



City Planning and Development Department



Hickman Mills Strategic Plan

Public Engagement

Meeting #1

January 28th, 2026

Facilitated by:

City Planning and Development Department, KCMO



Today's Agenda

- **Open House Meeting (5:30-7:00pm)**
- **Short Presentation from Staff (6:00pm)**
- **Mapping Activities**
 - **Commercial Centers**
 - **Distances to Daily Needs**
 - **Neighborhood Inventory**

Introductions

- **Morgan Pemberton (Project Manager)**
- **Uday Manepalli**
- **John DeBauche**
- **Andrew Clarke**
- **Lauren Young**
- **Sam Fitzner**

Planning Process Goals

- **Evaluate challenges and opportunities for struggling commercial centers**
 - **Ownership**
 - **Current Conditions**
 - **Code Violations**
 - **Vacancy Rates**
- **Create a neighborhood inventory of issues related to City services**
- **Create recommendations to move forward**



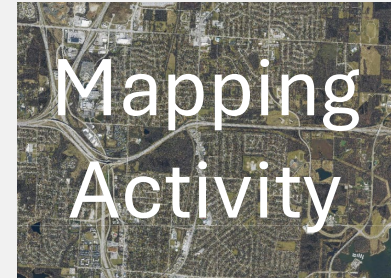
Daily Travel Distances

- **Goal is to conceptualize how far residents must travel for their daily needs**
- **Help us understand how far residents must travel to access groceries, pharmacies, etc.**



Neighborhood Inventory

- **Goal is to identify specific locations of several types of common neighborhood issues in the area**
- **Refer to the activity guide**
- **Use the push pins to identify the issue and where it is**
- **Use post its to provide additional details if needed**
- **City staff are here to assist and answer your questions**



Commercial Centers

Oracle (Cerner) Complex

Includes vacant commercial lots adjacent to complex

Bannister Square Shopping Center

SE corner Bannister Rd and I-435

Loma Vista Shopping Center

SW corner of E 87th St and Blue Ridge Rd

Longview Shopping Plaza/Longview Square

SE corner Longview Rd and Blue Ridge Blvd

Robandee Shopping Center

NW corner Bannister Rd and James A Reed Rd

Ruskin Heights Shopping Center

SW corner E 111th and Blue Ridge Blvd

Next Steps

- **Public Engagement Process**
 - **Online Neighborhood Inventory Mapping**
 - **Meeting #2 – February 25th, 2026**
 - **Meeting #3 – March 25, 2026**
- **Drafting the Plan**
- **Adoption Process**

Questions?



HICKMAN MILLS Strategic Plan