

TWIN CREEKS KC Landowners Open House

November 3, 2016



PLATTE COUNTY
ECONOMIC DEVELOPMENT COUNCIL

Let's Write a Success Story

TWIN CREEKS KC



City of Kansas City, Missouri



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TWIN CREEKS KC

Final Report

TWIN CREEKS KC DEVELOPMENT

Task Force

City of Kansas City, Missouri

Today is:

- **An opportunity to facilitate conversation with Twin Creeks KC landowners so that both sides are informed and involved.**



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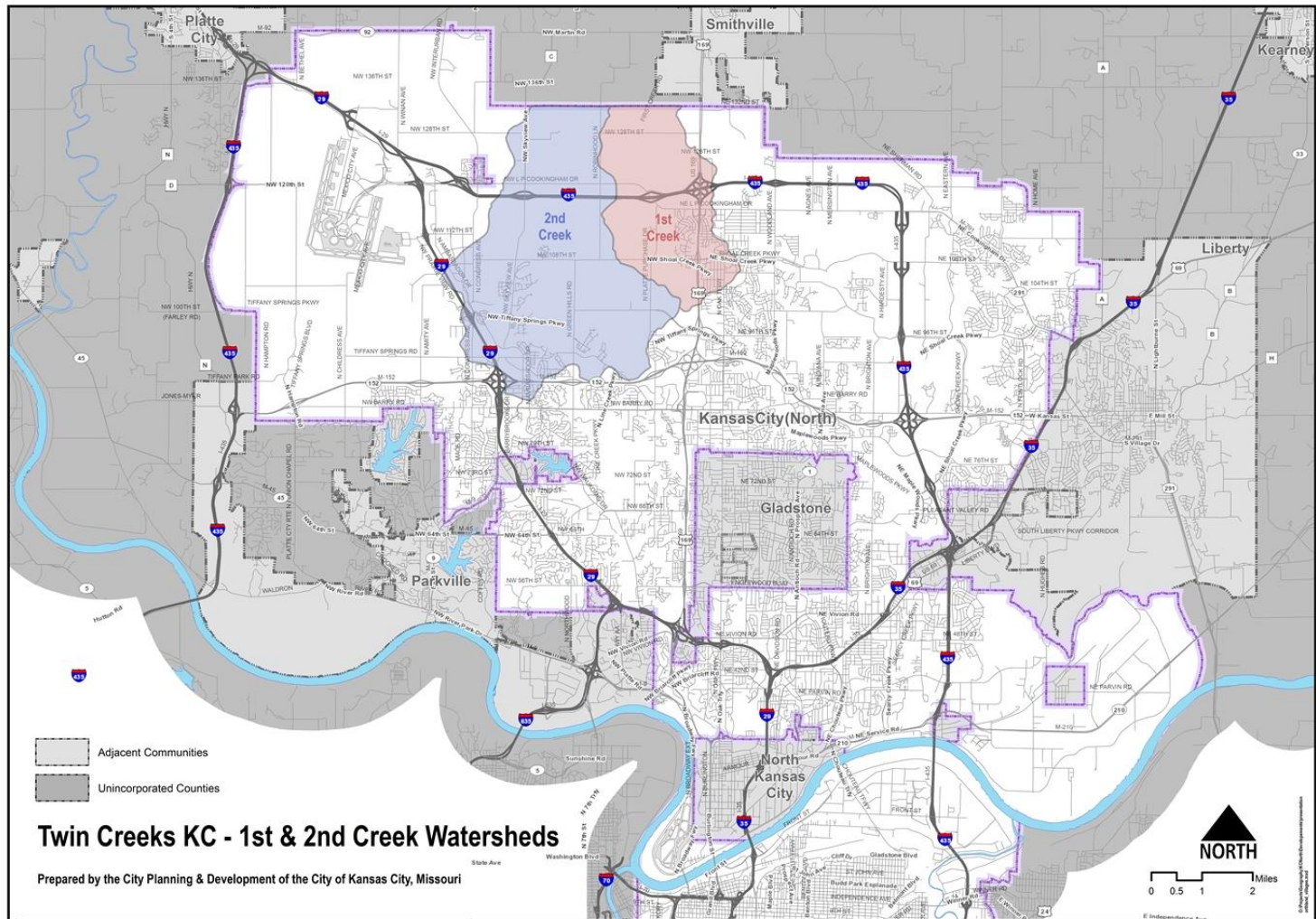
INTRODUCTION

Twin Creeks KC Facts:

- Platte County EDC committee began studying the area in 2010 with a summary in 2011
- 15,000 ACRES
- POTENTIAL 75,000 FUTURE Kansas City citizens
- \$45mm INVESTED IN SEWERS
- Platte County is the fastest growing county in the KC Metro
- Two destination school districts: Platte County R-3 and Park Hill School Districts



TWIN CREEKS KC: 1ST AND 2ND CREEK WATERSHEDS



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TWIN CREEKS KC TASK FORCE MEMBERS

NAME	REPRESENTING	COMPANY
Ed Ford	City Council	City of Kansas City Council
Tim Kristl	City KCI TIF Advisory	Mitchell Kristl Lieber
Allen Dillingham	City Park Commission	
	City PIAC	Was Chris Byrd, moved to alternate
Babette Macy	City Planning Commission	Kissick Construction
	Clay County	Clay County Commission
Sheila Tracy	NRC	Northland Regional Chamber
Alicia Stephens	PCEDC	Platte County Economic Development Council
	Platte County	Platte County Commission
Mike Reik	PCR-III Schools	Platte Co R-III School District
Ed Bradley	Private sector	BankLiberty
Aaron Schmidt	Private sector	Hunt Midwest
		M D Management, Jim Harpool was, Caprice
	Private sector	James filling in
Jim Bowers	Private sector	White Goss
Pat Daniels	Resigned Nov, 2013	The Land Source
	Private sector-Daniels'	
Darren Hennen	replacement	Olsson Associates
Russ Johnson	Alternate - City Council	
Dave Mecklenburg	Alternate - City park commission	Park Commission
	Alternate - City Planning	
Trish Martin	Commission	City of Kansas City
Greg Martinette	Alternate - Clay Co	Clay County EDA
Scott Springston	Alternate - KCI TIF Advisory	Park Hill Schools
Danny Clemens	Alternate - school district	NKC Schools
Nelsie Sweeney	Alternate - City PIAC	



TWIN CREEKS KC TASK FORCE TIMELINE

Task Force Agenda items with corresponding dates:

MONTH	MAIN TOPIC	PRESENTER
6/14/2013	Taskforce start-up (2 meetings)	
7/8/2013	Area plans	City staff - Kyle Elliott
8/12/2013	Housing stats	MARC - Frank Lenk
	Housing market - private sector	Ernie Wasserman
	Property owners map	City staff - Kyle Elliott
9/9/2013	Stream setbacks	City staff - Dion Walden
10/14/2013	Planning discussion	City staff - Binkley & Williams
	Interceptor sewers	Jim Bowers, Scott Cargill
11/18/2013	Parks & Boulevard Standards	City staff - Patty Noll, Denise Phillips
1/14/2014	Major Street Plan	Sherri McIntyre
2/10/2014	Land use plan	City staff - Kyle, Jeff, Diane
4/14/2014	Sustainable infrastructure	Jay Burress
6/16/2014	Identify commercial nodes	Kyle
	Identify transportation needs	
7/14/2014	Identify commercial nodes (con't)	Kyle Elliot
8/11/2014	Water infrastructure	Andy Shively
9/8/2014	Zucker Report	Bob Langenkamp
10/13/2014	School District/ Road Priorities	Superintendents & Wes Minder
11/10/2014	Pkwy/Blvd standards	P & D, Patty Banks, Parks
12/8/2014	Pkwy/Blvd standards	P & D, Patty Banks, Parks
1/12/2015	Review of presentations	Ed Ford, Ed Bradley



THE RECOMMENDATIONS

Made to KC City Council in June 2015

Identified 4 work groups (3 had work sessions)

- Land owners
- Land use
- Infrastructure & funding
- Destination opportunities



TWIN CREEKS KC LANDOWNERS SUBCOMMITTEE

GOAL: identify issues, concerns, next steps with and for land owners.

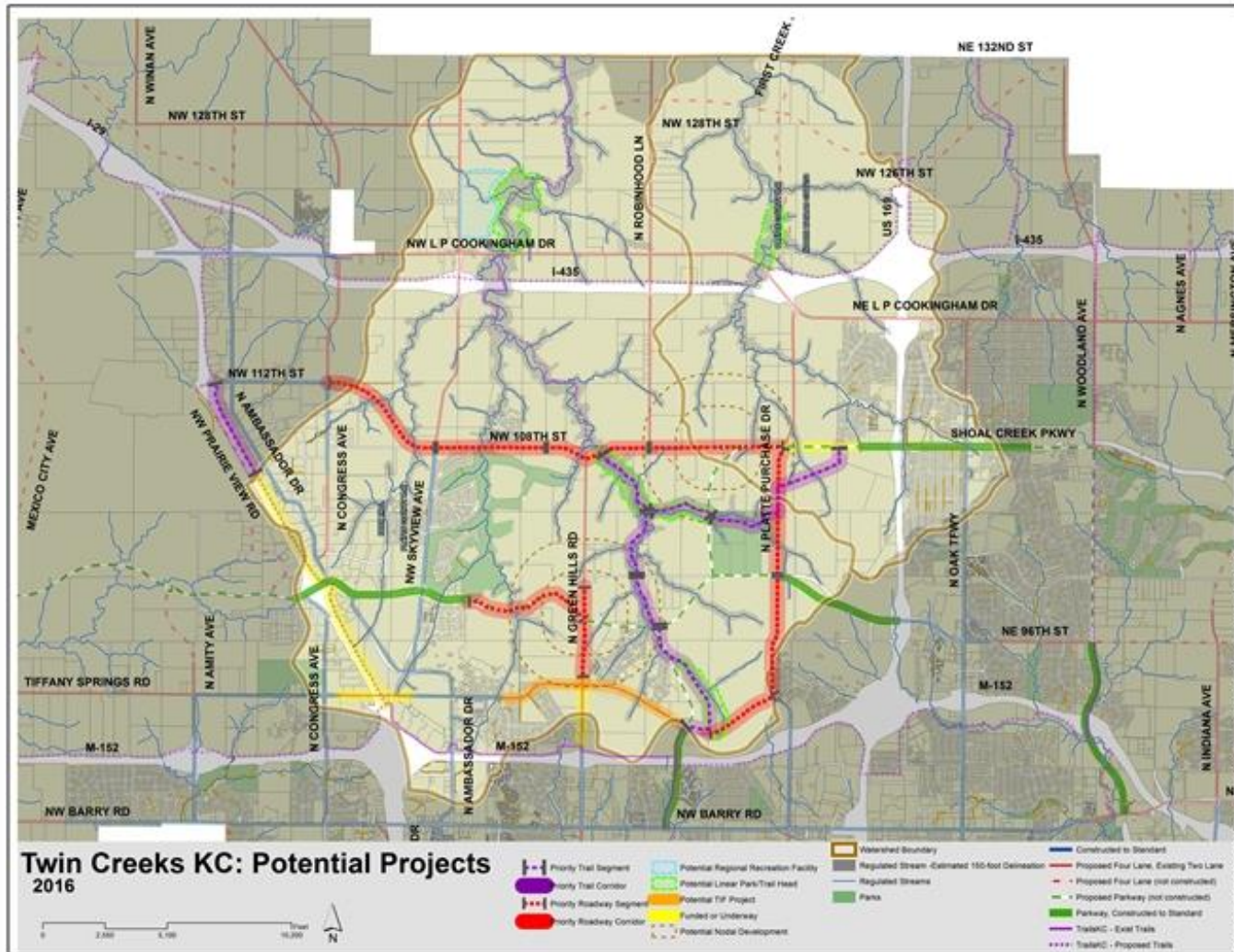
A list was shared that has the 40 largest property owners totaling 9,331 acres. It is anticipated that development will follow the infrastructure for water, sewer and roads. Development in Twin Creeks KC will likely continue the pattern of southeast to west and northwest since southeast is where much of the residential growth is now.

Taskforce Recommendations

1. Do not implement tools such as a CID, NID, or TIF in place too early. Although it can be an asset to do so, it can also be a detriment in selling/developing property. A CID or other overlay should be considered at the time a development plan is presented.
2. Survey the top landowners. Provide an update of progress, ask if they want to participate, and gauge their interest to develop their parcels.
3. Assure that the water plan is in place in order to drive or at least keep up with development. However, do not over plan, keeping in mind that development is market driven. In other words, don't run water lines or streets until we know the direction of development.
4. Contact the landowners adjacent to the identified Twin Creeks KC road priorities.
5. Discourage sub-dividing tracts into less than 100 acres in order to manage land assemblage opportunities.
6. Determine the best way and by whom to guide and assist in land assemblage.
7. The City should consider policies which will help the area grow. The Taskforce recommends that the City set aside \$1 million annually for land acquisitions needed for easements along streets, parkways, boulevards and water infrastructure.

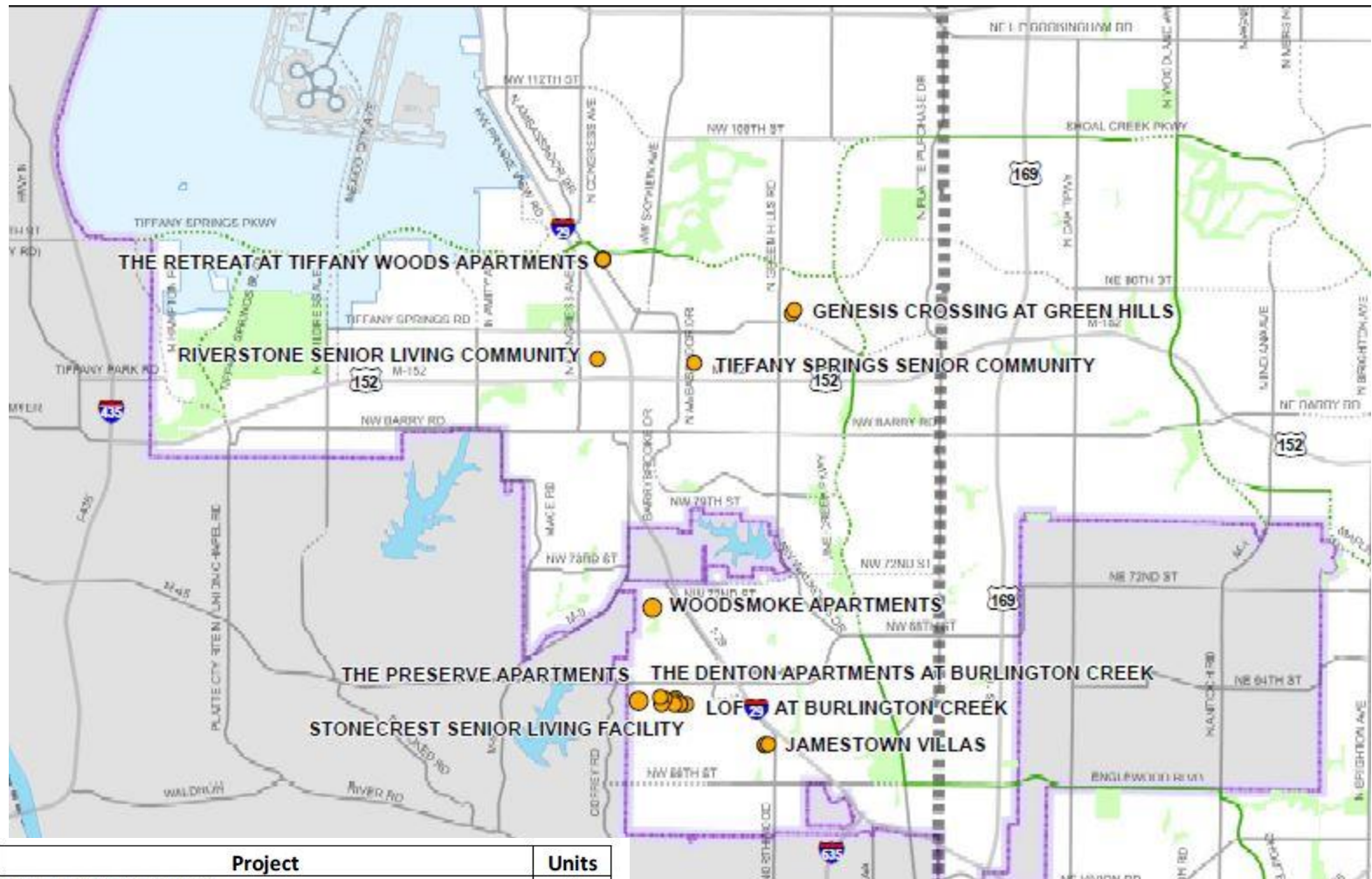


TWIN CREEKS KC POTENTIAL PROJECTS





KCI TWIN CREEKS MULTIFAMILY DEVELOPMENT



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KCI TIF PROJECT LIST

KCI TIF HISTORY - MAJOR PROJECTS

Bond Pkg #1 Projects (2002)

1	Ambassador Dr/ Route 152 Interchange	Completed
9	Old Tiffany Springs Rd Near Congress Ave	Completed
10	North Congress From Nw Prairie View South	Completed

Bond Pkg #2 Projects (2004)

2A/2B	Ambassador Dr Extension from Tiffany Springs Rd to N Polo Dr	Completed
4A/4C	Old Tiffany Springs Rd East and West of Ambassador	Completed
5C/5D	Skyview Ave South of Tiffany Springs Rd	Completed

Bond Pkg #3A Projects (2009)

3A	I-29/Tiffany Springs Pkwy Diverging Diamond Interchange & Improvements to Tiffany Springs Pkwy Between NW Prairie View Rd & Ambassador Dr	Completed
5A	Skyview Ave North of Ambassador Dr Extension to Tiffany Springs Pkwy	Completed
12	Barry Rd, Boardwalk to Ambassador Dr	Completed
13	Old Tiffany Springs Rd, Western Entrance of Tiffany Hills Park west to Intersection of Amity	Completed
14	N Polo Dr, West arc of N Polo: N Ambassador Ave to Tiffany Springs Pkwy	Completed
15A, 15B	Roundabouts on Tiffany Springs Pkwy at Ambassador Dr & Skyview Ave	Completed

Bond Pkg #4 Projects (2012)

Sewer First & Second Creek Projects	Completed
(not shown on map)	

Bond Pkg #5 Projects (2012)

3A/3B	See 3A above, 3B Intersection is located at NW Prairie View Rd & Tiffany Springs Pkwy	Completed
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Bond Pkg #6 Projects (2014) - Fully Funded

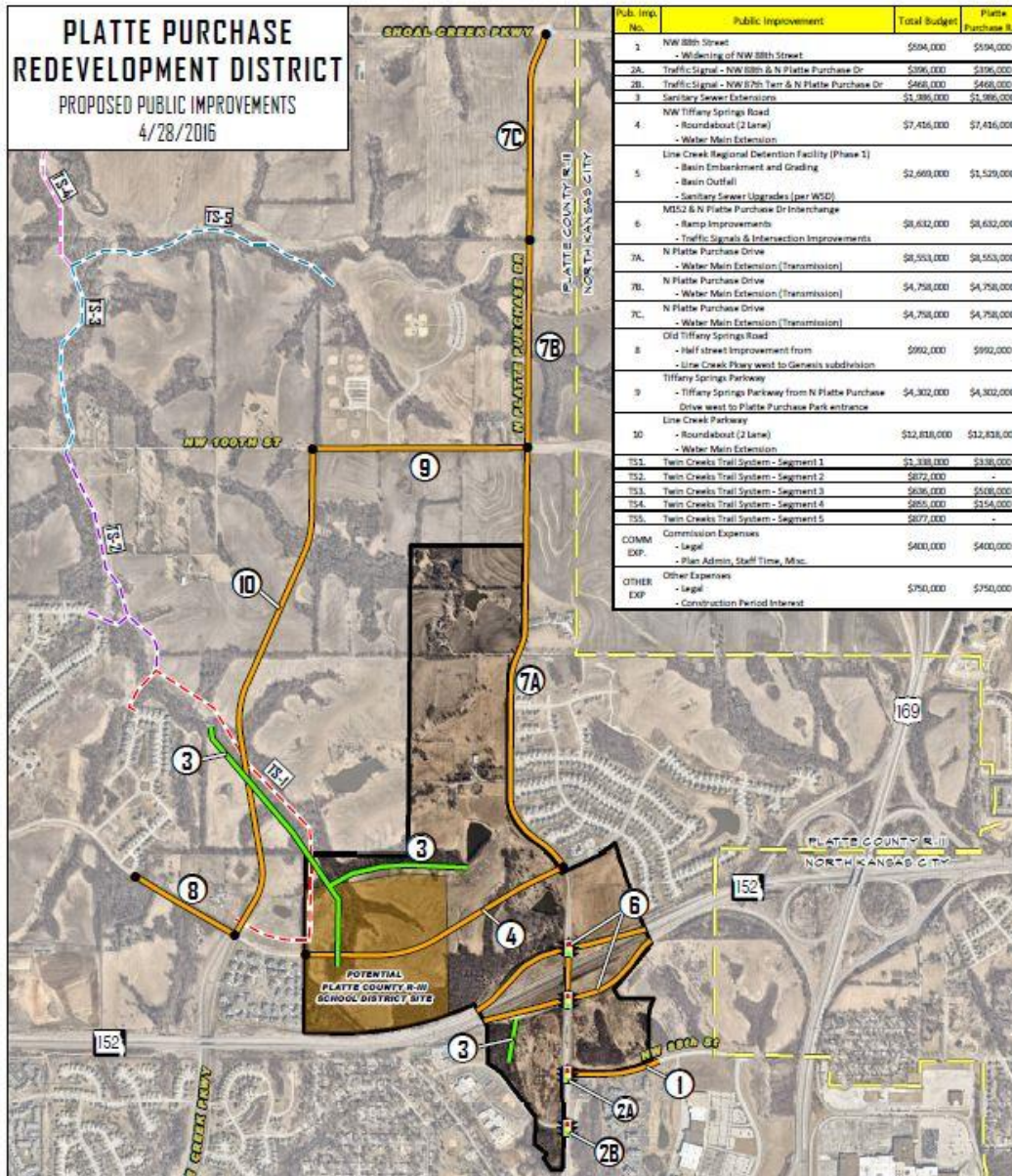
6A	Green Hills Rd	Under Construction
7A	Intersection of Old Tiffany Springs Rd & Green Hills Rd	Design In Progress
7B	Old Tiffany Springs Rd West of Green Hills	Design In Progress
5B	NW Skyview Ave from NW Old Tiffany Springs Rd to N Ambassador Dr	Awaiting ROW and Fund for Construction
4B	Design of Old Tiffany Springs Rd Overpass at I-29 (Note: not yet funded for construction)	Design In Progress

Other

16	108th St/Shoal Creek Pkwy	Final Design
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PLATTE PURCHASE REDEVELOPMENT DISTRICT MAP



PLATTE PURCHASE REDEVELOPMENT PROJECT LIST

Pub. Imp. No.	Public Improvement	Total Budget	Platte Purchase R.D.
1	NW 88th Street - Widening of NW 88th Street	\$594,000	\$594,000
2A.	Traffic Signal - NW 88th & N Platte Purchase Dr	\$396,000	\$396,000
2B.	Traffic Signal - NW 87th Terr & N Platte Purchase Dr	\$468,000	\$468,000
3	Sanitary Sewer Extensions	\$1,986,000	\$1,986,000
4	NW Tiffany Springs Road - Roundabout (2 Lane) - Water Main Extension	\$7,416,000	\$7,416,000
5	Line Creek Regional Detention Facility (Phase 1) - Basin Embankment and Grading - Basin Outfall - Sanitary Sewer Upgrades (per WSD)	\$2,669,000	\$1,529,000
6	M152 & N Platte Purchase Dr Interchange - Ramp Improvements - Traffic Signals & Intersection Improvements	\$8,632,000	\$8,632,000
7A.	N Platte Purchase Drive - Water Main Extension (Transmission)	\$8,553,000	\$8,553,000
7B.	N Platte Purchase Drive - Water Main Extension (Transmission)	\$4,758,000	\$4,758,000
7C.	N Platte Purchase Drive - Water Main Extension (Transmission)	\$4,758,000	\$4,758,000
8	Old Tiffany Springs Road - Half street Improvement from - Line Creek Pkwy west to Genesis subdivision	\$992,000	\$992,000
9	Tiffany Springs Parkway - Tiffany Springs Parkway from N Platte Purchase Drive west to Platte Purchase Park entrance	\$4,302,000	\$4,302,000
10	Line Creek Parkway - Roundabout (2 Lane) - Water Main Extension	\$12,818,000	\$12,818,000
TS1.	Twin Creeks Trail System - Segment 1	\$1,338,000	\$338,000
TS2.	Twin Creeks Trail System - Segment 2	\$872,000	-
TS3.	Twin Creeks Trail System - Segment 3	\$636,000	\$508,000
TS4.	Twin Creeks Trail System - Segment 4	\$855,000	\$154,000
TS5.	Twin Creeks Trail System - Segment 5	\$877,000	-
COMM EXP.	Commission Expenses - Legal - Plan Admin, Staff Time, Misc.	\$400,000	\$400,000
OTHER	Other Expenses - Legal	\$750,000	\$750,000



TWIN CREEKS KC: NEXT STEPS

KCI Area Development Committee:

- Destination Opportunities Subcommittee work continues
- City of Kansas City Implementation Assignments:
 - Area Plan Amendments
 - Urban Design
 - Stormwater Management - Stormwater Intensity Map
 - Roads and Parkway Priorities
 - Linear Park Concept and Refinement
 - Revisit priority projects list





Thank you

