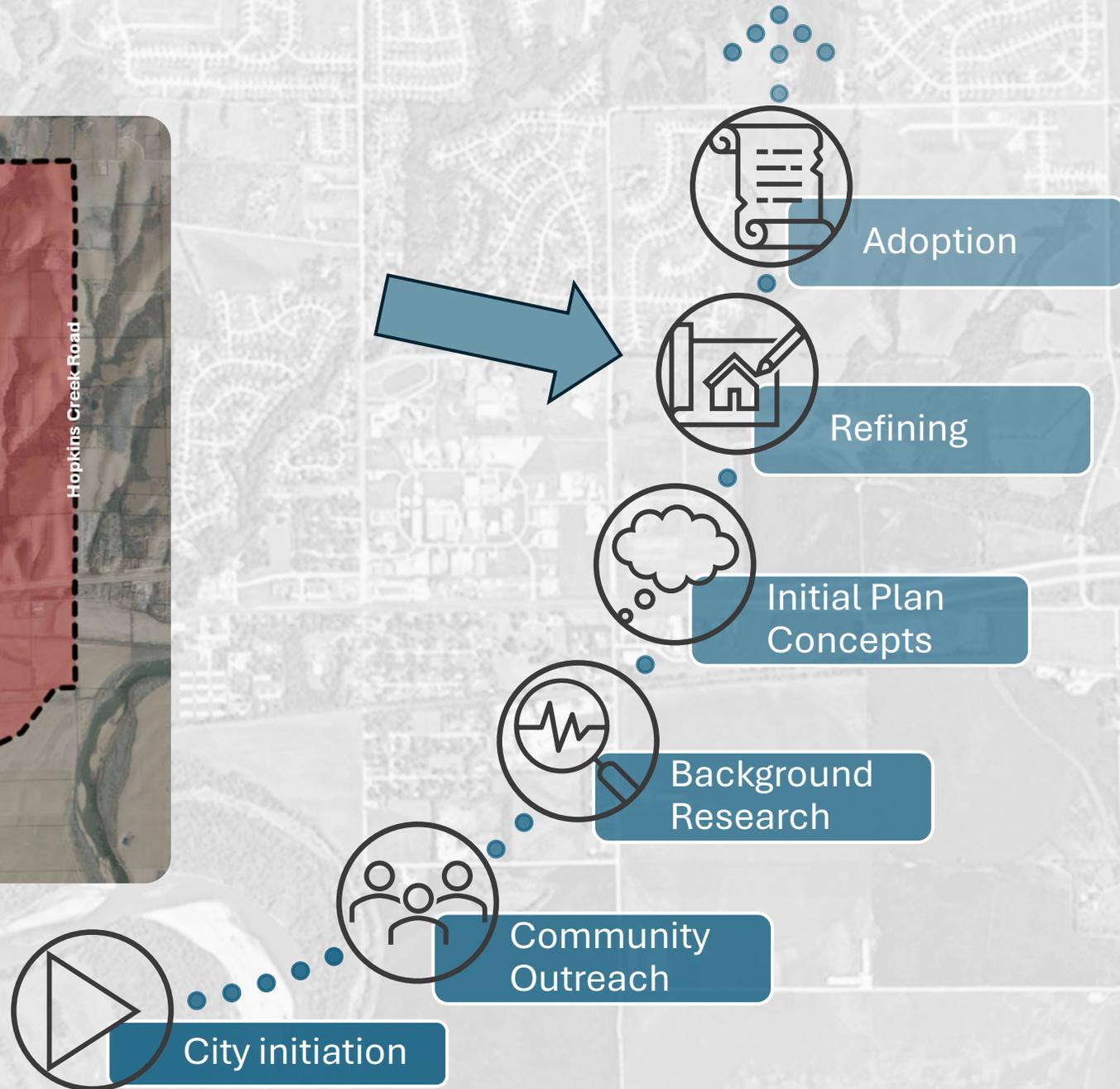
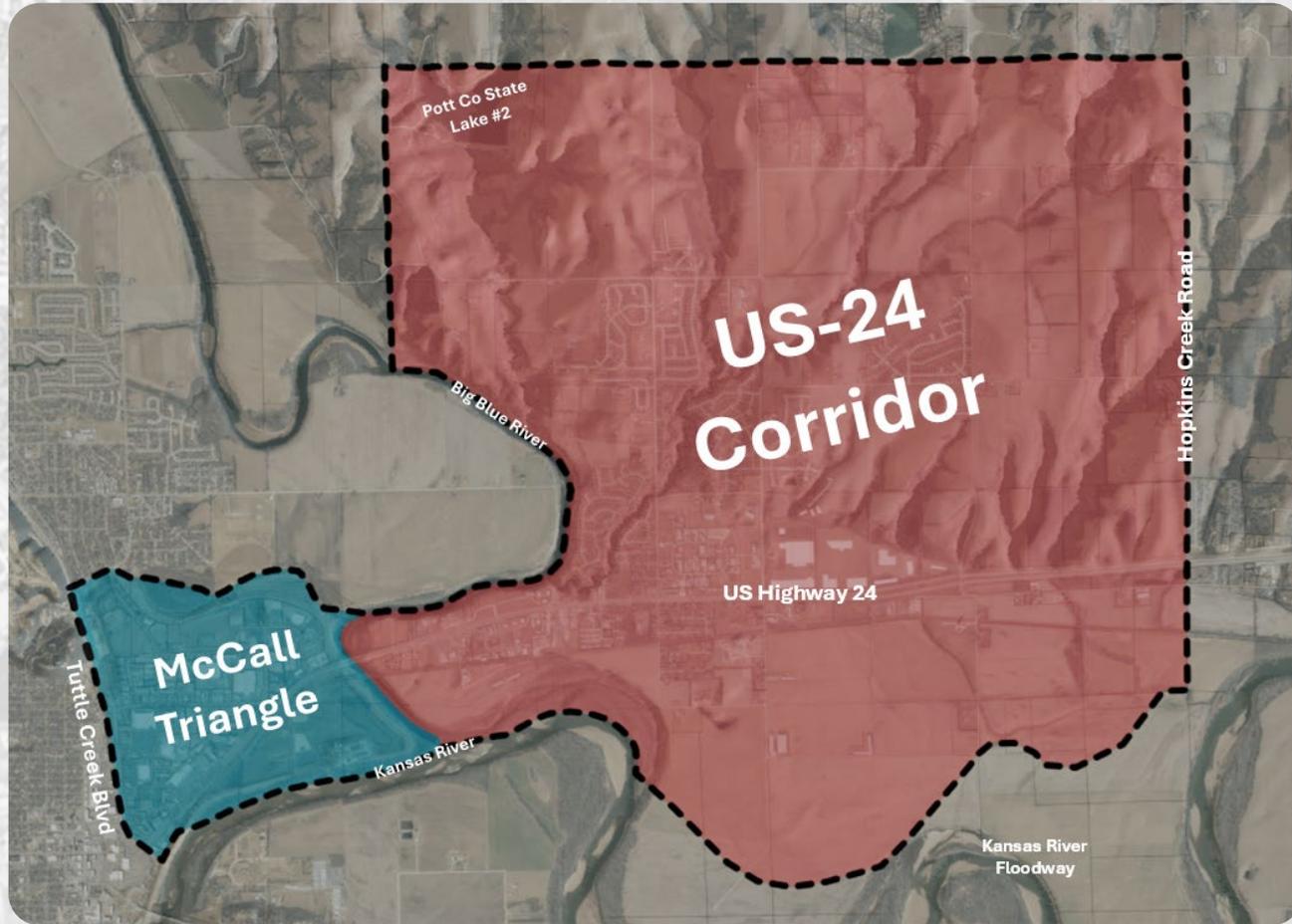


The background is a faded aerial photograph of a city grid. A large, dark blue circle is centered on the page, with a red arrow shape pointing to the right, overlapping the circle and extending towards the right edge of the image. The text is centered within the dark blue circle.

EAST MANHATTAN GATEWAY VISION

Orientation



Growth Vision

“The East Manhattan Gateway is a primary growth area for economic activity in the greater Manhattan region. The Gateway provides a high-quality, well-connected environment for residents, workers, and visitors due to its location along several regionally significant corridors; a diversity of job opportunities, services, and housing choices; and cohesive and aesthetically pleasing development style.”



Connection: The Gateway is connected to surrounding neighborhoods, services, employers, and community amenities by a safe multimodal transportation system



Economy: The Gateway provides a strong economic base for the region



Housing: The Gateway neighborhoods support a range of housing options and amenities



Coordination: The Gateway exhibits a pattern of growth that is planned and coordinated.



Amenities: The Gateway offers access to neighborhood goods and services

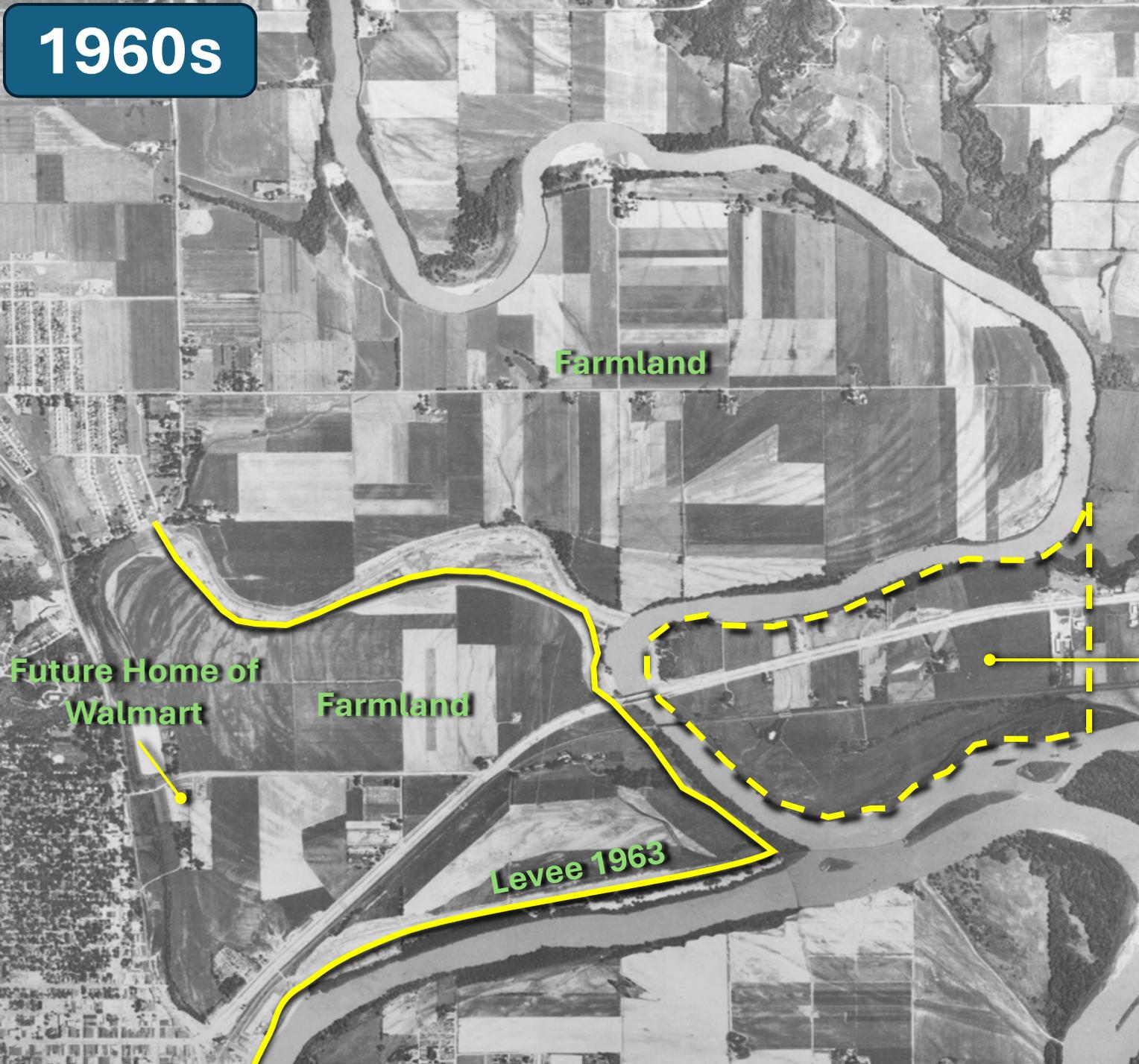


Aesthetics: The Gateway is attractive to residents and businesses



Jurisdiction: The Gateway’s governance and provision of services is clear and efficient

1960s



Farmland

Future Home of
Walmart

Farmland

Levee 1963

Green Valley Pop: 1



“Who provides services? ...
Interjurisdictional problems between
counties will always cause problems
with the provision of services unless
agreement can be achieved”

—1977 Growth Plan

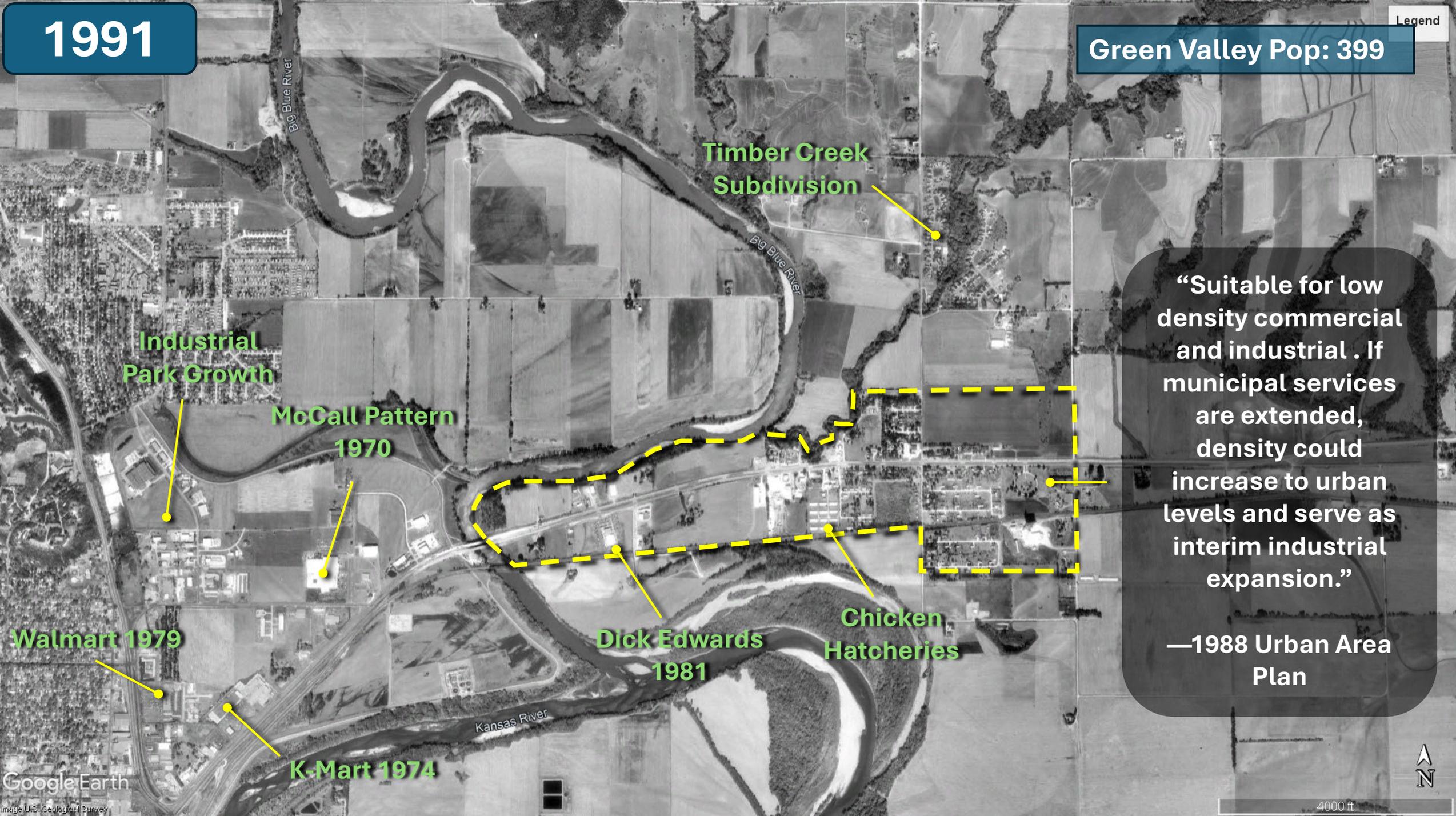
Fairmont

Kansa

1991

Green Valley Pop: 399

Legend



Industrial Park Growth

McCall Pattern 1970

Timber Creek Subdivision

Walmart 1979

K-Mart 1974

Dick Edwards 1981

Chicken Hatcheries

“Suitable for low density commercial and industrial . If municipal services are extended, density could increase to urban levels and serve as interim industrial expansion.”

—1988 Urban Area Plan



2001

Green Valley Pop: 996

Legend

Flood of 1993

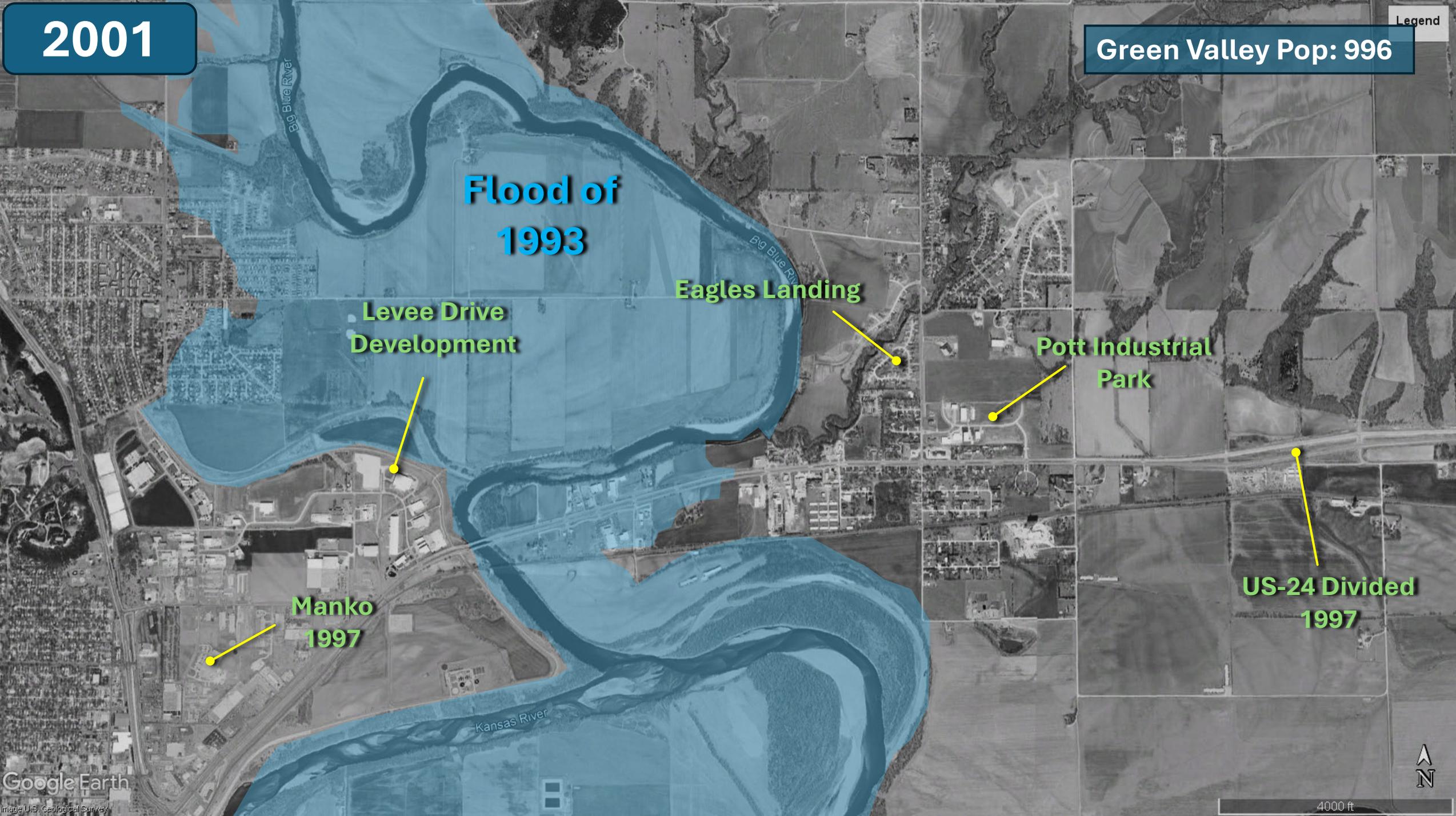
Levee Drive Development

Eagles Landing

Pott Industrial Park

Manko 1997

US-24 Divided 1997



2008

Green Valley Pop: 2,076

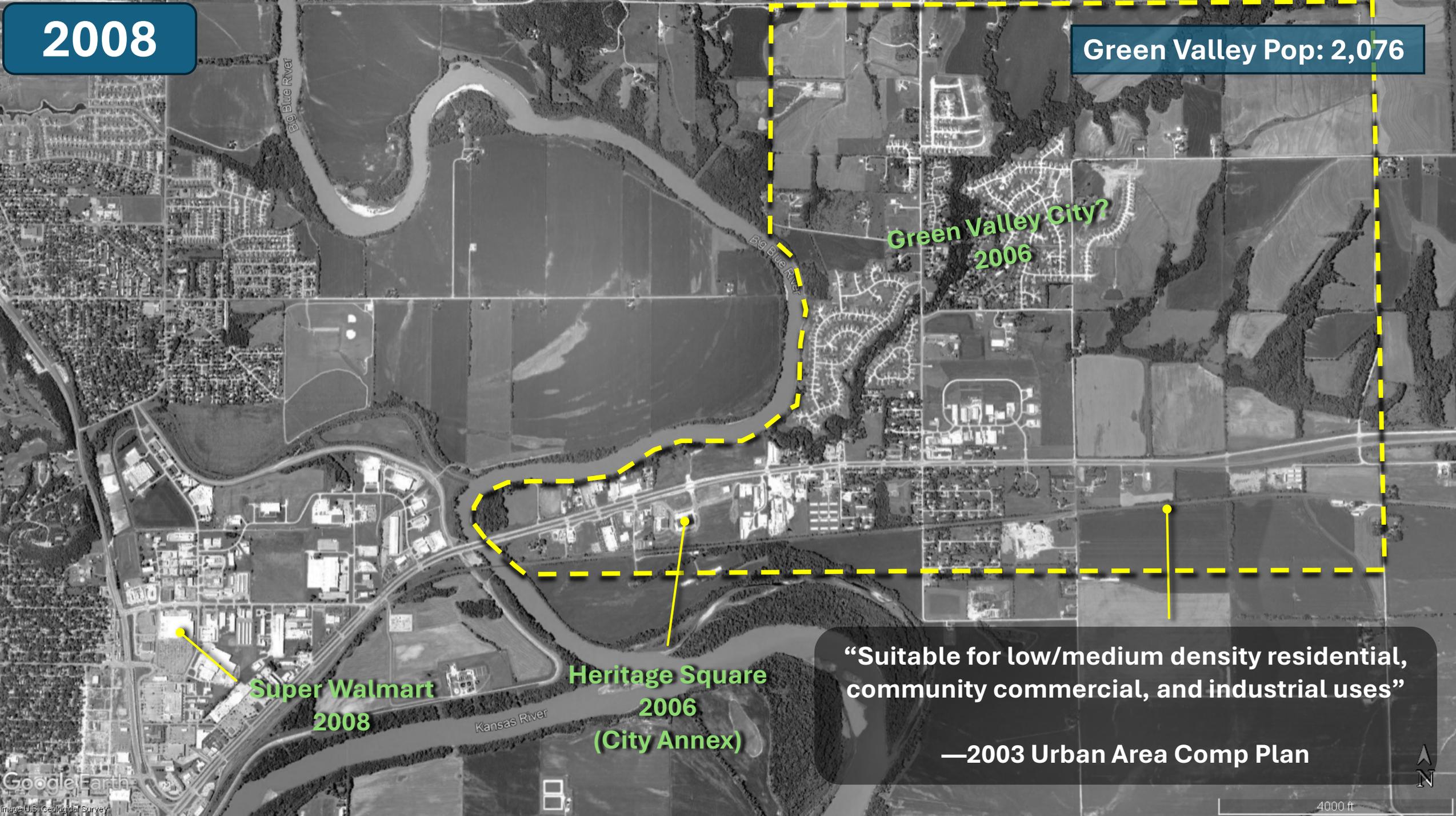
Green Valley City?
2006

Super Walmart
2008

Heritage Square
2006
(City Annex)

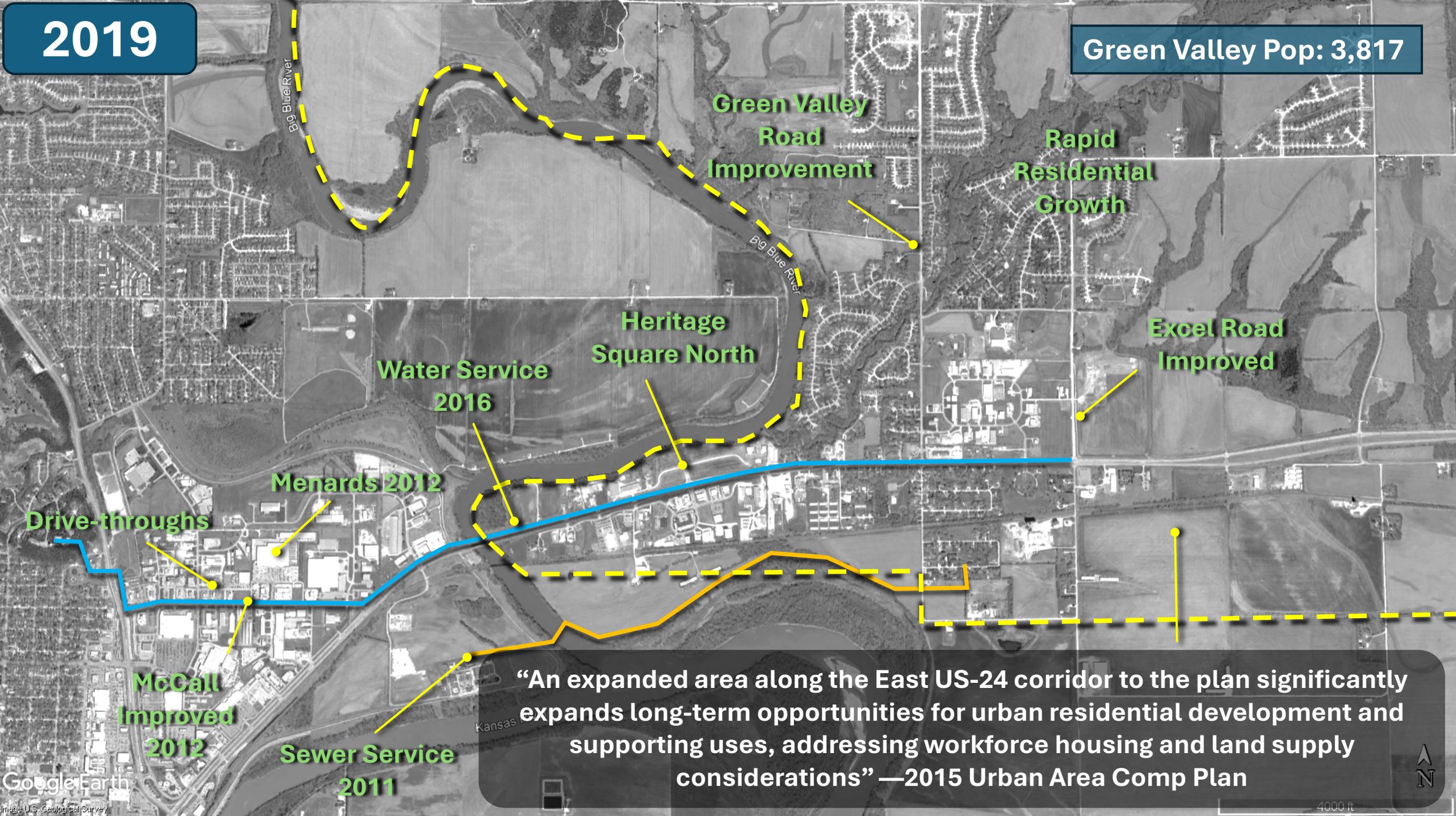
“Suitable for low/medium density residential,
community commercial, and industrial uses”

—2003 Urban Area Comp Plan



2019

Green Valley Pop: 3,817



Green Valley Road Improvement

Rapid Residential Growth

Excel Road Improved

Heritage Square North

Water Service 2016

Menards 2012

Drive-throughs

McCall Improved 2012

Sewer Service 2011

“An expanded area along the East US-24 corridor to the plan significantly expands long-term opportunities for urban residential development and supporting uses, addressing workforce housing and land supply considerations” —2015 Urban Area Comp Plan



2024

City Issues Green Valley Building Permits 2020

Green Valley Pop: 4,446

Oliver Brown 2021

Land for future Fire Station

2022 Green Valley Annexation Study

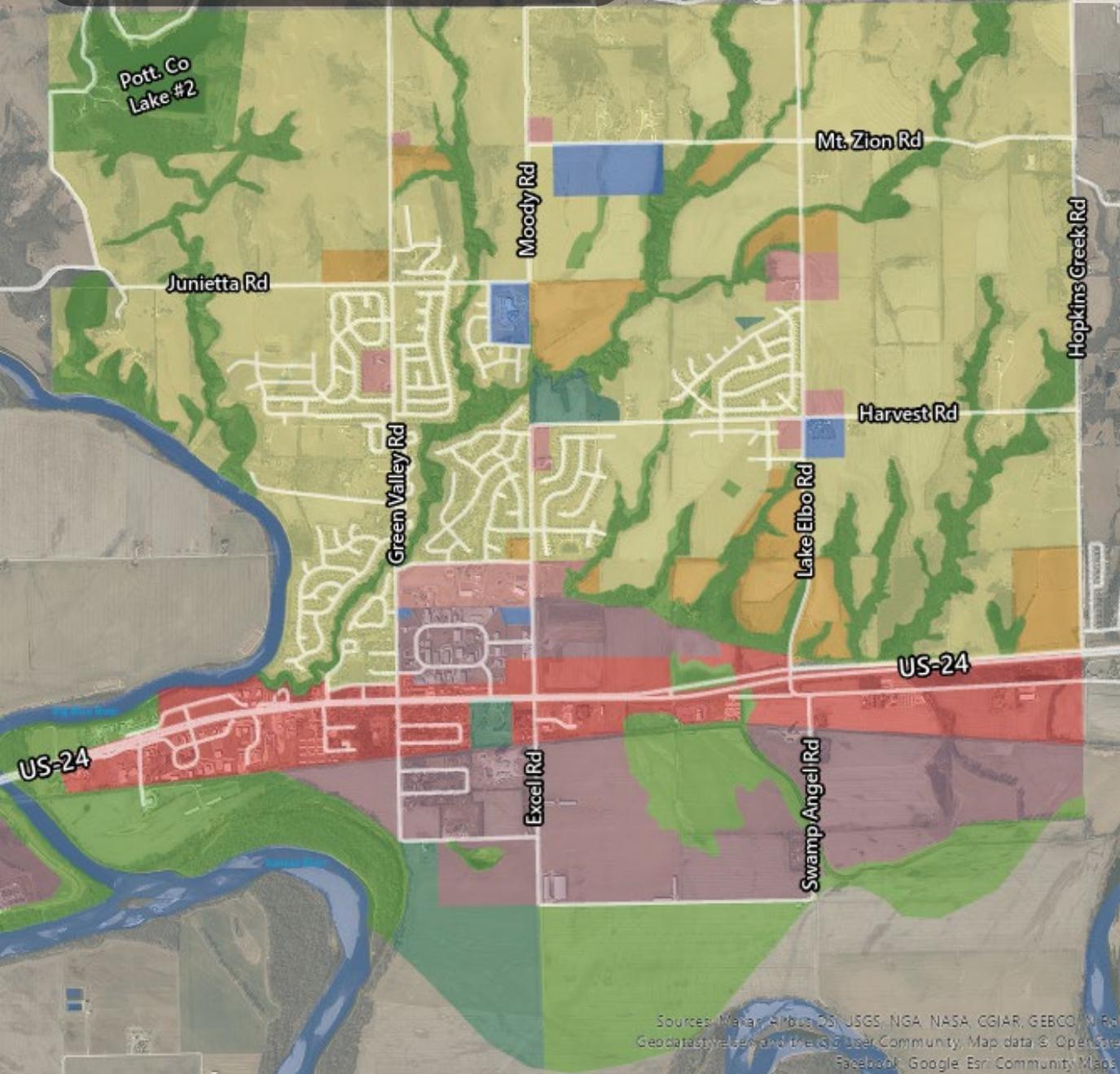
Industrial Land Annexed

34 Years of Growth

Legend



US-24 Conceptual Land Use



Sources: Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, GEBCO, NREL, Geodatastore, and the QGIS User Community. Map data © OpenStreetMap contributors, Facebook, Google, Esri, Community Maps

Neighborhood Commercial



Community Commercial



Med. Density Residential



Low Density Residential



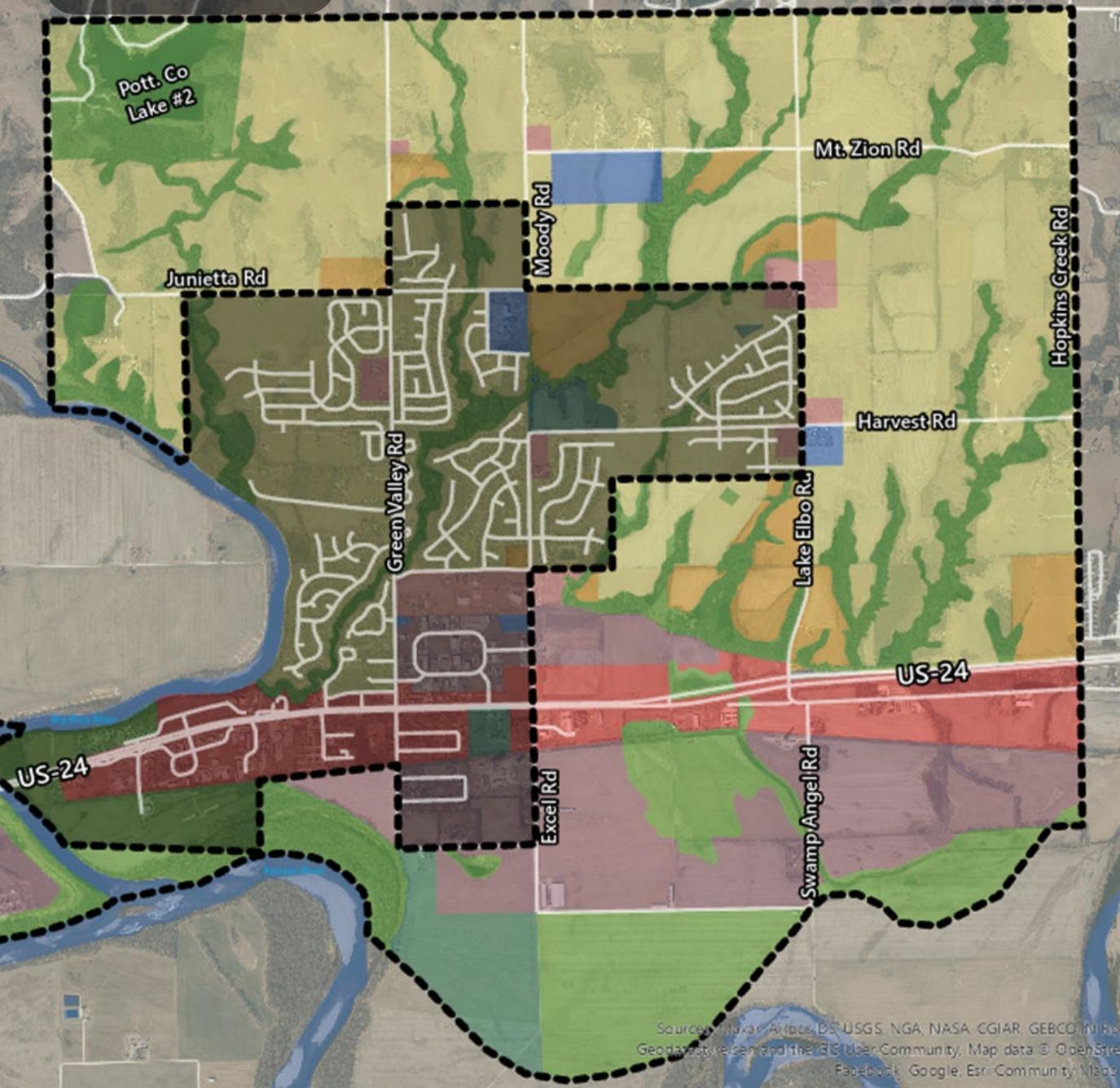
Parks/Open Space



Industrial



Area of Focus



Neighborhood Commercial



Community Commercial



Med. Density Residential



Low Density Residential



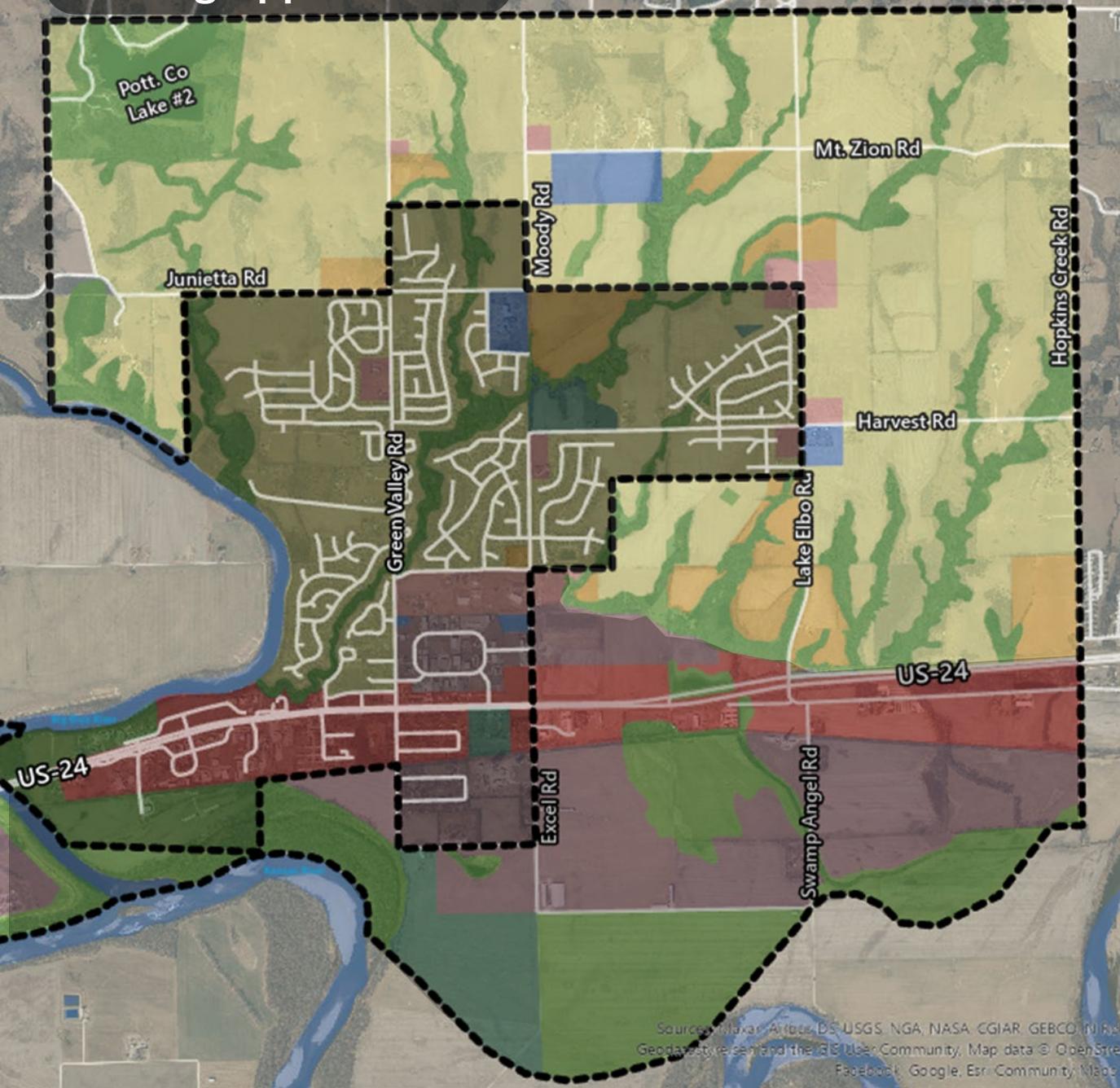
Parks/Open Space



Industrial



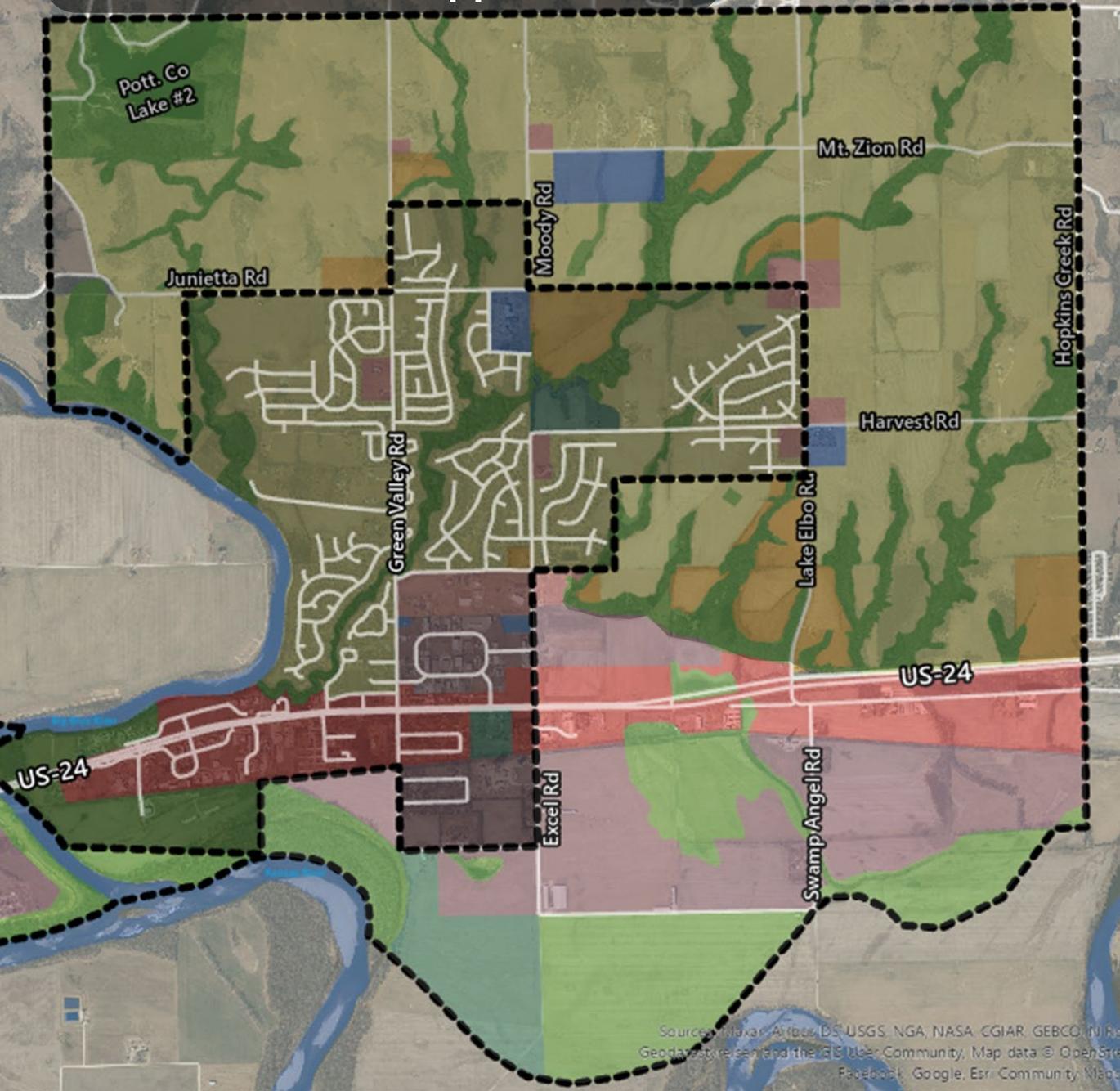
Housing Opportunities



Land Use	Area Designated	25-Year Need	Current
Low-Density Residential	2,500 acres	400 acres	875 acres
Med-Density Residential	250 acres	20 acres	0 acres

Source: Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, GEBCO, INRIA, Geodiversity and the GIS User Community, Map data © OpenStreetMap contributors, Facebook, Google, Esri, Community Maps

Economic Growth Opportunities



Land Use	Area Designated	25-Year Need	Current
Commercial/ Retail	300 acres	40 acres	145 acres
Industrial	700 acres	140 acres	65 acres

Source: Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, GEBCO, INRIA, Geodatos, Resan and the GIS User Community, Map data © OpenStreetMap contributors, Imagery © Mapbox, Google, Esri, Community Maps

US-24 Conceptual Projects



EXCEL RD.

LAKE ELBO RD.

HOPKINS CREEK RD.

US-24

STORMWATER RETENTION

LAKE ELBO OVERPASS

UNION PACIFIC RAILROAD

US-24

US-24

UP Railroad

KANSAS RIVER

KAW VILLAGE SPORTS PARK

INDUSTRIAL RAIL

1 MILE

NORTH



US-24 Conceptual Projects

US 24

Water Retention

Industrial Rail Spur



US-24 Conceptual Projects

Kansas River

Manufacturing Development

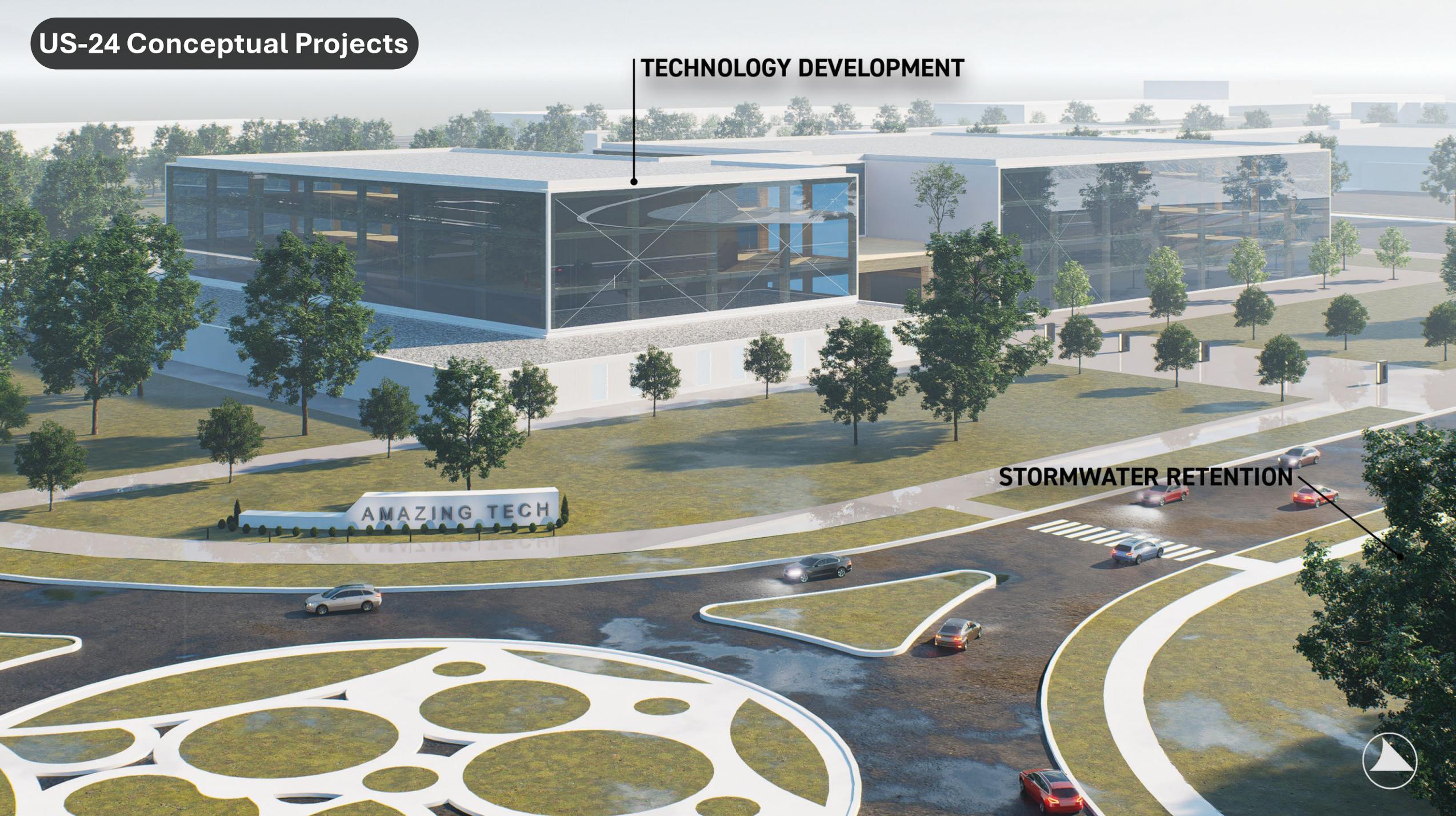


US-24 Conceptual Projects

TECHNOLOGY DEVELOPMENT

STORMWATER RETENTION

AMAZING TECH



US-24 Conceptual Projects



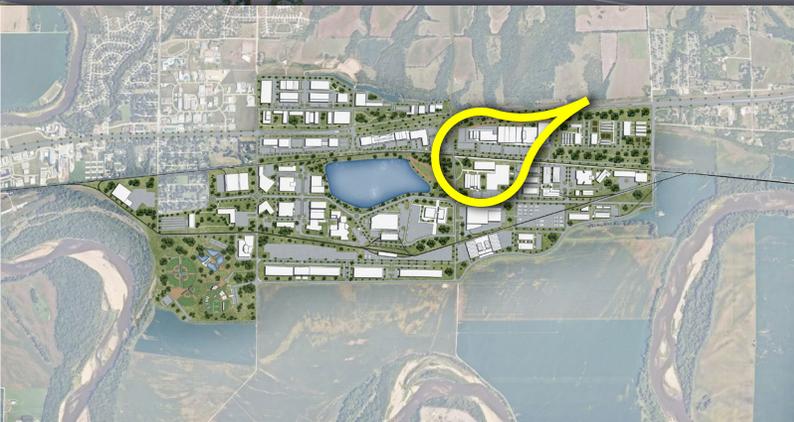
US-24

Commercial

SPORTS

ENTIRE FOODS

Union Pacific Railroad



US-24 Conceptual Projects

Water Detention

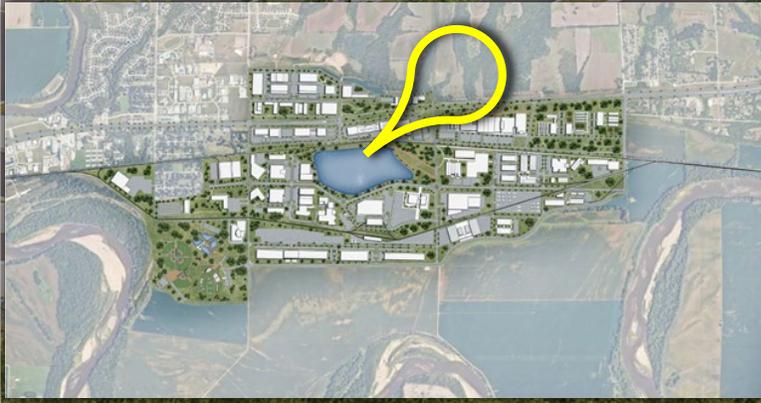
Union Pacific Railroad

Commercial

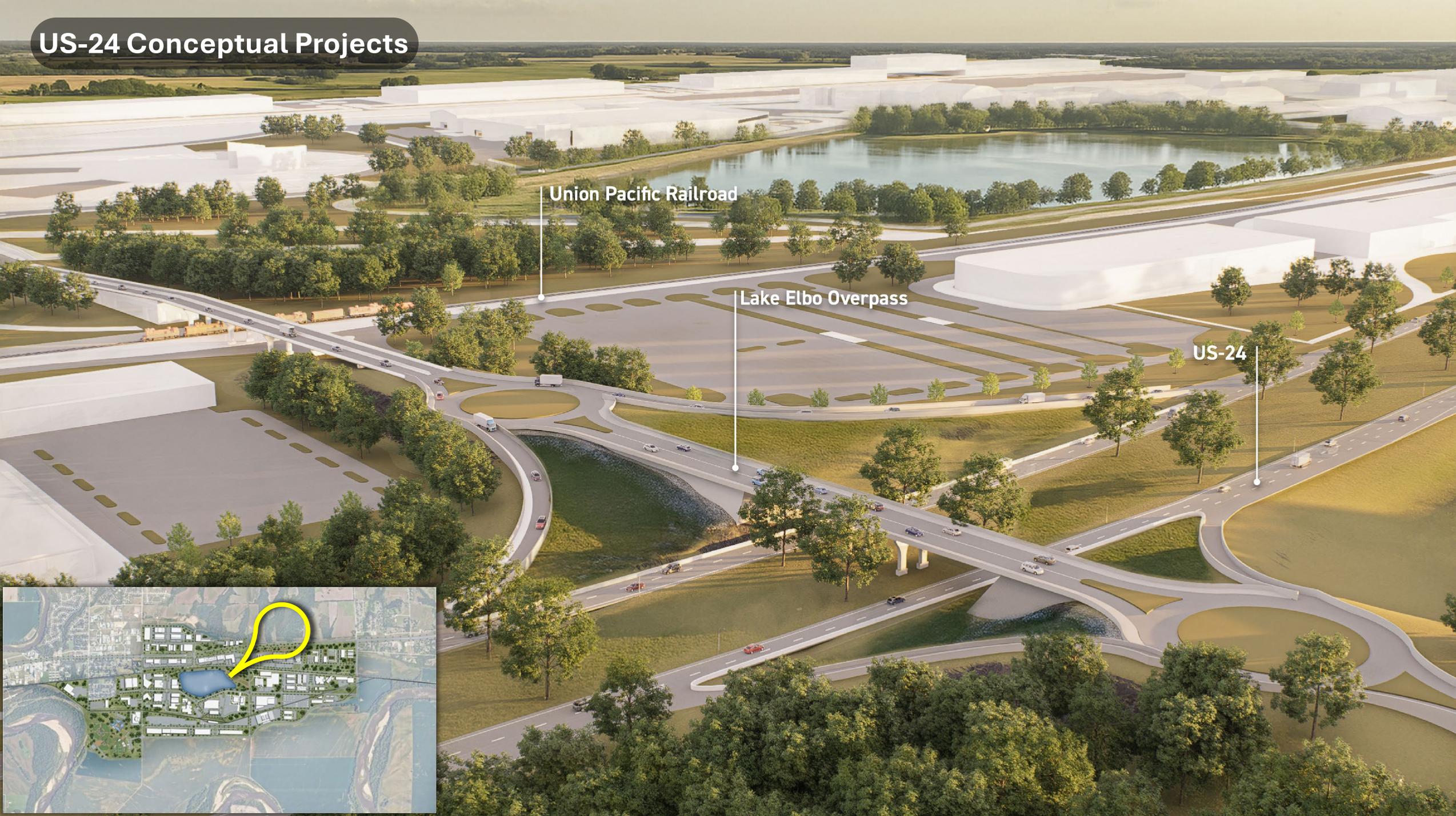
COTCO
WHOLESALE

FURNITOPA

US-24



US-24 Conceptual Projects



Union Pacific Railroad

Lake Elbo Overpass

US-24



US-24 Conceptual Projects

INDUSTRY COMMERCIAL

COMMUNITY COMMERCIAL
DEVELOPMENT NORTH OF
US-24

TURKEY
NGHERKIN

TURKEY
NGHERKIN

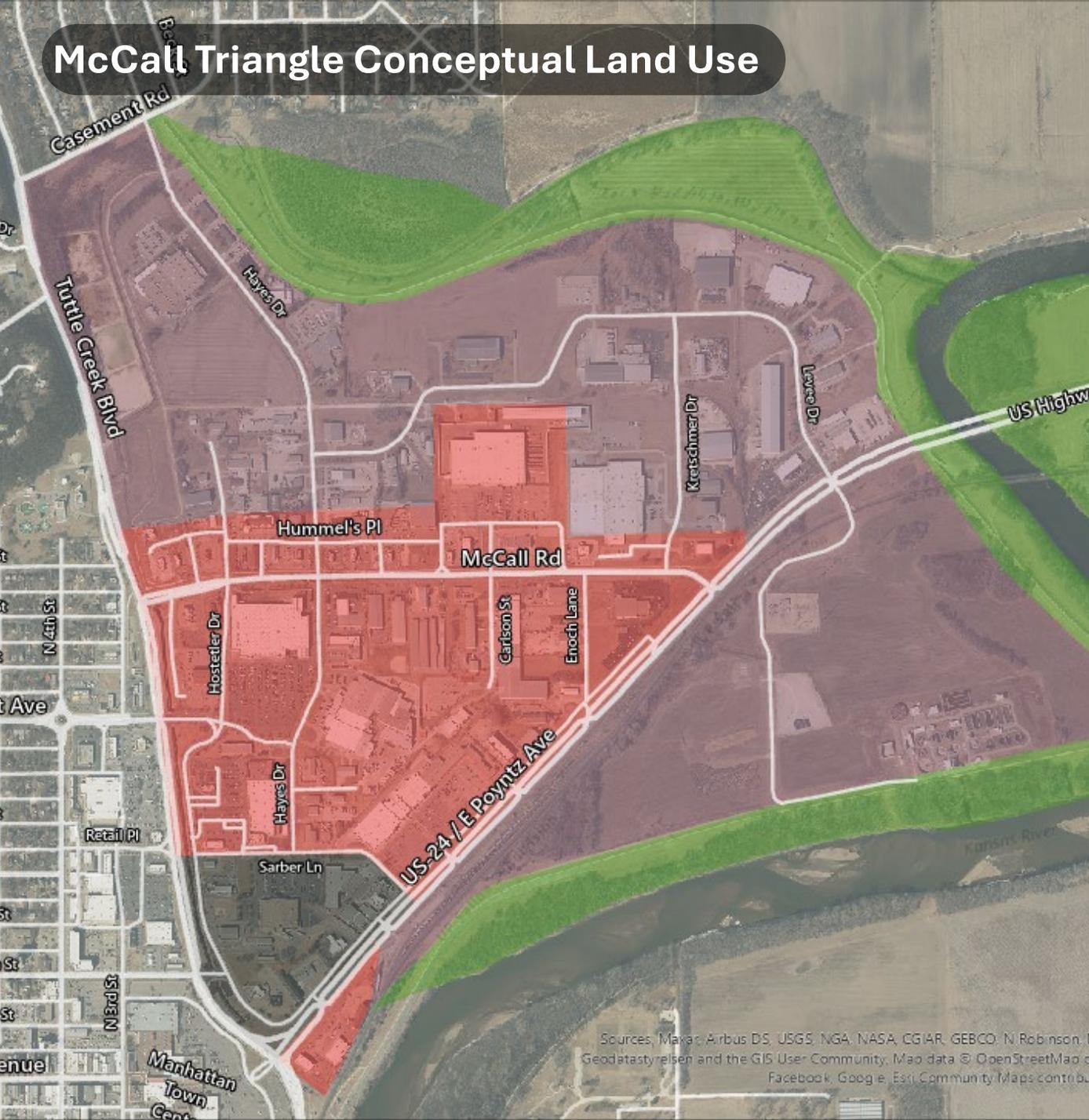
US-24



US-24 Conceptual Projects



McCall Triangle Conceptual Land Use



Sources: Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, GEBCO, N. Robinson, N. Geodatastyrelsen and the GIS User Community. Map data © OpenStreetMap contributors, Facebook, Google, Esri, Community Maps contributors

Industrial



Community Commercial



Core Commercial



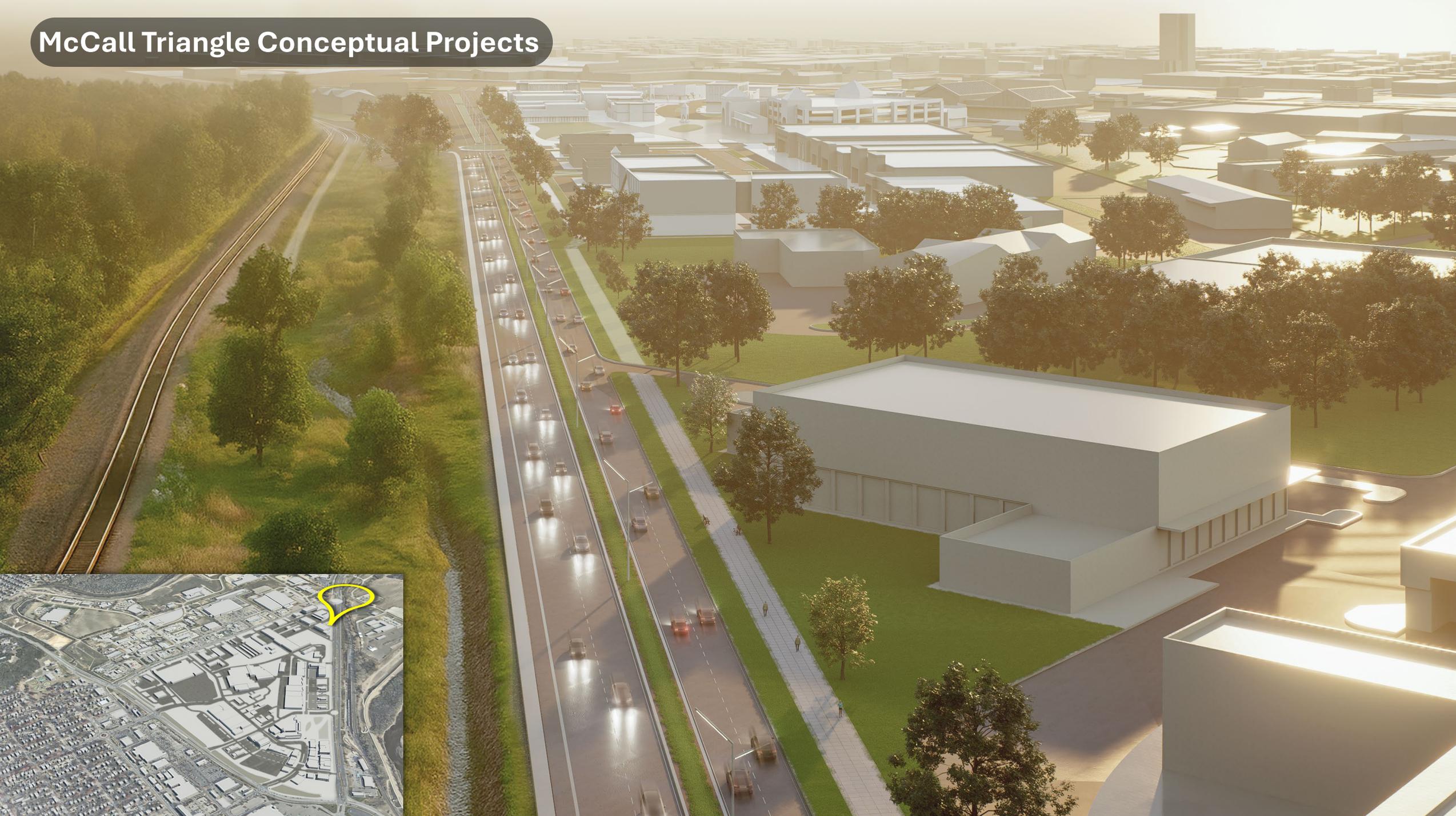
Parks/Open Space



McCall Triangle Conceptual Projects



McCall Triangle Conceptual Projects



McCall Triangle Conceptual Projects



Sarber Lane

US-24 / East Poyntz Avenue



McCall Triangle Conceptual Projects



McCall Triangle Conceptual Projects

NEW TRAVELWAY ALIGNED WITH HOSTETLER DR

BLUEMONT AVE

HAYES DR

HAYES DR

TUTTLECREEK BOULEVARD

MULTIPURPOSE PATH

SARBER LN

RETAIL PLACE AND SARBER LANE EXTENSION



McCall Triangle Conceptual Projects



LEAVENWORTH EXTENSION

ASHLEY

Dillons
1000 STORES*

SHERWIN
WILLIAMS

Starbucks

Phase
1

200 FT

McCall Triangle Conceptual Projects



LEAVENWORTH EXTENSION EXPANSION

FRONTAGE ROAD REMOVAL INTO MULTIPURPOSE PATH

ROUNDBABOUT

Phase
2

McCall Triangle Conceptual Projects



Phase
3

McCall Triangle Conceptual Projects



LEAVENWORTH STREET

TUTTLE CREEK BOULEVARD

US-24 / EAST POINTZ AVENUE

N

McCall Triangle Conceptual Projects



Next Steps

- Finalize the EMG Plan Vision
 - Finalize conceptual designs
 - Seek feedback from jurisdictional partners
 - What does adoption look like?
- US-24 Corridor Study Update
- Develop a timeline of actions and next steps
 - Identify implementation challenges and strategies