

**NOTICE OF OPEN WORK SESSION OF THE
CITY COUNCIL AND THE PLANNING COMMISSION
OF THE CITY OF NORTH KANSAS CITY, MISSOURI**

**October 5, 2021
6:00 PM**

The tentative agenda of this meeting includes:

1. Call Meeting to Order

2. Downtown Streetscape Project



The purpose of this work session is to obtain Council direction on the scope of work for the Downtown Streetscape project. MegaKC, the Construction Manager at Risk for this project, plans to break ground for construction as early as late November, subject to approval of the Guaranteed Maximum Price (GMP) contract, weather conditions, and ordering of long-lead items. Staff expects to have approval of the GMP contract on the Council agenda for approval on November 16, pursuant to direction received at this work session.

3. Adjournment

This open work session of the City Council and the Planning Commission of the City of North Kansas City, Missouri, has been duly called pursuant to the provisions of Section 2.04.030 of the Code of the City of North Kansas City, Missouri, by the undersigned Mayor of the City of North Kansas City, Missouri.

DONE this 1st day of October 2021, at 5:00 p.m.

A handwritten signature in black ink that reads "Bryant DeLong". The signature is stylized and written in a cursive-like font.

Bryant DeLong, *Mayor*

Representatives of the news media may obtain copies of this notice by contacting:

Crystal Doss, City Clerk, City Hall
2010 Howell Street
North Kansas City, Missouri 64116
Telephone No. (816) 274-6000

MEMORANDUM



TO: Mayor and City Council
City Administrator

FROM: Sara Copeland, AICP, Community Development Director
Anthony Sands, PE, Public Works Director

DATE: October 5, 2021

RE: Downtown Streetscape Project

The purpose of this work session is to obtain Council direction on the scope of work for the Downtown Streetscape project. MegaKC, the Construction Manager at Risk for this project, plans to break ground for construction as early as late November, subject to approval of the Guaranteed Maximum Price (GMP) contract, weather conditions, and ordering of long-lead items. Staff expects to have approval of the GMP contract on the Council agenda for approval on November 16, pursuant to direction received at this work session.

Background

The Downtown Streetscape project first appeared in the Municipal Budget in Fiscal Year 2015. At that time, the scope of the project was strictly tree replacement, as the Honey Locust trees planted along Armour and Swift were starting to reach the end of their lifecycle and more trees were being removed. Eventually, as staff discussed and planned for the tree replacement, the desired scope expanded to include providing larger tree wells to keep the new trees healthier, replacing the aged and difficult-to-repair irrigation, and replacing the crumbling light poles.

The FY 2020 Budget includes \$3,000,000 to update the downtown streetscape on Armour between Buchanan and Fayette and on Swift from 18th to 21st Avenues. Planned improvements include replacement of sidewalk pavers, landscaping, irrigation, street trees and existing lighting, along with other amenities. The existing streetscape elements, including pavers and street trees, are reaching the end of their life expectancies and the existing irrigation lines have required extensive ongoing maintenance to keep them in working order.

The City Council awarded a contract to the landscape architecture firm Confluence on May 21, 2019 to design new streetscape components, including 3-D modeling, utility coordination, material selection, technical specifications, community outreach and communications, plan production, construction cost estimates, and assistance with the selection of a contractor.

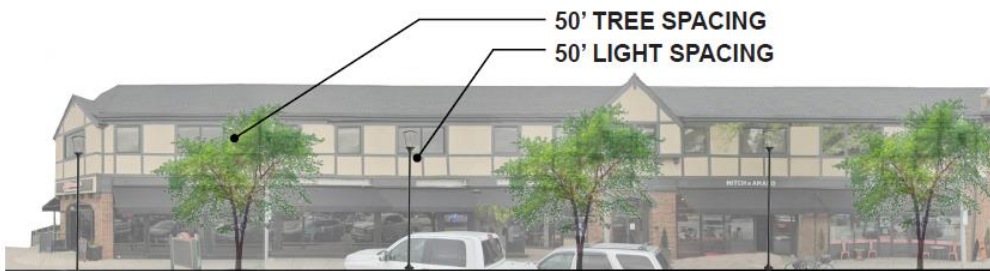
The City Council conducted a work session with Confluence on September 24, 2019 to review existing conditions in the project area and discuss design elements for the coming project. (A summary of the design workshop is attached to this memo.) Based on input provided by the City Council, on December 4, 2019, the City hosted a community meeting open house to present information about the Downtown Streetscape project and receive public feedback about four key design decisions. Forty people attended. Confluence presented options for paving design at intersections, street trees, and lighting. Based on the public input, the City Council ratified the design decisions for the streetscape on December 17, 2019.

The design decisions included:

- A "North Star" design at downtown intersections.



- Preserving healthy trees as much as possible rather than replacing all trees. However, the expected tree replacement for dying trees includes a majority of the trees in downtown.
- Using a 50 foot spacing for streetlights and trees.



- Selecting a traditional style of streetlights, such as the lights shown below. The existing lighting levels are inconsistent and are dimmer than recommended for commercial areas. The City Council in 2019 expressed a preference for brighter lighting in downtown.



In March 2020, this project was among several that were put on hold due to financial uncertainty caused by the Covid-19 pandemic. (See April 7, 2020 quarterly projects & purchases report.) The downtown streetscape project was eventually approved as part of the FY2021 budget.

During the 2019 design process, the City Council, staff, and design consultant determined to use a Construction Manager at Risk (CMaR) to construct the project. A Construction Manager functions as the General Contractor on a project and plays a more integrated role in the design process, assisting the City and the design consultant with finalizing construction plans and specifications and coordinating with downtown businesses throughout the project. The CMaR also entails a commitment by the Construction Manager to deliver the construction project within a guaranteed maximum price. This procurement process also allowed the City to evaluate previous management experience in a project of this type when selecting a Construction Manager, rather than strictly relying on lowest bid. MegaKC was selected to act as the CMaR and has been working with staff and the design consultant on finalizing plans, pricing, and preparing bidding packages for construction.

The next major milestone in this project is approval of the Guaranteed Maximum Price contract. Once the GMP contract is approved, the CMaR will start construction and the City is guaranteed that the price of the work included in the contract will not increase.

GMP Contract

The City's budget for this project is \$3,000,000. This amount includes construction phase services from the City's design consultant, pre-construction fees for the CMaR, and the CMaR's fees related to General Conditions and project management. As the CMaR has worked through design issues, it has become clear that construction of the current design for the downtown streetscape will exceed the City's budget. While the numbers are not yet final, as the CMaR is currently working through bidding packages, the current cost estimate is \$3,700,000.

At this point, staff and the CMaR have identified two possible options for addressing the cost of the project:

- Reduce the project scope by removing some blocks from the project. The current cost estimate is not broken out by block, so staff cannot say removal of which blocks would reduce the price enough to stay within the existing budget. It is likely that the blocks

removed would be along Swift, as Armour is more visible. The Council may choose to complete the area removed from the project in a future budget year.

- Increase the project budget through a budget amendment.

A third option might be to value engineer this project by removing some design components to reduce the cost. Staff does not recommend this option. A downtown streetscape is a 30-plus-year capital investment and the City has spent a significant amount of time developing the scope of this project with the community. Each of the elements included – trees, other landscaping, paving, and street lights – is replacing existing infrastructure that has reached the end of its lifespan and is dying, crumbling, or no longer repairable.

Direction from the City Council is necessary so that MegaKC can complete the GMP contract. Communication with downtown businesses and property owners will begin soon, so that those stakeholders are well-informed about next steps associated with this project.

MEETING MEMO

PROJECT:	<u>North Kansas City Streetscape</u>	PROJECT #:	<u>18161</u>
DATE TIME:	<u>09/25/2019 6:00</u>	LOCATION:	<u>Fire Station</u>
RE:	<u>Design Workshop</u>		
ATTENDEES:	<u>Don Stielow, Mayor</u>	<u>Eric Berlin, City Administrator</u>	
	<u>Bryan De Long, Mayor Pro Tem</u>	<u>Sara Copeland, Community Development</u>	
	<u>Rita Pearce, City Council</u>	<u>Kim Nakahodo, Asst. City Administrator</u>	
	<u>Valerie Pearman, City Council</u>	<u>Pat Hawver, Director of Public Works</u>	
	<u>Fred Steffen, City Council</u>	<u>Sara Copeland, Community Development</u>	
	<u>Zachary Clevenger, City Council</u>	<u>Chris Cline, Confluence</u>	
	<u>Richard Stewart, City Council</u>	<u>Matt Evett, Confluence</u>	
	<u>Tom Farr, City Council</u>	<u>Sarah Walls, Confluence</u>	
		<u>Avery Nichols, Confluence</u>	

Comments, additions or corrections to this memo should be communicated in writing to Confluence within seven (7) days of issuance.

If no comments are received within that period, this memo will be assumed accurate and filed as part of the permanent record for this project.

Existing Conditions

- Streetlights are deteriorating and need to be replaced.
- Concrete pavers are faded and deteriorating.
- Concrete band at the face of buildings is owned by property owners and is their responsibility to repair and replace.
- Small areas of concrete curb may need to be replaced
- Designs proposed by consultant leave the concrete bands at the face of the buildings in place.
- Streetscape design for this project will not change the locations of curbs, parking, utilities, curb ramps, traffic signals or crosswalk signal boxes.
- Existing utility information is not available. Locations of proposed trees needs to be flexible.

- Street trees have been surveyed by the City Arborist. Some have outgrown their tree wells spaces. Some have girdling roots which grow in circles because they have nowhere to go and eventually kill the tree. Some have storm damage. Some are in good condition.

Hardscape

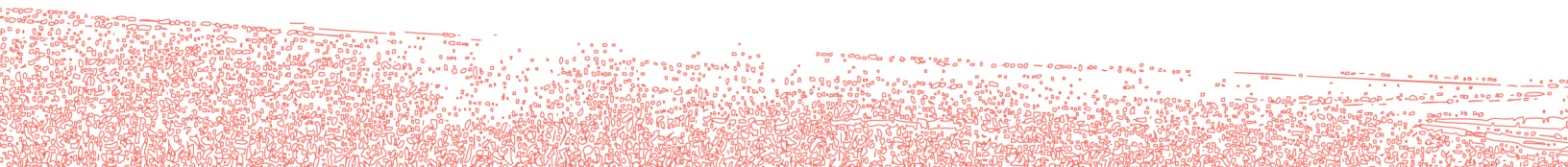
- Pavers and Special Paving
 - Clay pavers last longer than concrete pavers and Confluence recommends them for this project in combination with concrete.
 - Concrete pavers fade and deteriorate over time with exposure to sun and weather.
 - Holes in the sub-slab or lateral drainage will help to keep water from disintegrating the pavers from underneath.
- The use of pavers would give better flexibility for changes to existing utilities. Pavers can be pulled up for work underneath and then replaced.
- Mayor Stielow expressed concern for the amount of special paving that is included in the proposed designs.
- Currently the sidewalks are 10' of concrete pavers but questionnaire responses indicate that the Council would like to see less pavers and more concrete.
- Some concerns were expressed regarding the cost of paver and the maintenance and durability.
- Some City Council members were in favor of keeping the design out of crosswalks and street.
- Concern was expressed with detouring and interrupting traffic for the construction of the design.

Crosswalks

- One member of City Council stated that there are issues with the crosswalk signal boxes. She asked if the crosswalk signal boxes should be included in this design work; traffic signals are not currently part of the scope of work for this project.

Town Square

- Currently under-utilized, hidden urban space
- Transformative opportunities to announce the space from the Armour and the mid-block crossing at Swift.



- Elements to announce the entrance to the park include murals, special lighting and public art
- Current budget is \$200,000 for basic update of this space.
- Meeting survey results indicate that there is consensus for including the Town Square into the streetscape design.

Streetscape Design

- Welcome Mat Concept
 - Places rectangular designed areas of pavers in the sidewalks at the four corners of Swift and Armour.
 - Designs of the patterns for the rectangular areas could be the same or different for each rectangle
 - Smaller intersections at Clay, Erie, Fayette and the mid-block crossing at Town Square Park also have special rectangular paver designs in the sidewalk areas.
 - Concrete seat walls are incorporated.
- North Star Concept
 - The North Star Concept places circular designed areas of special paving at each of four corners of Swift and Armour.
 - Special paving includes integral color concrete and/or pavers.
 - Smaller intersections at Clay, Erie, Fayette and the mid-block crossing at Town Square Park also have special paver designs in the sidewalk areas.
 - Planting areas help to soften the corners.
 - Planting areas can be included in the centers of the circle to allow for seasonal color and holiday decorations.
- Concentric Concept
 - The Concentric Concept places areas of pavers in the sidewalks at the four corners of Swift and Armour.
 - Sidewalk corners are connected by large circle centering on the center of the intersection.
 - The circular bands connecting the areas could be concrete in the sidewalks.
 - Connecting bands in the street can be paint or concrete.

- Smaller intersections at Clay, Erie, Fayette and the mid-block crossing at Town Square Park also have special paver designs in the sidewalk areas.
- General Comments
 - Mayor Stielow expressed concern with the amount of special paving proposed. He prefers a simple design.
 - The design team will focus on alternatives that will reduce the area of special pavers.

Lighting Design

- Existing photometric readings range from 0.5 fc in the center of the street to 2 fc at the intersection of Armour and Swift.
- The sidewalks on Armour Road measure 2.3- 3 fc.
- The south section of Swift has lower photometric reading, 0.3-.05 fc because the lenses on the fixtures have been changed.
- There is concern that trees are blocking the light from the fixtures.
- The City Council would like brighter lighting levels.
- The goal of the design is to match or exceed the current lighting levels.
- Three potential fixtures were proposed.
- Two fixtures which would increase the lighting levels were chosen by the City Council to move forward to the Public Meeting.

Existing Trees

- Several members of the City Council expressed general concern for the removal of the existing trees but did not think that the public was sentimental about the trees. Several of the trees are very large and provide a lot of shade. These trees also provide a great character for the downtown.
- Several ideas were presented about how to handle the removal of the trees.
- Ideas included phasing the removal of trees, public education, public communication, outreach and the re-use of the wood.
- Concern was expressed that the trees in the current streetscape have not been cared for. There is concern about putting trees back into the design because they would require care. Confluence stated that the existing trees are in very small planting areas, 5' x 5'. The proposed design includes

planter spaces for trees that are 5' x 15' and if budget allows could be extended to 5' x 25'.

Street Trees

- The design plan is to place planters between parking stripes to allow for access to the sidewalk from between cars.
- Tree and light spacing possibilities were presented. 30' tree spacing with 60' lights. 50' tree spacing with 50' light spacing and 60' tree spacing with 60' light spacing. Photometrics were run for three proposed fixtures at 50' spacing. Examples of each were shown.
- Tree Species options were presented; Ginkgo, Lace Bark Elm, Honey Locust and Green Vase Zelkova. The Ginkgo is probably too slow growing for this project.
- Small leaves are preferred so that they do not block the storm drains in he all. Columnar or vase shaped trees are preferred. Ginkgo trees are included on the list of possible trees but may be to slow growing to be the right trees for this project.

Results

- A questionnaire was presented and passed to City Council members for comments. The results are included with these meeting notes.
 - Street trees, wayfinding signs, bike racks, benches, landscape and planters were considered as priorities for the design in that order. Street trees being most important.
 - The City Council would prefer that the Town Square Park be incorporated into the streetscape design.
 - The City Council does not prefer concrete seat walls.
 - A 5'-6' band of pavers with 5'-6' concrete sidewalk is the average preference for sidewalks.
 - The majority of the City Council was in favor of starting over with new trees. However, there is concern for the removal of the existing trees.
 - The City Council vote is split between having the project completed in one phase or in multiple phases.
- Dot exercise boards were set up for voting by the City Council. The first board showed three light fixtures proposed for the project. The second showed the three intersection designs, Welcome Mat, North Star and

Concentric. The last board showed tree and light spacing with three options. City Council members were given three dots, one for each board. A dot was to be placed on their preferred option on each board.

- Results show that the Retro Fusion and Modern Traditional light fixtures were preferred by the City Council.
- The Welcome Mat Concept and the North Star Concept were preferred by the City Council.
- 50' tree/ 50' light spacing and 60' tree/ 60' light spacing are preferred by City Council.
- These options with revisions to include less special paving will be forwarded to the Public meeting.

Attachment: Summary of Questionnaire Results
Photos of Dot Boards

SENT BY:

NAME: Sarah Walls



TRANSITIONAL



RETRO FUSION



MODERN TRADITIONAL

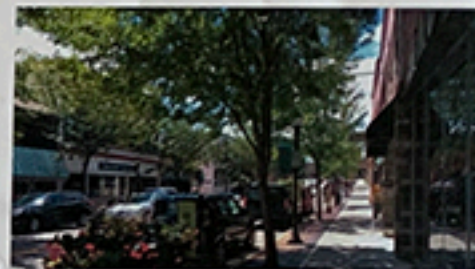




ARMOUR ROAD ELEVATIONS (NORTH) 30' TREES / 60' LIGHTS



ARMOUR ROAD ELEVATIONS (NORTH) 50' TREES / 50' LIGHTS



ARMOUR ROAD ELEVATIONS (NORTH) 60' TREES / 60' LIGHTS





WELCOME MAT

●

●



NORTHSTAR

●

●

●



CONCENTRIC

QUESTIONNAIRE

QUESTIONS:

1. Please select your top five priorities for streetscape elements from the following list, with 5 being your highest priority and 1 being your lowest priority:

- | | | | |
|-----------------|---------------------|-----------------|--------------------|
| 11 pts- 4 votes | Benches | 27 pts- 6 votes | Wayfinding Signs |
| 1 pt- 1 vote | Concrete Seat Walls | 11 pts- 4 votes | Planters |
| 28 pts- 7 votes | Street Trees | 10 pts- 3 votes | Litter Receptacles |
| 11 pts- 4 votes | Landscape | 11 pts- 5 votes | Bike Racks |
| 6 pts- 2 votes | Mid-Block Crossings | 4 pts- 2 votes | Decorative Paving |
- Street Trees, Wayfinding Signs, Bike Racks, Landscape, Planters, Benches

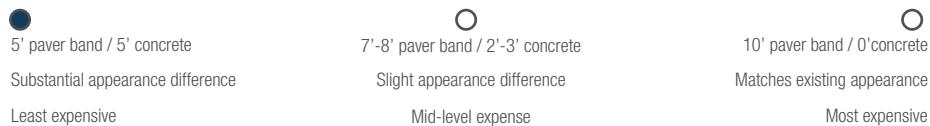
2. Would you prefer the design of the Town Square Park area to be integrated with the streetscape?

yes- 6, no- 2

3. Would you like us to explore incorporating concrete seat walls in the streetscape design?

yes- 2, maybe 1, no 4

4. What is your design preference for the use of decorative pavers in the sidewalk areas?



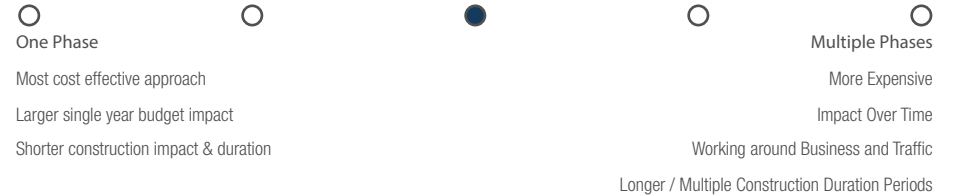
2 votes- no pavers, 2 votes- 5' paver, 2 votes- 7'- 8' pavers, 1 vote- 10' pavers
Average around 5'-6' pavers/ 5'- 6' concrete

5. Are you concerned with the removal of the existing trees? On the sliding scale below indicate your preference whether it is best to start over with all new trees or work around the existing trees that have been identified as being in good condition?



1 vote- start over (but phase removal), 2 votes- close to start over,
2 votes- middle, 1 vote- keep existing trees
Majority closer to starting over with new trees, some concern for trees removal

6. Phasing and Cost implications on the sliding scale below, please indicate your preference for approaching the potential construction phasing of the project on the sliding scale below:



2 votes for One Phase, 2 votes for Close to One Phase, 3 votes for Multiple Phases
Tie Vote- meeting for clarification

GENERAL COMMENTS

Comment 1- Simple but nice, pretty but not extravagant, durability, low maintenance, communication with local businesses.

Comment 2- I still think we need our crosswalk signals to be incorporated into this budget.



NORTH KANSAS CITY DOWNTOWN STREETScape

CITY COUNCIL MEETING | SEPTEMBER 24, 2019



Minutes of the North Kansas City, Missouri Work Session of October 5, 2021

The City Council met in a Work Session on Tuesday, October 5, 2021, at 6:00 p.m. in the City Council Chambers at City Hall, 2010 Howell Street, North Kansas City, Missouri.

The following were present:

Mayor: Bryant DeLong
Councilmembers: Wesley Graves
Anthony Saper
Jesse Smith
Lisa Tull
Zachary Clevenger
Adam Roberts -- Absent
Amie Clarke
Ana Pellumbi

Staff Present: Kim Nakahodo, Interim City Administrator
Kevin Freeman, Police Chief
Dave Hargis, Fire Chief
Sara Copeland, Community Development Director
Anthony Sands, Public Works Director
Nick Hawkins, Finance Manager
Casey Campbell, Human Resources Manager
Stephen Roberts, IT Manager

Mayor DeLong called the meeting to order at 6:00 p.m.


Interim City Administrator Kim Nakahodo stated that the purpose of this work session is to obtain Council direction on the scope of work for the Downtown Streetscape project. MegaKC, the Construction Manager at Risk for this project, plans to break ground for construction as early as late November, subject to approval of the Guaranteed Maximum Price (GMP) contract, weather conditions, and ordering of long-lead items. Staff expects to have approval of the GMP contract on the Council agenda for approval on November 16, pursuant to direction received at this work session. Discussion ensued.

Armour Road Complete
Street Next Steps

Mayor DeLong declared the meeting adjourned at 6:42 PM.

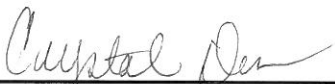
Adjournment

Council Adjourned



Mayor Bryant DeLong

Attest:



City Clerk Crystal Doss

Approved this 19th day of October 2021