- **Short-term parking is limited**
 - Four 15-minute parking spaces located along Swift Street between 18th and 16th Street
 - Best practice is uniform application, 1-2 per block



Key Findings

- **Overall utilization is below 50%**
 - When occupancy is below 80% in public parking areas, the system can operate with limited daily management
- **Off-street parking lots are generally underutilized**
 - Parking lots should prioritize accommodating longer-term parking such as employees
- **On-street parking utilization during peak periods is concentrated on Armour Road (between Swift and Erie) and on Swift Street (between 18th and 20th)**
 - Zone analysis indicates 48 spaces at a minimum available within any zone
- **Several large private parking areas available**
 - Private lot owners are protecting their space, can be confusing for visitors
 - Shared parking opportunities for daytime and after 5PM
- **ADA parking is primarily clustered around “core” zone where there are popular destinations**

Key Findings

- **Opportunity for space reallocation**

- Designate one or two 15-minute spaces per block in core area
- Often spaces will be in same predictable location on each block

- **Need clear employee parking plan**

- On-street parking in key areas should continue to be prioritized for customers and high turnover use
- Longer term parking / employees should park off-street or designated areas with low utilization

- **Pedestrian and wayfinding improvements**

- Increases the distance parkers feel comfortable walking

School Area

Public & School Parking

Data Collection

- **Data collected over three periods**

School Area	Friday 2/27
Mid-day (12-2 pm)	✓
Afternoon (4-5 pm)	✓
Evening (7-8 pm during sports event)	✓

Data collection conditions: Weather conditions on 2/27 were sunny with temperatures in the high 60s. Business and school conditions were normal, except for a basketball game in the evening.

Public & School Parking Inventory

Type	Space Count
On-Street	422
Off-Street	592
Total Inventoried	1,014



Off-Street Parking Inventory

Lot	Regular*	ADA	Total
Norclay Building Parking	17	2	19
Macken Park	206	10	216
Northtown Staff Parking (25 th Ave – North Side)	77	2	79
Northtown Student/Visitor Parking	157	7	164
Northtown Staff Parking (26 th Ave)	22	7	29
Northtown Staff Parking (25 th Ave – South Side)	74	0	74
Reserved/Staff Parking (East H.S. Entrance)	10	1	11
Total	563	29	592

*Regular parking includes visitor or reserved parking spaces



On-Street Parking Inventory

Type	Count	%
General	379	90%
General 2-Hour	6	1%
No Parking During School Hours	30	7%
ADA	7	2%
Total Inventoried	422	100%



Parking Utilization: Peak Demand

Friday Mid-Day			
	Inventory	Occupancy	Surplus
On-Street Parking	422	152	270
Off-Street Parking	592	262	330



Parking Utilization: Sports Event

	Inventory	Friday Evening During Sports Event	
		Occupancy	Surplus
On-Street Parking	422	132	290
Off-Street Parking	592	174	418



Key Findings

- **Off-street parking is underutilized during peak demand**
 - Students appear to prefer on-street parking over off-street parking; on-street regulations allow
 - Project team observed high school students using off-street library parking
 - Explore street parking restrictions such as no parking 8-10AM
- **Parking availability during the sports event was adequate**
 - Ample space in school lots

Parking Utilization: Friday Night



Market Study



LandUseUSA
UrbanStrategies

Residential Market Potential | North Kansas City



The City of North Kansas City Missouri

...

Residential Market Potential

Prepared by:



LandUseUSA
UrbanStrategies

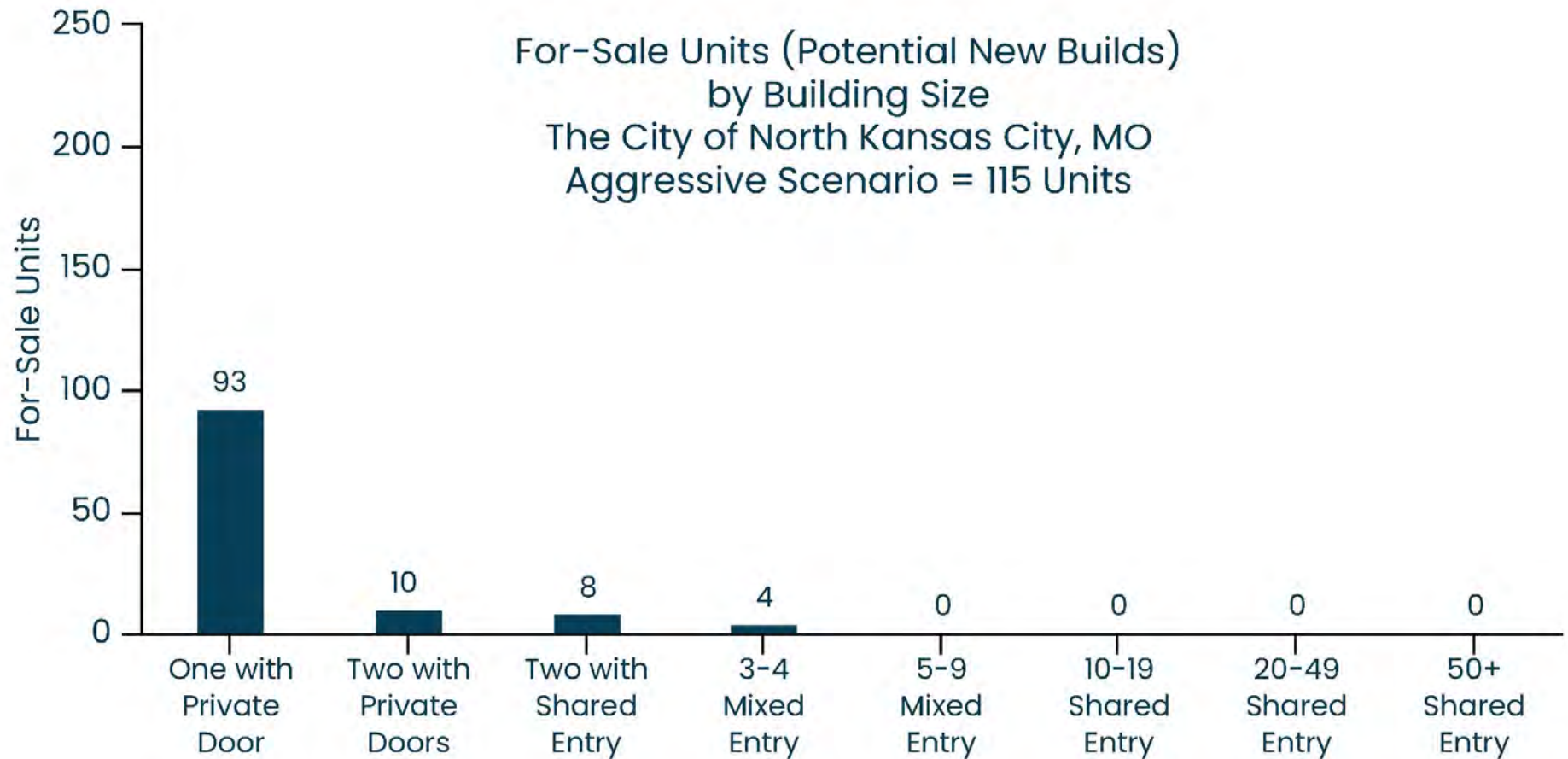
In Collaboration with:

olsson

Residential Market Potential

Section 1-A	Narrative Slide Deck
Section 1-B	Potential New-Builds
Section 1-C	Target Markets & Prices
Section 1-D	Potential Rehabs

New-Builds For-Sale | Potential



Aggressive Scenario | Values + Targets

Aggressive Scenario | North Kansas City Owner Capture with New Builds | Yr 2026

\$810,000	Picture Perfect Families A04	
\$520,000	Family Fun-tastic B09	4
\$560,000	Aging of Aquarius C11	
\$400,000	Boomers, Boomerangs C14	
\$480,000	Sports Utility Families D15	
\$395,000	Full Pocket, Empty Nest E19	5
\$365,000	No Place Like Home E20	2
\$435,000	Fast Track Couples F22	1
\$390,000	Status Seeking Singles G24	10
\$395,000	Urban Edge G25	1
\$300,000	Destination Recreation H29	
\$305,000	Blue Collar Comfort I31	1
\$310,000	Balance and Harmony I33	1
\$275,000	Aging in Place J34	
\$350,000	Wired for Success K37	
\$265,000	Metro Fusion K39	
\$215,000	Bohemian Groove K40	18
\$290,000	Rooted Flower Power L42	10
\$200,000	Infants, Debit Cards M45	1
\$280,000	True Grit Americans N46	1
\$245,000	Full Steam Ahead O50	
\$285,000	Digital Dependents O51	19
\$230,000	Urban Ambition O52	
\$230,000	Striving Single Scene O54	13
\$215,000	Family Troopers O55	
\$275,000	Mid-scale Medley P56	6
\$280,000	Reaping Rewards Q62	1
\$180,000	Town Elders Q64	3
\$160,000	Senior Discounts Q65	17
\$185,000	Dare to Dream R66	
.	All Other Clusters X00	0

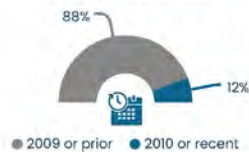
Capture 115
New Buyer
Households
...
Prices Represent
Tolerances between
30% and 40%
of Income

Owner Target Markets | North Kansas City

Status Seeking Singles | G24

Lifestyles and Housing Preferences | National Averages

Units by Decade Built



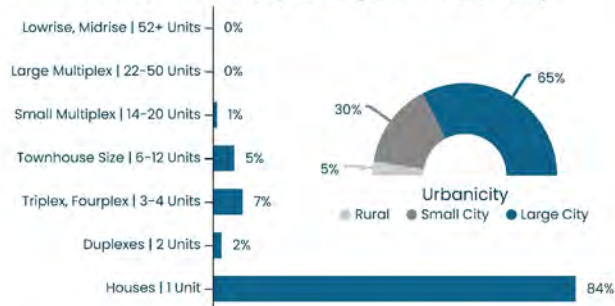
Households by Tenure



Share that Moves each Year



Inclination for Units by Building Size and Urbanicity



Rooted Flower Power | L42

Lifestyles and Housing Preferences | National Averages

Units by Decade Built



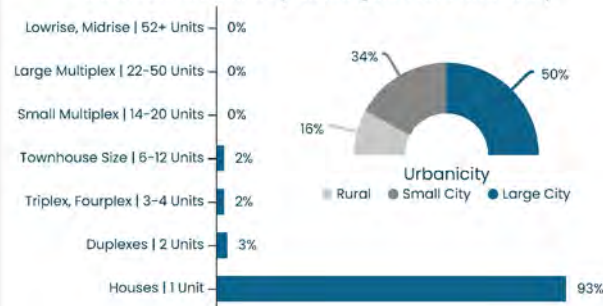
Households by Tenure



Share that Moves each Year



Inclination for Units by Building Size and Urbanicity



Digital Dependents | O51

Lifestyles and Housing Preferences | National Averages

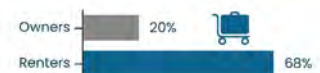
Units by Decade Built



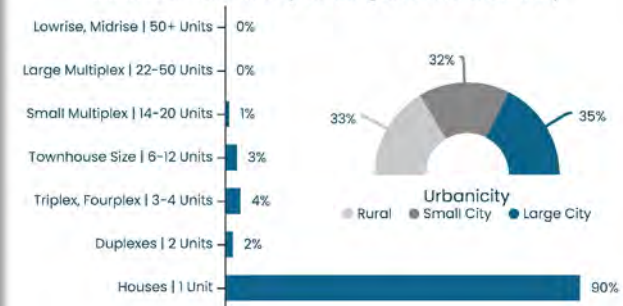
Households by Tenure



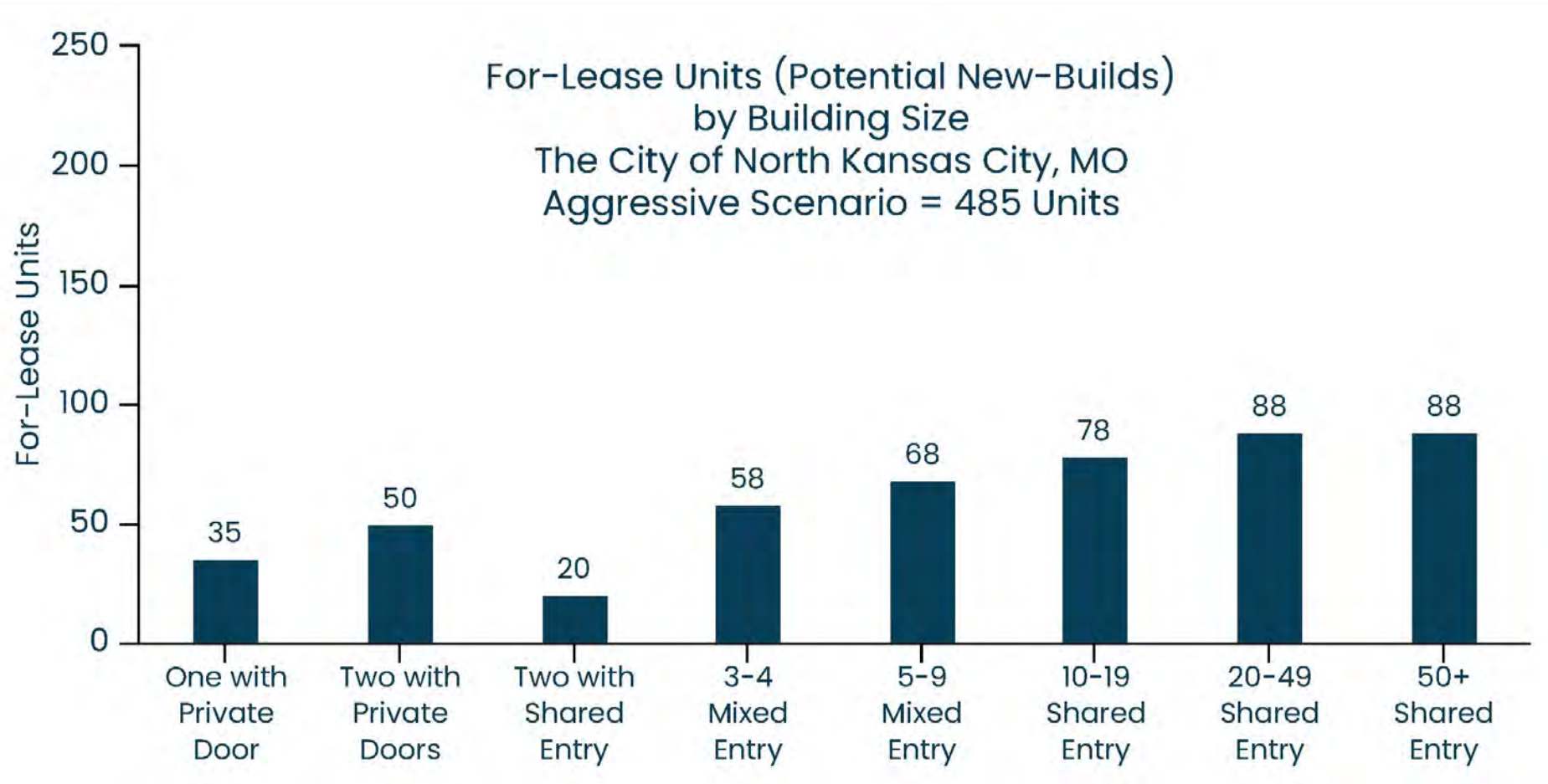
Share that Moves each Year



Inclination for Units by Building Size and Urbanicity

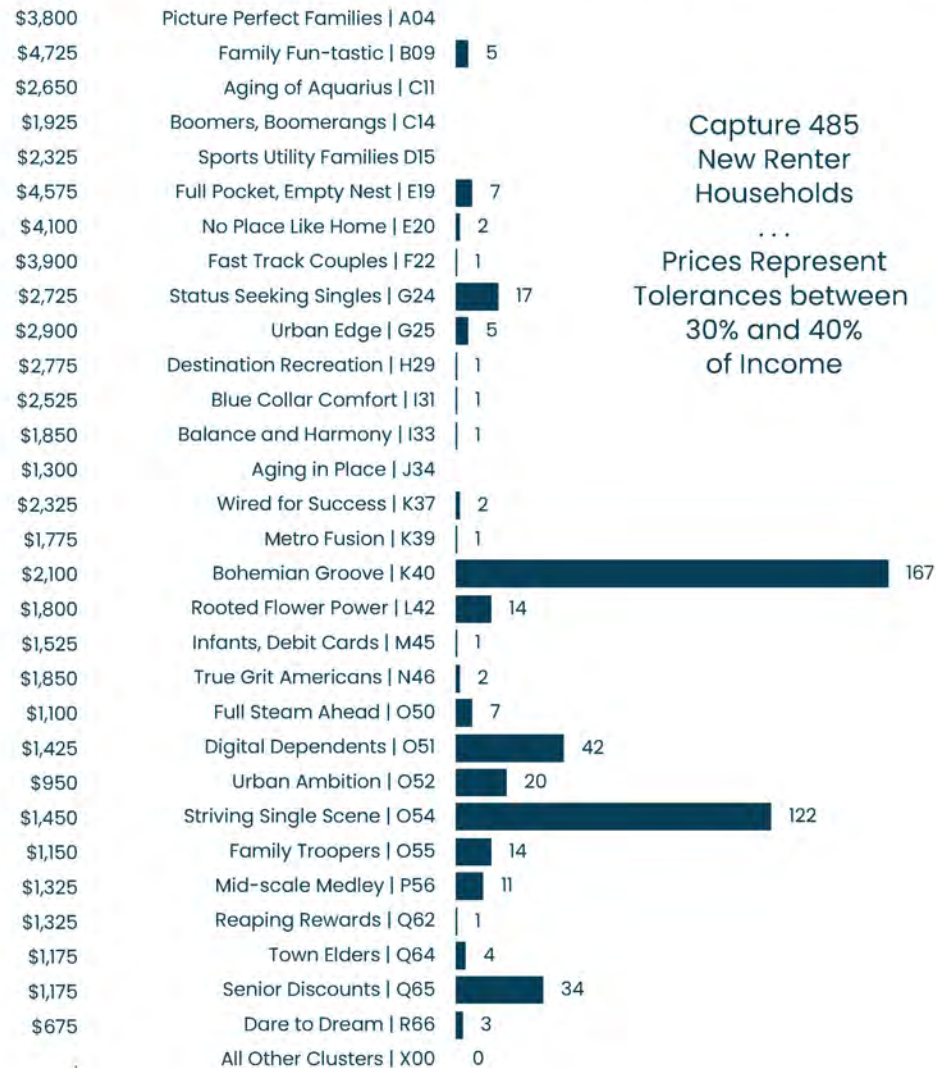


New-Builds For-Lease | Potential



Aggressive Scenario | Rents & Targets

Aggressive Scenario | North Kansas City Renter Capture with New Builds | Yr 2026



Renter Target Markets | North Kansas City

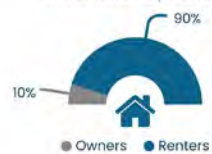
Bohemian Groove | K40

Lifestyles and Housing Preferences | National Averages

Units by Decade Built



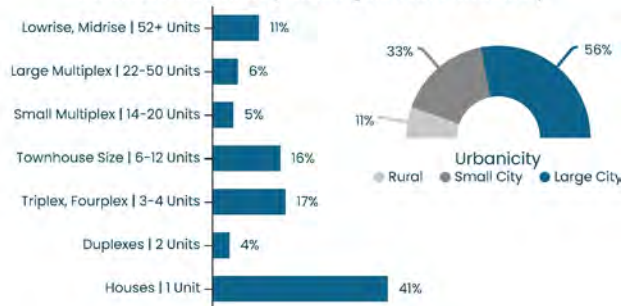
Households by Tenure



Share that Moves each Year



Inclination for Units by Building Size and Urbanicity



Striving Single Scene | O54

Lifestyles and Housing Preferences | National Averages

Units by Decade Built



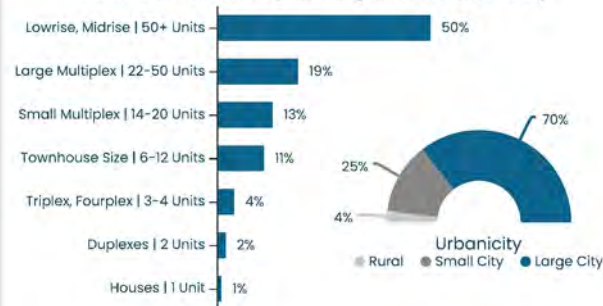
Households by Tenure



Share that Moves each Year



Inclination for Units by Building Size and Urbanicity



Senior Discounts in Towers | Q65

Lifestyles and Housing Preferences | National Averages

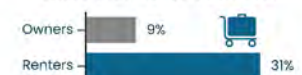
Units by Decade Built



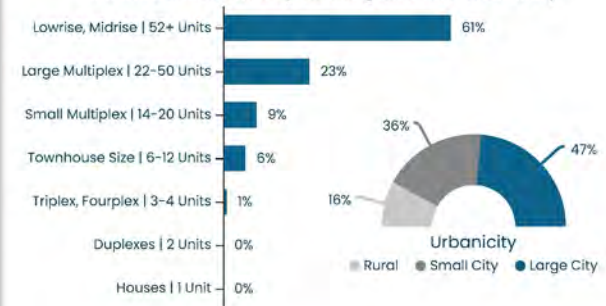
Households by Tenure



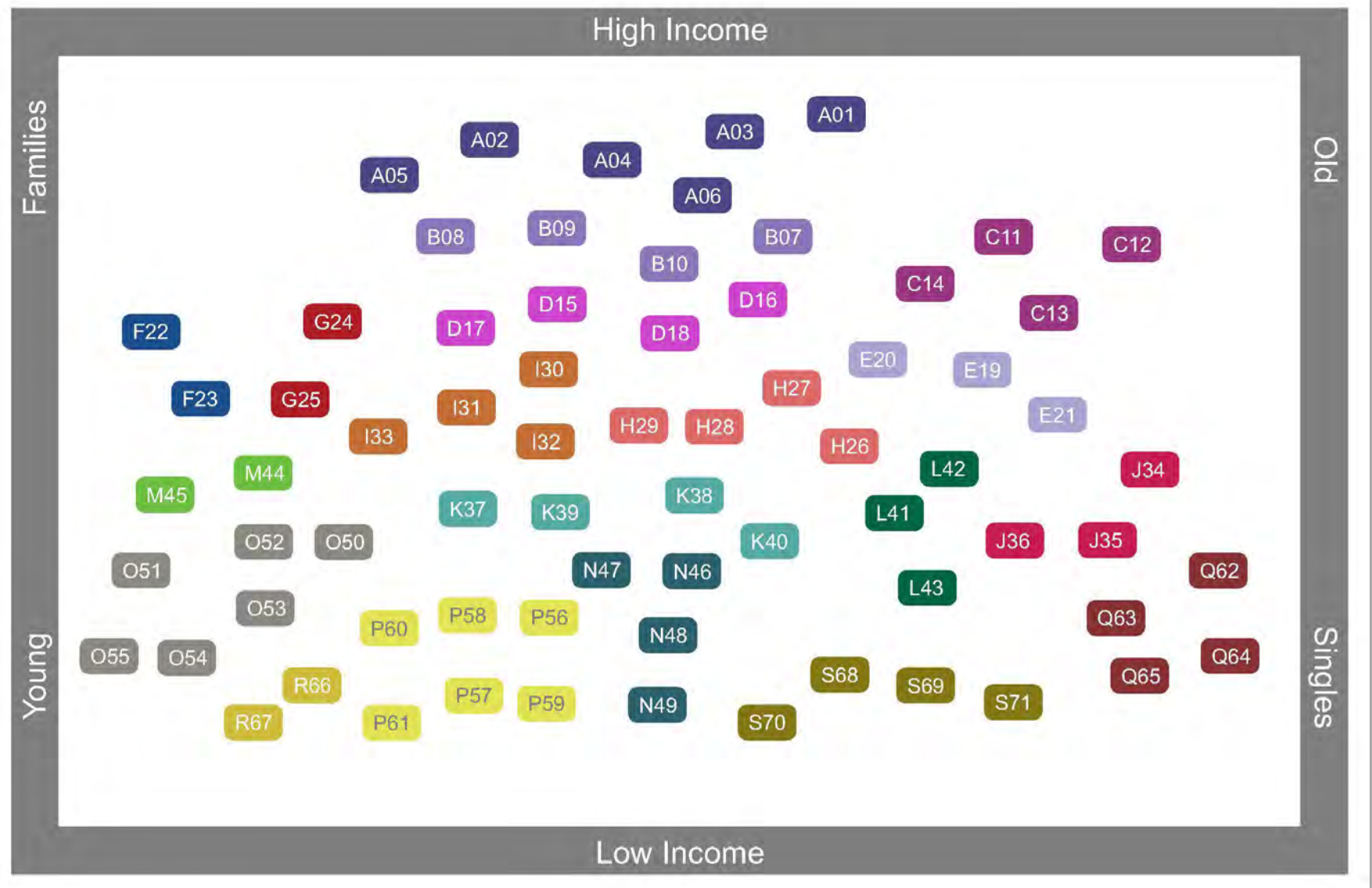
Share that Moves each Year



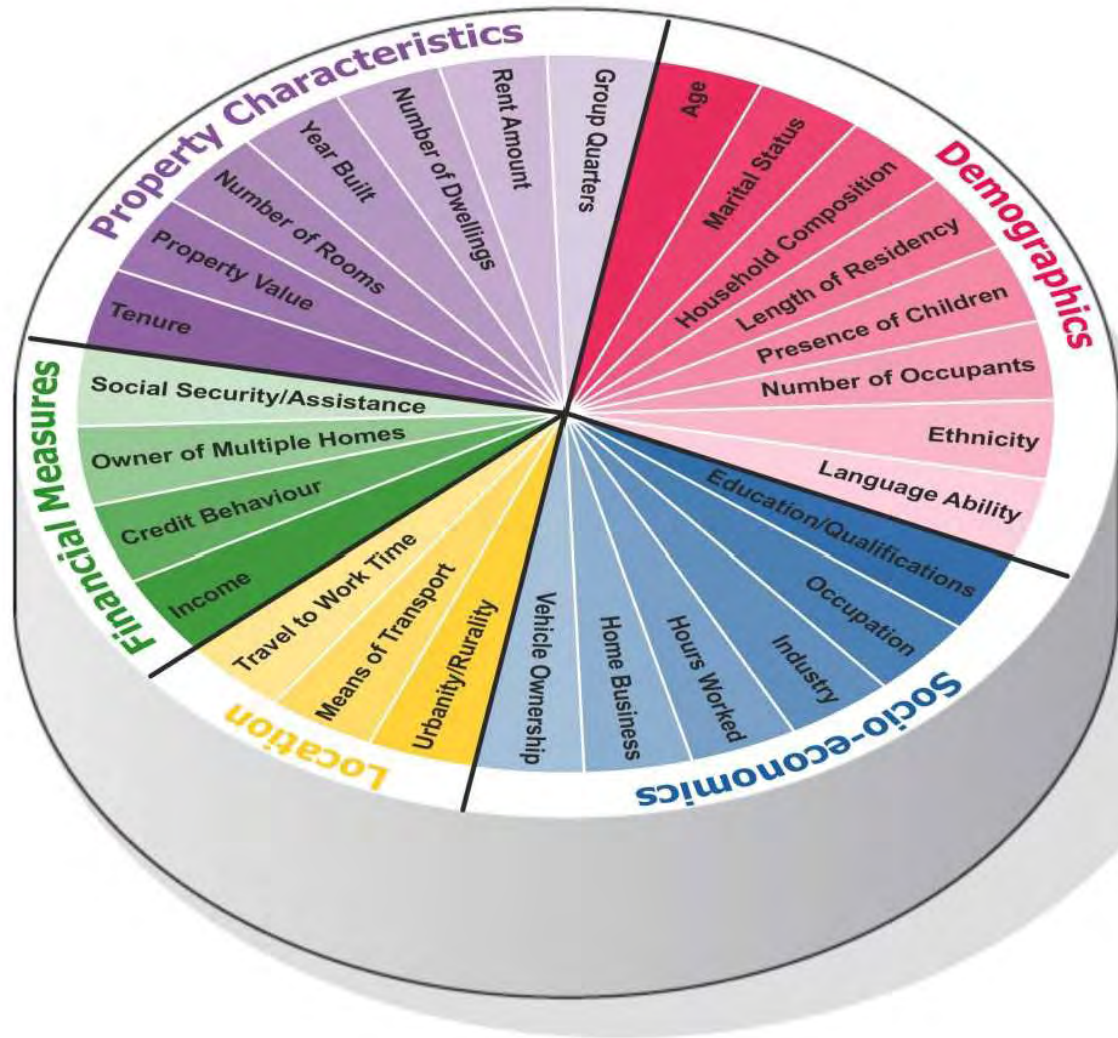
Inclination for Units by Building Size and Urbanicity



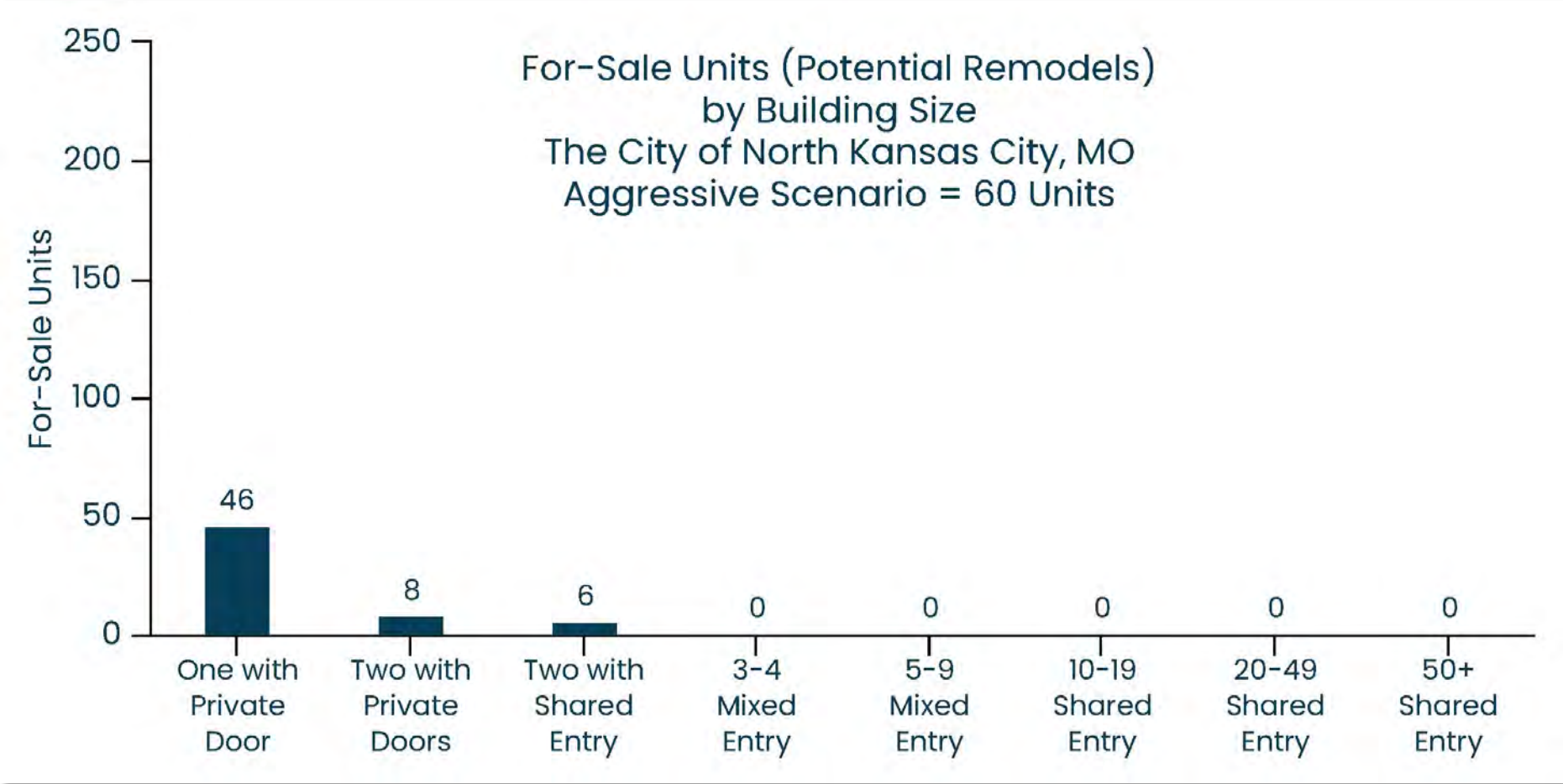
Experian Decision Analytics



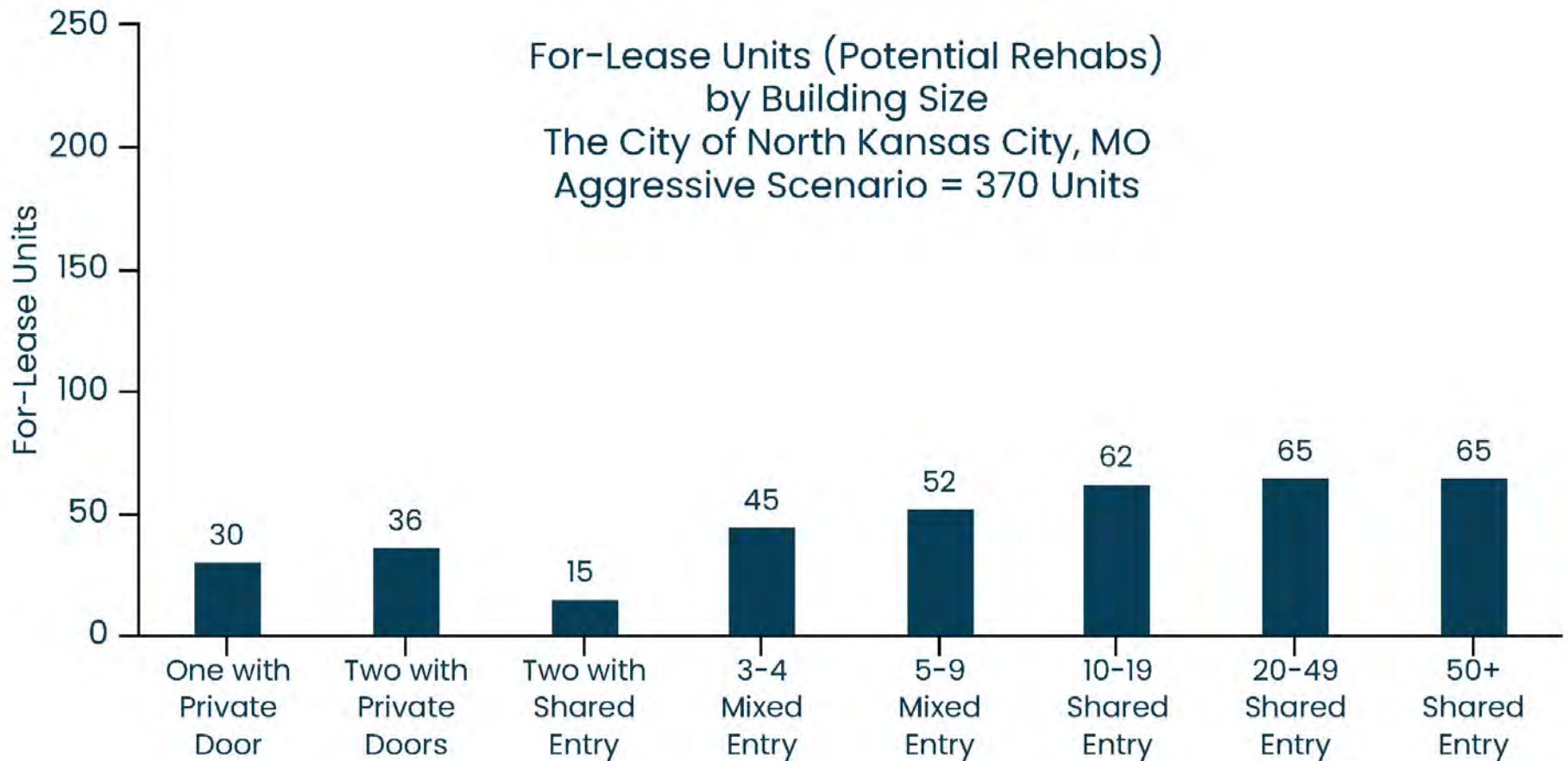
Experian Decision Analytics



Remodels For-Sale | Potential



Rehabs For-Lease | Potential



The City of North Kansas City Missouri

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Economic Analysis

Prepared by:



LandUseUSA
UrbanStrategies

In Collaboration with:

olsson

Economic Analysis

Section 5-A	Narrative Slide Deck
Section 5-B	Gap and Market Potential
Section 5-C	Supply Summary of Inventory
Section 5-D	Supply Retail, Restaurants, Arts
Section 5-E	Supply Non-Retail Industries
Section 5-F	Demand Population, Households
Section 5-G	Demand Per Capita Income
Section 5-H	Economics Labor Force
Section 5-I	Economics Worker Flow
Section 5-J	Supplement Transport to Work

Downtown and Armour Road

Grocery Store like Hy-Vee, Aldi	Retail Trade	I-29
Pharmacy inside Hy-Vee	Retail Trade	I-29
Asian Grocery, Frozen Fish Market	Retail Trade	I-29
Vintage Truck & Car Showroom	Retail Trade	I-29
Outdoor, Patio Furniture Showroom	Retail Trade	I-29
Fresh Fish Market and Fish Fry	Restaurant	I-29
Closeout and Pre-Owned Appliances	Retail Trade	I-29 or Downtown
Office Supplies like Staples	Retail Trade	I-29 or Downtown
Flooring, Carpet, Tile Store	Retail Trade	I-29 or Downtown
Sporting Goods Store (not guns)	Retail Trade	I-29 or Downtown
Classic Motorcycle Showroom	Retail Trade	I-29 or Downtown
Hardware Store like Ace, True Value	Retail Trade	Downtown
Snack Shop like Little Debbie Bakery	Retail Trade	Downtown
Supplements, Vitamins, Nutrition	Retail Trade	Downtown
Men's Rugged Workwear, Boots	Retail Trade	Downtown
Optician with Fashion Eyewear	Retail Trade	Downtown



Downtown and Armour Road



Existing Business Inventory | Retail Trades, Stores, Merchants The City of North Kansas City, Missouri | 2026

Row Count	Category	Name
1	Home Improvement - Kitchens	Countertop Solutions
2	Home Improvement - Kitchens	Fabricor Countertops
3	Home Improvement - Kitchens	Flintstone Countertops
4	Home Improvement - Kitchens	Kansas Granite Mart
5	Home Improvement - Kitchens	KC Cabinets
6	Home Improvement - Kitchens	Kitchen Cabinets Direct to You
7	Home Improvement - Kitchens	Precision Elements Cabinets
8	Home Improvement - Kitchens	Refinishing KC Remodeling
9	Home Improvement - Kitchens	Wes Edwin Design Cabinets (nearby)
1	Home Improvement - Flooring	All Tile - Carpet Cushions Supplies
.	Home Improvement - Flooring	Kolay Flooring International (closed?)
.	Home Improvement - Flooring	Republic Tile (closed?)
.	Home Improvement - Hardware	True Value Nuts and Bolts (closed)
.	Home Improvement - Hardware	A & N Hardware (closed)
1	Home Improvement - Specialty	Above & Beyond Pools, Spas & Billiard
2	Home Improvement - Specialty	Tailor'd Staging & Decor
3	Home Improvement - Specialty	Bigtime Lighting Design
4	Home Improvement - Specialty	City Electric Supply Store
5	Home Improvement - Specialty	Leisure World Pool & Hearth
6	Home Improvement - Specialty	Lovell's Drapery, Bohnet Interiors
7	Home Improvement - Specialty	Sherwin Williams Paints
.	Home Improvement - Specialty	Sutherland's Lumber (closed)
.	Home Improvement - Specialty	Watts Up Lighting (closed)
1	Home Improvement - Garden	KC Pond & Water Gardening
2	Home Improvement - Garden	Stuppy Greenhouse

Supply | Traditional Retail Categories

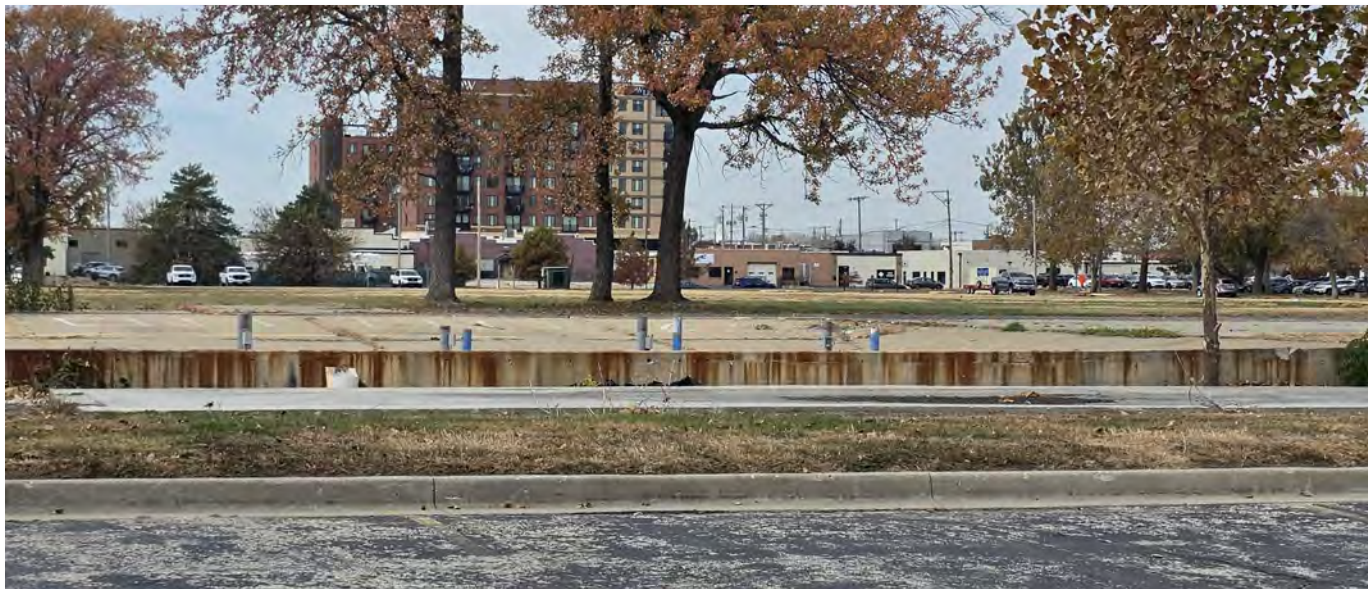


Existing Business Inventory | Retail Trades, Stores, Merchants The City of North Kansas City, Missouri | 2026

Row Count	Category	Name
1	Grocery - National Chains Stores	Save-A-Lot Moran Food
1	Grocery - Neighborhood Stores	Longview Market
2	Grocery - Neighborhood Stores	McLain's Market
3	Grocery - Neighborhood Stores	Scimeca's Market
1	Specialty Foods - Other	Armour Liquor
2	Specialty Foods - Other	Arrowhead Specialty Meats
3	Specialty Foods - Other	Hautly Cheese Wholesale Shop
4	Specialty Foods - Other	Kansas City/River Market Produce
5	Specialty Foods - Other	Scratch KC Baking Co, Wholesale
6	Specialty Foods - Other	Swade Cannabis Dispensary
1	Variety, Dollar, Discount	Dollar General Store
1	Pharmacies, Drug Stores	CVS Pharmacy
2	Pharmacies, Drug Stores	NKC Health Hospital Pharmacy
.	Pharmacies, Drug Stores	Medimart Pharmacy (closed?)
.	Pharmacies, Drug Stores	Xtracts Botanicals (closed)
1	Convenience Stores with Gas	Conoco
2	Convenience Stores with Gas	Phillips 66 (2) and Snappy Store
3	Convenience Stores with Gas	QuikTrip and Convenience (1)
4	Convenience Stores with Gas	QuikTrip and Convenience (2)
5	Convenience Stores with Gas	Sinclair Gas and Food Mart
1	Gas Stations without Convenience	Ain & D Petroleum
2	Gas Stations without Convenience	Minit-Mart USA
3	Gas Stations without Convenience	Phillips 66 (1)
4	Gas Stations without Convenience	Pour Boy's Oil Co
5	Gas Stations without Convenience	Quick Fuel

New Entertainment District

Airline History Museum (reopen)	Entertainment	Entertainment District
Music Recording Studio	Entertainment	Entertainment District
Social Bowling, Fowling	Recreation - Indoor	Entertainment District
Aerodium, Simulation Arcade	Recreation - Indoor	Entertainment District
Social Bocce Ball Courts	Recreation - Indoor	Entertainment District
Small Events Planning Consultant	Business Services	Entertainment District
Buffet-Style Restaurant (not Asian)	Restaurant	Entertainment District
Italian Cuisine, Brick Oven Pizzeria	Restaurant	Entertainment District



Former Cerner Complex

Medical Training Campus
Financial Companies (not banks)
Insurance Companies (not agents)
Data Processing, Call Centers
Professional, Civic Organizations

Education Svcs
Finance
Insurance
Professional
Professional

Cerner Complex
Cerner Complex
Cerner Complex
Cerner Complex
Cerner Complex



Paseo Industrial District (PID)

Full Service Lumber Yard
Furniture Manufacturing
Target Shooting (indoors)
Residential Storage Facility
Glass Mirror Manufacturing
Snack Food Packaging
Landscape Supply, Stone, Mulch
Security Personnel Services

Retail Trade
Manufacturing
Recreation
Warehousing
Manufacturing
Distributions
Retail Trade
Business Services

Paseo Industrial District
Paseo Industrial District
Paseo Industrial District
Paseo Industrial District
Paseo Industrial District
Paseo Industrial District
Paseo Industrial District
Paseo Industrial District
Paseo Industrial District



Today's Mission:

- **What are we missing?**
- **What can we expand our understanding of?**
- **What do we need to know about your priorities?**

Group Breakout

YOU'LL BE ASSIGNED A GROUP NUMBER

Once we break, head to the station you have been assigned to. You will have 15 minutes per station to respond to questions.

THINK PROACTIVELY & SEEK SOLUTIONS

We want to know the issues and concerns, but please also think in terms of solutions and possibilities!

COLLABORATE WITH YOUR GROUP

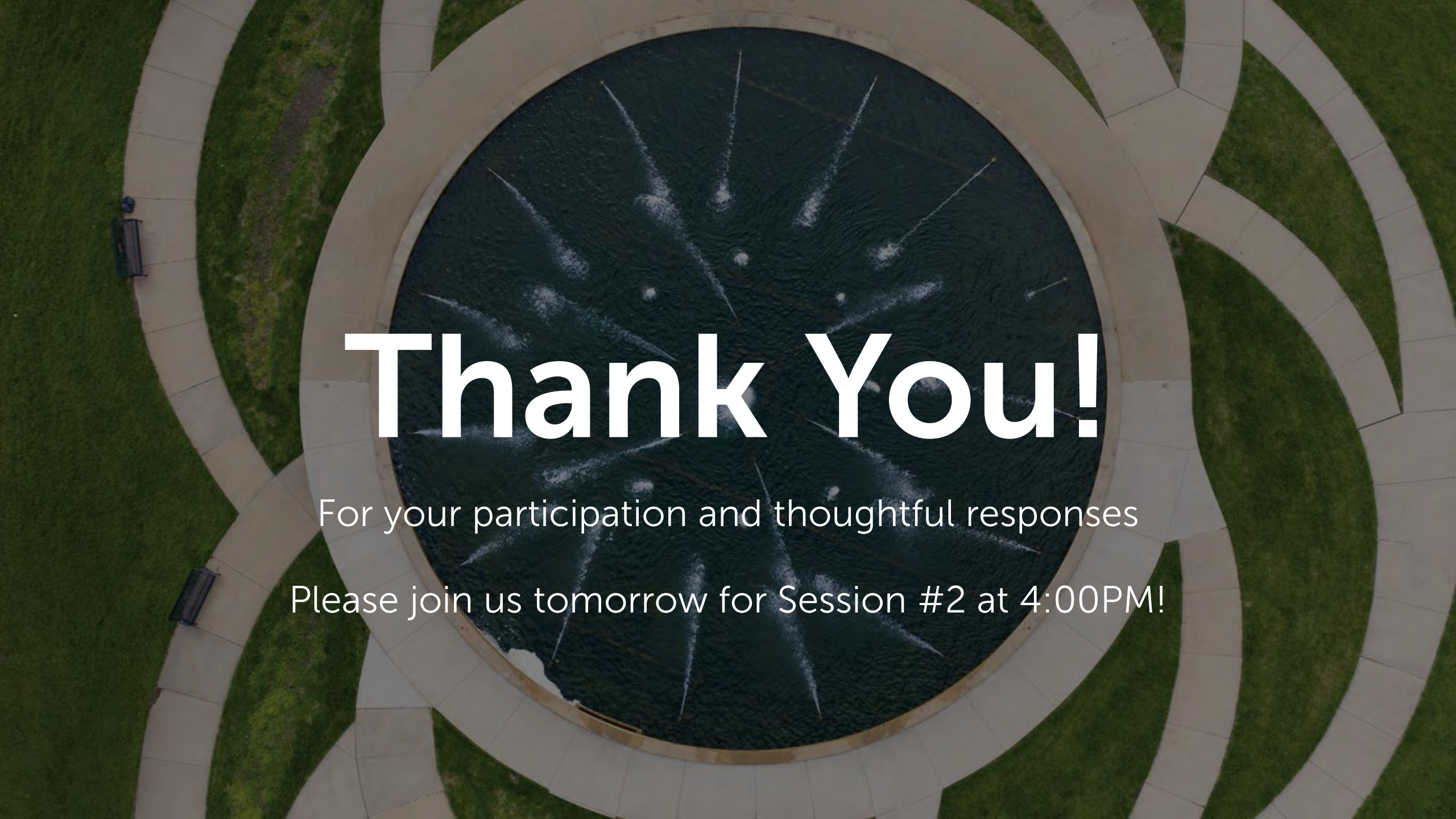
Talk with your group as you go. The more dialogue we can support, the better we can understand differing perspectives.

LEAVE NOTHING OFF THE TABLE

Please record all your thoughts and use your best handwriting. Be direct, and be honest. We transcribe, read, and consider EVERY comment.

What Happens After the Charrette?

- **Virtual Public Open House** – An online open house will provide convenient access to project information, gather feedback, and keep the community engaged throughout the planning process.
- **Plan Development & Iterative Drafting** – The project team will begin drafting the plan, working closely with City staff, elected and appointed officials, and technical advisors to refine recommendations and ensure the plan reflects community priorities.
- **Draft Plan Online Review** – A formatted draft plan will be shared with stakeholders and the broader public for review. Community members will have the opportunity to explore the draft, provide comments directly within the document, and share their feedback before the plan is finalized.
- **Draft Plan Public Open House** – A public open house will be held during the draft plan phase to provide additional opportunities for community members to review recommendations, ask questions, and offer input before the plan is completed.



Thank You!

For your participation and thoughtful responses

Please join us tomorrow for Session #2 at 4:00PM!