

PLANNING COMMISSION
GLADSTONE, MISSOURI
Council Chambers
October 6, 2014
7:30 pm

Item 1 on the Agenda: Roll Call.

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

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

Council & Staff Present:

Councilmember Jean Moore
Councilman RD Mallams
Scott Wingerson, Assist. City Mgr.
Alan Napoli, Building Official
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 September 15, 2014 minutes.

MOTION: By Mr. Ringhausen, second by Mr. Ward to approve the September 15, 2014 minutes as presented. All said aye. The motion carried.

Item 4 on the Agenda: PRESENTATION: Tom Gerend, First Executive Director of the KC Street Car Authority.

Mr. Helmer said that tonight the Commission would hear from Tom Gerend, who has a history with Gladstone and with transportation in the region. Staff is grateful to have him here this evening.

Mr. Gerend proceeded to review the attached PowerPoint presentation outlining why the streetcar matters to the Kansas City area as well as the project plan.

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

Councilmember Moore said that the Council held a special meeting approving the development agreement between the city and the developer for the Northland Innovation Center.

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

None.

Item 7 on the Agenda: Adjournment

Chairman Turnage adjourned the meeting at 8:43 pm.


Respectfully submitted:


Bill Turnage, Chairman

Approved as submitted ☒


Becky Jarrett, Recording Secretary

Approved as corrected ☐




Project Update
 Tom Gerend
 Executive Director
 Kansas City Streetcar Authority

Outline

1. Why this matters to KC
2. Our Plan and Our Project
3. How & Why we are positioned to succeed
4. Construction Progress
5. Initial outcomes
6. Challenges and Next steps

Why this matters to KC

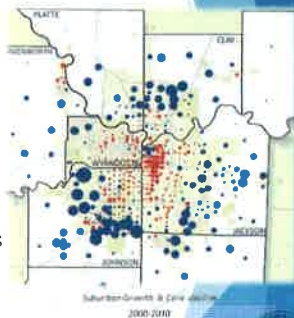
Regional,
 National, and
 Global
 Competitiveness

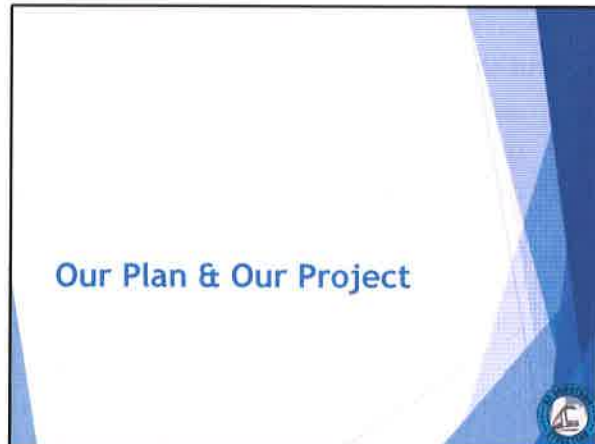


"Fly-over country"

Why this matters to KC

- ▶ Historic core population decline
- ▶ Efficiency & utilization of existing infrastructure
- ▶ Shifting demographics
- ▶ 30 years of failed rails efforts
- ▶ **strong core=strong region**





Street Running Rail



- Designed for tight urban environment
- Minimal impact on parking
- Serves as downtown distribution system for regional system



Level Boarding



Operates In All Weather Conditions



Estimated Trip Time

- ▶ One-way - 13 minutes
- ▶ Load/unload - 20 seconds per stop



Passenger Experience

- ▶ 10 Minute Frequencies in Peak
- ▶ Real-time arrival sign indicates wait time until streetcar arrives
- ▶ Free To Ride
- ▶ Branded station stops (approx. every 2 to 3 blocks).
- ▶ Integration with regional and local connecting bus routes.



How and why we are positioned to succeed



GREAT BONES



We were born a streetcar town.



Planning and Zoning aligned to spur new development

- ▶ Credit to Kansas City leadership and staff for understanding the rails alone aren't enough.
- ▶ Eased parking requirements
- ▶ Allowed for higher densities by right
- ▶ Initiated specific TOD planning and streamlined permitting efforts
- ▶ Included additional assessment on surface parking lots to promote higher/better use.

TDD Permit Expediting Program

- ▶ Service launched August 2013
- ▶ Designated staff
- ▶ Predevelopment meetings with detailed note taking
- ▶ Plan review times cut in half with no additional fee
- ▶ Project facilitators will provide follow-up and enhanced communication



Results

- 207 applications in the TDD since August of 2013
- 24 major projects with multi-department reviews
- 8 of 24 major projects are receiving incentives
- Developer feedback has been positive
- \$210,938,913.34 in private investment



Supportive Investments, Synergy, and Critical Mass



Local Partnerships and advocacy

- ▶ Elected Leadership
- ▶ Strong organizational partnerships
- ▶ Business
- ▶ Downtown Council
- ▶ Downtown Residents
- ▶ Grassroots Advocacy



Construction Progress

3rd Party Utility Coordination



3rd Party Utility Coordination



3rd Party Utility Coordination



3rd Party Utility Coordination

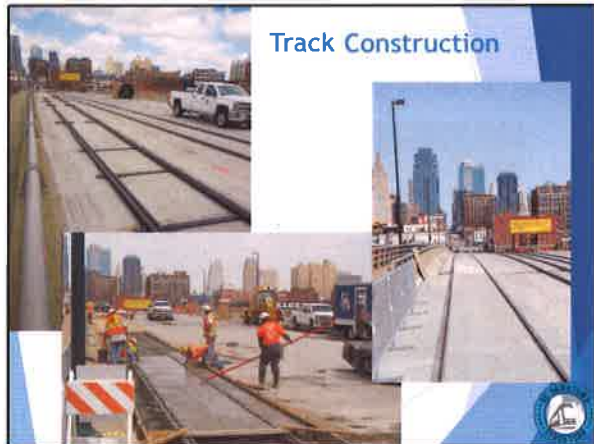


Water & Sewer Upgrades



Track Construction





Initial Outcomes

<p>Surge in apartment growth boosts downtown's revival <i>KC Star, Oct. 5th, 2013</i></p> <p>In the last few months, developers have announced that about 1,500 new and renovated units could be added by 2015... The proposed apartment units help prove that Mayor Sly James and many other streetcar backers made a wise decision to push a two-mile starter line from the River Market to Union Station.</p>	<p>Developer plans city's first new downtown hotel tower since 1985 <i>KC Star, Aug. 26th, 2013</i></p> <p>The project is also one block east of the Kauffman Center for the Performing Arts and on the new streetcar route planned for Main Street.</p> <p>"We think the downtown market is ripe for a new hotel," Will Schandlin, Chartwell's development manager, said Monday.</p>
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Quotes

"The streetcar is what drew us here."
—SCOTT RICHARDSON, URBAN STREET PARTNERS

"It (Columbus Park Redevelopment) really became a more feasible project with the streetcar."
—DAN HUSSEY, SENIOR VP, ZIMMER REAL ESTATE SERVICES
QUOTED IN THE KANSAS CITY BUSINESS JOURNAL, 12/13/13 on Columbus Park Redevelopment

"Our decision to commit to residential and other services for millennials and other folks is tied to the streetcar."
—BOB HERRIBLE, ARCHITECT & DEVELOPER
QUOTED IN THE KANSAS CITY STAR, 11/29/13

"The streetcar project...prompted us to double the size of our development and increase our investment in Kansas City by \$20 million."
—JONATHAN ARNOLD, PRINCIPAL & CEO, ARNOLD DEVELOPMENT GROUP
FROM PROJECT'S DEVELOPMENT PROPOSAL DOCUMENT



CHALLENGES AND NEXT STEPS

- ▶ **Challenges**
 - ▶ Funding our vision & meeting public expectations
 - ▶ Start-up and public education (it's all new)
- ▶ **Next Steps**
 - ▶ Form detailed operating plans and policies to ensure downtown's starter-line is a success.
 - ▶ Align bus operations downtown
 - ▶ Clarify expansion strategy Continue working with communities on supportive land use and Economic Development strategies to leverage downtown project to the fullest extent possible.

Thank you!

Tom Gerend
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Kansas City Streetcar Authority
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