

MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

September 2, 2020

The Mission Community Development Committee met virtually via ZOOM on, Wednesday, September 2, 2020 at 6:30 p.m. The following Committee members were present: Trent Boultinghouse, Hillary Thomas, Arcie Rothrock, Nick Schlossmacher, Kristin Inman, Debbie Kring, Sollie Flora and Ken Davis. Mayor Appletoft was also present. Councilmember Flora called the meeting to order at 6:37 p.m.

The following staff were present: City Administrator Laura Smith, Assistant City Administrator Brian Scott, City Clerk Audrey McClanahan, Assistant to the City Administrator Emily Randel, Public Works Director Celia Duran, Public Works Superintendent Brent Morton, Parks & Recreation Director Penn Almoney, City Planner Kaitlyn Service, City Official Jim Brown, Interim Police Chief Dan Madden and Police Captain Kirk Lane.

Public Comments

Councilmember Flora reminded the public they can participate via the chat feature on ZOOM. All comments will be visible to the group.

There were no public comments.

Public Presentations

Preliminary Development Plan - 5399 Martway Street - Mission Bowl Apartments, LLC.

Mr. Scott said that last month City Council approved the pre-development agreement with Mission Bowl Apartments at 5399 Martway Street. Sunflower Development Group is planning to build a multi-family development on the site and is submitting their preliminary development plan for the project.

The subject property comprises two of the three lots that were formerly used by the Mission Bowl bowling alley and miniature golf course. Mission Bowl was constructed in 1958 and operated until the structure was severely damaged by a fire in 2015. Subsequent litigation impeded the restoration of the structure. The City declared the structure unsafe in December of 2019 and ordered that it be repaired or demolished. Almost immediately following the dangerous building declaration, the applicant entered into conversations with the City regarding a redevelopment project on the site.

Ms. Service reported that the applicant held a virtual neighborhood meeting on June 15th with approximately fifty people attending to express comments and ask questions. The project was then presented to the Planning Commission at a public hearing on their regular meeting on Monday, August 24th. At the conclusion of the public hearing, the Commission took the

application under consideration and voted 8-0 to recommend approval of the preliminary development plan to the City Council. The approval of the preliminary development plan will be on the agenda for the Council's consideration at their regularly scheduled meeting on Wednesday, September 16th. If the City Council approves, the application will go before the Sustainability Committee with those recommendations being utilized for the final development plan.

The pending litigation involving the property was resolved earlier this year, and Ridgeview North Associates, LLC, owner of the adjacent Mission Mart shopping center, took control of the property. Ridgeview North has a contract pending to sell the two lots that comprise the subject property to Mission Bowl Apartments, LLC (a development corporation created by the Sunflower Development Group) for the purpose of redeveloping the property into the multi-family housing project. Ridgeview would keep part of the lot for overflow parking associated with the shopping center across the street. There is a cell tower with equipment that is located on the east side. This cell tower is a separate parcel and not part of this redevelopment. The applicant has submitted a preliminary development plan for the construction of a Class A, five-story apartment building on the two lots (approximately 3.15 acres) that it intends to purchase.

Ground floor uses fronting Martway Street will include live-work units, lobby and leasing office, a screened parking garage, and enhanced landscaping. The proposal aims to create a linear park experience along the existing Rock Creek Trail by adding trees, landscaping and pedestrian amenities where none currently exist. A pocket fitness park and a dog park are proposed for the west side of the building. In addition to the garage parking on the first floor of the building, a surface parking lot is proposed behind the building. Approximately 164 apartments are anticipated for floors two thru five. The apartments will be a mix of two bedroom, one bedroom, and studio units. There will be various resident amenities including theater room, fitness area, and clubhouse with a rooftop pool and patio on the fifth floor.

The Comprehensive Land Use Plan designates the site as future Medium-Density Mixed Use. This category primarily consists of medium-density attached residential housing, such as apartment dwellings. The Plan envisions a pedestrian-friendly area with floor area ratios of 1.0 to 3.0. The district is intended to serve as a transition zone between low-density, residential neighborhoods and 2 areas of higher intensity development. The proposed project is an apartment building with live-work spaces and a floor area ratio of 1.05. Multi-family housing at this location would serve as a transition zone between the existing single-family residences to the south and higher intensity uses at the Mission Mart and Security Bank to the north. The proposal is in conformance with the intent of the Comprehensive Plan.

The site is zoned Main Street District 2 "MS2." It is located in the East Gateway Overlay District and subject to the Mission, Kansas Design Guidelines for the Johnson Drive Corridor. The zoning code includes regulations on permitted uses, height and area, parking, and development standards, and performance standards. The application complies with a majority of the

conventional zoning code stipulations and requests three deviations in accordance with the standards for planned zoning districts.

The following deviations are requested:

- The proposed building is residential with an accessory ground-floor leasing office, resident workspaces, and business center. A deviation is required because the proposed building is primarily residential without traditional office or retail uses.
- Height: The MS2 District promotes multi-story structures with top-floor setbacks with conventional MS2 zoning limiting building height to three stories and/or forty-five feet, the proposed structure is five stories.
- Density: The minimum lot area per multi-family dwelling is 1,245 square feet per unit (35 units per acre). Under conventional zoning, 121 units would be allowed on the 3.45 acre lot. A deviation of 47 units is required to allow 168 units on the 3.45 acre lot.

The proposed structure also complies with the parking code, by allowing for 197 parking spaces for the 164 anticipated units including first floor garage parking and surface parking behind the lot. It also exceeds the twenty-five foot setback requirement for yards. The applicant will provide a more detailed plan regarding landscaping and low impact lighting with the final development application.

The property will provide a unique feature of live-work units which will be a single unit consisting of both a workspace and residential space with both areas occupied by the same tenant. There will be seven of these units which will front Martway on the ground floor, the residential part will be accessible through the second level of the building. The units will contain an inner stair to connect live and work spaces.

TranSystems engineering completed a Traffic Impact Study on behalf of the applicant. The purpose of this study was to assess the impact of the proposed development on the surrounding transportation system. All intersections are projected to operate at an acceptable level of service. No capacity improvements are identified to mitigate the addition of development traffic to the street network.

A Stormwater Report was prepared by Uhl Engineering on behalf of the applicant. The report concluded:

- The proposed improvements will reduce the impervious area on site, and consequently the peak runoff from the site will be reduced.
- Stormwater Best Management Practices (BMP) treatment will be incorporated into the proposed site improvements. A level of service of 1.88 is proposed for the site. This is higher than the calculated required level of service of 0.

- No additional stormwater improvements are necessary as a result of the development.

The report recommends:

- Installation of private storm systems to route stormwater throughout the site.
- Installation of stormwater treatment BMP device to improve site stormwater quality.
- Stormwater detention be waived.

The report adds that off-site improvements will include the installation of a concrete big block wall along the southeast limits of the project site located in the stormwater drainage easement. GBA engineering reviewed the Stormwater Report on behalf of the City.

Finally, site plans will need to be approved to show that the development is able to accommodate the building(s), parking areas and drives with appropriate open space. That safe and easy ingress, egress and internal traffic circulation is provided while being consistent with good land planning and site engineering design principles. Also, an appropriate degree of harmony will prevail between the architectural quality of the proposed building(s) and the surrounding neighborhood as well as represents an overall development pattern that is consistent with the Comprehensive Plan and other adopted planning policies. Concluding that the property complies that the right-of-way for any abutting thoroughfare has been dedicated pursuant to the provisions of Chapter 455.

Councilmember Kring said while there are many favorable aspects to this project, including the sustainability factor and amenities, she was concerned about the architectural aspect of the building and expressed she had received several comments from residents to that effect.

Councilmember Davis asked about whether the trees were going to be replaced to provide screening for the homes once they have been removed. Ms. Duran replied that, on the farther west side of the creek, the decision was made to not put in the trees because of the erosion issue or the trees getting large enough that they would cause a problem in the wall. Councilmember Davis questioned whether there could be additional screening, other than the trees, to help with the light pollution. Ms. Duran replied that they were not included but there could be future discussion on this topic.

Councilmember Flora asked if there were requirements within the plan to accommodate light and screening. Ms. Service answered that since there is the thirty-foot drop off, that the developer was proposing some screening for the back of the lot parking with vegetation. Also, the applicant will be required to submit a photometric plan to ensure lighting is directed away from residences. Councilmember Davis commented that as the Comprehensive Land Use Plan is being developed that it may be beneficial to modify the current zoning requirements that result in the need for deviations.

Councilmember Thomas shared some concerns with Councilmember Kring regarding the design aesthetic for the building, and expressed that while she likes the general design, she is concerned with the color scheme, she asked if there was room for improvement to the final development plan. Ms. Service replied that there is room for adjustments to the conceptual drawings to more effectively fit into the location and commented that she would share the feedback with the developer and architect. Councilmember Flora agreed with Councilmember Thomas that while she also liked the design, she was concerned about the color choices.

The Community Development Committee stopped the meeting at 7:19 p.m., for a Finance and Administration Committee public presentation, then re-convened at 8:51 p.m.

**2018 Edition of the International Codes for Building Construction and the
2017 Edition of the National Electric Code**

Mr. Brown reported on the adoption of the 2018 Edition of the International Codes for building construction and the 2017 Edition of the National Electrical Code. The International Code Council (ICC) has established a family of codes, providing minimum requirements for the construction and maintenance of both commercial and residential buildings. These codes include the International Building Code, Fire Code, Residential Code, Plumbing Code, Mechanical Code, Fuel Gas Code, Energy Conservation Code and the National Electrical Code.

Though each code governs a particular discipline within the construction industry, the codes work in conjunction with each other to provide an overall set of current building standards. The ICC continuously reviews and implements revised codes on a three (3) year cycle. The changes to the codes are presented to, and input is received from, various stakeholders on a national level including the Home Builders Association, architects, design professionals and numerous product vendors and testing agencies.

At the local level, a three year code adoption cycle has been determined as being too aggressive for most jurisdictions to accommodate due to limited staff and resources. Therefore, it is a common practice in this area for jurisdictions to proceed with a code adoption process every six (6) years, adopting every other set of codes that the ICC develops. Jurisdictions within the Kansas City metro area work together to review and adopt these codes with the primary intent of maintaining consistency across the metro area for the various trades and jurisdictions. The last set of codes adopted in this fashion was the 2012 ICC codes. These are the codes that the City currently follows. Staff has been reviewing proposed changes and amendments in regard to the adoption of the 2018 International Codes and the 2017 National Electrical Code. The relevant codes for adoption by the City include:

- 2018 International Building Code (IBC)
- 2018 International Fire Code (IFC)
- 2018 International Residential Code (IRC)

- 2018 International Plumbing Code (IPC)
- 2018 International Mechanical Code (IMC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 International Energy Conservation Code (IECC)
- 2018 International Property Maintenance Code (IPMC)
- 2017 National Electric Code (NEC)

All of the Codes pertain to commercial development projects with the exception of the IRC. The IRC is a standalone Code that deals only with one and two family dwellings and incorporates all disciplines within the body of the code.

Councilmember Flora suggested and Mr. Brown agreed that this item should be put on hold until staff can assess how Kansas City, Missouri is proceeding as well as present the information to the Sustainability Committee and evaluate the 2021 Codes.

Councilmember Kring commented and Councilmember Flora agreed that the City is fortunate to have Mr. Brown as the Building Official and his knowledge has been an asset.

Councilmember Davis expressed appreciation for the detailed Powerpoint and illustrations over this topic.

Action Items

Acceptance of the August 5, 2020 Community Development Committee Minutes

Minutes of the August 5, 2020 Community Development Committee were provided to the Committee. There being no objections or corrections, the minutes were accepted as presented.

Discussion Items

Mohawk Park Update

Mr. Almoney presented an update for the Mohawk Park Master Plan Design. The Mission Parks & Recreation Master Plan underscored the goal of expanding and improving Mission park facilities. After several months of discussion and evaluation, the Parks, Recreation and Tree Commission recommended that the addition of restroom facilities in Mohawk Park be the first capital project implemented from the Master Plan. Other improvements suggested for consideration in the Mohawk Park design and discussion included:

- Redesign of the park layout to balance stakeholder programming use
- Conceptual design of restroom and pavilion
- Replace playground equipment with unique themed amenities
- Add irrigation for athletic turf use

- Evaluate area and space for tennis courts, splash pad, or other cross-functional uses
- Having citizen-driven feedback from various stakeholders through in-person interactive discussions
- Order of magnitude cost estimates
- Long-term phased construction plan

Planning was focused to the specific park level. This exercise provided an opportunity to take a comprehensive look at the amenities to be added over a longer term horizon (10+ years), so that the location or addition of improvements in early years does not limit the long-term vision for the park. This conceptual design and planning process also provides the opportunity to get more specific feedback from surrounding neighbors, citizens and various stakeholders before a decision is finalized.

Confluence partnered with staff to host two (2) Mohawk Park steering committee meetings and one (1) public input meeting at the Community Center with the latter having nearly 60 attendees. Interactive feedback from steering committee stakeholders as well as citizen respondent data and one on one discussions during the public meeting created the current Mohawk Park Conceptual Master Plan. Since the last round of steering committee and stakeholder meetings, staff has been working with Confluence and SFS Architects to develop order of magnitude costs and potential phasing options.

The estimated probable cost for the project is \$3.5 million including concrete walks, parking lighting, earthwork, restrooms and shelter. The park improvements were expected to be completed in phases. Mr. Almoney added that he had applied for a Land Water Conservation Fund (LWCF) Grant which could match up to \$300,000 of reimbursement expenses with the condition that this site is preserved as an outdoor area.

Councilmember Davis asked if there was a soccer field planned for this development. Mr. Almoney replied that they received negative feedback about only having an area for soccer, so made the adjustment to include open space that could be utilized for several activities, including soccer.

Councilmember Thomas thanked Mr. Almoney and asked about the playground and its accessibility features. Mr. Almoney explained that the specific playground elements had not been selected and there was \$450,000 of the budget allocated for that usage. Councilmember Thomas expressed the preference to see a written plan detailing the projection of the parks for the next ten years. Ms. Smith replied that working toward this multi-year plan was an objective staff could continue to pursue by completing conceptual planning activities in each of the remaining major parks: Streamway, Broadmoor, Andersen and WaterWorks.

Other

Department Updates

Ms. Smith reported that Councilmembers Thomas and Kring had asked about more discussion around the monthly interim financial reports and financial status. While the report is not always finalized by Committee meetings, it could be presented at the legislative meetings. This will allow Council to make public comments regarding the reports and also highlight that those reports are available to the public on the website.

The next update was on the Hodges planters, reporting that GBA is evaluating the costs associated with the project and staff will bring that back to Council in October.

Ms. Smith polled the Council regarding their interest in hearing an update from Tom Valenti on the Gateway project, and it was determined he would participate in an October meeting. The Committee also agreed on a work session for Wednesday, September 30, to discuss the street asset inventory.

Next, Ms. Smith addressed the questions from Councilmembers regarding potentially reopening the playgrounds. The City's COVID reopening matrix targeted playgrounds reopening in phase four. Mayor Appletoft commented that if the parks were going to reopen that it should be posted that they will not be sanitized, so people can make their best judgement. Councilmember Flora agreed and added that the distancing and mask requirements should be posted as well. Councilmember Thomas asked if CARES funding would allow for hand-sanitizing stations at the parks? Ms. Smith replied that the City will soon find out how much money it has been allocated and assumes that would be an eligible expense.

The Rock Creek Channel project is continuing and the City is working to secure the necessary easement from Wendy's. These efforts have been delayed significantly by Wendy's and the City is now in a position to make a decision about abandoning the improvements associated with the Wendy's site. Mayor Appletoft suggested and Councilmembers Davis and Boutlinghouse agreed that if the other avenues do not work out to obtain the easement then they move ahead and not complete that portion of the channel. All agreed.

Staff went on to discuss the specifics of the Johnson Drive (Metcalf to Lamar) project and implications surrounding potentially proceeding with a federal STP grant application. Ms. Duran concluded the recommendation would be to not submit for phase two of the STP funding but instead reapply for the next cycle in 2025-2026 giving the City more time to assess the street preservation program as well as determine how to fund both arterials and residential streets. The Committee members concurred.

Ms. Smith thanked Mr. Almoney and Ms. Duran for their hard work in pursuing grant opportunities.

Councilmember Boultinghouse commented that the Mainstream Coalition Voter to Voter tool is live and there will be a kick-off of the program on September 10th from 4:30 p.m. - 5:30 p.m.

Councilmember Flora read the announcement that the Lamar Avenue Bike Lane Reveal and Group Ride, that the Sustainability Commission is assisting with, would take place on September 9th from 5:30 p.m. to 7:30 p.m.

Councilmember Davis commented that they have worked with KDOT and have removed six dead trees along Shawnee Mission Parkway and will remove one more large elm tree soon.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 10:15 p.m.

Respectfully submitted,

Audrey M. McClanahan
City Clerk