



Kansas City

Redevelopment Opportunities for the City of Westwood, Kansas

WESTWOOD, KS

OCTOBER 2021

2021 Annual District Council Sponsors

Sustaining Level

Turner



Diamond Level



Founding Level



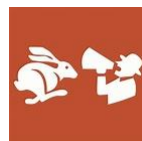
Platinum Level



Gold Level



Silver Level





THE MISSION OF THE URBAN LAND INSTITUTE

Shape the future of the built environment for transformative impact in communities worldwide

MISSION COMMITMENTS

CONNECT active, passionate, diverse members through the foremost global network of interdisciplinary professionals

INSPIRE best practices for equitable and sustainable land use through content, education, convening, mentoring, and knowledge sharing

LEAD in solving community and real estate challenges through applied collective global experience and philanthropic engagement

Thank you

- Trent Dandel, Olsson & ULI Kansas City TAP Co-Chair
- Katherine Carttar, Director of Economic Development at Unified Government Of Kansas City, Kansas and Wyandotte County, TAP Co-Chair
- Kevin Pinkowski, BHC, TAP Committee
- Michael Collins, JE Dunn & ULI Kansas City Chair
- Joy Crimmins & Samantha Moores, ULI Kansas City
- Leslie Herring, Chief Administrative Officer/City Clerk, City of Westwood
- Abby Schneeweis, Assistant City Clerk, City of Westwood

TAP Sponsor

City of Westwood, Kansas

The Westwood Foundation



Kansas City

Technical Assistance Panel

- Objective, multidisciplinary advice on land use and real estate issues developed over the course of two days
- ULI Kansas City members from across the region volunteer their time to participate as panelists

TAP Panel



Co-Chair
Tim Schaffer
AREA Real Estate
Advisors



Co-Chair
Dennis Strait
Gould Evans



Devon Coffey
The OPUS Group



John Garr
Finkle + Williams
Architects



Samantha Wagner
HOK



Jacob Hodson
Olsson



Steven Jeanfreau
Whiting-Turner



Jason Romero
Platform Ventures



Andrew Ganahl
AND Real Estate



Kansas City



Panel's Charge

Question 1: Development Purpose(s)

What purposes (commercial, mixed-use, governmental/institutional, open space, multi-family, or alternative housing option, etc.) would be most appropriate for the City in order to maximize investment or redevelopment, meet market demands, and provide needed uses or amenities for the City of Westwood?



Question 2: Highest & Best Use of City-owned Property

Considering the properties either owned by the City or on which the City has a right of first refusal/offer, where and how would public facilities and amenities best be located and developed given the limited space available and the City's desire to create a healthy and sustainable tax base?



Question 3: Housing Considerations

The City is interested in exploring the best practices found in the "Housing for All Toolkit." Which properties (or portions thereof) might be best suited for housing other than single-family-residential, what types of housing would work best on such properties, and should other zoning categories be considered by the City for these properties?

Process

- Briefing documents by the City of Westwood
- Stakeholder interviews and tour of site
- Team discussions



Stakeholder Meetings

- Elected Leadership
- City Professional Staff
- Area Business Owners
- Adjacent Property Owners, Developers
- School District Leadership
- County Professional Staff



Insights from Stakeholder Interviews – what we heard

- Walkable Rainbow
- Pedestrian-friendly Westwood
- More/better access to parks
- Diverse housing
- Local amenities (parks, open space, trails, retail)
- Civic center
- Transform 47th & Rainbow
- Capitalize on 47th & Rainbow
- Mixed-use
- Tax base
- Aging in place
- City Hall
- Density along the edges
- Incentives

Westwood 2021



Kansas City

A Legacy of Smart Decisions

- In 2015, the fate of Westwood View Elementary School was very much uncertain
- In a far-sighted move, the Entercom site was acquired and a new school is under construction, assuring its future at the center of the Westwood community for many years
- The city's strategic acquisition of the former Westwood Christian church property opens up new opportunities for a transformative civic space

Opportunity to Maintain and Grow

- The relocation of Westwood View presents the city with a once-in-a-generation opportunity to:
 1. dramatically grow and enhance its parkland assets
 2. add a landmark civic space in the center of the City
 3. diversify the city's housing market with additional housing type options while preserving and protecting its single-family home neighborhoods
 4. add new opportunities for young families, younger professionals to live in the community and shop at Westwood's independent retail and restaurant options

Key Takeaways

- Need for redevelopment of Joe D. Dennis Park
- Consider addition of more attainable housing options
- Possible move/consolidation of civic uses in redesigned park
- Connectivity to neighborhoods, retail and commercial corridors

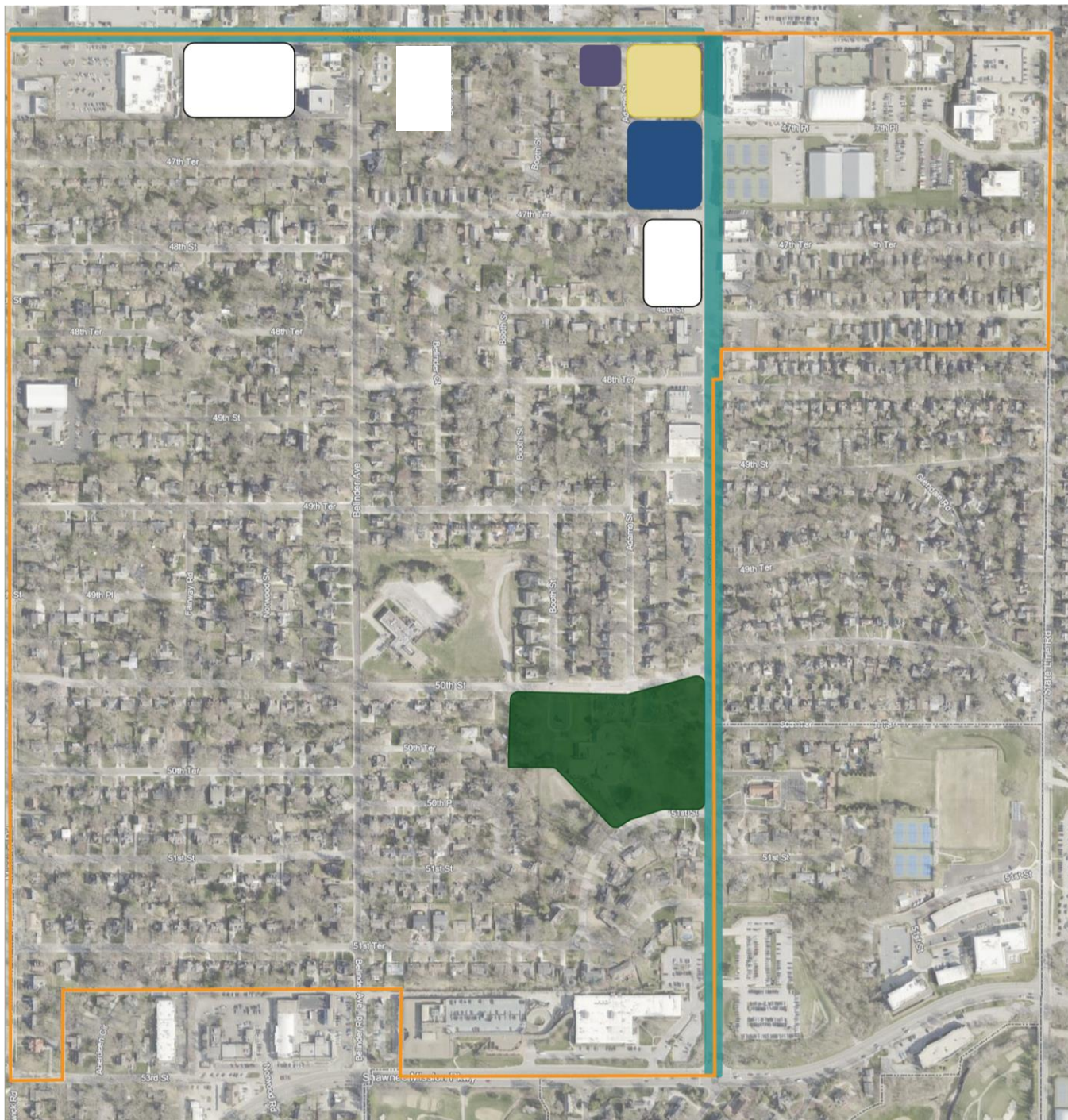
Design/Development Drivers

- Diversity of housing options
- Preserve homeownership opportunities
- Walkability
- Preserve open space
- Enhance civic space

Study Area – Context



Kansas City



CITY HALL SITE



KU BUILDING SITE



W ESTWOOD FOUNDATION SITE



PARK SITE



WALKABLE RAINBOW & 47 CORRIDORS



OTHER DEVELOPMENT AREAS



Park Presence



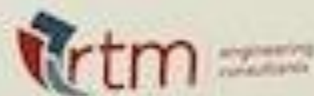
Open Space



WESTWOOD VIEW ELEMENTARY SCHOOL



NN NEWKIRK
NOVAK
CONSTRUCTION SERVICES



hollis + miller
architects



Current School Property

Re-imagining Dennis Park



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Westwood View Elementary School Site

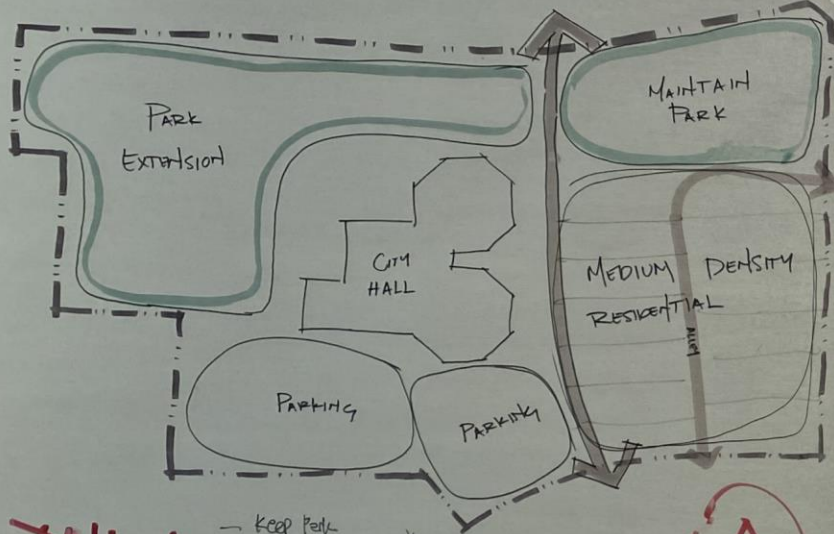
Previous Westwood Christian Church Site

W. 50th Street

Joe D. Dennis Park

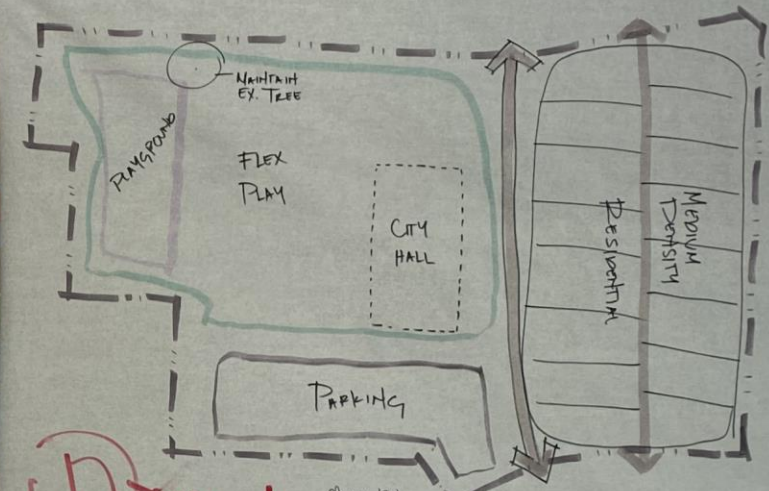
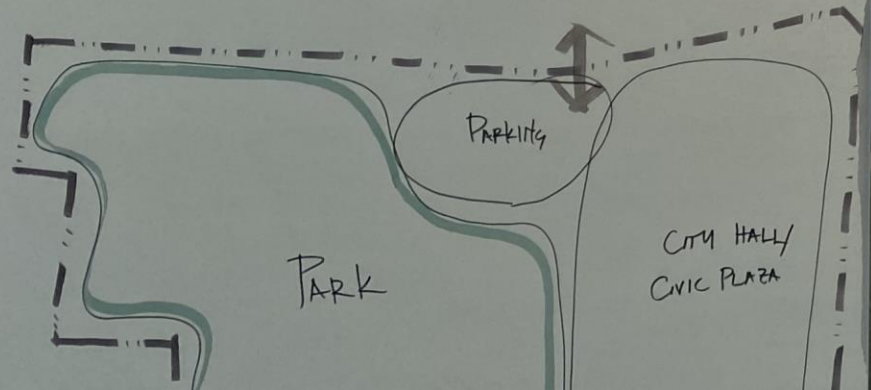
W. 51st Street

Rainbow Boulevard



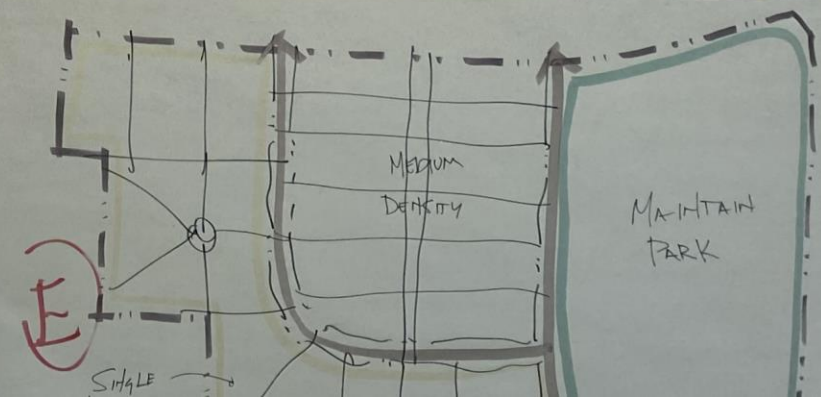
- ~~THH~~ 1
- Keep Park
 - Expand along south
 - Dev along rezoned
 - Potential interim CH

(A)



- ~~THH~~ 1
- more dev.
 - multi-use CH
 - convert new park w/ school playground (add crossing)

(D)



(E)

Civic Park & Plaza on 50th Street



- Relocate City Hall to existing school site
- Maintain tree canopy of existing Dennis Park
- Maintain and improve playing fields to the south of Dennis Park for flexible play
- Expand park across remainder of site

Civic Park & Plaza on Rainbow



- Relocate City Hall to existing school site and face Rainbow
- Maintain tree canopy of existing Dennis Park and buffer playground with civic plaza
- Relocate playing fields (flex play) to central part of site
- Expand park across remainder of site

Civic Park & Plaza Character



Westwood Park+

Acquiring, Developing, Maintaining

Start a comprehensive funding plan now

- Installment sale/leaseback with school district to acquire sooner than later.
- Engage a capital campaign consultant:
 - Assess eligibility based on park design and pursue regional, state, and federal park grants, i.e. through JC PRD Foundation, KDOT (“Safe Routes to Schools” (SRTS) program and other opportunities under Transportation Alternatives Program), KS Dept. of Wildlife and Parks, Community Development Block Grants
 - Private donations
 - Institutional/foundation support
- Explore partnership or joint ownership with Johnson County Parks & Recreation
- Proceeds from sales of other city land holdings (potentially discounted to other sales comps as “incentive” to developer in lieu of abated taxes, in turn accelerating additional tax revenues)
- City-wide sales tax or special district

Westwood Park+

Acquiring, Developing, Maintaining

- School district support via sale discount or dedication (the park helps the new school indirectly)
- In-lieu fees from commercial developments
- Park impact fee
- Revenues from shared-uses and park/civic programming (i.e. municipal, library, school, parks/rec, shelter rentals)
- Strategic partnership with Kansas Health Systems. Hospital systems often have greater funding raising capabilities and generally may spend for “community benefit” under IRS codes, which may include public park development (public health and well-being of community).
- Utilize park and program volunteers

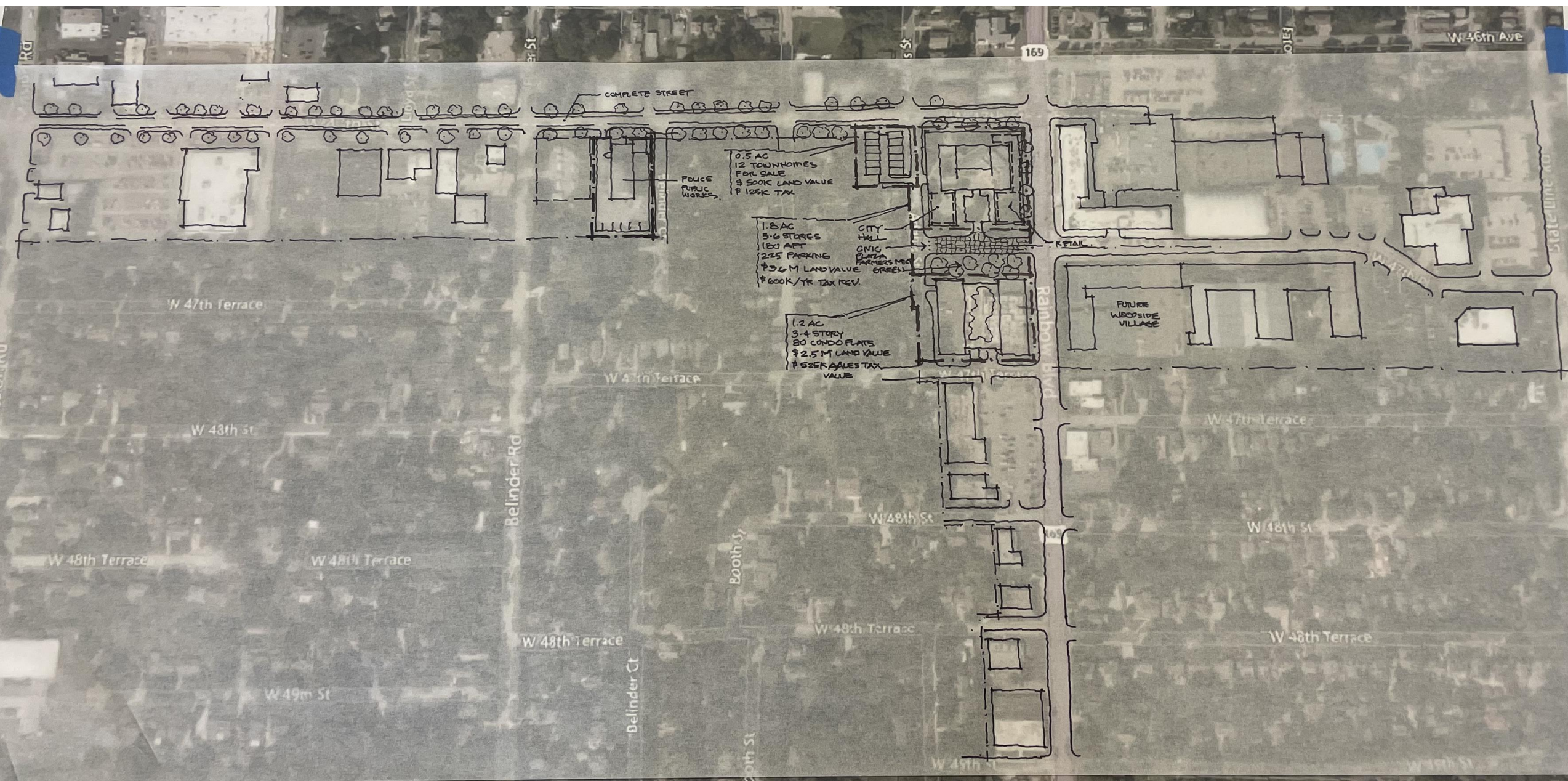
New Housing Opportunities



Kansas City

Diversity of New Housing Types

- Opportunity to add **new housing types** to the city while **maintaining and protecting its heritage** as a community of single-family homes
- Highest density housing placed at the corner of **47th Place and Rainbow**
- Lower density options (for-sale townhomes and duplexes) as you **transition** down towards built-out single-family home neighborhoods and parkland
- **Maximize commercial and rental** residential opportunities along Rainbow Rd north of 48th Street
- **Lower density commercial and housing** to the south along Rainbow and west along 47th Street



COMPLETE STREET

POLICE
PUBLIC
WORKS

0.5 AC
12 TOWNHOMES
FOR SALE
\$ 500K LAND VALUE
\$ 125K TAX

1.8 AC
5-6 STORES
180 APT
225 PARKING
\$3.6 M LAND VALUE
\$600K/YR TAX REV.

CITY
HALL
CNIC
PLAZA
FARMERS Mkt
GREEN

RETAIL

FUTURE
WOODSIDE
VILLAGE

1.2 AC
3-4 STORY
80 CONDO FLATS
\$2.5 M LAND VALUE
\$525K/ANNUAL TAX
VALUE

W 4th Terrace

W 4th Terrace

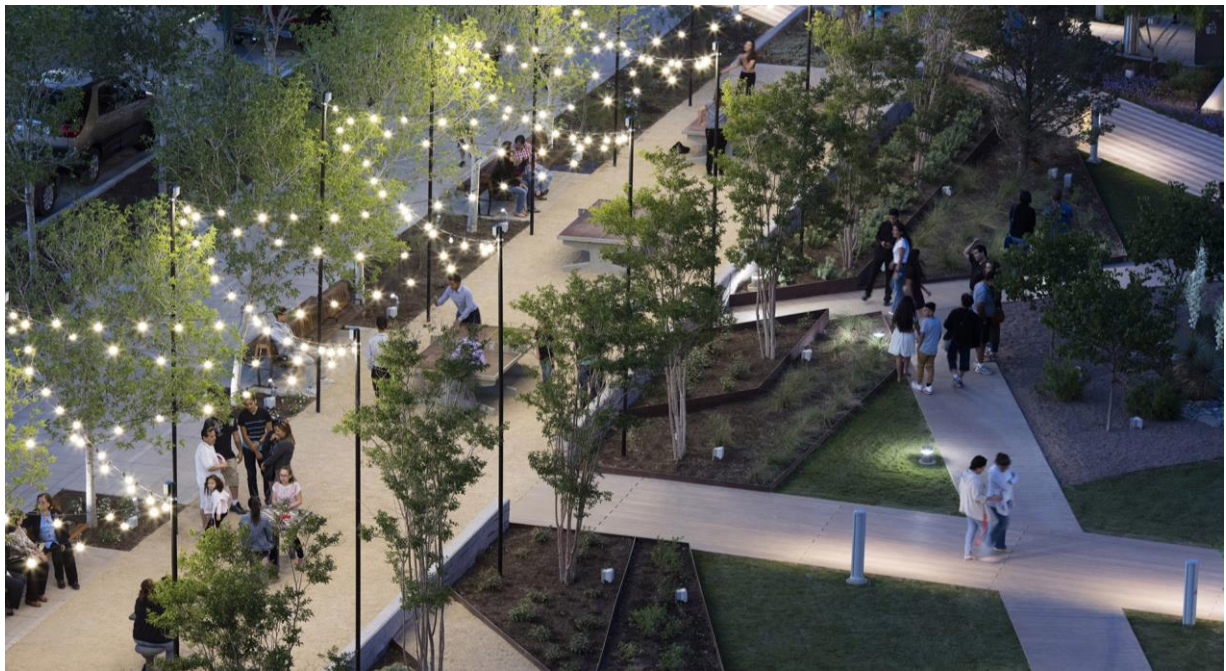
W 4th

der Rd

Housing Diversity – Apartments

- 5-6 story building at the corner of 47th and Rainbow
 - 1.8 acre site
 - 180 apartments (~800 SF average size, 1 and 2 Bedrooms)
 - 225 parking spaces in structured parking shared between apartments and retail
 - 12,000 SF of retail/office on ground floor plus lobby and amenity spaces
 - Estimated land value of \$3.6 million or \$46/SF
- Generate \$600,000/year in property tax revenue (likely following a 10-15 year period of partial abatement)
- Generate \$400,000/year in sales tax revenue from ground floor retail
- Extend 47th Place across street, make into multi-modal space – driveway closed for festivals, events, etc.
- Preserve some green space on south side of extended 47th Place



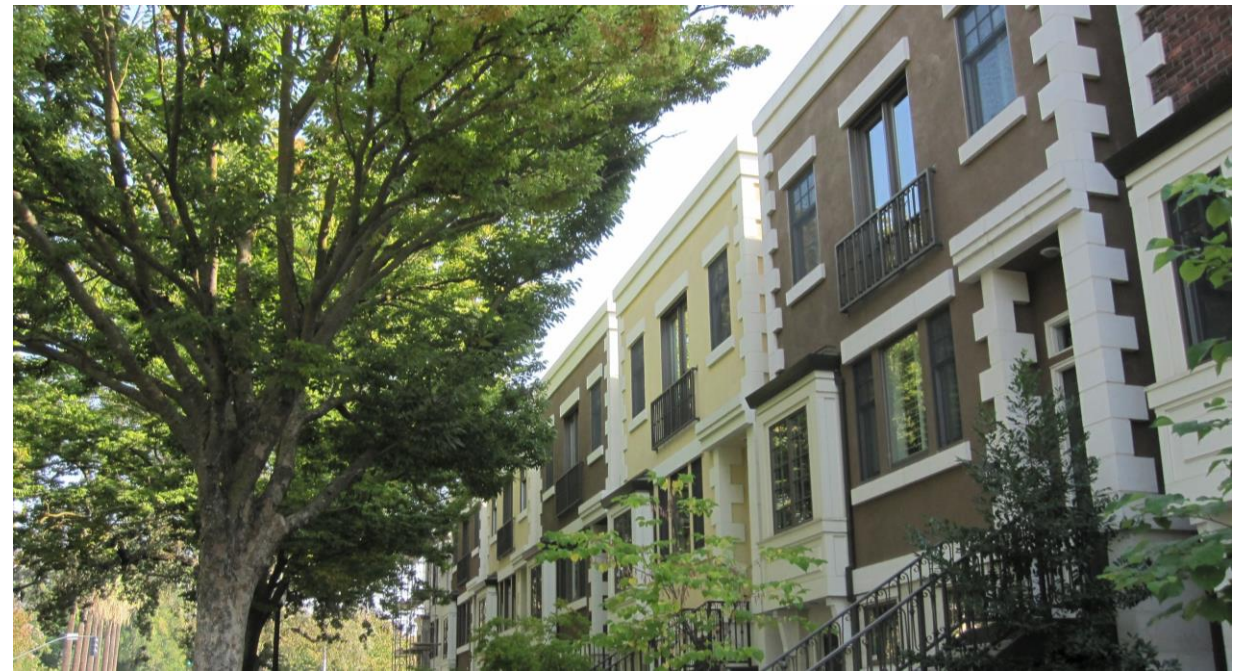


Housing Diversity

For Sale Condos and Rowhomes

- 80 condo flats in two 4-story buildings on current site of KU Hospital Authority/Dialysis site
 - Average size 1,000 – 1,200 square feet in a variety of configurations
 - Generate \$500,000 in property taxes based on project value of ~\$24 million
- 12 townhomes to the west on Westwood Foundation parcel
 - 0.5 acre site
 - For-sale homes, ~2,000 SF average size
 - \$420,000 land value (\$35,000 per house)
 - Generate \$125,000/year in property taxes





Housing Diversity

Duplexes and ADUs

- Opportunity to revise zoning code to permit duplexes on select sites through city
- Allow the construction and rental of ADUs
- Provides gentle infill density and more affordable unit types sprinkled throughout city without disrupting historic city character



Street Improvements

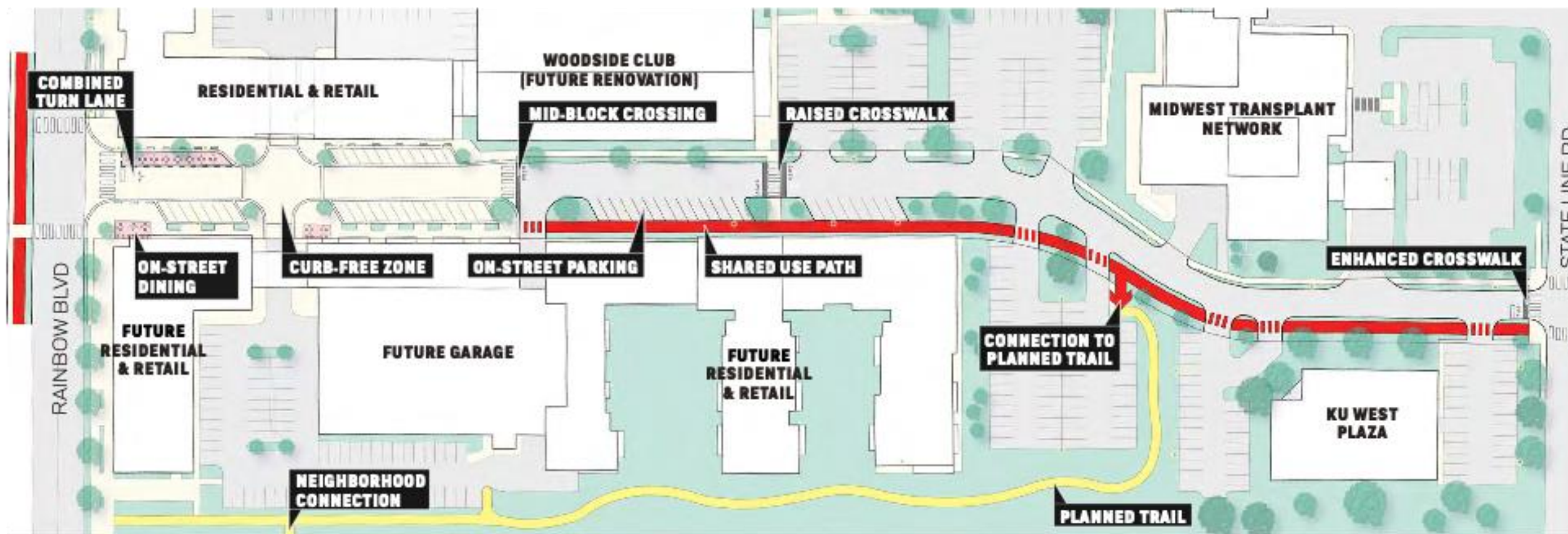


Kansas City



RECOMMENDED DESIGN

FESTIVAL STREET PLAN



Complete Streets Applied to Rainbow



Complete Streets Applied to Rainbow



Recommendations



Recommendations

- Acquire Westwood View elementary school property for park expansion and new civic area
- Maximize development potential along Rainbow, centered on 47th Place – Westwood's 'Main Street'
 - Property and sales tax benefits
 - Increase housing choices
 - Expand retail and service options along Main Street
- Continue redevelopment patterns along West 47th Street (e.g. Lulu's)
- Calm traffic and improve pedestrian safety along Rainbow and 47th
 - Road reconfiguration to increase sidewalk widths
 - Enhance pedestrian crossings



Q&A

ULI Kansas City

Technical Assistance Panel



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