6005, 6025, 6045 Martway
More Residents to Support Existing Business

**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 a total of 54 multi-family units

MISSION DESERVES BETTER

clockwork
Project Facts

**MYTH 2**
Higher-density developments lower property values in surrounding areas.

**FACT 2**
No discernible difference exists in the appreciation rate of properties located near higher-density development and those that are not. Some research even shows that higher-density development can increase property values.

![Graph showing average annual appreciation for single-family detached homes by nearness to multifamily buildings](image)
Project Facts

**MYTH**

Higher-density development creates more regional traffic congestion and parking problems than low-density development.

**FACT**

Higher-density development generates less traffic than low-density development per unit; it makes walking and public transit more feasible and creates opportunities for shared parking.

---

**AVERAGE DAILY CAR TRIPS**

<table>
<thead>
<tr>
<th>Type of Housing</th>
<th>Number of Trips Daily</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached</td>
<td>10.0</td>
</tr>
<tr>
<td>Apartment</td>
<td>6.3</td>
</tr>
</tbody>
</table>

MYTH
No one in suburban areas wants higher-density development.

FACT
Our population is changing and becoming increasingly diverse. Many of those households now prefer higher-density housing, even in suburban locations.
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

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
Elevations

Fourth Floor: 33'-0"
Top of Roof: 43'-0"
Top Parapet: 44'-0"-45'-0"

MATERIAL LEGEND:
- 01: Faux Wood Paneling
- 02: Faux Brick Paneling
- 03: Faux Roof Paneling
- 04: Faux Stucco Paneling

Elevation - North
Elevation - East
Elevation - West
Elevation - South
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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View looking Southeast (revised)
View looking Southeast (previous submittal)
View looking Southwest (revised)
View looking Southwest (previous submittal)
Composite View looking South (revised)
Composite View looking South (previous submittal)
Composite View looking Northwest (revised)
Composite View looking Northwest (previous submittal)
Composite View looking North (revised)
Composite View looking North (previous submittal)
Site Section and Grading Study

- Trees Removed: 2
- Trees Planted at Front: 8
- Trees Planted at Rear: 12

Houses on 61st Street are now taller than the proposed building.

Spot Elevations Taken from Johnson County AIMS
https://maps.jocogov.org/ims/