

Advisory Committee

Meeting #2

WELCOME



September 26, 2013



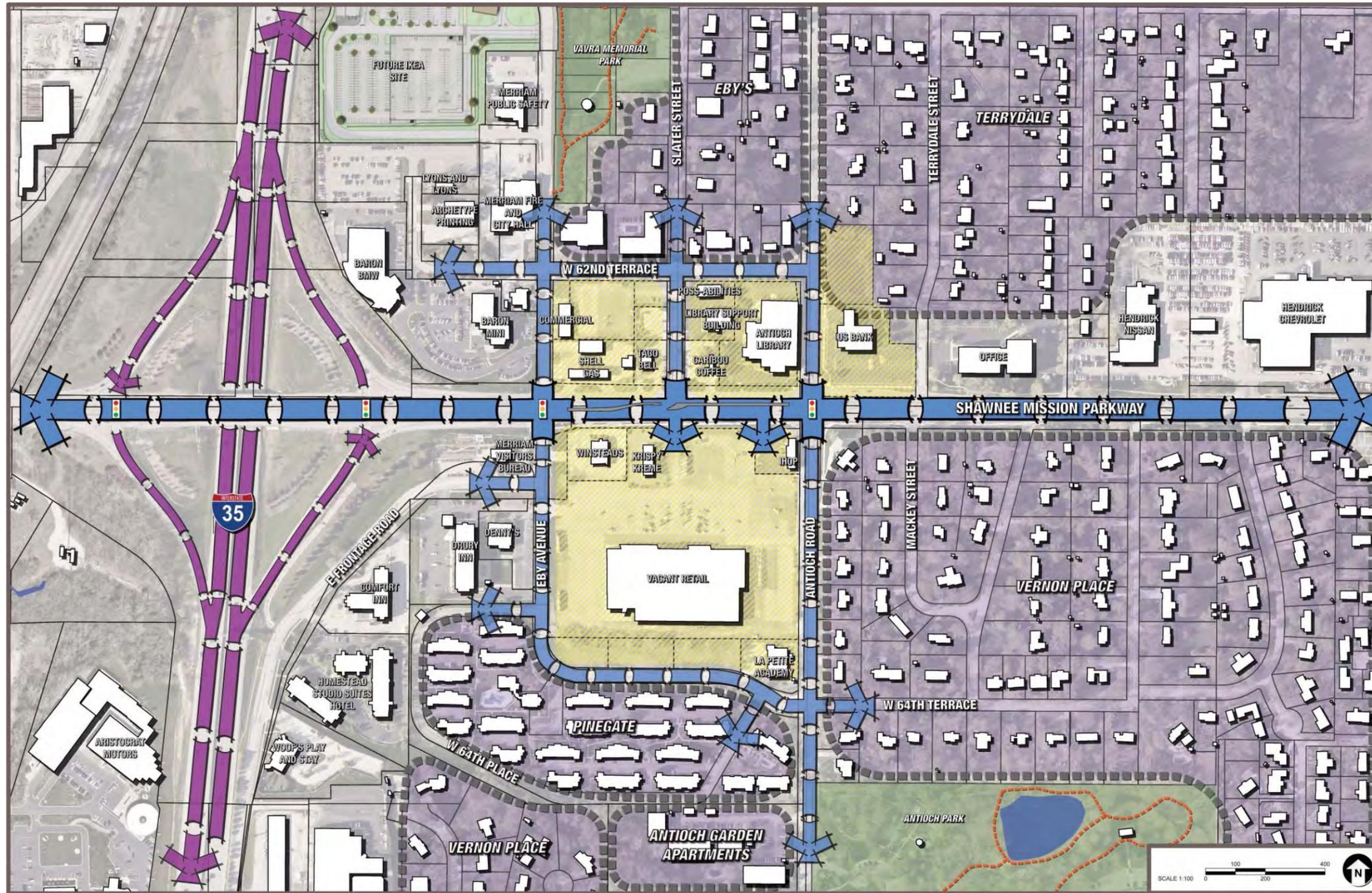
Today's Agenda



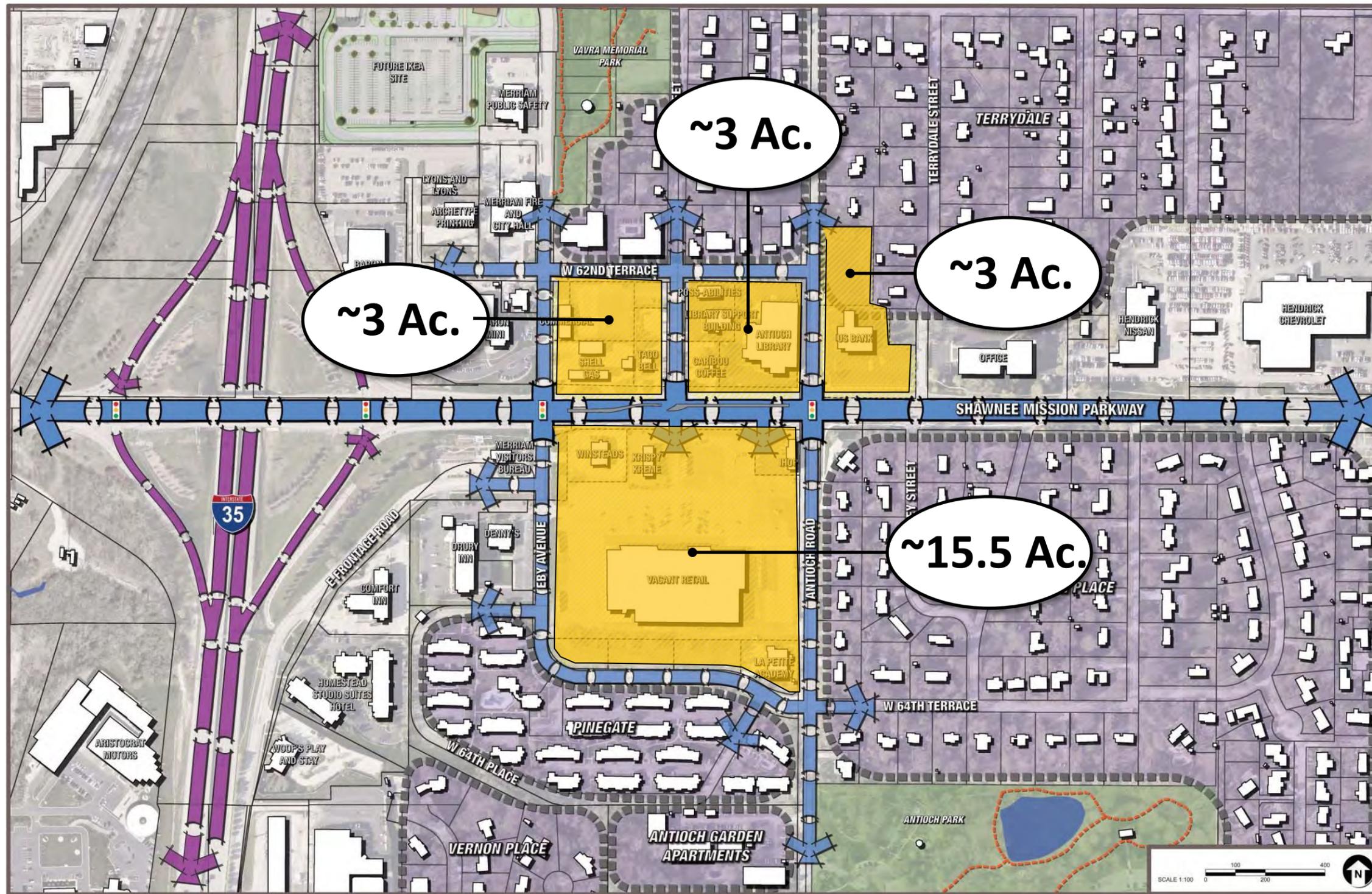
- Welcome + Introductions
- What We Heard: Community Workshop Results
- Refined Concept Plans
- Infrastructure + Transit Analysis
- Financial Analysis
- Questions / Comments
- Next Steps



Existing Conditions



Existing Conditions: Acreage



Existing Conditions: Study Area



Alternatives Review: June 19, 2013



SHAWNEE MISSION PARKWAY CORRIDOR PLAN / MERRIAM, KANSAS
PLANNING SUSTAINABLE PLACES PROGRAM



CONFLUENCE

Redevelopment Scenarios:



A REDEVELOPMENT SCENARIO

DEVELOPMENT LEGEND:

- Existing Building (To Remain)
- State Public
- Commercial
- Multi-Family

COMMENTS:

June 18, 2013 | CONFLUENCE | MARC

B REDEVELOPMENT SCENARIO

DEVELOPMENT LEGEND:

- Existing Building (To Remain)
- State Public
- Commercial
- Multi-Family
- Office
- Commercial/Office Mixed-Use

COMMENTS:

June 18, 2013 | CONFLUENCE | MARC

C REDEVELOPMENT SCENARIO

DEVELOPMENT LEGEND:

- Existing Building (To Remain)
- State Public
- Commercial
- Office
- Commercial/Office Mixed-Use
- Multi-Family

COMMENTS:

June 18, 2013 | CONFLUENCE | MARC

D REDEVELOPMENT SCENARIO

DEVELOPMENT LEGEND:

- Existing Building (To Remain)
- State Public
- Commercial
- Multi-Family
- Commercial/Office Mixed-Use
- Residential Mixed-Use

COMMENTS:

June 18, 2013 | CONFLUENCE | MARC

E REDEVELOPMENT SCENARIO

DEVELOPMENT LEGEND:

- Existing Building (To Remain)
- State Public
- Commercial
- Multi-Family
- Commercial/Office Mixed-Use
- Residential Mixed-Use
- Multi-Family
- Existing Office

COMMENTS:

June 18, 2013 | CONFLUENCE | MARC

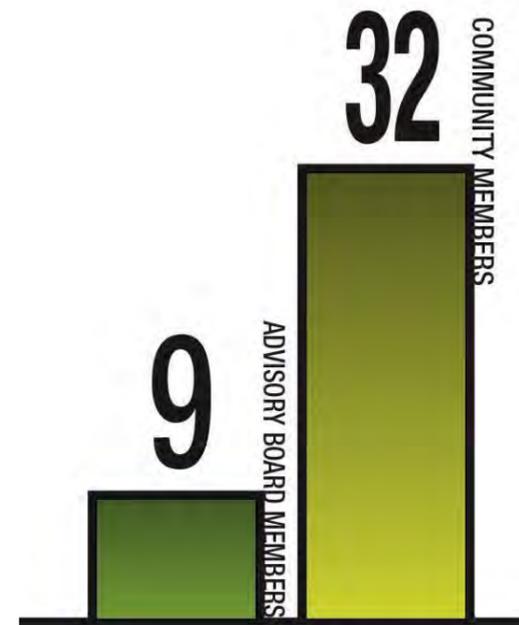


Workshop Results + Analysis



- Original Survey given to three different groups:

- Community Members
- Advisory Board Members
- Online Surveyors



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ALTERNATIVE REDEVELOPMENT SCENARIOS:

- List 5 words that describe the study area today:
- Please review and rank your preference for redevelopment scenarios from 1 to 5, with 1 being your favorite and 5 being your least favorite:
 - Option A
 - Option B
 - Option C
 - Option D
 - Option E
- List 5 words that describe how you'd like the study area to be in the future:

Please rate the following on a scale of 1 to 10 - with 10 being the highest:

- To what extent should future redevelopment in the study area be driven by market demand?
low 1 2 3 4 5 6 7 8 9 10 high
- To what extent should future redevelopment in the study area be driven by public policy?
low 1 2 3 4 5 6 7 8 9 10 high
- To what extent should future development character and quality be considered a priority for redevelopment in the study area?
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- To what extent should development incentives be considered a priority for redevelopment in the study area?
low 1 2 3 4 5 6 7 8 9 10 high
- To what extent should sustainability be considered a priority for redevelopment in the study area?
low 1 2 3 4 5 6 7 8 9 10 high



Workshop Results + Analysis



4 different survey categories:

- Words that describe the site today
- Words that describe the site in the future
- Rank your scenario preference
- 5 questions to rank, scaled from 1 to 10

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2. Please review and rank your preference for redevelopment scenarios from 1 to 5, with 1 being your favorite and 5 being your least favorite:

___ Option A
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___ Option C
___ Option D
___ Option E

3. List 5 words that describe how you'd like the study area to be in the future:

Please rate the following on a scale of 1 to 10 - with 10 being the highest:

4. To what extent should future redevelopment in the study area be driven by market demand?
low 1 2 3 4 5 6 7 8 9 10 high

5. To what extent should future redevelopment in the study area be driven by public policy?
low 1 2 3 4 5 6 7 8 9 10 high

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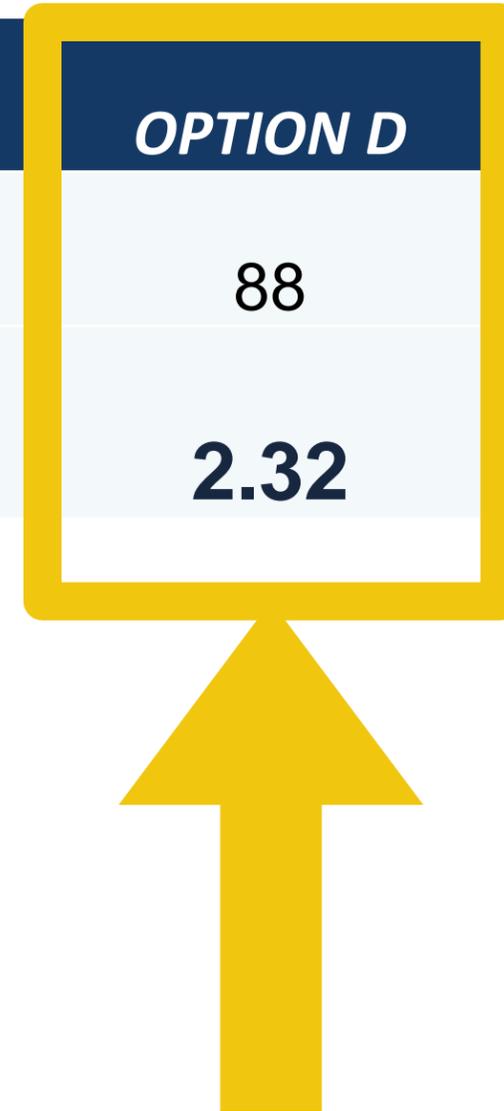
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Workshop Results



- Community + Advisory Overall Scenario Option Results

	<i>OPTION A</i>	<i>OPTION B</i>	<i>OPTION C</i>	<i>OPTION D</i>	<i>OPTION E</i>
Totals	167	117	104	88	94
AVERAGE	4.39	3.08	2.74	2.32	2.47

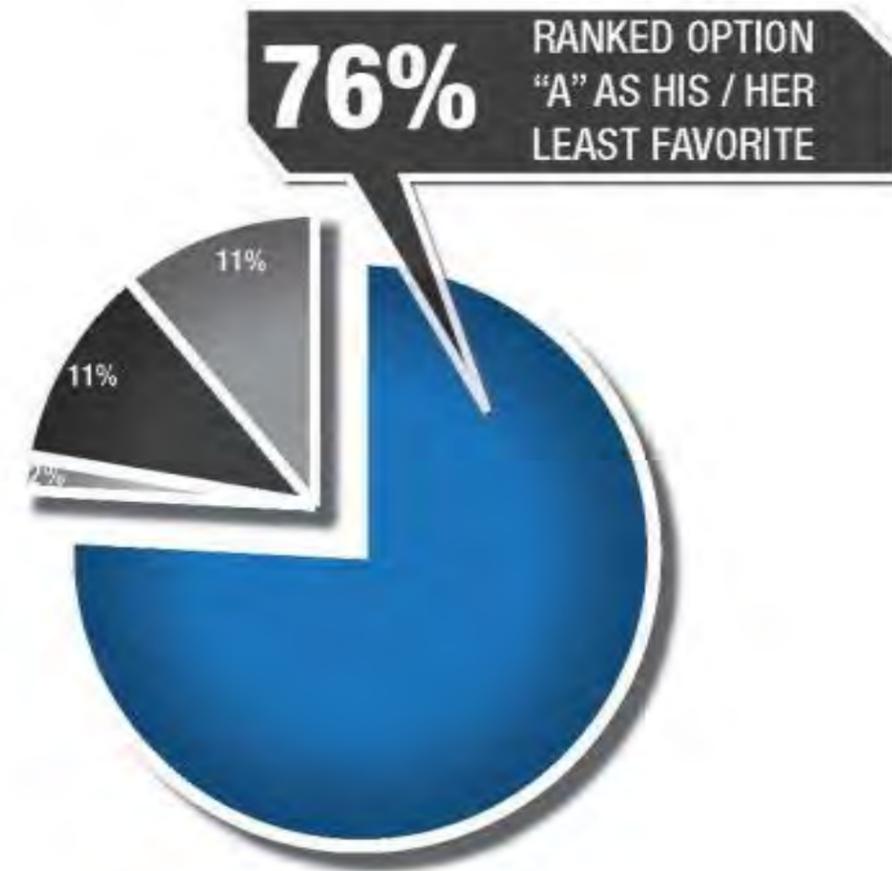


Workshop Results + Analysis

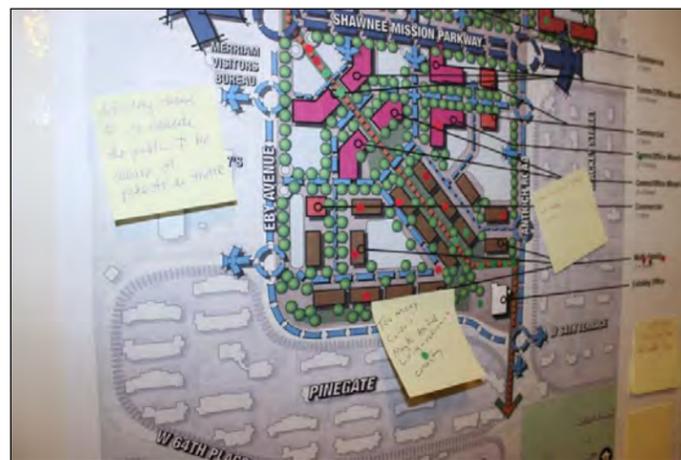


Other major statistics noticed:

- 76% submitted Option “A” as their **LEAST** favored option.
- 16 GREEN DOTS on Underpass in Scenario E
- 20 RED DOTS on Vacant Kmart in Scenario A



16 of 25
Community Members
dotted the underpass
in Option E as **GREEN**.



Workshop Results + Analysis



4 different survey categories:

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- Rank your scenario preference

- • 5 questions to rank, scaled from 1 to 10



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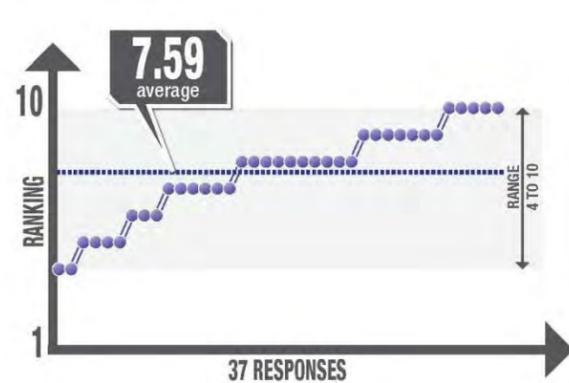
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Workshop Results + Analysis



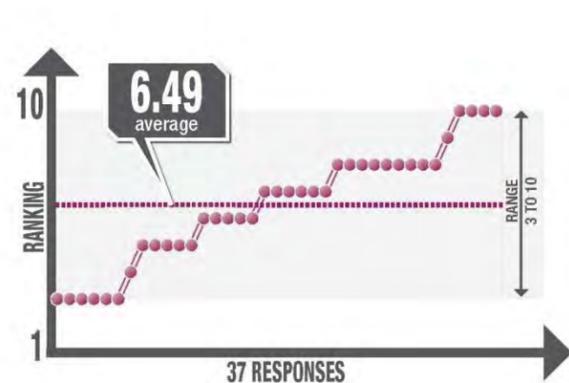
Community + Advisory Overall Results



Question #1:

Driven by Market Demand

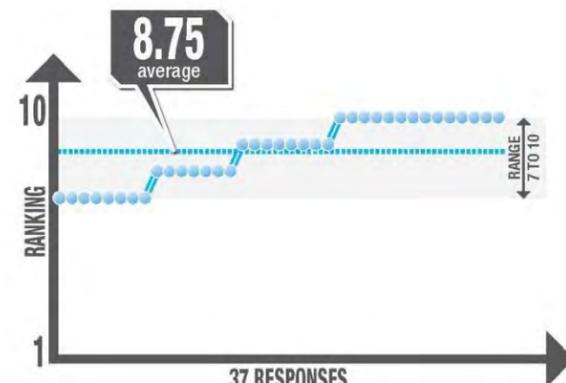
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Question #2:

Driven by Public Policy

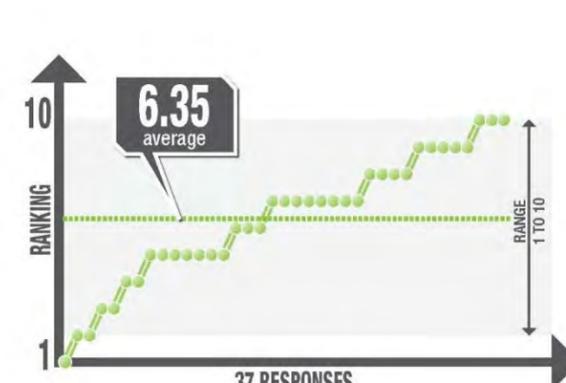
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Question #3:

Character and Quality as a priority

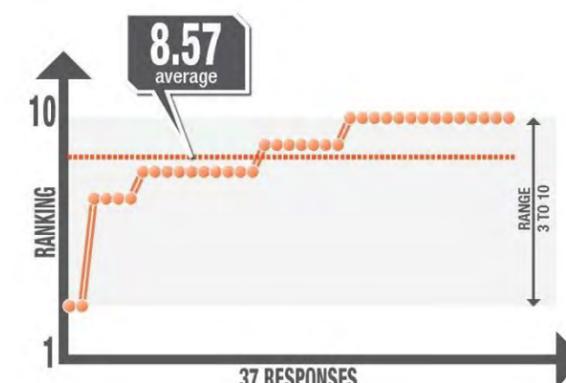
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Question #4:

Development Incentives as a priority

5



Question #5:

Sustainability as a priority

2



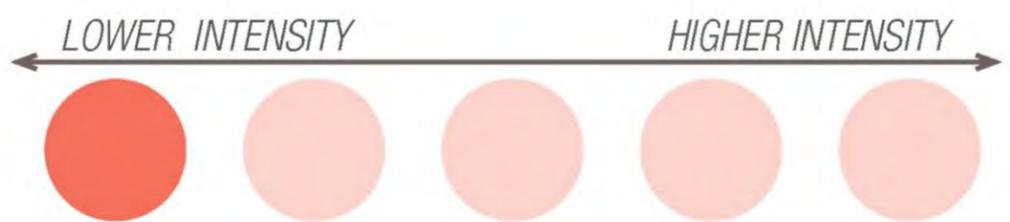
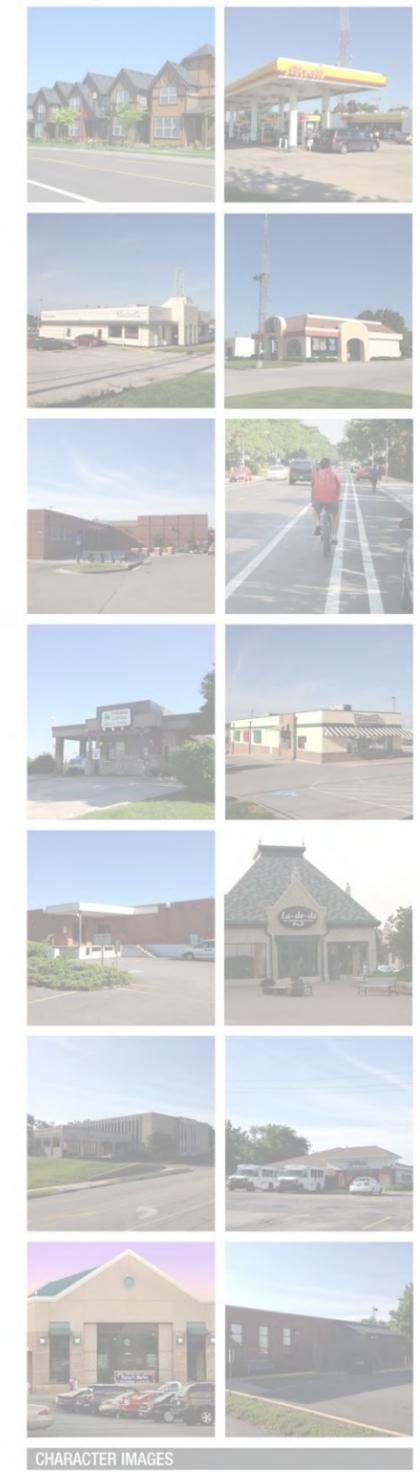
Workshop Results + Analysis



“ I like that existing places we enjoy and use aren't removed ”

“ [If they remain] existing buildings should be remodeled. ”

“ As a neighbor, I don't want to see another big box store. ”



Workshop Results + Analysis



“ Handle and manage stormwater appropriately. ”

“ Not enough change to encourage new businesses. ”

- Commercial (1 Story)
- Semi-Public (1-2 Stories)
- Office (1 Story)
- Existing Commercial
- Comm/Office Mixed-Us (2-3 Stories)
- Commercial (1 Story)
- Commercial (1 Story)
- Commercial (1 Story)
- Multi-Family (2-4 Stories)
- Existing Office



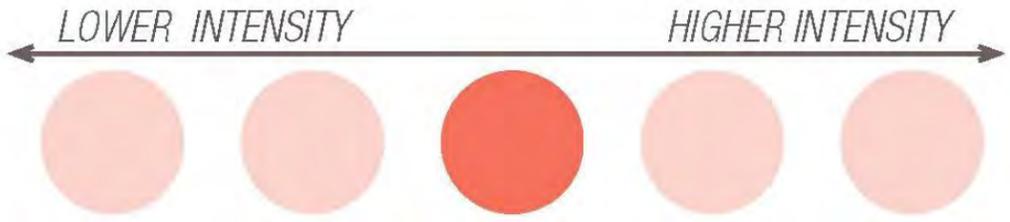
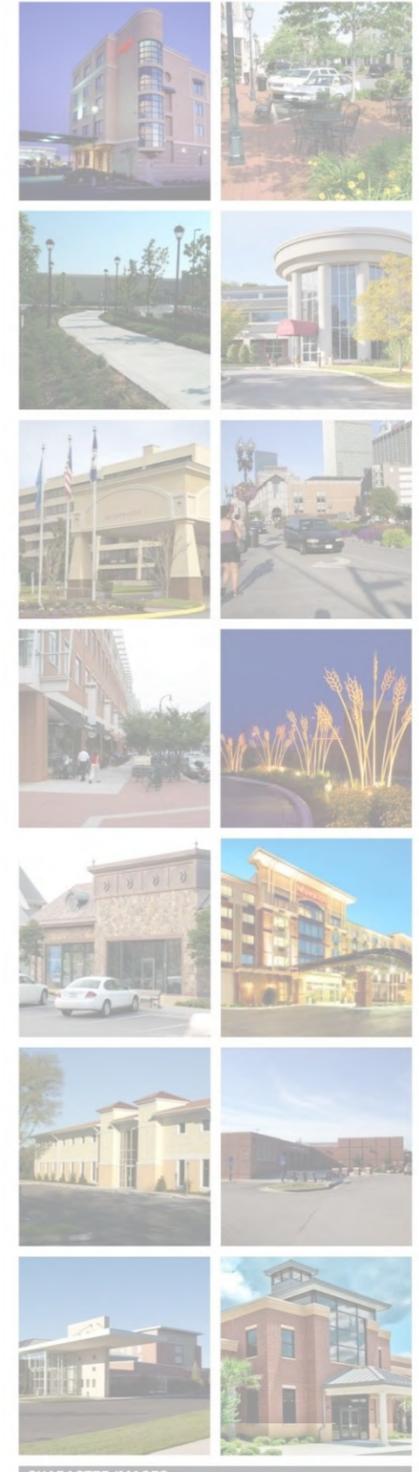
Workshop Results + Analysis



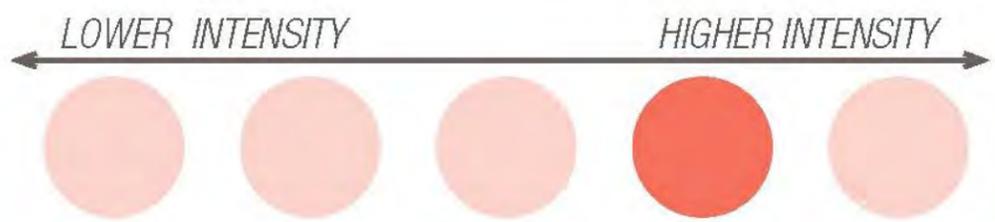
“ Potential opportunity for senior living. ”

“ Encourage environmentally friendly practices. ”

- Commercial (1 Story)
- Semi-Public (1-2 Stories)
- Office (2 Stories)
- Comm/Office Mixed-Us (2-3 Stories)
- Commercial (1 Story)
- Hotel (4 Stories)
- Semi-Public (1-2 Stories)
- Existing Office



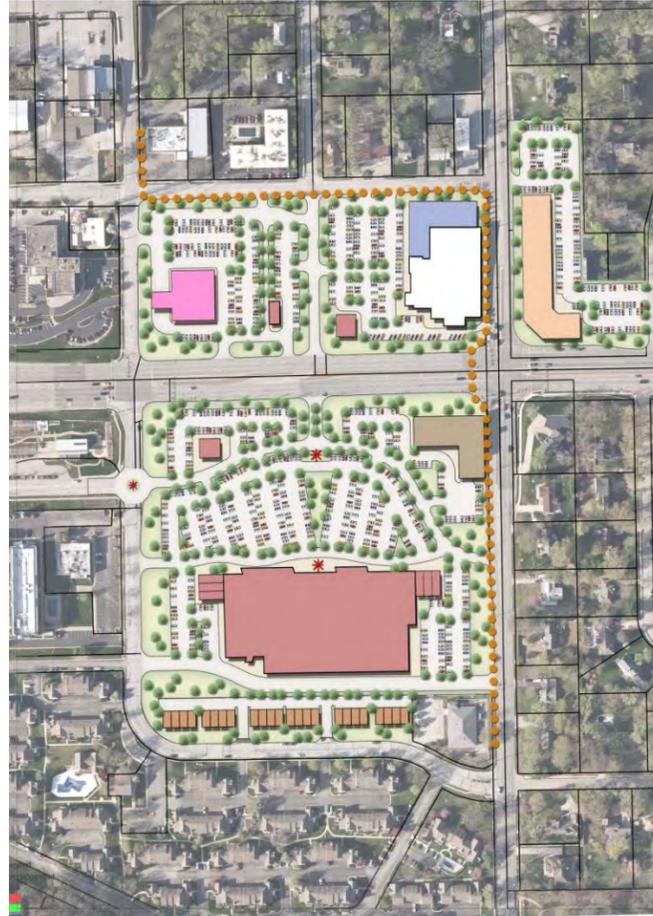
Workshop Results + Analysis



Workshop Results + Analysis



Refined Concepts

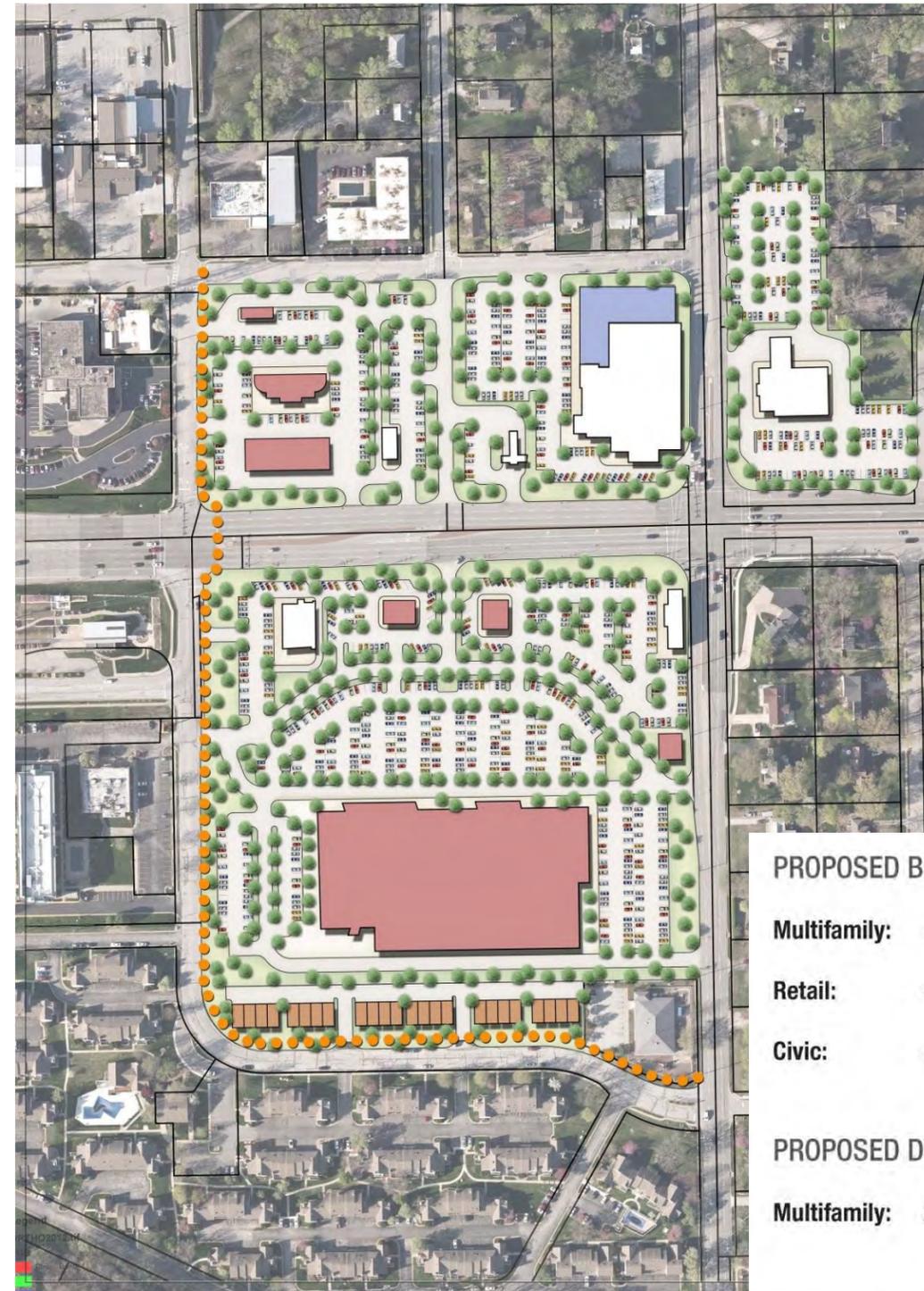


Refined Concepts



Concept A Characteristics:

- Adaptively reuse vacant Kmart into smaller tenants
- Focus on streetscape enhancements and trail to unify and enhance space
- Introduce more restaurants and newer gas station to attract future IKEA visitors, while still keeping key businesses.
- Auto oriented and commercial heavy.
- Library addition with adjacent parking lot
- Multifamily/Townhomes on south side of site



PROPOSED BUILDING SQUARE FEET:

Multifamily:	+/- 27,500 S.F.
Retail:	+/- 133,000 S.F.
Civic:	+/- 15,000 S.F.

PROPOSED DWELLING UNITS:

Multifamily:	24
---------------------	----

Refined Concepts



Concept B Characteristics:

- Potential to keep some existing buildings
- Keep and add on to existing big box store with smaller tenants
- Relocated office use with new retail
- Introduction of senior housing
- Mixed use hotel opportunity
- Additional restaurants
- Library addition
- Multifamily/Townhomes on south side of site



PROPOSED BUILDING SQUARE FEET:

Senior Living:	+/- 115,000 S.F.
Multifamily:	+/- 27,500 S.F.
Retail:	+/- 146,500 S.F.
Office:	+/- 26,000 S.F.
Civic:	+/- 15,000 S.F.
Hotel:	+/- 49,000 S.F.

PROPOSED DWELLING UNITS:

Multifamily:	24
Senior Living:	97



Refined Concepts



Concept C Characteristics:

- Proposed 2-3 and 3-4 story commercial/office mixed use
- Underpass connects north and south sides for fluidity
- Walkable throughout entire study area
- Hotel and senior housing opportunities
- Expansive library with new additions
- Multifamily/Townhomes on south side of site
- Lacking density



PROPOSED BUILDING SQUARE FEET:

Senior Living:	+/- 115,000 S.F.
Multifamily:	+/- 27,500 S.F.
Retail:	+/- 99,000 S.F.
Office:	+/- 120,000 S.F.
Civic:	+/- 15,000 S.F.
Hotel:	+/- 73,000 S.F.

PROPOSED DWELLING UNITS:

Multifamily:	24
Senior Living:	97



Refined Concepts



Concept D Characteristics:

- Higher Density to support underpass
- Underpass connects north and south sides for fluidity
- Walkable throughout entire study area
- Hotel and senior housing opportunities
- Expansive library with new additions, including space on the north and restaurant space on the south
- Higher density apartments blend well with mixed use development

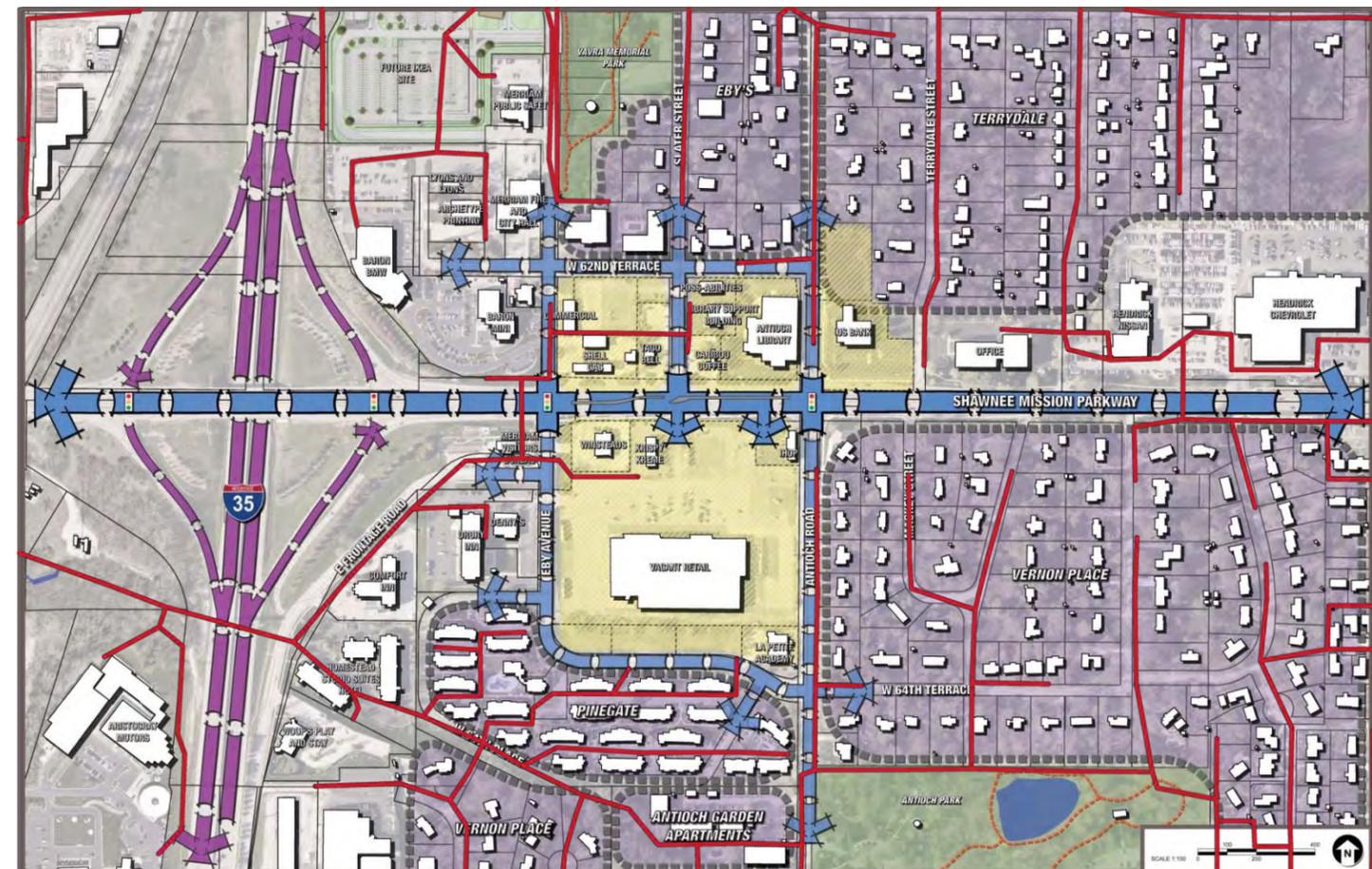


Existing Infrastructure Analysis



Sanitary Sewer:

- Most mains are 8" DIA.
- Concern of aging pipes as they are clay
- Redevelopment may be able to solve these potential failures

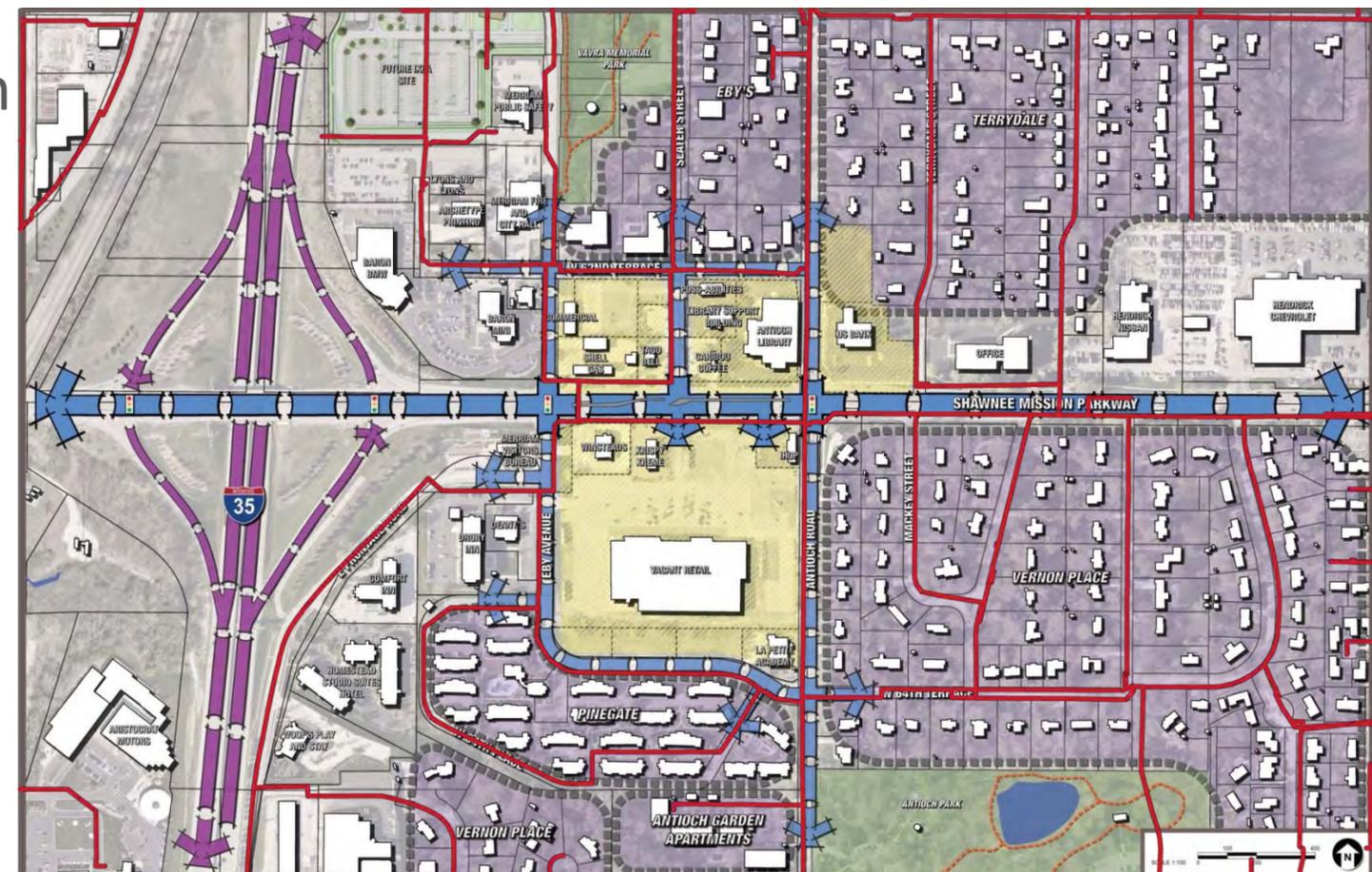


Existing Infrastructure Analysis



Water:

- Provided by Water One Water District
- Sufficient size and pressure for redevelopment
- Most mains 8" DIA.
- Fed by 12" main along Shawnee Mission Parkway
- Pump station south of study area

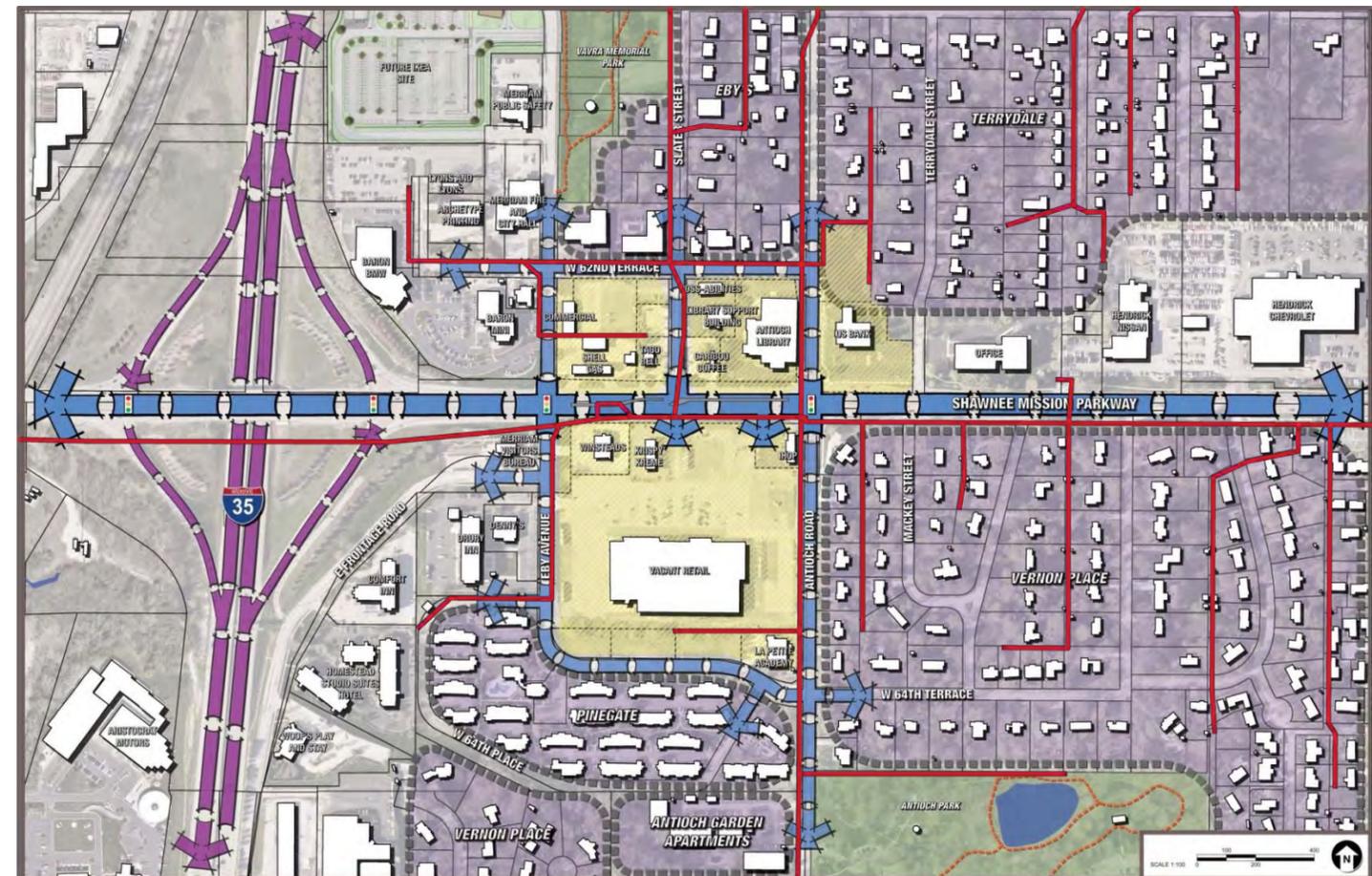


Existing Infrastructure Analysis



Power:

- Primarily served by overhead electric line on Shawnee Mission Parkway
- Redundant feeds are prevalent in adjacent neighborhoods
- Conceptual designs do not interfere with capacity issues
- Need to budget approx. \$1M for putting power lines along SMP underground – within study area only

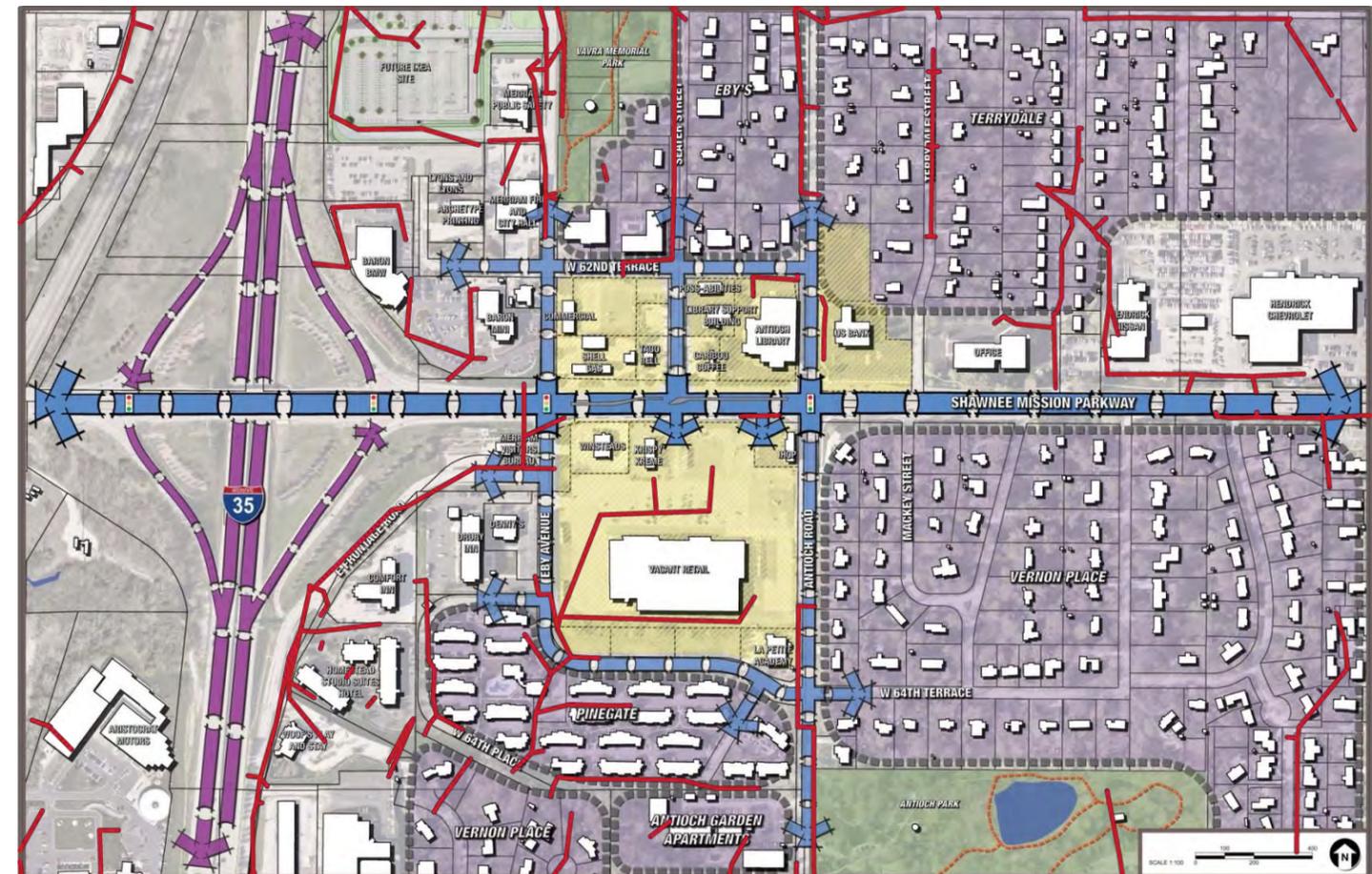


Existing Infrastructure Analysis



Storm Sewer:

- Stormwater generally flows to the southwest corner of study area
- No downstream flooding conditions if redeveloped
- Existing receiving system should be of sufficient size and capacity if redeveloped

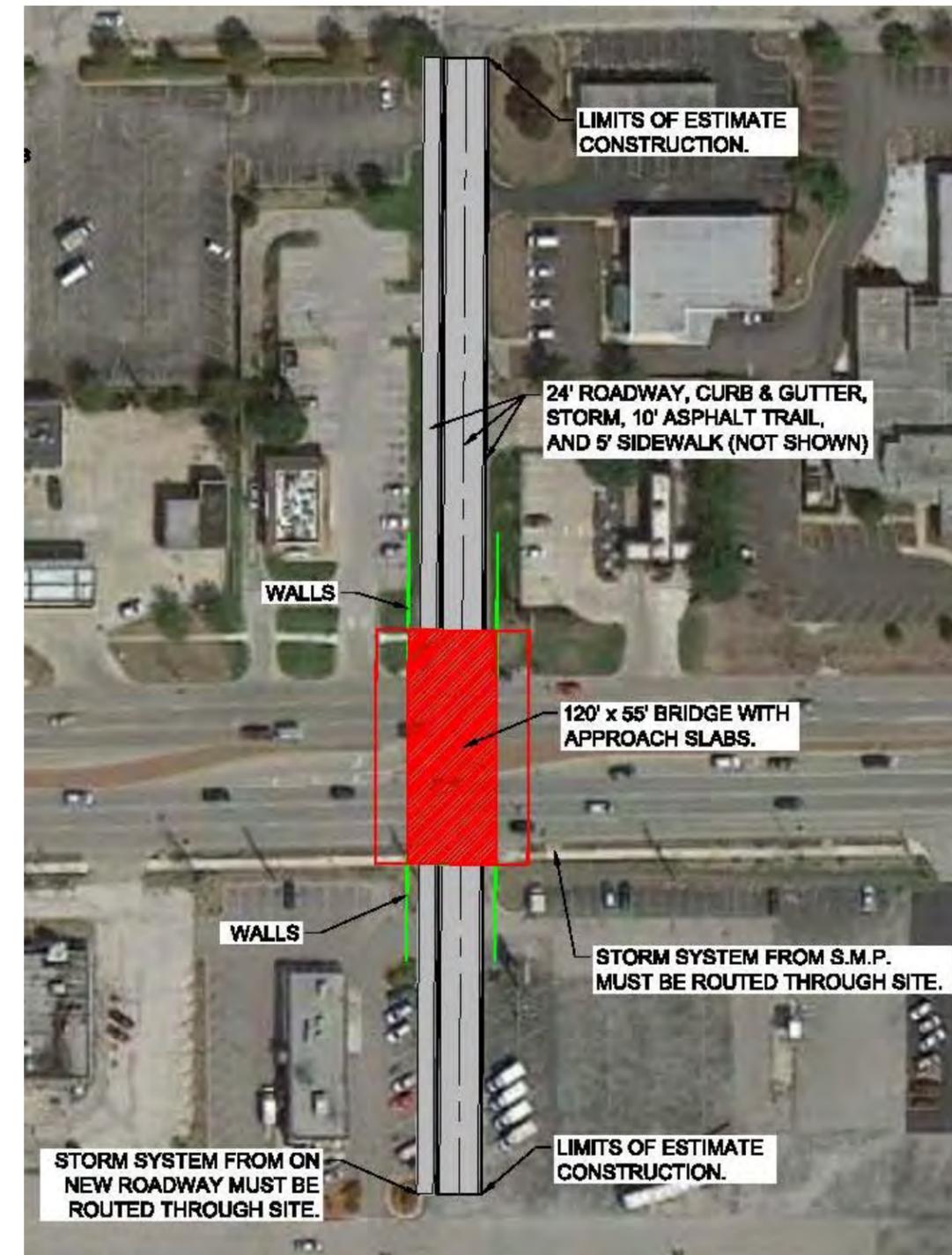


Underpass Analysis



New underpass “order of magnitude” cost estimate:

- ~\$3.7 Million Dollars
- Bridge Structure



Existing Transit Service



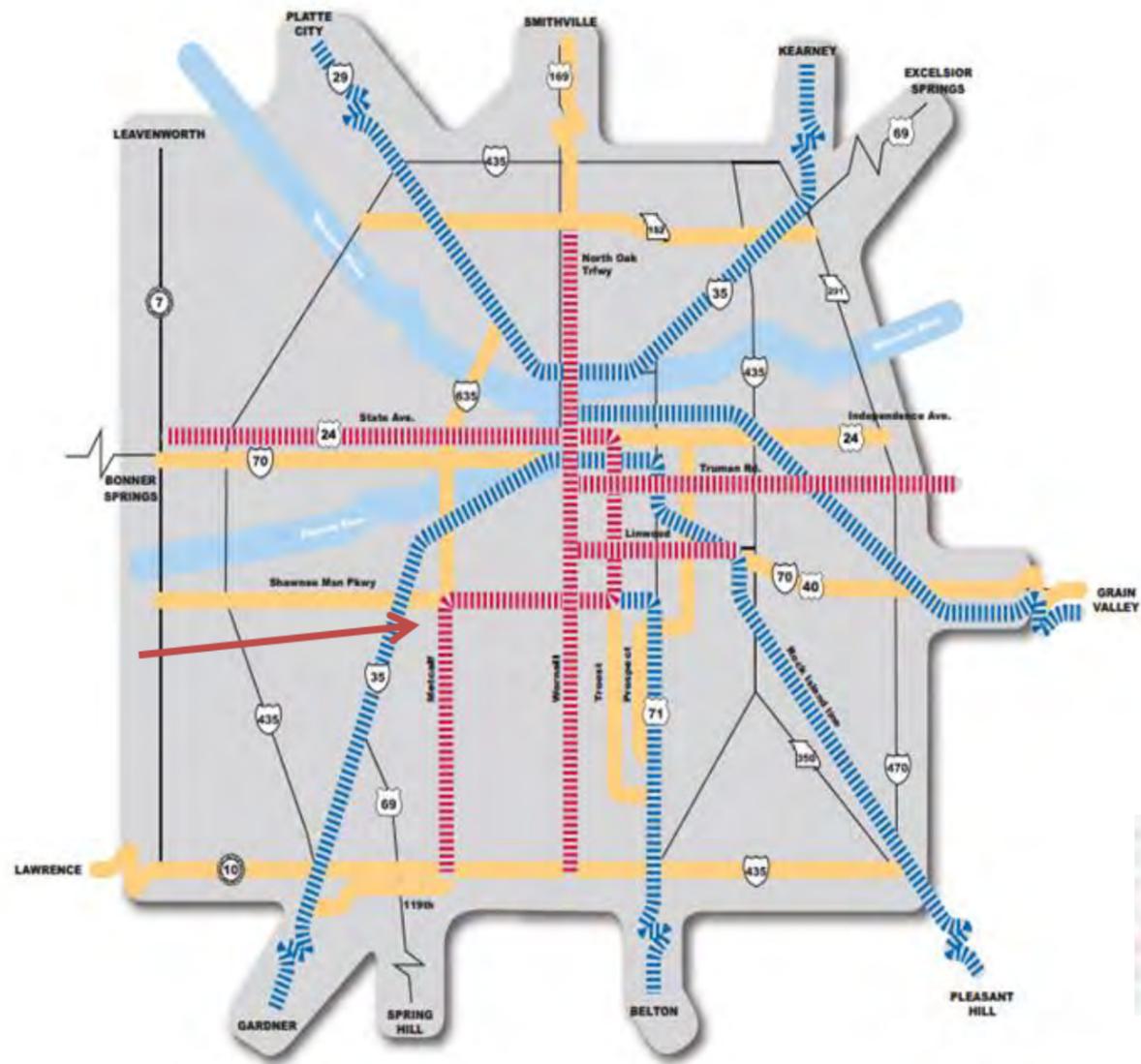
- Area service by Johnson County Transit
 - Route 660 - Antioch to Downtown
 - From Santa Fe & K-7 to Downtown KCMO
 - 20 total trips
 - Route 672 - Midday
 - From the Great Mall to Downtown KCMO
 - Two trips



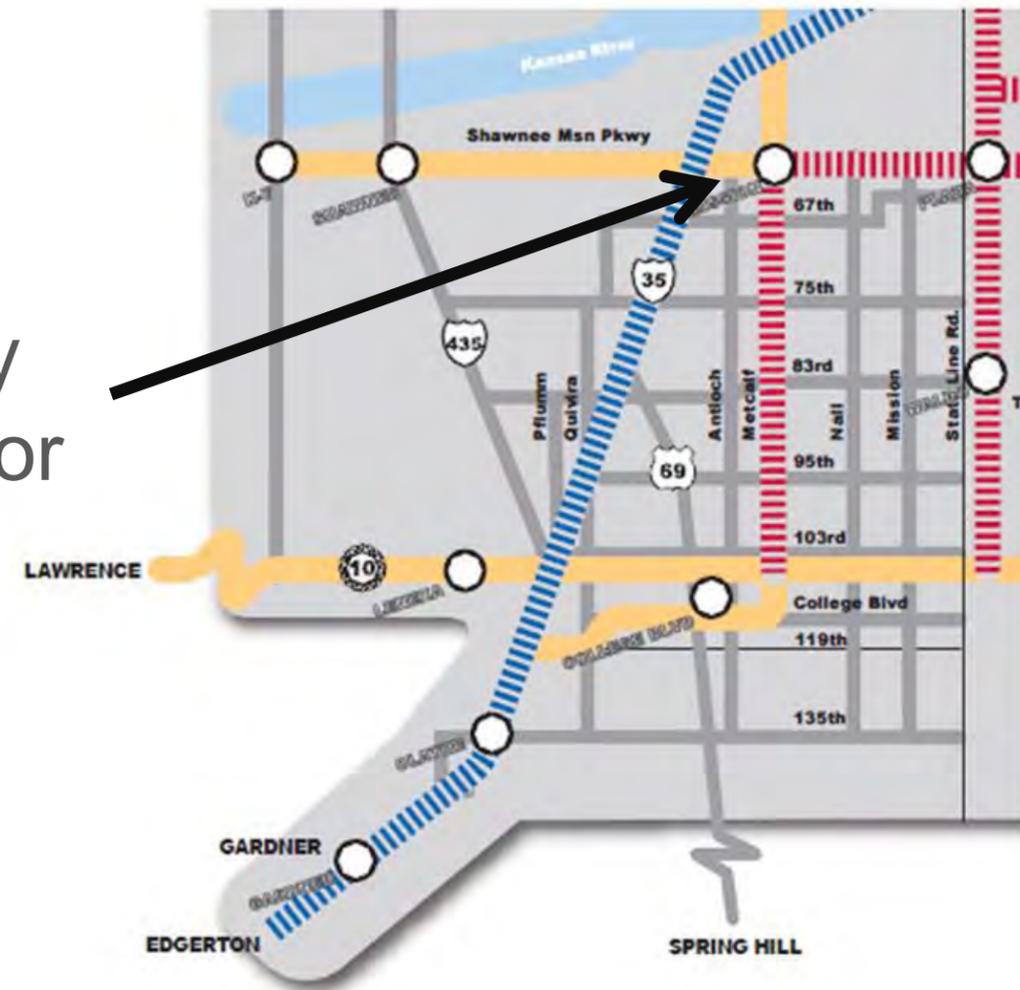
Future Transit Service



- Smart Moves Plan
 - High Capacity Transit Corridors



Study Corridor



Future Transit Service



- Enhanced Bus



- Bus Rapid Transit – Mixed Traffic



Future Transit Service



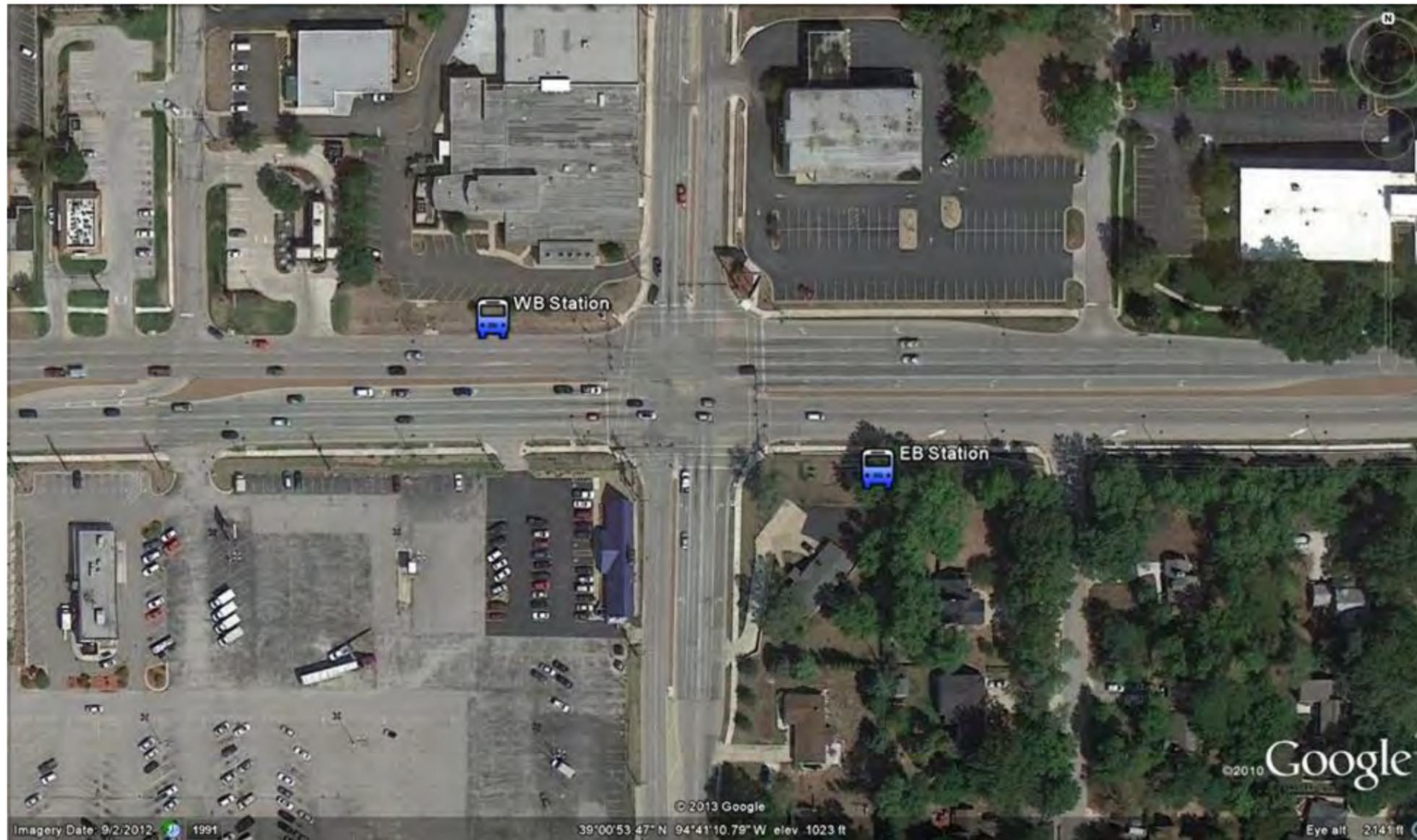
Transit Investment vs. Land Use Density

- Approximate Population/Employment Density Requirement
 - Enhanced Bus – 8,200
 - BRT - 12,000
- Existing Population/Employment Densities in High Capacity Transit Corridors
 - Troost Avenue - 14,310/sqmi
 - Independence Avenue 11,544/sqmi
 - North Oak 7,619/sqmi
 - State Avenue 7,195/sqmi
 - Shawnee Mission Parkway 5,171/sqmi

Future SMP Transit Service



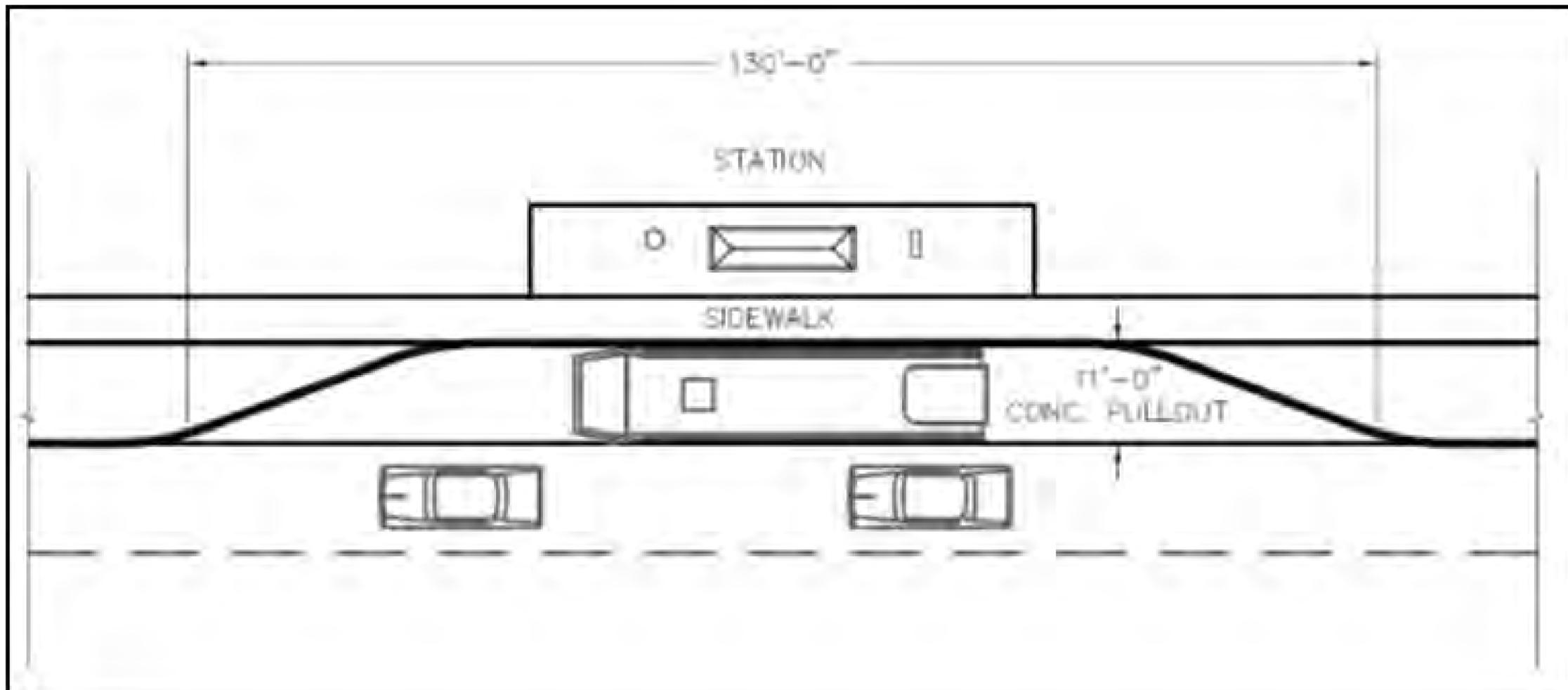
Transit Station Location



Future SMP Transit Service



Typical Station Layout



Future SMP Transit Service



Typical Station Elevation



Future SMP Transit Service



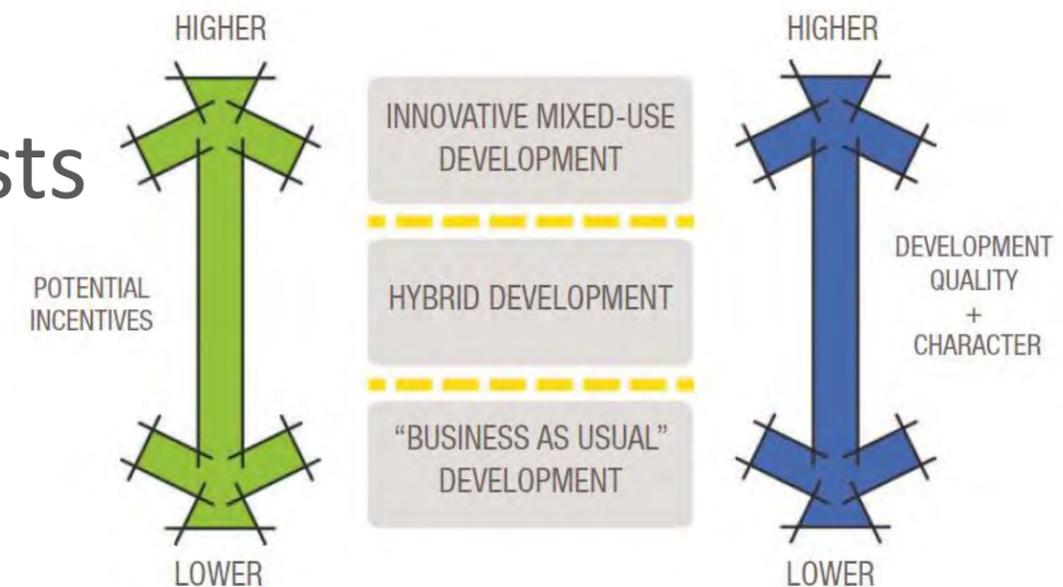
Typical Station Elevation



Finance – Areas of Study



- Funding Needs
 - Public and Utility Infrastructure Costs
 - Private Redevelopment Costs
- Public Participation Options
 - “Traditional” / Innovative Tools and Partnerships
 - Policies / Guidelines: Merriam and Public Partners
- Cost – Benefit Analysis Factors
- Implementation Strategy Approaches



Finance – Funding Needs 1



- Public and Utility Infrastructure Costs
 - *Street / Traffic Improvements*
 - Transit Improvements
 - *Utility Improvements: \$1.28 – 1.63 Million Est.*
 - Bury SMP Electric Lines: \$1 Million Est.
 - Concept C + D – SMP Underpass: \$3.7 Million Est.
- Typical redevelopment budget includes *directly related street / traffic and utility improvements*
 - Exceptional costs may drive public participation request

Finance – Funding Needs 2



- Private Redevelopment Costs
 - *Site Acquisition*
 - *Site Work (Demo, Grading, Paving, Lighting, etc.)*
 - *Building Improvements*
- Typical redevelopment budget includes *all above costs* – funding should be supported by expected future sales proceeds and/or lease revenues
 - Exceptional costs may drive public participation request
 - Example: Structured Parking

Finance – Participation Analysis 1



- Begin with assumption that private development will bear all public / utility and private redevelopment costs
 - Unless funding alternative is known at outset
- Determine feasibility with budget / proforma analysis
 - Internal Rate of Return (assuming debt / equity mix)
- If infeasible, what public / utility costs are extraordinary?
 - Are public participation tools available and workable?
 - Is participation warranted by project benefits?
 - Will participation close the funding / proforma gap?

Finance – Participation Analysis 2



- If proforma still infeasible, what private redevelopment costs are extraordinary?
 - Are public participation tools available and workable?
 - Is participation warranted by project benefits?
 - Will participation close the funding / proforma gap?
- With both public / utility and private costs:
 - Does gap actually reflect flaw in business plan that City should not try to remedy with cost participation?
 - What are City risks and options for mitigation?

Finance – Participation Analysis 3



- Looking at Preliminary Data on Scenarios A, B, C and D
 - Site acquisition cost will be major factor – all scenarios
 - Core utility costs appear reasonable and supportable by private development proforma
 - Extraordinary costs: Burying electric lines, Scenario C/D underpass, and perhaps some street / traffic / transit improvements (depending on scope)
- Public participation analysis will be crucial to determining feasibility of Scenario C/D work in particular

Finance – Participation Options 1



- “Traditional” Public Tools
 - Public / Utility Cash Funding – Sources?
 - General property and sales taxes, franchise fees
 - Development fees and other one-time revenues
 - Utility system revenues
 - Public / Utility Debt – Repayment Revenues?
 - TIF and CID
 - Benefit districts
 - Utility system revenues

Finance – Participation Options 2



- Innovative Tools and Partnerships
 - Selective funding specific to SMP Project
 - “Local Effort” TIF: dedicating new taxes generated outside of project area – demonstrated benefit
 - New public revenues: transportation utility fee, tax credits, library-related funding options?
- Need to consider existing policies / guidelines: Merriam and Public Partners

Finance – Participation Options 3



- Public / Utility cash funding is unlikely given limited resources, competing priorities, lack of utility precedent
 - Exception: Selective funding programs for which SMP project competes well on merits
- Debt funding: TIF and CID likely to be strongest options
 - Property TIF and perhaps Sales TIF
 - CID Supplemental Sales Tax
- Other debt backed with benefit district, utility revenues

Finance – Participation Options 4



- TIF capacity will be highest with higher redevelopment density, property values, and taxable sales activity.
- CID is a public resource and should be driven by public participation analysis, not developer request.
- Debt approach determines public risk / mitigation needs
 - Pay-as-you-go note to Developer
 - Special Obligation Bonds
 - General Obligation Bonds

Finance – Next Steps 1



- Refine analysis of specific scenarios
 - Team's estimated public / utility and private costs
 - Identify extraordinary costs and participation options
 - Estimate participation funding capacity (e.g. TIF, CID)
 - Identify participation risks and mitigation options
 - *Scope does not include estimated proforma analysis*
- **Determine whether Scenarios A, B, and C/D add value adequate to fund likely public participation needs**

Finance – Next Steps 2



- Implementation Strategy
 - Identify proactive tasks
 - Policies and procedures to be revisited upfront
 - Public partnerships to explore/build
 - Additional research
 - Identify reactive tasks
 - Redevelopment proposal evaluation approach
 - Public cost – benefit analysis
 - Qualitative and quantitative value

Questions / Comments



1. Any specific comments/revisions needed on the refined concepts?
2. To what extent should the City try to implement and invest in completing the underpass/burying power lines?
3. To what extent should private development be required to assist in implementing the underpass/burying power lines?
4. To achieve long term sustainability (tax base, transit, housing choices, etc.), should there be a requirement for more residential density as a part of any redevelopment for this area?
5. Should there be density / building height restrictions (in the south study area)?
6. Should we continue to pursue a broader transit study for the Shawnee Mission Parkway Corridor?
7. How proactive should this plan be in developing strategies to retain the library as a long-term anchor in the study area?

Next Steps



- Community Meeting #1: **Planning Workshop**

★ Tuesday: **May 21, 2013**

- Advisory Board Review + Coordination

- Community Meeting #2: **Alternatives Review**

★ Wednesday: **June 19, 2013**

- Advisory Board + Technical Committee Meetings

- Advisory Board Meeting

- Community Meeting #3: **Draft Plan Review**

★ Wednesday: **October 23, 2013**



Advisory Committee

Meeting #2

**THANK
YOU!**



September 26, 2013

