



STAFF REPORT

Planning Commission Workshop: August 11, 2025

PLN25-0004: Discussion on the conformance of the 2026-2030 Capital Improvement Plan (CIP) with the PlanOlathe Comprehensive Plan

Kathryn Messer, Financial Strategy Manager

Kim Hollingsworth, Planning and Development Manager

City staff will provide an overview of the proposed Capital Improvement Plan (CIP) and alignment with the principles and policies of the PlanOlathe Comprehensive Plan. When a City has adopted a comprehensive plan, KSA 12-748 requires the CIP to be found by the Planning Commission to be in conformity with such plan.

The PlanOlathe Comprehensive Plan identifies specific principles and policies to serve as a basis for community decision-making as described in the text of Chapter 5 and summarized in the Action Items Matrix. The complete comprehensive plan is provided here: [PlanOlathe](#)

The proposed list of 2026-2030 CIP projects is attached to this report, along with the aligning PlanOlathe principles. This discussion will highlight these projects along with the comprehensive plan conformity. No formal action of the Planning Commission will be taken at this time.

City of Olathe, Kansas
Proposed Capital Improvement Plan Projects 2026 - 2030

Project	Project #	2026	2027	2028	2029	2030	Total	PlanOlathe Principle
Parks								
Black Bob Bay Renovation	4-C-017-XX	-	1,000,000	-	-	-	1,000,000	PTR-1
Black Bob Park Improvements, Phase II	4-C-031-XX	-	-	-	650,000	1,150,000	1,800,000	PTR-1
Cedar Creek Trail, Phase IV	4-C-010-XX	402,500	2,072,500	-	-	-	2,475,000	PTR-2
Cedar Lake Park Improvements Phase II	4-C-007-XX	-	-	-	-	650,000	650,000	PTR-1
Coffee Creek Trail, Phase I	4-C-027-XX	-	-	-	162,000	838,000	1,000,000	PTR-2
Dog Park	4-C-025-XX	10,000	130,000	-	-	-	140,000	PTR-1
Frisco Lakes Park Improvements	4-C-033-XX	-	-	100,000	500,000	-	600,000	PTR-1
Historic Site Improvements	4-C-013-XX	250,000	275,000	275,000	275,000	275,000	1,350,000	PTR-1
Indian Creek Trail Connection to ICL	4-C-034-XX	-	-	-	250,000	1,750,000	2,000,000	PTR-2
Indian Creek Trail-Hampton Park to 167th Street	4-C-019-XX	-	-	-	-	315,000	315,000	PTR-2
Major Park & Facility Redevelopment	4-C-020-XX	350,000	350,000	350,000	350,000	350,000	1,750,000	PTR-1
Mill Creek Pool & Splash Pad	4-C-014-25	3,115,000	-	-	-	-	3,115,000	PTR-1
Mill Creek Trail Extension, Santa Fe St to Cedar	4-C-024-XX	-	-	71,000	479,000	-	550,000	PTR-2
Neighborhood Park Development	4-C-021-XX	450,000	450,000	450,000	450,000	450,000	2,250,000	PTR-1
OGSC - Restroom/Concession Facility	4-C-036-XX	100,000	900,000	-	-	-	1,000,000	PTR-1
Outdoor Pool Renovations	4-C-002-XX	700,000	700,000	700,000	500,000	500,000	3,100,000	PTR-1
Park and Facility Renovations	4-C-022-XX	350,000	350,000	350,000	350,000	350,000	1,750,000	PTR-1
Pioneer Park Development Phase II	4-C-028-XX	430,000	-	-	-	-	430,000	PTR-1
Prairie Center Park Improvements, Phase II	4-C-008-XX	-	-	375,000	2,525,000	-	2,900,000	PTR-1
Recreation Facility Renovations	4-C-005-XX	350,000	400,000	400,000	400,000	400,000	1,950,000	PTR-1
Signage and Wayfinding Pilot Project	4-C-029-XX	200,000	200,000	200,000	-	-	600,000	PTR-1
Trail Improvement and Development	4-C-023-XX	250,000	350,000	350,000	350,000	350,000	1,650,000	PTR-2
Two Trails Park Improvements	4-C-032-XX	-	-	-	170,000	950,000	1,120,000	PTR-1
Water Works Park Renovation Ph. I	4-C-011-XX	-	-	-	-	200,000	200,000	PTR-1
Parks Total		6,957,500	7,177,500	3,621,000	7,411,000	8,528,000	33,695,000	
Solid Waste								
Household Hazardous Waste & Compost Facility Impr.	6-C-039-XX	-	-	300,000	2,533,000	-	2,833,000	ESR-3
Solid Waste Transfer Station Expansion Phase 2	6-C-041-25	-	810,000	7,014,000	-	-	7,824,000	US-1
Solid Waste Vehicle Covered Parking Structure	6-C-040-XX	-	-	-	848,000	5,360,000	6,208,000	US-1
Transfer Station Expansion Phase I	6-C-023-20	100,000	-	-	-	-	100,000	US-1
Solid Waste Total		100,000	810,000	7,314,000	3,381,000	5,360,000	16,965,000	
Stormwater								
Briarwood Stormwater Improvements	2-C-009-24	3,533,000	-	-	-	-	3,533,000	ESR-4
Cedar Lake Water Quality Improvements	2-C-011-XX	-	-	-	-	4,150,000	4,150,000	ESR-4
CMP Replacement and Asset Management Project	2-R-000-XX	1,853,000	1,946,000	2,043,000	2,145,000	2,253,000	10,240,000	ESR-4
Lake and Dam Restoration	2-C-002-XX	-	-	300,000	600,000	500,000	1,400,000	ESR-4
Neighborhood Flood Control Projects	2-C-005-XX	-	-	1,000,000	1,000,000	1,000,000	3,000,000	ESR-4
Streambank Stabilization Projects	2-C-001-XX	-	-	400,000	500,000	500,000	1,400,000	ESR-4
Stormwater Total		5,386,000	1,946,000	3,743,000	4,245,000	8,403,000	23,723,000	

Project	Project #	2026	2027	2028	2029	2030	Total	PlanOlathe Principle
Transportation								
118th Street, Renner to Kansas City Road, Impr.	3-C-069-25	-	-	-	1,452,000	7,290,000	8,742,000	M-1
119th Street, Woodland to Northgate, Improvements	3-C-024-21	11,950,000	-	-	-	-	11,950,000	M-1
135th Street Retaining Wall	3-G-010-24	-	-	-	-	-	-	Complete in 2025
159th and Lone Elm Bridge Lights Replacement	3-C-096-25	-	-	-	-	-	-	Complete in 2025
159th Street, Mur-Len to Black Bob	3-C-003-25	1,775,000	8,275,000	-	-	-	10,050,000	M-1
ADA Sidewalk Repair and Replacement	3-C-093-XX	450,000	450,000	450,000	450,000	450,000	2,250,000	M-3
ATMS Replacement and Repair	3-C-037-XX	100,000	100,000	100,000	100,000	100,000	500,000	M-1
Black Bob Road, 153rd Terrace to 159th Street	3-C-041-23	9,825,000	5,005,485	-	-	-	14,830,485	M-1
Black Bob Road, 159th to 167th, Improvements	3-C-008-22	-	-	-	-	-	-	M-1
BNSF East Track Quiet Zone	3-C-038-25	1,765,000	1,137,000	-	-	-	2,902,000	M-1
BNSF West Track Grade Separation Preliminary Eng.	3-C-029-24	1,175,000	-	-	-	-	1,175,000	M-1
College Blvd, Cedar Niles to Clare, Improvements	3-C-030-XX	-	1,039,000	4,138,000	12,590,000	-	17,767,000	M-1
Harold Street, Ridgeview Road to KC Road Impr.	3-C-074-25	1,122,000	5,110,000	1,027,500	-	-	7,259,500	M-1
Hedge Lane, 167th to 171st, Benefit District	3-B-085-22	-	-	-	-	-	-	Complete in 2025
Lone Elm Road, 119th Street to Harold Street Impr.	3-C-040-25	2,382,000	12,355,000	-	-	-	14,737,000	M-1
Lone Elm Road, 159th Street to 167th Street Impr.	3-C-076-25	-	-	-	1,178,000	3,955,950	5,133,950	M-1
Neighborhood & School Traffic Safety Improvements	3-C-048-XX	50,000	50,000	50,000	50,000	50,000	250,000	M-1
Quivira Road, 143rd to 151st Improvements Project	3-C-011-24	13,125,000	-	-	-	-	13,125,000	M-1
Santa Fe, Ridgeview to Mur-Len Improvements Proj.	3-C-025-18	5,075,301	11,000,000	70,000,000	28,402,614	-	114,477,915	ES-3
Sidewalk Construction	3-C-072-XX	500,000	-	-	500,000	500,000	1,500,000	M-3
Spruce and Parker, Geometric Improvements Project	3-C-078-25	150,000	538,750	-	-	-	688,750	M-1
Streetlight LED Conversion and Maintenance	3-C-009-XX	150,000	150,000	150,000	150,000	150,000	750,000	M-1
Street Preservation Program	3-P-000-XX	18,934,208	19,256,893	19,586,030	19,921,751	20,264,186	97,963,068	M-1
Street Reconstruction Program	3-R-000-XX	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	20,000,000	M-1
Structures Repair	3-G-000-XX	125,000	137,500	305,000	335,000	365,000	1,267,500	M-1
Traffic Signals	3-TS-000-XX	690,000	690,000	690,000	690,000	690,000	3,450,000	M-1
Transportation Total		73,343,509	69,294,628	100,496,530	69,819,365	37,815,136	350,769,168	
Vertical								
Animal Shelter	6-C-007-23	8,340,000	10,350,000	-	-	-	18,690,000	CF-3
Attainable Home Program Pilot	6-C-XXX-XX	260,000	-	-	-	-	260,000	HN-4
Building Maintenance	8-M-000-XX	550,000	550,000	550,000	550,000	550,000	2,750,000	CF-1
City Hall Environmental Systems Renovation & Roof	6-C-016-19	-	-	-	-	-	-	Complete in 2025
City Hall Parking Garage	6-C-003-24	20,255,000	2,245,000	-	-	-	22,500,000	OT-3
City Parking Lot Improvements & Maintenance	6-C-032-XX	360,000	360,000	360,000	360,000	360,000	1,800,000	CF-1
City-wide Roofing Replacement & Maintenance	6-C-001-XX	350,000	350,000	350,000	350,000	350,000	1,750,000	CF-1
Digital Network Reliability	7-C-006-XX	425,000	425,000	425,000	425,000	425,000	2,125,000	CF-1
Downtown Post Office Relocation	6-C-005-25	2,000,000	-	-	-	-	2,000,000	OT-3
Facility Renovations and Improvements	6-C-038-24	3,230,000	-	-	-	-	3,230,000	CF-1
Fire Station No. 4 Replacement	6-C-022-XX	3,315,000	13,185,000	-	-	-	16,500,000	CF-3
Fire Station No. 9	6-C-013-23	430,000	-	-	-	-	430,000	CF-3
Future Fire Station Land Procurement	7-C-041-22	-	-	-	-	-	-	CF-3
Modernization of Fire Stations (2024)	6-C-031-24	-	-	-	-	-	-	CF-3
Parking Garage Repair and Protection	6-C-010-23	-	-	-	-	-	-	OT-3

Police Firing Range	6-C-017-23	-	-	-	-	-	-	-	CF-3
Salt Barn #2	6-C-030-25	-	-	-	-	-	-	-	M-1
Vertical Total		39,515,000	27,465,000	1,685,000	1,685,000	1,685,000	72,035,000		
Project	Project #	2026	2027	2028	2029	2030	Total	PlanOlathe	Principle
Water & Sewer									
AMI End Point Replacement	5-C-008-XX	-	-	1,090,985	1,090,985	1,090,985	3,272,955	US-1	
Biosolids Improvements - Digestion	1-C-012-XX	-	-	-	-	4,560,000	4,560,000	US-1	
Cedar Creek WWTP Expansion Phase II (BNR)	1-C-013-25	15,462,700	16,465,000	-	-	-	31,927,700	US-1	
Cedar Creek WWTP Solids Handling Expansion	1-C-025-25	12,446,000	12,909,000	-	-	-	25,355,000	US-1	
Cedar Creek WWTP UV Disinfection Upgrades	1-C-009-XX	-	-	1,869,000	-	-	1,869,000	US-1	
East Cedar Creek Trunkmain Rehabilitation	1-C-018-XX	-	-	1,320,000	14,061,000	6,449,000	21,830,000	US-1	
Elevated Storage Tank	5-C-047-XX	-	-	-	-	1,255,000	1,255,000	US-1	
Environmental Services Plant Maintenance Bldg.	6-C-002-XX	-	-	929,000	5,765,000	-	6,694,000	US-1	
Fire Hydrant Replacement	5-C-030-XX	302,500	313,000	323,500	-	-	939,000	US-1	
Harold St Digester Lid	1-C-016-XX	805,000	-	-	-	-	805,000	US-1	
Haven Park Sewer Replacement	1-C-023-XX	-	-	-	1,882,000	4,940,300	6,822,300	US-1	
Hedge Lane Transmission Main, Phase 1A	5-C-046-XX	-	-	-	1,249,000	5,642,000	6,891,000	US-1	
Indian Creek Trail Basin G22 Sanitary Sewer Impr.	1-C-024-XX	-	-	1,570,000	6,007,000	-	7,577,000	US-1	
Indian Creek Trunkmain Rehabilitation	1-C-004-25	6,769,400	5,056,200	-	-	-	11,825,600	US-1	
Lift Station Replacements	1-C-020-XX	165,000	-	-	1,305,000	1,434,500	2,904,500	US-1	
Lone Elm Park Sewer Extension	1-C-008-25	1,267,544	-	-	-	-	1,267,544	US-1	
Mill Creek Sanitary Sewer Hydraulic Study	1-C-006-XX	-	-	-	633,000	-	633,000	US-1	
Neighborhood Sanitary Sewer	1-R-100-XX	2,299,660	3,066,250	4,198,370	5,579,160	7,646,000	22,789,440	US-1	
Olathe Pipe Replacement and Education Program	5-C-012-24	309,024	309,024	309,024	309,024	309,024	1,545,120	US-1	
Sanitary Sewer Manhole Lining	1-C-026-XX	300,000	-	-	-	-	300,000	US-1	
Sanitary Sewer Rehabilitation (I&I)	1-R-000-XX	2,000,000	-	2,500,000	2,750,000	3,000,000	10,250,000	US-1	
Super Critical Water Oxidation Pilot	1-C-019-25	3,218,000	-	-	-	-	3,218,000	US-1	
Vertical Well Field Improvements	5-C-031-XX	-	-	2,019,000	3,200,000	-	5,219,000	US-1	
Water Master Plan Update	5-C-037-XX	-	-	-	877,000	-	877,000	US-1	
Water Meter Replacement	5-C-015-XX	387,750	398,250	398,250	398,250	398,250	1,980,750	US-1	
Waterline Rehabilitation	5-R-000-XX	6,105,000	6,135,000	6,160,000	6,185,000	6,195,000	30,780,000	US-1	
Watermain Connectivity	5-C-010-XX	-	-	909,700	930,800	-	1,840,500	US-1	
Wellfield Study	5-C-006-XX	200,000	-	-	-	-	200,000	US-1	
West Cedar Creek Sewer Interceptor	1-C-011-24	27,660,900	-	-	-	-	27,660,900	US-1	
WTP2: Membrane Module Replacement	5-C-034-25	1,251,250	-	-	-	-	1,251,250	US-1	
WTP2: Residuals Basin Expansion	5-C-050-22	-	-	-	-	601,000	601,000	US-1	
Water & Sewer Total		80,949,728	44,651,724	23,596,829	52,222,219	43,521,059	244,941,559		
Grand Total		206,251,737	151,344,852	140,456,359	138,763,584	105,312,195	742,128,727		