

November 20, 2017

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At the September 25th Planning Commission Meeting we listened to the residents along 61st street that voiced concerns regarding the development.

To address the concerns, the revised submission has removed one entire floor of the building. This reduction in height also reduces the need for any off-site parking.

Over the last 2 months, we've received encouragement from residents and business owners who are excited to see the continued improvements in the City of Mission.

If any additional concerns or questions arise, please reach out so that they may be answered.

Regards,



Christian Arnold
Principal

Questions raised at the 9/25 Meeting, with comments added related to the proposed revision.

1) Does the developer own the property?

Yes.

2) What are the size of the apartments? Are washers and dryers included? Does each unit have it's own AC/Furnace? Does each unit have its own balcony?

Studio units are 504sf, one bedrooms range from 644sf to 720sf and 2 bedrooms range from 1,104sf to 1,144sf. Yes, each unit has its own AC and furnace unit. Yes, each unit has its own balcony except for the studio units.

3) Will there be a maintenance man/property manager on site at all times?

The original development had 156 units and would have dedicated staff. The current proposal has 117 units so it would not financially support dedicated staff.

4) Is Rock Creek being altered? Will there be any additional flood impacts/concerns?

No, Rock Creek is not being altered. No, there will not be any additional flood impacts.

5) How much larger will power poles and utilities need to be to supply the building? Can the utilities be buried?

There are currently (3) incoming power locations to service each of the existing buildings. This will be reduced to (1) to provide power to the new building. The power poles will not be any larger than existing. Power service from the transformer to the building will be buried and concealed.

6) Where is the trash located at?

The trash dumpster enclosure is currently shown on the site plan in the southwest corner of the site. The trash dumpsters will be screened with a privacy walls.

7) Did the design team look at the feasibility of a shorter building? Is there compromise for the building height? Can the footprint be widened to reduce a story?

Due to the existing floodway limits and the requirements of the City of Mission, the buildings first floor must be lifted above the floodway. The fire department clearance requirements establish the first floor height. The current proposal has removed a floor from the proposed building design. The building is now 3 stories of residential construction on top of parking and commercial space.

8) Are there any amenities for the development? We are concerned that other people will use the tennis courts and park and it could get too busy.

Since it is a public park, residents will be able to enjoy it. Internal amenities are still being considered and developed. The building is programmed with multiple flex spaces that could be utilized with a fitness facility and multipurpose rooms for community gatherings.

9) Has the design team considered the building's aesthetics? Concerns that the building does not reflect mission style architecture.

Yes, the design team has considered the building's aesthetics. The City's guidelines have been adhered to and there is no requirement for mission style architecture. The building aesthetics appeal to the targeted demographic and is designed to relate to the adjacent vernacular established by the existing neighboring buildings along Martway that have a mid-century modern aesthetic that Mission is known for.

10) Where are the local jobs to provide for the new housing?

The demand for housing is gauged by Occupancy rates and Mission is a desirable place to live.

11) If additional parking is needed off site, why wouldn't the development team scale the project back?

The original proposal utilized the adjacent empty surface lots, the current proposal does not require off-site parking.

12) Will there be any public parking on site?

On site parking is for residence only. 14 parking spaces are provided to serve the grade level business.

13) How do the traffic engineers not see an increase in traffic?

Martway is engineered to handle more traffic than currently exists. The traffic study took traffic counts at the intersections of Beverly & Martway and at Dearborn & Martway on typical weekdays during June of this year, and then the anticipated traffic which would be generated by the proposed apartments and the small amount of general office space. Traffic modeling software was used to simulate the existing traffic conditions and the proposed conditions with the additional site-generated traffic superimposed onto the existing volumes. The current proposal has even less than traffic previously approved.

14) What is the construction time frame?

The building will take approximately a year to 15 months to construct after breaking ground.

15) There are no basements. Where do people go to seek shelter from a severe storm?

The building will be designed to meet all applicable building codes. Stairwell shafts will be constructed out of 8" thick concrete and will serve as an area of refuge for storms.

16) Do you envision any children living in this building?

Yes, families with children are welcome to live in this building.

17) Just to confirm, these are market rate apartments? There won't be any subsidized housing?

These are market rate apartments.