



creating equitable neighborhood development strengthened by walkable access to public transit

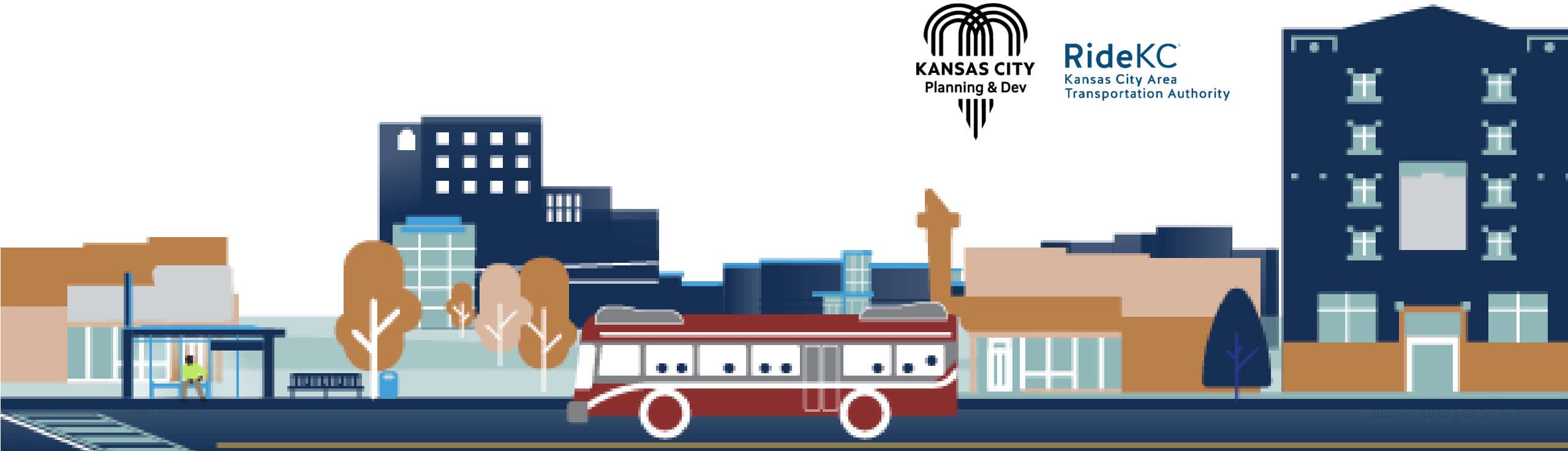
Neighborhoods & Housing Work Session

Round #2 | Work Session #2

February 2, 2023



RideKC
Kansas City Area
Transportation Authority



AGENDA

1. Project Overview
2. Technical Analysis
3. Key Findings & Strategies
4. Group Work Session / Discussion
5. Next Steps



PROSPECTUS OVERVIEW



PROSPECTUS – MISSION STATEMENT

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

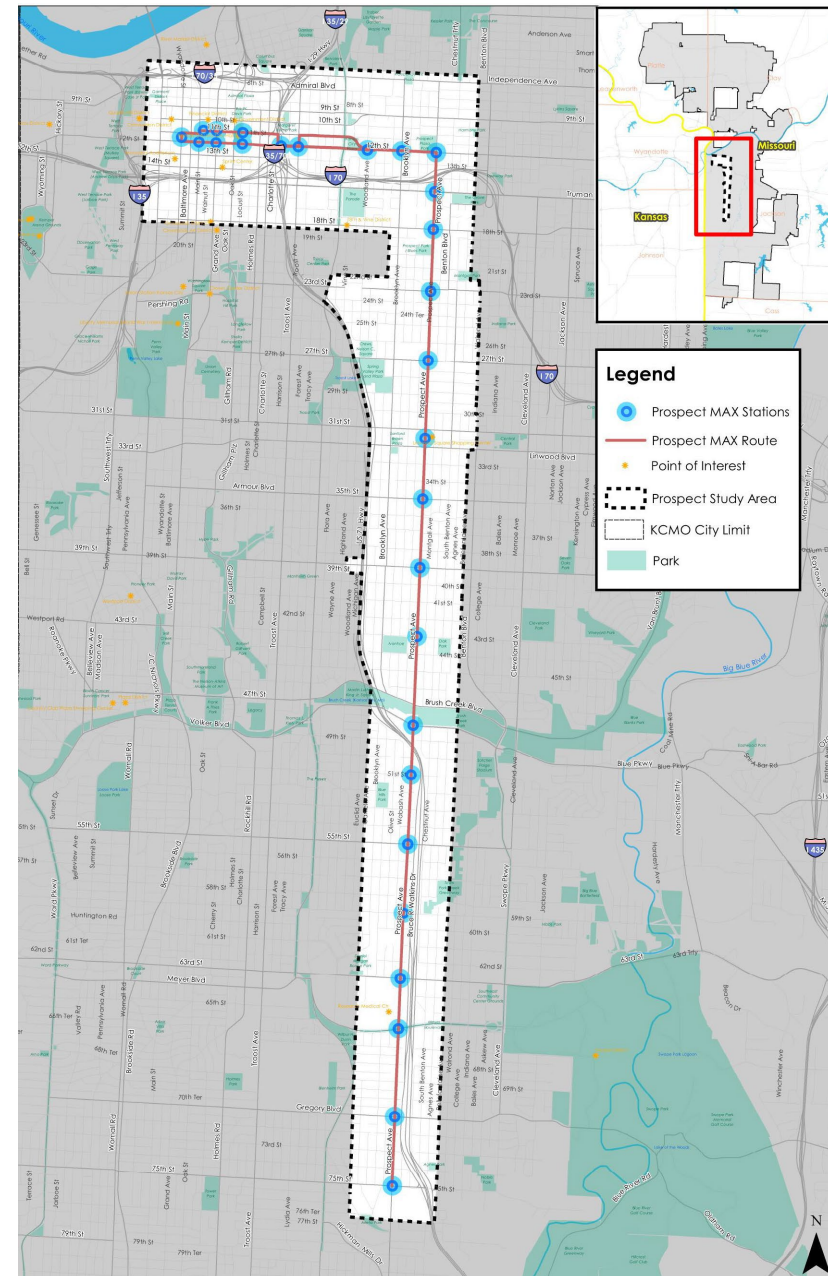
STUDY AREA

Prospect Avenue:

- 12th Street to 75th Street

12th Street:

- Prospect Avenue to Charlotte Street
(*KCATA Hub*)



EQUITABLE TRANSITORIENTED DEVELOPMENT

Development that Supports Transit

- affordable means to access daily needs
- transit that supports neighborhoods

Neighborhoods with Housing Mix

- single-family to apartment buildings
- supports a wide range of incomes

Mix of Good & Services

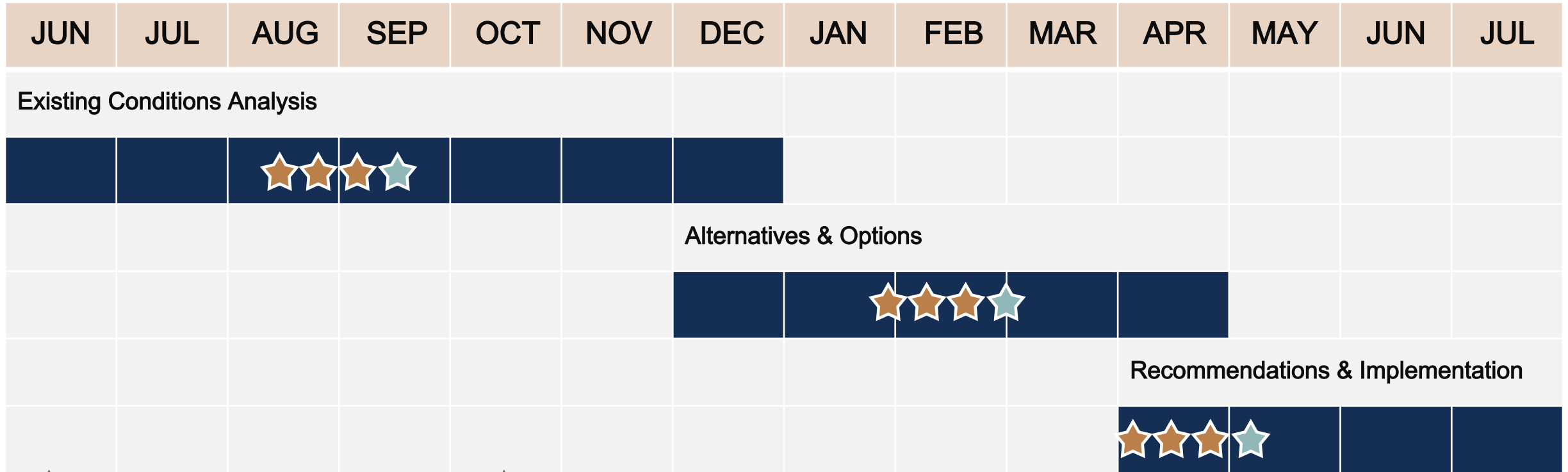
- creates activity
- less reliance on the automobile


Builds Generational Wealth

- creates local ownership opportunities
- minimizes housing and transportation costs



SCHEDULE



 Workgroups

 Community Meetings

MEETING LOGISTICS

Like, Learn, & Lack Discussion

- What did you **LIKE** about a topic
- What did you **LEARN** about a topic
- What did you think was **LACK**ing in a topic

During presentation and discussion please feel free to identify those items on the boards



TECHNICAL ANALYSIS



ECONOMICS & HOUSING ANALYSIS

Economic Analysis

- Population Density
- Per Capita Income
- Employment by Industry
- Business Inventory

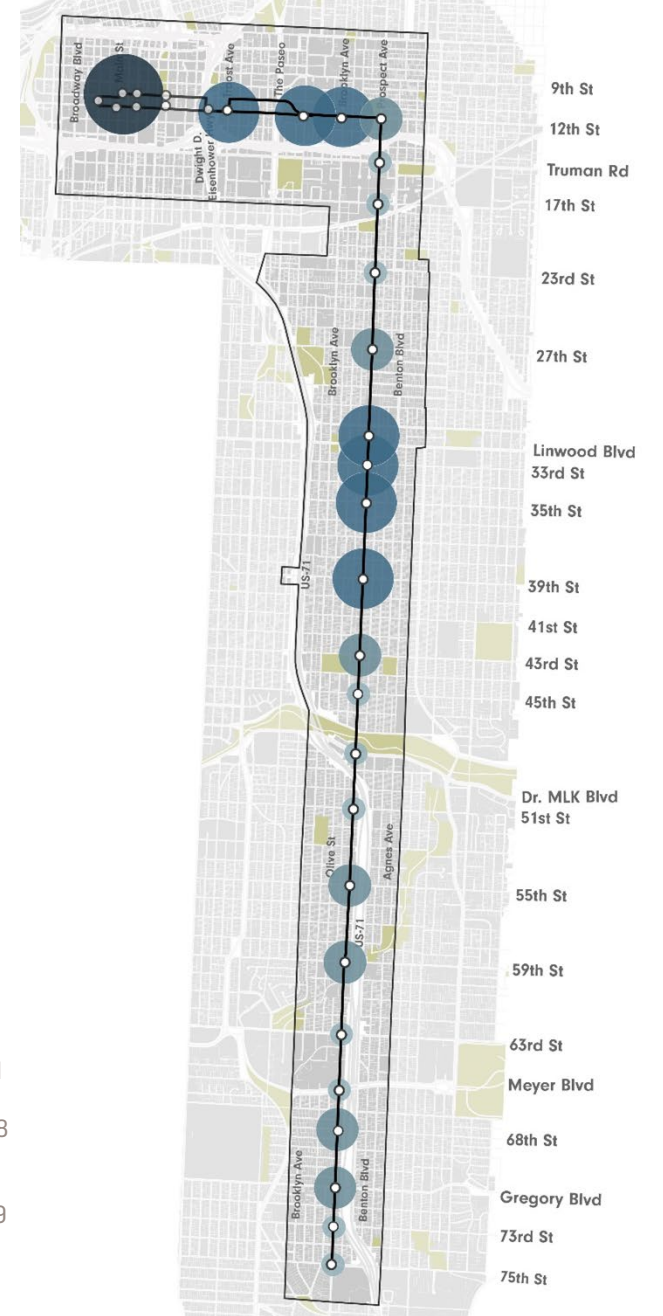
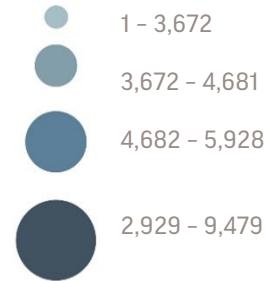
Housing Analysis

- Number of Households
- Renter Occupancy
- Movership Rates
- Owner Housing Preferences
- Renter Housing Preferences
- Household Income by Tenure
- Rents and Home Values
- Real Estate Analysis

ECONOMICS

Population Density

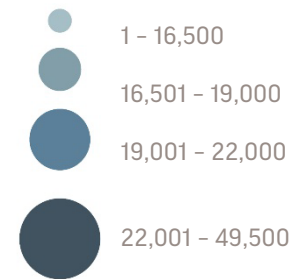
- People within 1/2 mile of a transit station.



ECONOMICS

Income

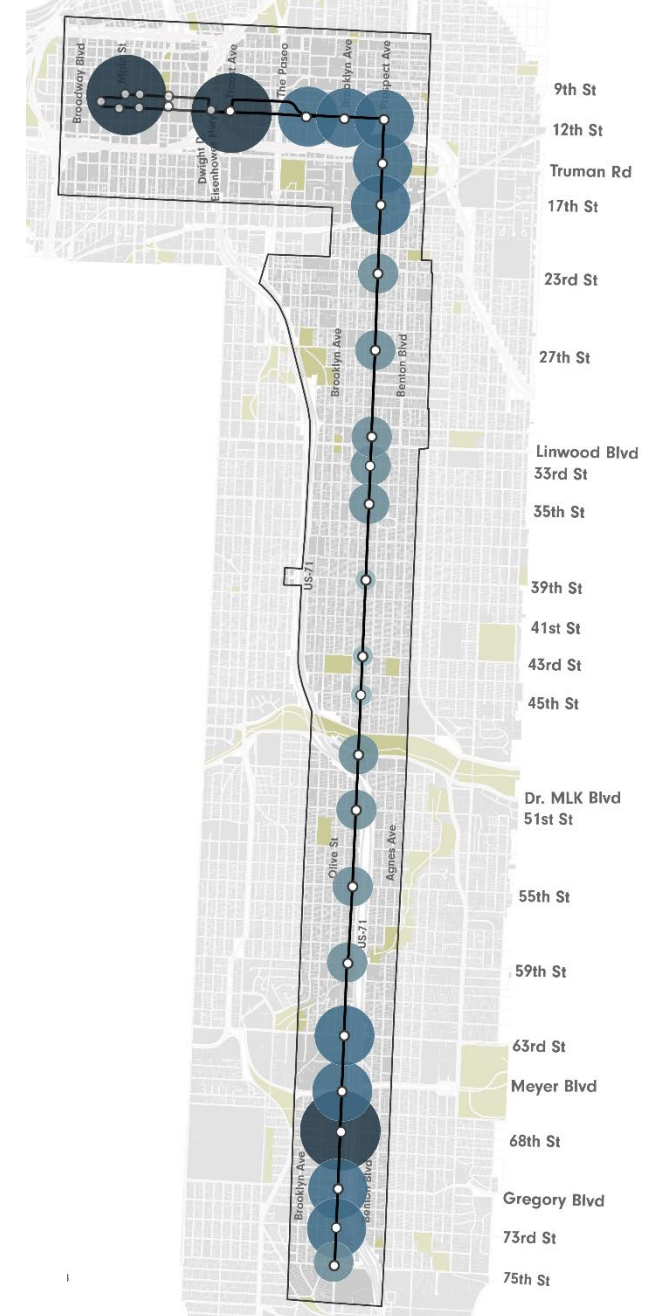
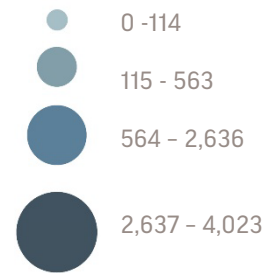
- Per Capita within 1/2 mi. around each transit station



ECONOMICS

Jobs

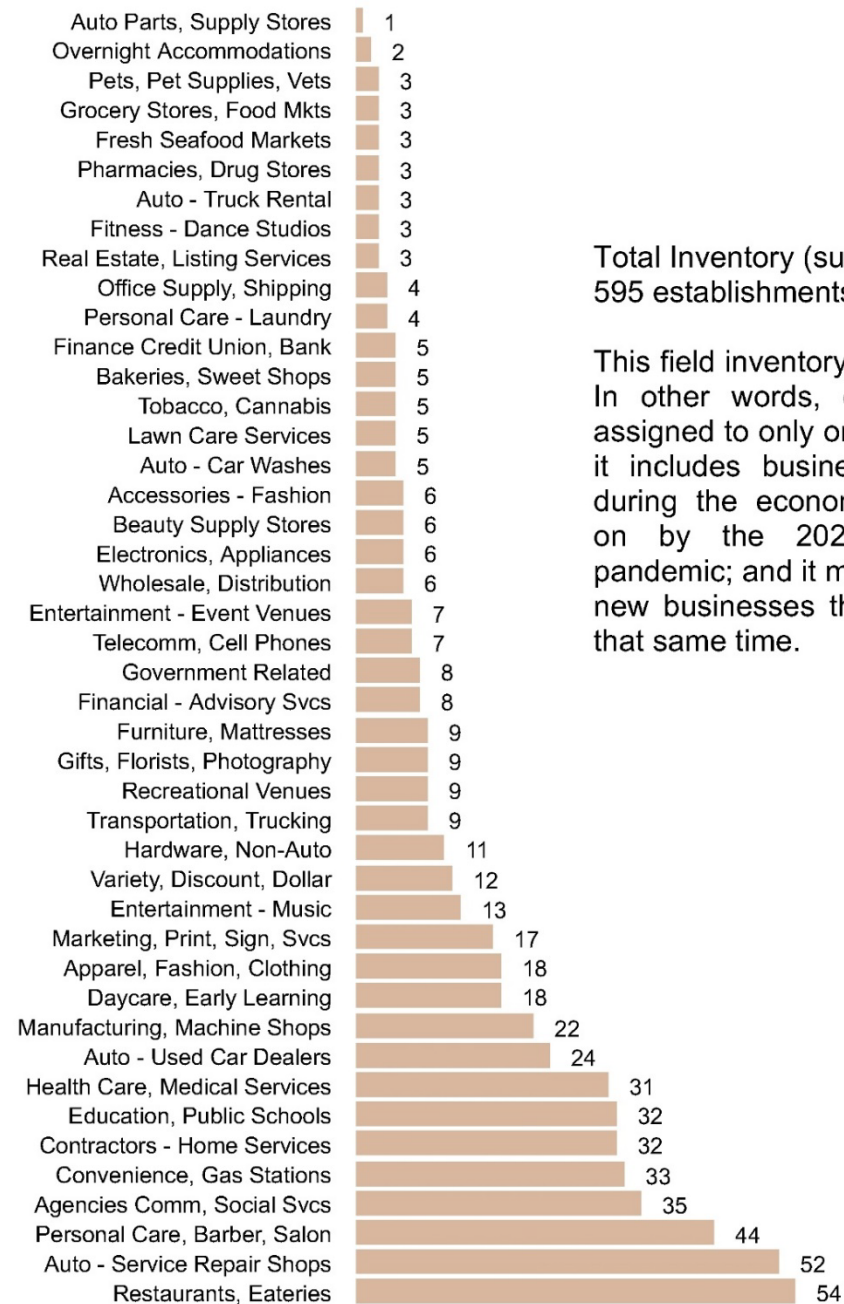
- Manufacturing, health care, and retail
- Within ½ mi. around each transit station



ECONOMICS

Retail & Business Inventory for the Entire Study Area

- 595 Establishments



Total Inventory (sum) = 595 establishments.

This field inventory excludes overlap. In other words, each business is assigned to only one category. Also, it includes businesses that closed during the economic crisis brought on by the 2020-2022 Covid-19 pandemic; and it might exclude a few new businesses that opened during that same time.

ECONOMICS

Retail & Business Inventory for the Entire Study Area

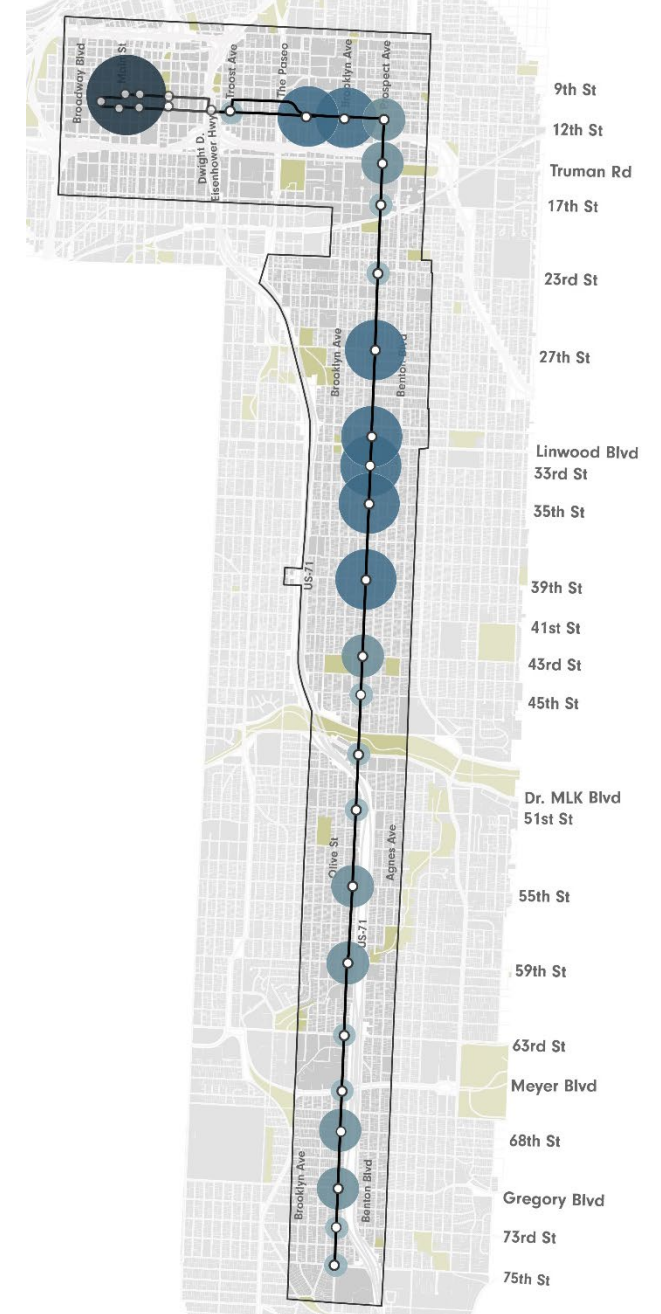
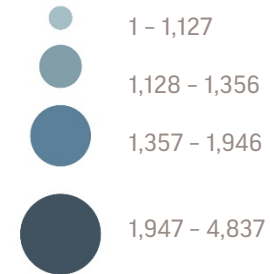
- Categories with the smallest representation



HOUSING

Households

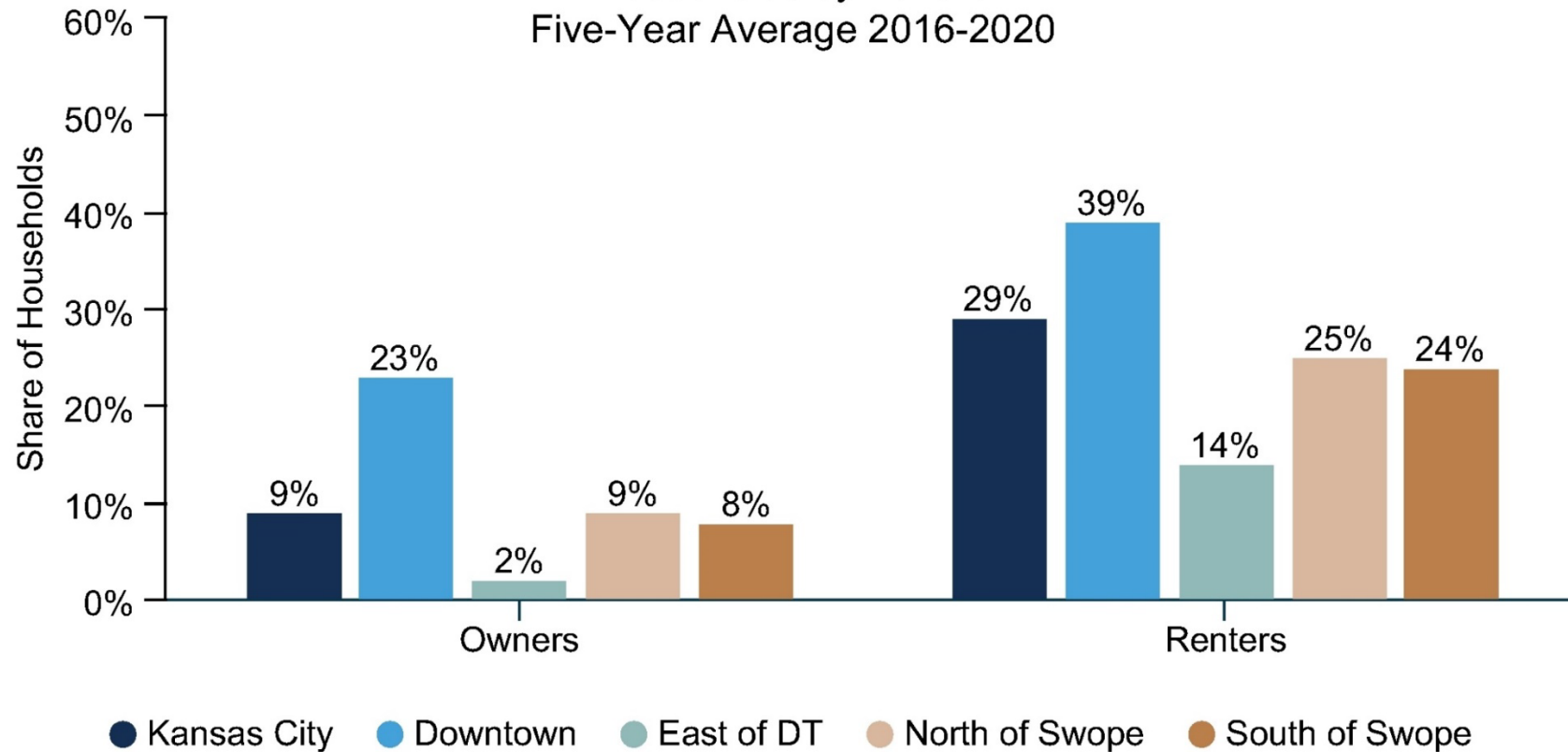
- Within ½ mi. around each transit station



HOUSING

Movership Rates by Submarket

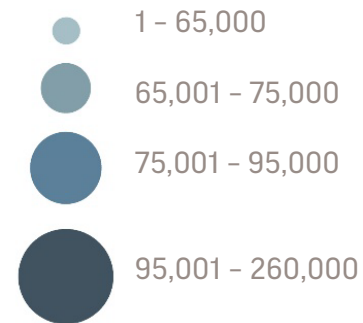
Total Movership Rate
(From Beyond and Within Each Subarea)
Households by Tenure
Five-Year Average 2016-2020



HOUSING

Median Home Value

- Within 1/2 mi. around each transit station

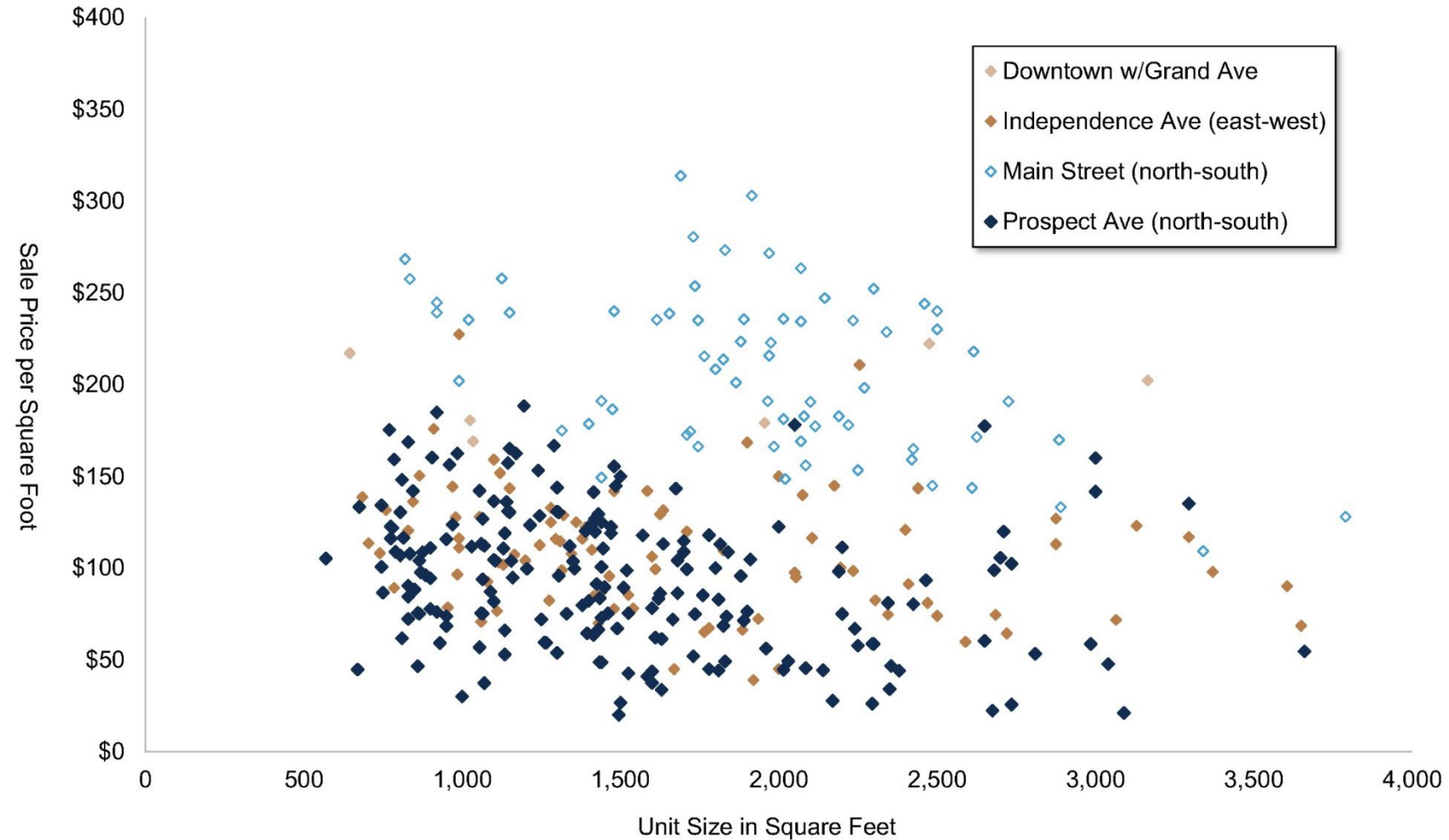


HOUSING

Price Per Square Foot

- OWNER Houses Only

Sale Price per Square Foot | Detached Houses Only
Prospect MAX BRT Study Area w/Comparisons
The City of Kansas City, Missouri | 2022

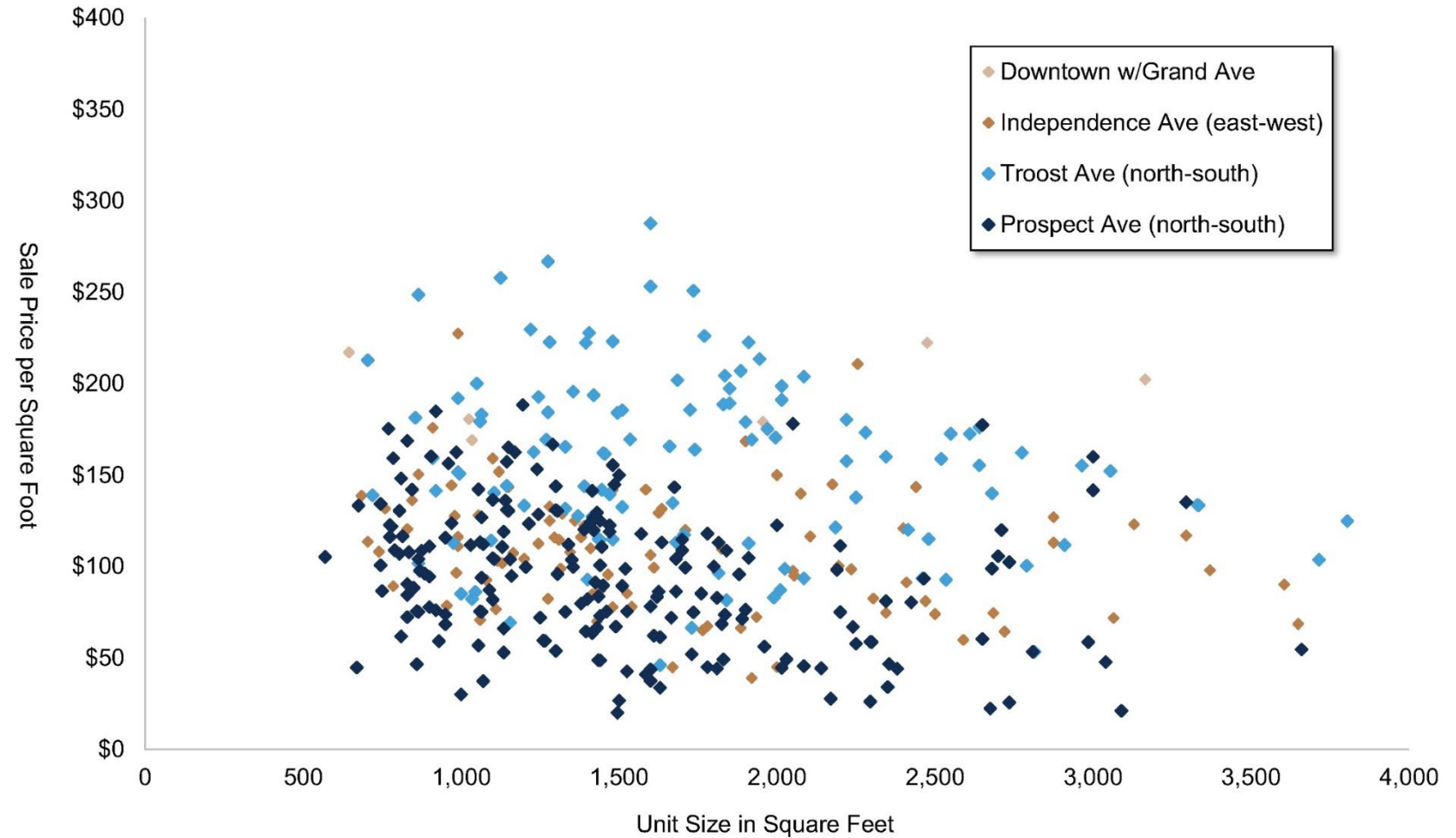


HOUSING

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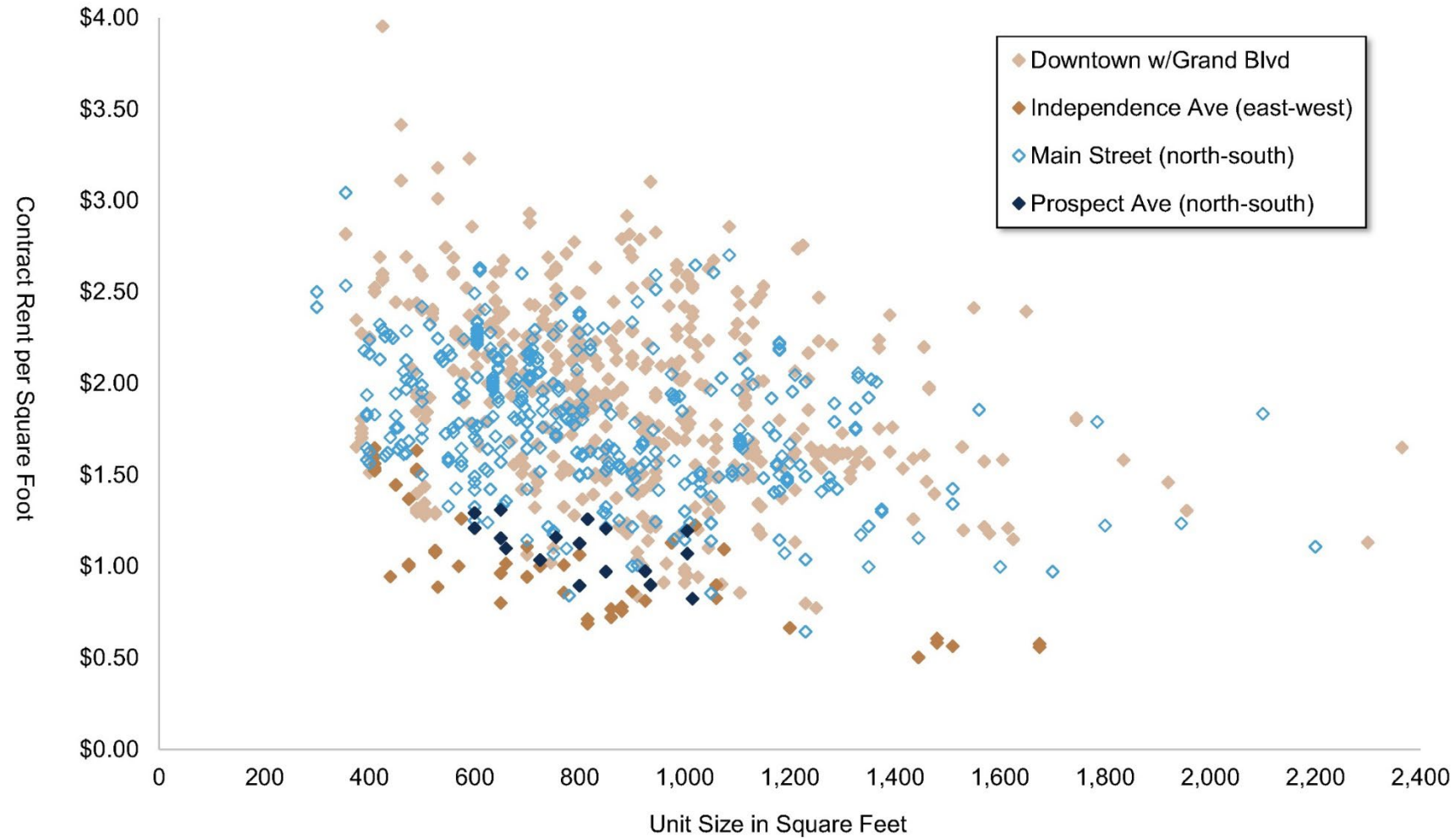


HOUSING

Rent Per Square Foot

- Renter Apartment & Lofts

Contract Rent per Square Foot | Attached Formats Only
Prospect MAX BRT Study Area w/Comparisons
The City of Kansas City, Missouri | 2022

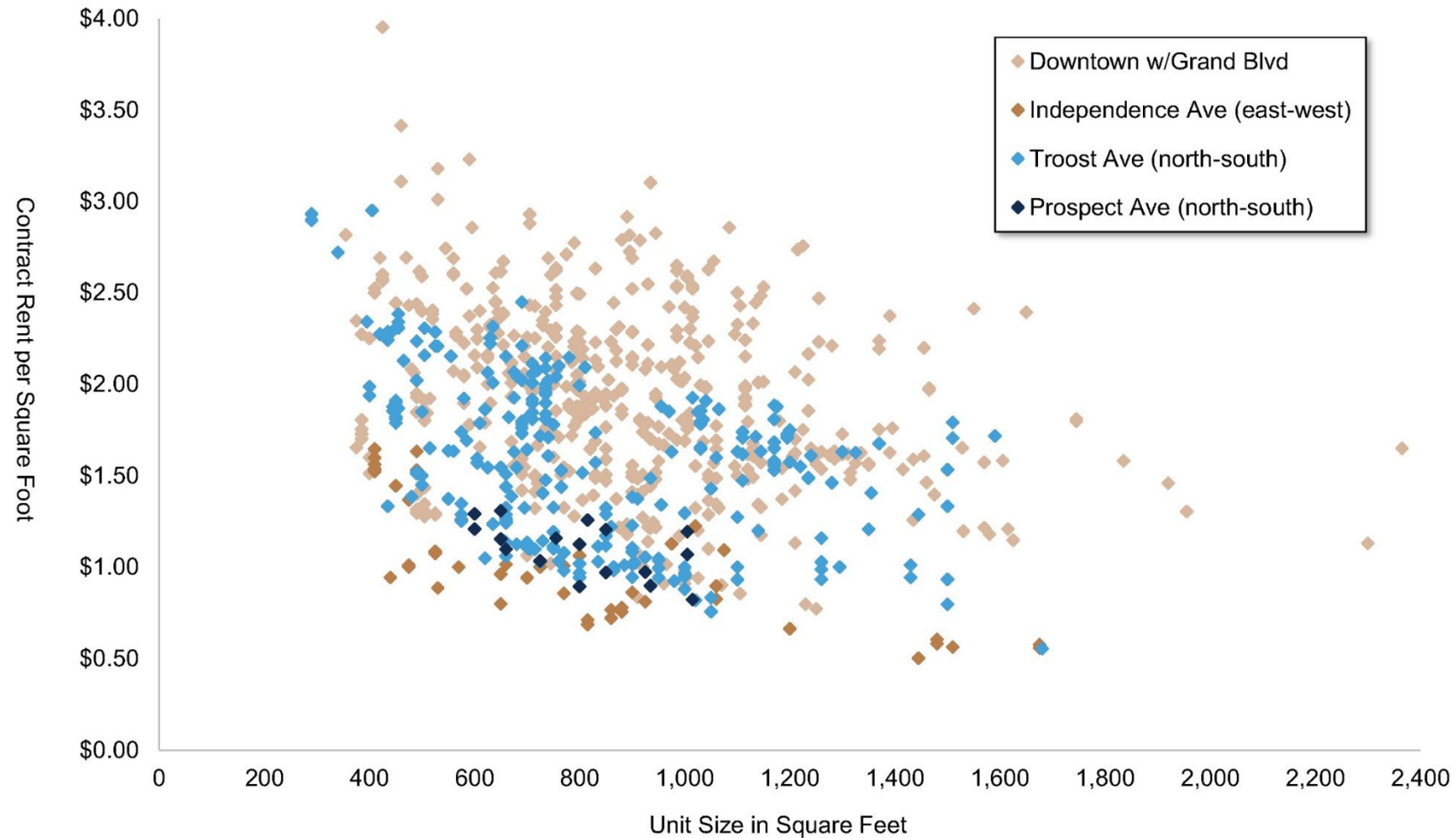


HOUSING

Rent Per Square Foot

- Renter Apartment & Lofts

Contract Rent per Square Foot | Attached Formats Only
Prospect MAX BRT Study Area w/Comparisons
The City of Kansas City, Missouri | 2022



Economics & Housing

Housing market prices are inverted – increasing away from downtown

Significant upside potential to increase home values and rents along the corridor

Scale of development and vacancy patterns support incremental building formats.

Underutilized larger, vacant building represent and opportunity for housing

A market exists for unique eateries & food markets, hardware, printing and other businesses



TOD-Readiness Checklist

Areas of Need & Areas of Opportunity

- Demographics
- Market Diversity
- Jobs/Employees
- Market Diversity
- Proximity to Downtown
- Building Stock

Locations

- 12th & Troost
- Truman & Prospect
- Linwood & Prospect
- 55th and Prospect
- 68th & Prospect



LAND USE & DEVELOPMENT

15% of land is vacant along corridor

Housing stock lacks variety with 91% of housing stock as single-family homes

Housing subsidy of \$100,000 more is required for new construction

Vacant buildings/lots represent \$20M annual loss of taxable value to the community



TOD-Readiness Checklist

Proximity to...

- East/west connections to employment
- Transit stops
- CBD
- Within tax incentive area

Parcel data consideration...

- Existing and future land use
- Zoning
- Ownership
- Property size
- Improvement value vs land value



PAUSE– WORKGROUP ACTIVITY #2

Like?

- Is there anything presented in the analysis that is compelling, interesting, or important to you, that should be emphasized to the group?

Learn?

- Is there anything presented in the analysis that you were not aware of before tonight?

Lack?

- Is there anything missing from the analysis that you would like to see addressed by the team?



KEY FINDINGS & STRATEGIES TO CONSIDER

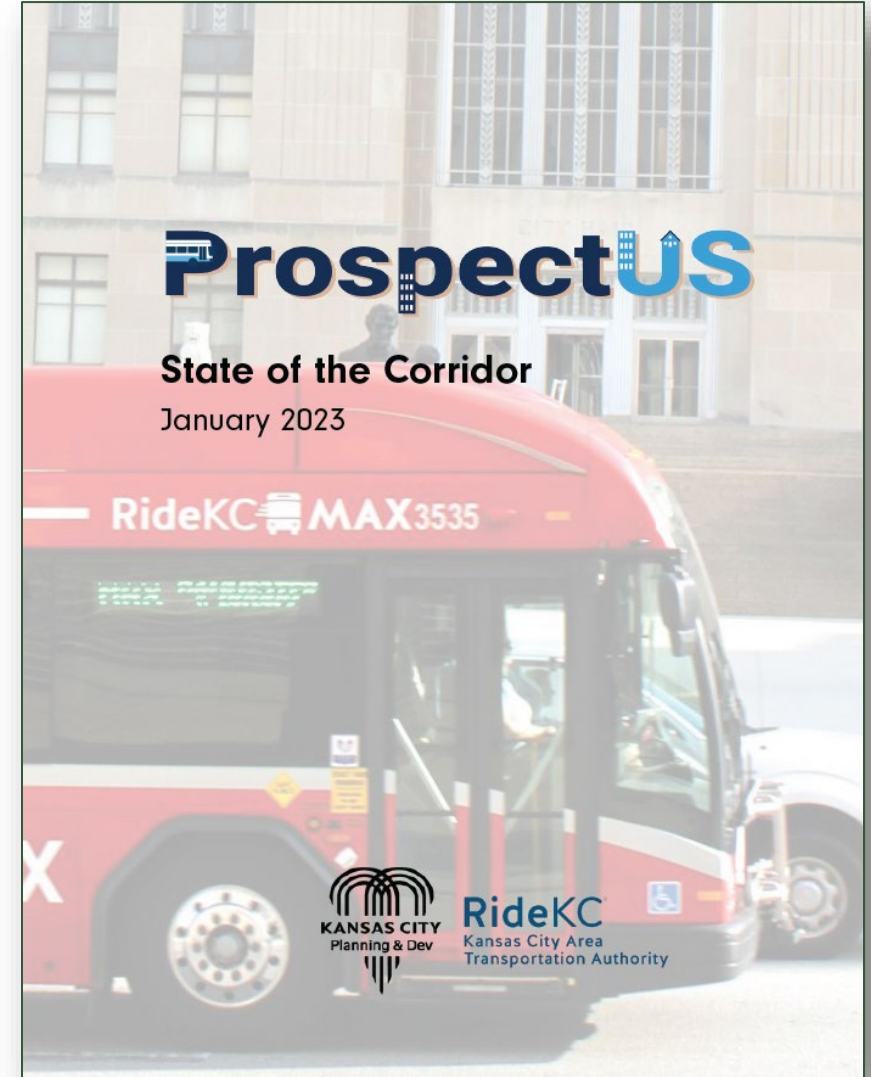


KEY FINDINGS- OVERVIEW

Public Space Improvements

Neighborhoods & Housing (TONIGHT)

Funding & Financing



KEY FINDINGS- OVERVIEW

Neighborhoods & Housing

1. The Success of the Prospect Corridor is Dependent on Retaining and Attracting New Residents
2. KCMO's TOD Policy Necessitates Additional Community Discussion about Future Land Use Policy & Zoning
3. Healthy Neighborhoods Require A Variety of Housing Choices
4. Equitable Reinvestment Requires Rebuilding the Small Business Ecosystem of Small-Scale Development



KEY FINDING #1:

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

- In 1950, the area supported 20,000 more households than exists today
- The area has 15% vacant/underutilized land for development
- A target density of 8 gross units per acre would support frequent transit and business activity
- Doubling the population and housing stock creates opportunity for growth in the area



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

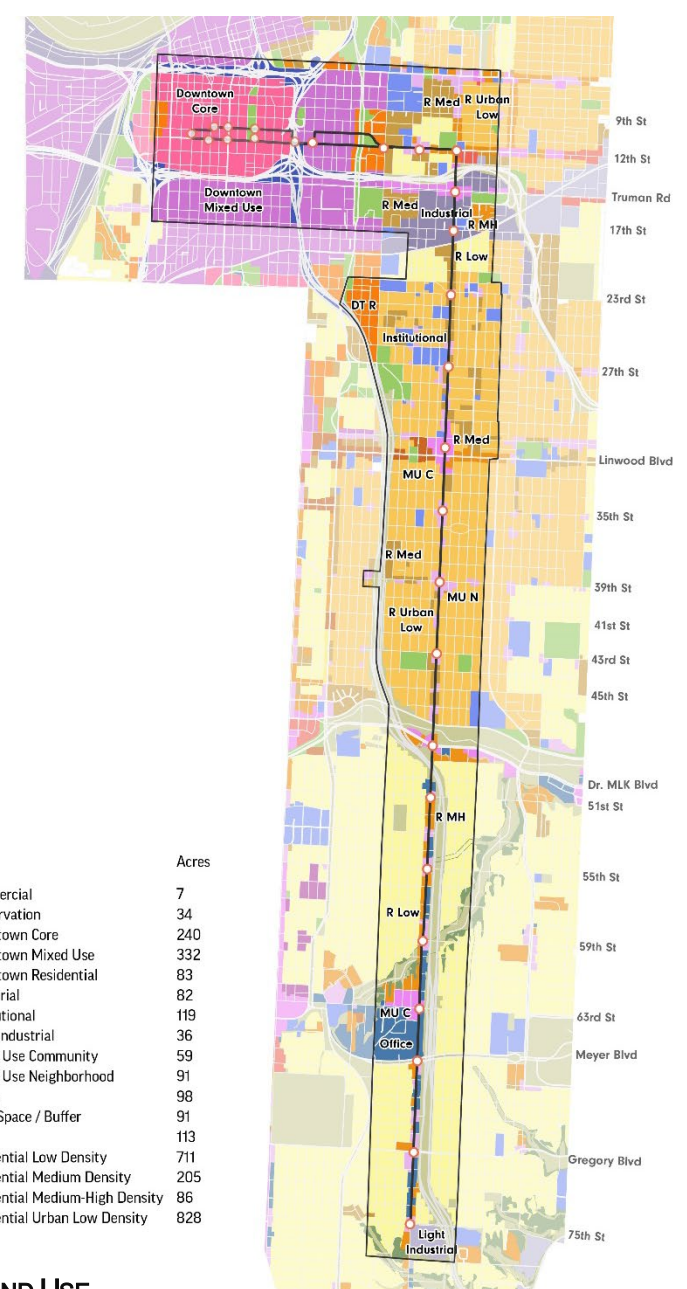


RIDERSHIP LEVELS BY TRANSIT STOP

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

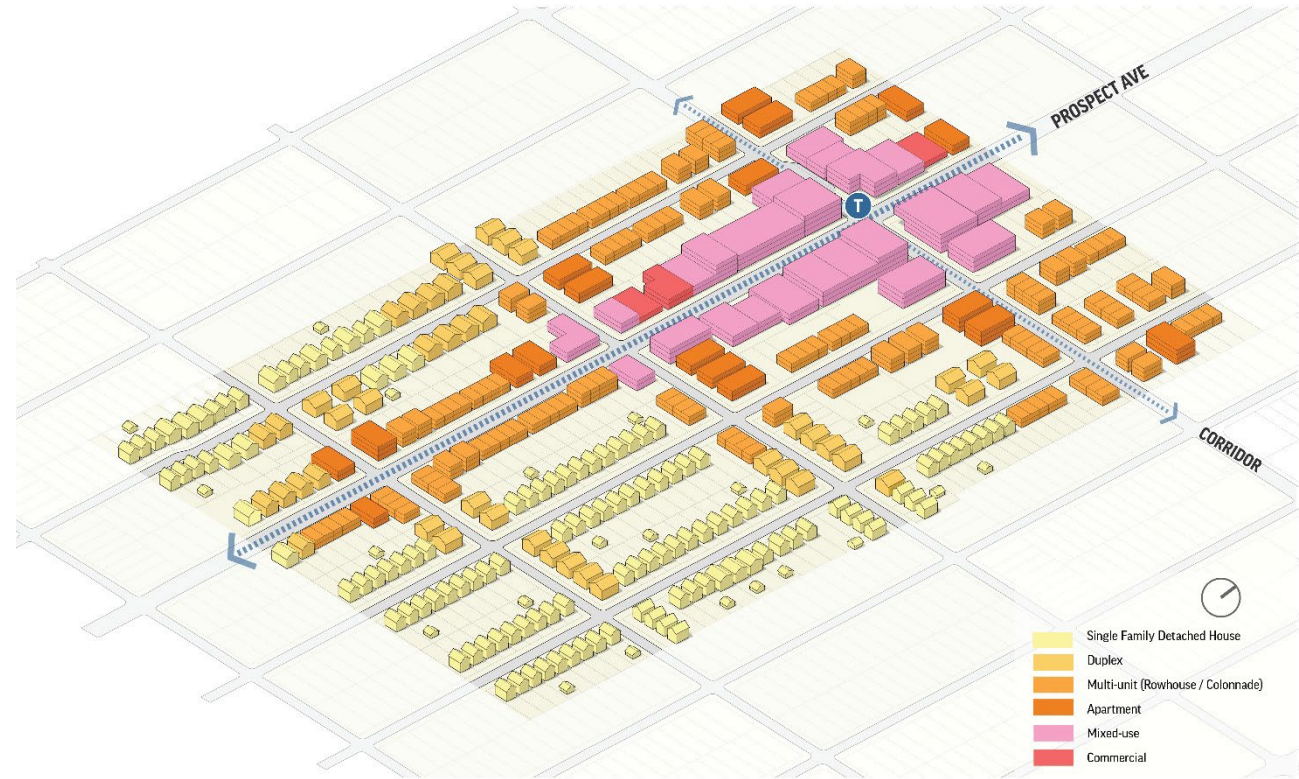


PROSPECTFUTURELAND USE

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.

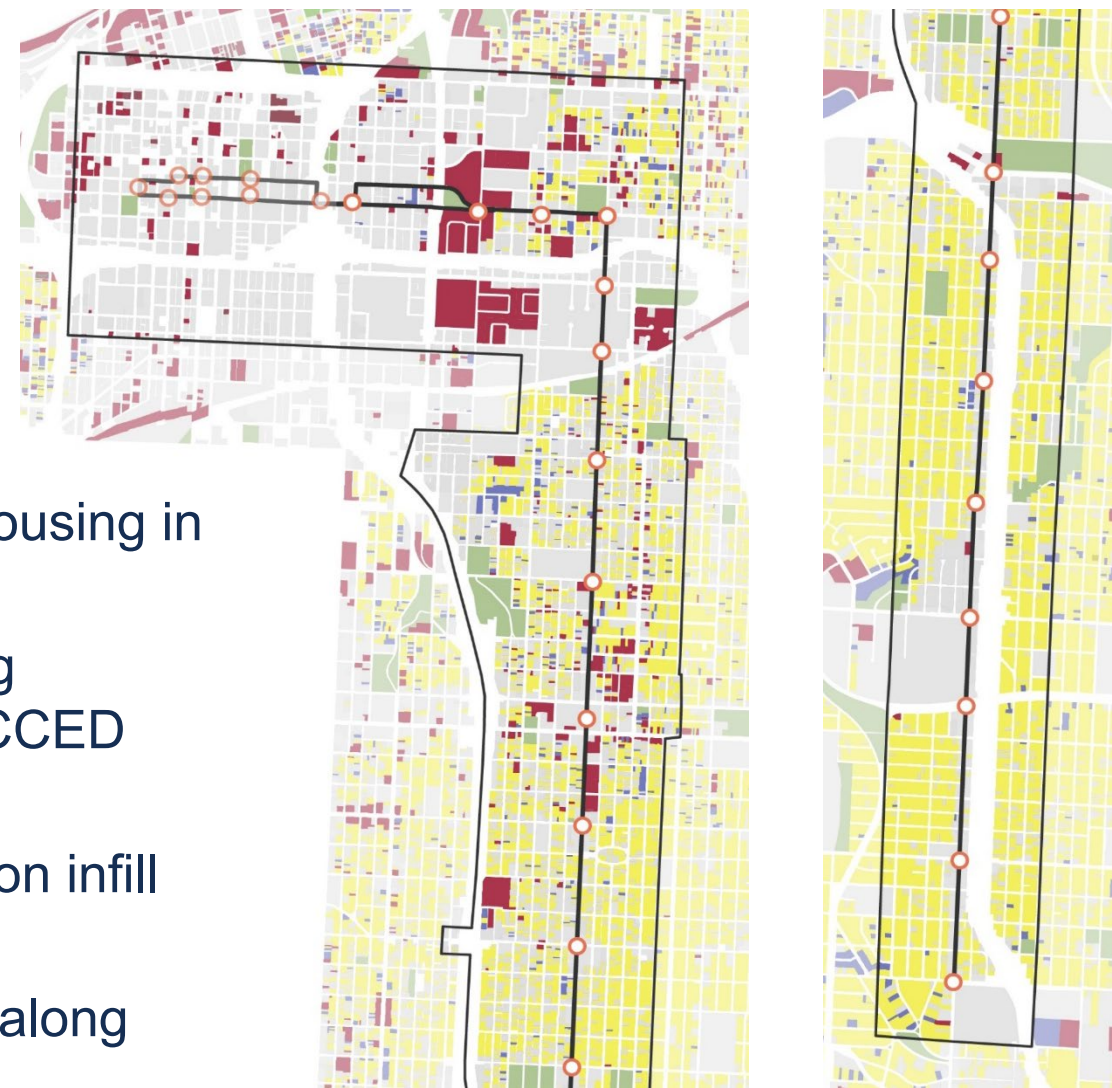


CONCEPTUAL ILLUSTRATION OF TOD DEVELOPMENT PATTERN

KEY FINDING #3:

Healthy Neighborhoods Require A Variety of Housing Choices

- Single-family housing comprises a majority of housing in the area
- “Middle” housing types which are... and is being demolished at a high rate. (400 demolished in CCED boundary)
- Replacing “Middle” housing with new construction infill is expensive
- Future land use recommends “Middle” housing along corridors and in nodes
- New ADU Ordinance allows “Middle”



Single Family home (include MH)
Townhouse / Duplex
Multifamily / Condominium
CURRENT RESIDENTIAL USES

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

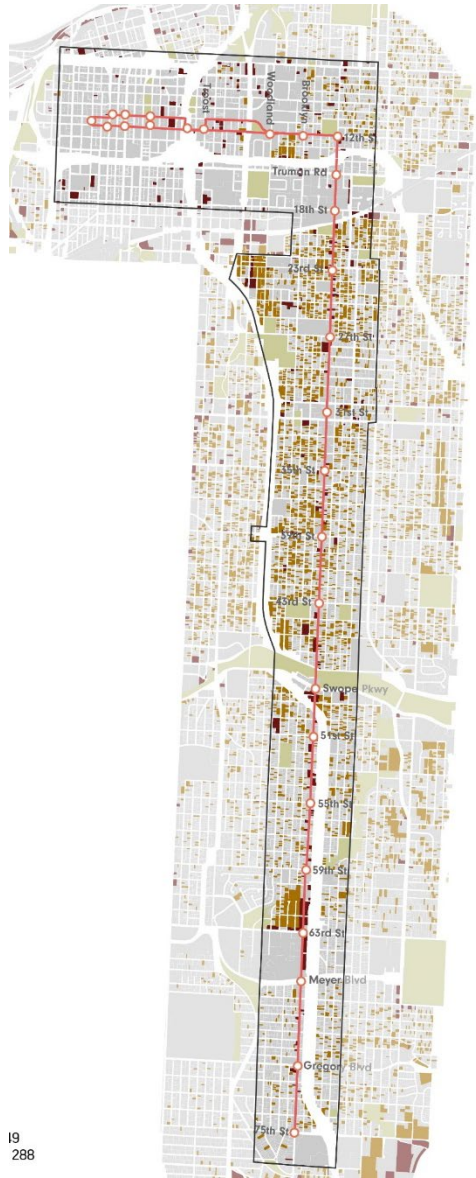


KEY FINDING #4:

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

- Historic pattern of development is small -scale and incremental, with many present-day needs being small-scale development projects
- The corporate development industry is not focused on small-scale, redevelopment, and infill. Local production is necessary.
- Current ecosystem of people, businesses, institutions, and nonprofits participating in small-scale projects today, that can scale up with help.

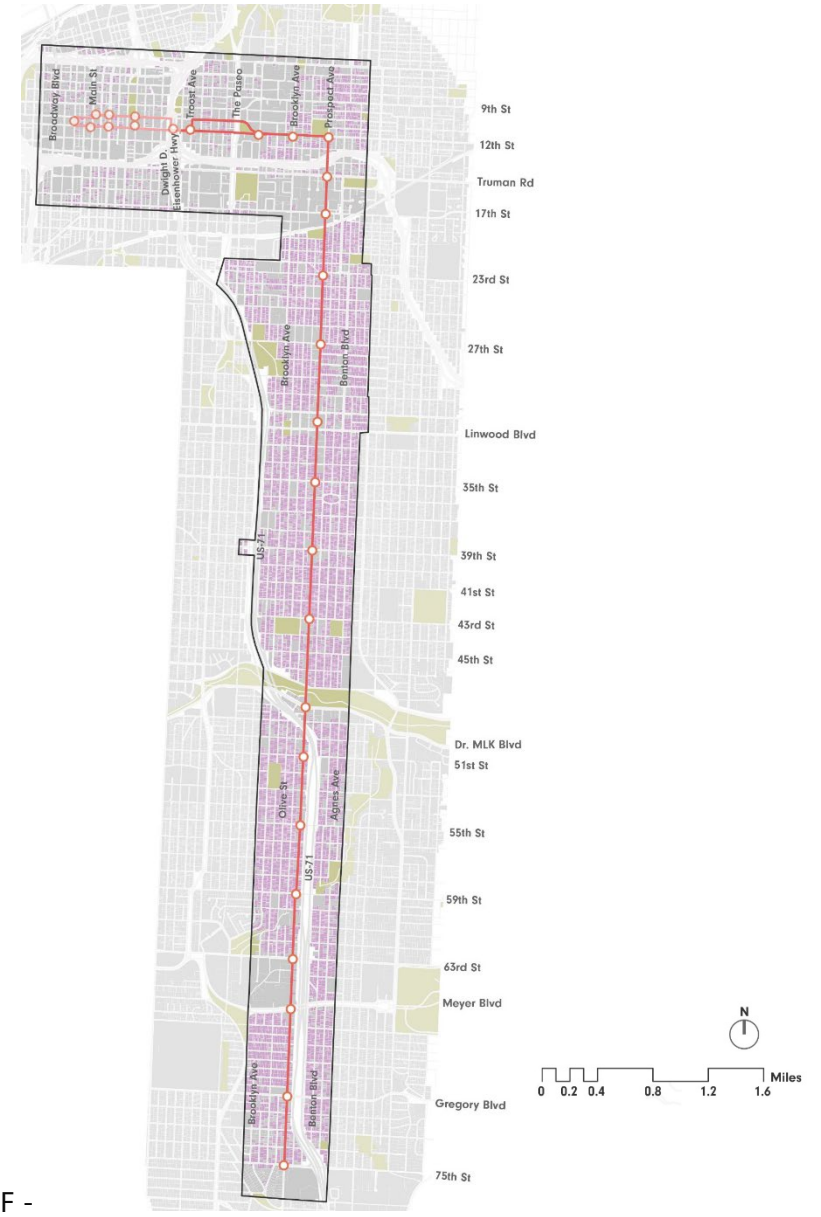




Residential
 Non-residential

19
288

VACANT LOTS –
 MANY OF THE VACANT LOTS ARE WITHIN NEIGHBORHOODS, SO SMALL AND NEIGHBORHOOD SCALE DEVELOPMENT WILL BE NECESSARY TO PROTECT EXISTING NEIGHBORHOOD CHARACTER.



LOTS UNDER 10,000SF -
 THESE LOTS ARE RELATIVELY SMALL COMPARED TO MANY DEVELOPMENT PROJECTS WE SEE TODAY, SO DEVELOPMENT IN THE ARE WILL NEED TO BE LARGELY SMALL-SCALE AND INCREMENTAL

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



PAUSE– WORKSHEET ACTIVITY #3

Like?

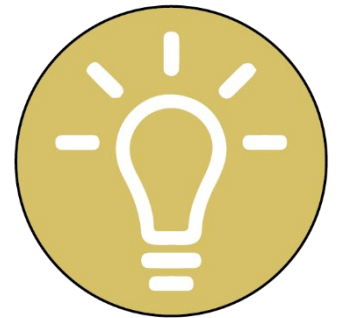
- Is there anything presented in the key findings that is compelling, interesting, or important to you, that should be emphasized to the group?
- Were there any strategies presented that stood out to you, that should be emphasized or further discussed amongst the group?

Learn?

- Is there anything presented in the key findings that you were not aware of before tonight?
- Were any of the strategies presented a new idea or approach that you had not considered before?

Lack?

- Is there anything missing from the key findings that you would like to see addressed by the team?
- Are there any strategies missing from the recommendations?



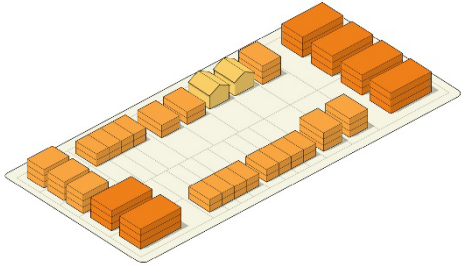
WORK SESSION



CONCEPTUAL BLOCKS

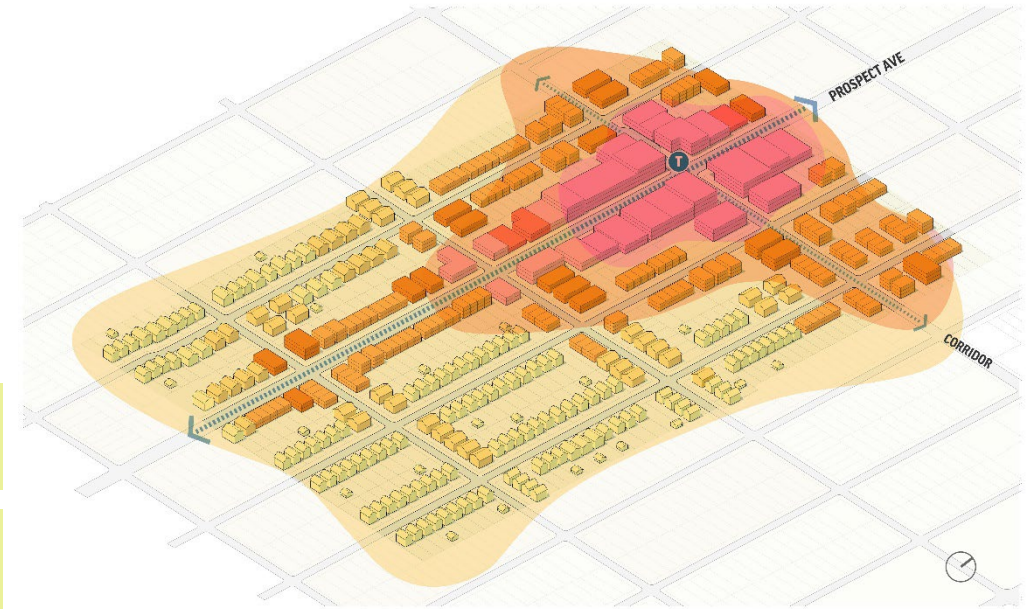
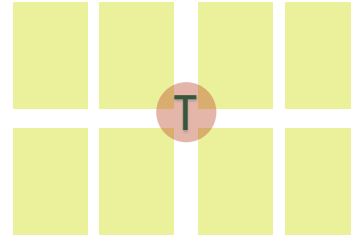
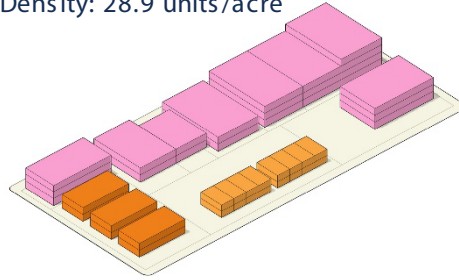
Block size: 4.92 acres (measured from street centerline)

Housing Units: 128
Density: 26.0 units/acre



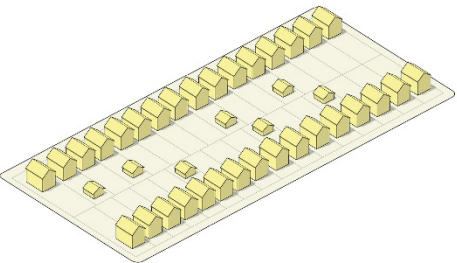
HIGH DENSITY BLOCKS

Housing Units: 142
1st Floor Retail: 64,405 sq. ft.
Density: 28.9 units/acre



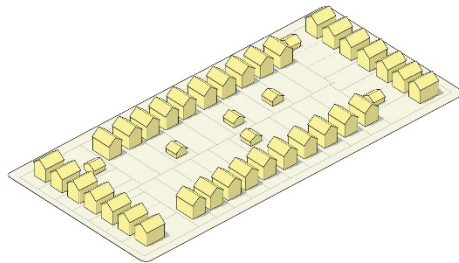
CONCEPTUAL ILLUSTRATION OF TOD DEVELOPMENT PATTERN

Housing Units: 32 + 7 ADUs
Density: 7.9 units/acre (6.5 wo. ADU)

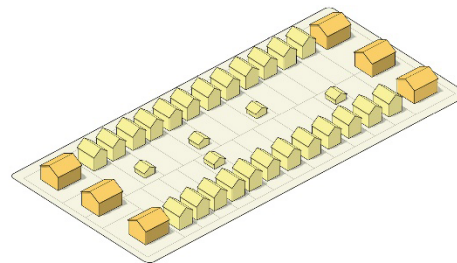


LOW DENSITY BLOCKS

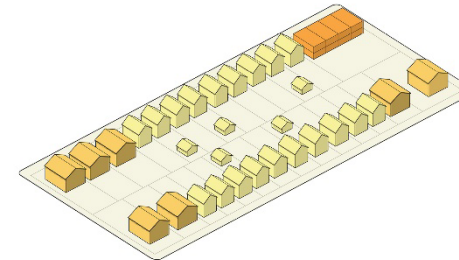
Housing Units: 34 + 4 ADUs
Density: 7.7 units/acre (6.9 wo. ADU)



Housing Units: 36 + 5 ADUs
Density: 8.3 units/acre (7.3 wo. ADU)

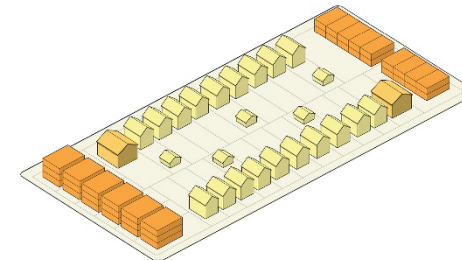


Housing Units: 37 + 5 ADUs
Density: 8.5 units/acre (7.5 wo. ADU)

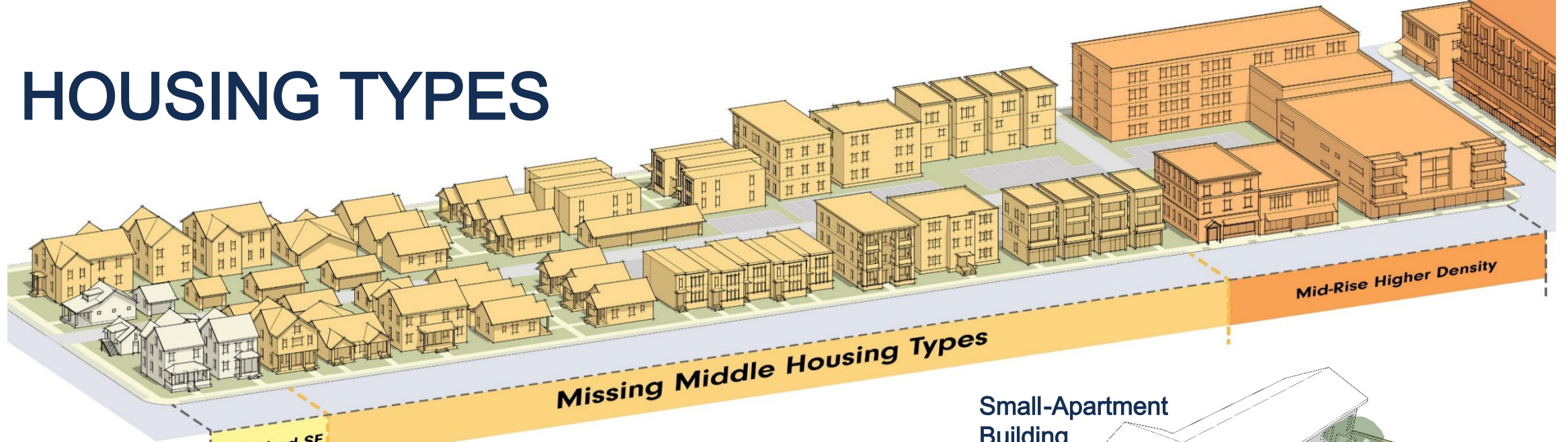


MIXED DENSITY BLOCKS

Housing Units: 68 + 5 ADUs
Density: 14.8 units/acre (13.8 wo. ADU)



HOUSING TYPES



Detached SF

Townhomes

Small-Apartment Building

Live/Work

Duplex

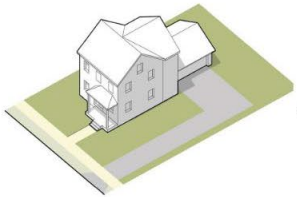
6-Plex / Colonnade

HOW MUCH DOES A NEW HOUSE COST?

2022 URBAN RESIDENTIAL CONSTRUCTION COSTS: \$200/SF

2022 RESIDENTIAL LAND VALUE COSTS: \$0.32/SF

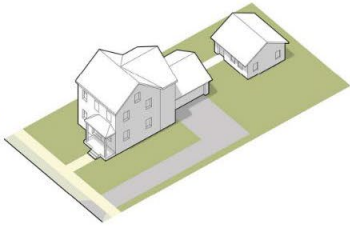
COST PER UNIT
\$302,000



SINGLE-FAMILY HOUSE

1 unit @ 1,500SF
5,000SF lot

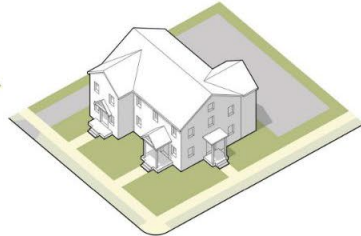
COST PER UNIT
\$201,000



SINGLE-FAMILY HOUSE W/ SECONDARY UNIT (ADU)

2 units totaling 2,000SF
5,000SF lot

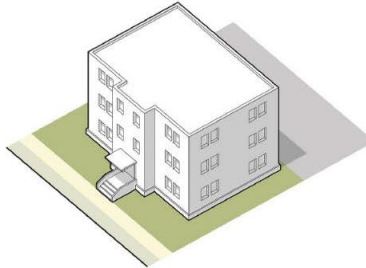
COST PER UNIT
\$268,000



MULTI-UNIT HOUSE

3 units totaling 4,000SF
10,000SF lot

COST PER UNIT
\$280,700



COLONNADE

6 units totaling 8,400SF
10,000SF lot

COST PER UNIT
\$250,000



TOWNHOUSES

8 units totaling 10,000SF
15,000SF lot

COST PER UNIT
\$204,000



5-STORY APARTMENT BUILDING

30 units totaling 30,000SF
40,000SF lot

COMMERCIAL FORMATS

NEIGHBORHOOD NODE



locally owned



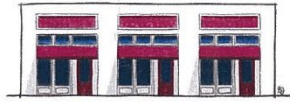
small + simple SHOP

Single storefront, straight up.

© Shophouse Studio Inc.

NEIGHBORHOOD NODE

three little businesses



multi-tenant COMMERCIAL

Strip mall... But make it mainstreet.

© Shophouse Studio Inc.

NEIGHBORHOOD NODE

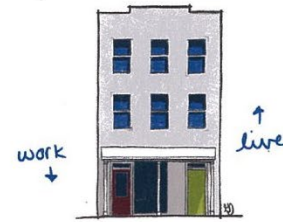


small, 1-3 unit MAINSTREET MIXED

They don't make it easy.

© Shophouse Studio Inc.

NEIGHBORHOOD NODE



residential code LIVE/WORK

The entrepreneur lives upstairs.

© Shophouse Studio Inc.

NEIGHBORHOOD NODE



grandfathered MAINSTREET MIXED

Pre-1991 buildings only.

© Shophouse Studio Inc.

NEIGHBORHOOD NODE



large, 4-12 unit MAINSTREET MIXED

High value, cost, and complexity. Not for the faint of heart.

© Shophouse Studio Inc.

SHOP



1 Business or Mercantile unit

Single story, under 9000sf. Small A2 occupancies (food & drink) are possible but more complicated. Talk to an architect. May be eligible for SBA loan if 51%+ owner-occupied.



MULTI-TENANT COMMERCIAL



2+ Business or Mercantile units

Multiple small tenants (under 2000sf). Share kitchenette or bathroom facilities to increase affordability. May be eligible for SBA loan if 51%+ owner-occupied.



SMALL MAINSTREET



1-3 units above commercial

High sprinkler costs (NFPA 13) hard to cover with so few units, especially in low-rent markets. May be eligible for SBA loan if 51%+ owner-occupied.



LIVE/WORK



1 unit with both res. + non-res. space

Ground floor "work" space (max. 1500 sf) must be ancillary to "live" space. Up to five non-resident workers allowed on site. Requires savvy lender to finance on residential mortgage.



PRE-91 MAINSTREET



1-3 units above commercial

Continue the established occupancies - a break in occupancy may prompt major upgrades. Commercial use needs to stay the same or become less hazardous (ex. B→M type).



LARGE MAINSTREET



4-12 units + commercial

Ground floor must include at least one accessible residential unit. Up to four residential units per floor per stair. Up to three stories.



STATION AREAS



Small Scale Development

Risk Factors:

- Lack of knowledge and mentorship
- Lack of access to capital
- Rising cost of construction
- Aging underground infrastructure
- Long permitting periods
- Land speculation & absentee ownership



NEXT STEPS



UPCOMING MEETINGS

Funding & Financing Workgroup

February 7 – 6:00 – 8:00 PM, Southeast Community Center

Community Meeting

February 23 – 6:00 – 8:00 PM, Bruce R. Watkins Cultural Heritage Center



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PROJECT WEBSITE

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RideKC
Kansas City Area
Transportation Authority