



MPD Amendment - The Village at Westport Commons

Neighborhood Planning and Development Committee Presentation

04.05.2023

- Overview
 - Ordinance #230259
 - Part of a Multi-Phased Redevelopment
 - Amends prior 2015 MPD
 - CPC Approved last month
- Project Details
 - Design Elements
- Project Perspective
 - Why Now?
 - Why Housing?
 - What Happens to the Current Tenant?
 - Impact of Prior KCPS Agreements
- Questions

Agenda



Project Details





HISTORIC REFERENCE

A variety of buildings within the neighborhood were examined and considered during the designing process. Materials, massing, and composition were influenced by the local vernacular without directly copying individual examples. The design seeks to compliment historic building patterns while providing an appropriate modern design.





HISTORIC REFERENCE- HORIZONTAL LAYERING

The new apartments follow the pattern of horizontal layering expressed in nearby historic buildings without directly copying their designs.

The building starts with a masonry base separated from the layer above with a stringcourse. As with many other nearby buildings, above the masonry base is a new material.

The mid-level contains most of the fenestration and expressive elements of the facade. Unlike the base and cap, this portion has many vertical breaks and reads more as a vertical element than horizontal.

The parapet serves as the visual end-piece for the varied middle level below. Its long horizontal run ties the distinct vertical elements back into one cohesive unit.



HISTORIC REFERENCE- VERTICAL MASSING

The box-shaped structure is separated into balanced vertical pieces to break down the size of the building into smaller distinct elements within the overall composition. This achieved by varying the depth of the facade or changes in materials.

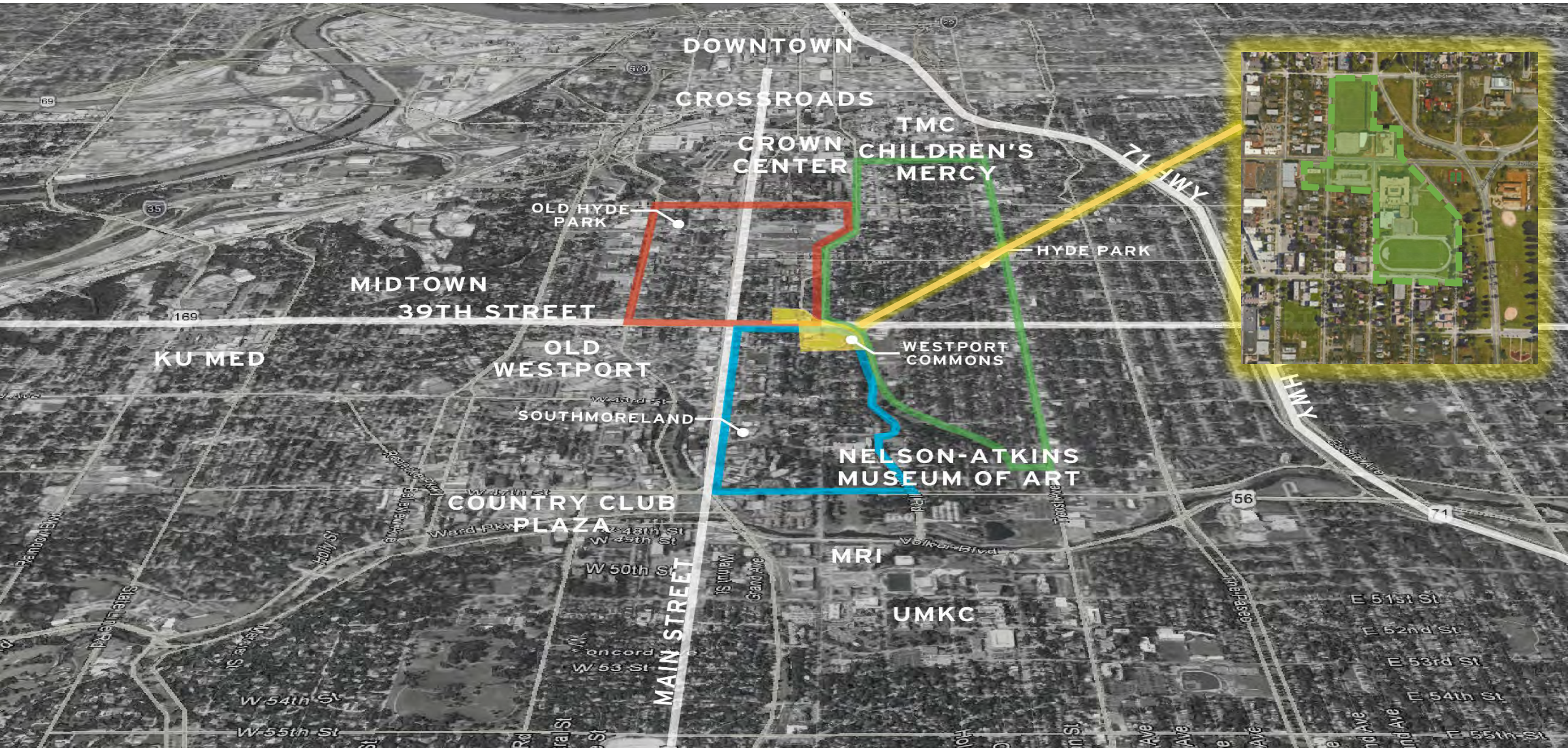
HISTORIC ELEMENTS- WINDOW AND COLUMN SPACING

The new apartments refer back to the window spacing and composition of the Jr High. There, the space between the windows is arranged so that the vertical elements stand slightly proud of the windows and rest of the wall, creating a pilaster column effect. This effect occurs on the apartments but is instead created by a material color change.



Project Perspective

From Westport Commons to . . .

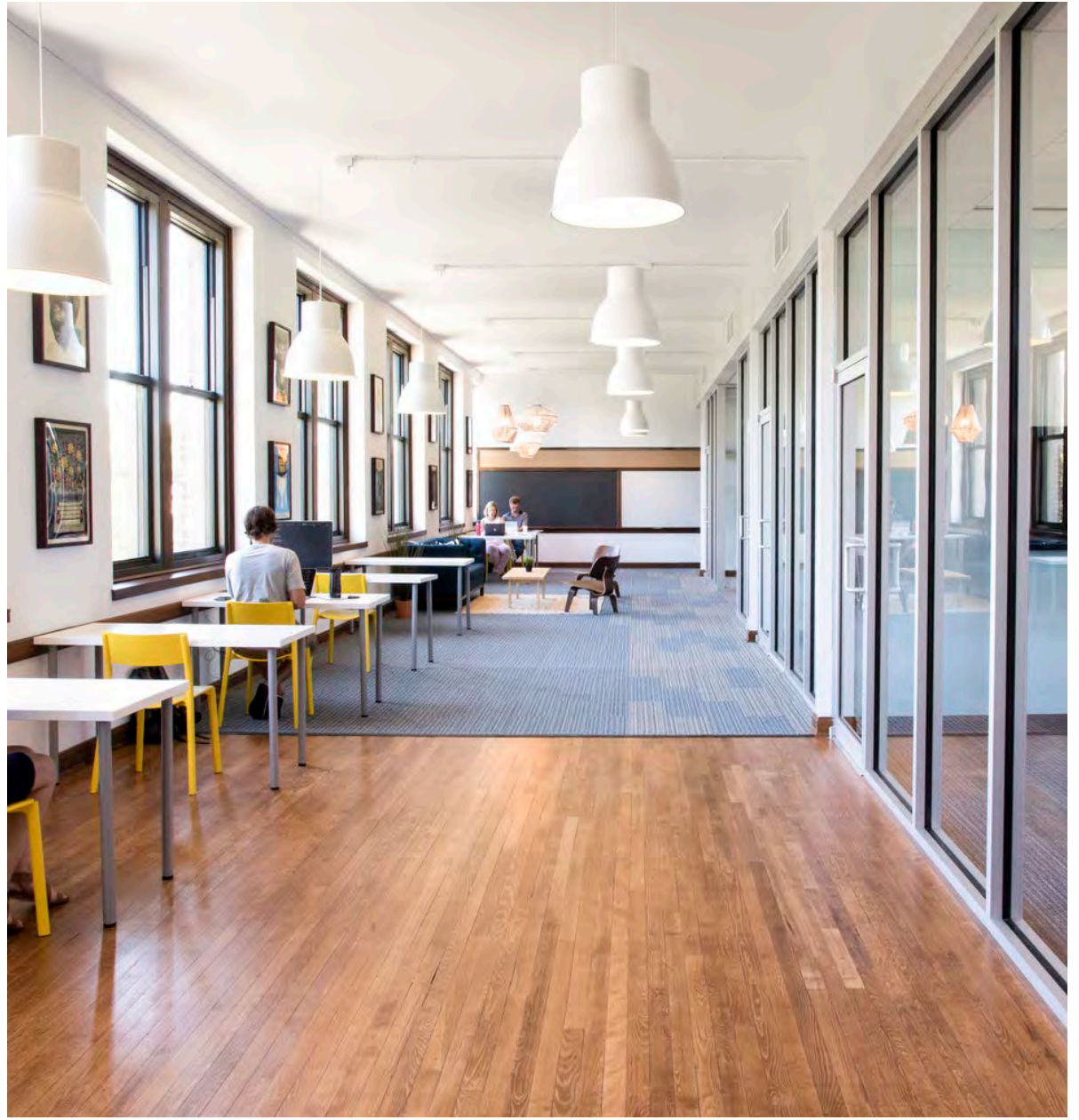






Plexpod Westport at Park 39

- **2015** Construction Began
- **2017** Placed in Service
- **TODAY** +160,000 GSF flex-space facility; one of the three largest coworking facilities worldwide at its opening
- **\$30M** CRE Investment





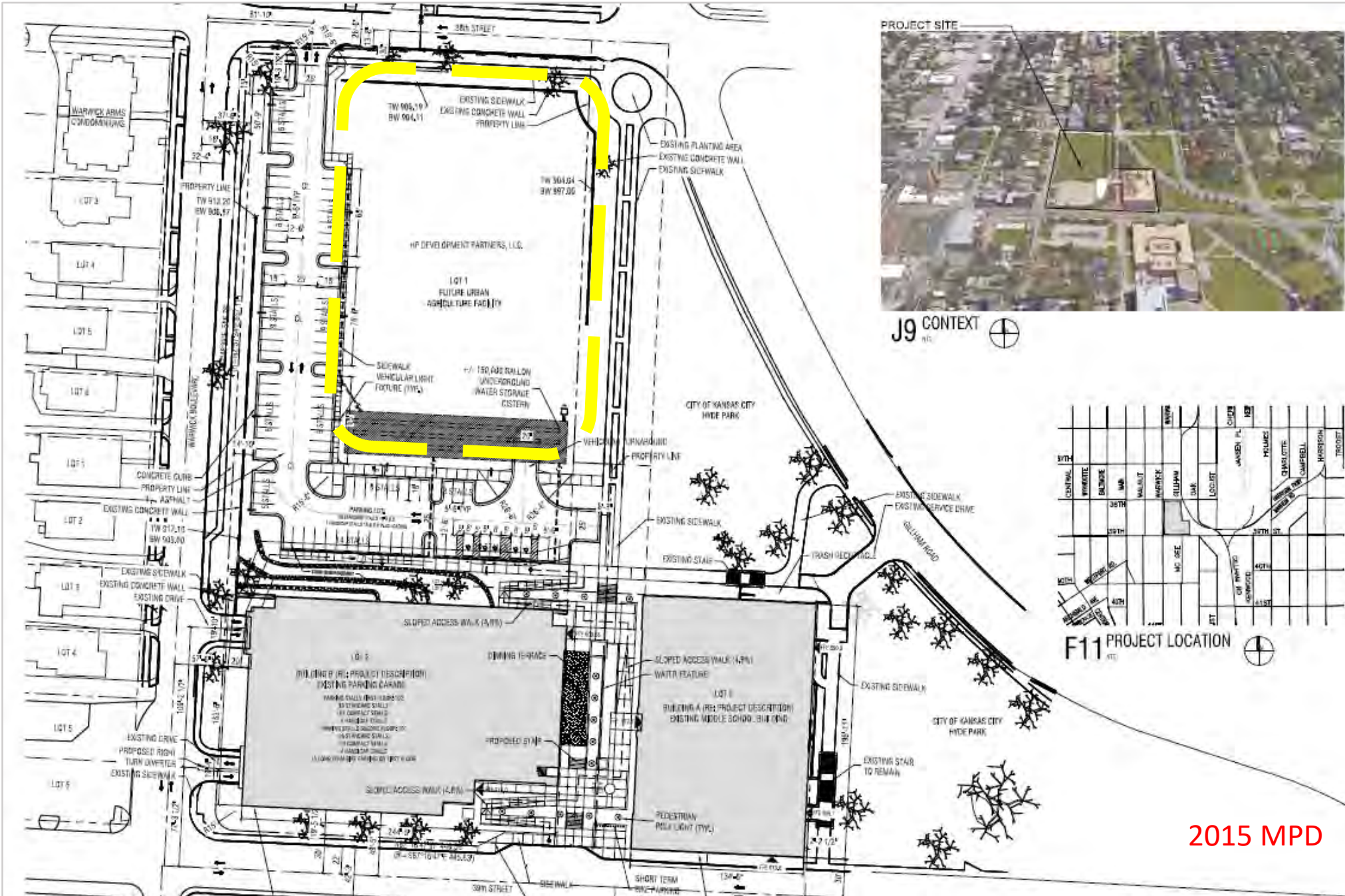
The Residences at Park 39

- **2022** Construction Began
- **2023** Placed in Service
- **At Completion** 138 apartments and 20,000 SF commercial space
- **\$52M** CRE Investment





Why Housing?



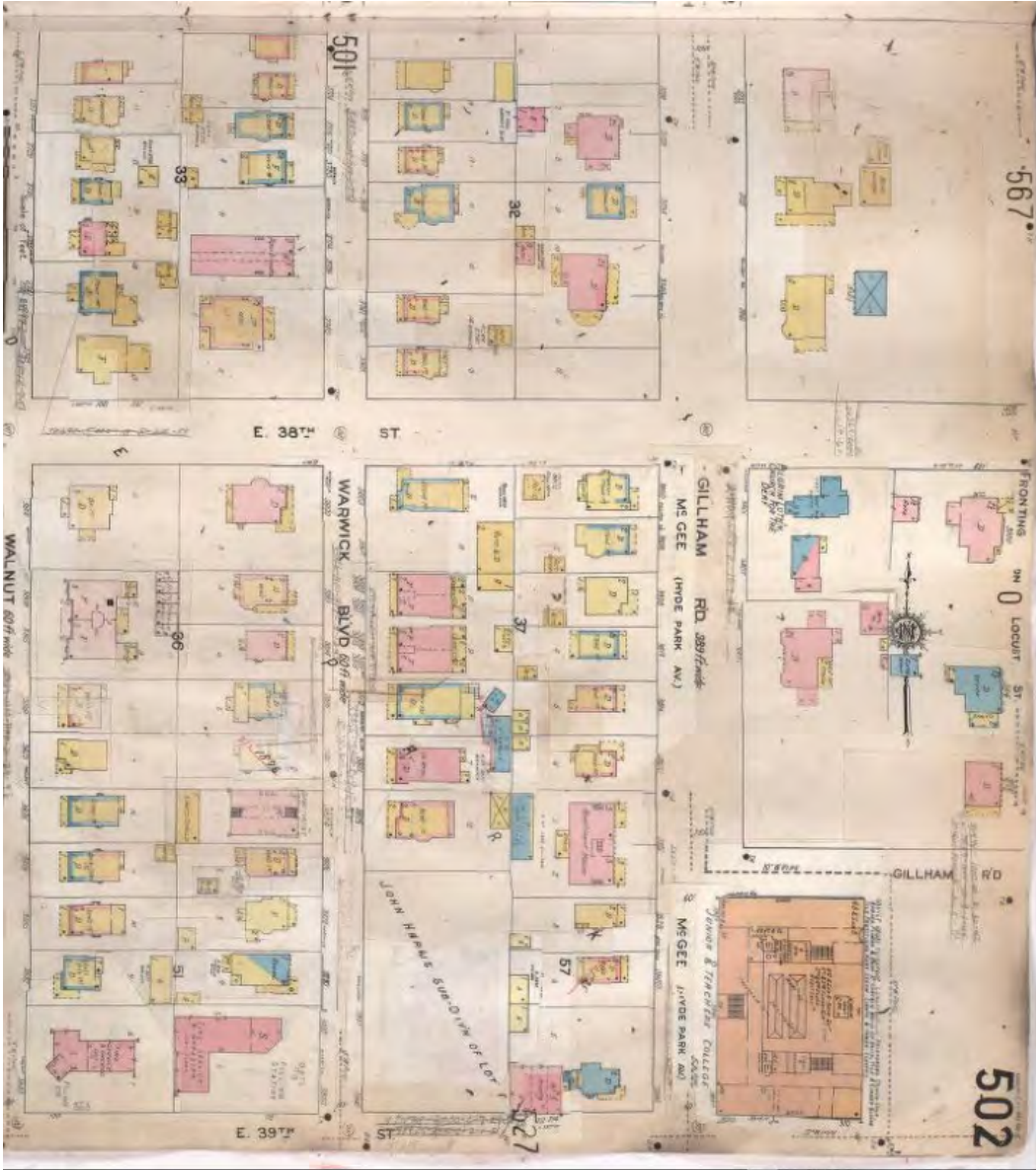
PROJECT SITE
J9 CONTEXT



F11 PROJECT LOCATION

2015 MPD





SANBORN MAP, KANSAS CITY, VOL. 4, 1909-1950, PAGE P502



ENVIRONMENTAL DATA RESOURCES, AERIAL PHOTOGRAPH, 1986

What Happens to the Current Tenant
Cultivate Kansas City?

CULTIVATE KC IS BEING RELOCATED

Westport Commons Farm Sublease

- Effective as of January 1, 2018
- The agreement includes a right of relocation of the tenant (Section 6.7) under which Cultivate KC **agrees to relocate** if the landlord determines to utilize the Farm area for other purposes.
- The agreement specifies various criteria that a relocation space must have.
- The agreement also obligates the landlord to pay for the cost of the relocation.



Impact of Prior KCPS Agreements

TIMELINE

- January 2014
 - Property Purchased from KCPS
 - Property Use Restriction Agreement (PURA)

- July 2015
 - First Amendment to PURA

- December 2015
 - Project Financing Closing
 - KCPS Reliance Letter

- June 2017 thru February 2018
 - Certificates of Occupancy Issued

- July 2019
 - Partial Termination and Release of PURA
 - Released all restrictions on property use except for no K-12 school uses without KCPS consent

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI

07/31/2019 4:51 PM

FEE: \$27.00 3 PGS



INSTRUMENT NUMBER / BOOK & PAGE

2019E0059457

Book: Page:

Robert T. Kelly, Director, Recorder of Deeds

PARTIAL TERMINATION AND RELEASE OF PROPERTY USE RESTRICTION AGREEMENT

COMES NOW THE SCHOOL DISTRICT OF KANSAS CITY, MISSOURI, a Missouri urban school district (the "School District"), and hereby terminates and releases in its entirety (except as otherwise set forth herein) that certain Property Use Restriction Agreement (the "PUR Agreement") dated January 27, 2014, and filed on January 28, 2014, as Document No. 2014E0007198 in the real estate records of Jackson County, Missouri, thereafter amended pursuant to that certain First Amendment to Property Use Restriction Agreement ("PUR Amendment") dated June 11, 2015, and filed on July 20, 2015, as Document No. 2015E0063887 in the real estate records of Jackson County, Missouri, and affecting that certain real estate located in Kansas City, Jackson County, Missouri, as described in the attached Exhibit A (the "Property") as to all restrictions and requirements described therein **except** the restriction described in section 1 of the PUR Amendment prohibiting the use of the Property for Kindergarten through 12th grade educational facility use, other than enrichment programming, after-school programming, pre-kindergarten services and/or adult education programs, without the written consent from the School District Board of Directors, which restriction shall continue in full force and effect until January 26, 2034, unless the School District waives or releases such restriction, in its sole discretion.

IN WITNESS WHEREOF, this Partial Termination and Release of Property Use Restriction Agreement is executed as of this 24 day of July, 2019.

THE SCHOOL DISTRICT OF KANSAS CITY,
MISSOURI, a Missouri urban school district

Questions