

CHAPTER 3: HOUSING

Chapter Overview

The Housing Chapter considers the community's existing residential land uses and neighborhoods to inform recommendations on potential locations for low-, medium-, and high-density residential uses. Further consideration for desired housing types and neighborhood characteristics, potential and existing housing rehabilitation programs, and housing affordability are also explored.

Existing Residential Composition in Springfield

Figure 3.1 presents the existing residential land uses found within and outside Springfield today. The Springfield Pines and Southcrest Hills SIDs (Sanitary and Improvement District) are included on the map and in residential calculations due to their impact on housing accessibility and operations in Springfield.

Residential patterns in Springfield today are largely single-family oriented. Residential growth is trending to the east side of the community with the construction of the SIDs and supportive uses, such as the high school.

Sarpy County Housing Study

Sarpy County completed the Sarpy County + Communities County-Wide Housing Study with Strategies for Housing Affordability in April 2020. The findings of this study demonstrated a county-wide need for housing, especially affordable units. At the time in which this study was completed, there were roughly 400 homes destroyed in the 2019 floods that had not been recouped in housing counts, displacing many residents from the area.

Springfield was estimated to need roughly 12.2 acres of land for new residential development to accommodate an additional 30 owner-occupied units and 15 renter-occupied units by 2025. Since the adoption of the Sarpy County Housing Study in 2020, the nation experienced the COVID-19 pandemic and increased housing demand. It is likely the 12.2 acres needed for development is underestimating the true need of the community, especially when taking the population projections into consideration.

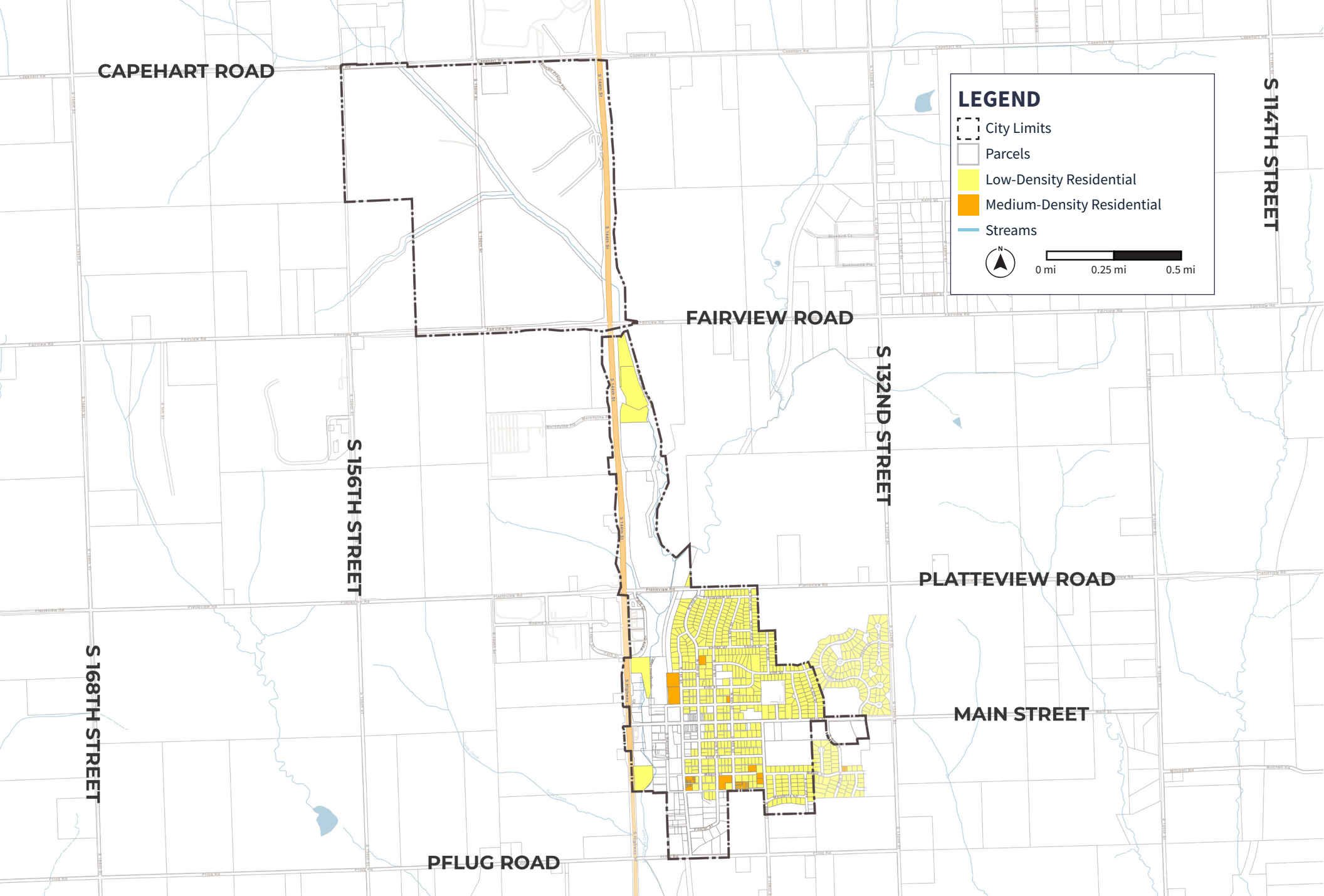


FIGURE 3.1 // EXISTING RESIDENTIAL LAND USE MAP, SIDS INCLUDED

SOURCE: SARPY COUNTY WITH INPUTS FROM CONFLUENCE

WHAT WE HEARD FROM THE COMMUNITY

Housing-Related Public Input

Springfield seeks more diverse housing options to support residents at all stages of life, particularly addressing the limited choices available for aging in place. To meet this need, programs should be offered to help renovate existing homes, and smaller housing options should be provided for those looking to downsize. Additionally, maintenance-free housing developments could better accommodate the community's needs.

There is also openness to denser housing developments as a solution to rising lot prices and housing affordability concerns. The development community is interested in a variety of housing types, including condos, duplexes, and higher-end single-family homes. A senior housing facility and senior center to support aging in place would also be welcomed. Overall, there is excitement about the recent housing development, reflecting positive growth and progress in the community.

Mentimeter Voting Results



Priority Ranking Activity Results

- 1 Single-Family Homes
- 2 Medium-Density Residential
- 3 Senior Housing Options

Most Preferred Residential Styles



REHAB EXISTING HOUSING
LOW-DENSITY RESIDENTIAL



ENTRY LEVEL HOME, MEDIUM LOT
LOW-DENSITY RESIDENTIAL



MOVE-UP HOME, LARGE LOT
LOW DENSITY RESIDENTIAL

Least Preferred Residential Styles



3-4 STORY APARTMENTS
HIGH-DENSITY RESIDENTIAL



3 STORY ATTACHED ROWHOMES
MEDIUM-DENSITY RESIDENTIAL



QUADPLEX
MEDIUM-DENSITY RESIDENTIAL

KEY HOUSING INITIATIVES

Defining the Comprehensive Plan's Housing Goals

Based upon the existing conditions findings in Phase 1 and public input received in Phase 2, the following four goals have been identified for housing preservation and development in Springfield. These goals are defined in greater detail with case studies and recommendations on the following pages.



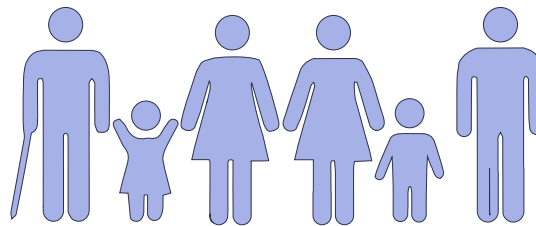
**PRESERVE THE EXISTING
HOUSING STOCK**



**TARGET A VARIETY OF
HOUSING TYPES**



**PROMOTE STRONG
NEIGHBORHOODS**



**HOUSING FOR ALL AGES
+ INCOMES**

PRESERVE THE EXISTING HOUSING STOCK

Methodologies for Preserving the Existing Housing Stock

The public input presented strong support for housing rehabilitation programs to enhance the quality of the existing housing stock. These types of programs can take a number of forms and introduce a number of organizations and partnerships to the community. Some opportunities for preserving the housing stock are provided on the following pages.

Case Study: City of Independence, Kansas Neighborhood Exterior Grant Program

What is Included in the Program?

The City of Independence offers a Neighborhood Exterior Grant Program for residents wishing to make improvements to their property and neighborhoods. The City contributes anywhere between \$50,000-\$100,000 annually toward the program. Eligibility requires that residents must:

- Be located within one of the qualifying districts.
- Have a home value at or below \$100,000.
- Have an average minus or lower rating from the County Assessor.

Each of these projects requires a minimum of two property owners contributing to the improvements, with a minimum investment of \$1,000 and maximum reimbursement of \$5,000. Eligible project types can range from facade restoration and window/door repair or replacement to tree removal and driveway repair or installation.

To learn more about Independence's program, click the link or scan the QR code:



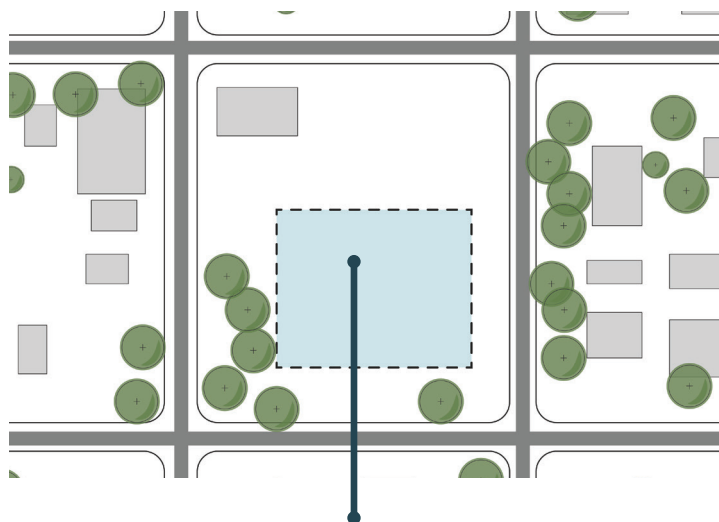
[Independence Neighborhood
Exterior Grant Program](#)



What is Infill Redevelopment?

Infill redevelopment projects repurpose land already located within city limits to provide needed uses and services. The graphics in Figure 3.2 illustrate an example scenario of an infill redevelopment project in which a parcel with vacant structures is purchased and redeveloped to include housing and commercial uses that meet the needs of the community and returns the parcel to productive uses, rather than sitting vacant. Infill projects provide a variety of benefits outside of returning parcels to active uses. Some of these include efficient use of pre-existing infrastructure or lower-cost tie-ins to infrastructure, increases activity in areas and generally improves aesthetics, and provides an opportunity for creative solutions and development approaches to best serve the site.

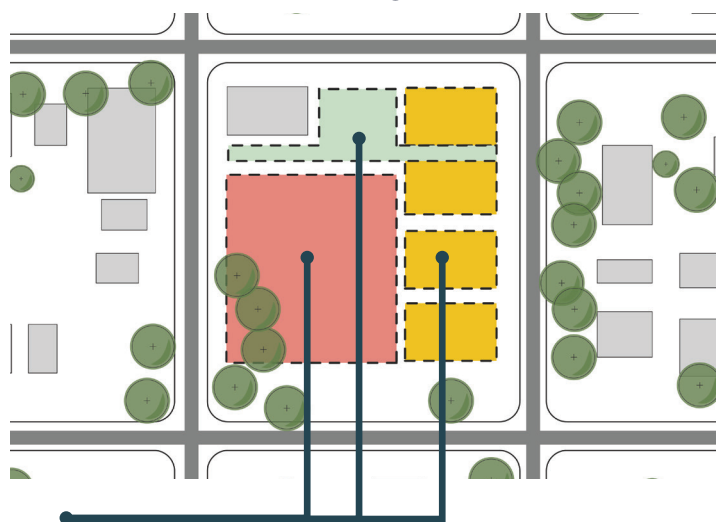
BEFORE INFILL REDEVELOPMENT



An existing parcel with a vacant structure located on it, not in use or occupied.

FIGURE 3.2 // EXAMPLE BEFORE/AFTER OF INFILL

AFTER INFILL REDEVELOPMENT



Through infill redevelopment, the parcel provides needed residential units, green space, and additional areas to develop more commercial or retail amenities.

TARGET A VARIETY OF HOUSING TYPES

Benefits of Diverse Housing Types

Public input from Phase 2 indicated a desire for a variety of housing types, primarily in the form of single-family, medium-density, and senior residential types. Introducing new housing types and configurations into the community helps Springfield support life-cycle patterns. The following pages detail the benefits to some housing types that reflect the community's desires.

Cottage Courts

Cottage courts feature a variety of attractive features including detached units and a central gathering space. These detached units often come in a variety of designs and floor plans, further catering to the needs of the residents. The smaller lot sizes and shared central greens result in lower maintenance requirements in terms of lawns. Lower maintenance requirements is a growing desire for young families and seniors, as they are looking to spend less time and effort on lawn care.

Introducing cottage court developments into Springfield could be an opportunity to maintain the desire for detached, single-family units with light-to-moderate density and lower maintenance requirements for residents.





Narrow Lot Development

Historic neighborhoods often feature much smaller lot sizes and setbacks from one unit to another when compared to modern neighborhoods. These practices can be reinforced in redevelopment throughout these neighborhoods via narrow lot developments. Modern zoning codes are more often designed to support modern lot sizes and therefore, can often make the redevelopment of such parcels difficult. The City should consider flexible application practices to the redevelopment of these lots to encourage and support redevelopment of smaller lot sizes in the heart of Springfield.

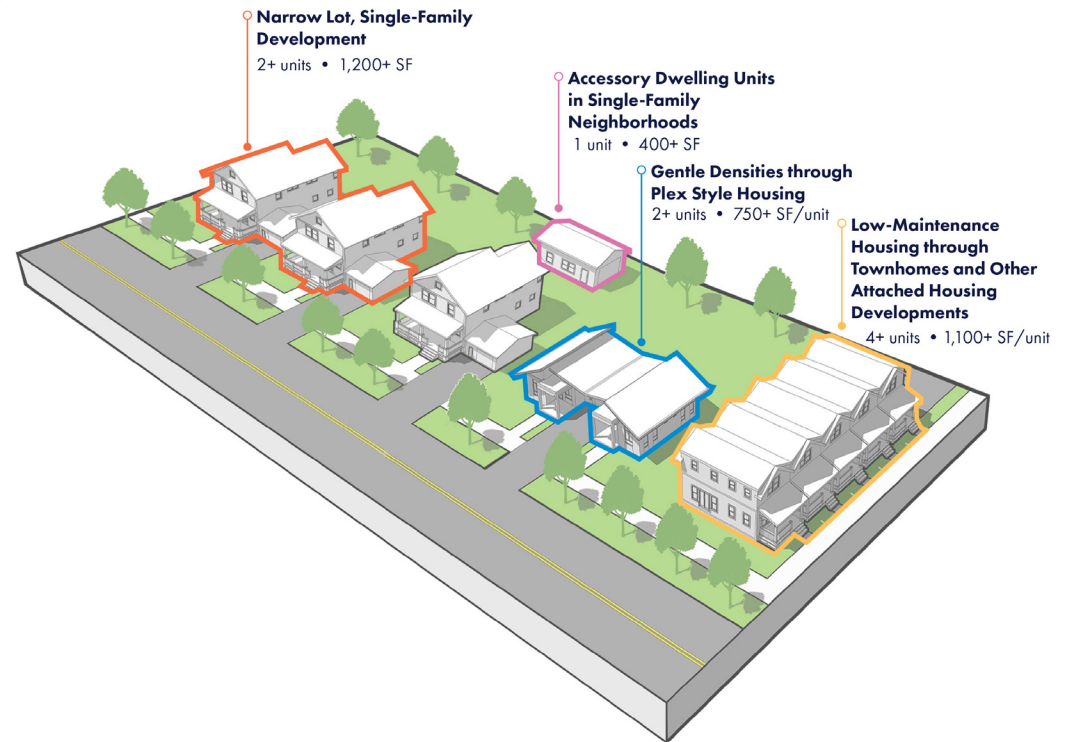


TARGET A VARIETY OF HOUSING TYPES

Gentle Densities in Neighborhood Development

The graphic to the right demonstrates what housing types could look like if a neighborhood block were to have a variety of 'gentle densities' constructed. Gentle densities can take the form of accessory dwelling units (ADUs), cottage courts, duplexes and other horizontally attached -plex style homes, townhomes, rowhouses, garden style apartments, and more. Incorporating gentle densities should not negatively impact the visual appearance and character of the neighborhood as these housing types have similar building heights to the single-family units already present. It is important to find ways to support these gentle densities to increase housing choice throughout the community, especially in pre-existing neighborhoods.

HOW CAN WE DIVERSIFY OUR HOUSING STOCK AND ADD GENTLE DENSITIES TO OUR NEIGHBORHOODS?



Townhomes + Mixed-Use Developments

Townhomes and mixed-use developments have been identified to respond to the community's desires for more senior-friendly and medium-density developments and walkable, vibrant activity corridors. These typologies are opportunities to add a variety of uses and unit types in one concentrated area. Mixed-use developments typically encourage retail, commercial, or office spaces to occupy the first floor, with residential uses on the upper floors. These can take the form of unit types ranging from studio to three-bedroom spaces. These types of developments can range from two-story structures to over four stories, depending on the community.

Townhomes are an excellent way to gradually decrease densities in the community and provide a mix of renter and owner occupancy. Furthermore, townhomes often have a smaller footprint compared to detached units and can come with a homeowner association (HOA) that would manage all lawn, sidewalk, and amenity space maintenance, further reducing any physical demand on the homeowner. These reflect the initiatives of the gentle density recommendation as well and provide a mix of densities throughout neighborhoods.



PROMOTE STRONG NEIGHBORHOODS

Strong Neighborhood Characteristics

The imagery on the opposite page and text below highlight some of the primary characteristics that help contribute to strong neighborhoods. The City of Springfield should explore how to integrate these characteristics into its zoning code and subdivision regulations to support strong neighborhood characteristics in new developments throughout the community.

A

VARIED HOUSING DESIGN encourages diverse character and identity throughout the neighborhood. The greater the varied design of housing, the greater the character of the community.

B

STREET-FRONTED HOMES help keep residents connected and engaged with one another. Activity along the neighborhood street is enhanced through yard maintenance, garages and driveways, and play.

C

QUALITY OF LIFE AMENITIES such as parks, trails, schools, community gardens, and other activity centers support a high quality of life for residents. New neighborhoods should be located near pre-existing amenities or new amenities should be added to support walkability and connectivity to these quality of life amenities.

D

LANDSCAPING + BUFFERS between the road and sidewalk provide a sense of safety to pedestrians and bicyclists utilizing the dedicated sidewalks. Trees and plantings should be dispersed throughout the buffer for added soft-scaping.

E

SIDEWALKS should be located on one or both sides of the neighborhood street to promote walkability and connectivity to nearby amenities, such as parks and schools.

F

LIGHTING should be placed throughout the neighborhood to support safety and security for residents and their homes. Additional consideration for placement and light pollution is needed so as not to disrupt neighborhood character.



FIGURE 3.3 // STRONG NEIGHBORHOOD CHARACTERISTICS

PROMOTE STRONG NEIGHBORHOODS

Case Study: City of Lee's Summit, Missouri New Longview Neighborhood

New Longview Neighborhood Strengths + Application to Springfield

The New Longview Neighborhood located in Lee's Summit, Missouri presents a case study for varied residential densities in one neighborhood. The intentional intermingling of densities, housing types, accessory dwelling units, alley-loaded and detached garage configurations, and much more establish this community as a tangible example for creating housing choice where there was previously little. Some highlights of this development include:

- Narrow-lot development
- Varied design character throughout
- Strong streetscaping/landscaping
- Pedestrian connections and gathering spaces are a top priority
- Alley-loaded homes
- Gentle density additions

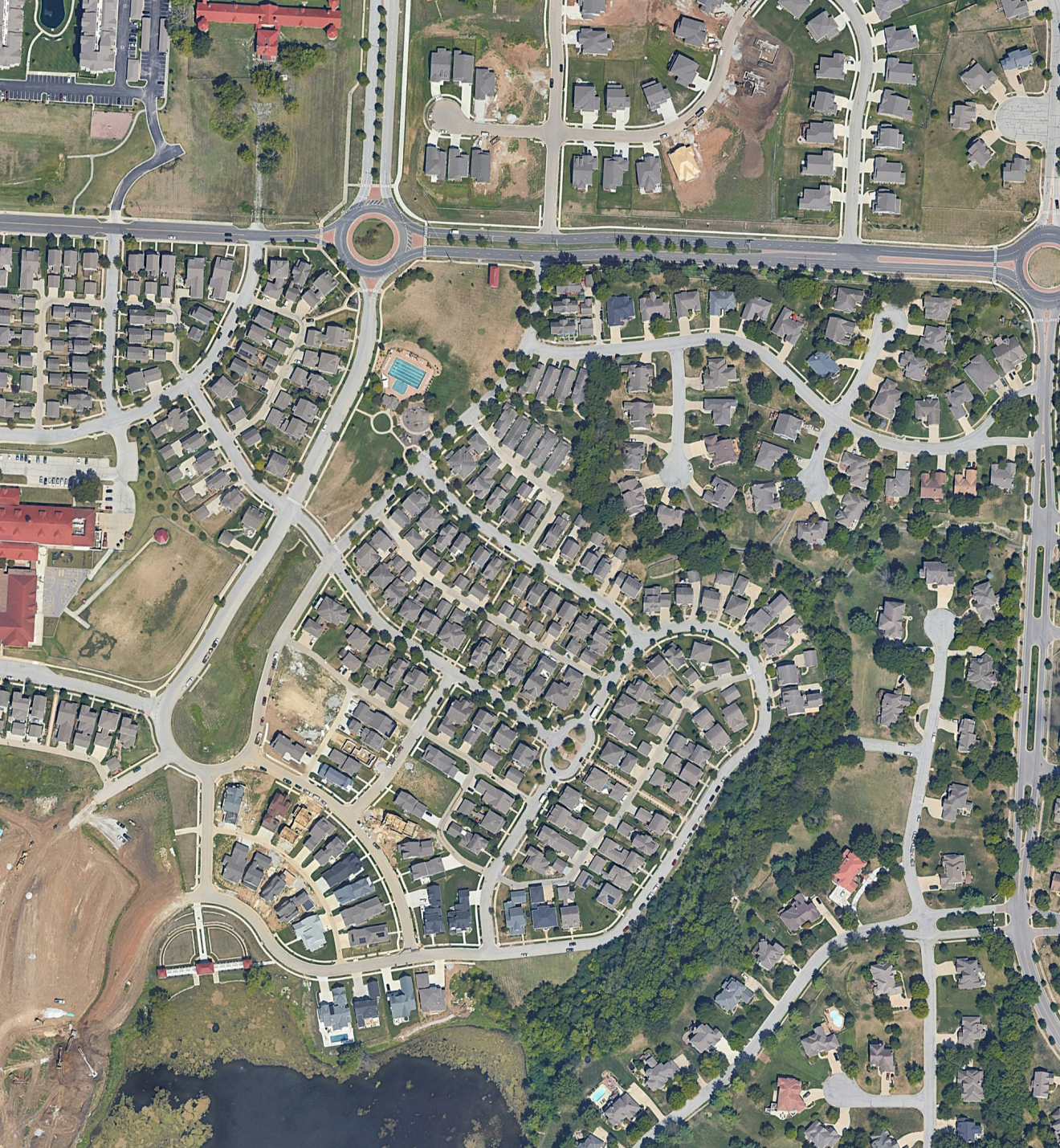


FIGURE 3.4 // CASE STUDY: NEW LONGVIEW IN LEE'S SUMMIT, MO

PROMOTE STRONG NEIGHBORHOODS

Case Study: City of North Kansas City, Missouri Northgate Village

Northgate Village Strengths + Application to Springfield

Northgate Village in North Kansas City, Missouri provides some similar practices to that of New Longview; however, this case study stands out for a few additional reasons: the Northgate Village has a greater intensity of densities adjacent to one another with a lesser gradient for transitions. There are apartments across from single-family units and townhomes with shared central green spaces and park spaces accessible via the well-connected sidewalk system. Additional design characteristics in this neighborhood include:

- Very narrow-lot development
- Varied design character throughout
- High-Density Developments adjacent to single-family homes and townhomes
- Alley-loaded homes
- Central greenspaces



FIGURE 3.5 // CASE STUDY: NORTHGATE VILLAGE IN NORTH KANSAS CITY, MO



HOUSING FOR ALL AGES + INCOMES

Support Housing for All Ages + Incomes

Public input demonstrated support for single-family, medium-density, and senior housing types. These housing types provide a great opportunity to ensure that all ages and incomes are supported in Springfield as the community continues to grow.

Supporting all ages and incomes through housing can take a variety of forms including:

- Providing a wheelchair-accessible ramp to the front door or single-level housing styles through universal design practices.
- Ensuring there is adequate move-up housing on the market to allow entry-level homeowners to transition into larger homes and support new homebuyers in Springfield.
- Introducing new, affordable downsizing options for seniors that wish to live independently.

What is Life Cycle Housing?

Life cycle housing is an approach to housing that focuses on providing housing types that match all ages and stages of life from young people living alone or with roommates, young couples, young families, multi-generational families, single-parents, empty nesters, or solo seniors.

Each of these household types typically generate demand for different housing types. Springfield should aim to have a mix of housing that covers all these types and densities to allow residents to remain in Springfield as they progress through various life stages and household formations.

What is Universal Design?

Universal Design (UD) is defined by the United States Access Board as the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. Within housing, this refers to the design of entrances, doorways, corridors, and other small details that help ensure the home is accessible to all today and in the future.

**UNIVERSALLY DESIGNED
TOWNHOMES**

APARTMENTS

ENTRY-LEVEL HOME

DOWNSIZED HOME

**LARGE SINGLE-
FAMILY HOME**

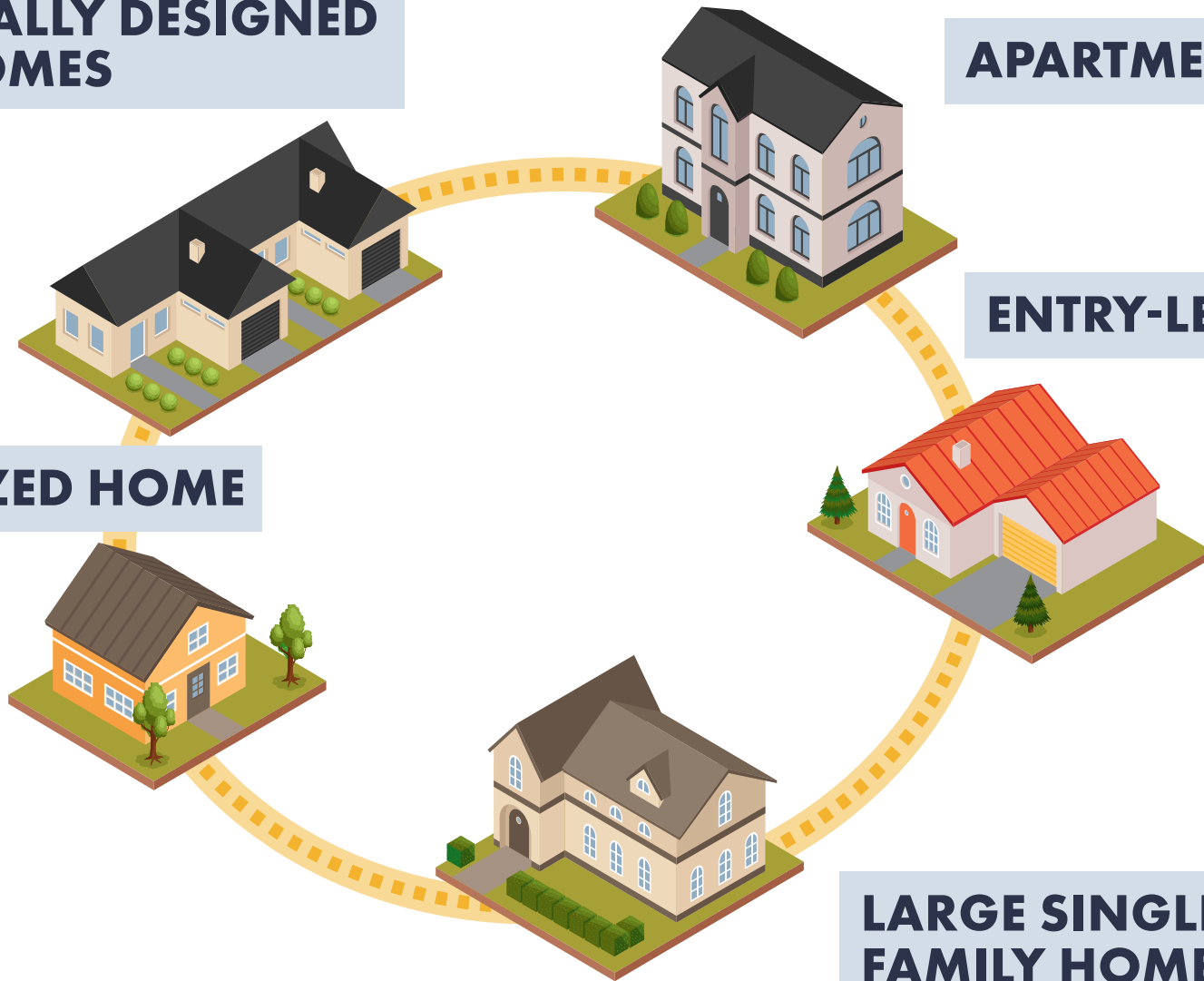


FIGURE 3.6 // LIFE CYCLE HOUSING EXAMPLES

GOALS, POLICIES, AND ACTION ITEMS

GOAL H-3: ATTRACT QUALITY RESIDENTIAL DEVELOPMENTS TO SPRINGFIELD THAT MEETS THE NEEDS OF CURRENT AND FUTURE RESIDENTS.

Policies

P-3.1	Follow the recommendations of the Future Land Use Plan for proposed residential developments.
P-3.2	Balance quality residential developments with flexibility in the zoning code by providing some variation in parking requirements, maximum lot sizes, and creative lot configurations, especially for residential infill developments.
P-3.3	Maintain an open-door policy with developers to discuss potential residential development projects in Springfield.

Action Items

AI-3.1	Add a development-ready webpage to the City's website to highlight the Future Land Use Plan and ready to develop land or infill potential sites in the community.
AI-3.2	Support and encourage medium- and high-density developments to broaden housing choice and increase access to quality rentals.
AI-3.3	Work with developers to install utilities, sidewalks, streetlights, and 1-2 trees per residential lot to enhance the community's infrastructure and aesthetic.

GOAL H-4: PROMOTE BEST PRACTICES AND RESIDENTIAL REHABILITATION TO CREATE STRONG NEIGHBORHOODS.

Policies

P-4.1	Do not allow any residential development within the floodplain to maintain the safety and welfare of current and future residents.
P-4.2	Prioritize contiguous boundaries and limit leapfrog development to reduce strains on infrastructure.
P-4.3	Limit cul-de-sacs to allow for greater through connections to the roadway network.
P-4.4	Preserve the existing housing stock to maintain community character and unique nodes of development.
P-4.5	Promote walkability and connectivity for pedestrians and bicyclists.
P-4.6	Encourage strong neighborhood characteristics throughout new residential developments with varied residential design, sidewalk connections, landscaping, lighting, and other quality of life features.

Action Items

AI-4.1	Consider requiring sidewalks to be constructed on at least one side of the roadway with any new residential developments.
AI-4.2	Explore partnerships or funding opportunities to create a small-scale housing fund for rehabilitation projects.
AI-4.3	Allow for residential infill redevelopment projects to leverage vacant lots and provide much needed housing.