

Project Narrative

Date April 10, 2017

Revised May 12, 2017

Mission Trails

Mission Kansas

Residential Mixed-Use

Johnson Drive and Beverly Avenue

The Preliminary 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 five level residential building, surrounding interior amenities courtyard, with a four level parking garage located behind The Bar and on Beverly Avenue.

We respectfully request the approval of the submitted Preliminary Plans and the additional following conditions:

1. Installation of a diagonal streetscape parking on Johnson Drive, with additional ROW to be provided and Plated with the Final Plan approval.
2. Deviation from the allowed (3) three-story and 45 feet height, to (5) five story and 65 feet in allowed building height.
3. Request for an open air or no building easement, on the southern adjacent city property for approximately 8-9 feet on the south side of the parking garage to permit this side to remain open to the south. This area is currently approximately 30 feet of grass to the Community Center parking lot. Building Code will require 10 foot clearance from property line on each side of the Parking garage to remain open (not a 3 hour rate wall with no openings) and the existing property width would not permit both sides to remain open.
4. Deviation from the strict language of the Design Guidelines, to permit the street frontage retail at a reasonable depth along Johnson Drive. The interpretation that the entire first level be retail or office is not appropriate for the foot print of this building. The depth of the building is over 270 feet. Traditional industry standards for retail depths vary from 40 to 80 feet. The surrounding retail along Johnson Drive is also within this parameter.

The residential portion of the project will consist of 200 units in approximately 203,125 SF. The retail/restaurant on the south east corner will be approximately 5,000 SF surrounding a covered 2,500 square-foot courtyard area. 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

10,000 SF not including the 2,500 SF open covered courtyard. Total gross building area would be 213,215 SF

Parking consists of the addition of 21 diagonal street parking, continuing the current development theme within downtown, 17 reserve spaces for the restaurant area on the entrance drive, and a parking garage consisting of 287 parking stalls for a total of 325 Parking stalls. The residential parking will be gated upper level structured parking of 235 parking spaces that will connect direct to the 2-4 floor levels. The parking garage spaces there are currently 52 public parking spaces on the ground level that connects to Beverly Avenue. The 52 public parking spaces are still in discussion with city for quantity needed and public financing.

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. Which would require a total of 225 parking spaces based on the current apartment mix?

EPC has developed several Mixed Use projects and the parking requirements have varied from project to project based on Municipality requirements. The current projects under design and construction, where permitted, has now established the current standard of 1 parking stall per 1 bedroom and 1.5 parking stalls per 2 bedrooms. The most common requirement has been one parking stall per bedroom. Based on practical experience and review of their stabilized properties this requirement has proved to be excessive with stalls remaining empty. This is of particular concern when the parking for the residences is structured parking.

EPC's first structured garage residential project was Village at Mission Farms. It was parked at a required ratio of 1stall/1BR and 2 stalls/2BR at a 45/55 split. The result was a 1.6 space per apartment ratio and was over parked by approximately 40 spaces or roughly 20%.

Their 51 Main projects had a lower requirement at 1 stall/1BR and 1.75 stalls/2BR at a 65/35 split and was a 1.3 spaces per unit ratio and was over parked by approximately 25 spaces or roughly 10%.

The Mission Trails project is proposed at the current standard of 1 stall/1BR and 1.5 stall /2BR at a 75/25 split and was roughly a 1.2 spaces per unit ratio with provided parking.

The exterior design is a Mission style with stone bases, stucco, Spanish concrete tile roofs and synthetic wood timber canopy elements. The massing of the building is sensitive to the streetscape environment and has only four stories on the southeast corner and the fifth level, where provided are stepped back from the front to reduce the overall façade massing. 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 overall street presence enhances a pedestrian scale for a walkable public streetscape as well as 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 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 and accessed off of the interior drive from Johnson Drive.