PLANNING AND REGULATING HOUSING OPTIONS FOR CHANGING DEMOGRAPHICS
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
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)*

---

**BLUE SPRINGS**
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

Kansas City Metropolitan Area

Below 30% of Median Income

Below 45% of Median Income

H

H+T

Source: Center for Neighborhood Technology
PANELISTS
• Scott Allen – Blue Springs
• Chris Brewster – Gould Evans
• Jim Holley – Blue Springs
• Ryan Tull – Rainen Companies
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

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
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

connections

Blue Springs has evolved and thrived due to access and connections—from original settlement at 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
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

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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<tr>
<td>Collector (C) (minor or major)</td>
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<tr>
<td>Local (L)</td>
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</tr>
</tbody>
</table>
**Open Space & Civic Space Types**

- Standard
- Activity
- Neighborhood
- Natural

---

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

<table>
<thead>
<tr>
<th></th>
<th>Neighborhood</th>
<th>Gathering Places</th>
<th>Neighborhood 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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<tr>
<td>Preserve</td>
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<td>Park</td>
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<tr>
<td>Plaza</td>
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<td>Pocket Park</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 407.030-1: Permitted Frontage Types

<table>
<thead>
<tr>
<th></th>
<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>
<tr>
<td><strong>Low-density Residential Districts</strong></td>
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<td><strong>Neighborhoods and Moderate-density Residential</strong></td>
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<tr>
<td><strong>Non-residential</strong></td>
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<td>✓</td>
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<td>✓</td>
<td></td>
<td>✓</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
BUILDING TYPES

- Form over Density
- Neighborhoods
  - Not projects / subdivision

Detached House - Estate Lot
Detached House - Neighborhood Lot
Detached House - Compact Lot
Accessory Dwelling Unit
Row House
Apartment – Walk-up
Apartment – Low Rise
Apartment - Complex
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 SF-12 SF-7 TF MF-10 MF-14 MF-18 NL N-O</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Detached House - Estate</td>
<td>Min. Size: 1 ac.; 5 ac. RE</td>
<td>Min. Width: 125'</td>
<td>Building Coverage: 10%</td>
<td>Front: 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></td>
<td>Duplex</td>
<td>10K / 5K s.f. per unit</td>
<td>70'</td>
<td>30%</td>
<td>25' – 50'</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' – 35'</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>70%</td>
<td>10’ – 25’</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’ – 25’</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’ – 25’</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’ – 50’</td>
</tr>
<tr>
<td></td>
<td>Live / Work</td>
<td>See Non-residential Building Types in Table 4-3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Small Civic</td>
<td>See Non-residential Building Types in Table 4-3</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### New Building Types

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

<table>
<thead>
<tr>
<th>Table 405.010-2: Residential District Permitted Building Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>RE</td>
</tr>
<tr>
<td>-----</td>
</tr>
</tbody>
</table>

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 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
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
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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