

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**June 19, 2006**  
**7:00 p.m.**

**MEMBERS PRESENT:** Harry Watts, Chairperson; Mike Toy; George Ham; Jerry Reynard; Mike Hill; Mike Kratochvil; Stephanie Rolley.

**MEMBERS ABSENT:** None.

**STAFF PRESENT:** Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Ockert Fourie, Senior Planner; Jeremy Frazzell, Planner; Rob Ott, City Engineer.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

1. **APPROVE THE MINUTES OF THE JUNE 5, 2006, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

Kratochvil moved that the Board approve the minutes of the June 5, 2006 Manhattan Urban Area Planning Board Meeting. Reynard seconded the motion which passed on a vote of 7-0.

**GENERAL AGENDA**

1. **A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED BARTON PLACE ADDITION, WHICH WILL ESTABLISH 41 SINGLE-FAMILY RESIDENTIAL LOTS AND COMMON AREA ON AN APPROXIMATE 60 TRACT OF LAND GENERALLY LOCATED SOUTH OF WILDCAT CREEK GOLF & FITNESS, AND APPROXIMATELY 950 FEET WEST OF THAT PORTION OF AMHERST AVENUE IN THE MILLER RANCH SUBDIVISION. (OWNER/APPLICANT: FRANK A. TILLMAN, TILLMAN PARTNERS LLC)**
2. **A PUBLIC HEARING TO CONSIDER A PROPOSED REVISION TO THE WILDCAT CREEK FLOODWAY BOUNDARY GENERALLY LOCATED SOUTH OF WILDCAT CREEK GOLF & FITNESS, AND APPROXIMATELY 2,500 FEET NORTHWEST OF THAT PORTION OF AMHERST AVENUE IN THE MILLER RANCH SUBDIVISION. THE REVISION IS FOR A PORTION OF WILDCAT CREEK, WHICH IS IN THE**

**NORTHWEST CORNER OF THE PROPOSED BARTON PLACE ADDITION. (OWNER/APPLICANT: FRANK A. TILLMAN, TILLMAN PARTNERS LLC)**

Steve Zilkie presented the Staff Reports for Items #1 and #2, indicating that City Administration recommended approval of each item.

Watts opened the Public Hearing.

Hill asked why the FEMA maps were so incorrect and whether there were other areas in the City where the floodplain map information was also in doubt. Zilkie responded that FEMA compiled the floodplain maps with the best information available at the time, and there may be other areas where the flood information is incorrect, however it is unlikely that it would be of the same magnitude.

Frank Tillman, 1328 Sharingbrook Drive and the applicant, said the floodplain was just a FEMA mapping error. He indicated the dam and Barton Lake area in the center of the site, is not a wetland in his opinion.

Hill asked about the condition of the dam. Tillman indicated the dam is in good condition and was built around 1934 and repaired by Burke Bayer in 1949. He had the dam bored and it was found in good condition with no danger of breaking. He has the design drawings for the dam.

Toy asked why the dam was built originally. Tillman indicated it was a WPA project, possibly for recreation.

Ron Wells, 3609 Anderson Avenue an adjacent property owner, said that he also doubts the wetland designation of the dam. He farmed the area since 1938 and the dam was finished in 1935 as a recreational lake. Although the dam did not hold water it was in good condition and 140 tons of bentonite was recently put into the dam to seal the leak. He said the dam had been bore sampled by an engineer and found to be in good condition. Trees have recently been removed from the dam.

Watts closed the Public Hearing with no one else speaking and turned to the Board for discussion and a motion.

Rolley stated that she would recuse herself and not discuss or vote on the items, due to a conflict of interest as she is an adjacent property owner.

Kratochvil asked the City Engineer when Wreath Avenue will be connected to serve the Miller Ranch area.

Robert Ott said that the extension of Wreath Avenue was in the out-years of the CIP around 2009-2010.

Kratochvil said the Wreath connection will help with traffic issues in the Miller

Ranch area.

Hill moved that the Board approve the Preliminary Plat of Barton Place Addition, and Variations, based on conformance with the Manhattan Urban Area Subdivision Regulations, with the three (3) conditions recommended by City Administration:

1. The applicant's consultant shall complete all tasks as stated in the conclusion of the drainage report that the lake will provide the necessary detention.
2. The applicant shall determine if Corps of Engineer permitting is required for the proposed lake prior to submittal of the Final Plat and provide a written documentation regarding the permit.
3. Street names shall conform to the requirements of the Subdivision Regulations.

Reynard seconded the motion, which passed on a vote of 6-0.

Toy moved the Manhattan Urban Area Planning Board recommend approval of the application to revise the Floodway and 100 Year Flood Plain Boundaries in the proposed Barton Place Addition, for a portion of Wildcat Creek as proposed to correct a mapping error.

Kratochvil seconded the motion, which passed on a vote of 6-0.

3. **CONSIDER THE ANNEXATION OF THE PROPOSED SCENIC MEADOWS ADDITION, AN APPROXIMATE 117-ACRE TRACT OF LAND GENERALLY LOCATED 2,600 FEET NORTH OF THE INTERSECTION OF EUREKA DRIVE AND SCENIC DRIVE ALONG THE EAST SIDE OF SCENIC DRIVE. (OWNER/APPLICANT: FRANK A. TILLMAN, TILLMAN PARTNERS LLC)**
4. **A PUBLIC HEARING TO CONSIDER THE REZONING OF TWO (2) TRACTS OF LAND IN THE PROPOSED SCENIC MEADOWS ADDITION GENERALLY LOCATED 2,600 FEET NORTH OF THE INTERSECTION OF EUREKA DRIVE AND SCENIC DRIVE ALONG THE EAST SIDE OF SCENIC DRIVE FROM COUNTY G-1, GENERAL AGRICULTURAL DISTRICT, TO R, SINGLE-FAMILY RESIDENTIAL DISTRICT, WITH AO, AIRPORT OVERLAY DISTRICT, AND, R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT, WITH AO, AIRPORT OVERLAY DISTRICT. (OWNER/APPLICANT: FRANK A. TILLMAN, TILLMAN PARTNERS LLC)**
5. **A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED SCENIC MEADOWS ADDITION, AN APPROXIMATE 117-ACRE TRACT OF LAND GENERALLY LOCATED 2,600 FEET NORTH OF THE INTERSECTION OF EUREKA DRIVE AND SCENIC DRIVE ALONG THE EAST SIDE OF SCENIC DRIVE. THE PRELIMINARY PLAT WILL CONSIST OF 142 SINGLE FAMILY RESIDENTIAL LOTS AND COMMON AREAS. (OWNER/APPLICANT: FRANK A. TILLMAN, TILLMAN PARTNERS)**

LLC)

Rolley rejoined the Planning Board.

Zilkie outlined recent actions regarding the proposed development and the application through Riley County for zoning and platting that had been tabled by the Planning Board, due to the applicant's request for utility services to the City Commission.

Zilkie presented the Staff Reports for Items # 3, 4, and 5, indicating that City Administration recommended approval as per the applicable memorandums and Staff Report.

During the presentations, Zilkie indicated that an issue regarding water pressure had been identified that is related to both the annexation and the Preliminary Plat. The subdivision would need to connect to the low-pressure side of the existing water line along Scenic Drive, which does not have sufficient pressure to serve the northern, higher portion of the site. In order to serve the upper portion of the site it will need to connect to the high-pressure side the water system which will require improvements in the Lee Mill Heights area. Zilkie said the applicant's consultant has indicated a water line will need to be brought to the upper portion of the site from the Miller Ranch Water Tower.

Hill said that the Comprehensive Plan identifies the ridgeline as the logical stopping point to keep residential growth out of the Eureka Valley and from encroaching on the Airport. He was concerned that there was no other logical stopping place for residential development if this annexation is approved.

Zilkie indicated that City Administration has a similar concern about where to stop additional residential development. Each request would need to be evaluated on a case-by-case basis. However, City Administration believes that if the Scenic Meadows development occurs, because it is located in the Urban Service Area, it is important that it be served by municipal services. Areas to the northwest of this site and Scenic Drive are not in the Urban Service Area. Zilkie said that Scenic Meadows would be a logical stopping point.

Hill was concerned about encroachment and potential land use conflicts with the airport and future expansion of the airport, and asked if the City's policy had changed. Zilkie said protection of the Airport is still a concern; however the current noise contour study indicates that it appears there is no adverse effect from this site at this time, but that may not be the case in future. He said that could be another basis for not proceeding any further with residential development.

Rolley pointed out the Comprehensive Plan's Eureka Valley policies that talk about intended service industrial, office-research park and limited heavy industrial uses. She asked whether the rationale for rezoning has been mixed up with the rationale for annexation. Zilkie pointed out that the annexation, rezoning and platting are all intertwined. Because the site is in the Urban Service Area and it appears that this

development will occur, it is better that it have urban services rather than rural alternatives. The recommendations are a compromise between the Urban Service Area policies and land use policies that are outlined in the Comprehensive Plan.

Rolley said that land use is an important part of the Comprehensive Plan and that the Planning Board had declined the earlier request to amend the Comprehensive Plan. She was considering this request as if she was a part of the Board at that time and realizes that there may be some interpolation of the Comprehensive Plan going on which should be considered. However, she thought this interpolation seemed to be a stretch.

Zilkie suggested looking at the reality of the subdivision proposal and that some factors have changed since the Planning Board considered the Comprehensive Plan amendment request in February. One concern expressed by the Board back then was the Airport and the unknown status of the noise contour. Since then, the Board received a report updating the noise contour. No changes have occurred with regard to what the land uses should be in the Comprehensive Plan. Zilkie explained that the applicant proceeded to the County with an application for a PUD and it appeared that application would proceed in a favorable light through the County process. The PUD application talked about utilizing rural alternatives such as rural water and other rural systems and possibly receiving City services. City Administration suggested the applicant approach the City to find out if urban services should be provided. The City Commission approved that request, contingent upon approval of annexation, rezoning and platting of the site. Zilkie suggested that it was better to serve the development correctly with city services as opposed to rural services.

Hill said the reason the Planning Board turned down the previous request to amend the Comprehensive Plan was in part due to the lack of key information and too many unresolved issues.

Toy said from his perspective, it looked like this development was going to happen, whether it was going to happen through the County or the City, so in the long term interest of future owners it is better to do it correctly by providing City services to the site. He was concerned that if the development goes in through the County, they would ask for annexation and services later on. He said if the development was going to occur, it was better to do it in the City from the beginning.

Hill was concerned that the approval of this application would set a precedent and he is expecting similar proposals on the west side of Scenic Drive. He felt this would set the tone and the Board needs to realize it is setting a precedent.

Toy asked if there were more flood plain issues on the west side of Scenic Drive. Hill said he could not comment on that. Toy said the Board will have to consider proposals on a case-by-case basis as they come before the Board. Hill said this was making the logical boundary line more blurry for him and more difficult to make a good decision.

Zilkie reminded the Board that one of the factors to consider to the west is that it is not in the Urban Service Area and is not an area intended to be served in the near future. Scenic Drive is the boundary for the Urban Service Area in this location.

Watts asked for comments from the applicant and his consultants.

Frank Tillman, 1328 Sharingbrook Drive and the applicant, said the site was not really in the Eureka Valley. He said it is a unique location and they are only proposing to develop 50 to 60 acres out of the 117-acres, save for about 9 acres by the Church. He said most developments cannot afford to leave that much open space. He said the site is close to Lee Mill Heights which is in the City. With regard to a boundary for further development in this area, he said there is flood plain to the east with five or more feet of necessary fill, which is not economical to develop. He said most of Scenic Meadows is out of the 100 year flood plain and the portion that needs fill will require only about a foot. To the south and west of the development is the oxbow area.

Hill asked the applicant about the future use of "Tract A", which was previously proposed for commercial uses and asked if he has abandoned that idea.

Tillman said he will keep Tract A, which will not go into the common area. He would still like to develop the tract in the future, but the use has not yet been determined. The possible relocation of K-18 may influence the future use of Tract A. He said the possible northern route of K-18 could place an intersection in that location. Tillman said he may never do anything with Tract A and he would have to come back to the Planning Board for approval before anything could be done with it.

Ham asked what the home prices would be. Tillman said he is not going to be the builder, but that the price range for homes is estimated at \$175,000 to \$200,000.

Rolley asked about the subdivision's design approaches to the environmentally sensitive areas on the site, as well as the Military Trail passing through the site.

Tillman said that a portion of the Military Trail will be preserved along the base of the hill and that a walkway would be going along it. Rolley asked where it was on the plat. Tillman said he wasn't sure that the plat shows it, but it is north of the stone wall at the base of the hill.

Leon Brown, Schwab-Eaton, the applicant's consultant, reviewed the development proposal and topography on the site, indicating the areas of steep slopes and wooded areas that are proposed to be maintained in common areas and conservation easements. He said they looked at the topography in identifying building sites and that utility easements were in the front of lots, instead of the rear to help preserve vegetation. He said the wetland areas could be used as an interpretive and educational area, and the floodplain could be a potential park-open space area possibly for the City. He said they had an upcoming meeting with the Corps of Engineers regarding how to address wetland issues and the two drainage areas that

pass through the site to determine if any permits are required. Brown showed the approximate location of the stone fence by the Military Trail which is located in some of the common areas. They had discussed the Trail with Don Combs, who has taken a personal interest in the Trail and discussed possible monument markers for the Trail in this area. Some of the street names were related to people involved with construction of the Military Trail. Brown said they proposed a PUD with the County to try to make it more compatible with City zoning.

With regard to boundaries for future residential development, Brown said the wetlands area is the natural southern boundary and the flood plain area is a boundary to the east which would require four to five feet of fill making development difficult. The Airport noise hazard trajectory bypasses this site, but may impact the area to the west of Scenic Drive making that area less conducive to residential development. He said the Fort Riley Joint Land Use Study boundary (JLUS) affects potential residential densities to the west of Scenic Drive.

Cattell gave a short overview of a map showing the development constraints in the Eureka Valley, including the 100 year flood plain, the latest 65 DNL Airport Noise Contour and the JLUS noise contour. He identified the areas that had been recently annexed, as well as future phases of Stone Pointe and Lee Mill Heights. With regard to the airport noise contour, he said the most recent study is the best available information and it includes the proposed runway extensions. It is not known if the noise contour would change if the more detailed FAA noise study is done in the future. He cautioned the Planning Board about saying this development would set a precedent for other residential development in the area, because any future proposals would need to stand on their own merits. As the constraint map shows, the areas west of Scenic Drive have issues that do not affect the Scenic Meadows site and the area west of Scenic Drive is not in the Urban Service Area.

Brown indicated that during its previous consideration, the Planning Board had concerns about drainage throughout the Eureka Valley. Since that time, Schwab-Eaton had completed its own drainage study of the proposed project, which has been reviewed and accepted by the City. The study found that the development would have only incidental impact on drainage issues in the oxbow area and most impacts were from backwater issues from the Kansas River. Highway realignment studies will also look at drainage improvements for the valley.

Kratochvil asked about impacts in this area from the flood of 1993.

Watts opened the Public Hearing.

Gerald Hughes, 601 S. Scenic Drive, who owns property north of the subject site, said the Board knows what the Comprehensive Plan recommends and expressed the hope that the Board would keep it in mind. He said the area under consideration has serious drainage issues for development and the contours speak for themselves. There are serious drainage issues for the proposed lots and the Eureka Valley as well.

Jon Howe, 5125 Eureka Drive, indicated he farms the Eureka Valley. He said he served on the first Urban Area Planning Board and on the 2002 Comprehensive Plan Steering Committee. He reiterated the land use policies of the Comprehensive Plan with residential development proposed to take place north of the ridge line and commercial - industrial in the Eureka Valley. He discussed the impact of the 1993 flood, indicating that in the Eureka Valley it did not reach the 100 year level, and discussed storm water runoff on the site. He gave a detailed explanation of the site's susceptibility to erosion as he had experienced it during the 30 years that he has farmed the property. Drainage coming off the hillside was a major concern and he had repeatedly rebuilt diversion terraces on the site due to runoff and erosion problems and poor soil conditions. He was concerned that 40 to 50 percent of the homes built on the site would be damaged by storm water runoff coming down the hill. He suggested it would be more appropriate to build four or five businesses, or homes on larger lots on the site. He suggested that common sense is being thrown out with the plan and the City should find another location for this many lots.

Janet Throne, 1525 Westwind Drive, indicated she was a member of the Comprehensive Plan Steering Committee and also spoke on this subject in February 2006, opposing the proposed amendment to the Comprehensive Plan. She had concerns about potential backwater flooding, slope drainage and erosion problems. She had concerns about removing vegetation in the steeper areas which will cause more erosion. She suggested that amending the Plan in this way was wrong and should only be considered after a detailed study with public input. Throne said the community should not take a piecemeal approach in departing from the requirements of the Comprehensive Plan.

Pat Murphy, 4100 Fort Riley Boulevard, expressed concerns over the development of the site and its effect on water quality and storm water runoff. The water table in the area is very close to the surface (4 - 5 feet) and many people living in the Eureka Valley depend on wells for drinking water and irrigation. Water runoff from the site should be treated before it is allowed to enter the underground water table.

Rob Ott, City Engineer, reiterated the conditions and comments that he had included in his memorandum, which addresses water quality and storm water runoff.

Watts closed the Public Hearing with no one else speaking.

Reynard said he had storm water concerns since the beginning, and although he agrees with Jon Howe that there are some issues that need to be addressed correctly, he would trust the City Engineer and consultants to deal with these.

Toy said that his earlier questions and concerns have been answered, in particular those about the Airport; the proposed commercial PUD that has now been eliminated; and the drainage issues that are being studied by the City.

Ham agreed with Toy's comments, that those concerns have been addressed and he is counting on issues being handled correctly.

Rolley said she appreciates how issues can be resolved, but the Comprehensive Plan's Land Use policies are not being addressed in particular those dealing with island annexation and island neighborhoods; environmental values and constraints issues; and the Eureka Valley Planning Area policies. The Eureka Valley is not a flat two-dimensional area and the topography and elevation changes between land uses are an important consideration. Staff should not have their arm twisted by the developer. She said this is the wrong project for this area.

Kratochvil indicated that drainage was his major concern. This issue will have to be addressed correctly because he is concerned about drainage coming down hill to the site, and the Kansas River back-water issues along the Eureka Oxbow.

Zilkie pointed out that the Subdivision Regulations allow the Planning Board to look at other issues related to flood hazards, even if it is outside the 100-year flood plain in order to ensure that homes are safe from impacts. He said they had recently done this in Brookfield, Unit 8. He pointed out the difference between the 1,040 contour and Base Flood Elevation of 1,033, and the area beyond the 500-year flood plain.

Jon Howe indicated that the 1993 flood did not reach the 100-year flood level.

Rolley asked Jon Howe to re-explain the diversion terraces that were constructed on the north part of the site. Howe explained that the seven foot high diversion terraces were breached several times, with large boulders being washed down the hillside. The site consists of very fragile sandy-loam soils that are extremely susceptible to erosion. He also questioned the feasibility of developing soccer field beside the wetlands. He said the drainage issues associated with this site have humbled him and the application should be tabled for further study of the site drainage.

Watts asked Howe what land use he suggested for the site. Howe indicated that his preferred land use for the site would be low density 20-acre residential lots, or corporate headquarters on 2 -3 lots. This would allow room to divert water between properties. He recognized the need for housing, but was of the opinion that the Comprehensive Plan should be followed and that people should not be put in harms way. The proposed homes were too many for the site.

Hill said he had similar concerns as Kratochvil. Hill reiterated his concerns that: the lots in the northern portion of the site are extremely at risk for storm water runoff; the potential impact of the flood plain; and the issue regarding residential encroachment near the Airport and drawing a boundary line to protect it. As a developer he understands the need for housing, but there are too many complications with the property.

Watts asked if there were any motions.

Toy moved that the Manhattan Urban Area Planning Board recommend approval of the annexation of the Scenic Meadows Addition, based on general conformance with

the Comprehensive Plan, the Growth Vision, and the Capital Improvements Program (CIP).

Kratochvil seconded the motion, which passed on a vote of 5 - 2, with Rolley and Hill casting the dissenting votes.

Kratochvil moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of Scenic Meadows Addition from County G-1, General Agricultural District, to: Tract 1, rezone to: R-1, Single-Family Residential District with AO, Airport Overlay District; and, Tract 2, rezone to: R, Single-Family Residential District with AO, Airport Overlay District, based on the findings in the Staff Report.

Reynard seconded the motion, which passed on a vote of 5 - 2, with Rolley and Hill casting the dissenting votes.

Toy moved that the Manhattan Urban Area Planning Board approve the Preliminary Plat of Scenic Meadows Addition, based on conformance with the Manhattan Urban Area Subdivision Regulations, with the conditions recommended by City Administration.

Reynard seconded the motion and asked if the Board should add the additional study of the flood impact that was discussed earlier. Toy said he would accept that as a friendly amendment.

Reynard seconded the amended motion.

Kratochvil asked for clarification of the amendment and what was being expected from the consultant with regard to the 1993 flood impact. He asked if they needed more on a base flood elevation.

Zilkie said it is a difficult issue, but that the burden would be on the consultant to demonstrate to the Board as a part of the submittal for the Final Plat, any additional areas that were flooded in 1993 and the expectation beyond the 100 year flood plain.

Kratochvil was concerned that the Final Plat is typically on the consent agenda. Zilkie said the Board can make it a condition to put it on the general agenda.

Watts asked if Staff understood the motion. Cattell asked that it be clarified so everyone understands what the Board is wanting.

Reynard indicated he wanted more information not only on the backwater flood plain issue, but also on runoff coming down the hillside and how the developer is going to handle it. He said it should be part of the Final Plat submission and that it be on the general agenda when it comes back.

Toy said he would accept that as an amendment to his motion, and Kratochvil

seconded the amendment.

Zilkie asked for clarification on what the study would be measuring. Reynard said he wants to know the impact from runoff coming down the hillside on the houses.

Hill said that is one of his concerns; that a \$150,000 to \$200,000 house does not leave much for extensive grading to handle the water coming down from above.

Rolley said if the study is done as outlined and it is found that it would have an impact on the Final Plat; the Final Plat might need to be substantially redesigned with regard to lots and topography.

Zilkie asked the City Engineer and Consultant if they understood what was being expected and what the Board is looking for. Brown asked what guidelines are being applied. Hill asked if there are guidelines for hillside runoff on steep slopes that would apply.

Brown indicated it was as much art as science and they would need to look at it in more detail with the final design phase.

Ham said he thinks the Planning Board wants to know how issues identified in a more detailed study are going to be addressed by the developer.

Tillman said they are professional engineers that have taken a pledge to protect public welfare and safety. He would not be a part of a design that puts the public at risk. He did not think they should pick the 500 year flood level; they should stay with the 100 year flood plain. He said they may need to change the subdivision design, or add a detention basin, based on the analysis to mitigate what is coming off the hillside. He suggested that the engineers should be allowed to make recommendations on how to address the issues.

Kratochvil said he was rescinding his second of the motion, because he thinks there could be a better motion on the item.

Watts asked if there was another second on the motion. There being none, Watts asked for a new motion.

Kratochvil moved that the Manhattan Urban Area Planning Board approve the Preliminary Plat of Scenic Meadows Addition, based on conformance with the Manhattan Urban Area Subdivision Regulations, with the three (3) conditions recommended by City Administration and with the addition of a 4<sup>th</sup> condition of a Base Flood Elevation (BFE) of 1,036 feet.

Toy seconded the motion. The Board discussed that 1,036 feet was three (3) feet above the 100 year flood plain.

Watts called for a vote on the motion, which passed on a vote of 7 - 0.

**6. REPORTS AND COMMENTS BY BOARD MEMBERS.**

Watts suggested the Board spend some time over the next year to discuss several items of interest. He requested staff schedule a future Work Sessions to take a look at the Comprehensive Plan; Flint Hills Joint land Use Study (JLUS); the airport; future growth along US 24 East corridor; green space and parks; and regional planning opportunities with the three surrounding counties.

Cattell indicated that the Planning Division was developing work session presentations on these issues to bring to the Board in the coming months.

There being no other business, the meeting was adjourned.

Respectfully submitted.

Eric Cattell, Assistant Director for Planning