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
**Regional Context**

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

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

  - 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
**Local Housing Situation**

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

\[\text{Below 30\% of Median Income} \quad \text{Below 45\% of Median Income}\]

- **Kansas City Metropolitan Area**

\[\text{Source: Center for Neighborhood Technology}\]
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
How is this plan 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
THEMES: OUR BIG IDEAS

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

2014 COMPREHENSIVE PLAN
**VISION: what we value**

- Places
- Image
- Connections
- Investment
Frameworks: How to think about our city

- Organizing elements
- Framework map
- Goals
- Targets
Places

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

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

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

Enhance the Public Realm

Relate to the Public Realm

Street Networks / Types

Open & Civic Space System / Types

Building Types + Frontage Types

UNIFIED DEVELOPMENT CODE
Street Types

- Standard
- Activity
- Neighborhood
- Natural

Table 407.020-2: Functional Class / Design Types

<table>
<thead>
<tr>
<th>Functional Class</th>
<th>Design</th>
<th>Natural (NT)</th>
<th>Standard (S)</th>
<th>Activity (A)</th>
<th>Neighborhood (NH)</th>
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<tbody>
<tr>
<td>Arterial (A)</td>
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<td>Local (L)</td>
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</tbody>
</table>
### Open Space & Civic Space Types

- Standard
- Activity
- Neighborhood
- Natural

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#### Table 406.030-1: Open Space Systems - Context

<table>
<thead>
<tr>
<th></th>
<th>Neighbourhoods</th>
<th>Gathering Places</th>
<th>Neighbourhood Center</th>
<th>Business Hub</th>
<th>District Destination</th>
<th>Corridor Reinvestment Area</th>
<th>Open Space</th>
<th>Future Growth Area</th>
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<td>Plaza</td>
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<td>Community Garden</td>
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</table>
**Frontage Types**

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

<table>
<thead>
<tr>
<th>Table 407.030-1: Permitted Frontage Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low-density Residential Districts</td>
</tr>
<tr>
<td>RE</td>
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<tr>
<td>SF-12</td>
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<td>SF-7</td>
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<td>TF</td>
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<td>Neighborhoods and Moderate-density Residential</td>
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<td>MF-10</td>
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<td>MF-14</td>
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<td>MF-18</td>
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<td>Non-residential</td>
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<td>SQ</td>
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<table>
<thead>
<tr>
<th>Buffer Edge</th>
<th>Yard &amp; Setback</th>
<th>Courtyard</th>
<th>Terrace</th>
<th>Frontage Plaza</th>
<th>Enhanced Streetscape Frontage</th>
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<tbody>
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</tbody>
</table>
**Building Types**

- Form over Density
- Neighborhoods
  - Not projects / subdivision

**Detached House**
- Estate Lot
- Neighborhood Lot
- Compact Lot

**Accessory Dwelling Unit**

**Row House**

**Apartment**
- Low Rise
- Complex
- Walk-up
- Live/Work
## Table 7-2: Residential District Building Type & Development Standards

<table>
<thead>
<tr>
<th>Eligible Zoning Districts</th>
<th>Building Types</th>
<th>Lot Standards</th>
<th>Development Standards</th>
<th>Minimum Setbacks</th>
<th>Building Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>RE</td>
<td>SF-12</td>
<td>SF-7</td>
<td>TF</td>
<td>MF-30</td>
<td>MF-44</td>
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</tr>
<tr>
<td>Detached House - Estate</td>
<td>Building Types</td>
<td>Lot Standards</td>
<td>Development Standards</td>
<td>Minimum Setbacks</td>
<td>Building Height</td>
</tr>
<tr>
<td></td>
<td>RE</td>
<td>1 ac.; 5 ac.</td>
<td>125'</td>
<td>10%</td>
<td>35'</td>
</tr>
<tr>
<td></td>
<td>Detached House - Suburban</td>
<td>8K s.f.</td>
<td>70'</td>
<td>30%</td>
<td>25' – 50'</td>
</tr>
<tr>
<td></td>
<td>Detached House - Neighborhood</td>
<td>6K s.f.</td>
<td>50'</td>
<td>40%</td>
<td>10' – 35'</td>
</tr>
<tr>
<td></td>
<td>Detached House - Compact</td>
<td>3.5K – 6K s.f.</td>
<td>35'</td>
<td>60%</td>
<td>10' – 35'</td>
</tr>
<tr>
<td>dup</td>
<td>Duplex</td>
<td>10K / 5K s.f. per unit</td>
<td>70'</td>
<td>30%</td>
<td>25'</td>
</tr>
<tr>
<td></td>
<td>Duplex - Compact</td>
<td>6K – 10K / 3K s.f. per unit</td>
<td>50'</td>
<td>60%</td>
<td>10'</td>
</tr>
<tr>
<td></td>
<td>Row House</td>
<td>2K – 4.5K s.f. per unit</td>
<td>18' – 36' per unit</td>
<td>10' – 25'</td>
<td>5'</td>
</tr>
<tr>
<td></td>
<td>Walk-up Apartment</td>
<td>6K – 10K s.f.</td>
<td>50' – 100'</td>
<td>70%</td>
<td>10'</td>
</tr>
<tr>
<td></td>
<td>Mid-rise Apartment</td>
<td>10K – 20K s.f.</td>
<td>80' – 200'</td>
<td>70%</td>
<td>10'</td>
</tr>
<tr>
<td></td>
<td>Garden Apartment</td>
<td>10K s.f. / 1.5K s.f. per unit</td>
<td>70'</td>
<td>40%</td>
<td>25'</td>
</tr>
<tr>
<td>Live / Work</td>
<td>See Non-residential Building Types in Table 4-3</td>
<td></td>
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<tr>
<td>Small Civic</td>
<td>See Non-residential Building Types in Table 4-3</td>
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</tbody>
</table>
**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**

<table>
<thead>
<tr>
<th></th>
<th>RE</th>
<th>SF-12</th>
<th>SF-7</th>
<th>TF</th>
<th>MF-10</th>
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<th>MF-18</th>
<th>N-L</th>
<th>N-O</th>
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<tbody>
<tr>
<td>Detached House - Estate</td>
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<tr>
<td>Detached House – Large Lot</td>
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<td>Detached House – Neighborhood Lot</td>
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<td>Detached House – Small Lot</td>
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<td>Detached Lot - Compact Lot</td>
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<tr>
<td>Duplex – Standard Lot</td>
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<td>Duplex – Neighborhood Lot</td>
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<td>Apartment – Walkup</td>
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<td>Apartment – Low-rise</td>
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<td>Apartment – Mid-rise</td>
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<td>Apartment - Complex</td>
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<td>Live / Work</td>
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<td>Small Civic Building</td>
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New residential building types from downtown code made applicable to “multi-family” districts.
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.
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
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 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
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 Nimbyism with Respect to Multifamily, Density and Affordable Housing
- Deal Timing
DEVELOPING AND REDEVELOPING SUBURBAN SITES

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
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 !!!

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New Partners for Smart Growth Conference
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