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Talking Points

- Mandating concrete cul-de-sacs will lead to substantially increased costs (approximately \$35,000-\$40,000 more per cul-de-sac than those constructed with asphalt).
- This policy could cause additional subdivision costs to skyrocket well above the half million-dollar mark – potentially more for a larger subdivision.
- The proposal has no cost benefit to the city.
- This significant increase will not only affect developers and builders, but also cause hardship for the homebuyers who will shoulder the burden of additional development costs or be priced out of the new home market.
- Delays - constructing concrete cul-de-sacs is a much slower process which complicates the construction process by adding delays and increasing interest costs. Fixing cracked concrete is also a much more complex and expensive process than for asphalt.
- The change would render Overland Park uncompetitive with surrounding cities that do not have this mandate.
- The city should allow developers to make informed decisions about which materials to use in new developments.