

# ANNUAL DEVELOPMENT REPORT EXECUTIVE SUMMARY

February 2014

## PREFERENCES RESHAPING DEVELOPMENT

Reflecting on the past year of construction within the city we find the pace has picked up. As identified in last year's report, this was a rebound from the long term recession that has gripped the National economy. In many measurable ways 2013 was a record year of increased building and development activity in Overland Park. Staff projects the volume to remain steady in 2014 as it appears to be sustaining in the immediate term.

While we have focused on the rebound, looking ahead it is important to note a possible fundamental shift of preferences in what is being built. Perhaps we should not only reflect on what we have done, but consider what will need to be done.

In 2008 a long term vision was completed for the major north-south spine in the community, Metcalf Avenue. This identified the community needed to consider redevelopment, not just new development. The plan suggested concepts of walkability, increased density; placemaking and access to transportation options were important future considerations.

Examining development from this paradigm we see other fundamentals within the community's demographic that support these concepts. We see preferential changes; the term "renter by choice" is now part of the lexicon. We see a continuing shift to knowledge and service based economy with profound impacts on people's choices in respect to transportation and housing. One

of the largest generations in the nations history is in transition with a preference to "age in place" as another large generation that is technically savvy and environmentally aware is just beginning their journey of a career and family.

These generational and economic shifts appear to be playing out in our building and development pattern. Several projects likely to see completion in 2014 are trending toward a more "mixed-use concept."

- Prairiefire: a placemaking example of mixed-use that involves living, retail and eventually offices.
- Walnut Trails: a single family subdivision master planned around the idea of a neighborhood oriented to walkability, variety and to preserve natural features.
- City Place: an office development incorporating renter by choice options next to office buildings to maximize proximal advantages.

Mission Farms, a lifestyle project completed a couple years ago, tackled parking in a different way and is commanding some of the highest rents in the metro, setting the stage for other developments.

A commitment to energy efficiency within the buildings and homes of Overland Park reflect the changing nature of preferences by owners.

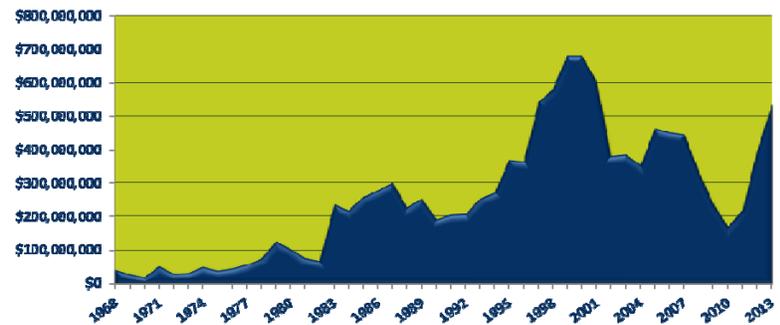
These are just some examples of recent developments in Overland Park. We fully expect other developments to be advanced that mirror these trends and build upon them. We expect efforts at redevelopment will continue on Metcalf Avenue, particularly at 95<sup>th</sup> and Metcalf. With the downtown parking study completed, conditions are ripe for redevelopment in this highly desirable location. This area in particular is transitioning to be that creative authentic place in Overland Park.

Change in the development business doesn't typically happen in a cataclysmic fashion, but is evolutionary. It appears the extreme event that was the 'Great Recession' has sped up fundamental demographic and generational changes that are occurring. We believe 2014 will be an identifiable moment in Overland Park's history when significant developments that meets these demands will begin.

*Jack D. Messer, Director*

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Total Project Valuation in Overland Park (1968-2013)

# RESIDENTIAL DEVELOPMENT

*Sixth Largest Year for Building Valuation in OP History*

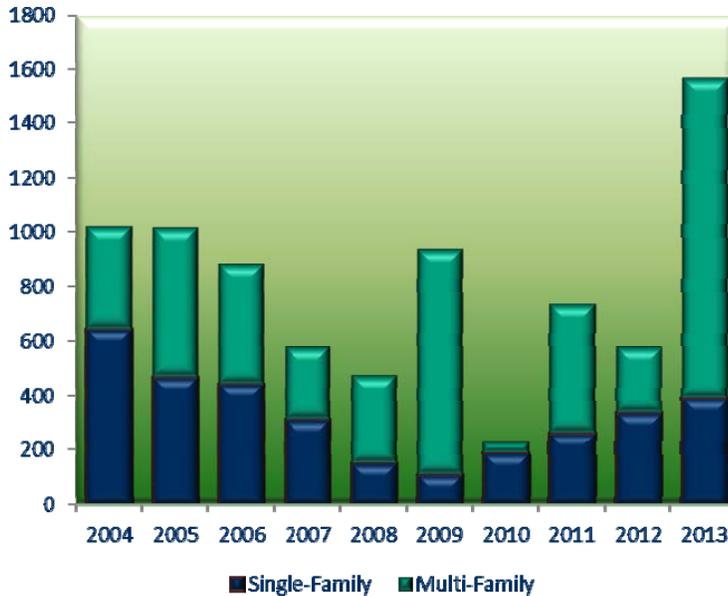
*The 473 total residential permits issued (new construction only) in 2013 were the most permits since 2006 (518)*

2013 was another strong year for new housing construction and a continuation of the housing recovery seen over the past couple of years. There were 393 new permits for single-family homes approved in 2013, an increase of 15% from 2012. The chart below shows single-family home construction has rebounded to pre-recession levels and is continuing to increase.

The average size of a new home built in Overland Park continues to grow, as the average size of a new single-family unit was 5,960 square feet in 2013, including garages and finished basements, which is an increase of 160 square feet from 2012. The subdivisions with the most permits in 2013 are as follows:

- Wyngate, 159th & Grant-59 permits
  - Mills Farm/Meadows at Mills Farm, 159th & Quivira-47 permits
  - Summerwood Estates, 159th & Quivira-46 permits
  - Polo Fields, 164th & Quivira-36 permits
- Apartment Complexes:
- Hearthview at Prairiefire, 135<sup>th</sup> and Nall -300 units
  - Kelley Reserve, 127<sup>th</sup> and Quivira-245 units
  - Corbin Crossing, 141st & Lamar-228 units

**Residential Units Built**

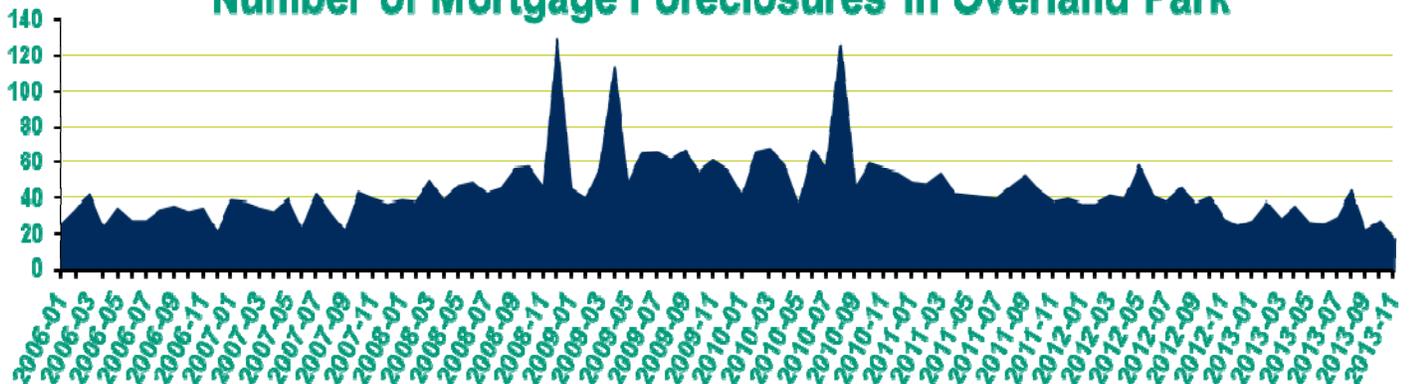


2013 was also a substantial year for multi-family residential construction as the number of multi-family permits approved and the 1178 new units constructed was a significant increase from 2012, as shown in the tables to the right. Multi-family development surpassed over a hundred million dollars of new construction from the previous year 2012 with 244 new units constructed.

## 2013 New Housing Data

Building Type	Permits	Units	Average Square Ft.	Total Constr. Cost
Single-Family	393	393	5,960	\$137,508,270
Multi-Family	80	1178	N/A	\$125,057,765

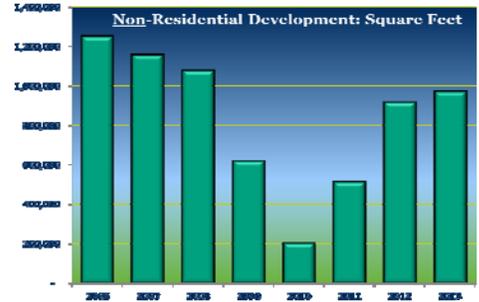
## Number of Mortgage Foreclosures in Overland Park



## NEW NON-RESIDENTIAL DEVELOPMENT

There was a total of 970,885 square feet of non-residential building construction in Overland Park in 2013 with an estimated value of \$162,932,895. This is a substantial rebound from the low experienced in 2010 with only 204,000 square feet of non-residential development built.

Commercial construction led the way with over 657,640 square feet of new retail space built in 2013, which represents a 60% increase from the previous year in which only 410,000 square feet was built. Office and institutional development, however, each declined from the previous year. There was only 68,000 square feet of new office development (-63%), and only 240,000 square feet of public/institutional development (-26%) in 2013 versus 2012.



Public Infrastructure Constructed by Development Projects 2/19/2013

Year	Public Improvement Projects Constructed	Construction Value	Streets		Storm Sewer (miles)	Streetlights (new poles)	Sidewalk (miles)
			Pavement (square yards)	Curb (miles)			
2005	21	\$10,601,734.83	142,889	17.40	7.67	184	No Data
2006	25	\$9,716,328.64	106,078	13.23	5.76	151	No Data
2007	22	\$18,794,228.92	199,187	24.09	11.74	255	No Data
2008	12	\$8,440,011.26	75,694	9.07	3.37	100	No Data
2009	16	\$8,824,110.00	52,642	5.73	2.72	40	3.09
2010	6	\$2,892,641.00	44,955	5.67	2.90	56	2.42
2011	4	\$1,311,431.00	11,025	1.50	0.83	26	2.10
2012	16	\$8,175,442.00	70,084	8.18	3.00	98	5.21
2013	17	\$9,827,906.62	84,239	10.74	4.33	103	6.15

**Notes:** Year constructed is when public street was surfaced, or where no street was built when the City began the contractor maintenance bond. For sidewalk improvements built under a building or site development permit, year constructed is when the City issued a certificate of occupancy/compliance.  
 Pavement lane-miles based on: 1 lane mile = 7,040 square yards of asphalt surface (12 foot lane times 5,280 foot). Does not include existing streets resurfaced as part of a project.  
 Sidewalks include all public street sidewalks constructed with any development project. Does not include rehab/replacement existing public sidewalks. Sidewalk value for Comm. & SF Res. based on \$3.25 per SF installed.  
 Tracking Public Infrastructure quantities annually began in 2012. 2005-2011 figures tabulated from archived plan data.

## Public Projects Continue to Climb

2013 continued the upward development trend of 2012 with 17 public improvement projects constructed. The new streets, storm sewers, streetlights and sidewalk construction value approached the \$10 million mark which has not been surpassed since 2007.

New and historical development statistics are shown in the table at the left.

## BICYCLE SAFETY OUTREACH PROJECT

Overland Park has an extensive network of off-street trails and greenways. The City is proud of its greenway networks (Greenway Linkages Plan) which makes connections throughout Overland Park and into neighboring communities.

Over the next year, the Overland Park Safe Bicycle Use Outreach Project will assess the needs of user groups and develop a comprehensive bicycle network plan to safely meet identified needs. Options may include striped bike lanes on streets, designated bicycle routes with signage, and other spot improvements to create a safer bicycling environment.

To be successful, the outreach project will include more than bike facility recommendations. Focus will be given to programs addressing the skill level and confidence of a range of cyclists.



## STREAMWAY CORRIDORS



Ten years ago, Overland Park made major changes to development rules to protect streams and enhance the quality of life in newly developing areas.

Before the change, streamways were often removed during construction and replaced with expensive underground pipe systems or ugly concrete-lined ditches.

Since 2003, over 5,100 acres of land within the City have been developed under the new streamway rules.

The benefits to preserving streamways include reduced infrastructure repair, higher appraised values for nearby residential lots, reduced flooding and improvements to water quality. Expect to hear more benefits of the streamway corridor protections in coming months.

# MAJOR PROJECTS



## Museum of Prairiefire

**Location:** Southwest corner of 135th Street and Nall Avenue

**Construction Cost:** \$4,373,930

**Size:** 41,430 square feet

**Description:** A unique exhibition and learning experience new to the Kansas City region. Prairiefire mixed-use development will have over 600,000 square feet of non-residential building space



## Scheels

**Location:** Northwest corner of 138th Street and Lamar Avenue

**Construction Cost:** \$17,753,730

**Size:** 201,724 square feet

**Description:** A new sporting goods and entertainment superstore to be located in Corbin Park that will hire over 400 employees



## Quivira 95 Shops

**Location:** Northeast corner of 95th Street and Quivira Road

**Construction Cost:** \$1,587,680

**Size:** 16,400 square feet

**Description:** New infill multi-tenant commercial building located on a former Steinmart department store site



## REI

**Location:** Southeast corner of 135th Street and Lamar Avenue

**Construction Cost:** \$2,047,990

**Size:** 23,270 square feet

**Description:** Part of the Prairiefire mixed-use development, will include pedestrian-style shops, offices, apartments and cultural uses



## The Fresh Market

**Location:** Southeast corner of 135th Street and Lamar Avenue

**Construction Cost:** \$2,164,430

**Size:** 24,593 square feet

**Description:** The Prairiefire development will offer a unique variety of shops and retailers drawing visitors from throughout the region



## Academy Sports

**Location:** Southeast corner of 97th Street and Quivira Road

**Construction Cost:** \$8,551,080

**Size:** 77,720 square feet

**Description:** Sporting goods store and Infill development located next to Oak Park Mall

**OVERLAND PARK**  
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Planning and Development Services Department

8500 SANTA FE DRIVE  
OVERLAND PARK, KANSAS 66212

The full 2014 Annual Development Report is available for viewing on the City's website.  
Visit: <http://www.opkansas.org/doing-business/annual-development-report>