



PLANNING AND REGULATING HOUSING OPTIONS FOR CHANGING DEMOGRAPHICS

New Partners for Smart Growth Conference

February 2017

HOUSING MARKETS

- Significant increase in rental housing
 - Offset – robust single-family housing
- Rents – up to 40% increase in last 10 years
 - Class A – as much as 100%
- Value Add Acquisitions
- Luxury Housing – high investment
 - continue to drive rentals – for Gen. X & Y



Source: KC Business Journal



Source: futureatlas.com / Flickr-CC

MIDWEST MARKETS

REGIONAL CONTEXT

- I-70 / MO Highway 7
- 20 Miles east of Downtown KC
- Fringe of the metropolitan area



BLUE SPRINGS

LOCAL CONTEXT

- Bedroom Community
- Natural Setting – open space / lakes
- Ranked as best place to live.
(CNN/Money Magazine)



BLUE SPRINGS

LOCAL MARKET¹

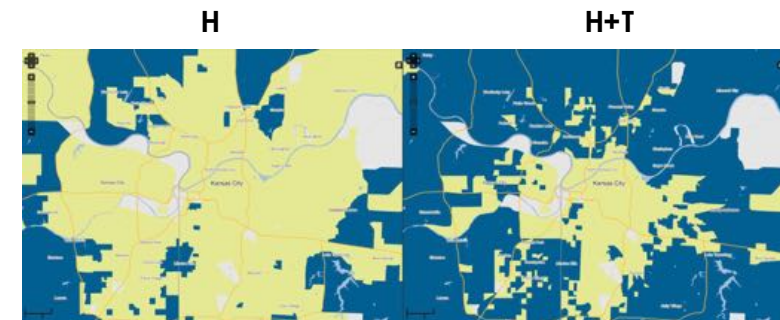
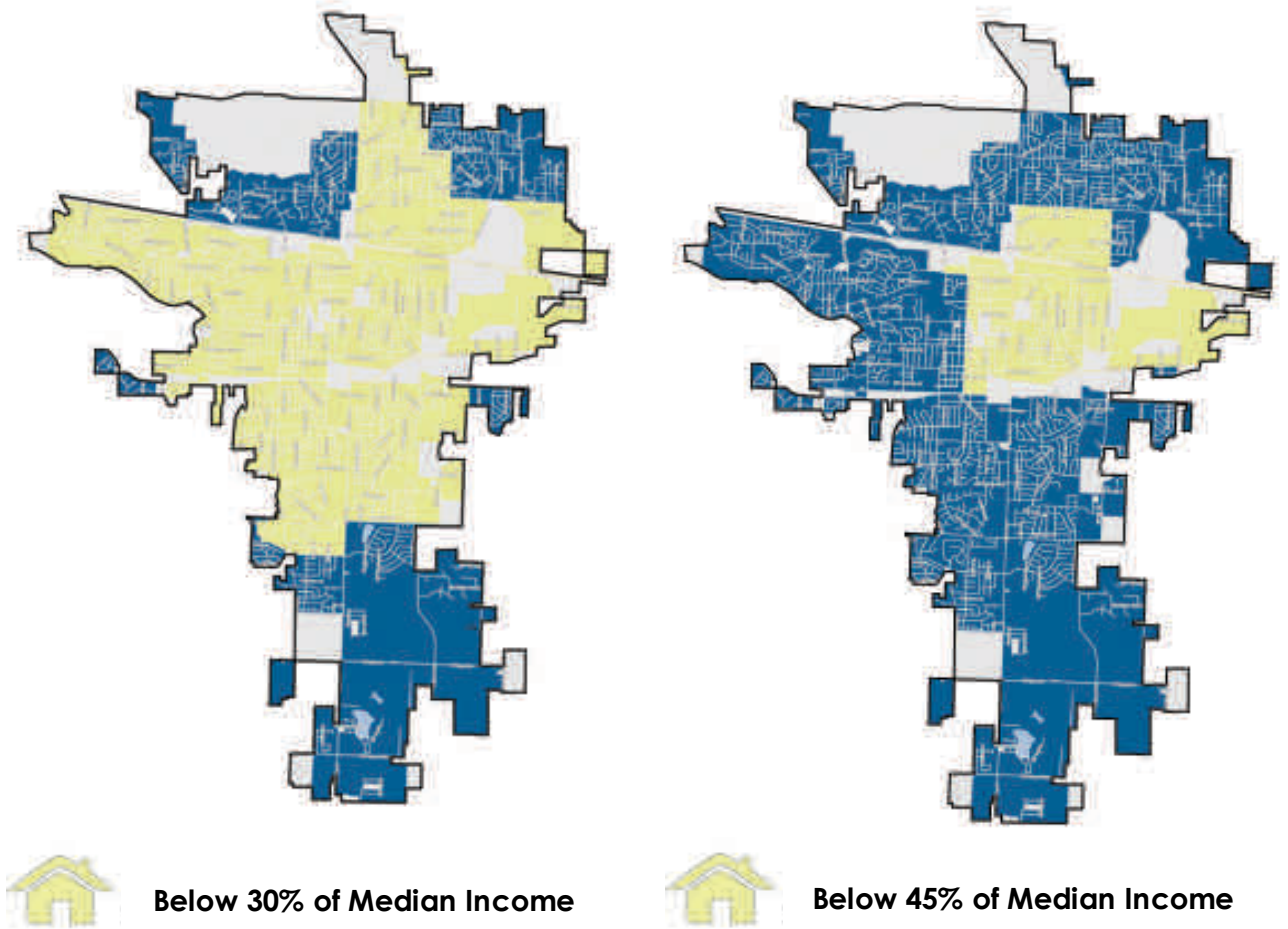
- Growing Population - 52,575 (2010)
 - 2015 est. - 54,148
- Growing Older / More Diverse
 - Median Age - 34.7
 - Minority Population - 14%
- Household Median Income - \$66,573
- Daytime Population - loss of 10,000 people



BLUE SPRINGS

LOCAL HOUSING SITUATION

- 76% of Households are Single Family
- Household Size is decreasing
- Supply of Affordable Housing
 - Less than 30% of median income
- Lack of Affordability – Housing + Transportation¹
 - Less than 45% of median income



Kansas City Metropolitan Area

BLUE SPRINGS

¹ Source: Center for Neighborhood Technology

PANELISTS

- Scott Allen – Blue Springs
- Chris Brewster – Gould Evans
- Jim Holley – Blue Springs
- Ryan Tull – Rainen Companies



Scott Allen, AICP



Chris Brewster, AICP, JD



Jim Holley, AICP, CFM



Ryan Tull

INTRODUCTION

HOW IS THIS PLAN IS DIFFERENT?

- Planning for places, not land uses
- A system for planning at different scales
- Incremental & strategic investments
- A different way to think about our city



The LINC – Our Natural Advantage



Neighborhoods & Gathering Places



A Great Place to Grow Business



Downtown: the Heart of Our Community



Breathing New Life Into Old Corridors



THEMES: OUR BIG IDEAS

- The LINC – Local Integrated Natural Connections
- Strong neighborhoods & great gathering places
- Relationships & innovation
- Vibrant downtown
- Revitalizing commercial corridors

Blue Springs – Moving forward with a purpose



Places

Connections



City Image

Investment



VISION: WHAT WE VALUE

- Places
- Image
- Connections
- Investment

FRAMEWORKS: HOW TO THINK ABOUT OUR CITY

- Organizing elements
- Framework map
- Goals
- Targets

Places



Connections



City Image



Investment



PLACES

- Neighborhoods & Neighborhood Centers
- Integrate housing choices into neighborhoods & corridors

places

Blue Springs is a community founded on safe, strong neighborhoods, with a home-town feel and enriching recreation amenities. Our neighborhoods will remain the strength of our community. They will provide quality living for future generations and become better connected to a variety of distinct places—the “social centers” that bind each neighborhood, the businesses that support every-day needs, and the diverse districts and city-wide destinations that deliver an exceptional quality-of-life.



CONNECTIONS

- Improve transportation choice for local trips
- Create transit-ready destinations
- Overcome physical barriers with strategic connections across corridors

connections

Blue Springs has evolved and thrived due to access and connections—from original settlement of a spring of the nearby Little Blue River, to a town that grew from railroad access, to the community we all know now on I-70 as the eastern gateway to the metro area. The ability to maximize connections—between people, resources, and places—will be our strength. We will continue to improve connections provided by our transportation assets; we will invest in emerging transportation possibilities; and we will improve accessibility and safety throughout our community with diverse transportation options.



PLANNING SYSTEM

- Place types
- General land use categories
- Specific development types

Frameworks



Specific Plans



Development Types
(Concepts / Projects)



SPECIFIC PLANS

- Sub-areas for more specific, strategic planning (Neighborhood Plans, Area Plans)
- Community Character Plan
- Land Use & Development Plan
- Strategies
- Development Concepts



GOAL AREA: HOUSING

- Facilitate the development of housing for all ages
- Develop a comprehensive housing plan tailored to our changing demographics
- Increase quantity and diversity of housing types
- Achieve Silver level in the Communities For All Ages program



PUBLIC REALM + PRIVATE DEVELOPMENT



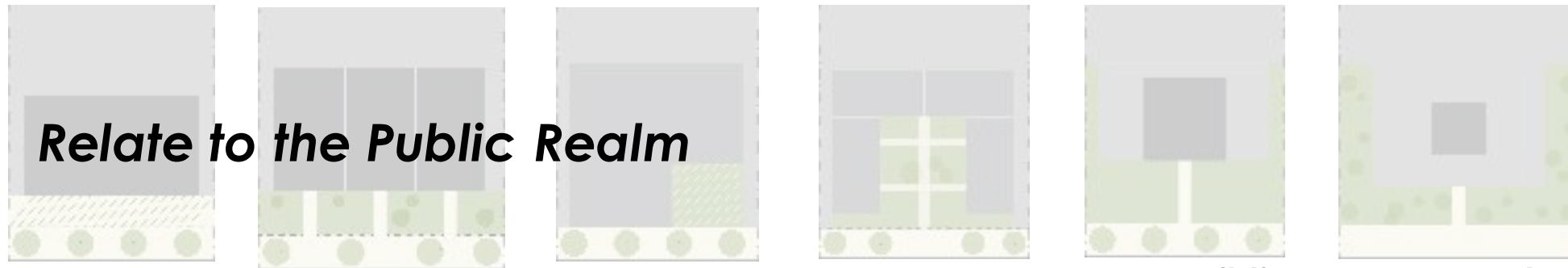
Establish the Public Realm

Street Networks / Types



Enhance the Public Realm

Open & Civic Space System / Types



Relate to the Public Realm

Building Types + Frontage Types

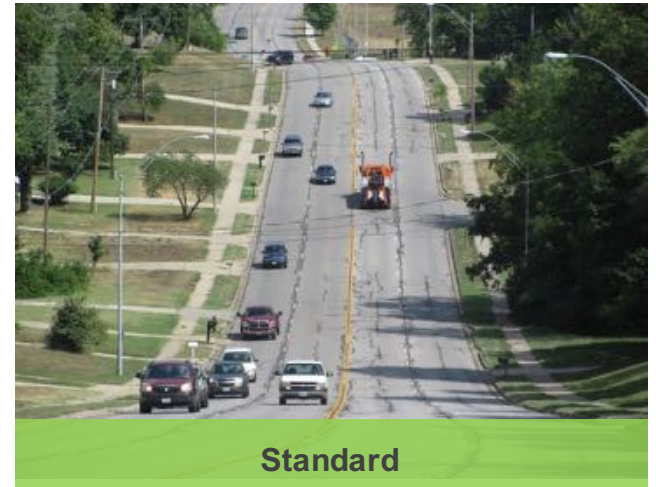
UNIFIED DEVELOPMENT CODE



STREET TYPES

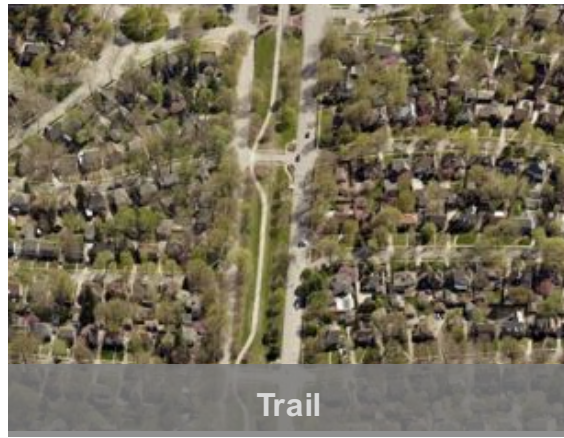
- Standard
- Activity
- Neighborhood
- Natural

Table 407.020-2: Functional Class / Design Types				
Design	Natural (NT)	Standard (S)	Activity (A)	Neighborhood (NH)
Functional Class				
Arterial (A)		■		
Collector (C) (minor or major)	■	■	■	■
Local (L)	■	■	■	■





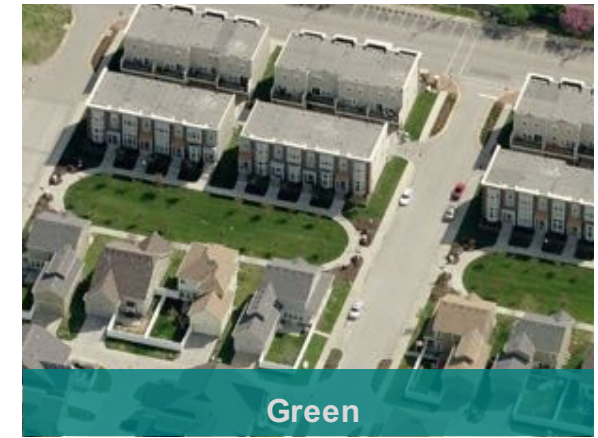
Preserve



Trail



Park



Green

OPEN SPACE & CIVIC SPACE TYPES

- Standard
- Activity
- Neighborhood
- Natural

Table 406.030-1: Open Space Systems - Context

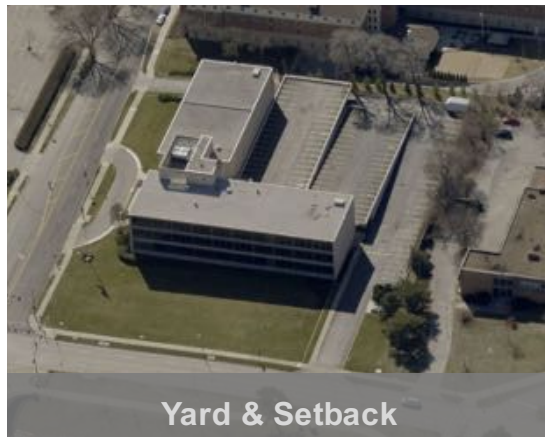
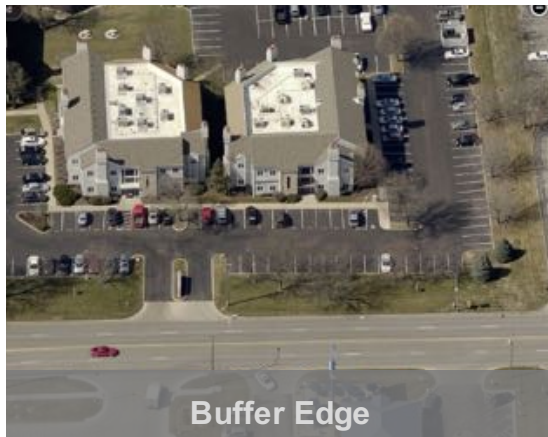
	Neighborhoods	Gathering Places	Neighborhood Center	Business Hub	Distinct Destination	Corridor Reinvestment Area	Open Space	Future Growth Area
Preserve	■				■	■	■	*
Greenway	■			■	■	■	■	*
Park	■	■			■	■	■	*
Trail	■		■	■	■	■	■	*
Green	■	■	■	■	■	■		*
Square		■	■	■	■	■		*
Plaza		■	■	■	■	■		*
Pocket Park	■	■	■	■	■	■	■	*
Community Garden	■	■					■	*



Plaza



Square



FRONTAGE TYPES

- Buffer Edge
- Yard & Setback
- Courtyard
- Terrace
- Frontage Plaza
- Streetscape

Table 407.030-1: Permitted Frontage Types						
	Buffer Edge	Yard & Setback	Courtyard	Terrace	Frontage Plaza	Enhanced Streetscape Frontage
Low-density Residential Districts						
RE		■				
SF-12		■				
SF-7		■		◇		
TF		■	◇	◇		
Neighborhoods and Moderate-density Residential						
MF-10	□	■	◇	◇		
MF-14	□	■	◇	◇		
MF-18	□	■	◇	◇		
N-L		■	■	■		
N-O		■	■	■	□	□
Non-residential						
NB	□	□	■	□	■	□
SO	□	□	■	■	■	□
GB	□	□	■	■	■	□
RC	□	□		■	■	□
LI	■	■		■	■	
HI	■	■		■		





Detached House - Estate Lot



Detached House - Neighborhood Lot



Detached House - Compact Lot

BUILDING TYPES

- Form over Density
- Neighborhoods
 - Not projects / subdivision



Accessory Dwelling Unit



Row House



Apartment - Walk-up



Apartment - Low Rise



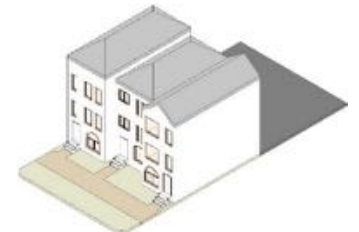
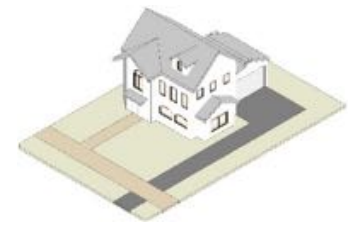
Apartment - Complex



Live/Work

Table 7-2: Residential District Building Type & Development Standards

Eligible Zoning Districts									Building Types	Development Standards							
RE	SF-12	SF-7	TF	MF-10	MF-14	MF-18	N-L	N-O		Lot Standards			Minimum Setbacks				Building Height
										Min. Size	Min. Width	Building Coverage	Front	Interior Side	Corner Side	Rear	
■	■	■	■						<i>Detached House - Estate</i>	1 ac.; 5 ac. RE	125'	10%	35'	25'	25'	50'	40' / 3 stories
	■	■	■						<i>Detached House - Suburban</i>	8K s.f.	70'	30%	25' – 50'	9'	20'	25'	35' / 2.5 stories
		■	■	■	■	■	■	■	<i>Detached House - Neighborhood</i>	6K s.f.	50'	40%	10' – 35'	5'	10'	25'	35' / 2.5 stories
			▣	▣	■	■	■	■	<i>Detached House - Compact</i>	3.5K – 6K s.f.	35'	60%	10' – 35'	5'	10'	25'	30' / 2 stories
			■	■	■	■	■	■	<i>Duplex</i>	10K / 5K s.f. per unit	70'	30%	25' – 50'	7'	20'	25'	35' / 2.5 stories
			▣	■	■	■	■	■	<i>Duplex - Compact</i>	6K – 10K / 3K s.f. per unit	50'	60%	10' – 35'	5'	10'	25'	35' / 2.5 stories
				■	■	■	▣	■	<i>Row House</i>	2K – 4.5K s.f. per unit	18'–36' per unit	70%	10' – 25'	5'	10'	20'	40' / 3 stories
				▣	▣	▣	▣	■	<i>Walk-up Apartment</i>	6K – 10K s.f.	50' – 100'	70%	10' – 25'	5' / 10'	10'	20'	40' / 3 stories
						▣		▣	<i>Mid-rise Apartment</i>	10K – 20K s.f.	80' – 200'	70%	10' – 25'	5' / 10'	10'	20'	60' / 5 stories
				■					<i>Garden Apartment</i>	10K s.f. / 1.5K s.f. per unit	70'	40%	25' – 50'	7'	20'	25'	40' / 3 stories
							▣	▣	<i>Live / Work</i>	See Non-residential Building Types in Table 4-3							
▣	▣	▣	▣	▣	▣	▣	▣	▣	<i>Small Civic</i>	See Non-residential Building Types in Table 4-3							



NEW BUILDING TYPES

- Detached House & Duplex
 - Smaller Lots
- Row house
- Small Scale Apartments
- Accessory Units
- Live / Work

Table 405.010-2: Residential District Permitted Building Types

	RE	SF-12	SF-7	TF	MF-10	MF-14	MF-18	N-L	N-O
<i>Detached House - Estate</i>	■	■	■	■					
<i>Detached House – Large Lot</i>		■	■	■					
<i>Detached House – Neighborhood Lot</i>			■	■	■	■	■	■	■
<i>Detached House – Small Lot</i>				□	□	□	□	■	■
<i>Detached Lot – Compact Lot</i>				□	□	□	□	■	■
<i>Duplex – Standard Lot</i>				■	■	■	■	■	■
<i>Duplex – Neighborhood Lot</i>				□	■	■	■	■	■
<i>Rowhouse</i>					■	■	■	□	■
<i>Apartment – Walkup</i>					□	□	□	□	■
<i>Apartment – Low-rise</i>					□	□	□		□
<i>Apartment – Mid-rise</i>							□		□
<i>Apartment - Complex</i>					■	■	■		
<i>Accessory Dwelling Unit</i>	■	■	■					■	■
<i>Live / Work</i>								□	□
<i>Small Civic Building</i>	□	□	□	□	□	□	□	□	□

New residential building types from downtown code made applicable to “multi-family” districts.

NEW DISTRICT

- Neighborhood Limited
- Neighborhood Open

Table XX: Residential District Permitted Building Types									
	RE	SF-12	SF-7	TF	MF-10	MF-14	MF-18	N-L	N-O
<i>Detached House - Estate</i>	■	■	■	□					
<i>Detached House – Large Lot</i>		■	■	□					
<i>Detached House – Neighborhood Lot</i>			■	■	■	■	■	■	■
<i>Detached House – Small Lot</i>				□	□	□	□	■	■
<i>Detached Lot – Compact Lot (</i>				□	□	□	□	■	■
<i>Duplex – Standard Lot</i>				■	■	■	■	■	■
<i>Duplex – Neighborhood Lot</i>				□	■	■	■	■	■
<i>Row House</i>					■	■	■	□	■
<i>Apartment – Walkup</i>					■	■	■	□	■
<i>Apartment – Low-rise</i>					□	■	□		□
<i>Apartment – Mid-rise</i>							□		□
<i>Apartment - Complex</i>					■	■	■		
<i>Accessory Dwelling Unit</i>								■	■
<i>Live / Work</i>								□	□
<i>Small Civic Building</i>	□	□	□	□	□	□	□	□	□

■ = Permitted
 □ = Limited to specific location criteria in the Zoning District Standards
 □ = Conditional subject to discretionary review process or through planned development applications.

Two new districts for “mixed-density neighborhoods” – limited and open

INCREASED DENSITY

- Higher Density (5.1 units/acre)
- Provides a housing option within the community
- Affordable
- Designed to serve couples and single parents.



1940s - 50s



2017



VILLAS

SENIOR HOUSING

- 148 total units; 76 independent living, 40 assisted living and 23 memory units
- 3-stories
- Diverse housing options
- Located near major thoroughfare
- Located near shopping
- Located near medical services



SENIOR HOUSING

MULTI-FAMILY RESIDENTIAL

- Integrated into traditional single family residential neighborhood
- Located on a planned major collector street
- Designed to have a two-story “townhouse” look
- Maintains open space



MIXED DENSITY RESIDENTIAL

MIXED USE: COMMERCIAL, ENTERTAINMENT, AND RESIDENTIAL

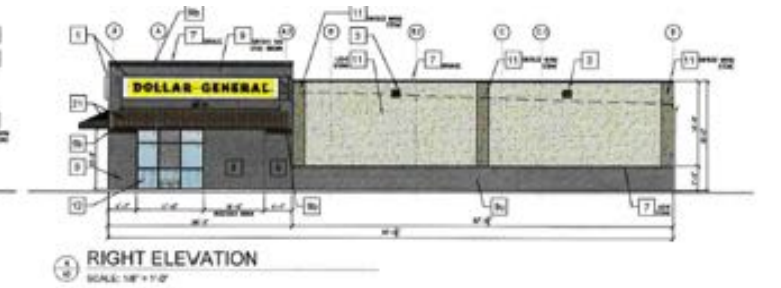
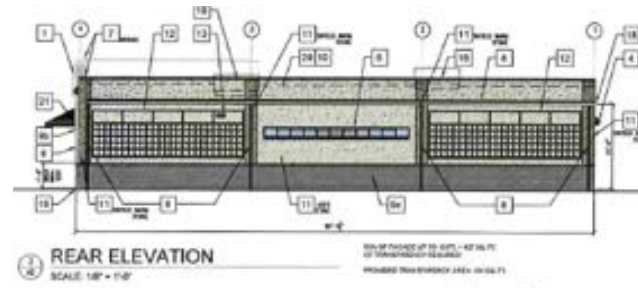
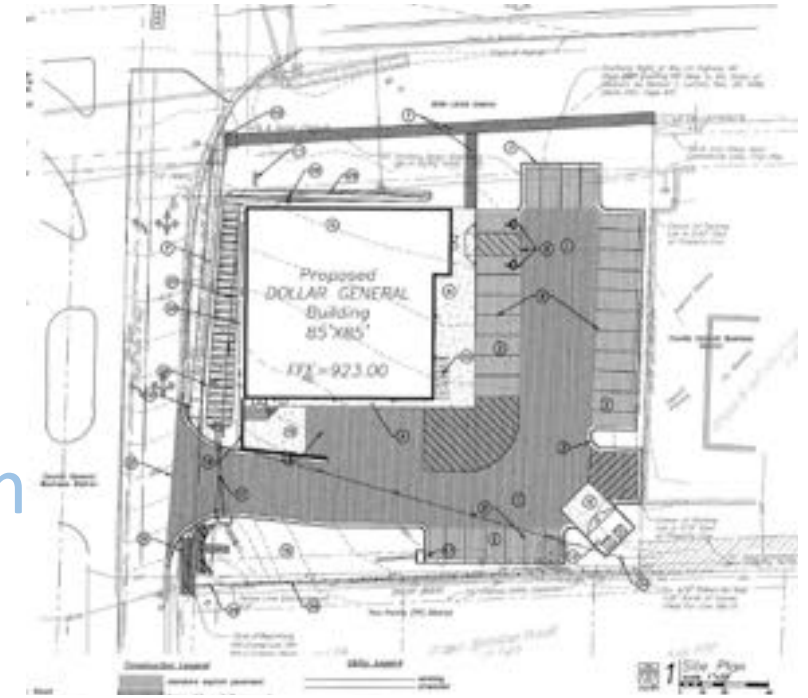
- Integrated mixed use neighborhood
- Located on a major arterial, near I-70
- Includes 3-story plus multi-family residential
- Includes neighborhood serving commercial and recreation



MIXED USE

COMMERCIAL

- Small neighborhood serving retail
- Street sensitive design
- Accessible
- Represents some of the “give and take” of retail design in suburban neighborhood



COMMERCIAL INTEGRATION

KEY FACTORS FOR ANALYZING A POTENTIAL HOUSING DEVELOPMENT

- Attractiveness and Suitability Of The Site
- Supply and Demand
 - Demographics
 - Achievable Rents In Submarket
- Development Restrictions And Requirements
- Acquisition and Construction Costs
- Financing Sources
- Stakeholder Concerns and Support
- Issue Of Nimbysm with Respect to Multifamily, Density and Affordable Housing
- Deal Timing



FEASIBILITY ANALYSIS



OPPORTUNITIES

- Demand for Middle Market & Affordable Housing is High
- Demand for Seniors Housing is High
- Land Prices are Reasonable
- Suburban Cities' Staffs' Views on Multifamily , Affordable Housing and Mixed-use Have Changed
- Chance to Reimagine Suburbs

CHALLENGES

- Rental Rates Not High Enough for 100% Market Rate Housing
- Stakeholder Priorities, Concerns & Timelines Make Securing Funding Difficult
- City Councils are Often Behind Staff on Views
- Site Planning within Someone Else's Master Plan
- Blending Principles of New Urbanism with Realities of Box Anchored Commercial

DEVELOPING AND
REDEVELOPING SUBURBAN SITES

FUTURE DEVELOPMENT

- High Demand for Middle Market, Seniors and Affordable Housing will Continue
- Suburban Cities' Views on Multifamily and Mixed-use will Continue to Evolve as they see High Quality Housing Being Built
- We will Continue to Look at Multifamily and Seniors Development Opportunities in Blue Springs and Similar Suburbs
- We will Continue to Pursue Development in Mixed-use Neighborhoods



PLANNING AND REGULATING HOUSING OPTIONS FOR CHANGING DEMOGRAPHICS

THANK YOU !!!

Scott Allen, AICP

sallen@bluespringsgov.com

Chris Brewster, AICP, JD

chris.brewster@gouldevans.com

Graham Smith, AICP

graham.smith@gouldevans.com

Jim Holley, AICP, CFM

jholley@bluespringsgov.com

Ryan Tull

ryan@rainencompanies.net

New Partners for Smart Growth Conference

February 2017