

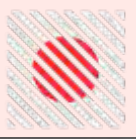
THE EVOLUTION OF A COMMUNITY RESOURCE

MARCH 21, 2016

Welcome

Westport Commons





KC Sustainable Development Partners

Bob Berkebile
David Brain
Butch Rigby
Louis D. Steele
E.F. Chip Walsh



Swinney



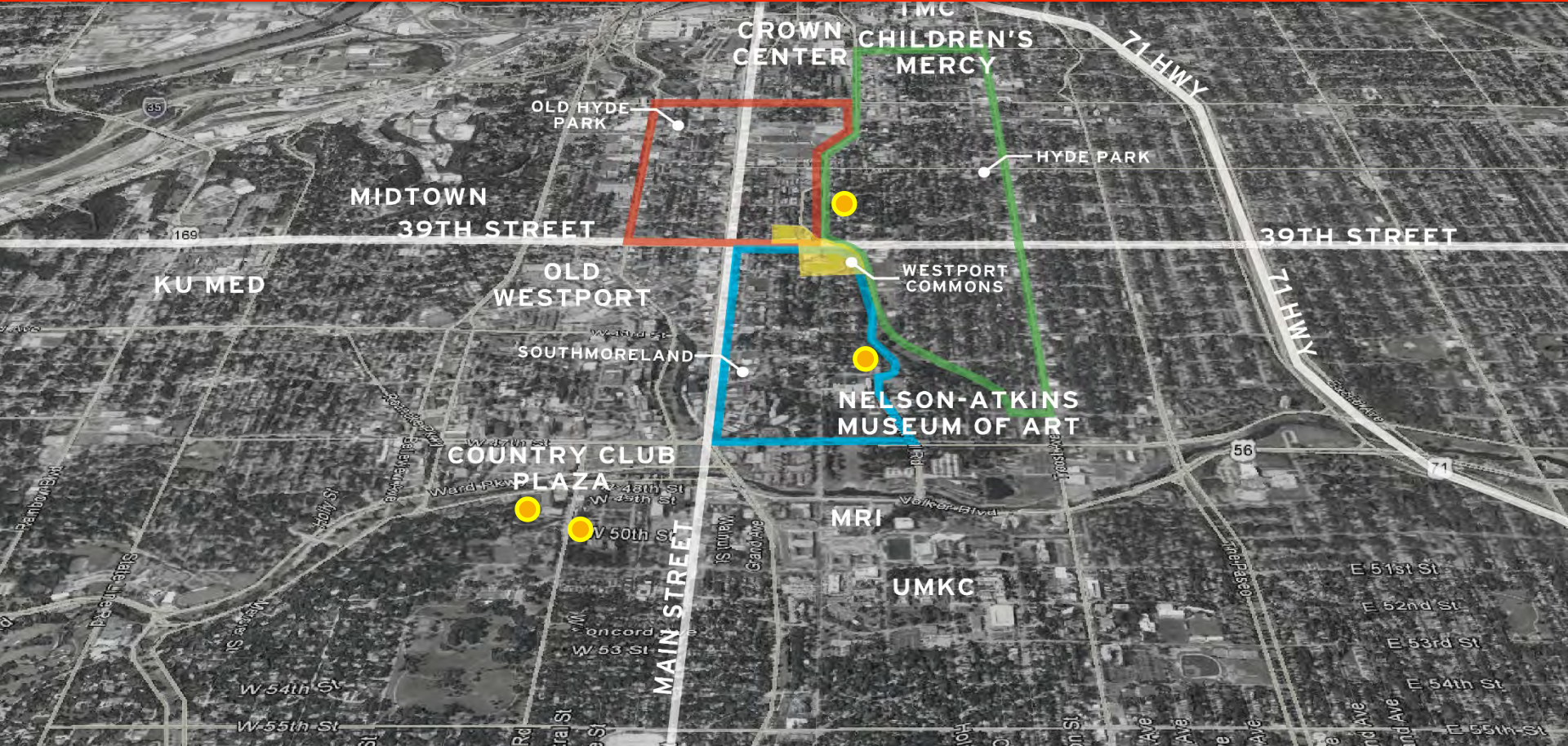
Plexpod

Gerald Smith



Plexpod

ACCESSIBLE AND CONNECTED

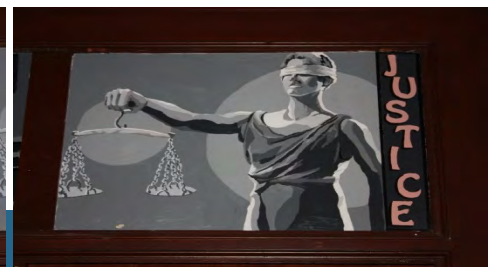




ON THE WALLS AT WESTPORT HIGH:

**“The world we have created is a product of our thinking:
It cannot be changed without changing our thinking.”**

-Albert Einstein



RESPONSES TO THE QUESTION: *What are the community needs? What reuse options would you like to see?*



August 2012

A Proposal for Regenerative Development



WESTPORT SCHOOLS CONCEPTUAL PLANS

09.28.12



Kansas City Sustainable Development Partners

A INSTITUTE FOR COMMUNITY
Housing emphasizing health and community
Collaborative Center for Not-for-Profits
Cultivate Kansas City Urban Gardens
Botanical Garden

CENTER FOR CREATIVITY AND INNOVATION
High School
Middle School
Early Learning Center
Innovation Center & Incubator
Culinary Institute

August 2012

Positive Impact : HEALTHY AND LOCAL FOOD

- Healthy Lifestyle and City-Wide Advocacy, Demonstration and Training



April 2013



WESTPORT COMMONS DEVELOPMENT PLAN

04.28.13

Kansas City Sustainable Development Partners

BNIM

Financial District Properties

CENTER FOR COMMUNITY

- 01 Housing emphasizing health and vitality
- 02 Rooftop garden and sunset grill
- 03 Green roof
- 04 Restored skylight
- 05 Community gardens and orchard
- 06 Greenhouse
- 07 Water lab and fish farm
- 08 Solar array over parking
- 09 Center for Community Vitality

*See plans for specific uses

CENTER FOR CREATIVITY AND INNOVATION

- 10 Three Academies (Pre K - 12)
- 11 Innovation center and incubator
- 12 Green roof (over culinary institute)
- 13 Restored skylight (over auditorium)
- 14 Solar array on roof
- 15 Tennis courts
- 16 Swimming pool
- 17 Parking and entry to schools
- 18 Track and sports

*See plans for specific uses

April 2013



Phase 1

Center for Community Vitality

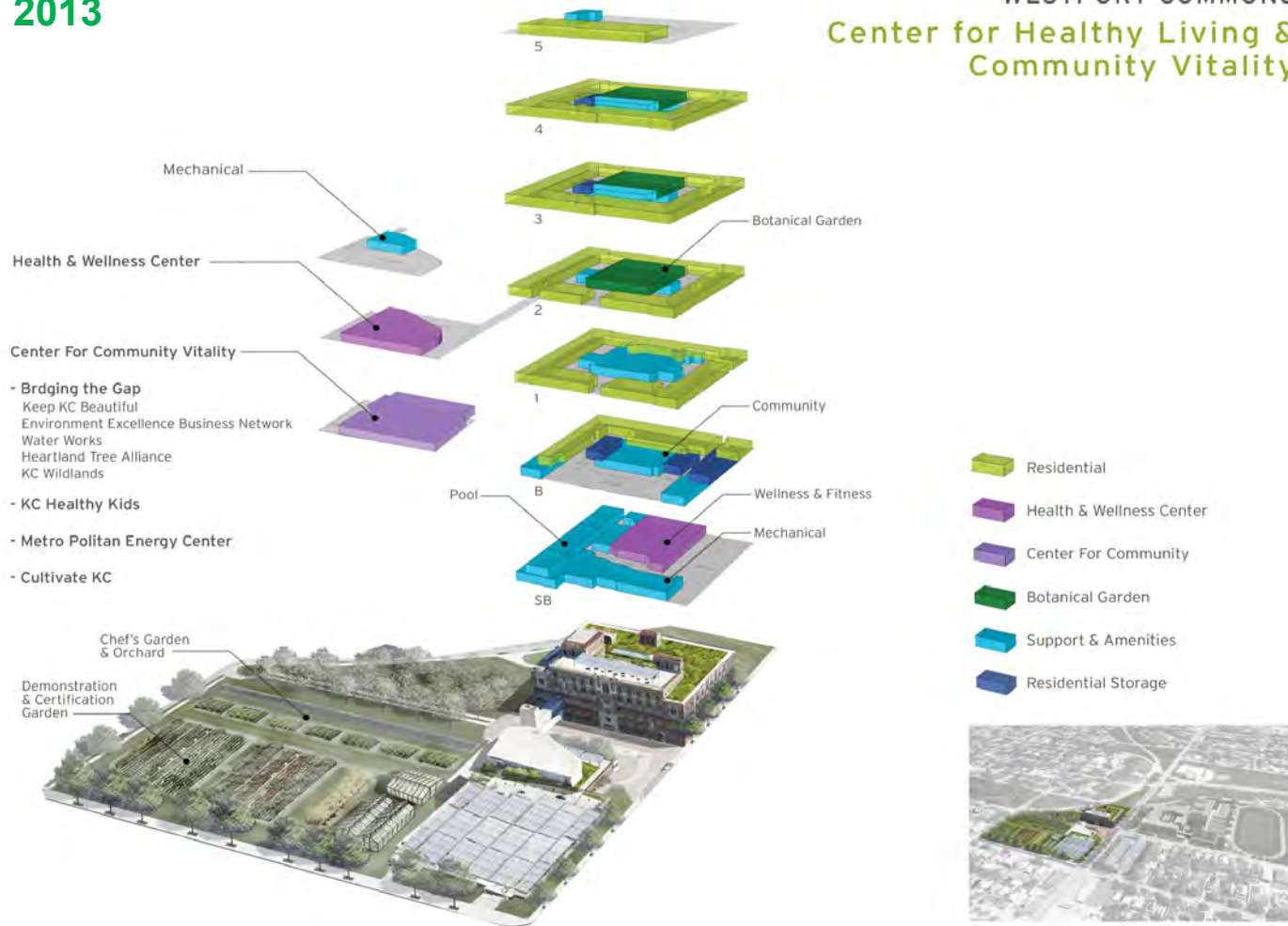
Middle School

Use Types:

- **Housing (for healthy living)**
- Center for Community Vitality
- Cultivate KC
- Bridging the Gap
- KC Healthy Kids
- Metropolitan Energy Center
- **Botanical Garden & Commons**
- Pool & Wellness Center
- Center for Creative Expression
- Leadership Training & Mentoring
- Rooftop Garden & Sunset Grill
- Parking Garage with Zip Car & Bicycle Service

April 2013

WESTPORT COMMONS Center for Healthy Living & Community Vitality



April 2013



Phase 2

Center for Creativity and Innovation

High School

Use Types:

- **Elementary, Middle, High School**
- Fitness and Sports Center
- Culinary Institute
- Innovation Center – Incubator
- Center for Advanced Professional Studies – NE
- MINDDRIVE
- **Screenland Community Forum & Theater**

April 2013

Traditional, Stand-Alone Charter School

Annual lease cost= \$600,000

Annual utility cost= \$110,000

- **Dedicated support spaces**
- **44,000 SF lease**
- **15-20% of revenue to lease**
- **3% of revenue to utilities**
- **Must pay full price for amenities & overhead**

Westport Commons Charter Schools

Annual lease cost per school = \$300,000

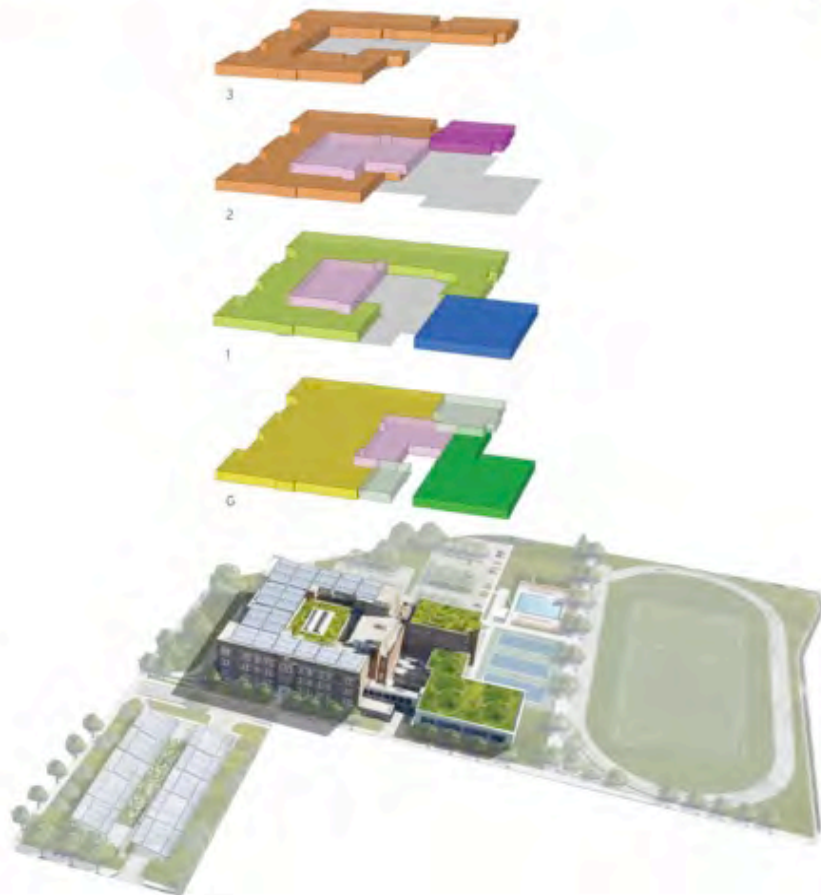
Annual utility cost per school = \$50,000

- **Shared support spaces**
- **25,000 SF lease**
- **<10% of revenue to lease**
- **1% of revenue to utilities**
- **\$272,000/yr saved by sharing amenities & overhead expenses**

***More resources spent on education**

April 2013

WESTPORT COMMONS Center for Healthy Living & Community Vitality



- High School (10-12)
- Middle School (7-9)
- Elementary School (Pre K-6)
- Culinary Institute & Dining
- Joint Use Auditorium & Gymnasium
- Incubator (CAPS-N)
- Innovation Center
Computer Lab & Library
- Support & Amenities



February 2015

WESTPORT COMMONS UPDATE

- KC Sustainable Development Partners
- 23 February 2015



February 2015



WESTPORT MIDDLE SCHOOL

Westport Commons – February 2015

- ~~85 Housing Units~~
- Cultivate KC
- Bridging the Gap
- KC Healthy Kids
- Metropolitan Energy Center
- ~~Botanical Gardens & Commons~~
- Community Forum by Screenland

February 2015

WHY HOUSING WAS DISPLACED?

Increased Demand / Interest for Commercial Uses + Abundant Residential Development Exists

August 2012

CULTIVATE KC
BRIDGING THE GAP
KC HEALTHY KIDS
METRO ENERGY CENTER
POOL & WELLNESS
85 HOUSING UNITS

February 2015

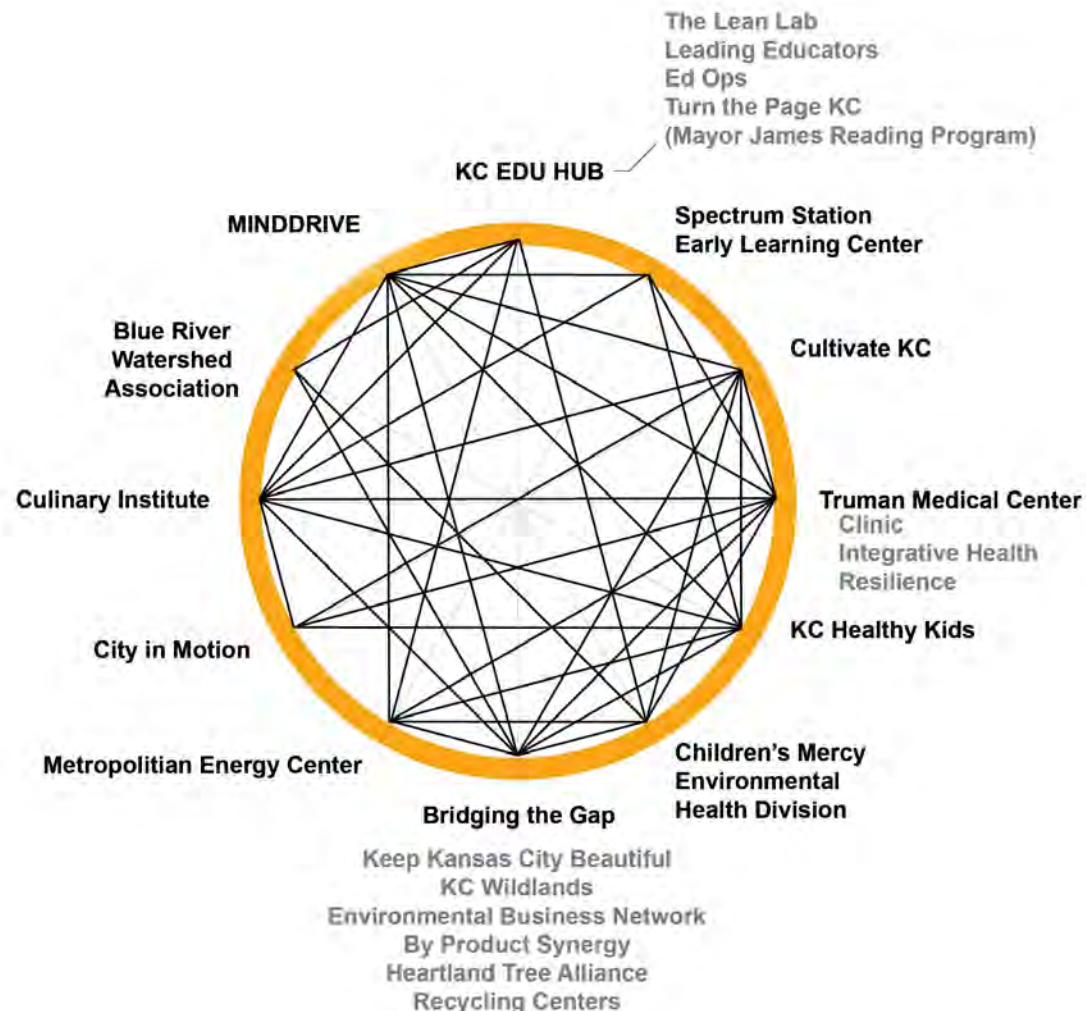
CULTIVATE KC
BRIDGING THE GAP
KC HEALTHY KIDS
METRO ENERGY CENTER
POOL & WELLNESS
KC LEAN LAB
SPECTRUM STATION Early Learning Center
TRUMAN MEDICAL CENTER
(Integrative Health and Resilience)
CHILDREN'S MERCY HOSPITAL
(Center for Environmental Healthy Building Academy)
CITY IN MOTION
CULINARY INSTITUTE
MINDDRIVE
BLUERIVER WATERSHED ASSOCIATION
COMMUNITY FORUM by SCREENLAND
LITERACY KC
EN:CODE Coding School

February 2015

Why did we lose the Botanical Gardens?

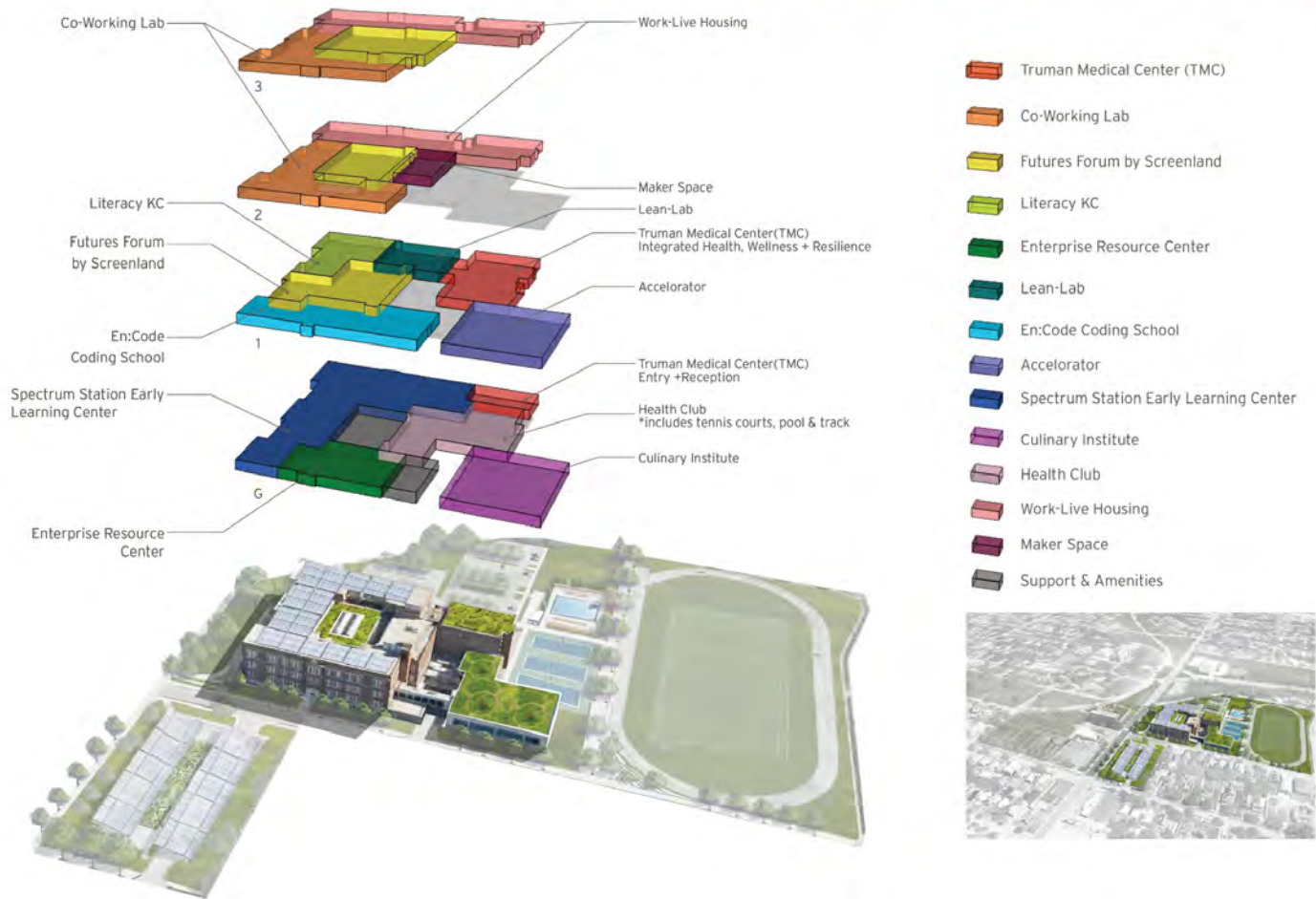


February 2015



February 2015

WESTPORT COMMONS
CENTER FOR CREATIVITY + INNOVATION



February 2015

WESTPORT COMMONS UPDATE

- KC Sustainable Development Partners
- 23 February 2015



THE EVOLUTION OF A COMMUNITY RESOURCE

MARCH 21, 2016



plexpod

Westport Commons



COWORKING





- Next Generation Work Space
- Entrepreneurism
- Innovation Hub
- Startups & Growth
- 50+ Companies
- 150+ Entrepreneurs
- Reciprocal Model
- Kansas City Based



COWORKING

FLEX

- DESKS
- LOUNGES
- ENCLAVES



COWORKING

DEDICATED

- DESKS
- OFFICES
- SUITES



COWORKING

COMMONS

- MEET-UP
ENCLAVES
- CONFERENCE
ROOMS





COWORKING

RESOURCES

- Maker Spaces
- Event Spaces
- Game Room
- Coffee Shop
- Barber Shop
- Food Bar
- Fitness

**CORPORATE
INNOVATION
GROUPS**

**VENTURE
CAPITALISTS**

**START-UPS
& GROWTH
STAGE**

**UNIVERSITIES
ONSITE**

**INCUBATOR
ACCELERATOR**

**CODING
SCHOOL**

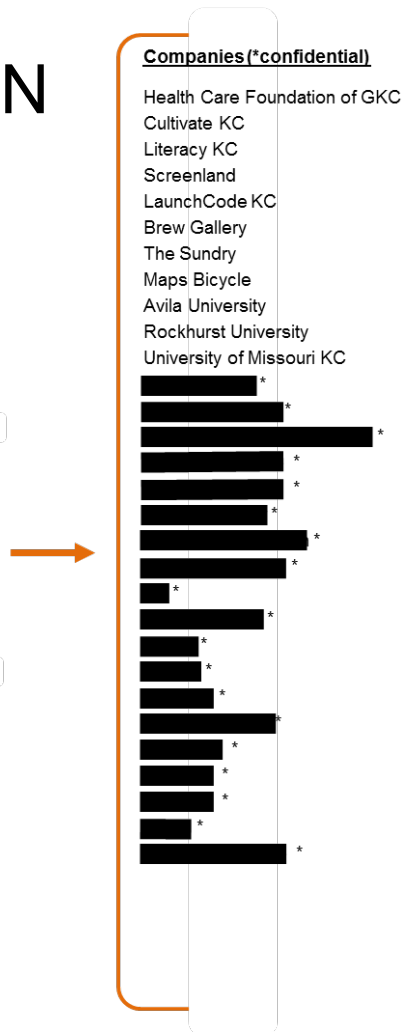
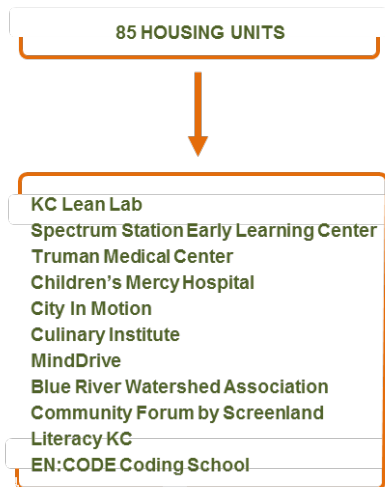
**NON
PROFITS**

**DIGITAL
MAKER
SPACE**



plexpod
COWORKING COMMUNITY

AN EVOLUTION



Categories

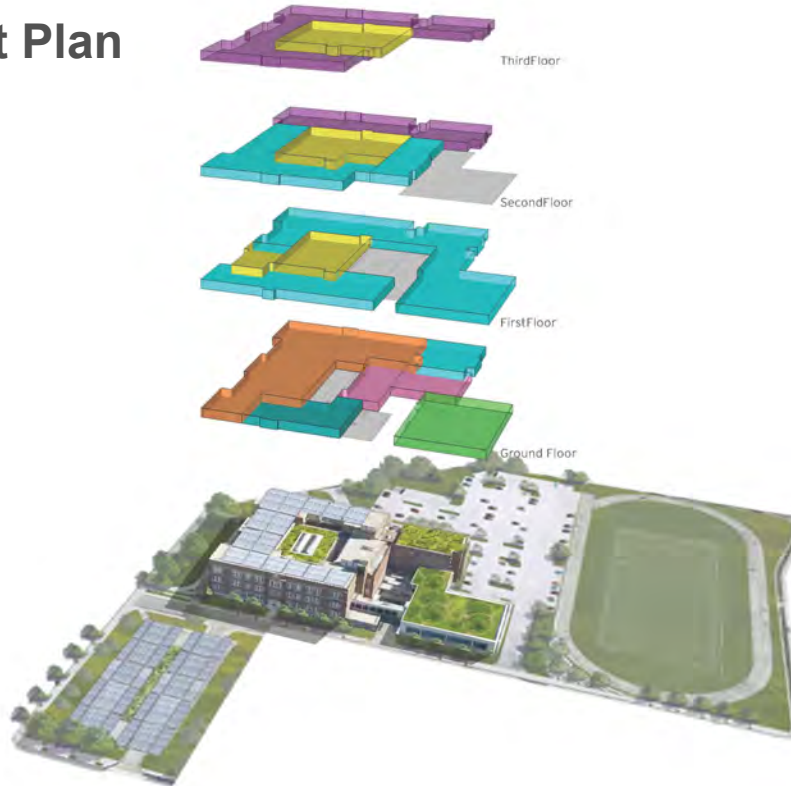
- Healthcare
- Education
- Dance Theater
- Marketing
- Search Engine Optimization
- Coding Schools
- Software Development
- Consulting
- Venture Capital
- Digital Maker Space
- Business Incubator
- Business Accelerator
- Hacker Networks
- Digital Signage
- News Organizations
- Food Services
- Beverage Services
- Legal Management
- Security Services
- Product Development
- Medical Technologies
- Social Media Platforms
- Interactive
- Branding
- Public Relations
- Creative & Design
- User Experience
- Lifestyle Brands
- Photographers
- Copywriters
- App Development
- Web Development
- Staffing Services

Individuals

App Developers
Attorneys
Actors
Artists & Sculptors
Audio Engineers
Copywriters
Coders
Certified Public Accountants
Community Organizers
Consultants
Creatives
Clinicians
Graphic Artists
Dancers
Designers
Directors
Editors
Event Planners
Fashion Designers
Financial Planners
Instructors
Marketers & Advertisers
Managers
Musicians
Photographers
Producers
Programmers
Publicists
Social Media Experts
Stylists
Sales Representatives
Subject Matter Experts
Technicians
Technologists
Videographers
Voiceover Talent

Westport Commons

■ Development Plan



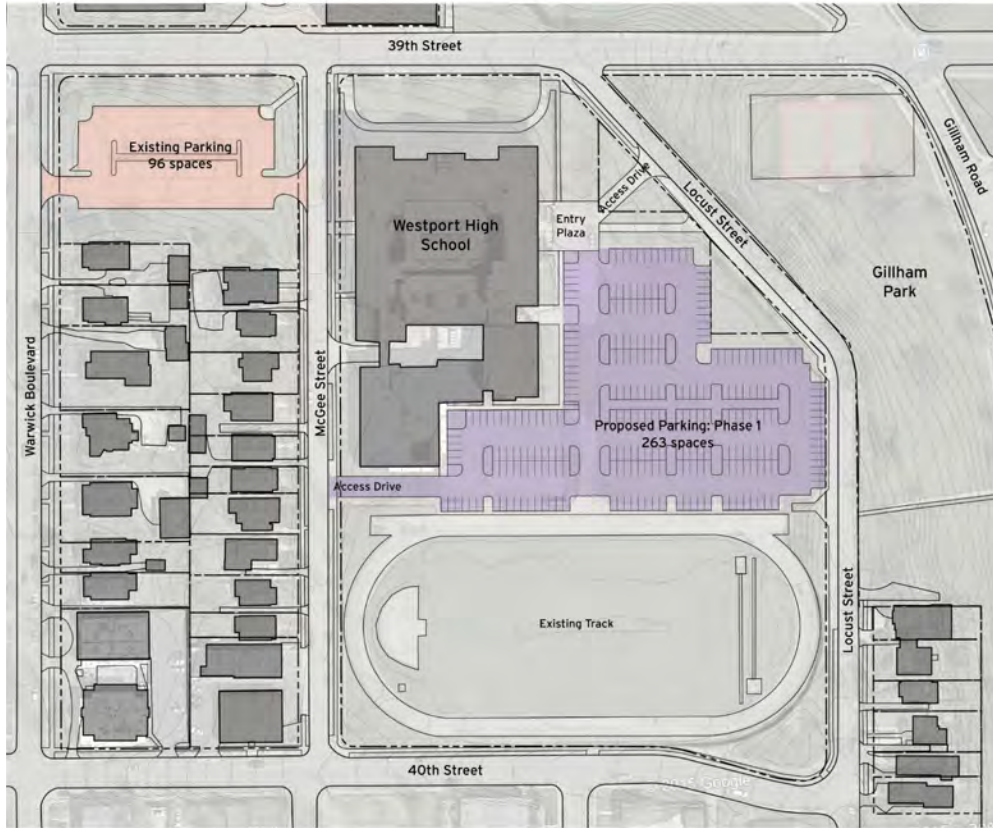
-  Spectrum Station
-  Futures Forum by Screenland
-  Culinary Institute & Community Ed. Events
-  Plexpod
-  Plexpod Co-Living & Community Services
-  Co-Living
-  Health Club



Key Plan

Westport Commons

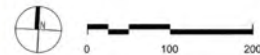
■ Parking



Existing Parking 96 Spaces

Proposed Parking 263 Spaces

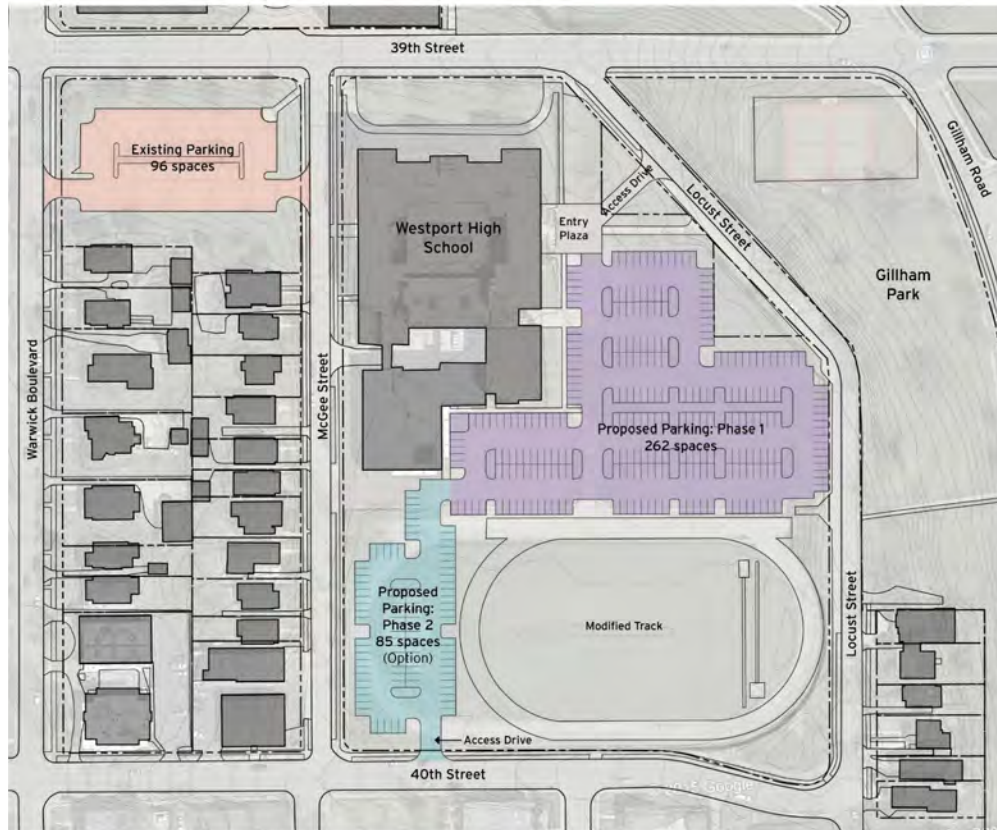
Total Spaces 359 Spaces





Westport Commons

■ Parking



Existing Parking 96 Spaces

**Proposed Parking
(Not Feasible)** 262 Spaces

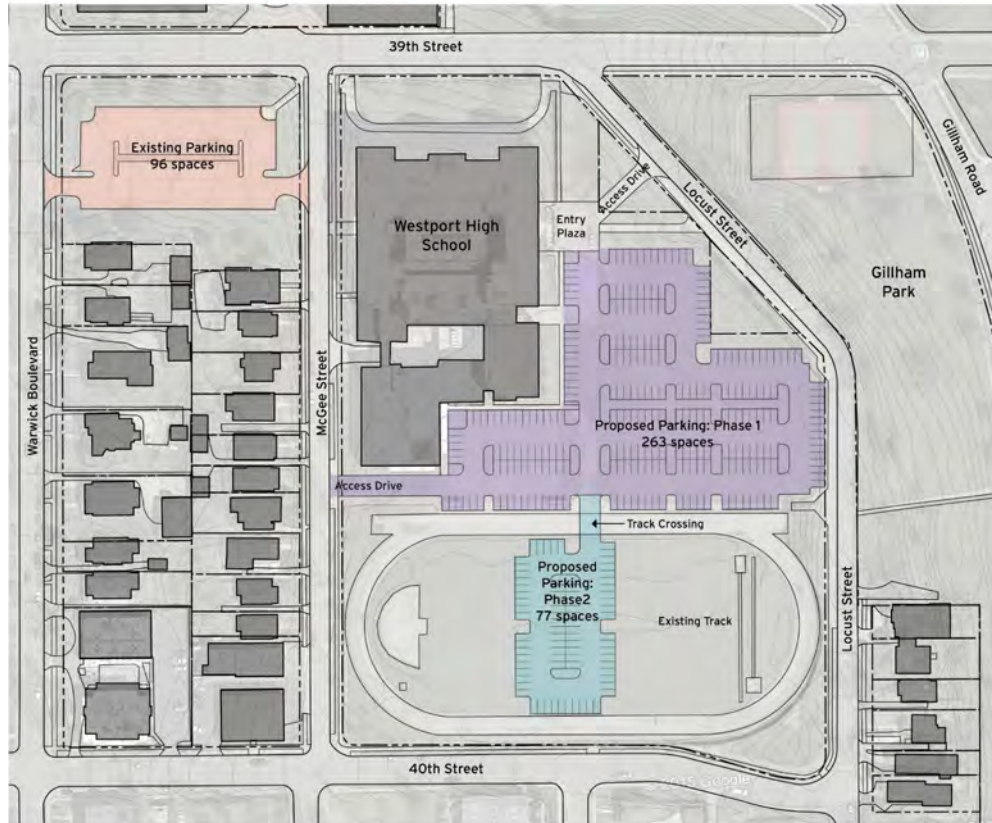
Proposed Parking 85 Spaces

Total Spaces 443 Spaces



Westport Commons

■ Parking

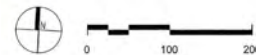


Existing Parking 96 Spaces

Proposed Parking 263 Spaces
(Not Feasible)

Proposed Parking 77 Spaces

Total Spaces 436 Spaces





THE EVOLUTION OF A COMMUNITY RESOURCE

MARCH 21, 2016



plexpod

Westport Commons

THE EVOLUTION OF A COMMUNITY RESOURCE

MARCH 21, 2016

Thank You!
Questions?



plexpod

Westport Commons