

CITY COUNCIL PRESENTATION OUTLINE

This document has been prepared to outline the general presentation topics to be covered at the Bonner Springs City Council hearing on July 13, 2020. The presentation will address pertinent items associated with the rezoning request for Old Dominion Freight Line (ODFL), including:

1. Old Dominion Freight Line Company Information, and Ability to be Community Neighbors, is well outlined in a short video <https://www.youtube.com/watch?v=g0jt1OgnMS0&t>.
2. Project Path, History, and Plan Creation – There has been a tremendous amount of work evaluating other potential sites, including expansion of the existing Edwardsville facility, that has led ODFL to the proposed site in Bonner Springs. The concept presented in the rezoning application is the culmination of working with the City of Bonner Springs, KDOT, and extensive engineering evaluation to create a concept that not only works on paper; but, can be executed in reality.
3. Comprehensive Plan Compatibility and Golden Rules – City Staff has done a great job in describing how the rezoning is compatible, how the golden rules are addressed, and this project has the recommendation of approval from the professional City Staff. The comprehensive plan is dated 2008 and the site has sat vacant since Speedway, LLC (current owner) purchased the property in 2005. There has been limited interest from smaller commercial users, but no progress has been made in development of the property. Considerations for the site and ability to develop as an alternate use due to topography, road and utility infrastructure, and future Nettleton Extension (as part of the K7/I70 project) are examples of some of the important considerations.
4. Current Site, Potential Alternative, and Impact Considerations – Noise, light, stormwater, pollution, screening, traffic and other design elements can be addressed at the current site. The site proposed will also have direct access to a signalized intersection providing connection to I70. There is no better location for a logistics facility. The only other alternative may be south of the Kansas River, outside of Bonner Springs and Wyandotte County, in Shawnee. That location is not the best for ODFL, the City, or the neighbors. Development south of the river will send traffic on K7, through Bonner Springs, and may expedite the need for the Nettleton Extension by KDOT. Based on initial discussions this is not desirable for the neighbors or Bonner Springs; particularly since it would also take the ODFL project outside the City and County limits. This is also not desirable for ODFL due to proximity to the K7/I70 interchange and controlled access which is provided by the signalized intersection at Speaker road. ODFL desires to be in Bonner Springs and will continue working in cooperation with the City to utilize the current site being proposed.
5. Old Dominion Freight Line is Committed to Creating a Win-Win – Throughout the process ODFL has demonstrated a desire to work in close cooperation with the City, Applicable Authorities, and Neighbors. The concept has been developed through extensive coordination and the current project includes:
 - a. Future Commercial Property – ODFL is purchasing approximately 82 acres of land and has intentionally left 10.8 acres along K7 out of the rezoning request. ODFL is committed to working with the City to see that the 10.8 acres of land gets developed by the commercial users desired by the City.

- b. Infrastructure – The ODFL project will include the construction of Speaker Road realignment, 129th Street Extension, and all utilities along the road rights-of-way. The infrastructure will serve as a catalyst to spark commercial developments that cannot bare the costs of infrastructure required to develop the K7 road frontage.
 - c. Design Elements – ODFL has demonstrated a commitment to incorporate design elements such as screening which may be desired in the formal permit process.
 - d. Reversionary Zoning – ODFL only desires to develop the property as an Old Dominion Freight Line Facility; which, is a proven use to coexist within communities. The heavy industrial request is needed due to the maintenance facility. ODFL is in agreement to a reversionary zoning, or any other zoning clause, that may protect the community from any other heavy industrial uses from being developed on the property.
 - e. Neighbors – ODFL has heard the concerns of the neighbors and a meeting with the neighbors to discuss the project in more detail is currently scheduled for July 8, 2020.
6. Economic Impact –
- a. 300 Jobs will be brought to Bonner Springs with the potential to add 50 – 100 more jobs over the next (5) five to (10) ten years. 95% of the jobs are hired locally. With food, shopping, and other services immediately available in the neighboring community the jobs will have a residual economic impact to the local businesses. This is common to ODFL facilities which will also spark new businesses in the local area.
 - b. Tax Base and Valuation – This project is estimated to cost approximately \$45M. The property's current assessed valuation is only \$102K. Bonner Springs current year budget shows the assessed valuation of all properties in the City total \$83M. The revised assessed valuation of the property following construction and tax base increase are further being studied; but, will the tax base increase should be measurable.

This document is a general outline and will be used as the basis for broader or more specific presentation on the topics outlined; as well as further discussion as the City Council may see fit. Several exhibits are also attached for additional perspective:

ATTACHEMENTS

- a. Existing and Proposed Site
- b. Alternate Sites
- c. Edwardsville Expansion Option (Not Feasible)
- d. Current Concept
- e. Office Architecture
- f. Similar Facility – Memphis Lighting
- g. Highway Access
- h. Alternate Site and Nettleton Extension
- i. Zoning Areas Proposed

If there are any questions regarding this outline, or if additional information is required, do not hesitate to contact Kyle M. Hoyt, P.E. at 843-408-3546; or via email at khoyt@hoytberenyi.com.