Twin Creeks
Anticipated Land Use Review &
Street Network Prioritization (follow-up)
Potential Next Steps

Process

- **Potential Land Use Plan Amendment – Nodal Development Concept**
  - Options to Implement Nodal Development.
    - MPD
    - Zoning Overlay
    - Other...
  - Coordinate with Parkway & Boulevard Standards, Envision infrastructure concepts or other applicable city process.

- **Begin Roadway Prioritization process.**
  - Funding partnership – leverage opportunities for priority projects from multiple programs.
  - Distance from existing improvements - ability to connect systems.
  - Proximity to sites with near term development potential.
  - Project Cost.
Nodal Development Policies

Criteria

- Proximity to arterial street
- Distance from proposed non-residential use.
- Scale - neighborhood serving.
- Proximity from regulated stream.
- Topographic constraints.
Quarter & Half Mile Buffers from proposed Non-residential Uses
• Proximity to arterial street
• Distance from proposed non-residential use.
• Scale - neighborhood serving.
• Proximity from regulated stream.
• Topographic constraints.
Considerations

- Existing Prioritization Efforts
  - KCI & Gashland/Nashua Area Plans
  - KCI TIF
  - NRCC PIAC Request
- Gaps in Built Network: Enhancements vs. Extensions
- Generalized Cost: Average Lane Mile Cost + Known Extras
- Strategic Development
  - Access to specific uses i.e. school campus, office park
  - Contiguous east / west roadways
Network Typology

Arterial Street Or Parkway / Boulevard

Existing Network Includes:

- **Arterial Street**
  - 180 Lane Miles (lm)

- **Parkway / Boulevard**
  - 20 Lanes Mile (lm)

- **Cost up-dated 2.7.2014**
  - +$250,000 arterials
  - +$800,000 parkways

<table>
<thead>
<tr>
<th></th>
<th>Built Miles</th>
<th>Remaining Miles</th>
<th>Total Miles</th>
<th>Cost</th>
<th>$ Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arterial</td>
<td>180</td>
<td>120</td>
<td>300</td>
<td>$1.9M/lm</td>
<td>$228 Mill</td>
</tr>
<tr>
<td>Parkway</td>
<td>20</td>
<td>50</td>
<td>70</td>
<td>$3.4M/lm</td>
<td>$170 Mill</td>
</tr>
</tbody>
</table>
Prioritization

Area Plan Priorities

- Green Hills Road
  - M-152 – TSP
- Tiffany Spring Parkway
  - East of Skyview to West of US 169 Improvements
  - US 169 Improvements to N Woodland
- NW 112th/108th
  - N Congress to N Skyview
- Shoal Creek Parkway
  - Line Creek Parkway to US 169 Improvements
- N Woodland Ave
  - NE 96th St to I-435
- N Platte Purchase
  - TSP to SCP
Prioritization
NRCC PIAC Priorities 2008 - 2013

- Tiffany Spring Parkway
  - East of Skyview to N Greenhills
  - US 169 Improvements to N Woodland
- Line Creek Parkway
  - TSP to TSR
- Shoal Creek Parkway
  - East of Woodland Ave
Prioritization

TIF Projects

- Green Hills Road
  - M-152 – TSP
- Tiffany Spring Parkway
  - East of Skyview to N Green Hills
- Tiffany Springs Road
  - N Congress to N Green Hills
Prioritization

- KCI TIF Priorities
- NRCC PIAC Priorities
- Area Plan Priorities
Potential System Based of Previous Efforts

- Existing Built System
- Current Funded Construction
- Previous Priorities

Consider

- All of the existing priorities are pre-sewer
Near Term Developments Compared to Priority Roadways
Potential Next Steps

Process

- Potential Land Use Plan Amendment – Nodal Development Concept
  - Options to Implement Nodal Development.
    - MPD
    - Zoning Overlay
    - Other...
  - Coordinate with Parkway & Boulevard Standards, Envision infrastructure concepts or other applicable city process.

- Begin Roadway Prioritization process.
  - Funding partnership – leverage opportunities for priority projects from multiple programs.
  - Distance from existing improvements - ability to connect systems.
  - Proximity to sites with near term development potential.
  - Project Cost.