Webinar

ULI Kansas City: Development Best Practices for a Productive City

Date: May 28, 2020

00:00:00 --> 00:00:03:	Good afternoon everybody. Welcome back I gotta tell you that
00:00:03 --> 00:00:06:	moment when I hit the video screen every week is
00:00:06 --> 00:00:08:	the most nerve wracking moment of my week.
00:00:08 --> 00:00:10:	I think things like how can they tell?
00:00:10 --> 00:00:12:	I haven't had a haircut.
00:00:12 --> 00:00:14:	did I get the URL right on the board this
00:00:14 --> 00:00:15:	week?
00:00:15 --> 00:00:17:	What's everybody having for lunch?
00:00:17 --> 00:00:20:	Where's my dawg? Lot of stuff rolls through my mind
00:00:20 --> 00:00:21:	so welcome back,
00:00:21 --> 00:00:24:	I appreciate everybody being here again and sharing your lunch
00:00:24 --> 00:00:25:	with us.
00:00:25 --> 00:00:28:	Welcome to this week's conversation.
00:00:28 --> 00:00:31:	Kansas City making a city we can all afford.
00:00:31 --> 00:00:34:	I get more excited about these shows every week and
00:00:34 --> 00:00:35:	I want to dive right in.
00:00:35 --> 00:00:38:	But really first, let's hit some quick housekeeping items.
00:00:38 --> 00:00:41:	First of all, thank you to RULI sponsors for making
00:00:41 --> 00:00:44:	all of this possible really for making all of the
00:00:44 --> 00:00:45:	UI Kansas City programming possible.
00:00:45 --> 00:00:48:	We couldn't do any of this without you.
00:00:48 --> 00:00:50:	And our quick reminded everybody.
00:00:50 --> 00:00:53:	The goal of these conversations is really kind of moving
00:00:53 --> 00:00:55:	us forward as a community,
00:00:55 --> 00:00:57:	so we hope we can take 45 minutes every week
00:00:57 --> 00:01:01:	to scratch the surface on some important topics and ultimately
00:01:01 --> 00:01:02:	answer the question,

00:01:02 --> 00:01:05:	how can we as a development community come out of
00:01:05 --> 00:01:06:	this stronger?
00:01:06 --> 00:01:08:	So we really want this to be a conversation?
00:01:08 --> 00:01:10:	We really want this to be interactive,
00:01:10 --> 00:01:13:	so don't forget there's a Q&A function at the bottom
00:01:13 --> 00:01:14:	of your zoom browser.
00:01:14 --> 00:01:18:	Your zoom application. Make sure you use that Q&A function.
00:01:18 --> 00:01:21:	Get your questions in as we start having this conversation.
00:01:21 --> 00:01:24:	Get him in early the crowd voting function was fantastic
00:01:24 --> 00:01:24:	last week.
00:01:24 --> 00:01:27:	It allows us to understand the questions that are most
00:01:27 --> 00:01:30:	important to the majority and we can get to those
00:01:30 --> 00:01:32:	questions 1st and get to those questions earlier and is
00:01:32 --> 00:01:35:	1 UL. I member pointed out during Coffee Connect last
00:01:35 --> 00:01:35:	week.
00:01:35 --> 00:01:38:	It kind of feels like you're winning when your question
00:01:38 --> 00:01:39:	gets voted up,
00:01:39 --> 00:01:41:	so keep that in mind if you don't want to
00:01:41 --> 00:01:42:	ask a question.
00:01:42 --> 00:01:45:	Put up the questions that you think are most important.
00:01:45 --> 00:01:48:	And finally, let me remind everybody how these conversations are
00:01:49 --> 00:01:49:	organized.
00:01:49 --> 00:01:52:	So every week since 3 segments we introduced the conversation
00:01:52 --> 00:01:54:	with the featured speaker,
00:01:54 --> 00:01:57:	we expand the conversation with some additional panelists and will
00:01:57 --> 00:01:58:	bring them on.
00:01:58 --> 00:02:01:	And then we open the conversation to the community through
00:02:01 --> 00:02:02:	their QA function.
00:02:02 --> 00:02:04:	So again, don't forget Q&A.
00:02:04 --> 00:02:07:	Ask your question. Vote up the good ones that you
00:02:07 --> 00:02:08:	want our panel to address.
00:02:08 --> 00:02:12:	This is the third week of a three week.
00:02:12 --> 00:02:15:	Series the three week mini series and so the first
00:02:15 --> 00:02:17:	week we really talked about measuring value,
00:02:17 --> 00:02:21:	how it impacts development patterns and the implications associated with
00:02:21 --> 00:02:23:	those development patterns.
00:02:23 --> 00:02:26:	Last week we talked about Mac making good use of

00:02:26 --> 00:02:27:	existing infrastructure,
00:02:27 --> 00:02:31:	and some of those good development patterns and maximizing income
00:02:31 --> 00:02:34:	or outcomes through those re use of that infrastructure.
00:02:34 --> 00:02:37:	And now this week we're going to dive into another
00:02:37 --> 00:02:41:	topic and we're going to talk a little bit more.
00:02:41 --> 00:02:44:	About how good development patterns can influence some of those
00:02:44 --> 00:02:47:	weaker areas where we need to strengthen up the sustainability
00:02:47 --> 00:02:50:	and strengthen up some of the development overall development in
00:02:50 --> 00:02:51:	city. And then next week.
00:02:51 --> 00:02:54:	Don't forget, after we do the three week miniseries next
00:02:54 --> 00:02:54:	week,
00:02:54 --> 00:02:57:	we're going to have a regional conversation for you online
00:02:57 --> 00:03:00:	members if you're interested in becoming a UI member,
00:03:00 --> 00:03:03:	kansascity.uli.org gives you all the information you need to know
00:03:03 --> 00:03:05:	about what it takes to become a ULI member.
00:03:05 --> 00:03:08:	So an ultimately remember you will be the ones to
00:03:08 --> 00:03:09:	drive this conversation,
00:03:09 --> 00:03:11:	so use that Community function.
00:03:11 --> 00:03:13:	Give us some feedback, and let us know.
00:03:13 --> 00:03:15:	What you think? So let's get into it this week.
00:03:15 --> 00:03:19:	We're actually welcome welcoming back our featured speaker from the
00:03:19 --> 00:03:22:	first week to kind of set the stage to demonstrate.
00:03:22 --> 00:03:24:	Welcome back to the program to the conversation.
00:03:24 --> 00:03:27:	For those of you who aren't familiar with who Dennis
00:03:27 --> 00:03:29:	says he's an architect and urban planner,
00:03:29 --> 00:03:33:	landscape architect, and the managing principle for the Kansas City
00:03:33 --> 00:03:34:	Studio of Gold Evans.
00:03:34 --> 00:03:37:	So, Dennis. Welcome back. Kevin,
00:03:37 --> 00:03:40:	thank you. Let me see if I can get the
00:03:40 --> 00:03:43:	technology to work on this end too so we can
00:03:43 --> 00:03:48:	sharing the the information we presented originally because this is
00:03:48 --> 00:03:52:	based on some work that a group called Urban Three
00:03:52 --> 00:03:56:	is doing for cities around the country.
00:03:56 --> 00:03:58:	Kevin, is this showing up?
00:03:58 --> 00:04:02:	Yep, I got it alright great so.
00:04:02 --> 00:04:04:	What urban three is helping us to do is to

00:04:04 --> 00:04:07:	see our cities in a different way.
00:04:07 --> 00:04:10:	And quite simply, it's just measuring the value we're creating
00:04:10 --> 00:04:12:	on a per acre basis.
00:04:12 --> 00:04:14:	So looking at all of our city and seeing where
00:04:15 --> 00:04:18:	we're creating good value and trying to do more of
00:04:18 --> 00:04:18:	that.
00:04:18 --> 00:04:21:	So when you look at that value per acre map
00:04:21 --> 00:04:22:	of Kansas City.
00:04:22 --> 00:04:25:	And again, this is a heat map and topological map
00:04:25 --> 00:04:27:	so you can see the downtown area in those tall
00:04:28 --> 00:04:28:	purple spikes.
00:04:28 --> 00:04:31:	And if you focus in on Kansas City,
00:04:31 --> 00:04:32:	you see that the 16th.
00:04:32 --> 00:04:36:	Square miles that are defined by state line to Troost
00:04:36 --> 00:04:38:	from the River down to 75th St.
00:04:38 --> 00:04:43:	Those are the economic engine that creates the economic engine
00:04:43 --> 00:04:46:	for Kansas City and in fairness,
00:04:46 --> 00:04:49:	those 16 square miles have probably been some of the
00:04:49 --> 00:04:54:	strongest producing property that we've had in the city for
00:04:54 --> 00:04:55:	many years now.
00:04:55 --> 00:04:58:	And if you go back to the 1950 versions of
00:04:58 --> 00:04:59:	Kansas City,
00:04:59 --> 00:05:02:	those 16 square miles.
00:05:02 --> 00:05:06:	Thing to notice is that presently those 16 square miles
00:05:06 --> 00:05:07:	generate 20%
00:05:07 --> 00:05:09:	of the city he's return on investment.
00:05:09 --> 00:05:11:	In other words, they generate 20%
00:05:11 --> 00:05:14:	of the tax revenue. That helps us save you do
00:05:14 --> 00:05:17:	all the things that we want to do in terms
00:05:17 --> 00:05:19:	of maintaining infrastructure,
00:05:19 --> 00:05:24:	planning, park services and recreational opportunities and police protection,
00:05:24 --> 00:05:26:	Fire Protection, all those things.
00:05:26 --> 00:05:30:	Well, back in 1950, those 16 square miles were helping
00:05:30 --> 00:05:33:	to support a city that were five times larger.
00:05:33 --> 00:05:36:	In the downtown core, that economic engine today,
00:05:36 --> 00:05:40:	those 16 square miles are trying to cover city that's
00:05:40 --> 00:05:43:	20 times larger and we've always had downtown areas that
00:05:44 --> 00:05:47:	have been commercial engines that help to support the overall
00:05:47 --> 00:05:51:	health of the city. We've just created too much city
00:05:51 --> 00:05:53:	for that commercial engine to support,

00:05:53 --> 00:05:56:	and our next step needs to be to look at
00:05:56 --> 00:05:59:	ways that we can beef up the rest of the
00:05:59 --> 00:05:59:	city.
00:05:59 --> 00:06:03:	So in this slide, if you take out that economic
00:06:03 --> 00:06:03:	engine.
00:06:03 --> 00:06:06:	And you start looking at the value per acre that
00:06:06 --> 00:06:09:	we're getting out of the overall city.
00:06:09 --> 00:06:12:	There's just too much of it that's not productive,
00:06:12 --> 00:06:14:	and you look at a map like this and you
00:06:14 --> 00:06:17:	understand what it takes to run a city.
00:06:17 --> 00:06:20:	It starts to help you understand that too much of
00:06:20 --> 00:06:24:	this map without the downtown economic engine helping us out
00:06:24 --> 00:06:27:	is not generating enough revenue to support itself.
00:06:27 --> 00:06:29:	In other words, it's it's upside down.
00:06:29 --> 00:06:33:	The amount of tax generation that it creates from property
00:06:33 --> 00:06:33:	taxes,
00:06:33 --> 00:06:37:	sales taxes. Income taxes, all those things is just not
00:06:37 --> 00:06:40:	enough to justify the cost of serving that part of
00:06:40 --> 00:06:41:	the city,
00:06:41 --> 00:06:45:	so it's not something new people have understood that suburban
00:06:45 --> 00:06:50:	development is a more expensive development type than Urban Development,
00:06:50 --> 00:06:53:	which is just a more efficient use of infrastructure in
00:06:53 --> 00:06:55:	an efficient area.
00:06:55 --> 00:06:58:	For for you to cover with Fire Protection and police
00:06:58 --> 00:07:01:	protection when you spread out like we have,
00:07:01 --> 00:07:05:	it's not only more expensive because we have more roadways
00:07:05 --> 00:07:06:	and pipes and so forth.
00:07:06 --> 00:07:10:	We've also done it in a more expensive way because
00:07:10 --> 00:07:15:	our streets now are wider than the even residential streets.
00:07:15 --> 00:07:18:	We used to build. We build more fire hydrants than
00:07:19 --> 00:07:21:	we used to build per property.
00:07:21 --> 00:07:23:	We use expensive systems like.
00:07:25 --> 00:07:29:	Sewer systems that require pumping as opposed to natural gravity
00:07:29 --> 00:07:30:	fed systems.
00:07:30 --> 00:07:33:	All these things cost us more to build and also
00:07:33 --> 00:07:36:	cost us much more to maintain and they go into
00:07:36 --> 00:07:37:	this factor of.
00:07:37 --> 00:07:40:	Creating a situation where we've got a city but it's

00:07:41 --> 00:07:44:	just very expensive to maintain an upside down in terms
00:07:44 --> 00:07:47:	of the amount of return that it's getting from tax
00:07:47 --> 00:07:50:	generation now. This is not to remind people about this
00:07:50 --> 00:07:50:	every time.
00:07:50 --> 00:07:53:	This is not just to Kansas City issue cities around
00:07:53 --> 00:07:56:	the country are facing this even cities like Hays,
00:07:56 --> 00:08:01:	Kansas, whose city manager has been helping through a public
00:08:01 --> 00:08:05:	awareness campaign to make his community understand that.
00:08:05 --> 00:08:08:	The expenses that they have for operating their city or
00:08:08 --> 00:08:10:	almost twice the economic return.
00:08:10 --> 00:08:13:	They're getting out of the tax generation that their city
00:08:13 --> 00:08:17:	is able to create and it's all related to development
00:08:17 --> 00:08:17:	pattern,
00:08:17 --> 00:08:20:	so that gets us to where we are today Kevin.
00:08:33 --> 00:08:35:	Felt like I was rolling on for a second there.
00:08:35 --> 00:08:38:	Dennis, thanks for the refresh from last week and really
00:08:38 --> 00:08:40:	kind of setting the stage for this conversation.
00:08:40 --> 00:08:43:	Last week we talked a lot about how infrastructure can
00:08:43 --> 00:08:46:	be reused to support some of these good development patterns.
00:08:46 --> 00:08:48:	This week we want to get into some examples and
00:08:48 --> 00:08:52:	start talking about how good development projects can support some
00:08:52 --> 00:08:54:	of these weaker areas and kind of start to move
00:08:54 --> 00:08:57:	those forward. So can you give us some examples of
00:08:57 --> 00:08:59:	those developments and how those can start to change the
00:08:59 --> 00:09:00:	economics and?
00:09:00 --> 00:09:02:	The overall community impact.
00:09:02 --> 00:09:07:	Sure, I went back to the to the value breaker
00:09:07 --> 00:09:09:	map for the city and.
00:09:09 --> 00:09:12:	I'm going to go back to the point we made
00:09:12 --> 00:09:14:	in the first show and that was that.
00:09:14 --> 00:09:16:	Part of the problem is not just the way that
00:09:16 --> 00:09:17:	we spread out,
00:09:17 --> 00:09:20:	but it's also the way that we've developed over the
00:09:20 --> 00:09:21:	years.
00:09:21 --> 00:09:25:	The way we used to build neighborhoods was in a
00:09:25 --> 00:09:27:	more integrated way.
00:09:27 --> 00:09:29:	I'll say it that way,
00:09:29 --> 00:09:31:	so today we build we develop,
00:09:31 --> 00:09:36:	and in terms of all single family or all multifamily

00:09:36 --> 00:09:38:	or all office Barker,
00:09:38 --> 00:09:43:	all retail center, we don't do it in an incremental
00:09:43 --> 00:09:45:	way or in an integrated way.
00:09:45 --> 00:09:51:	The integrated way is that prior to 1950 our neighborhoods
00:09:51 --> 00:09:54:	had more than just single family.
00:09:54 --> 00:09:58:	Residential opportunities, they had duplexes and triplexes and like this
00:09:58 --> 00:10:00:	example of the Multiplex building.
00:10:00 --> 00:10:04:	These six flex colonnades. They had a variety of different
00:10:04 --> 00:10:07:	ways for people to afford to live in neighborhoods and
00:10:07 --> 00:10:08:	it created,
00:10:08 --> 00:10:12:	integrated and economically rich neighborhoods.
00:10:12 --> 00:10:15:	Now we do that to our post or with our
00:10:15 --> 00:10:16:	post 1950 models.
00:10:16 --> 00:10:21:	There are plenty of ways to provide opportunities for for
00:10:21 --> 00:10:26:	other types of housing that create more economic return.
00:10:26 --> 00:10:30:	That's the primary thing we're trying to talk about,
00:10:30 --> 00:10:31:	is that?
00:10:33 --> 00:10:36:	We with there are ways we can see on getting
00:10:36 --> 00:10:39:	better return on investment in those parts of the city
00:10:39 --> 00:10:42:	that need to be contributing more back to the overall
00:10:42 --> 00:10:47:	economic growth of the city through the projects like this
00:10:47 --> 00:10:47:	were.
00:10:47 --> 00:10:51:	A property owner can build an accessory dwelling in at
00:10:51 --> 00:10:55:	an apartment above their garage like Kevin Klinkenberg was talking
00:10:55 --> 00:10:59:	about last last week or turning their home into a
00:10:59 --> 00:11:02:	duplex or turning a couple of lots into cottage court.
00:11:02 --> 00:11:06:	There's a variety of different ways that residential areas that
00:11:06 --> 00:11:10:	have been built since the 1950s can become more economically
00:11:10 --> 00:11:14:	viable and create opportunities for wealth building.
00:11:14 --> 00:11:17:	That was the other side of the equation that Kevin
00:11:17 --> 00:11:20:	offered last weekend in Klinkenborg.
00:11:20 --> 00:11:23:	Was that along the way as we've lost this way
00:11:23 --> 00:11:26:	of thinking about incrementally building our city,
00:11:26 --> 00:11:30:	we've we've taken out of the system the opportunity for
00:11:30 --> 00:11:33:	people to to get into the system to start earning
00:11:33 --> 00:11:37:	some additional revenue through creating a small rental,
00:11:37 --> 00:11:40:	or to start a small business.
00:11:40 --> 00:11:44:	So this integrated discussion is not just about how we
00:11:44 --> 00:11:45:	build neighborhoods,
00:11:45 --> 00:11:47:	it's how we build communities,

00:11:47 --> 00:11:50:	how we can integrate opportunities for retail,
00:11:50 --> 00:11:54:	for stores, for shops, into the into the development pattern.
00:11:54 --> 00:11:58:	Now we've got examples around the Metro like Kevin was
00:11:58 --> 00:12:01:	mentioning that if you look at our value per acre
00:12:01 --> 00:12:01:	map,
00:12:01 --> 00:12:05:	those are those are starting to show to be productive.
00:12:05 --> 00:12:09:	Now there aren't as productive as our economic engine downtown,
00:12:09 --> 00:12:13:	but they're starting. One of the missing pieces that even
00:12:13 --> 00:12:17:	places that have been developed based on traditional models like
00:12:17 --> 00:12:19:	this shot here of Zona Rosa,
00:12:19 --> 00:12:22:	one of the things on Arosa is missing is its
00:12:22 --> 00:12:23:	connection.
00:12:23 --> 00:12:26:	Back to the neighborhoods. It's got a little bit of
00:12:26 --> 00:12:27:	apartment housing,
00:12:27 --> 00:12:29:	so a little bit of housing opportunity,
00:12:29 --> 00:12:33:	but it it almost by design doesn't integrate back to
00:12:33 --> 00:12:33:	neighborhood,
00:12:33 --> 00:12:37:	so it doesn't create an integrated form of development.
00:12:37 --> 00:12:40:	More recently over the last 20 years there are examples
00:12:40 --> 00:12:42:	of newer developments.
00:12:42 --> 00:12:45:	That again, these show up productive on return on on
00:12:45 --> 00:12:47:	a value per acre basis.
00:12:47 --> 00:12:50:	This is a couple of shots of new Longview in
00:12:50 --> 00:12:53:	Lees Summit which picked up on some of those more
00:12:53 --> 00:12:58:	integrated development patterns where you not only have a single
00:12:58 --> 00:13:01:	family, but you have varieties of housing going up to
00:13:01 --> 00:13:04:	multifamily living opportunities.
00:13:04 --> 00:13:08:	And you mix those in with the retail opportunities.
00:13:08 --> 00:13:11:	So that's that's part of where we want to go.
00:13:11 --> 00:13:14:	Today is talking about how we can get our post
00:13:14 --> 00:13:18:	1950 parts of our city to become more economically productive
00:13:18 --> 00:13:22:	and also create opportunities for more incremental development patterns.
00:13:22 --> 00:13:25:	Thanks, Dennis. Good stuff. Let's go ahead and expand the
00:13:25 --> 00:13:26:	conversation.
00:13:26 --> 00:13:29:	Let's bring our panelists on this week.
00:13:29 --> 00:13:31:	So I want to go ahead and introduce.
00:13:31 --> 00:13:33:	1st I'm going to start with Diane Binkley,
00:13:33 --> 00:13:37:	she's deputy director of the planning Department for Kansas

	City,
00:13:37 --> 00:13:40:	Mo. She's also held similar roles for.
00:13:40 --> 00:13:43:	In Leawood KS. So which brings a pretty good additional
00:13:43 --> 00:13:45:	perspective to the conversation this week.
00:13:45 --> 00:13:46:	So welcome to the program,
00:13:46 --> 00:13:48:	Diane.
00:13:48 --> 00:13:51:	And then I also want to introduce Joe Perry,
00:13:51 --> 00:13:54:	Vice President of Development at Port KC and Jo.
00:13:54 --> 00:13:56:	I kind of want to start with you.
00:13:56 --> 00:14:00:	Why are why don't we see more developers build Greenfield
00:14:00 --> 00:14:03:	developments like the ones you were involved in in the
00:14:03 --> 00:14:04:	early 2000s?
00:14:04 --> 00:14:06:	You know, I think it comes down to money and
00:14:07 --> 00:14:10:	certainty and those two things in development are equivalent.
00:14:10 --> 00:14:14:	Developers love certainty, and they make more money when there's
00:14:14 --> 00:14:16:	more certainty in what they do.
00:14:16 --> 00:14:20:	I think people haven't followed David Gale's path at New
00:14:20 --> 00:14:21:	Longview or Ann Arbor walk.
00:14:21 --> 00:14:25:	Projects I was delighted to get to work on because
00:14:25 --> 00:14:30:	after 50 years of development patterns and market building post
00:14:31 --> 00:14:31:	war.
00:14:31 --> 00:14:35:	People like Financieres people like buyers and tenants are less
00:14:35 --> 00:14:39:	likely to pick that and therefore developers have less certainty
00:14:40 --> 00:14:40:	it.
00:14:40 --> 00:14:43:	So there's been less market of these things.
00:14:43 --> 00:14:46:	And Luckily for us, when we were developing those,
00:14:46 --> 00:14:49:	there were there was a market for it,
00:14:49 --> 00:14:51:	but it was a small niche and we were the
00:14:51 --> 00:14:54:	only one delivering the product and I.
00:14:54 --> 00:14:58:	And so I think the reason people haven't followed that
00:14:58 --> 00:15:01:	path has been they want more certainty and they want
00:15:02 --> 00:15:02:	more.
00:15:02 --> 00:15:05:	Ease of turning their money more often and it's just
00:15:05 --> 00:15:08:	simply it's not illegal to do it the cheap way,
00:15:08 --> 00:15:10:	so they just do it.
00:15:10 --> 00:15:12:	Yeah, makes sense. Unfortunately. Diane,
00:15:12 --> 00:15:14:	let's bring you into this.
00:15:14 --> 00:15:16:	So as you were listening to Dennis's intro,
00:15:16 --> 00:15:19:	what comes to mind from a city planning perspective?

00:15:19 --> 00:15:22:	What's your take on the conversation this week?
00:15:22 --> 00:15:26:	Sure, thanks. Thanks for having me today so.
00:15:26 --> 00:15:28:	The truth is, is Kansas City is like a lot
00:15:28 --> 00:15:29:	of Midwestern cities.
00:15:29 --> 00:15:31:	You know we're land rich.
00:15:31 --> 00:15:32:	There's all kinds of Landon,
00:15:32 --> 00:15:35:	so kinda. Just point what he's saying is that it's
00:15:35 --> 00:15:38:	easy to continue to build out an in a cheaper
00:15:38 --> 00:15:40:	pattern and just kind of spread out.
00:15:40 --> 00:15:43:	Although we Midwesterners we kind of tend to like our
00:15:43 --> 00:15:43:	space as well,
00:15:43 --> 00:15:46:	it seems like so. Maybe that's a little bit of
00:15:46 --> 00:15:47:	it as well.
00:15:47 --> 00:15:49:	And again, it's it's that certainty piece of it.
00:15:49 --> 00:15:53:	Prior to 1950, there were no parking standard requirements in
00:15:53 --> 00:15:53:	the city,
00:15:53 --> 00:15:56:	so people didn't have as many cars as we have
00:15:56 --> 00:15:56:	today,
00:15:56 --> 00:15:59:	and so that. So when that pattern has changed,
00:15:59 --> 00:16:01:	when we go back to that more dense area,
00:16:01 --> 00:16:03:	that's always the question is,
00:16:03 --> 00:16:05:	how are we going to deal with parking?
00:16:05 --> 00:16:07:	Where are we going to deal with?
00:16:07 --> 00:16:08:	You know that piece of it,
00:16:08 --> 00:16:11:	that element, and so when you get to the suburban
00:16:11 --> 00:16:11:	areas,
00:16:11 --> 00:16:13:	we tend to have that same?
00:16:13 --> 00:16:16:	You know. So of course the garage becomes the prevalent
00:16:16 --> 00:16:17:	piece to it,
00:16:17 --> 00:16:19:	and so, and that's what a lot of folks don't
00:16:19 --> 00:16:23:	like about the multifamily structures that are built in suburbs,
00:16:23 --> 00:16:25:	we can't ignore the fact that we do like to
00:16:25 --> 00:16:26:	have our world to urban.
00:16:26 --> 00:16:29:	We have every offering here in Kansas City.
00:16:29 --> 00:16:31:	So that's a benefit to our city.
00:16:31 --> 00:16:32:	But at the same time,
00:16:32 --> 00:16:36:	there are definitely projects that have a curd out there
00:16:36 --> 00:16:39:	that really have kind of hit all those marks.
00:16:39 --> 00:16:41:	I think another. They're not perfect.
00:16:41 --> 00:16:44:	I think that they do once again just offer another
00:16:44 --> 00:16:47:	option as to how we can live in this community

00:16:47 --> 00:16:50:	and still have a good return on investment.
00:16:50 --> 00:16:53:	So so Joe, let's talk about a few of those
00:16:53 --> 00:16:56:	like what are the newer models since the ones you've
00:16:56 --> 00:16:58:	worked on in Lee's Summit,
00:16:58 --> 00:17:01:	I think since you know pre last recession.
00:17:01 --> 00:17:05:	We've seen great projects. Park Place is really grown into
00:17:05 --> 00:17:06:	its own in Leawood.
00:17:06 --> 00:17:10:	Obviously, everyone talks and knows about Lenexa city Center.
00:17:10 --> 00:17:13:	That's a project that has started to hit on a
00:17:13 --> 00:17:17:	lot of the cylinders that are necessary for a suburban
00:17:17 --> 00:17:17:	community.
00:17:17 --> 00:17:20:	So the ones I'm most excited about are in the
00:17:20 --> 00:17:25:	landlocked communities that don't have as much Greenfield like Linden
00:17:25 --> 00:17:26:	Square in Gladstone.
00:17:26 --> 00:17:29:	Some of the things that mission is trying to do,
00:17:29 --> 00:17:33:	and you know, and also.
00:17:33 --> 00:17:36:	Old Metcalf, you know 80th and Metcalf but the one
00:17:36 --> 00:17:38:	I think it's overlooked a lot.
00:17:38 --> 00:17:41:	When you look at new Longview and what we accomplished,
00:17:41 --> 00:17:45:	those are pretty pictures, but one that doesn't get talked
00:17:45 --> 00:17:48:	about hardly at all is in Kansas City,
00:17:48 --> 00:17:50:	North and it's Burlington Creek,
00:17:50 --> 00:17:52:	which Dennis is just shared.
00:17:52 --> 00:17:54:	And what I like about Burlington Creek was.
00:17:54 --> 00:17:58:	Here's a project that had everything going against.
00:17:58 --> 00:18:00:	It was expensive. It was beautiful.
00:18:00 --> 00:18:03:	It was well received from an aesthetic in a low
00:18:03 --> 00:18:06:	density area of Platte County.
00:18:06 --> 00:18:09:	And it came out right at the worst year ever
00:18:09 --> 00:18:10:	in 2007.
00:18:10 --> 00:18:14:	And what it was missing was rooftops and what's happened
00:18:14 --> 00:18:17:	in this current time between these two,
00:18:17 --> 00:18:21:	you know long, slow recovery that we've had since 2010.
00:18:21 --> 00:18:25:	Is that they've added 700 and some units.
00:18:25 --> 00:18:28:	I believe Diane would probably know better,
00:18:28 --> 00:18:32:	but this is the one that excites me because it's
00:18:32 --> 00:18:34:	in a low density area.
00:18:34 --> 00:18:38:	They have repaired. What was I fall development?
00:18:38 --> 00:18:39:	As beautiful as it was,
00:18:39 --> 00:18:42:	it it wasn't as successful as the developer I know

00:18:42 --> 00:18:44:	wanted it to be without these root paths.
00:18:44 --> 00:18:47:	Yeah, so Diane, what's your perspective?
00:18:47 --> 00:18:49:	That's a good one to dive in on a little
00:18:49 --> 00:18:49:	bit.
00:18:49 --> 00:18:51:	The village at Burlington Creek.
00:18:51 --> 00:18:54:	So talk a little bit about your thoughts there and
00:18:54 --> 00:18:57:	the history and the kind of the implications and how
00:18:57 --> 00:18:58:	that's progressed here.
00:18:58 --> 00:19:01:	So just as Joe did state and the project did
00:19:01 --> 00:19:03:	start in the mid 2000s and George Gunter was the
00:19:04 --> 00:19:06:	original developer and he had quite a vision for it.
00:19:06 --> 00:19:09:	Really beautiful. He put in some beautiful brick.
00:19:09 --> 00:19:11:	Streets on the East West spine.
00:19:11 --> 00:19:14:	Quality materials that a lot of times that we kind
00:19:14 --> 00:19:18:	of in the suburban areas don't always see those quality
00:19:18 --> 00:19:20:	materials get used and then started out.
00:19:20 --> 00:19:22:	And then of course the recession hit.
00:19:22 --> 00:19:26:	Nathaniel Hagadorn came along and decided that he wanted to
00:19:26 --> 00:19:28:	try and push that vision forward.
00:19:28 --> 00:19:29:	So that was a benefit.
00:19:29 --> 00:19:32:	But instead of jumping right back into addition,
00:19:32 --> 00:19:35:	adding more resident or retail to the project,
00:19:35 --> 00:19:38:	he first started with kind of a little bit more
00:19:38 --> 00:19:40:	of a suburban acceptable if you will,
00:19:40 --> 00:19:43:	to the area. Apartment complex there was about 300 units
00:19:43 --> 00:19:46:	just South of that 68th St which if you have
00:19:46 --> 00:19:47:	that visual up again,
00:19:47 --> 00:19:49:	you can see that's that Rd.
00:19:49 --> 00:19:51:	That kind of circles it following that,
00:19:51 --> 00:19:54:	then then they came back in with more of the
00:19:54 --> 00:19:54:	retail,
00:19:54 --> 00:19:59:	the office and then really brought in additional density with
00:19:59 --> 00:20:01:	yet another 200 residential.
00:20:01 --> 00:20:04:	Apartment com apartment buildings within that Ring Rd which you
00:20:04 --> 00:20:07:	can see there in the closest part of that view
00:20:07 --> 00:20:10:	and that really brought back density then to be able
00:20:10 --> 00:20:12:	to help support that retail.
00:20:12 --> 00:20:15:	And then again there's some office so that you could.
00:20:15 --> 00:20:16:	You know you can live there,
00:20:16 --> 00:20:19:	you can work there and you can go and grab

00:20:19 --> 00:20:20:	a bite to eat there.
00:20:20 --> 00:20:23:	There are also some other pieces out in an assisted
00:20:23 --> 00:20:24:	living facility,
00:20:24 --> 00:20:26:	but they also had a had am ice rink slash
00:20:26 --> 00:20:29:	sand beach volleyball area so it even had a little
00:20:29 --> 00:20:30:	bit of activity.
00:20:30 --> 00:20:33:	The benefit to this? Project is again I think it
00:20:33 --> 00:20:35:	does have a return on investment for this city.
00:20:35 --> 00:20:37:	I think if we went all the way back to
00:20:37 --> 00:20:39:	one of those first images that Dennis had,
00:20:39 --> 00:20:41:	which it's hard to see on there,
00:20:41 --> 00:20:43:	but it actually is one of the areas in the
00:20:43 --> 00:20:45:	suburbs that shows that return.
00:20:45 --> 00:20:47:	So it's great. The only downfall probably did this and
00:20:48 --> 00:20:50:	it's just a matter of how it kind of came
00:20:50 --> 00:20:52:	about is that although it does connect through trails to
00:20:52 --> 00:20:55:	additional apartments that have been built in the area,
00:20:55 --> 00:20:58:	the single family doesn't tie in the same that we
00:20:58 --> 00:21:00:	have in my gay Brookside area or a Country Club
00:21:00 --> 00:21:01:	Plaza area.
00:21:01 --> 00:21:03:	So the development works very well together.
00:21:03 --> 00:21:06:	It's very comfortable as you work through it.
00:21:06 --> 00:21:08:	There's all those benefits and the the reason why I
00:21:09 --> 00:21:12:	think it became so successful is a it was incrementally
00:21:12 --> 00:21:12:	done,
00:21:12 --> 00:21:14:	so we started out with us that with the retail
00:21:14 --> 00:21:16:	and then you know that we,
00:21:16 --> 00:21:18:	as he figured out the market for the area he
00:21:18 --> 00:21:21:	kept adding to it and just kept bringing more density
00:21:21 --> 00:21:22:	in the city.
00:21:22 --> 00:21:24:	You know we kept saying yes,
00:21:24 --> 00:21:26:	yes bring more density and so as we look to
00:21:26 --> 00:21:28:	other projects in the area,
00:21:28 --> 00:21:30:	we try to always push for this additional density in
00:21:30 --> 00:21:32:	these retail areas.
00:21:32 --> 00:21:35:	For instance Zona Rosa, we're having that same conversation.
00:21:35 --> 00:21:38:	And as we looked at the new Metro North Shopping
00:21:38 --> 00:21:38:	Center project,
00:21:38 --> 00:21:40:	we did the same thing.
00:21:40 --> 00:21:43:	We've really tried to push for that because we've seen
00:21:43 --> 00:21:44:	this model works.

00:21:44 --> 00:21:46:	Well, so I want to go back to Dennis.
00:21:46 --> 00:21:49:	Is initial, you know part of the conversation we talked
00:21:49 --> 00:21:52:	about integrated incremental development and so on.
00:21:52 --> 00:21:53:	But before I do that,
00:21:53 --> 00:21:56:	a reminder to everyone, Kewene start asking your questions.
00:21:56 --> 00:21:58:	Start voting him up. Let's you know,
00:21:58 --> 00:22:01:	give this group something to work for when we get
00:22:01 --> 00:22:02:	done with this part right here,
00:22:02 --> 00:22:05:	Dennis, we've heard incremental development.
00:22:05 --> 00:22:07:	Times we've heard integrated development.
00:22:07 --> 00:22:10:	You're talking about that at the beginning.
00:22:10 --> 00:22:13:	Is Diane was talking about these projects take along time
00:22:13 --> 00:22:16:	to kind of come to fruition in to realize a
00:22:16 --> 00:22:19:	vision so is this more about kind of the order
00:22:19 --> 00:22:24:	of operations to establish success for these projects or this
00:22:24 --> 00:22:28:	is this more about mix ratio an incremental density and
00:22:28 --> 00:22:30:	help us with that one a little bit.
00:22:30 --> 00:22:33:	Well, part of it is about the way that we
00:22:33 --> 00:22:37:	plan our cities and the way that we have over
00:22:37 --> 00:22:42:	the last 70 years created this compartmentalized approach towards city
00:22:42 --> 00:22:46:	building, which by its nature isn't incremental,
00:22:46 --> 00:22:51:	isn't integrating, isn't allowing for there to be a mix
00:22:51 --> 00:22:53:	of uses within a neighborhood.
00:22:53 --> 00:22:57:	So that's that's part of the challenge and the other
00:22:57 --> 00:23:01:	part is that we've gotten to a point where everything
00:23:01 --> 00:23:02:	is done in big moves.
00:23:02 --> 00:23:06:	So you build a 300 bed apartment community,
00:23:06 --> 00:23:09:	or you build 1100 thousand square foot retail center.
00:23:09 --> 00:23:13:	Or you build up in your column community of residential
00:23:13 --> 00:23:14:	community,
00:23:14 --> 00:23:17:	but you're not building them incrementally,
00:23:17 --> 00:23:21:	which true incremental development is 1 parcel one property,
00:23:21 --> 00:23:24:	one building at a time.
00:23:24 --> 00:23:27:	Which is how we ultimately built all the embodied value
00:23:27 --> 00:23:29:	that was in Kansas City back in 1950,
00:23:29 --> 00:23:33:	that allowed us to be such a more prosperous city,
00:23:33 --> 00:23:36:	because we just incrementally added to the value along the
00:23:36 --> 00:23:39:	way without the same time sprout there,
00:23:39 --> 00:23:40:	much as we have recently.
00:23:40 --> 00:23:44:	So that's you know, there's a variety of things that
00:23:44 --> 00:23:47:	have gotten to this to this point in their variety

00:23:47 --> 00:23:48:	of ways.
00:23:48 --> 00:23:50:	Now that we can see to go forward that would
00:23:50 --> 00:23:54:	help us get back to that more productive and economically.
00:23:54 --> 00:23:57:	A successful way of growing our city.
00:23:57 --> 00:24:00:	So Dianne you touched on this a little bit earlier.
00:24:00 --> 00:24:03:	When you're looking at the kind of order of how
00:24:03 --> 00:24:05:	these developments come online,
00:24:05 --> 00:24:08:	some challenges that the city has heard has seen.
00:24:08 --> 00:24:12:	Maybe community feedback. Some of the things that you're thinking
00:24:12 --> 00:24:16:	about when you're thinking of how these things progress overtime.
00:24:16 --> 00:24:20:	Sure, I would say any planner who's out there listening
00:24:20 --> 00:24:22:	has fallen into the same problem or issue.
00:24:22 --> 00:24:26:	I guess in any city is that it's always difficult
00:24:26 --> 00:24:26:	that.
00:24:26 --> 00:24:29:	To bring in residential 1st and then follow with commercial
00:24:29 --> 00:24:31:	adjacent to or within the same area.
00:24:31 --> 00:24:34:	People struggle with that here at least here in the
00:24:34 --> 00:24:35:	Midwest.
00:24:35 --> 00:24:37:	So I think it's always helpful.
00:24:37 --> 00:24:40:	Even though a master plan development can outline that and
00:24:40 --> 00:24:41:	we can all see a plan.
00:24:41 --> 00:24:45:	But people don't know. Always understand that from a community
00:24:45 --> 00:24:45:	standpoint.
00:24:45 --> 00:24:48:	So what seems to work a little bit better here
00:24:48 --> 00:24:50:	is to always is to try to start with that
00:24:50 --> 00:24:51:	retail,
00:24:51 --> 00:24:54:	which of course we understand retail is based on how
00:24:54 --> 00:24:55:	many rooftops Canta community.
00:24:55 --> 00:24:58:	So it's kind of a chicken and egg situation.
00:24:58 --> 00:25:00:	But again, like Burlington Creek,
00:25:00 --> 00:25:03:	it started with the commercial piece and then we kept
00:25:03 --> 00:25:04:	adding to it.
00:25:04 --> 00:25:07:	I think again, I think several the if we really
00:25:07 --> 00:25:09:	looking at those commercial nodes.
00:25:09 --> 00:25:12:	And as you look at the suburban areas that allow
00:25:12 --> 00:25:14:	that commercials already based there,
00:25:14 --> 00:25:18:	so bringing the residential second second to the retail is
00:25:18 --> 00:25:20:	really a good way to try to work with the
00:25:21 --> 00:25:21:	community.
00:25:21 --> 00:25:24:	Anna Job so how can cities said let's focus on

00:25:24 --> 00:25:27:	Kcmo since we have Diane here not to pick on
00:25:27 --> 00:25:27:	her.
00:25:27 --> 00:25:30:	But how can cities in your perspective help with things
00:25:30 --> 00:25:34:	like development codes or other policies that they might have
00:25:34 --> 00:25:37:	to kind of promote this type of development?
00:25:37 --> 00:25:39:	I'm never going to pick on Diane 'cause I spent
00:25:39 --> 00:25:42:	1/3 of my career working in agencies like hers and
00:25:42 --> 00:25:45:	I work for a public agency now so I have
00:25:45 --> 00:25:48:	to always have in mind that we're going to please
00:25:48 --> 00:25:51:	people who put us into our chairs and specifically.
00:25:51 --> 00:25:56:	Administrators and politicians who are beholden for good reason to
00:25:56 --> 00:25:58:	to our constituents of our cities.
00:25:58 --> 00:26:01:	We have to pay attention to what people,
00:26:01 --> 00:26:05:	the squeaky wheels that that are going to complain about.
00:26:05 --> 00:26:07:	Their view of what density is.
00:26:07 --> 00:26:10:	So when I think about what cities can do,
00:26:10 --> 00:26:12:	I think what we what we can do as a
00:26:12 --> 00:26:17:	community is educate the decision makers exactly to the core
00:26:17 --> 00:26:20:	things that Dennis is bringing up and not just on
00:26:20 --> 00:26:23:	the capital side. Kansas City and other cities have done
00:26:23 --> 00:26:24:	a great job,
00:26:24 --> 00:26:27:	is starting to collect fees and and tap fees and
00:26:27 --> 00:26:30:	development fees for things on the capital side of providing
00:26:30 --> 00:26:33:	infrastructure on the front end of these so that the
00:26:33 --> 00:26:36:	end user, the tenant the owner actually paid for it,
00:26:36 --> 00:26:38:	but on the operating side,
00:26:38 --> 00:26:41:	we're not collecting enough taxes at the density that we're
00:26:41 --> 00:26:42:	building.
00:26:42 --> 00:26:43:	This Dennis brought up for police,
00:26:43 --> 00:26:47:	fire and other things were getting behind the 8 ball
00:26:47 --> 00:26:49:	and so I think if we continue to talk about
00:26:49 --> 00:26:50:	this.
00:26:50 --> 00:26:53:	We have to tell the nimbys if you want what
00:26:53 --> 00:26:58:	you want in low density then don't be against adding
00:26:58 --> 00:26:59:	the knodel pencil's.
00:26:59 --> 00:27:01:	Next to where where you are.
00:27:01 --> 00:27:04:	Because if you do, you're going to cut off.
00:27:04 --> 00:27:06:	You're going to. I'm just going to say it,
00:27:06 --> 00:27:10:	you're gonna become Wyandot County where people at all income
00:27:10 --> 00:27:13:	levels cannot afford to live there because your taxes are

00:27:13 --> 00:27:14:	so high.
00:27:14 --> 00:27:16:	And so I think we have to educate people if
00:27:16 --> 00:27:18:	they don't like high taxes,
00:27:18 --> 00:27:21:	they better start to like density a little bit better
00:27:21 --> 00:27:23:	and work with us to tell us what kind of
00:27:23 --> 00:27:27:	density is appropriate to their community to their neighborhood.
00:27:27 --> 00:27:31:	Thanks, Joe. I do want to selfishly take advantage of
00:27:31 --> 00:27:32:	having Diane here.
00:27:32 --> 00:27:36:	Because there's a real opportunity for the community to engage
00:27:36 --> 00:27:37:	in the process,
00:27:37 --> 00:27:40:	and Diana was hoping specifically you could talk about the
00:27:40 --> 00:27:41:	KC Spirit playbook.
00:27:41 --> 00:27:44:	What is it? How can the community had their voice
00:27:44 --> 00:27:46:	to that process as we move forward?
00:27:46 --> 00:27:49:	Absolutely, I'm excited to talk about it.
00:27:49 --> 00:27:51:	It's so sad that we're in this situation.
00:27:51 --> 00:27:54:	We are because we had an amazing kickoff event scheduled
00:27:54 --> 00:27:56:	and unfortunately had to cancel it.
00:27:56 --> 00:27:59:	So now we've gone with the virtual kickoff,
00:27:59 --> 00:28:02:	but Casey Spirit Playbook is the new focus.
00:28:02 --> 00:28:04:	So the focus plan of course was 22 years ago,
00:28:04 --> 00:28:07:	and that was the comprehensive plan for the City of
00:28:07 --> 00:28:08:	Kansas City.
00:28:08 --> 00:28:10:	It was an award winning document in its time and
00:28:10 --> 00:28:13:	a lot of that was based on our Community activism,
00:28:13 --> 00:28:16:	working with individual residents to get feedback,
00:28:16 --> 00:28:18:	and so we want to emulate that with this project.
00:28:18 --> 00:28:21:	So we haven't ignored focus an we've evaluate it seem
00:28:21 --> 00:28:22:	where we are today.
00:28:22 --> 00:28:26:	We have that baseline and now we're pushing forward with
00:28:26 --> 00:28:29:	the new project to see where we're going to go
00:28:29 --> 00:28:30:	for the next 20 years so.
00:28:30 --> 00:28:33:	The folks who are on this call today or the
00:28:33 --> 00:28:35:	exact books we need to hear from him,
00:28:35 --> 00:28:38:	as well as all of our residents and of our
00:28:38 --> 00:28:39:	business owners.
00:28:39 --> 00:28:42:	And everybody in Kansas City about what do you want?
00:28:42 --> 00:28:44:	Where do we want to go with our city?
00:28:44 --> 00:28:46:	And so yes, this is the way to do it
00:28:46 --> 00:28:49:	so you can go to playbook.kcmo.gov and right there you

00:28:49 --> 00:28:51:	can take the five big questions.
00:28:51 --> 00:28:55:	Surveys will be updating those all the time and we're
00:28:55 --> 00:28:57:	just kicking off our community engagement.
00:28:57 --> 00:29:01:	So that's a way to participate and through the conversations
00:29:01 --> 00:29:01:	we have,
00:29:01 --> 00:29:03:	it will help to direct.
00:29:03 --> 00:29:06:	Some of the some of these conversations we're having will
00:29:06 --> 00:29:08:	help to direct that.
00:29:08 --> 00:29:10:	That plan at the end of the day and then
00:29:10 --> 00:29:14:	recommendations will come out where we will be working them
00:29:14 --> 00:29:17:	with our Council members on how to amend our codes,
00:29:17 --> 00:29:20:	maybe to allow for those accessory dwelling units,
00:29:20 --> 00:29:23:	or to get more density in separate density from the
00:29:23 --> 00:29:25:	zoning categories in the like.
00:29:25 --> 00:29:27:	So there's Joe now. Thanks,
00:29:27 --> 00:29:30:	Joe, so that's some of the imagery the one so
00:29:30 --> 00:29:33:	you can see there that the that's the spirit of
00:29:33 --> 00:29:34:	Kansas City.
00:29:34 --> 00:29:36:	That was done by Norman Rockwell and back in the
00:29:37 --> 00:29:38:	50s and so interesting.
00:29:38 --> 00:29:40:	We're talking about that and then just over his right
00:29:41 --> 00:29:43:	shoulder and so looking at to the left,
00:29:43 --> 00:29:45:	there is the new imagery that we're using,
00:29:45 --> 00:29:47:	so it's actually one of our employees there.
00:29:47 --> 00:29:50:	But we're going to have opportunities where people can put
00:29:50 --> 00:29:52:	themselves in that image,
00:29:52 --> 00:29:54:	and we can change those backgrounds in the like to
00:29:54 --> 00:29:57:	really so everyone can express how they feel about Kansas
00:29:57 --> 00:29:59:	City and what's important to them.
00:29:59 --> 00:30:01:	So thank you again, playbook.kcmo.gov.
00:30:01 --> 00:30:04:	Will make sure that we include that link to that
00:30:04 --> 00:30:07:	Casey Spirit playbook in the materials that we sent out
00:30:07 --> 00:30:08:	to everybody.
00:30:08 --> 00:30:10:	All the participants in this week's call so they can
00:30:11 --> 00:30:12:	participate in that.
00:30:12 --> 00:30:14:	Thanks for for sharing. So I want to dive in
00:30:14 --> 00:30:17:	and we can always count on Joe for great backgrounds
00:30:17 --> 00:30:19:	during any zoom meeting that we have.
00:30:19 --> 00:30:21:	So I want to jump into questions.
00:30:21 --> 00:30:23:	We're getting some good ones so I'm going to start
00:30:23 --> 00:30:24:	with this one.

00:30:24 --> 00:30:27:	Um, some other Midwest cities have had great success with
00:30:27 --> 00:30:29:	suburban located new urbanist projects.
00:30:29 --> 00:30:32:	Newtown Street Saint Charles and Saint Louis.
00:30:32 --> 00:30:37:	Carmel IN outside Indianapolis. Even a project outside Oklahoma City
00:30:37 --> 00:30:37:	for example.
00:30:37 --> 00:30:40:	Your thoughts on why KC seems to be slower to
00:30:40 --> 00:30:41:	adopt.
00:30:41 --> 00:30:45:	How is our builder developer market different than some of
00:30:46 --> 00:30:47:	those other markets?
00:30:47 --> 00:30:50:	Well, let me start with when we did Arbor walk
00:30:50 --> 00:30:54:	and new Longview we were more successful in delivering a
00:30:54 --> 00:30:58:	product at a workforce housing level at Arbor Walk.
00:30:58 --> 00:31:01:	When we replicated some of the things that we saw
00:31:01 --> 00:31:05:	national home builders doing in Saint Louis,
00:31:05 --> 00:31:08:	including the one you mentioned and in Newtown and the
00:31:08 --> 00:31:12:	one that back bride and Sons did out in Chesterfield.
00:31:12 --> 00:31:14:	I forgot the name of it.
00:31:14 --> 00:31:19:	But that's the difference we do development at different increments.
00:31:19 --> 00:31:23:	Actually, in Kansas City, on the single family residential side,
00:31:23 --> 00:31:25:	it's not done by national home builders,
00:31:25 --> 00:31:28:	so we have to decide how to educate the home
00:31:28 --> 00:31:33:	building and the small residential development community in Kansas City
00:31:33 --> 00:31:36:	on the advantages of doing what Whitaker did.
00:31:36 --> 00:31:40:	So the pick up on more just going the example,
00:31:40 --> 00:31:44:	like Saint Charles, is an entire community built at once
00:31:45 --> 00:31:46:	by one organization,
00:31:46 --> 00:31:50:	one Corporation built that entire new City,
00:31:50 --> 00:31:52:	which is not an incremental approach,
00:31:52 --> 00:31:58:	right? It's a it's a big project approach.
00:31:58 --> 00:32:02:	In this opportunity, while we're rethinking about how our city
00:32:02 --> 00:32:06:	goes forward within the context of the new comprehensive plan
00:32:06 --> 00:32:07:	we're developing,
00:32:07 --> 00:32:11:	hopefully we would use the principles that guided the planning
00:32:12 --> 00:32:16:	for cities like Saint Charles and for our city originally,
00:32:16 --> 00:32:19:	and integrate that back into our thinking and then use
00:32:19 --> 00:32:22:	that as a way for people to then plug into
00:32:22 --> 00:32:22:	it.
00:32:22 --> 00:32:27:	You know individuals to developers to larger businesses to

	build
00:32:27 --> 00:32:28:	in that way.
00:32:28 --> 00:32:31:	So that it's not just relying on a national home
00:32:32 --> 00:32:34:	builder to come in and give us that kind of
00:32:34 --> 00:32:35:	community,
00:32:35 --> 00:32:39:	but rely on ourselves to recognize the patterns that make
00:32:39 --> 00:32:42:	healthy communities and to allow for those patterns to be
00:32:43 --> 00:32:45:	available for us to build with.
00:32:45 --> 00:32:48:	So we've got a great opportunity with the comp plan
00:32:48 --> 00:32:51:	and it's part of the reason why we intentionally called
00:32:51 --> 00:32:53:	this series are Kansas City,
00:32:53 --> 00:32:56:	and it's why Diane and Joe and others are really
00:32:56 --> 00:32:59:	trying to get us all to participate because.
00:32:59 --> 00:33:02:	We need to understand that we are the ones all
00:33:02 --> 00:33:05:	of us are the ones who live in Kansas City
00:33:05 --> 00:33:06:	who will drive its future.
00:33:06 --> 00:33:10:	It's not the city council's Kansas City.
00:33:10 --> 00:33:13:	It's citizens of Kansas City and we need to understand
00:33:13 --> 00:33:16:	how to help make it more successful and to help
00:33:16 --> 00:33:19:	on an individual basis build our future.
00:33:19 --> 00:33:22:	I have a feeling we're going to talk about this
00:33:22 --> 00:33:24:	a lot in the next three week series.
00:33:24 --> 00:33:27:	After we get past the regional conversation.
00:33:27 --> 00:33:29:	So let me get to the next question.
00:33:29 --> 00:33:33:	To what extent do you think municipalities should determine the
00:33:33 --> 00:33:38:	ratio relationship of public infrastructure costs with overall development density
00:33:38 --> 00:33:40:	and financial performance?
00:33:40 --> 00:33:42:	And to pass the true costs?
00:33:42 --> 00:33:44:	Onto each developer as a fee of some sort.
00:33:47 --> 00:33:49:	I might jump in on that a little bit,
00:33:49 --> 00:33:51:	so first I think that I think would be great
00:33:51 --> 00:33:54:	if we always requested some sort of a return on
00:33:54 --> 00:33:54:	investment,
00:33:54 --> 00:33:57:	just so that. That way we are educating our Council
00:33:57 --> 00:33:59:	on what these decisions make.
00:33:59 --> 00:34:01:	I think that Joe Minicozzi is.
00:34:01 --> 00:34:04:	I recall, I think, stayed in some presentations that it
00:34:04 --> 00:34:06:	doesn't mean that we say yes or no.
00:34:06 --> 00:34:08:	Only if it has a good return on investment,
00:34:08 --> 00:34:11:	but it's just really so that we understand with that

00:34:11 --> 00:34:14:	impact that decision is making to the city's final budget
00:34:14 --> 00:34:17:	in the long term for long-term decision for this city.
00:34:17 --> 00:34:21:	So again, I think that that's important as far as
00:34:21 --> 00:34:24:	impact fees to we do have impact fees and Kansas
00:34:24 --> 00:34:28:	City transportation impact fee or arterial St impact fee.
00:34:28 --> 00:34:30:	And I will tell you that to date it is
00:34:30 --> 00:34:33:	so watered down because it was done so long ago
00:34:33 --> 00:34:36:	and then it was divided in half and then we
00:34:36 --> 00:34:39:	allowed for for people to be able to use the
00:34:39 --> 00:34:42:	credits from it to where it's not really.
00:34:42 --> 00:34:45:	So when we're building out in the suburbs,
00:34:45 --> 00:34:49:	whatever fees being paid in isn't even handling the improvement
00:34:49 --> 00:34:50:	so.
00:34:50 --> 00:34:52:	I believe as a as a city planner as a
00:34:52 --> 00:34:53:	citizen in Kansas City,
00:34:53 --> 00:34:56:	that those who are doing those developments,
00:34:56 --> 00:35:00:	the impact they are having on our infrastructure to extend
00:35:00 --> 00:35:03:	it out further and to have those folks using those
00:35:03 --> 00:35:04:	roads that yes,
00:35:04 --> 00:35:08:	they should absolutely pay for those arterial their half their
00:35:08 --> 00:35:08:	portion,
00:35:08 --> 00:35:11:	the Nexus that relates to that development should be paid
00:35:12 --> 00:35:15:	for by that developer or by those residents in the
00:35:15 --> 00:35:15:	long run.
00:35:18 --> 00:35:21:	Yeah, I think the the idea of having return on
00:35:21 --> 00:35:26:	investment discussions when we're considering a new development at the
00:35:26 --> 00:35:30:	Council level or the Planning Commission level is as valuable
00:35:30 --> 00:35:35:	because of the education that it provides us just to
00:35:35 --> 00:35:38:	understand how much it's going to cost us.
00:35:38 --> 00:35:41:	The road to maintain and operate and that that new
00:35:41 --> 00:35:45:	development compared to how much wealth is going to bring
00:35:45 --> 00:35:47:	back to the city in terms of property taxes,
00:35:47 --> 00:35:49:	sales, taxes and an income taxes.
00:35:49 --> 00:35:52:	And the more we can balance that equation,
00:35:52 --> 00:35:54:	the more we can build our way back to the
00:35:54 --> 00:35:58:	point of being able to afford all the things that
00:35:58 --> 00:36:00:	we've done over the last seven years.
00:36:00 --> 00:36:02:	I'll just make a quick comment.
00:36:02 --> 00:36:03:	I was on the team.
00:36:03 --> 00:36:06:	It was telephone, Brown duck and associates and HM TV

00:36:06 --> 00:36:08:	and I was the lead at HT be on the
00:36:08 --> 00:36:08:	on.
00:36:08 --> 00:36:11:	The team that went in to do the first development.
00:36:13 --> 00:36:17:	The study for the city and at the time.
00:36:17 --> 00:36:20:	Everyone said will kill development in Kansas City,
00:36:20 --> 00:36:22:	but they said the same thing.
00:36:22 --> 00:36:24:	At least some it. They said the same thing in
00:36:24 --> 00:36:25:	Lenexa.
00:36:25 --> 00:36:27:	It didn't kill it, it it declined it for six
00:36:27 --> 00:36:28:	months.
00:36:28 --> 00:36:31:	And then what happened was the certainty went up after
00:36:31 --> 00:36:32:	the fees were in place.
00:36:32 --> 00:36:35:	And so because there's certainty in what the fees are,
00:36:35 --> 00:36:39:	development actually increased in all of those cities who took
00:36:39 --> 00:36:39:	it on.
00:36:39 --> 00:36:41:	But what's happened is, Diane said,
00:36:41 --> 00:36:43:	is now we're not even collecting,
00:36:43 --> 00:36:45:	and it wasn't even enough at the time we did
00:36:45 --> 00:36:46:	the study.
00:36:46 --> 00:36:49:	And that's what everyone needs to remember is we're not
00:36:49 --> 00:36:51:	collecting enough money.
00:36:51 --> 00:36:54:	At the full rate. Dennis said this two weeks ago
00:36:54 --> 00:36:57:	and this is what I think bears repeating in the
00:36:57 --> 00:37:00:	areas where we have existing infrastructure.
00:37:00 --> 00:37:03:	They should not have the same development fees as areas
00:37:03 --> 00:37:05:	that require new infrastructure.
00:37:05 --> 00:37:08:	We've already made those investments,
00:37:08 --> 00:37:10:	so they ought to be looked at in a different
00:37:10 --> 00:37:14:	filter because they're using stuff we already have.
00:37:14 --> 00:37:16:	That was a core tenant of Focus 20 two years
00:37:16 --> 00:37:17:	ago,
00:37:17 --> 00:37:20:	20 three years ago serve our current areas first,
00:37:20 --> 00:37:23:	'cause we've already made those investments people already.
00:37:23 --> 00:37:26:	Paid for those things.
00:37:26 --> 00:37:29:	As someone who has brought a lot of corporate business
00:37:29 --> 00:37:31:	cases forward for review prior to developing a product,
00:37:31 --> 00:37:34:	launching a product and then seeing it to fruition in
00:37:34 --> 00:37:36:	it and hitting its assumption sets,
00:37:36 --> 00:37:39:	I think this just begs the issue of.
00:37:39 --> 00:37:42:	How are the people who are reviewing those ROI conversations?
00:37:42 --> 00:37:45:	How educated they are on the assumption sets that are

00:37:45 --> 00:37:46:	going into those projections,
00:37:46 --> 00:37:49:	and what ROI looks like and the need to you
00:37:49 --> 00:37:49:	know,
00:37:49 --> 00:37:52:	kind of further that Dennis site you know respect your
00:37:52 --> 00:37:55:	position on this is the citizens conversation is our city
00:37:55 --> 00:37:56:	Center City Council,
00:37:56 --> 00:37:59:	city. But for sure they need to be understand some
00:37:59 --> 00:38:02:	of the underlying assumption sets that go into some of
00:38:02 --> 00:38:03:	these things anyway.
00:38:03 --> 00:38:07:	So alright, next question. Can existing single family neighborhoods be
00:38:07 --> 00:38:12:	candidates for incrementally integrating missing middle housing types to enhance
00:38:13 --> 00:38:13:	productivity?
00:38:13 --> 00:38:16:	Housing types like 80 use duplexes,
00:38:16 --> 00:38:16:	rowhouses, etc.
00:38:19 --> 00:38:22:	Yes, this is the easy answer to that,
00:38:22 --> 00:38:24:	but they need to choose to be right.
00:38:24 --> 00:38:28:	The neighborhood needs to decide what its future is going
00:38:28 --> 00:38:32:	to be an all we're talking about right now is
00:38:32 --> 00:38:35:	where we are and where we are is upside down
00:38:35 --> 00:38:38:	in too many places around the city and one of
00:38:38 --> 00:38:41:	the ways that you can right size the ship is
00:38:41 --> 00:38:46:	by thickening up by allowing for additional residential within your
00:38:46 --> 00:38:49:	existing community, either in the form of.
00:38:49 --> 00:38:52:	Of accessory dwelling units, or again duplexes,
00:38:52 --> 00:38:57:	small multifamily buildings that thickens up the number of property
00:38:57 --> 00:39:01:	taxpayers and sales tax payers within your neighborhood that helps
00:39:01 --> 00:39:04:	to make your neighborhood more prosperous.
00:39:04 --> 00:39:07:	That would be a way of solving the situation at
00:39:07 --> 00:39:08:	the other way,
00:39:08 --> 00:39:11:	raising taxes. But we know that's not the popular way
00:39:11 --> 00:39:12:	to go about it.
00:39:12 --> 00:39:15:	Most people just want to accept it and so looking
00:39:15 --> 00:39:16:	at this other,
00:39:16 --> 00:39:19:	more productive way of going about it is.
00:39:19 --> 00:39:21:	Is a way forward that the cities can do and
00:39:21 --> 00:39:24:	we can show plenty of examples about how they can
00:39:24 --> 00:39:27:	do it in ways that build value in their neighborhoods
00:39:27 --> 00:39:31:	and don't challenge the investments that have already been

	made.
00:39:31 --> 00:39:33:	If I could pile onto that,
00:39:33 --> 00:39:36:	I think I want to just give the city a
00:39:36 --> 00:39:40:	lot of kudos for the choice neighborhoods Grant and Independence
00:39:40 --> 00:39:44:	Ave in the workprint chores done because I think it
00:39:44 --> 00:39:47:	set the table for that next level of opening up
00:39:47 --> 00:39:51:	more density in an existing corridor that was having its
00:39:51 --> 00:39:55:	challenges and seeing hundreds of millions of dollars.
00:39:55 --> 00:40:00:	Get invested incrementally in the missing teeth of that neighborhood
00:40:00 --> 00:40:00:	in quality,
00:40:00 --> 00:40:05:	really impactful ways that. Brings up the values without completely
00:40:05 --> 00:40:09:	gentrifying and ruining what the beauty of the neighborhood was
00:40:09 --> 00:40:10:	to begin with.
00:40:10 --> 00:40:12:	But if we had a D user on top of
00:40:12 --> 00:40:13:	that,
00:40:13 --> 00:40:16:	I think what you would see is existing property owners
00:40:16 --> 00:40:21:	legally able to increase the value incrementally on their properties
00:40:21 --> 00:40:23:	that have been there for over 100 years.
00:40:23 --> 00:40:26:	I look forward to the moment that we can get
00:40:26 --> 00:40:29:	to a point where we know how to talk about
00:40:29 --> 00:40:32:	that in ways that aren't scary to the people that
00:40:32 --> 00:40:35:	will stand in the way.
00:40:35 --> 00:40:37:	So we've got a question that's kind of related to
00:40:37 --> 00:40:37:	that,
00:40:37 --> 00:40:39:	so I want to kind of take what Joe just
00:40:39 --> 00:40:41:	said and maybe modify the question slightly.
00:40:41 --> 00:40:44:	A lot of the projects we've talked about on Greenfield
00:40:44 --> 00:40:45:	sites in Kansas City.
00:40:45 --> 00:40:48:	The question is related to increasing density in the adjacent
00:40:48 --> 00:40:49:	urban neighborhoods,
00:40:49 --> 00:40:51:	IE on the East side that can capitalize on the
00:40:51 --> 00:40:53:	adjacent growth an you know you mentioned.
00:40:53 --> 00:40:56:	Choice neighborhoods you know is that the is that the
00:40:56 --> 00:40:58:	only challenge is that the only answer you talk a
00:40:58 --> 00:41:00:	little bit about gentrification.
00:41:00 --> 00:41:01:	Some of those types of things.
00:41:01 --> 00:41:02:	So I'm curious, you know,
00:41:02 --> 00:41:04:	Diane, do you have some perspective on on?

00:41:04 --> 00:41:06:	You know what Joe is talking about.
00:41:06 --> 00:41:08:	With choice neighborhoods and how we can address some of
00:41:08 --> 00:41:11:	those issues that aren't in these Greenfield areas.
00:41:11 --> 00:41:12:	Sure, so I agree. I mean,
00:41:12 --> 00:41:15:	you know it's our Department of course it's been working
00:41:15 --> 00:41:19:	with neighborhood housing and I think the Choice neighborhood project
00:41:19 --> 00:41:21:	has turned out exceptionally well,
00:41:21 --> 00:41:24:	and it's provided for that mix income folks to be
00:41:24 --> 00:41:27:	able to all live together in a corridor that you
00:41:27 --> 00:41:29:	know really had kind of gone southward,
00:41:29 --> 00:41:32:	and so I think it has improved things significantly,
00:41:32 --> 00:41:35:	and we're excited to look at more projects with.
00:41:37 --> 00:41:39:	On that choice neighborhood project.
00:41:39 --> 00:41:41:	So as far as the East side goes,
00:41:41 --> 00:41:45:	I think that the best way to bring more population
00:41:45 --> 00:41:48:	to that area and to try to help that Eastside
00:41:48 --> 00:41:51:	grow is definitely incremental development.
00:41:51 --> 00:41:54:	And that is through infill of the lots but also
00:41:54 --> 00:41:57:	the atu's trying to figure out a way to get
00:41:57 --> 00:42:01:	excess re dwelling units to help build wealth in that
00:42:01 --> 00:42:05:	area and that portion of our community.
00:42:05 --> 00:42:07:	We are working with some neighborhoods.
00:42:07 --> 00:42:10:	Key Coalition is an example where we're trying to help
00:42:10 --> 00:42:13:	develop certain single family home styles.
00:42:13 --> 00:42:16:	So that way we can come in and an infill
00:42:16 --> 00:42:19:	on the lots there and already have him pre approved
00:42:19 --> 00:42:20:	through our process.
00:42:20 --> 00:42:23:	So that way it eliminates any of that difficulty or
00:42:23 --> 00:42:26:	red tape as it's perceived I think,
00:42:26 --> 00:42:29:	and to come through the city to get permits and
00:42:29 --> 00:42:32:	so we are trying to work more individually with the
00:42:32 --> 00:42:35:	neighborhood organizations as they are working with.
00:42:35 --> 00:42:38:	Developer or builders to come in and do that infill.
00:42:38 --> 00:42:40:	That's the best way to until we can get more
00:42:40 --> 00:42:42:	density and more people living there.
00:42:42 --> 00:42:45:	We're not going to be able to get the commercials
00:42:45 --> 00:42:48:	asked the commercial piece so it's kind of opposite of
00:42:48 --> 00:42:50:	what I was talking about in the Northland.
00:42:50 --> 00:42:53:	If you will bring the commercial and then bring in
00:42:53 --> 00:42:55:	more density I think on the East Side we're going

00:42:55 --> 00:42:57:	to have to bring in more disposable income,
00:42:57 --> 00:43:00:	more people to that area to where we can get
00:43:00 --> 00:43:03:	more commercial there and provide those services and jobs to
00:43:03 --> 00:43:05:	people in that area.
00:43:05 --> 00:43:07:	Thanks Sam, this is usually where I jump in and
00:43:07 --> 00:43:07:	say hey,
00:43:07 --> 00:43:09:	that's a wrap on this week's conversation,
00:43:09 --> 00:43:11:	but what we're going to do is we've got a
00:43:11 --> 00:43:13:	lot of questions and I want to get to a
00:43:13 --> 00:43:14:	couple more.
00:43:14 --> 00:43:15:	So for those who are interested,
00:43:15 --> 00:43:18:	we're going to stick around for a couple after show
00:43:18 --> 00:43:19:	questions this week.
00:43:19 --> 00:43:21:	But right now I'm going to wrap things up a
00:43:21 --> 00:43:23:	little bit for those who need to get on with
00:43:23 --> 00:43:24:	their day.
00:43:24 --> 00:43:26:	Have been sharing their lunch with us,
00:43:26 --> 00:43:27:	so a couple housekeeping items.
00:43:27 --> 00:43:29:	First of all, don't forget.
00:43:29 --> 00:43:31:	These conversations are recorded. You can go to Kansas City
00:43:31 --> 00:43:34:	Dot ULI Org and share that with your Contacts who
00:43:34 --> 00:43:35:	can't make it or who were.
00:43:35 --> 00:43:37:	Unable to make it this week,
00:43:37 --> 00:43:40:	we're going to send an email out to folks.
00:43:40 --> 00:43:43:	There's also a URL that's going to be included in
00:43:43 --> 00:43:44:	that email,
00:43:44 --> 00:43:46:	and I put it up on the screen right now
00:43:46 --> 00:43:48:	for everybody to see.
00:43:48 --> 00:43:51:	That allows you to go and see the recordings,
00:43:51 --> 00:43:55:	review the materials and again this URL will be available
00:43:55 --> 00:43:57:	to you in the email and so on.
00:43:57 --> 00:44:01:	Also, don't forget we're going to have coffee Connect tomorrow
00:44:01 --> 00:44:01:	morning,
00:44:01 --> 00:44:05:	so please join us for Coffee Connect 8:30 if you
00:44:05 --> 00:44:05:	want to.
00:44:05 --> 00:44:07:	Participate, it's open to everybody.
00:44:07 --> 00:44:11:	You have the ability to go to kansascity.uli.org to find
00:44:11 --> 00:44:14:	the information on cop coffee Connect and how you can
00:44:14 --> 00:44:15:	join us there as well.
00:44:15 --> 00:44:18:	And then remember next week we're going to dive into

00:44:18 --> 00:44:22:	some regional conversations and we look forward to hearing from
00:44:22 --> 00:44:23:	community members,
00:44:23 --> 00:44:26:	maybe from Indianapolis, Oklahoma City on some of the topics
00:44:27 --> 00:44:30:	that we've talked about for over the last three weeks
00:44:30 --> 00:44:32:	and then please come back and join us for and
00:44:32 --> 00:44:36:	share your lunch hours with us as we dive into
00:44:36 --> 00:44:37:	another topic area.
00:44:37 --> 00:44:39:	In over the next three weeks and I'm really excited
00:44:39 --> 00:44:40:	about this one.
00:44:40 --> 00:44:42:	You know the focus for this series making a city
00:44:43 --> 00:44:45:	we call for we're going to talk about equitable development
00:44:45 --> 00:44:46:	for three weeks,
00:44:46 --> 00:44:49:	and we're going to talk about the history and implications,
00:44:49 --> 00:44:51:	the role of incentives, and the effects of policy and
00:44:52 --> 00:44:52:	regulations.
00:44:52 --> 00:44:55:	I think we have some great conversations and be more
00:44:55 --> 00:44:57:	well informed as a development community going forward.
00:44:57 --> 00:44:59:	So again, thanks to this weeks panelist.
00:44:59 --> 00:45:01:	Stick around for a few minutes.
00:45:01 --> 00:45:03:	We gotta couple more questions that we want to get
00:45:03 --> 00:45:04:	to again.
00:45:04 --> 00:45:06:	Huge shout out to join the team at you alive
00:45:06 --> 00:45:09:	for making all of this possible and bringing these fantastic
00:45:09 --> 00:45:10:	guests with us.
00:45:10 --> 00:45:13:	And most importantly, for those of you who are bailing,
00:45:13 --> 00:45:15:	thank you very much for joining us this week.
00:45:15 --> 00:45:17:	And for the rest of you,
00:45:17 --> 00:45:18:	before we get to see you next time,
00:45:18 --> 00:45:21:	we're going to have a few more of these questions,
00:45:21 --> 00:45:23:	so I appreciate it. This is a good one.
00:45:23 --> 00:45:27:	Why, why, has downtown OP developed so quickly and mission
00:45:27 --> 00:45:28:	failed to get momentum?
00:45:34 --> 00:45:37:	I don't think that there is a difference in the
00:45:37 --> 00:45:39:	cities or the will to impact change.
00:45:39 --> 00:45:42:	I do think that the city of Mission chose to
00:45:42 --> 00:45:46:	have three distinct plans with three distinct groups doing it.
00:45:46 --> 00:45:49:	An Overland Park seemed to decide.
00:45:49 --> 00:45:52:	Here's a corridor and what I think it was extraordinary
00:45:52 --> 00:45:55:	is when the projects came through.
00:45:55 --> 00:45:58:	There were a lot of healthy debates as everyone knows

00:45:59 --> 00:46:03:	about what should and shouldn't happen in different nodes.
00:46:03 --> 00:46:06:	People stick together and they didn't go with A1 size
00:46:06 --> 00:46:08:	fits all on that corridor and and I think that
00:46:08 --> 00:46:11:	it was a longer cord or in a more holistic
00:46:11 --> 00:46:13:	look and it followed by five or six years.
00:46:13 --> 00:46:17:	And I think that the planning and development community matured
00:46:17 --> 00:46:20:	in that time for the same reasons people wouldn't do
00:46:20 --> 00:46:22:	the same projects that Dave,
00:46:22 --> 00:46:24:	GAIL and I work done in the early 2000s.
00:46:24 --> 00:46:27:	If we were doing it today.
00:46:27 --> 00:46:31:	So another perspective is that.
00:46:31 --> 00:46:33:	Overland Park does seem to be quick transition,
00:46:33 --> 00:46:36:	but just know that the city of Oakland Park is
00:46:36 --> 00:46:39:	been planning for this stepping in their own time for
00:46:39 --> 00:46:40:	over 20 years,
00:46:40 --> 00:46:43:	they've had their downtown development plan in place for at
00:46:43 --> 00:46:44:	least that long,
00:46:44 --> 00:46:48:	and they've been making investments like their their Matt Ross
00:46:48 --> 00:46:52:	Community Center in their downtown areas specifically to create more
00:46:52 --> 00:46:55:	amenity downtown to help attract the kind of development that
00:46:55 --> 00:46:59:	we're now seeing happening. So these discussions aren't going to
00:46:59 --> 00:46:59:	be at.
00:46:59 --> 00:47:02:	They're not going to lead to overnight solutions.
00:47:02 --> 00:47:04:	They may appear that way in retrospect,
00:47:04 --> 00:47:07:	but you have to set the stage for these things
00:47:07 --> 00:47:08:	to happen and again,
00:47:08 --> 00:47:12:	back to the comprehensive plan why it's so important for
00:47:12 --> 00:47:14:	us to set the right stage now at this point
00:47:14 --> 00:47:18:	and canceled his history so we can take advantage of
00:47:18 --> 00:47:23:	lessons learned going forward and build a healthier setter.
00:47:23 --> 00:47:25:	I think there is something that I think come up
00:47:26 --> 00:47:27:	a couple of times.
00:47:27 --> 00:47:29:	Diane reference this when you see the long,
00:47:29 --> 00:47:33:	long duration of development of a master plan.
00:47:33 --> 00:47:35:	And its impact on community engagement.
00:47:35 --> 00:47:38:	Are there different ways or better ways?
00:47:38 --> 00:47:41:	Or how should we consider community engagement,
00:47:41 --> 00:47:45:	not just pre development? Pretty project but overtime.

00:47:45 --> 00:47:48:	How can we ensure that the community stays in the
00:47:48 --> 00:47:51:	loop or more in touch with where we're at that
00:47:51 --> 00:47:54:	there's a plan that this is in stages.
00:47:54 --> 00:47:57:	And you know, I think we talked in some of
00:47:57 --> 00:48:01:	the pre work stuff that we're doing about Park Place.
00:48:01 --> 00:48:03:	And how you have something that goes into place?
00:48:03 --> 00:48:05:	A perception might be created,
00:48:05 --> 00:48:07:	but then you start to add the incremental pieces or
00:48:07 --> 00:48:09:	the next pieces of that development.
00:48:09 --> 00:48:12:	How can we do a better job of keeping the
00:48:12 --> 00:48:16:	general public in the community involved in where things stand
00:48:16 --> 00:48:18:	on some of these projects?
00:48:18 --> 00:48:20:	I think it's always a challenge.
00:48:20 --> 00:48:22:	I think anytime government is trying to connect with the
00:48:22 --> 00:48:23:	community,
00:48:23 --> 00:48:26:	it's a challenge. I think that what's occurred to us
00:48:26 --> 00:48:29:	recently has really helped because we're gaining access to more
00:48:29 --> 00:48:31:	people because of the virtual options.
00:48:31 --> 00:48:33:	Some of the things that we've realized is is that
00:48:33 --> 00:48:34:	we need to be even more.
00:48:34 --> 00:48:37:	We think we're transparent and then we find out maybe
00:48:37 --> 00:48:39:	we're not as transparent as we thought we were.
00:48:39 --> 00:48:42:	Things that we're doing at the city is making sure
00:48:42 --> 00:48:45:	that every Planning Commission every board is owning adjust all
00:48:45 --> 00:48:46:	those dockets,
00:48:46 --> 00:48:48:	everything or in the city clerks website all in one
00:48:49 --> 00:48:51:	location so that people are used to going there.
00:48:51 --> 00:48:54:	And we're allowing people digital access into where they don't
00:48:55 --> 00:48:56:	have to take time off.
00:48:56 --> 00:48:58:	As far as like as projects go along an I
00:48:58 --> 00:48:59:	don't know.
00:48:59 --> 00:49:01:	We tend to wenson overall master plans done.
00:49:01 --> 00:49:04:	I'm thinking of Joe's project down on the River.
00:49:04 --> 00:49:07:	You know, we did like one huge project and then
00:49:07 --> 00:49:08:	as each one comes through,
00:49:08 --> 00:49:12:	they still have to come through for a public viewing.
00:49:12 --> 00:49:14:	Although we don't send notification on those,
00:49:14 --> 00:49:17:	I'm not sure I have an exact answer on how
00:49:17 --> 00:49:17:	to do that.

00:49:17 --> 00:49:21:	I think that people have to continue to be proactive
00:49:21 --> 00:49:22:	in in.
00:49:22 --> 00:49:24:	Searching out ways on our website and we as a
00:49:25 --> 00:49:28:	city need to continue to work with community members in
00:49:28 --> 00:49:32:	neighborhood advocates in those folks to make sure that they
00:49:32 --> 00:49:34:	know how to interact with us,
00:49:34 --> 00:49:36:	we try to do that as much as possible,
00:49:36 --> 00:49:37:	but.
00:49:40 --> 00:49:43:	Alright, another question. Are we seeing a shift or less
00:49:43 --> 00:49:46:	certainty in suburban commercial development?
00:49:46 --> 00:49:50:	For example, are developers rethinking their strategy now that the
00:49:51 --> 00:49:54:	mini mini malls or even Zona Rosa are sitting half
00:49:54 --> 00:49:55:	empty?
00:49:55 --> 00:49:58:	I think everybody is going to be taking a new
00:49:58 --> 00:50:02:	look at what fills certain boxes and how do we
00:50:02 --> 00:50:05:	adapt to a changing retail offering.
00:50:05 --> 00:50:07:	And I and I think that.
00:50:07 --> 00:50:11:	The development codes offer the flexibility today they didn't 10
00:50:11 --> 00:50:12:	or 15 years ago.
00:50:12 --> 00:50:15:	What's the city of Kansas City's already accomplished?
00:50:15 --> 00:50:18:	A lot of the other Metropolitan cities have done the
00:50:18 --> 00:50:19:	same thing.
00:50:19 --> 00:50:22:	There is more flexibility in the development codes I think.
00:50:22 --> 00:50:26:	What sometimes interesting as people don't understand that some of
00:50:26 --> 00:50:28:	these things are already legal.
00:50:28 --> 00:50:31:	Some of these things you can already do.
00:50:31 --> 00:50:35:	But only just recently, and not without special permits,
00:50:35 --> 00:50:38:	so I think that's where we're getting to that point
00:50:38 --> 00:50:41:	of just getting to the point of engagement.
00:50:41 --> 00:50:45:	We're looking at new reasons to adapt at the neighborhood
00:50:45 --> 00:50:45:	level,
00:50:45 --> 00:50:50:	especially in little commercial strip centers that we're going to
00:50:50 --> 00:50:52:	have to be really.
00:50:52 --> 00:50:53:	Careful not to say that,
00:50:53 --> 00:50:56:	but you have to go through and rezone that,
00:50:56 --> 00:50:57:	or you have to, you know,
00:50:57 --> 00:51:00:	I think we got to look at creative ways to
00:51:00 --> 00:51:03:	adapt without a lot of layers that could really stymie
00:51:03 --> 00:51:06:	and make things go back to the bank instead of

00:51:06 --> 00:51:09:	looking for new revenue streams.
00:51:09 --> 00:51:13:	Part of that was getting back to our discussion about
00:51:13 --> 00:51:14:	incrementalism.
00:51:14 --> 00:51:18:	Alot of what we're experiencing and covid right now is
00:51:18 --> 00:51:22:	the fact that we've become relied on single supply chains,
00:51:22 --> 00:51:27:	centralized systems, and we don't have the diversity of options
00:51:27 --> 00:51:30:	to go down and find where you can get access
00:51:30 --> 00:51:31:	to resources.
00:51:31 --> 00:51:35:	So another value and incrementalism is that you get back
00:51:35 --> 00:51:38:	to again the more neighborhood you live,
00:51:38 --> 00:51:42:	act opportunities and there's just not one big box store
00:51:43 --> 00:51:44:	that you have to rely.
00:51:44 --> 00:51:48:	All your goods. There's a variety of little stores scattered
00:51:48 --> 00:51:51:	throughout the community that can provide for that,
00:51:51 --> 00:51:54:	and they create a much more diverse distribution and supply
00:51:54 --> 00:51:56:	chain than what we have now.
00:51:56 --> 00:51:58:	That is obviously so easy to disrupt,
00:51:58 --> 00:52:01:	so it's another way we need to think about going
00:52:01 --> 00:52:03:	forward because retails dialing,
00:52:03 --> 00:52:07:	dying because the way we've centralized it.
00:52:07 --> 00:52:10:	But it is changing and we're going to be looking
00:52:10 --> 00:52:14:	for ways to bring community together in ways that are
00:52:14 --> 00:52:18:	our commercial villages in downtown areas used to relying on
00:52:18 --> 00:52:21:	retail. And we're going to have to find alternatives to
00:52:21 --> 00:52:26:	retail to provide that same opportunity for gathering and congregation.
00:52:28 --> 00:52:30:	Diane.
00:52:30 --> 00:52:33:	One of the benefits of having new people on every
00:52:33 --> 00:52:35:	week is the community gets to know new people,
00:52:35 --> 00:52:38:	but also we get to maybe follow up on issues
00:52:38 --> 00:52:41:	that happen from other webinars because we bring new experts
00:52:41 --> 00:52:43:	on that may be able to answer some questions that
00:52:43 --> 00:52:45:	we might not not have gotten too.
00:52:45 --> 00:52:47:	So I'm going to review this question.
00:52:47 --> 00:52:49:	I'd love to hear Diane's updates on the status of
00:52:49 --> 00:52:52:	any pending ordinance modifications relating to 80 use.
00:52:52 --> 00:52:55:	We've discussed this on previous webinars so and also what
00:52:55 --> 00:52:58:	can we do as a community to help move this
00:52:58 --> 00:52:58:	forward?
00:52:58 --> 00:53:02:	Great, so right now we don't have an ordinance prepared

00:53:02 --> 00:53:04:	to go forward regarding accessory dwelling units.
00:53:04 --> 00:53:08:	Recent, there's been so many other things going on with
00:53:08 --> 00:53:09:	the comprehensive plan.
00:53:09 --> 00:53:12:	Of course, for city staff that were not in a
00:53:12 --> 00:53:13:	position to do that,
00:53:13 --> 00:53:15:	I will tell you that we have had some folks
00:53:15 --> 00:53:18:	in the Community who have come forward with their own
00:53:18 --> 00:53:20:	ordinance is not an 80s,
00:53:20 --> 00:53:22:	but on other things. And so I think that an
00:53:22 --> 00:53:25:	option is is that if there is a group of
00:53:25 --> 00:53:28:	folks who are interested in accessory dwelling is an feel
00:53:28 --> 00:53:31:	like that, that is. Critical today I would say to
00:53:31 --> 00:53:34:	start to work in your community and then work with
00:53:34 --> 00:53:37:	your elected officials and tell them that this is important
00:53:37 --> 00:53:40:	and that this is something we need to look at
00:53:40 --> 00:53:43:	sooner rather than later and then that will help to
00:53:43 --> 00:53:43:	drive it.
00:53:43 --> 00:53:46:	Kind of back to us and then staff will be
00:53:46 --> 00:53:49:	happy to move forward with with some ideas or just
00:53:49 --> 00:53:51:	not in a position right now for this staff to
00:53:51 --> 00:53:54:	bring that forward, but always happy to hear hear from
00:53:54 --> 00:53:58:	our elected officials that something like that's important and to
00:53:58 --> 00:53:59:	work for move it.
00:53:59 --> 00:54:03:	Why? They would be wonderful if we could add back
00:54:03 --> 00:54:04:	into our ecosystem.
00:54:04 --> 00:54:08:	The opportunity for neighborhoods to make their own choices rather
00:54:08 --> 00:54:11:	than for every neighborhood to live on the basis that
00:54:11 --> 00:54:14:	the entire city might and that principle that Diane just
00:54:14 --> 00:54:17:	outlined as it would be a great one for us
00:54:17 --> 00:54:20:	to move back towards more neighborhood scale decision making,
00:54:20 --> 00:54:23:	which would help us be more nimble as a city,
00:54:23 --> 00:54:25:	because we wouldn't be relied on.
00:54:25 --> 00:54:27:	One size fits all policy's yeah,
00:54:27 --> 00:54:29:	I would just say that we have a Street car
00:54:29 --> 00:54:30:	today because.
00:54:30 --> 00:54:34:	The civic and government and business community gave up on
00:54:34 --> 00:54:37:	the idea that the whole city had to agree on
00:54:37 --> 00:54:38:	a plan,
00:54:38 --> 00:54:41:	and rather the part of the city that wanted a

00:54:41 --> 00:54:41:	streetcar,
00:54:41 --> 00:54:44:	got one and and and then we build on it
00:54:44 --> 00:54:45:	from there.
00:54:45 --> 00:54:47:	And and I think we have to treat 80,
00:54:47 --> 00:54:50:	use another changes, just like Dennis just said.
00:54:50 --> 00:54:54:	If Southmoreland and Volker, if they want 80 use,
00:54:54 --> 00:54:57:	let him have it. And if that doesn't mean high
00:54:57 --> 00:55:01:	Park who doesn't want it seemingly as a collective group.
00:55:01 --> 00:55:03:	They don't need to have it right next door.
00:55:03 --> 00:55:05:	Let him not have it.
00:55:05 --> 00:55:08:	And then let's see what happens in neighborhoods that do
00:55:08 --> 00:55:09:	want it.
00:55:09 --> 00:55:12:	And and let's figure out a way that we can
00:55:12 --> 00:55:15:	collectively govern on a very sub local basis instead of
00:55:15 --> 00:55:16:	just.
00:55:16 --> 00:55:19:	It has to be that people in zoning districts 10
00:55:19 --> 00:55:21:	remember Diane 7 and 10 in the,
00:55:21 --> 00:55:24:	You know that they had to be different than the
00:55:24 --> 00:55:26:	whole rest of the city.
00:55:26 --> 00:55:27:	So be it, let it happen.
00:55:27 --> 00:55:30:	But let's let's see what works.
00:55:30 --> 00:55:33:	That's right, and I think that it always works better
00:55:33 --> 00:55:34:	whenever we have.
00:55:34 --> 00:55:37:	When citizens get more involved and when they're the ones
00:55:37 --> 00:55:39:	who are driving the train.
00:55:39 --> 00:55:41:	The city can't come forward and make and make all
00:55:41 --> 00:55:43:	decisions and drive everything.
00:55:43 --> 00:55:45:	It's gotta be community activism in.
00:55:45 --> 00:55:48:	It's gotta be folks who have a passion for it
00:55:48 --> 00:55:50:	to come forward to help drive it through.
00:55:50 --> 00:55:51:	City staff can't do it.
00:55:51 --> 00:55:53:	All were an agent to help you.
00:55:53 --> 00:55:55:	We will help you get there,
00:55:55 --> 00:55:56:	but we can't do it.
00:55:56 --> 00:55:58:	All. It has to be the community.
00:55:58 --> 00:56:01:	Diane, I think that's a great point to wrap up
00:56:01 --> 00:56:01:	on,
00:56:01 --> 00:56:04:	so thank you all for sticking around and answering a
00:56:04 --> 00:56:05:	few extra questions.
00:56:05 --> 00:56:07:	Thank you to everyone who's been you know,
00:56:07 --> 00:56:10:	online today. Participate in the conversation again,
00:56:10 --> 00:56:12:	thanks to the panelists, Diane,

00:56:12 --> 00:56:14:	thanks for being here, Joe Dennis.
00:56:14 --> 00:56:16:	Thanks for coming back and we look forward to seeing
00:56:16 --> 00:56:17:	everybody.
00:56:17 --> 00:56:20:	Hopefully you like members and new UI members will see
00:56:20 --> 00:56:23:	you next week for the regional conversations and then after
00:56:23 --> 00:56:26:	that we start the three week series on Equitable Development.
00:56:26 --> 00:56:29:	So we hope to see you all then.
00:56:29 --> 00:56:31:	So for that see you all next time.