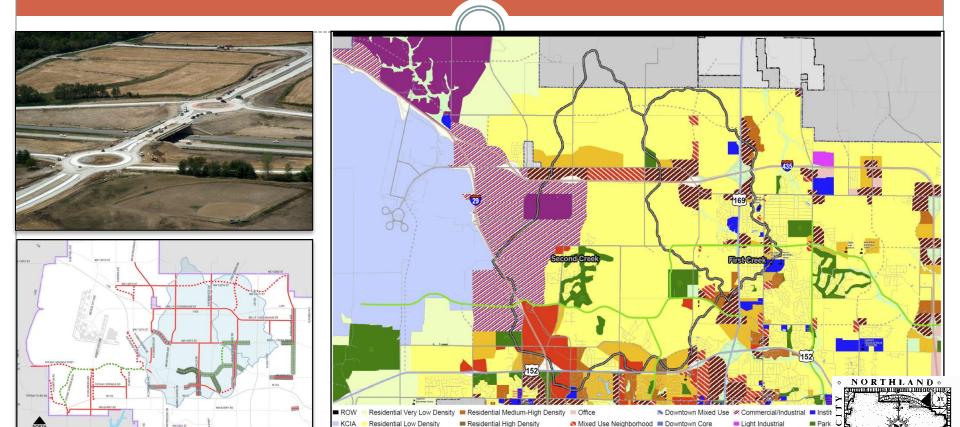
Twin Creeks Anticipated Land Use Review & Street Network Prioritization (follow-up)



City Planning and Development Department, KCMO June 2014

Potential Next Steps

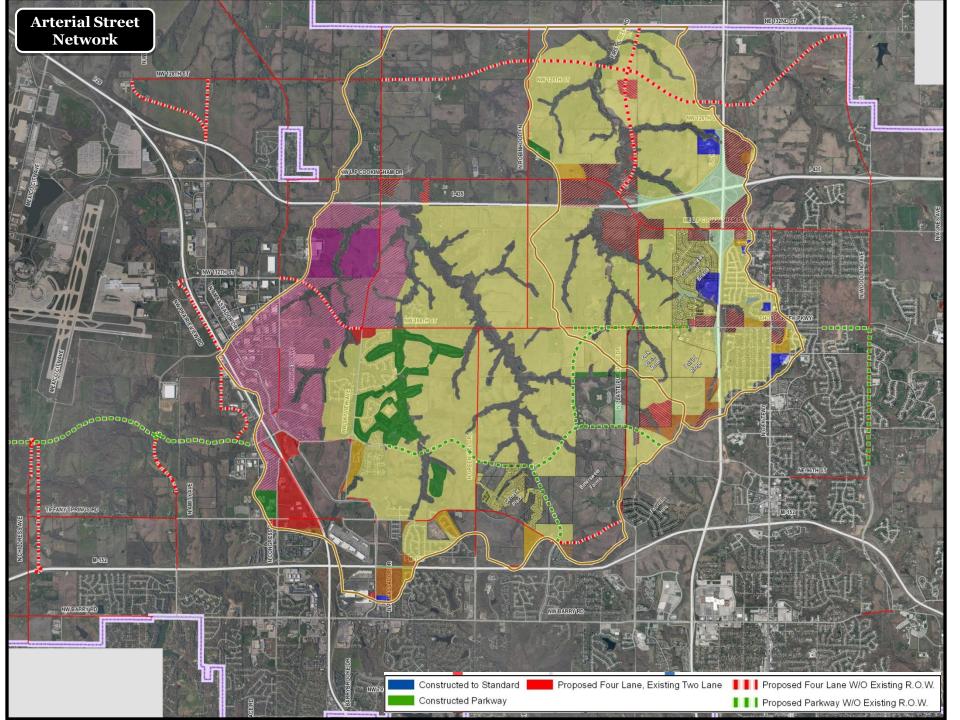
Process

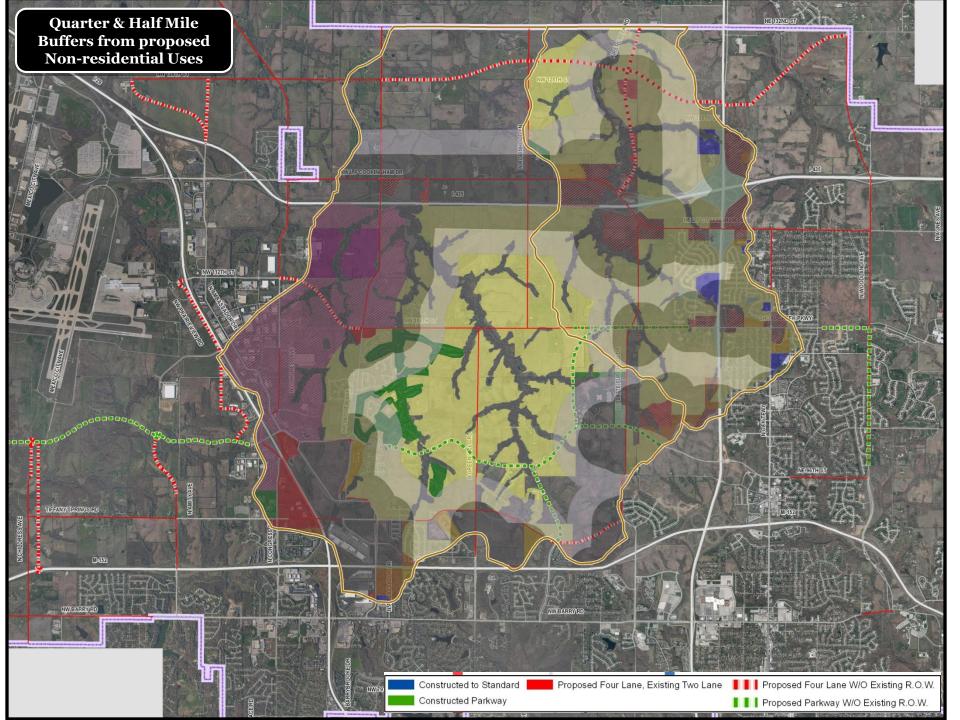
- Potential Land Use Plan Amendment Nodal Development Concept
 - Options to Implement Nodal Development.
 - × MPD
 - Zoning Overlay
 - × Other...
 - Coordinate with Parkway & Boulevard Standards, Envision infrastructure concepts or other applicable city process.
- Begin Roadway Prioritization process.
 - Funding partnership leverage opportunities for priority projects from multiple programs.
 - o Distance from existing improvements ability to connect systems.
 - o Proximity to sites with near term development potential.
 - o Project Cost.

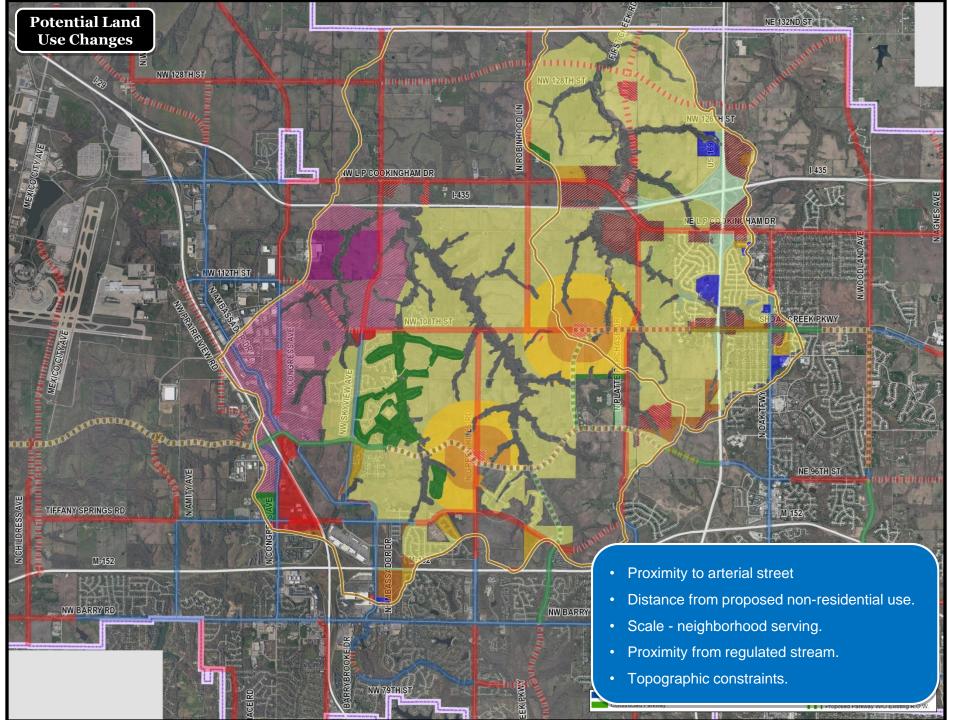
Nodal Development Policies

Criteria

- Proximity to arterial street
- Distance from proposed non-residential use.
- Scale neighborhood serving.
- Proximity from regulated stream.
- Topographic constraints.







Roadway Prioritization

Considerations

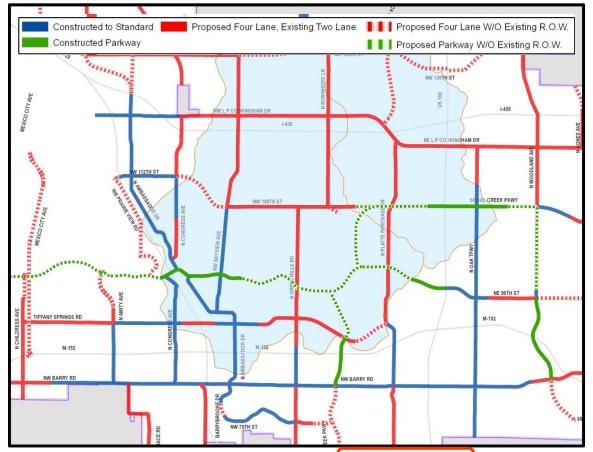
- Existing Prioritization Efforts
 - KCI & Gashland/Nashua Area Plans
 - KCI TIF
 - NRCC PIAC Request
- Gaps in Built Network: Enhancements vs. Extensions
- Generalized Cost: Average Lane Mile Cost + Known Extras
- Strategic Development
 - Access to specific uses i.e. school campus, office park
 - Contiguous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

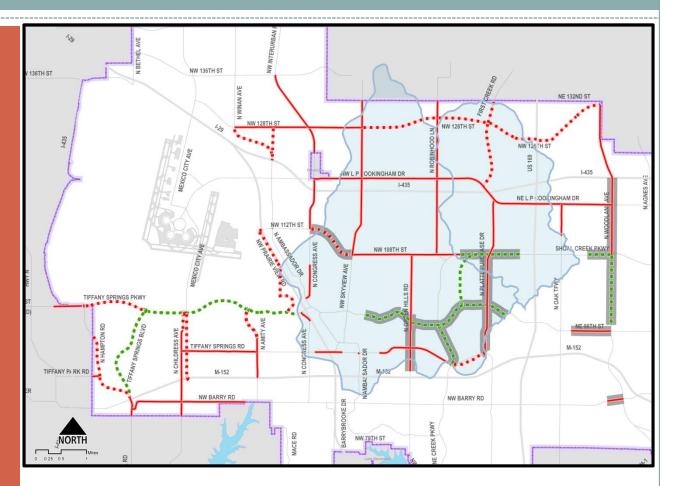


Approximate Cost \$398 Million

	Built Miles	Remaining Miles	Total Miles	Cost	\$ Total
Arterial	180	120	300	\$1.9M/lm	\$228 Mill
Parkway	20	50	70	\$3.4M/lm	\$170 Mill

Area Plan Priorities

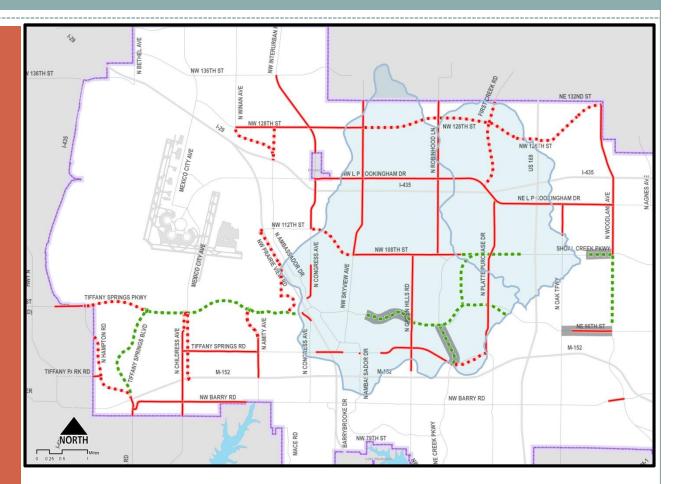
- •Green Hills Road
 - M-152 TSP
- •Tiffany Spring Parkway
 - East of Skyview to West of US 169 Improvements
 - US 169 Improvements to N Woodland
- •NW 112th/108th
 - N Congress to N Skyview
- •Shoal Creek Parkway
 - Line Creek Parkway to US 169 Improvements
- •N Woodland Ave
 - NE 96th St to I-435
-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



Area Plan Priority

NRCC PIAC Priorities 2008 - 2013

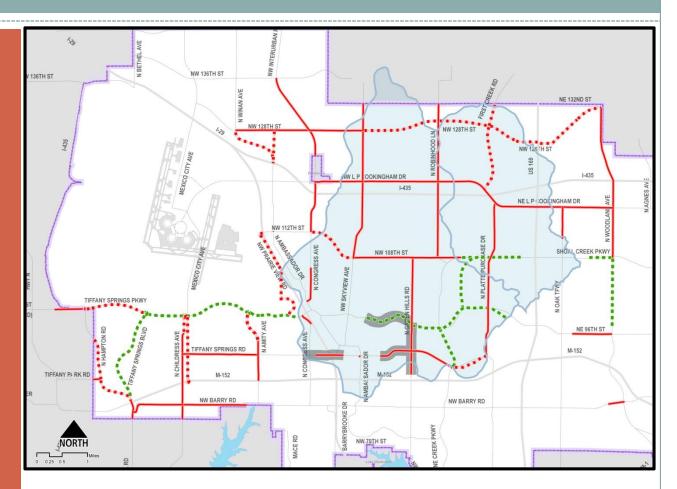
- •Tiffany Spring Parkway
 - East of Skyview to N Greenhills
 - US 169 Improvements to N Woodland
- •Line Creek Parkway
 - TSP to TSR
- •Shoal Creek Parkway
 - East of Woodland Ave



NRCC PIAC Projects

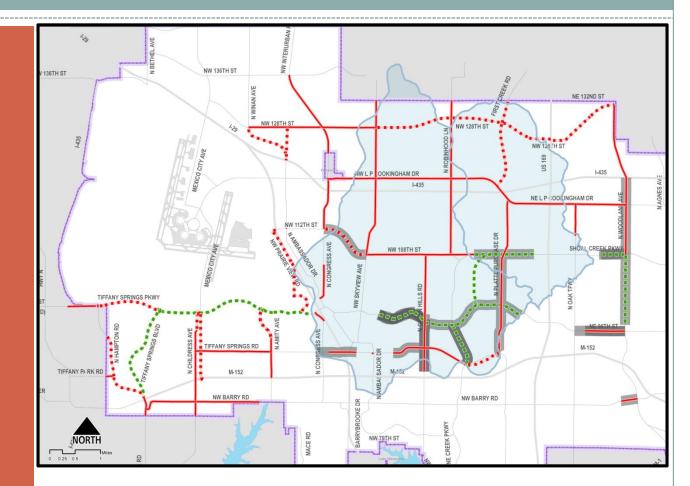
TIF Projects

- •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



KCI TIF Priority

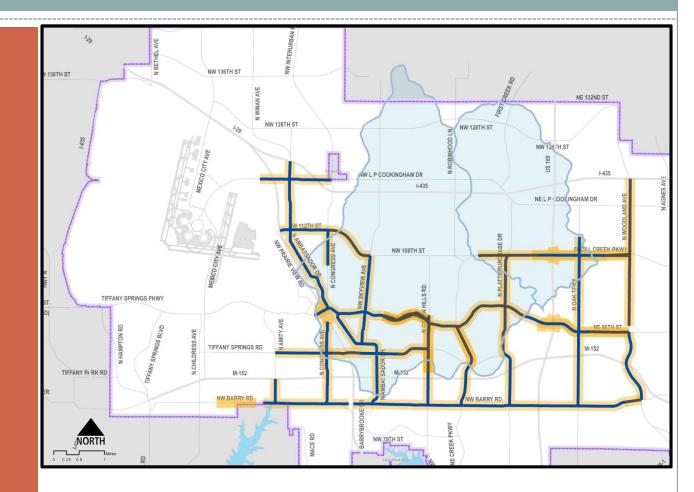
- •KCI TIF Priorities
- •NRCC PIAC Priorities
- •Area Plan Priorities

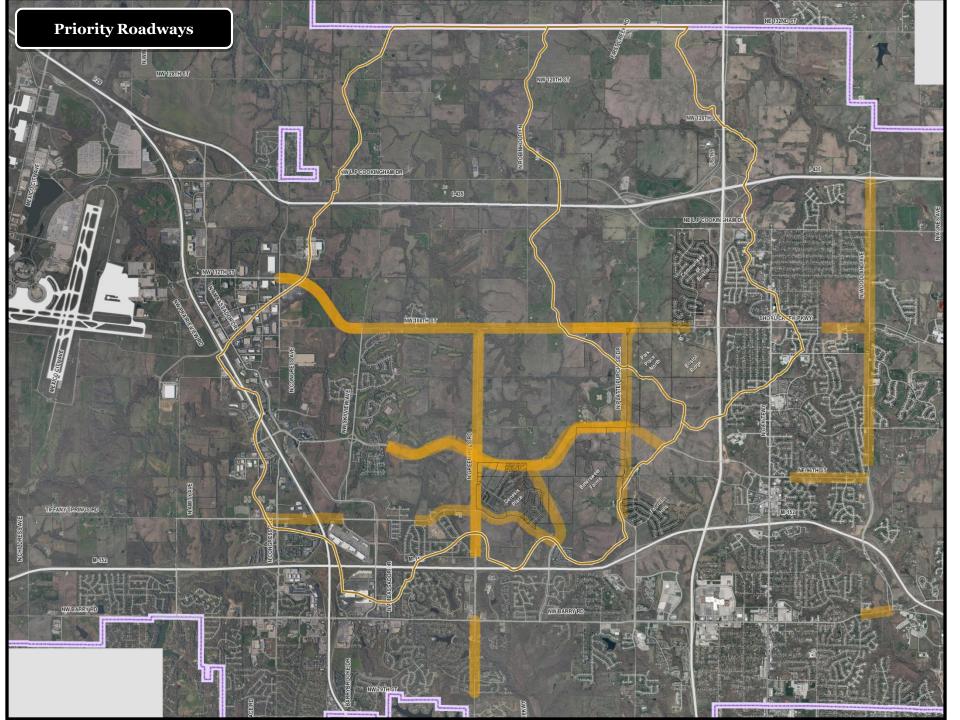


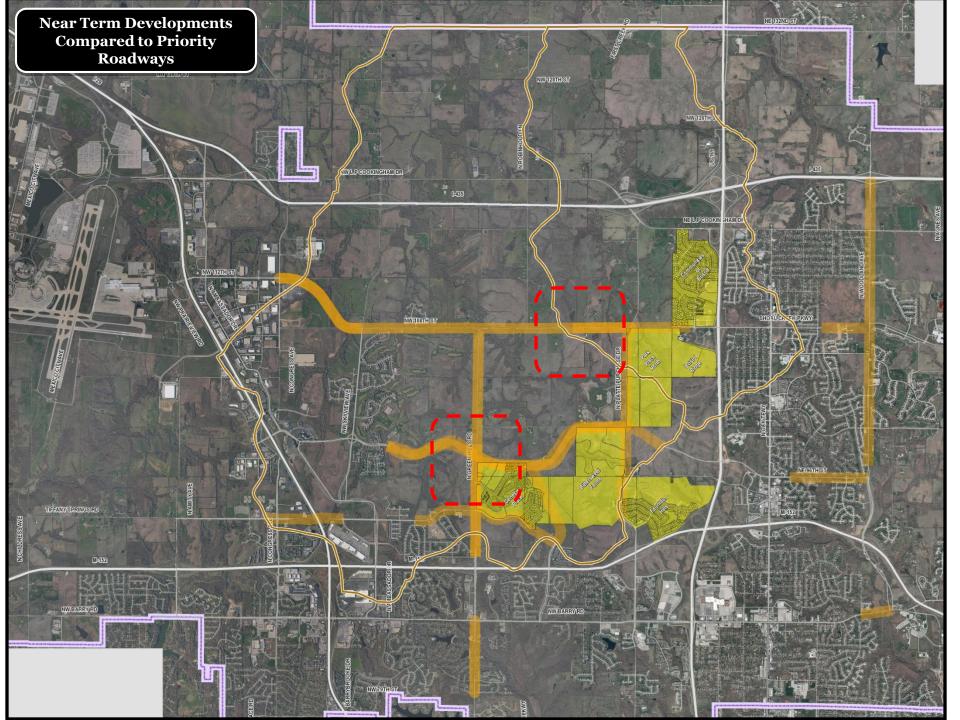
Area Plan Priority

Potential System Based of Previous Efforts

- •Existing Built System
- •Current Funded Construction
- Previous Priorities
- Consider
 - All of the existing priorities are presewer







Potential Next Steps

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