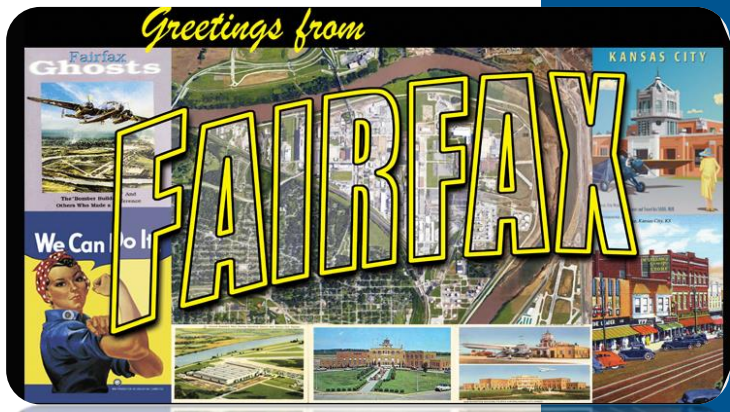
Fairfax Master Plan

FAIRFAX
EST. 1951
INDUSTRIAL ASSOCIATION

DRAFT: 3-8-18

Fairfax Proud

Fairfax will be 100 years old in 2022. Its location and highway access are excellent, but we need to figure out how to update our district. The appearance of our district directly affects businesses through being able to recruit employees and new businesses.



Many do not know the historical significance of Fairfax:

- Believed to be the **first planned industrial district** in the country and currently houses over 120 businesses, employs over 10,000 people and generates over $5.4 billion in annual sales.
- World famous brands including, **Kellogg's** plant, **CertainTeed, Owens Corning** **Fairfax General Motors Assembly Plant**
- Between the 3 Pipe Line Companies (**Magellan, Phillips & Exxon**), 95% of the Kansas City metropolitan area's supply for unleaded gasoline and diesel and 100% of the jet fuel comes out of Fairfax.
- The **Fairfax Drainage District** protects Fairfax's over $5 billion investment with a 5 mile long levee, floodwall and flood control features along the Missouri River.

Fairfax Proud

- The Fairfax District embraces 2,000 acres in a central location of the Kansas City metro area. **The district was founded in 1922.** The Fairfax Industrial Association (FIA), was established in 1951.
- Board consists of 14 members representing businesses within the Fairfax District. The FIA Executive Director reports to the FIA board and serves as the liaison between businesses, the FIA board and FIA partners through various platforms including FIA luncheons, newsletters, email blasts, public letters, website and one-on-one meetings.
- FIA partners include the Unified Government of Wyandotte County, the KCK PD, the Board of Public Utilities, the Fairfax Drainage District, the Historic Midtown Northeast Association, the KCK Chamber, the Union Pacific Railroad, and the Wyandotte Economic Development Council.
- The FIA is supported through resident business memberships and associate memberships. The association works specifically to address the Fairfax business needs and betterment of the district.
- **FIAKCK.ORG:** Website offers details as well as updates for FIA members. They also have a dedicated Facebook page.

Main Concerns

- Every time businesses have been surveyed over the last 20 plus years, the top 2 concerns are **SECURITY and INFRASTRUCTURE.** Lack of amenities has also been a top concern.

- Fairfax is the 2nd highest contributor in property tax to the UG. In 2016 Fairfax contributed $20 million in property and utility tax, $8 million of this went directly to the UG. Prior to the Village West development, Fairfax was the top tax contributor.

- In this Fairfax Master Plan we will address:
- **Infrastructure**
- **Security**
- **Amenities**
- **B25 Bomber Memorial**
- **Kaw Point Park**
- **Zoning**

- Each area we will estimate:
  Time frame: Short-term (1 to 5 years), Long-Term (5+ years)
  Cost: $, $$, $$$
  Funding Sources: UG, Grants, Fairfax Businesses, TDD, Other

Infrastructure

Curbs, Sidewalks, Medians and Streets
Long-Term, $$$
Funding Sources: UG, TDD, Fairfax Property Owners

- Most of our streets do not have curbs and sidewalks. Adding this will change the look of the district, create better storm drainage and add a nice place for employees to safely get out and walk on their breaks.

- FIA will update a priority list of the streets.

Kindleberger Rd

Brinkerhoff Rd

Marley Rd

Fairfax Trafficway

Infrastructure

Curbs, Sidewalks, Medians and Streets (page 2)

Quindaro Rd

Harvester Rd

Dodge Rd

Sunshine Rd west of McCormick

Stanley Rd

Chrysler Rd

Infrastructure

Curbs, Sidewalks, Medians and Streets (page 3)

- FIA current medians need to be cleaned up, have grass or some sort of landscape as well as new curbing and structure.

Median on Sunshine by Kindleberger Rd

Median at Highway 5 and Sunshine Rd

Study needs to be done on McCormick Rd that curves in to Kindleberger Rd (years ago city redid this road and has since caused flooding on the streets and businesses to west)

Infrastructure

CMIP Work on Fiberglass Road

- Fairfax currently receives $100k in CMIP money from the UG. This budget item was approved by the UG commission in 2012. The first project used with this funding was for repairing sections of curbs and sidewalks on Sunshine Rd. The second project, now almost complete, is new curbs and sidewalks on portion of Fiberglass Road. The Fiberglass Road project has used $227k of the yearly $100k budgeted money.

2017 CMIP Construction

New Curbs and Sidewalks

Street Overlay Scheduled for this spring 2018

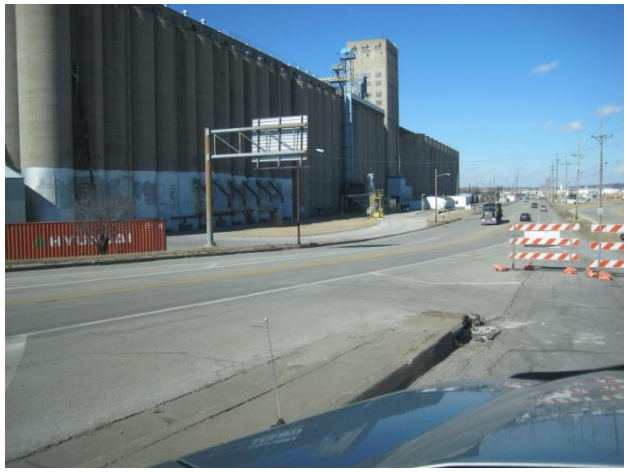
Infrastructure

Monument Entrance Signage

Short-Term, $$

Funding Sources: UG & TDD

Fairfax needs entrance signage marking our main entrance points to our district.



Fairfax Trafficway and I70

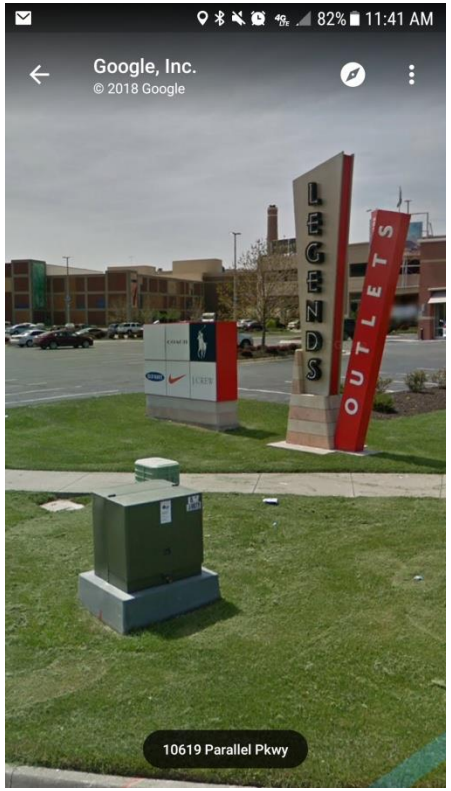
US 69 Bridge and 7th Street

Highway 5 and Sunshine

7th and Stanley Rd

Infrastructure

Monument Entrance Signage Ideas Need to conduct study to determine look and cost for entrance signage. What do we want our first impression of Fairfax to look like? Would be helpful to have digital signage for FIA to communicate with the District.



Infrastructure

Landscaping
Short-Term, $
Funding Sources: UG & Fairfax Businesses
Where can we add some green? Adding some grassy areas will also help with storm drainage. Right now we do not have much to absorb rain fall so during storms the streets fill up and the sewers cannot keep up.

- How can we encourage property owners/tenants to spruce up their landscape while we stay business friendly?
- FIA could revamp a spring clean-up day.
- FIA and UG can help with code education. UG can help with code enforcement.

Lighting: A brighter district helps keep crime out and makes a district look more inviting.
Short-Term, $
Funding Sources: UG & BPU

- FIA and UG needs to coordinate with BPU and have a study done on current lighting and ways to improve.

Infrastructure

Drainage/Sewer Systems
Short-Term and Long-Term, $$$
Funding Sources: Federal, UG & FDD

FDD - Identify areas that are not currently draining well

FDD – ask city to do a study on area at Kindleberger and McCormick to determine cause of ponding water during heavy rains – per local property owners this problem did not exist until the city had redone the streets in the 1980s

FDD – Look at Fairfax Trafficway south of FDD location…during heavy rain storms, the street does not drain, causes deep water on road. Does the city need to change the street sewers there?

Harvester Rd – no sewer system between Kindleberger and Sunshine. FDD could oversee a study to be conducted on how to fix.

FDD has already established a priority to replace aging corrugated metal pipe sewers as part of their on-going maintenance program.

Infrastructure

<u>Railroad Crossings</u>
Short-Term and Long-Term, $$
Funding Sources: UG and UP
FIA will work to establish semi-annual meetings with the UG and Union Pacific Railroad to address rail track crossings.

FIA will establish priority. As of March 2018, 95% of all rail road crossings in Fairfax need repair.

Sunshine Rd west of 7th St

Quindaro east of Fairfax Trafficway

Harvester Rd north of Kindleberger

Fairfax Trafficway

Security

Dedicated Police Patrol Car
Short-term and Long-term, $
Funding Sources: UG/KCKPD

FIA requests to have an on-going full-time police officer dedicated to the Fairfax District. Approximately 10 years ago, FIA had established with the KCKPD a full-time patrol car dedicated to Fairfax.

In 2016, this car was pulled due to a shortage of patrol officers. This was the year that an officer and detective were killed on duty in KCK and Chief Terry Zeigler switched patrol cars from one man to two man cars for added protection of officers.

In 2017, Chief Terry Zeigler agreed to bring back a part-time dedicated patrol car. Chief Zeigler has also promised to bring back a full-time dedicated car by end of 2018 as the police department is hiring and training new officers to fill open positions.

Amenities

<u>Restaurants, Convenience Shops & Gas Stations</u>
Long-Term, na
Funding Sources: na

Fairfax businesses would like to see more amenities in the district. Fairfax currently has Phillips 66 gas station with a convenience shop, Carter Energy that has commercial fueling and Flame Throwers BBQ which has a small drive- thru lunch service.

- A couple of small café type restaurants with drive thru's opened Mon-Fri from 7am to 2pm would work well in the district. Additional gas stations and convenience shops have also been requested.

Amenities

Hike and Bike Trails in Fairfax

Short-Term, $

Funding Sources: UG, Grants

Hike and Bike Trail from downtown KCK to US 169 Bridge

FIA supports the UG in their efforts to file the grant application for a hike and bike trail from the downtown KCK area through Fairfax via 7th Street and Brinkerhoff Road linking the new US169 Bridge hike and bike lane to Riverside.

A trail via 7th St/Brinkerhoff is less challenging than a trail on the Fairfax levee. In that, the levee route would expose the flood protection infrastructure to potential vandalism and tampering thereby increasing the risk of flooding. Additionally, the levee route would also put trail users at risk from the constant truck traffic of Fairfax Drainage District (FDD) maintenance staff, contractors, pipe line workers and railroad crews, increasing the liability risk to Fairfax and adjacent businesses.

Amenities

<u>Hike and Bike Trails in Fairfax</u>
Short-Term, $
Funding Sources: UG

Challenges to a Hike and Bike Trail on Fairfax Levee

The mission of Fairfax Drainage District, as prescribed by the Code of Federal Regulations and the U.S. Army Corps of Engineers, is to provide reliable flood protection and not permit any encroachment or trespass upon the levee rights-of-way which will adversely affect the efficient operation or maintenance of the project works since any small neglect could easily result in damage to property, loss of life and serious impairment of public confidence.

Therefore, in the process of considering a levee trail it is essential to ensure that the FDD's mission is not in any way compromised nor its liability resulting from damages or personally injury claims be increased.

Amenities

<u>Hike and Bike Trails in Fairfax</u>
Short-Term, $
Funding Sources: UG

Challenges to a Hike and Bike Trail on Fairfax Levee (continued)

<u>Uniqueness of the Fairfax Levee System</u>

The Fairfax District, unlike the other levee districts in the region, has a very thin to non-existent upper clay blanket throughout its entire system which is not conducive to withstanding hydrostatic pressures from rising ground water during periods of elevated river stages.

This unique geologic phenomenon requires an extremely complex system of underseepage pressure relief, collection, delivery and pumping along the levee to prohibit groundwater from breaking through the landward toe and creating uncontrollable sand boils that would otherwise undermine the levee to failure. Specifically, the FDD's underseepage system consists of 127 pressure relief wells; over 12 miles of transmission, header, collector and toe drain lines; 12 high capacity pumping stations; 32 high voltage transformers; 130 valves & gates; and PLC automation with a radio modem monitoring and communication system.

Failure of most any of these flood control features could be catastrophic for Fairfax.

Amenities

Challenges to a Hike and bike Trail on Fairfax Levee (continued)

Increased Measures Required for a Levee Trail

As a result of the complex nature of the Fairfax flood control system and heightened risk of vulnerability when considering the possibility of allowing public access onto its levee for recreational hiking and biking, it follows that the FDD would require increased measures be taken to: safeguard its infrastructure; enact a number of safety provisions for trail users and permitted work crews; avert added liability; and avert increased insurance premiums (assuming that insurance coverage can still be maintained). Similarly, businesses that border the Fairfax levee have expressed their own set of concerns if public access is allowed onto the Fairfax levee necessitating certain requirements that would need to be in place to reduce the risk of exposure of their facilities, equipment & products - including added precautions to ensure public safety and liability protection.

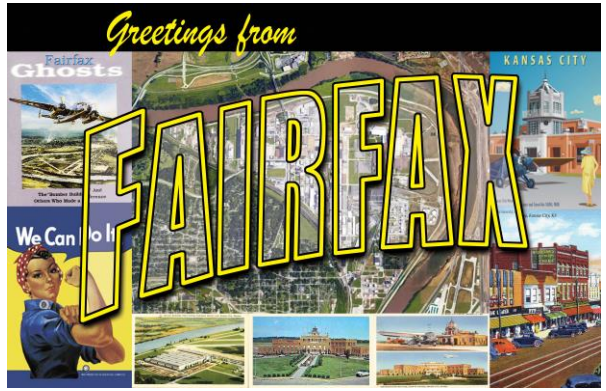
The Fairfax Drainage District has indicated that it is willing to discuss the possibility of allowing public access onto the levee for recreational hiking and biking with the understanding that particular requirements to the general concerns mentioned above for both the FDD and adjacent businesses to the levee are integrated.

B25 Bomber Memorial

Long-Term, $$
Funding Sources: Grants, UG, Fairfax Businesses, Other
B25 bombers were built during World War II in Fairfax. We had are own "Rosie the Riveters". Other aircraft were also built in Fairfax during the 1920's, 30's, 40's and 50's.

Fairfax had its own airport that was located on the old General Motors property which is now the new development of Central Industrial Park on Kindleberger Rd. Charles Lindbergh called Fairfax Airport "The best airport in the nation". Dwight Eisenhower frequently flew into the Fairfax Airport.

FIA would like to have a memorial built honoring this history.
Possible ideas being discussed are: A **museum** that would attract visitors from around the world. This could also be used as an education center for boy scouts, girls scouts and other programs. **Or an outdoor memorial with audio**. This is just the beginning discussion and ideas and plans are being developed.

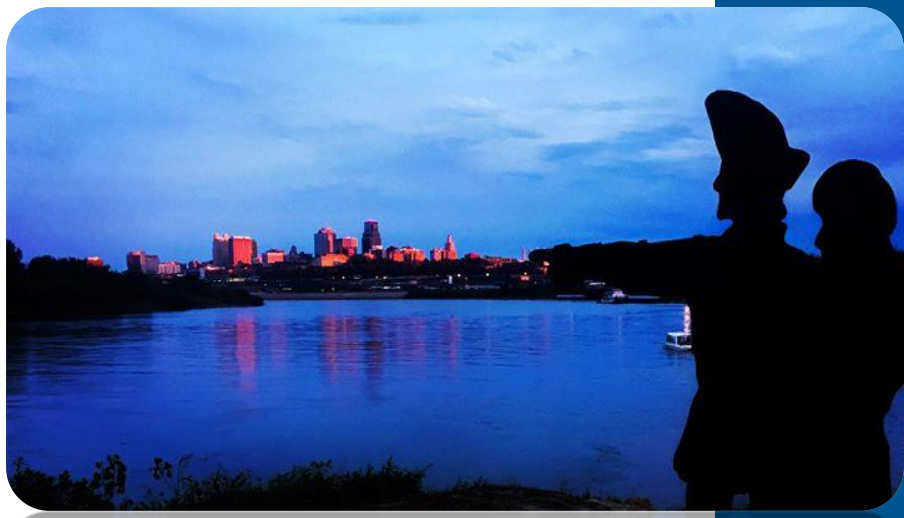


Kaw Point Park

Established, Long-Term Maintenance and Improvements, $
Funding Sources: UG, Fairfax Businesses, Grants, Other

The Lewis and Clark Expedition arrived at Kaw Point, the confluence of the Kansas and Missouri rivers, on June 26, 1804. The expedition camped at Kaw Point for three days to rest, repair their boats, explore the surrounding countryside, and for the first time during their journey, engage martial law.

Today, Kaw Point is located in the center of metropolitan Kansas City with a great view of downtown, but the Point itself remains in a natural state with beautiful wooded trails, wildflowers, and wildlife. Located along the river, the park has access to highways, the Lewis and Clark Heritage Trail, and two great rivers. This accessible park has an infrastructure to support a large number of visitors, and has an outdoor amphitheater equipped with electricity for performing arts and special events.
Visit the park to see the beautiful scenery and learn more about the Lewis and Clark Expedition.



Zoning

<u>Zoned for Commercial and Industrial Use Only</u>
na, na
Funding Sources: na

Fairfax District should be zoned for commercial and industrial use only. Any type of residential use will not be permitted.

The Fairfax District is an industrial manufacturing park and most all of it is zoned as M3 (heavy industrial). There is heavy truck traffic and manufacturing which does not mix with residential use.