

PLANNING COMMISSION  
GLADSTONE, MISSOURI

*Council Chambers*

January 5, 2015

7:00 pm

**Item 1 on the Agenda: Roll Call.**

**Present:** Ms. Alexander  
Mr. Markenson  
Ms. McGee  
Mr. Steffens  
Mr. New  
Ms. Poindexter  
Mr. Ringhausen  
Ms. Van Duser  
Mr. Ward  
Mr. Whitton  
Mr. Yarber  
Chairman Turnage

**Absent:** None

**Council & Staff Present:**

Councilmember Jean Moore  
Councilman RD Mallams  
Scott Wingerson, Assistant City Manager  
Alan Napoli, Building Official  
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 December 1, 2014 minutes.**

Mr. Ringhausen noted a correction on the date of the minutes, which needed to be changed from November to December 1, 2014.

**MOTION: By Mr. Ringhausen, second by Ms. Van Duser to approve the December 1, 2014 minutes as corrected. All said aye. The motion carried.**



*This portion of the meeting was transcribed by Cross Reporting. See attached.*

1. PUBLIC HEARING: On a request for a Site Plan revision at 6000 N. Antioch Road; Meadowbrook Shopping Center. Applicant/Owner: ARO Real Estate. File #1402.
4. A. CONSIDERATION: Of a Site Plan Revision at Meadowbrook Shopping Center. The City Council will consider this application on Monday, January 26, 2015.
2. PUBLIC HEARING: On a request to rezone property currently zoned as R-1, Residential, CP-0, Commercial Non-Retail and C-2, General Business to MXD, Planned Mixed Use District and Site Plan Approval at 6889 N Oak, Commonly known as the Northland Innovation Center. Applicant/Owner: Gladstone CAP, LLC. File #1403.
5. A. CONSIDERATION: of a Zoning Change to MXD and Related Development Plan of the Northland Innovation Center. *The City Council will consider this application on Monday, January 12, 2015.*
5. B. CONSIDERATION: of a FINAL PLAT at 6889 N. Oak. Applicant/Owner: Gladstone CAP, LLC. File #1404. *The City Council will consider this application on Monday, January 12, 2015.*

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

Mr. Wingerson commented on the development tonight on Antioch Road. Although Melinda Mehaffy isn't here tonight, she began working with Dunkin Donuts about 5 years ago. Sometimes that's how long it takes and it's encouraging to see that reinvestment in the corridor. They may have noticed that the Curry Company, right across from Meadowbrook Shopping Center, is being renovated inside and out and he expects more great things from them in the future. Meadowbrook is also a fantastic investment.

He wanted to be sure that the Commission is aware that the *only* executed lease is with the North Kansas City School District for the operation of their SAGE program which is about half of the 60,000 square feet. The other half is allocated to the Northland CAPS program exactly as the development team spoke about. The school district will be looking to lease the remainder of the space to a private business who will then be a primary sponsor of the CAPS program. The other tenants that were talked about tonight are all for planning purposes at this point.

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

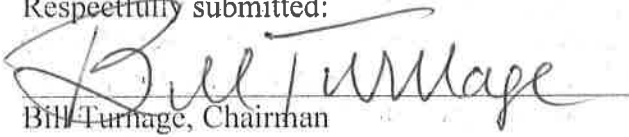
None.

**Item 7 on the Agenda: Adjournment**



Chairman Turnage adjourned the meeting at 9:01 pm.

Respectfully submitted:

  
Bill Turnage, Chairman

Approved as submitted X

  
Becky Jarrett, Recording Secretary

Approved as corrected \_\_\_\_\_



1 CITY OF GLADSTONE, MISSOURI  
2 PLANNING COMMISSION MEETING  
3  
4 JANUARY 5, 2015  
5 7:00 P.M.  
6  
7  
8 TRANSCRIPT OF PROCEEDINGS  
9  
10 In Re: Public Hearing - On a request to rezone  
11 property currently zoned as R-1, Residential, CP-0,  
12 Commercial Non-Retail and C-2, General Business to  
13 MXD, Planned Mixed Use District and Site Plan  
14 Approval at 6889 North Oak, Commonly known as the  
15 Northland Innovation Center. Applicant/Owner:  
16 Gladstone CAP, LLC. File Number 1403.  
17  
18 Held at Gladstone City Hall, 7010 North  
19 Holmes, Gladstone, Missouri.  
20  
21 A P P E A R A N C E S:  
22  
23 Mr. Bill Turnage, Chairman  
24 Ms. Anne Alexander, Member  
25 Mr. Gary Markenson, Member  
26 Ms. Jennifer McGee, Member  
27 Mr. James New, Member  
28 Ms. Shari Poindexter, Member  
29 Mr. Alan Ringhausen, Secretary  
30 Mr. Mike Steffens, Vice-Chairman  
31 Ms. Sarah Van Duser, Member  
32 Mr. Don Ward, Member  
33 Mr. Larry Whitton, Member  
34 Mr. Kyle Yarber, Member  
35 Mr. Chris Helmer, Planner  
36 Ms. Becky Jarrett, Administrative Assistant.  
37 Mr. Jim Leacock, Public Stenographer

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1 CHAIRMAN TURNAGE: The next item will be  
2 Public Hearing, Rezoning Property, File Number 1403.  
3 I won't go through all of this, but this is the  
4 Northland Innovation Center. So I will open the  
5 public hearing. Mr. Helmer.  
6  
7 MR. HELMER: Thank you, Mr. Chairman.  
8 Very quickly. We received this packet of  
9 information. There is a lot of stuff here for your  
10 consideration. Very quickly, I would like to go  
11 over some of the highlights of the packet, as well  
12 as just some of the general planning philosophy for  
13 the area, sort of where we have been as a community  
14 and where we are today. And then as like the last  
15 application, we will quickly turn it over to the  
16 development team. We do have a full team here this  
17 evening. We are very confident that you all will  
18 hear a wealth of information. So we will get to  
19 that very quickly.  
20  
21 Prior to doing that, you will notice that  
22 at the very beginning of your application there is a  
23 memorandum that has been crafted by Assistant City  
24 Manager Wingerson. We had some initial  
25 conversations on the approach to this application  
and felt that it was important for you all to have  
at least a little flavor of how this thing came

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1 about. I know that many of you do have some general  
2 background of that, but I wanted to shed a little  
3 additional light on that. So that is the first  
4 piece of information that you have been provided, as  
5 well as just sort of a very brief overview of the  
6 phasing process of the project.

7 There are three items of consideration  
8 tonight. Very similar in process to the items of  
9 consideration that you had a number of months ago  
10 when you heard the approval process for the Heights  
11 Development, which will be the neighbor of this new  
12 development project. You also, like the last  
13 application, have received a rather detailed aerial  
14 site plan, just showing the layout of the  
15 development area, as well as rezoning map, as well  
16 as the future land use map that really brings back  
17 some of the history and the planning processes that  
18 have occurred over a number of years.

19 We do have some of you on the Commission  
20 that go back to these processes that have helped  
21 lead us to where we are here today. Back during the  
22 Master Planning process, ultimately back during the  
23 2007 planning phases of the Comprehensive Plan and  
24 the adoption of that plan, as well as the two  
25 subsequent amendments that have been included in

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1 that plan.  
2 Most importantly with that, those  
3 amendments to the plan is when we began the  
4 processes of identifying and looking at these key  
5 areas, nodes within the Village Center, Downtown  
6 District and when we grow up as a community, what do  
7 we want those communities to look like, as far as it  
8 relates to density, development style, pedestrian  
9 connectivity and the associated amenities. So as  
10 you go back in time a little bit with, me you will  
11 start to understand sort of where we've been and how  
12 all this now starts to jibe together with some of  
13 the current development, as I mentioned with the  
14 Heights as well as Linden Square and Gladstone 18.

15 The subject property -- you had a number  
16 of months ago a planning application come before you  
17 for the relocation of a project, a business of S.S.  
18 Auto. You will now notice that that previous  
19 business is now not operating at its old location.  
20 It is now the area of consideration or one of the  
21 parcel areas of consideration for the rezoning and  
22 redevelopment of this property. So all of those  
23 items that took place a number of months ago,  
24 strategically done by the leadership community, are  
25 now helping pave the path and lead to the

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1 implementation process that we are here for this  
2 evening.  
3       A number of rezoning classifications to be  
4 considered for rezoning, that being R-1 Single  
5 Family, CPO Planned District and C-2 General  
6 Business District classification, all being proposed  
7 for consideration of our mixed use zoning district  
8 or for short what we often refer to as MXD. And in  
9 addition, along with the site development plan  
10 approval consideration, you will be -- as well as a  
11 third item asked for consideration, the Final Plat,  
12 you will be asked to in essence make this entire  
13 development parcel adequate for final development.  
14       Very quickly, and I will be brief on this  
15 portion of the staff analysis. As I mentioned, the  
16 development team has a lot of information. A quick  
17 summary of the overall area of the project. It is  
18 just shy of 7.5 acres total in the development area.  
19 Roughly at 69th and North Oak Trafficway. This  
20 project will be a two phase project. The first  
21 project, or the first phasing of the project being  
22 90,000 square foot, not only for Phase One but Phase  
23 Two of Class A. office building campus style  
24 development.  
25       And you will also hear this evening really

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1 analysis as it relates to some changes that have  
2 occurred to the overall site development plan. So  
3 hopefully that will lay some assurance of what  
4 should be a successful and efficiency to traffic as  
5 it enters and leaves the site.  
6       Along with -- sort of the piggyback on the  
7 Storm Water and Traffic Analysis you also received.  
8 A portion in the staff analysis on some  
9 environmental consideration as it relates to the  
10 site, that being from a land use perspective. BMP's  
11 that are going to be implemented, as well as some  
12 consideration that has been taken to the stream or  
13 creek basin to the south.  
14       You also have been provided a memo or  
15 exhibit within your packet of material that has been  
16 provided by the design team that illustrates and  
17 highlights the extra measure that is going to be  
18 taken by the developer on standards that are very  
19 closely related in sustainability nature to that of  
20 leadership through efficiency in regard to the  
21 design of these standards.  
22       You will also notice within the packet  
23 that there is a lot of evolution and history  
24 conceptually to the project. We felt strong about  
25 providing that information. I truly hope that that

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1 what I feel is -- and hopefully the rest of the  
2 organization feels that the success of this project  
3 is one that should become of no surprise to the  
4 Commission and Council, but fundamentally has been  
5 successful in the garnering and the nurturing of  
6 some very strong partnerships over time.  
7       In addition to Phase One of the 90,000  
8 square foot development, there is a proposal for  
9 Phase 2 that we are asking the Commission and  
10 Council to consider, along with this process of  
11 developing plan approval. Along with Phase 2, you  
12 will see some other detailed elements as it relates  
13 to parking that in addition will be included, as a  
14 point of detail by the development team here  
15 shortly.  
16       You will also, as far as your packet of  
17 information, been provided two very solid pieces of  
18 information, technical pieces of information. That  
19 being the Traffic Analysis and the preliminary Storm  
20 Water Analysis for the area.  
21       You will also likely hear from the  
22 development team that this project is ever evolving.  
23 They are evolving today as we speak. So there has  
24 been, since the time that we have all met, some  
25 adjustments that have been made to the traffic

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1 makes some sense within the application. From what  
2 I have seen of the presentation, it does fit  
3 together rather nicely.  
4       With that said, Mr. Chairman, once again  
5 in final comment by staff, in looking at a full  
6 presentation, not only by staff but from the  
7 development team in your consideration tonight, I  
8 would suggest that the Commission ultimately  
9 consider favorable towards three action items  
10 tonight, which would be two bills, one being  
11 consideration and approval of a final development  
12 and rezoning bill ordinance, as well as approval of  
13 a Final Plat to allow for final development of the  
14 property.  
15       At this time, Mr. Chairman, I would like  
16 to turn this quickly over to the development team  
17 and then at the conclusion of that we can hopefully  
18 comprehensively handle questions at that point in  
19 time.  
20       CHAIRMAN TURNAGE: Okay. Thank you.  
21       MR. GLASRUD: Thank you, Chris. Good  
22 evening Commissioners. My name is Jason Glasrud, I  
23 am development manager with CBC Real Estate Group,  
24 developers of the Northland Innovation Center. We  
25 are pleased to have several from our development

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1 team here this evening to participate in presenting  
 2 the status of our project and answer your questions.  
 3 Certainly this hearing represents a big step for the  
 4 Northland Innovation Center. And our team has put a  
 5 significant amount of time and effort into a five  
 6 year plan, since we were last in these chambers on  
 7 October 1st when we obtained approval for our  
 8 Development Agreement.

9 To move things along, I will provide just  
 10 a brief overview of the scope and intent of the  
 11 project, as well as introductions of those on our  
 12 team who will be providing the technical  
 13 presentation this evening. So, we will move  
 14 expeditiously through the presentation so that all  
 15 the questions can be addressed at the end.

16 By way of background, this process really  
 17 began for us back in February when we responded to  
 18 the City's RFP for developers for the Northland  
 19 Innovation Center, which was being organized by the  
 20 City of Gladstone and the North Kansas City School  
 21 District, to create a home for the SAGE Gifted and  
 22 Talented Program, as well as the Center For Advanced  
 23 Professional Studies. Northland CAPS. Which is  
 24 where high school students have the opportunity to  
 25 participate in internships with some of the region's

1 leading corporations.

2 We really view this project as a great  
 3 opportunity to drive economic development, not only  
 4 in Gladstone but throughout the Northland. And we  
 5 were excited to have an opportunity to enter into  
 6 partnership with the City and the school district to  
 7 help make this vision a reality.

8 CBC was fortunate enough to have been  
 9 selected by the City to pursue this project. We  
 10 have spent the better part of the past 10 months  
 11 working with our architects, engineers and  
 12 contractors to create a site plan and building  
 13 design that makes sense economically, functionally  
 14 for the users, as well as aesthetically for the  
 15 community.

16 Our anchor tenant, the North Kansas City  
 17 School District and several potential user groups  
 18 have all weighed in on the design and building  
 19 layout. In fact, we hosted a design charette back  
 20 in late October with prospective users to obtain  
 21 feedback on functionality and aesthetics. And we  
 22 have been able to incorporate that feedback into our  
 23 present design. And we are certainly looking  
 24 forward to your comments on that here tonight.

25 In a nutshell, as Chris already said,

1 basically what we are talking about is a \$140,000  
 2 square foot Class A. office development in two  
 3 buildings. Phase One, 90,000 square foot facility  
 4 will house the North Kansas City School District  
 5 operation. 60,000 square feet of that building will  
 6 be dedicated to the North Kansas City School  
 7 District. We are talking with another user quite  
 8 seriously for the balance of 30,000 square feet of  
 9 that space. We will have a surface parking lot, of  
 10 which you will see here momentarily.

11 Once Phase Two comes along, that will be a  
 12 50,000 square foot Class A. office building as well.  
 13 We are presently in discussions with a number of  
 14 user groups, and that will prompt the necessity for  
 15 a structured parking facility to accommodate the two  
 16 facilities.

17 First up tonight will be our design  
 18 partner, Hoefer Wysocki Architects, lead by Kevin  
 19 Berman, Hosam Habib, Nick Lawer and Brian Hamilton,  
 20 which will dive a lot deeper into the renderings and  
 21 site plans that you have in your packet. They will  
 22 discuss their current plans, parking arrangements,  
 23 landscape design. Also presenting with them this  
 24 evening will be Brian Roth of Land 3 Design Group.

25 We will also have Ryan Elam of BHC Rhodes,

1 our civil engineering firm, who will walk you  
 2 through some of our site specific details, such as  
 3 grading, stormwater BMP's and utilities. Also on  
 4 our team, but not present tonight is Kelbourne  
 5 Construction, our general contractor, who has been  
 6 busy at work pricing this project for us and has  
 7 been integral in the process.

8 So with that, I will turn it over to Kevin  
 9 Berman for the design presentation. Kevin.

10 MR. BERMAN: Hello. Good evening. I am  
 11 Kevin Berman, principal in charge of the project for  
 12 Hoefer Wysocki Architecture, actually one of six  
 13 partners in total. I have been more directly  
 14 involved in introducing the team on behalf of Hoefer  
 15 Wysocki tonight.

16 It has been a very exciting project for  
 17 us, a huge opportunity to become a part of this  
 18 development. The area is really doing something  
 19 wonderful and we are glad to be a part of helping  
 20 the community add this extra feather in the cap, if  
 21 you will, of what is going on. Jason did a great  
 22 job kind of describing some of the processes we went  
 23 through. Briefly introduced the team. It is a very  
 24 complex project. There is a lot of site slope,  
 25 there is a lot of area development, there is a lot

1 of complex tenant requirements. So our team has --  
 2 we have a lot of players here, we have a lot of  
 3 people involved. They will each be speaking and  
 4 each be here to answer your questions.

5 As I said, I am a principal in charge. We  
 6 have our lead design architect here, which is Hosam  
 7 Habib, who is going to go through the majority of  
 8 the architectural design and site design. Nick  
 9 Lawer is here, he is our project architect. He is  
 10 responsible for some of the more detailed aspects of  
 11 the project, from code requirements to  
 12 constructability.

13 Brian Hamilton is our director of urban  
 14 planning. He has looked at this project in and out  
 15 from all the related project sites and different  
 16 developments the City has gone through. Brian, our  
 17 civil engineer, of course will talk about grading  
 18 and stormwater and other issues along those lines.  
 19 And Brian our landscape architect, talking about  
 20 urban class.

21 This is a list we put together of kind of  
 22 where we started and what we've done and where we  
 23 are today. There was a competition phase, an RFP  
 24 came out, and we went through that stage and  
 25 ultimately became the selected team. Since that

1 time we've gone through some stakeholder interact  
 2 meetings, get feedback from the City, from the  
 3 building tenants, from the developer, from the  
 4 contractor for pricing. You can see those issues we  
 5 addressed from context to streetscape, public  
 6 amenities and character. All these major  
 7 stakeholders had influence on the design on those  
 8 issues.

9 We then went through a design development  
 10 phase, where we revised the building, developed the  
 11 building, tried to adjust everyone's comments, and  
 12 there were many. And then came from that phase to  
 13 it another charrette, where we looked at all those  
 14 design development issues, re-presented them,  
 15 re-discussed them, and again continued to evolve the  
 16 design.

17 Planning staff coordination. As we  
 18 developed all these concepts, we worked with your  
 19 city staff, major issues of the City came up,  
 20 concerns about traffic, pedestrian flow, goals of  
 21 the City. Made sure all those things were  
 22 incorporated into our design. And finally we are  
 23 here before you today for development plan approval.  
 24 We will go through the design with you today and  
 25 basically the culmination of all the meetings we've

1 had with all the various key stakeholders, design  
 2 team, development team, and contractor team. With  
 3 that I am going to hand the presentation over to  
 4 Hosam. Here you go.

5 MR. HABIB: Good evening. My name is  
 6 Hosam Habib. I am a lead designer with Hoefer  
 7 Wysocki Architects. I have been involved with this  
 8 project since February 2014. This is a very special  
 9 project for me personally, as being an educator in  
 10 the past. The majority of the stakeholder in this  
 11 building are going to be the education facility and  
 12 the students. So with that being said, I would like  
 13 to give you a brief history of the project.

14 In February. When we started in February  
 15 of 2014, really we didn't have a grasp on the site  
 16 itself of the use of the community --

17 CHAIRMAN TURNAGE: Excuse me. Would you  
 18 mind getting close to the microphone. That's good.

19 MR. HABIB: So we came up with this plan.  
 20 I would like to move so I can further explain the  
 21 design. So we looked at the 5.7 acre site and the  
 22 location of Phase 1 and Phase 2 and creating some  
 23 public spaces and people places, and where the  
 24 parking will be. And the vision is of creating --  
 25 so the vision was to create an iconic architecture,

1 something to really start the community in a  
 2 flagship project. We look at this project as a  
 3 catalyst project.

4 So that's our vision in February 2014.  
 5 But honestly, as architects, we are trained to be  
 6 creative as much as we can with the program, with  
 7 the site, but the real creativity really comes from  
 8 the people and the community. So after this  
 9 selection that happened, we looked back at the City  
 10 and the community and wanted to know what really  
 11 their vision is, which was very interesting. We  
 12 hear something differently. Our thought as  
 13 architects, we are looking at more open spaces and  
 14 front parking, back parking, maybe the parking will  
 15 be exposed. We got some feedback when we met with  
 16 the city staff, and we heard the desire to create  
 17 more urban feeling, more street edge, where you have  
 18 the building line up along the 69th Street and North  
 19 Oak and create this anchor, kind of corner building  
 20 if you call it.

21 We also heard about how we can anchor the  
 22 end of Locust Street and create urban plaza and  
 23 people place. We also talked about the  
 24 sustainability aspect, and how we can preserve as  
 25 much as we can green space. This is a very

1 wonderful site. It has a lot of green space and  
2 native plants and the creek. So one of the effort  
3 that we try to do as a design team, is to preserve  
4 as much as we can of the green space.

5 We also hear that there is a desire that  
6 we would like to conceal the parking behind the  
7 building, so it is not exposed, so we create more  
8 urban environment.

9 So we took all these good feedback and we  
10 decided to take a step back from the proposal we  
11 submitted to the City, and we want to look on a  
12 broader vision. Not just our building, not just our  
13 project, but the downtown itself, and the different  
14 components that is surrounding us. So we said,  
15 okay, why don't we create -- instead of just looking  
16 at one office building or two office buildings,  
17 parking lot, what can we do to activate the corridor  
18 of 69th and create a live, play and learn  
19 environment. Where you have this, kind of like a  
20 corridor, almost a university, where you have the  
21 educational component, you have the living component  
22 and you have the creation component that can be tied  
23 to the green space here in the back. So we looked  
24 at more macro vision, as opposed to just looking at  
25 our project.

1 That's part of the reason we integrated  
2 our urban planner as part of that, because we wanted  
3 to look at it from an urban perspective. And I  
4 asked my colleague Brian Hamilton, who is an  
5 excellent urban planner, I said, "What can we do to  
6 that site, to not just look at our building, but  
7 look at the community and what can we give back to  
8 the community and create this environment?" And I  
9 would like you, Brian, to tell the story of how we  
10 take that 90,000 square feet building into a whole  
11 new level.

12 MR. HAMILTON: I have been accused of  
13 talking loud, but I'll go ahead and use the  
14 microphone. Thanks, Hosam. Again, just to kind of  
15 briefly reinforce kind of our design philosophy and  
16 our design collaboration. If we step back to the  
17 point where we were awarded the job, which we  
18 designed in a vacuum, not going through a whole lot  
19 of due diligence. We took a step back, and you  
20 can't design in a vacuum. What we need to  
21 understand, in terms of where we stepped off in this  
22 endeavor, is to understand that a project of this  
23 type, especially in a downtown environment, the sum  
24 is greater than the sum of its parts. Really, that  
25 was the mind-set and the approach to that.

1 I took kind of a quick snapshot of all  
2 your plans and policies, in terms of your  
3 comprehensive plan, all the downtown initiatives  
4 that have been done, to really kind of understand  
5 community wide aspirations, so that we weren't going  
6 down a path that wasn't going to reinforce those  
7 community goals and all that hard work put through  
8 admissions, community and council from years back.

9 Simply stated, it is about place making,  
10 and that's really what has driven a lot of the  
11 architecture, a lot of the citing of this. You have  
12 had some wonderful initiatives happen in the past  
13 years with the Community Center, the park. You've  
14 got a wonderful opportunity that has gone vertical  
15 now since we began this process, with the Heights  
16 Apartment. So we think that this is an important  
17 piece of the puzzle. It had to be done right, in  
18 terms of not only fitting contextually, but  
19 reinforcing those long-range aspirations. And as a  
20 catalytic project, to launch those further new  
21 initiatives in terms of streetscapes, open space,  
22 trails, gateways, monumentation. It is about  
23 branding the City of Gladstone's downtown and this  
24 new urban development. And that is where the  
25 mind-set was before pen and paper went into the

1 evolution of the architect, from the original  
2 dreaming the dream. With that, I am going to pass  
3 it back to the designers.

4 MR. HABIB: So as I mentioned, we took a  
5 step back and we wanted to study several things  
6 based on this factor that we heard. We want to  
7 listen more to the site and see what is in the site  
8 components. What are the challenges that we have in  
9 our site. So one thing obviously we have to look at  
10 is the grades of the site and the surrounding  
11 streets. How important that corner right now, and  
12 we know how it is an eyesore right now, this  
13 dealership. How we can create a very iconic corner  
14 and entry for downtown. How we take advantage of  
15 the site and work with the grade and the slopes.  
16 How we maintain the path of the creek and not  
17 interrupting much of the existing native landscape.  
18 All these factors we looked at as an opportunity as  
19 opposed to challenges, really. So with just that  
20 visualization we went through a series of diagrams,  
21 the one that you have in front of you right now, to  
22 study further in the 3-D dimension the different  
23 grades.

24 Just to give you an idea of the severity  
25 of the grades on this site, from the lowest point

1 here at the side to this entry, where you enter the  
 2 site, we have almost 24 feet difference. So almost  
 3 two-story when you think about it. So that's kind  
 4 of a grand showing, that if our building here is  
 5 four story, you almost have a fifth story, almost 24  
 6 feet high here. So that diagram is showing that  
 7 kind of the severity of the grade on the site. Of  
 8 course we are showing the surrounding main building,  
 9 the length and height, the new apartment and the  
 10 City Hall and different components here.

11 Then we looked at a second layer of study.  
 12 What site opportunity do we have? How can we  
 13 maximize the opportunity of this site? One, first  
 14 of all is the corner of 69th and North Oak. This is  
 15 a very important site, and how this will impact the  
 16 design and articulation of the building. And that's  
 17 part of the reason that we are kind of changing the  
 18 design from the traditional that you see in the  
 19 proposal, to more the rounded corner and more iconic  
 20 here in nature to highlight the entry. We looked  
 21 also at the solar path and solar orientation in  
 22 terms of sustainability and how we orient the  
 23 building best in order to face the north and south  
 24 and east and west. We looked also at the  
 25 surrounding traffic patterns and all that, which we

1 are going to talk about shortly.

2 Then based on these factors, we start  
 3 organizing the site. That's the next level. So we  
 4 know that we would like to keep it as much green as  
 5 possible. We know that we want to conceal the  
 6 markings so we don't see a parking lot from the  
 7 street. And we know that this corner is very  
 8 important, so location of Phase One as a flagship  
 9 portion of the project should be here. A five story  
 10 building. And then on the blue here that you see is  
 11 the Phase Two, the 50,000 square feet office  
 12 building where it comes in as a Phase Two. So based  
 13 on this site arrangement, we have better  
 14 understanding on the site of how we are going to  
 15 design the site layer now.

16 So obviously Phase One is going to come  
 17 here as a five story building with its required  
 18 parking. And Phase 2 will be more like two or three  
 19 stories, it depends on the footprint we are going to  
 20 design it for, and we are going to have in this  
 21 phase, we are going to have more structured parking  
 22 to meet the parking requirement.

23 We also wanted street parking in addition  
 24 to on-site parking. Street parking is a part of the  
 25 urban feeling. This is a very important aspect in

1 terms of activating the street and street life,  
 2 versus you have just a parking lot in the building.

3 So that's our site plan that you see here  
 4 for Phase One. I am just going to walk you through  
 5 certain access point. So we all understand that  
 6 part of the major tenant is going to be the North  
 7 Kansas City School District. They will have about  
 8 10 buses, 7 to 10 buses will enter on the side. We  
 9 started first with trying to concentrate all the  
 10 circulation from this point and this point, but we  
 11 thought it is going to create almost nightmare here,  
 12 where we have school buses and cars and traffic. So  
 13 we took a step back and said, Okay, maybe we can  
 14 take advantage of North Oak and activate that street  
 15 as well, and have an entrance for the buses,  
 16 entrance and exit, where you can separate this heavy  
 17 traffic of the buses or delivery on the lower level  
 18 here, and then as you see here in the blue, this is  
 19 the access point for the car and drop-off if needed  
 20 and the other tenant.

21 The three red arrows that you see here on  
 22 the drawing, is the three main entries to the  
 23 building. We have the main entrance here for the  
 24 building on the east side of the property. And we  
 25 have an entrance from the parking lot, from the

1 south, to the main building here for the main lobby.  
 2 And then we have lower entry here for the student  
 3 coming from the -- the bus rider, basically.

4 As you can see, the configuration of the  
 5 parking, you probably wonder why you take this  
 6 shape, and it is part of the reason we try to really  
 7 listen to the site and work with the grade. We  
 8 tried to interrupt as minimum as we can with the  
 9 site and preserve the green space as much as  
 10 possible. It is also driven by some economical  
 11 factor, because the more we interrupt the site and  
 12 have cut and fill, then we have to spend more money  
 13 on that that maybe we needed to improve the building  
 14 quality. So we were very cautious about that  
 15 development of the site, given the fact that we are  
 16 trying to also activate the street parking. But we  
 17 maintain in total, we maintained the parking ratio  
 18 for the building.

19 Then on the next level we start thinking,  
 20 okay, Phase Two, where is it going to be? Phase Two  
 21 obviously we will have to interrupt the parking here  
 22 lot, and then we build a parking structure to  
 23 accommodate the two buildings' needs for parking.  
 24 So that diagram is showing the top sections to the  
 25 building, which is here. And the parking structure,

1 which is going to be on the lower level. So first  
2 phase we are going to basically build the parking  
3 structure first, in order to accommodate the parking  
4 needs. And the step number two of Phase Two, we are  
5 building future Phase Two, 50,000 square feet.

6 So as we see here, the parking on that  
7 upper level is on the same grade as the entrance off  
8 those buildings. So it is almost you don't see --  
9 you don't perceive, as you are driving on 69th, that  
10 there is this parking structure. The parking  
11 structure actually will be on the lower grade here.  
12 So there is no visual -- you will not see any visual  
13 impact of the parking structure from 69th or North  
14 Oak, which that's the beauty of this solution.

15 So that's it for the Phase One and Phase  
16 Two site design. And we know that 3-D always makes  
17 things better and you can understand better. As our  
18 architect, we can read 2-D and 3-D, but it is always  
19 very good for the audience and people to really  
20 understand what we are trying to explain here. So  
21 that's kind of one of the early sketches that we  
22 drew, showing the parking structure Phase Two and  
23 Phase One building and that aerial view.

24 Then we start looking at the detail. We  
25 know that we want to activate 69th Street. We want

1 to -- we know that we would like to create a  
2 different place, a place where not just an entrance  
3 for a building, but a place for people to be hanging  
4 out. A place where public art can be displayed. A  
5 place where the students can enjoy the outdoors.  
6 Given the fact that we have the neighbors here, the  
7 residential neighbor. So what can we do? How can  
8 we enhance and elevate this, the overall urban  
9 environment? So you will see here the public plaza  
10 is also anchored at the end of Locust Street here.  
11 We have also another frontage here for the building,  
12 which is from North Oak, that leads to the entry of  
13 the building. And then we have the green space, and  
14 there is a plan, of course, that hopefully we can  
15 connect that in a series of walkways, so the public  
16 can have some accessibility to it.

17 In terms of landscape design, I would like  
18 to turn this to Brian Roth so he can further explain  
19 some of the aspects and some of the concepts that  
20 are implemented here. Brian.

21 MR. ROTH: Well, thank you. My name is  
22 Brian Roth with Land 3 Studio. We are a landscape  
23 architecture firm located in Kansas City, Kansas. I  
24 just want to run through -- our early goals on this  
25 project, it is always good to understand what our

1 vision was and what we were driving to achieve.  
2 Really it was three things. One was, is that with  
3 this site plan and the programming of it, we really  
4 wanted to integrate it with the downtown Gladstone  
5 fabric, being the streetscape and the continuing  
6 development of the downtown areas. That this is  
7 another element and another piece of the downtown  
8 Gladstone fabric. That is the streetscape frontage,  
9 pedestrian friendly environment, creating public  
10 plazas, and then also looking at gateway  
11 opportunities off of North Oak Trafficway.

12 Because of the somewhat intense program  
13 with the students and drop-off scenarios with buses,  
14 one of our goals was safe routes. Making sure that  
15 there was safe movement from bus parking and into  
16 the building or vehicular drop-off. But also  
17 understanding how people, at a pedestrian level, get  
18 out of their car and move into the building, or  
19 those even walking through the site or through the  
20 downtown area. And then really to celebrate the  
21 site. Provide spaces that are public in nature,  
22 areas that are inviting into this space through use  
23 of art and lighting and trees.

24 So as Hosam had mentioned, we have three  
25 primary areas of the site: One being the public

1 plaza space, one that really anchors the building  
2 entry. It creates the entrance to the building and  
3 it is also part of the car drop-off for the first  
4 level of the building. It really visually anchors  
5 69th Terrace, and then also more importantly the end  
6 of Locust right there, that that is what you see as  
7 you are driving down. Instead of it looking on  
8 beyond into a parking area or a woodland area, that  
9 there is more of an urban type of feel, a pedestrian  
10 scaled environment.

11 The material pallet, we really wanted to  
12 create as part of the public plaza, one that was  
13 very, I would say, streetscape or urban in nature.  
14 That had a canopy of trees and hardscape and seating  
15 areas. Areas that potentially integrated art. We  
16 have -- there is a budget for an element of art that  
17 works within this project. At this time we don't  
18 know what that is. We have some options. It could  
19 be prefabricated piece or something that is more  
20 integrated. Something that has to do with lighting  
21 or it could be seating components as part of this  
22 component. We also wanted these to be very much  
23 interactive, and that you can move in and throughout  
24 this space, and it was part of the streetscape  
25 element.

1 This gives you a view on the lower level  
2 with the bus drop-off area. This is a view looking  
3 north along North Oak Trafficway. So the first  
4 chance you get to see portions of the building  
5 within the background, and also opportunities for  
6 almost a gateway component to the very southwest  
7 corner of the site. What you see beyond with the  
8 building and the bus drop-off area, is to create  
9 that green area, that front door, that really  
10 provides more of a green park-like setting.

11 And then what is the Public Plaza, the  
12 opportunities with it? Something that is very  
13 celebrated through paving materials and art features  
14 and seating areas. A very almost streetscape urban  
15 type of feel of a tree canopy that integrates nicely  
16 with the building. But also, is very much a  
17 celebratory element at the end of Locust or along  
18 69th Street, but also works into the streetscape  
19 elements of the site.

20 MR. ELAM: Hello. My name is Ryan Elam.  
21 I am with BHC Rhodes, the civil engineer on the  
22 project, and I am going to continue on the  
23 discussion and talk a little bit about the civil  
24 standpoint of the project. So as has been mentioned  
25 several times, the site poses a few unique

1 opportunities dealing with the grade change that  
2 we've got going through the site. I'm sure if you  
3 are familiar with the site, North Oak Trafficway is  
4 coming down to a low point here. And 69th Street is  
5 also coming down to a low point in this general  
6 area.

7 As we go up and crest the hill here, we  
8 are kind of -- we are at the top of a hill. It ends  
9 up being approximately 40 feet of elevation change  
10 that we are dealing with across the site. So in  
11 order to keep the slopes at safe reasonable levels  
12 for the type of use that we are looking at, we are  
13 proposing to build up the site a little bit around  
14 this area here, with using retaining walls and  
15 bringing in some fill. But we have also done, as  
16 much as we can, with condensing that footprint and  
17 condensing that amount of fill that we have to bring  
18 in, in order to work with the natural grades of the  
19 site. And maintaining this large green area here.

20 From a stormwater standpoint, a detention  
21 standpoint, there is an existing box culvert that  
22 goes underneath North Oak Trafficway and out to the  
23 west there. And there is a 60-inch RCP pipe in this  
24 general area, (indicating.) We are proposing to  
25 extend that pipe along the creek bed line to account

1 for our bus drop-off area here. That distance is  
2 roughly 270 feet for that pipe extension.

3 This area also drains a rather large  
4 upstream drainage area of approximately 131 acres.  
5 So we are maintaining the function of this area as  
6 it currently exists today. So with this being down  
7 in the valley, in the creek area, and having the 60  
8 inch pipe existing, it acts as a regional detention  
9 facility. A regional area to kind of hold back  
10 water during large storm events in there. We are  
11 not impacting that with this design.

12 Essentially the timing of the storm events  
13 and how they tend to occur, allows a lot of our  
14 run-off to bypass the site prior to backing up. But  
15 there is also a large area here of the creek bed  
16 that has plenty of detention volume to handle any of  
17 the situations where the rainfall is greater than  
18 the pipe can handle.

19 We are connecting into the sanitary sewer  
20 in this general region down here. And as has been  
21 mentioned, we have a bus drop off in this area here.  
22 This entrance will be right-in right-out only, due  
23 to its proximity to North Oak Trafficway. Due to  
24 the intersection of 69th and North Oak, excuse me.

25 This right here is the Final Plat that we

1 are proposing. We are proposing -- it's a little  
2 tough to see on this, but this will be Lot 1. That  
3 will hold the Phase One building and the drop-off  
4 area. Then we will have a second lot that will have  
5 the Phase Two building area. And then we will have  
6 a separate tract that will house the shared common  
7 parking areas. That common parking area will be  
8 owned and maintained by a building association.

9 This piece right here is just the existing  
10 topographic survey. It is highlighting the existing  
11 creek bed, and you can see this is a better  
12 representation of the existing box culvert and the  
13 length that it goes. It also highlights the grade  
14 change areas. This area up here is relatively flat  
15 when compared to the rest of the site. It also  
16 illustrates that the existing property is divided  
17 into lots and blocks from previous platting. So --  
18 this all will be cleaned up with the new final plat.  
19 So with that I am going to turn it back over to  
20 Hosam.

21 MR. HABIB: This is the fun part of the  
22 presentation. So when you look at the building  
23 design and the building exterior and the material,  
24 we are looking also not just from an aesthetic point  
25 of view. We are looking also from sustainability

1 point of view. What fits the community? What is  
2 our aspiration and what would we like to give the  
3 community as a new building?

4 So I will start first with the function of  
5 the building, because that is driving the building  
6 design and what it looks like. There is no secret,  
7 we know that the majority of the building is going  
8 to be occupied by educational function. We are  
9 going to have the SAGE Program, the CAPS Program,  
10 and possibly there will be a Northwest Missouri, if  
11 you combine the top floor here. That diagram also  
12 shows a Phase Two possible function that may come in  
13 the future as a library or auditorium. We're not  
14 sure yet what will be the function.

15 So in Phase Two we are not sure exactly  
16 the function. There is some discussion maybe a  
17 library, an auditorium function from that nature.  
18 We are not sure about exactly some of this function  
19 yet.

20 So I will start with the main floor of the  
21 building here, where you have the main entrance.  
22 There is going to be a main entrance from here, and  
23 a secondary entrance for a second tenant or a shared  
24 use entrance, basically. You are probably wondering  
25 why we have this kind of separation. That is due to

1 the nature of the SAGE Program. It needs to be  
2 secured. This is a K-5 student who will be coming  
3 from here, so they need to be completely separated  
4 from the supervision of the CAPS and Northwest  
5 Missouri.

6 You also see an internal circulation that  
7 connects the first floor and second floor for the  
8 SAGE Program. And of course, you are going to see  
9 the exit stairs here and elevators. That's our  
10 floorplan here, with opportunity for outdoor terrace  
11 on that corner here, as you see here on this  
12 drawing. It is going on the corner of 69th and  
13 North Oak, I am pointing here.

14 Then you will see a series of renderings  
15 and drawings that is showing the different  
16 designation of material and forms. One of the  
17 prominent features of this building is that's curved  
18 around the corner that you see in that respect, the  
19 presence of the corner and announce the new  
20 building. It is also sort of a branding of that  
21 building and that curve. It is taken in ahead of  
22 the public and the user of the building.

23 We attempt to use non-traditional  
24 material. We don't want to use the typical brick  
25 V-Cast or EFIS or things like that. We want to look

1 at more modern material, more sustainability  
2 material that has longevity, that also attracts the  
3 users of this building. We know that as young folks  
4 and as students and kids, they are young and they  
5 want to look at an exciting building. So we used a  
6 combination of metal plating, kind of a zinc look.  
7 We also replaced the traditional amount of brick  
8 that you see in town, with more modern chercothic  
9 platting, which is basically a more industry, more  
10 sustainable material per se.

11 We maximized the amount of glass. We know  
12 how important is the transparency for a functional  
13 building like that. We went as far as 40 percentage  
14 of the glass to maximize the daylight and view,  
15 which contribute to the sustainability aspect of the  
16 building.

17 That's a more close up view of the  
18 building, that is showing here the school buses  
19 dropping off from North Oak. And here is 69th  
20 Street, and that is the public plaza here. That's a  
21 more close-up view from the street level. That's  
22 what you will probably experience from the  
23 intersection of 69th and North Oak. We try to  
24 create a more -- a human scale here. That's part of  
25 the reason you see that kind of corner is resistive

1 back here. And the first floor is kind of poking  
2 out, to give you the effect of almost like a one  
3 story building as you walk by. Versus you walking  
4 by a five story building. We think it is a nice  
5 feature as you walk by and give you more of a human  
6 scale, per se.

7 That's a view of the Public Plaza, which  
8 is basically here. Where I am pointing in here.  
9 That is a public plaza off 69th Street. So that's  
10 where -- the opportunity to use public art and maybe  
11 sculpture and seating and landscape. To create a  
12 courtyard where you are in the building here,  
13 viewing all the activity, what is going on in the  
14 Plaza here. Maybe an opportunity for outdoor  
15 seating, outdoor seating during the lunch time. And  
16 that will be open to the public as well.

17 That's a view from the south entry of the  
18 site, from North Oak looking north. So this set of  
19 stairs and the ramp that basically a student will be  
20 using to enter the building from the south side  
21 here. There will be a playground as well here. We  
22 will try to basically use the landscape element and  
23 trees to screen all playground equipment.

24 This elevation showing some designation of  
25 the material. The red color here or the brown,



1 earthy tone is the terracotta that I mentioned. It  
 2 is basically a raised screen panel that is very easy  
 3 to erect and has a longevity of up to 50 years  
 4 basically. And Kevin -- thank you, Kevin.  
 5 So what you see here is the terracotta  
 6 plating that we are proposing. And basically the  
 7 way it is installed, it is installed as a rain  
 8 screen concept. If you don't know what that is, it  
 9 is basically, it is a way to allow -- to keep the  
 10 building dry and avoid any kind of mold. So it also  
 11 keeps the longevity of the building.

12 We are also using the metal plating as a  
 13 nice contrast between the warm earthy color and more  
 14 modern technical feeling to it. Given the fact the  
 15 function of the building is for education and CAPS.  
 16 So we are trying to implement some of this modern  
 17 material that fit nicely with the modern form of the  
 18 building.

19 What you see here is an elevation of 69th,  
 20 69th Street here. That's the elevation that you  
 21 will be seeing here. The elevation here to the  
 22 south, that is the view coming from North Oak. As  
 23 you see, plenty of windows, a lot of glass,  
 24 increasing the transparency. We are using high  
 25 performance glass, so we are very cautious about the

1 sustainability and energy consumption in that  
 2 building.

3 This is a picture of the metal plating  
 4 that we are going to use here on the curvy corner as  
 5 well. Then at the end of our presentation we  
 6 thought the best way to describe our design and  
 7 building is to show a short movie. If you will  
 8 kindly allow for that. It is about a minute and a  
 9 half. So we would like to run that, Chris, if it is  
 10 possible. After that we will be happy to open it up  
 11 for questions and discussion.

12 (Whereupon, a movie was played.)

13 MR. HABIB: You will see that we have both  
 14 Phase One and Phase Two showing on this animation.  
 15 That's 69th Street parking structure and that's  
 16 North Oak. That's North Oak. Intersection of North  
 17 Oak and 69th. This is giving you another view of  
 18 the building.

19 So with that, I would like to open it up  
 20 for discussion. If you have any questions for me or  
 21 for Jason.

22 CHAIRMAN TURNAGE: Questions  
 23 Commissioners?

24 MR. WARD: Mr. Chairman, I have a few. On  
 25 the bus drop-off area. I didn't see any protective

1 barriers for the traffic coming -- if there was a  
 2 car to swerve or something like that, is any fencing  
 3 going to be there or protective barriers for that  
 4 area?

5 MR. HABIB: Are you indicating this?

6 MR. WARD: For the bus drop-off on the  
 7 grass edge there from North Oak.

8 MR. HABIB: From North Oak.

9 MR. HAMILTON: In between the two  
 10 driveways you are talking about?

11 MR. WARD: Right. Is there any protective  
 12 barriers or berm or fencing or poles?

13 MR. HAMILTON: Other than the trees that  
 14 are being contemplated, I am not aware of any  
 15 barriers in our plan. If that's a concern to you,  
 16 we can certainly --

17 MR. WARD: It would be if there were cars,  
 18 icy conditions like we've been having, to swerve  
 19 over. Because that is a long hill going down. We  
 20 have a bus that is flat there coming in.

21 MR. HABIB: I see what you are saying,  
 22 because of the drop off of the 40 feet. I think you  
 23 mentioned this one, where you have the drop off of  
 24 40 feet.

25 MR. WARD: Right in there. Also on what

1 would be the south area, bus entry there. There is  
 2 no protective from what I am seeing, from the  
 3 landscaping, if there was a car to swerve in or  
 4 something like that with a bus. Also is that going  
 5 to be designated as a school zone on North Oak?

6 MR. HAMILTON: I would have to refer to  
 7 the traffic study on that. Ryan, did our study  
 8 contemplate that?

9 MR. ELAM: The current traffic study is  
 10 being revised to take a look at that in particular.  
 11 The recommendation for a school zone in that area, I  
 12 can't speak to that at this time. We are looking  
 13 into it.

14 MR. WARD: Okay.

15 MR. HAMILTON: I will say that the  
 16 iteration of the North Oak bus drop-off is a fairly  
 17 recent development in our plan as Hosam and Kevin  
 18 had talked about earlier. Our original plan was to  
 19 integrate it within the existing surface parking  
 20 area. It just proved to be too congested. It  
 21 worked fine with Phase One relatively, but when you  
 22 try to put another building there and the requisite  
 23 parking, it really became a challenge. So that's  
 24 why this solution was developed in our revised  
 25 traffic study.



1 MR. WARD: I was going to ask about that,  
2 because I didn't see in the traffic study in this.  
3 MR. HAMILTON: We will certainly provide  
4 an updated study to staff.  
5 MR. HABIB: I think that is a very good  
6 observation. This is a good point, and there is a  
7 lot of tools that we can use. Some of them we can  
8 use some of the boulders that will be from the site.  
9 Just a natural barrier, or we can use rails. As we  
10 delve into that detail, definitely that's a very  
11 good point.  
12 MR. WARD: Then my last one is, for the  
13 playground area that is just off the bus parking.  
14 Is there going to be any fencing?  
15 MR. HABIB: The playground actually is  
16 going to be elevated. And there is going to be  
17 fencing for security. The playground is going to be  
18 on the same level as the lower floor, so it is going  
19 to be about six feet or so ramping up. So it is not  
20 going on the same level as the street level, the  
21 drop off.  
22 MR. WARD: So I am going to assume, if it  
23 is raised, it is going to have fencing?  
24 MR. HABIB: Yes. I am thinking we have a  
25 view here. Can we go back? So as you see here,

1 there is a natural barrier here because of the  
2 grade. So it is not straight from the --  
3 MR. WARD: It is straight from the  
4 sidewalk, thought. That's what I am getting at.  
5 The protection of the kids --  
6 MR. HABIB: Once you drop off here, you  
7 start elevating -- the ramps start elevating and it  
8 is completely separated from the traffic.  
9 MR. WARD: Is it separated from the  
10 sidewalk?  
11 MR. HAMILTON: With a fence it will be.  
12 It will be an isolated area, not just open for --  
13 MR. WARD: Anybody to walk by. Okay.  
14 That's all I have.  
15 MS. ALEXANDER: Mr. Chairman, I guess I  
16 didn't read all the information you gave me well  
17 enough. What is SAGE?  
18 MR. HAMILTON: SAGE is the Gifted and  
19 Talented Program for the North Kansas City School  
20 District, grades K. through 5, I believe.  
21 MS. ALEXANDER: So it is going to be K.  
22 through 12 in the building?  
23 MR. HAMILTON: That's correct. SAGE is  
24 one component of the North Kansas City School's  
25 lease of the building. The building is 90,000, the

1 School District is leasing 60, so a portion of that  
2 60 will be dedicated to SAGE. The balance for other  
3 uses, including the Center for Advanced Professional  
4 Studies, CAPS.  
5 MS. ALEXANDER: I will tell you what will  
6 happen. You take the top students out, they speak  
7 maybe more quickly than the others, and you are  
8 going to develop a whole new group of readers and  
9 leaders in the classes that are left. It is  
10 healthy.  
11 MR. HAMILTON: It's a great program.  
12 MR. WHITTON: Mr. Chairman, I grew up  
13 within a few hundred feet of this project. I lived  
14 there until I was 19, I guess, in two different  
15 places. Back in probably 1952, me and my buddies  
16 built a building on this site. We called it a fort.  
17 We spent all our time in there shooting B.B. guns  
18 and playing and catching crawdads. I can't believe  
19 with the topography you have there, you must be  
20 doing a lot of dirt work.  
21 MR. HABIB: That site is very challenging.  
22 MR. WHITTON: Right. And you are going to  
23 put all this asphalt, roofs, concrete, everything in  
24 here and drain that, and it is not going to flood  
25 North Oak like it used to? Because we spent a lot

1 of money. North Oak was under water just west of  
2 you there. I want to make sure that doesn't happen  
3 again. And the citizens of this town have to pay to  
4 fix that. You know what I am saying?  
5 MR. HABIB: We have our civil engineer, he  
6 went through all the studies.  
7 MR. ELAM: We have done stormwater  
8 calculations on the site. The existing 16-inch RCP  
9 is the controlling structure, the controlling  
10 downstream structure. So any excess rainfall will  
11 actually pond up in the creek bed area. But there  
12 is enough capacity due to the topography of the  
13 area.  
14 MR. WHITTON: In the creek bed upstream?  
15 MR. ELAM: In the creek bed upstream. Our  
16 increase isn't going to have a measurable effect on  
17 the water surface elevation. At the point that that  
18 16-inch RCP reaches capacity, no more water is  
19 getting through there. That's when it starts to  
20 back up upstream.  
21 MR. WHITTON: What is that going to do to  
22 the erosion of the creek bed?  
23 MR. ELAM: The erosion of the creek bed  
24 will be handled during our final design with any  
25 sort of erosion control --

1 MR. WHITTON: Gabion baskets or something?

2 MR. ELAM: If necessary. That will all be  
3 taken into account in our final design analysis.

4 MR. BERMAN: We want this water off the  
5 site, before the upstream water comes.

6 MR. WHITTON: That creek goes way up  
7 there. I have played in it all the way up.

8 MR. ELAM: The creek does go way up there,  
9 and there is about 130 --

10 MR. BERMAN: There are other conditions  
11 where you want to retain water on your site to limit  
12 what happens downstream. This one, just the  
13 opposite is happening, which is why we're not trying  
14 to detain on our site. We are trying to release the  
15 water right away.

16 MR. WHITTON: After it leaves that  
17 property and goes under North Oak, it goes clear to  
18 North Broadway clear down by Van Chevrolet down  
19 there and they have flooding problems down there.  
20 You are talking about a lot of roofs, a lot of  
21 asphalt. I see a lot of parking lots here. And you  
22 think that will, that 60 inch pipe, and what it will  
23 backup upstream will take care of that?

24 MR. ELAM: That will regulate it to  
25 essentially existing conditions.

1 MR. WHITTON: Existing conditions. No  
2 more than what goes across there now.

3 MR. ELAM: Correct.

4 MR. WHITTON: I hope so. I hope we're not  
5 floating on North Oak again.

6 MR. ELAM: Nobody wants that.

7 MR. RINGHAUSEN: Mr. Chairman, I have a  
8 handful of questions that touch both on traffic and  
9 stormwater. Since we're talking stormwater. In the  
10 Planning Commission Report it refers to the site  
11 incorporating LEED's or LEED's requirements. Is a  
12 portion of this design or this layout looking at  
13 things like porous pavements that could potentially  
14 attenuate some of that flow that would enter the  
15 creek bed?

16 MR. ELAM: With being located on  
17 predominantly fills for the majority of the parking  
18 lots, we are not looking at infiltration solutions.  
19 The big thing that we are looking at is maintaining  
20 the existing creek bed and providing kind of a  
21 stream buffer along that existing, and enhancing  
22 some of the areas with additional native vegetation.  
23 Will.

24 MR. RINGHAUSEN: Maybe two observations  
25 related to that, to your comment there. I can

1 understand wanting to protect the stream bed with  
2 gabion baskets or whatever. I would encourage the  
3 development team to not do what we've seen in some  
4 other parts of town, where we've developed right up  
5 to the edge of a ditch, paved the ditch, put fencing  
6 around it and called that stormwater controls. I  
7 think the key that you have hit on, and I appreciate  
8 you bringing that slide up, is that you are actually  
9 looking for a buffer. We are not looking for a  
10 development to pave right up to the edge of the  
11 creek and call that stormwater, and then pave the  
12 creek bed and call it stormwater control.

13 MR. ELAM: Exactly. That was one of the  
14 big things that we were looking at, which is why  
15 through the evolution of the site, that our site was  
16 getting pushed further and further south, and we  
17 kind of reverted that and pushed it further and  
18 further north, to get as much separation between the  
19 existing creek and our pavement as we can, in order  
20 to leave that buffer area, so we don't have to  
21 reroute that existing channel or disturb that  
22 natural environment.

23 MR. RINGHAUSEN: Maybe one other  
24 observation, it might be helpful to illustrate. I  
25 know you are not in a position to do that this

1 evening. But in terms of the detention area for the  
2 design storm, to be able to identify the spread of  
3 water in that detention area, so that that gives  
4 us -- gives a better understanding of the volume of  
5 water that would be held back. I think that would  
6 be a whole lot clearer to what we're discussing  
7 tonight related to stormwater. I think that was it  
8 for stormwater.

9 A couple of other questions back on the  
10 idea of traffic. In the presentation or in the  
11 review materials that we were provided, it talked a  
12 little bit about levels of service for the traffic  
13 study and concern at 69th Street during drop-off  
14 load-off, pick-up times during the school day. It  
15 has already been mentioned about potentially a  
16 school zone on North Oak that would slow traffic  
17 down. But there is also a reference in the traffic  
18 report, the traffic study that says 69th Street,  
19 either during the morning or the evening, I can't  
20 remember which, would go to a pretty low level of  
21 service, in which case vehicles would go up to 70th  
22 and take the light that is currently at 70th.

23 I got the sense from the presentation that  
24 maybe what is appropriate, is to look at a more  
25 district-wide traffic pattern rather than just the

1 traffic pattern coming from this facility, if the  
2 traffic is going to stack at certain periods of  
3 time. Even if it is maybe only half an hour during  
4 pick-up and drop-off, what that would do to other  
5 intersections north of the area in particular. And  
6 then it also mentions 69th potentially in the future  
7 being a lighted intersection. It is either 70th or  
8 71st is already a lighted intersection. So it seems  
9 like we have the potential there on North Oak to  
10 have several lights as we go past that.

11 MR. ELAM: I believe it is 70th Street  
12 that is currently the lighted intersection. And I  
13 believe the Traffic Study recommends to reevaluate  
14 the traffic signal warrants after Phase Two  
15 completion with actual data. Data driven from that.  
16 Because in the analysis, it didn't meet the warrants  
17 to have a traffic signal there, but when you add in  
18 the Phase Two feature in there, it became close.  
19 Which is why that recommendation was to look at it  
20 further in the future after Phase Two has been  
21 developed.

22 As far as the stacking concerns, the  
23 Traffic Study is currently being updated, and that  
24 will be updated in the next few days to alter the  
25 pattern of the buses. So with those buses not going

1 in the two entrances off of 69th Street and being  
2 removed from that equation, that helps out our  
3 stacking situation there and our overall  
4 circulation.

5 MR. RINGHAUSEN: I appreciate that answer.  
6 One final question that is unrelated to traffic or  
7 stormwater. The finish materials that are presented  
8 here tonight. Has there been any consideration in  
9 the building finishes as to whether to be  
10 complementary or to offset the other large building  
11 that is going across the street here in the Heights?  
12 So that we don't have garishly different look and  
13 feel to different parts of the area that we are  
14 talking about.

15 MR. HABIB: Yes, that is actually part of  
16 the reason that we don't want to go to the level of  
17 brick as a residential look. At the same time we  
18 are very cautious, that we know our residential  
19 building across the street. So the use of the warm  
20 earthy material that you see here, the terracotta,  
21 is complementing that actually from the side of the  
22 Heights. That is what you will be seeing.

23 Then on the other side where the traffic  
24 will be faster on North Oak, this is where we start  
25 using the metal panel on the other side of the

1 building here. So we were very cautious about that.  
2 The side where the traffic is slower with the  
3 residential feel, you will see that more human  
4 scale, more earthy kind of color material. Warm  
5 material. Not necessarily the brick, because it  
6 doesn't suit that building specifically. We tried  
7 to be very close to that feel without going to the  
8 extreme of using a brick.

9 MR. BERMAN: When we see the Community  
10 Center and apartments going up across the street and  
11 the overall feeling of what is happening in this  
12 area, we feel like it is a contemporary. Although  
13 it is an urbanist, it is a new urbanist building  
14 mass and location. We don't see this really being a  
15 flashback to a traditional brick residential  
16 feeling. So we think this building meshes in with  
17 that concept overall.

18 MR. HABIB: We don't want to go as extreme  
19 as the Community Center. They have a large block of  
20 precast. We felt this would not provide that human  
21 scale feeling to it, so that's why we switched it to  
22 that material. Even though it is much more  
23 expensive material, that we are trying to drive the  
24 design in a way that we have not just a modern  
25 building isolated from the rest of the community,

1 but complementary to what is going on right now.

2 MR. RINGHAUSEN: One final question. Back  
3 on LEED. It talks about incorporating LEED  
4 concepts. Is it the intent of this site to obtain a  
5 LEED certification, silver, gold, platinum, or is it  
6 just to incorporate certain concepts?

7 MR. HAMILTON: It would be the latter.  
8 Just to incorporate sustainable building design  
9 principles throughout the project, not necessarily  
10 to go for LEED certification.

11 MR. RINGHAUSEN: Thank you.

12 MR. HABIB: For example, the material we  
13 use, as I said, we are going to the extreme, some of  
14 this material are not traditional. Fairly  
15 expensive, some of them, in order to accommodate  
16 that LEED's requirement in terms of thermal  
17 insulation, high performance glass. Meeting all the  
18 insulation requirements for the energy code. So all  
19 that has been incorporated into the design. We  
20 didn't go to the LEED certification, but I am  
21 confident the building incorporated a lot of  
22 sustainable design principles into it.

23 MR. RINGHAUSEN: Thank you. I don't have  
24 any other questions.

25 MR. WARD: I have one more on a traffic

1 study. Has the School District decided, are all the  
2 classes going to go during the week or are they  
3 still going to stagger the days of the classes?

4 MR. HABIB: They are staggered, from what  
5 I understand. More detail to come as we meet with  
6 them.

7 MR. WARD: So they are going to stay the  
8 way they are currently?

9 MR. HABIB: Yes. They are not everyone  
10 come the same time.

11 MR. WARD: That would help the bus  
12 situation, not having all --

13 MR. HAMILTON: Our understanding is that  
14 that will remain consistent. Certainly there will  
15 be peak periods at 9:00 a.m. and 3:00 p.m., where  
16 you have buses and parents dropping off or picking  
17 up.

18 MR. WARD: You won't have all K. through  
19 5, you will have first grade on Mondays --

20 MR. HAMILTON: That's our understanding.  
21 That's correct.

22 MS. VANDUSER: The two questions I have  
23 are both related to the traffic study. One is the  
24 total counts and proposed counts that are in here  
25 for the traffic patterns. Do they include any of

1 the estimated increases from the Heights Project?  
2 The residential and retail space that will be going  
3 in there?

4 MR. ELAM: The proposed do.

5 MS. VANDUSER: The proposed do. Then my  
6 second question is, I noticed the afternoon peak  
7 period didn't start until 4:00. If we have bus and  
8 car traffic increasing peak and changing that peak  
9 window to have a 3:00 to 4:00 window, will that be  
10 updated for the new study?

11 MR. ELAM: The bus peak and the car peak  
12 was actually less than the overall peak. So that  
13 still was the controlling peak. It worked out well  
14 that the educational component peak is not in exact  
15 alignment with the adjacent roadway peaks.

16 MS. VANDUSER: Okay.

17 MR. YARBER: I have concerns with the  
18 stormwater, too. Not during Phase One, but Phase  
19 Two, because so much more paving is done. Was solar  
20 considered for this project? It seems like it is  
21 ideal for it.

22 MR. HAMILTON: Not to my knowledge, but I  
23 defer to my design team for that. Have we  
24 considered solar? Not at this point, just regular  
25 electrical power.

1 MR. YARBER: This question is more for  
2 city staff. On this earlier concept that we have  
3 seen, we see a street that is proposed, a future  
4 street that appears to go right through this. I  
5 assume that is no longer a future street?

6 MR. HAMILTON: Is this the Cherry Street  
7 vacation that is being referred to?

8 MR. HELMER: That might have been back  
9 with the Master Plan concept. At this point it  
10 would --

11 MR. YARBER: It looks like it is split  
12 into two one-way streets and coming back together.  
13 So that is no longer --

14 MR. HELMER: Right.

15 MR. YARBER: Thank you.

16 MR. MARKENSON: You have a great project.  
17 And I may have missed it, and I apologize if I did.

18 What is your estimated completion date on Phase 1?

19 MR. HAMILTON: Well, we want to have the  
20 School District be able to operate within the  
21 building by the fall of 2016, if my memory serves me  
22 correctly. So that would be our goal.

23 MR. MARKENSON: Is the community college  
24 at all involved? They expressed interest a year  
25 ago.

1 MR. HAMILTON: Yes, the Metropolitan  
2 Community College has been involved in discussions  
3 certainly with us and with the School District and  
4 with Northwest as well. So they are certainly in  
5 the mix, yes.

6 MR. MARKENSON: Thank you.

7 CHAIRMAN TURNAGE: Anyone else? Okay.  
8 Does that conclude the presentation?

9 MR. HAMILTON: Yes, sir.

10 CHAIRMAN TURNAGE: Okay, we're ready for  
11 comments from the audience. Anyone in the audience  
12 who is in favor, wants to speak in favor of this  
13 project, please come forward. Anyone in opposition,  
14 this is your time to come and speak. Hearing none,  
15 I am going to close the public hearing.

16 We have two items, Number 5 and Number 6.  
17 Consideration of the first one is a zoning change.  
18 We will take these one at a time. So do I hear a  
19 motion?

20 MR. STEFFENS: I make a motion to approve.

21 CHAIRMAN TURNAGE: It has been moved. Is  
22 there a second?

23 MR. WHITTON: Second.

24 CHAIRMAN TURNAGE: Moved and seconded.  
25 Becky, would you call the roll.

1 MS. JARRETT: Ms. Alexander.  
 2 MS. ALEXANDER: Yes.  
 3 MS. JARRETT: Mr. Markenson.  
 4 MR. MARKENSON: Yes.  
 5 MS. JARRETT: Ms. McGee.  
 6 MS. MCGEE: Yes.  
 7 MS. JARRETT: Mr. New.  
 8 MR. NEW: Yes.  
 9 MS. JARRETT: Ms. Poindexter.  
 10 MS. POINDEXTER: Yes.  
 11 MS. JARRETT: Mr. Ringhausen.  
 12 MR. RINGHAUSEN: Yes.  
 13 MS. JARRETT: Mr. Steffens.  
 14 MR. STEFFENS: Yes.  
 15 MS. JARRETT: Ms. Van Duser.  
 16 MS. VANDUSER: Yes.  
 17 MS. JARRETT: Mr. Ward.  
 18 MR. WARD: Yes.  
 19 MS. JARRETT: Mr. Whitton.  
 20 MR. WHITTON: Yes.  
 21 MS. JARRETT: Mr. Yarber.  
 22 MR. YARBER: Yes.  
 23 MS. JARRETT: Chairman Turnage.  
 24 CHAIRMAN TURNAGE: Yes. Motion carries.  
 25 The second item is consideration of Final Plat of

1 6889 North Oak.  
 2 MR. YARBER: Mr. Chair, I propose that we  
 3 consider the Final Plat at 6889 North Oak.  
 4 MR. NEW: I second.  
 5 CHAIRMAN TURNAGE: It has been moved and  
 6 seconded. Becky, please call the roll.  
 7 MS. JARRETT: Ms. Alexander.  
 8 MS. ALEXANDER: Yes.  
 9 MS. JARRETT: Mr. Markenson.  
 10 MR. MARKENSON: Yes.  
 11 MS. JARRETT: Ms. McGee.  
 12 MS. MCGEE: Yes.  
 13 MS. JARRETT: Mr. New.  
 14 MR. NEW: Yes.  
 15 MS. JARRETT: Ms. Poindexter.  
 16 MS. POINDEXTER: Yes.  
 17 MS. JARRETT: Mr. Ringhausen.  
 18 MR. RINGHAUSEN: Yes.  
 19 MS. JARRETT: Mr. Steffens.  
 20 MR. STEFFENS: Yes.  
 21 MS. JARRETT: Ms. Van Duser.  
 22 MS. VANDUSER: Yes.  
 23 MS. JARRETT: Mr. Ward.  
 24 MR. WARD: Yes.  
 25 MS. JARRETT: Mr. Whitton.

1 MR. WHITTON: Yes.  
 2 MS. JARRETT: Mr. Yarber.  
 3 MR. YARBER: Yes.  
 4 MS. JARRETT: Chairman Turnage.  
 5 CHAIRMAN TURNAGE: Yes. Motion carries.  
 6 This will be considered by City Council on January  
 7 12th. Monday. Thank you all for your presentation.  
 8 Excellent presentation.

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# C E R T I F I C A T E

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 2  
 3 I, JAMES A. LEACOCK, Certified Court Reporter,  
 4 do hereby certify that I appeared at the time and place  
 5 hereinbefore set forth; I took down in shorthand the  
 6 entire proceedings had at said time and place, and the  
 7 foregoing 59 pages constitute a true, correct and  
 8 complete transcript of my said shorthand notes.  
 9 Certified to this 7th day of January, 2015.

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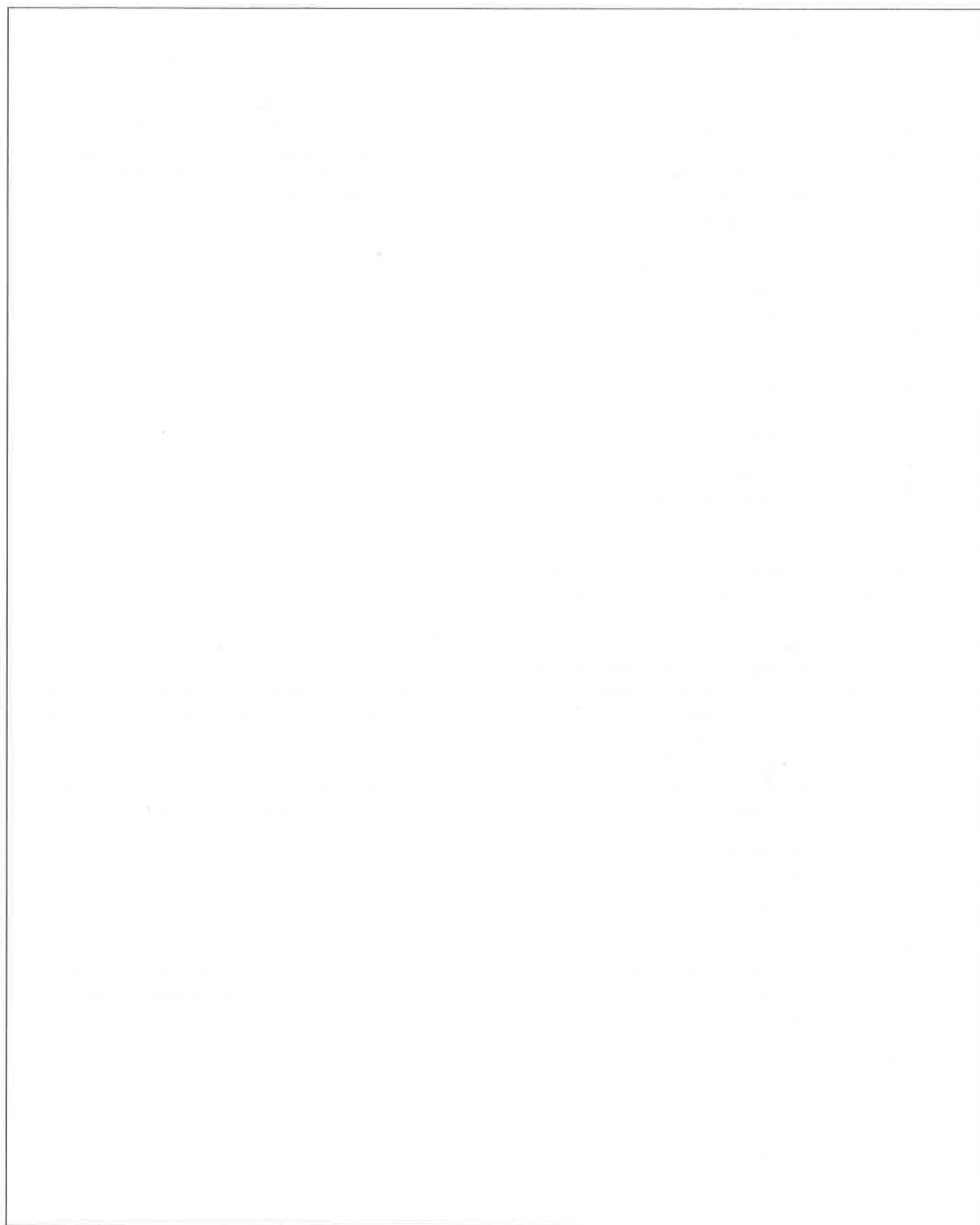
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James A. Leacock, CCR.  
 Certified Court Reporter No. 662 (G)  
 Notary Public, State of Missouri



Page 1

1 CITY OF GLADSTONE, MISSOURI  
2 PLANNING COMMISSION MEETING  
3  
4 JANUARY 5, 2015  
5 7:00 P.M.  
6  
7  
8 TRANSCRIPT OF PROCEEDINGS  
9  
10 In Re: Public Hearing - On a request for a Site  
11 Plan Revision at 6000 N. Antioch Road; Meadowbrook  
12 Shopping Center. Applicant/Owner: ARO Real Estate.  
13 File Number 1402.  
14  
15 Held at Gladstone City Hall, 7010 North  
16 Holmes, Gladstone, Missouri.  
17  
18 A P P E A R A N C E S :  
19  
20 Mr. Bill Turnage, Chairman  
21 Ms. Anne Alexander, Member  
22 Mr. Gary Markenson, Member  
23 Ms. Jennifer McGee, Member  
24 Mr. James New, Member  
25 Ms. Shari Poindexter, Member  
26 Mr. Alan Ringhausen, Secretary  
27 Mr. Mike Steffens, Vice-Chairman  
28 Ms. Sarah Van Duser, Member  
29 Mr. Don Ward, Member  
30 Mr. Larry Whitton, Member  
31 Mr. Kyle Yarber, Member  
32  
33 Mr. Chris Helmer, Planner  
34 Ms. Becky Jarrett, Administrative Assistant.  
35 Mr. Jim Leacock, Public Stenographer

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1 CHAIRMAN TURNAGE: That brings us to the  
2 first item of business, which is a Public Hearing on  
3 a Site Plan Revision. It is 6000 North Antioch Road,  
4 Meadowbrook Shopping Center, File Number 1402. Mr.  
5 Helmer.  
6 MR. HELMER: Thank you, Mr. Chairman, and  
7 good evening Commissioners. As it regards to this  
8 particular project, I'm sure that the Commission, if  
9 you had an opportunity to go by the site to do your  
10 site visitation, as well as probably from some of  
11 your general errands around town, you will notice  
12 that there's a lot of action going on over at the  
13 property in question.  
14 However, specifically for tonight and as  
15 has been stated, for the agenda, we are here tonight  
16 specifically looking for the approval of a site plan  
17 revision for the property. The property owner has  
18 been in quite a bit of contact with staff on this  
19 particular project, working through some preliminary  
20 gyrations of the development proposal.  
21 You will notice that on the Site  
22 Development Plan there are two specific areas that  
23 are being considered for the Site Plan Revision.  
24 One is for the Popeyes area that is there, which is  
25 the existing Popeyes drive-thru restaurant business.

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1 That particular piece of property is being proposed  
2 as a demolition and rebuild. And then in addition  
3 to that is the new building, that is being proposed  
4 for development, and that would be to the south of  
5 the Popeyes chain and just east to the existing  
6 Chinese restaurant.  
7 Before getting into further details of the  
8 actual development proposal itself, we would quickly  
9 like to add for the record just a number of items  
10 for consideration that hopefully you had a chance to  
11 look at in making any decisions on the  
12 recommendation that we will have this evening.  
13 Very quickly I'm going to go through just  
14 a handful of slides, as we generally do from the  
15 staff perspective. I am going to provide a little  
16 bit more of a broad brush stroke on some of the  
17 issues as it relates to the application, and then  
18 quickly going to turn it over to the property owner  
19 and architect to get a little bit more of the fine  
20 details, as far as what we're talking about from a  
21 build-out perspective.  
22 First of all, the just general aerial, up  
23 on the big screen for those attending in the  
24 audience, you see that the general development area  
25 is just shy of 6.5 acres for the full area. The

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1 entire boundary area being the greenish blue  
2 boundary identification that I have included. So  
3 just to give you a general perspective of where the  
4 property is in relation to the Antioch corridor, as  
5 well as the existing neighborhood.  
6 Also included with your staff packet is  
7 just -- this is our standard 185 notification list,  
8 showing the general area of our notification for  
9 area residents and businesses, as well as just  
10 giving you a general idea of the different  
11 classifications of zoning, as it relates to where  
12 the two proposed redevelopment buildings are going  
13 to be.  
14 Then finally, what I have also included  
15 within your staff analysis, as well as with this  
16 exhibit, which is Exhibit C in your packet, is just  
17 showing in general terms what the Planning  
18 Commission has had a role, as well as the council  
19 over time, in looking at some of our prominent areas  
20 of consideration of redevelopment, and what are the  
21 hopes of what that redevelopment would look like.  
22 As well as within the Comprehensive Plan, some very  
23 key recommendations and input that has been  
24 provided, not only from business owners, but from  
25 the general public. One unique item that I can

1 share with the Commission and those attending, is  
 2 that when the Council tasked staff to look at some  
 3 of the redevelopment considerations that could occur  
 4 along Antioch Road, this particular property owner  
 5 did participate in that process. It was an  
 6 interesting fact about that. So you actually have a  
 7 pretty real life example of sort of the evolution of  
 8 what we try to do from a long term planning  
 9 perspective, and then hopefully getting into the  
 10 implementation stages.

11 Finally, this is just a quick conceptual  
 12 exhibit that was included within that amended  
 13 section of the Comprehensive Plan, just showing in  
 14 the reddish brown highlighted area as being the  
 15 primary areas of looking at redevelopment within the  
 16 general area that we are looking at this evening.

17 So before turning it over to the property  
 18 owner, as well as to the design team, I would just  
 19 like to point out that in general terms the two  
 20 buildings, one being the Popeyes restaurant is a  
 21 2,268 proposed square foot building, stand-alone  
 22 building. The Dunkin Donuts being a 1,920 square  
 23 foot building on this site. You will also notice  
 24 that in consideration with your development package,  
 25 there is the standard monument sign detail that has

1 been included, as well as some on building signage  
 2 package.

3 And finally, included with your Site Plan  
 4 Revision, I believe is a total of 12 conditions in  
 5 consideration for the passage of the site plan  
 6 ordinance. In this particular application, subject  
 7 to the consideration and approval of those  
 8 conditions and the consideration that the Commission  
 9 and Council ultimately will have in compliance with  
 10 the Comprehensive Plan, there is strong suggestions  
 11 for the implementation as well as the recommendation  
 12 for approval of this particular application.

13 So with that said, Mr. Chairman, we do  
 14 have the remaining slides that I have mentioned. I  
 15 would like to turn it over to the property owner as  
 16 well as to the architect at this point in time. So  
 17 thank you.

18 CHAIRMAN TURNAGE: Thank you.

19 MR. OSMAN: Members of the Commission and  
 20 staff, I want to thank everyone. Happy New Year.  
 21 It is not often that I am actually on this side of  
 22 the podium. I actually am on a particular different  
 23 City Council. So I value everyone's community  
 24 service here tonight, and understand that you see  
 25 all elements of development from start to finish.

1 What I wanted to do is talk to you in general terms  
 2 about our project, and then have my architect talk a  
 3 little bit more in detail about those. My name, for  
 4 the record, is Andrew Osman. My address is 9121  
 5 Bond, Overland Park, Kansas, 66214.

6 I am the property manager and owner of  
 7 Meadowbrook Village Shopping Center. We have owned  
 8 the property for over 10 years and have encountered  
 9 some great opportunities here recently. And it is  
 10 because of the magnificent job that staff and the  
 11 City has done in promoting the City of Gladstone and  
 12 Clay County for this area.

13 I will tell you first off that retail in  
 14 2007, 2008, 2009, was not good whatsoever. It took  
 15 a long time, not only in this part, but all over  
 16 Kansas City and all over the country, to rebound  
 17 from the effects. We are now seeing a tremendous  
 18 volume of growth in retail. I happen to specialize  
 19 in retail and site selection and developments for  
 20 small retail restaurants. And two of the  
 21 restaurants that we worked with here recently was  
 22 Dunkin Donuts and Popeyes Chicken.

23 We were fortunate enough to get Dunkin  
 24 Donuts, which is on the south end of this  
 25 development, and coerced them, talked to them,

1 saying how the City of Gladstone is a great  
 2 opportunity in comparison to some other cities that  
 3 they had under contract. As soon as we showed them  
 4 the demographics, the traffic counts, and what could  
 5 be -- I think the tipping point was sitting down  
 6 with staff and having the one-on-one discussions,  
 7 and seeing how easy it was to see how we could put a  
 8 site plan together. I kept them under wraps for  
 9 about a day before I go up to the shopping center  
 10 and I hear from the residents, "We hear that there's  
 11 a Dunkin Donuts potentially coming." I could  
 12 neither confirm or deny it, but at least knew that  
 13 the opportunity was there. The residents and the  
 14 community was very excited.

15 We then proceed to call Popeyes Chicken.  
 16 Popeyes Chicken was owned and operated by the Eddy's  
 17 family for I believe over 40 years in the general  
 18 Kansas City area. They recently sold it to an  
 19 outside investment group out of Indiana. For the  
 20 past year they have looked at the Kansas City market  
 21 and determined that they needed to expand their  
 22 operations. Meaning, build new prototype stores or  
 23 relocate stores. We then sat down with them and  
 24 said, "This is a great opportunity, based off of the  
 25 overall development of the shopping center and



1 having the ability to build two buildings at the  
2 same time, get a new prototype building on this site  
3 and be committed long-term." After all of the  
4 committee saw all the sites, and felt that this  
5 footprint fit the best on this property, and so  
6 tonight what we're doing is coming before the  
7 Commission to ask for the approval of two pieces of  
8 property. One, a redevelopment of the Popeyes  
9 Chicken to a new prototype, and second, a  
10 free-standing Dunkin Donuts on the south side along  
11 1 Highway or Antioch Road.

12 My architect, AMAI architect, Mike  
13 MacAdam, can go into any detail that you may have on  
14 any design criteria elements, articulations of any  
15 building. But I do know that we have worked  
16 extensively corporately with both Dunkin Donuts and  
17 Popeyes to make sure that we have incorporated all  
18 their design elements that they need, both  
19 internally on a footprint, and externally on their  
20 design and work with staff.

21 There were, I believe, 12 stipulations  
22 from staff, requesting that we look at those. We  
23 are agreeing to all 12 of those. And so tonight we  
24 ask for your approval and open the floor to either  
25 questions or turn it over to my architect so he can

1 go through the plans. Thank you.

2 CHAIRMAN TURNAGE: Questions? Gary.

3 MR. MARKENSON: This may be better  
4 directed to staff. This property is within a  
5 Community Improvement District, that has a special  
6 sales tax. Will these two properties collect the  
7 sales tax and how will they benefit from the sales  
8 tax?

9 MR. OSMAN: Yes. This district is part of  
10 the CID district that you and Council approved last  
11 year. But for this CID, we could not have gotten  
12 these two tenants to commit long-term. Anything  
13 from, there will be an additional one cent sales tax  
14 that I believe sunsets after a period of time. But  
15 it is for upgrade of the overall shopping center,  
16 lighting, landscaping, aesthetics, and making sure  
17 that the City of Gladstone maintains and has the  
18 opportunity to get retailers in this part of the  
19 area versus going to other cities.

20 Now what happens in a CID or with  
21 retailers, is it a common flow. So when people  
22 hear that there is an opportunity out there, there  
23 are people coming, there is buzz and excitement  
24 after that. I can tell that you we do have a  
25 restaurant that we are negotiating with on the back

1 side, as well as a general retailer on the back side  
2 that we will be bringing in from a different  
3 municipality for both of those locations, because  
4 specifically of this CID. Because of the  
5 improvement to the shopping center, and because of  
6 the potential for a significant traffic generator in  
7 Dunkin Donuts and what everyone knows is an older  
8 building for Popeyes, that needs to be updated to  
9 the 21st Century.

10 CHAIRMAN TURNAGE: Other questions?  
11 Comments?

12 MR. RINGHAUSEN: Mr. Chairman, I do have  
13 other questions, but I would like to defer those to  
14 the presentation from the architect.

15 MR. MacADAM: Mike MacAdam, AMAI  
16 Architecture. We have been working with the Osmans  
17 since about the same time they bought this building  
18 and put most of the tenants in and then turned over  
19 in the last 10 years, and worked with them on the  
20 redevelopment of this center itself as well. And  
21 have been involved with ARO and Popeyes and Dunkin  
22 since the start of those negotiations, trying to  
23 help bring everything together from a design  
24 standpoint.

25 I'll just run through these real quickly

1 and then I'm free to answer as many questions as you  
2 might have about it. The Commission is probably  
3 more familiar with the plan, so I will point at this  
4 one. This north end of the site is the Popeyes  
5 Chicken. There is an existing building sitting on  
6 that site that is Popeyes Chicken. It is going on  
7 30 years old. That both the site layout standards  
8 and the internal building layout standards have  
9 changed significantly in that time. That building  
10 is not really ideal for the current menu and  
11 equipment and service concept that Popeyes has,  
12 which is the main driving force behind their making  
13 the decision to knock it down and redo it.

14 The Popeyes site, actually the physical  
15 site gets a little larger. This line of parking  
16 originally continued down along that east side of  
17 the site. So in order to internalize all of the  
18 Popeyes parking, we moved it a little bit to the  
19 south end of the site in order to make that happen.

20 The drive-thru stacks about 12 cars, which  
21 is -- should I do it on this one? And the building  
22 obviously is oriented towards Antioch Road, with the  
23 actual drive-thru window here on the south side, so  
24 cars can come in the main entrance here, up and  
25 around that side.

1 On the south side of the site is the  
 2 Dunkin Donuts. That building is located right here.  
 3 There are two driving factors really behind how this  
 4 Dunkin Donuts lays out on the site. We were careful  
 5 to consider the parking needs of this Chinese  
 6 restaurant that is on the east end, the east end of  
 7 the main shopping center. They are a long time  
 8 tenant that we wanted to make sure was not slighted  
 9 at all in the rework of this center. Shortening up  
 10 these parking bays and absorbing this little bit of  
 11 parking, where space directly addressed the Chinese  
 12 restaurant. So we wanted to maintain this parking  
 13 on this side, both as a benefit, since the hours are  
 14 almost completely opposite. It works very well as  
 15 neutral parking for the Chinese restaurant in the  
 16 afternoon and evenings, and obviously for Dunkin  
 17 Donuts in the mornings.

18 We felt it was important to maintain that,  
 19 not as internal Dunkin Donuts parking, so that  
 20 patrons of the Chinese restaurant would feel  
 21 comfortable parking in those spots as they went to  
 22 that restaurant.

23 The other main focus was, this is still  
 24 the main entrance of the shopping center. It will  
 25 continue to be the main entrance of the shopping

1 center. We are going to be replacing the monument  
 2 sign that currently serves this center. It will  
 3 being located on this corner. So we felt it was  
 4 important that the main entry for the Dunkin Donuts  
 5 mirrored that main entry for the Popeyes Chicken,  
 6 just to really minimize the number of people driving  
 7 around the center looking for the main entrance to  
 8 the restaurant, which is why this building enters  
 9 from the north, stacks around the building, and then  
 10 exits again at the north, right back out onto the  
 11 road.

12 That is just a small blowup of the same  
 13 site. Popeyes, you can see how the parking is all  
 14 being internalized. Trash collection as well has  
 15 been internalized to make that function much easier  
 16 for Popeyes. That is the Dunkin Donuts with the  
 17 landscape plan. We have worked hard to make sure  
 18 that the landscaping for the Dunkin Donuts and  
 19 Popeyes both are a continuation of all of the new  
 20 landscaping that is planned for the shopping center  
 21 itself, so it will all read continuously as a single  
 22 development from a plant life standpoint.

23 Current Popeyes prototype standards. This  
 24 is the actual building that they will be planning to  
 25 locate on this site. This is the current Dunkin

1 prototype that they have planned for this corner.  
 2 It is a combination of masonry, wood, some stucco,  
 3 some metal canopies. We have the two sides.  
 4 There's the drive-thru elevation there. An example  
 5 of what the signage will look like. And then just  
 6 material designations that are much too small to  
 7 read at this scale.

8 That in a nutshell very quickly is the two  
 9 parcels. I will just go back to there. If anybody  
 10 has any questions, I am happy to fill in more detail  
 11 about anything.

12 MS. POINDEXTER: Mr. Chairman. Was there  
 13 not a Hawaiian Ice kiosk or something at that site?  
 14 Where the Dunkin Donuts will be?

15 MR. MacADAM: Not in my tenure.

16 MR. OSMAN: The Hawaiian Ice is a  
 17 year-to-year three month agreement or four month  
 18 agreement that we, in the event that they do elect  
 19 to come back for next season, we will work with them  
 20 on a relocation within the shopping center to a  
 21 different point if need be.

22 MR. RINGHAUSEN: Mr. Chairman, in the site  
 23 plan revision ordinance it refers to stormwater  
 24 improvements to remain on-site with private  
 25 development. Can you talk a little bit about what

1 those anticipated stormwater improvements are for  
 2 both properties?

3 MR. MacADAM: I apologize. I am not a  
 4 civil engineer, but I will attempt to. The site  
 5 essentially, on this half of the site, grades I  
 6 believe to the east, to the east and southeast. Our  
 7 charge will be to make sure that however the water  
 8 is draining out away from the building, we maintain  
 9 that. Obviously none of the water that is currently  
 10 being retained or interned on-site -- any water that  
 11 goes into an internal drain, storm drain on-site now  
 12 will continue to do so.

13 One of the nice things about the  
 14 redevelopment, is we are actually introducing  
 15 considerably more pervious green space into these  
 16 two lots than currently exist, just because of the  
 17 new islands and those types of things. We are  
 18 increasing the amount of pervious area. So overall  
 19 our storm runoff will be reduced.

20 Our opportunities for surface stormwater  
 21 treatment BMP's, ways to filter that stormwater  
 22 before it enters the system, as is the current norm,  
 23 are limited just due to the very small footprint of  
 24 both sites. But we will work with our civil  
 25 engineers to make sure that we do whatever is

1 possible to do with the square footage that we have.  
 2 MR. RINGHAUSEN: Generally for  
 3 developments of this type we see traffic studies  
 4 that look at the effect of additional vehicles  
 5 coming and going as a result of more business being  
 6 generated at the site. Has there been a traffic  
 7 analysis? Specifically I am thinking in terms of  
 8 like the new Dunkin Donuts.

9 MR. MacADAM: We have not completed a  
 10 traffic analysis of this site. It would not be a  
 11 difficult step to take. Dunkin Donuts has a lot of  
 12 very, very good historical data on how their stores  
 13 work. Popeyes is expecting to see an incremental  
 14 increase in the amount of business that they do.  
 15 But the actual traffic generation from the Popeyes,  
 16 from a trip per day standpoint, they are expecting a  
 17 more than 10 to 15 percent increase range.

18 On the Dunkin Donuts side, they are  
 19 expecting approximately 400 individual traffic trips  
 20 a day. The vast majority of those are completed  
 21 before 10:00 o'clock in the morning, before any --  
 22 almost any of the rest of the center is open for  
 23 business. So, like I said, it is a nice piggyback  
 24 affect on the infrastructure, on all the public  
 25 drives and parking and those kind of things.

1 MR. RINGHAUSEN: One follow-up question.  
 2 Maybe it is as much of a question as an observation.  
 3 The south entrance, or entrance and exit to the  
 4 Dunkin Donuts, is that anticipated to be traffic  
 5 making turns from the southbound lane and the  
 6 northbound lane of Missouri 1, Antioch Road? Or is  
 7 that intended to be an exit only?

8 MR. MacADAM: This is really intended  
 9 for -- it is intended for two things. If someone  
 10 makes a mistake and turns into this drive, as  
 11 opposed to the main entrance, they have an  
 12 opportunity if the drive-thru is not too long, to  
 13 turn into the Dunkins there and thereby save  
 14 themselves a trip through the parking lot. It also  
 15 serves as an escape lane for anyone who has  
 16 inadvertently gotten into the drive-thru lane for  
 17 any reason.

18 MR. RINGHAUSEN: Just one observation  
 19 there. I believe on Missouri 1, the protected turn  
 20 lane currently is striped to not be making a left  
 21 turn into that drive as you are going northbound on  
 22 Missouri 1. It becomes a protected turn lane  
 23 farther to the north of the property, but that  
 24 particular drive right now is striped as a no left  
 25 turn.

1 MR. MacADAM: This drive?

2 MR. RINGHAUSEN: Correct.

3 MR. MacADAM: That actually reinforces  
 4 what we are trying to do with traffic patterns.

5 MR. RINGHAUSEN: So it is your intent  
 6 there that that not support left turn lanes or left  
 7 turns going northbound on Missouri 1?

8 MR. MacADAM: We are not encouraging  
 9 entering the site from this location, no.

10 MR. RINGHAUSEN: I appreciate you phrasing  
 11 it that way, because I have made those left turns  
 12 myself. One final, maybe just a follow-up question.  
 13 Where is the location of the drive-up ordering  
 14 speaker box?

15 MR. MacADAM: The drive box has actually  
 16 been -- Dunkin Donuts has continued to refine this  
 17 site plan, and while we have been going through this  
 18 process. The drive-thru was originally shown here.  
 19 It is actually now here, facing north.

20 MR. RINGHAUSEN: So pointed away from any  
 21 residences that are located to the south.

22 MR. MacADAM: The speaker box is pointed  
 23 away from any residences.

24 MR. RINGHAUSEN: Thank you. I don't have  
 25 any further questions.

1 CHAIRMAN TURNAGE: Anyone else? Kyle.

2 MR. YARBER: You mentioned that there will  
 3 be another restaurant coming into the strip? At  
 4 least one? You mentioned two businesses that were  
 5 about to possibly move in.

6 MR. OSMAN: We are working with two  
 7 individual businesses to take the last two remaining  
 8 spaces of 4,000 square feet each in the shopping  
 9 center. It is our intent to bring traffic to the  
 10 shopping center, but also have a diversity of menu  
 11 items. So what we found, especially in other  
 12 shopping centers, when you have almost like a food  
 13 court atmosphere, where you can get chicken and  
 14 Mexican and Chinese and donuts and general upscale  
 15 food, you are going to have more people in the  
 16 community be aware and say, "One day I want to go  
 17 here. Let's grab Mexican," and then come back the  
 18 next day to grab Popeyes Chicken, versus not having  
 19 any restaurants. Restaurants also generate a higher  
 20 sales volume, sales tax generator, which is a good  
 21 indication for the City and paying back the CID.  
 22 That's what we look for, is those type of things.

23 MR. YARBER: When you mentioned that they  
 24 are in the back, you mean they are still facing the  
 25 parking lot?