



**Lee's Summit, Missouri  
Planning Commission Meeting  
Tuesday, June 27, 2017**

# Ready or not...

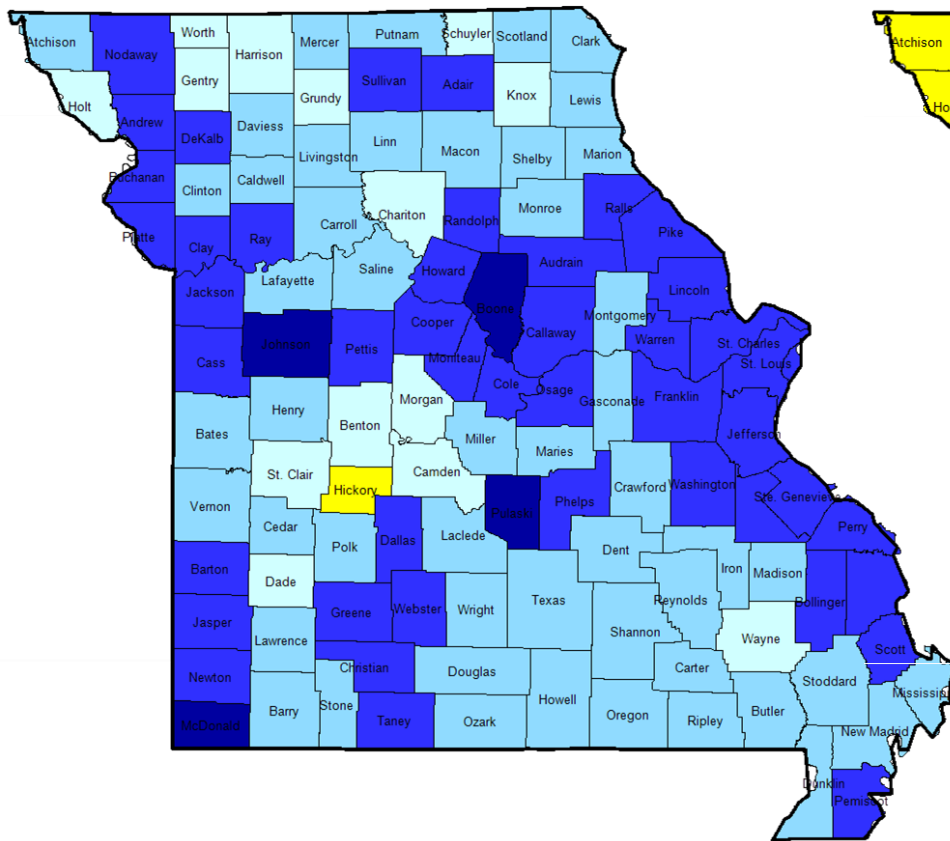
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- In 2011, the first baby boomers began turning 65.
- Approximately **10,000 boomers** turn **65** every day.
- This will continue until **2030**.

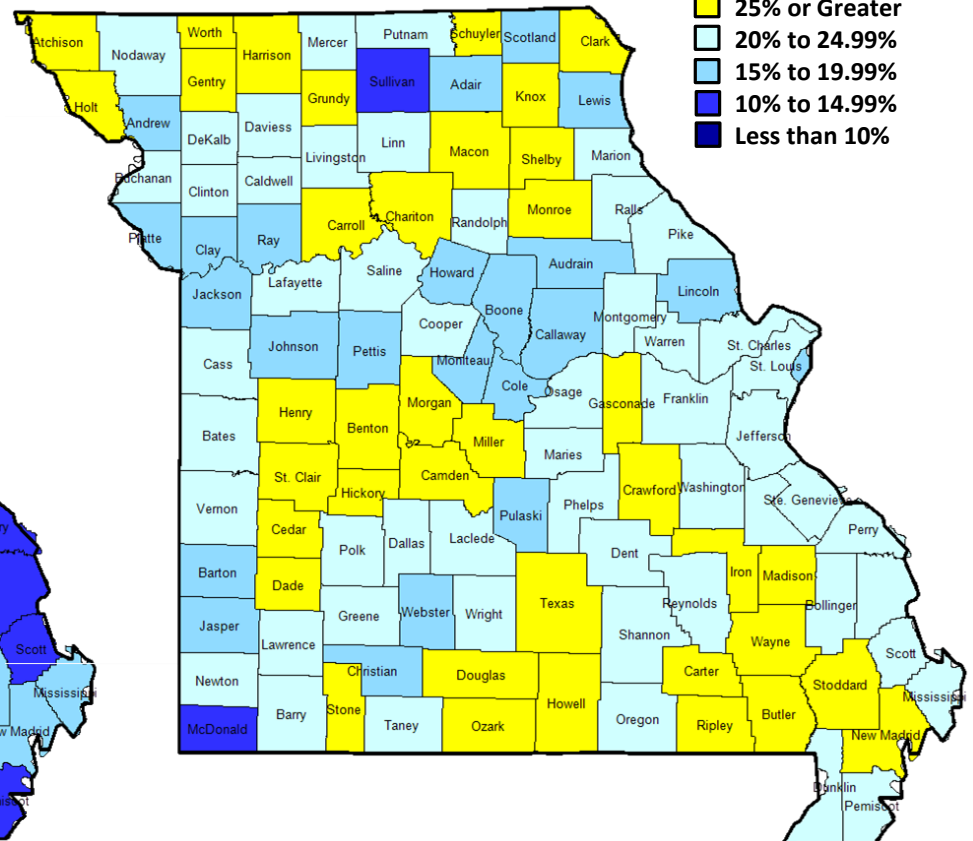


# Missouri's Senior Population

2010



2030



Percent of Population 65+

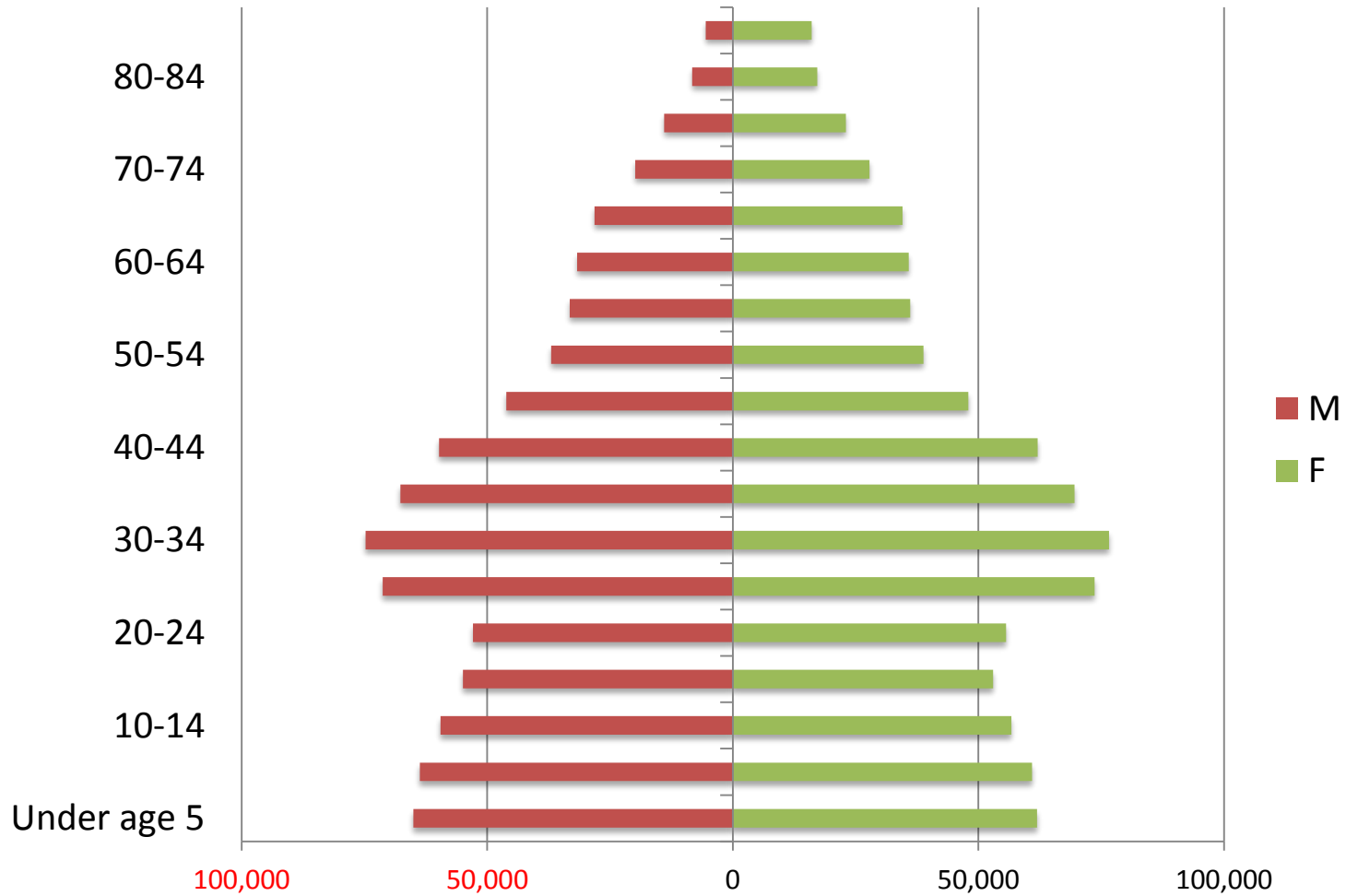
- 25% or Greater
- 20% to 24.99%
- 15% to 19.99%
- 10% to 14.99%
- Less than 10%

# KC Metro Data

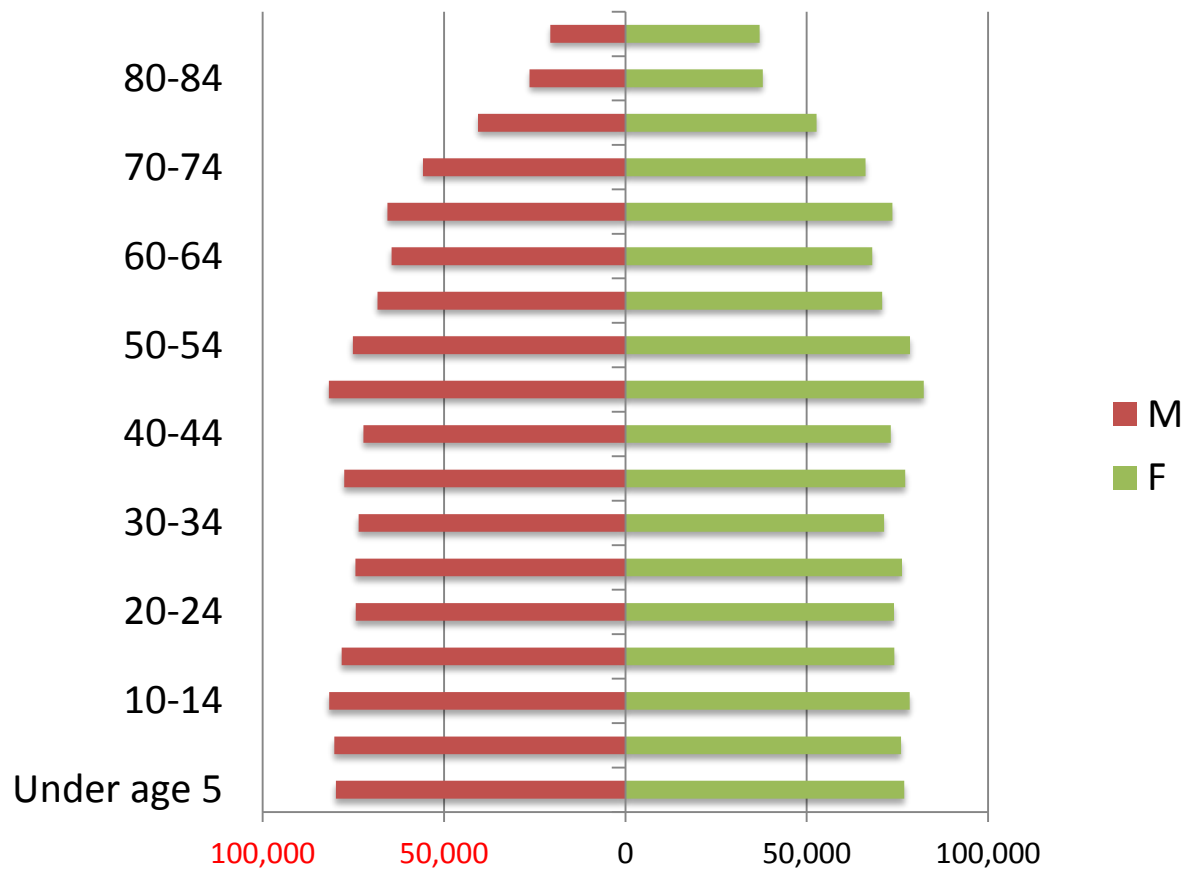
Population Age 55+					
County	2000	2010	2020	2030	% Change 2010-2030
Johnson	45,365	56,097	94,121	137,117	144.4%
Leavenworth	6,766	8,118	11,848	13,253	63.2%
Miami	3,378	4,071	6,037	8,236	102.3%
Wyandotte	18,520	16,024	20,837	24,277	51.5%
Cass	9,636	14,806	21,896	31,049	109.7%
Clay	19,848	24,985	35,656	48,778	95.2%
Jackson	81,981	81,570	101,079	127,923	56.8%
Platte	6,505	9,750	15,055	21,060	116.0%
Ray	2,994	3,215	3,807	4,675	45.4%
9-co. area	194,993	218,636	310,336	416,367	90.4%

**The metropolitan Kansas City's population is becoming more and more a region of all ages — where all groups are represented relatively equally.**

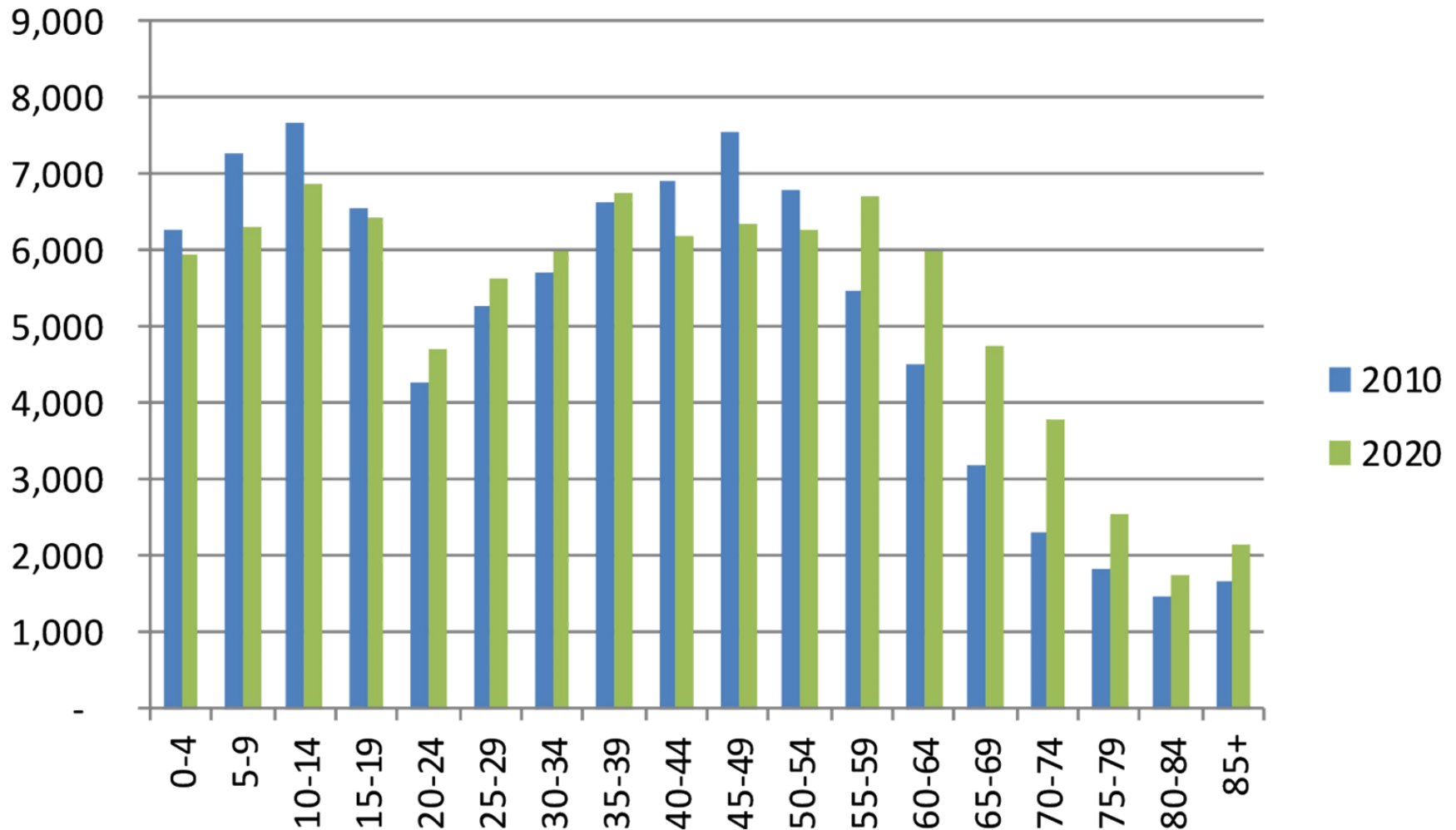
# 1990



# 2030



# Lee's Summit population: 10-year comparison





# What does this mean for cities?

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- Emergency preparedness.
- Public safety.
- Public works.
- Parks and recreation.
- Health.
- Neighborhoods.
- Housing.



**MYTH**

**VS**

**FACT**

**MYTH:**

People over 65  
years want a  
quiet lifestyle.

**FACT: Boomers don't plan to age like their parents.**

- Active and engaged.
- Desire to stay in existing homes and neighborhoods (age in place).
- Emerging need for transportation options.
- Many continue to work.

**MYTH**

**VS**

**FACT**

**MYTH:**

Young people look for different community amenities than older people.

**FACT: Both groups want:**

- Affordability.
- Low-maintenance housing.
- Walkability.
- Mixed use development.
- Transportation options.
- Social engagement.

**MYTH**

**VS**

**FACT**

**MYTH:**

Planning for one age group means not meeting the interests of another age group.

**FACT:** Accounting for the needs and interests of all age groups and abilities will create **Communities for All Ages**, cities where it's great to grow up and grow old.

# Communities for All Ages Recognition Program



**Community for All Ages**  
A great place to grow up and grow old.

**Recognition program**

Is your city age friendly? Be recognized for the work you've done.

KC Communities for All Ages (CPAA) and the First Suburbs Coalition (FSC) are offering the Community for All Ages Recognition Program as an Incentive for your city to become a Community for All Ages.

**How it works**  
This program will recognize communities that have taken steps to become more welcoming to residents of all ages and, in the process, more vibrant, healthy and prosperous. It is not meant to be a formal certification program.

A community can earn one of three levels of recognition representing the extent of its work in becoming a Community for All Ages: **Bronze** (Awareness), **Silver** (Assessment) or **Gold** (Implementation).

Recognition for each level requires a community to complete a set of tasks (see reverse). The tasks don't necessarily require a great financial commitment, but do require time and effort from elected officials and staff, as well as citizen engagement. In most cases, the tasks can be included in already-existing processes and programs.

**Application process**  
To apply for Communities for All Ages recognition, submit an application form and supporting documentation to the First Suburbs Coalition via the Mid-America Regional Council (MARC) by 5 p.m., April 1, 2015.

A joint First Suburbs Coalition and KC Communities for All Ages committee will review applications and certify those communities that meet the criteria. Communities will be notified by June 1, 2015 if they have met the recognition criteria and, if not, what additional work needs to be done.

Communities are encouraged to use "Making Your Community Work for All Ages: A Toolkit for Cities" and the "Communities for All Ages Checklist" to guide their work. They are also encouraged to seek assistance from the First Suburbs Coalition, KC Communities for All Ages and MARC.

An application form may be downloaded at [www.KCCommunitiesforAllAges.org](http://www.KCCommunitiesforAllAges.org).

**Advantages of participating**

- A more aware, well-planned community that meets the needs of all its residents.
- Regional recognition that your city is looking to the future, creating a community that is vibrant, connected and green, and serves the needs of all residents regardless of age.
- Recognition at First Suburbs Coalition and or Communities for All Ages events and on websites.
- Assistance with materials for websites, newsletters and news releases.
- News releases on the recognition and why it is important for communities.
- Templates for Community for All Ages street signs.

**Step**      **Effort required**

3	Implementation	Adopt Community for All Ages plan	Gold
2	Assessment	Use tools to assess your city's progress	Silver
1	Awareness	Use "All Ages" lens	Bronze

See recognition level tasks on reverse >>

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# Checklist

- Public outdoor spaces and buildings
- Housing and commercial development
- Transportation and Mobility
- Social inclusion, communication and participation
- Civic participation and employment
- Community and Health Services

## Become a Community for All Ages

*A checklist to help you become age friendly*

**KC** Communities for All Ages  
JULY 2014

Does your city or county need tools to help it become a Community for All Ages? This checklist is designed to be used together with *Making Your Community Work for All Ages — A Toolkit for Cities* as a way to raise awareness, plan actions and assess your city for age friendliness.

**The first suburbs of Kansas City, established nearly 60 years ago, have done exactly what they were intended to do — provide homes and services for families that raised the generation of Americans we now call the baby boomers. But, as the baby boomers have aged, and the oldest of the generation known as the millennials (young adults born between 1982 and 2004, now age 10 to 32) have come into adulthood, it is time to reevaluate the role that the suburbs play in housing and serving the American population.**

*Making Your Community Work for All Ages — A Toolkit for Cities* provides detailed information on steps that communities can take to become more age friendly. The toolkit is available at [www.kccfaa.org](http://www.kccfaa.org), or contact Cathy Boyer-Shesol at [cboyer@marc.org](mailto:cboyer@marc.org) or 816/701-8246 to get a printed copy.



in five Americans — or 72,774,000 million — will be older than 65, while researchers estimate there will be 76 million millennials in the U.S. at that time.

In the Greater Kansas City area, more than 416,000 residents will be 65 or older in 2030, while approximately 633,000 millennials will live here. Historically, the needs and interests of older adults have been seen as vastly different from younger generations and those of families with young children.



**Kansas City's first suburbs can evolve in response to new trends and needs as communities for all ages.** A community for all ages seeks to meet the needs and interests of the very old, the very young and everyone in between. A key driver for this work is the rapidly changing older adult demographics.

The post-war population swell known as the baby boom is paving the way for the next "baby boomer," the generation known as the millennials that followed the smaller Generation X (ages 33 to 53) population. Today, the oldest baby boomers are in their late 60s. By 2030, one



Today, research shows that communities that are adapting to meet the needs of its older adult citizens raise the quality of life in ways that also appeal across the age spectrum.

# Communities for All Ages Recognition Program Recipients

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## Gold Level

- Gladstone, Missouri
- Raymore, Missouri

## Silver Level

- Excelsior Springs, Missouri
- Liberty, Missouri
- Mission, Kansas
- Raymore, Missouri
- Roeland Park, Kansas

## Bronze Level

- Blue Springs, Missouri
- Grandview, Missouri
- Independence, Missouri
- Kearney, Missouri
- Raytown, Missouri



Questions?



# Contact Information

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**Lessons and Reflections for a  
Recognition Program Recipient  
City of Raymore, Missouri**

**Jim Cadoret, Community Development Director  
David Gress, Associate Planner**

# First Steps - Getting Started

## Support from the start

City management

Planning Commission

City Council

Public support

CFAA recognition communities

## A lot of work, very quickly

Staff dedication

Attendance at CFAA events



# Recognition Process - Awareness

## Going for Bronze -

Joint Planning Commission/City Council meeting

Staff development training session

Website presence - notify blasts to residents

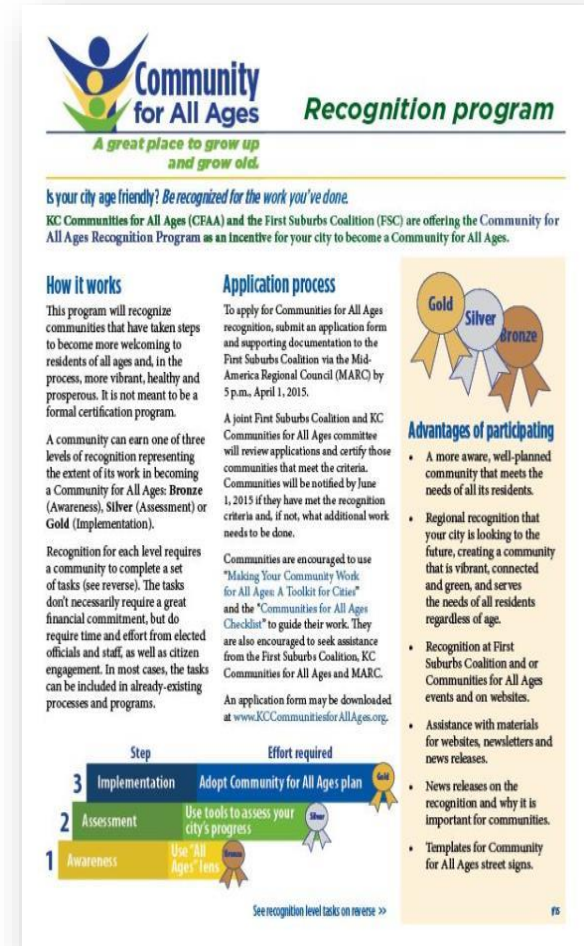
Internal conversations and departmental support

Community meeting

Resolution approved by City Council

## Would we do anything different?

Engage public on awareness of issue



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See recognition level tasks on reverse >>

Step	Effort required
3 Implementation	Adopt Community for All Ages plan 
2 Assessment	Use tools to assess your city's progress 
1 Awareness	Use "All Ages" lens 

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# Recognition Process - Assessment

## Going for Silver -

Beginning of Community Outreach

Reimagine Raymore Strategic Planning process

CFAA Citizen Task Force - Assessment Checklist

## Would we do anything different?

Resident survey

Youth representation on task force



*(See Making Your Community Work for All Ages – A Toolkit for Cities, Chapter 3)*

### Provide age-friendly housing options.

Studies document that older citizens wish to “age in place.” Buyers and renters of all ages are becoming wary of the costs of commuting long distances. Communities that provide a range of age-friendly housing options will retain their older adult residents and provide an attractive alternative for all ages looking for housing.

Cities have a role in the siting and design of housing and commercial development through their planning and regulatory processes. Through these processes, cities can impact how well development meets the needs of all populations.

### Policy

**2-A** The city conducts an audit of its development codes to ensure that a range of housing options are allowed, particularly in places connected to public transit, employment centers and community services.

**2-B** The city has in place policies to allow for and encourage a range of housing options, including accessory and shared dwellings that meet the needs of all ages and generations.

**2-C** The city evaluates and streamlines its building code review processes to be consistent with adopted plans and policies, including those that reduce costs and provide housing in a range of cost points.

**2-D** The city has in place policies that encourage developers to include features in new or restored housing stock that meets the different mobility needs of as many people as possible. Cities may refer to universal design, enabling design, visitability features or other design elements.

**2-E** The city evaluates its zoning and building code review processes to ensure that the siting and design of commercial properties consider the needs of users of all ages.

### Action

**2-F** The city uses its property maintenance enforcement to support neighborhood quality and, as appropriate, assists property owners in identifying resources to maintain their homes.

**2-G** The city and its partners make information available about housing options within the city that meet different mobility and dependence levels.

**2-H** The city has a property tax relief program for homeowners with a fixed income who meet defined criteria (if allowed under state law).

**2-I** The city and its partners offer residents information about assessing and protecting their property to strengthen crime prevention.



# Recognition Process - Implementation

## Going for Gold -

Review of existing planning documents

Maintaining community involvement

Creation of a Master Plan vs. incorporating CFAA language into an existing plan

Demonstrating our commitment to becoming a community for all ages



# Parks, Outdoor Spaces, and Public Facilities

Locate, design, and construct public facilities to allow for connectivity with neighborhoods and other destinations, and enable maximum use and benefit by residents, visitors, and employees of all ages.

## New park developments within the City

Hawk Ridge Park

T.B. Hanna Station Park

## Centerview Community Building

Community gathering space

Programming, events, etc...



# Housing and Neighborhood Connectivity

Provide age-friendly housing options.

## 25th Amendment to the Unified Development Code

Permits accessory dwelling units in most residential zoning districts

## Partnering with Non-profit groups in Cass County

Working to bring affordable housing and accessible services to Northern Cass County

## Universal Design Ordinance

Capitalize on residential construction trends





# Transportation and Mobility

Ensure that the transportation needs of the community are being met.

Existing transportation services

OATS

Explore possible partnerships with KCATA to bring service into the North Cass area

Working with Nonprofit groups to launch transportation services that help serve the needs of older adults

Family Resource Center: Dial a Ride



# Civic Engagement and Inclusion

Include all residents in developing community activities and adapt communication strategies for multiple audiences.

## Communications department

City's website

Social Media

Email blasts

Monthly newsletters

## CFAA Task Force

Assessment Phase and Master Plan review

## Committee of All Ages

Advisory Committee

Annual Plan review and report



# Community Health and Wellbeing

Offer a range of community and health services that address the needs of all ages.

Partnering with nonprofits -

Project Community Connect

Exploring opportunities to provide health services to the community

Community Center

Engaging Regional Healthcare providers

# Ongoing Strategies

## Implementing the Plan

Partnering with nonprofit groups, neighboring communities, and other organizations

Sharing knowledge and information

Keeping people involved

Maintaining community awareness

Annual review and update

Staying involved with CFAA events