



ProspectUS

*creating equitable neighborhood development
strengthened by walkable access to public transit*



Neighborhoods & Housing Subcommittee Round #2 | Work Session #2

KEY FINDING #1:

Success of the Prospect Corridor is Dependent on Retaining and Attracting New Residents

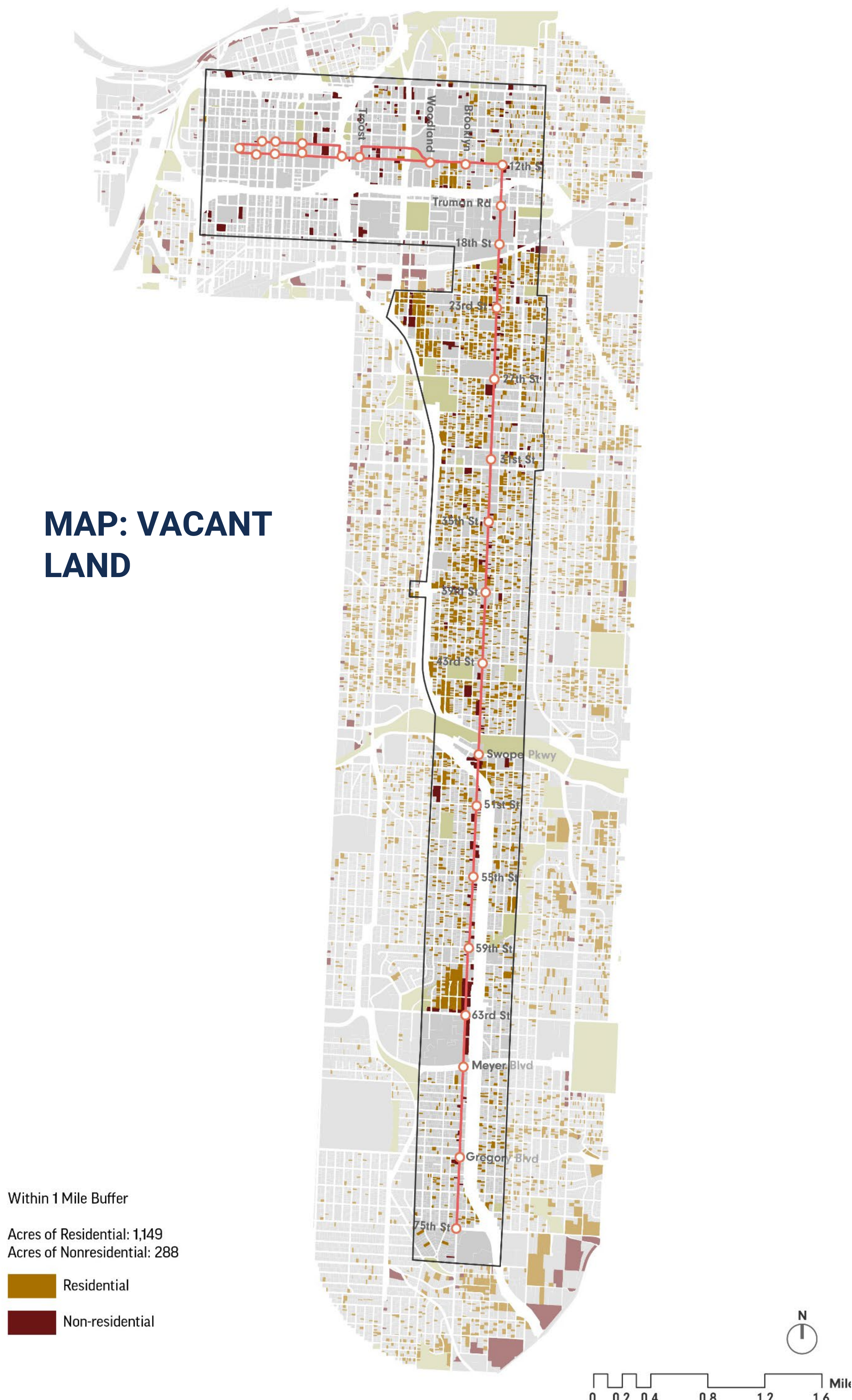
- In 1950, area supported 20,000 more households than exist today
- Today, the area is 15% vacant/underutilized land for development
- Target density of 8 gross units per acre to support frequent transit and business activity (current is 3.6)
- Create opportunity for growth by doubling the population and housing stock

STRATEGIES TO CONSIDER:

Rebuild housing to support historic population levels

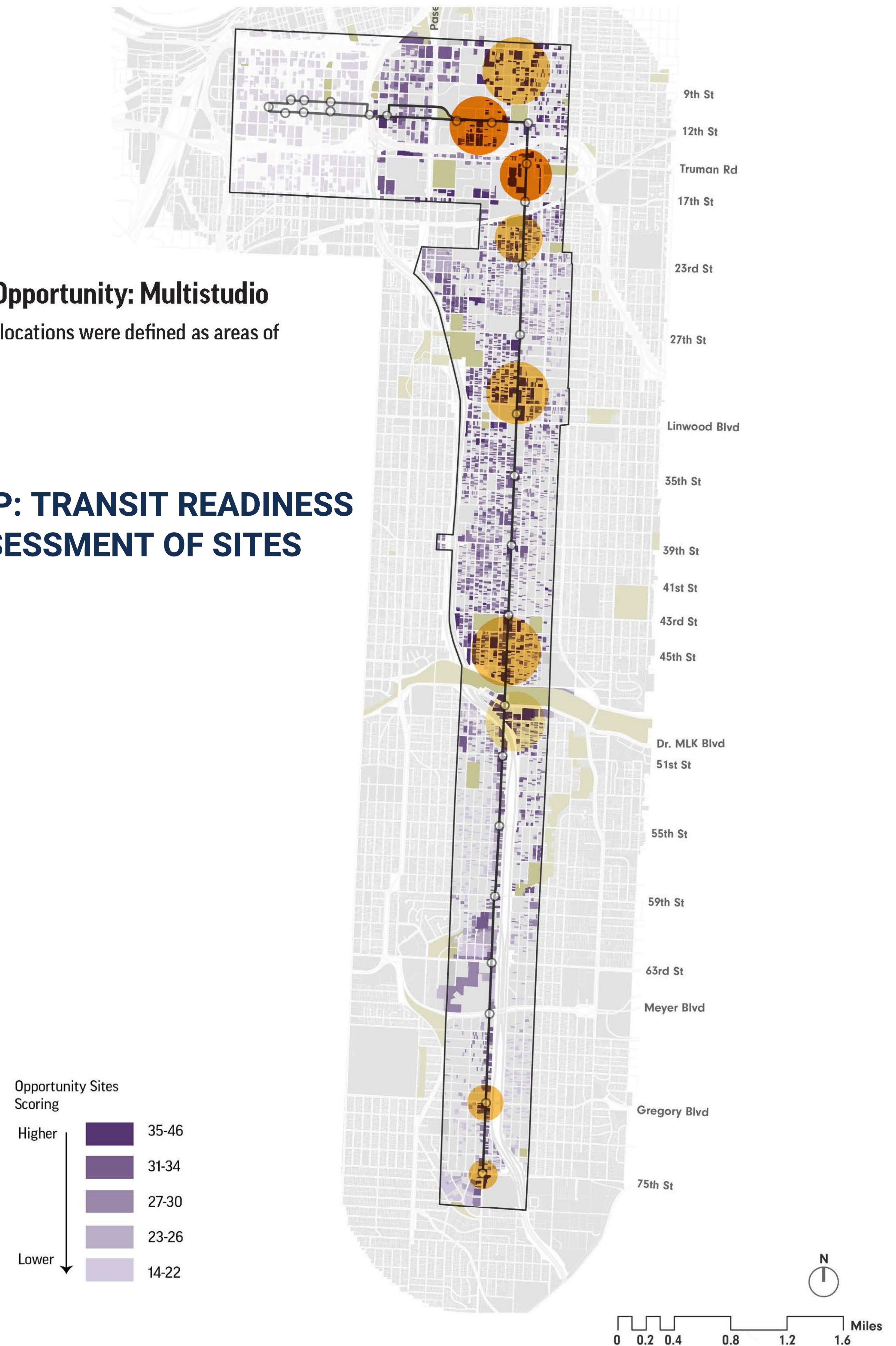
- Set goal of 20,000 units by 2060 or 8,000 units by 2040
- Initial focus of reinvestment tools should be at key transit nodes – public investments, regulatory tools, and subsidy

MAP: VACANT LAND



Areas of Opportunity: Multistudio
The mapped locations were defined as areas of

MAP: TRANSIT READINESS ASSESSMENT OF SITES



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KEY FINDING #2:

KCMO's TOD Policy Necessitates Additional Community Discussion about Future Land Use Policy & Zoning; Healthy Neighborhoods Require a Variety of Housing Choice

- TOD Policy focuses on land uses that encourage of mix of uses around transit station or along a transit corridor
- Future Land Use Map recommends the future land use for development
- Current zoning is the regulated zoning approved by ordinance
- Current zoning allows uses that may not match with future land uses or current land use

STRATEGIES TO CONSIDER:

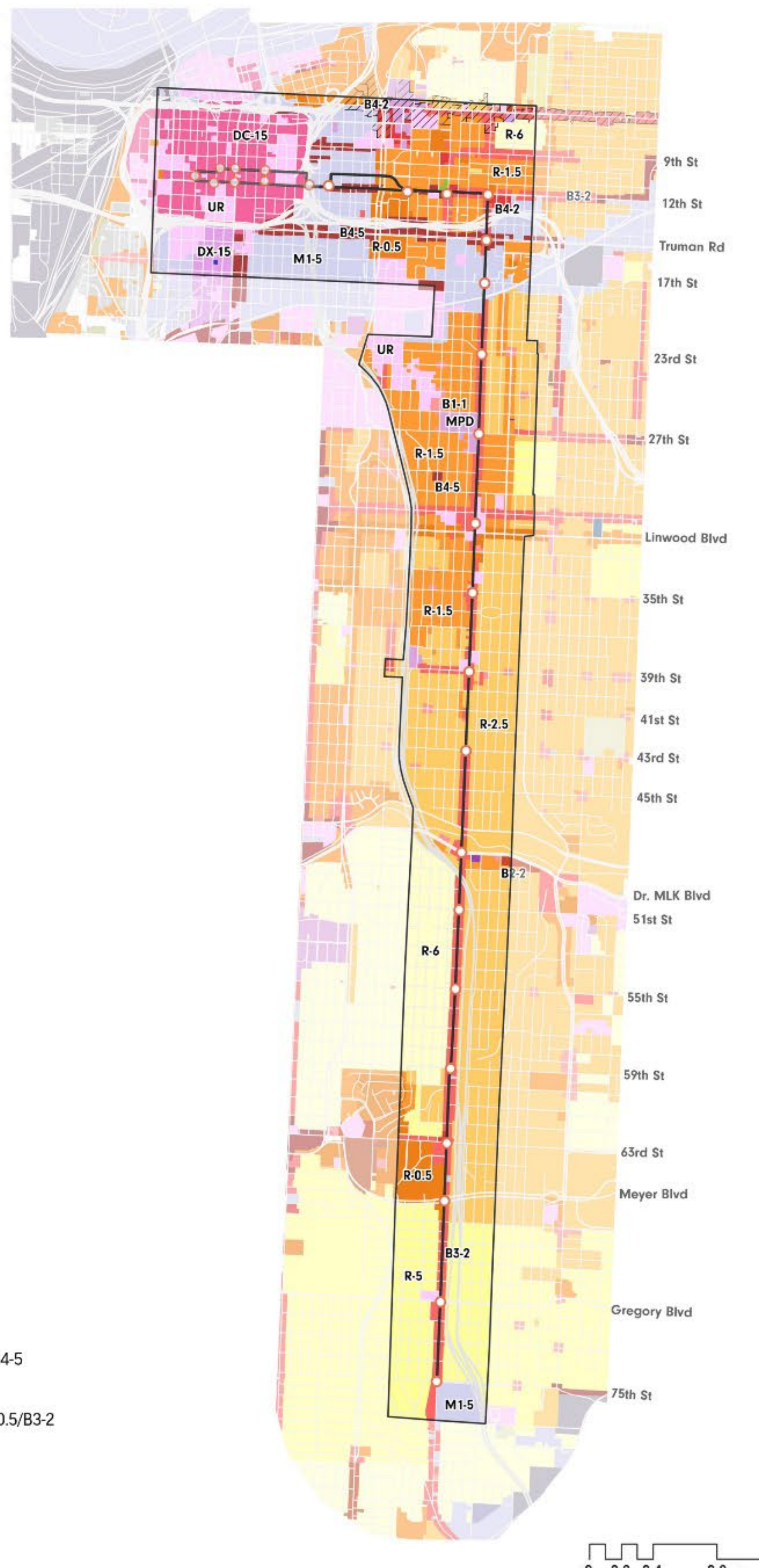
Establish an overlay district to implement future land uses and promote TOD

- Define development distinctions between nodes, corridors, districts and neighborhoods.
- Limit investments in non-transit supportive development patterns and uses.
- Focus larger scale development at transit nodes.
- Ensure zoning enables a minimum of 8 units / acres within ¼ mile of a transport node.

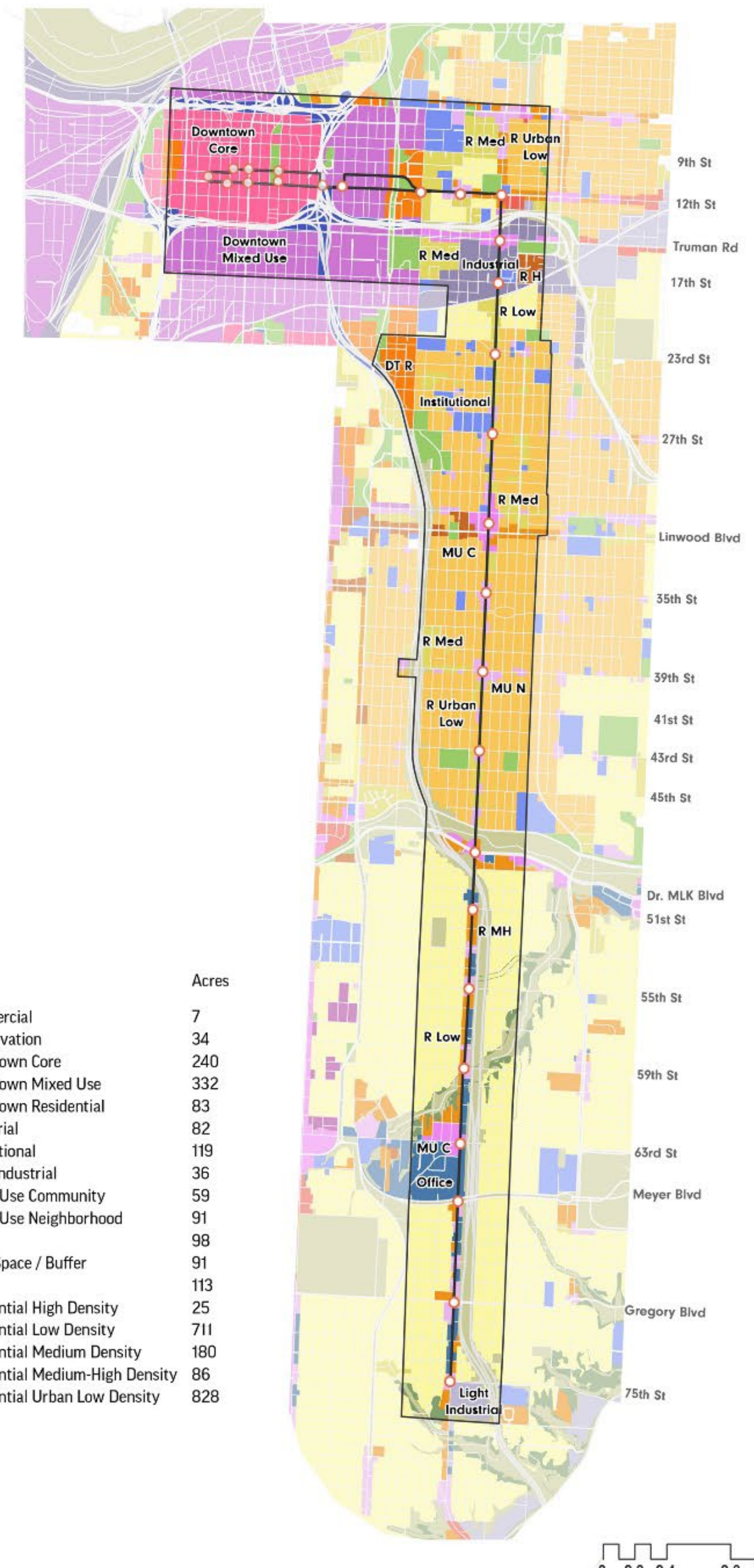
EXISTING LAND USE



EXISTING ZONING



ADOPTED FUTURE LAND USE





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KEY FINDING #3:

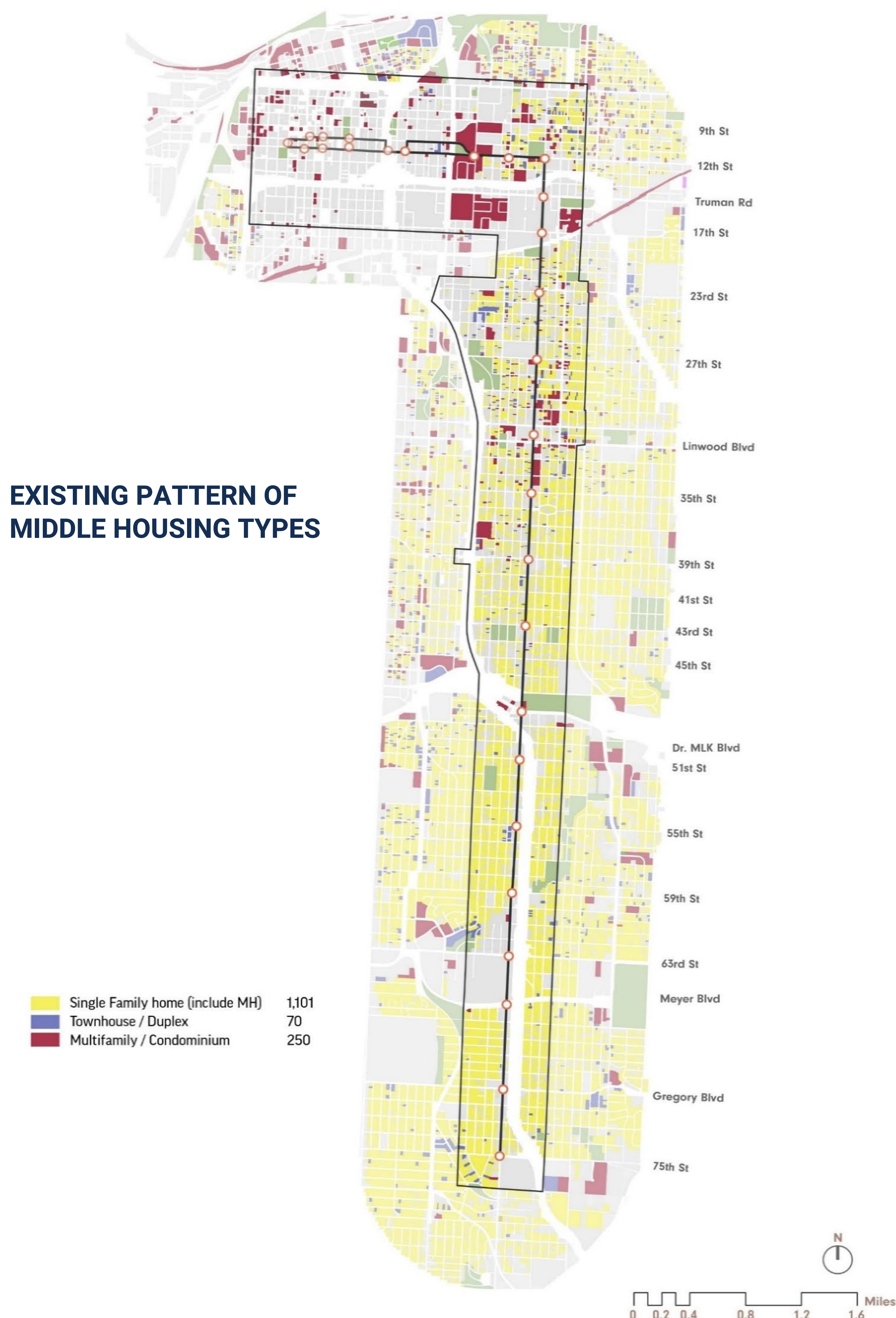
Healthy Neighborhoods Require A Variety of Housing Choices

- Dense, Single-family housing comprises a majority of housing in the area, with “middle” housing types sprinkled throughout in key locations
- 400 “Middle” housing types have been demolished in Central City Economic Development area Current land use
- Replacing demolished “Middle” housing with new construction infill is expensive
- Future land use does not recommend “middle” housing except at nodes

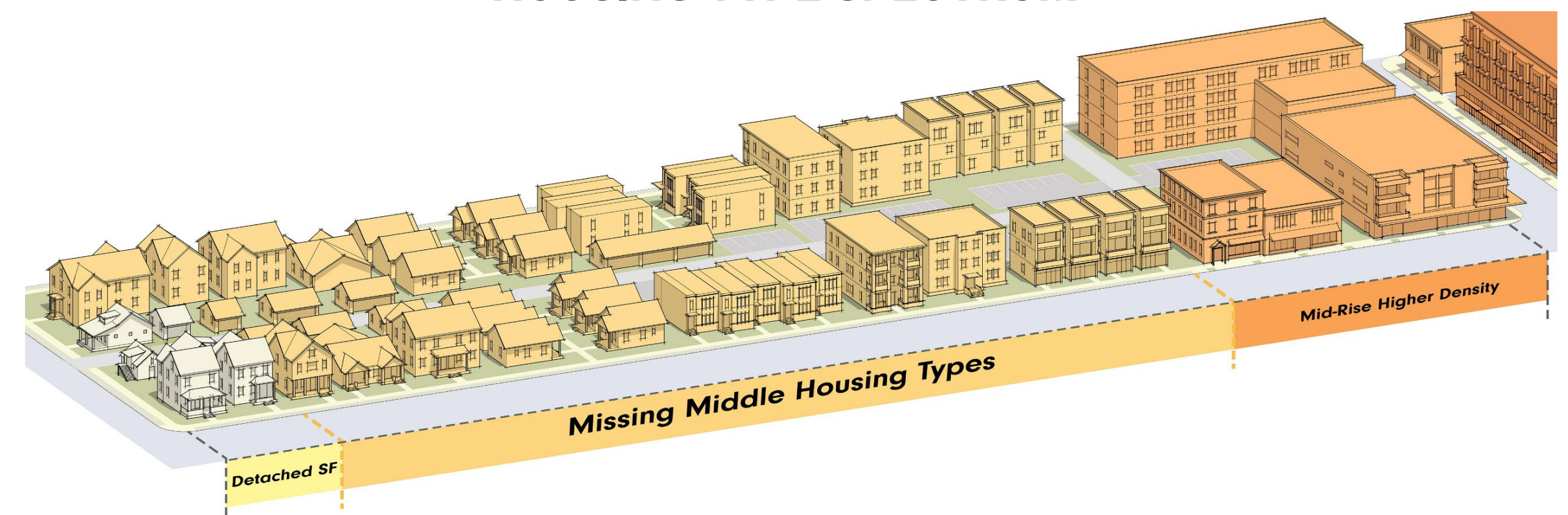
STRATEGIES TO CONSIDER:

Enable the creation and rehabilitation of “middle” housing types in key areas

- Focus on preservation of existing buildings, especially “middle” housing types
- Implement strategies outlined by Center for Neighborhoods Small Apartment Study to support preservation and rehab
- Study zoning barriers and opportunities to support “middle” housing types in key locations



HOUSING TYPE SPECTRUM



IMAGERY OF EXISTING MIDDLE HOUSING TYPES





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KEY FINDING #4:

Equitable Reinvestment Requires Rebuilding the Small Business Ecosystem of Small-Scale Development

- Development in area created a historic pattern of small-scale development
- Historic pattern of lots and blocks translates to “incremental development” approach, instead of large-scale development approach
- Local small-scale redevelopment and infill focuses on developments that corporate development industry would not develop
- Creating opportunities for stakeholders (businesses, institutions and nonprofits) to support and scale small-scale development projects

STRATEGIES TO CONSIDER:

Strengthen the small-scale & incremental development ecosystem

- Reduce barriers to rehabilitation and infill development – reduce or subsidize the cost of development (public & private), streamline approval processes
- Actively engage local small-scale development community to build capacity and offer resources
- Leverage public resources to supports small-scale development - city and other organizations
- Establish a land-banking strategy to streamline development of vacant lots
- Promote the development of ADUs

EXISTING DEVELOPMENT
PATTERN: LOTS UNDER
10,000SF

