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

Plexpod
Gerald Smith
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?
A Proposal for Regenerative Development
August 2012

Positive Impact: HEALTHY AND LOCAL FOOD

- Healthy Lifestyle and City-Wide Advocacy, Demonstration and Training
WESTPORT COMMONS DEVELOPMENT PLAN

04.28.13

Kansas City Sustainable Development Partners

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
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
WESTPORT COMMONS
Center for Healthy Living & Community Vitality

- Bridging the Gap
  - Keep KC Beautiful
  - Environment Excellence Business Network
  - Water Works
  - Heartland Tree Alliance
  - KC Wildlands
- KC Healthy Kids
- Metropolitan Energy Center
- Cultivate KC

- Chef's Garden & Orchard
- Demonstration & Certification Garden

Legend:
- Residential
- Health & Wellness Center
- Center for Community
- Botanical Garden
- Support & Amenities
- Residential Storage
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
Traditional, Stand-Alone Charter School

- 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

- 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
WESTPORT COMMONS
Center for Healthy Living & Community Vitality

April 2013

- 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
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
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

**WHY HOUSING WAS DISPLACED?**

**August 2012**

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

**February 2015**

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

**WHY HOUSING WAS DISPLACED?**

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

**WHY HOUSING WAS DISPLACED?**

- Increased Demand / Interest for Commercial Uses
- Abundant Residential Development Exists
February 2015

Why did we lose the Botanical Gardens?
WESTPORT COMMONS UPDATE

• KC Sustainable Development Partners
• 23 February 2015
THE EVOLUTION OF A COMMUNITY RESOURCE
MARCH 21, 2016

plexpod
Westport Commons
• Next Generation Work Space
• Entrepreneurism
• Innovation Hub
• Startups & Growth
• 50+ Companies
• 150+ Entrepreneurs
• Reciprocal Model
• Kansas City Based
COWORKING

FLEX

- DESKS
- LOUNGES
- ENCLAVES

plexpod
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
COWORKING COMMUNITY

VENTURE CAPITALISTS

START-UPS & GROWTH STAGE

UNIVERSITIES ONSITE

CORPORATE INNOVATION GROUPS

INCUBATOR ACCELERATOR

DIGITAL MAKER SPACE

CODING SCHOOL

NON PROFITS
AN EVOLUTION

85 HOUSING UNITS

KC Lean Lab
Spectrum Station Early Learning Center
Truman Medical Center
Children's Mercy Hospital
City In Motion
Culinary Institute
MindDrive
Blue River Watershed Association
Community Forum by Screenland
Literacy KC
EN:CODE Coding School

Companies (*confidential)
Health Care Foundation of GKC
Cultivate KC
Literacy KC
Screenland
LaunchCode KC
Brew Gallery
The Sundry
Maps Bicycle
Avila University
Rockhurst University
University of Missouri KC

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
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