WESTPORT COMMONS
WESTPORT SCHOOLS REDEVELOPMENT

KC Sustainable Development Partners with Financial District Properties
6 April, 2013
Kansas City Sustainable Development Partners

Bob Berkebile, BNIM Architects
David Brain, EPR Properties
Michael W. Knight
Butch Rigby, Screenland
Louis D. Steele
E.F. Chip Walsh

ARCHITECTURE AND DESIGN
HISTORIC PRESERVATION
ADAPTIVE REUSE
REAL ESTATE
FINANCE
BUSINESS CONSULTING
LEGAL AND REGULATORY COMPLIANCE
PROJECT MANAGEMENT
With:
Financial District Properties

HISTORIC PRESERVATION
REAL ESTATE
FINANCE
BUSINESS CONSULTING
PROPERTY MANAGEMENT

Rodney Blackwell
Bryce Henderson
<table>
<thead>
<tr>
<th>FIRM</th>
<th>EST.</th>
<th>Employees</th>
<th>Building Area</th>
<th>Value</th>
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<td>EPR</td>
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<td>86</td>
<td>13,000,000 sf</td>
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April 16 2011, **Wordle™** of Community Meeting Notes

Responses to the Question: What are the community needs? What reuse options would you like to see?
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
“This will redefine learning, healthy living, creativity, community, and vitality.”

- Bob Berkebile
Treasures and Challenges
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
Phase 1
Center for Community Vitality

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

Middle School
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

- Metro Politan Energy Center

- Cultivate KC

Residential
Health & Wellness Center
Center for Community
Botanical Garden
Support & Amenities
Residential Storage
**Loft** 500sf

**1 Bed / Study 1.5 Bath**
650sf

**2 Bed 2 Bath** 800sf

**Rent Range:** $600 to $1,100
Housing
Heartland Wellness Center
Concierge Service Center
Converted to Heartland Botanical Garden & Commons
Cultivate KC

Urban Agriculture
Rooftop Garden and Sunset Grill

Existing Conditions and planned amenities
## Sources and Uses

<table>
<thead>
<tr>
<th>Source Type</th>
<th>WESTPORT MIDDLE</th>
<th>WESTPORT HIGH</th>
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<td><strong>INTEREST &amp; TAXES</strong></td>
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Phase 2
Center for Creativity and Innovation

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

- 500 children
- 25 classrooms, 20 children each
- 1000 SF classrooms
- Revenue/student = $8,000/yr
- Total Revenue $4 Million/yr
- Dedicated support spaces

Westport Commons Charter Schools

- 500 children
- 25 classrooms, 20 children each
- 1000 SF classrooms
- Revenue/student = $8,000/yr
- Total Revenue $4 Million/yr
- Shared support spaces
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

Annual lease cost = $600,000
Annual utility cost = $110,000

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

Annual lease cost per school = $388,000
Annual utility cost per school = $50,000

*More resources spent on education*
Center For Creativity and Innovation

Pre K – 12th Grades
Westport Culinary Institute
# Sources and Uses

### Center for Creativity and Innovation

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Schedule and Next Steps

Project Milestones

- **June 2013**
  - Executed contract
  - Due diligence period
  - Weekly site access

- **Oct 2013**
  - Submit part 1 NR SHPO
  - Establish ownership LLC
  - Design review and refinements
  - Close on property

- **Feb 2014**
  - Refine financial projections
  - Final lender package

- **June 2014**
  - Refine financial projections

- **Oct 2014**
  - Final approval SHPO

- **Apr 2015**
  - Zoning approval

- **Sept 2016**
  - Repeat for Phase 2

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- **Both Schools**
- **Phase 1 Middle School**
- **Phase 2 High School**

- **Phase 2 High School**
Benefitting the Neighborhood
Positive Impact: EDUCATION
Engaging and Strengthening Educational Opportunities
Positive Impact: ECONOMIC GROWTH

Catalyst for New Businesses and Employment

Map From the KCMO Midtown Plaza Area Plan
Positive Impact: INFRASTRUCTURE
Healthy and Cost Effective Rainwater Management, Decentralized Wastewater Treatment

Map From the KCMO Midtown Plaza Area Plan

TOTAL COST: 154 MILLION

KC-One 12 Recommended Sanitary and Stormwater Projects
Positive Impact: TRANSPORTATION

Active Lifestyle and City-Wide Transportation and Environmental Benefits

Map From the KCMO Midtown Plaza Area Plan
Positive Impact: Surrounding Neighborhoods and Beyond

Tenants
- Cultivate KC
- Bridging The Gap (Includes Keep KC Beautiful, KC Wildlands, Environmental Excellence Business Network, Water Works, By Product Synergy And Heartland Tree Alliance)
- Metropolitan Energy Center
- KC Healthy Kids
- Mind Drive
- A Well-known Health Care Provider
- Healthy Living Culinary Institute
- 3 Well-known Educational Institutions

Partners
- UMKC Bloch School With Blue Valley CAPS (Center For Advanced Professional Studies)
- Rockhurst: Helzberg School
- Harvard Center For Health And The Global Environment
- Children’s Mercy Hospital-Center for Environmental Health
“This will redefine learning, healthy living, creativity, community, and vitality.”

Bob Berkebile