

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
December 5, 2011
7:00 p.m.

MEMBERS PRESENT: Jerry Reynard, Chairperson; Phil Anderson; Linda Morse; Stephanie Rolley; Gary Stith; and Mike Hill.

MEMBERS ABSENT: Mike Kratochvil

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Lance Evans, Senior Planner; Chad Bungler, Planner II; Rob Ott, PE, City Engineer; and, Peter Clark, PE, Design Engineer.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE NOVEMBER 21, 2011, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

Anderson moved that the Board approve the Consent Agenda. Morse seconded the motion, which passed on a vote of 6-0.

GENERAL AGENDA

PUBLIC INPUT MEETING FOR THE ANNUAL REVIEW OF THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN TO RECEIVE COMMENTS TO DETERMINE IF THERE ARE ANY SIGNIFICANT ISSUES THAT MIGHT NEED FURTHER STUDY OR OTHER ACTION.

Kathy Dzewaltowski, President Manhattan Riley County Preservation Alliance, encouraged the Planning Board to consider historic preservation when changing the Comprehensive Plan and to think of historic neighborhoods when developing the Comprehensive Plan. She said the Alliance's point of view is based on the Charleston Principles.

Mike Cardella, 323 S. 14th Street, said the Comprehensive Plan is working well but there are still problems with super duplexes related to college student behavior. He suggested the Comprehensive Plan should not be changed as it is working well even though there are neighborhood problems with super duplexes.

There was no other public input.

ELECTION OF THE VICE-CHAIRPERSON.

Rolley suggested Stith as Vice-Chairperson.

Anderson nominated Stith as Vice-Chairperson and Hill seconded the nomination. On a vote, Stith was elected Vice-Chairperson on a vote of 5-0.

IV. WORK SESSION AGENDA

MILLER PARKWAY TRAFFIC STUDY. COMMUNITY DEVELOPMENT AND PUBLIC WORKS DEPARTMENT STAFF WILL DISCUSS THE STUDY, ITS FINDINGS AND IMPLICATIONS.

Cattell introduced the study and described the boundaries of the study.

Evans presented a map and described the western boundary as Scenic Drive connecting with Miller Parkway to Ft. Riley Boulevard and Amherst connecting to Seth Child Road. He said tracts of land were considered based on similar land development and topography in the Miller Ranch area. High and low probabilities of land use were taken into account.

Clark said trip generation was determined for each tract and all of the volumes were combined into a traffic model, which was used for trip distribution. Miller Parkway, Scenic Drive, K-18, Anderson Avenue, Seth Child, Amherst and Wreath Avenues were the primary collectors and arterials onto which vehicles would access from local streets, with some trips taken into account as internal only. Roadway volumes were coordinated with intersections at AM and PM peaks on the low and high scenarios. Two scenarios included Wreath connected to Anderson, and Wreath not connected to Anderson.

Over a twenty year horizon, under the low scenarios traffic volumes increased and were significantly higher under the high scenario. He described the surrounding street intersection improvements connecting to the neighborhood that would be needed with Wreath connected and not connected emphasizing that other improvements may be needed. The same intersection improvements are needed whether Wreath is connected or not. Additional congestion will occur and at certain intersection signals will be needed under the high scenario. Cost of improvements was not calculated due to the study horizon.

Stith asked if development was phased in to determine the sequence of improvements. Clark said that was not done and a possibility but would take more time than currently put into the project. Stith then asked if there were any capital improvement projects for existing conditions.

Ott said Miller and Davis intersection is preplanned for an increase in lanes. Currently, a petition for the Scenic and Miller intersection has been accepted and authorized but construction is not yet authorized and is waiting on Independence Place PUD financing. The Wreath bridge is way out in future in the CIP. Dual left turn lanes at Amherst and Seth Child are a near term need. Ott said many improvements are grant dependent or otherwise will be funded by the City.

Morse said she is now more willing to accept waiting on the Wreath bridge with the connection of Miller to Scenic and the recent Wildcat Creek flooding. Ott said many of the improvements could be done in lieu of the cost of the Wreath bridge.

Reynard asked how many years are needed to provide the improvements. Ott said he is programming for 2013 and 2014 improvements. Ott said Miller Parkway is designed for growth and plans are done for Anderson, but there are no grants. Ott said the University growth near NBAF will require improvements in that area dependent on the area growth. Hill said he sees steady growth and staff is anticipating growth and the need for improvements. Hill said it's important to be prepared rather than reactive.

Tim Schultz, Schultz Construction, said he agreed with Hill. He said the HUD financing is at its final federal level. He mentioned the commercial node at Scenic and Miller connection was being designed anticipating an end user. He said he was anticipating a two to three year build out of their development.

Cattell said pedestrian and bicycle improvements are also being considered with street improvements. Ott also described the Shuss Road improvements.

There were no other comments or questions.

UPDATED TRADITIONAL NEIGHBORHOOD INDEX. COMMUNITY DEVELOPMENT DEPARTMENT STAFF WILL PRESENT AN UPDATED TRADITIONAL NEIGHBORHOOD INDEX ANALYSIS OF THE OLDER NEIGHBORHOODS LOCATED GENERALLY EAST AND SOUTH OF THE UNIVERSITY.

Evans updated the Board on the neighborhood index and the trends since 2002 when the traditional neighborhood study was initiated. He described the index based on 2010 census data and compared the neighborhood analysis to the city at large. He said that most residential housing is occurring on the edges of the city rather than in the Ward neighborhoods. Population densities have increased in the M-FRO as expected. Housing density also mirrored similar population changes, with the M-FRO showing the greatest. Outlying TNO areas are maintaining single-family homes with no tear downs. Households have shifted but require careful analysis as to why the shifts occurred. Owner occupied houses are the biggest change with a significant reduction to the east of campus in the M-FRO and more rental housing, with less change to the east of the M-FRO. He said there are still family friendly areas but definite changes with expansion of rentals and

populations. In summary there have been (1) a lot of block to block shifts, (2) rental housing demand is the principal driver, (3) conversions from owner to rental occupancy in response to high rental demand, and (4) the M-FRO has seen the greatest increase in density.

Anderson asked about the large apartment buildings east of Aggieville on Moro. Evans said those structures reflect what was expected with the M-FRO. Anderson also asked how sororities and fraternities are counted and Cattell said they are counted as group quarters.

There was a brief discussion regarding the rental market and number of rental units.

Morse suggested a strategy to create owner occupied dwelling units.

REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF.

Rolley asked about the vacant Planner position being advertised. Cattell said the position is the vacant Long Range Planner position.

Rolley asked what has happening with the Parks & Recreation open space planning, storm water management plan, and green infrastructure planning.

Bunger mentioned the Silver Jacket project to develop a Wildcat Creek Floodplain Management Plan, as well as a project to and develop a future flood conditions map, which combines flood plain maps, current zoning and the Comprehensive Plan's future land use maps, to reflect projected full build-out of development in the Wildcat Creek water shed.

Cattell indicated green infrastructure planning includes phase II storm water best management practices, as well as planning for trails, bicycle and sidewalk connections in growth areas. He indicated the city has been successful in identifying connections and working with developers to establish easements for trails and sidewalks as new developments come in and are platted. Cattell said the priority for a park and open space study has gone down, however it can be discussed with Parks and Recreation Department again. He said the city did acquire an 80-acre park along the west end of Miller Parkway. Rolley said it is a lost opportunity if there is not park planning in advance.

Rolley mentioned the Housing Forum on December 16th. Cattell said registration for that forum was through the Chamber of Commerce web site and that a preliminary agenda was available on that web site.

Respectfully submitted,

Steve Zilkie, Senior Planner