6005, 6025,
6045 Martway

clockwork

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
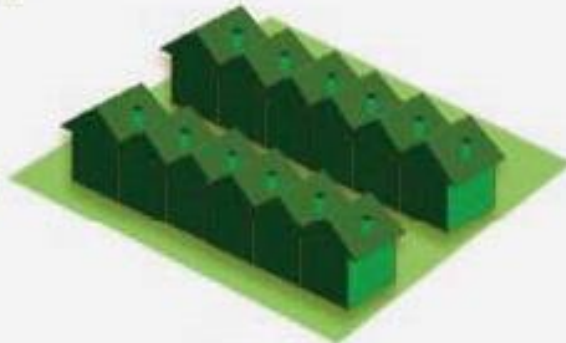
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More Residents to Support Existing Business

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

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.

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Project Program Information

Boost Public Investment

> **Rock Creek Trail**

> **City Hall**

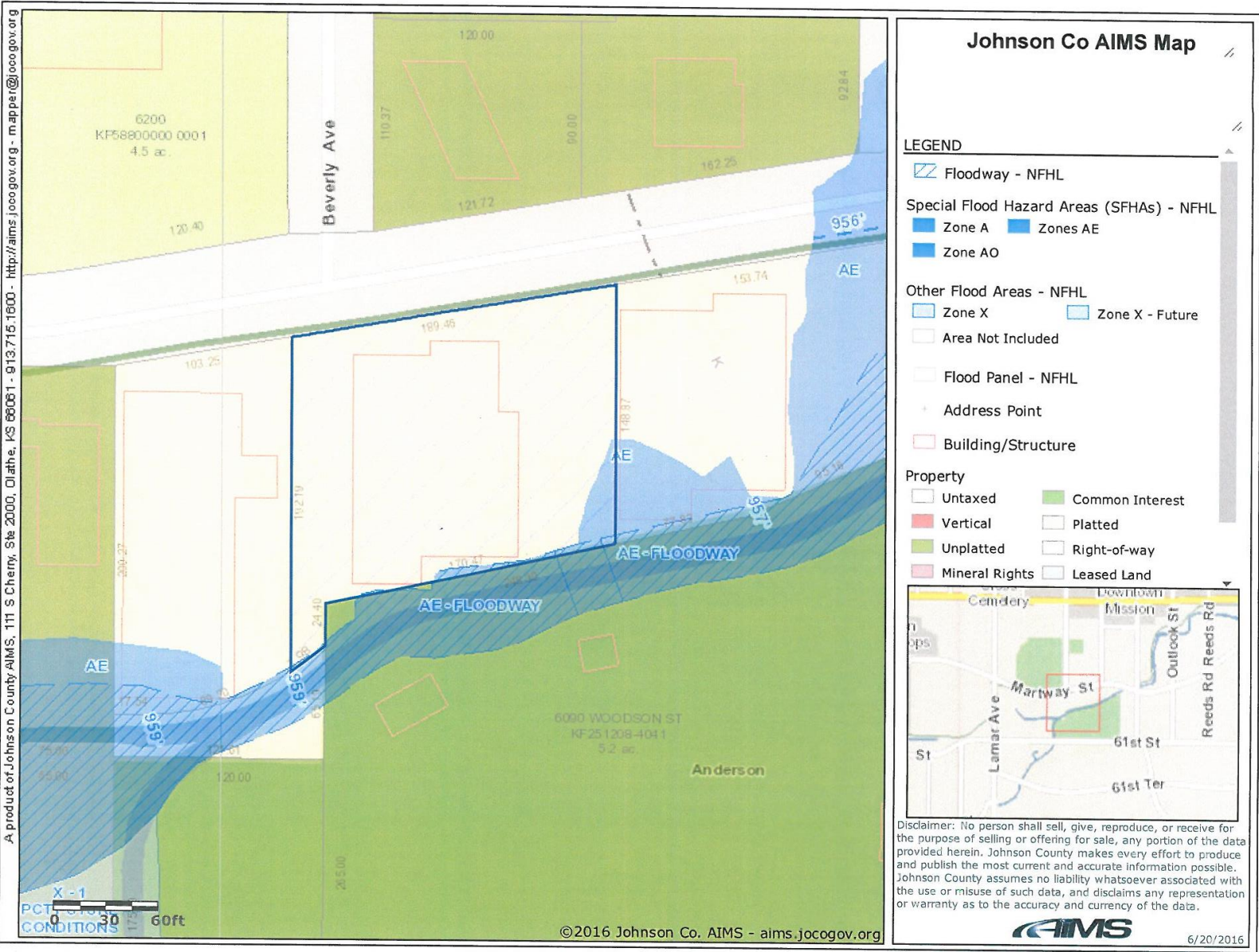> **Aquatic Center**

> **Community Center**

Mixture of Businesses

Walkable

Rock Creek and Park are great transitions to residential to south

clockwork

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

SW Corner of Proposed Building:

   98' from Property Line

Quality Construction

Elevated Concrete Podium

Steel Frame Construction

Institutional Quality

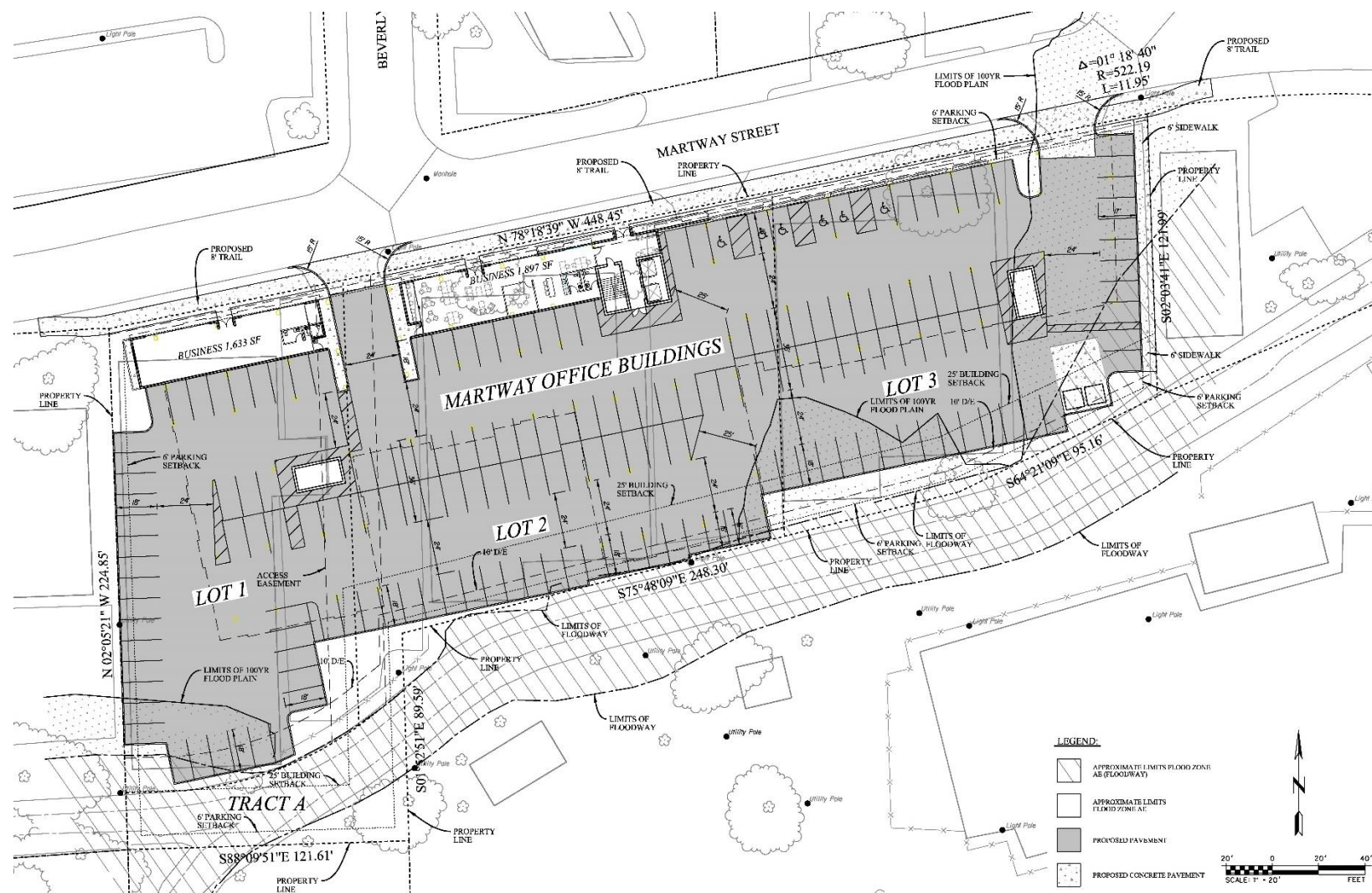**Quiet – High STC**

Sustainable – 1% Waste

Energy Efficient

Budget

156 Residences

Estimated Cost: $30.1M

Utilize Existing Rock Creek TIF

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Project Program Information

First Floor

    Office Space

    175 Parking Spaces

Upper Floors

    Residential

    1B / 1BA – 116

    2B / 2BA - 40

clockwork

Project Program Information

First Floor

    Office Space

    175 Parking Spaces

Upper Floors

    Residential

    1B / 1BA – 116

    2B / 2BA - 40

MARTWAY UNIT MIX	SQ.FT.	UNITS PER FLOOR	TOTAL UNITS	TOTAL SQ.FT.
1B/1B (MICRO)	504	4	16	8,064
1B/1B (ADA)	644	2	8	5,152
1B/1B	720	23	92	66,240
2B/2B (ADA)	1,104	3	12	13,248
2B/2B	1,112	5	20	22,240
2B/2B	1,144	2	8	9,152
TOTAL:		39	156	124,096
AVERAGE UNIT SIZE =				795.48
FLOORS 3-5 FOOTPRINT AREA = 38,977 SF			# OF BEDS = 196	

01 Typical Floor Plan (Floors 2-5)
Scale 1/8" = 1'-0"

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Elevations

MATERIAL LEGEND

| GRAPHIC PATTERN	MATERIAL DESCRIPTION
	NICHIHA 'ILLUMINATION' WALL PANEL VERT. RUNNING BOND 18"x72"
	NICHIHA 'ARCH. BLOCK' WALL PANEL HORIZ. STACK BOND 18"x72"
	NICHIHA SIM. WOOD WALL PANEL (CEDAR) 6"x120"
	NICHIHA 'ILLUMINATION' WALL PANEL VERT. RUNNING BOND 18"x72"

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

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

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

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

Fourth Floor: 49'-3"

Top of Roof: 60'-0"

Top Parapet: 65' – 67'-0"

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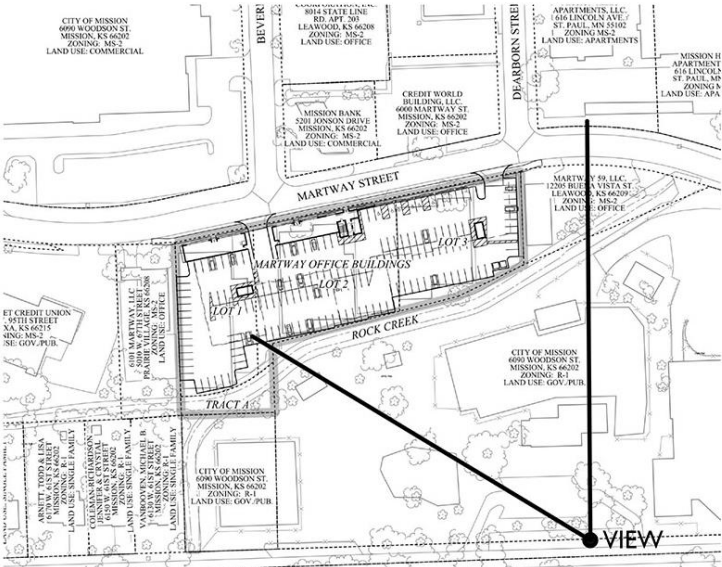# Composite View looking South
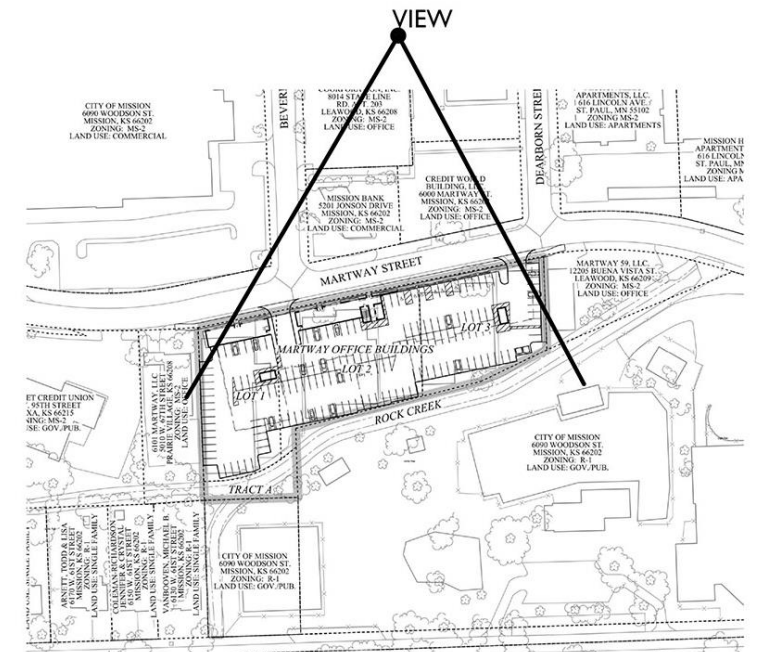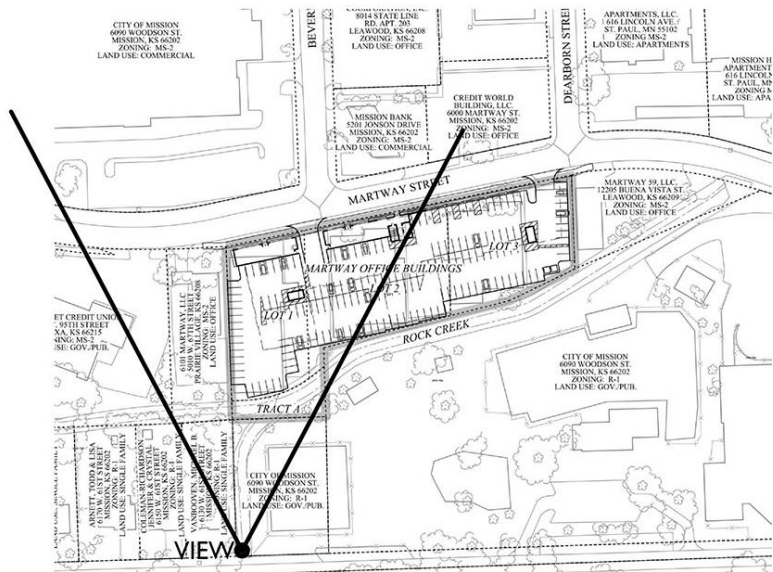

01 | View Looking South
Scale   N.T.S.

clockwork

Composite View looking Northwest

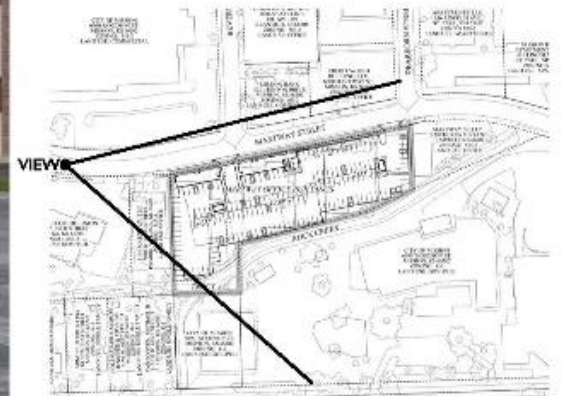02 | View Looking Northwest
Scale   N.T.S.

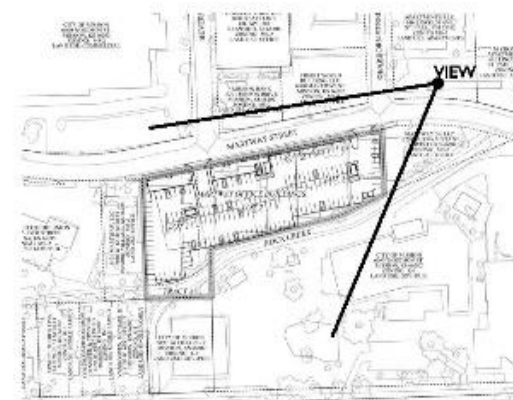# Composite View looking North

03 View Looking North
Scale N.T.S.

clockwork

View looking Southeast

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

clockwork

View looking Southwest

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

clockwork