

# Memo

**To:** City of Mission  
**From:** Olsson Associates  
**cc:** CAPROCQ KS Mission, LLC  
**Date:** January 10, 2018  
**Re:** Review for CAPROCQ KC Mission Parking Lot at 5700 Broadmoor Street

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Olsson Associates comments and recommendations are listed below for the revised planning documents dated January 4, 2018 for the CAPROCQ KS Mission, LLC parking lot renovation project at 5700 Broadmoor Street in Mission. We have reviewed the submittal documents for Stormwater and Traffic concerns.

## Sheet C100

- The current crosswalk location (crossing Broadmoor St) is close to multiple drives which may conflict with crossing pedestrians.
  - Applicant should consider shifting north to be further from these driveways and be closer to the new parking lot and park entrance. (see attachment for possible schematic)
- Crosswalk location shall have Pedestrian Crossing Warning Signs with flashing beacons installed for both directions of travel. Signs shall have pushbuttons to activate beacons. Advanced warning signage in both directions further upstream may also be required depending on final crosswalk location.
- Crosswalk striping shall be installed per APWA standards.

## Sheet SL200 - SL400

- Lamp output correlated color temperature (CCT) is specified as 4200K. Recommend 3200K or lower CCT adjacent to residences to minimize perceived glare associated with lamps that contain more blue light.

- Site Lighting – The existing parking lot is currently not lighted. Per discussions with the project engineer, the proposed parking lot lighting design is aimed at providing a level of security for the users at night that the ownership is acceptable with while maintaining sensitivity to the residential use to the east. The proposed lighting design does not fully meet industry standards for parking lots in regards to light levels. The owner and project engineer acknowledge this. Should safety or functionality of the parking lot become an issue or concern this can be addressed with the renewal of the Special Use permit.

