

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

SPECIAL SESSION, THURSDAY, OCTOBER 12, 2023

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, October 12, 2023, with seven members present: Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Johnson, Commissioner Fourth District; Markley, Commissioner Sixth District; Davis, Commissioner Eight District; Bynum, Commissioner At-Large First District and Mayor/CEO presiding. Ramirez, Commissioner Third District; Kane, Commissioner Fifth District; Stites, Commissioner Seventh District, and Garner, Mayor/CEO; were absent. The following officials were also in attendance: Alan Howze, Assistant County Administrator; Angela Lawson, Interim Chief Counsel; Monica Sparks, Interim Unified Government Clerk; Gunnar Hand, Director of Planning & Urban Design; Alyssa Marcy, Long Range Planner for the Planning & Urban Design Department; DeWayne Bright, FUSE Fellow Housing Coordinator for the UG; Dennis Rubin, Interim Fire Chief; Daniel Soptic, Sheriff; Jeff Miles, Director of Water Pollution Control; Nancy Burns, Director of Register of Deeds; Ronda Green, Parking Control; Jeff Fisher, Executive Director of Public Works; Matt May, Emergency Management Director; LaVert Murray, Economic Development Advisor to the Mayor; Irene Caudillo, Chief of Staff in Mayor's Office; Ashley Hand, Director of Strategic Communication; Greg Talkin, Director of Neighborhood Resource Center; Deasiray Bush, Director of Public Transportation; Joe Monslow, Interim Director of Community Development; and Sharon Reed, Director of Procurement & Contract Compliance;

Mayor Pro Tem Bynum said before I call the meeting to order I want to announce that we do have individuals attending remotely as well as on-site. All participants joining by remote, we would ask that you silence your devices when not speaking to avoid background noise. During the meeting, make sure you announce yourself by name and title when you speak so the public knows who is speaking. This is critical given the number of remote participants and is also current guidance from the Kansas Attorney General's Office. Please be sure to speaking into the microphone to ensure that your comments are heard and the record of the meeting is accurate.

Mayor Pro Tem Bynum said tonight we have a Special Session and this is an update on our PlanKCK Comprehensive Plan and we're very excited to bring you here and let you give us this update.

Mayor Pro Tem Bynum called the meeting to order.

ROLL CALL: Davis, Bynum, Burroughs, Townsend, McKiernan, Johnson, Markley.

NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be conducted in a hybrid format on Thursday, October 12, 2023, at 6:00 p.m. in the Commission Chambers of the Municipal Office Building for PlanKCK Comprehensive Update.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Mayor Pro Tem Bynum said this evening Gunnar Hand, Director of Planning & Urban Design, and his team are going to present an update on the PlanKCK Comprehensive Initiative and, Mr. Hand, I will turn it to you.

Alyssa Marcy, Long Range Planner for the Planning & Urban Design Department, said I'm going to kick us off. Tonight I'm going to be giving you this presentation with Gunnar Hand, our Director, and DeWayne Bright who is our Housing Coordinator. We're going to give you an update on our PlanKCK, which is our Citywide Comprehensive Plan. This is a short video to give you a little bit of context on what this is.

Video was shown.

Mayor Pro Tem Bynum said before you continue I think it's just really important for the record and the public, who may not be able to see the audience, the great support that we have here from so many other departments. They may have speaking roles that I'm unaware of, but I see our Sheriff, I see our Interim Fire Chief, I see our Register of Deeds, I see our Communications Team, Public Works, Water Pollution Control, I see Purchasing, I see Transportation and Community Development, I see our Neighborhood Resource Center, of course Planning, I see Emergency Management. Have I left anybody out that's here because I think that's really important to acknowledge the team of people that are assembled here tonight to hear this. Thank you very much. Also, NBR leaders.

Ms. Marcy said you know, Commissioner Bynum, you beat me right to it, so thank you. You took that off my plate for me. I did want to thank everyone in the room. We have been making an enormous effort to work with all of our departments to have conversations with all of our department heads, with as many staff members as possible, and with as many community members as possible. Thank you to everyone who's in the room. We do actually have a few folks who are going to spend—community members who are going to give us give us their one minute version of their vision for PlanKCK.

Denise Dias, Director of K-State Research and Extension, Wyandotte County, said the PlanKCK vision of a preferred Wyandotte County and Kansas State University's new Next Generation Strategic Plan and also K-State 105 align perfectly with this vision for KCK. K-State 105 leverages the state's extension system to deliver the full breadth of the university's collective knowledge to create new connections and build additional capacities and strings in all counties including Wyandotte.

So, what does this have to do with the UG's vision for Kansas City, Kansas. PlanKCK challenges us to think differently about Wyandotte County. It elevates bold ideas generated from our community discussions. K-State 105 also is challenging us to broaden our focus beyond traditional work and set aggressive goals to meet the needs identified by our local communities. We are working with our community partners to move the needle forward on things like childcare, affordable housing, healthcare, community vitality and business and workforce development

leading to sustainable economic growth for Wyandotte County. Taking this bold step to develop a comprehensive plan for our county can be achieved.

K-State Research and Extension Wyandotte County shares your vision for a better future for all Wyandotte County residents.

Edgar Galicia, Central Avenue Betterment Association, said every plan has goals and those goals have to be really, really clear for everybody to understand them and for everybody to help achieve them. The experience with corporations when the members of the company have different visions, that extinguishes the energy and extinguishes the productivity and extinguish the ability to reach the goals of the group. In a plan we're building the direction, the goals that are supposed to be achieved. All I have to say about that, after the many plans and many ideas and many hours of consulting that have been delivered and put to the community is that there is one single goal that has to be out there and very clear and that is to generate however we do it with whatever tools we have to generate upper mobility for our people, for all our people. It doesn't matter who's opinion, who brings what, what is integrated into the plan if it doesn't generate well-being and quality of life for our people we're failing, and that has to be there, upper mobility.

So, if every action we take, every action, every direction we place helps in creating the upper mobility, there's no way we can fail and inviting everybody here is part of this plan to put that in front. We can go into the details about whether or not the program should be mixed-use, mixed income, who it helps first, who it helps later. We have four segments of our community that are very clear and have to be helped. The first one is our landowners. They have invested so much. The second one is for business owners. They're putting everything at risk. Our third one is for stable residents who count on that stability to grow their families and at the end, and it's just because it would take the most investment, our unstable residents who needs the most help but need the most investment that we don't have unless we create the stability for the other three brackets always with the upper mobility in front of us.

So, whatever you decide, whatever you bring to the table, please make sure it does generate a higher quality of life for everybody and generates that upper mobility that we so much need in this island called Wyandotte County/Kansas City, Kansas.

Rose Eilts, member of the Strawberry Hill Neighborhood Association, said I'm also on the Board. I appreciate the time to speak to you this evening a little bit about my vision for our town. Our association was started back in the 1990s as a way to preserve, restore, and revitalize our small part of the community. We want to improve and develop our spot so it provides a safe, clean climate for existing residents and, hopefully, attracts new businesses and new neighbors. In the words of Coby Lefko, who's a development dude, said let's create more beautiful, walkable and humane places for everybody to live in and I couldn't agree more. I believe it starts with education. Wouldn't it be great to see everyone get the education they want and deserve.

My experience as a Lead to Read mentor has opened my eyes to the great opportunities in our school system. We have great teachers, but in order for the students to thrive we have to give their parents tools and time to spend with their children learning about all the great things in our metro area. That means we have to pay a living wage, hire enough staff so that work life balance can be a real thing for people.

Just from an environment, we have to have beautiful trees lining our streets. It will help make our town more walkable, green and beautiful and healthy. We also need diversity, which we have a lot of and dynamism. We have to listen to everybody, so we need less of the same and more of the different and exceptional.

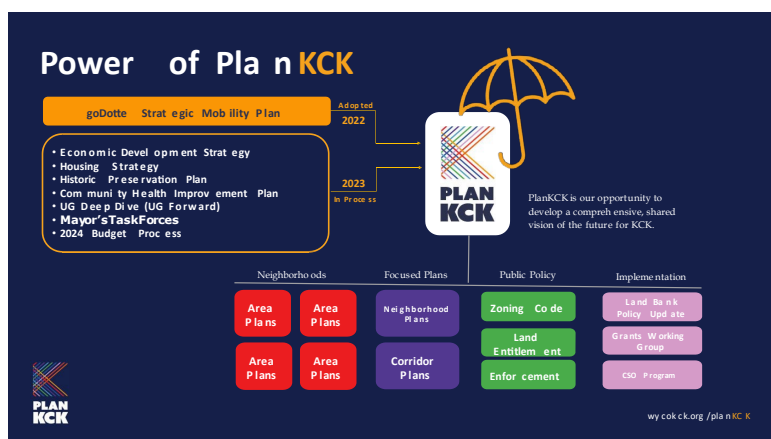
My wish list, a lot of it is on those boards out there from the KCDC. My wish list includes eradicating homelessness. We know how to do it and we can do it. We need to stop gun crime and reduce traffic issues. Again, we know how to do it and we can do it and improve our climate. We know what we need to do and we can do it. We just have to have the political will and the money to get it all done. So, just look around and visualize what a beautiful, resilient town we have and make it happen. **Ms. Marcy** said Rose is also one of our Planning Commissioners.

Erin Stryka, Rosedale Development Association, said since the Rosedale Master Plan was adopted in 2016 our area has seen just tremendous growth and not just growth, but growth that follows the will of the neighborhood and project changes of the neighborhood residents, neighborhood groups, businesses are all deeply bought into. I really credit that to the very broad and deep community engagement that went into creating the plan. It's been really exciting for me to watch PlanKCK take that level of neighborhood engagement and just explode it to more better, more interesting ways of getting everybody's voice into this process.

I've been thinking a little bit about if I had it to go back and do it again what I would do differently with the Master Plan and there are two things that come to me. One, I would have had a lot of money ready to go once the plan was done to start implementing things. I am glad to hear them talking about the grants and how they're thinking about funding sources now. The other thing that I would have liked to done is seen more alignment with the whole UG and with all of KCK. Our Area Plan is fantastic, everybody in Rosedale has bought into it, but it can't be just us. We have to have a lot more people on that team.

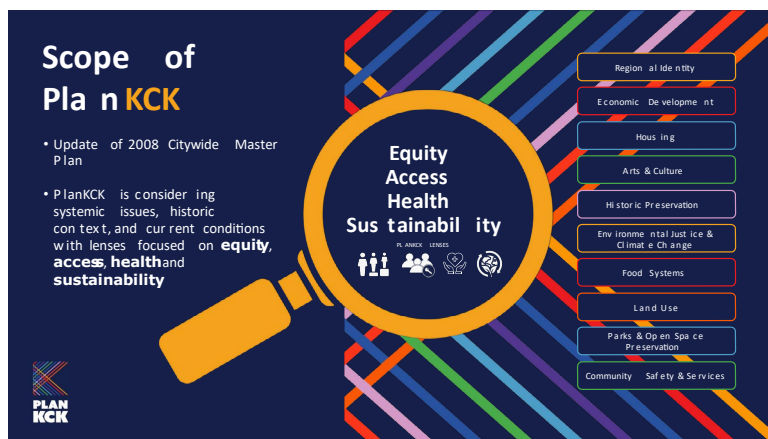
So, my vision for PlanKCK is that everybody here and everybody in KCK knows what's in it and use themselves as a member of Team KCK with a punch list of things to work on because the ideas in this thing are so big and so exciting that it is going to take all of us. I appreciate you taking this time to hear about it tonight and I'm excited to see what's next.

Ms. Marcy said thank you everyone. I don't think we have Jay or Tim here in the audience, so we will move on. These are the kind of conversations we've been having throughout this process.

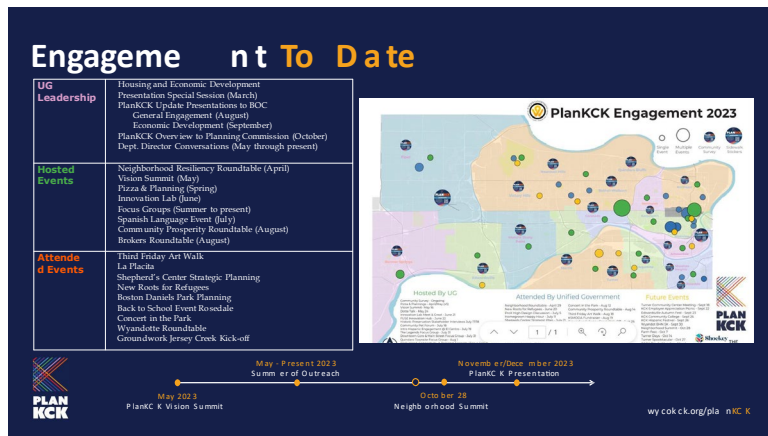


To give you a little bit of a background, PlanKCK really started in 2022. That's when we adopted our goDotte Countywide Strategic Mobility Plan so that is going to serve as our transportation chapter of PlanKCK. From there we have to add on all of those additional layers to make up the community and things like economic development, housing. We're also working with other departments and other initiatives so we're aligning with our Health Department, Community Health Improvement Plan, we're working with the Mayor's Task Forces, aligning with our budget process, working with community for all ages, so we're trying to bring all those threads together so that there is a lot of alignment.

Once all of these chapters and all of these topics are covered, PlanKCK will then serve as an umbrella to guide a lot of things in the future such as a Future Area Plan so that can help with what Erin was talking about making sure we're aligning all of our neighborhoods under this one North Star and forming things like new policy creations or updating zoning codes and then also help make budget decisions, where is our money going based on what the communities has said and which grants are we going after and again, implementation starts on day one. So, even though this plan is not yet adopted, we are working towards a lot of things that are already in motion.



For the scope on the right-hand side, you can see those are the 10 chapters that make up PlanKCK. We have consultants that are specifically focusing on economic development, housing, and historic preservation and we have those consultants here today. We also have four lenses through which we're developing the whole plan, so those are Equity, Access, Health and Sustainability to make sure that everything that we do within all of those chapters is achieving those four things.



Our engagement process started back in March of this year. The map there shows you geographically all the places that we've been to and we've had a multi-kind of approach to our engagement. We've engaged with leadership, whether that's elected officials or department heads or staff. We've also hosted events. Those can be events that are subject specific, maybe it's only economic development, maybe it's only food systems, and then we've also attended events. Maybe it's something we've heard from the community from day one that has come to us and in total right now we've attended or hosted about 62 events to date and we've touched about 3,500 people and we're continuing that engagement process through to our final event on the 28th of this month.



I just wanted to give you a broad summary of what we've heard so far. I think a lot of them here are what you heard today from the community members that came up to speak, but I think the overarching themes that we're hearing is to provide better basic community services. People want

to be able to have reliable transportation, a mix of available housing for different income levels, they want to have beautiful neighborhoods and clean parks and safe streets.



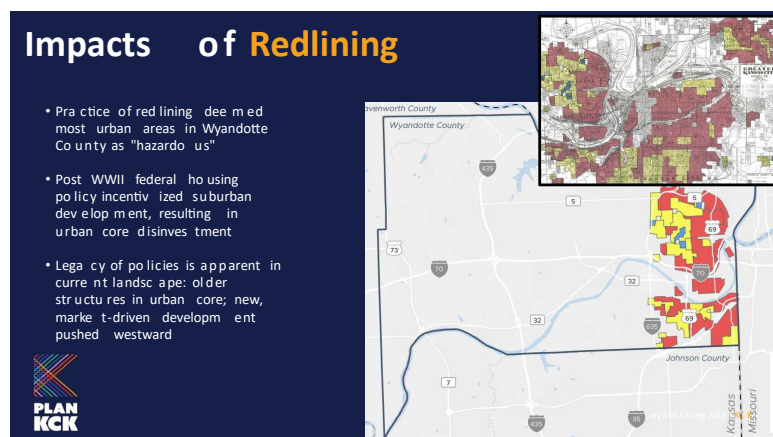
All of these things that we're hearing have contributed to the theme of what PlanKCK will try to achieve and I think this also has to—relates to exactly what Mr. Galicia was talking about, upper mobility, and that's this idea of how do we achieve community prosperity for everyone in all KCK.

I wanted to define community prosperity, so you'll see there are three definitions there. I think that first one gets at this idea of making sure that we equitably distribute benefits across all of our neighborhoods. The second is making sure that these benefits improve community health and not even from just an environmental standpoint, but physical, mental, spiritual, financial. Lastly, we've gone through a lot as a community, so how do we go from a community that is surviving to a community that is thriving.

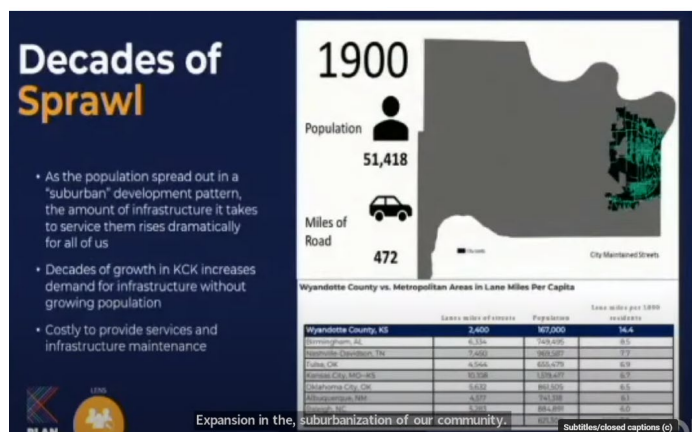


Now, I'm going to pass it over to DeWayne Bright to give you a little historical context.

DeWayne Bright, FUSE Fellow Housing Coordinator, said as we know PlanKCK has four lenses and the four lenses were developed as a result of the historical context of KCK current situation and we're using that in a way to plan the future.



As we've discussed before, Kansas City, Kansas was one of the community's that was marked by historic redlining and redlining deemed virtually all of Kansas City, Kansas as a hazardous area which is depicted in the map by red. So, following that, there began to be a westward expansion and in that westward expansion it was funded by the incentives at the federal, state, and local levels that incentivized westward expansion and the suburbanization of our community following WWII.



Decades of Sprawl

- As the population spread out in a "suburban" development pattern, the amount of infrastructure it takes to service them rises dramatically for all of us
- Decades of growth in KCK increases demand for infrastructure without growing population
- Costly to provide services and infrastructure maintenance



Expansion in the suburbanization of our community.

1910

Population

82,331

Miles of Road

718



Wyandotte County vs. Metropolitan Areas in Lane Miles Per Capita

	Lane miles of streets	Population	Lane miles per 1,000 residents
Wyandotte County, KS	2,400	167,000	14.4
Birmingham, AL	6,334	149,435	8.5
Indianapolis, IN	7,400	200,397	7.7
Columbus, OH	4,544	455,479	6.9
Kansas City, MO-KS	10,008	1,019,427	6.7
Oklahoma City, OK	5,632	861,325	6.5
Albuquerque, NM	4,577	741,538	6.1
Memphis, TN	5,783	684,491	6.0
Birmingham, AL - CT	5,485	621,500	5.9

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Expansion in the suburbanization of our community.

1920

Population

101,177

Miles of Road

1,043



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Expansion in the suburbanization of our community.

1930

Population

121,857

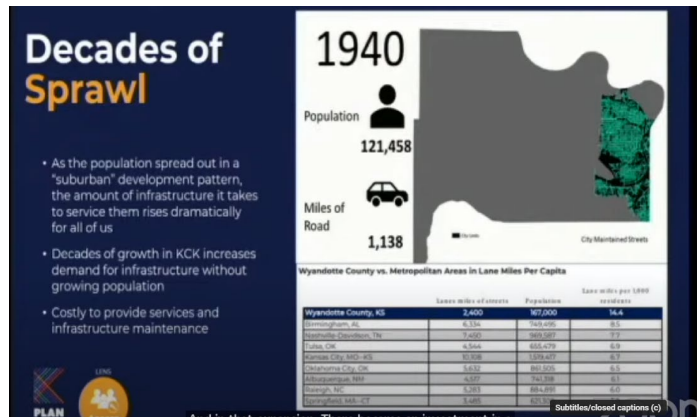
Miles of Road

1,120

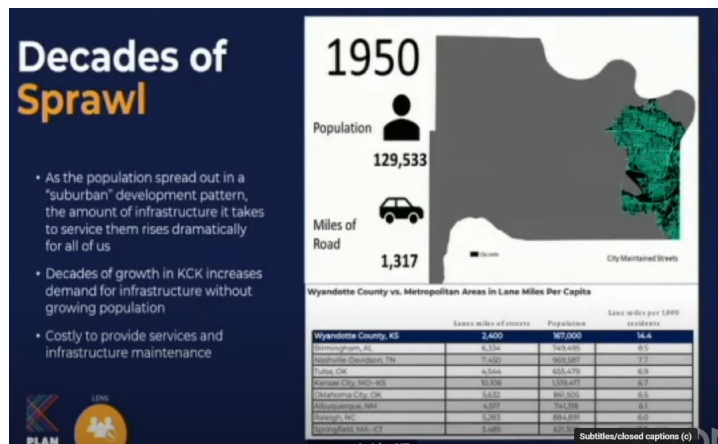


Wyandotte County vs. Metropolitan Areas in Lane Miles Per Capita

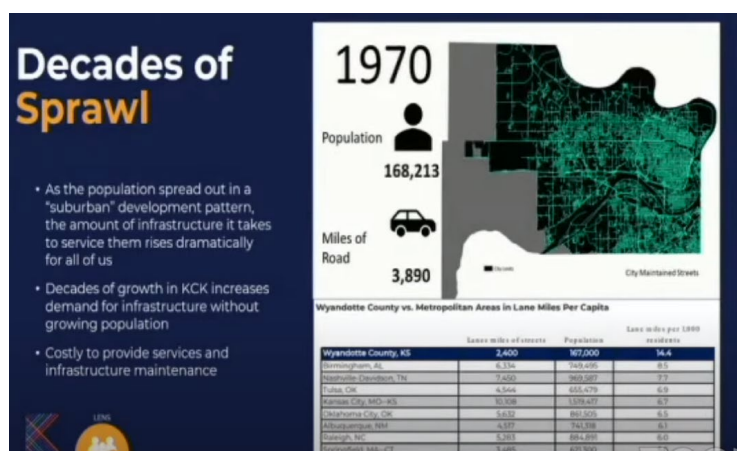
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In that expansion there became an investment in a lot of infrastructure.



In fact, as you can see by the map in this GIF, we expanded well beyond our limits...



and one of the areas was in the number of lane miles of streets.

Decades of Sprawl

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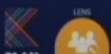
Decades of Sprawl

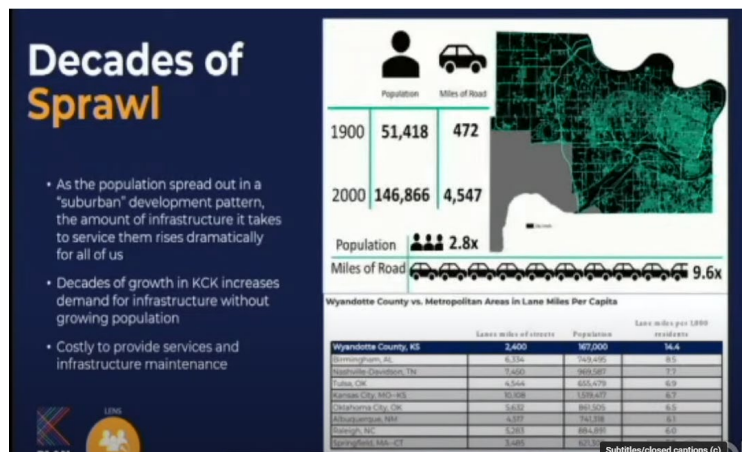
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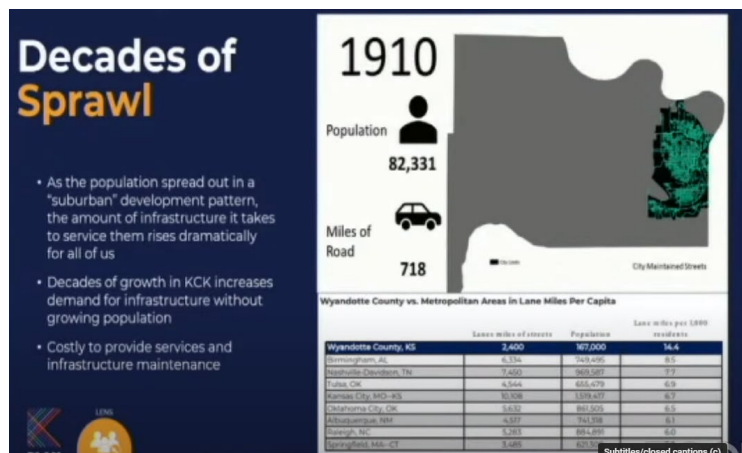
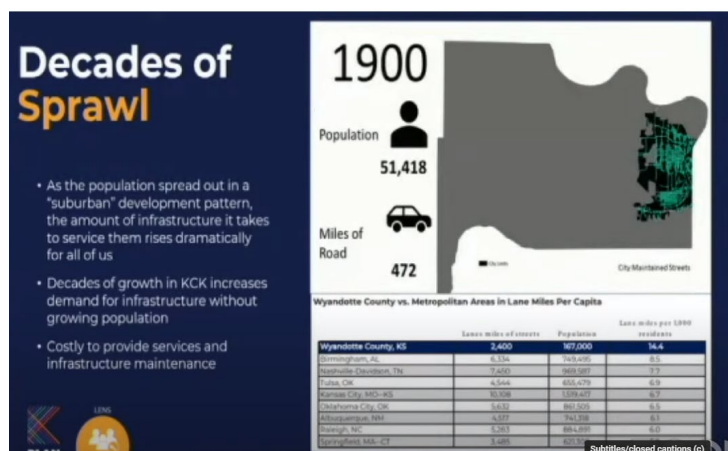
Decades of Sprawl

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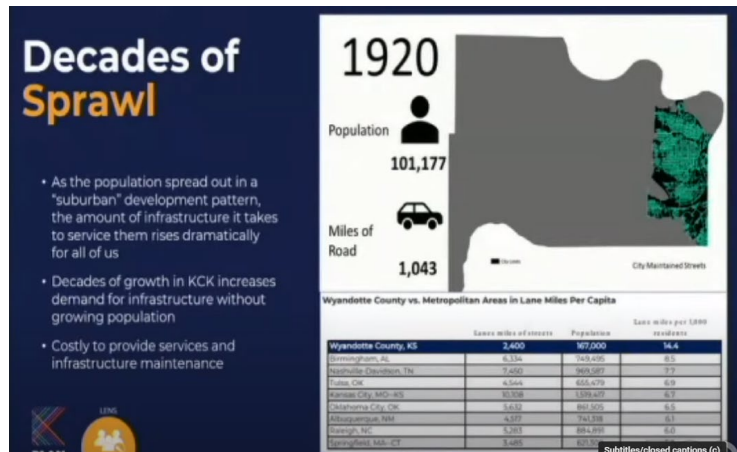




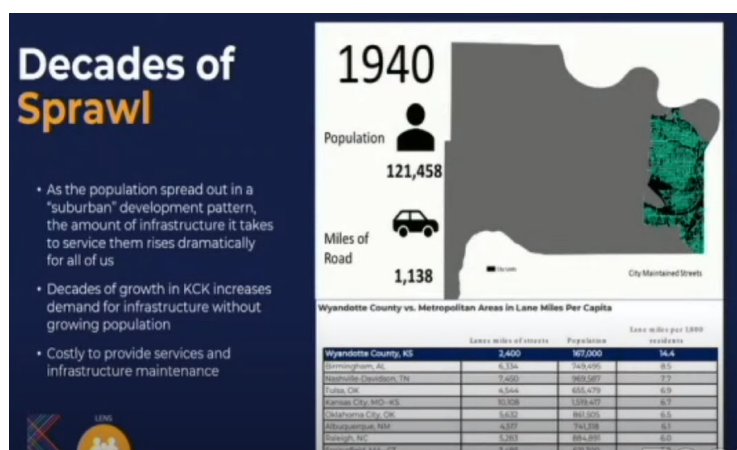
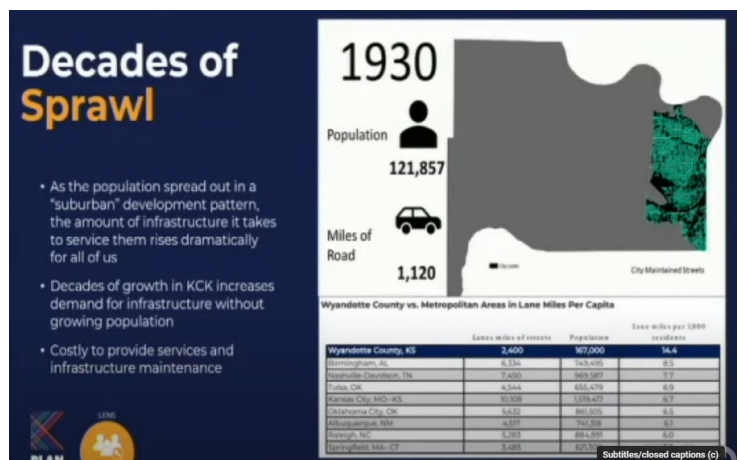
In Kansas City, Kansas in Wyandotte County we have 2,400 lane miles of streets for a population that's approximately 167,000...



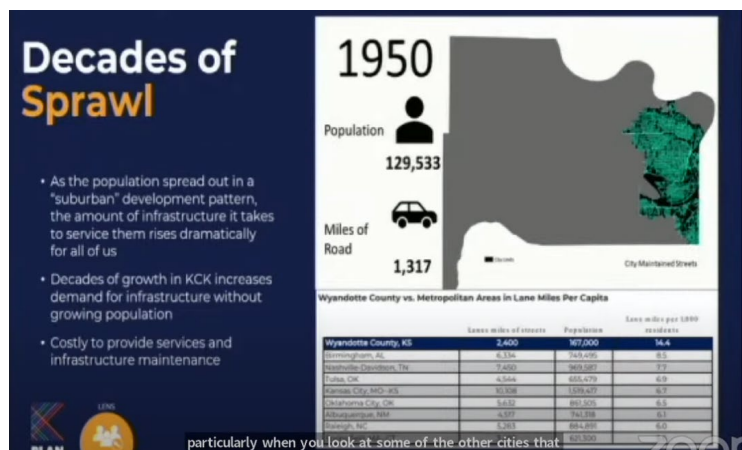
and that gives us 14.4 lane miles of streets per 1,000 persons in Kansas City, Kansas...



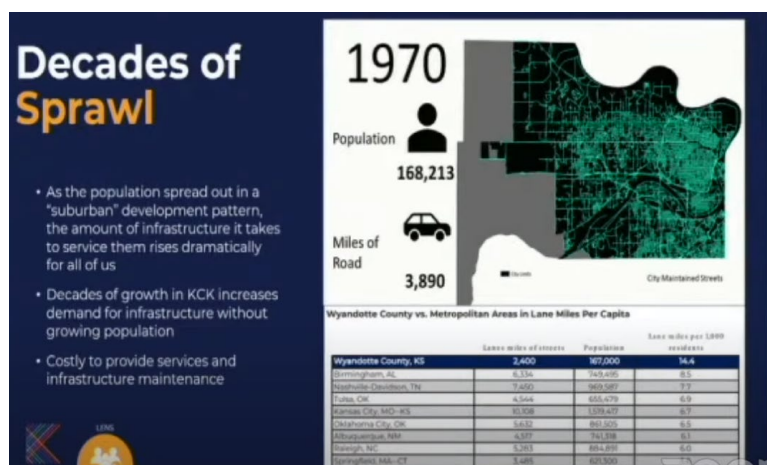
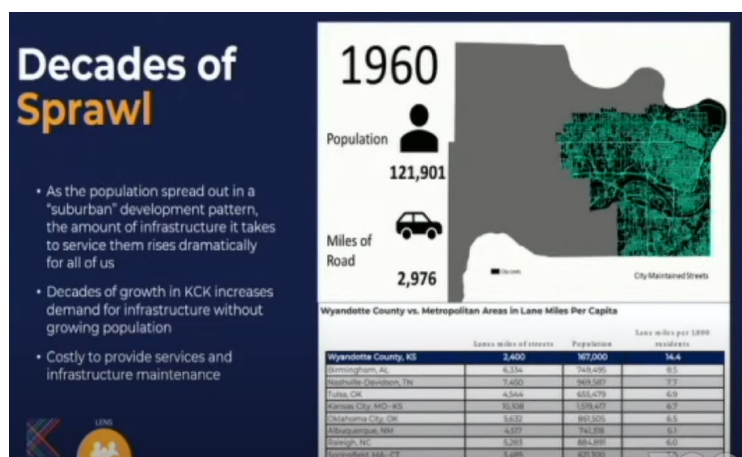
and that's extraordinary...



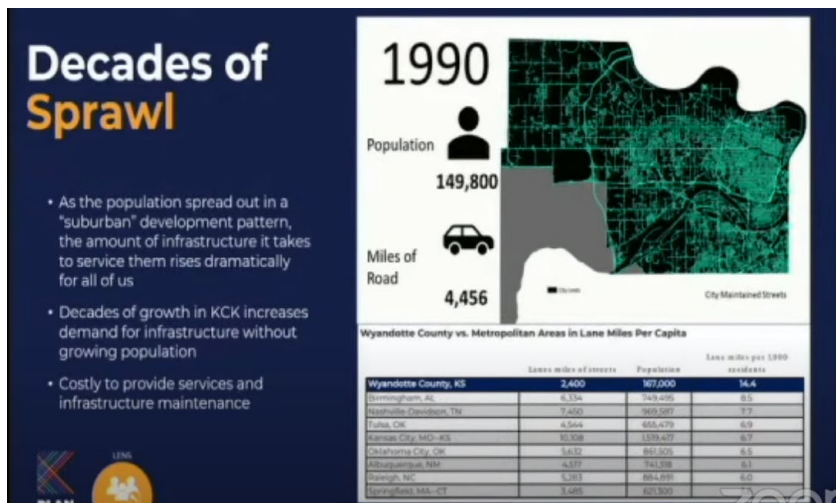
particularly when you look at some of the other cities that we have there.



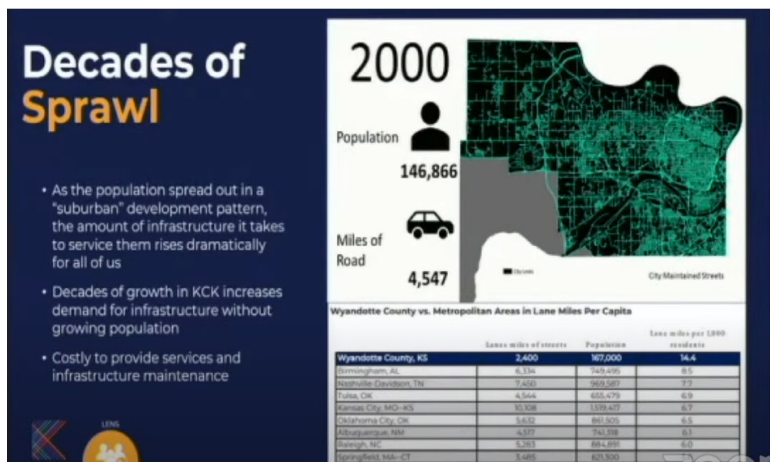
For instance, Tulsa, Oklahoma has 4,544 lane miles...



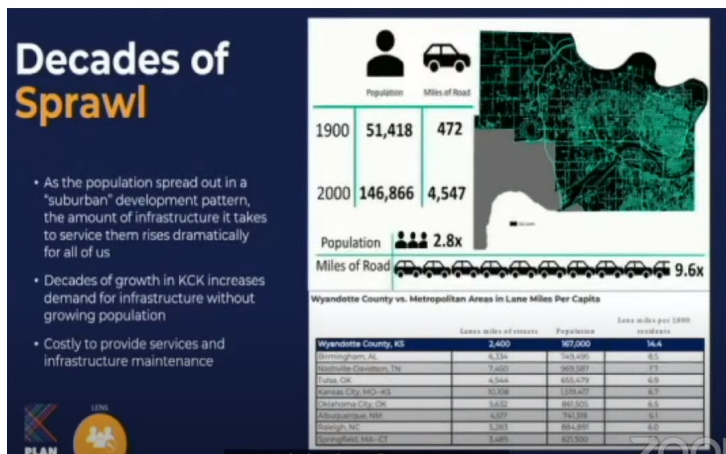
with a population of 655,000...



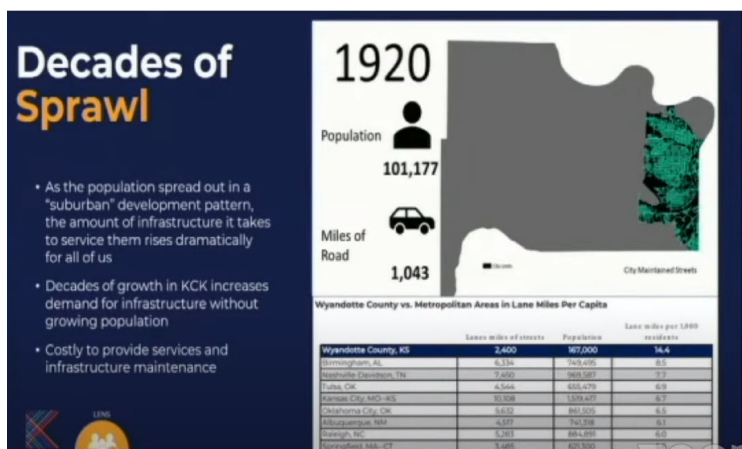
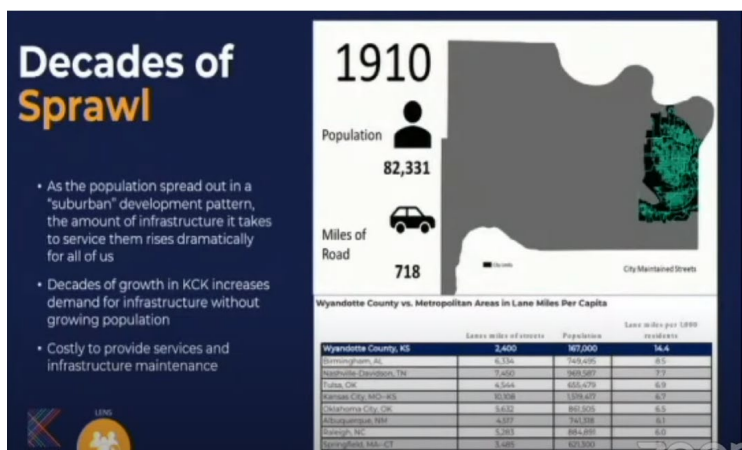
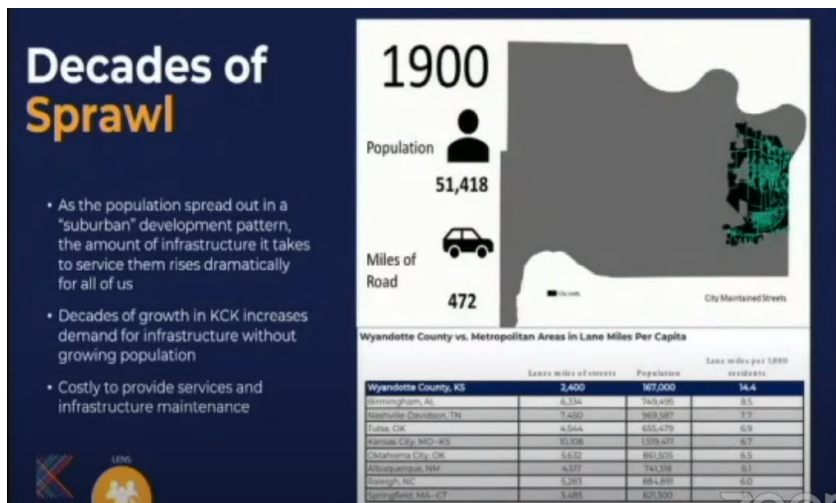
for a total of 6.9 lane miles per street...

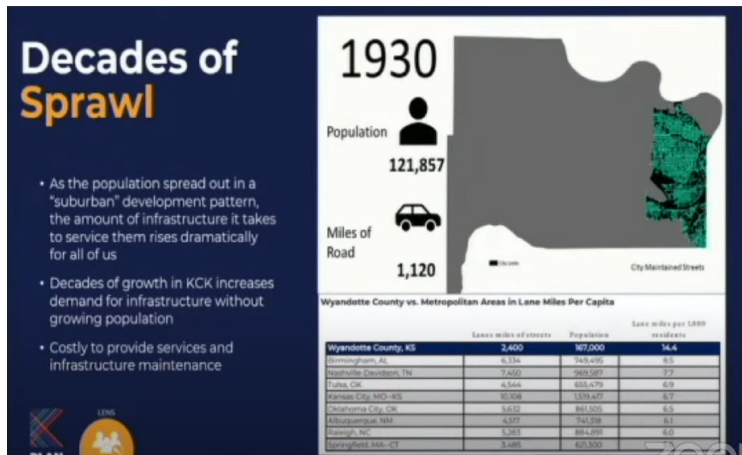


for 1,000 persons.

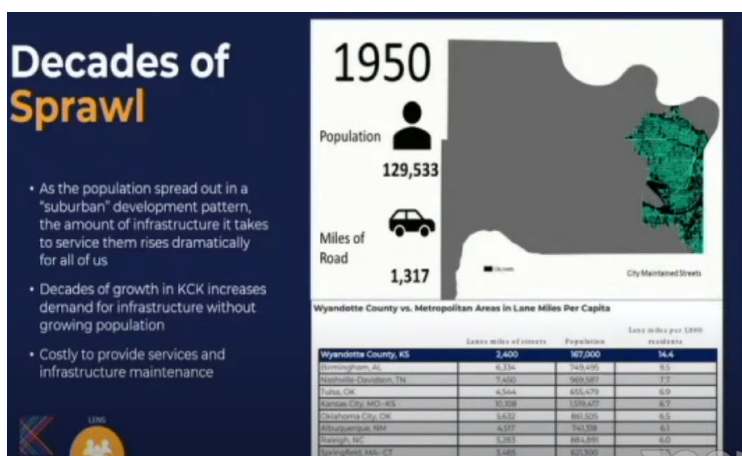
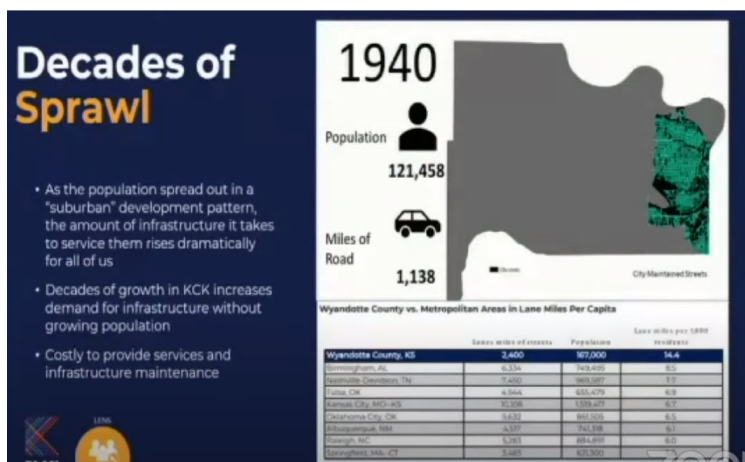


We have nearly doubled the lane miles per street with nearly a third of the population, so with that infrastructure...

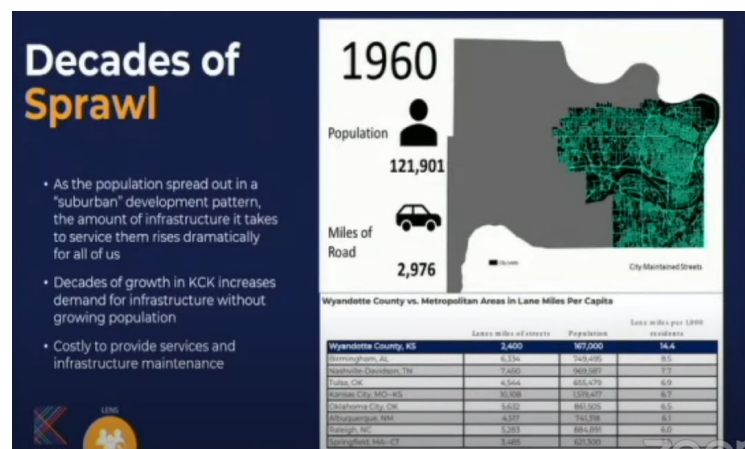




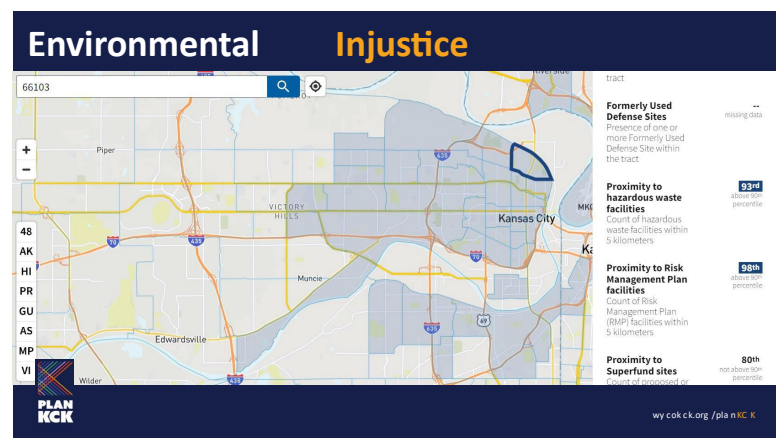
it makes it nearly impossible for a population of nearly 167,000 to be able to afford the maintenance of all of that infrastructure...



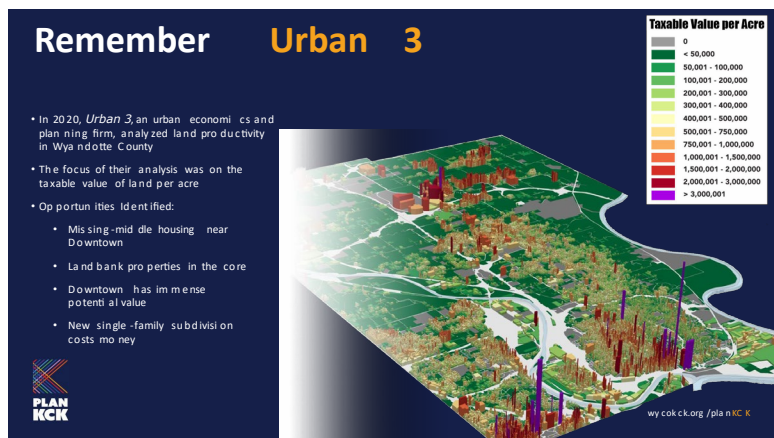
and that is just streets. It does not take into account sanitary sewers, storm sewers...



and water.



So, with all of these situations and this growth mixed with the industries that we have surrounding much of our downtown in the Kansas City, Kansas area, it causes environmental concerns, so we are one of the Justice 40 cities here and that's the vast majority of Kansas City, Kansas.



As you remember, there was the Urban 3 study that was done in 2020 and it resulted in a lot of great information that has informed the steps that we're taking even today. For instance, one of the things that they highlighted was that new single-family subdivisions, it actually costs Wyandotte County. It's not a huge economic boom, but it actually costs us to develop and so what they're saying is that there are three main areas where we can have great benefit. One of those is the missing-middle housing near downtown and that is focused on really bringing back density to our core and so that's in the way of developing duplexes, fourplexes, six plexes that are available for all price points and for young families and that is a great opportunity for us.

Then, we have the Land Bank properties, 4,600 lots in the Land Bank, nearly 90% of those exist near our downtown area. That's a great benefit for us to look at, how do we take advantage of the Land Bank properties and then the downtown has immense potential for development. We are ripe for development in our downtown and that's something that we have to take into account during this PlanKCK period. So, those are three great benefits that we actually have as a result of the study that was done in the Urban 3.

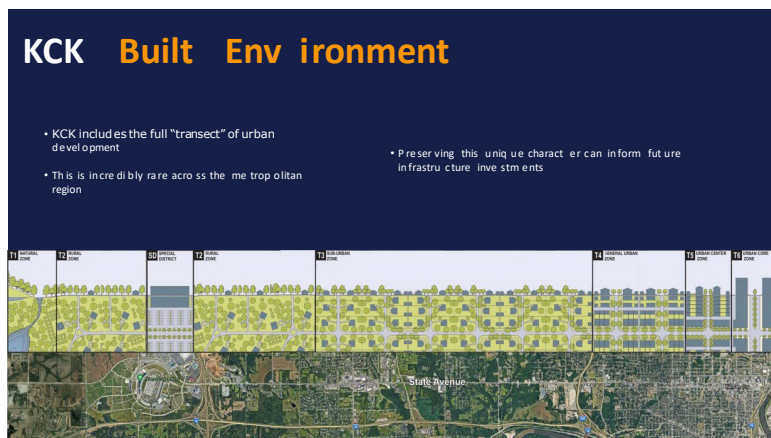


Now we're going to discuss with Gunnar Hand our historic development patterns.

Gunnar Hand, Director of Planning & Urban Design, said I did want to take a quick second again to recognize everybody who is in the Chamber today. I know we're all very busy people. I know we had a graduation that had to get moved up. Thank you, Sheriff, for helping giving us this full hour as well and so I think from me and my staff to all of you thank you very much.

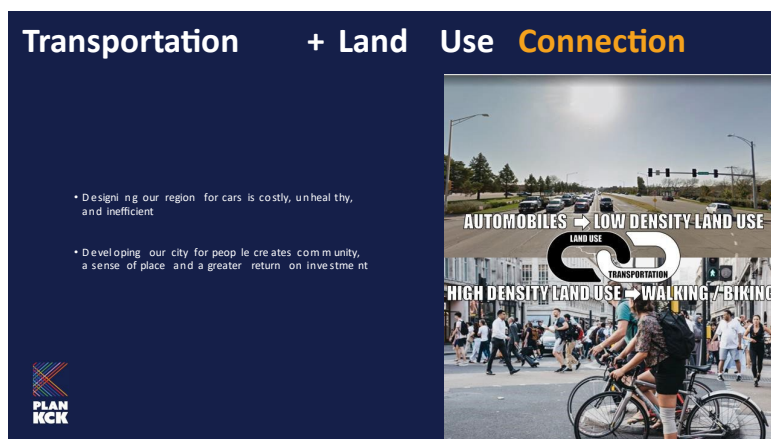
So, to build on some of the things that Mr. Bright was talking about and how we work towards community disparity, as your Urban Designer, I'm going to drill a little bit down into the built environment and how we got there, a little bit more down into the built environment I should say. While this planning process is still ongoing, we also want to highlight where we are right now in the process, kind of working on strategy framework, strategy development.

So, fresh off our budget process we all know that with so much need and with such constrained resources, we must be strategic. Now, to kind of bring it back to the urban design just a little bit, I'm going to set the stage for one of our strategic initiatives that we're going to use as an example to kind of talk about how we're going to get to an implementation strategy here with PlanKCK.



When you think about Kansas City, Kansas our quote, unquote "Main Street" is really State Avenue. It goes across the entire county east to west and city east to west. Now, as the city developed from east to west, as described a little bit earlier, and as our region grew at that same time in concentric circles from the urban core out, what was left, if you cut a line through State Avenue, you start to see these tree rings of different development. Now, it's a little esoteric, but in planning we call those transects from urban to interurban to suburban to rural to open space.

Now, in a region every city has all transects, all regions have all transects, but in Kansas City, Kansas we are incredibly unique in that we are one jurisdiction with all transects. This is not just unique, it's also an incredibly valuable asset. We hear it all the time, we want to protect and enhance my community character. This point illustrates that when someone says that it depends on where they live to depending on—depends on what they mean by saying preserving community character. Again, depends on what transect, tree ring, however you want to think about it.



As our city grew west, the way in which each of those tree rings, if you will, developed changed with that mode of transportation. Think of it very simply, when our city was first founded we were crossing rivers with fairies and we were riding horses, so we had extremely walkable communities because everybody was walking everywhere. Now, in the past few generations, really post WWII, automobile oriented development became the priority putting cars over people. When this Board adopted the Complete Streets Ordinance and subsequent goDotte, Countywide Mobility Strategy, you changed all that. As we seek to balance our transportation system for all modes, for all people of all abilities, we find ourselves almost full circle talking about building walkable communities again because they are healthier, more equitable, more sustainable and have a greater return on investment for the UG.



Now, Greenfield Development, that's that development on the fringe that requires new investment and new infrastructure, we're kind of at the point where a couple generations in, the market to a large degree only knows how to build Greenfield Developments. Again, a type of development that threatens that community character. If we keep building suburbia, we will no longer have our rural or wildlands eventually because we are a finite boundary. It's also fiscally unsustainable.

The infill development that I've heard many in this room and in this Chamber, or excuse me, and on the dais mentioned before is the type of infill development and urban regeneration that is yes, certainly more difficult and complex, but much, much more strategic, shoutout to Drake.



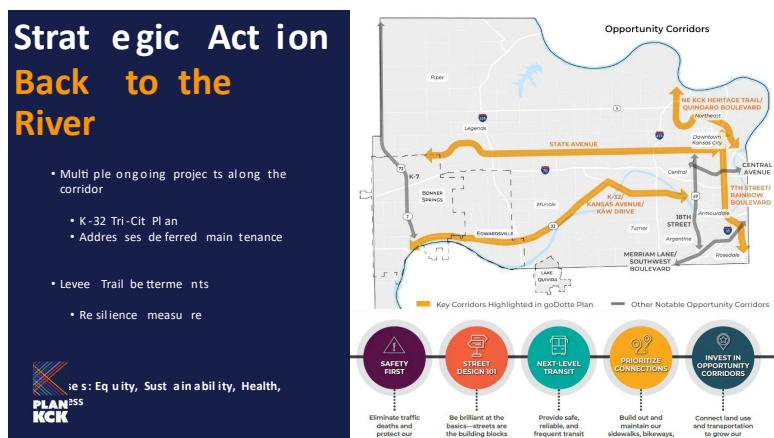
Let's just look more quickly at one metric somewhat in the back, property values and taxes, something we talked a lot about during the budget process. On the slide you have in front of you, we're looking at a comparison between an acre of commercial land in downtown KCK compared to an acre of typical suburban big box development downtown KCK, a win.

Now, let's look really quickly at a single-family neighborhood comparison. If we take an acre of single-family homes designed and developed in our urban core versus our suburbs, our urban core wins. The difference is simple, density, how and where we develop matters. Development for development's sake is not always good. Just like goDotte seeks to balance our transportation system, we must balance development in Kansas City, Kansas.

So, if on one hand we have a market that really only knows how to build out west, then what are we going to do to revitalize our urban core on the east side of our community. I will say one thing. We know that approximately 10,000 mostly single-family parcels exist in that urban core and we control 4,000 of them. That is a huge opportunity.



Now let's look at this strategic initiative and we look at strategic initiatives in order to illustrate how we can prioritize a single effort to address multiple community identified goals as well as multiple PlanKCK elements.



A few years ago this Board adopted what was called the Tri-City Corridor Plan. It's basically looking at K-32 with our cities of Bonner Springs—partner cities of Bonner Springs, Edwardsville and Kansas City, Kansas to do a right-of-way study and some of that work has been done, not all, but some. Last year this Board approved goDotte which incorporated that Tri-City Corridor Plan and further developed it a little bit. Earlier this year this Board approved staff to pursue grants for the K-32 Corridor. I'm saying this because I'm trying to demonstrate that plans don't set on shelves, they slowly build on one another.

Now, we can leverage this shared goal with our partner cities, again of Bonner Springs and Edwardsville, and demonstrate that type of implementation. We can leverage our current investments and levee betterments and build a complete corridor and a trail system that one day could go from downtown Bonner Springs all the way to downtown St. Louis via the Katy Trail. There's one small gap in Missouri, but that's their problem, not ours and we can finish work—well, I'm going to say a couple times here, we can also finish work on the Quiet Zone in this corridor.



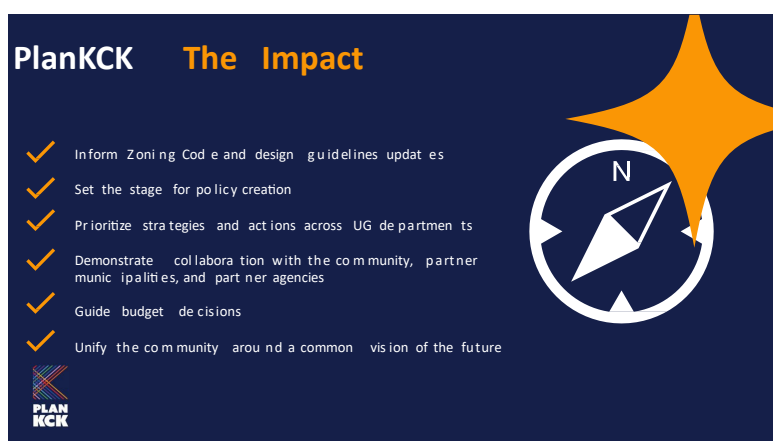
We can address deferred maintenance along this priority corridor identified in goDotte. We can connect this complete corridor to our existing facilities be they 10th Street or the Northeast KCK Heritage Trail, but what we must do is leverage all of this public investment to realize private, equitable incremental development. We've all heard the term TOD, Transit Oriented Development, sometimes called Transit Oriented Communities, what about Trail Oriented Development. Think about all those communities along the Katy Trail that thrive off that type of historical and economic Tourism.

When you think about this strategic initiative, it's maintenance, it's resiliency, safety, placemaking, tourism, economic development, mobility, active living. It is Equity, Access, Health sustainability and this is exactly the type of interjurisdictional multidisciplinary project that all of our funders are asking for us to bring them.



We know a little bit earlier that implementation on a long-range plan starts on day one, maybe day zero, so I wanted to highlight a couple other parallel projects that have informed this PlanKCK

process. We've been working to update our Land Bank Policy, which is informing a Land Bank Pilot Strategy, which you'll hear more about maybe next month, but in the plan itself. We've been putting together an RFQ, RFP process to redevelop UG-owned land, a pilot that demonstrates an implementation approach, never before done in our community, one that redefines community development and can realize the type of infield development our community has been asking for. And we've been putting together a Grants Coalition—internal Grants Coalition that through that work has not only built relationship with those funding agencies that we seek money from, but to build our own capacity to be more successful in the future.



So, what is PlanKCK. You've heard that question a couple times tonight. You've heard it answered a couple times tonight. It's our North Star. It's our shared vision of the future so that all of us can grow in that same direction. It should guide future policy discussions, some of which will be identified in the plan that require additional work. It should help inform future decision-making, but most importantly, it's an incredible opportunity for this Unified Government. If we identify with our community a new vision for the future, we can then ask ourselves, are we built to reach that vision, what do we need to do to become more efficient and effective if this is now what our community is saying we need to focus on.

PlanKCK Approval Process



Board of Commissioners Special Session	October 12
Administrative and Human Services Standing Committee	October 23
Board of Commissioners, Planning + Zoning Hearing	October 26
Planning Commission Meeting Recommendation	November 13
Board of Commissioners 2nd Special Session	November 16
Board of Commissioners, Planning + Zoning Hearing for Adoption	November 30
Board of Commissioners Hearing	December 7



So, approval process. Later this month at Administration & Human Services we're going to go into this in a little bit more detail, talk about approval process over the next couple of months. We do anticipate starting that approval process next month, November, and thus far we have one more Special Session planned with you all in November to go in a little bit more detail. Once we get over that hump and close kind—we've got to draw a line on the sand somewhere when we do community engagement, but once we get over that hump and start actually producing the plan, we'll go over it in a little more detail.

I'm going to tell you right now as a little forewarning, there is no way we're going to be able to give you a presentation in any amount of time that will include everything that's in the plan, but we'll do our best next month.

Call to Action Ways to Engage

PLAN KCK VISION SURVEY
Open through October 2023!



English



Español

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Visit wycokck.org/PlanKCK

Young KCK Artist competition

Your medium.
Your vision.
Your city.

KCK ARTISTS AND CREATIVES 21 & UNDER!
What is KCK like in 2050? We are looking for your ideas. Share your vision by October 15 - in a medium of your choice - and you could be featured in an upcoming exhibit and win some cool prizes.
WYCKCK.ORG/PLANKCK

SAVE THE DATE
Neighborhood Summit
Saturday, October 28
Gloria Willis Middle School
Open to Neighborhood and Community Leaders
Countywide

wycokck.org/plankck 

So, we're still out there. It's been almost a year since we started this process. Last spring we really put forward the community outreach in earnest. We are still out there today as we are putting this plan together as it's taking off. The survey is open through the end of the month. The Youth

Art Competition ends this weekend and I expect to see you all there at our Neighborhood Summit on Saturday, October 28th. Again, you can go to WYCOKCK.org/PlanKCK to find all of this stuff and more information as needed.

I just wanted to say again, thank you very much for your time. Go Chiefs and we're going to take questions. Again, we have our consultants with us to help with some of those answers, but what we would really like to do is have an open discussion with you all about some other strategic initiatives you would like us to focus on moving forward or anything else that comes to mind. So, with that, what have you got for us?

Mayor Pro Tem Bynum said a couple of things. First of all, if you could go back to the slide with the surveys, QR codes. I just really want to leave that up because I really want to push those surveys including that Communities for all Ages survey. Of course, all of them and so I just want to leave that up as we talk if that's okay.

We have a commissioner who's not present tonight, but has asked previously, we are a Unified Government, which encompasses all of Wyandotte County, yet we call this PlanKCK and there may have been an answer to that and I just don't remember, but perhaps you could speak to it.

Mr. Hand said sure. We can start there. This is a Citywide Comprehensive Plan that is as complex as the Unified Government, so as we want it to be as comprehensive as possible, it includes departments. I will say namely Public Health, who put money into this process as well, which is a countywide function and so we try to align those countywide functions with our city departments. The strategic initiative, for example, is a great—the example we gave today is a great example of how—we're not trying to dictate what Bonner Springs and Edwardsville want. We've identified a common goal. We've talked about it for many years. We have an opportunity to make that our collective priority together. That's the type of synchronicity we're looking for.

Mayor Pro Tem Bynum said I do think that a lot of what you're bringing, studying and working on is countywide at the end of the day. **Mr. Hand** said well again, another great example we didn't get to touch on it here is part of this process has also been a countywide market analysis and that has been great to inform PlanKCK, but the reason we didn't want to make that a citywide market analysis is to increase its utility both for our partner cities, but school districts, other

departments, you name it, but that type of growth projections can help a lot of different stakeholders.

Mayor Pro Tem Bynum said I just have one more and then I'll open it to other commissioners, but as I listen tonight, and it's so big and far-reaching, I'm looking for ways for myself and, frankly, all of the governing body and other elected officials, to have help keeping these goals and objectives front and center in our work. I'm thinking of—I am a very visual learner and I would like to ask you and the Administration and the Communications team to perhaps think about some visual tools that could be—I'm speaking for myself, but I think it would be helpful, things that help me keep the plan goals in front of me as we're governing in so many other aspects. We touch so many things in these decisions that we make that if I had something on the walls in the Chamber, if we had something on our documents both online and on paper that kept these concepts front and center for us so that when we're making a singular decision about something else we're not straying too far from the ideals that we're striving towards. So, it's just something that I'm thinking about and I'm a big fan of like mission and vision statements on agendas. **Mr. Hand** said sure, we would love to inundate you with visuals on PlanKCK. Again, I know it's a complex thing, but if you go from our many chapters to our four themes, excuse me, lenses, to the one theme, which again, I think Mr. Galicia did a great job illustrating in his comments as well, it's all about community prosperity. **Mayor Pro Tem Bynum** said I agree.

Mayor Pro Tem Bynum asked, what other questions or comments from the commissioners?

Commissioner Johnson said thank you to Gunnar and all of the presenters tonight. I thank you for a very thorough presentation tonight. I know there was a lot of time, hours, contemplation, discussion that brought us to this point here. I was glad to hear some of the voices of the community. I was glad to hear the voice of Edgar Galicia and the voice of Rosedale, Erin Stryker. Although I understand that the northeast is included within this concept of the overall plan, I did not hear any voices of the northeast as part of this discussion. So, while I assume that opportunity has been afforded to those persons in northeast, I do want to say for the record that we want to make sure that those voices are heard as part of this overall dialogue in terms of community voices. Commissioners Bynum and Townsend and myself spent the beginning—well, at least for Commissioner Townsend—I mean Commissioner Bynum and myself, of our terms working on

the Northeast Master Plan. I know that intersects with this plan, but I think one of the things that I have heard in the past and I don't know, Gunnar, if you can speak to this or anyone that's part of your team, I think that sometimes in our community we have strategic plan burnout, particularly in the northeast. I'll just be interested to hear your feedback Gunnar, and/or from any of my colleagues as well. With that, I'll move on.

Mr. Hand said just a couple things. Originally we had thought there was going to be a 7:00 public input session and we had invited a lot of voices to come. We only had that sample here. The two people that you may have heard, Commissioner Johnson, that did not appear were from the northeast, but again, that's not all the voices that represent that came tonight still don't represent our whole community, so it was never meant to be all-inclusive. It was just a quick sample of some of the voices that we did hear. We've been—again, if you go to the engagement map, we've done plenty of engagement in the northeast, going to those events and hosting some of our own events in the northeast. Again, I say it all the time, you can never do enough engagement. You just can't. It is not humanly possible, but we do everything that we can and as it goes—and it relates to planning fatigue, what I would say is maybe two things, planning fatigue from the community's perspective is exacerbated when they see no change. Planning is critical to keep moving us forward. The point is we should always be planning. The UG needs to do a better job, in my opinion, of aligning all the different planning work we do across our departments so that we don't have 52 events in one weekend. Those are the things I think that cause more consternation than others because then you either have to pick and choose or you're going to all of them and you're exhausted. I think that there's both, internal alignment that can improve that process, but maybe it's just the planner saying that we always need to be looking forward, we always need to be planning our future, we always need to be tweaking because tomorrow is not today and tomorrow will be very different than today. We always have to adapt and change and evolve.

Again, with these North Stars, we can sort of pick the direction, you know, if you will, with our hearts and then drive with our minds.

Commissioner Johnson said thank you, Gunnar. I completely agree. We have to continue to move forward. We just have to. We cannot afford to stay stagnant. I think I heard Administrator Johnston say that same thing and so I totally agree with what you're saying. We just want to make sure that the chain is only as strong as its weakest link and we want to make sure

that all of our persons are—you know that we are intentional, let me just put it like that. That we are intentional to make sure that all the voices are heard. I agree with you we don't have—maybe we didn't have voices from the western part of town involved in that. I don't know, but anyway, that was just my thought. I appreciate the work that you all have done and with that I'll yield the floor.

Commissioner Markley said just a couple of things. I know internally we have been working to coordinate our efforts at going after grants and I love that this can be a guiding star for that group as we try to coordinate and go after more money and make sure that we're not sort of opposing forces when we're doing that, so I think that's fantastic.

I do think Land Bank is a huge opportunity. Commissioner McKiernan and I were the initiators of being able to bring those properties with houses into the Land Bank. Commissioner Davis has been chairing a group that's working on additional Land Bank Policy. I would just say I don't know what kind of conversations you guys have had, but it's probably good to have a conversation about that new Land Bank Policy and make sure that it fits into the overall goal of this plan. So, I said you may have already done that, but I think we should have that discussion just to make sure that we're not as we're making a change in one policy going against what we're doing in the other policy.

The last thing I'll say and please don't take this as a Debbie Downer moment because I don't mean it that way, but I think one of the tough things about doing planning is that then people who participated are like okay, great, so we want to have houses over here, we want to have an ice cream shop over there, get that done UG and the reality is we're not developers, nor should we be, nor do we have the financing to be. So, we're telling the world what we want to have happen out there and the community is telling us we want policies that can make that happen, but in the end it is third parties that have to do that development, that have to build the businesses and build the houses. Again, I don't mean that to be a Debbie Downer. I mean that to be an invitation to anyone who would like to do that work, but the reality is part of the reason these things sometimes end up on the shelf is because we see what needs to be done, we hear what you want to have done, but we can't go out and build 4,000 houses on those Land Bank lots. We don't have the funding to do that, so it is a partnership where we can create policies and say, look, here's these lots, we want to

help you get these lots, we want to help you build on these lots, somebody else has to be that third party partner.

So, like I said, I don't want it to be Debbie Downer. I do want it to be an invitation. If you want to be that third party partner, you come on over. We want to make policies that are going to make it easy for you to do something that fits into our plan, but I also want to sort of forewarn because I think some people think, well, now you've got the plan, why haven't you built those houses and that is not the role of the government in this plan. The role is to create the policy to make that happen as easily as possible. We need partners to make that end goal happen.

Mr. Hand said a couple of things. As Planning & Urban Design is currently overseeing Land Bank, we were thoroughly involved in the policy development. In fact, a lot of the work I would say even that happened there about urban farming and food systems greatly informed what ended up—or what will end up. We're still kind of not writing the thing yet. We only have a couple weeks. We can do it, right guys? Okay, we got this, so there's that.

Then two of the other events, one we still have to have later this month. I think our other sort of new ways in which we're trying to engage those communities, so remember the RFQ, RFP specifically sought developers and contractor teams that were from the UG that were small and medium that were all those disadvantaged. We specifically target those. We got a few of them, feel pretty good about it. That is a learning experience. We had two different real estate broker events. One with residential real estate. We have one with commercial real estate later this evening. We're going to probably end up recommending that we do that annually. We need to start engaging these communities in an intentional way that we have not done before and that is how we start to draw people.

I would like to defer to DeWayne Bright who's done a lot of this type of conversation and work through his FUSE Executive Fellowship.

Mr. Bright said thank you Commissioner Markley, because that is what we're working on is that third party partnership and for us the third party partnership is the community. We are engaged in the community on several initiatives to be able to prepare them to be able to do the work of helping the UG rebuild the economy because one thing is certain, is that 44% of the United States gross domestic product is based upon small businesses, it's small business development and so what

we're focused on—yesterday we had a chance to sit—our Assistant County Administrator, Alan Howze, and several of our NBR teams and other residents and small developers, we met with members of the Neighborhood Evolution out of Dallas, Texas. Monte Anderson and Bernice Radle from Buffalo, New York, they are part of the Incremental Development Alliance which is a national organization which works with communities to become their own commercial and residential developers. We had a two-hour meeting with them yesterday and it was dynamic. I mean we had a solid group of NBR leaders and small developers that are excited about this process because we really do believe that leadership in the community is the only way we're going to see any kind of sustainability. The UG doesn't build houses, the UG doesn't develop small businesses, but the UG can do, just like we did yesterday, we can bring resources to bear so that we can help build capacity in the community for them to do the change that they want to see.

The whole premise behind incremental development is that communities come to that understanding that nobody's coming to save you. This is work that you're going to have to do for yourself. So, the best thing that we can do is, like we did yesterday, begin that process where we sit down and we give them the tools to do the work that they want to see because it's much better that way because since we've started this process, particularly on the housing strategy, the one principle that we've had is that we're only going to do with, we don't do for, so everything that we're doing is with community. It's not for, because oftentimes it ends up that they get done too as opposed to be building with, so they are our third party, the community, so that's the work that we're doing now and we're going to continue with.

Commissioner Davis said I will go quickly. I'm aware we have the 7:00. We got these really, really cool kind of brochures, flyers, whatever. **Mr. Hand** said collateral material. **Commissioner Davis** said it's really, really cool. It kind of gives out information on what you all heard. Will we get an updated map out of all of this that will kind of be a guiding star for the city, like a Land Use map? **Mr. Hand** said yes. So, again, I think in 2008 we had a Citywide Master Plan that was basically a Land Use Plan, so as we expand this into a Comprehensive Plan we kind of have to play both fields. We have to be the Area Plan for those areas that don't have Area Plans which means we need a map. Then, we have to again expand that scope so we can understand comprehensively where that fits into the equation, so yes. Part of the scope of work for Skidmore, Owings & Merrill, our lead consultant on the PlanKCK update is to develop a new Land Use map

for the entire city. What we are going to and what, again, we're getting a little into the weeds here, but we have a different Land Use table, different Land Use categories for each Area Plan. That is ridiculous and untenable. What this will do will develop a single Land Use table and you don't have to use all the land uses in your community if you don't want to, but it will be, hopefully, inclusive of all types of land uses we either have or want in our community for the future and we're going to do that in a way that sort of one-for-one translates those existing Area Plans into that new (inaudible).

Commissioner Davis said awesome. That's great because I know there are certain districts—my district doesn't have an Area Plan. I think Turner doesn't have one, so there are few pockets and so when people are asking if I've met with developers and they're like, okay, do you have a plan. I'm like here's this 2008 document—**Mr. Hand** said it's about a third of the community. **Commissioner Davis** said yeah. That's just not currently relevant. The last things I will say, not really a question, but DeWayne Bright, you've been a godsend to our community. I mean truly, really because I echo everything that Commissioner Markley has said. We have to not just think about this from a perspective of UG do this, but we have to bring in private investment and we have to attract investors and developers that can come in, look at this vision and say I want to be a part of that vision. But, going even further, we need to become the developers ourselves, right. I think, Mr. Bright, we had these conversations of turning our NBRs into CDC's and empowering them to handle financing and to say, you know what, UG help us, we'll build the home, we'll build the business. We will do it ourselves. We're not just going to wait for somebody else to do that, so I love the direction that we are heading.

Thank you all for this work. It is incredible and the last thing I will say is it's super important because none of this will happen overnight, that this becomes political currency. If you all want this plan to happen, it needs to happen through your vote. If you want it to happen, it needs to happen through you engaging your neighbors and other business owners and other voters to say this matters to me, this is important, this is part of what I want my community and my city to look at.

Mayor Pro Tem Bynum asked, other commissioners before we close out? I really appreciate the Special Session, all the people who came tonight to be with us. Continue the great work.

Commissioner Townsend said I'll make this quick. To dovetail on the comments of Commissioner Markley and also in a way of Commissioner Davis, I'll say this, I think the plan is great in terms of development. One of the things I like to see when the roles of our new Economic Director A and B come in, is to have an analysis done of what would take it to make it easier for builders and other people who want to do business along the development route to want to do business here. Over the years as a member of the Economic Development Committee and in other settings, I've heard it's hard to do business, people won't come. I've never heard what particular areas or particular sides of that development issue makes it difficult, but I think that's a piece that we need to investigate so that with the great work this plan brings, we can have these developments and draw people into Wyandotte County and at least turn this impression around that it's too difficult. Thank you for that time and thank you for the work you've done.

Mr. Hand said we talked a lot about sort of empowering our community to be a part of the change. Again, one of our highlights for PlanKCK is if we identify a new vision for our community, how does the UG then build itself to reach that vision. The number one implementation action, from a Planning Department's perspective, the number one implementation action after a Comprehensive Plan update is to update your Zoning Code. That is one critical part of the development process. We can always do better, we have plans to do better. We know that our development process could be better. Yes, we need the resources and support and the time to do that because it's a complicated hairy beast as it is today, but that is absolutely on our radar. We need to do our part to make it easier for our community to be empowered to be the change.

Mayor Pro Tem Bynum said just a quick question. We were working on that right before COVID, so is any of that work that was done usable? **Mr. Hand** said yes and you've seen some of those pieces come forward in some of the smaller ordinance updates that we've put together. You may see some of that a little bit more in 2024 as we ramp up for a zoning code update, but basically, what I think is going to happen with that is we're probably going to have to look and do an audit of that past plan and then figure out if that's the trajectory we want to do moving forward, but we are definitely going to use all of that input because it was an exhaustive process before COVID absolutely.

Mayor Pro Tem Bynum said okay. Thank you staff, all staff, thank you commissioners and thank you community. If there's nothing else on this item, I would take a motion to adjourn our Special Session.

Commissioner Burroughs made a motion, seconded by Commissioner Davis, to adjourn. **Mayor Pro Tem Bynum** said we have a motion and a second. Clerk, roll call please. Roll call was taken and there were seven "Ayes," Davis, Bynum, Burroughs, Townsend, McKiernan, Johnson, Markley.

MAYOR PRO TEM BYNUM ADJOURNED
THE MEETING AT 7:11 p.m.

Monica L. Sparks
Interim Unified Government Clerk

dt

October 12, 2023