

MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

September 5

The Mission Community Development Committee met at Mission City Hall, Wednesday, September 5, 2018 at 6:30 p.m. The following committee members were present: Pat Quinn, Arcie Rothrock, Kristin Inman, Debbie Kring, Ken Davis and Sollie Flora. Absent: Hillary Thomas and Nick Schlossmacher. Mayor Appletoft was also present. Councilmember Inman called the meeting to order at 6:30 p.m.

Also present were Assistant City Administrator Brian Scott, City Clerk Martha Sumrall, Public Works Director John Belger, Capt. Dan Madden, and Public Information Officer Emily Randel.

Preliminary Development Plan, 5438 Johnson Drive

Mr. Scott reported that this proposed project is located at 5438 Johnson Drive, which is the northeast corner of Johnson Drive and Nall. Currently Pride Cleaners is at this location. The current building is approximately 11,000 sq. ft. and Pride Cleaners intends to close at this location. The building was built in 1950 and the property is owned by JMK Equities. They would like to redevelop the property and entice a tenant. The site is 4,420 sq. ft. and the proposed building would meet the Johnson Drive Guidelines, be built up to the street with parking on Johnson Drive, Nall and a few spaces behind the building. The alley behind the building will be widened and a privacy fence built. Currently there is a single family home to the north of the site, and during the public hearing at the Planning Commission, a family member came forward to express a few concerns they have regarding what may go in at this site. The applicant is not yet sure if the building will be one- or two-stories, but it will be approximately 28 ft. tall and would have a presence at this corner.

Councilmember Davis asked if the Planning Commission had any issues with this preliminary development plan. Mr. Scott stated that Commissioner Troppito wanted more specific language included in the requirement for a Phase I environmental study. Others on the Planning Commission were satisfied with more general language. The property owner has stated that Phase I and Phase II environmental studies have been completed for this site and that it is on the State's dry cleaners remediation fund list. Councilmember Davis also asked if the applicant is requesting any incentives and Mr. Scott stated that they are not.

Kathleen Pinkham, Mission resident, requested additional information on remmediations on this site. Mr. Scott stated that he does not believe they actually dry clean clothing at this location but it formerly was a gas station and environmental testing will be done.

This item was informational only and will be presented for consideration at the City Council Meeting from the Planning Commission

52nd Street Mill & Overlay

Councilmember Inman thanked Mr. Belger for his service to the community and stated that we will miss him when he leaves for his new position. Mr. Belger thanked all for the opportunity to work in Mission and stated that he hopes he has left the City a better place.

Mr. Belger stated that 52nd St. cul-de-sac was chip sealed several years ago, but the treatment did not last. Because of the turning motions of large trucks (primarily trash trucks) in the cul-de-sac, the chip seal treatment was failing. Staff proposed a mill and overlay be performed to repair the street surface and three bids were received, all of which were very close in price. Little Joe's Asphalt is recommended as the lowest and most responsive bid. Little Joe's Asphalt has completed our mill and overlay for the past three years and he stated that that have done a good job.

Councilmember Inman stated that there is a "sidewalk to nowhere" on the street and this does not need to be replaced. Mr. Belger stated that it can be removed and sod put in its place through a change order at a similar price. Councilmember Quinn asked if the neighbors want to keep this portion of sidewalk, and Councilmember Inman stated that she has talked to the neighbors in the area and they would like it removed. Councilmember Kring asked when this work would begin. Mr. Belger stated that they have 60 days after Council approval of the contract.

Councilmember Davis recommended that a contract with Little Joe's Asphalt for the completion of the 52nd St. mill and overlay (cul-de-sac west of Lamar) in an amount not to exceed \$64,442.65 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

2018 Concrete Repairs

Mr. Belger reported that as part of the 2018 Street Program, staf proposed the repair of two large scale concrete projects. The first project repairs the sidewalk that connects Cedar to Highlands Elementary, a project that was a high priority of the Safe Routes to School program. The second would reconfigure the street and ramp at Roe and 60th Street where trucks attempting to turn the corner have damaged the street and ADA ramp. He stated that Olsson has designed the improvements to this corner by pushing the radius back. The work will be within the right-of-way. Four bids were received for this project and staff is recommending Phoenix Concrete & Underground as the best and most responsive bid.

Councilmember Davis asked if we have worked with Phoenix Concrete previously. Mr. Belger stated that they have been in business for many years, are located in Olathe and he is comfortable with them.

Councilmember Quinn recommended that the contract with Phoenix Concrete & Underground for the 2018 Concrete Repairs in an amount not to exceed \$64,466.21 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Granting of Utility Easement to Mission Apartments

Mr. Scott stated that there is currently an above ground electrical service line that runs along the north side of the Sylvester Powell, Jr. Community Center property line, which the new Mission Trails apartment building will utilize as well. They would like to bury this line and therefore the City needs to grant a utility easement to Mission Apartments.

Councilmember Inman stated that this will look nice with the buried line, and Councilmember Davis stated that this line has been hit in the past by a truck during construction. Councilmember Quinn asked if there are any drawbacks to granting the easement and Mr. Scott stated that there are not.

Councilmember Davis recommended that the granting of a utility easement to Mission Apartments LLC be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Update on Broadmoor Reconstruction Project

Mr. Belger provided an update on the status of the Broadmoor Reconstruction Project. He thanked all who attended the recent open house for the project and provided feedback on the proposed street design. He stated in 2011 a concept design was presented and at that time many of the property owners expressed their concerns with the plan, primarily with the loss of private parking. The City applied for and had Broadmoor declared a CARS eligible route in 2017 and this prompted the project to be added back into the CIP for design in 2018 and construction in 2019. This spring, an open house was held for property and business owners in the area to provide feedback regarding the project. The 2011 design provided the starting point for discussion and many of the same concerns exist. In response to feedback from this open house and after assessing some of the physical limitations of the properties and terrain, Olsson made modifications to the 2011 design. A second option was developed to address the concerns of the business and property owners while also maintaining flexibility to achieve compliance with the Form Based Code in the future as properties turn-over or are redeveloped. This second option was presented at an open house in August and staff is now seeking feedback from Council. He stated that the the second plan will meet some of our goals of being more pedestrian friendly, clean up the curbs, repair the street, and include changing the right turn at Broadmoor and Johnson Drive (when heading south) to a more traditional right turn. This second plan is closer to what is currently in place. Once of the changes will include traffic striping to delineate "sidewalks" across wider parking areas. This would also meet ADA requirements. He discussed the plan meeting the "regular" code vs. the Form Based Code (FBC), and efforts to separate cars and pedestrians.

Councilmember Flora asked if this is the “best practice” to separate cars and pedestrians as shown in the proposed plan. Mr. Belger stated that it is not ideal, but he is working to have a project that works for all involved and can move forward. He discussed the ability to meet FBC requirements when assembling properties and redeveloping a large area. That is not the case here and stated that the business owners are more receptive to the second plan.

Mr. Scott stated that if there is new development in the area / property demolished, then the new building and parking would need to meet the FBC, which moves away from auto-oriented towards more pedestrian friendly. Mr. Belger stated that if one building is demolished, then it would be required to meet the FBC and move the building up to the street with on-street parking and a sidewalk.

Discussion by the committee continued on focusing the project on improvements to the street and the benefits of this, the need to accommodate the businesses currently located on Broadmoor that are primarily vehicle-oriented while also planning for the future, removal of the small island at Johnson Drive and Broadmoor turning this location into a traditional right turn and infrastructure that may need to be relocated at this corner, and the need to improve the ATT manholes on Johnson Drive west of Broadmoor.

Councilmember Flora asked what the next steps are for the project. Mr. Belger stated that staff will prepare an action item with the recommended preliminary design for consideration at a future committee meeting. Mr. Belger stated that he does not have final costs but that he anticipates costs for the second design to have a cost savings, and that businesses seem to be more receptive to the second plan. Discussion continued on parking concerns by businesses with high numbers of employees or traffic, the timeline for CARS funding, and the need for Council to provide staff with direction. Mayor Appletoft stated that the first design fully meets code compliance and the second plan does not. He wanted to be sure everyone was aware of this issue. Councilmember Flora stated that she feels we should adhere to our constituents vision for the area and code compliance. Discussion continued on the issue of code compliance, including the possible hodge-podge nature the area will take on as buildings come down and new ones are built to FBC compliance, whether the City will need to obtain easements from property owners and the process involved if they do not agree, the area is not code compliant currently, and issues with sidewalks in relation to parking spaces. Mayor Appletoft stated that he agrees with Mr. Belger and that ideally the first plan is what we would want in the area, but the second plan has been presented and the businesses like it better. He stated that the street needs to be improved without delay and the second plan will allow us to meet the CARS funding schedule.

An informal poll of the committee was taken on which plan they prefer. Councilmembers Davis, Inman, Quinn, Kring, and Rothrock preferring the second plan and Councilmember Flora preferring the first plan.

This item was for discussion, but the committee did recommend staff moving forward to prepare an action item for formal consideration of Broadmoor Plan #2 at a future meeting.

Development Project Update

Mr. Scott stated that the Gateway is moving forward and that he has been meeting with the contractors and subs on the permitting process. Building permits have been issued for the Mission Trails apartments on Johnson Drive. The Tidal Wave Car Wash is still in process with the architect finalizing plans earlier this summer, putting it out for bid and possibly reworking parts of the project.

Department Updates / Other

There were no department updates.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:25 p.m.

Respectfully submitted,

Martha Sumrall
City Clerk