

Interstate 49: Corridor of Growth

Once there was a great road connecting Kansas City and the towns to the south. As horse and oxen-drawn freight changed to cars and trucks, the road became a highway, Route 71.

But by the 21st Century, the busy corridor grew into something more. Vehicles and freight multiplied, just-in-time delivery of goods changed the texture of the transportation corridor, invigorating commerce along the route. Soon the highway evolved into an interstate, with a future linking Kansas City and all communities to the south to the ports along the Gulf of Mexico - and to the world market.

The growth of the great route was planned, encouraged by the cities, counties and the state of Missouri through which it ran. Citizens chose to invest in new interchanges, in the connecting roads and highways, and the investment built the foundation for a robust future.

WHAT'S THE INVESTMENT?

MoDOT and the cities and counties along the I-49 corridor have invested well over \$150 million in transportation improvements in the past five years from the 3-Trails Crossing Memorial Highway in south Kansas City to the Cass/Bates county line. Those improvements include state, county and city routes that intersect with or supplement the I-49 corridor in Jackson and Cass counties.

Many of the improvements could not have occurred without the financial support of cities along the corridor. This represents statewide taxpayer funding teamed with local funds. Improved interchanges at Route 150, 163rd, and soon at Route 291 are the result of this cooperative spirit. New interchanges at North Cass Parkway (187th Street) and in the next few years at 211th Street are also cost share successes. Each cost share dollar stretches state and federal funding for other projects, compounding and accelerating improvements, building a more vibrant corridor.

MoDOT IMPROVEMENTS

Changing the designation from Route 71 to I-49 between Joplin and Kansas City required efforts beyond mere sign replacement. More than 20 at-grade intersections along Route 71 have been eliminated. Some were replaced by overpasses, others by interchanges. South of Route 7 in Harrisonville, overpasses were built at 283rd Street and 327th Street. A new interchange was constructed at 307th Street.

During the past four years, MoDOT also rehabilitated or replaced 19 bridges on mostly supplementary routes in Cass County and 13 in Jackson County, those former farm-to-market roads that are increasingly being used by commuters.

Each community along the I-49 corridor has a unique story: On the north, Kansas City is among



Classic cars parade celebrating the opening of North Cass Parkway interchange in 2010.



America's major cities, and the northern terminus of I-49 feeds directly into the metropolitan area's busiest crossroads, 3-Trails Crossing Memorial Highway, where three interstates now converge. At the south end, near the Cass/Bates county line, is Archie, now served by two interstate interchanges at Routes A/B and at 307th Street. In between are

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mature, transforming cities such as Grandview, served by five interchanges, Belton by four and Harrisonville by four. Raymore and Peculiar, two of the state's most rapidly growing cities, are planning infrastructure improvements and new access to I-49 that will meet future transportation needs for decades.

These cities and towns are boldly charting a prosperous course along the I-49 corridor. From north to south, here are their stories:

Kansas City

County: Jackson

Incorporated: 1855

Population: 459,787 - Missouri's largest city

Positioned at the western Missouri border with Kansas, the city of Kansas City is a transportation hub at the heart of America. It is linked to St. Louis to the east and Denver to the west along I-70; to Northwest Arkansas and the Gulf Coast to the south along I-49 and Route 71; and to Omaha, Des Moines, Minneapolis to the north along I-29 and I-35.

Major rail corridors include Burlington Northern-Santa Fe, Union Pacific and the Kansas City Southern railroads. Rail passengers have Amtrak service to St. Louis, Chicago and Los Angeles.

Just southwest of I-49 and Route 150 is the CenterPoint Intermodal Center in south Kansas City. It provides access to the Kansas City Southern Railway, which connects to New Orleans and is a designated foreign trade zone.

Across from CenterPoint Intermodal Center is the new National Nuclear Security Administration (NNSA) campus, employing 2,500 in the manufacture of non-nuclear mechanical,

electronic, and engineered materials for national defense systems. The new \$500 million facility is the Kansas City region's largest construction project. It opened November 16, 2012, and is scheduled to be fully occupied in 2014.



Both CenterPoint and the NNSA campus are now served by the new Botts Road diverging diamond interchange on Route 150 a mile west of I-49. A separate half-diamond interchange at Thunderbird Road just west of Botts Road also offers access to CenterPoint's intermodal facility.

The northern terminus of I-49 is 3-Trails Crossing Memorial Highway, the intersection of I-49, I-435, I-470 and Route 71 north. Within the shadow of 3-Trails Crossing are the Cerner Corporation campus, 3-Trails Community Development District and Sanofi-Aventis laboratories in



Cerner Corporation in foreground, with 3-Trails Crossing Memorial Highway in the background, looking south to I-49.

the Marion Park office park. The 3-Trails refers to the historic Santa Fe, California and Oregon trails that all diverged from the Hickman Mills area in the 1840s.

The Hickman Mills School District serves more than 6,000 students at the north terminus of I-49.

Grandview

County: Jackson

Incorporated: 1912 - This is our Centennial Year!

Population: 24,475

The former home of President Harry Truman, Grandview has grown into a vital suburban community with over 600 businesses including Peterson Manufacturing, employing more than 500, MeadWestvaco Calmar employing 475, and Sika Corporation about 250. Grandview has I-49 interchanges at Blue Ridge Boulevard, Main Street, 140th Street, Route 150 and 155th Street, and an off ramp at Harry Truman Drive, offering a variety of access points to Grandview homes and businesses.

Grandview is developing rapidly along the newly improved Route 150 corridor east of I-49. Recently widened to a four-lane, divided highway for eight miles to Route 291 in Lee's Summit, the new Route 150 includes a multi-use path coordinated with Grandview's local trails, community center (The View), eleven parks, and Longview Lake to promote a wide spectrum of transportation and recreation options.

Commercial developer RED Legacy has signed an agreement to acquire Truman Corners Shopping Center at the southwest corner of I-49 and Blue Ridge Boulevard. RED's approved TIF plan will invest \$91 million for the redevelopment of the 54-year-old shopping center. Grandview has initiated recent revitalization efforts along Main Street as well as a new Highway 150 Sustainable Development Corridor Plan. New and proposed commercial development is occurring along Highway 150 east of I-49 similar to Gail's Harley-Davidson and the new Hickman Mills medical office complex.

Grandview is working with Jackson County, Cass County, Belton and Kansas City to replace the 155th Street bridge

and interchange at I-49, and improvements to 155th Street from Kentucky Avenue on the east to Kensington Avenue on the west. Main Street Bridge over I-49 is in the early stages of design for replacement in 2015. MoDOT is also working with Grandview on design improvements to the outer road system that would allow two-way traffic.



Phase II of multi-phase improvements to Downtown Grandview streetscape.

Nearly 3,900 students are enrolled in the Grandview School District, composed of five elementary schools, two middle schools, a high school, early childhood center and alternative instruction center.

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Belton

County: Cass

Incorporated: 1872

Population: 23,116 - Cass County's largest city!

Initially a railroad town, Belton grew rapidly in the 1950s when Richards-Gebaur Air Force Base



The Route 58 corridor just west of I-49 is bustling with commerce.

opened along the northwest corner of the city. That growth continues to today, with much of the now-closed air base changed to other uses. Part of the area is now the CenterPoint Intermodal Center. Adesa, a vehicle remarketing company, now operates on several hundred acres on the east side of the former military site.

Belton has access to I-49 at four interchanges: 155th Street; 163rd Street; Route 58; and the North Cass Parkway at 187th Street.

Improvements to 163rd Street interchange, and construction of the North Cass Parkway interchange, were both cost-share projects paid for by MoDOT and municipal funds.

The Route 58 commercial corridor, from Scott Avenue east to the heart of Raymore, offers a multitude of retail stores including Walmart, HyVee, Price Chopper and Aldi grocery stores, a Lowe's home improvement

center, Tractor Supply Company, a multi-cinema complex, several banks, four auto parts stores, dozens of restaurants and other merchants.



Belton is working with Jackson and Cass counties, Grandview and Kansas City on replacing the 155th Street interchange. Belton also has opened eastern segments of Markey Parkway, a city project to eventually connect Route 58 near Mullen Road with a loop that goes northwest, then west to Scott Avenue and then bends south to Route 58 near Prospect Avenue. Markey Extension is part of a TDD, offering commercial space immediately adjacent to and visible from I-49. Belton has created an Enhanced Enterprise Zone to draw businesses and select industries by offering up to a 25-year tax abatement.

Belton Regional Medical Center, a 71-bed acute care facility, is just northeast of the I-49 and Route 58 interchange. More than 5,000 students attend the highly accredited Belton School District.

Raymore

County: Cass

Incorporated: 1872

Population: 19,206 - One of the fastest growing cities in Missouri!

Situated on the highest point in Cass County, Raymore's population has grown more than 72 percent from 2000 to 2010. The primarily residential community is composed of more than 40 neighborhoods with at least 50 lots, complemented by growing retail along the Route 58 corridor. Stores include a Walmart SuperCenter, Lowe's home improvement center, Office Max, NTB, Firestone, a Price Chopper grocery store, CVS and Walgreens pharmacies, an Orscheln Farm and Home, O'Reilly Auto Parts and many restaurants and other merchants. Six banks, a credit union and several insurance companies also provide financial services in Raymore.

Raymore and Belton teamed with Cass County and MoDOT to fund the \$10.1 million North Cass



Raymore, looking south from Route 58 with Walmart in the foreground, Dean Avenue to the left of Walmart and I-49 to North Cass Parkway interchange at upper right.

Parkway interchange, which opened in 2010. In addition, Raymore extended Dean Avenue and Hubach Hill Road to connect to North Cass Parkway interchange, offering a second major access to I-49. Raymore's primary access to I-49 is at Route 58, but travelers also can exit at 155th and 163rd Street interchanges to arrive in Raymore from the west.

Raymore is flanked by I-49 on the west and Route 291 on the east. Route 291 connects south to Harrisonville, and north to Lee's Summit and I-470. Enrollment in the Raymore Peculiar School District now exceeds 6,000 students.

Peculiar

County: Cass

Incorporated: 1953, established 1868

Population: 4,608 - The fastest growing city in Cass County!

Peculiar grew by 77 percent from 2000 to 2010, reflecting a strong residential construction expansion.

Major businesses include Flying J, a refueling center that serves over-the-road truckers as well as all other vehicles; Country Mart grocery; World Wide Steel; Elmwood Reclaimed Timber; Casey's General Store; Pete & Jake's Hot Rod Parts; and Sioux Chief manufacturing.



Peculiar's primary interchange on I-49 at Routes C and J was improved during summer 2012 with a new bridge deck, ramp improvements and the addition of a protected pedestrian walkway. Route C (Main Street) also was resurfaced during the summer, and the city has spent well over \$1 million in the past four years on city street improvements.



Routes C and J bridge over I-49, redecked in 2012, is the gateway to Peculiar.

MoDOT and the city of Peculiar are in the design stage of a new interchange at I-49 and 211th Street, which will provide direct access to residential and industrial development on the west side and to the 6,000-student Raymore Peculiar School District campus on the east side.

The undeveloped industrial and commercial acreage on the west at 211th Street opens up development potential where high-line electric availability exceeds any site in the Kansas City area.

Harrisonville

County: Cass - The county seat!
Founded: 1837
Population: 10,019

Harrisonville is the county seat of Cass County. With four direct interchanges on



Artist's rendering of new I-49 diverging diamond interchange at Route 291 in Harrisonville scheduled for construction in 2014.

I-49, and located at the convergence of Routes 291, 7 and 2, the city is well served by several transportation options, including a municipally-owned regional airport with lighted, paved runways, immediately adjacent to the new interstate. Freight rail service also is available along the Missouri Pacific line.

MoDOT and Harrisonville are nearing the final design stage of a \$21 million, two-phase project to replace the I-49 interchange at Route 291 with a diverging diamond, and improve Route 291 to the north. This cost-share project, funded by MoDOT and a transportation development district, is expected to be under construction in 2014. When completed, residents will enjoy easy access to Cass Regional Medical Center, which overlooks the new artery from its hillside site on the northern edge of the city.

Harrisonville also is in discussion with MoDOT on a \$3 million project to

reconstruct and widen Route 7, building on a 2011 city project that added capacity to Mechanic Street and connected a realigned Route 7/2 intersection with Commercial Street. The improved corridor connects I-49 with the city's historic square, central business district, and Harrisonville school facilities.



Archie

County: Cass
Founded: 1880
Population: 1,170

Archie is the southern-most city along I-49 in Cass County. Access from I-49 is at the Routes A/B interchange, and also a new interchange at 307th Street three miles to the north, which provides a direct route along the outer road system.

MoDOT has replaced two bridges on local routes near Archie in the past two years. The outer road north of Route A and just west of I-49 was replaced in 2011, and the Route B bridge one mile east of I-49 was replaced in 2012. Both span the Grand River.



Main Street in Archie has added businesses, such as Intelliair, a high-tech grain monitoring company.

Sutton Trucking, Western Material and Design, Intelliair and the Archie Schools, with an enrollment of nearly 600, are the major employers in the area.