



# Webinar

## ULI Kansas City: Maximizing Existing Infrastructure

Date: May 21, 2020

**00:00:00 --> 00:00:04:** Hello everybody, welcome back to this week's ULI District conversation.

**00:00:04 --> 00:00:06:** My name is Kevin McGinnis and the CEO of the

**00:00:06 --> 00:00:08:** Keystone Community Corporation.

**00:00:08 --> 00:00:11:** It's my honor to host this week's event.

**00:00:11 --> 00:00:13:** We've got a good program today,

**00:00:13 --> 00:00:15:** but first let me start off with a couple key

**00:00:15 --> 00:00:16:** housekeeping items.

**00:00:16 --> 00:00:19:** First of all, I want to thank all of the

**00:00:19 --> 00:00:21:** UI sponsors for making this possible.

**00:00:21 --> 00:00:23:** Saw them as you entered this show.

**00:00:23 --> 00:00:26:** I also want to make sure that I reiterate kind

**00:00:26 --> 00:00:28:** of the goal of this conversation.

**00:00:28 --> 00:00:30:** This is really about moving us.

**00:00:30 --> 00:00:32:** Ford is a community using this forum to help us

**00:00:32 --> 00:00:34:** answer that key question.

**00:00:34 --> 00:00:37:** Instead of moving us back to a post pandemic state

**00:00:37 --> 00:00:39:** of the way things used to be,

**00:00:39 --> 00:00:43:** how do we as a development community come out of

**00:00:43 --> 00:00:44:** this stronger?

**00:00:44 --> 00:00:47:** This is a conversation, so be thinking about your questions.

**00:00:47 --> 00:00:50:** Don't save them until the end of the program please.

**00:00:50 --> 00:00:52:** There's a Q and a function at the bottom of

**00:00:52 --> 00:00:53:** your zoom application.

**00:00:53 --> 00:00:54:** Please be using that button.

**00:00:54 --> 00:00:56:** Go ahead and enter your questions.

**00:00:56 --> 00:00:58:** We've enabled a crowd voting function,

**00:00:58 --> 00:01:01:** so vote those questions up that you really want to

**00:01:01 --> 00:01:01:** see answered.

00:01:01 --> 00:01:04: It really helps us understand rather than just seeing a  
00:01:04 --> 00:01:07: list of questions and trying to pick the ones out.  
00:01:07 --> 00:01:10: Really helps us understand what's important for the  
community and  
00:01:10 --> 00:01:12: what's important for you to hear.  
00:01:12 --> 00:01:15: And then finally, let me remind everybody about how the  
00:01:15 --> 00:01:18: program is organized and what you're going to see from  
00:01:18 --> 00:01:19: a format perspective.  
00:01:19 --> 00:01:22: So each weekly Siri, each weekly program is organized into  
00:01:23 --> 00:01:23: three segments.  
00:01:23 --> 00:01:27: First, we introduce the conversation with a featured speaker.  
00:01:27 --> 00:01:29: Then we expand the conversation and we bring on some  
00:01:29 --> 00:01:32: additional perspectives through some guests,  
00:01:32 --> 00:01:35: and then we open the conversation to the community that  
00:01:35 --> 00:01:35: QA function.  
00:01:35 --> 00:01:37: So again, use that QA function,  
00:01:37 --> 00:01:39: use that part of the application.  
00:01:39 --> 00:01:41: Let us know really what's on your mind as you  
00:01:42 --> 00:01:44: hear what these experts have to say on the topic.  
00:01:44 --> 00:01:48: Now the overall program is broken into four week blocks.  
00:01:48 --> 00:01:51: The 1st three weeks or a Kansas City centric conversation  
00:01:51 --> 00:01:53: really focused on a specific topic area.  
00:01:53 --> 00:01:56: We started the conversation off by really going over.  
00:01:56 --> 00:01:59: You know how do we think about a more affordable  
00:01:59 --> 00:01:59: city?  
00:01:59 --> 00:02:01: How do we create? How do we think about the  
00:02:01 --> 00:02:05: value that's created and good and weak development  
patterns and  
00:02:05 --> 00:02:05: so on?  
00:02:05 --> 00:02:08: And now we're going to proceed into the second week  
00:02:08 --> 00:02:11: of that and then next week we'll have another topic.  
00:02:11 --> 00:02:13: Kind of in that same area.  
00:02:13 --> 00:02:15: And then the 4th week we introduced for you Li  
00:02:15 --> 00:02:16: members.  
00:02:16 --> 00:02:19: Introduce the opportunity to have a regional conversation  
with some  
00:02:19 --> 00:02:20: of our peer cities,  
00:02:20 --> 00:02:22: like Saint Louis, Memphis, Oklahoma City,  
00:02:22 --> 00:02:26: Indian, Indianapolis and we'll hear from experts from those  
areas  
00:02:26 --> 00:02:28: about these same kind of issues and maybe some best  
00:02:28 --> 00:02:31: practices and really help us here in Kansas City broaden  
00:02:31 --> 00:02:34: our understanding of these issues and maybe give us some

00:02:34 --> 00:02:37: good examples that we can work towards in some of  
00:02:37 --> 00:02:38: those other cities.  
00:02:38 --> 00:02:41: If you're interested in being part of those conversations.  
00:02:41 --> 00:02:45: Those regional conversations, please go to  
ulikansascity.uli.org and find out  
00:02:45 --> 00:02:47: how you can become a ULI member.  
00:02:47 --> 00:02:50: And so ultimately, we really want to make sure that  
00:02:50 --> 00:02:50: you,  
00:02:50 --> 00:02:52: the users, you, the community,  
00:02:52 --> 00:02:54: is really driving this conversation.  
00:02:54 --> 00:02:58: So again, your feedback or questions are really important for  
00:02:58 --> 00:03:00: helping us drive where we're going to go in that  
00:03:00 --> 00:03:03: next four week block after we get done with that  
00:03:03 --> 00:03:05: first regional conversation. So alright,  
00:03:05 --> 00:03:07: let's get to it. This week,  
00:03:07 --> 00:03:10: we decided to bring back one of last week's panelists  
00:03:10 --> 00:03:12: to help us introduce the conversation topic.  
00:03:12 --> 00:03:15: So it's my pleasure to introduce Kevin Klinkenberg,  
00:03:15 --> 00:03:17: the Executive Director at Casing Midtown,  
00:03:17 --> 00:03:20: now formally main Core. Kevin,  
00:03:20 --> 00:03:22: thanks for coming back for another round.  
00:03:22 --> 00:03:25: Last week we talked about how we can measure value  
00:03:25 --> 00:03:29: as it relates to supporting infrastructure and the difference  
between  
00:03:29 --> 00:03:31: development patterns good.  
00:03:31 --> 00:03:34: The ones that can sustain the cost of required infrastructure  
00:03:34 --> 00:03:38: versus what we would consider weaker development  
patterns with that  
00:03:38 --> 00:03:41: unsustainable cost structure for the infrastructure side.  
00:03:41 --> 00:03:43: This week we're going to dig into that and talk  
00:03:43 --> 00:03:46: about how we make good use of existing infrastructure in  
00:03:46 --> 00:03:48: those good development patterns,  
00:03:48 --> 00:03:51: and I think many of us are focused on affordability  
00:03:51 --> 00:03:54: for local government when we have this conversation.  
00:03:54 --> 00:03:57: So let's start with. Are there other economic implications to  
00:03:57 --> 00:03:59: consider in this conversation?  
00:03:59 --> 00:04:03: Yeah, thanks Kevin and I've had a little more caffeine  
00:04:03 --> 00:04:04: than normal today,  
00:04:04 --> 00:04:06: so we'll see where this goes.  
00:04:06 --> 00:04:10: It could get interesting. I appreciate that question and I  
00:04:10 --> 00:04:13: think Dennis laid out in a really excellent way with  
00:04:13 --> 00:04:18: his presentations about how sort of the implications for local  
00:04:18 --> 00:04:22: government and how our development patterns in many

ways are

00:04:22 --> 00:04:26: making us poorer and making us collectively poorer.

00:04:26 --> 00:04:29: And you can look at that from all the data

00:04:29 --> 00:04:30: he presented.

00:04:30 --> 00:04:33: You can also look at it by just getting out

00:04:33 --> 00:04:37: on the ground and seeing our city in our region.

00:04:37 --> 00:04:38: And it's even more remarkable,

00:04:38 --> 00:04:42: because we've actually had a period of tremendous wealth over

00:04:42 --> 00:04:45: the last 60 or 70 years following World War Two.

00:04:45 --> 00:04:48: And there was an old joke we used to say,

00:04:48 --> 00:04:51: you know, my goodness, 25 years ago that if you

00:04:51 --> 00:04:53: time traveled from 1943 to say,

00:04:53 --> 00:04:55: 1993 and looked at Detroit,

00:04:55 --> 00:04:59: Berlin, and Tokyo, you would have assumed that the Germans

00:04:59 --> 00:05:02: and the Japanese won the war and that we losted

00:05:02 --> 00:05:04: just by the conditions of the cities.

00:05:04 --> 00:05:07: And that's probably even more so today so.

00:05:07 --> 00:05:12: His his laying, the groundwork for this is incredibly important.

00:05:12 --> 00:05:16: Is another aspect that I think is also really important

00:05:16 --> 00:05:17: and,

00:05:17 --> 00:05:20: and that's sort of how how we talk about wealth

00:05:20 --> 00:05:23: building for individuals and for households,

00:05:23 --> 00:05:27: and how our planning paradigm has has impacted that.

00:05:27 --> 00:05:30: I actually have a couple of quick slides I'd like

00:05:30 --> 00:05:33: to show to highlight that we try to try to

00:05:34 --> 00:05:35: make this work here so.

00:05:39 --> 00:05:41: Oops, got it, got it.

00:05:41 --> 00:05:42: OK so first thing is always,

00:05:42 --> 00:05:46: you know, be careful what you're measuring and know what

00:05:46 --> 00:05:49: you're measuring right with what you measure matters.

00:05:49 --> 00:05:52: I love this slide because it leaves out a critical

00:05:52 --> 00:05:52: data point.

00:05:52 --> 00:05:55: If you pay close attention to what's what's in the

00:05:55 --> 00:05:57: middle of the slide.

00:05:57 --> 00:05:59: And we do that a lot by looking at the

00:05:59 --> 00:06:02: data in our cities in and not often asking the

00:06:02 --> 00:06:02: questions.

00:06:02 --> 00:06:05: You know what? What is another data point or trying

00:06:06 --> 00:06:06: to uncover?

00:06:06 --> 00:06:09: And so when I talk about the the wealth building

00:06:09 --> 00:06:11: potentials for households,  
00:06:11 --> 00:06:13: this is really what I'm getting at.  
00:06:13 --> 00:06:17: We've talked about with Dennis about the wealth building or  
00:06:17 --> 00:06:20: collective wealth that we might have as a community and  
00:06:20 --> 00:06:23: through our local governments I wanted to dive in and  
00:06:23 --> 00:06:27: talk about what that means for individuals and households.  
00:06:27 --> 00:06:30: So a couple of years ago I took a look  
00:06:30 --> 00:06:30: at.  
00:06:30 --> 00:06:33: The neighborhood that I was living in in Savannah,  
00:06:33 --> 00:06:36: GA, and you could frankly run this same analysis on  
00:06:36 --> 00:06:40: dozens and dozens of neighborhoods in Kansas City in our  
00:06:40 --> 00:06:42: region and any older community.  
00:06:42 --> 00:06:45: And one of the things that it uncovered just by  
00:06:45 --> 00:06:48: looking at a couple blocks stretch was of the number  
00:06:48 --> 00:06:49: of residences.  
00:06:49 --> 00:06:52: First of all, just the variety and diversity of kinds  
00:06:52 --> 00:06:54: of buildings there were,  
00:06:54 --> 00:06:58: but how many of those potential residences had income  
associated  
00:06:58 --> 00:06:58: with them?  
00:06:58 --> 00:07:01: So you see, on that chart I had 105 residences,  
00:07:01 --> 00:07:05: and. What we call 31 possible House hacks that House  
00:07:05 --> 00:07:07: hack is sort of the term.  
00:07:07 --> 00:07:11: The catchy term people used today for having a way  
00:07:11 --> 00:07:14: to make income off of your home through some other  
00:07:15 --> 00:07:19: rental unit and then also a number of opportunities for,  
00:07:19 --> 00:07:24: you know, sort of small commercial buildings that people  
could  
00:07:24 --> 00:07:25: own as well.  
00:07:25 --> 00:07:27: And when I looked at that,  
00:07:27 --> 00:07:30: and I compared that neighborhood to a more typical  
suburban  
00:07:30 --> 00:07:31: neighborhood,  
00:07:31 --> 00:07:35: what really stands out are the opportunities for households to  
00:07:35 --> 00:07:39: build wealth through real estate in ways that were very,  
00:07:39 --> 00:07:41: very common 100 years ago.  
00:07:41 --> 00:07:44: But we have made incredibly difficult to do through a  
00:07:44 --> 00:07:47: lot of unintended consequences over the years,  
00:07:47 --> 00:07:51: and so there were all those opportunities in that older  
00:07:51 --> 00:07:54: neighborhood for somebody to own a home and rent an  
00:07:54 --> 00:07:55: apartment.  
00:07:55 --> 00:07:57: Over the garage owner, Duplex owner.  
00:07:57 --> 00:08:00: Try Plex for example and build wealth.

00:08:00 --> 00:08:03: That way. There are also in a number of ways  
00:08:03 --> 00:08:03: here.  
00:08:03 --> 00:08:07: Looking at the older neighborhood versus the newer  
suburban one  
00:08:07 --> 00:08:09: for a business to own property.  
00:08:09 --> 00:08:12: So on the bottom of this chart you see I've  
00:08:12 --> 00:08:17: noted what we call missing middle commercial types of  
buildings.  
00:08:17 --> 00:08:20: So maybe a small mixed use building or just a  
00:08:20 --> 00:08:24: single story commercial building and the importance of this  
becomes  
00:08:24 --> 00:08:26: that these are ways that.  
00:08:26 --> 00:08:30: Local businesses can profit and build wealth for themselves  
beyond  
00:08:30 --> 00:08:31: just the business,  
00:08:31 --> 00:08:35: so they could own the building and build wealth off  
00:08:35 --> 00:08:39: of owning the real estate itself in the older neighborhood,  
00:08:39 --> 00:08:41: there were 164 opportunities to do that,  
00:08:41 --> 00:08:44: and half a half a square mile and the new  
00:08:44 --> 00:08:45: one.  
00:08:45 --> 00:08:48: There were only two and this is this is very,  
00:08:48 --> 00:08:51: very common and you know these are the folks who  
00:08:51 --> 00:08:52: are in your Rotary Club,  
00:08:52 --> 00:08:54: are in your civic groups.  
00:08:54 --> 00:08:57: They own the businesses that contribute to the.  
00:08:57 --> 00:09:01: The baseball leagues that youth leagues to the churches,  
00:09:01 --> 00:09:04: whatever they are, an we've missed something.  
00:09:04 --> 00:09:06: If we have. If we sort of make it hard  
00:09:06 --> 00:09:09: for people to own and benefit from real estate in  
00:09:09 --> 00:09:11: that particular way.  
00:09:11 --> 00:09:15: And that's just something that the historic pattern did  
incredibly  
00:09:15 --> 00:09:18: well that the new pattern we created really struggles to  
00:09:18 --> 00:09:19: do.  
00:09:24 --> 00:09:25: Kevin, I can't hear you,  
00:09:25 --> 00:09:27: sorry.  
00:09:27 --> 00:09:29: But yeah, I was on mute for a second.  
00:09:29 --> 00:09:32: Sorry about that. So so I got it.  
00:09:32 --> 00:09:34: But aside from ownership, equity,  
00:09:34 --> 00:09:36: wealth building within the community,  
00:09:36 --> 00:09:39: how else can we think about these places?  
00:09:39 --> 00:09:43: These development patterns and and what's another lens we  
can

00:09:43 --> 00:09:45: use on those developments?

00:09:45 --> 00:09:48: So I think another way to think about it is,

00:09:48 --> 00:09:52: you know, how can we create places where there's opportunity

00:09:52 --> 00:09:54: for somebody to live the good life,

00:09:54 --> 00:09:58: the quote, unquote good life on a lower income.

00:09:58 --> 00:10:00: And going back to the data,

00:10:00 --> 00:10:05: you know when Dennis started comparing the data about.

00:10:05 --> 00:10:10: Which neighborhoods? Which parts of the city really generated essentially

00:10:10 --> 00:10:14: a profit or were productive versus those that weren't?

00:10:14 --> 00:10:17: I think probably some of the most surprising data to

00:10:17 --> 00:10:20: people watching that would be how even very low income

00:10:21 --> 00:10:25: neighborhoods still were very productive because of that older development

00:10:25 --> 00:10:29: pattern. Well, one of the things those older neighborhoods also

00:10:29 --> 00:10:33: did was they made it possible for somebody who didn't

00:10:33 --> 00:10:36: live or earn a very high income to have access

00:10:36 --> 00:10:40: to all the. Amenities all the same amenities that a

00:10:40 --> 00:10:44: middle class person or upper middle class person would have

00:10:44 --> 00:10:48: and one of the unfortunate consequences of the modern suburban

00:10:48 --> 00:10:50: paradigm. Is it really is?

00:10:50 --> 00:10:53: It's incredibly expensive as a way to live,

00:10:53 --> 00:10:57: so we have developed a way of living that requires

00:10:57 --> 00:10:58: one car per adult,

00:10:58 --> 00:11:00: which is very, very expensive.

00:11:00 --> 00:11:03: And if you don't make very much money,

00:11:03 --> 00:11:07: that's that's a lot of your income going towards that.

00:11:07 --> 00:11:11: And the default pattern has been everybody with a house

00:11:11 --> 00:11:13: and a yard on there a lot,

00:11:13 --> 00:11:17: and those things work really well for people who make

00:11:17 --> 00:11:18: enough money to afford them.

00:11:18 --> 00:11:21: So you know, say for the upper 20%

00:11:21 --> 00:11:23: or so of the income bracket,

00:11:23 --> 00:11:26: you know that that system can work great.

00:11:26 --> 00:11:30: That's probably, you know, that's probably most of the people

00:11:30 --> 00:11:31: who are on this call today.

00:11:31 --> 00:11:36: You know, myself included. That that system can work fine

00:11:36 --> 00:11:36: for us,

00:11:36 --> 00:11:40: but it really doesn't work well for everybody else who

00:11:40 --> 00:11:43: doesn't make you know that sort of level of income.  
00:11:43 --> 00:11:46: And we that's something we used to do quite well  
00:11:46 --> 00:11:50: that we struggle with today and just one quick example  
00:11:50 --> 00:11:50: again,  
00:11:50 --> 00:11:52: even even looking in Kansas City,  
00:11:52 --> 00:11:56: Mo. When you when we started to compare the productivity  
00:11:56 --> 00:11:58: of different neighborhoods to each other.  
00:11:58 --> 00:12:02: And I think I mentioned last time we have talked  
00:12:02 --> 00:12:04: about the Volker neighborhood where I live,  
00:12:04 --> 00:12:07: which. If you don't know where Volker is,  
00:12:07 --> 00:12:11: think kind of W 39th St commercial area.  
00:12:11 --> 00:12:16: That neighborhood has essentially the same value per acre  
as  
00:12:16 --> 00:12:17: Brookside does,  
00:12:17 --> 00:12:22: even though the incomes are less than half.  
00:12:22 --> 00:12:26: So Invoker, the average median incomes in the  
neighborhood are  
00:12:26 --> 00:12:27: 15 to 20%  
00:12:27 --> 00:12:30: below the regional median incomes,  
00:12:30 --> 00:12:33: but yet they're still very productive in terms of what  
00:12:33 --> 00:12:35: they return to the city,  
00:12:35 --> 00:12:39: and they provide a high quality of life to people  
00:12:39 --> 00:12:44: at all income levels with access to parks and jobs  
00:12:44 --> 00:12:45: and transportation.  
00:12:45 --> 00:12:49: In Brookside, which you know is a lovely place and  
00:12:49 --> 00:12:53: it's a great neighborhood that a lot of people enjoy.  
00:12:53 --> 00:12:54: But it does so at a much,  
00:12:54 --> 00:12:58: much higher income level at an over 6 figure,  
00:12:58 --> 00:13:02: median income really almost doubled the area and median  
income,  
00:13:02 --> 00:13:05: and that's fine. But we have to understand who actually  
00:13:05 --> 00:13:07: lives in our community,  
00:13:07 --> 00:13:11: and we're not going to have every neighborhood that has  
00:13:11 --> 00:13:13: that level of demographic.  
00:13:13 --> 00:13:17: So really quickly, we're talking about maximizing the impact  
of  
00:13:17 --> 00:13:19: these good development patterns.  
00:13:19 --> 00:13:21: Tell us in your opinion,  
00:13:21 --> 00:13:23: like what are some simple things we can do to  
00:13:23 --> 00:13:26: you know to do that enhancement periods?  
00:13:26 --> 00:13:29: Yeah, let me just get back so kind of building  
00:13:29 --> 00:13:31: on those if you understand,  
00:13:31 --> 00:13:34: you know this setup and what what build wealth and



00:13:34 --> 00:13:35: and what doesn't,  
00:13:35 --> 00:13:38: we can start to imagine things that we can do  
00:13:38 --> 00:13:42: that that are quite simple and the reality is there's  
00:13:42 --> 00:13:43: many many simple things.  
00:13:43 --> 00:13:46: That we can try to emphasize and help do that  
00:13:46 --> 00:13:48: already exist in our neighborhoods.  
00:13:48 --> 00:13:51: I used to show this slide a little bit to  
00:13:51 --> 00:13:53: kind of challenge people to say,  
00:13:53 --> 00:13:56: you know, I bet when we drive by this this  
00:13:56 --> 00:13:58: gentleman selling hot dogs and it's hit.  
00:13:58 --> 00:14:01: The reality is that many of us probably feel sorry  
00:14:02 --> 00:14:02: for him,  
00:14:02 --> 00:14:06: but we shouldn't because this is somebody who's you know  
00:14:06 --> 00:14:08: really trying to get on the 1st letter of the  
00:14:09 --> 00:14:09: income scale.  
00:14:09 --> 00:14:12: And that's how they're starting out.  
00:14:12 --> 00:14:15: And if they're successful. They might lease that building next  
00:14:15 --> 00:14:15: to it,  
00:14:15 --> 00:14:17: and if they're further successful,  
00:14:17 --> 00:14:19: they might own it.  
00:14:19 --> 00:14:21: So if we can do more things that just make  
00:14:21 --> 00:14:24: it easy for people to build wealth for themselves and  
00:14:24 --> 00:14:27: create product productivity will do so for our community.  
00:14:27 --> 00:14:29: This is an example on 39th St.  
00:14:29 --> 00:14:32: A small mixed use building where at Donna's dress shop  
00:14:32 --> 00:14:34: where the owners live above the store.  
00:14:34 --> 00:14:37: This you know we all know Browns Deli.  
00:14:37 --> 00:14:40: One reason it's been here for 100 years is because  
00:14:40 --> 00:14:42: they own the real estate.  
00:14:42 --> 00:14:45: These very modest buildings that that we can allow and  
00:14:45 --> 00:14:48: make easy to do and from a residential standpoint,  
00:14:48 --> 00:14:51: the easier we can make it for people to do  
00:14:51 --> 00:14:54: things like this with an apartment over the garage or  
00:14:54 --> 00:14:57: allow a building to be cut up into a duplex  
00:14:57 --> 00:15:00: or triplex. Those are very simple things that used to  
00:15:00 --> 00:15:04: happen very naturally in our neighborhoods that through a  
00:15:04 --> 00:15:05: whole  
00:15:04 --> 00:15:05: lot of.  
00:15:05 --> 00:15:07: Unintended consequences we've made very,  
00:15:07 --> 00:15:09: very difficult over the years,  
00:15:09 --> 00:15:13: and they they they build wealth for those individuals.  
00:15:13 --> 00:15:17: For those businesses, for those households in in a real

00:15:17 --> 00:15:17: way,  
00:15:17 --> 00:15:22: and they also create tremendous value for our community.  
00:15:22 --> 00:15:25: And you know, I think I would just Lastly add  
00:15:25 --> 00:15:28: that these are the kinds of things that we can  
00:15:28 --> 00:15:31: do that really reflect the character of a lot of  
00:15:31 --> 00:15:33: what we have in Kansas City.  
00:15:33 --> 00:15:36: And we don't necessarily have to reinvent the wheel.  
00:15:36 --> 00:15:39: We just have to make them possible.  
00:15:39 --> 00:15:40: And if we do so,  
00:15:40 --> 00:15:41: they can add, you know,  
00:15:41 --> 00:15:45: fantastic numbers of people to our neighborhoods to make  
00:15:46 --> 00:15:46: them  
00:15:46 --> 00:15:50: more viable.  
00:15:46 --> 00:15:50: And it's an incredibly livable set of livable way to  
00:15:50 --> 00:15:52: exist in a community.  
00:15:52 --> 00:15:55: He can thanks for introducing this week's conversation,  
00:15:55 --> 00:15:58: and I think that some fascinating points that you've made,  
00:15:58 --> 00:16:00: so let's go ahead and bring on the rest of  
00:16:00 --> 00:16:04: this week's group and expand the conversation a little bit.  
00:16:04 --> 00:16:06: So I want to go ahead and introduce this weeks  
00:16:06 --> 00:16:07: guest Jeffrey Williams,  
00:16:07 --> 00:16:09: planning director for Kansas City,  
00:16:09 --> 00:16:11: Mo, is joining us. Tom Garen,  
00:16:11 --> 00:16:14: executive director for Kansas City Streetcar Authority,  
00:16:14 --> 00:16:17: who was also formerly Co Director of Transportation in  
00:16:17 --> 00:16:18: America  
00:16:17 --> 00:16:18: Regional Council.  
00:16:18 --> 00:16:21: So we got our transportation expert here and then,  
00:16:21 --> 00:16:24: John Mcguirk, Vice President development at Millhouse to  
00:16:24 --> 00:16:26: really kind  
00:16:24 --> 00:16:26: of give us the general developer and.  
00:16:26 --> 00:16:29: Residential perspective on these things guys.  
00:16:29 --> 00:16:32: Welcome to the program. Quick reminder to everyone.  
00:16:32 --> 00:16:34: Go ahead and jump into the Q&A piece.  
00:16:34 --> 00:16:37: If you've got questions about things that Kevin has raised,  
00:16:37 --> 00:16:40: or if you've got questions for this group as they're  
00:16:40 --> 00:16:42: going through some of this topic matter,  
00:16:42 --> 00:16:45: please go ahead and use that qaq function and please  
00:16:45 --> 00:16:48: help us understand which questions are more important to  
00:16:49 --> 00:16:51: the  
00:16:49 --> 00:16:51: Community by crowd voting up and voting up.  
00:16:51 --> 00:16:53: Some of those questions. So Tom,  
00:16:53 --> 00:16:55: I want to go ahead and start with you when

00:16:55 --> 00:16:57: I think of infrastructure.

00:16:57 --> 00:17:00: One of the first like word Association outcomes in my

00:17:00 --> 00:17:02: head is is transportation,

00:17:02 --> 00:17:04: which I'm sure a lot of people think of.

00:17:04 --> 00:17:07: So what role can transportation play when we're thinking

00:17:07 --> 00:17:09: about

00:17:09 --> 00:17:12: sustainable investment?

00:17:12 --> 00:17:15: Well, it's it's huge. Obviously we all know the sort

00:17:15 --> 00:17:15: of the burden that comes along with the things that

00:17:15 --> 00:17:19: we build.

00:17:19 --> 00:17:21: I think we also oftentimes have conversations about the

00:17:21 --> 00:17:23: influence,

00:17:23 --> 00:17:25: and maybe there's differences of opinion,

00:17:25 --> 00:17:27: but I think it's pretty undeniable.

00:17:27 --> 00:17:30: I mean, you look back to our history,

00:17:30 --> 00:17:31: the role of the River,

00:17:31 --> 00:17:36: the role of. You know transcontinental railroads.

00:17:36 --> 00:17:40: There all of the Internet,

00:17:40 --> 00:17:41: Interstate, Highway system. They will roll the public

00:17:41 --> 00:17:45: transportation and

00:17:45 --> 00:17:49: really shaping and leading the forms of our development

00:17:49 --> 00:17:51: have

00:17:51 --> 00:17:52: been super influential.

00:17:52 --> 00:17:55: Then we're living with obviously 100 plus years of decisions

00:17:55 --> 00:17:58: that we've made around the things that we've chosen to

00:18:00 --> 00:18:04: build.

00:18:04 --> 00:18:05: And so one of the things.

00:18:05 --> 00:18:08: So it's a huge component,

00:18:08 --> 00:18:12: right? We've got what we've got is a region,

00:18:12 --> 00:18:14: and in part because of the infrastructure.

00:18:14 --> 00:18:16: So we built over the years and so one of

00:18:16 --> 00:18:21: the big conversations obviously is how do we look to

00:18:21 --> 00:18:24: the future right?

00:18:24 --> 00:18:25: Whatever? What is the future we're building for?

00:18:25 --> 00:18:29: And what is the role transportation has in getting us

00:18:29 --> 00:18:32: there beyond where we are today?

00:18:32 --> 00:18:36: And I would say that's a really,

00:18:36 --> 00:18:41: really important question, because too often we look at things

00:18:41 --> 00:18:45: like the streetcar's or highway or an interchange as the

00:18:45 --> 00:18:49: solution.

00:18:49 --> 00:18:51: It really is just a means to a broader objective.

00:18:51 --> 00:18:55: And and so making sure that we're being intentional about.

00:18:55 --> 00:18:58: We've got very limited resources and are getting more and

00:18:36 --> 00:18:39: more creative about where do we come up with new  
00:18:39 --> 00:18:40: resources to invest.  
00:18:40 --> 00:18:43: But how do we best invest that resource in a  
00:18:43 --> 00:18:43: tool?  
00:18:43 --> 00:18:46: A mechanism of point of leverage to help get us  
00:18:46 --> 00:18:48: to a place that we aspire to be as a  
00:18:48 --> 00:18:51: city and as a region in the years to come?  
00:18:51 --> 00:18:54: And so it's not about the thing secret between friends,  
00:18:54 --> 00:18:57: right? It's not about the shiny streetcar.  
00:18:57 --> 00:18:59: It's not about to actually about.  
00:18:59 --> 00:19:02: The things that it can help us do and achieve  
00:19:02 --> 00:19:04: is a city over a very long period of time.  
00:19:04 --> 00:19:07: And it's a really hard conversation to have because not  
00:19:07 --> 00:19:11: just financial and political challenges and limitations.  
00:19:11 --> 00:19:14: But you know, there's so much pressure on day-to-day short-  
term  
00:19:14 --> 00:19:16: sort of instant gratification,  
00:19:16 --> 00:19:20: thinking about long-term implications of the things we build is  
00:19:20 --> 00:19:21: a really huge deal,  
00:19:21 --> 00:19:24: so I would just say that it's a big opportunity,  
00:19:24 --> 00:19:26: and it's something that we need to.  
00:19:26 --> 00:19:27: I would say more often.  
00:19:27 --> 00:19:30: Look to the longer viewpoint on sort of.  
00:19:30 --> 00:19:32: What is the big? What is the goal of of  
00:19:32 --> 00:19:34: what we want to achieve,  
00:19:34 --> 00:19:35: more collectively as a city?  
00:19:35 --> 00:19:38: And what's the role of transportation?  
00:19:38 --> 00:19:41: Because admittedly significant.  
00:19:41 --> 00:19:44: Thanks I'm Jeff. Let's bring you into this a little  
00:19:44 --> 00:19:44: bit.  
00:19:44 --> 00:19:48: Help help us understand what role the city planning office  
00:19:48 --> 00:19:52: and local government can play in this and how do  
00:19:52 --> 00:19:55: you think about this issue from the city's perspective.  
00:19:55 --> 00:19:58: Well, I think about these issues.  
00:19:58 --> 00:20:01: Tom mentioned history and I think you have to take  
00:20:01 --> 00:20:04: a look at Kansas City and the history of its  
00:20:04 --> 00:20:07: development and the history of its development.  
00:20:07 --> 00:20:10: Based upon a pretty big concept 130 years ago to  
00:20:10 --> 00:20:13: take a look at the city holistically to make an  
00:20:13 --> 00:20:18: infrastructure improvement that was not merely about moving  
people around  
00:20:18 --> 00:20:20: but really providing this accessible,

00:20:20 --> 00:20:24: affordable, high quality life. For as many people as possible  
00:20:24 --> 00:20:25: here and so so much of.  
00:20:25 --> 00:20:28: About who we are as it is built on our  
00:20:28 --> 00:20:30: Blvd in Parkway system,  
00:20:30 --> 00:20:33: it really is a very strong found date.  
00:20:33 --> 00:20:36: It is something that 130 years later we are still  
00:20:36 --> 00:20:40: extending an I think that's just a big framework for  
00:20:40 --> 00:20:43: us and I think as a city we've responded to  
00:20:43 --> 00:20:47: that by by looking at all of our future planning  
00:20:47 --> 00:20:48: efforts.  
00:20:48 --> 00:20:52: After that big initial gesture to build on those qualities  
00:20:52 --> 00:20:53: in those principles.  
00:20:53 --> 00:20:56: Now along the way I think we've all.  
00:20:56 --> 00:21:00: Learned lots of good lessons that this planning should not  
00:21:00 --> 00:21:01: happen in a vacuum.  
00:21:01 --> 00:21:05: This planning should not happen in a way in which  
00:21:05 --> 00:21:10: is marginalizing or segregating people to certain portions of  
00:21:10 --> 00:21:10: the  
00:21:10 --> 00:21:10: city.  
00:21:10 --> 00:21:13: It is something that is inclusive process.  
00:21:13 --> 00:21:14: It needs to be an.  
00:21:14 --> 00:21:17: It needs to get to the heart of not only  
00:21:17 --> 00:21:19: about making physical improvements,  
00:21:19 --> 00:21:23: but how you actually improving and benefiting peoples lives.  
00:21:23 --> 00:21:27: As you build that infrastructure and you infrastructure had is  
00:21:27 --> 00:21:31: that infrastructure support somebody's means to to make a  
00:21:31 --> 00:21:35: living?  
00:21:35 --> 00:21:37: How can it reduce their their cost of living by  
00:21:37 --> 00:21:38: not having to be reliant on on having a car  
00:21:38 --> 00:21:41: to move around?  
00:21:41 --> 00:21:45: How we taking all these infrastructure?  
00:21:45 --> 00:21:48: Investments and making sure there is room for everybody  
00:21:48 --> 00:21:51: within  
00:21:48 --> 00:21:51: that that public Roman an right of way.  
00:21:51 --> 00:21:53: So a driver or Walker or biker public transit user.  
00:21:53 --> 00:21:57: How does it all happen?  
00:21:57 --> 00:22:00: So I think with those philosophes it's resulted in two  
00:22:00 --> 00:22:03: policies that we currently have.  
00:22:03 --> 00:22:06: Todds trans oriented valve policy that we have.  
00:22:06 --> 00:22:10: It's a framework that I think we'd like to see  
00:22:10 --> 00:22:14: pulling more elements of that policy and make it ordnance  
00:22:14 --> 00:22:14: Complete Streets Ordinance that's sitting out there and we're  
00:22:14 --> 00:22:14: excited

00:22:14 --> 00:22:19: right now to be launching an updated the overall comprehensive

00:22:19 --> 00:22:21: plan so that we take a look at issues like

00:22:21 --> 00:22:22: future land use,

00:22:22 --> 00:22:26: an existing infrastructure and how do we support those two

00:22:26 --> 00:22:29: areas with further guidance policy,

00:22:29 --> 00:22:31: not in terms of what we build.

00:22:31 --> 00:22:32: But how we fund it?

00:22:32 --> 00:22:34: We sustain it over a long period of time.

00:22:34 --> 00:22:37: So we have a rich history here of of planning.

00:22:37 --> 00:22:40: The challenge now is building upon it and making sure

00:22:40 --> 00:22:42: inclusive process as we move forward.

00:22:42 --> 00:22:44: Great thanks, Jeff. John, let's you know,

00:22:44 --> 00:22:48: as a residential you know when you're planning residential developments,

00:22:48 --> 00:22:51: what other types of infrastructure comes to mind?

00:22:51 --> 00:22:53: We talked about transportation we've talked about,

00:22:53 --> 00:22:56: kind of the roads in the park system or the

00:22:56 --> 00:22:56: parkways.

00:22:56 --> 00:22:59: And and some of the Boulevard systems that we have.

00:22:59 --> 00:23:01: But. You know when we think of infrastructure,

00:23:01 --> 00:23:05: there's other infrastructure implications. Other things that we need to

00:23:05 --> 00:23:05: think about,

00:23:05 --> 00:23:08: and more importantly, how do we maximize the impact that

00:23:08 --> 00:23:09: that existing infrastructure has?

00:23:09 --> 00:23:13: You can play in some of these good development patterns.

00:23:13 --> 00:23:14: So you know First off,

00:23:14 --> 00:23:17: thanks for having me, and it's great to see everybody.

00:23:17 --> 00:23:21: You know there's the basics of infrastructure where you know

00:23:21 --> 00:23:23: having streets and sewers to your site or key,

00:23:23 --> 00:23:26: and you know you don't face the challenges that you

00:23:26 --> 00:23:28: sometimes with young suburban sites.

00:23:28 --> 00:23:31: You face other challenges within urban site,

00:23:31 --> 00:23:35: but infrastructure is expensive, so those those things are just

00:23:35 --> 00:23:37: having sewer water streets to your site or are our

00:23:38 --> 00:23:38: key.

00:23:38 --> 00:23:40: But I think you also gotta think about it more

00:23:40 --> 00:23:44: broadly and I think Tom Undersold Streetcar a little bit.

00:23:44 --> 00:23:45: You know it? It's not.

00:23:45 --> 00:23:48: It is about streetcar, and it's that commitment.

00:23:48 --> 00:23:53: To place that large of an infrastructure project somewhere that's

00:23:53 --> 00:23:56: going to draw developers like myself to an area,  
00:23:56 --> 00:23:58: and I may be a little biased on that one.  
00:23:58 --> 00:24:01: 'cause I worked on it when I was at the  
00:24:01 --> 00:24:01: city,  
00:24:01 --> 00:24:05: but I think that commitment that multi 100 million dollar  
00:24:05 --> 00:24:09: commitment showed that there is a big commitment by the  
00:24:09 --> 00:24:12: city to that project into investing in that area.  
00:24:12 --> 00:24:14: Same with prospect VRT. Yeah,  
00:24:14 --> 00:24:16: it's it's a. It's a bus and a lot of  
00:24:16 --> 00:24:18: people say buses can move stops,  
00:24:18 --> 00:24:22: but when you invest 10s of millions of dollars in  
00:24:22 --> 00:24:25: special bus stops that that signals a commitment to an  
00:24:25 --> 00:24:27: area and an investment in that area.  
00:24:27 --> 00:24:30: So I think those are key and then you know  
00:24:30 --> 00:24:33: another one that I think most people don't really realize  
00:24:33 --> 00:24:36: is infrastructure and I think it plays a big part  
00:24:36 --> 00:24:38: in is trying to play a big part.  
00:24:38 --> 00:24:42: I think in the revitalization of Kansas City Urban Core  
00:24:42 --> 00:24:45: area or schools you know that is a major infrastructure  
00:24:45 --> 00:24:47: component that often gets overlooked.  
00:24:47 --> 00:24:49: It's key to our business.  
00:24:49 --> 00:24:51: Most people think Oh well,  
00:24:51 --> 00:24:54: you're just running to. To single people that want to  
00:24:54 --> 00:24:55: live in apartments,  
00:24:55 --> 00:24:59: but you know to progress to have different living options  
00:24:59 --> 00:24:59: in an area.  
00:24:59 --> 00:25:02: Schools orkian we look at schools and the work that  
00:25:02 --> 00:25:05: Casey PS is done in the other urban core school  
00:25:05 --> 00:25:08: districts and charter schools and options that we now have  
00:25:08 --> 00:25:11: that weren't existent when when I was growing up in  
00:25:11 --> 00:25:12: Kansas City.  
00:25:12 --> 00:25:15: You know, if you wanted a good school district,  
00:25:15 --> 00:25:17: you had to be out in the suburbs and I  
00:25:17 --> 00:25:20: think that dynamic is changing now and I think it  
00:25:20 --> 00:25:23: definitely is an infrastructure component that.  
00:25:23 --> 00:25:24: You know, people may not think about,  
00:25:24 --> 00:25:27: but is really, I think driving a lot of the  
00:25:27 --> 00:25:30: underlying movements you've seen in the city over the last  
00:25:30 --> 00:25:31: five decades.  
00:25:31 --> 00:25:34: Yeah, thanks John, a quick reminder to everybody out there.  
00:25:34 --> 00:25:36: Use that crowd voting function.  
00:25:36 --> 00:25:39: I see we're getting a lot of questions this week,

00:25:39 --> 00:25:41: but please use that function to vote up the questions  
00:25:41 --> 00:25:44: that you most want to see this group talk about  
00:25:44 --> 00:25:44: an answer.  
00:25:44 --> 00:25:47: So Jeff, I'm gonna come back to you really quickly  
00:25:47 --> 00:25:50: when we you know we talk about infrastructure.  
00:25:50 --> 00:25:52: We often talk about what we can afford or what  
00:25:52 --> 00:25:54: costs from an infrastructure perspective.  
00:25:54 --> 00:25:57: One of the things that always comes to mind is  
00:25:57 --> 00:25:57: parks,  
00:25:57 --> 00:26:00: right? What? What role can parks play in the good  
00:26:00 --> 00:26:01: development patterns that?  
00:26:01 --> 00:26:04: You know that we need to be thinking about.  
00:26:04 --> 00:26:07: What I know I talked earlier about Blvd and Parkway  
00:26:07 --> 00:26:10: system in this kind of these linear connection pieces,  
00:26:10 --> 00:26:12: you know, but there is something,  
00:26:12 --> 00:26:15: just the idea of a park and basically going back  
00:26:15 --> 00:26:16: to the principle.  
00:26:16 --> 00:26:19: You know there's of years comes about about having  
00:26:19 --> 00:26:22: squares  
00:26:22 --> 00:26:25: and town squares an Commons if you will.  
00:26:25 --> 00:26:27: You know these spaces that are the center of communities  
00:26:27 --> 00:26:30: that are seen as anchor points,  
00:26:30 --> 00:26:34: locations where diverse group of activities can happen.  
00:26:34 --> 00:26:34: Really turning point in terms of where residential  
00:26:34 --> 00:26:38: development may  
00:26:38 --> 00:26:42: happen or.  
00:26:42 --> 00:26:47: Around that location, I think certainly we see it as  
00:26:47 --> 00:26:51: starting points for communities as they look at revitalization  
00:26:51 --> 00:26:51: and  
00:26:51 --> 00:26:54: reinvestment and we've worked with lots of neighborhoods to  
00:26:54 --> 00:26:57: talk  
00:26:57 --> 00:27:00: about revitalization effort, and then we work with the Lykins  
00:27:00 --> 00:27:05: area.  
00:27:05 --> 00:27:08: They are very specifically focused on looking at,  
00:27:08 --> 00:27:11: like in square market, self understanding,  
00:27:11 --> 00:27:13: development immediately adjacent to park,  
00:27:13 --> 00:27:15: leveraging opportunities to make investments as a  
00:27:15 --> 00:27:18: community around park.  
00:27:18 --> 00:27:21: And really, being very clear about where bird centers are  
00:27:21 --> 00:27:24: in locations are in kind of building off of them,  
00:27:24 --> 00:27:27: so I think there's huge potential here.  
00:27:27 --> 00:27:30: We see our system being very linear,  
00:27:30 --> 00:27:33: but we have really amazing parks and amazing parks



squares

00:27:18 --> 00:27:21: you will all across the city and I think that

00:27:21 --> 00:27:25: all these infrastructure investments allows about time and longevity.

00:27:25 --> 00:27:28: And while there certainly is initial upfront costs things,

00:27:28 --> 00:27:32: if you're able to leverage these investments literally in many

00:27:32 --> 00:27:33: cases over centuries,

00:27:33 --> 00:27:36: that's where the economic really begins to make sense.

00:27:36 --> 00:27:39: But you need to make sure that there are good

00:27:39 --> 00:27:44: strong intrinsic qualities in infrastructure that you put in place

00:27:44 --> 00:27:47: and know there really is a longevity for decades out

00:27:47 --> 00:27:51: from the initial investment. Great thanks,

00:27:51 --> 00:27:53: you know I'm gonna. I want to go ahead let's

00:27:53 --> 00:27:56: go ahead and expand open this conversation to the community.

00:27:56 --> 00:27:59: We've got a lot of questions coming in this week

00:27:59 --> 00:28:01: we're getting some good activity through Q&A.

00:28:01 --> 00:28:04: And so I'm going to go ahead and kind of

00:28:04 --> 00:28:05: hit this first question.

00:28:05 --> 00:28:07: That's got the most support right now,

00:28:07 --> 00:28:09: which?

00:28:09 --> 00:28:12: I'm going to go ahead and read the question then

00:28:12 --> 00:28:13: will throw it out to the group.

00:28:13 --> 00:28:16: I'm curious why the code change so these 80 use

00:28:16 --> 00:28:17: were no longer allowed.

00:28:17 --> 00:28:19: What was the rationale at the time and what has

00:28:20 --> 00:28:20: changed now?

00:28:22 --> 00:28:25: I take that it or take a stab at it.

00:28:25 --> 00:28:27: Jeff probably would like it too,

00:28:27 --> 00:28:30: but I think basically there as soon as we started

00:28:30 --> 00:28:32: becoming wealthier as a society,

00:28:32 --> 00:28:36: which really happened in the early part of the 20th

00:28:37 --> 00:28:37: century.

00:28:37 --> 00:28:41: And when we started developing zoning codes there,

00:28:41 --> 00:28:45: there became a tremendous bias against renters and rental property

00:28:45 --> 00:28:46: of any kind.

00:28:46 --> 00:28:49: And even if you go back and read the original

00:28:49 --> 00:28:54: Supreme Court case that established zoning in the United States

00:28:54 --> 00:28:55: in the 1920s,

00:28:55 --> 00:28:58: the language would really shock people today.

00:28:58 --> 00:29:01: And I think in fact there was one one case

00:29:01 --> 00:29:05: where it referred to renters as parasites in the Supreme Court case.

00:29:05 --> 00:29:05: It's pretty amazing, and so there there was a.

00:29:05 --> 00:29:09: A fairly established anti renter bias an as zoning evolved

00:29:09 --> 00:29:14: there I think there was just a lot of pressure

00:29:14 --> 00:29:18: on planners and others to eliminate renters from quality single

00:29:18 --> 00:29:24: family neighborhoods and that unfortunately I said eliminate it.

00:29:24 --> 00:29:29: A wealth building opportunity but it was really a way

00:29:29 --> 00:29:34: of sort of creating a certain kind of resident in

00:29:34 --> 00:29:38: one part of the city.

00:29:39 --> 00:29:40: An illuminating others. The attitudes have changed because I think

00:29:40 --> 00:29:44: our society is grown up a little bit.

00:29:45 --> 00:29:47: We've become more aware of a lot of things.

00:29:47 --> 00:29:49: We've become more aware of the benefits.

00:29:49 --> 00:29:54: Renting there's a lot of people who rent by choice

00:29:54 --> 00:29:56: an you know we're still evolving in that respect.

00:29:57 --> 00:29:59: There's still a lot of learning to do,

00:29:59 --> 00:30:02: but in many places we kind of turned 1/4 in

00:30:02 --> 00:30:05: our understanding of it.

00:30:05 --> 00:30:07: Can I add a bit to Kevin's comments?

00:30:07 --> 00:30:09: Really having a second look at the history of the

00:30:09 --> 00:30:12: 20th century as relates to ownership and understanding the preference

00:30:12 --> 00:30:16: and lots of the government funding that went towards promoting

00:30:16 --> 00:30:20: single family ownership that quite frankly went to promoting single

00:30:20 --> 00:30:24: family ownership in certain ways and invert Discrimina,

00:30:24 --> 00:30:27: Tori Discrimina, Tori ways and patterns.

00:30:27 --> 00:30:31: I think you have to look at some of those

00:30:31 --> 00:30:33: histories and Lance,

00:30:33 --> 00:30:35: and there was a lot of infrastructure all across the

00:30:35 --> 00:30:37: country.

00:30:38 --> 00:30:38: And I'll say capital was put towards that.

00:30:38 --> 00:30:40: That philosophy and an understanding and I think is a

00:30:40 --> 00:30:43: lot of things happen.

00:30:43 --> 00:30:44: I think a country became more diverse.

00:30:44 --> 00:30:47: I think as there was greater except there are really

00:30:47 --> 00:30:50: embracing diversity.

00:30:50 --> 00:30:51: I'm going to even give a lot of the kudos

00:30:51 --> 00:30:53: and rise to peoples additional consideration of 80 you.

00:30:53 --> 00:30:56:

00:30:56 --> 00:30:58: Some of it certainly is domics.

00:30:58 --> 00:31:00: Hey is this is a way to help somebody afford

00:31:00 --> 00:31:02: what was supposed to be this?

00:31:02 --> 00:31:05: Portable single family home that isn't anymore.

00:31:05 --> 00:31:07: I think it's so due to the sharing economy and

00:31:08 --> 00:31:11: this is kudos to all those hopped on really early.

00:31:11 --> 00:31:13: You know we use country and society or just more

00:31:13 --> 00:31:17: willing to teach things and to be closer together now.

00:31:17 --> 00:31:20: Some environments this country where that was happening.

00:31:20 --> 00:31:23: Just pick you physically. We're running out of room so

00:31:23 --> 00:31:27: those high density locations for areas where we have lowered

00:31:27 --> 00:31:28: the location.

00:31:28 --> 00:31:31: I think you need some of those societal purpose as

00:31:31 --> 00:31:32: well to say hey you know.

00:31:32 --> 00:31:36: I'm comfortable, you know, looking at a short term rental,

00:31:36 --> 00:31:39: but he tells his house not quite Navy units away

00:31:39 --> 00:31:40: to get dollars.

00:31:40 --> 00:31:44: Help somebody afford thing or I'm comfortable living with somebody

00:31:44 --> 00:31:47: above me or below me or out in the backyard.

00:31:47 --> 00:31:51: So by those societal drivers as well have really made

00:31:51 --> 00:31:53: it a prime time to kind of re explore,

00:31:53 --> 00:31:58: zoning and providing the opportunities for greater density and for

00:31:59 --> 00:32:00: sharing of spaces.

00:32:00 --> 00:32:02: So we kind of touched on this a little bit,

00:32:02 --> 00:32:04: but another question we've got.

00:32:04 --> 00:32:05: It's kind of set up here.

00:32:05 --> 00:32:08: What can we learn from Minneapolis in the move away

00:32:08 --> 00:32:11: from this single from single family housing development?

00:32:11 --> 00:32:12: How do we do this as a region?

00:32:12 --> 00:32:15: And then how do we leverage the benefits of density,

00:32:15 --> 00:32:17: particularly in a post covid era to come?

00:32:21 --> 00:32:23: Well, I'll I'll take it again,

00:32:23 --> 00:32:28: just really quickly in Minneapolis is different than us.

00:32:28 --> 00:32:31: It's it doesn't have as large of a land area.

00:32:31 --> 00:32:34: It's a much more urban city in general,

00:32:34 --> 00:32:38: but you know, they've been very successful at framing the

00:32:38 --> 00:32:43: discussion about housing in relation to equity and sustainability,

00:32:43 --> 00:32:47: and really educating people about the history of equity in

00:32:47 --> 00:32:50: their own community or the lack of it.

00:32:50 --> 00:32:53: For a number of people and then the implications for  
00:32:53 --> 00:32:58: sustainability by allowing more density and allowing more  
people the  
00:32:58 --> 00:33:01: opportunity to live in places where they don't need a  
00:33:01 --> 00:33:03: car or they need a car very rarely to to  
00:33:04 --> 00:33:05: live their lives.  
00:33:05 --> 00:33:08: And so they've done an exceptional job with that.  
00:33:08 --> 00:33:10: I think we can learn from that,  
00:33:10 --> 00:33:13: but we also need to be cautious and understand that  
00:33:13 --> 00:33:14: Kansas City,  
00:33:14 --> 00:33:18: Mo and other cities are really quite different than Minneapolis  
00:33:18 --> 00:33:19: in many ways.  
00:33:22 --> 00:33:25: Anyone else want to take a run at that one?  
00:33:25 --> 00:33:27: Alright.  
00:33:27 --> 00:33:28: We're going to the next one,  
00:33:28 --> 00:33:32: then, so neighborhoods like Hyde Park have invested heavily  
in  
00:33:32 --> 00:33:33: the past 20 years.  
00:33:33 --> 00:33:37: Anti density and actually codifying making 80s illegal.  
00:33:37 --> 00:33:40: How do we help? The narrative needed to allow things  
00:33:40 --> 00:33:43: like 80 use that require that narrative to be dialed  
00:33:43 --> 00:33:43: back.  
00:33:47 --> 00:33:49: I'll take a little bit of a stab at this  
00:33:49 --> 00:33:49: one,  
00:33:49 --> 00:33:51: just 'cause I feel you know.  
00:33:51 --> 00:33:52: I live in Brookside. We have.  
00:33:52 --> 00:33:54: I'm sitting in our 80 you right now.  
00:33:54 --> 00:33:58: It's our garage detached garage with the apartment above it.  
00:33:58 --> 00:34:02: I think it is neighborhoods turnover and I'm seeing this  
00:34:02 --> 00:34:04: alot alot with my contemporaries.  
00:34:04 --> 00:34:08: You know as we're buying houses in these neighborhoods is  
00:34:08 --> 00:34:09: there re Greening so to speak?  
00:34:09 --> 00:34:13: You know northern Johnson County and the center of  
Kansas  
00:34:13 --> 00:34:13: City,  
00:34:13 --> 00:34:18: Mo? You're starting to see a lot more cross generational  
00:34:18 --> 00:34:19: living.  
00:34:19 --> 00:34:21: Our parents are getting older.  
00:34:21 --> 00:34:23: You know, my parents will probably soon downsize out of  
00:34:23 --> 00:34:26: my childhood home and one apartment and may eventually  
want  
00:34:27 --> 00:34:27: to live with us,  
00:34:27 --> 00:34:30: but they may not want two boys waking him up

00:34:30 --> 00:34:30: every morning,  
00:34:30 --> 00:34:33: so you know we have an apartment here and you're  
00:34:33 --> 00:34:35: starting to see the rise of that.  
00:34:35 --> 00:34:37: And I just don't think it's younger kids moving home  
00:34:37 --> 00:34:39: to live with their parents.  
00:34:39 --> 00:34:41: I think it's parents starting to move in with their  
00:34:41 --> 00:34:43: kids after they downsize,  
00:34:43 --> 00:34:45: and I think as we re green these neighborhoods and  
00:34:46 --> 00:34:48: our parents are in a situation where they want to  
00:34:48 --> 00:34:50: have a lifestyle change like that.  
00:34:50 --> 00:34:53: I think it's incumbent upon us to start pushing for  
00:34:53 --> 00:34:56: those kind of zoning changes in ATU changes.  
00:34:56 --> 00:34:59: You know, I worked a little bit on the short  
00:34:59 --> 00:35:02: term rental ordinance when that was going through.  
00:35:02 --> 00:35:05: And you know, a lot of the concern was,  
00:35:05 --> 00:35:07: well, how do you deal with,  
00:35:07 --> 00:35:09: you know, a bad renter for the night,  
00:35:09 --> 00:35:12: and those are valid questions and needed you know,  
00:35:12 --> 00:35:16: needed to be addressed? And there's gotta be  
repercussions.  
00:35:16 --> 00:35:19: But you know, Kevin hit on it a little bit  
00:35:19 --> 00:35:19: as well,  
00:35:19 --> 00:35:22: you know? That's how a lot of these people are  
00:35:22 --> 00:35:25: affording to redo these houses and invest in their homes  
00:35:25 --> 00:35:26: as they've gotta.  
00:35:26 --> 00:35:29: They've got a new found rental stream.  
00:35:29 --> 00:35:32: That's an asset that they owned in their building wealth  
00:35:32 --> 00:35:34: and upgrading their house,  
00:35:34 --> 00:35:37: so I think it's just it's a number of things.  
00:35:37 --> 00:35:39: It's societal changes, its technology changes,  
00:35:39 --> 00:35:44: but it's really going to boil down to people that.  
00:35:44 --> 00:35:48: Have 80 years demanding that they be able to utilize  
00:35:48 --> 00:35:50: them in a more effective way.  
00:35:50 --> 00:35:53: I didn't really hit on it about society Bellevue,  
00:35:53 --> 00:35:58: you know the feedback companies Love 80s that were out  
00:35:58 --> 00:35:58: there.  
00:35:58 --> 00:36:01: Were created lots of after World War Two when there  
00:36:01 --> 00:36:04: was a true how shortage and people were taking apartments  
00:36:04 --> 00:36:07: and basements and attics and doing other kinds of things  
00:36:07 --> 00:36:10: so it societal need to do it in an acceptance.  
00:36:10 --> 00:36:12: Think is that waned and more housing got produced then  
00:36:12 --> 00:36:16: P potentially you seeing these multiple moments as a

detriment

**00:36:16 --> 00:36:20:** and away which it was encouraging investment within existing neighborhoods.

**00:36:20 --> 00:36:23:** Well, for lots of the reasons John mentioned really society

**00:36:23 --> 00:36:26:** it is flipped and you're finding that people are willing

**00:36:26 --> 00:36:29:** to make investment in single family homes with the potential

**00:36:29 --> 00:36:31:** or hope that they are able to provide.

**00:36:31 --> 00:36:33:** You know, but call it in law suite or an

**00:36:33 --> 00:36:35:** apartment over the garage.

**00:36:35 --> 00:36:37:** It scene is really a benefit and value.

**00:36:37 --> 00:36:40:** Now it is a balance about more effective short term

**00:36:40 --> 00:36:40:** rental.

**00:36:40 --> 00:36:43:** You know, I really appreciate all the work of you

**00:36:43 --> 00:36:46:** know John others pretty coming together to come up with

**00:36:46 --> 00:36:49:** some common sense rules because they would have been option

**00:36:49 --> 00:36:53:** there trying to regulate that out versus understanding where the

**00:36:53 --> 00:36:56:** momentum wasn't coming up with rules make sense for for

**00:36:56 --> 00:36:58:** our city that we always really need to be.

**00:36:58 --> 00:37:02:** Sure though, we have the appropriate capacity as a city.

**00:37:02 --> 00:37:05:** To make for the pure setting clear rules and that

**00:37:05 --> 00:37:08:** they can be relatively straight in 4th grade forward way.

**00:37:08 --> 00:37:11:** That's the other piece to this as well.

**00:37:11 --> 00:37:13:** You know we are a community,

**00:37:13 --> 00:37:16:** that's something of a planning and having strong ordnance.

**00:37:16 --> 00:37:19:** We just from City side and need to make sure

**00:37:19 --> 00:37:23:** we have the infrastructure in place to enforce those rules

**00:37:23 --> 00:37:23:** we put.

**00:37:23 --> 00:37:26:** We put forward, but I think a lot of it

**00:37:26 --> 00:37:29:** is making sure we create vironment where people are going

**00:37:29 --> 00:37:32:** to own property are going to maintain property.

**00:37:32 --> 00:37:35:** And I'm going to invest and improve properties and then

**00:37:35 --> 00:37:37:** doing that along the way,

**00:37:37 --> 00:37:40:** including lots of local businesses and industry and just and

**00:37:40 --> 00:37:43:** building building well from a community basis.

**00:37:43 --> 00:37:45:** And it certainly creates a made use would allow us

**00:37:45 --> 00:37:46:** to do that.

**00:37:48 --> 00:37:51:** So Tom, I'm going to bring you in on this

**00:37:51 --> 00:37:51:** one.

**00:37:51 --> 00:37:55:** How can economic development and plan any agencies access data

**00:37:55 --> 00:37:59:** that allows them to evaluate the fiscal implications of the

00:37:59 --> 00:38:02: land use and density proposed?  
00:38:02 --> 00:38:04: Well, that's that's a tough question,  
00:38:04 --> 00:38:07: because it's a really complicated equation,  
00:38:07 --> 00:38:11: and Jeff and Gavin could probably speak to write all  
00:38:11 --> 00:38:14: that goes into calculating the true cost and benefit of  
00:38:14 --> 00:38:16: of a development.  
00:38:16 --> 00:38:20: Certainly there's there's resources that those guys that the  
city  
00:38:20 --> 00:38:22: and other folks can provide,  
00:38:22 --> 00:38:24: but it it's it's hard to do.  
00:38:24 --> 00:38:28: And we were really good at making Decissions Anna really  
00:38:28 --> 00:38:31: siloed sort of narrowly focused sort of way on the.  
00:38:31 --> 00:38:35: Specific problem and it's harder to sort of take a  
00:38:35 --> 00:38:40: step back and really understand the full implications of from  
00:38:40 --> 00:38:43: a cost benefit and a long term standpoint.  
00:38:43 --> 00:38:45: The decisions that we're making,  
00:38:45 --> 00:38:49: so I would defer to those guys and Jeff in  
00:38:49 --> 00:38:50: particular.  
00:38:50 --> 00:38:52: I'm from a city's perspective,  
00:38:52 --> 00:38:55: obviously, when we're making plans for a big,  
00:38:55 --> 00:39:00: sprawling city, what are we doing to assess that balance  
00:39:00 --> 00:39:00: around?  
00:39:00 --> 00:39:03: How, you know? I think at the end of the  
00:39:03 --> 00:39:04: day,  
00:39:04 --> 00:39:06: it comes back to. You know part of what we're  
00:39:06 --> 00:39:08: talking about here is.  
00:39:08 --> 00:39:09: You know, let's be honest.  
00:39:09 --> 00:39:12: We are a region in a city of carats by  
00:39:12 --> 00:39:13: and large,  
00:39:13 --> 00:39:16: not sticks. When you think about things like urban growth,  
00:39:16 --> 00:39:19: boundaries, and right, there's lots of choices.  
00:39:19 --> 00:39:22: We are in a by state region where people have  
00:39:22 --> 00:39:26: mobility and and we don't have major issues of congestion  
00:39:26 --> 00:39:29: and and were affordable and so the pressure is that  
00:39:29 --> 00:39:34: that influence decisions another another another regions  
across the country  
00:39:34 --> 00:39:36: maybe a little bit different here.  
00:39:36 --> 00:39:38: That also plays into that dynamic,  
00:39:38 --> 00:39:41: but for us. I think I'll let those guys answer,  
00:39:41 --> 00:39:43: but it really is about.  
00:39:43 --> 00:39:47: How do we better utilized the stuff that we've already  
00:39:47 --> 00:39:47: built,

00:39:47 --> 00:39:52: right? It's all about utilization and efficiency and sustainability,  
00:39:52 --> 00:39:55: and so you know we've got a lot of infrastructure  
00:39:55 --> 00:39:58: we've built collectively that isn't being fully utilized,  
00:39:58 --> 00:40:03: right? We're not, we're not maximizing the efficiency of  
utilization  
00:40:03 --> 00:40:04: of the things that we built.  
00:40:04 --> 00:40:06: I think I read a stat,  
00:40:06 --> 00:40:08: and Kevin probably knows this.  
00:40:08 --> 00:40:11: One thing we have 200,000 fewer residents living North of  
00:40:11 --> 00:40:14: Brush Creek then we did in 1940s,  
00:40:14 --> 00:40:17: so. Yeah, and and half the important that we that  
00:40:17 --> 00:40:20: we once had so in in the downtown core.  
00:40:20 --> 00:40:22: So well, we've got a lot of capacity and in  
00:40:22 --> 00:40:26: the existing infrastructure and it's not just land use,  
00:40:26 --> 00:40:29: but obviously all the underlying things you look at,  
00:40:29 --> 00:40:33: the systems that power local government in cities so you  
00:40:33 --> 00:40:33: know,  
00:40:33 --> 00:40:37: libraries in police and fire and public education.  
00:40:37 --> 00:40:40: So there's a lot that goes into that equation,  
00:40:40 --> 00:40:44: but definitely needing to think more holistically about what  
are  
00:40:44 --> 00:40:45: the total costs of.  
00:40:45 --> 00:40:47: Visions that we're making long-term,  
00:40:47 --> 00:40:49: and how at the end of the day,  
00:40:49 --> 00:40:51: there will be a sufficient as we can,  
00:40:51 --> 00:40:53: knowing the financial pressures that were under.  
00:40:53 --> 00:40:58: So we have a truly sustainable solution that's moving forward  
00:40:58 --> 00:41:00: is in everybody's best interest.  
00:41:00 --> 00:41:04: And if I cannot Bill Tom's comment about carrots versus  
00:41:04 --> 00:41:05: sticks,  
00:41:05 --> 00:41:08: you know very much. We are kind of that that  
00:41:08 --> 00:41:09: Carrot Metro,  
00:41:09 --> 00:41:13: if you will. We're also Metro that quite frankly,  
00:41:13 --> 00:41:16: really is built on continued.  
00:41:16 --> 00:41:20: Physical development and growth. We have infrastructure we  
support lots  
00:41:20 --> 00:41:21: of those industries.  
00:41:21 --> 00:41:25: We how are home got those those industries support all  
00:41:25 --> 00:41:28: this physical growth that happens here and a lot of  
00:41:28 --> 00:41:29: it is about balance.  
00:41:29 --> 00:41:32: You know, throughout this conversation Kevin started.  
00:41:32 --> 00:41:33: I kind of wrote down,  
00:41:33 --> 00:41:36: you know, you know 3 words I wrote about kind



00:41:36 --> 00:41:38: of affordability and understanding,  
00:41:38 --> 00:41:41: affordability of things at current time.  
00:41:41 --> 00:41:44: But then it's really kind of balancing that against kind  
00:41:45 --> 00:41:45: of longevity.  
00:41:45 --> 00:41:49: Certainly want to do things that are that are affordable  
00:41:49 --> 00:41:49: initially,  
00:41:49 --> 00:41:53: but understanding sometimes first investment you need to  
look at  
00:41:53 --> 00:41:54: them over the long term.  
00:41:54 --> 00:41:57: You know you need to look at servings when you  
00:41:57 --> 00:41:58: talk about building parks.  
00:41:58 --> 00:42:01: Other kinds of things in certain cases and times.  
00:42:01 --> 00:42:03: If you were trying to defy you,  
00:42:03 --> 00:42:06: know the media quadrant and then investment you could not  
00:42:06 --> 00:42:07: do that.  
00:42:07 --> 00:42:10: Doesn't support it, but if you look at it over  
00:42:10 --> 00:42:12: a larger span of time it makes a lot of  
00:42:12 --> 00:42:12: sense,  
00:42:12 --> 00:42:16: but challenge there of course is making sure they would.  
00:42:16 --> 00:42:19: We do helps to boost the overall livability factor of  
00:42:19 --> 00:42:19: some.  
00:42:19 --> 00:42:23: This is making this investment is going to cost you  
00:42:23 --> 00:42:26: know more or return on investment is going to be  
00:42:26 --> 00:42:30: pretty minimal at the beginning but over the long period  
00:42:30 --> 00:42:32: of time you know it is the right.  
00:42:32 --> 00:42:34: You know it is the right investment.  
00:42:34 --> 00:42:37: The challenge of of how do you create all three  
00:42:37 --> 00:42:39: of those those things?  
00:42:39 --> 00:42:42: It's really interesting.  
00:42:42 --> 00:42:43: From just outside New York City,  
00:42:43 --> 00:42:46: women in just one of the photographs I've seen with  
00:42:46 --> 00:42:49: history of New York City in the building of the  
00:42:49 --> 00:42:52: New York City Subway system and as amazing photograph  
from  
00:42:52 --> 00:42:54: Millie, part of the 1900s,  
00:42:54 --> 00:42:57: where they're showing an elevated subway line in the North  
00:42:57 --> 00:42:58: End of the Bronx.  
00:42:58 --> 00:42:59: And you just see any side.  
00:42:59 --> 00:43:02: You see cows, so it was building it through dairy  
00:43:02 --> 00:43:04: farms now or at that time.  
00:43:04 --> 00:43:06: It didn't make any sense at all today,  
00:43:06 --> 00:43:08: of course, you take a look at that area.

00:43:08 --> 00:43:10: How on Earth does air even function?  
00:43:10 --> 00:43:12: That kind of transit investment?  
00:43:12 --> 00:43:14: I kind of do a slight smile as I drive  
00:43:14 --> 00:43:17: on some of the parkways up North here,  
00:43:17 --> 00:43:20: and I'm driving past cows on fields and it's a  
00:43:20 --> 00:43:20: real challenge,  
00:43:20 --> 00:43:24: and especially when you have immediate economic need to get  
00:43:24 --> 00:43:26: those longer term investments.  
00:43:26 --> 00:43:28: But you got it. Balance all of that,  
00:43:28 --> 00:43:31: and a lot of it really is just human factors  
00:43:31 --> 00:43:33: as well at the livability part no.  
00:43:33 --> 00:43:36: Can't be emphasized enough as we make these  
00:43:36 --> 00:43:40: investments.  
00:43:36 --> 00:43:40: They could be costly, but if you're really doing things  
00:43:40 --> 00:43:41: to improve overall livability,  
00:43:41 --> 00:43:45: I would say that. Return on investment is 1.  
00:43:45 --> 00:43:48: It's a challenge to able to quantify,  
00:43:48 --> 00:43:51: but qualitatively it's huge. Yeah,  
00:43:51 --> 00:43:53: well hey. 45 minutes goes pretty fast,  
00:43:53 --> 00:43:57: so that's a wrap. On this week's conversation,  
00:43:57 --> 00:43:59: some housekeeping items. Don't forget,  
00:43:59 --> 00:44:04: these sessions are recorded. You can go to  
00:44:04 --> 00:44:07: [kansascity.uli.org](http://kansascity.uli.org) and  
00:44:07 --> 00:44:10: share with your Contacts and watch the videos again.  
00:44:10 --> 00:44:13: Also look for an email follow up from you.  
00:44:13 --> 00:44:17: I will be more info on today's topics.  
00:44:17 --> 00:44:21: Some of our panelists have shared some additional  
00:44:21 --> 00:44:22: resources to  
00:44:22 --> 00:44:24: help inform us in a greater level of detail on  
00:44:24 --> 00:44:26: some of these issues.  
00:44:26 --> 00:44:29: And then a quick reminder.  
00:44:29 --> 00:44:32: Join us for Coffee Connect tomorrow at 8:30.  
00:44:32 --> 00:44:35: There is zoom information on the website so hope you  
00:44:35 --> 00:44:36: can join us for that Community networking event tomorrow  
00:44:36 --> 00:44:39: morning  
00:44:39 --> 00:44:42: and then next week we're going to kind of look  
00:44:42 --> 00:44:44: at the counter of this.  
00:44:44 --> 00:44:47: So we talked about good use for existing infrastructure,  
00:44:47 --> 00:44:50: how we're going to talk about how you do things,  
00:44:50 --> 00:44:53: when you when you create new infrastructure,  
00:44:53 --> 00:44:56: how you do things well when you create new infrastructure,  
00:44:56 --> 00:44:59: so we'll have a conversation about good examples that exist

00:44:50 --> 00:44:52: in otherwise weak development patterns.  
00:44:52 --> 00:44:55: In this post 1950 Kansas City World and focusing in  
00:44:55 --> 00:44:58: on how these types of developments can make the newer  
00:44:59 --> 00:45:00: parts of our city more productive.  
00:45:00 --> 00:45:03: So I want to thank all of our guests this  
00:45:03 --> 00:45:03: week.  
00:45:03 --> 00:45:06: Kevin, John, Jeff, Tom. Thank you guys for making some  
00:45:06 --> 00:45:09: time and sharing with the community.  
00:45:09 --> 00:45:11: Huge shout out to joy and the ULI team for  
00:45:11 --> 00:45:12: making this all possible.  
00:45:12 --> 00:45:15: And most importantly thank you all for joining us in  
00:45:16 --> 00:45:18: for being part of this week's conversation,  
00:45:18 --> 00:45:20: so we'll see you all next time.

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