



It Takes a Village!

Overland Park, KS Votes to Construct New Residential Streets with Concrete

The Overland Park (OP) City Council Sept. 11, 2023, voted 12 – 0 on OPMC 13.10.020 D, to require new residential developments to be constructed with concrete pavement, for residential and collector streets.

This concrete street change didn't happen in the last month. It wasn't a fast process. It wasn't easy. It took time, perseverance, engineering, and testing data to gain confidence. It has taken almost 25 years for Overland Park to have the confidence and proper information to come to their conclusion. It is important to note that the recent discussion came about from the city's efforts to reduce chip seal maintenance on asphalt streets, due to public outcry. The city took a hard look at its budget and looked for ways to reduce maintenance costs. Life cycle cost became a critical tool. Concrete's durability and reduced maintenance schedule compared to asphalt's was the desired result.

This change started in 1984, and continued into the 1990's, early 2000's. The Concrete Promotional Group (CPG) helped form the Concrete Industry Work Group, an informal organization that brought together public works professionals, concrete suppliers, and representatives of related associations to share information. Durability issues, freeze/thaw damage, d-cracking were the issues at stake.

Municipalities were not seeing the durability or the performance they needed for city streets and roads.

Kansas City Metropolitan Materials Board (KCMMB), formed out of the Concrete Industry Work Group. It became a cooperative effort of municipal and county public works officials whose goal was to standardize the use of improved concrete technology by developing specifications and to simplify the concrete mix design approval process. The OP Staff said KCMMB was key in giving them the confidence that concrete was the right choice today.

March 2023, the National Ready Mixed Concrete Associations (NRMCA) Sr. Paving Director, conducted a Design Assistance Program (DAP) report on Wilshire Hills Subdivision. This Overland Park subdivision was placed 2022, in asphalt. The DAP showed if it had been paved in concrete what it would have looked like, design, initial costs, and life cycle costs. Concrete was more expensive up front at placement time. But over the life of the pavement is where concrete shines!

CPG & MO/KS ACPA attended Public Works Committee Meetings and met individually with many of the City Council Members. These meetings were critical. Thanks to Geiger Ready-Mix for their support with Chad Tenpenny, Geiger General Council. Mr. Tenpenny's guidance regarding dealing with the Mayor and City Council was extremely helpful. He was a sounding board for both CPG & MO/KS ACPA to bounce ideas off and provided protocol suggestions.

Ultimately good concrete sold itself: durable, long life - reduced maintenance vs asphalt - reduced public disruption with less maintenance - brighter, light reflective - sustainable and resilient, etc.

The village did good work! Together we can give each other a brief pat on the back. Thank you to all of you who started this process in 1984 and helped through the years. It is worth the wait. We have a lot more to do! More municipalities and owners to talk to.

Congratulations to Overland Park, KS!