

KCI Area Development Action Team Minutes

December 3, 2015

In Attendance: Roxanne Elliott, Roger Lewis, Tim Paulson, Morgan Franklin, Beverlee Roper, Ed Ford, John DeBauche, Leslie Johnson, Darren Hennen, Ed Bradley, Brian Nowotny, Cory Clark, Richard Allen, Adam Stodola, Alicia Stephens, Stephanie Neppi

Darren Hennen welcomed everyone to the meeting and following self-introductions, Darren reviewed minutes from the November meeting. Ed Ford made a motion to approve the minutes, and this motion was seconded by Ed Bradley. All were in favor of approving with no one opposed.

KCMO Expedited Permitting Presentation Follow-up – Alicia Stephens referred to minutes from the November meeting saying the group would be provided handouts about KCMO permit processes. Due to the length of Information Bulletins 110 and 159 (31 and 19 pages respectively), the group was urged to visit the KCMO website if interested in seeing the application materials for commercial construction permits and land development applications.

Alicia also explained that a subcommittee will be formed to discuss this expedited permitting. Current members are Aaron Schmidt, John DeBauche, Kyle Elliott, Jim Bowers and Greg Franzen.

Implementation Assignments – Alicia referred to the Bloomberg report recommendations spreadsheet and advised that many tasks had not yet been assigned. John DeBauche from KCMO explained that a December 19th staff meeting would address this, and he expected to be able to report back on the internal assignments at the February 2016 meeting.

Ed Bradley felt it was time to start meeting with land owners to make sure they understand the project. Darren said the perception out there is that this is a ‘heavy handed’ operation so it was decided to start meeting in January with the top 25 land owners (each owning 200 acres and up) on an individual basis. Alicia urged anyone who wants to be involved in these meetings to let her know. Will plan to hold the meetings at the Platte County Resource Center.

John provided clarity about the linear trail, saying they plan to do an RFP for design concepts and when funding is secure they will implement. He anticipates it will be a high-level but cheap and quick process.

John said KCMO will start working on a land use map once the nodes are verified. He anticipates this will be completed by summer at the latest.

Darren suggested a timeline be created which includes each major element to stay on track. This will include:

- Update roadway alignments
- Modify major street plan
- Update area development plan
- Hydrology study
- Destination Subcommittee

Destination Sub-Committee Report - Brian reviewed the second meeting of the subcommittee which was held on December 3. He advised that three new subcommittee members are Jennifer Goring of the Platte County CVB, Rosemary Salerno of Zona Rosa and Sheila Tracy of Northland Chamber of

Commerce. He reviewed the five identified areas of focus which are sports, health/wellness, arts, natural resources and education. The subcommittee is planning to complete their work by summertime and will meet more than monthly if needed to achieve this.

Alicia clarified that there could be several pieces of destination opportunities, not just one. Part of the committee's work will be around asset mapping and John at KCMO is working on this.

Beverlee Roper suggested that transportation should be a priority focus and think of a hook where we could connect up with some form of mass transit. She referred to growth in Johnson County and their lack of transportation options.

Other discussions

Ed Bradley asked about new council members and how familiar they are with the Twin Creeks report. Alicia commented that she and Sheila Tracey have tried to meet with Dan and Theresa to no avail but she will try again after the holidays.

A discussion was held about PIAC and the lack of Platte County projects at a recent meeting. Alicia said she does work with the Northland Chamber for the PIAC process. In order to ensure the county is properly represented, Ed Ford will find out who at MARC represents Platte County. Beverlee said she is usually at the meetings but has missed a few recently.

Roger Lewis updated the committee that the new North Patrol building should have equipment onsite next week, and with an expected 14-month build they should be ready to move in Spring 2017.

Next Meeting: Thursday, January 7 at 7.30am

KCI Area Development Committee
November 5, 2015

In Attendance: Randall Jacobs, Kirk Rome, Beverlee Roper, Jeff Elsea, James Wang, Greg Franzen, Ed Ford, John DeBauche, Kyle Elliott, Leslie Johnson, Darren Hennen, Brian Johanning, Joe Ernst, Jr, Adam Stodola, Monica Barrington, Ed Bradley, Brian Nowotny, Audra Haller, James Cole, Alicia Stephens, Stephanie Neppi

Darren Hennen welcomed everyone to the meeting and following self-introductions, Darren reviewed minutes from the October meeting. Ed Bradley made a motion to approve the minutes, and this motion was seconded by Jeff Elsea. All were in favor of approving with no one opposed.

Destination Sub-Committee Report - Brian Nowotny reported on the first Destination Sub-Committee meeting, which going forward will occur the first Tuesday of each month at 8.30am. He reviewed the meeting's discussion regarding goals and said the committee will work off task force recommendations. Alicia mentioned that anyone is welcome to attend the meetings but the committee will remain small

Opportunities for expedited permitting for development –Greg Franzen, Assistant Director, Development Services / Building Official at KCMO gave an overview of the current processes for permitting through the City Planning and Development department. He outlined that they meet the general benchmarks for turnaround time for permitting nationally. In order to shorten the time, more resources are needed. They have hired contractors who assist with the permitting review process for land developments and they are about to hire a new staff person (by December they hope) to serve as a 'development concierge' to reactively and proactively help customers through the process.

Currently, expedited permits are available for a fee and the costs are double the building permit portion of the permit cost.

Ed Ford mentioned that the City Council sometimes can designate a project as a priority so that it gets expedited and a designated team is set up. This has happened with larger projects such as the Power and Light District and Zona Rosa. Ed hopes this can be designated for Twin Creeks.

Alicia asked about the timings for expediting, and Greg explained that TI permits can get through quickly if the team comes in together. To set an apportionment to do this, the cost is \$70 for commercial projects.

Darren expressed that the primary concern would be the initial application and permit. Greg clarified that the industry standard is four weeks for the initial review and two weeks for a resubmittal review. If a third review is needed, that would take an additional week.

Greg referred the group to two information bulletins on the KCMO website: [Info Bulletin 110](#) and [Land Bulletin 159](#). These can be provided as handouts at an upcoming meeting.

Darren asked if it was possible to work through bond assignments earlier than usual to be prepared to discuss this in the final review. Greg said for the public infrastructure side, the reviewer does provide that information at the initial review.

Alicia enquired who would make the decision about whether Twin Creeks can be a priority project. Greg said the KCMO team will take a lead on discussion about whether Twin Creeks can be an expedited priority project. It was suggested that developers and land owners also take part in a meeting about this to ensure all parties are on the same page. Alicia will email the KCMO team to discuss how to move forward.

Twin Creeks Stormwater Management Survey - James Cole, Water Resources Engineer, Stormwater Manager in the Planning, Design & Development department at Kansas City Water Services presented information about the current study underway of the Twin Creeks Watershed. He said the project goal is to “better understand stream geomorphology in the watershed in order to guide development appropriately. “ The study will look at the two creeks in terms of both erosion and flooding and develop a science-based approach to determine what will happen as the project develops.

He provided the study objectives, which are:

- Describe stream geomorphology
- Determine how the streams may change over time
- Estimate the streams capacity to absorb impacts from future development
- Determine how much stormwater can be discharged without damaging the streams

Determining flood risks is one of the major drivers of this study. James said that new FEMA flood plain maps will be in place mid-2016 and they will be based on 2009 land cover. The study will reveal how much of the Twin Creeks area will be protected by FEMA. James clarified that areas protected by FEMA can still be developed; it just means that they will know the risks. He said in other areas of Kansas City, the floodplain does not typically cover more than 1/3 of the existing watershed.

Ed Ford raised a concern about the number of different property owners and developers and asked about regional detention. James explained the driver is to protect the high-quality streams and the city's hope is to prevent the need for a regional detention.

The City hoped to complete the study by May 2016, at which time James can come back to present findings to the group.

Next Meeting: Thursday, December 3

October 1, 2015

In Attendance: Alicia Stephens, Stephanie Neppi, Leslie Johnson, Jeff Elsea, John DeBauche, Jay Burrell, Darren Hennen, Roger Lewis, Susan Brown, Ed Ford, Jade Liska, Dave Mecklenburg, Richard Allen, Brian Nowotny, Ed Bradley, Beverlee Roper

Parks PIAC Update – Richard Allen gave a presentation called “ KCMO P&R Priorities.” He said Platte County has an opportunity to be a destination point if it’s done right. They have narrowed down the list of priorities to three and all can be reasons people would live here or travel here.

Three current targets:

- **Platte Purchase Park – NW 100th St & Platte Purchase Drive (140 acres)**. Updates/enhancements include sewer lines, concessions/restrooms, parking lots, t-ball field, shelters, open green space, trails. Also additional land acquisition is key and it’s recommended acquire extra land now asap.
- **Tiffany Hills Park/The Springs - N Congress Ave & Tiffany Springs Rd (71.9 acres)**. Proposed updates to Trail, 3rd wheel, shelters and shade. Richard reminded the group that Tiffany Hills is a ‘destination park’ people go to to play sports and use the aquatic center. Discussion about the 3rd wheel and how much demand there is for soccer fields. People currently go to other counties for soccer. Ideally this park could add 4-8 more to be able to attract tournaments.
- **Twin Creek Trail (extension of line creek trail north of 152)**. Phase One – 152 HWY to N Robinhood and NW 95th St). Proposed 1-mile trail along the first or second creek.

Darren asked if there had been consideration for a less-program more rose garden and concert type of park such as Loose Park. Richard said Garney Park has potential for this (it’s just outside Twin Creeks area on Maplewoods Parkway). John DeBauche added that there has been discussion about a contest to design a linear park that could be more creative and above and beyond a trail system. A discussion was held about trail counts and Brian said they do quarterly counts on the county’s top 5 trails.

- **Destination Opportunities Subcommittee** – Darren said this is a key component of this conversation and that a small subcommittee should be formed to start working on land acquisition and identifying true destination opportunities. It was agreed that Brian Nowotny would chair; Leslie Johnson agreed to serve. Other committee members are Richard Allen and John DeBauche.

John DeBauche reviewed the six Bloomberg priorities for Twin Creeks and explained how they had been assigned along with the status of each. The group was given a spreadsheet showing the priority, task, group assigned and timeline.

- Work Group Meeting
- Linear Park Concept and Refinement
- Area Plan Amendments – KCI Area. John clarified that they were trying to create flexibility. Darren asked about timeline to start the amendment process and John will follow up and talk to Jeff Williams and Kyle Elliot. Darren asked if expedited permitting would fit in here. John said that he would need to speak to his director and he will arrange a presentation by Jeff about expedited permitting at a later meeting.
 - Urban Design – John has sent draft resolutions to the departments and is just waiting for direction. He said they have guidelines but conversation needs to take place.
 - Stormwater Management–Stormwater Intensity Map – John will ask James Cole for an update.
 - Roads and Parkway Priorities

Ed Bradley stated he thinks it would be worthwhile to draft a letter to the property owners. Alicia commented that there are many gaps in assignments to ensure all project pieces are covered.

Next Meeting: Thursday, November 5th

KCI Area Development Committee
September 3, 2015

In Attendance: Jessica Hamilton, Stephanie Neppl, Leslie Johnson, Jeff Elsea, Dick Gibson, Tawn Nugent, John DeBauche, Kyle Elliot, David Rickman, Jay Burrell, Darren Hennen, Mike Reik, Roger Lewis, Sean DeCoursey, Monica Barrington, Beverlee roper, Brian Nowoty, Gene Hanson, Paula Barba

Hennen started the meeting by informing the committee why this group was selected to carry out the recommendations from the Twin Creeks KC Taskforce. He provided background information on the taskforce and how it arrived at the current recommendations. He mentioned the goal of the group is to make sure the projects move forward at City Hall. Stephens advised that at full building (in 20-30 years) this development could have 70,000-75,000 residents.

The committee was provided a summary of the final Twin Creeks report that was presented to City Council. Stephens walked the committee through the report and explained various sections. She touched based on the different subcommittees that met within the Taskforce. These subcommittees included: infrastructure & funding, land use, land owners, and destination opportunities. Stephens mentioned there are currently 3000 land owners and the Taskforce has identified 300 that would need to be contacted. Stephens also stated there are some commercial nodes in the development, but would more than likely be neighborhood retail and not big box.

Stephens mentioned there have been some resolutions made in order to move the project forward.

Hennen informed the group there is a priority list for the Twin Creeks area. Three projects included in the list are the Tiffany Springs Bridge, Shoal Creek and 108th from Platte Purchase to Holly, and Platte Purchase from 152 to 108th.

Hennen also went over the funding options the Taskforce discussed and the recommendations that were made by the subcommittee. Stephens stated a destination opportunity still needs to be identified and this would be a task for this committee.

Stephens also let the committee know it was decided by the Taskforce the recommendations would be carried out through the Platte County EDC.

Elliot informed the committee they spoke with Strong Towns about the development and decided they would not be a match for the Twin Creeks development. Elliot mentioned that they are currently working with Bloomberg and identifying ways they can assist internally. He also said that Water Services is currently looking at a geomorphological study for the area. Stephens asked if the committee could have a presentation from Bloomberg about their recommendations. Elliot responded they should be able to present their recommendations. Elliot said he would send Bloomberg's 5 priorities to Hennen so the committee had access to them.

Hennen asked how the City was ensuring that these priorities stay a priority. DeBauche responded different Directors have been assigned these priorities.

Stephens mentioned there would be a possible bond issuance opportunity once Menards comes on line and that the KCI TIF Advisory already has a priority list,

Hennen touched base on PIAC funding. He stated PIAC is focusing on state priorities and is attempting to mirror MARC's work. He mentioned there has been some change in PIAC reps but Nelsie Sweeney and Valerie McCaw are serving as reps.

Hennen mentioned there are currently several construction issues from North to South. As these issues increase it is going to become even more important to east and west connections available to move traffic.

Next Steps:

5 Bloomberg recommendations and who they have been assigned to.

Funding 2018 CIP (priority list)

GO Bond Project list

Expedited permitting for development

Geomorphological study presentation

Destination Opportunities