

Prairie Village City Council Work Session

Monday, December 14, 2020

6:00 p.m.

Via Zoom at <https://us02web.zoom.us/j/89982092825>

- I. Brief Presentation from Gould Evans regarding 75th Street and Productivity
- II. Discussion/Q&A with City Council regarding the following topics:
 - a. Productivity
 - b. 75th Street
- III. Discuss next steps for adoption and wrap up areas where additional input is needed

Members of the public may watch the meeting via the Zoom platform via the following link:

<https://us02web.zoom.us/j/89982092825>

Members of the public may also provide feedback on Village Vision 2.0 by emailing

councilmembers@pvkansas.com or submitting feedback via this survey:

<https://www.surveymonkey.com/r/VillageVision20>.

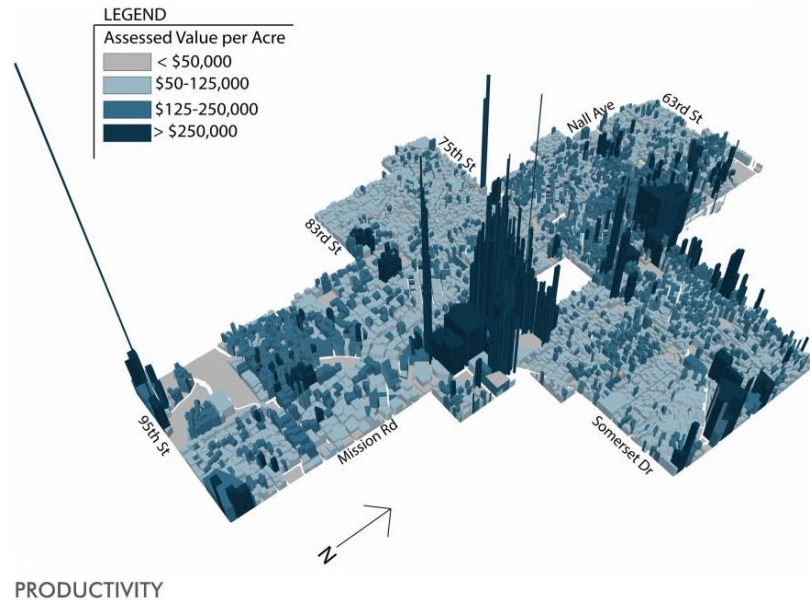
FISCAL PRODUCTIVITY

Prairie Village has long been committed to maintaining fiscal sustainability, meaning that the City's development activities and public investments create more community value than liabilities. There are several systems that are fundamental to the functionality of Prairie Village, including the infrastructure for water, sewer, storm water, and streets. These systems require continuous upkeep and long-term maintenance to adequately support development and redevelopment in the City. Additionally, the public amenities found in Prairie Village, such as parks, community centers, and trails, are incredibly important to residents. To ensure that these systems continue to provide a solid foundation for the community, and amenities are supported by long-term, strong financial resources generated through taxes are necessary. These resources are vital to addressing the construction, maintenance, and ultimately replacement of physical infrastructure systems, as well as supporting strong amenities currently enjoyed by Prairie Village residents. Fiscal resilience requires ongoing attention to public costs and tax revenues, and what actions impact both sides of the ledger.

What the Plan Says About Productivity

Prairie Village has a relatively high reliance on property taxes, which have been rising in recent years. Although the property value of the community helps make Prairie Village's budget stable, rising residential taxes will disproportionately impact long-term, aging, and moderate-income residents, and could eventually lead to displacement to communities with less tax burden. The draft plan makes a number of assertions with regard to maintaining public fiscal strength while considering long-term implications:

- The draft plan emphasizes focusing on the value and long-term viability of commercial centers (sales, property taxes, fees), so that residents are not overburdened by increased taxes (pg. 10).
- The draft plan calls on leadership to consider establishing a tax abatement program to ease the burden of increased taxes on residents (pg. 68).
- The draft plan calls for the City leadership and administration to continue measuring value per acre and return-on-investment in public infrastructure (pg. 71) as an assessment of productive development patterns and helping to prioritize infrastructure reinvestment / capital improvements.
- The draft plan recommends a variety of strategies regarding model efficiency for government administration (pg. 49), including continued enhancement of public spaces, efficiency of government activities, and regional collaboration.



Important Considerations

There are a number of elements to consider with regard to fiscal productivity:

- Survey responses – asks government to be cautious of subsidies and distorting the housing market; Asks government to utilize resources to support affordability and maintenance of existing homes; Pursue incentives that promote sustainable practices, including alternative energy and green infrastructure; Invest in the future, including technology, green infrastructure, and multi-modal infrastructure; Finds ways to promote economic and racial diversity in Prairie Village.
- Creating a tax abatement program will lessen the steadily rising revenue of property taxes in some capacity. Future exploration of a tax abatement program will require the City to consider potential lost revenue and opportunities to fill the gap through other sources, such as increased demolition fees, new property/sales taxes spurred through growth in commercial areas, new property taxes spurred by redevelopment of apartment complexes, etc.
- No specific changes to the draft plan have been recommended, but discussion around this topic was requested by council.

75TH STREET CORRIDOR

75th Street is somewhat of an anomaly in Prairie Village. It is one of few thoroughfares supporting high levels of regional traffic through the community. Land use along the corridor is varied, including detached houses, religious properties, and neighborhood hubs with commercial and multi-unit residential properties. Due to the diversity of interests, creating a specific plan to direct the future of 75th Street has been challenging.

What the Plan Says About 75th Street

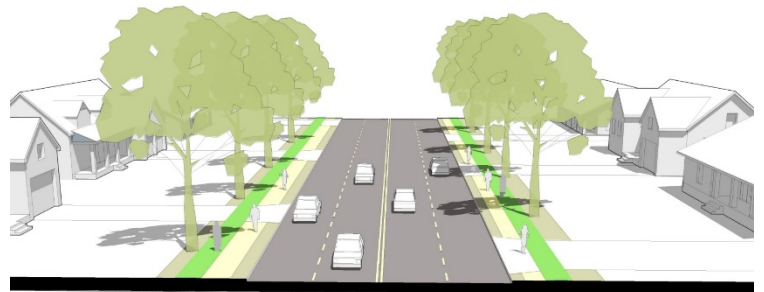
- There have been many discussions throughout this process focused on reconsidering the design of 75th Street to prioritize local connections and safety over regional movement. The Public Space Plan indicates this consideration for redesign on the map (pg. 13), and additional considerations are outlined in the implementation section (pg. 61).
- 75th Street is one of the few “Thoroughfares” that exist in Prairie Village, primarily intended to connect the city to the surrounding region, support higher volumes of traffic, and higher intensity land uses in key locations (pg. 24).



Important Considerations

Discussions around 75th Street have raised questions about how the Comprehensive Plan should recommend implementation steps. Consider the following:

- The draft plan provides broad policies that could direct the future of 75th Street through the Public Space Plan and Land Use Plan. This guidance is not specific to properties. Any future proposals along this street will be assessed based on the broader policies documented in this plan, though will likely prompt further deliberation among the Planning Commission and City Council.
- Should 75th Street be redesigned to better support adjacent, neighborhood contexts?
- Should the Comprehensive Plan provide more guidance for private property along 75th Street?
- Should the City again pursue a more specific planning process to direct changes on 75th Street?





Comprehensive Plan Update Prairie Village, Kansas

December 2020



PRAIRIE VILLAGE, KANSAS

CITY OF PRAIRIE VILLAGE



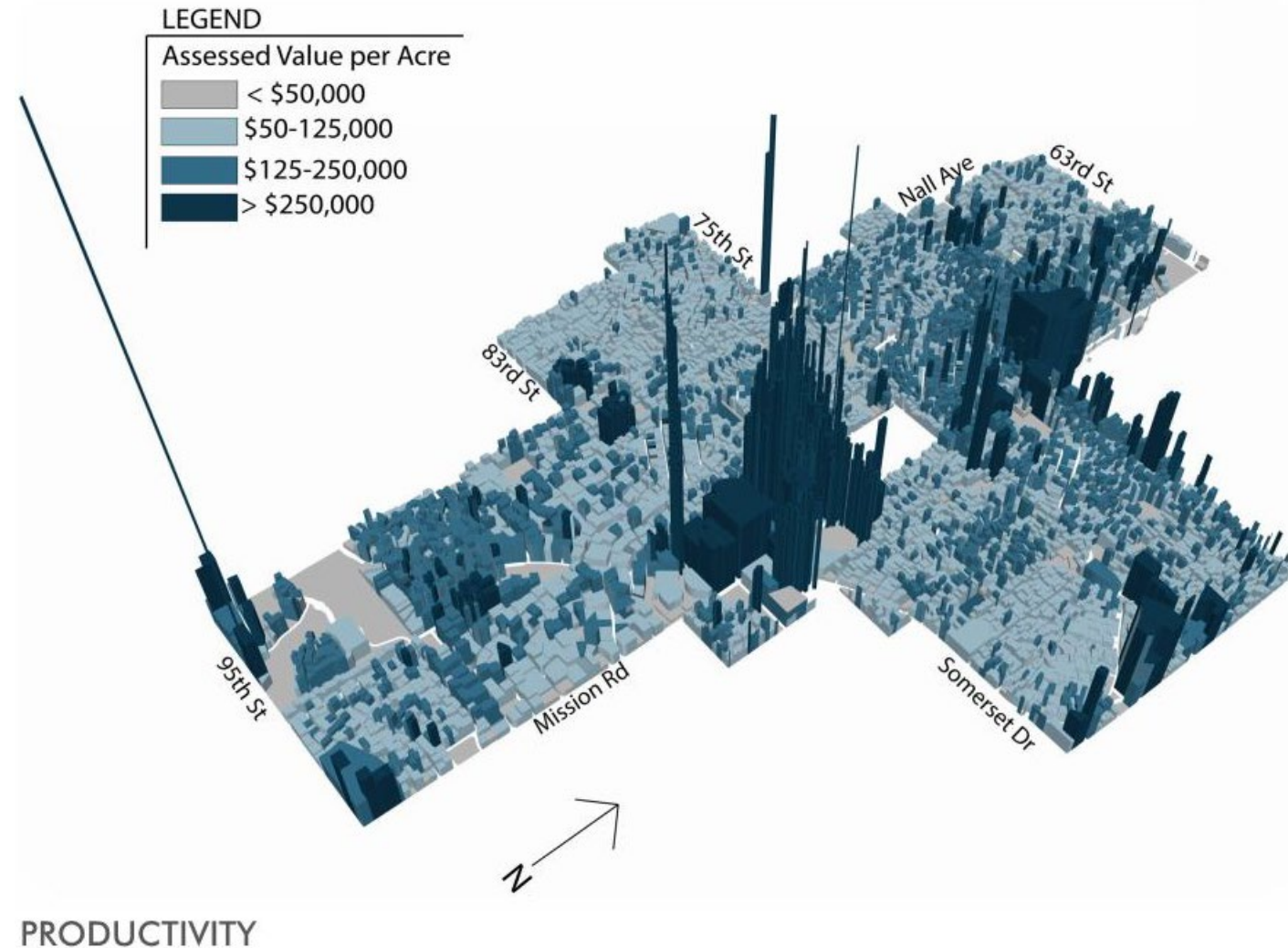
FISCAL
PRODUCTIVITY



75TH STREET

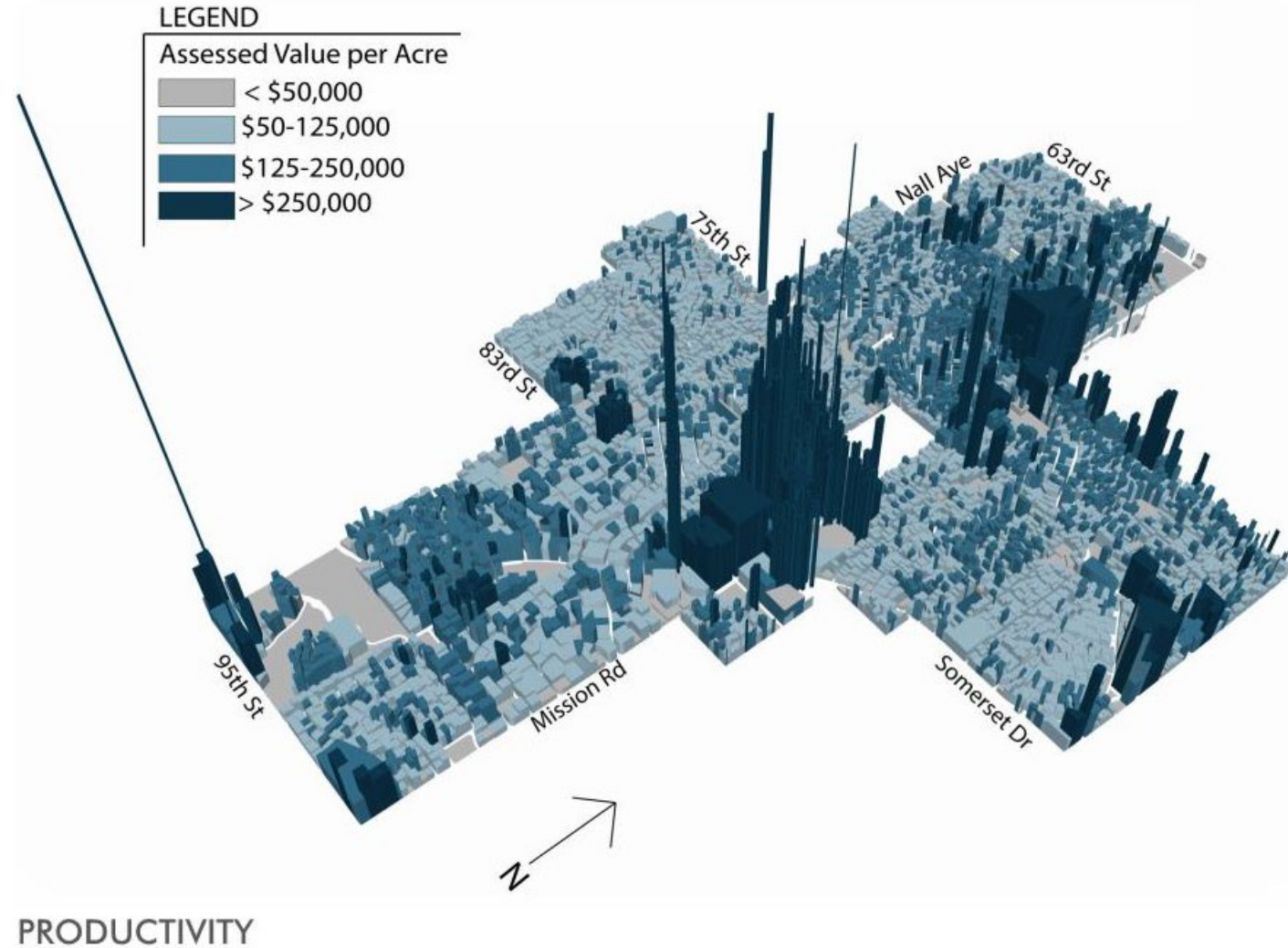
What the Plan Says

- Emphasizes focusing on the value and **long-term viability of commercial centers** (sales, property taxes, fees), so that residents are not overburdened by increased taxes (pg. 10).
- Calls on leadership to consider establishing a **tax abatement program** to ease the burden of increased taxes on residents (pg. 68).
- Calls for the City leadership and administration to **continue measuring value per acre** and **return-on-investment** in public infrastructure (pg. 71) as an assessment of productive development patterns and helping to prioritize infrastructure reinvestment / capital improvements.
- Recommends a variety of strategies regarding **model efficiency for government administration** (pg. 49), including continued enhancement of public spaces, efficiency of government activities, and regional collaboration.



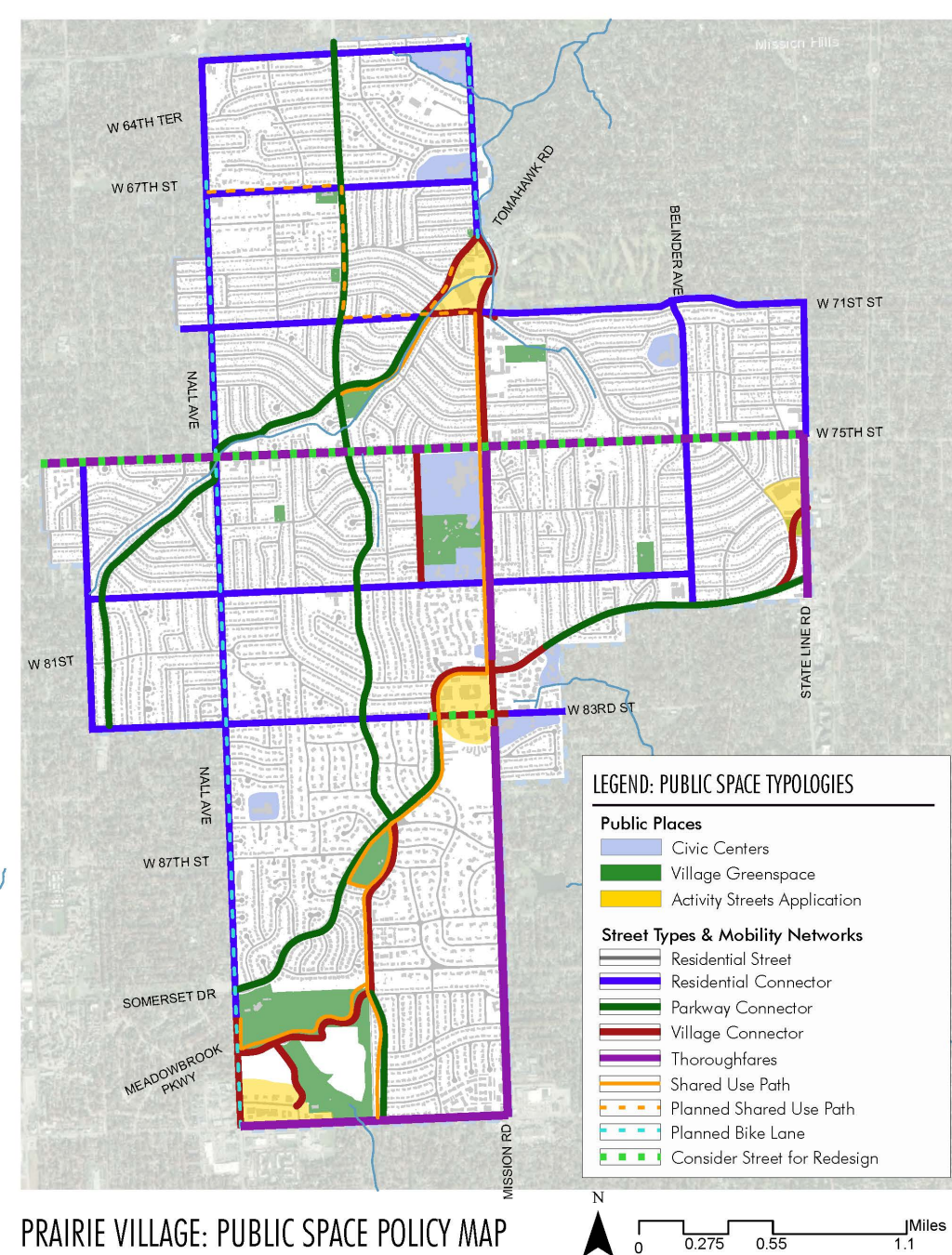
Important Considerations

- Survey responses — asks government to be **cautious of subsidies** and distorting the housing market; utilize resources to **support affordability and maintenance** of existing homes; pursue **incentives that promote sustainable practices**, including alternative energy and green infrastructure; **invest in the future**, including technology, green infrastructure, and multi-modal infrastructure; **promote economic and racial diversity** in Prairie Village.
- Creating a **tax abatement program** will lessen the steadily rising revenue of property taxes in some capacity. Future exploration of a tax abatement program will require the City to consider potential lost revenue and opportunities to fill the gap through other sources, such as increased demolition fees, new property/sales taxes spurred through growth in commercial areas, new property taxes spurred by redevelopment of apartment complexes, etc.
- **No changes have been recommended**, but discussion around this topic was requested by council.



What the Plan Says

- There have been many discussions throughout this process focused on **reconsidering the design of 75th Street** to prioritize local connections and safety over regional movement.
- 75th Street is one of the few **“Thoroughfares”** that exist in Prairie Village, primarily intended to **connect the city to the surrounding region**, support higher volumes of traffic, and higher intensity land uses in key locations (pg. 24).
- The **Public Space Plan** indicates this consideration for redesign on the map (pg. 13), and additional considerations are outlined in the implementation section (pg. 61).

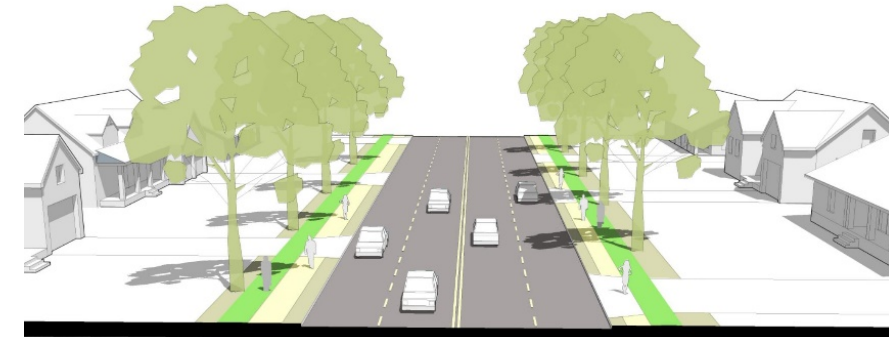


Important Considerations

- This guidance is not specific to properties. Any **future proposals** along this street will be assessed based on the broader policies documented in this plan, though will likely prompt further deliberation among the Planning Commission and City Council.
- Should 75th Street be **redesigned** to better support adjacent, neighborhood contexts?
- Should the Comprehensive Plan provide more **guidance for private property** along 75th Street?
- Should the City **again pursue a more specific planning process** to direct changes on 75th Street?



75th Street —Existing



75th Street —Bike/Ped Plan Implementation (conceptual)

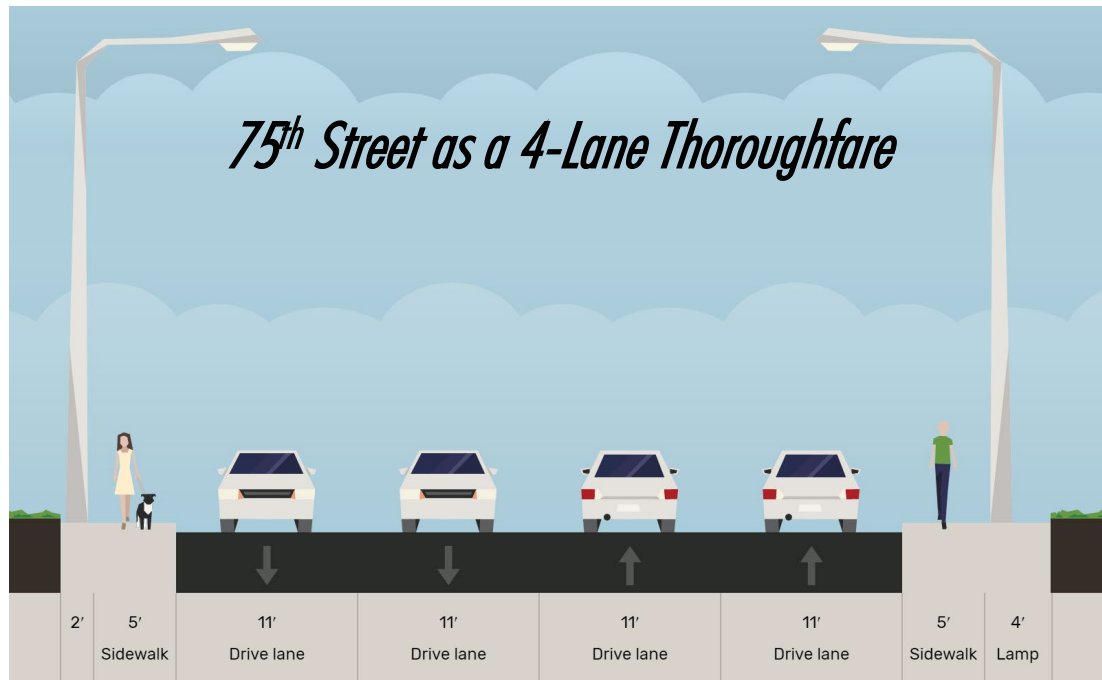


75th Street —4-Lane Thoroughfare

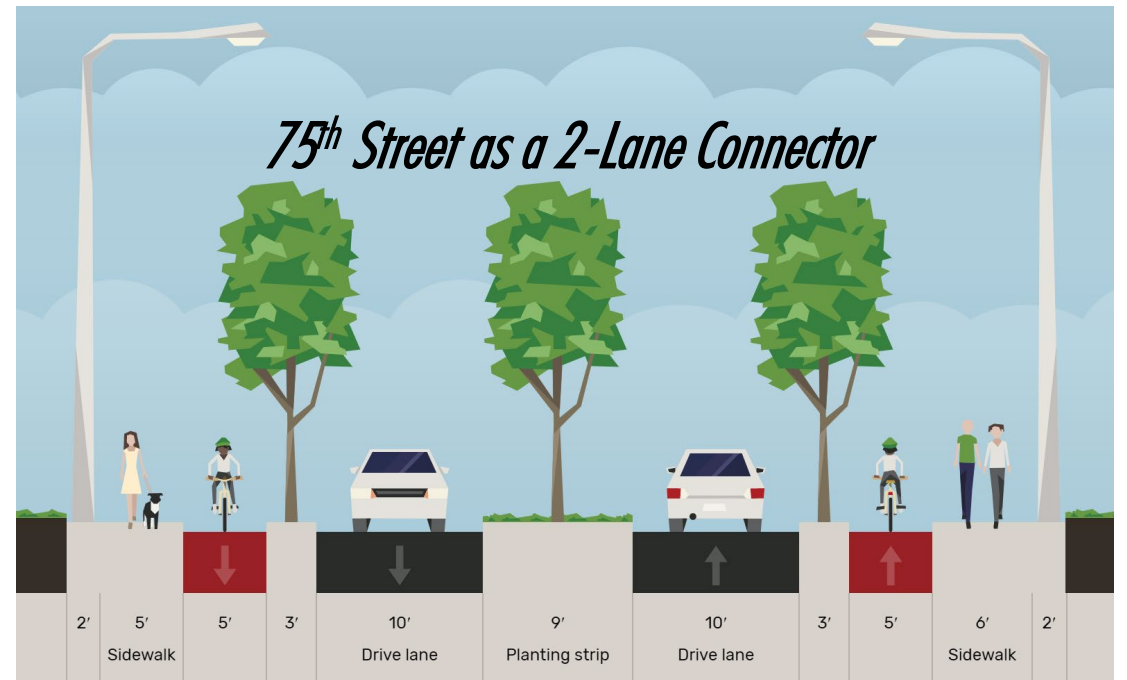


Approximately 60 feet

75th Street as a 4-Lane Thoroughfare



75th Street as a 2-Lane Connector



**Planning Commission – Public
Hearing for Adoption**

JAN 4th

**City Council – Public Hearing for
Adoption**

JAN 18th