

Topic: Development and Redevelopment
Priorities

Convener: Mike Gillespie

Room: J

Discussion Summary:

PROBLEM DISCUSSION POINTS: Mixed-use planning: living, schools, shopping, restaurants, grocery—the problem with changing the rules of the game is if you change just one, the costs go up and people move to surrounding areas—it would be great if we could do it without a crisis, but to have the whole region do it all together; how redevelop areas that keep their distinct, individual flavor, economically viable, green?—How do we do development regionally?—Minneapolis/St. Paul does this—as it is now, it's cutthroat competition and often a race to the bottom—Platte County is now doing to Clay what Clay did to Jackson—expanding outward leaves a decay zone in the middle—the “sell” is exclusivity and amenities, developers follow the market and developers will go where there are amenities...if you could put good schools and amenities in the middle of Kansas City, that's where developers would go—all the systems stem from development: transportation is the perfect example, if you have a regional plan that says this is where the development centers will go, that's where it will follow—30 years from now I'd like to see a greenbelt, another 300,000 people in the center, a developed fixed rail...then instead of declining property values going out from the center, you'd have rising property values—quality public school system would bring people back into the core—rational individual decisions taken collectively are not rational, the single greatest determinant of a school district's performance is the socio-economic status of the parents.

SOLUTION DISCUSSION POINTS: So, what are the priorities to change in the direction we wish? What are the incentives to change our planning behavior? Gas prices, running water, sewer...and people forget about maintenance: the water department makes money off of setting down the lines...infrastructure is there to serve the development, not the other way around—so, what drives this? (TIF money discussion)

Dream: What if we created central development, 300,000 starting from Plaza, attracting hip, creative (who now go to Portland and Boulder), plenty of redevelopment money being made...Reno, NV, is example where regional rules have teeth (unlike MARC)—is it possible to have that here? MARC is the MPO here ... what if the MPO had teeth? Access to federal money and the only way to get access is to play by the rules? MARC does have authority over the CMAQ funds...What if federal highway money is given through MARC? (Rather than Jeff City, etc.) Example is the “carrot mob” businesses will do anything to make money, so...we need the carrot out there. Carrot Mob KC, Oct. 21: what if you were to make a ton of money in two hours, how much would go back to greening? A liquor store won the competition and will give 24 percent back to greening their operation ... So, with a mix of carrot and stick and moxie, would they be able to make the shift?

How transcend the competing actors? You're competing better in a global marketplace. Minneapolis says, “Just keeping doing it the way you're doing because we're kicking your ass!” They coordinate regionally, rather than competing. The first thing is to create buy-in regionally. Get decision makers to create a regional plan. (MARC has a regional transportation plan.) An empowered MARC would include municipal revenue sharing for trophy projects.

Could MARC do a bistate regional planning commission? Funding/authority discussion. We say “we're stopping growth here”...money and permits would be the “teeth”... pact prohibiting the growth. Lee's Summit has a model sewer connection plan. Some of this stems from the courage of our connections. Another need is for central city infrastructure.

Meeting time: Session 2: 10:30 a.m.

Recorder: June Holte