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

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

**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.
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

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
Project Program Information

First Floor

Office Space

175 Parking Spaces

Upper Floors

Residential

1B / 1BA – 116

2B / 2BA – 40
Project Program Information

First Floor
- Office Space
- 175 Parking Spaces

Upper Floors
- Residential
- 1B / 1BA – 116
- 2B / 2BA - 40
Elevations

Fourth Floor: 49’-3”
Top of Roof: 60’-0”
Top Parapet: 65’ – 67’-0”
Composite View looking South
Composite View looking Northwest
Composite View looking North
View looking Southeast
View looking Southwest