

6005, 6025,
6045 Martway

July 25, 2017

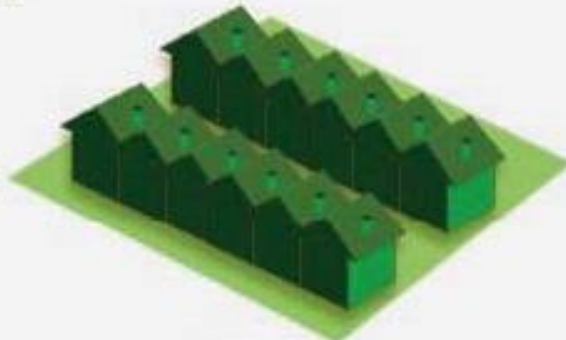
More Residents to Support Existing Business

$$\text{Critical Mass} = \frac{\text{Enough Residents + Visitors}}{\text{To Support Retail and Services}}$$

Housing Density
Dwelling Units Per Acre (du/ac)



Single Family Homes
(4-10 du/ac)



Townhomes
(20-40 du/ac)



Apartments
(50-100 du/ac)



Walkable neighborhoods require a critical mass of residents to financially support service retail.

40-50 dwelling units per acre will achieve this critical mass.

Our Changing Neighborhoods

Growth in Households from 2010-2040

- 87% of Growth will be Households without Children
- 54% of Growth will be Single Person Households.
- 50% of all Growth will be Rental Housing.

Housing Preferences from 2010-2040

- 50% of people would prefer to be able to walk to work or shops.
- Only 10% live in neighborhoods where that is possible.

To meet the demand for walkable places, all new housing will need to be built in walkable neighborhoods.

Source: KANSAS CITY METROPOLITAN AREA MARKET TRENDS, PREFERENCES AND OPPORTUNITIES TO 2025 AND 2040
Report by the Metropolitan Research Center University of Utah for Mid-American Regional Council

Mission Zoning - Compliant Density Study



Existing Site Area = 1.667 Acres

Allowable zoning density is 35

multi-family units per acre

Maximum Units = 58 units

This site plan study demonstrates

a compliant garden apartment

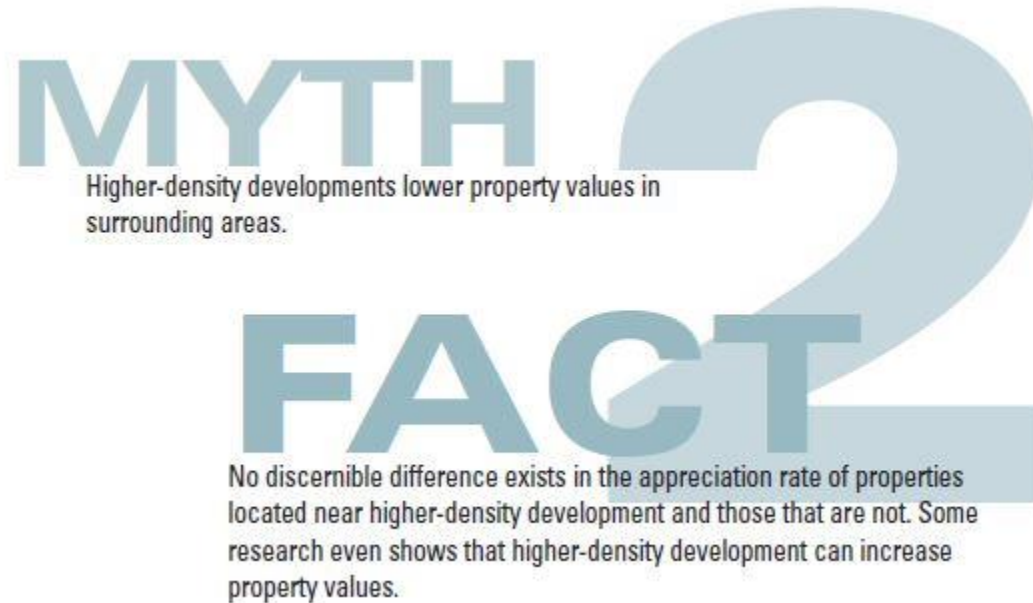
density of (3) 3-story buildings

with at total of 54 multi-family

units

MISSION DESERVES BETTER

Project Facts



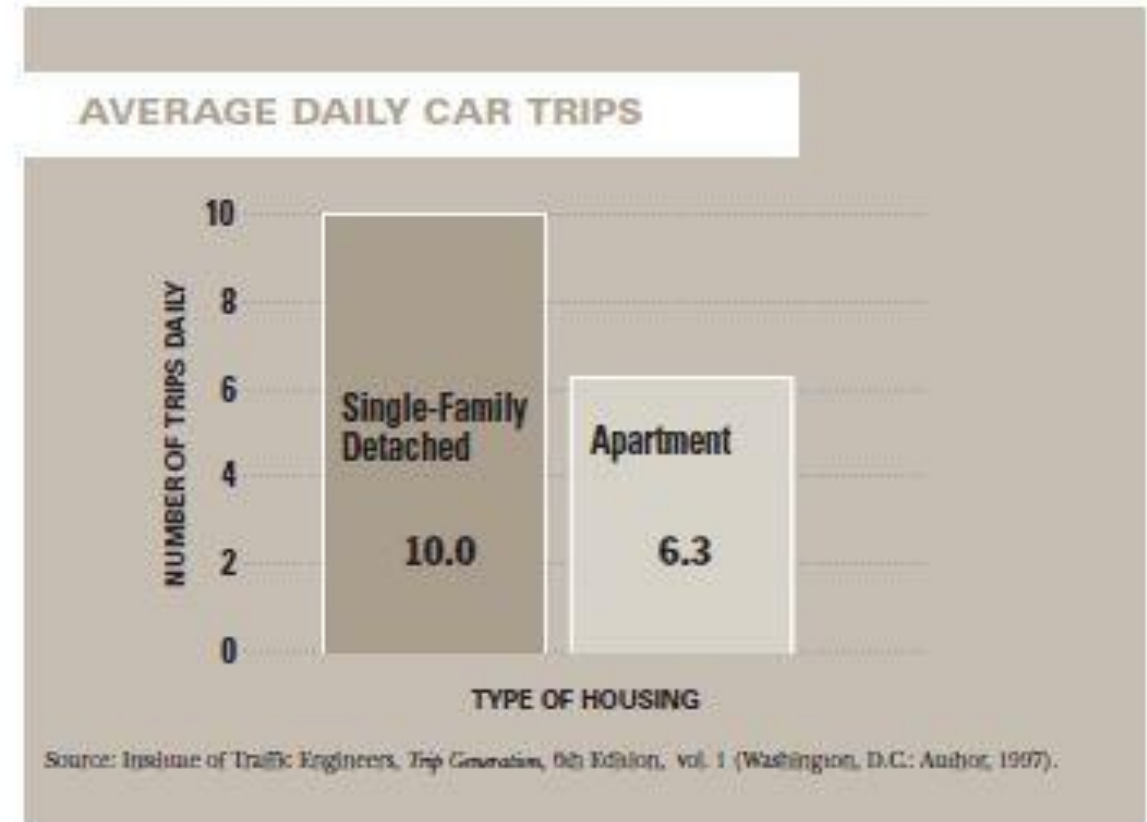
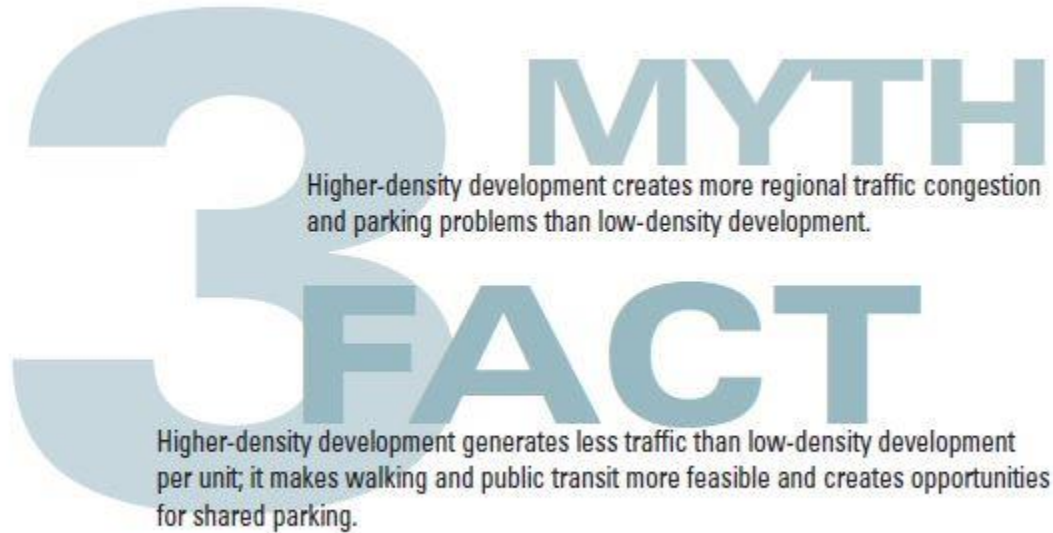
MYTH TWO | FACT TWO

AVERAGE ANNUAL APPRECIATION FOR SINGLE-FAMILY DETACHED HOMES BY NEARNESS TO MULTIFAMILY BUILDINGS

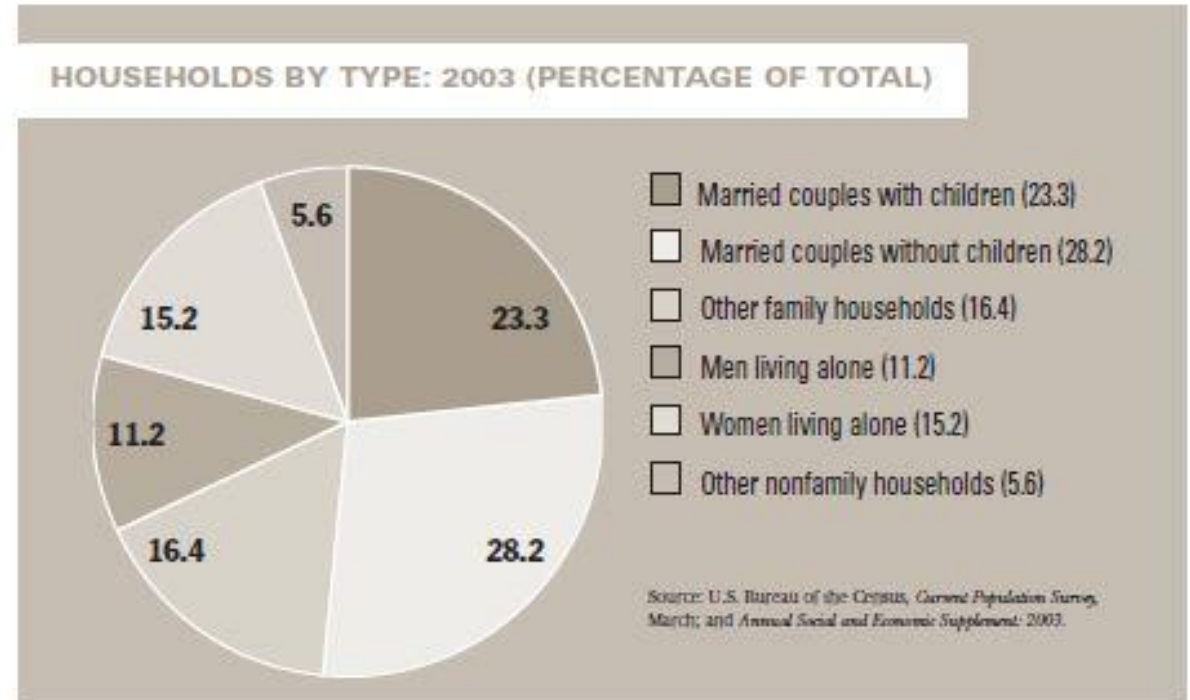
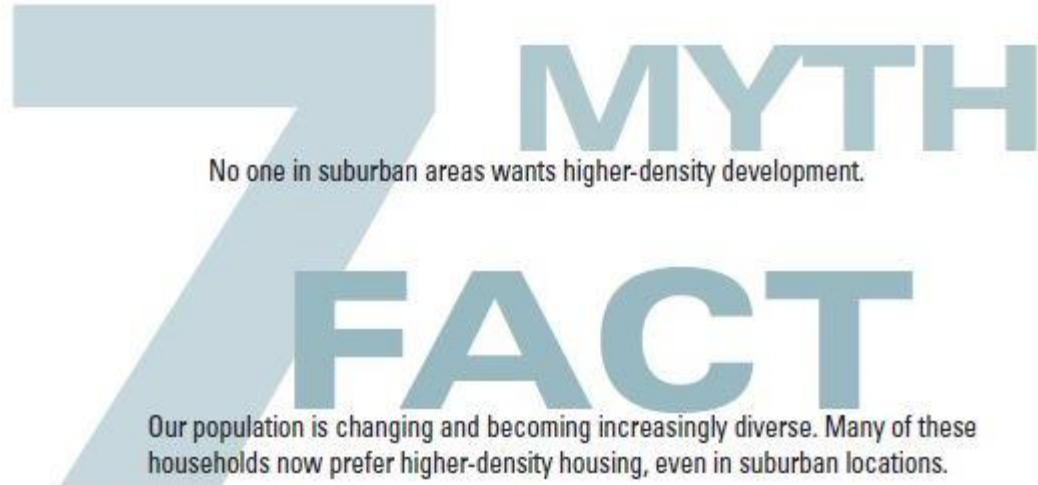


Source: NAHB comparisons based on data in the *American Housing Survey*, 1997 and 1999 (Washington, D.C.: U.S. Bureau of the Census and U.S. Department of Housing and Urban Development, 1997 and 1999).

Project Facts



Project Facts



Project Program Information



Boost Public Investment

Rock Creek Trail

City Hall

Aquatic Center

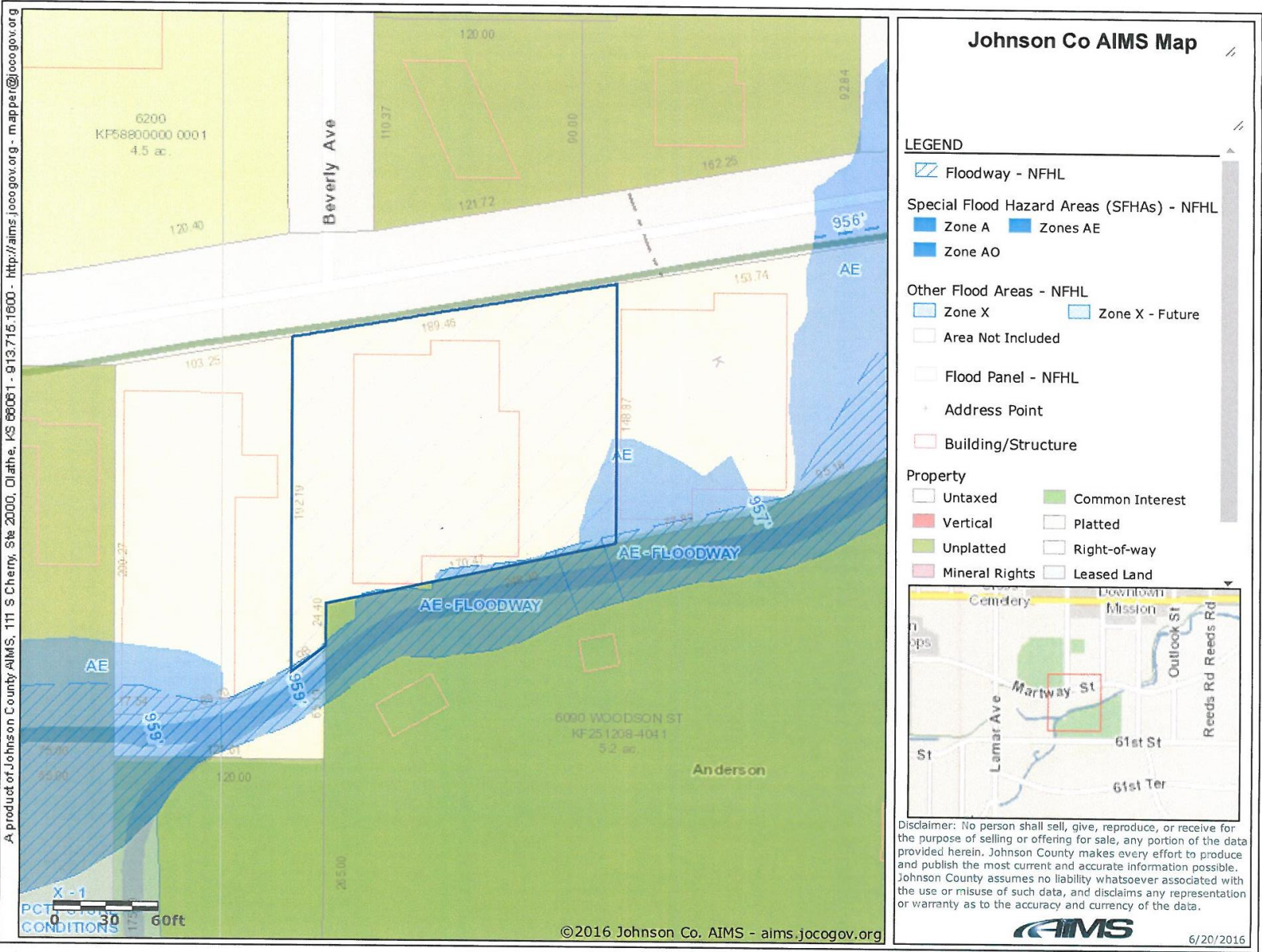
Community Center

Mixture of Businesses

Walkable

**Rock Creek and Park are great
transitions to residential to
south**

Sensitive Site Design



Ground Floor Office along Martway

Raised Elevation

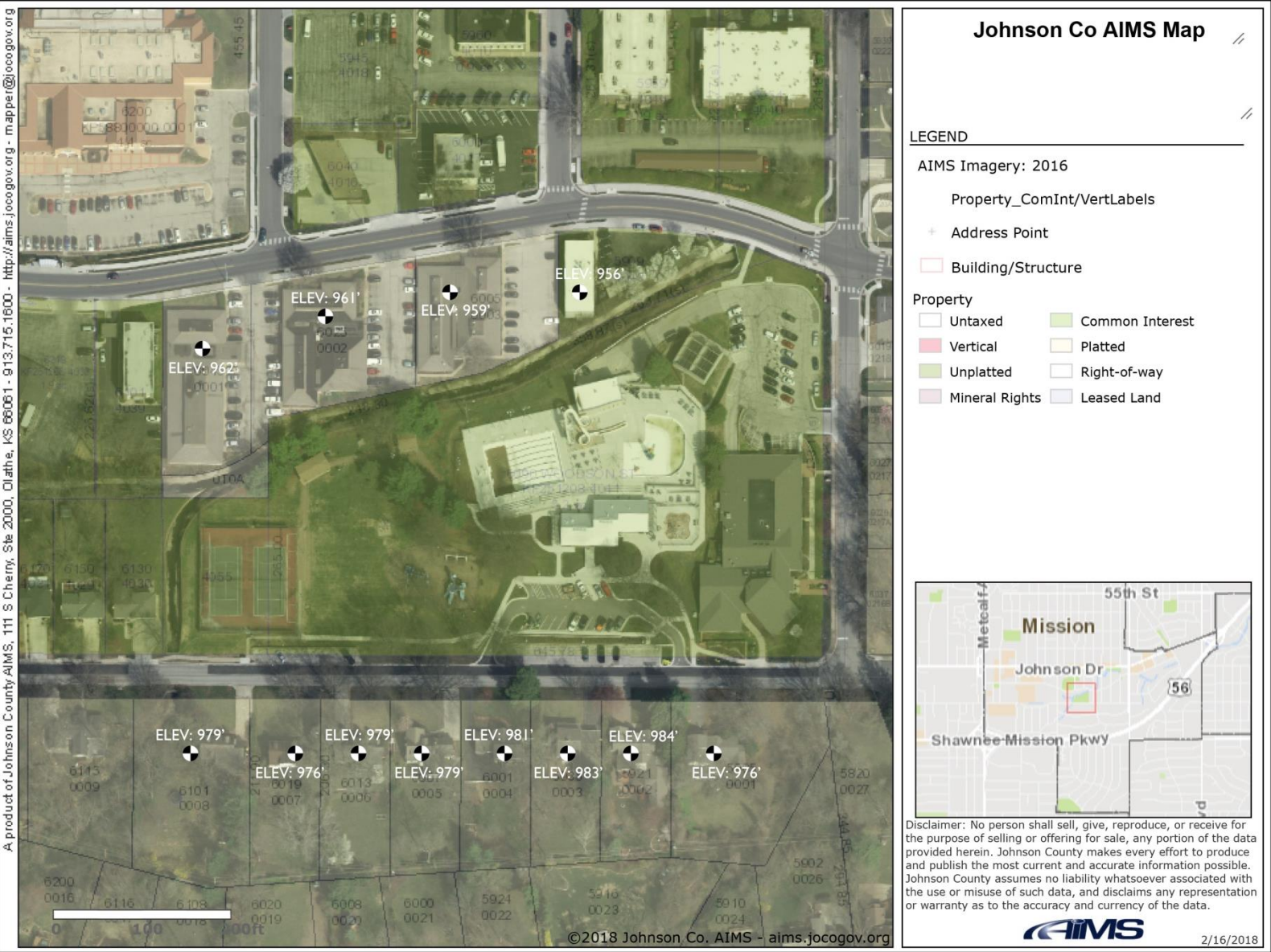
Stay Out of the Flood Plain

Allow Fire Department Access

Existing Buildings are in Flood Plain

and adjacent to property line

Sensitive Site Design



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Elevations



04 | Elevation - South
Scale: 1/16" = 1'-0"



03 | Elevation - West
Scale: 1/16" = 1'-0"



02 | Elevation - East
Scale: 1/16" = 1'-0"

Fourth Floor: 33'-0"

Top of Roof: 43'-0"

Top Parapet: 44'-0"-45'-0"

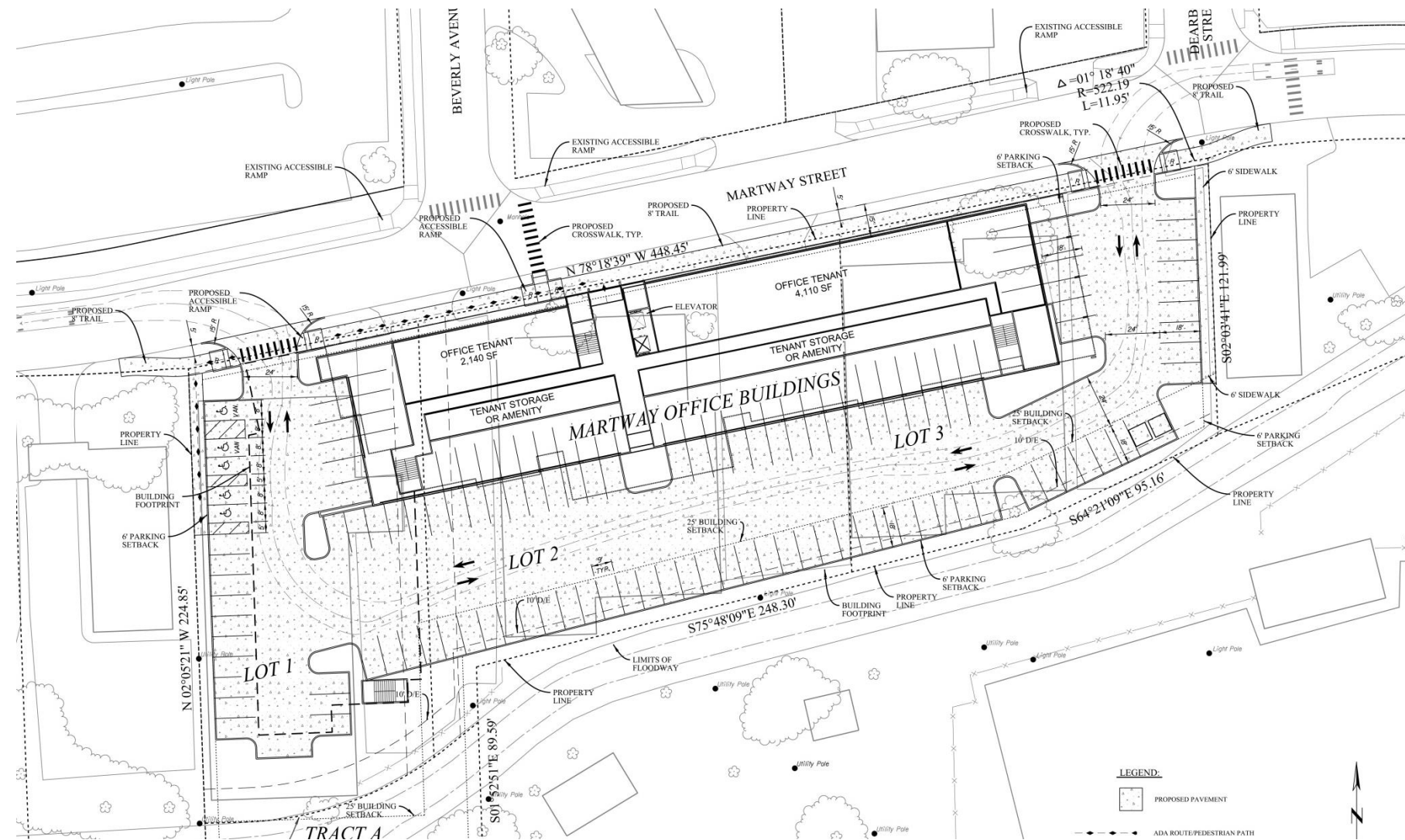
MATERIAL LEGEND	
GRAPHIC PATTERN	MATERIAL DESCRIPTION
	NICHIHA ILLUMINATION WALL PANEL VERT. RUNNING BOND 18"x22"
	NICHIHA ARCH BLOCK WALL PANEL HORIZ. STACK BOND 18"x22"
	NICHIHA SIM. WOOD WALL PANEL (CEDAR) 6"x12"
	NICHIHA ILLUMINATION WALL PANEL VERT. RUNNING BOND 18"x22"



GLAZING & OPENNESS AREA CALCULATION
TOTAL GLAZING & OPENNESS AREA @ FIRST FLOOR = 1,810 SF
TOTAL FACADE AREA @ FIRST FLOOR = 3,572 SF
TOTAL PERCENTAGE OF GLAZING AND OPENNESS = 51%

01 | Elevation - North
Scale: 1/16" = 1'-0"

Project Program Information



First Floor

Office Space

142 Parking Spaces Provided

(5 accessible and 1 van)

142 Parking Spaces Required

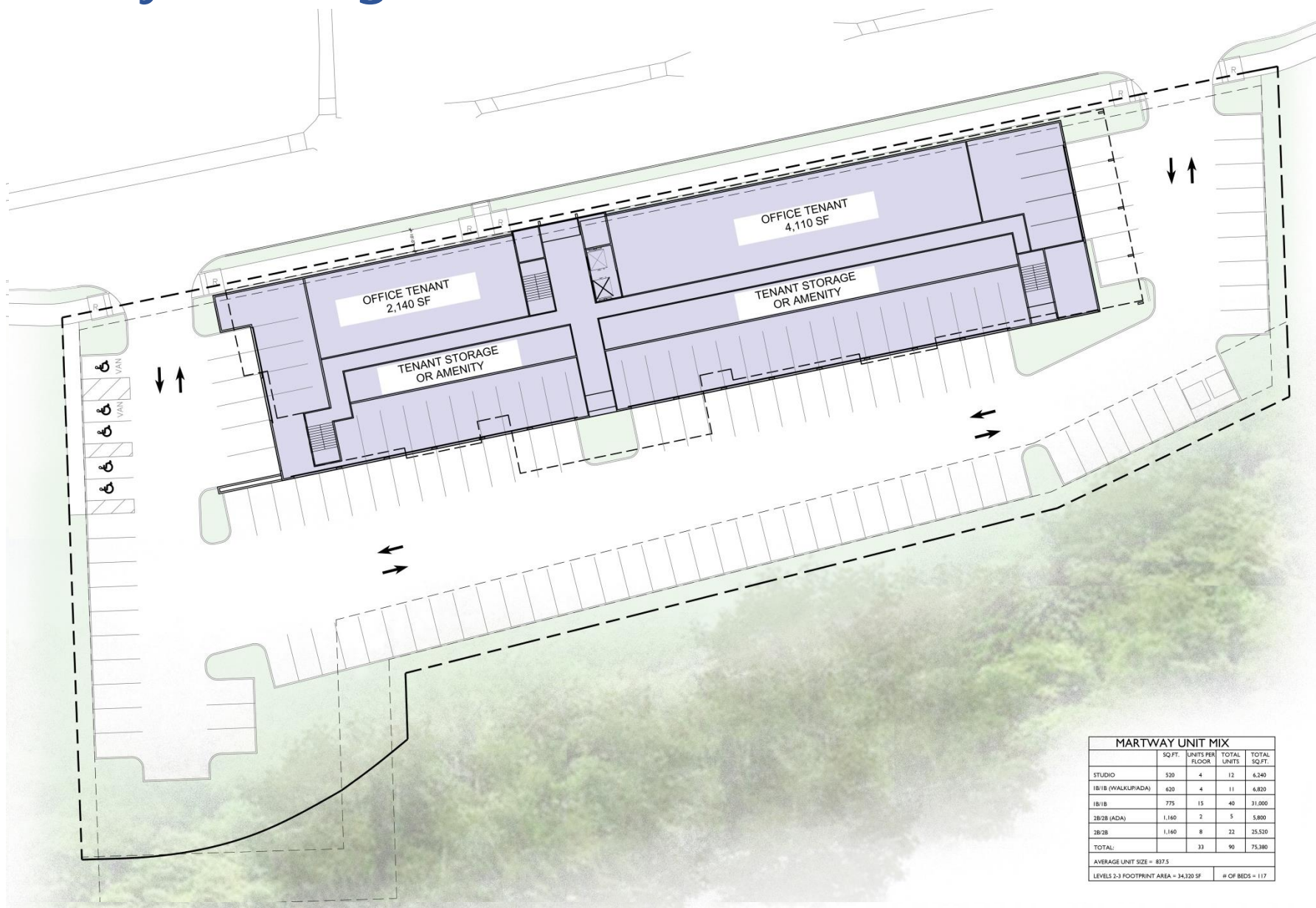
Upper Floors

Residential

1B / 1BA – 63

2B / 2BA – 27

Project Program Information



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24 UNITS / FLOOR
RESIDENTIAL:
(13) 1 BR
(7) 2 BR
(4) STUDIO

MARTWAY UNIT MIX				
	SQ.FT.	UNITS PER FLOOR	TOTAL UNITS	TOTAL SQ.FT.
STUDIO	520	4	12	6,240
1B/1B (WALKUP/ADA)	620	4	11	6,820
1B/1B	775	15	40	31,000
2B/2B (ADA)	1,160	2	5	5,800
2B/2B	1,160	8	22	25,520
TOTAL:		33	90	75,380
AVERAGE UNIT SIZE = 837.5				
LEVELS 2-3 FOOTPRINT AREA = 34,320 SF				# OF BEDS = 117

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(5 accessible and 1 van)

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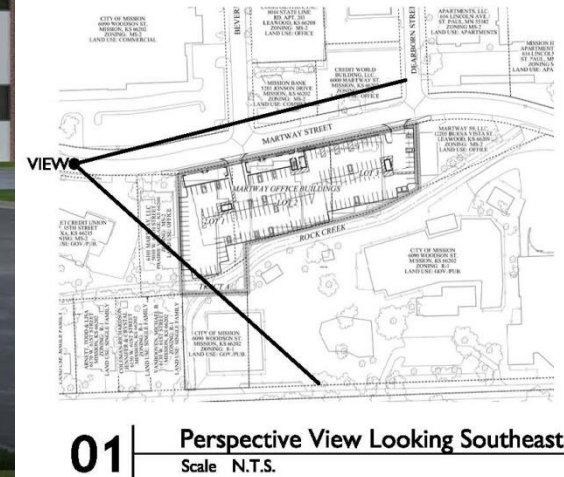
Residential

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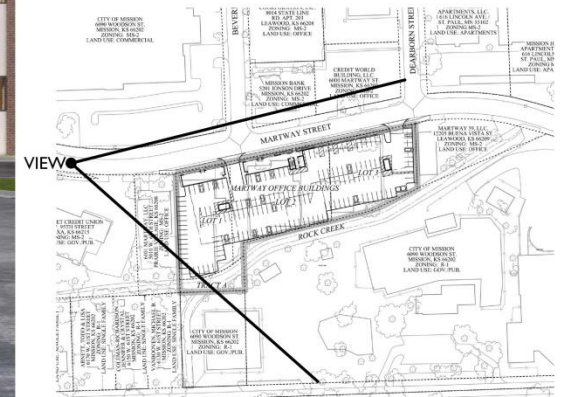
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View looking Southeast (revised)

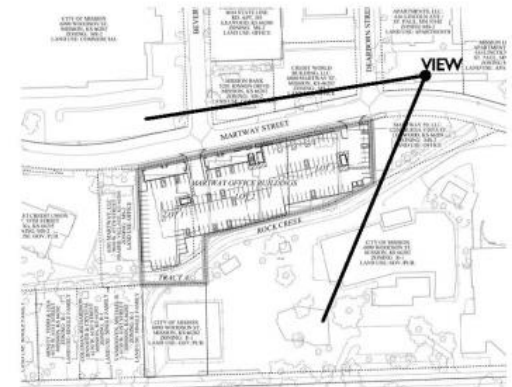


View looking Southeast (previous submittal)



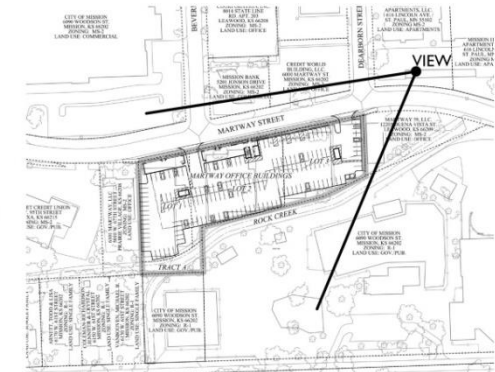
01 | Perspective View Looking Southeast
Scale N.T.S.

View looking Southwest (revised)



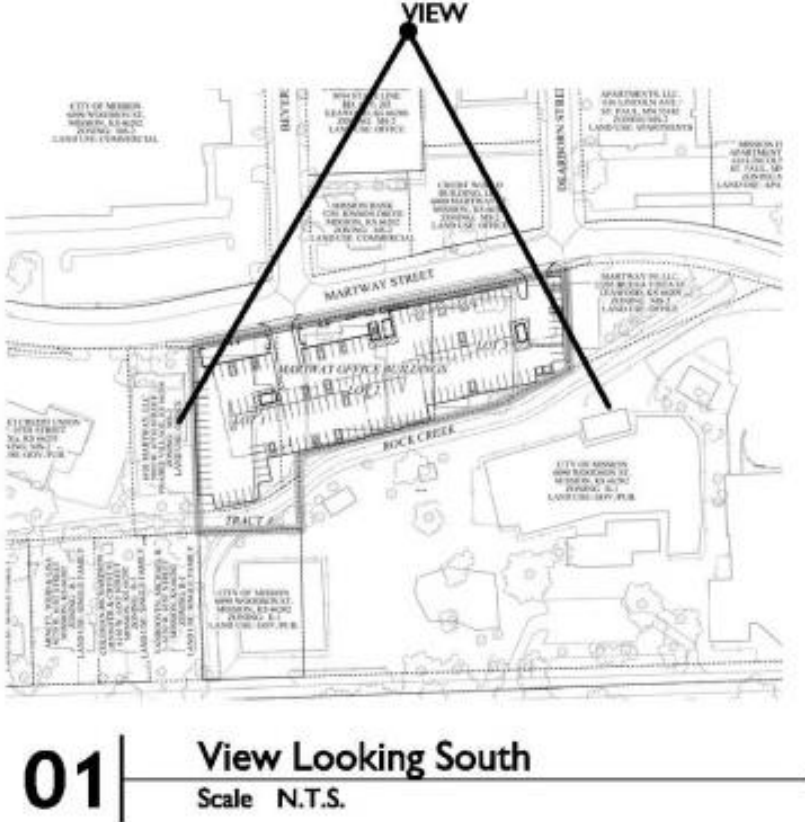
02 | Perspective View Looking Southwest
Scale N.T.S.

View looking Southwest (previous submittal)

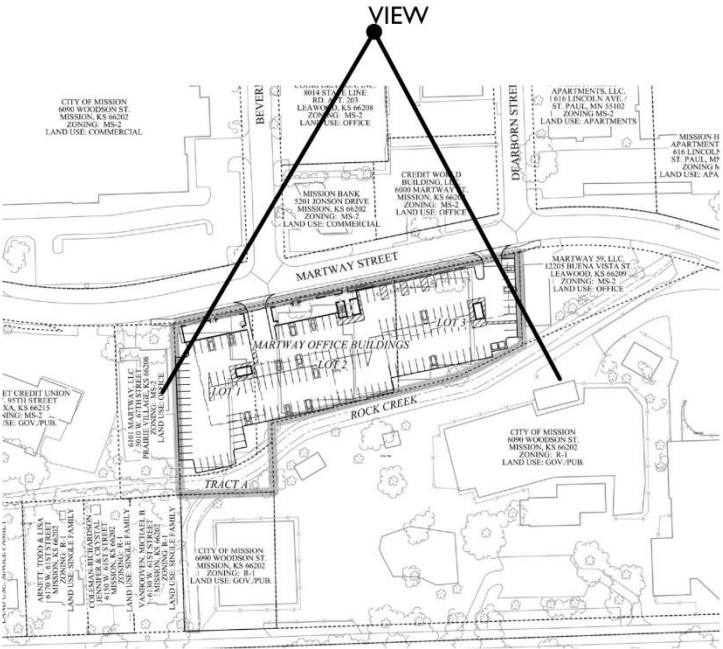


02 | Perspective View Looking Southwest
Scale N.T.S.

Composite View looking South (revised)

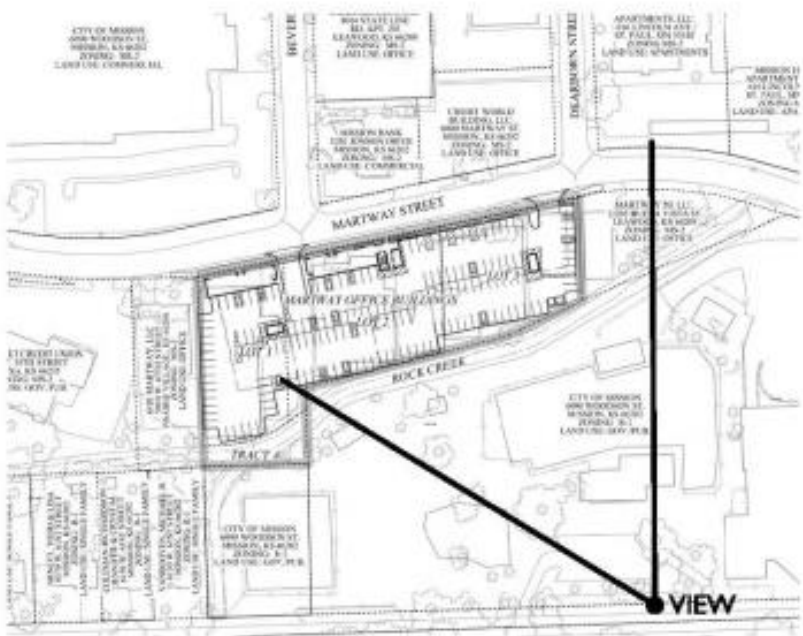


Composite View looking South (previous submittal)



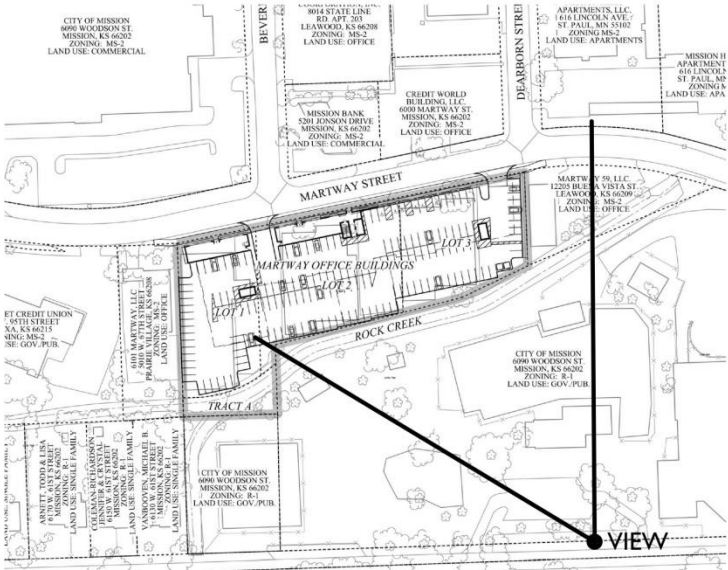
01 | View Looking South
Scale N.T.S.

Composite View looking Northwest (revised)



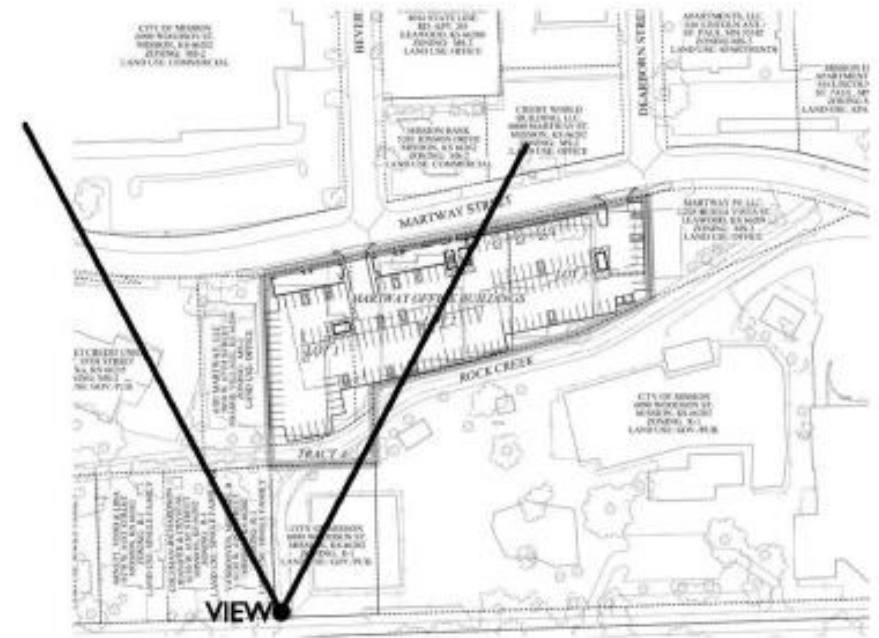
02 | View Looking Northwest
Scale N.T.S.

Composite View looking Northwest (previous submittal)



02 | View Looking Northwest
Scale N.T.S.

Composite View looking North (revised)

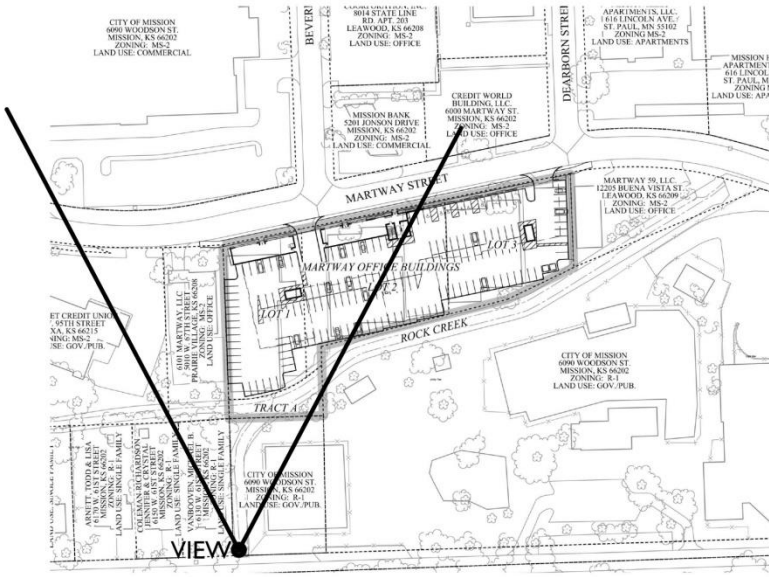


03

View Looking North

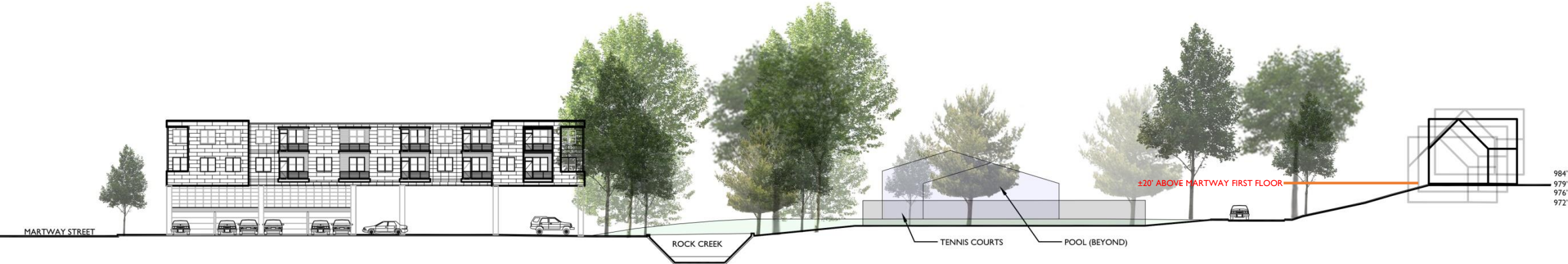
Scale N.T.S.

Composite View looking North (previous submittal)



03 | View Looking North
Scale N.T.S.

Site Section and Grading Study



EXIST TREES REMOVED: 2
NEW TREES PLANTED AT FRONT: 8
NEW TREES PLANTED AT REAR: 12

SPOT ELEVATIONS TAKEN FROM
JOHNSON COUNTY AIMS
<https://maps.jocogov.org/ims/>

03 | Mission to Martway Section Elevation
Scale N.T.S.

**HOUSES ON 61ST STREET ARE
NOW TALLER THAN THE
PROPOSED BUILDING**