

Project Narrative- Final Development Plan

August 23, 2017

Mission Trails

Johnson Drive and Beverly Avenue

Mission Kansas

Residential Mixed-Use

The Final Development Plan application for Mission Trails is a residential mixed use development, located on the Southwest corner of Johnson Drive and Beverly Avenue and is currently the location of a single level office building. Immediately on the corner is the restaurant referred to as The Bar. The proposed development consists of a four and five level residential building, surrounding interior amenities courtyard, with a four level parking garage located behind The Bar and on Beverly Avenue.

The residential portion of the project will consist of 200 units in approximately 203,125 SF. The corridors are open air with screens, shutters and are semi-conditioned. Including the corridors and restaurant the total square footage is 223,653sf. The retail/restaurant on the south east corner will be approximately 5,000 SF surrounding a covered 2,500 square-foot courtyard area. The courtyard will have operable glass garage type doors to extend the usability into the fall and winter months. The Retail presence on Johnson Drive will consist of the leasing office, a style bar, massage therapy and fitness center. This will equate to ground level retail of approximately 6,500 SF and 10,000 SF if including leasing and fitness center, not including the 2,500 SF open covered courtyard.

Parking consists of the construction of 21 diagonal street parking, continuing the current development theme within downtown, 16 reserve spaces for the restaurant area on the entrance drive, and a parking garage consisting of 285 parking stalls for a total of 301 Parking stalls (322 including street parking). The residential parking will be a gated upper level structured parking of 233 parking spaces that will connect direct to the 2-4 floor levels. The parking garage currently has 52 public parking spaces on the ground level that connects to Beverly Avenue and by a half flight of stairs connects to the existing Walkway to the Sylvester Powell Center.

The Downtown District does not have any specific parking requirements, however based on the developers past experience, they are proposing providing 1 parking stall for each one bedroom apartment or studio, and 1.5 parking stalls for each two bedroom apartment. This would require a total of 213 parking spaces based on the current apartment mix with 10 cars per 1,000sf required for the 65,00sf space at 65 stalls for total required parking would be 278 stalls.

The exterior facades are consistent and sympathetic to the downtown neighborhood in color, materials, architectural form, and detailing. The exterior design is a Mission style with stone bases, stucco, Spanish clay tile roofs, synthetic wood timber soffit elements, and decorative light fixtures and canopies. The Mission style is consistent with the existing architectural character of the Sylvester Powell Center to the South of this project site and in particular the Capital Federal building at the corner of Johnson Drive and Nall. **The facade elements respect the scale of the immediately adjacent building elements and the proposed design is compatible in scale and proportion to its immediate context incorporates elements that related to the human scale.** The massing of the building is sensitive to the streetscape environment and has only four stories on the southeast corner. The Johnson drive facade steps back from the front to reduce the overall façade massing. The overall street presence enhances a

pedestrian scale for a walkable public streetscape with Spanish mosaic tile features, Blade signs, canopies, and decorative light fixtures. The courtyard providing for covered amenity areas that provides for public gatherings as well as restaurant users and for the enjoyment of the surrounding neighborhood. The retail presence has a variety of exterior entrances and protected canopies for signage identification and an anticipated blade sign program. The design incorporates lower level stone finishes and vertical and arched elements that differentiate from the upper level.

The large building is designed to reduce its perceived height. The massing is divided up into smaller components with projected and recessed column and patio elements. The design respects the height of the corner buildings particularly The Bar, by reducing the corner height and by providing a two story courtyard element. On the Salvation Army elevation the corner has projected covered patio areas, three stories high and the west wall indents and recesses further away. The Johnson Drive Façade steps back from the corners above the second level podium with the use of tower elements and three story covered patio areas. The massing is broken up by the columns, fenestrations, and decorative elements; such as arches, mosaic tile insets, blade signs and decorative light fixtures.

The interior residence amenity courtyard is anticipated to have a pool, BBQ grills and trellises and fire pits of the residences. The trash and loading dock are internal and enclosed behind aluminum panelized garage doors and accessed off of the interior drive from Johnson Drive.

August 23, 2017

VIA EMAIL/USPS

Danielle Sitzman
City of Mission
6090 Woodson St.
Mission, KS 66062
(913) 676-8363

RE: Case #17-04 Mission Trails, Lamar & Johnson Dr., Mission, KS
Response to City Comments

Dear Danielle Sitzman,

This letter is in response to your review comments received by our office via email on August 11, 2017. You will find your comments in **bold** and our response in *italics*.

Planning Review Comments

Plat Comments

1. Re-platting of the property is the preferred method for the dedication of right-of-way. Staff will consider dedication by separate instrument. In either case, dedications will be required prior to the issuance of building permits and must match the surrounding Johnson Drive corridor by designating all of the streetscape up to the face of the building.

- *Noted, please see revised Sheet C002*

Site Comments

2. Show the proposed development rather than the site to be demolished.

- *Existing site and proposed development broken out into two separate sheets. See sheets C001 & C002*

3. Provide details of the newly proposed segmental block wall along the west property line and the wall along the east property line abutting the restaurant. Per the Johnson Drive Guidelines, fences and walls must be designed to reflect a/or complement the architectural style of the adjacent building.

- *Please see attached image detailing the architectural style of the Versa-Lok retaining wall.*

4. Provide details of the trash enclosure.

- *See revised sheet A300 details 4, 8 & 12.*

5. Provide ground floor calculations of the amount of frontage of retail and service uses. This must be 51% or more of the total per the condition placed on the preliminary site plan.

- *See Revised Sheet A110. Retail area totals 53.4% of frontage, not including office use or Restaurant frontage along East side of façade.*

6. **Shorten the note about new curbs along Beverly Avenue to exclude roll-back design. Curb design will be reviewed as part of the construction plan review process.**
 - *See Revised Sheet C003*
7. **Driveway openings on Johnson Drive and Beverly Avenue should be no wider than 24'.**
 - *Sheet C003 dimension of 25' is to back of curb, therefore providing a 24' wide drive.*
8. **Add a sidewalk/walkway along the south side of the parking garage from the public sidewalk to the opening into the parking garage.**
 - *Sidewalk on south side of garage has not been added. We prefer to keep this area landscape. Existing pedestrian connection from the southern property provides adequate circulation and access to public garage. A sidewalk is already provided to the south of the east entrance of the garage off of Beverly which provides adequate access to the public garage.*
9. **Add a pedestrian entrance into the south side of the parking garage in the vicinity of the existing connection to the Community Center. If an alternate travel path for the public is proposed through the main building, please explain.**
 - *Existing Community Center walk has access to the west side of the parking garage. To avoid duplicate stair scenarios which may cause confusion we have combined the apartment exit stair to the garage with the public pedestrian route to the garage for efficiency. Sidewalk now wraps around southwest corner and has access to the garage from an enlarged flight of stairs.*
 -
10. **Provide an exhibit showing pedestrian circulation patterns around and through the site.**
 - *See new sheet A111 showing proposed pedestrian circulation patterns.*
11. **Please consider gas and water connections to the building in locations or by methods which will have the least disturbance to the pavement of Johnson Drive. Further review of this will occur at the time of building and construction plan reviews.**
 - *See Revised Sheet C004. Connection to mains is across Johnson Dr. Connection methods of least disturbance are being considered and as noted will be discussed more at time of building and construction plan reviews.*
12. **Expand the sidewalk on the east side of the Johnson Drive entrance to match the west side as much as possible. An 8' clear path is desired across the entire site including this location. Verify the proposed monument sign is not in the sight triangle.**
 - *See Revised Sheet C003. Sidewalk at west end will match adjacent properties sidewalk. 8' wide clear sidewalk will be provided across entire site as noted. Per sheet C003, monument signage does not conflict with site triangle.*
13. **Verify if a retaining wall will be required along the north side of the parking garage where the new 4' drainage swale is indicated.**
 - *Retaining wall will not be required along north side of garage. Proposed contours die into side of garage wall which extends below grade and frost line.*
14. **Correct the on-street parking count from 18 to 21.**
 - *See Revised Sheet A110 with corrected parking count.*

15. Explain/provide details of the fencing along the south side of the property. There appears to be a gate/fence combination in this location. Evaluate the direction of the gate swing for property emergency egress.

- *See Revised Sheet A110 for egress swing direction revisions. Cut sheet of proposed fencing type have been provided.*

16. Consider the addition of a pedestrian walkway from the interior the parking garage along the north side of the Beverly Ave entrance and on the west side of the Johnson Drive entrance.

- *See Revised Sheet A110, pedestrian entrance added on west side of Johnson Drive as proposed. There is an existing pedestrian entrance to the south side of the parking garage entrance from Beverly which has direct access to public stairs, therefore no duplicate entry from the north side has been provided because of this and structural span requirements of the parking garage entry.*

17. Add bicycle storage/parking to the interior of the parking garage for use by the public.

- *See Sheet A110 for added bicycle storage in public garage. Cut sheet of grid bike parking provided.*

18. Please submit an exterior materials sample board and color elevation drawings.

- *Noted. Please see exterior samples board along with colored elevations and design package. We have also noted that final material selection shall be by approval by both City and Owner.*

19. Please provide calculations for the amount of stucco plaster to be used as a percent of each facade by story and the amount of glass on the first floor along Johnson Drive.

- *See Revised Sheet A200 with façade material calculations per previous discussions with city and deviations.*

20. Please show example vehicle profiles in the parking garage elevations to illustrate what will be visible from the exterior. Views of vehicles in the parking structure should be obscured from view from the street.

- *See Revised Sheet A200 with dashed in vehicle profiles. Vehicles are highly obscured from view from public streets.*

21. The building step back appears to be less than 8' and located above the third floor. Please explain how this complies with the Johnson Drive Design Guidelines. Please provide additional exhibits showing perspective views of these step backs from street level.

- *As previously discussed with staff, the building steps back in a patterned front along Johnson drive. A varied setback has been used to create a more urban and engaging façade. The use of tower elements and balconies with step backs provides for varying step backs from 5' to 10'-8" depending on the story of building. Details of these dimensions have been added to the plan sheets as well as the A300 sheet for clarity.*

22. Perspective views of other portions of the project would be helpful in explaining the building's design. The public has expressed concern about views into the loading dock area from the public ways.

- *See attached design package. Loading dock and trash area are screened from public ways via fully opaque overhead doors. There will be no visibility into these areas except at times of use.*

Sheet L100 & L101

23. Plant selections for the landscaping along the Johnson Drive corridor must exactly match the existing streetscape. As-built plans are available. This can be corrected at the time of construction drawing plan review.

- *Sheet L100 has been revised to show plantings to match existing as built plans for the Johnson Drive corridor.*

24. The street tree selection along Beverly Avenue is a prohibited species (sugar maple). Please replace with an approved species per Section 240.070.

- *Sheet L100 has been revised to new trees in place of sugar maples which adhere to approved species list per section 240.070.*

25. Add foundation plantings along the east side of the parking garage.

- *Sheet L100 has been revised to show foundation plantings along east side of garage.*

26. Pull back planting areas along the west side of the Johnson Drive entrance corridor near the transformer, trash enclosure, and loading dock to allow for a pedestrian walkway to connect the parking garage to Johnson Drive.

- *Sheet L100 has been revised to show plantings pulled back to allow for pedestrian pathway connectivity to the garage.*

27. Edit General Landscape Note #8 to include streetscape planters and trees to match the preliminary site plan notes.

- *Sheet L101 note #8 has been revised to include streetscape planters and trees.*

28. It appears trees and planting along the south side of the main building may be in conflict with the proposed turf grass BMP. Please revise the stormwater plan to account for any effect these plantings may have. A landscape buffer is a desirable element in this location.

- *Per engineering comments, BMP's are not required for this project and have been omitted. Trees and plantings along southern side of site have been relocated per engineering comment of no trees being located in the swale.*

29. Provide a photometric sheet and additional details. Full cutoff fixtures are required. All pedestrian areas should have a minimum of 1/2 foot candle of illumination. Ideal color temperature of outdoor lighting is no greater than 3,000K.

- *Photometric plan with full cutoff fixtures has been added as sheet E100 to comply with city regulations of minimum illumination and color temperature requirements.*

Johnson Drive Design Guidelines Comments-Building Facades

Please provide a narrative description explaining the way in which the proposed design complies with the intent of the Design Guidelines. Specifically:

- How the exterior facades are consistent or sympathetic to the downtown neighborhood in color, materials, architectural form, and detailing
- How the facade elements respect the scale of the immediately adjacent building elements
- How the proposed design is compatible in scale and proportion to its immediate context incorporates elements that related to the human scale.
- How the large building is designed to reduce its perceived height

- *Please see attached narrative dated August 23, 2017.*

Display windows should be elevated above sidewalks by 18-24". Bulkheads should be constructed from sturdy easy to maintain materials.

- *See Revised Sheet A200 showing display windows elevated above sidewalks.*

Private Sign Criteria

Please edit the following:

1. Correct minor typo page 1 third bullet point, "Sign area is *defined...*"

- *Please see attached updated Sign Criteria*

2. Page 2, Information Sign bullet. Please clarify what % limit of windows may be covered by signs other than hours of operation.

- *Please see attached updated Sign Criteria*

3. Page 3, Development Wall Signs. Please remove marquee reference-project does not contain a marquee which is a separate sign type than a projecting sign.

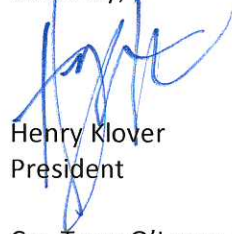
- *Please see attached updated Sign Criteria*

4. Please indicate if temporary signs will be allowed and to what standards.

- *Please see attached updated Sign Criteria*

If you have any questions or comments, please feel free to contact me at 913-649-8181 or by email at henry@klover.net.

Sincerely,



Henry Klover
President

Cc: Terry O'Leary, Steve Coon, & File

Attachments: Revised Drawings, Cut Sheets, Stormwater Letter, Traffic Memo, Narrative Letter, Revised Signage Criteria, Material Board, & Digital Copy (CD)