Streetcar Oriented Development

SEPT 2019- RAIL~VOLUTION

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EXECUTIVE DIRECTOR
KC STREETCAR AUTHORITY
Can streetcar drive development ?????
The new Streetcar Grille ... is located on the ground level of the garage built three years ago for the Residence Inn and Marriott Courtyard hotels around the corner on Baltimore. And it lives up to its namesake. There’s a streetcar stop right outside.

“It’s a huge impact for us and we wanted to pay tribute to the success of the streetcar and what it’s brought to downtown,” Glenn said.
Downtown Starter-Line Characteristics

• 3 Years in Service- May 6, 2016
• $3B+ in new downtown development
• 7 million passenger trips
• 10+ surface parking lot conversions
• 2,000+ new hotel rooms
• 40% increase in residential density within 3 blocks of route
• 65% increase in downtown TDD sales tax receipts
• 77% public satisfaction versus 7% dissatisfied
• 98% of business on route indicate positive impact on business
AUGUST 2019 RIDERSHIP: 221,259
Planning and Zoning Accommodations to spur new development

Credit to Kansas City leadership and staff for understanding the rails by themselves aren’t enough

- Eliminated parking requirements
- Up-zoned - Allowed for higher densities by right
- Included additional assessment on surface parking lots

Initiated specific /proactive TOD planning efforts

- Site-Specific TOD planning efforts
- Development RFPs for publicly owned surface parking
- City TOD Policy and Plan
Downtown Development by the Numbers:

- **$3.1 Billion** in new downtown development
- **94** major private development projects
- **3,900** new residential units
- **Many** projects sited the KC Streetcar as a “major positive factor” in decision making
- **4:1** to **20:1** return on investment... after year 2
- Incentive free projects emerging downtown.
  - Residence Inn, Hampton Inn, Ashland, etc.
Why this KC couple is banking on Downtown

Sep 3, 2019, 2:49pm CDT Updated: Sep 3, 2019, 4:40pm CDT

When Chamois, Mo., native Jordan Starke moved to Kansas City in 2010, downtown’s main attraction was the Kansas City Power & Light District. Even with the entertainment district, however, Downtown felt like it was lacking something.

"I just remember it felt like a ghost town, honestly," he said. "One Light wasn’t there, the (Onelife) gym wasn’t here. It just really wasn’t that busy."

Olathe native and Starke’s girlfriend, Ashley Patton, said Downtown wasn’t a destination spot.

"Now it’s different," she said. "There’s a lot of people that are actually wanting to go Downtown, wanting to see the streetcar and River Market."

The area has experienced an influx of residential living and hotels, and new attractions have opened — most recently, axe-throwing venue Blade & Timber.

Patton and Starke, who have lived Downtown for six years, both saw its potential and put a stake in the area with several businesses. Starke owns two downtown businesses with Patton’s parents, Bare Med Spa and Lifetime Solar. Patton opened Posh KC Blow Dry Bar in 2015 at 1211 Main St., and Starke later joined as a business partner. He’s also readying for the opening of Pickleman’s in the coming weeks at 25 E. 12th St. Later this fall, Starke and Patton plan to open District Tan tanning salon inside the former CNC space at 115 E. 12th St. Although Patton isn’t a partner...
16th and Main – New Hampton Inn
McCown Gordon HQ - 8th St. Downtown Loop
City Club Mixed Use Project

- On Streetcar Route
- 300+ Apartments
- Ground Floor Retail
Challenges with Managing the Growth
Managing growth – Challenges

- Housing + Transportation affordability
- Development Permitting
  - Track Access Permitting
  - Protecting transit service
  - Safety and Security Coordination
- Managing development site access requests/curb-cuts
- Design review / pedestrian accommodations, OCS pole locations, etc.
- Maintaining / establishing project-specific relationships that create win-win
Main Street Extension

Ongoing Multi-Agency Planning Process:

1. Station Stop Locations
2. Alignment configurations
3. Detailed cost estimates
4. Advance federal grant applications
Streetcar Expansion

RideKC STREETCAR

KC

RideKC

portKC
Developer's River Market vision enters new phase with $25M spec office tower

Jun 28, 2019, 1:54pm CDT

A Denver-based developer is planning a $25 million, five-story speculative office building in Kansas City's historic River Market.

CityScene KC

Big Redevelopment Plan in Works for Historic KC Armory on Main Street

August 30, 2019

This is a rendering of the proposed Epoch.
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