

# Webinar

## ULI Kansas City: Spotlight on Equitable Development

Date: June 11, 2020

00:00:00 --> 00:00:03: Good afternoon everybody. Welcome back to this week's ULI District

00:00:04 --> 00:00:04: conversation,

00:00:04 --> 00:00:07: our Kansas City making a city we can all afford.

00:00:07 --> 00:00:10: So we just wrapped up our first four weeks segment

00:00:10 --> 00:00:13: an I hope you were able to join us for

00:00:13 --> 00:00:14: some or all of the episodes.

00:00:14 --> 00:00:18: It's clear we both have challenges and opportunities to change

00:00:18 --> 00:00:21: how we see our city and how the various development

00:00:21 --> 00:00:25: patterns and decisions influence our ability to grow in a

00:00:25 --> 00:00:26: sustainable way as a community.

00:00:26 --> 00:00:30: This week, we're kicking off a new four week segment

00:00:30 --> 00:00:31: on Equitable Development,

00:00:31 --> 00:00:33: and I'd be remiss not to acknowledge.

00:00:33 --> 00:00:37: Both the importance and timeliness of these conversations,

00:00:37 --> 00:00:38: so I'm glad you're here,

00:00:38 --> 00:00:40: and I'm glad you decided to join us.

00:00:40 --> 00:00:43: Let me start off with a few housekeeping items.

00:00:43 --> 00:00:45: First, thank you to all of our UI sponsors for

00:00:45 --> 00:00:46: making this possible.

00:00:46 --> 00:00:50: The goal of these conversations we're not here to advocate

00:00:50 --> 00:00:50: a position,

00:00:50 --> 00:00:53: but to educate and inform and challenge how we think

00:00:53 --> 00:00:56: in order to allow us to move forward 45 minutes

00:00:56 --> 00:00:59: a week to scratch the surface on important topics.

00:00:59 --> 00:01:02: How can we as a development community move forward and

00:01:02 --> 00:01:03: come out of this stronger?

00:01:03 --> 00:01:06: We're going back to our regular weekly format where we

00:01:06 --> 00:01:08: split the program into three segments.

00:01:08 --> 00:01:11: First will introduce the conversation with the featured speaker.

00:01:11 --> 00:01:15: Then we'll expand the conversation with a couple additional perspectives

00:01:15 --> 00:01:16: and panelists,

00:01:16 --> 00:01:18: and then we'll open the conversation through Q&A.

00:01:18 --> 00:01:21: So don't forget the QA function at the bottom of

00:01:21 --> 00:01:23: your zoom application or browser.

00:01:23 --> 00:01:25: Get your questions in if you don't have a question,

00:01:25 --> 00:01:26: take a look at him.

00:01:26 --> 00:01:30: Crowd vote him up. That's been really helpful functionality for

00:01:30 --> 00:01:33: us to understand which questions are most important in which

00:01:33 --> 00:01:34: one should we get to?

00:01:34 --> 00:01:36: Um, how we lay the program out in general?

00:01:36 --> 00:01:39: Like I said, we're starting a new four weeks segment,

00:01:39 --> 00:01:41: so the 1st three weeks are topical conversations around a

00:01:42 --> 00:01:42: specific theme.

00:01:42 --> 00:01:45: Like I said, we're talking about equitable development and then

00:01:45 --> 00:01:48: we move on to a broader regional conversation and week

00:01:48 --> 00:01:48: four,

00:01:48 --> 00:01:50: so I hope you were able to join us last

00:01:50 --> 00:01:50: week,

00:01:50 --> 00:01:52: as we heard from our peers in Indianapolis,

00:01:52 --> 00:01:54: in Saint Louis was a really good conversation,

00:01:54 --> 00:01:57: and we look forward to doing that again.

00:01:57 --> 00:01:59: So week one. This is where we typically layout the

00:01:59 --> 00:02:00: issue.

00:02:00 --> 00:02:02: Equitable development. What does it mean?

00:02:02 --> 00:02:05: How has our history as a city created inequities and

00:02:05 --> 00:02:08: what are the problems we collectively face because of those

00:02:08 --> 00:02:09: inequities?

00:02:09 --> 00:02:11: So let's go ahead and get to it.

00:02:11 --> 00:02:14: I'd like to bring on our featured speaker this week.

00:02:14 --> 00:02:18: Abby Kinney from Gould Evans.

00:02:18 --> 00:02:20: Abby is a an urban planner at Gould Evans.

00:02:20 --> 00:02:23: As I mentioned, she's a founder of the Kansas City

00:02:23 --> 00:02:23: chapter,

00:02:23 --> 00:02:27: the Incremental Development Alliance, and she's also the

00:02:27 --> 00:02:30: host of

00:02:27 --> 00:02:30: a weekly podcast called Up Zone on Strong Towns Network.

00:02:30 --> 00:02:32: Abby, thanks for joining us.

00:02:32 --> 00:02:36: Thanks Kevin, and thanks for that kind introduction.

00:02:36 --> 00:02:38: Let me just go ahead and share my screen here.

00:02:38 --> 00:02:40: Yeah, so me I feel like the work that you

00:02:40 --> 00:02:41: guys have done.

00:02:41 --> 00:02:43: You know as we try to set the stage here,

00:02:43 --> 00:02:45: I feel like the work that you all have done

00:02:45 --> 00:02:47: with Urban 3 is really a great way to understand.

00:02:47 --> 00:02:50: Kind of the root of the issue through these visualizations

00:02:50 --> 00:02:52: and through the data that is available through that.

00:02:52 --> 00:02:55: So walk us through that data and kind of level

00:02:55 --> 00:02:57: set the issue here for us.

00:02:57 --> 00:03:01: Yeah, so if you've watched the last series of webinars

00:03:01 --> 00:03:02: in the past month,

00:03:02 --> 00:03:06: alot of the conversations that we have have stemmed out

00:03:06 --> 00:03:09: of a study that was done by a Geo County

00:03:09 --> 00:03:11: for out of Asheville,

00:03:11 --> 00:03:15: NC called Urban Three and as part of that study

00:03:15 --> 00:03:17: they created this value per acre map.

00:03:17 --> 00:03:20: That is not only a heat map but also a

00:03:20 --> 00:03:25: 3 dimensional map that is showing the economic potency of

00:03:25 --> 00:03:26: our development pattern.

00:03:26 --> 00:03:29: And this is not only caused by I'm.

00:03:29 --> 00:03:33: Development pattern, but also by the value that has

00:03:34 --> 00:03:36: sustained

00:03:36 --> 00:03:39: in certain parts of our community.

00:03:39 --> 00:03:43: So in this map we can clearly see the 16

00:03:43 --> 00:03:44: square miles from the River to 75th St and state

00:03:44 --> 00:03:48: line to Troost Ave.

00:03:48 --> 00:03:52: That is really the economic engine of our city.

00:03:52 --> 00:03:55: It's the most efficient concentration of value in the city

00:03:55 --> 00:03:58: of Kansas City when we zoom into this map,

00:03:58 --> 00:04:01: we can also see the long term implications of our

00:04:01 --> 00:04:05: historic red line along Troost.

00:04:05 --> 00:04:09: Ave so this map shows Troost Ave cutting through the

00:04:09 --> 00:04:12: middle and parcels on the East and West side of

00:04:12 --> 00:04:17: Troost Ave and in the real estate industry.

00:04:17 --> 00:04:21: People often talk about the principle of location,

00:04:21 --> 00:04:27: location, location and it's interesting when you look at this

00:04:27 --> 00:04:29: map because both sides of Troost Ave neighborhoods that

00:04:29 --> 00:04:34: benefit

00:04:29 --> 00:04:34: from this idea in concept.

00:04:29 --> 00:04:34: However, we know why there's such large disparities

00:04:29 --> 00:04:34: between.

00:04:34 --> 00:04:38: Are the neighborhoods West of Troost neighborhoods East of Troost

00:04:38 --> 00:04:43: due to generations of failed policy and regulations that have

00:04:43 --> 00:04:47: left the black community out of wealth building and prosperity

00:04:47 --> 00:04:49: in our city so you know,

00:04:49 --> 00:04:53: the study has revealed to us that we have not

00:04:53 --> 00:04:57: only created a city that we can't afford to maintain,

00:04:57 --> 00:05:01: but we've also built a city that is an equitable.

00:05:01 --> 00:05:02: So every week I mean,

00:05:02 --> 00:05:05: we see those visuals when you see the map,

00:05:05 --> 00:05:06: it's it's clear you know,

00:05:06 --> 00:05:10: kind of the issue and you talked about it's not

00:05:10 --> 00:05:11: location.

00:05:11 --> 00:05:13: So share with us their insights,

00:05:13 --> 00:05:15: share with the audience some thoughts around what?

00:05:15 --> 00:05:18: What's created this? What kind of things have gone on

00:05:18 --> 00:05:20: that have created this situation?

00:05:20 --> 00:05:22: If it's really not about location?

00:05:22 --> 00:05:26: So this is a slide that we often show in

00:05:26 --> 00:05:30: a presentation given through gold Evans that I'm talks about

00:05:31 --> 00:05:34: the history of city building in our country,

00:05:34 --> 00:05:38: the history of how we've set up our governance,

00:05:38 --> 00:05:42: and how we've really set up many policies that have

00:05:42 --> 00:05:47: been focused on encouraging individual property ownership as a way

00:05:47 --> 00:05:49: of maintaining independence.

00:05:49 --> 00:05:53: But we need to understand is that there are.

00:05:53 --> 00:05:58: A whole other separate series of different policies that intentionally

00:05:58 --> 00:06:03: left minorities out of that conversation out of the opportunities

00:06:03 --> 00:06:07: of the American Dream building wealth and ownership in this

00:06:07 --> 00:06:10: country. If you have not read this book.

00:06:10 --> 00:06:14: If anybody on this webinar has not read this book,

00:06:14 --> 00:06:17: I encourage you to pick it up today.

00:06:17 --> 00:06:20: The author of this book basically lays out.

00:06:20 --> 00:06:25: I think we counted 16 different policies that intentionally have.

00:06:25 --> 00:06:29: Excluded black Americans from participating in wealth building in the

00:06:29 --> 00:06:32: past 70 years and even beyond that,

00:06:32 --> 00:06:35: he makes the case that the reason our cities are

00:06:35 --> 00:06:39: segregated all across the United States is because of desire

00:06:39 --> 00:06:40: segregation,

00:06:40 --> 00:06:45: which is segregation costs through government policies

rather than segregation  
 00:06:45 --> 00:06:49: caused by individuals choosing to be segregated,  
 00:06:49 --> 00:06:52: and I think that is an important thing that we  
 00:06:52 --> 00:06:55: need to address and understand and.  
 00:06:55 --> 00:06:57: You know bringing us today,  
 00:06:57 --> 00:07:00: this is also something that we need to think about.  
 00:07:00 --> 00:07:04: The fact that development pressures are pushing East of  
 Troost,  
 00:07:04 --> 00:07:07: and if that is going to be our reality,  
 00:07:07 --> 00:07:10: we need to understand that we have not set up  
 00:07:10 --> 00:07:14: adequate tools to deal with people who may be displaced  
 00:07:14 --> 00:07:15: through reinvestment.  
 00:07:15 --> 00:07:19: So that's an important topic and I'm glad that it's  
 00:07:19 --> 00:07:22: we have an opportunity to cover this today.  
 00:07:22 --> 00:07:24: I think one of the things that we hear all  
 00:07:24 --> 00:07:27: the time right now that's spot on is we have  
 00:07:27 --> 00:07:28: to appreciate,  
 00:07:28 --> 00:07:31: understand and respect the history so we don't continue to  
 00:07:31 --> 00:07:32: make the same mistakes.  
 00:07:32 --> 00:07:33: And as you talked about,  
 00:07:33 --> 00:07:36: the truce development, that line is blurring.  
 00:07:36 --> 00:07:39: It's important that we have this perspective as we move  
 00:07:39 --> 00:07:39: forward,  
 00:07:39 --> 00:07:42: so thank you for sharing that information.  
 00:07:42 --> 00:07:44: Thank you for sharing this with us,  
 00:07:44 --> 00:07:46: so I'd like to go ahead and bring on our  
 00:07:46 --> 00:07:47: other guests this week,  
 00:07:47 --> 00:07:50: so joining us on the web and are this week  
 00:07:50 --> 00:07:51: are.  
 00:07:51 --> 00:07:53: 22 great people Emma Pierson,  
 00:07:53 --> 00:07:56: President and CEO of Community Builders of Kansas City,  
 00:07:56 --> 00:07:58: KS City's largest urban core developer,  
 00:07:58 --> 00:08:02: Welcome Emmett and then Jeffrey Williams coming back to  
 us  
 00:08:02 --> 00:08:03: for a second time.  
 00:08:03 --> 00:08:05: Jeffrey is the planning director for the city,  
 00:08:05 --> 00:08:09: Kansas City, Mo. Jeffrey, welcome and thanks for joining us  
 00:08:09 --> 00:08:09: again.  
 00:08:12 --> 00:08:15: Make sure you guys are not on mute.  
 00:08:15 --> 00:08:19: There you go. Let's start with you.  
 00:08:19 --> 00:08:20: When we were talking about this,  
 00:08:20 --> 00:08:22: you know, I think there's some you know we have  
 00:08:22 --> 00:08:24: to understand the urban core.

00:08:24 --> 00:08:25: What is the urban core?

00:08:25 --> 00:08:26: How do we define the urban core,

00:08:26 --> 00:08:28: especially as it relates to Community builders?

00:08:28 --> 00:08:30: So when you guys define it in the boundaries of

00:08:30 --> 00:08:32: what you consider the urban core for your for community

00:08:32 --> 00:08:33: builders,

00:08:33 --> 00:08:35: how do you think about that?

00:08:35 --> 00:08:39: So Kevin fresh. Well thank you Annually for having me

00:08:39 --> 00:08:39: today.

00:08:39 --> 00:08:42: Very appreciative so we talk about the urban core.

00:08:42 --> 00:08:45: Let me just get right into it.

00:08:45 --> 00:08:48: The urban core to me does not extend to state

00:08:48 --> 00:08:52: line every quarter me is from you know Independence Ave

00:08:52 --> 00:08:55: to 85th St from truth to 435 in particularly where

00:08:55 --> 00:08:59: Community business, Kansas City where we changed the

00:08:59 --> 00:09:04: landscape.

00:08:59 --> 00:09:04: We're most particularly interested in what's going on East of

00:09:04 --> 00:09:05: the sale.

00:09:05 --> 00:09:08: We are not geographically bound and go anywhere in the

00:09:08 --> 00:09:11: city as well as anywhere in the country,

00:09:11 --> 00:09:15: but we are most concerned about what has not happened

00:09:15 --> 00:09:16: East of Troost.

00:09:16 --> 00:09:18: So we talked about those mommy.

00:09:18 --> 00:09:21: There's business opportunities in the urban core right now

00:09:21 --> 00:09:24: from

00:09:21 --> 00:09:24: your perspective and as it relates to Community builders,

00:09:24 --> 00:09:26: what is driving those opportunities?

00:09:26 --> 00:09:29: Let's say you know along the truth corridor as an

00:09:30 --> 00:09:30: example.

00:09:30 --> 00:09:33: The first thing that's driving it is at the City

00:09:33 --> 00:09:34: of Kansas City,

00:09:34 --> 00:09:37: Mo has made a significant investment rather be through the

00:09:37 --> 00:09:42: section 108 loans with Beacon Hills that started the

00:09:42 --> 00:09:44: infrastructure,

00:09:42 --> 00:09:44: sidewalks, sewers. On new infrastructure there,

00:09:44 --> 00:09:47: as well as the beautification along Troost.

00:09:47 --> 00:09:51: So it started with being driven by the city's commitment

00:09:51 --> 00:09:53: to that particular area.

00:09:53 --> 00:09:55: Great.

00:09:55 --> 00:09:58: Jeffrey, when we talked about the history and when we

00:09:58 --> 00:10:01: looked at the slides that you know Abby shared with

00:10:02 --> 00:10:04: us unfair housing policies and practices,

00:10:04 --> 00:10:07: or kind of a central theme and a central issue

00:10:07 --> 00:10:08: to some of those things.

00:10:08 --> 00:10:12: From your perspective, what role does housing policy and and

00:10:12 --> 00:10:15: expectations around housing play inequitable?

00:10:15 --> 00:10:17: Relevant today.

00:10:17 --> 00:10:19: Well, I think Abby got it and I think we

00:10:19 --> 00:10:22: know the American model of building wealth.

00:10:22 --> 00:10:25: It really is through homeownership.

00:10:25 --> 00:10:27: Manabi laid out those policies that happen.

00:10:27 --> 00:10:29: You know put in place,

00:10:29 --> 00:10:32: particularly in the 20th century that shut out a whole

00:10:32 --> 00:10:36: group from really being able to fairly participate in either

00:10:36 --> 00:10:39: retaining a home or seen at their homes.

00:10:39 --> 00:10:42: Appreciate it at the same value that than others did.

00:10:42 --> 00:10:46: And that's where this kind of brings the conversation about.

00:10:46 --> 00:10:49: Looking at the issues while talking to today.

00:10:49 --> 00:10:53: About looking at systems and systemic so it's important to

00:10:53 --> 00:10:56: know that these are things will not only happening in

00:10:56 --> 00:10:57: Kansas City,

00:10:57 --> 00:11:00: Mo, but happening all across the country.

00:11:00 --> 00:11:02: So housing policy is is huge.

00:11:02 --> 00:11:05: Its policy is either in terms of how people are

00:11:05 --> 00:11:08: allowed to invest their own dollars or I think it

00:11:08 --> 00:11:09: you know.

00:11:09 --> 00:11:13: As Emmett mentioned, it's housing policies around what whatever level

00:11:13 --> 00:11:17: of government entity is or isn't doing to provide more

00:11:17 --> 00:11:19: housing options and alternatives.

00:11:19 --> 00:11:21: So that speaks to public housing.

00:11:21 --> 00:11:25: The federal level. What state dollars there are to help

00:11:25 --> 00:11:30: provide a tax breaks incentives for people developing housing local

00:11:30 --> 00:11:34: ER challenges identifying those dollars to make sure that we

00:11:34 --> 00:11:38: can help positively assist in the creation of housing at

00:11:38 --> 00:11:41: all price points all across the city.

00:11:41 --> 00:11:44: Exactly so Emmett.

00:11:44 --> 00:11:48: Talk about policy. We talk about incentives we talk about,

00:11:48 --> 00:11:50: you know, kind of these these things that are in

00:11:51 --> 00:11:51: place.

00:11:51 --> 00:11:54: But that's not really all that drives investment.

00:11:54 --> 00:11:55: Lot of times other things,

00:11:55 --> 00:11:58: drive, desire to invest in a specific area.

00:11:58 --> 00:12:00: Desire to invest in certain projects and so on.

00:12:00 --> 00:12:03: Things like relationships, perceptions and so on.

00:12:03 --> 00:12:06: Talk to us a little bit about that in your

00:12:06 --> 00:12:07: experience.

00:12:07 --> 00:12:08: Yeah, you know my experiences,

00:12:08 --> 00:12:11: you know. You've heard the same.

00:12:11 --> 00:12:14: Maybe people find people, but people also invest in people

00:12:14 --> 00:12:17: or relationships or familiarity with someone.

00:12:17 --> 00:12:19: If you're not familiar with me.

00:12:19 --> 00:12:22: Then chances are you're not trying to really invest or

00:12:22 --> 00:12:25: be engaged with what I'm doing.

00:12:25 --> 00:12:28: The last 30 years communities in Kansas City has been

00:12:28 --> 00:12:31: engaged in urban core Eastern Urban core development with

00:12:31 --> 00:12:33: no

00:12:31 --> 00:12:33: private investment.

00:12:33 --> 00:12:34: At this point, you know,

00:12:34 --> 00:12:36: we talk about opportunity zones,

00:12:36 --> 00:12:39: and that's the buzzword I heard it just last night

00:12:39 --> 00:12:43: from the president when he was meeting with African

00:12:43 --> 00:12:43: American

00:12:43 --> 00:12:43: leaders.

00:12:43 --> 00:12:46: But I can tell you that as of right now

00:12:46 --> 00:12:49: I've only talked to one opportunities and opportunities.

00:12:49 --> 00:12:52: An investor and I have getting ready to break ground

00:12:52 --> 00:12:53: on.

00:12:53 --> 00:12:56: Probably about \$35,000,000 with projects.

00:12:56 --> 00:12:58: Easter prospects and not only Easter truce,

00:12:58 --> 00:13:01: but he's a prospect or very little investment occurs.

00:13:01 --> 00:13:03: And in and it's driven by,

00:13:03 --> 00:13:06: you know, perception. You know there is a dollar to

00:13:06 --> 00:13:08: be made in the urban core.

00:13:08 --> 00:13:10: We've been around for 30 years and you know,

00:13:10 --> 00:13:13: we've been able to have over 250 miles of element

00:13:13 --> 00:13:14: occur.

00:13:14 --> 00:13:16: There must be some investment there.

00:13:16 --> 00:13:18: Some return on that investment.

00:13:18 --> 00:13:21: There we we were able to garner public support rather

00:13:21 --> 00:13:24: be from the federal government in the city.

00:13:24 --> 00:13:26: But as far as private investment.

00:13:26 --> 00:13:29: It doesn't exist, but that only doesn't go.

00:13:29 --> 00:13:32: It only is not just for.

00:13:32 --> 00:13:36: Rose, a development, but I don't see in abundance of

00:13:36 --> 00:13:37: business creation,



00:13:37 --> 00:13:43: business relocation or business expansion going on where our base

00:13:43 --> 00:13:45: of operation occurs.

00:13:45 --> 00:13:46: Was driving that, I mean,

00:13:46 --> 00:13:49: what was you know? We talked about opportunity zones a little bit,

00:13:49 --> 00:13:49: you know. Got these incentives that have been laid out

00:13:49 --> 00:13:52: that are supposed to be driving and scenting that investment

00:13:52 --> 00:13:55: in that development with.

00:13:55 --> 00:13:57: What your experience is happening there,

00:13:57 --> 00:14:00: you know. So let's talk about incentives.

00:14:00 --> 00:14:03: I AM one that's four incentives,

00:14:03 --> 00:14:05: 100% stuff that we do.

00:14:05 --> 00:14:06: We wouldn't be able to do with that sentence.

00:14:06 --> 00:14:10: But argument. Sentence is, it's not there to make a performer make it developer Suite and his return on investment.

00:14:10 --> 00:14:13: Typically it's there and should be there as many what

00:14:13 --> 00:14:18: the statue talks about is it's there,

00:14:18 --> 00:14:21: if not for or but not for,

00:14:21 --> 00:14:24: so you know. Where again where we are where you

00:14:24 --> 00:14:26: know the country currently and it should be his face

00:14:26 --> 00:14:29: is this focus and facing you know systemic.

00:14:29 --> 00:14:32: And that's the word we keep hearing.

00:14:32 --> 00:14:35: No racism in policing, but there are systemic racism in

00:14:35 --> 00:14:39: the appraisal industry,

00:14:39 --> 00:14:43: the banking industry, the development industry,

00:14:43 --> 00:14:45: construction industry, and so when you ask me what's affecting

00:14:45 --> 00:14:48: what's going on on this side of town?

00:14:48 --> 00:14:53: All those are part of it,

00:14:53 --> 00:14:56: so you know, we absolutely should be focused on policing.

00:14:56 --> 00:14:57: But they also part of that cry of the unheard

00:14:57 --> 00:15:02: is economic opportunity.

00:15:02 --> 00:15:05: And the things I just alluded to.

00:15:05 --> 00:15:07: Really go against providing economic opportunity.

00:15:07 --> 00:15:10: Jeffrey, let's you know, take a time.

00:15:10 --> 00:15:13: Let's switch gears just a little bit and talk about

00:15:13 --> 00:15:16: the role of the planner as it relates to equitable

00:15:16 --> 00:15:18: development and how is the role of the planner.

00:15:18 --> 00:15:21: You know, we think about the situation that we're in

00:15:21 --> 00:15:24: in the history behind this House,

00:15:24 --> 00:15:26:

00:15:26 --> 00:15:29:

00:15:29 --> 00:15:30:

00:15:30 --> 00:15:33: the world, the planner changed overtime,  
00:15:33 --> 00:15:37: especially as it relates to issues like equity and equitable  
00:15:37 --> 00:15:38: development.  
00:15:38 --> 00:15:39: What will again? I mean,  
00:15:39 --> 00:15:42: I you know the the planner and at the earliest  
00:15:42 --> 00:15:46: stages of the emerging in the profession again early part  
00:15:46 --> 00:15:47: of 20th century,  
00:15:47 --> 00:15:51: you know lots of deference was given to the planner.  
00:15:51 --> 00:15:53: Someone coming into a community,  
00:15:53 --> 00:15:56: and in good numbers or community that planner did not  
00:15:56 --> 00:16:00: look like the people that were the majority of the  
00:16:00 --> 00:16:03: community coming in and talking about this best.  
00:16:03 --> 00:16:06: So this is the type of housing you should pursue.  
00:16:06 --> 00:16:09: This is where we believe roadways will go.  
00:16:09 --> 00:16:12: And a lot of difference was was given also coupled  
00:16:12 --> 00:16:15: with just not the same laws for people to be  
00:16:15 --> 00:16:19: able to make sure they're appropriately compensated for  
property.  
00:16:19 --> 00:16:22: Things of that nature and it's LED us to development  
00:16:22 --> 00:16:25: patterns here that you know we will.  
00:16:25 --> 00:16:28: You know we will have to live wherever the Interstate  
00:16:28 --> 00:16:29: Highway system.  
00:16:29 --> 00:16:33: I think even the concept of urban renewal and understanding  
00:16:33 --> 00:16:35: that those plans were put in place,  
00:16:35 --> 00:16:38: not through any deep dialogue with neighborhood,  
00:16:38 --> 00:16:41: not with any deep dialogue necessarily looking at.  
00:16:41 --> 00:16:45: In equities, but looking at other factors that were not,  
00:16:45 --> 00:16:49: I'll say neighborhood centered or human centered or  
individually centered.  
00:16:49 --> 00:16:53: You know these were patterns that were theoretically trying  
to  
00:16:53 --> 00:16:55: take care of what people thought.  
00:16:55 --> 00:16:59: Were, you know, issues you know in a really kind  
00:16:59 --> 00:17:01: of A1 size fits all approach an we know that  
00:17:01 --> 00:17:03: that does not work,  
00:17:03 --> 00:17:05: and I think plan is really trying to take a  
00:17:05 --> 00:17:10: beating from the whole experience and probably mostly  
through urban  
00:17:10 --> 00:17:12: renewal and then kind of retreated.  
00:17:12 --> 00:17:15: And then pull back and then as other issues were  
00:17:15 --> 00:17:16: merging where you know.  
00:17:16 --> 00:17:19: Talented professionals, you know, in a field that is ever  
00:17:19 --> 00:17:20: diversifying,

00:17:20 --> 00:17:23: and I think that's the other issue as well,  
00:17:23 --> 00:17:25: is that you know the planning profession,  
00:17:25 --> 00:17:28: as in all professions needs to be diverse and have  
00:17:28 --> 00:17:33: a variety of people with different backgrounds and different experiences  
00:17:33 --> 00:17:36: so that when you're putting together goals and strategies you  
00:17:36 --> 00:17:39: know they are reflective of not a monolith but a  
00:17:39 --> 00:17:40: group of people.  
00:17:40 --> 00:17:44: So listening and listening more and figuring out how to  
00:17:44 --> 00:17:44: do that.  
00:17:44 --> 00:17:47: And it's much harder than it than it is to  
00:17:47 --> 00:17:48: to say.  
00:17:48 --> 00:17:51: You know to make sure that we're recognizing paths and  
00:17:51 --> 00:17:52: kind of owning history.  
00:17:52 --> 00:17:56: Also, knowing that we're not coming in with the magic  
00:17:56 --> 00:17:56: bullets,  
00:17:56 --> 00:17:59: but it's gonna be working collaboratively.  
00:17:59 --> 00:18:02: I think the best thing about planners now is trying  
00:18:02 --> 00:18:06: to unleash and support what people are doing individually so  
00:18:06 --> 00:18:07: the profession is changed.  
00:18:07 --> 00:18:09: You know a lot more than that.  
00:18:09 --> 00:18:11: We need, you know, to do.  
00:18:11 --> 00:18:14: I think one of the biggest things.  
00:18:14 --> 00:18:17: Is looking at community and working with community just  
00:18:17 --> 00:18:19: from  
00:18:17 --> 00:18:19: a sense of empowerment?  
00:18:19 --> 00:18:22: I mean some of the most rewarding projects we have  
00:18:22 --> 00:18:25: a planners or where your community to bite us in.  
00:18:25 --> 00:18:27: They've identified a need, you know,  
00:18:27 --> 00:18:31: we help to provide some from structural framework and then  
00:18:31 --> 00:18:33: they take it away from us as they should and  
00:18:33 --> 00:18:37: they advance the project and they implement the project and  
00:18:37 --> 00:18:41: they build upon it. That's the most successful relationship,  
00:18:41 --> 00:18:44: but that that takes time and real understanding.  
00:18:44 --> 00:18:46: But I do want to circle back to to Emmett  
00:18:46 --> 00:18:49: and what he said and I wrote it down here  
00:18:49 --> 00:18:52: on a sticky note about the whole idea.  
00:18:52 --> 00:18:55: You know, if you're not familiar with me,  
00:18:55 --> 00:18:57: you're not going to invest with me an I love  
00:18:58 --> 00:19:01: the way he applied that and took that beyond just  
00:19:01 --> 00:19:03: the idea about monetary investment.  
00:19:03 --> 00:19:05: You know, education, you know,  
00:19:05 --> 00:19:09: Environment Protection if you're not familiar with with who I

00:19:09 --> 00:19:10: am,

00:19:10 --> 00:19:13: or at least attempt to get to know you're not

00:19:13 --> 00:19:15: going to make an investment.

00:19:15 --> 00:19:21: Financial investment, you know. Social investment in educational investment.

00:19:21 --> 00:19:22: That's that's huge.

00:19:25 --> 00:19:27: So and then I'm going about this back to you

00:19:27 --> 00:19:27: then.

00:19:27 --> 00:19:29: So we talked about, you know I'm gonna go back

00:19:29 --> 00:19:30: to opportunity zones again.

00:19:32 --> 00:19:35: Just because that's something we've been talking about you and

00:19:35 --> 00:19:37: I have appeared at a few different events where we

00:19:37 --> 00:19:40: were talking about opportunity zones in Kansas City,

00:19:40 --> 00:19:43: and we're talking about the great opportunity to increase investment

00:19:43 --> 00:19:45: in some of these areas where we've seen an equity.

00:19:45 --> 00:19:48: What what's happening why? Why I mean?

00:19:48 --> 00:19:50: Is it relating to what Jeffrey and you were just

00:19:50 --> 00:19:52: talking about related relationships?

00:19:52 --> 00:19:54: And so on? Who? Where is this money?

00:19:54 --> 00:19:57: Sit what what's happening with that?

00:19:57 --> 00:20:00: So Kevin, I was on another one of these for

00:20:00 --> 00:20:02: a taping with cancer.

00:20:02 --> 00:20:05: Public television with Nick.

00:20:05 --> 00:20:09: Post that was talking about opportunity zones and the topic

00:20:09 --> 00:20:09: was,

00:20:09 --> 00:20:11: you know, are they good?

00:20:11 --> 00:20:14: Are they batch? They be scrapped as we're in an

00:20:14 --> 00:20:16: election year and I basically said,

00:20:16 --> 00:20:17: you know, let me say this.

00:20:17 --> 00:20:22: Anything that provides an opportunity for private investment to come

00:20:22 --> 00:20:23: in continually.

00:20:23 --> 00:20:26: Underserved communities is a good thing.

00:20:26 --> 00:20:28: However, I'm going to say this.

00:20:28 --> 00:20:31: I think it's unacceptable that here in Kansas City we

00:20:32 --> 00:20:34: are the largest urban developer.

00:20:34 --> 00:20:38: It's not even close. Particularly stuff of truth,

00:20:38 --> 00:20:41: and I haven't had one conversation other than with Emily

00:20:41 --> 00:20:43: core equity squared.

00:20:43 --> 00:20:44: So shout out to Emily,

00:20:44 --> 00:20:46: there to at least reach out to us.

00:20:46 --> 00:20:50: But other than that we haven't had a conversation and  
00:20:50 --> 00:20:52: it gets back to starting with.  
00:20:52 --> 00:20:55: If you're not familiar with where I am,  
00:20:55 --> 00:20:58: what we do. Our track record our balance sheet.  
00:20:58 --> 00:21:01: You're not going to come and look to place your  
00:21:01 --> 00:21:02: investments.  
00:21:02 --> 00:21:06: Their two most of these opportunity zone funds are controlled  
00:21:06 --> 00:21:07: or managed by.  
00:21:07 --> 00:21:11: On behalf of their clients either.  
00:21:11 --> 00:21:14: Banks, either accounting firms or lawyers.  
00:21:14 --> 00:21:16: Again, let's just look around town.  
00:21:16 --> 00:21:19: Some of our top lawyers and top accounting firms.  
00:21:19 --> 00:21:21: They're not where I am.  
00:21:21 --> 00:21:24: They're not sitting where I'm sitting,  
00:21:24 --> 00:21:27: anan. We've cleaned up a lot of the perception around  
00:21:27 --> 00:21:29: where I sit every day,  
00:21:29 --> 00:21:32: so we have that, and then we have to understand  
00:21:32 --> 00:21:36: it gets back to my opening remarks on the appraisal.  
00:21:36 --> 00:21:39: Systemic racism in appraisal. An example of that is,  
00:21:39 --> 00:21:41: is that in order to.  
00:21:41 --> 00:21:43: To garner some working capital,  
00:21:43 --> 00:21:45: we put up one of our assets there a 100%  
00:21:45 --> 00:21:49: performing asset with \$200,000 of Noid and we got an  
00:21:49 --> 00:21:51: appraisal there that was 60%  
00:21:51 --> 00:21:54: lower than what we thought it should be and the  
00:21:54 --> 00:21:57: appraisal said if we were to go on the other  
00:21:57 --> 00:22:00: side of truth we would get the number that we  
00:22:00 --> 00:22:02: need. So we talk about opportunity zones.  
00:22:02 --> 00:22:06: Kevin is, you know the appreciation has to be there  
00:22:06 --> 00:22:09: on the real estate side of it to be able  
00:22:09 --> 00:22:10: to cash out at 10 years.  
00:22:10 --> 00:22:14: So when investors are wanting is even their social investors,  
00:22:14 --> 00:22:16: I want to be able to park my money,  
00:22:16 --> 00:22:19: take advantage of the tax break break.  
00:22:19 --> 00:22:21: I want to be able to also get a return  
00:22:21 --> 00:22:22: on my park money,  
00:22:22 --> 00:22:25: so I wanted a second bite of the Apple and  
00:22:25 --> 00:22:28: then Thirdly I want to be able to have all  
00:22:28 --> 00:22:30: my money paid back at the end of the 10  
00:22:30 --> 00:22:33: years. Well, if I already know that I have an  
00:22:33 --> 00:22:36: appraisal that's going to constrain me from a valuation,  
00:22:36 --> 00:22:39: guess what? That's going to impact me being able to

00:22:40 --> 00:22:41: refinance the project.  
 00:22:41 --> 00:22:43: To pay that investor back in again,  
 00:22:43 --> 00:22:46: I don't want to get into the nuts and bolts  
 00:22:46 --> 00:22:46: of that,  
 00:22:46 --> 00:22:49: but again, it goes back to the devaluation of land  
 00:22:50 --> 00:22:53: and projects and expertise on this side of town.  
 00:22:53 --> 00:22:56: You know, steel costs would still cost some projects.  
 00:22:56 --> 00:22:59: I mean, again, I don't want to forget about the  
 00:22:59 --> 00:23:03: business creation because we're talking about wealth  
 creation,  
 00:23:03 --> 00:23:06: as that's the buzzwords of many of the largest foundations  
 00:23:06 --> 00:23:08: across the country.  
 00:23:08 --> 00:23:11: I don't see the same zeal of wealth being created  
 00:23:11 --> 00:23:11: on this.  
 00:23:11 --> 00:23:14: Side of town. And Kevin,  
 00:23:14 --> 00:23:16: can I add a bit more for what M it  
 00:23:16 --> 00:23:17: was saying?  
 00:23:17 --> 00:23:20: It's it's the the idea in perspective of you know,  
 00:23:20 --> 00:23:24: being able to look at development and to grow local  
 00:23:24 --> 00:23:27: talent and to look at the work and grow and  
 00:23:27 --> 00:23:31: have smaller scale developers be able build up and people  
 00:23:31 --> 00:23:34: who know the community and know the value of the  
 00:23:34 --> 00:23:39: community in spite what someone from outside of community  
 may  
 00:23:39 --> 00:23:39: be.  
 00:23:39 --> 00:23:41: Valuing at is is pivotal.  
 00:23:41 --> 00:23:43: You know that that really is key.  
 00:23:43 --> 00:23:46: This issue of of building up and raising in value.  
 00:23:46 --> 00:23:49: Without doing that you don't get access to all the  
 00:23:49 --> 00:23:52: funding that is needed to truly do you know deep  
 00:23:52 --> 00:23:56: home rehabilitation to truly put in place of the financing  
 00:23:56 --> 00:24:00: for the commercial development you need that help support  
 the  
 00:24:00 --> 00:24:01: housing development,  
 00:24:01 --> 00:24:04: but you know we have to really look at growing  
 00:24:04 --> 00:24:05: talent.  
 00:24:05 --> 00:24:10: People who are familiar with community and won't just  
 necessarily  
 00:24:10 --> 00:24:11: just flat out look at.  
 00:24:11 --> 00:24:15: At finances and statistics that are shaped the way they  
 00:24:15 --> 00:24:18: are because of very deliberate steering of activity to one  
 00:24:18 --> 00:24:19: point to another.  
 00:24:19 --> 00:24:22: So building it and building it and starting it locally

00:24:22 --> 00:24:23: and getting the value.  
00:24:23 --> 00:24:26: And as we know in other communities or any other  
00:24:26 --> 00:24:29: place where someone is the first person who dips their  
00:24:29 --> 00:24:31: toe in the water or puts their pin in the  
00:24:31 --> 00:24:34: map and says this is a place where there is,  
00:24:34 --> 00:24:36: we see value and we can build upon that value,  
00:24:36 --> 00:24:39: then the next thing you know our phones start ringing  
00:24:39 --> 00:24:42: and people want to know about what's going on with  
00:24:42 --> 00:24:43: that property at.  
00:24:43 --> 00:24:46: At X&Y and you know that without that first investment,  
00:24:46 --> 00:24:49: that phone call would never come into you,  
00:24:49 --> 00:24:52: so you have to look local a Kevin before we  
00:24:53 --> 00:24:56: let our colleague Abby get back in and let me  
00:24:56 --> 00:24:57: just say this.  
00:24:57 --> 00:25:00: You know, I think I'm unique because I'm from this  
00:25:00 --> 00:25:01: community,  
00:25:01 --> 00:25:03: so I literally work every day,  
00:25:03 --> 00:25:05: 5 minutes where I grew up.  
00:25:05 --> 00:25:07: And I went to the best private school.  
00:25:07 --> 00:25:10: I went to Visitation. I went to rockers.  
00:25:10 --> 00:25:12: I went to KU. If I was a bit of  
00:25:12 --> 00:25:12: a different,  
00:25:12 --> 00:25:15: you know that's the trifacta in Kansas City and I  
00:25:15 --> 00:25:18: still have trouble getting access to some of the same  
00:25:18 --> 00:25:20: folks that I went to school with.  
00:25:20 --> 00:25:23: So imagine if I, you know what little access I  
00:25:23 --> 00:25:23: do have.  
00:25:23 --> 00:25:26: Imagine if I didn't have those advantages,  
00:25:26 --> 00:25:28: what it would be look like for,  
00:25:28 --> 00:25:31: as Jeffrey alluded to, some of the smaller developers to  
00:25:31 --> 00:25:32: get in the game,  
00:25:32 --> 00:25:34: it would be very difficult.  
00:25:34 --> 00:25:35: Yeah, I think I mean,  
00:25:35 --> 00:25:37: I think you know the next two weeks we're gonna  
00:25:37 --> 00:25:41: talk about things like incentives and policies and regulations  
and  
00:25:41 --> 00:25:42: some of these hard things and.  
00:25:42 --> 00:25:44: Can't over emphasize what we're hearing.  
00:25:44 --> 00:25:46: It's the relationships in their perceptions,  
00:25:46 --> 00:25:49: and there's so many cultural underpinnings to this issue,  
00:25:49 --> 00:25:51: not just the things that are on pieces of paper,  
00:25:51 --> 00:25:54: even though those things are driven by those cultural issues.

00:25:54 --> 00:25:56: So I appreciate that before I jump to you,  
 00:25:56 --> 00:25:58: Abby, I got a couple of things I want to  
 00:25:58 --> 00:25:59: remind everybody,  
 00:25:59 --> 00:26:01: and I don't know that I need to do this  
 00:26:01 --> 00:26:02: this week,  
 00:26:02 --> 00:26:04: but hit the Q&A if you don't have a question  
 00:26:04 --> 00:26:05: that you want to ask,  
 00:26:05 --> 00:26:07: vote him up. Let's get to the questions that everybody  
 00:26:07 --> 00:26:08: wants to hear,  
 00:26:08 --> 00:26:10: so go in there. Take a look right now.  
 00:26:10 --> 00:26:12: Both of the questions that you most want to hear.  
 00:26:12 --> 00:26:16: So, Abby, I mean. With Jeffrey was talking about incremental  
 00:26:16 --> 00:26:16: develop.  
 00:26:16 --> 00:26:20: I keep thinking incremental development programs like  
 00:26:20 --> 00:26:23: Ready that you  
 00:26:24 --> 00:26:24: all are doing the Git developer new developers into the  
 00:26:24 --> 00:26:27: mix and so on.  
 00:26:27 --> 00:26:28: He talked a little bit about the role of the  
 00:26:28 --> 00:26:30: city planner,  
 00:26:30 --> 00:26:33: but there's also the private side of this.  
 00:26:33 --> 00:26:37: The folks like Gould Evans we're talking about and what  
 00:26:37 --> 00:26:40: is the role of the planner in the private sector?  
 00:26:40 --> 00:26:40: In this conversation about commercial development in equity  
 00:26:40 --> 00:26:40: and so  
 00:26:40 --> 00:26:42: on and so forth,  
 00:26:42 --> 00:26:44: so I don't throw a lot at you,  
 00:26:44 --> 00:26:45: but wanted to get your insights on a couple of  
 00:26:45 --> 00:26:49: those issues.  
 00:26:49 --> 00:26:53: Thanks Kevin, yeah I appreciate as a young planner.  
 00:26:53 --> 00:26:54: I appreciate Jeffrey talking about how the planning profession  
 00:26:54 --> 00:26:57: has  
 00:26:57 --> 00:27:01: changed.  
 00:27:01 --> 00:27:05: I think for any profession it's important that people learn  
 00:27:05 --> 00:27:09: how to adapt and understand how to do things differently.  
 00:27:09 --> 00:27:11: I think that planning as a profession has really focused  
 00:27:11 --> 00:27:13: on bottom up strategies rather than the traditional top down  
 00:27:13 --> 00:27:17: strategies of city building.  
 00:27:17 --> 00:27:19: And again with small scale developers,  
 00:27:19 --> 00:27:23: I think it starts at the local level and understanding  
 00:27:23 --> 00:27:26: the nuances that are needed.  
 00:27:26 --> 00:27:27: For developers in various different parts of the city,  
 00:27:27 --> 00:27:27: and that's something that I think as a real estate  
 00:27:27 --> 00:27:27: profession,



00:27:27 --> 00:27:31: that can be a little bit difficult because prior to

00:27:31 --> 00:27:34: sort of the Americans suburban experiment,

00:27:34 --> 00:27:38: physical development of neighborhoods was a lot more iterative and

00:27:39 --> 00:27:43: the real estate profession in general was a lot different.

00:27:43 --> 00:27:46: And while larger projects, I think play a role in

00:27:46 --> 00:27:48: urban reinvestment,

00:27:48 --> 00:27:52: I think that. If we are serious about wealth cultivation,

00:27:52 --> 00:27:56: an empowerment of people at the local level,

00:27:56 --> 00:27:58: we need to also try to find a way to

00:27:58 --> 00:28:02: make it easier for local people to take part in

00:28:02 --> 00:28:05: the reinvestment of their neighborhoods.

00:28:05 --> 00:28:09: From the planning perspective, I think you know we as

00:28:09 --> 00:28:11: a private consultant,

00:28:11 --> 00:28:15: we act as a supporting role for the public sector

00:28:15 --> 00:28:16: planners,

00:28:16 --> 00:28:18: people working in city management,

00:28:18 --> 00:28:21: people working in public works.

00:28:21 --> 00:28:24: What we do in cities across the country is really

00:28:24 --> 00:28:29: forming these coalitions and stakeholder groups and working with people

00:28:29 --> 00:28:33: to guide conversations around equitable development,

00:28:33 --> 00:28:36: zoning changes. We do a lot of zoning work where

00:28:37 --> 00:28:40: it is really a core principle to us that you

00:28:40 --> 00:28:44: shouldn't need to hire an attorney to interpret a zoning

00:28:44 --> 00:28:47: code. You should be able to very clearly understand the

00:28:47 --> 00:28:48: zoning code,

00:28:48 --> 00:28:50: know what's able to be built,

00:28:50 --> 00:28:54: and it should be. Very flexible in terms of what's

00:28:54 --> 00:28:57: needed based on different nuance conditions,

00:28:57 --> 00:29:00: and I think variety of housing types is a critical

00:29:00 --> 00:29:02: component of that.

00:29:02 --> 00:29:05: That's something that we hear a lot all across the

00:29:05 --> 00:29:06: country,

00:29:06 --> 00:29:10: that there's standards that still exist in zoning codes that

00:29:10 --> 00:29:13: make it really difficult to have the type of housing

00:29:13 --> 00:29:17: variety that enables people to have more options.

00:29:17 --> 00:29:18: And that's just a very,

00:29:18 --> 00:29:21: you know, it's not the only thing that needs to

00:29:21 --> 00:29:22: happen,

00:29:22 --> 00:29:24: but it's just one simple way.

00:29:24 --> 00:29:29: Of expanding options and communities and creating

00:29:29 --> 00:29:31: opportunities for people  
 00:29:32 --> 00:29:34: who may want to build a duplex one day and  
 00:29:34 --> 00:29:38: may be able to build up to the point where  
 00:29:38 --> 00:29:41: they can contribute to their neighborhood in that way.  
 00:29:41 --> 00:29:44: That's the benefit I think of of local developers.  
 00:29:44 --> 00:29:46: I live in a neighborhood where we have a  
 00:29:46 --> 00:29:50: lot of small developers who are.  
 00:29:50 --> 00:29:51: They're not professional developers. That's not what they do  
 00:29:51 --> 00:29:54: on  
 00:29:54 --> 00:29:57: the day today,  
 00:29:57 --> 00:30:01: but they are slowly building the ability to build.  
 00:30:02 --> 00:30:05: Phil Housing or we have buildings and that is,  
 00:30:05 --> 00:30:07: I think, just as critical as the big development projects  
 00:30:07 --> 00:30:12: that we need to ensure that people have the ability  
 00:30:12 --> 00:30:14: to play a role in revitalization.  
 00:30:14 --> 00:30:18: Great thanks Abby. Let's get into the Q&A.  
 00:30:18 --> 00:30:23: So I'm going to start.  
 00:30:23 --> 00:30:26: We've got one here that's basically acknowledges the UI  
 00:30:26 --> 00:30:29: Kansas  
 00:30:29 --> 00:30:31: City statement that was made regarding JC Nichols and his  
 00:30:31 --> 00:30:33: role in perpetuating racially restrictive CC,  
 00:30:33 --> 00:30:34: CC, and ours and.  
 00:30:34 --> 00:30:36: That said, here's a question that said,  
 00:30:36 --> 00:30:39: how can you rely on others in the real estate  
 00:30:39 --> 00:30:42: community?  
 00:30:42 --> 00:30:43: Go farther to help address real estate,  
 00:30:43 --> 00:30:46: wealth building opportunities for all Kansas Citians,  
 00:30:46 --> 00:30:50: and also make all Kansas Citians to feel a part  
 00:30:50 --> 00:30:53: of a city who still has places,  
 00:30:53 --> 00:30:56: streets and a fountain name for the person who intentionally  
 00:30:56 --> 00:30:58: excluded black citizens from accessing real estate  
 00:30:58 --> 00:31:00: opportunities.  
 00:31:00 --> 00:31:02: Who do you want to take that whoever wants to  
 00:31:02 --> 00:31:07: grab it and it you spoke first?  
 00:31:07 --> 00:31:09: You got it?  
 00:31:09 --> 00:31:15: So you know if you don't know,  
 00:31:15 --> 00:31:20: you should know the racist history of JC Nichols.  
 00:31:20 --> 00:31:22: It wasn't just the Plaza,  
 00:31:22 --> 00:31:25: it was other neighborhoods that had very restrictive  
 00:31:25 --> 00:31:28: covenants which  
 00:31:28 --> 00:31:31: it goes right back into that stifling wealth which you  
 00:31:31 --> 00:31:34: know historically.  
 00:31:34 --> 00:31:37: Real estate or owning a house was the first step

00:31:25 --> 00:31:27: of creating wealth in this country,  
 00:31:27 --> 00:31:29: so he was staunchly against that,  
 00:31:29 --> 00:31:32: so I don't have a whole lot of simply there  
 00:31:32 --> 00:31:33: matter of fact,  
 00:31:33 --> 00:31:36: the protest there.  
 00:31:36 --> 00:31:38: It would have been nice had it been not only  
 00:31:38 --> 00:31:39: JC Nichols,  
 00:31:39 --> 00:31:42: but let's go to some other areas that his covenants  
 00:31:42 --> 00:31:43: may still be in place.  
 00:31:43 --> 00:31:45: So let me just leave it at that.  
 00:31:47 --> 00:31:51: I'll pick up from the the concept of what kind  
 00:31:51 --> 00:31:53: of looking at what ULI you know is done as  
 00:31:53 --> 00:31:55: an organization to,  
 00:31:55 --> 00:31:59: you know, talk about a more inclusive development approach  
 you  
 00:31:59 --> 00:31:59: know.  
 00:31:59 --> 00:32:03: And I've been impressed with organization in terms of a  
 00:32:03 --> 00:32:05: program like the Ready program,  
 00:32:05 --> 00:32:09: looking to diversify the people that are participating in the  
 00:32:09 --> 00:32:12: development process that is bringing issues,  
 00:32:12 --> 00:32:16: equity to the forefront, making sure there's investment all  
 across  
 00:32:16 --> 00:32:18: our city and across the Metro.  
 00:32:18 --> 00:32:20: That is huge. And you know,  
 00:32:20 --> 00:32:23: lots of organizations are, you know,  
 00:32:23 --> 00:32:26: kind of. I'll say hopped on a bandwagon from their  
 00:32:26 --> 00:32:27: perspective.  
 00:32:27 --> 00:32:31: Diversity, equity, inclusion, and some people just went to  
 making  
 00:32:31 --> 00:32:33: that a statement an and moving from there,  
 00:32:33 --> 00:32:36: you know you well. I have been very intentional and  
 00:32:36 --> 00:32:39: purposeful in my experience at Arkham City Branch,  
 00:32:39 --> 00:32:43: in particular, about just bringing people a table that have  
 00:32:43 --> 00:32:46: not been there before and being very clear about,  
 00:32:46 --> 00:32:50: you know. Why are you not able to participate in  
 00:32:50 --> 00:32:52: the development stream?  
 00:32:52 --> 00:32:57: What are those barriers understanding that you know again?  
 00:32:57 --> 00:32:59: Do that. The history across the country,  
 00:32:59 --> 00:33:02: there you know there are barriers set up at all  
 00:33:02 --> 00:33:06: different levels in certain cases to sometimes preclude  
 people from  
 00:33:06 --> 00:33:07: participating.  
 00:33:07 --> 00:33:08: This is a moment in time,

00:33:08 --> 00:33:12: but saying you know what are those barriers understanding,  
00:33:12 --> 00:33:14: understanding how systemic they are,  
00:33:14 --> 00:33:17: and then not only just making that statement or even  
00:33:17 --> 00:33:20: potentially changing renaming elements or items,  
00:33:20 --> 00:33:23: but how we moving forward to make sure that everybody  
00:33:23 --> 00:33:24: is participating.  
00:33:24 --> 00:33:27: You know, that's that's what this moment to my mind  
00:33:27 --> 00:33:28: is all about.  
00:33:28 --> 00:33:32: You know, certainly recognizing what has not happened in  
the  
00:33:32 --> 00:33:34: past and what we should not,  
00:33:34 --> 00:33:35: not collectively.  
00:33:38 --> 00:33:41: Thanks, thanks guys. Um, so the next question that we  
00:33:41 --> 00:33:42: got here.  
00:33:42 --> 00:33:45: There are studies that indicate KC already has a lot  
00:33:45 --> 00:33:46: of affordable housing.  
00:33:46 --> 00:33:49: Is it more an issue of ownership versus renting to  
00:33:49 --> 00:33:51: achieve the social equity goal of wealth creation?  
00:33:54 --> 00:33:56: Will help in terms of affordable housing.  
00:33:56 --> 00:34:00: You know, probably people familiar with the work that the  
00:34:00 --> 00:34:01: city did to put in place.  
00:34:01 --> 00:34:06: Housing plan effort started about three years ago to really  
00:34:06 --> 00:34:08: look at at housing and understand.  
00:34:08 --> 00:34:12: Ability of housing as they relate to the income level  
00:34:12 --> 00:34:13: of people in Kansas City,  
00:34:13 --> 00:34:16: and so through that study and work.  
00:34:16 --> 00:34:19: You know, we we do not provide or the amount  
00:34:19 --> 00:34:23: of affordable housing needed affordable to people at the  
incomes  
00:34:23 --> 00:34:26: that they have as a family so that we have  
00:34:26 --> 00:34:29: that we have a deficit.  
00:34:29 --> 00:34:33: Forget deficit of units. So talk about affordable housing is  
00:34:34 --> 00:34:38: really even beyond the concept of somebody owning a home  
00:34:38 --> 00:34:40: for wealth building perspective,  
00:34:40 --> 00:34:44: it's the basic concept of making sure people have an  
00:34:44 --> 00:34:48: affordable place to live that that is the the bottom  
00:34:48 --> 00:34:48: line.  
00:34:48 --> 00:34:53: First, absolutely we actually are very fortunate in this region  
00:34:53 --> 00:34:56: of the country that are home cost or such that  
00:34:56 --> 00:35:00: you really can look to exploit the opportunity for everybody  
00:35:00 --> 00:35:04: too. Own a home. There are other markets in this  
00:35:04 --> 00:35:04: country.  
00:35:04 --> 00:35:07: I originally I'm from New York and where you know

00:35:08 --> 00:35:11: median home prices are at a half \$1,000,000 plus so

00:35:11 --> 00:35:15: we really have an opportunity here to work through interventions

00:35:15 --> 00:35:19: to provide home ownership to or help accelerate home.

00:35:19 --> 00:35:23: Much opportunities really to to almost all the folks here,

00:35:23 --> 00:35:26: so it's an opportunity. But there clearly is a need.

00:35:26 --> 00:35:29: Clearly is about wealth building.

00:35:29 --> 00:35:31: I challenge all of us to think about.

00:35:31 --> 00:35:36: We think about we. People traditionally think about it,

00:35:36 --> 00:35:39: seeing family matched home and ioffer out that in other

00:35:39 --> 00:35:41: markets where there's more housing pressure,

00:35:41 --> 00:35:44: people look at different forms of housing to build wealth.

00:35:44 --> 00:35:47: They look at buying. Owning a Co OP or condominium

00:35:47 --> 00:35:48: and apartment in a building.

00:35:48 --> 00:35:51: They look at owning a two family home where they

00:35:51 --> 00:35:52: live in one unit.

00:35:52 --> 00:35:53: They rent out the other.

00:35:53 --> 00:35:56: They look at three family for family home so their

00:35:56 --> 00:35:59: extended family can remain in the home and build wealth

00:35:59 --> 00:35:59: together.

00:35:59 --> 00:36:02: And then people move out and that happens in certain

00:36:02 --> 00:36:04: places across generations.

00:36:04 --> 00:36:07: I have an apartment in grandmas house etc etc.

00:36:07 --> 00:36:11: I got married. I was unable to move on so

00:36:11 --> 00:36:13: we really need to look at.

00:36:13 --> 00:36:18: Affordability an ownership but look at alternate models of ownership

00:36:18 --> 00:36:22: as well that diversity in housing form is what helps

00:36:22 --> 00:36:23: build our resilience.

00:36:23 --> 00:36:27: When there's either a change in what the perceived want

00:36:27 --> 00:36:32: is for housing or a change in people's financial circumstances.

00:36:34 --> 00:36:36: And Kevin, I would just say this,

00:36:36 --> 00:36:40: you know, as we talked about single family home production

00:36:40 --> 00:36:42: outside of Beacon Hill.

00:36:42 --> 00:36:47: Easter truce what new construction is going on?

00:36:47 --> 00:36:51: Yeah, just just a question for that 'cause I don't

00:36:51 --> 00:36:52: see any.

00:36:52 --> 00:36:54: Yeah, I think there's a comment.

00:36:54 --> 00:36:55: It's it's not really question,

00:36:55 --> 00:36:57: but it certainly comment that was on here that says,

00:36:57 --> 00:36:59: you know, I hope you didn't miss with him.

00:36:59 --> 00:37:02: It just said he said truth is bustling because the

00:37:02 --> 00:37:04: city chose for that to happen.

00:37:04 --> 00:37:06: So I think there's a lot to be said for

00:37:07 --> 00:37:09: that investment investment focus 2 point.

00:37:09 --> 00:37:13: And it's not only the city but the city's redevelopment

00:37:13 --> 00:37:14: agencies as well.

00:37:14 --> 00:37:18: Because remember, there's a 25 year tax abatement,

00:37:18 --> 00:37:22: and many of those, either new homes or apartments that

00:37:22 --> 00:37:23: are along truth.

00:37:23 --> 00:37:26: And again, I'm excited for truth because,

00:37:26 --> 00:37:28: you know, as a kid from Kansas City,

00:37:28 --> 00:37:32: I know what truth you know represented used to represent

00:37:32 --> 00:37:33: so absolutely.

00:37:33 --> 00:37:37: But I'm also. Very conscious of the fact about how

00:37:37 --> 00:37:41: that all development kicked off and how it all fits

00:37:41 --> 00:37:42: together.

00:37:42 --> 00:37:45: You know, we can say 71 we can say Beacon

00:37:45 --> 00:37:46: Hills.

00:37:46 --> 00:37:48: We can say Hospital Hill,

00:37:48 --> 00:37:52: we can say crossroads. So it's all connected together and

00:37:52 --> 00:37:56: we have a disconnection as we move East so we

00:37:56 --> 00:38:00: don't have where we're beginning to to Lego if you

00:38:00 --> 00:38:02: will.

00:38:02 --> 00:38:05: Opportunities there. Well, I I look at how we work

00:38:05 --> 00:38:09: with Community just to identify those points that are major

00:38:09 --> 00:38:10: centers of investment.

00:38:10 --> 00:38:14: I look at, you know community builders and their investment

00:38:14 --> 00:38:15: along so Parkway.

00:38:15 --> 00:38:18: That's an anchor in a center that you know we

00:38:18 --> 00:38:21: need to recognize and continue to build off of and

00:38:21 --> 00:38:23: so working with Community.

00:38:23 --> 00:38:25: Identify more of those centers.

00:38:25 --> 00:38:28: This is going to be one of those challenges when

00:38:28 --> 00:38:30: we have a city of 318 square miles that you

00:38:30 --> 00:38:34: know there are lots of areas that need investment.

00:38:34 --> 00:38:36: If it is. In many cases,

00:38:36 --> 00:38:39: the city a city's role responsibility to come in to

00:38:39 --> 00:38:41: help look at focus areas.

00:38:41 --> 00:38:43: Us doing that.

00:38:43 --> 00:38:45: On our own is not the solution.

00:38:45 --> 00:38:47: It's working with community. To do that.

00:38:47 --> 00:38:51: It's also recognizing what organic things are happening,

00:38:51 --> 00:38:54: you know. Started by community and then how do we

00:38:54 --> 00:38:55: we support that?

00:38:55 --> 00:38:58: And that's why again, some of these other policy even

00:38:58 --> 00:38:59: about maybe we create.

00:38:59 --> 00:39:02: Imagine the uncertainty is you know that Rd is going

00:39:02 --> 00:39:05: through a community that is not a place where people

00:39:05 --> 00:39:08: are going to invest dollars and that's how you kind

00:39:08 --> 00:39:10: of get to some of this investment.

00:39:10 --> 00:39:13: Somebody knows at major improvements coming in that

00:39:13 --> 00:39:16: might displace

00:39:16 --> 00:39:19: people they're not going to be willing to put their

00:39:19 --> 00:39:21: dollars in or that investment they feel my compromise,

00:39:21 --> 00:39:24: their nearby property and then.

00:39:24 --> 00:39:29: So it's this cycle of kind of declaration of.

00:39:29 --> 00:39:32: Other major project intent and then disinvestment and then

00:39:32 --> 00:39:33: project.

00:39:33 --> 00:39:36: Potentially doesn't happen and then now what do you?

00:39:36 --> 00:39:36: What do you left with?

00:39:36 --> 00:39:38: So it's gotta be A tag between what he's looking

00:39:38 --> 00:39:41: for,

00:39:41 --> 00:39:42: what, what the city can support an,

00:39:42 --> 00:39:44: and what market is seeing is being focal points for

00:39:44 --> 00:39:47: investment and redevelopment.

00:39:47 --> 00:39:50: Jeffrey I want to come back to you on that

00:39:50 --> 00:39:52: because one of the things you know we had Diane

00:39:52 --> 00:39:55: on several weeks ago and we had the opportunity to

00:39:55 --> 00:39:58: talk about the comprehensive plan that the city is,

00:39:58 --> 00:40:00: you know, creating. Updating right now.

00:40:00 --> 00:40:03: The KC Spirit playbook. So as we're talking about community

00:40:03 --> 00:40:05: engagement with timeout feedback,

00:40:05 --> 00:40:07: we're talking about the role that the Community has in

00:40:07 --> 00:40:09: providing these perspectives on equity.

00:40:09 --> 00:40:12: How can people that are online on the web and

00:40:12 --> 00:40:14: are they participate in that process?

00:40:14 --> 00:40:17: First. Thanks Kevin. Yeah, Diane Binkley's,

00:40:17 --> 00:40:18: deputy Director, City planning development,

00:40:18 --> 00:40:21: was able to be on an we're all promoting an

00:40:21 --> 00:40:23: encouraging everybody.

00:40:23 --> 00:40:27: Check out our efforts, update these comprehensive plan.

00:40:27 --> 00:40:32: Casey playbook it is available on our website,

00:40:32 --> 00:40:35: [kcmo.gov/planning](http://kcmo.gov/planning), but this is the beginning of a multiyear

00:40:35 --> 00:40:40: effort

00:40:40 --> 00:40:43: to update the city's long Range development plan.

00:40:43 --> 00:40:46: And it's not only about land use and transportation systems,

00:40:40 --> 00:40:44: our goal is to dive into topics like we're talking  
00:40:44 --> 00:40:45: about today,  
00:40:45 --> 00:40:49: economic sustainability, affordable housing investment,  
00:40:49 --> 00:40:54: wealth building, economic mobility. But the best way for  
people  
00:40:54 --> 00:40:56: to get in is to go to.  
00:40:56 --> 00:40:58: Our site.  
00:40:58 --> 00:41:01: Playbook.org there and please in register and this is a  
00:41:01 --> 00:41:04: multiyear effort when you register,  
00:41:04 --> 00:41:07: you have the ability we will communicate with you.  
00:41:07 --> 00:41:10: We send out emails now letters weekly to you.  
00:41:10 --> 00:41:14: All there's polls. There's other way for people to provide  
00:41:14 --> 00:41:15: feedback.  
00:41:15 --> 00:41:18: There's even a feature where if you haven't it until  
00:41:18 --> 00:41:19: you see,  
00:41:19 --> 00:41:22: you can go into that website and drop it and  
00:41:22 --> 00:41:25: put your comments in so we encourage everybody to do  
00:41:25 --> 00:41:25: that.  
00:41:25 --> 00:41:29: You know we need to hear from everybody in diverse.  
00:41:29 --> 00:41:32: Stakeholders as possible. Now we're excited to hear from  
people  
00:41:32 --> 00:41:34: we traditionally don't hear from.  
00:41:34 --> 00:41:36: And while now right now,  
00:41:36 --> 00:41:38: it feels it's it's virtual because of just kind of  
00:41:38 --> 00:41:40: what we're all coping with.  
00:41:40 --> 00:41:43: I want people to say I'm working with you virtually,  
00:41:43 --> 00:41:45: but I'd love you to come out and see us.  
00:41:45 --> 00:41:47: You know if you're not familiar with me,  
00:41:47 --> 00:41:49: you're not going to invest in me,  
00:41:49 --> 00:41:52: so we need some familiar with more and more people.  
00:41:52 --> 00:41:54: And you know, this is a 20 year plan and  
00:41:54 --> 00:41:57: it's going to talk about very specific things from a  
00:41:57 --> 00:41:58: specific level.  
00:41:58 --> 00:41:59: It's going to talk about.  
00:41:59 --> 00:42:03: Community neighborhoods, but I think the most important  
point is  
00:42:03 --> 00:42:06: that it's also an opportunity to address citywide issues,  
00:42:06 --> 00:42:09: and these systems that drive and support development.  
00:42:12 --> 00:42:16: Um? Alright, I'm going to go to one here.  
00:42:16 --> 00:42:18: Can you speak to the way that land use regulation  
00:42:18 --> 00:42:20: impacts job creation?  
00:42:20 --> 00:42:23: Industrial jobs pay significantly more than retail jobs and  
should



00:42:23 --> 00:42:25: be incorporated into the urban core.

00:42:25 --> 00:42:29: How do you ensure industrial land is preserved and strategically

00:42:29 --> 00:42:33: assembled when it's low land value makes it susceptible to

00:42:33 --> 00:42:36: conversion to residential commercial uses?

00:42:36 --> 00:42:40: So my office that I'm in right now is probably

00:42:40 --> 00:42:44: about 5 minutes away from the Leeds Industrial.

00:42:44 --> 00:42:47: And I can tell you I haven't heard of any

00:42:47 --> 00:42:49: plans to convert it to residential matter.

00:42:49 --> 00:42:52: Fact I heard a great deal of plans to do

00:42:52 --> 00:42:53: much with it.

00:42:53 --> 00:42:55: To be quite honest with you so you know,

00:42:55 --> 00:42:58: I see that probably more in other cities as I

00:42:58 --> 00:42:59: travel.

00:42:59 --> 00:43:01: I'm not seeing a great deal of it,

00:43:01 --> 00:43:03: at least on the East side.

00:43:03 --> 00:43:07: Again, it's my primary focus is the East side.

00:43:07 --> 00:43:10: I think that be the scenario here.

00:43:12 --> 00:43:16: No I. I agree, I think there are definitely opportunities

00:43:16 --> 00:43:18: and again we want things for Kansas City.

00:43:18 --> 00:43:21: You know we're only halfway built out as a city

00:43:21 --> 00:43:23: and then we have industrial pockets.

00:43:23 --> 00:43:25: Really all we have the northeastern area,

00:43:25 --> 00:43:29: traditional industrial pockets. We have an industrial areas here that

00:43:29 --> 00:43:32: you know date back for a century plus so there

00:43:32 --> 00:43:33: are those opportunities.

00:43:33 --> 00:43:35: Now you face the challenges.

00:43:35 --> 00:43:38: Sometimes more from an operators logistical perspective,

00:43:38 --> 00:43:40: you know, are they, you know,

00:43:40 --> 00:43:42: close to the Interstate. Are they you know,

00:43:42 --> 00:43:45: near to the airport what type of industry you're talking

00:43:45 --> 00:43:46: about,

00:43:46 --> 00:43:48: but but here to kind of goes with the thought

00:43:48 --> 00:43:51: about being incremental and with the idea that you know

00:43:51 --> 00:43:54: it's those folks that are working at a smaller scale

00:43:54 --> 00:43:57: and industry basis and have the opportunity in a supportive

00:43:57 --> 00:43:59: environment to be able to scale up.

00:43:59 --> 00:44:01: I think that's where you look at.

00:44:01 --> 00:44:04: You know some of the sites that we have that

00:44:04 --> 00:44:06: are more urban core and industrial.

00:44:06 --> 00:44:10: And really kind of matching the scale of operation to

00:44:10 --> 00:44:12: the to the building and a site area available.

00:44:12 --> 00:44:15: I think that needs to be a strategy as well.

00:44:15 --> 00:44:19: I think the industrial development people are hearing about it

00:44:19 --> 00:44:21: outside development realm.

00:44:21 --> 00:44:25: It's usually for those larger scale investments or relocations

00:44:25 --> 00:44:26: and

00:44:25 --> 00:44:26: bigger scale,

00:44:26 --> 00:44:29: but really the success are lots of these smaller scale.

00:44:29 --> 00:44:33: Business of all type that are homegrown that can scale

00:44:33 --> 00:44:36: up that really feel like it's one of the most

00:44:36 --> 00:44:39: resilient ways to look at the industrial sector.

00:44:39 --> 00:44:43: In urban core, yeah. Now I'll add to that Jeffrey.

00:44:43 --> 00:44:47: I know this is a we're primarily focused on Kansas

00:44:47 --> 00:44:48: City,

00:44:48 --> 00:44:51: Mo, but I'll just throw it out there.

00:44:51 --> 00:44:54: That North Kansas City has a really great mix of

00:44:54 --> 00:44:55: residential,

00:44:55 --> 00:45:00: walkable commercial in their downtown as well as industrial

00:45:00 --> 00:45:04: and

00:45:00 --> 00:45:04: to me it seems like that's a really resilient mix

00:45:04 --> 00:45:07: that is good for a local economy,

00:45:07 --> 00:45:11: and especially with the impacts of COVID-19 and how that

00:45:11 --> 00:45:12: might.

00:45:12 --> 00:45:15: Affect the retail market? It will be important that we

00:45:15 --> 00:45:20: start to think about ways to incorporate various different

00:45:20 --> 00:45:21: types

00:45:20 --> 00:45:21: of industrial uses.

00:45:21 --> 00:45:24: I think Jeff you make a good point about kind

00:45:24 --> 00:45:26: of the small scale.

00:45:26 --> 00:45:29: I don't want to say boutique but you know local

00:45:29 --> 00:45:33: industrial types that can scale up as well as opportunities

00:45:33 --> 00:45:36: to have larger industrial development.

00:45:36 --> 00:45:40: Our city. I think that that's something other cities have

00:45:40 --> 00:45:43: really benefited from and that Kansas City could.

00:45:43 --> 00:45:47: And possibly grow grow from an Abbey at the add

00:45:47 --> 00:45:48: in a little bit more.

00:45:48 --> 00:45:52: Just the whole idea of you know that live workspaces

00:45:52 --> 00:45:55: with addition of people living above the store,

00:45:55 --> 00:45:58: you know, we think about Libres is newer and newer

00:45:58 --> 00:45:59: phenomena,

00:45:59 --> 00:46:03: but many ways. That is how you can support your

00:46:03 --> 00:46:06: business and give yourself a place to live.

00:46:06 --> 00:46:09: You know looking at all those alternate types of models

00:46:09 --> 00:46:12: for the business development an location.

00:46:12 --> 00:46:16: So while this new and emerging these are traditions were

00:46:16 --> 00:46:17: going,

00:46:17 --> 00:46:19: going back in the day when it was,

00:46:19 --> 00:46:22: you weren't just sleep in their car and go from

00:46:22 --> 00:46:25: one place to another where they basically were walking where

00:46:25 --> 00:46:28: they needed to go to to work home school.

00:46:28 --> 00:46:30: I'm sorry I want to make sure my if you

00:46:31 --> 00:46:33: saw me glancing off to the side,

00:46:33 --> 00:46:35: I want to make the playbook address right.

00:46:35 --> 00:46:38: Is label lay YBOK dot dot giovi.

00:46:38 --> 00:46:40: Thanks a lot of people in my office are going

00:46:40 --> 00:46:41: to be a really hard time.

00:46:41 --> 00:46:43: Yeah, yeah no, I appreciate that.

00:46:43 --> 00:46:45: Thank you and that's going to be a wrap on

00:46:45 --> 00:46:46: this week's show.

00:46:46 --> 00:46:48: I know we've got a lot more to go.

00:46:48 --> 00:46:50: There's a lot of questions that we didn't get to.

00:46:50 --> 00:46:52: Will try to get to a lot of those either

00:46:52 --> 00:46:54: in the post email follow up or will be able

00:46:54 --> 00:46:57: to talk about a lot of this on coffee Connect

00:46:57 --> 00:46:59: tomorrow. So and I also want to make sure I

00:46:59 --> 00:47:01: said this is the beginning of the show.

00:47:01 --> 00:47:03: Make sure I reiterate to everybody that's online,

00:47:03 --> 00:47:05: you know you all eyes rolling.

00:47:05 --> 00:47:08: This isn't advocating for policy is really to facilitate the

00:47:08 --> 00:47:09: convening in the discussion.

00:47:09 --> 00:47:12: Around a lot of these topics so appreciate a lot

00:47:12 --> 00:47:13: of the questions this.

00:47:13 --> 00:47:15: We appreciate a lot of participation from folks.

00:47:15 --> 00:47:18: Again, don't forget, these conversations are recorded so you can

00:47:18 --> 00:47:21: go to [kansascity.uli.org](https://kansascity.uli.org) and make sure that you share it

00:47:21 --> 00:47:22: with your Contacts.

00:47:22 --> 00:47:24: Were unable to be here today.

00:47:24 --> 00:47:25: You can watch the show again.

00:47:25 --> 00:47:27: Be on the lookout for an email follow up.

00:47:27 --> 00:47:30: Will have resources to go a little bit deeper on

00:47:30 --> 00:47:33: some of these conversations that might be shared from some

00:47:33 --> 00:47:33: of our panels.

00:47:33 --> 00:47:36: Will have a link to the playbook as Jeffrey mentioned

00:47:36 --> 00:47:39: and then another quick reminder to join us tomorrow morning

00:47:39 --> 00:47:40: at 8:30.

00:47:40 --> 00:47:42: You can go to [kansascity.uli.org](http://kansascity.uli.org).

00:47:42 --> 00:47:44: Get the information to join us for coffee Connect from

00:47:44 --> 00:47:45: 8:30 to 9:30.

00:47:45 --> 00:47:47: A lot of great community conversation and I'm sure we

00:47:47 --> 00:47:50: will be touching on a lot of the topics that

00:47:50 --> 00:47:51: we talked about today.

00:47:51 --> 00:47:53: We're going to stick around for a few more minutes

00:47:53 --> 00:47:55: and get to a few more of these questions,

00:47:55 --> 00:47:57: but wanted to go ahead and let folks you know

00:47:57 --> 00:48:00: respect the time that we had allotted for this and

00:48:00 --> 00:48:02: will do some after show questions right after this.

00:48:02 --> 00:48:05: So thanks again, everybody for mining or for being here

00:48:05 --> 00:48:07: thanks to the team for you alive for making this

00:48:07 --> 00:48:08: happen.

00:48:08 --> 00:48:10: Joyce Amanuel like Kansas City for making this happy and

00:48:10 --> 00:48:13: most importantly thank everybody for joining this week so.

00:48:13 --> 00:48:16: Stick around, we're going to few more questions and I'll

00:48:16 --> 00:48:18: go ahead and kick things off right now and grab

00:48:18 --> 00:48:19: one of these questions so.

00:48:21 --> 00:48:25: Alright, so. What specific steps can be taken in the

00:48:25 --> 00:48:28: city's development design review process?

00:48:28 --> 00:48:31: Incentives process and coordinated public policies to

00:48:31 --> 00:48:34: maximize density?

00:48:34 --> 00:48:35: It seems we need to plan for appropriate connections

00:48:35 --> 00:48:37: between

00:48:37 --> 00:48:40: where people live,

00:48:40 --> 00:48:44: work and play that doesn't perpetuate.

00:48:44 --> 00:48:47: For all we talked about this for a couple weeks,

00:48:47 --> 00:48:52: but Jeffrey, I don't know if you want to.

00:48:52 --> 00:48:53: Sure, a couple of things that are in place and

00:48:53 --> 00:48:57: I think some additional work with Community support we

00:48:57 --> 00:49:00: should

00:49:00 --> 00:49:03: we should do so.

00:49:03 --> 00:49:06: Density is always a very interesting issue here.

00:49:06 --> 00:49:09: You know we are one of the lowest density cities

00:49:09 --> 00:49:13: you know in in the country like that.

00:49:13 --> 00:49:14: Just because we take took in a lot of land

00:49:14 --> 00:49:19: in the second half of the 20th century,

00:49:19 --> 00:49:22: surprising to find out, you know our zoning ordinance is

00:49:22 --> 00:49:25: is supportive.

00:49:25 --> 00:49:28: Of density, so we have the abilities and he's talking

00:49:19 --> 00:49:25: bout variety of scalar product or larger scale projects.

00:49:25 --> 00:49:28: Incentive, and when that happens.

00:49:28 --> 00:49:29: When you are first week,

00:49:29 --> 00:49:34: essentially, we essentially can create our own level of density.

00:49:34 --> 00:49:38: Now where the challenges you'll have is with potentially parking

00:49:38 --> 00:49:40: and meeting parking demand.

00:49:40 --> 00:49:44: I'm talking residentially, but we have the ability to to

00:49:44 --> 00:49:47: densify and do have higher density development.

00:49:47 --> 00:49:51: The challenge can be depending on where it's located.

00:49:51 --> 00:49:53: You know, kind of offsetting.

00:49:53 --> 00:49:56: You know parking lots, other kinds of things,

00:49:56 --> 00:49:59: so we have that flexibility.

00:49:59 --> 00:50:02: The rewrite of the zoning code.

00:50:02 --> 00:50:07: 10 years ago 2011 it sought to.

00:50:07 --> 00:50:10: Legalize lots of uses like informing button.

00:50:10 --> 00:50:13: I was kind of going to reach out to talk

00:50:13 --> 00:50:14: about happy separately.

00:50:14 --> 00:50:18: Talk about I really development Alliance did in Overland Park

00:50:18 --> 00:50:18: Abby.

00:50:18 --> 00:50:21: We all went and did a kind of a stress

00:50:21 --> 00:50:24: test of those zoning ordinance because a lot of people

00:50:24 --> 00:50:25: come and say yes,

00:50:25 --> 00:50:28: Hill housing in Kansas City and we point out and

00:50:28 --> 00:50:30: have done presentations on the issue.

00:50:30 --> 00:50:33: But I would like to come in and audit that

00:50:33 --> 00:50:34: we're pretty confident.

00:50:34 --> 00:50:37: But let's see what we can do to make those

00:50:37 --> 00:50:37: tweaks.

00:50:37 --> 00:50:40: To allow for more infill development,

00:50:40 --> 00:50:43: you know the idea about being in places where we

00:50:43 --> 00:50:44: kind of colocate uses.

00:50:44 --> 00:50:48: Our ordinance is pretty good about allowing commercial and residential

00:50:48 --> 00:50:49: uses to coexist.

00:50:49 --> 00:50:52: That's not a problem, I think when you talk about

00:50:52 --> 00:50:53: the idea about density,

00:50:53 --> 00:50:57: walkability and Co location, we would love to see that

00:50:57 --> 00:50:57: paired.

00:50:59 --> 00:51:02: That's the other piece to this as well,

00:51:02 --> 00:51:05: so we know that we want people people living on

00:51:05 --> 00:51:07: tighter footprints and smaller.

00:51:07 --> 00:51:10: You know, family sizes. You know lot sizes for family  
00:51:10 --> 00:51:11: that's good and fine.  
00:51:11 --> 00:51:15: We just want to make sure it's also connected with  
00:51:15 --> 00:51:16: some robust.  
00:51:16 --> 00:51:20: Transit. I mean there's some other kind of complete St  
00:51:20 --> 00:51:20: solutions,  
00:51:20 --> 00:51:22: so there's more to be done.  
00:51:22 --> 00:51:24: We're always, you know, supportive of it,  
00:51:24 --> 00:51:27: and we think we provide them right amount of flexibility  
00:51:27 --> 00:51:29: in terms of letting people densify,  
00:51:29 --> 00:51:32: but again, the nice thing here is that you know  
00:51:32 --> 00:51:34: we are large enough to offer variety,  
00:51:34 --> 00:51:37: different context for development. But we're also small  
enough to  
00:51:37 --> 00:51:40: be able to as a group kind of dive in,  
00:51:40 --> 00:51:42: understand the site, and provide feedback tonight.  
00:51:42 --> 00:51:46: Development give feedback on what Community has stated  
they want  
00:51:46 --> 00:51:49: to see happen there through area plans.  
00:51:49 --> 00:51:51: Yeah, and I'll just add to that.  
00:51:51 --> 00:51:54: I think that density is always a tough discussion because  
00:51:54 --> 00:51:57: a lot of people don't really have a good idea  
00:51:57 --> 00:51:59: about what density even means.  
00:51:59 --> 00:52:02: I've lived in a duplex that was technically 50 units  
00:52:02 --> 00:52:03: per acre,  
00:52:03 --> 00:52:05: and if I told you I'm going to come to  
00:52:05 --> 00:52:08: your neighborhood and build 50 units per acre,  
00:52:08 --> 00:52:10: I'd probably get kicked out.  
00:52:10 --> 00:52:13: So the idea of trying to understand what density means  
00:52:13 --> 00:52:16: at what scale is really important,  
00:52:16 --> 00:52:19: which is why when we talk to communities about density.  
00:52:19 --> 00:52:23: We typically talk about different housing types and actually  
documenting  
00:52:23 --> 00:52:26: their traditional patterns and what that means.  
00:52:26 --> 00:52:29: You know how how much space does a typical duplex  
00:52:29 --> 00:52:30: take?  
00:52:30 --> 00:52:33: How? What does a typical row house look like in  
00:52:33 --> 00:52:33: a community?  
00:52:33 --> 00:52:37: What? How does the facade of the building interact with  
00:52:37 --> 00:52:38: the street?  
00:52:38 --> 00:52:40: What is the frontage look like?  
00:52:40 --> 00:52:44: The things that actually helped to build walkable communities  
from

00:52:44 --> 00:52:47: an urban design perspective tends to be a lot easier  
 00:52:47 --> 00:52:50: for people to understand than simply talking about.  
 00:52:50 --> 00:52:52: I'm a ratio or some sort of,  
 00:52:52 --> 00:52:55: you know, trying to throw math at people and expect  
 00:52:55 --> 00:52:58: them to understand what that looks like on the ground.  
 00:52:58 --> 00:53:01: 50 units per acre can take a multitude of forms,  
 00:53:01 --> 00:53:05: so it's really important to try to understand what a  
 00:53:05 --> 00:53:07: neighborhood is like now and then.  
 00:53:07 --> 00:53:11: Documenting patterns and then enabling zoning codes that  
 reinforce those  
 00:53:11 --> 00:53:15: patterns and reinforce what the community is so that they  
 00:53:15 --> 00:53:16: want in the 1st place.  
 00:53:16 --> 00:53:20: That's those are all really important aspects of that.  
 00:53:20 --> 00:53:25: Conversation, one of the tools we put in place.  
 00:53:25 --> 00:53:28: In place in our area plans something well development form,  
 00:53:28 --> 00:53:31: so it was the idea about showing what happens when  
 00:53:31 --> 00:53:34: commercial orders but up again.  
 00:53:34 --> 00:53:38: Neighborhoods with higher density, maybe with single family  
 development and  
 00:53:39 --> 00:53:42: how all those edges together helps people out more with  
 00:53:42 --> 00:53:45: higher density from selling his own.  
 00:53:45 --> 00:53:47: Hey Emmett, I'm going to bring you in for the  
 00:53:47 --> 00:53:47: last one.  
 00:53:47 --> 00:53:49: Here is more of a comment,  
 00:53:49 --> 00:53:51: but I want you to react to this a little  
 00:53:51 --> 00:53:52: bit so the comment is well.  
 00:53:52 --> 00:53:55: We certainly aren't going to relationship our way out of  
 00:53:55 --> 00:53:56: this situation.  
 00:53:56 --> 00:53:58: Deregulation will conflate the issue,  
 00:53:58 --> 00:54:01: especially in vulnerable neighborhoods.  
 00:54:01 --> 00:54:02: How do you see that?  
 00:54:02 --> 00:54:05: Like what's that?  
 00:54:05 --> 00:54:08: Well, yeah, so I'm going to say this.  
 00:54:10 --> 00:54:14: Yes, relationships are not going to fix the Hills that  
 00:54:14 --> 00:54:16: that that exist,  
 00:54:16 --> 00:54:17: but it's a start for me.  
 00:54:17 --> 00:54:19: I'm going to tell you that.  
 00:54:21 --> 00:54:27: Having the same. Opportunity for incentives at other areas  
 will  
 00:54:27 --> 00:54:29: definitely help.  
 00:54:29 --> 00:54:31: What do I mean by that?  
 00:54:31 --> 00:54:37: So for example. If you're along the streetcar.  
 00:54:37 --> 00:54:41: Any type of housing has an automatic 25 year abatement.

00:54:43 --> 00:54:46: Can I get that same thing on this side of  
00:54:46 --> 00:54:47: town we talked about?  
00:54:47 --> 00:54:51: I think the question couple questions previously was,  
00:54:51 --> 00:54:54: you know, is there enough or there seems to be  
00:54:54 --> 00:54:58: enough affordable housing again where I I said there's not,  
00:54:58 --> 00:55:02: you know we have a project called the Rochester on  
00:55:02 --> 00:55:03: Blue Parkway,  
00:55:03 --> 00:55:06: 64 units of housing and it's the first new construction  
00:55:07 --> 00:55:08: market rate deal,  
00:55:08 --> 00:55:10: probably in the last 30 plus years,  
00:55:10 --> 00:55:12: maybe longer so you know.  
00:55:12 --> 00:55:14: It starts there, you know,  
00:55:14 --> 00:55:18: making it a level playing field or incentives.  
00:55:18 --> 00:55:22: Anne, I shouldn't have to go down and have to  
00:55:22 --> 00:55:25: beg and fight and scratch and claw to make the  
00:55:26 --> 00:55:28: case on why I need accented XY or Z.  
00:55:28 --> 00:55:33: It starts there. It starts with banks wanting to do  
00:55:33 --> 00:55:35: business on this side of town,  
00:55:35 --> 00:55:39: not be the last ones in on a deal that  
00:55:39 --> 00:55:40: starts with.  
00:55:40 --> 00:55:44: We really engaging in.  
00:55:44 --> 00:55:47: Implementing what the neighborhood and residents say for  
true wealth  
00:55:47 --> 00:55:48: creation,  
00:55:48 --> 00:55:50: I mean, so it starts to mean so yeah,  
00:55:50 --> 00:55:52: I mean, there's a whole list of things I can  
00:55:52 --> 00:55:53: keep on going,  
00:55:53 --> 00:55:55: but you told me to keep my interest briefs.  
00:55:57 --> 00:55:58: Next time, and I appreciate it,  
00:55:58 --> 00:56:00: and hey, I want to thank all three of you  
00:56:01 --> 00:56:02: for participating this week.  
00:56:02 --> 00:56:04: I really do appreciate the conversation.  
00:56:04 --> 00:56:05: Thank you, Abby, thank you,  
00:56:05 --> 00:56:07: Jeffrey. Thank you Emma for being here.  
00:56:07 --> 00:56:10: Quick. Reminder again. Coffee connect tomorrow at 8:30.  
00:56:10 --> 00:56:13: Hopefully we get to take a lot of these conversations  
00:56:13 --> 00:56:13: further.  
00:56:13 --> 00:56:16: Next week, June 18th, we're going to actually talk about  
00:56:16 --> 00:56:20: the impact of incentives in this equitable development  
conversation will  
00:56:20 --> 00:56:22: go a little bit deeper on that with some more  
00:56:22 --> 00:56:25: guests. June 25th. We're going to talk about zoning



regulations  
00:56:25 --> 00:56:26: in a little deeper there.  
00:56:26 --> 00:56:29: And then on July 2nd we're going to regional conversation  
00:56:29 --> 00:56:30: and see how you know.  
00:56:30 --> 00:56:32: We've talked a little bit about how this isn't just  
00:56:32 --> 00:56:33: a Kansas City issue.  
00:56:33 --> 00:56:34: This isn't just a kcmo issue.  
00:56:34 --> 00:56:35: Even in our own Metro region,  
00:56:35 --> 00:56:37: but we want to hear from other regional counterparts on  
00:56:37 --> 00:56:40: how equitable development looks in areas and what lessons  
we  
00:56:40 --> 00:56:42: can learn and best practices we can share.  
00:56:42 --> 00:56:43: So will be doing that as well.  
00:56:43 --> 00:56:45: So thanks again to all of you for being here.  
00:56:45 --> 00:56:47: Thanks for everybody for being online this week and we  
00:56:47 --> 00:56:49: look forward to seeing everybody next week.  
00:56:49 --> 00:56:49: Thank you.

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