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From the Kansas City Business Journal:

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## Developer plans 163-unit apartment project on old hospital campus

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Sep 26, 2017, 10:52am CDT Updated: Sep 26, 2017, 11:08am CDT

Sunflower Development Group LLC, a leader in downtown historic preservation projects, is taking on its first ground-up apartment construction.

The firm plans to develop the 163-unit Rockhill Greens Apartments on roughly 7 acres that it has a contract to acquire from an affiliate of Wichita-based Petroleum Inc. Located on the southeast corner of 65th Street and Rockhill Road, the site includes surface parking that was part of the former Baptist Medical Center campus.



SCREEN SHOT

A rendering of the Rockhill Greens Apartments at 65th Street and Rockhill Road.

The parking no longer is used because four large buildings have been demolished on the campus, which is now the Research Medical Center Brookside Campus.

On Aug. 24, the Kansas City Council approved rezoning and a preliminary plat for the project. The Planning, Zoning & Economic Development Committee is expected to act on a final plat request Wednesday.

Jason Swords, a principal with Sunflower Development, said work on the \$28 million apartment development is expected to begin before the end of the year. Its three buildings, which will vary in height from three to five stories, will include a couple of studios, 119 one-bedroom units and 42 two-bedroom units.

"We are targeting \$1.50 per square foot as the average rent," Swords said.

Plans call for a wealth of outdoor amenities, including a pool; spa tub; multiple cabanas with gas grills; a large multi-function grass area for volleyball, soccer, movies and other activities; fire pits; and a game pit for bocce ball and yard games.

Interior amenities will include a fitness facility, yoga/spin room, sports simulator, community room with full kitchen, coffee bar, movie theater, bike wash/repair station and a pet wash area.

"We're also very excited to be partnering with Homebase, an intelligent building and community management software system that not only provides connectivity for our smart hardware (thermostats, locks and lights), but also allows our residents to enjoy innovative and connected amenity services," Swords said.

Clockwork Architecture + Design is the project architect, Swords said, and a generation contractor will be selected in the next 30 days.

The property is in a Planned Industrial Expansion Authority plan area, and the developer will be able to assume a PIEA property tax abatement already approved for the site, he said.

### **Also on the agenda**

Swords said that rezoning for another Sunflower Development project, the historic conversion on Blenheim School, also will be on Wednesday's Planning, Zoning & Economic Development Committee agenda.

Sunflower has entered into a contract to buy the closed school, 2411 E. 70th Terrace, which it plans to convert into 52 affordable senior rental units with integrated social services provided to residents by Phoenix Family Housing.

In December, the Missouri Housing Development Commission awarded low-income housing tax credits for the project.

### **Rob Roberts**

Reporter

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