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.

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