



Discussion of Parameters for Request for Redevelopment Proposals: 47th & Rainbow Blvd. (SW Corner)

Governing Body Work Session

May 9, 2024

How We Got to Now: Iterative Process To-Date

Earlier History

2000 – 47th & Mission Rd. Corridor Concept Plan created; 47th Street Committee formed shortly after by the City of Westwood, the UG, and Roeland Park to champion redevelopment in the corridor

2007 – Three cities jointly commission 47th Street Redevelopment Feasibility Study

2010 – Westwood View Elementary under consideration for closure by SMSD; all cities feeding into WWV sign resolutions of support to keep school open

2011 – Woodside Village project introduced for consideration

2014 – Westwood purchases 5050 Rainbow Blvd. to create incentive/option for rebuilding Westwood View

2015 – Westwood engages Urban Land Institute (ULI) to evaluate redevelopment opportunities, including 4700 Rainbow

2016 – Woodside Village opens

2016/2017 – Westwood updates its Comprehensive Land Use Plan which calls for redevelopment at 4700 Rainbow

2017/2018 – 47th Street Complete Street Plan creation and adoption

2020 – 47th Street Complete Street Plan demonstrated (permanent improvements completed in 2024)

Recent History

2020/2021 – SMSD announces and carries out plans to rebuild WWV Elementary on former Entercom site at 50th & Belinder; triggering domino effect of redevelopment of multiple public property parcels, including 4700 Rainbow

September 2021 – City Council held a work session to formulate an iterative process spanning the next five (5) years to respond to the perennial community questions surrounding long-term land use in the wake of Westwood View's future being secured. The direction provided to staff during that work session has been carried out on schedule and includes:

Fall 2021 – Conduct a follow-up ULI TAP to evaluate redevelopment options at both 47th & Rainbow and 50th & Rainbow

2022 – Conduct a City facilities assessment and feasibility analysis for new facilities or improvements to existing, including City Hall

2023 – Karbank approached the City with a redevelopment proposal that would result in securing the future of the former Westwood View Elementary School site as well as 5000 and 5050 Rainbow Blvd. and would result in a modern, expanded, and more interior City park at no expense to the City or taxpayers; plan was approved through open public process

2024 – Governing Body now initiating process to invite redevelopment proposals for the City Hall site



Proposed Process Timeline: Initiation and Consideration

Initiation

May

Initial City Council Work Session to set objectives and parameters
Staff review of applicable City Codes (Zoning Ordinance) and other applicable regulations for redevelopment of the site
Identify Request for Proposals (RFP) review committee

June

Convene Request for Proposals (RFP) review committee
Create external communications plan
Draft RFP for review by committee

July

Issue RFP

August

Committee receives and reviews proposals; create short-list of teams to invite to interview

September

Hold community presentations/interviews; open to the public

Community and Council Consideration

October

Committee reconvenes to assess public response to proposals and to determine additional activities, if needed, to recommend a proposal to the Governing Body

Committee develops recommendation to City Council based on the quality of the proposal, ability of proposal to achieve stated objectives as set out by the Governing Body, and community response

November

City Council receives committee recommendation of which redevelopment proposal would best meet the objectives of the Governing Body and community

City Council provides direction to staff to either begin negotiating a predevelopment agreement with the selected team or to take other action as determined appropriate

December

City Council consideration of pre-development agreement with selected team to enter into formal relationship to begin due diligence and Planning and Zoning process for desired redevelopment proposal



2015 ULI TAP

- Optimal site for commercial or mixed-use development.
- This site could be considered with or without a new City Hall as part of a mixed-use development. The city could explore a public-private partnership to make the site available for new mixed -use development with City Hall as an anchor within the new facility. Or City Hall could be relocated to a different site
- redevelopment could realize additional property tax and sales tax revenues coupled with a newer and more energy-efficient City Hall facility.



2017 Comprehensive Plan

- The corner site where City Hall currently resides has a high potential for future development or redevelopment.
- There is an opportunity for a mixed-use development that may or may not include City Hall function.
- Future improvements to the site could also include space for a farmers market or other civic gathering space while keeping the current City Hall building in place. Conversely, City Hall could move to a new site in the community altogether to open up the opportunity to sell or lease the existing City Hall property.

DESIRED OUTCOMES

- Diversify the tax base.
- Offer more commercial business or mixed-use opportunities.

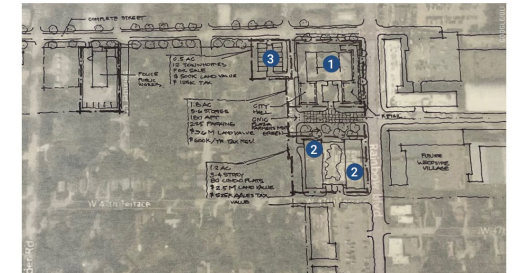


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2021 ULI TAP

- Placing multi-family housing at the corner provides opportunities for residents to live in smaller units that often come with a smaller financial commitment than a single-family home and do not require much maintenance. Perfect for empty-nesters and young professionals, apartment or condominium options at this corner would be welcome in Westwood.
- The nature of the intersection of W. 47th Avenue and Rainbow Boulevard, two primary commercial corridors for Westwood, lends to a dense mix of uses at the site.
- If the City determines a need or desire to remain at this intersection, leasing space in the new development might be a more fiscally beneficial arrangement for the City.
- The financial calculus for development at this site that includes both residential and commercial uses only begins to work financially if a certain density is achieved and at a height of likely five or six stories. Due to the financing and capital structure of mixed-use projects of this nature, eliminating a floor for the sake of reducing height reduces the financial viability of the project not by 15-20 percent but instead by nearly 50 percent.



Map	Housing Type	Anticipated Units	Configuration	Anticipated Total Annual Property Tax
1	Apartments	180	~800 sf, 1 & 2 bedrooms	\$600,000 (housing); \$400,000 (retail)
2	For-Sale Condos	80	1000-1200 sf	\$500,000
3	Row Houses	12	~2000 sf	\$420,000
	Duplexes & ADUs			



2022 Facilities Analysis

- Revenues generated by selling city-owned properties along Rainbow for taxable private development could afford constructing new City Hall and Police facilities and benefit the City over the long term.
- Renovating and improving existing facilities and selling the southern 1.2 acres of the City Hall site plus the current Park and church sites for taxable private development may be most cost-effective.

(Notably, this finding was prior to the City having a partner – Karbank – to fund redevelopment of the former WWV Elementary into a City park)



Questions for Guided Discussion: Process



Who should serve on a five to seven-person mayor-appointed RFP review committee (i.e. representation, not names and faces)?



The proposed timeline is technically feasible; does it feel politically reasonable?



Is there anything critical missing from the history noted in this presentation?



Does the process have enough integrity built-in to make you feel comfortable making a decision about engaging with a single redevelopment proposal?

Questions for Guided Discussion: RFP Contents

What guard rails would you like to put around the following common components/questions relating to redevelopment?

Economic incentives including TIF, CID, and IRB, payment for land

Attainable housing

Environmental sustainability

Density/height of structures

Uses (residential, office, retail, other)

City facility (re)location

Minimum professional qualifications or composition of redevelopment teams

Accessibility

Property parcels included

Architectural/Aesthetic

