

PLANNING COMMISSION
GLADSTONE, MISSOURI
Council Chambers
August 18, 2014
7:30 pm

Item 1 on the Agenda: Roll Call.

Present: Ms. Alexander
Mr. Markenson
Mr. New
Mr. Ringhausen
Ms. Van Duser
Mr. Ward
Chairman Turnage

Absent: Ms. Poindexter
Mr. Steffens
Mr. Whitton
Mr. Yarber

Council & Staff Present:

Councilmember Jean Moore
Councilman RD Mallams
Scott Wingerson, Assist. City Mgr.
Melinda Mehaffy, Econ. Dev. Admin.
Chris Helmer, Planning Specialist

Item 2 on the Agenda: Pledge of Allegiance.

Chairman Turnage led the group in reciting the Pledge of Allegiance.

Item 3 on the Agenda: Approval of the July 7, 2014 minutes.

MOTION: By Mr. Ringhausen, second by Ms. Van Duser to approve the July 7, 2014 minutes as presented. All said aye. The motion carried.

Item 4 on the Agenda: PRESENTATION: Downtown Gladstone Planning and Construction Update.

Mr. Wingerson and Mr. Helmer gave separate presentations on both past and future planning for the downtown area. (see attached)

Item 5 on the Agenda: Communications from the City Council and the City Staff.

Councilmember Moore spoke about how this is such an exciting time for the City and she hoped that the Commission is as excited as the Council is. She also thanked Mr. Wingerson, City Manager Davis and Mr. Helmer for having the foresight to purchase property and work with developers to plan for the future. She appreciated all the time they have spent on these projects mentioned tonight.

Item 6 on the Agenda: Communications from the Planning Commission Members.

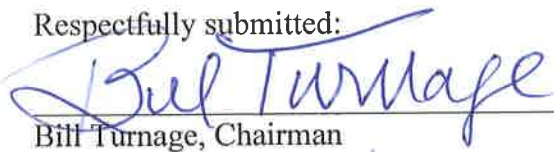
Mr. Markenson asked about Antioch Center and if staff knew of any other tenants that will be going in there.

Ms. Mehaffy said she was not aware of anything coming except the Walmart market store. She said the developer is sharing information with NNI and that she would get the Commission further information for their next meeting.

Item 7 on the Agenda: Adjournment


Chairman Turnage adjourned the meeting at 8:20 pm.

Respectfully submitted:


Bill Turnage, Chairman



Approved as submitted




Becky Jarrett, Recording Secretary

Approved as corrected

Making Connections and Places



City of Gladstone, MO

Planning Commission: Study Session

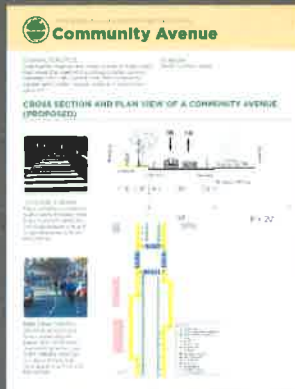
Monday, August 18, 2014





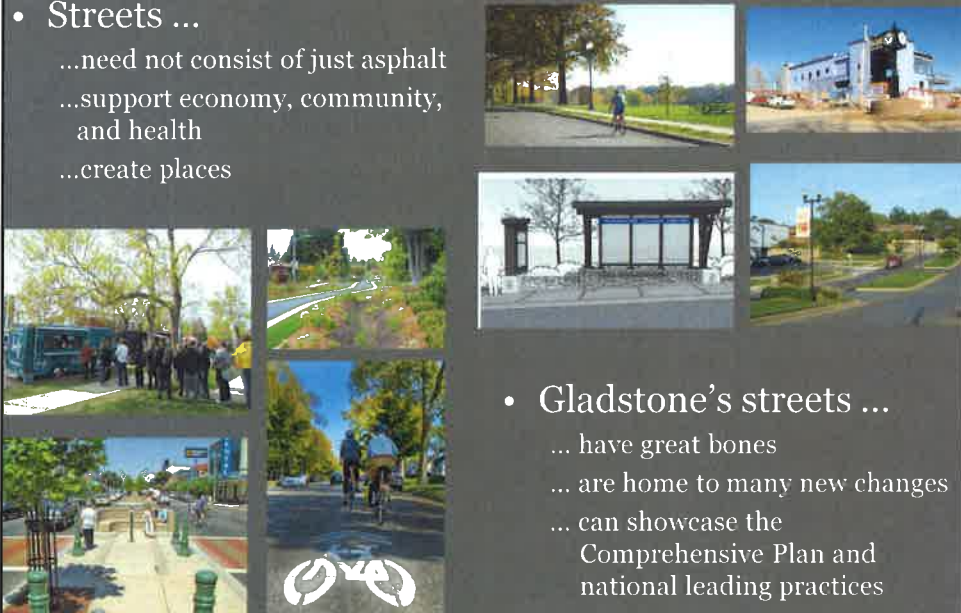
Downtown Transportation Plan

- Process
 - Analysis of Existing Conditions
 - Symposium
 - Design Workshop
 - Create Design Profiles
 - Technical Advisory Committee
- Product
 - Easy to use design guidebook



Creating Gladstone's Vision:

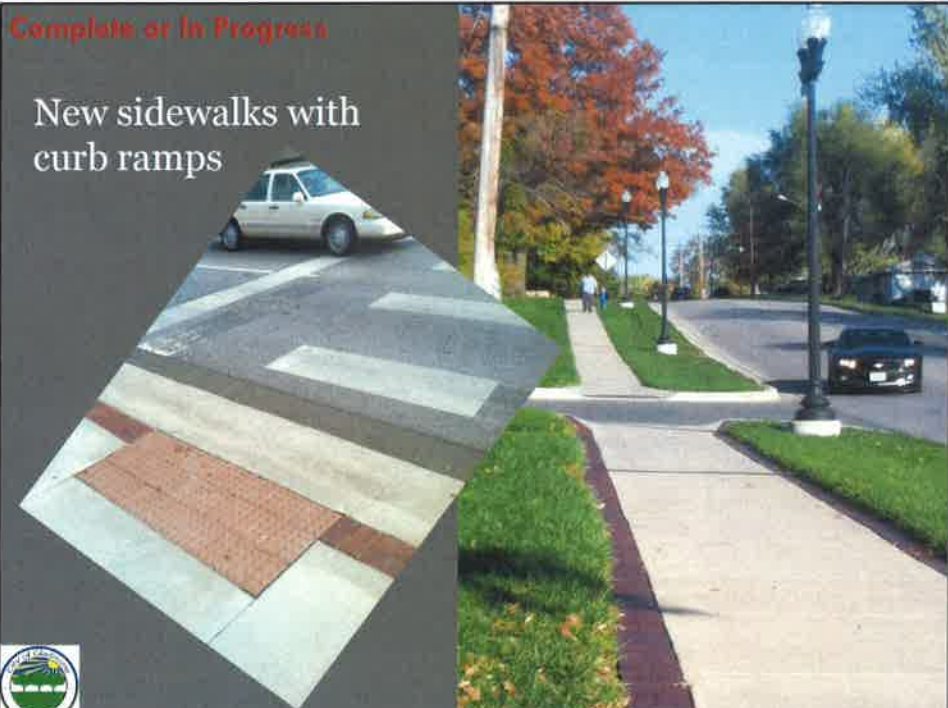

- Streets ...
 - ...need not consist of just asphalt
 - ...support economy, community, and health
 - ...create places

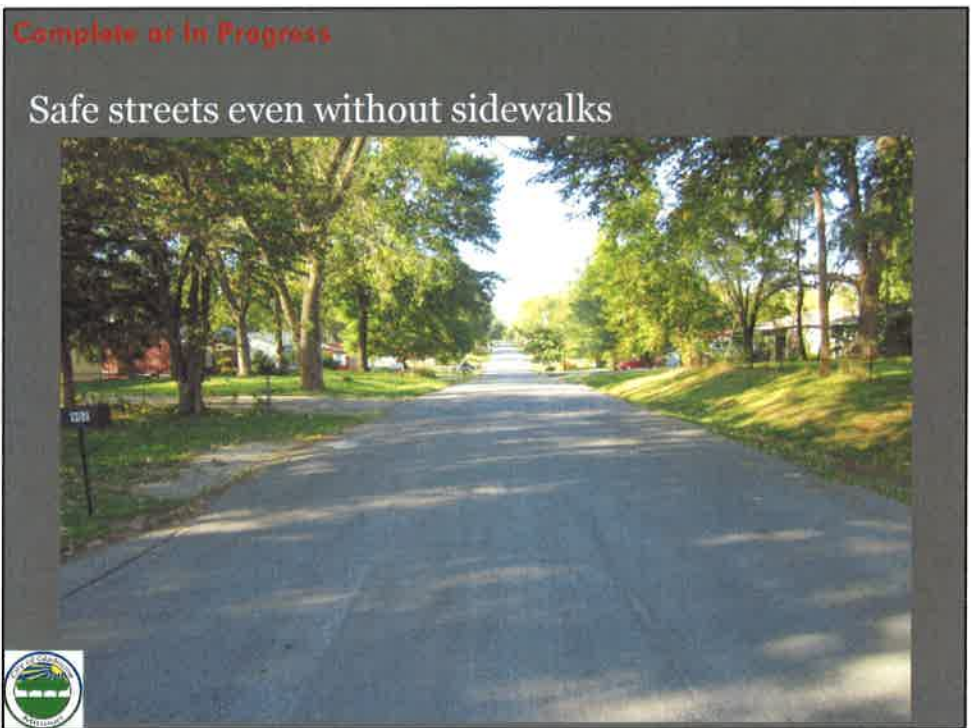
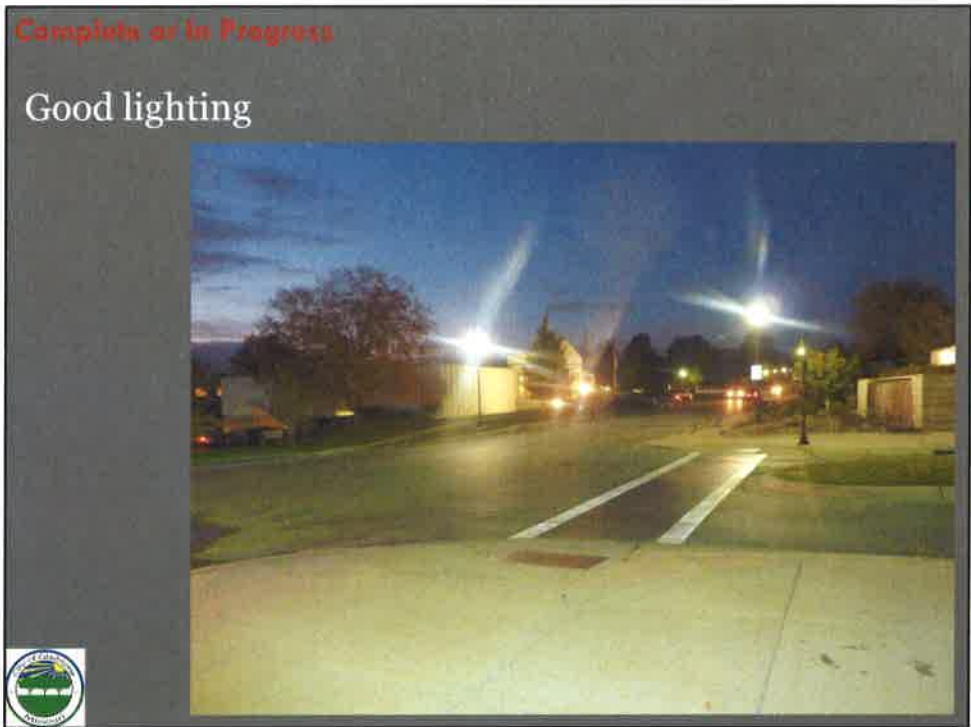


- Gladstone's streets ...
 - ... have great bones
 - ... are home to many new changes
 - ... can showcase the Comprehensive Plan and national leading practices

Complete or In Progress

New sidewalks with curb ramps

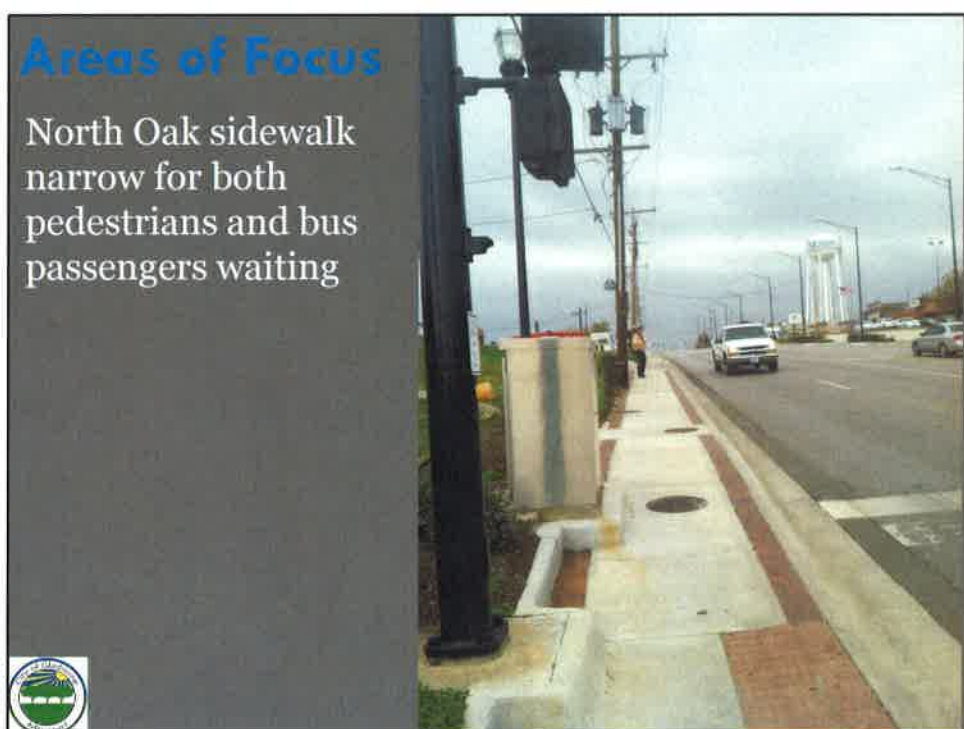
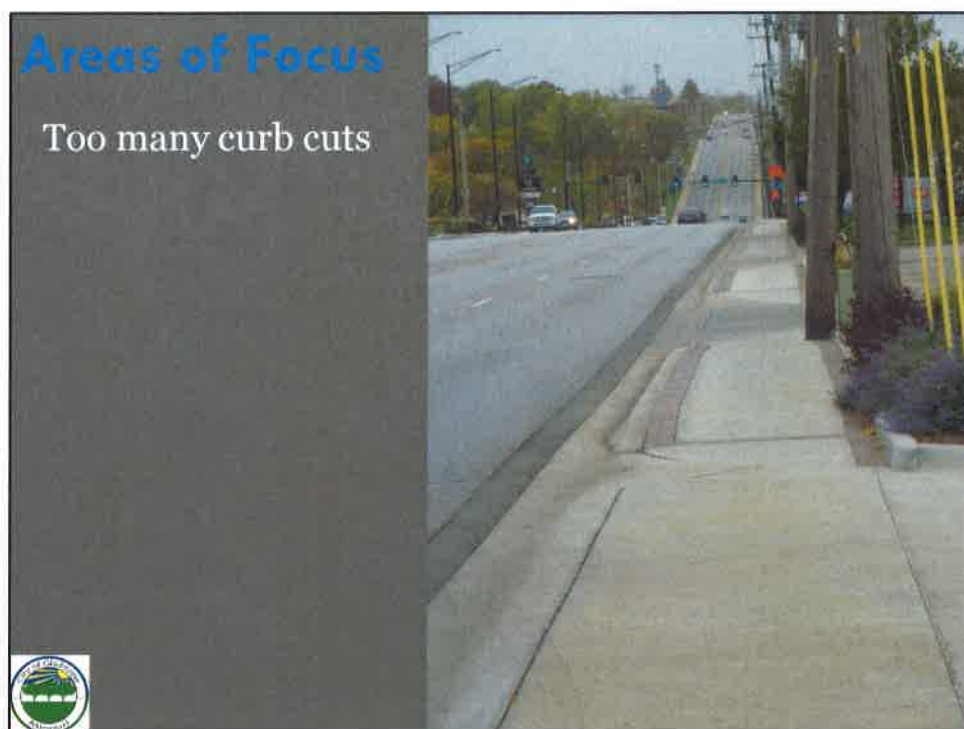


General feeling of security



Public positive about new development





Areas of Focus

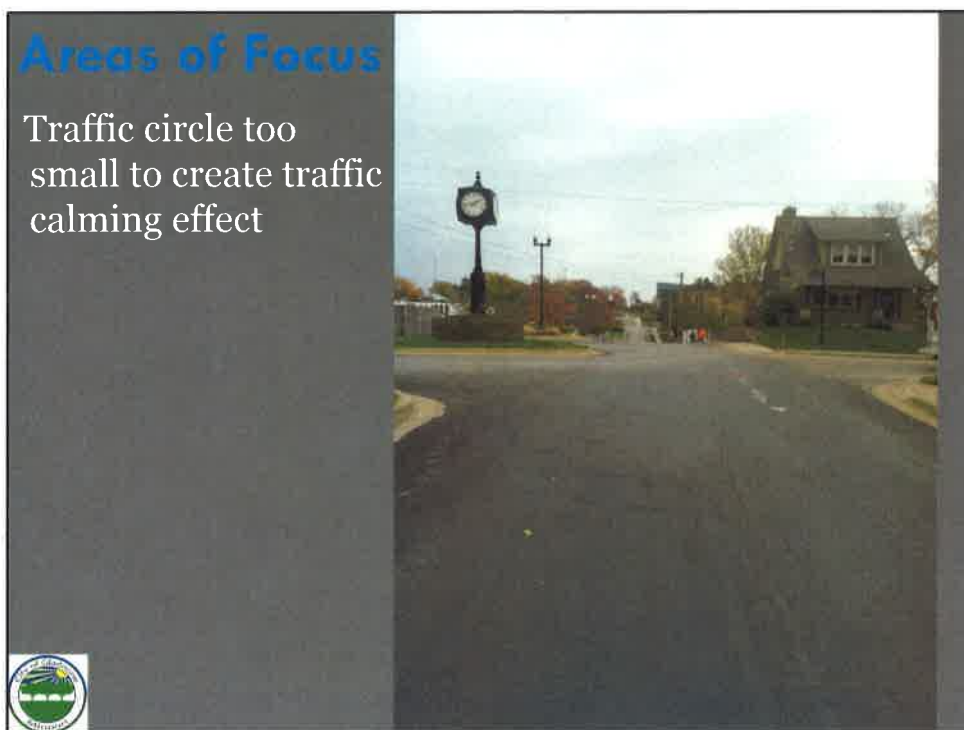
Driveways designed for high-speed turns

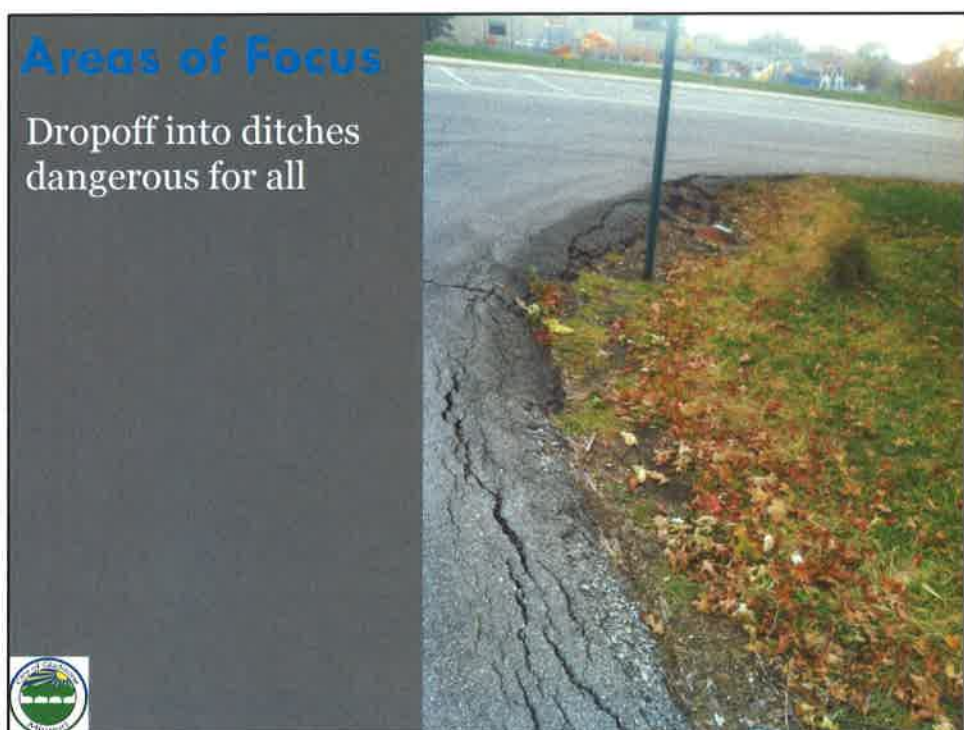
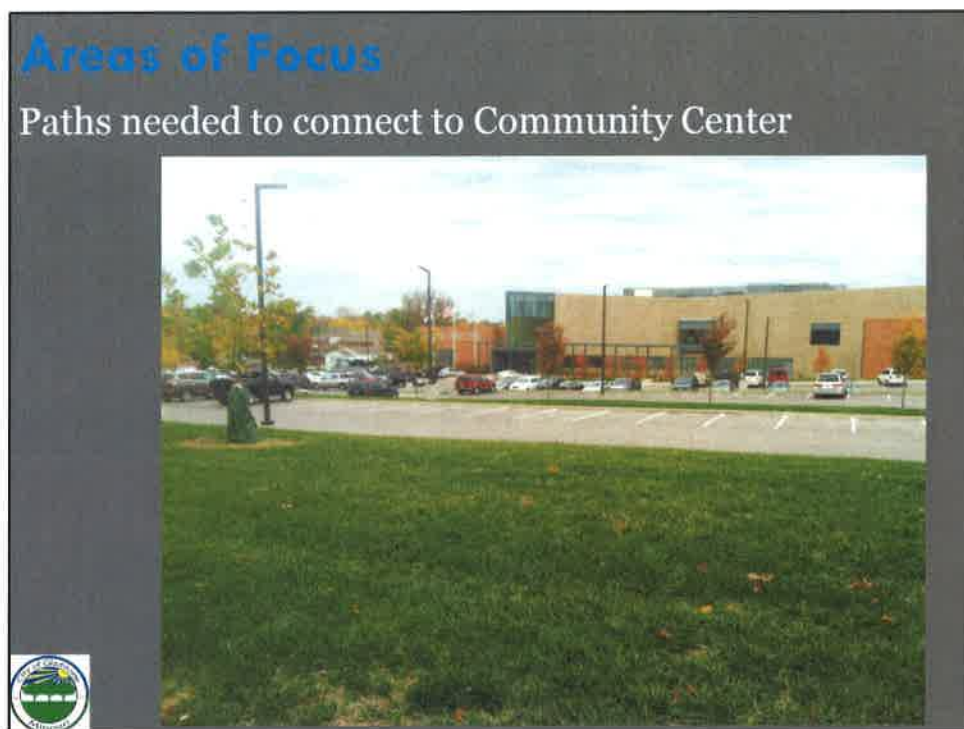


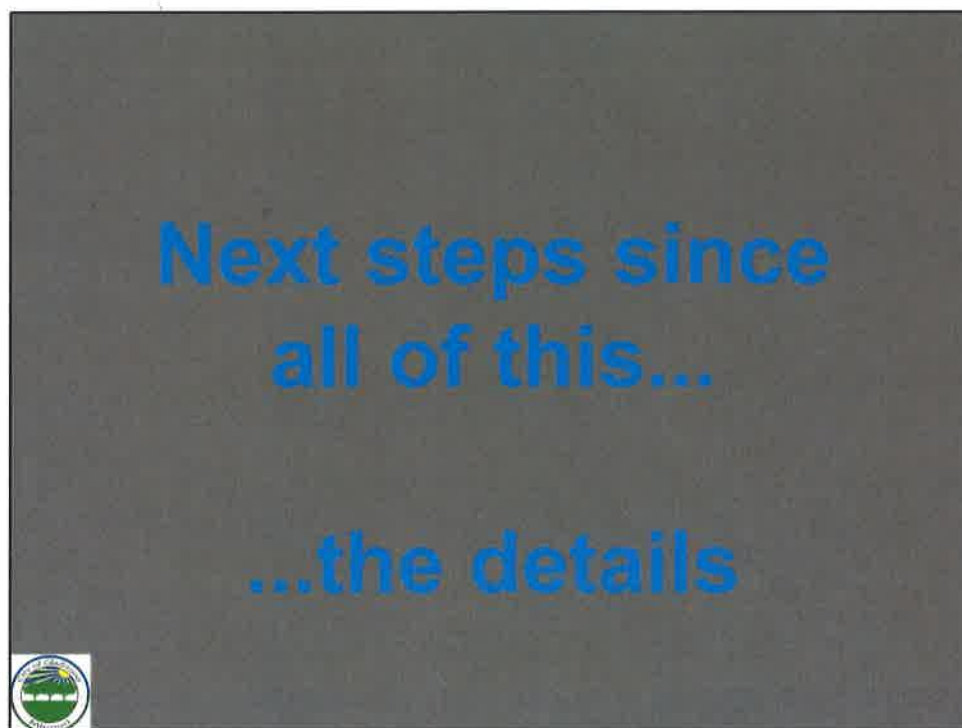
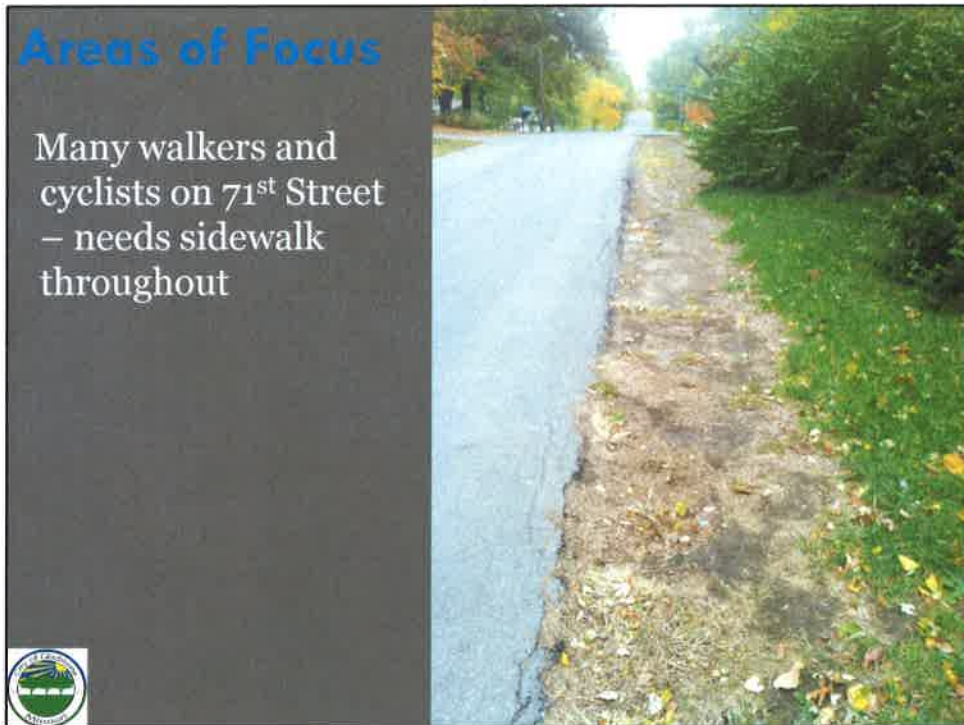
Areas of Focus

Parked cars impede visibility on Locust









Network & Connectivity

Making Gladstone downtown work

- Principles
 - Connected network
 - Short blocks
 - Intuitive circulation
- Produces
 - More interesting walking/biking experience
 - Less congestion
 - Faster EMS response time



Walking

- Principles
 - Make walking not just safe, but attractive
 - Encourage staying
- Produces
 - Induces walking
 - Improves health
 - Less auto reliance



Provide lighting



Add greenery



Seating



Bicycling

- Principles
 - Include cycling infrastructure on all Village Center Streets
 - Provide bicycle parking
- Produces
 - Induces cycling
 - Alerts motorists
 - Less auto reliance



Sharrow on low volume, low-speed road



Two-way path



Covered bicycle parking protects from the elements



Transit Use

- Principles
 - Transit expands travel choice and reduces transportation costs
- Produces
 - Less car ownership
 - Reduced commuting stress
 - Interest in Gladstone's affordability





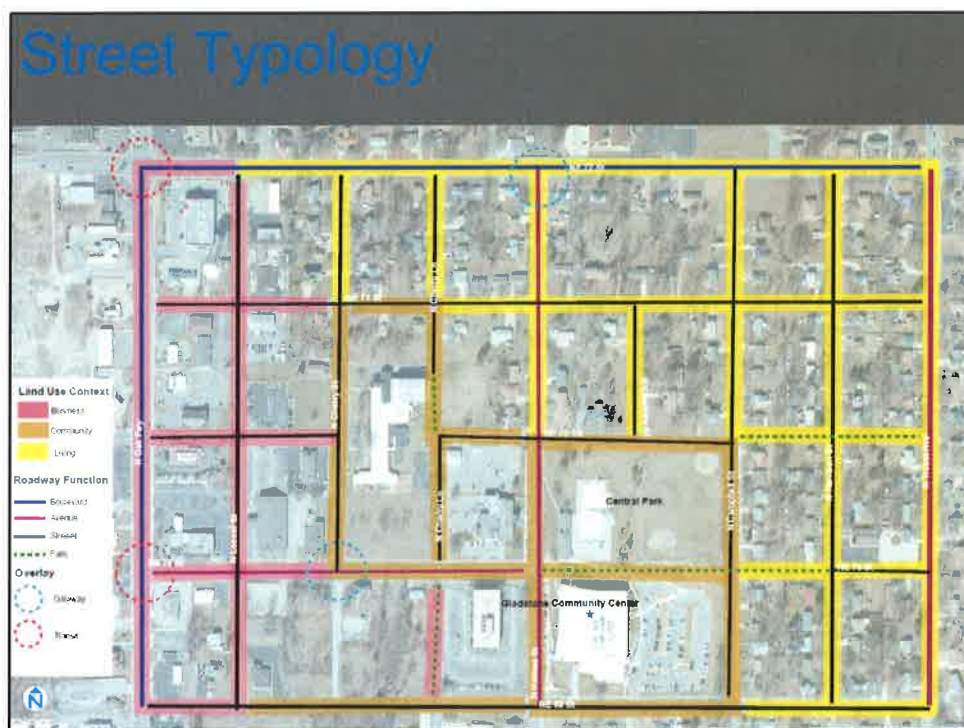


KCATA prototype



Environmental Factors

- Principles
 - Reduce amount of impervious surfaces
- Produces
 - Less runoff and pollution
 - Improves aesthetics

Making Places Great



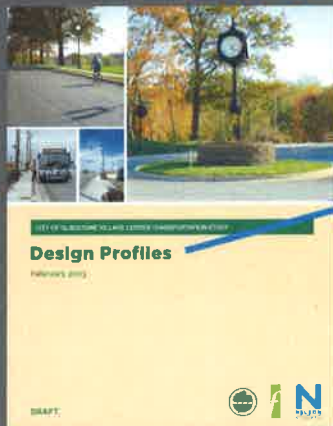
North Oak Trafficway - Concept

- Implement urban design guidelines from Comprehensive Plan
- Improve connectivity
- Making great place needs to look at transportation



Downtown Connection Projects

Locust Street Redevelopment



New round of Planning Sustainable Places funding

The Mid-America Regional Council is pleased to announce the 2014 Planning Sustainable Places (PSP) program to fund planning projects that help advance sustainable development objectives.



So what's next?

Submit PSP MARC Grant August 27th

Begin Contractor/Construction
Phase with Linden Path