

CITY OF MISSION, KANSAS
COMMUNITY DEVELOPMENT COMMITTEE

WEDNESDAY, NOVEMBER 6, 2019

7:30 P.M.

(or immediately following Finance & Administration Committee Meeting)

Mission City Hall

PUBLIC COMMENTS

PUBLIC PRESENTATIONS / INFORMATIONAL ONLY

1. Adopt-A-Park Program - Penn Almoney - no attachments

Staff will present the Adopt-A-Park event launch that occurred on October 15 at Waterworks Park and included Girl Scout Troop 942, volunteer friends and families of Mission.

2. Amendment of Gateway Final Site Development Plan - Brian Scott ([page 3](#))

As the Gateway development project moves toward implementation, final design plans have become more refined and have necessitated some changes to the plans. An amendment to the final site development plan for the Gateway was considered by the Planning Commission at their October 28th meeting. The amended plan is being presented to the City Council for information purposes only. No action is required.

ACTION ITEMS

3. Approval of the October 2, 2019 Community Development Committee Minutes - Martha Sumrall ([page 77](#))

Draft minutes of the October 2, 2019 Community Development Committee meeting are included for review and approval.

4. Resolution Adopting the Findings of Fact Regarding Structure at 5399 Martway - Brian Scott ([page 83](#))

The City Council held a public hearing on October 16, 2019 for the purpose of taking testimony from any interested parties as to why the structure at 5399 Martway Street should not be condemned as an unsafe structure and ordered repaired or demolished. At the conclusion of the public hearing, staff was directed to develop findings of fact for consideration by the City Council at their next regularly scheduled meeting. The proposed resolution will adopt findings of fact and order the owner to take action within ten (10) days upon adoption to either repair or remove said structure.

5. Ordinance Amending Notice Requirements for Code Violations - Brian Scott ([page 104](#))

The proposed ordinance will add a provision to Chapter 220 of the City's Municipal Code

(Nuisance Code) that waives the 10 day notice period for individuals that repeat the same nuisance violations within a twelve (12) month period of the first notice being issued.

6. Contract Award for Mohawk Park Design - Penn Almoney/Laura Smith ([page 117](#))

Staff will present a recommendation for a firm to complete the conceptual design process for Mohawk Park. An RFP was solicited in September. The Mission Parks & Recreation Master Plan underscored the goal of expanding and improving Mission park facilities. The next step in implementation is to bring the planning process to the specific park level. This will provide an opportunity to take a comprehensive look at the amenities to be added over a longer term horizon (10+ years), so that the location or addition of improvements in early years doesn't limit the long-term vision for the park. This planning/conceptual design process provides opportunity to generate actionable feedback from surrounding neighbors and stakeholders to ensure proper consideration of variables.

DISCUSSION ITEMS

7. Discussion of Marketing/Branding Project - /Laura Smith/Penn Almoney - no attachments

The City and our various departments do not have a consistent logo, communication materials or a marketing plan to build greater community awareness, more robust citizen engagement, and establishment of a clear vision of Mission's future. Staff will present and discuss the anticipated value of moving forward with a marketing/branding/communication plan for the entirety of the City's operations.

8. Snow Plan Update - Brent Morton ([page 123](#))

Snow route maps and snow plow procedures will be discussed. There are no changes to the Snow Plan this year.

9. Rock Creek Channel Design Modifications - Celia Duran ([page 137](#))

Design for the Rock Creek Channel project is currently underway and preliminary plans are approximately 50% complete. During the design process, several additional items not originally included in the concept design were recommended by staff. Several of these items have the potential to add value through increased property values resulting from removal of certain properties from the floodplain, or savings on future maintenance; however, they may likely impact the project budget. A revised cost estimate is not yet completed, but staff would like to update the Council on these items and request input on incorporating these items into the project prior to final design.

OTHER

Department Updates - Laura Smith

Hillary Thomas, Chairperson
Ken Davis, Vice-Chairperson
Mission City Hall, 6090 Woodson St
913-676-8350

City of Mission	Item Number:	2
INFORMATIONAL ITEM	Date:	November 6, 2019
COMMUNITY DEVELOPMENT	From:	Brian Scott

Informational items are intended to provide updates on items where limited or no discussion is anticipated by the Committee.

RE: Amendment of Gateway Final Development Plan

DETAILS: The most recent and current final site development plan (FDP) for the Gateway development project was approved by the Planning Commission in March of 2017. The FDP detailed the various components of the current development project as they were best determined at the time. The FDP includes plans for the apartments, hotel, and parking structure. It also includes plans for an office building and general retail space, but neither of these components was fully flushed out as tenants had not yet been determined for these specific uses at the time the plan was adopted. As the development group has worked with tenants, designers, and contractors to implement the development project, plans have become more refined, and in some cases have changed.

In particular, the retail space has evolved from the three smaller, junior anchor spaces that had been contemplated (119,000 square feet total) to the Cinergy movie/entertainment venue (89,000 square feet) and the food hall (40,000 square feet). In addition, the developer has found potential tenants for the proposed office building that now necessitates adding a fourth level to the building and more clearly defining the space itself. Finally, a number of factors have led to the need to redesign the parking structure itself by reducing the footprint and adding an additional level.

None of these changes rose to the requirements under the City’s code that the preliminary site development plan be revisited. However, staff felt that an amendment to the FDP would be appropriate for consideration at the Planning Commission level as a touchstone.

This agenda item is purely informational for the City Council and no action is needed.

CFAA CONSIDERATIONS/IMPACTS: The Gateway development project is a mixed-use development that incorporates several different land use types on one site and in close proximity to one another. This encourages not only more efficient use of the land and infrastructure, but also greater opportunity for interaction among people of all ages and abilities. The site incorporates pedestrian oriented activity through a “boardwalk” system that connects the various components together. There is also a park or plaza area interior to the site that is open for general use by the public to stay and linger.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	NA
Available Budget:	NA

STAFF REPORT
Planning Commission Meeting October 28, 2019

AGENDA ITEM NO.: 1

PROJECT NUMBER / TITLE: Application # 19-06

REQUEST: Amendment of Final Site Development Plan for The Gateway Development

LOCATION: 4801 Johnson Drive (Approx. 17 acres bounded by Johnson Drive Roeland Dr., Shawnee Mission Pkwy., and Roe Ave.)

APPLICANT: Matt Valenti, Cameron Group, LLC.

PROPERTY OWNER: Aryeh Realty, LLC
140 Broadway, FL 41
New York, NY 10005

STAFF CONTACT: Brian Scott, Assistant City Administrator



PUBLIC HEARING: N/A

Property Information:

The subject property is an approximately 17 acre parcel located at the southwest corner of Johnson Drive and Roe Avenue. It is the site of the former Mission Mall. The property is bounded by Johnson Drive on the north, Roe Avenue on the east, Shawnee Mission Parkway on the south and Roeland Drive on the west. The property is zoned Planned Mixed Use District "MXD." This district is intended to encourage a variety of land uses in closer proximity to one another than would be possible with more conventional zoning districts, and to encourage building configurations that create a distinctive and memorable sense of place. Developments in this district are allowed and expected to have a mixture of residential, office and retail uses, along with public spaces, entertainment uses and other specialty facilities that are compatible in both character and function. Developments are also expected to utilize shared

parking facilities linked to multiple buildings and uses by an attractive and logical pedestrian

network that places more emphasis on the quality of the pedestrian experience than is generally found in a typical suburban development. Buildings are intended to be primarily multi-story structures with differing uses organized vertically rather than the horizontal separation of uses that commonly results from conventional zoning districts. The property is also subject to the Mission, Kansas *Design Guidelines* for the Johnson Drive Corridor.

Surrounding properties are zoned and developed as follows:

North: Roeland Park “OB” Office Building District-small offices, “PUB” Public Services - park, and “MXD” Mixed Use District - bank and micro-hospital

West: Mission “RP-3” Planned Townhome District-Roeland Court Townhomes, “MS2” Main Street District 2 - restaurant and vacant building, “R-1” Single Family Residential District-detached dwelling units,

South: Mission “RP-6” Planned High Rise Apartment District-vacant “C-1” Restricted Business District-bank, “C-O” Office Building District-dentist and other office uses.

East: Fairway “R-1” Single Family Residential District-detached dwelling units.

Comprehensive Plan Future Land Use Recommendation for this area:

The Comprehensive Plan indicates this area is appropriate for Mixed Use High-Density to be composed of a pedestrian friendly mix of neighborhood and community office uses, retail-commercial and service-commercial uses, institutional, civic, and medium to high density residential.

Project Background:

In 2005 The Cameron Group, LLC, a development company from East Syracuse, New York, purchased the Mission Mall property with plans to build a mixed-use development on the site. In 2006 the Planning Commission reviewed and approved the rezoning and preliminary site plan for the redevelopment of the subject property for urban development composed of retail, office, hotel, restaurant, and residential uses (Ordinance #1203). Since the “MXD” zoning and preliminary site plan was first approved, the project has evolved through several revisions reflected in revised plans presented to the Planning Commission and City Council in 2007, 2008, 2012, 2015 and 2016. Each of these plan approvals included a range of stipulations for site development issues, and requirements for additional details to be provided with final plan reviews. A preliminary site plan was approved by the City Council on January 20, 2016 after a public hearing and consideration before the Planning Commission on September 28, 2015. A final site development plan was approved by the Planning Commission in March of 2017.

At the time of approval, the plan encompassed three, connected apartment buildings (Buildings “C,” “D” and “E”) at the corner of Johnson Drive and Roeland Drive; a seven-story hotel at the corner of Roeland Drive and Shawnee Mission Parkway (Building “B”); an office building (Building “F”); and a large, somewhat undefined retail space (Building “A”). Each of these buildings surrounded a three-level parking structure within the interior of the site. The developer’s intent was to proceed with the development of the project in three, sequential phases beginning with the apartment buildings and then the hotel and garage, and finally the retail space. The office building would be constructed when a tenant was identified and specific needs for use defined.

Project Update:

Since the approval of the final development plan by the Planning Commission in March of 2017, the developer has been presented with opportunities that better define the future retail component of the project and necessitate changing the phasing of the construction.

Construction plans were submitted to the City in the late winter of this year for an approximately 90,000 square foot movie theater and entertainment venue known as Cinergy, a company based out of Texas and new to the Kansas City market. Construction plans were approved and a building permit issued this summer. Preparation of the building site has been completed, and construction is expected to begin next month.

Plans for a proposed food hall have evolved to the point that programming of the space is defined and design elements can be set and presented for consideration by the Planning Commission.

A tenant, and possibly a second, has been identified for the office building. With tenant(s) identified, the needed square footage can be identified and final design elements further refined and set.

Further evaluation of the site and design work has resulted in reducing the footprint of the parking structure on the site, but adding an additional level to it.

The developer has also been in negotiations with the City to restructure their financing and development incentives so that they can re-engage in construction of the apartment buildings early next year, following in short order with the parking structure, hotel, office building, and the food hall. All construction is expected to be complete by the end of 2021, a year earlier than first planned.

At this time the applicant is requesting to make an amendment to the final site development plan (FDP) that was approved in March of 2017. The amendment reflects (1) consideration of design elements of the food hall component of the development project, (2) further clarification of the design elements of the office building and adding an additional level, and (3) a modification to the design of the garage reducing the footprint and adding an additional level.

Plan Review and Modifications

The approved plan identifies six buildings around the perimeter of the site with a partially free-standing, three level parking garage in the interior. Building “B” on the southwest corner of the site is a 202 room, 7-story hotel. To the north, Buildings “C”, “D” and “E” along Roeland Drive and Johnson Drive are three, separate apartment buildings connected by an enclosed walkway between each. Each apartment building is 4-stories, three stories of residential units above small retail shops on the ground floor. There are 168 residential units between all three buildings. Both the hotel and the apartment buildings remain substantially the same since the FDP was approved in March of 2017. Minor modifications to the plans have been approved administratively as designs have been finalized.

Administrative approvals include moving the hotel entrance to the front, visible from Roeland Drive, and providing a direct, circular drive up to the hotel entrance. The original plans had the hotel entrance on the second level of the parking structure, which seemed “tucked away” and not obvious to the first time visitor. The new design provides a better presence and sense of arrival.

Other administrative approvals include replacing the lpe wood decking material with a patterned concrete for the boardwalk that connects the surface parking lot on Roeland Drive to a green space adjacent to Buildings “C”, “D” and “E”. The developer has had reservations that the lpe

wood decking would not hold-up well to the elements, especially anti-ice treatment during the winter months. Instead, the boardwalk will be comprised of a patterned concrete in various shades of grey. This will give the appearance of a decking, or wood planking, but will be much more durable and have a longer life span.

Finally, the grass in the courtyard area adjacent to buildings “C” and “D” will be replaced with a synthetic turf. Due to the height of the apartment buildings and parking structure, the courtyard area will only receive direct daylight for a few hours a day, making growth of natural grass difficult. In addition, the residents of the apartments may have dogs that will need a place to relieve themselves. Synthetic grass can be more easily cleaned by maintenance crews.

Building “A” was identified in the approved 2017 FDP as a single-story building with three retail tenant spaces totaling 119,160 square feet. The height of the proposed building was 27 feet with a “bump-up” at the entrance that stood at 44 feet in height.

This building is now identified as the Cinergy movie theater and entertainment complex. The building will include 10 movie screens; a 16-lane, bowling alley; 6 escape rooms; ax throwing area; zip-line area; arcade; and bar/restaurant. The entire building will be 89,300 square feet. The majority of the building is one-story at a height of 32 and a half feet. There is an additional story, or mezzanine, at the south end of the building for the movie theater area bringing the total height to 46 feet. The proposed building in the approved 2017 FDP was 27 feet in height at its lowest point, but with an entrance “bump-up” that stood at 44 feet in height. Construction of the building is in the same method as initially proposed for the retail space - tilt-up concrete panels. The new building will have more earth-tone coloring as opposed to the previously approved building, which had grey tones.

Immediately adjacent to the Cinergy building, on the northside, will be the food hall at 39,995 square feet. This building will be a 2-story building. The first story will comprise a 4,300 square foot, sit-down restaurant and an 18,000 square foot, food hall providing approximately 14 stalls for independent food vendors around an open dining area. The second story component will include a possible indoor golf experience (8,700 square feet) and restaurant terrace (1,000 square feet). The balance of the space is for kitchen, preparation and storage.

Building “F” was initially proposed in the approved 2017 FDP as a 3-story office building totalling 58,000 square feet. The developer is now proposing a 4-story office building totaling 76,487 square feet. The building will be mostly elevated at ground floor level providing clearance for vehicular circulation underneath, and future access to utilities that run under the building. The total height of the structure is 58 feet (all four stories). There is a mechanical screen on the roof bringing the overall height to 73 feet.

As proposed in the originally approved FDP, there will be a parking structure in the middle of the development site that provides parking for all of the above uses. The originally approved parking structure was a 3 level garage with 793 parking spaces. The parking structure connected directly to both the hotel and the office building. The parking structure has been redesigned to be a 4 level structure with 808 parking spaces, but with a smaller footprint on the site.

A comparison of the modifications between the approved FDP and the amended FDP is shown in the table below. The total floor area with the proposed amendment has been increased by 35,512 square feet or 6%. This increase is primarily in the office building component of the

project (31%). Overall parking has been reduced by 71 spaces from 1,528 to 1,457.

Component	2017 Approved FDP	2019 Proposed FDP Revisions	Change
Apartment Buildings	168 Units	168 Units	Same
	177,812 sq. ft.	178,878 sq. ft.	1,066 sq. ft. (0.6%)
Hotel	200 Rooms	202 Rooms	2 Additional Rooms
	140,904 sq. ft.	147,244 sq. ft.	6,340 sq. ft. (4.5%)
Retail (total)	173,778 sq. ft.	183,913 sq. ft.	10,135 sq. ft. (6%)
Small Shop Retail	54,618 sq. ft.	54,618 sq. ft.	
Jr. Anchor Tenants	119,160 sq. ft.	Not Included	
Food Hall	Not Included	39,995 sq. ft.	
Theater	Not Included	89,300 sq. ft.	
Office Building	3 Levels	4 Levels	1 Additional Level
	58,516 sq. ft.	76,487 sq. ft. .	17,971 sq. ft. (31%)
Parking	1,528 Total Spaces	1,457 Total Spaces	71 Spaces (-5%)
	735 Surface Spaces	649 Surface Spaces	86 Less . (-12%)
	793 Garage Spaces	808 Garage Spaces	15 Additional (2%)
	3 Levels	4 Levels	1 Additional Level
OVERALL SQ. FT.	551,010 sq. ft.	586,522 sq. f.t.	35,512 sq. ft. (6%)

Johnson Drive Design Guidelines & Municipal Code Standards

The Johnson Drive Design Guidelines provide a wide range of recommended and required design elements applicable to the development. These and the site development standards of the municipal code are reviewed below specifically for the proposed amendments.

Design and Material Palette - Food Hall

The intent of the Johnson Drive Guidelines is to encourage detailed and articulated building elevations that create interesting facades, complementary massing, human scale elements, and high quality appearance materials. It acknowledges that Mission benefits from a diversity of architectural styles and would not prohibit modern styles that are compatible in form and proportion to buildings with their immediate context on Johnson Drive.

Architectural renderings and material selection for the proposed food hall are reflected in sheets FDP A300 and A301. The 2-story building will be fronting Johnson Drive, just to the west of Roe Avenue. The architectural design of the building, and use of materials and colors, breaks up the “front wall” of the building, giving it an appearance, at first, of being almost three, separate buildings.

The west end of the building has a “structural frame” around the facade composed of a buff color masonry material. Faux, wood grain metal panels are inserted within the structural frame, and then again toward the middle of the building on the second story. The panels provide a contrast in color and texture to the overall building. Aluminum metal panels on the west end of the second story provide a more modern appearance that ties the building to the apartment building and garage further west on the site. The second level will offer the visitor two outdoor terraces, one at the west end and one in the middle. The outdoor terraces will provide the visitor with interesting views of Johnson Drive and surrounding area while also giving some “life” or a human element to the building itself.

The lower level of the building will be composed primarily of grey masonry that will bring the building together and compliment the other materials. A charcoal colored canopy with wood tone accents is proposed for most of the lower level. The canopy, in addition to the 2-story building, and overall use of materials and design, gives the building a human scale and presents an inviting area for pedestrians.

The primary entrance to the food hall will be on the west end of the building from the parking lot. The entrance will be set back from the front facades of the food hall and the Cinergy building providing an outdoor plaza area comprised of patterned concrete same as to what is to be used in the boardwalk around the apartment buildings on the west side of the site. This will further tie the entire site together.

The east end of the food hall is proposed to be an outdoor venue for dining and yard games. Delivery area for the food hall will be on the east side of the building with access from Roe Avenue.

All of these design elements fit well with the requirements of the Johnson Drive Design Guidelines and, in the opinion of staff, are far better than what had initially been proposed in the approved 2017 FDP.

Design and Material Palette - Office Building

The office building is located at the back of the site adjacent to Shawnee Mission Parkway. The approved 2017 FDP indicated a 3-story office building of 58,516 square feet. The developer is now requesting to amend this component of the project to a 4-story office building of 76,487 square feet. This would be additional 17,971 square feet. The Mixed-Use zoning does not specify height limitations, so the proposed additional story would be acceptable.

The ground level of the building will be mostly open to allow for vehicle circulation underneath and future access to utilities. There will be a small entry point comprised of a vestibule, elevator, and stairway. Toward the back of the ground level there will be an area for service deliveries, storage, maintenance and mechanical equipment. A bike storage area for employees wishing to ride their bike to work will also be located here. The upper three levels are comprised of open office space. Floor plans are shown on sheet FDP-A114.

The exterior of the building (sheet FDP-A205) is comprised of an aluminum curtain wall system with different shades of glass windows throughout the upper three levels. This makes for an interesting interplay between the metal and glazing. A large prodema panel inset is proposed for the upper two levels of the east elevation of the building. This will create a point of interest for the building, especially for those driving west on Shawnee Mission Parkway. It will also soften the building and give it additional "texture."

The mechanical equipment on the roof of the building will be screened in on all four sides with metal box-rib panels. The base of the building (ground level) will be board formed concrete that will match other elements on the site by the apartment buildings and hotel, again tying the entire site together (please see sheet FDP-L106).

Design and Material Palette - Parking Structure

The initial parking structure in the approved 2017 FDP was three-levels and abutted both the hotel and the office building. The entrance to the hotel was proposed to be on the second level of the parking structure.

The developer and their design team has further refined the design of the parking structure and are now proposing a 4-level structure with a smaller overall footprint. The structure will no longer abutt the two buildings, but will instead be connected by walkways. A one-level walk-way will connect the parking structure to each of the apartment buildings as well as the hotel. A three-level walkway will connect the structure to the office building, one level for each level in the office building. See sheet FDP A204 for elevations of the parking structure.

The ground level of the parking structure will be mostly open for traffic circulation and parking underneath. There will be a single, two-way ramp in the middle of the garage and a two-way ramp access from the circular drive at the front of the hotel. Stairwells will be located on the exterior of the structure and will be clad in an aluminum bar gate screening. The sides of the walkways will also be screened with aluminum bar gate.

In addition, the screening has been changed from what was originally undulating, perforated panels to a large mesh panel. The panels will be installed on the side of the structure in such a manner as to create a "wave" appearance with the left side of each panel projecting out a bit from the right side (please see sheet FDP-A211). The proposed mesh panels will allow more natural daylight into the parking structure, than what the other panels would have. It will give a greater sense of "openness", which can add to one's sense of safety. This design will be more compliant with the crime prevention through environmental design (CPTED) standards that the City follows when every possible. Staff has discussed with the developer and design team the need for heightened security measures in the parking structure.

Reducing the footprint of the parking structure provided more light to interior spaces within the site. It also allowed for a swimming pool to be placed behind apartment building "E" on the north side of the site. The pool is for use by the apartment building residents.

Parking and Loading

The approved 2017 FDP provided for a total of 1,528 parking spaces over the entire project site. Surface parking (including on-street parking) totaled 735 spaces and structured parking totaled 793 spaces. The amended FDP has reduced the number number of surface parking spaces to 649 while increasing the number of structured parking spaces to 808. The total number of parking spaces overall has been reduced by 71 spaces to 1,457. A reduction of 5%.

Surface parking includes angled parking spaces along Johnson Drive adjacent to street-level retail in Building "E", a surface parking lot along Roeland Drive adjacent to street-level retail in Buildings "C" and "D", and interior to the site in front of and below the parking structure. Generally all of the surface parking is earmarked for the retail component of the development project.

Parking on the second level of the garage is primarily for hotel patrons and employees working in the office building. The walkway to the hotel is at this level. Parking on the third level is primarily for apartment building residents and office building employees. The four walkways to the apartment buildings are all on this level. Parking on the fourth level of the parking structure is for office employees and retail overflow. There is a walkway from each level of the parking structure to the office building.

MXD zoning provides the following parking requirements:

- 1 parking space for 4 seats in restaurants and theaters. This would equate to 345 parking spaces for both the Cinergy building and food hall.
- 1 parking space for each hotel room plus 1 parking space for each four employees. This would equate to approximately 220 parking spaces.
- 1.5 parking spaces for each residential unit. This would equate to 252 parking spaces for the three apartment buildings.

These three uses total 817 required parking spaces. The MXD zoning is silent on parking requirements for office uses or other retail uses.

Section 425.020 - Minimum Space Requirements of the City's zoning code provides the following parking requirements:

- 2.84 parking spaces per 1,000 square feet for general offices. This would equate to 217 parking spaces for the proposed office building
- 4 parking spaces per lane for bowling facilities. This would equate to 64 parking spaces for the bowling component of the Cinergy building.
- 3.5 parking spaces per 1,000 square feet of shopping center. This would equate to 189 for the small shop retail on the ground floor of the apartment buildings.

All uses above total 1,287 parking spaces. This is 170, or 13%, less than 1,457 parking spaces being proposed.

Refuse containment will be within a room at the ground level portion of the office building. A trash compactor is located in a brick trash enclosure behind the Cinergy building. A trash enclosure will also be located in the loading/service area of the food hall.

Truck turning movements have been evaluated and found to be sufficient.

On and Off Site Public Improvements

The developer is responsible for installation of streetscaping around the perimeter of the site, which includes sidewalks, street trees, benches, bike racks, and street lights, and for providing public improvements off-site (crosswalks, modifications to traffic signals, turn lanes, etc). Many of these components have been accounted for in the approved 2017 FDP.

A minimum 8-foot wide sidewalk clear zone along Johnson Drive must be provided in addition to adequate space for a streetscape amenity zone (street trees, tree wells, street lights, signage, etc.) and a seating area zone for any proposed outdoor restaurant space. The ideal minimum width for all zones combined is 20-feet from the street curb to the building wall. This becomes challenging given how closely Building “E” sits to Johnson Drive. The proposed food hall, however, provides for a generous setback from Johnson Drive that meets these requirements. Submitted plans indicate a 5-foot wide sidewalk proposed for the portion in front of the food hall. This should be an 8-foot wide sidewalk to be consistent with the sidewalk further west on Johnson Drive. A 5-foot wide sidewalk will be installed along Roe Avenue.

Street trees should be planted between the curb and walking path of the sidewalk space 50’ on center. Trees may be clustered to work about other streetscape features, but should be provided at a rate of 1:50’ of frontage. Irrigation will be provided for all street trees. Qualifying trees are shown in the table below.

Frontage	Required Street Trees	2017 Approve FDP	2019 Amended FDP	Notes
Johnson Drive	21	15	21	On-street parking and limited width along Building E reduce the number of trees provided. Adequate width should be provided and the number of trees increased.
Roe Avenue	10	4	10	Additional evergreen trees are proposed in place of shade trees. Screening is a priority in this corridor.
Roeland Drive	21	21	21	Trees must be located between back of curb and sidewalk.

Most of the trees along Johnson Drive are clustered in front of the food hall. This may block out the food hall when fully grown and with full foliage. The numbers of trees could be reduced and spread out a bit more to the requirement of 50 feet on center. Plans note a planting bed between the sidewalk, and the walkway around the front of the building. Planting beds are also located in the courtyard plaza in front of the food hall. Plans also note a bench, trash receptacle and bike rack along the paved area area in front of the food hall.

Plans do not detail street lights, but these should be in accordance with the East Gateway Streetscape design standard, which is used elsewhere on the site.

Street trees are provided along Roe Avenue. And, a combination of shade trees and ornamental trees are proposed in the green area behind the hotel along Shawnee Mission Parkway.

Signage

The City's Sign Code does not specify any signs by right in the "MXD" Planned Mixed Use District. Instead, the Code requires shopping centers to establish private sign criteria governing all exterior signs in the development and that the Planning Commission review and approve these criteria as part of a final site plan approval. The intent of the City's sign code is to ensure harmony and visual quality throughout the development. After approval, no sign permit will be issued by the City for a sign that does not conform to the criteria.

The developer will need to provide a sign criteria document for consideration in the future.

Public Transportation

The transit stop along the northeast side of the Gateway site is part of the system of newly enhanced bus facilities installed in the Metcalf Ave/Shawnee Mission Parkway corridor as part of a federal TIGER grant. The transit stop is served by proposed sidewalks along the south side of Johnson Drive and west side of Roe Avenue.

Rock Creek Trail Extension

The approved 2017 FDP called for a continuation of the Rock Creek Trail from Martway Street to the Roeland Drive/Johnson Drive intersection is required. The approved plans identify crosswalks at both intersections and a 10-ft wide sidewalk along the east side of Roeland Drive north of the Martway intersection, continuing north across Johnson Drive to Roeland Park.

Access Management & Traffic Impact

Access into the site is proposed from six access points, three on Roeland Drive, one on Johnson Drive, and two on Roe Avenue. The driveway access to the back of the Cinergy building off of Roe Avenue has been narrowed. All street intersections surrounding the subject property are currently signalized.

The applicant has submitted an update to the previous traffic impact study analyzing existing conditions, conditions in accordance with the approved 2017 FDP, and conditions with the proposed amendment to the FDP. The traffic impact study has made the following recommendations, which can be found on page 37 of the study.

1. Lengthen the eastbound left turn lane at Shawnee Mission Parkway and Roeland Drive from the current 330 feet to 390 feet to provide for deceleration and additional queuing.
2. Re-time signals at the intersections of Shawnee Mission Parkway with Roeland Drive and Roe Avenue with Johnson Drive to accommodate development trips.
3. Re-stripe the north leg of the intersection of Shawnee Mission Parkway and Roeland Drive to provide a dedicated southbound left-turn lane, shared through/left-turn lane, and dedicated southbound right-turn lane.
4. Modify the curb radius in the northeast quadrant of the intersection of Shawnee Mission Parkway and Roeland Drive to support large trucks. Provide turning templates and specific demission to Kansas Department of Transportation with final design.
5. The existing pavement markings for the outside through lane along Shawnee Mission Parkway at Roeland Drive should be restriped to provide an appropriate taper for the existing outside westbound lane. Turn lane including taper should be 350' in length to

- accommodate right-turn vehicles decelerating from 45 mph.
6. Extend the median along Roe Avenue to limit right-in/right-out access at Drives 5 and 6.
 7. Provide appropriate corner radii at Drives 5 and 6 to accommodate truck traffic.
 8. Provide a 100' southbound right-turn lane at Drive 5 along Roe Avenue.
 9. Minimum throat distance of 75' should be provided at each proposed drive to allow for vehicles to stack internal the site without affecting vehicles maneuvering within the site.
 10. Pedestrian accommodations should be provided along the north and west legs at the intersection of Shawnee Mission Parkway and Roeland Drive. Accommodations should conform with ADA standards, this includes adequate ramp design with detectable warnings and vibrotactile push buttons.

In addition, conditions should be re-evaluated in 15 to 20 years with the following possible recommendations in mind.

1. If volumes materialize in the future, it is recommended to consider the following improvements to improve operations at the intersection of Shawnee Mission Parkway and Roeland Drive:
 2. Provide dual eastbound left turn lanes with 350' of storage.
 3. Provide dedicated northbound left-turn lane with 100' of storage.
 4. Provide dedicated westbound right-turn lane with 230' of storage.
 5. Update signal timings.

The City's on-call traffic engineer, George Butler Associates (GBA), has reviewed the applicant's revised Traffic Impact study and the final site plans as well as the Kansas Department of Transportation. GBA accepts the applicant's proposed improvements as adequate for the expected traffic impacts of development of the site.

Stormwater Management

A multi-barrel reinforced concrete box (RCB) drainage system was installed across the site underground for this portion of Rock Creek. The RCB's were designed to convey the 100 year storm event and a letter of map revision (LOMR) has been approved by FEMA taking the property out of the flood zone. Therefore a floodplain permit is not required. Storm sewers for the site will direct water into this system at various locations and surface grading will direct overflows.

The City's on-call engineer at GBA has reviewed the Drainage Study and the proposed final site plans for storm water control. This included consideration of the amount of impervious surface in the development scenario, peak water flows after rain storms, and the location of below ground development features in relation to existing storm sewers. A reduction in the amount of impervious surface has been demonstrated by the addition of green space compared to the existing (pre-demolition) condition. The layout of any pier footings for the new buildings will be reviewed against the pier plan used during the construction of the RCB's. Venting for the proper function of the RCB's will be taken into consideration with the design of the parking structure and the food hall as part of building permit review.

Consideration of Final Site Plans (440.160 & 440.190)

Final site plans which contain modifications from the approved preliminary development plan but which are in substantial compliance with the preliminary plan, may be approved by the Planning Commission without a public hearing, provided that the Commission determines that the landscaping and screening plan is adequate and that all other submission requirements have

been satisfied. In addition the site plan shall be approved by the Planning Commission if it determines that:

1. The site is capable of accommodating the building(s), parking areas and drives with appropriate open space.

-The building, parking area, driveways, and open space have been designed to meet codes and guidelines and have been reviewed by the City's engineers.

2. The plan provides for safe and easy ingress, egress and internal traffic circulation.

-There is adequate space on the site to allow for on-site circulation of customer traffic and design vehicles. Impacts to traffic on adjacent public streets has been studied Traffic Impact Statement (TIS) and endorsed by the City's engineers with stipulations.

3. The plan is consistent with good land planning and site engineering design principles.

-The proposed plan is consistent with the City's zoning and site development standards with the stipulations noted.

4. An appropriate degree of harmony will prevail between the architectural quality of the proposed building(s) and the surrounding neighborhood.

-The proposed project is of high quality design and adds to the diverse architecture of the surrounding area.

5. The plan represents an overall development pattern that is consistent with the Comprehensive Plan and other adopted planning policies.

-The proposed mixed use development is consistent in density and design with the City's adopted plans and policies.

6. Right-of-way for any abutting thoroughfare has been dedicated pursuant to the provisions of Chapter 455.

-A plat reflecting the proposed development pattern has not been submitted. One has been submitted to the City for review and is anticipated to be presented to the Planning Commission next month for consideration. Any required right-of-way changes for this site will be addressed at that time.

Staff Recommendation

While the development is generally in conformance with the approved preliminary site plan and site planning requirements, several details do remain unresolved.

Therefore, Staff recommends that the Planning Commission approve the Amendment to the Final Site Development Plan Case # 19-06 for the Gateway development project with the following conditions:

1. Plans will need to be presented to the City and/or the Kansas Department of Transportation in accordance with the recommendations outlined in the Traffic Impact Study.

2. Submit a revised final site plan for staff review and approval showing the following:
 - a. Increase the width of the paved sidewalk along Johnson Drive in front of the food hall to 8 feet to be consistent with the rest of the sidewalk along Johnson Drive in front of the project site.
 - b. Reduce the number of street trees provided along Johnson Drive in front of the food hall so that trees are 50 feet on center.
3. Prior to the issuance of any building permits, a revised final plat must be approved by the City. Right-of-way should be dedicated including all on-street parking areas, sidewalks, and public infrastructure along Roeland Drive, Johnson Drive, and Roe Avenue.
4. Prior to building permit issuance for any building spanning the RCB's, demonstrate venting for the proper function of the RCB's will be taken into consideration and that any piers or footings will not impact the facility.
5. Submission of a revised Private Sign Criteria to the Planning Commission for approval.

Planning Commission Actions

At their regular meeting on Monday, October 28, 2019, the Planning Commission voted 8-0 (one absent) to approve Case #19-06 - Amendment to the Gateway Final Development Plan with the conditions as presented in the staff recommendation above.



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 FDP-005 ARCHITECTURAL VIGNETTES
 FDP-006 ARCHITECTURAL VIGNETTES
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 FDP-A052 SITE PLAN (LEVEL 2)
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 FDP-A205 BUILDING F - EXTERIOR ELEVATIONS
 FDP-L100 HARDSCAPE OVERALL PLAN
 FDP-L101 HARDSCAPE PLAN
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 FDP-L212 LANDSCAPE UNDERSTORY PLAN
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 FDP-L300 LANDSCAPE PLAN
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 FDP-C1.0 GENERAL LAYOUT PLAN
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 FDP-C1.2 SITE SIGNAGE PLAN
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FDP-SL101 SITE LIGHTING SCHEDULES & DETAILS
 FDP-SL102 SITE LIGHTING CUTSHEETS
 FDP-SL103 SITE LIGHTING CUTSHEETS
 FDP-SL104 SITE LIGHTING CUTSHEETS

Mission Gateway

A Multi-Use Retail Development
 Johnson Drive and Roe Avenue, Mission, Kansas

FINAL DEVELOPMENT PLAN
 MARCH 17, 2017
 REVISIONS
 UPDATES TO APPROVED FDP 09.16.2019

CONSULTANTS:

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 OLSSON ASSOCIATES
 7501 WEST 153RD ST., SUITE 200
 OVERLAND PARK, KANSAS 66213
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 FAX: 913-381-1174

MEP / PMR ENGINEERS:
 PKMR ENGINEERS
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 KANSAS CITY, MISSOURI 64111
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 FAX: 816-531-8572

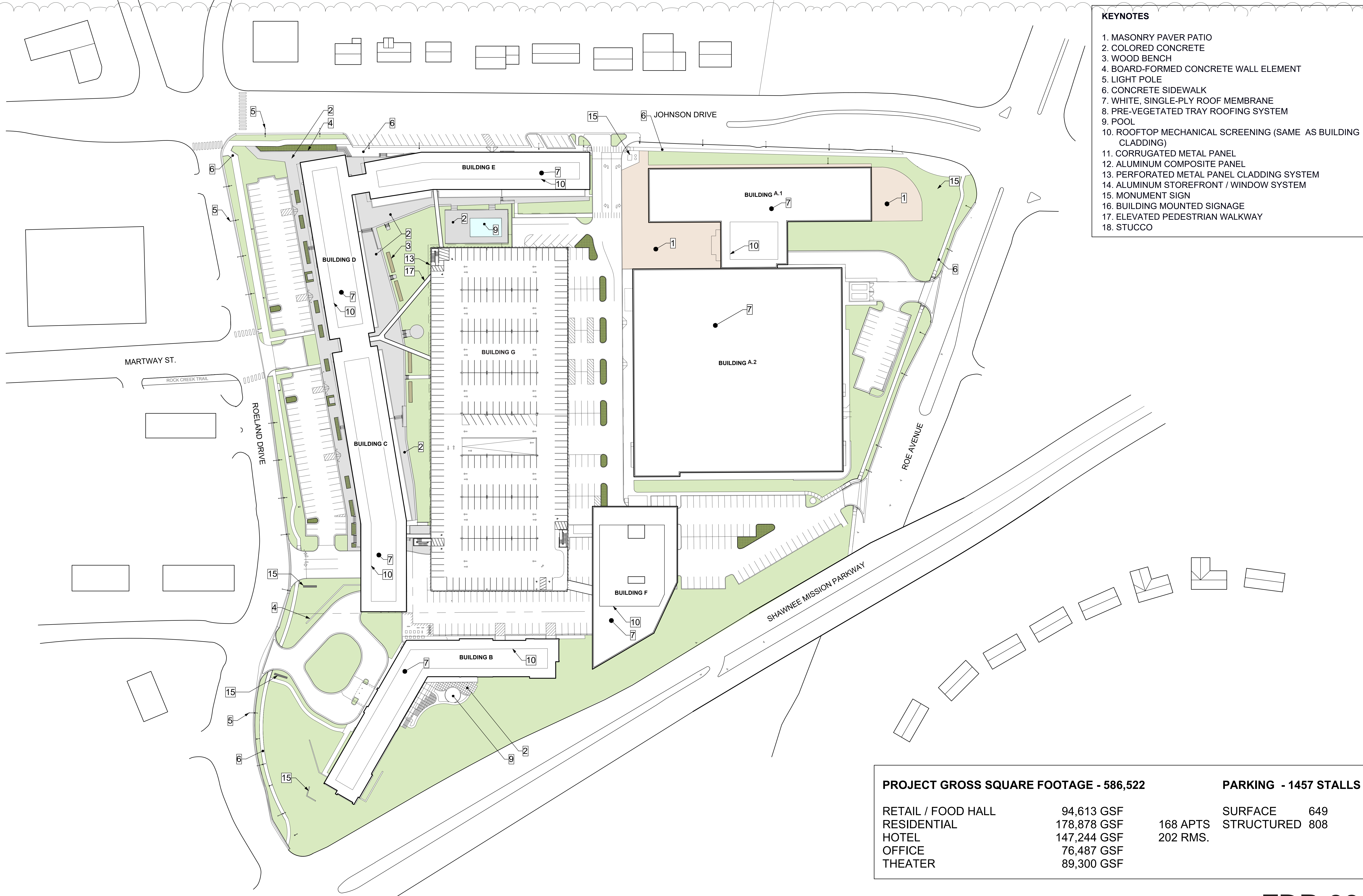
MISSION GATEWAY

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- KEYNOTES**
1. MASONRY PAVER PATIO
 2. COLORED CONCRETE
 3. WOOD BENCH
 4. BOARD-FORMED CONCRETE WALL ELEMENT
 5. LIGHT POLE
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 14. ALUMINUM STOREFRONT / WINDOW SYSTEM
 15. MONUMENT SIGN
 16. BUILDING MOUNTED SIGNAGE
 17. ELEVATED PEDESTRIAN WALKWAY
 18. STUCCO



PROJECT GROSS SQUARE FOOTAGE - 586,522		PARKING - 1457 STALLS	
RETAIL / FOOD HALL	94,613 GSF		SURFACE 649
RESIDENTIAL	178,878 GSF	168 APTS	STRUCTURED 808
HOTEL	147,244 GSF	202 RMS.	
OFFICE	76,487 GSF		
THEATER	89,300 GSF		

01 SITE PLAN

FINAL DEVELOPMENT PLAN
 MARCH 17, 2017
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 UPDATES TO APPROVED FDP 09.16.2019

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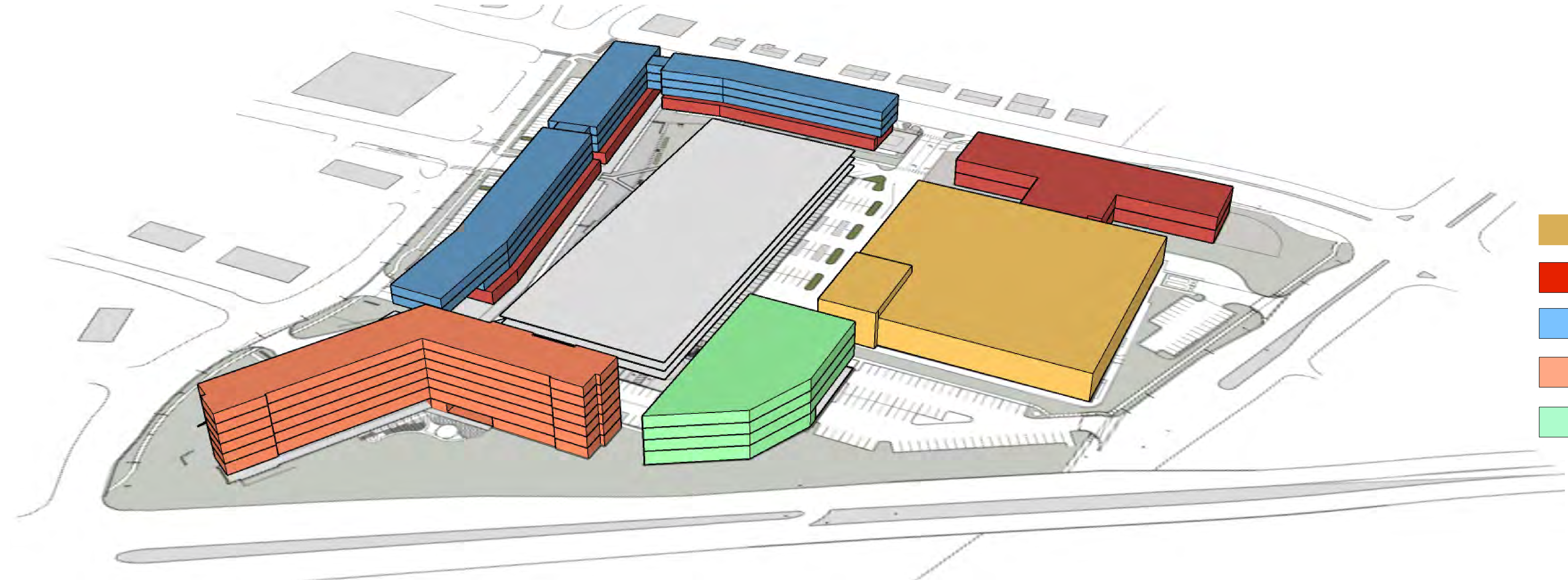
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FDP-001
SITE PLAN



STACKING DIAGRAM



STACKING DIAGRAM

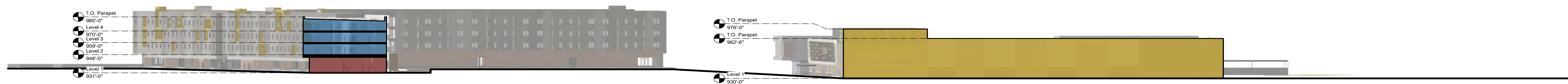
- THEATER
- RETAIL
- RESIDENTIAL
- HOTEL
- OFFICE

CONSULTANTS:

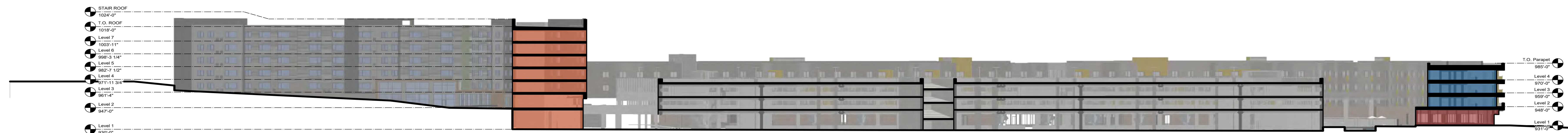
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02 SITE SECTION



01 SITE SECTION

- THEATER
- RETAIL
- RESIDENTIAL
- HOTEL
- OFFICE

FDP-003

FINAL DEVELOPMENT PLAN
 MARCH 17, 2017
 REVISIONS
 UPDATES TO APPROVED FDP 09.16.2019

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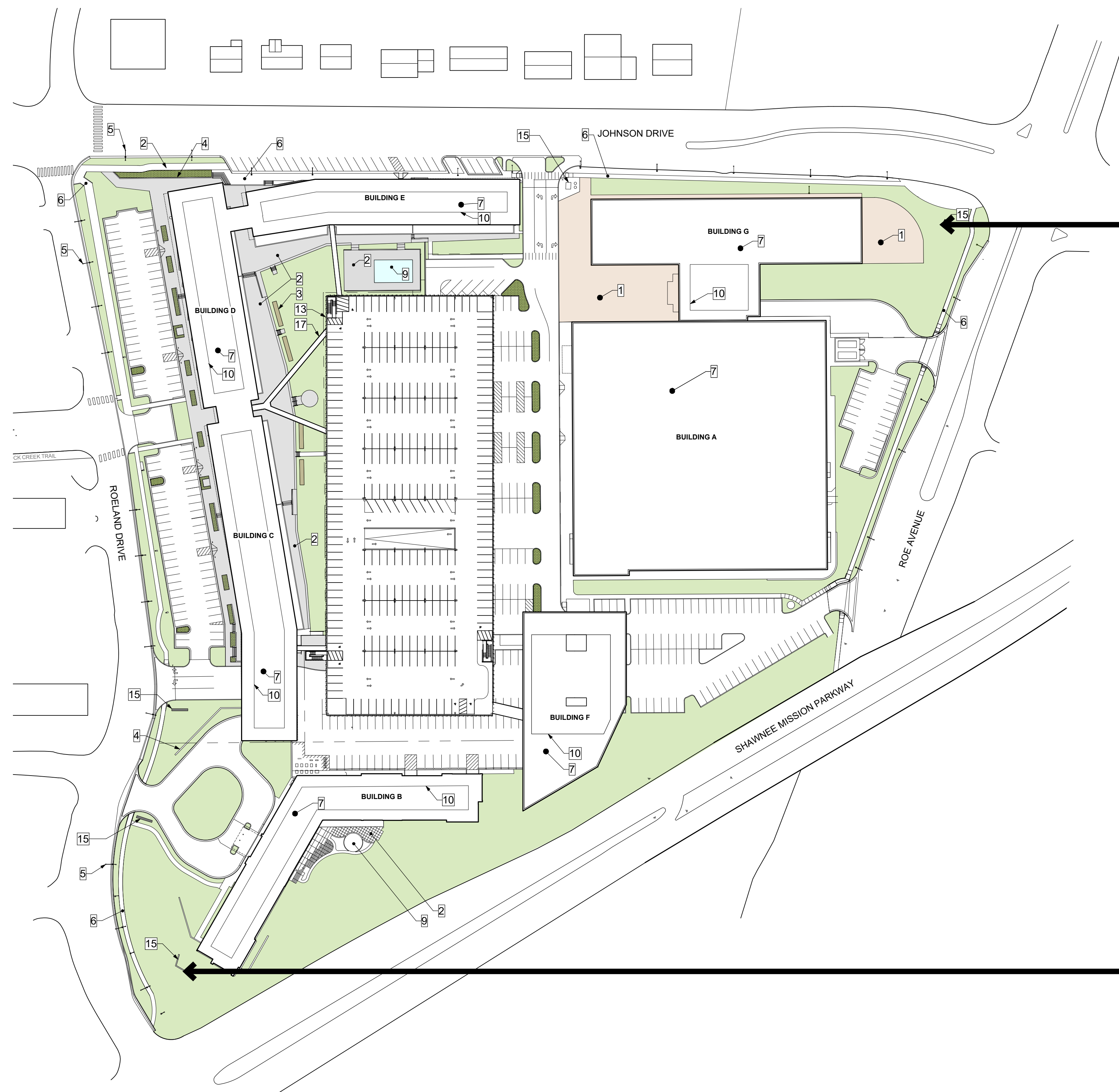
OLSSON ASSOCIATES

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ENGINEERS

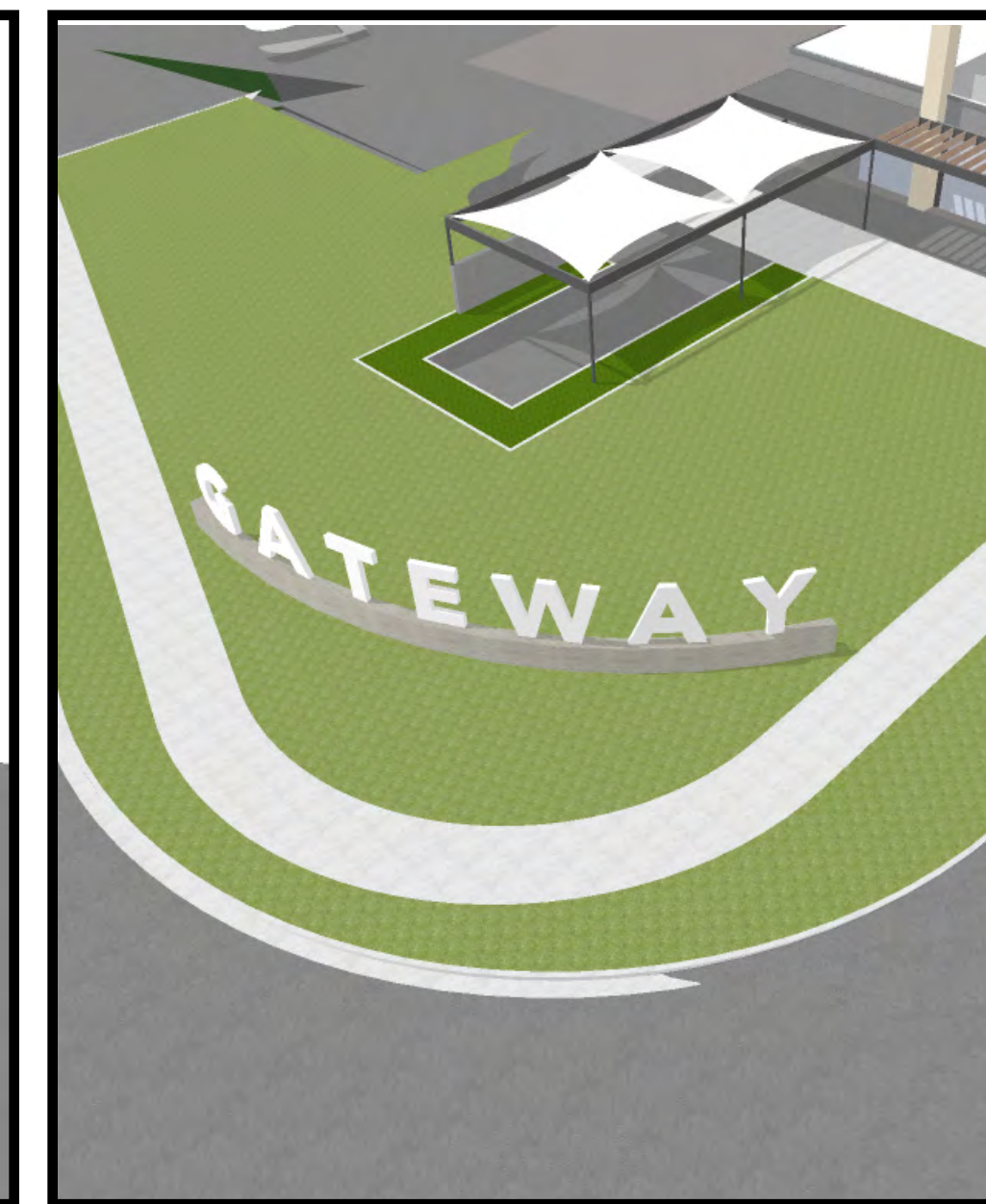
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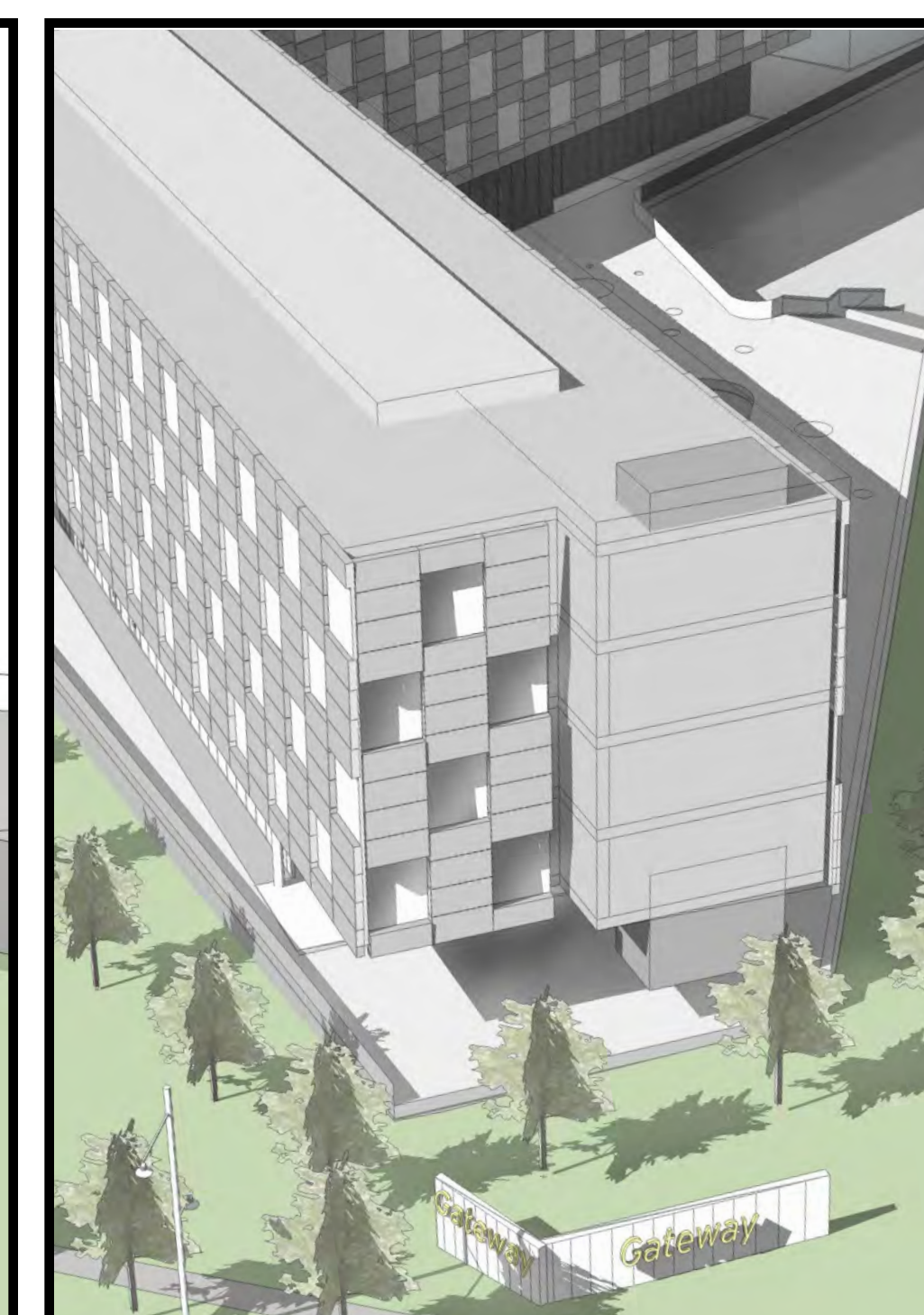
BUILDING & SITE SECTIONS



Northeast Monument Sign



Southwest Monument Sign



CONSULTANTS:

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VIEW FROM NORTHWEST OF RETAIL / RESIDENTIAL



VIEW OF RETAIL / RESIDENTIAL COURTYARD



AERIAL FROM JOHNSON DRIVE ENTRY



VIEW OF POOL / RESIDENTIAL COURTYARD

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AERIAL FROM SOUTHEAST - SHAWNEE MISSION PARKWAY



AERIAL FROM NORTHEAST - ROE AVE. JOHNSON DRIVE



AERIAL FROM SOUTHWEST - ROELAND DRIVE AND SHAWNEE MISSION PARKWAY



AERIAL FROM NORTHWEST - JOHNSON DRIVE AND ROELAND DRIVE

CONSULTANTS:

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STREET LEVEL VIEW - ENTRY AT JOHNSON DRIVE



STREET LEVEL VIEW - VIEW OF SITE FROM SHAWNEE MISSION PARKWAY LOOKING WEST



STREET LEVEL VIEW - VIEW OF SITE FROM CORNER OF JOHNSON DRIVE AND ROE AVE,



STREET LEVEL VIEW - VIEW OF SITE FROM CORNER OF ROELAND AND SHAWNEE MISSION PARKWAY

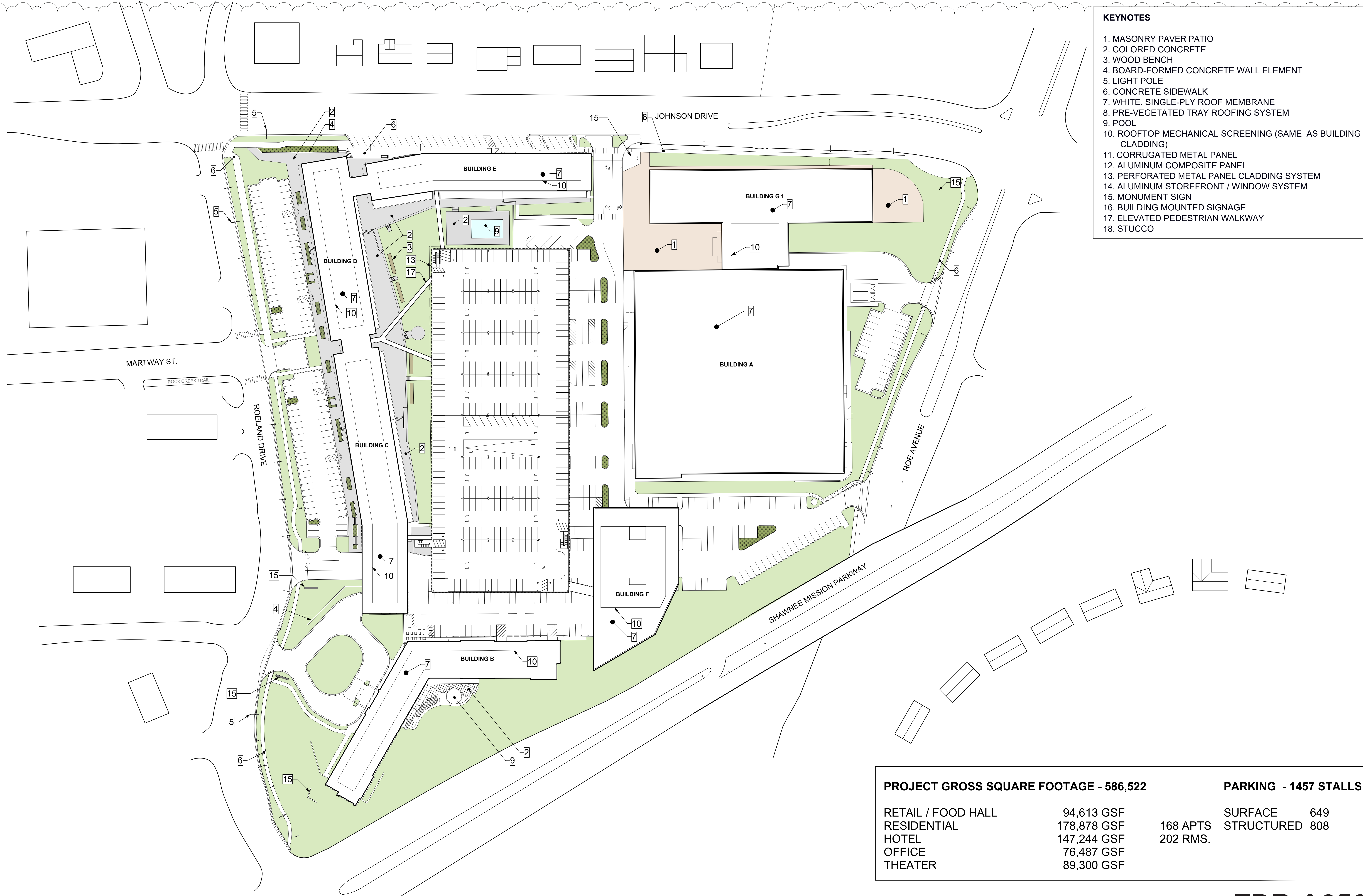
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PROJECT GROSS SQUARE FOOTAGE - 586,522		PARKING - 1457 STALLS	
RETAIL / FOOD HALL	94,613 GSF	168 APTS	SURFACE 649
RESIDENTIAL	178,878 GSF	202 RMS.	STRUCTURED 808
HOTEL	147,244 GSF		
OFFICE	76,487 GSF		
THEATER	89,300 GSF		

01 SITE PLAN

FINAL DEVELOPMENT PLAN
 MARCH 17, 2017
 REVISIONS
 UPDATES TO APPROVED FDP 09.16.2019

FDP-A050
 SITE PLAN

CONSULTANTS:

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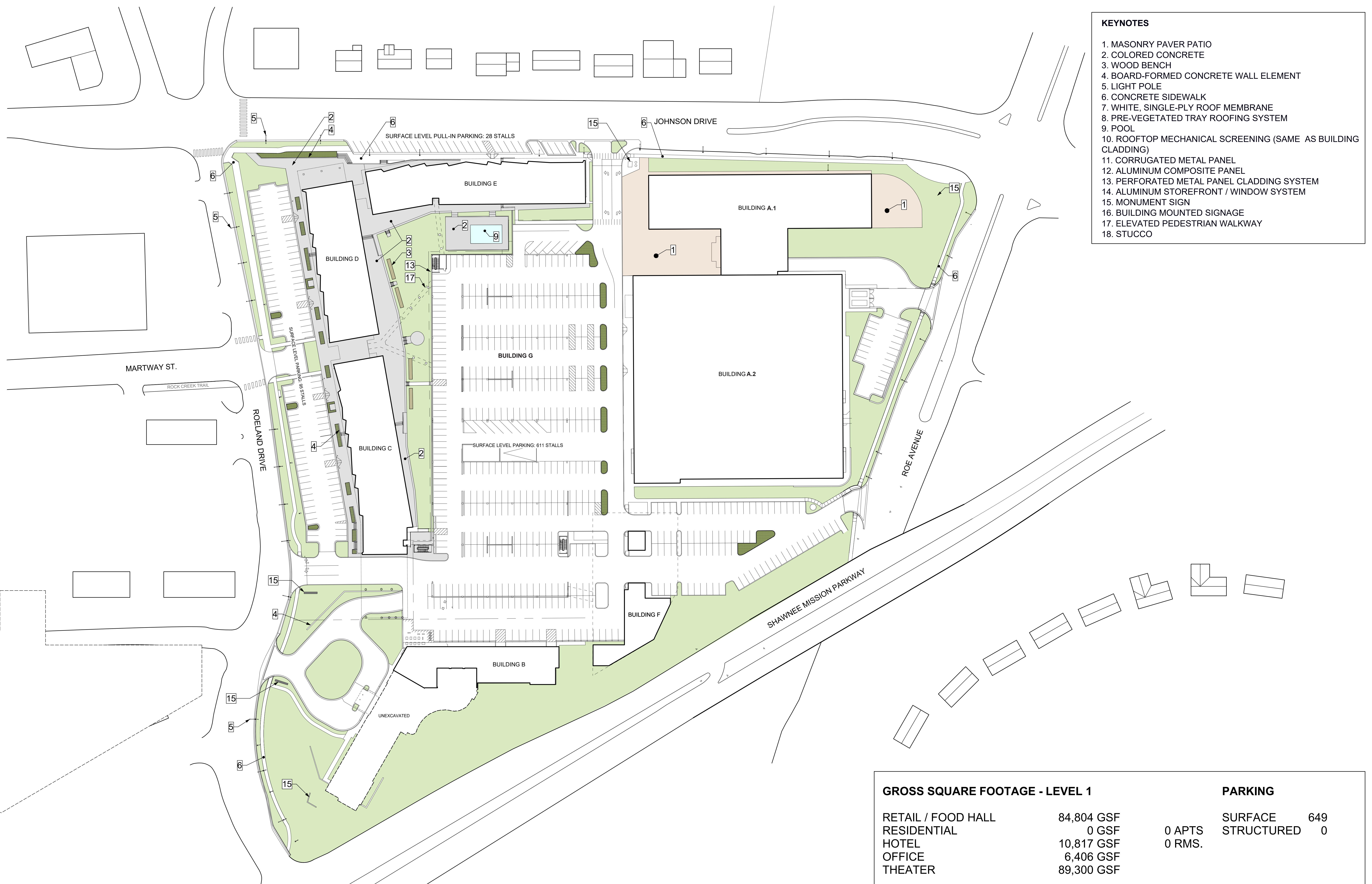
MISSION GATEWAY

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 18. STUCCO



GROSS SQUARE FOOTAGE - LEVEL 1		PARKING	
RETAIL / FOOD HALL	84,804 GSF	0 APTS	SURFACE 649
RESIDENTIAL	0 GSF	0 RMS.	STRUCTURED 0
HOTEL	10,817 GSF		
OFFICE	6,406 GSF		
THEATER	89,300 GSF		

01 SITE PLAN - LEVEL 1

FINAL DEVELOPMENT PLAN
 MARCH 17, 2017
 REVISIONS
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CONSULTANTS:

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MISSION GATEWAY

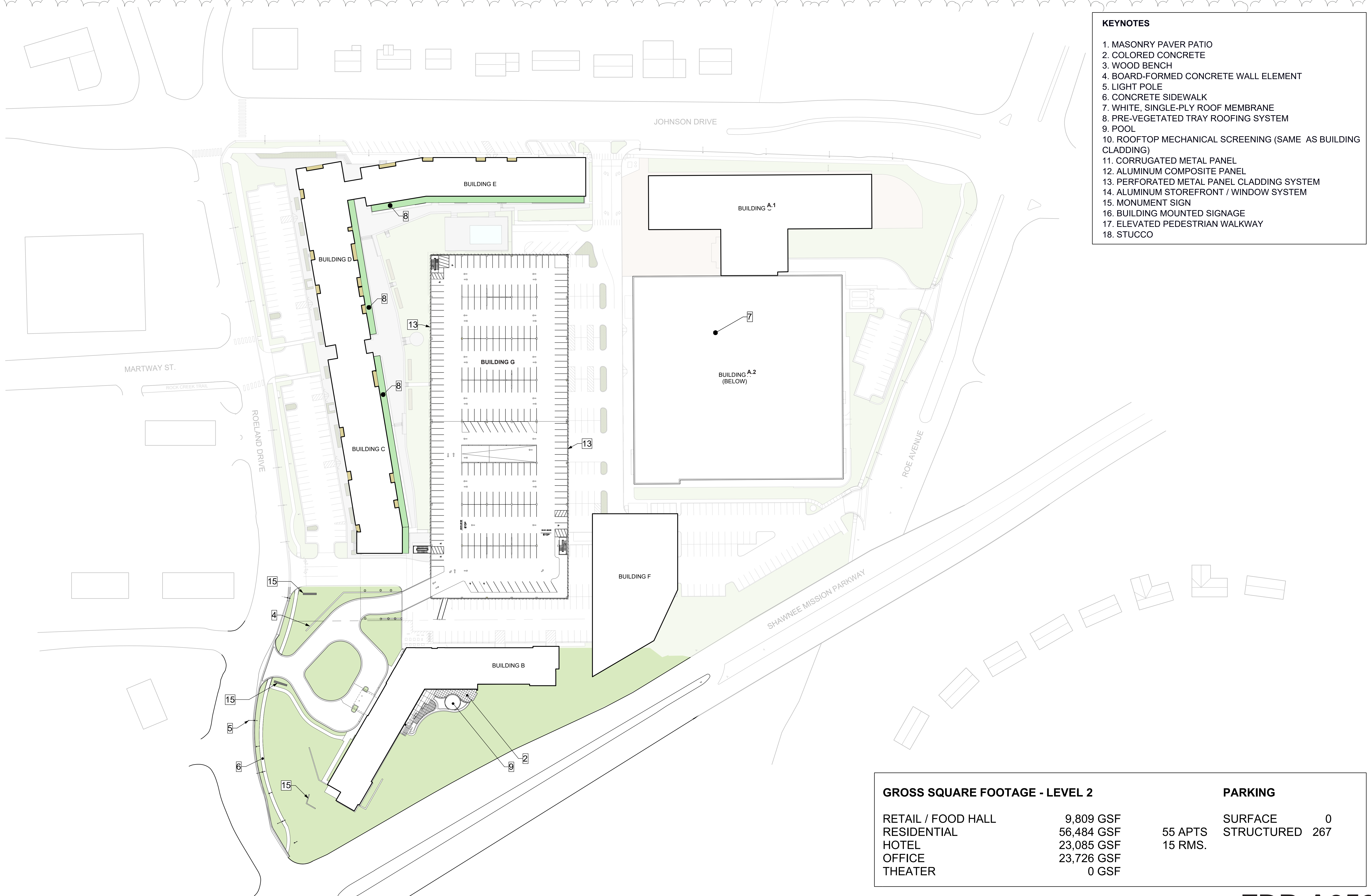
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Structural Engineers - Since 1957

FDP-A051
SITE PLAN (LEVEL 1)

- KEYNOTES**
1. MASONRY PAVER PATIO
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GROSS SQUARE FOOTAGE - LEVEL 2		PARKING	
RETAIL / FOOD HALL	9,809 GSF	SURFACE	0
RESIDENTIAL	56,484 GSF	55 APTS	STRUCTURED 267
HOTEL	23,085 GSF	15 RMS.	
OFFICE	23,726 GSF		
THEATER	0 GSF		

01 SITE PLAN - LEVEL 2

FINAL DEVELOPMENT PLAN
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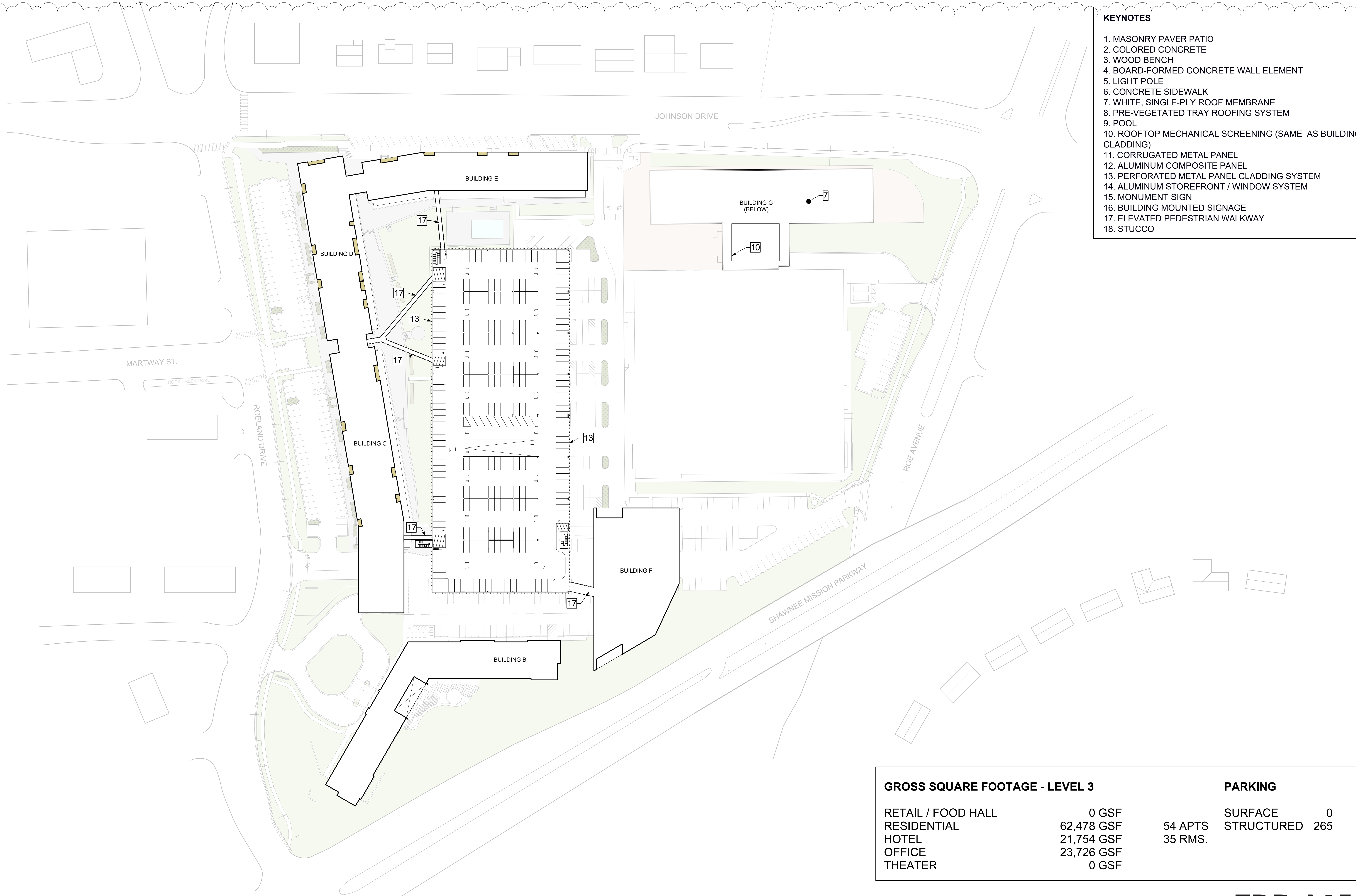
MISSION GATEWAY

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FDP-A052
SITE PLAN (LEVEL 2)



- KEYNOTES**
1. MASONRY PAVER PATIO
 2. COLORED CONCRETE
 3. WOOD BENCH
 4. BOARD-FORMED CONCRETE WALL ELEMENT
 5. LIGHT POLE
 6. CONCRETE SIDEWALK
 7. WHITE, SINGLE-PLY ROOF MEMBRANE
 8. PRE-VEGETATED TRAY ROOFING SYSTEM
 9. POOL
 10. ROOFTOP MECHANICAL SCREENING (SAME AS BUILDING CLADDING)
 11. CORRUGATED METAL PANEL
 12. ALUMINUM COMPOSITE PANEL
 13. PERFORATED METAL PANEL CLADDING SYSTEM
 14. ALUMINUM STOREFRONT / WINDOW SYSTEM
 15. MONUMENT SIGN
 16. BUILDING MOUNTED SIGNAGE
 17. ELEVATED PEDESTRIAN WALKWAY
 18. STUCCO

GROSS SQUARE FOOTAGE - LEVEL 3		PARKING	
RETAIL / FOOD HALL	0 GSF	SURFACE	0
RESIDENTIAL	62,478 GSF	54 APTS	STRUCTURED 265
HOTEL	21,754 GSF	35 RMS.	
OFFICE	23,726 GSF		
THEATER	0 GSF		

01 SITE PLAN - LEVEL 3

FINAL DEVELOPMENT PLAN
 MARCH 17, 2017
 REVISIONS
 UPDATES TO APPROVED FDP 09.16.2019

CONSULTANTS:

CIVIL / LANDSCAPE: OLSSON ASSOCIATES 7301 WEST 153RD ST. SUITE 200 OVERLAND PARK, KANSAS 66213 TEL: 913-381-1170 FAX: 913-381-1174	ME/P ENGINEERS PKMR ENGINEERS 13300 W. 98TH ST. LENEXA, KANSAS 66215 TEL: 913-492-2400 FAX: 913-492-2437	STRUCTURAL: BOB D. CAMPBELL & CO., INC. 4338 BELLEVUE AVE. KANSAS CITY, MISSOURI 64111 TEL: 816-531-4144 FAX: 816-531-8572
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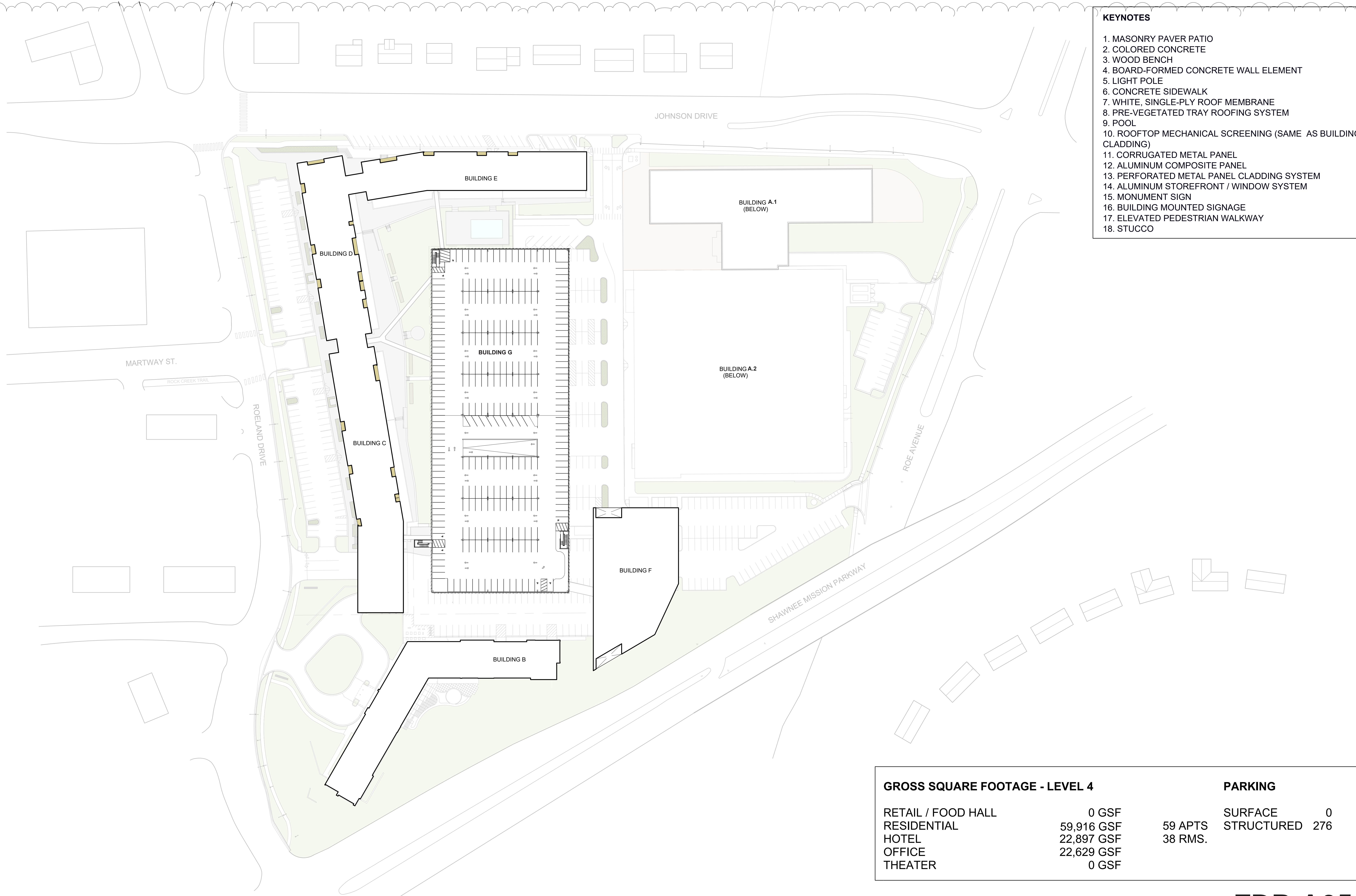
MISSION GATEWAY

el dorado **OLSSON ASSOCIATES** **pkmr** **B D C**

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FDP-A053
 SITE PLAN (LEVEL 3)



- KEYNOTES**
1. MASONRY PAVER PATIO
 2. COLORED CONCRETE
 3. WOOD BENCH
 4. BOARD-FORMED CONCRETE WALL ELEMENT
 5. LIGHT POLE
 6. CONCRETE SIDEWALK
 7. WHITE, SINGLE-PLY ROOF MEMBRANE
 8. PRE-VEGETATED TRAY ROOFING SYSTEM
 9. POOL
 10. ROOFTOP MECHANICAL SCREENING (SAME AS BUILDING CLADDING)
 11. CORRUGATED METAL PANEL
 12. ALUMINUM COMPOSITE PANEL
 13. PERFORATED METAL PANEL CLADDING SYSTEM
 14. ALUMINUM STOREFRONT / WINDOW SYSTEM
 15. MONUMENT SIGN
 16. BUILDING MOUNTED SIGNAGE
 17. ELEVATED PEDESTRIAN WALKWAY
 18. STUCCO

GROSS SQUARE FOOTAGE - LEVEL 4		PARKING	
RETAIL / FOOD HALL	0 GSF	SURFACE	0
RESIDENTIAL	59,916 GSF	STRUCTURED	276
HOTEL	22,897 GSF		
OFFICE	22,629 GSF		
THEATER	0 GSF		
		59 APTS	38 RMS.

01 SITE PLAN - LEVEL 4

FINAL DEVELOPMENT PLAN
 MARCH 17, 2017
 REVISIONS
 UPDATES TO APPROVED FDP 09.16.2019

CONSULTANTS:

CIVIL / LANDSCAPE: OLSSON ASSOCIATES 7301 WEST 153RD ST. SUITE 200 OVERLAND PARK, KANSAS 66213 TEL: 913-381-1170 FAX: 913-381-1174	MEP/ENGINEERS: PKMR ENGINEERS 13300 W. 88TH ST. LENEXA, KANSAS 66215 TEL: 913-492-2400 FAX: 913-492-2437	STRUCTURAL: BOB D. CAMPBELL & CO., INC. 4338 BELLEVUE AVE. KANSAS CITY, MISSOURI 64111 TEL: 816-531-4144 FAX: 816-531-8572
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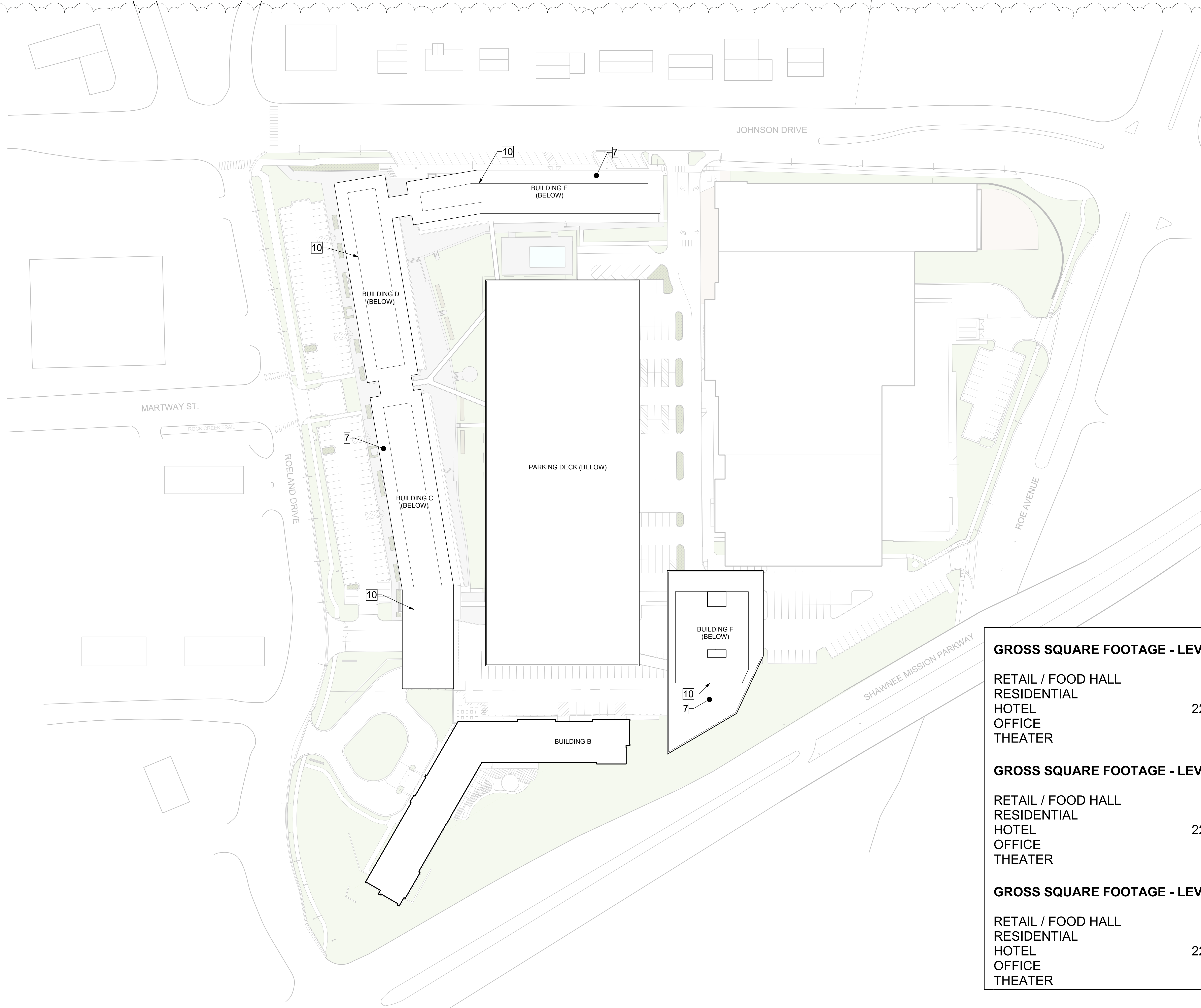
MISSION GATEWAY

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FDP-A054
 SITE PLAN (LEVEL 4)



- KEYNOTES**
1. MASONRY PAVER PATIO
 2. COLORED CONCRETE
 3. WOOD BENCH
 4. BOARD-FORMED CONCRETE WALL ELEMENT
 5. LIGHT POLE
 6. CONCRETE SIDEWALK
 7. WHITE, SINGLE-PLY ROOF MEMBRANE
 8. PRE-VEGETATED TRAY ROOFING SYSTEM
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 11. CORRUGATED METAL PANEL
 12. ALUMINUM COMPOSITE PANEL
 13. PERFORATED METAL PANEL CLADDING SYSTEM
 14. ALUMINUM STOREFRONT / WINDOW SYSTEM
 15. MONUMENT SIGN
 16. BUILDING MOUNTED SIGNAGE
 17. ELEVATED PEDESTRIAN WALKWAY
 18. STUCCO

GROSS SQUARE FOOTAGE - LEVEL 5			PARKING	
RETAIL / FOOD HALL	0 GSF		SURFACE	0
RESIDENTIAL	0 GSF	0 APTS	STRUCTURED	0
HOTEL	22,897 GSF	38 RMS.		
OFFICE	0 GSF			
THEATER	0 GSF			
GROSS SQUARE FOOTAGE - LEVEL 6			PARKING	
RETAIL / FOOD HALL	0 GSF		SURFACE	0
RESIDENTIAL	0 GSF	0 APTS	STRUCTURED	0
HOTEL	22,897 GSF	38 RMS.		
OFFICE	0 GSF			
THEATER	0 GSF			
GROSS SQUARE FOOTAGE - LEVEL 7			PARKING	
RETAIL / FOOD HALL	0 GSF		SURFACE	0
RESIDENTIAL	0 GSF	0 APTS	STRUCTURED	0
HOTEL	22,897 GSF	38 RMS.		
OFFICE	0 GSF			
THEATER	0 GSF			

01 SITE PLAN - LEVEL 5-7

FINAL DEVELOPMENT PLAN
 MARCH 17, 2017
 REVISIONS
 UPDATES TO APPROVED FDP 09.16.2019

CONSULTANTS:

CIVIL / LANDSCAPE: OLSSON ASSOCIATES 7301 WEST 153RD ST. SUITE 200 OVERLAND PARK, KANSAS 66213 TEL: 913-381-1170 FAX: 913-381-1174	ME/P ENGINEERS: PKMR ENGINEERS 13300 W. 98TH ST. LENEXA, KANSAS 66215 TEL: 913-492-2400 FAX: 913-492-2437	STRUCTURAL: BOB D. CAMPBELL & CO., INC. 4338 BELLEVUE AVE. KANSAS CITY, MISSOURI 64111 TEL: 816-531-4144 FAX: 816-531-8572
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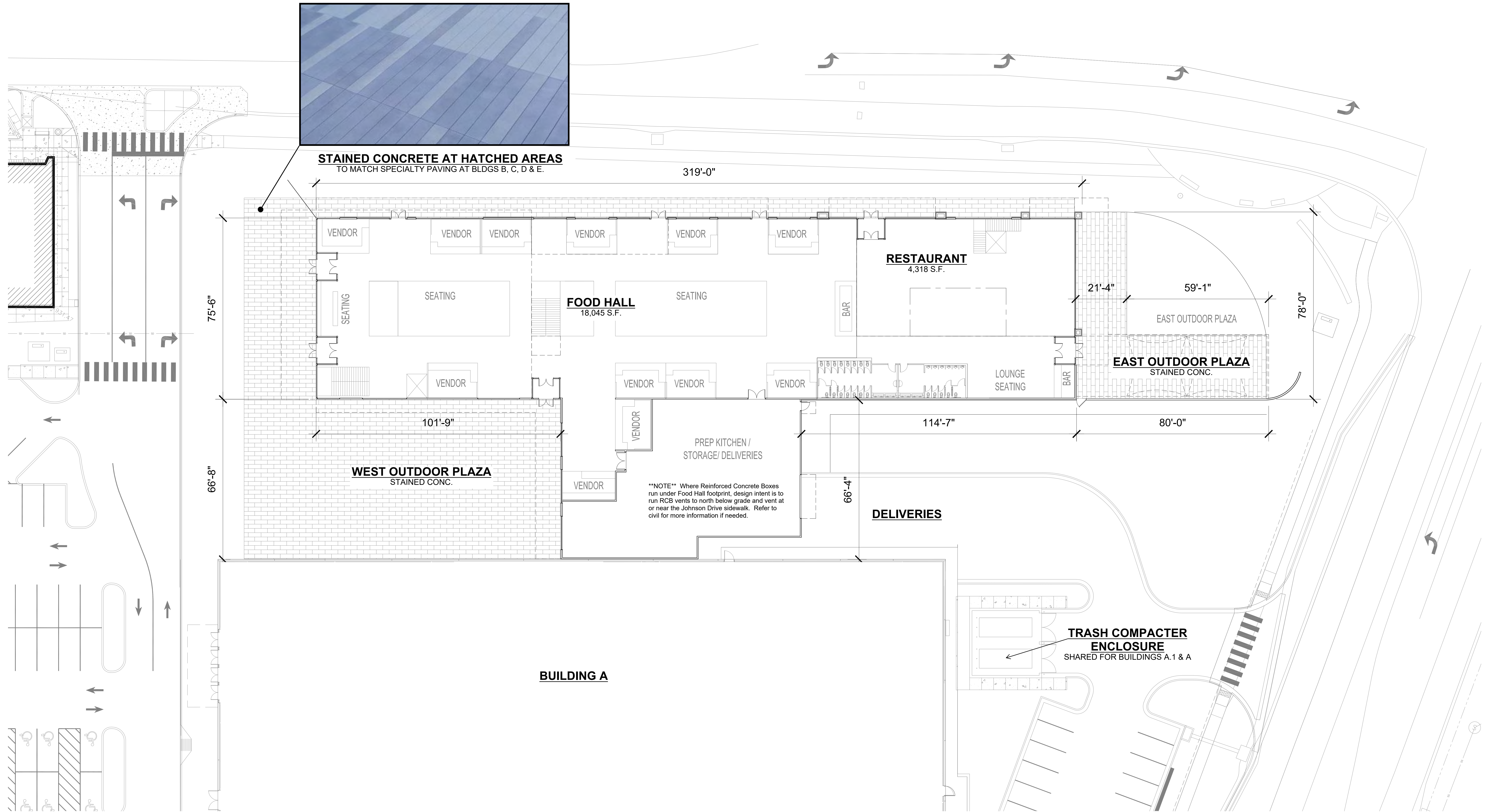
MISSION GATEWAY

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FDP-A055
 SITE PLAN (LEVELS 5 - 7)



1 FIRST FLOOR PLAN
1/16" = 1'-0"

BUILDING AREA:

FIRST FLOOR: 30,146 S.F.
SECOND FLOOR: 9,809 S.F.
TOTAL: 39,995 S.F.

FDP-A100

BUILDING A.1 - FLOOR PLAN

FINAL DEVELOPMENT PLAN
MARCH 17, 2017
REVISIONS
UPDATES TO APPROVED FDP09.16.2019

CONSULTANTS:

CIVIL / LANDSCAPE:
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MEP:
PKMR ENGINEERS
13300 W. 98TH ST.
LENEXA, KANSAS 66215
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FAX: 913-492-2437

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FAX: 816-531-8572

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pkmr

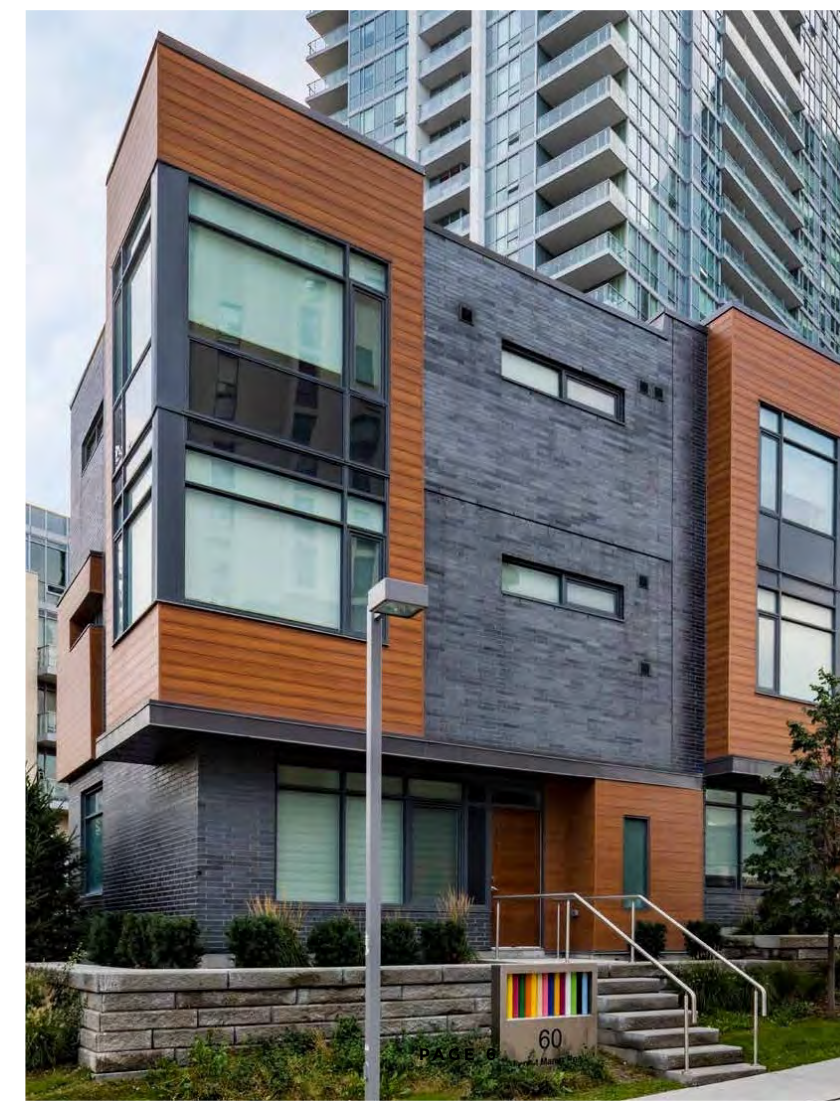
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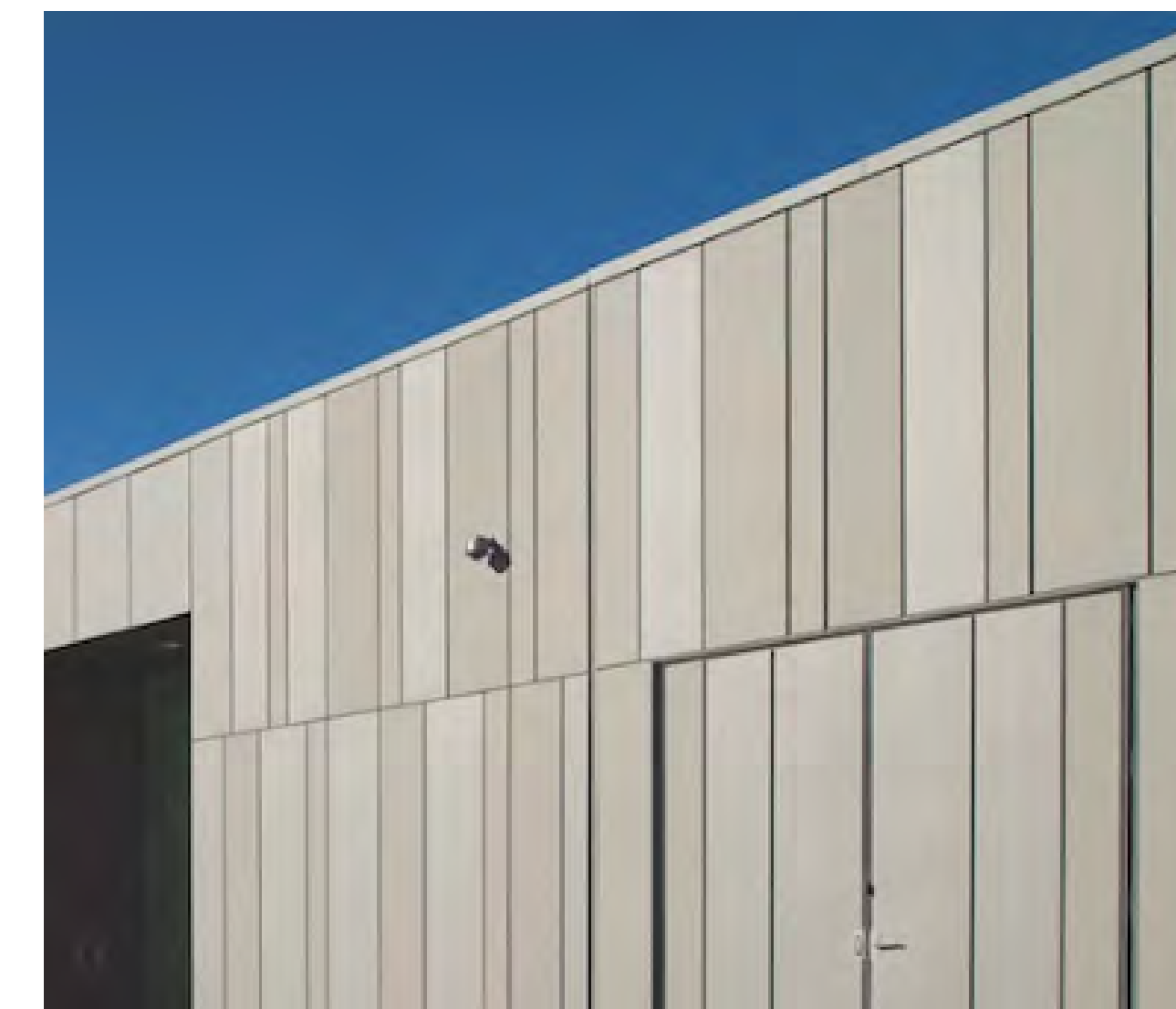
510 avenida cesar e chavez. kansas city. missouri. 64108. p 816 474 3838. f 816 474 0836. www.eldoradoarchitects.com



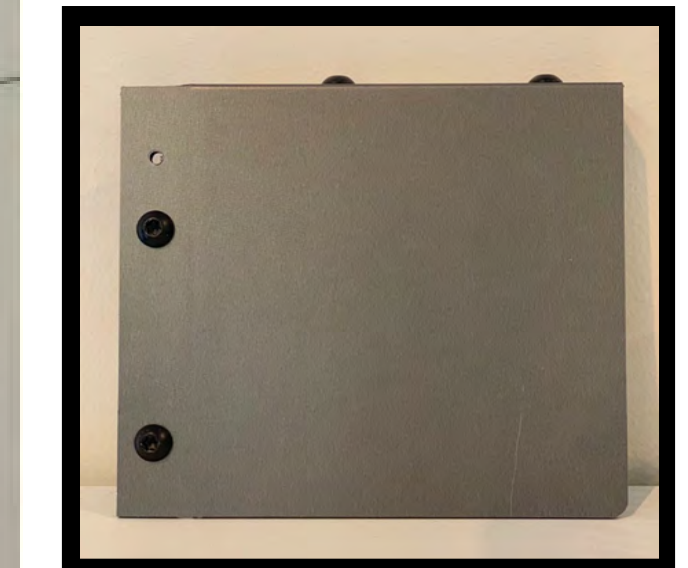
M1: Buff Colored Masonry



M2: Wood Grain Metal Panel



M3: Aluminum Metal Panel



Refer to Sheet FDP-L211 for landscape and planting plan at Food Hall.



M4: Charcoal Colored Metal Canopy and Wood tone accents



M5: Grey Masonry



CONSULTANTS:

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① VIEW FROM GARAGE LOOKING NORTHEAST

FDP-A301

BUILDING A.1 - PERSPECTIVE

FINAL DEVELOPMENT PLAN
MARCH 17, 2017
REVISIONS
UPDATES TO APPROVED FDP09.16.2019

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ME/P:
PKMR ENGINEERS
13300 W. 88TH ST.
LENEXA, KANSAS 66215
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STRUCTURAL:
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KANSAS CITY, MISSOURI 64111
TEL: 816-531-4144
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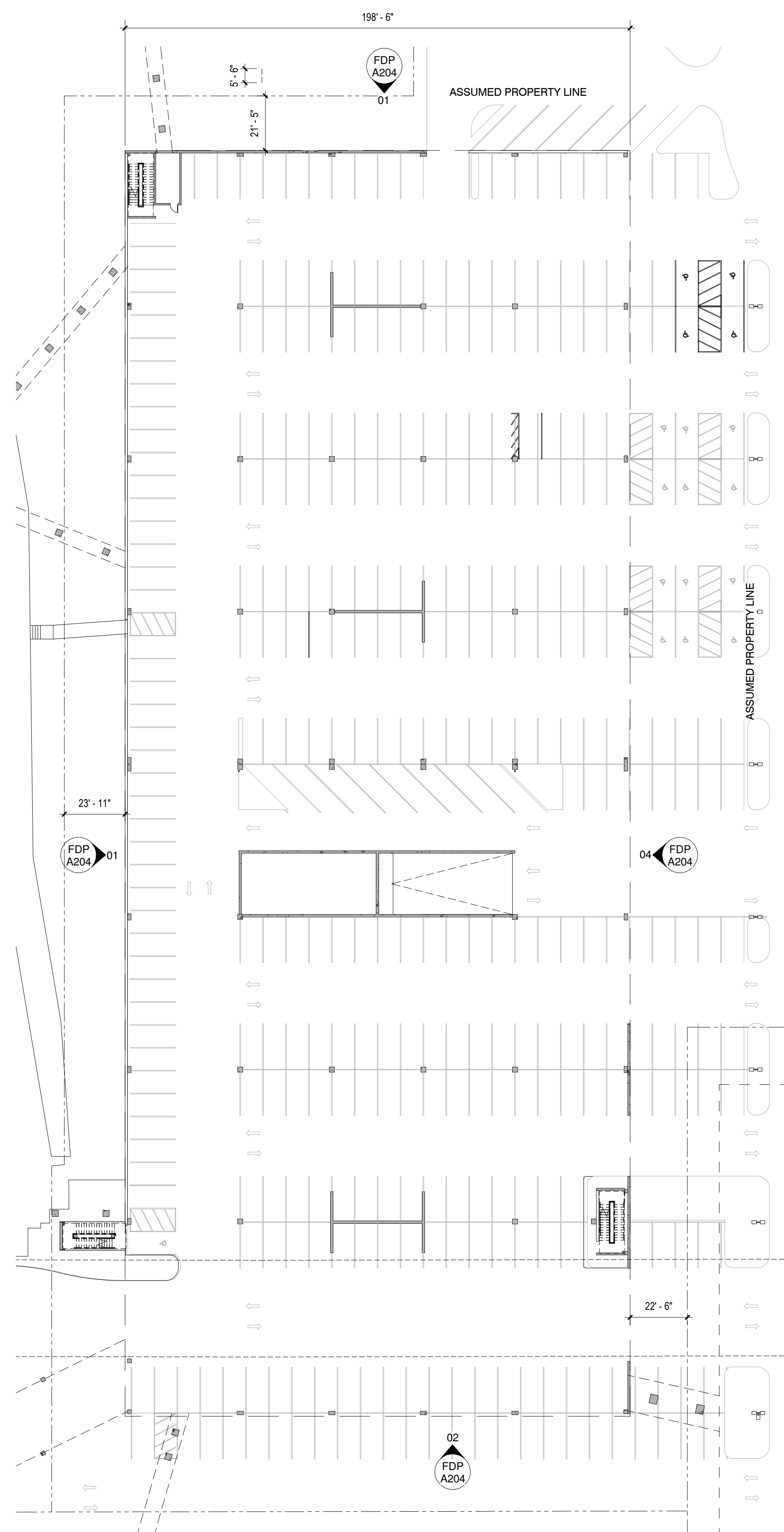
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ASSOCIATES

pkmr
ENGINEERS

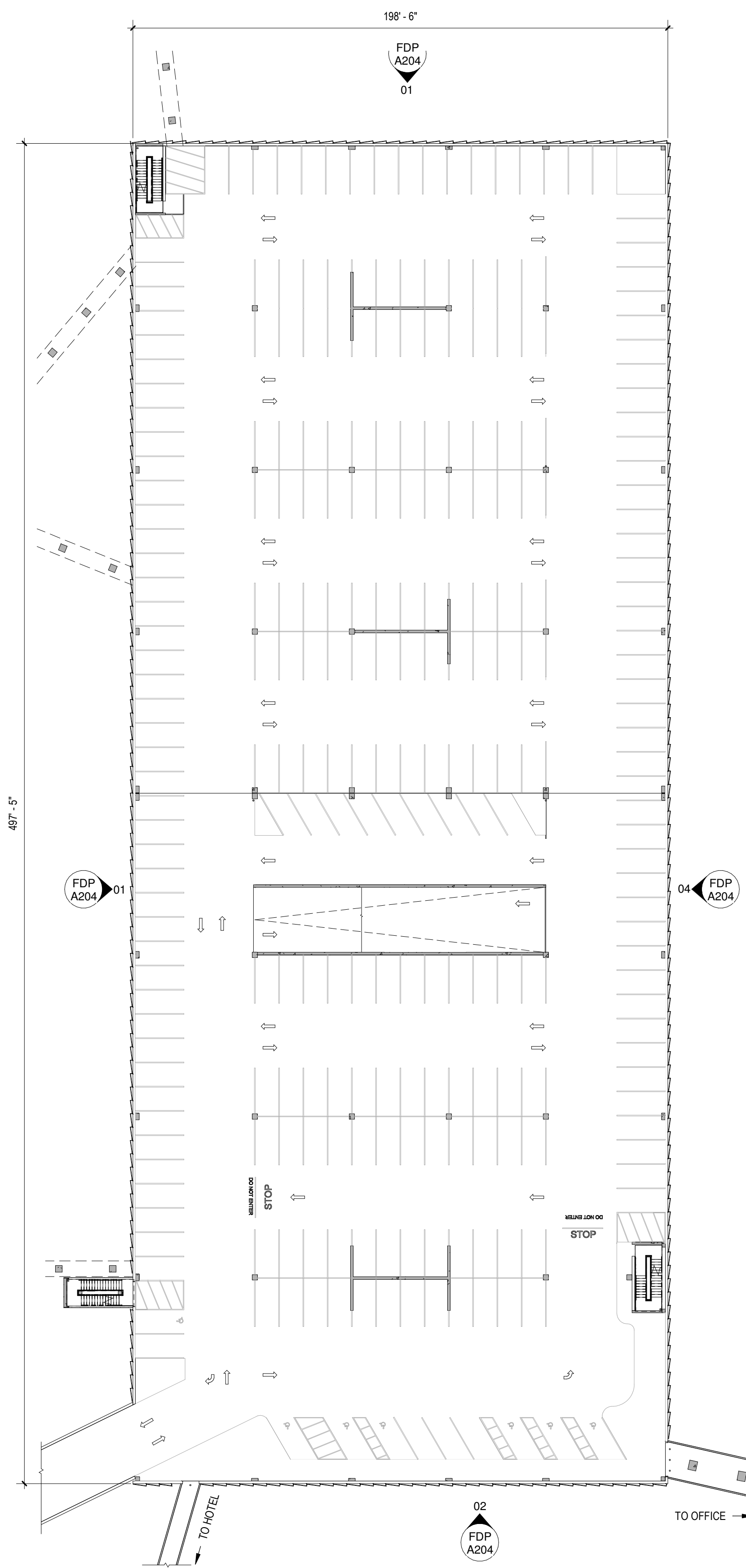
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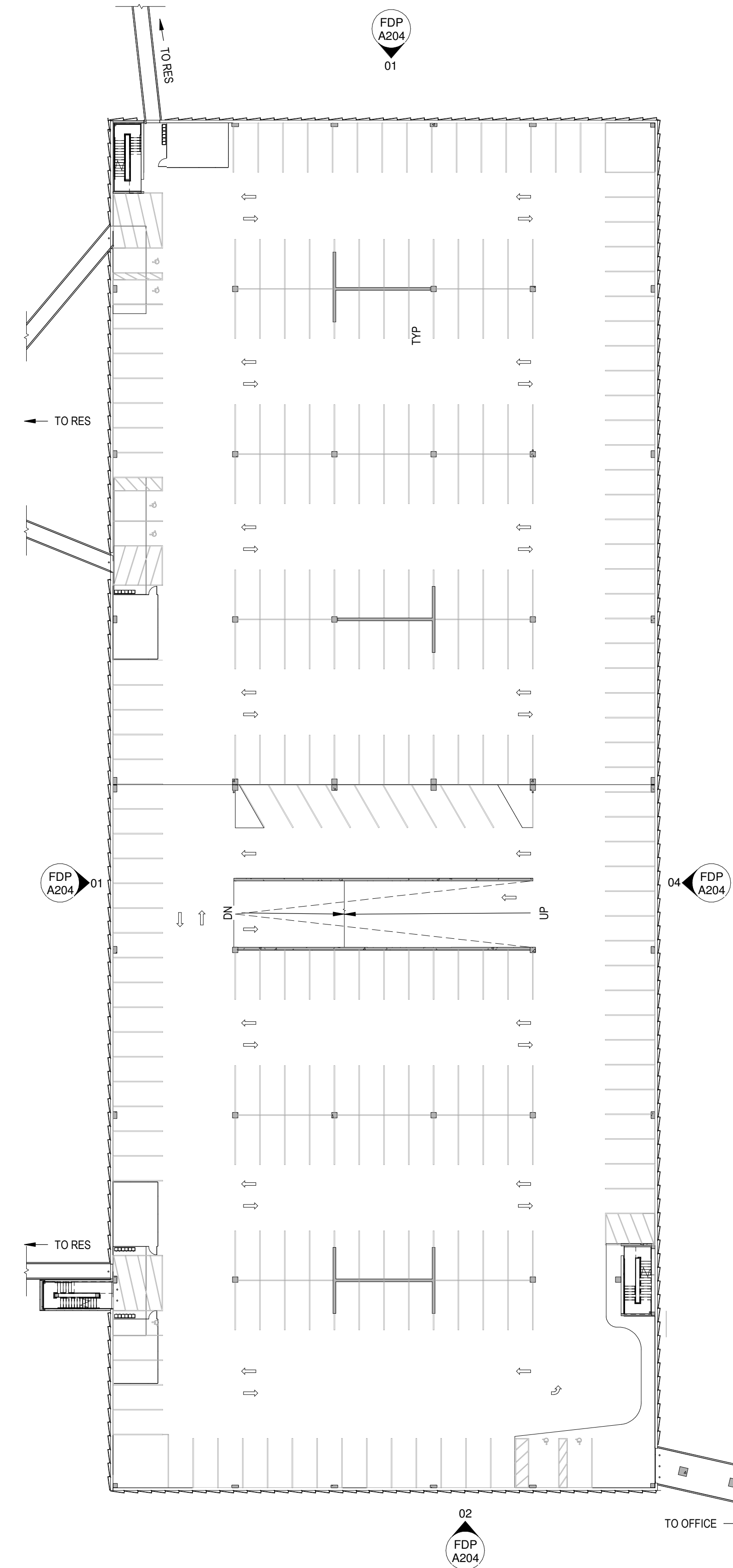
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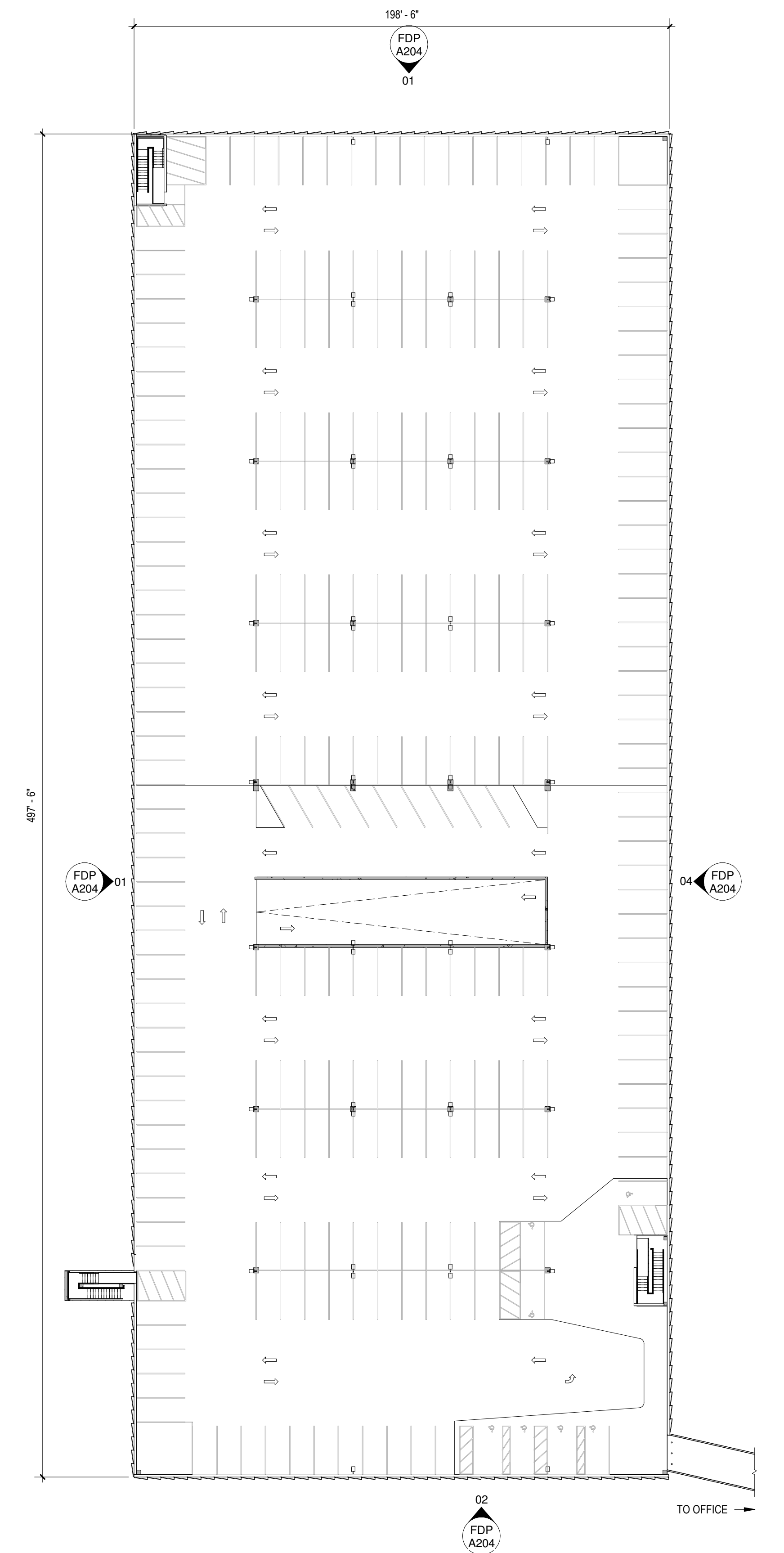
01 PLAN - LEVEL 01
SCALE: 1/32" = 1'-0"



02 PLAN - LEVEL 02
SCALE: 1/32" = 1'-0"



03 PLAN - LEVEL 03
SCALE: 1/32" = 1'-0"



04 PLAN - LEVEL 04
SCALE: 1/32" = 1'-0"

FDP-A113

FINAL DEVELOPMENT PLAN
MARCH 17, 2017
REVISIONS
UPDATES TO APPROVED FDP 09.16.2019

CONSULTANTS:

CIVIL / LANDSCAPE:
OLSSON ASSOCIATES
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OVERLAND PARK, KANSAS 66213
TEL: 913-381-1170
FAX: 913-381-1174

MEP:
PKMR ENGINEERS
13300 W. 98TH ST.
LENEXA, KANSAS 66215
TEL: 913-492-2400
FAX: 913-492-2437

STRUCTURAL:
BOB D. CAMPBELL & CO., INC.
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KANSAS CITY, MISSOURI 64111
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MISSION GATEWAY

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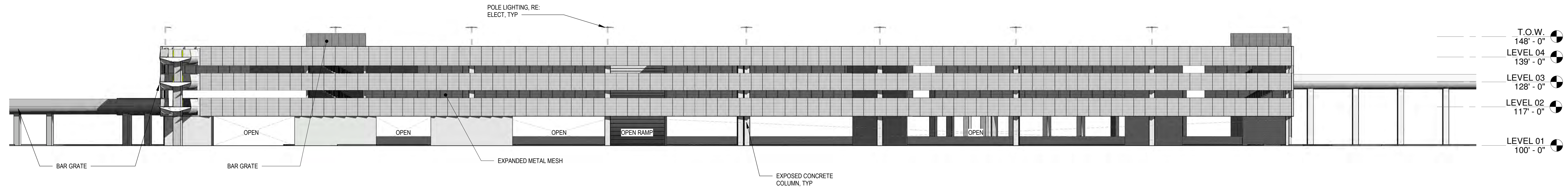
OLSSON ASSOCIATES

pkmr

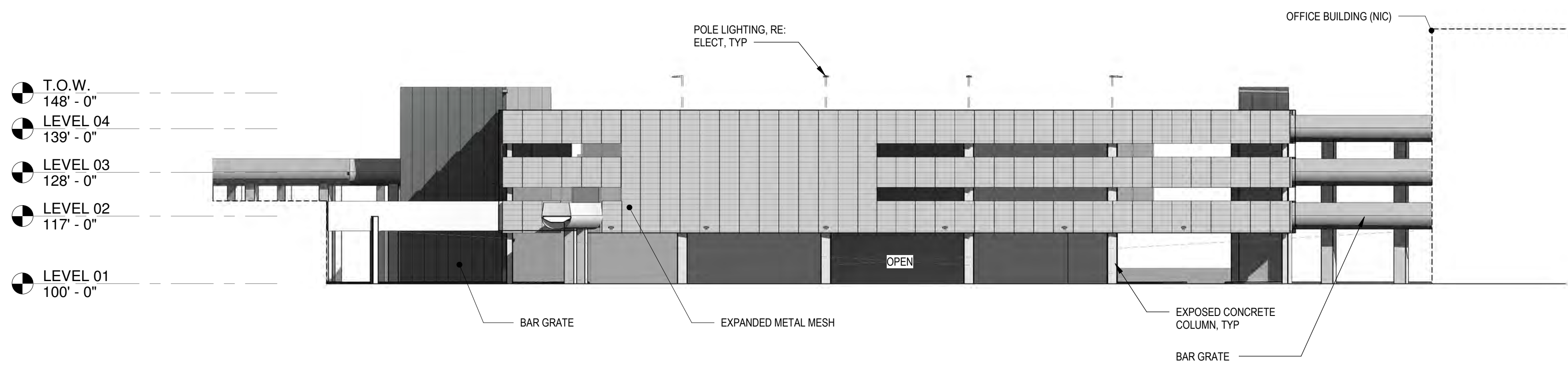
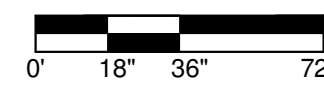
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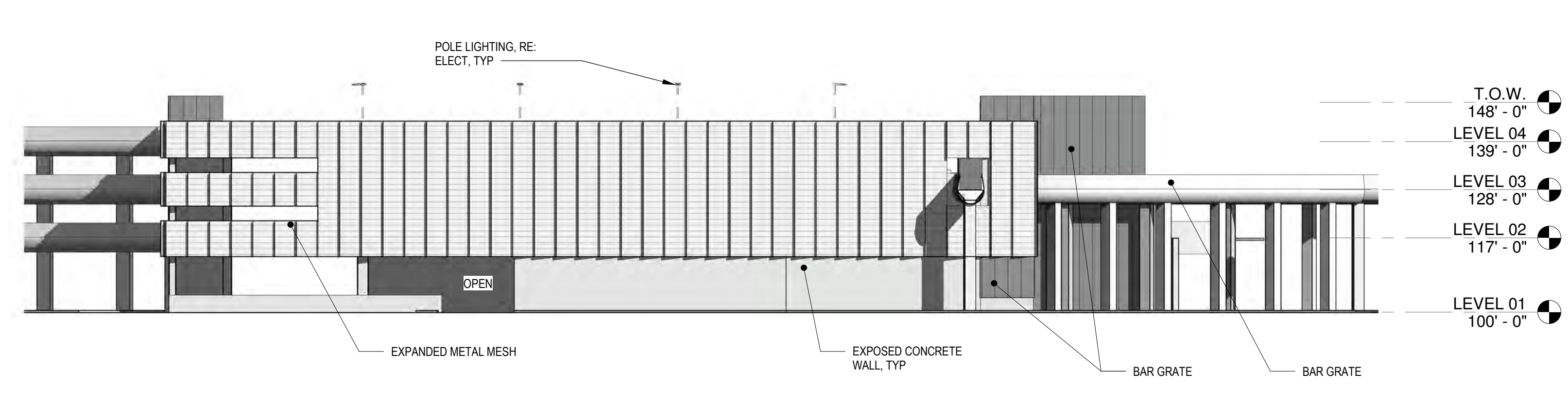
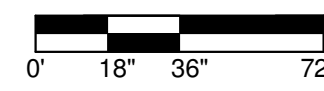
BUILDINGS G - FLOOR PLANS (LEVELS 1-4)



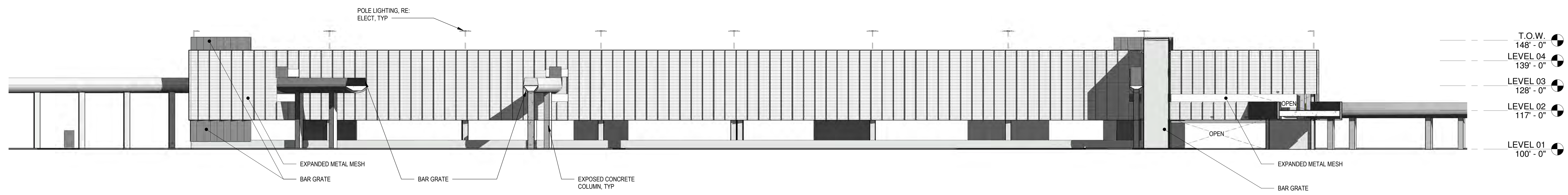
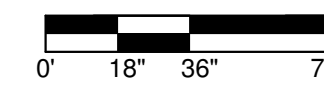
04 EAST ELEVATION
SCALE: 3/64" = 1'-0"



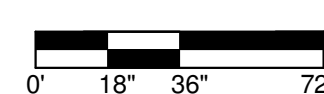
02 SOUTH ELEVATION
SCALE: 3/64" = 1'-0"



03 NORTH ELEVATION
SCALE: 3/64" = 1'-0"



01 WEST ELEVATION
SCALE: 3/64" = 1'-0"



FDP-A204

FINAL DEVELOPMENT PLAN
MARCH 17, 2017
REVISIONS
UPDATES TO APPROVED FDP 09.16.2019

CONSULTANTS:

CIVIL / LANDSCAPE:
OLSSON ASSOCIATES
7301 WEST 153RD ST. SUITE 200
OVERLAND PARK, KANSAS 66213
TEL: 913-381-1170
FAX: 913-381-1174

MEP:
PKMR ENGINEERS
13300 W. 98TH ST.
LENEXA, KANSAS 66215
TEL: 913-492-2400
FAX: 913-492-2437

STRUCTURAL:
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KANSAS CITY, MISSOURI 64111
TEL: 816-531-4144
FAX: 816-531-8572

MISSION GATEWAY

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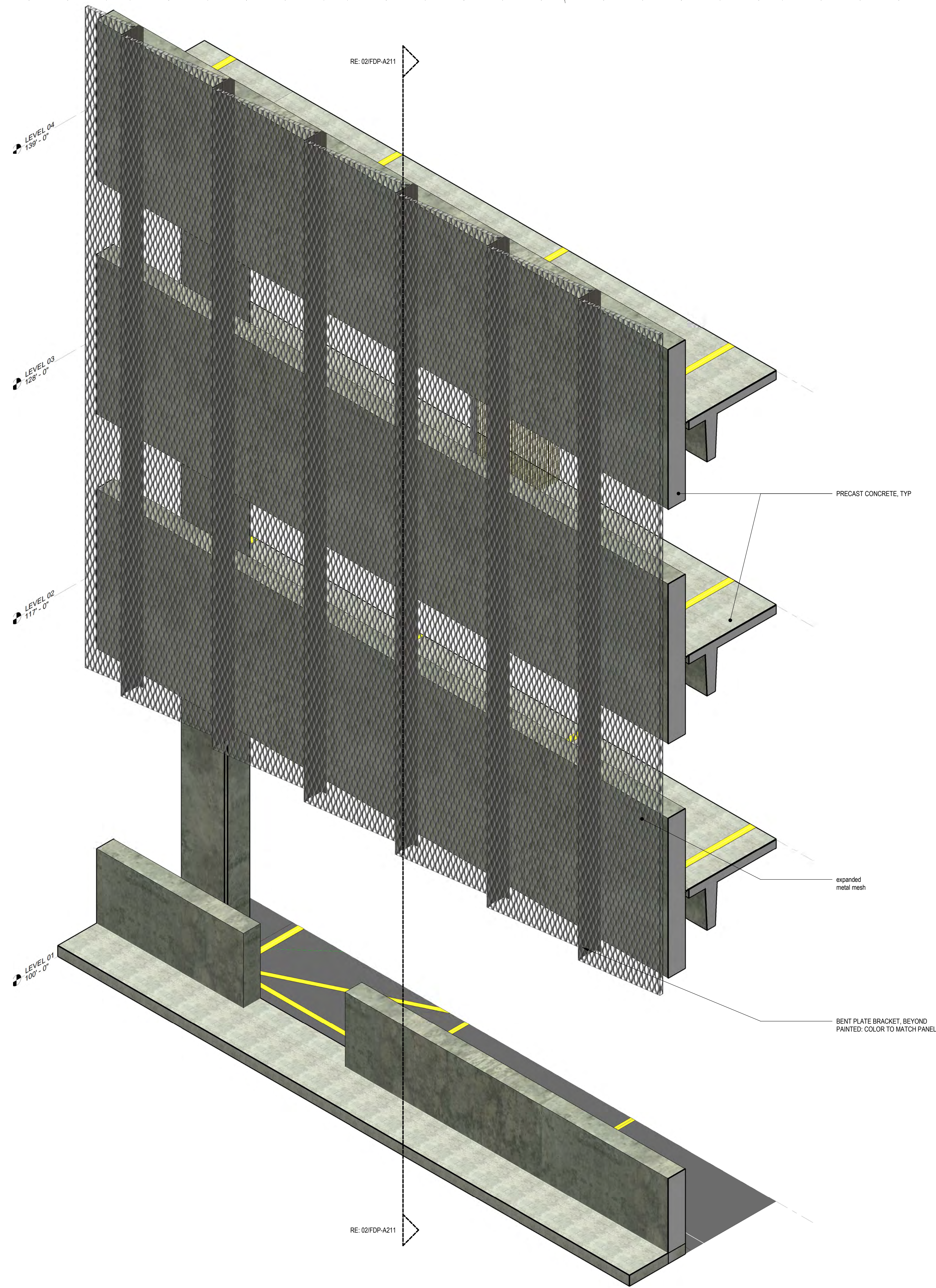
OLSSON
ASSOCIATES

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ENGINEERS

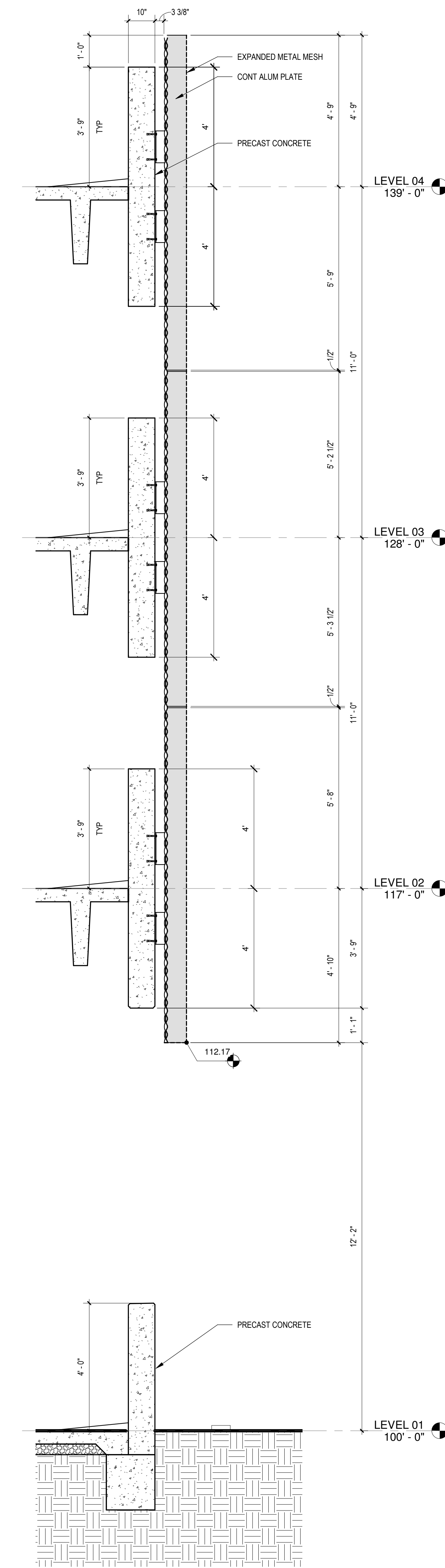
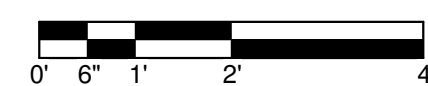
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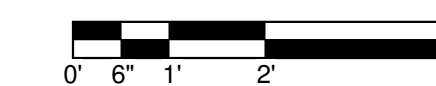
BUILDING G EXTERIOR ELEVATIONS



01 GARAGE PANEL DETAIL
SCALE:



02 WALL SECTION
SCALE: 1/2" = 1'-0"



FDP-A211

FINAL DEVELOPMENT PLAN
MARCH 17, 2017
REVISIONS
UPDATES TO APPROVED FDP 09.16.2019

CONSULTANTS:

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M/E/P:
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FAX: 913-492-2437

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MISSION GATEWAY

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BUILDING G EXTERIOR ELEVATIONS DETAILS



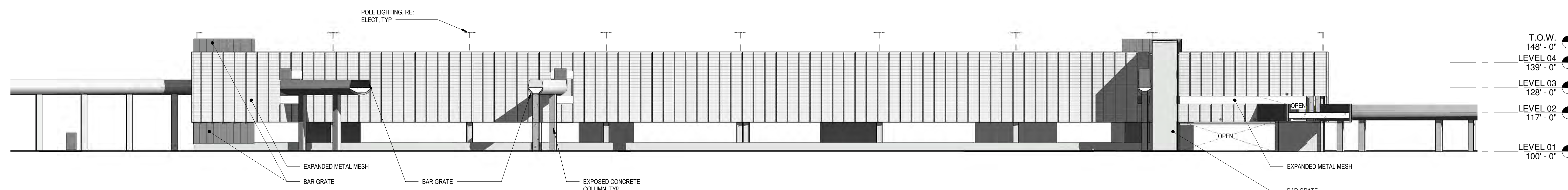
EXPANDED METAL MESH



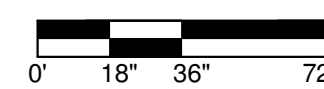
PRE-CAST CONCRETE



ALUMINUM BAR GRATE



01 WEST ELEVATION
SCALE: 3/64" = 1'-0"



- T.O.W. 148'-0"
- LEVEL 04 139'-0"
- LEVEL 03 128'-0"
- LEVEL 02 117'-0"
- LEVEL 01 100'-0"

FDP-A304

FINAL DEVELOPMENT PLAN
MARCH 17, 2017
REVISIONS
UPDATES TO APPROVED FDP 09.16.2019

CONSULTANTS:

CIVIL / LANDSCAPE:
OLSSON ASSOCIATES
7501 WEST 153RD ST., SUITE 200
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MEP/ELECTRICAL ENGINEERS:
PKMR ENGINEERS
13300 W. 88TH ST.
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FAX: 913-492-2437

STRUCTURAL:
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4338 BELLEVUE AVE.
KANSAS CITY, MISSOURI 64111
TEL: 816-531-4144
FAX: 816-531-8572

MISSION GATEWAY

el dorado

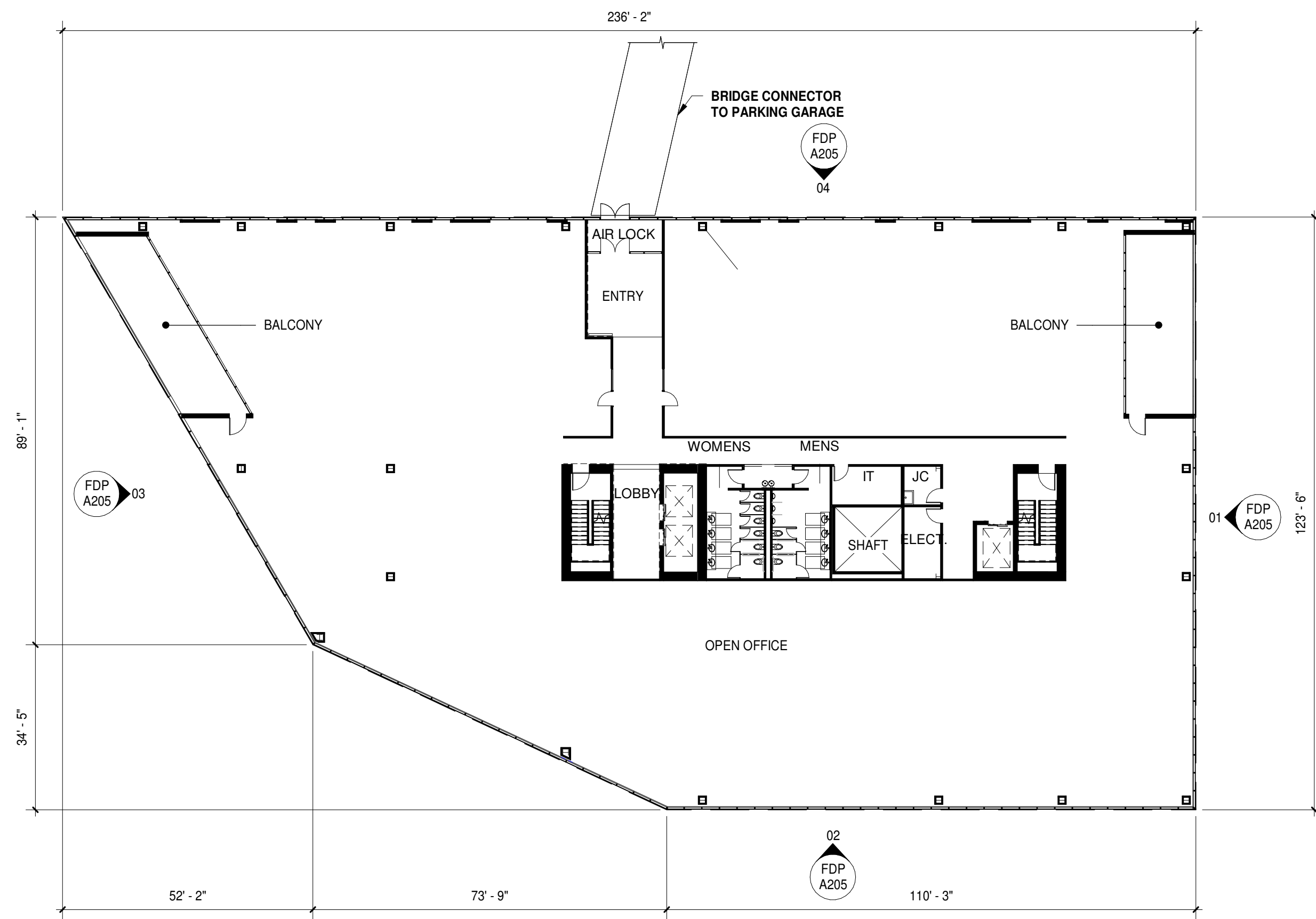
OLSSON
ASSOCIATES

pkmr
ENGINEERS

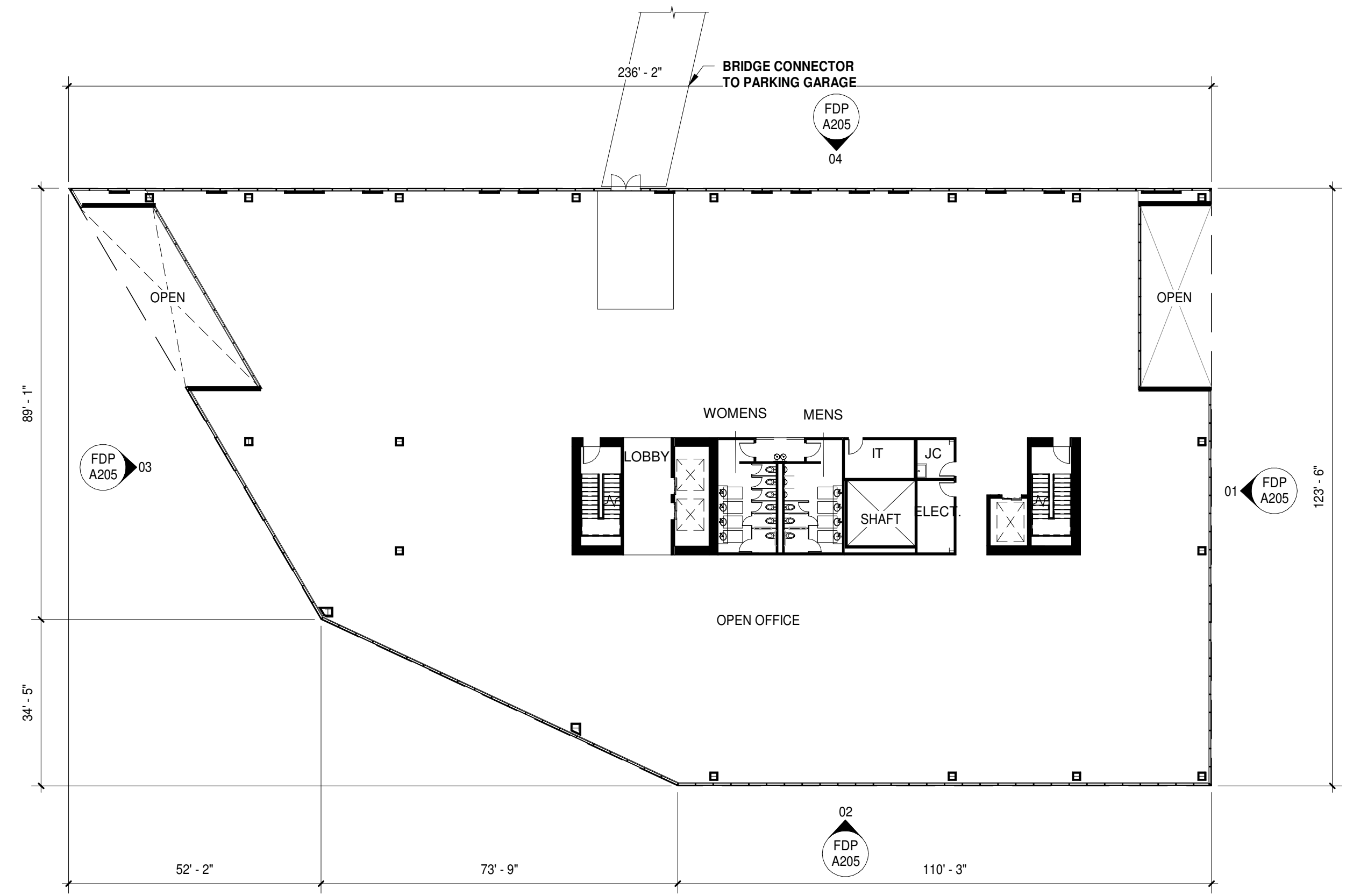
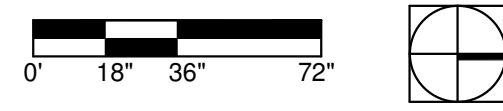
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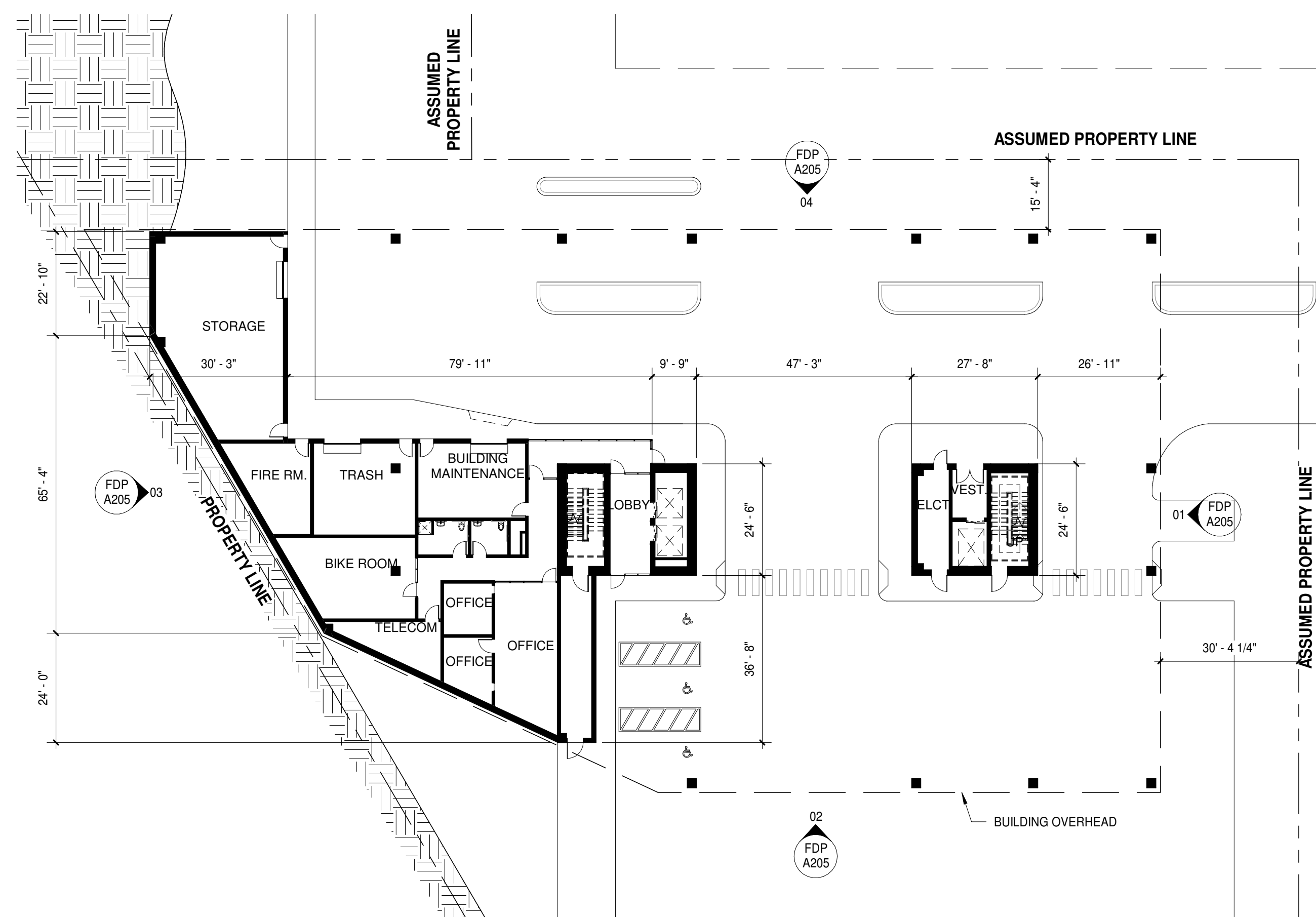
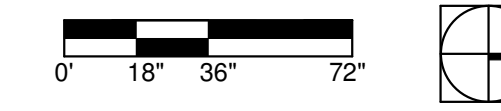
BUILDING G MATERIAL STUDIES



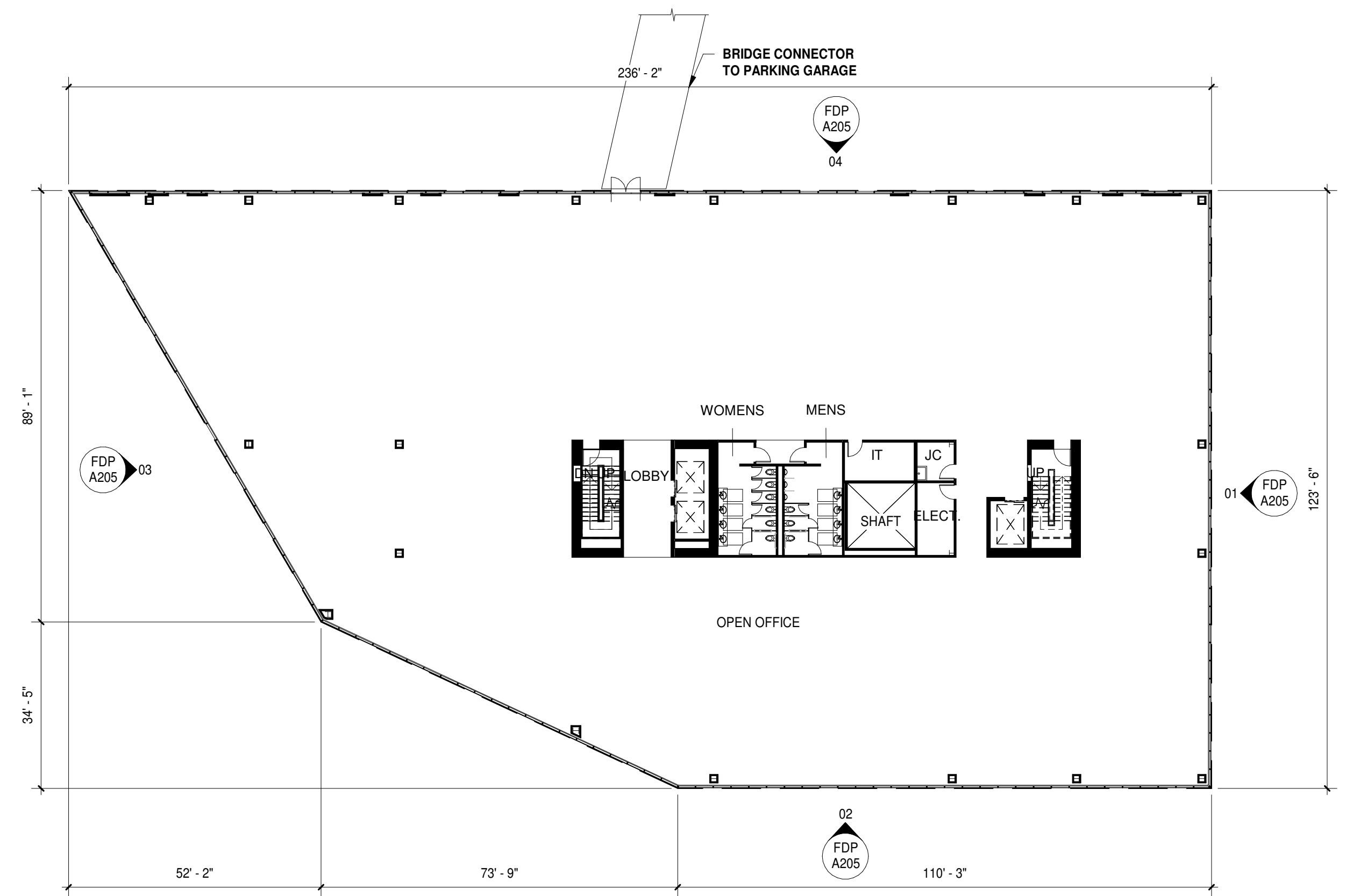
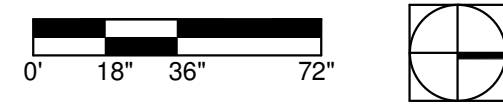
03 LOBBY-LEVEL 3
SCAL 3/64" = 1'-0"
E:



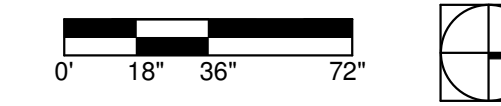
04 PLAN - LEVEL 04
SCAL 3/64" = 1'-0"
E:



01 PLAN - LEVEL 01
SCAL 3/64" = 1'-0"
E:



02 PLAN - LEVEL 02
SCAL 3/64" = 1'-0"
E:



FDP-A114

FINAL DEVELOPMENT PLAN
MARCH 17, 2017
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UPDATES TO APPROVED FDP 09.16.2019

CONSULTANTS:

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FAX: 913-381-1174

M/E/P:
PKMR ENGINEERS
13300 W. 88TH ST.
LENEXA, KANSAS 66215
TEL: 913-492-2400
FAX: 913-492-2437

STRUCTURAL:
BOB D. CAMPBELL & CO., INC.
4338 BELLEVIEW AVE.
KANSAS CITY, MISSOURI 64111
TEL: 816-531-4144
FAX: 816-531-8572

BUILDINGS F - FLOOR PLANS (LEVELS 1-4 & ROOF)

MISSION GATEWAY

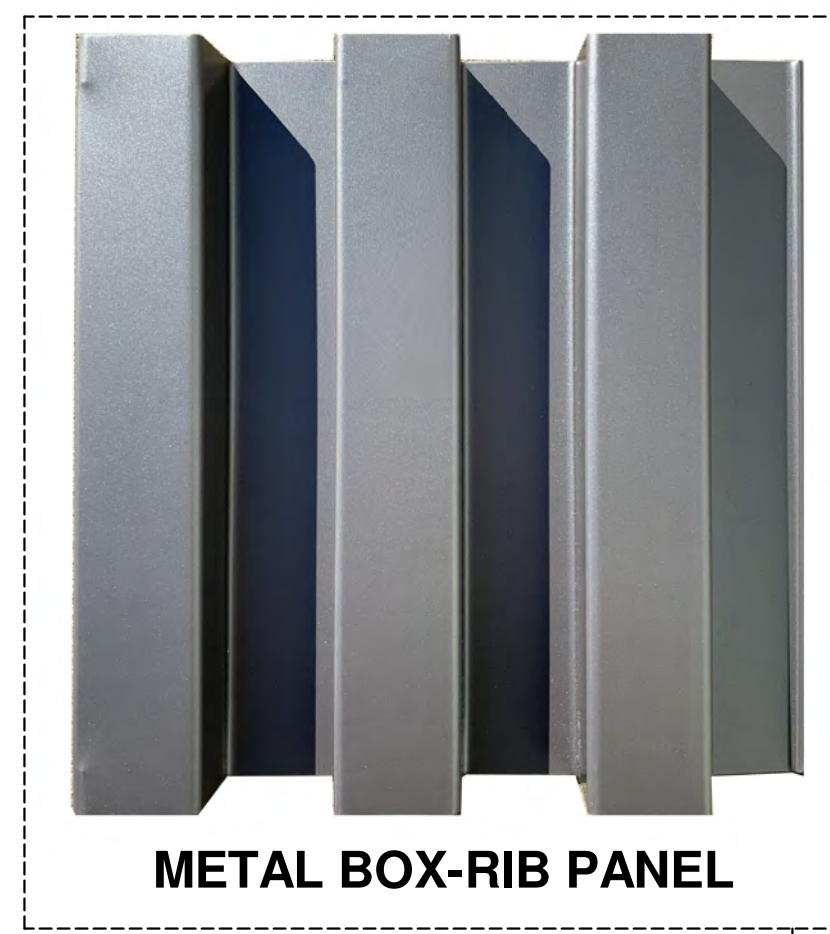
el dorado

OLSSON ASSOCIATES

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BOB D. CAMPBELL AND COMPANY
Structural Engineers - Since 1957

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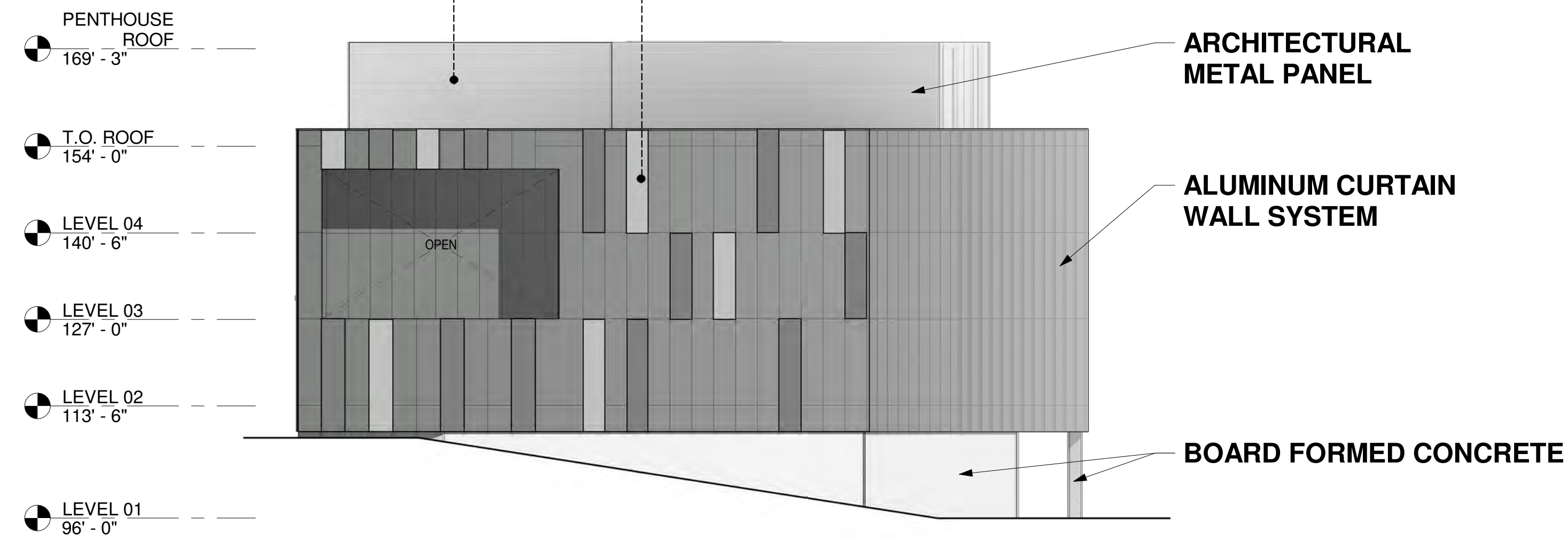
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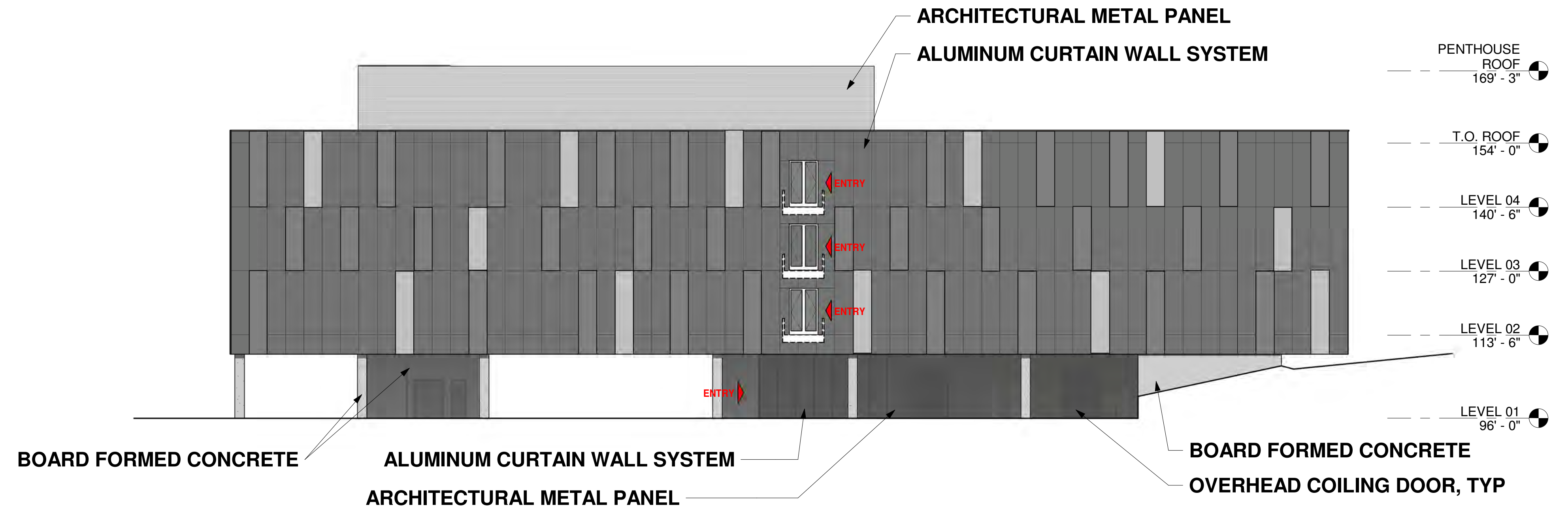
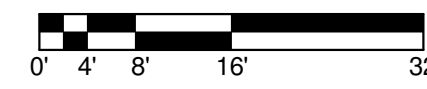
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GLASS 2

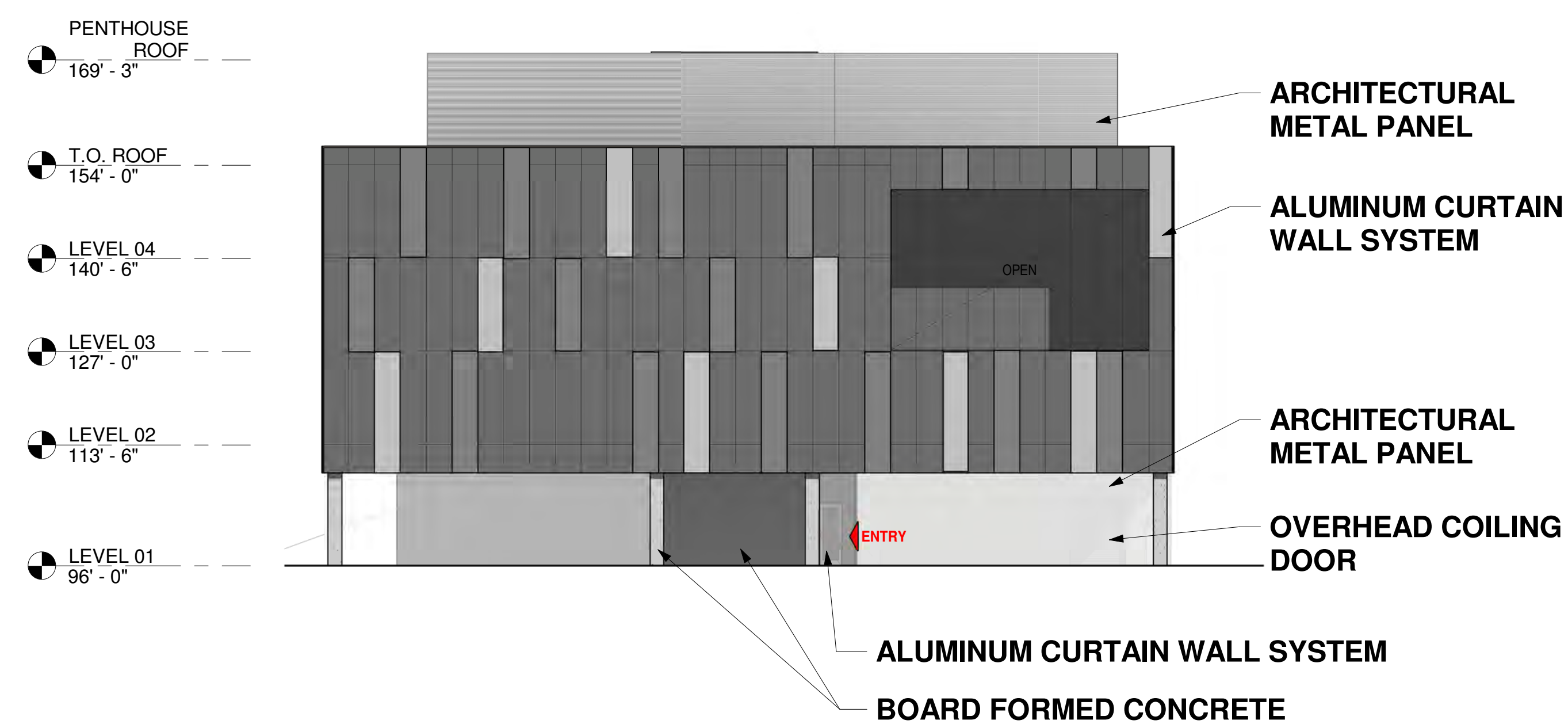
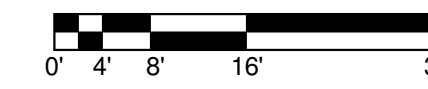
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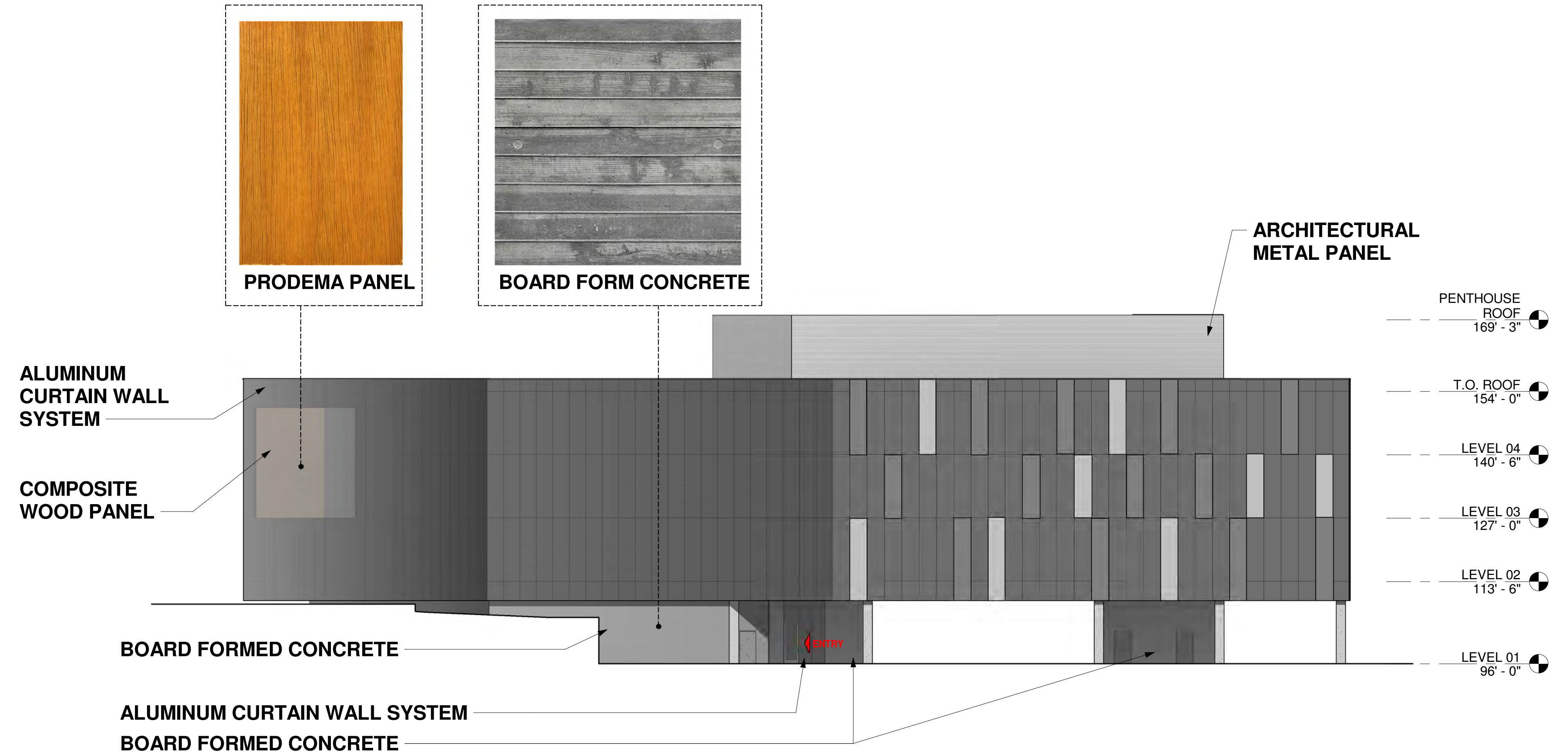
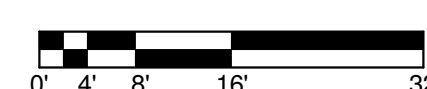
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04 WEST ELEVATION
SCALE: 1/16" = 1'-0"



01 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



02 EAST ELEVATION
SCALE: 1/16" = 1'-0"



FDP-A205

FINAL DEVELOPMENT PLAN
MARCH 17, 2017
REVISIONS
UPDATES TO APPROVED FDP 09.16.2019

CONSULTANTS:

CIVIL / LANDSCAPE:
OLSSON ASSOCIATES
7301 WEST 153RD ST. SUITE 200
OVERLAND PARK, KANSAS 66213
TEL: 913-381-1170
FAX: 913-381-1174

ME/P:
PKMR ENGINEERS
13300 W. 98TH ST.
LENEXA, KANSAS 66215
TEL: 913-492-2400
FAX: 913-492-2437

STRUCTURAL:
BOB D. CAMPBELL & CO., INC.
4338 BELLEVUE AVE.
KANSAS CITY, MISSOURI 64111
TEL: 816-531-4144
FAX: 816-531-8572

MISSION GATEWAY



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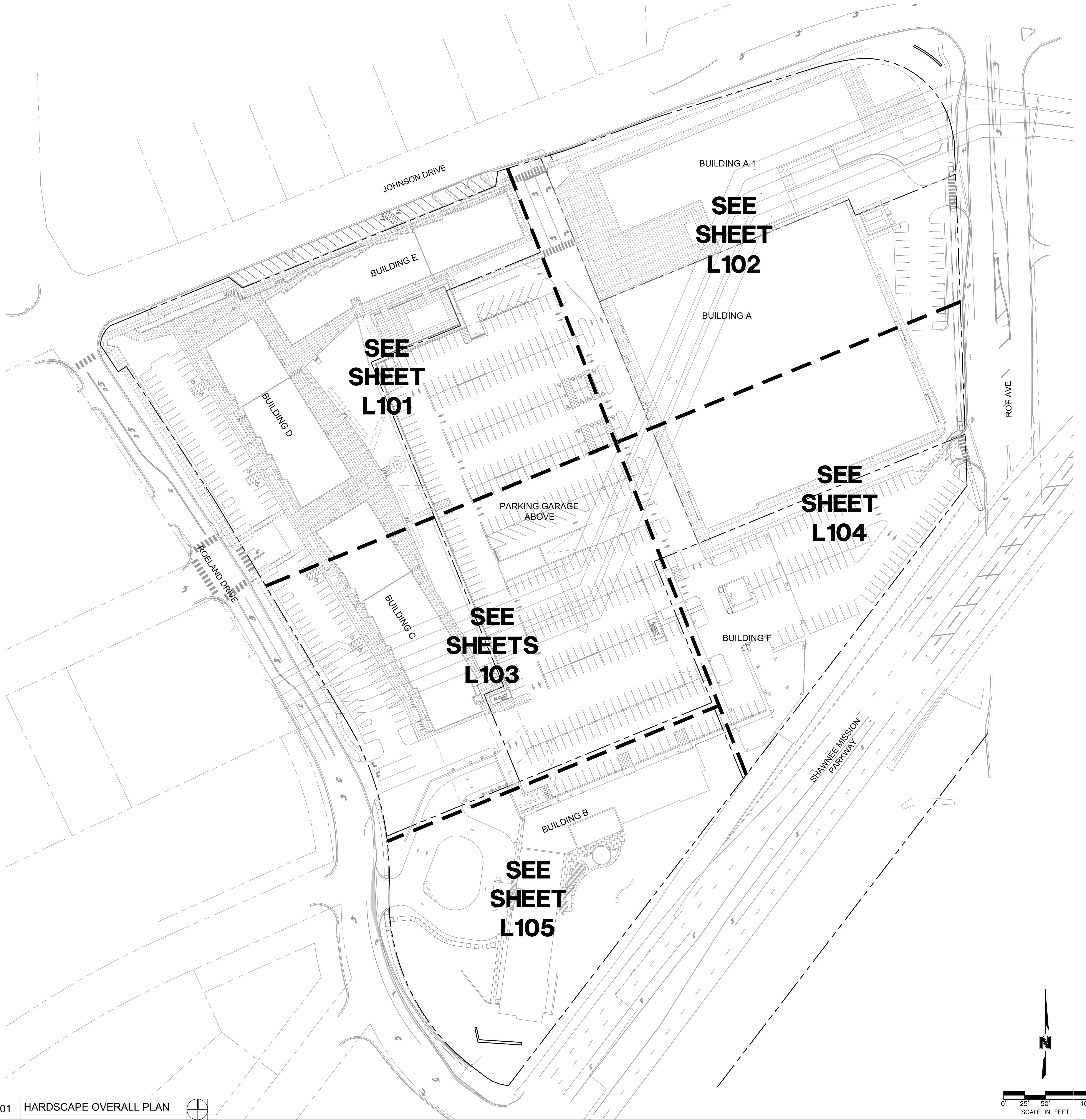
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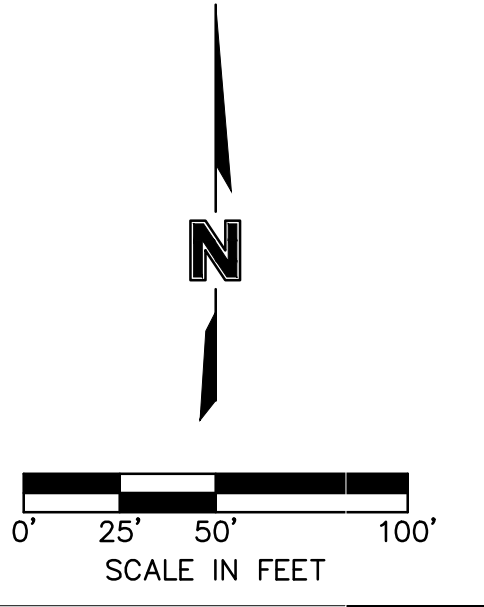
LANDSCAPE LEGEND:
 --- RIGHT OF WAY / PROPERTY LINE
 - - - SHEET MATCHLINE

HARDSCAPE GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF MISSION, KANSAS IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APMA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
2. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION TO PROVIDE NON-INTERUPTION OF SERVICE, TO ENSURE PROPER CLEARANCES, AND TO AVOID DAMAGE THERETO.
3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL, BY HIS OWN INVESTIGATION, AND PRIOR TO COMMENCING WORK, SATISFY HIMSELF AS TO, AND ACCEPT THE SITE CONDITIONS TO BE ENCOUNTERED.
5. WHERE THE NEW IMPROVEMENTS ABUT EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING THE ELEVATION OF THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL PROVIDE A SECURE SITE TO PROTECT VEHICLES AND PEDESTRIANS FROM ACCIDENTAL FALLS AND HARM FROM THE CONSTRUCTION PROCESS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DE-WATERING CONSTRUCTION AREAS IN ORDER TO PERMIT CONTINUATION OF THE WORK. ANY WATER ACCUMULATION SHALL BE REMOVED BY PUMPING.
8. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OR MATERIALS AS SHOWN IN THESE PLANS. CONTRACTOR SHALL ACCOMMODATE ALL SLOPE AND GRADE CONDITIONS IN THEIR CALCULATION OF MATERIAL QUANTITIES FOR ALL WORK SHOWN ON THESE PLANS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL DURING CONSTRUCTION OPERATIONS. OWNER SHALL APPROVE MEASURES USED TO ALLOW TENANTS AND SHOPPERS PROPER ACCESS DURING CONSTRUCTION.



01 HARDSCAPE OVERALL PLAN



FINAL DEVELOPMENT PLAN
 MARCH 17, 2017
 REVISIONS:

REVISED LAYOUT 09.16.2019

CONSULTANTS:

CIVIL / LANDSCAPE: OLSSON ASSOCIATES 1301 BURLINGTON STREET SUITE 100 NORTH KANSAS CITY, MO 64116 TEL: 816.361.1177	M/E/P: PKMR ENGINEERS 15300 W. 98TH ST. LENEXA, KANSAS 66215 TEL: 913-492-2400 FAX: 913-492-2437	STRUCTURAL: BOB D. CAMPBELL & CO., INC. 4338 BELLEVUE AVE. KANSAS CITY, MISSOURI 64111 TEL: 816-531-4144 FAX: 816-531-9572
--	---	---

MISSION GATEWAY

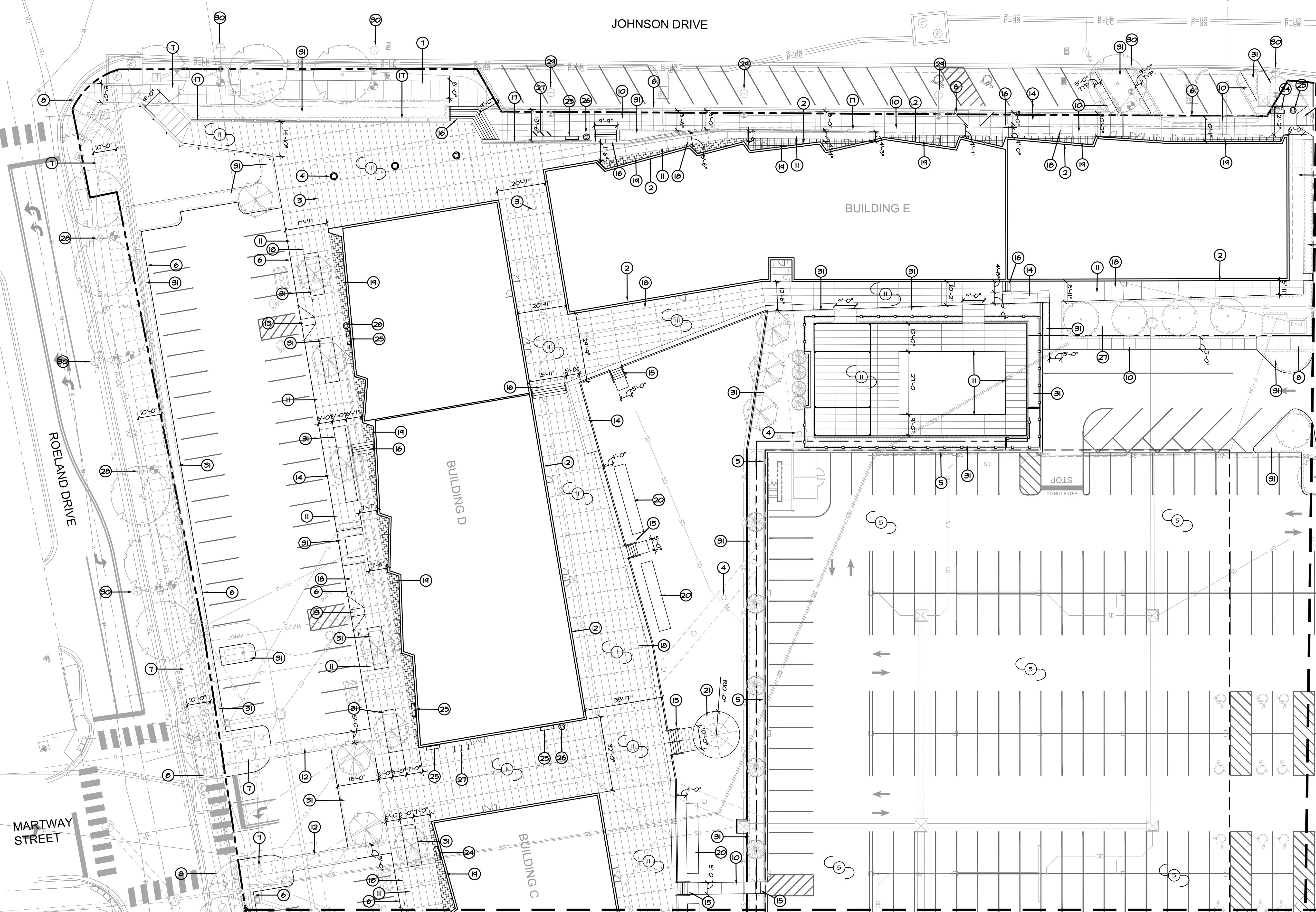
el dorado olsson



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FDP-L100

HARDSCAPE OVERALL PLAN

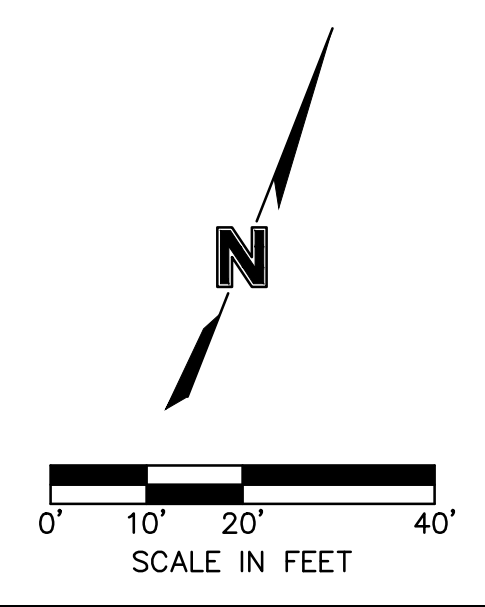


HARDSCAPE LEGEND:

- RIGHT OF WAY / PROPERTY LINE
- - - SHEET MATCHLINE

HARDSCAPE PLAN NOTES:

- EXISTING WALK
- BUILDING FACADE, REF. ARCHITECTURAL PLANS
- BUILDING CANOPY, REF. ARCHITECTURAL PLANS
- BUILDING COLUMN, REF. ARCHITECTURAL PLANS
- PARKING GARAGE, REF. CIVIL PLANS
- BACK OF CURB, REF. CIVIL PLANS
- CONCRETE SIDEWALK, REF. CIVIL PLANS
- CONCRETE CURB RAMP, REF. CIVIL PLANS
- RETAINING WALL, REF. CIVIL PLANS
- CONCRETE PAVEMENT WITH STRAIGHT CUT JOINT
- INTEGRAL COLOR OR STAINED CONCRETE WALK WITH "V" CUT JOINT
- INTEGRAL COLOR CONCRETE CROSSWALK WITH "V" CUT JOINT
- CONCRETE CURB RAMP
- CONCRETE RAMP
- CONCRETE STAIRS
- CONCRETE STAIRS & BOARDFORM MALL
- BOARD FORM CONCRETE WALL
- CONTROL JOINT, TYP.
- CONCRETE PAVERS
- HARDWOOD BENCH, DARK STAIN FINISH
- PERFORMANCE AREA, INTEGRAL COLOR CONCRETE
- DIRECTIONAL SIGN, REF. 1/L106
- MONUMENT SIGN, REF. 2/L106
- MONUMENT SIGN, REF. 3/L106
- LANDSCAPE FORMS MULTIPLICITY BENCHES
- LANDSCAPE FORMS MULTIPLICITY TRASH RECEPTACLE
- LANDSCAPE FORMS MULTIPLICITY BIKE RACKS
- PEDESTRIAN LIGHT
- STREET LIGHT
- COMBINATION STREET & PEDESTRIAN LIGHT
- PLANTING BED



01 HARDSCAPE PLAN

FINAL DEVELOPMENT PLAN
MARCH 17, 2017
REVISIONS:

CONSULTANTS:
CIVIL / LANDSCAPE: OLSSON ASSOCIATES
1301 BURLINGTON STREET
SUITE 100
NORTH KANSAS CITY, MO 64116
TEL: 816.361.1177
M/E/P: PKMR ENGINEERS
15300 W. 98TH ST.
LENEKA, KANSAS 66215
TEL: 913-492-2400
FAX: 913-492-2437
STRUCTURAL: BOB D. CAMPBELL & CO., INC.
4338 BELLEVUE AVE.
KANSAS CITY, MISSOURI 64111
TEL: 816-531-4144
FAX: 816-531-9572

MISSION GATEWAY

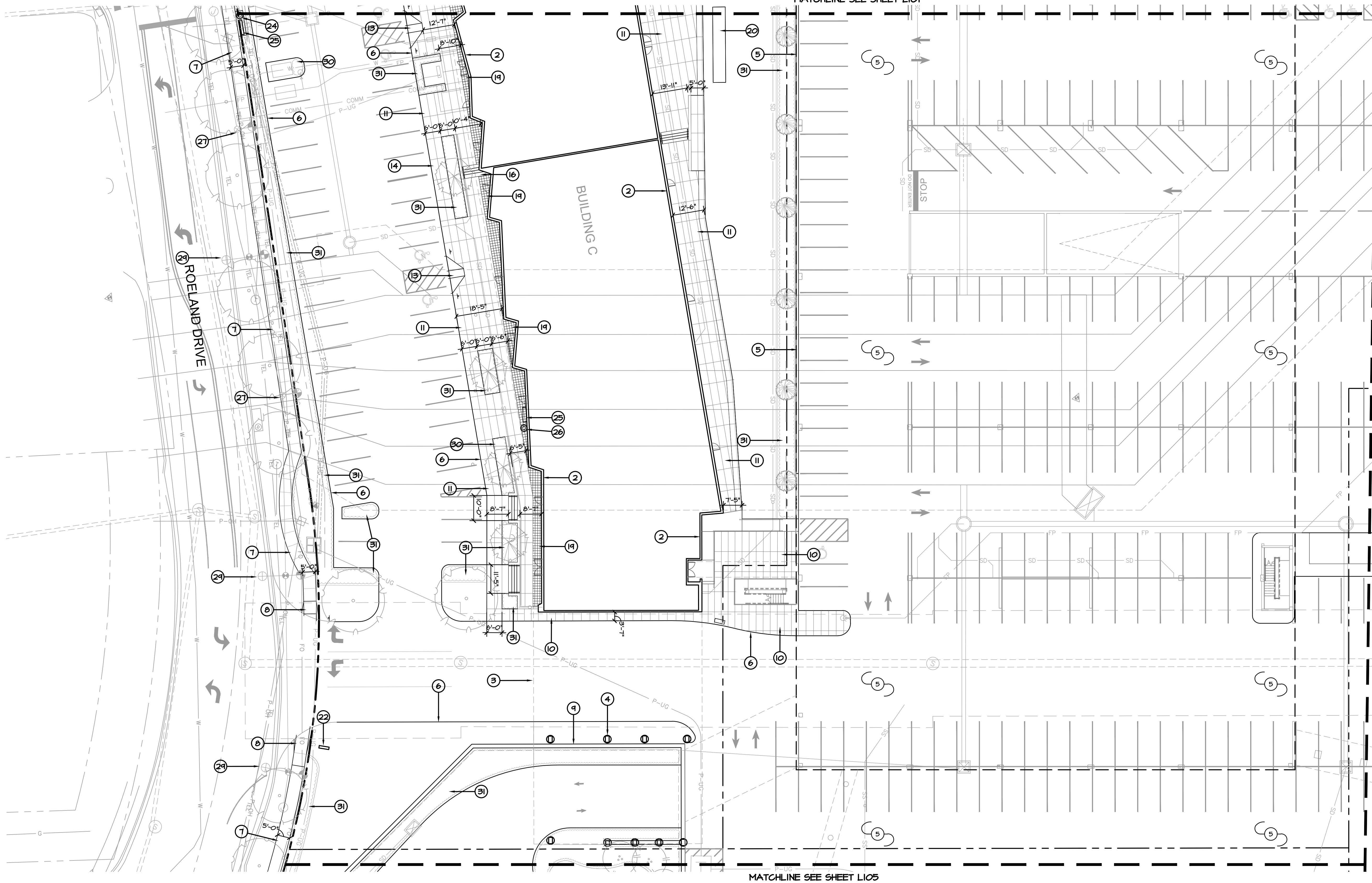
el dorado olsson **pkmr** ENGINEERS
510 avenida cesar e chavez kansas city missouri 64108 p 816 474 3838 f 816 474 0836 www.eldoradoarchitects.com



FDP-L101

HARDSCAPE PLAN

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HARDSCAPE LEGEND:

- RIGHT OF WAY / PROPERTY LINE
- - - SHEET MATCHLINE

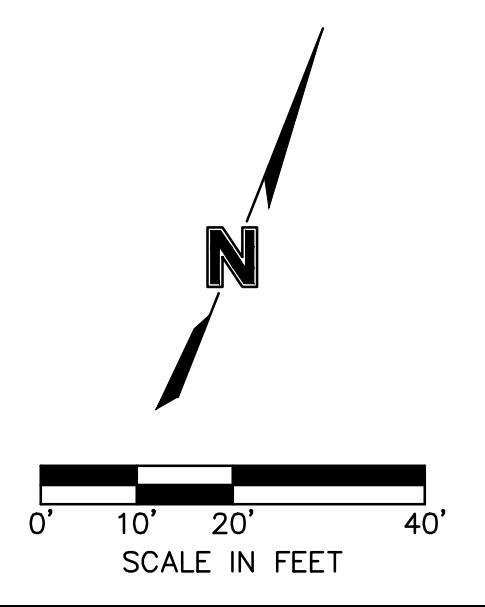
HARDSCAPE PLAN NOTES:

- 1 EXISTING WALK
- 2 BUILDING FACADE, REF. ARCHITECTURAL PLANS
- 3 BUILDING CANOPY, REF. ARCHITECTURAL PLANS
- 4 BUILDING COLUMN, REF. ARCHITECTURAL PLANS
- 5 PARKING GARAGE, REF. CIVIL PLANS
- 6 BACK OF CURB, REF. CIVIL PLANS
- 7 CONCRETE SIDEWALK, REF. CIVIL PLANS
- 8 CONCRETE CURB RAMP, REF. CIVIL PLANS
- 9 RETAINING WALL, REF. CIVIL PLANS
- 10 CONCRETE PAVEMENT WITH STRAIGHT CUT JOINT
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- 12 INTEGRAL COLOR CONCRETE CROSSWALK WITH "V" CUT JOINT
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- 15 CONCRETE STAIRS
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- 17 BOARD FORM CONCRETE WALL
- 18 CONTROL JOINT, TYP.
- 19 CONCRETE PAVERS
- 20 HARDWOOD BENCH, DARK STAIN FINISH
- 21 PERFORMANCE AREA, INTEGRAL COLOR CONCRETE
- 22 DIRECTIONAL SIGN, REF. 1/L106
- 23 MONUMENT SIGN, REF. 2/L106
- 24 MONUMENT SIGN, REF. 3/L106
- 25 LANDSCAPE FORMS MULTIPLICITY BENCHES
- 26 LANDSCAPE FORMS MULTIPLICITY TRASH RECEPTACLE
- 27 LANDSCAPE FORMS MULTIPLICITY BIKE RACKS
- 28 PEDESTRIAN LIGHT
- 29 STREET LIGHT
- 30 COMBINATION STREET & PEDESTRIAN LIGHT
- 31 PLANTING BED

01 HARDSCAPE PLAN

FINAL DEVELOPMENT PLAN
 MARCH 17, 2017

REVISIONS:
 REVISED LAYOUT 09.16.2019



FDP-L103

HARDSCAPE PLAN

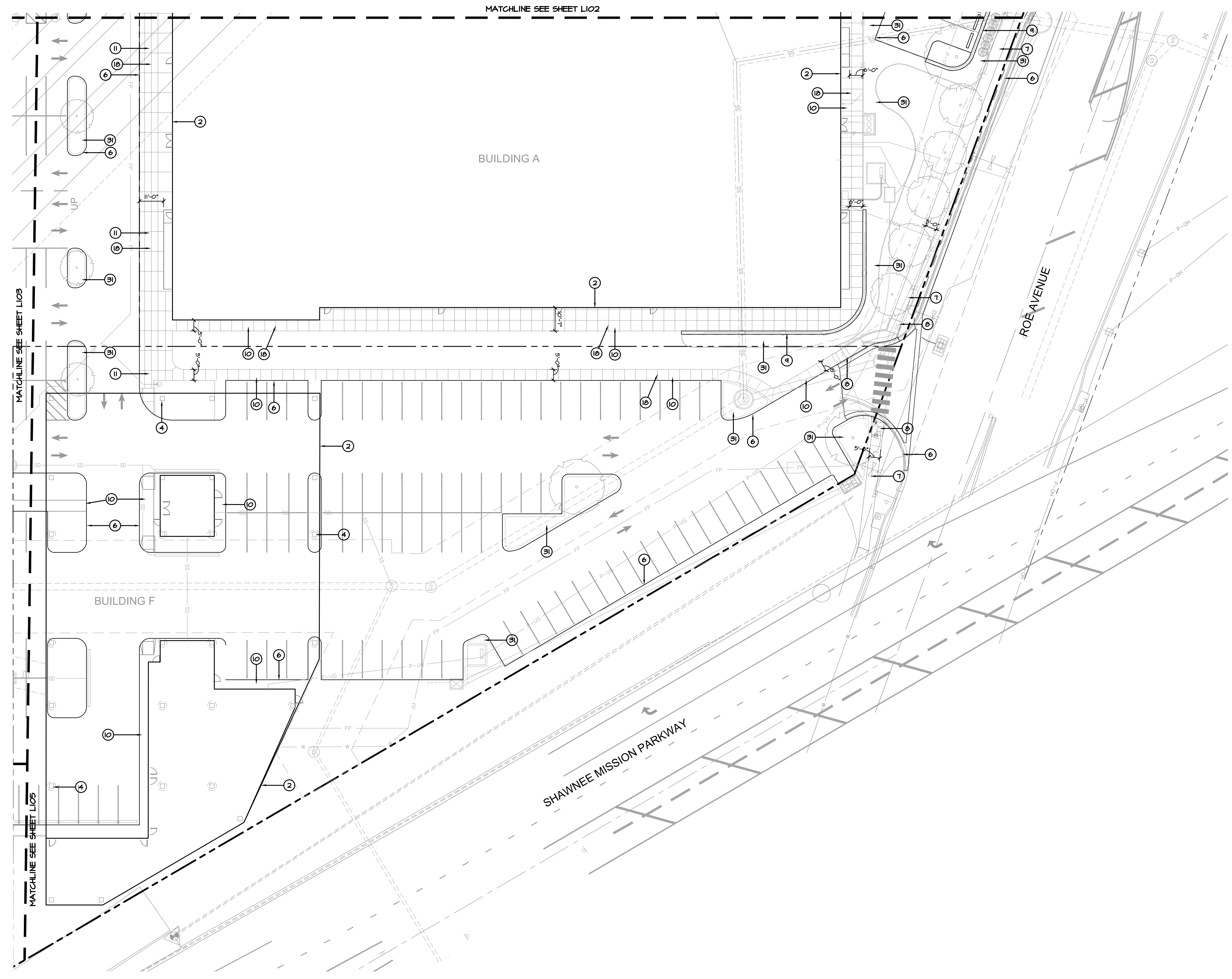
CONSULTANTS:
 CIVIL / LANDSCAPE: OLSSON ASSOCIATES
 1301 BURLINGTON STREET
 SUITE 100
 NORTH KANSAS CITY, MO 64116
 TEL: 816.361.1177
 M/E/P: PKMR ENGINEERS
 15300 W. 98TH ST.
 LENEXA, KANSAS 66215
 TEL: 913-492-2400
 FAX: 913-492-2437
 STRUCTURAL: BOB D. CAMPBELL & CO., INC.
 4338 BELLEVUE AVE.
 KANSAS CITY, MISSOURI 64111
 TEL: 816-531-4144
 FAX: 816-531-9572

MISSION GATEWAY

el dorado olsson

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HARDSCAPE LEGEND:

- RIGHT OF WAY / PROPERTY LINE
- - - SHEET MATCHLINE

HARDSCAPE PLAN NOTES:

- 1 EXISTING WALK
- 2 BUILDING FACADE, REF. ARCHITECTURAL PLANS
- 3 BUILDING CANOPY, REF. ARCHITECTURAL PLANS
- 4 BUILDING COLUMN, REF. ARCHITECTURAL PLANS
- 5 PARKING GARAGE, REF. CIVIL PLANS
- 6 BACK OF CURB, REF. CIVIL PLANS
- 7 CONCRETE SIDEWALK, REF. CIVIL PLANS
- 8 CONCRETE CURB RAMP, REF. CIVIL PLANS
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- 14 CONCRETE RAMP
- 15 CONCRETE STAIRS
- 16 CONCRETE STAIRS & BOARDFORM WALL
- 17 BOARD FORM CONCRETE WALL
- 18 CONTROL JOINT, TYP.
- 19 CONCRETE PAVERS
- 20 HARDWOOD BENCH, DARK STAIN FINISH
- 21 PERFORMANCE AREA, INTEGRAL COLOR CONCRETE
- 22 DIRECTIONAL SIGN, REF. I/L106
- 23 MONUMENT SIGN, REF. 2/L106
- 24 MONUMENT SIGN, REF. 3/L106
- 25 LANDSCAPE FORMS MULTIPLICITY BENCHES
- 26 LANDSCAPE FORMS MULTIPLICITY TRASH RECEPTACLE
- 27 LANDSCAPE FORMS MULTIPLICITY BIKE RACKS
- 28 PEDESTRIAN LIGHT
- 29 STREET LIGHT
- 30 COMBINATION STREET & PEDESTRIAN LIGHT
- 31 PLANTING BED

01 HARDSCAPE PLAN

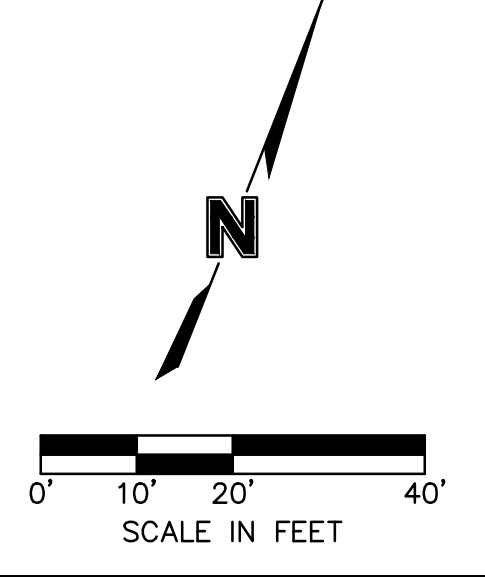
FINAL DEVELOPMENT PLAN
 MARCH 17, 2017
 REVISIONS:

REVISED LAYOUT 09.16.2019

CONSULTANTS:
 CIVIL / LANDSCAPE:
 OLSSON ASSOCIATES
 1301 BURLINGTON STREET
 SUITE 100
 NORTH KANSAS CITY, MO 64116
 TEL: 816.361.1177

M/E/P:
 PKMR ENGINEERS
 15300 W. 98TH ST.
 LENEXA, KANSAS 66215
 TEL: 913-492-2400
 FAX: 913-492-2437

STRUCTURAL:
 BOB D. CAMPBELL & CO., INC.
 4338 BELLEVIEW AVE.
 KANSAS CITY, MISSOURI 64111
 TEL: 816-531-4144
 FAX: 816-531-8572



FDP-L104

HARDSCAPE PLAN

MISSION GATEWAY

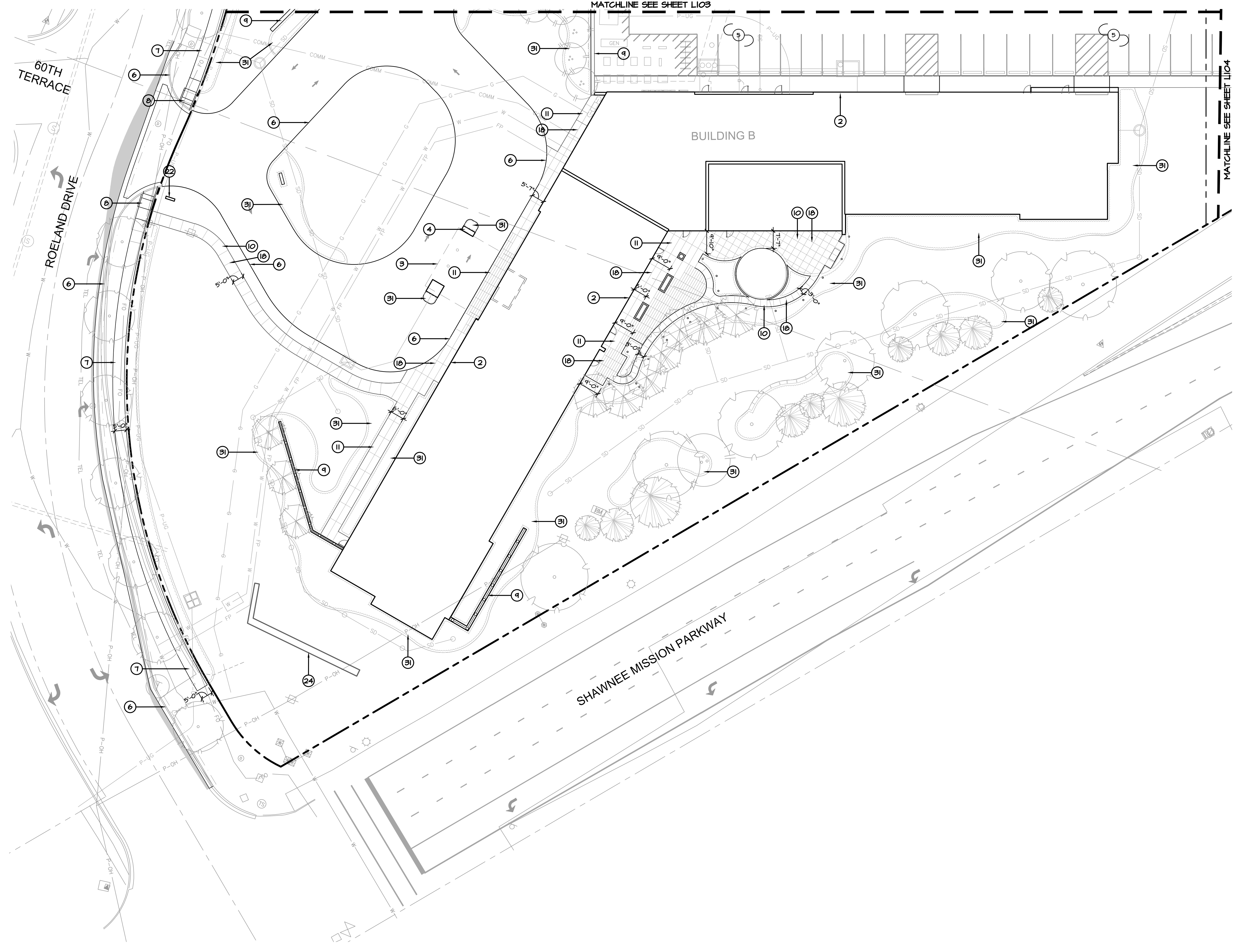
el dorado olsson

pkmr

BDC

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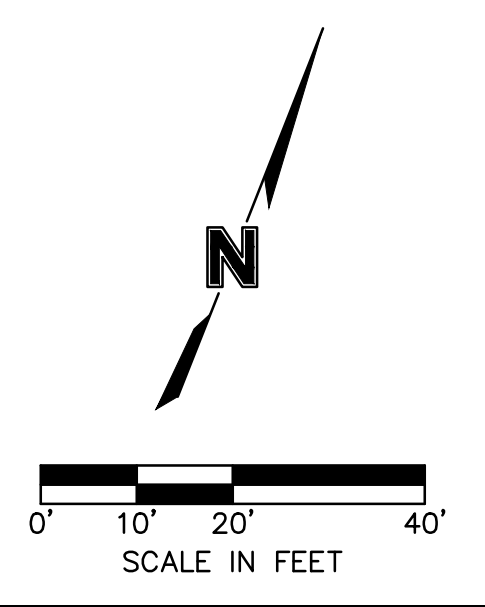


HARDSCAPE LEGEND:

- RIGHT OF WAY / PROPERTY LINE
- - - SHEET MATCHLINE

HARDSCAPE PLAN NOTES:

- 1 EXISTING WALK
- 2 BUILDING FACADE, REF. ARCHITECTURAL PLANS
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- 19 CONCRETE PAVERS
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- 21 PERFORMANCE AREA, INTEGRAL COLOR CONCRETE
- 22 DIRECTIONAL SIGN, REF. I.L106
- 23 MONUMENT SIGN, REF. 2A106
- 24 MONUMENT SIGN, REF. 3A106
- 25 LANDSCAPE FORMS MULTIPLICITY BENCHES
- 26 LANDSCAPE FORMS MULTIPLICITY TRASH RECEPTACLE
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- 28 PEDESTRIAN LIGHT
- 29 STREET LIGHT
- 30 COMBINATION STREET & PEDESTRIAN LIGHT
- 31 PLANTING BED



01 HARDSCAPE PLAN

FINAL DEVELOPMENT PLAN
 MARCH 17, 2017

REVISIONS:

REVISED LAYOUT 09.16.2019

CONSULTANTS:

CIVIL / LANDSCAPE: OLSSON ASSOCIATES 1301 BURLINGTON STREET SUITE 100 NORTH KANSAS CITY, MO 64116 TEL: 816.361.1177	M/E/P: PKMR ENGINEERS 15300 W. 98TH ST. LENEXA, KANSAS 66215 TEL: 913-492-2400 FAX: 913-492-2437	STRUCTURAL: BOB D. CAMPBELL & CO., INC. 4338 BELLEVUE AVE. KANSAS CITY, MISSOURI 64111 TEL: 816-531-4144 FAX: 816-531-8572
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MISSION GATEWAY

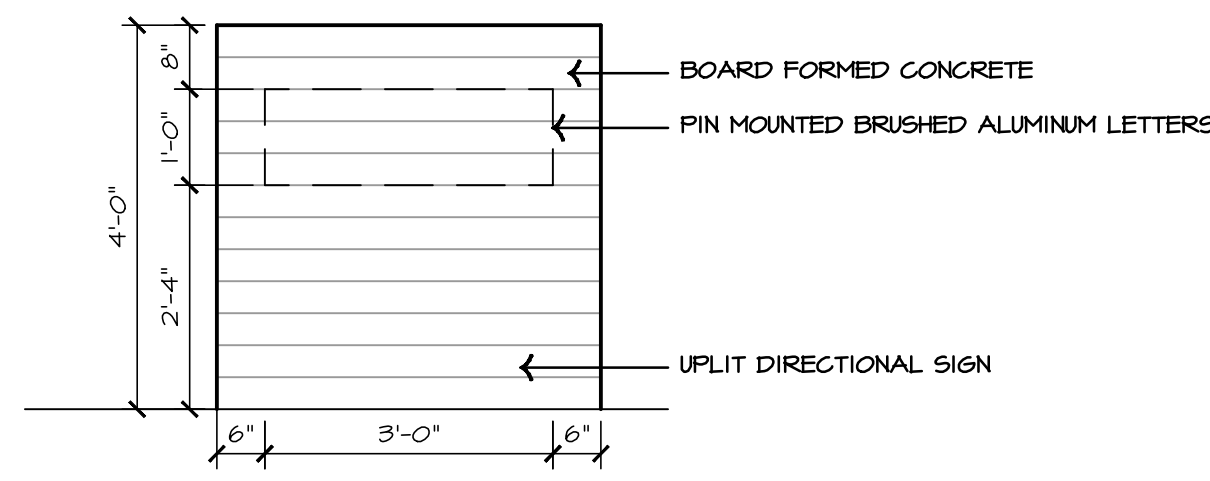
el dorado olsson

pkmr
ENGINEERS

BDC
BOB D. CAMPBELL & CO., INC.
Structural Engineers - Since 1952

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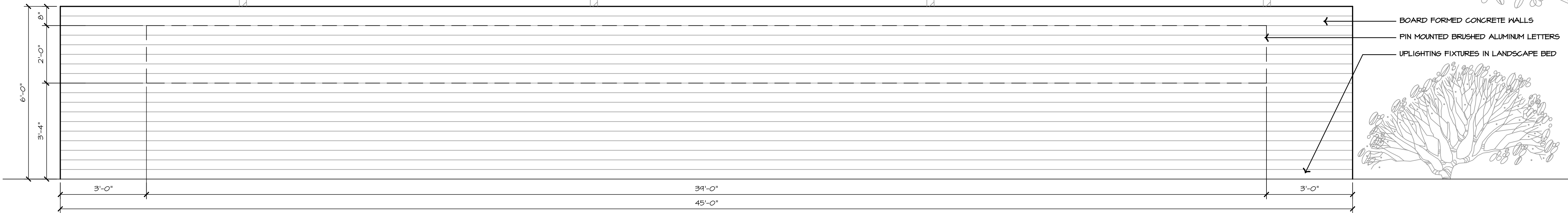
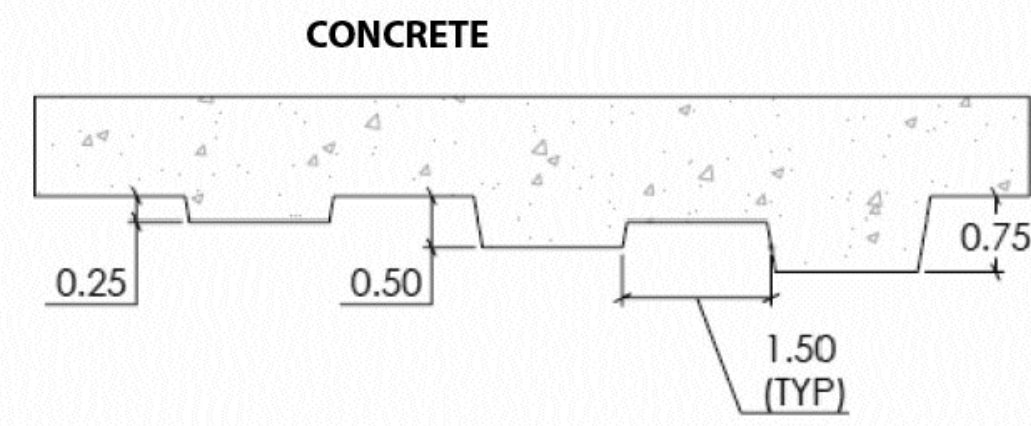
FDP-L105
 HARDSCAPE PLAN



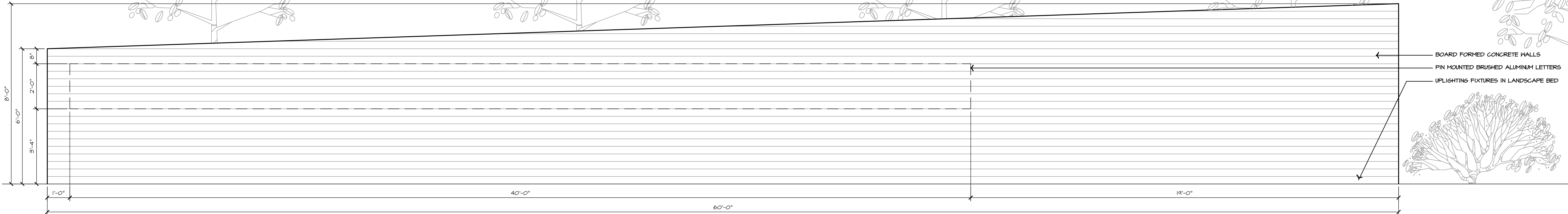
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SCALE: N.T.S



EXAMPLE OF BOARDFORM FINISH



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SCALE: N.T.S



3 CONCEPTUAL MONUMENT SIGN AT SHAWNEE MISSION PKWY & ROELAND AVE
SCALE: N.T.S

01 HARDSCAPE DETAILS

FINAL DEVELOPMENT PLAN
MARCH 17, 2017
REVISIONS:

REVISED LAYOUT 09.16.2019

CONSULTANTS:

CIVIL / LANDSCAPE:
OLSSON ASSOCIATES
1301 BURLINGTON STREET
SUITE 100
NORTH KANSAS CITY, MO 64116
TEL: 816.361.1177

M/E/P:
PKMR ENGINEERS
13300 W. 98TH ST.
LENEXA, KANSAS 66215
TEL: 913-492-2400
FAX: 913-492-2437

STRUCTURAL:
BOB D. CAMPBELL & CO., INC.
4338 BELLEVUE AVE.
KANSAS CITY, MISSOURI 64111
TEL: 816-531-4144
FAX: 816-531-8572

MISSION GATEWAY

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pkmr ENGINEERS

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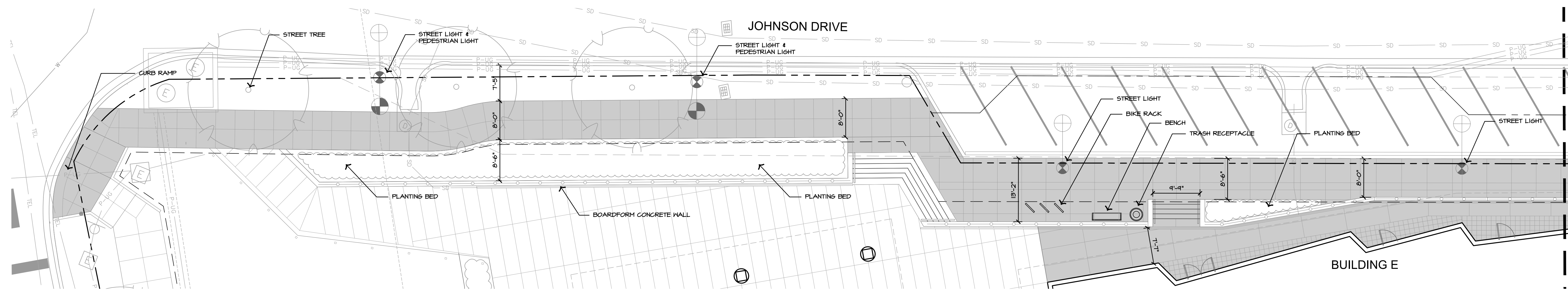
FDP-L106
HARDSCAPE DETAILS

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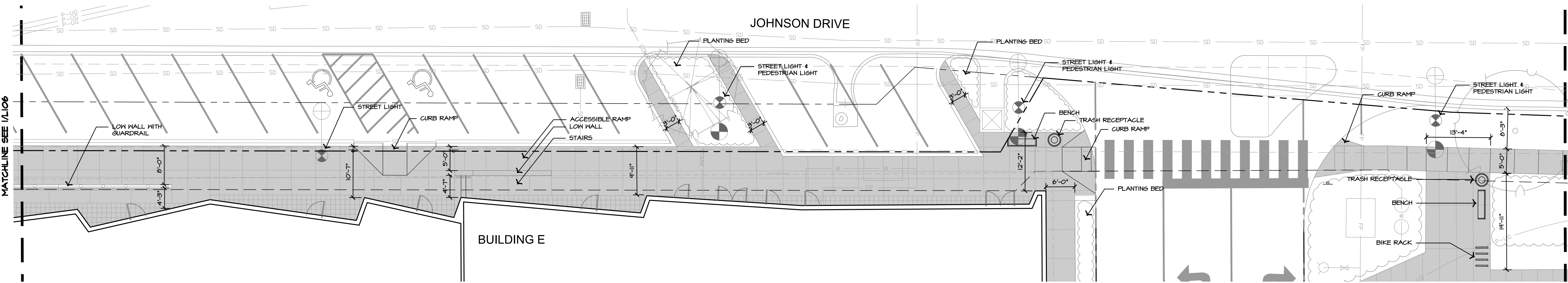
HARDSCAPE LEGEND:

- RIGHT OF WAY / PROPERTY LINE
- - - SHEET MATCHLINE
- HARDSCAPE TO BE 60% CONCRETE AND 40% SPECIALTY PAVING

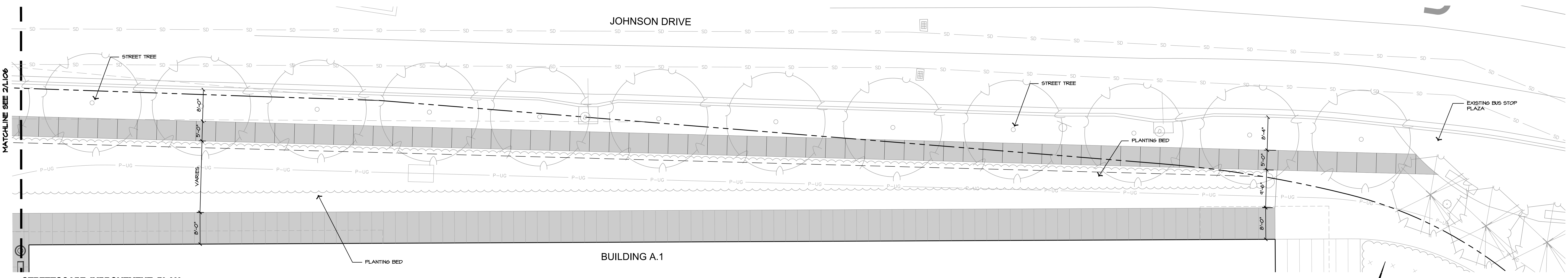
NOTE:
BIKE RACK, BENCH, AND LITTER RECEPTACLE TO BE COMPATIBLE WITH ESTABLISHED JOHNSON DRIVE STREETLIGHT AESTHETIC; REF: FDP-L102



1 STREETScape IMPROVEMENT PLAN
SCALE: N.T.S



2 STREETScape IMPROVEMENT PLAN
SCALE: N.T.S



3 STREETScape IMPROVEMENT PLAN
SCALE: N.T.S



01 STREETScape PLAN

FINAL DEVELOPMENT PLAN
MARCH 17, 2017

REVISIONS:

REVISED LAYOUT 09.16.2019

CONSULTANTS:
CIVIL / LANDSCAPE: OLSSON ASSOCIATES
1301 BURLINGTON STREET
SUITE 100
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TEL: 816.361.1177

M/E/P: PKMR ENGINEERS
13300 W. 98TH ST.
LENEXA, KANSAS 66215
TEL: 913-492-2400
FAX: 913-492-2437

STRUCTURAL: BOB D. CAMPBELL & CO., INC.
4338 BELLEVUE AVE.
KANSAS CITY, MISSOURI 64111
TEL: 816-531-4144
FAX: 816-531-9372

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FDP-L107
STREETScape IMPROVEMENT PLAN


PLAN KEY

SITE BENCH 

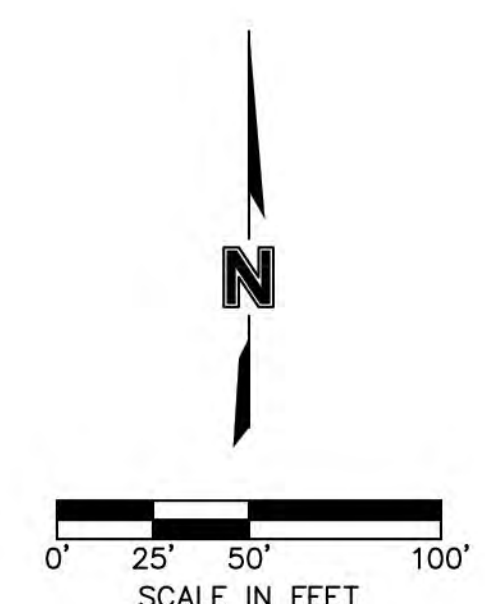
BIKE RACK 

LITTER RECEPTACLE 

HARDWOOD BENCH 

PUBLIC OPEN SPACE - 56,855,100 SQFT 

PRIVATE OPEN SPACE - 12,600 SQFT 



01 OPEN SPACE & AMENITIES PLAN

FINAL DEVELOPMENT PLAN
MARCH 17, 2017

REVISIONS:

REVISED LAYOUT 09.16.2019

CONSULTANTS:

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FAX: 816-531-8872

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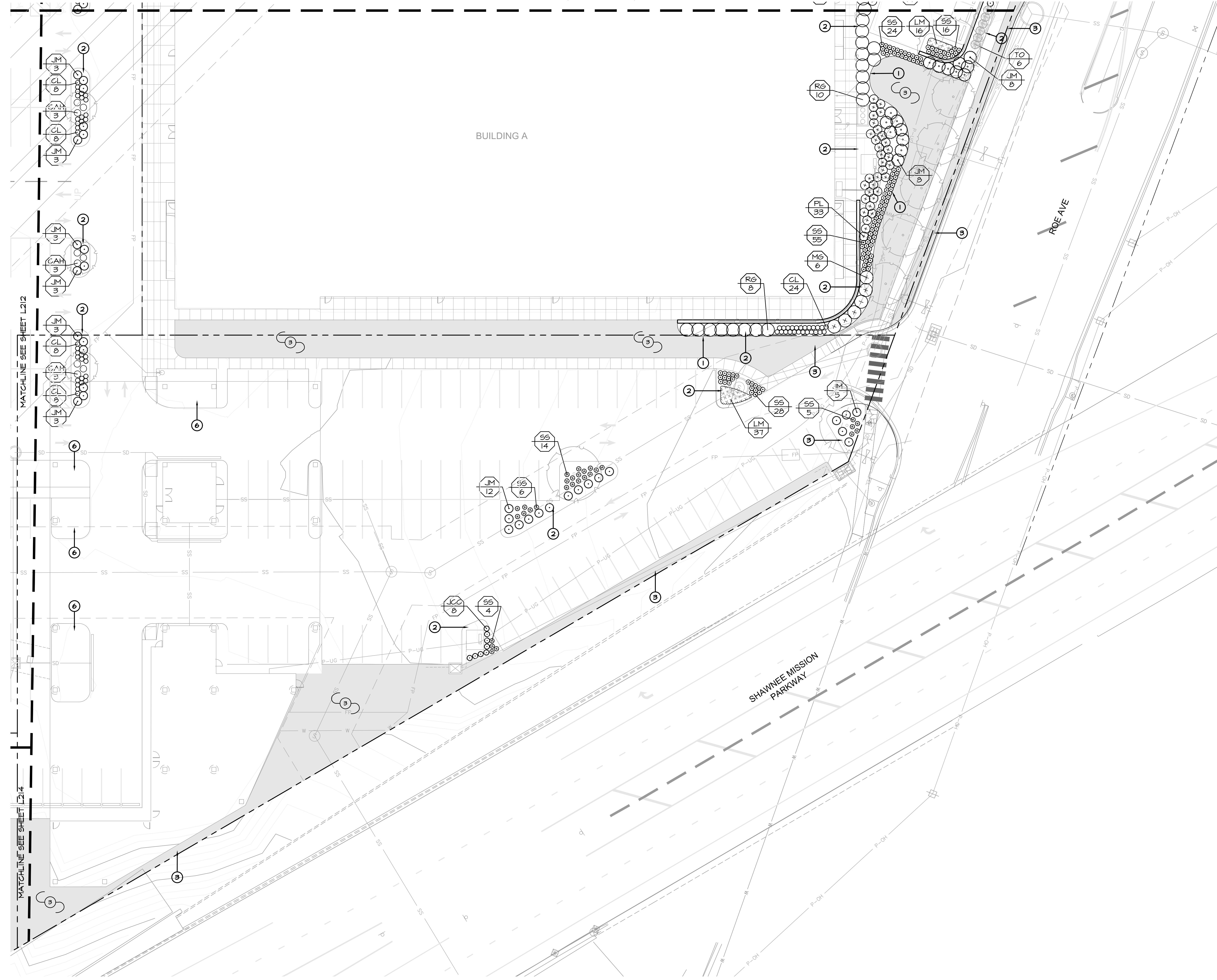
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FDP-L108

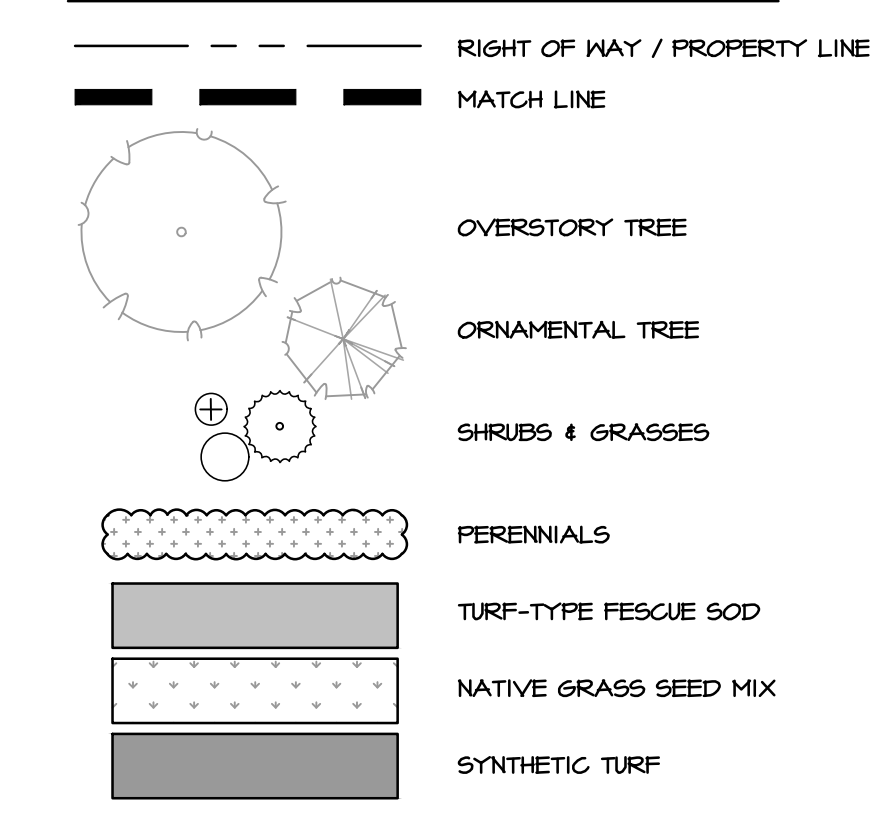
OPEN SPACE & AMENITIES PLAN

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 DET-SCREEN
 L_PHRASE_POP

MATCHLINE SEE SHEET L211



LANDSCAPE LEGEND:



LANDSCAPE PLAN NOTES:

- 1 BED EDGE
- 2 PLANTING BED WITH HARDWOOD MULCH
- 3 AREA TO BE SODDED WITH TURF-TYPE FESCUE SOD
- 4 AREA TO BE SEEDDED WITH NATIVE GRASS SEED MIX
- 5 AREA TO BE SYNTHETIC TURF
- 6 AREA TO BE ROCK MULCH

PLANT SCHEDULE - UNDERSTORY

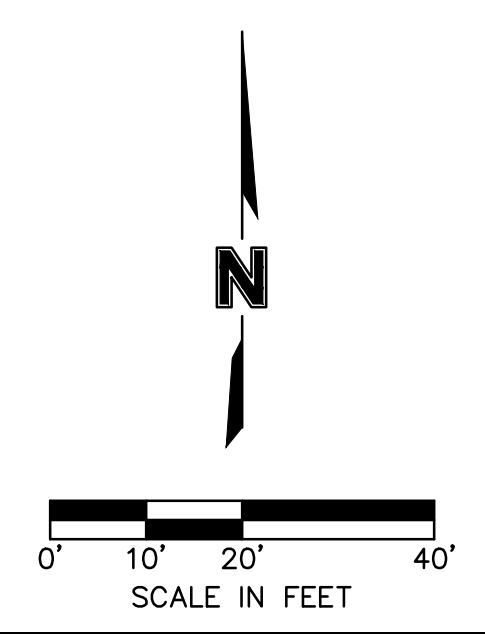
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
DECIDUOUS SHRUBS						
101	CA	Cornus sericea 'Flammarion'	ARCTIC FIRE DOGWOOD	5 GAL.	CONT.	N/A
27	CEA	Galearia arifolia 'Hummingbird'	HUMMINGBIRD SWEET PEPPERBUSH	5 GAL.	CONT.	N/A
10	CH	Chamaeniles speciosa 'Texas Scarlet'	TEXAS SCARLET COMMON FLOWERING GUINCE	5 GAL.	CONT.	N/A
17	CS	Galearia arifolia 'Sulcan Cordalis'	SUMMERSWEET GLETRIA	5 GAL.	CONT.	N/A
65	CSK	Cornus sericea 'Kaiser'	REISEY'S DWARF REDOSIER DOGWOOD	5 GAL.	CONT.	N/A
15	DK	Diervilla ovata 'Kadak Orange'	KODIAK ORANGE BURNINGBUSH	5 GAL.	CONT.	N/A
65	HGR	Hydrangea quercifolia 'Ruby Slipper'	RUBY SLIPPERS HYDRANGEA	5 GAL.	CONT.	N/A
16	HGR	Hydrangea anomala subsp. Petiolaris	CLIMBING HYDRANGEA	5 GAL.	CONT.	N/A
19	HR	Rhus glabra 'Discolor'	SMOOTH LEAFED SUMAC	5 GAL.	CONT.	N/A
200	PL	Physocarpus opulifolius 'Donna May'	LITTLE DEVIL NINEBARK	5 GAL.	CONT.	N/A
24	RG	Rhus aromatica 'Smo-Low'	SMOOTH LEAFED SUMAC	5 GAL.	CONT.	N/A
15	VA	Viburnum dentatum 'Christm'	BLUE HUFFIN VIBURNUM	5 GAL.	CONT.	N/A
4	VS	Viburnum dentatum 'Synesvedt' tm	CHICAGO LOSTRE ARROWWOOD VIBURNUM	5 GAL.	CONT.	N/A
EVERGREEN SHRUBS						
16	BSD	Buxus sempervirens 'Dae Runk'	DEE RUNK BOXWOOD	6'-8" HT.	CONT.	N/A
24	IC5	Ilex cornuta 'Sky Pencil'	SKY PENCIL JAPANESE HOLLY	6'-8" HT.	CONT.	N/A
36	JCC	Juniperus communis 'Compressa'	DWARF COMMON JUNIPER	5 GAL.	CONT.	N/A
171	JM	Juniperus ssp. 'Mopani'	CALSARY CARPET JUNIPER	5 GAL.	CONT.	N/A
105	JO	Juniperus virginiana 'Grey Owl'	GREY OWL JUNIPER	5 GAL.	CONT.	N/A
18	JT	Juniperus virginiana 'Taylor'	TAYLOR EASTERN REDCEDAR	6'-8" HT.	CONT.	N/A
18	TO	Thuja occidentalis 'Smoragat'	EMERALD GREEN ARBORVITAE	6'-8" HT.	CONT.	N/A
GRASSCOVER / PERENNIALS / GRASSES						
56	AR	Andropogon gerardii 'Red October'	RED OCTOBER BIG BLUE STEM	3 GAL.	CONT.	30" O.C. SPACING
394	BB	Bouteloua gracilis 'Blonde Ambition'	BLONDE AMBITION BLUE GRAMA	3 GAL.	CONT.	24" O.C. SPACING
213	CAB	Carex blanda	EASTERN WOODLAND SEDGE	3 GAL.	CONT.	30" O.C. SPACING
62	CAK	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	3 GAL.	CONT.	24" O.C. SPACING
508	CL	Chamaerhynchium latifolium	NORTHERN SEA OATS	3 GAL.	CONT.	36" O.C. SPACING
150	CGE	Coneopelis grandiflora 'Early Sunrise'	LARGE FLOWERED TICKSEED	1 GAL.	CONT.	24" O.C. SPACING
166	CVZ	Coneopelis verticillata 'Zagreb'	THREADLEAF TICKSEED	1 GAL.	CONT.	24" O.C. SPACING
34	EC	Echinacea purpurea 'White Swan'	WHITE SWAN CONEFLOWER	1 GAL.	CONT.	18" O.C. SPACING
15	EH	Echinacea purpurea 'Magna'	MAGNUS PURPLE CONEFLOWER	1 GAL.	CONT.	36" O.C. SPACING
165	EP	Echinacea purpurea 'Pastorale'	PASTORAL CONEFLOWER	1 GAL.	CONT.	24" O.C. SPACING
16	EW	Echinacea purpurea 'Powwow White'	POWOW WHITE CONEFLOWER	1 GAL.	CONT.	24" O.C. SPACING
162	HVC	Heuchera 'Caramel'	CITRONELLE CORAL BELLS	1 GAL.	CONT.	18" O.C. SPACING
106	HVP	Heuchera 'Purple Palaces'	PURPLE POWER CORAL BELLS	1 GAL.	CONT.	18" O.C. SPACING
20	LM	Liriope muscari 'Big Blue'	BIG BLUE LILYTURF	1 GAL.	CONT.	18" O.C. SPACING
64	LHV	Liriope muscari 'Violetgate'	VARIEGATED LILYTURF	1 GAL.	CONT.	18" O.C. SPACING
37	MAS	Mastigella struthiopteris	OSTRICH FERN	5 GAL.	CONT.	30" O.C. SPACING
6	MG	Miscanthus sinensis 'Gracillimus'	MAIDEN GRASS	1 GAL.	CONT.	12" O.C. SPACING
20	MSA	Miscanthus sinensis 'Adagio'	ADAGIO MAIDEN GRASS	3 GAL.	CONT.	36" O.C. SPACING
16	NH	Nepeta x faassenii 'Maiden's Lav'	MAIDEN'S LAVENDER	1 GAL.	CONT.	30" O.C. SPACING
62	PA	Panicum atrovirens	ROUNDLEAF RASPBERRY	1 GAL.	CONT.	18" O.C. SPACING
271	PN	Panicum virgatum 'Rusticoblastic'	ROSTRATE RIGID RYEGRASS	3 GAL.	CONT.	36" O.C. SPACING
74	PV	Panicum virgatum 'Cloud Nine'	CLOUD NINE SWITCH GRASS	3 GAL.	CONT.	36" O.C. SPACING
75	PVN	Panicum virgatum 'Northwind'	NORTHWIND SWITCHGRASS	3 GAL.	CONT.	24" O.C. SPACING
41	RB	Rudbeckia fulgida	BLACK EYED SUSAN	1 GAL.	CONT.	24" O.C. SPACING
70	SC	Salvia nemorosa 'Caradonna'	CARADONNA PERENNIAL SALVIA	1 GAL.	CONT.	18" O.C. SPACING
25	SED	Sedum 'Neon'	NEON SEDUM	1 GAL.	CONT.	18" O.C. SPACING
356	SH	Sporobolus heterolepis	PRAIRIE DROPSEED	1 GAL.	CONT.	24" O.C. SPACING
26	SH	Salvia x sylvestris 'May Night'	MAY NIGHT SAGE	1 GAL.	CONT.	18" O.C. SPACING
804	SS	Schizanthus scaberrimus	LITTLE BLUESTEM	1 GAL.	CONT.	24" O.C. SPACING
36	TSS	Tianella 'Sugar and Spice'	FOAM FLOWER	1 GAL.	CONT.	12" O.C. SPACING
71	VP	Verbena canadensis 'Homestead Purple'	HOMESTEAD PURPLE VERBENA	1 GAL.	CONT.	24" O.C. SPACING

01 UNDERSTORY PLAN

FINAL DEVELOPMENT PLAN
 MARCH 17, 2017
 REVISIONS:

REVISED LAYOUT 09.16.2019

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FDP-L213
 LANDSCAPE UNDERSTORY PLAN

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01 LANDSCAPE PLAN

FINAL DEVELOPMENT PLAN
 MARCH 17, 2017
 REVISIONS:

CITY REVIEW COMMENTS 07.17.2017

CONSULTANTS:
 CIVIL / LANDSCAPE:
 OLSSON ASSOCIATES
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FDP-L300
 LANDSCAPE PLAN

PLANT MATERIALS

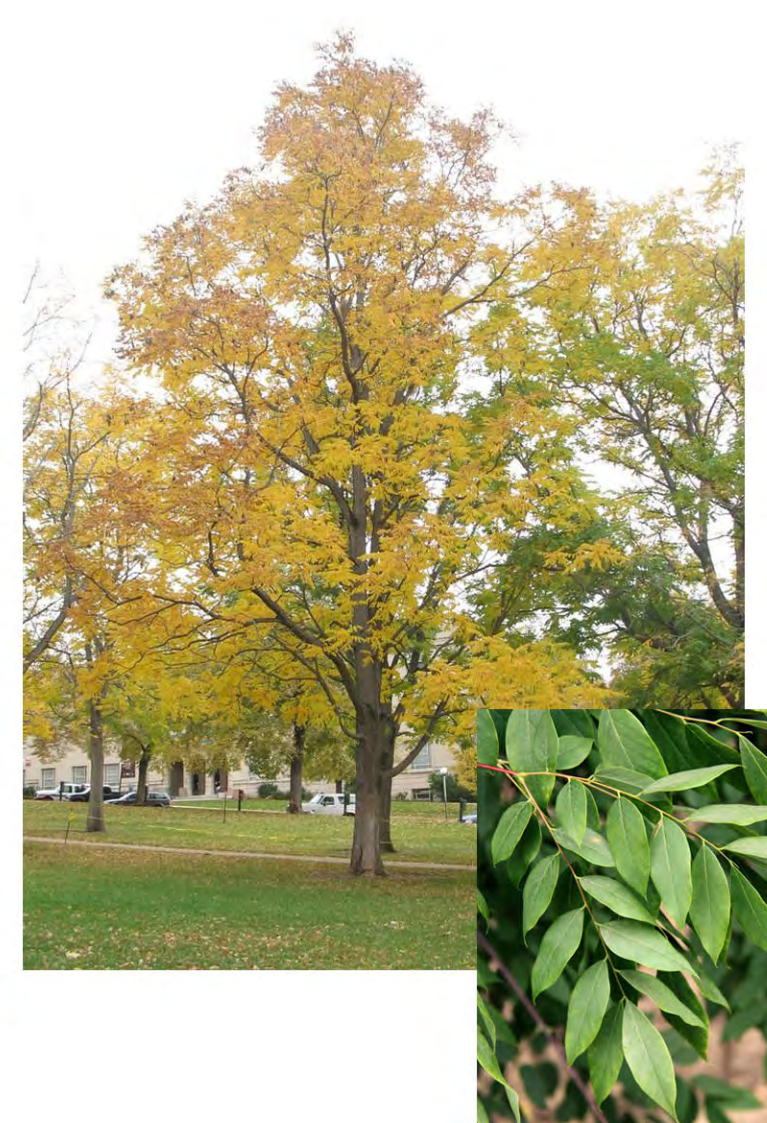
DECIDUOUS TREES



LEGACY SUGAR MAPLE



PRINCETON SENTRY GINGKO



KENTUCKY COFFEETREE



ARMSTRONG MAPLE

ORNAMENTAL TREES



EASTERN REDBUD



SPRING SNOW CRABAPPLE



ROYAL STAR MAGNOLIA



SERVICEBERRY



SHUMARD OAK



SHAWNEE BRAVE BALD CYPRESS



PAPERBARK MAPLE



CHANCELLOR LITTLE LEAF LINDEN

EVERGREEN TREES



VANDERWOLF PINE



COLORADO BLUE SPRUCE



NORWAY SPRUCE



SERBIAN SPRUCE



WHITE PINE

DECIDUOUS SHRUBS



ARCTIC FIRE DOGWOOD



LITTLE DEVIL NINEBARK



DARTS GOLD NINEBARK



KELSEY DOGWOOD



VIBURNUM

EVERGREEN SHRUBS



CARPET & LOW JUNIPERS



COMPRESSA JUNIPER



DEE RUNK BOXWOOD



EMERALD GREEN ARBORVITAE



TAYLOR JUNIPER

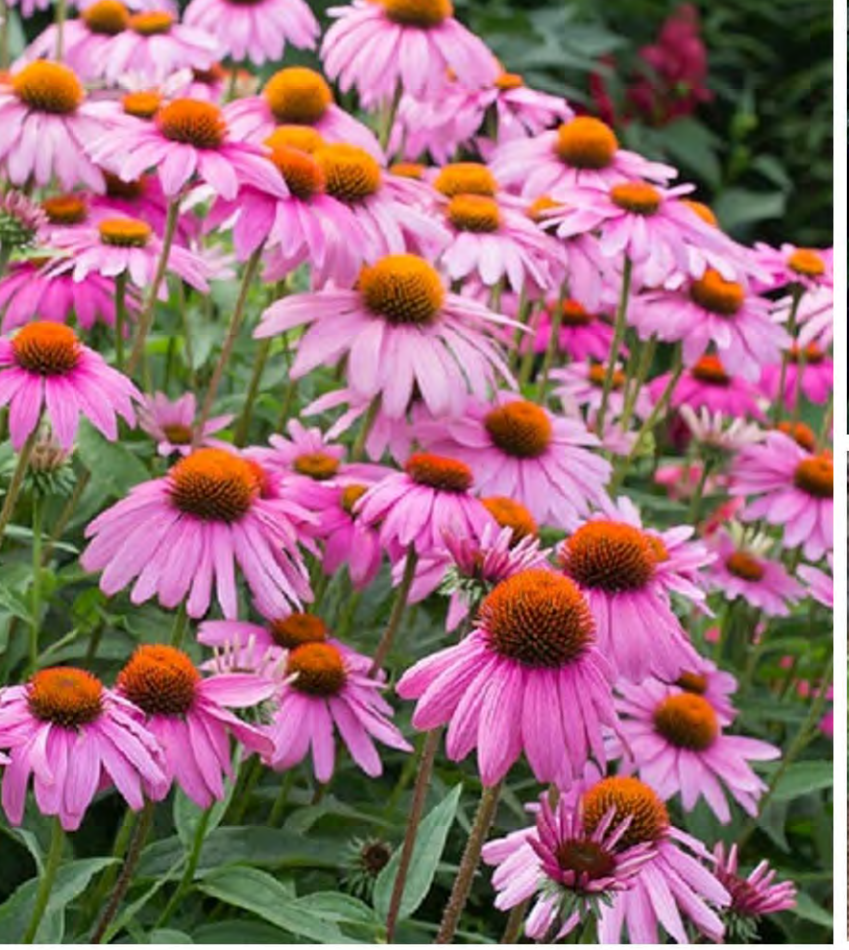
GRASSES



COREOPSIS



SALVIA



CONEFLOWER



CORAL BELLS

GRASSES



LITTLE BLUESTEM



NORTHWIND SWITCH GRASS



PRAIRIE DROPSIED



BLONDE AMBITION BLUE GRAMA



ADAGIO MAIDEN GRASS

CONSULTANTS:

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FDP-L301
LANDSCAPE MATERIALS

HARDSCAPE MATERIALS

LIGHTING



Eaton Arbor Bollard
PATH & PEDESTRIAN AREA LIGHTING



Eaton Pedestrian Area Lighting

FESTOON LIGHTING

AMENITIES



IPE WOOD CLAD BENCHES



Landscape Forms - 'Multiplicity' Bench and Bike Rack
BENCHES, BIKE RACKS, AND LITTER RECEPTACLES



Landscape Forms - 'Collect'
Litter Receptacle

GROUND PLANE MATERIALS



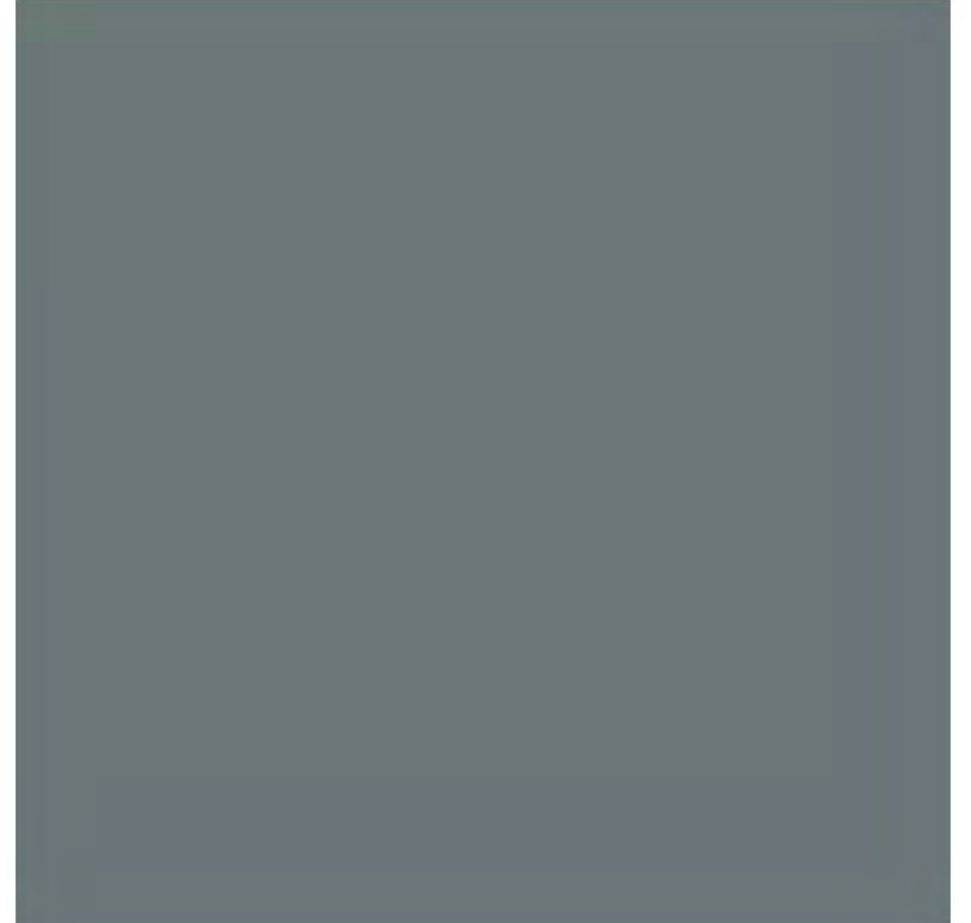
GRAY CONCRETE - BROOM FINISH



INTEGRAL COLOR CONCRETE - SANDSTONE FINISH



CONCRETE WITH APPLIED COLOR STAIN



Natural Gray
CONCRETE COLORS



Cobblestone Gray



CONCRETE PAVERS

WALLS



BOARD FORMED CONCRETE WALLS



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PROPOSED MONUMENT SIGN

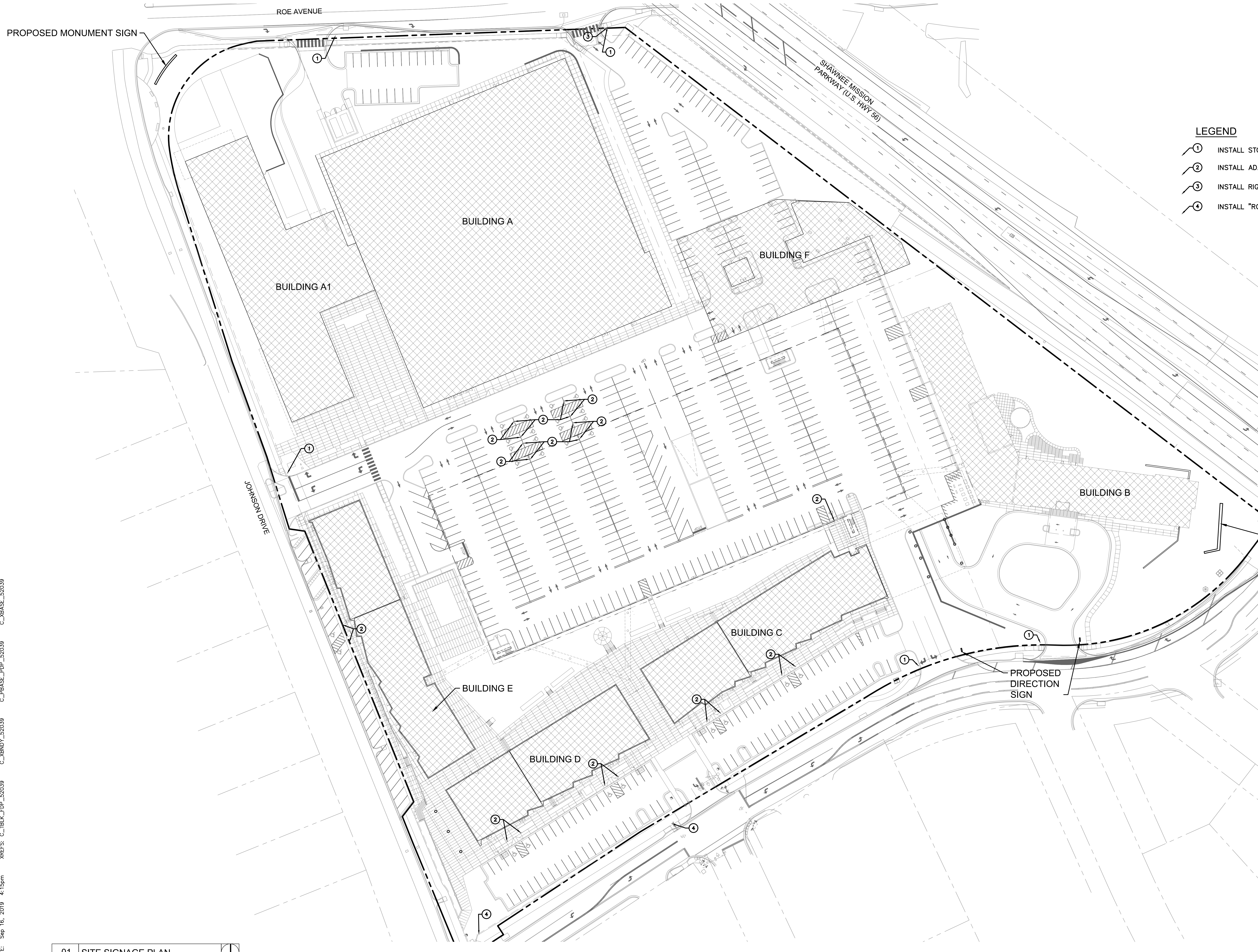
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SHAWNEE MISSION PARKWAY (U.S. HWY 99)

LEGEND

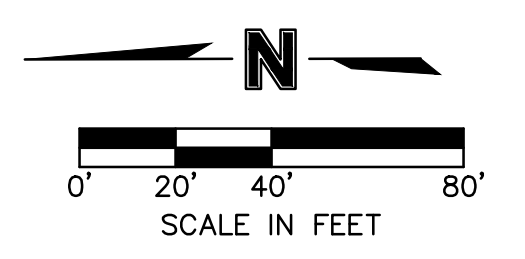
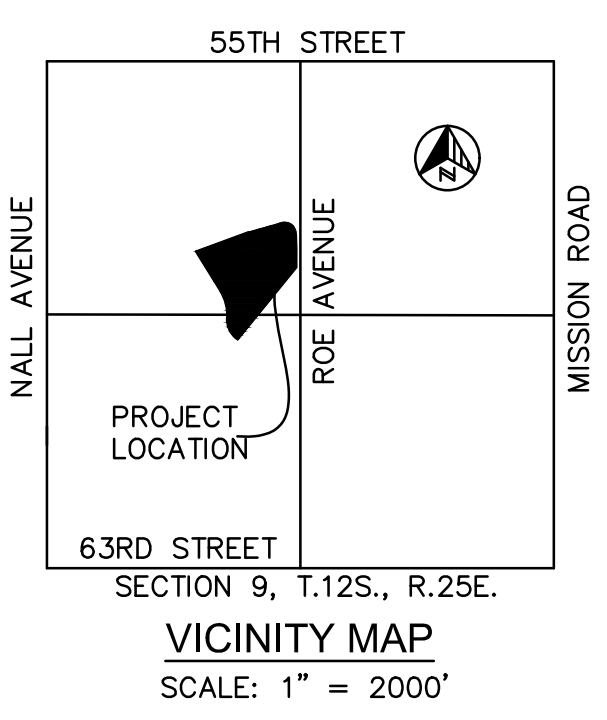
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- ② INSTALL ADA PARKING SIGN
- ③ INSTALL RIGHT TURN ONLY SIGN
- ④ INSTALL "ROCK CREEK TRAIL" SIGNAGE

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PROPOSED MONUMENT SIGN

PROPOSED DIRECTION SIGN



01 SITE SIGNAGE PLAN

FINAL DEVELOPMENT PLAN
MARCH 17, 2017

REVISIONS:

REVISED LAYOUT 09.16.2019

CONSULTANTS:

CIVIL / LANDSCAPE: OLSSON ASSOCIATES 1301 BURLINGTON STREET SUITE 100 NORTH KANSAS CITY, MO 64116 TEL: 916.361.1177	M/E/P: PKMR ENGINEERS 13300 W. 98TH ST LENEXA, KANSAS 66215 TEL: 913-492-2400 FAX: 913-492-2437	STRUCTURAL: BOB D. CAMPBELL & CO., INC. 4338 BELLEVUE AVE. KANSAS CITY, MISSOURI 64111 TEL: 816-531-4144 FAX: 816-531-6372
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MISSION GATEWAY

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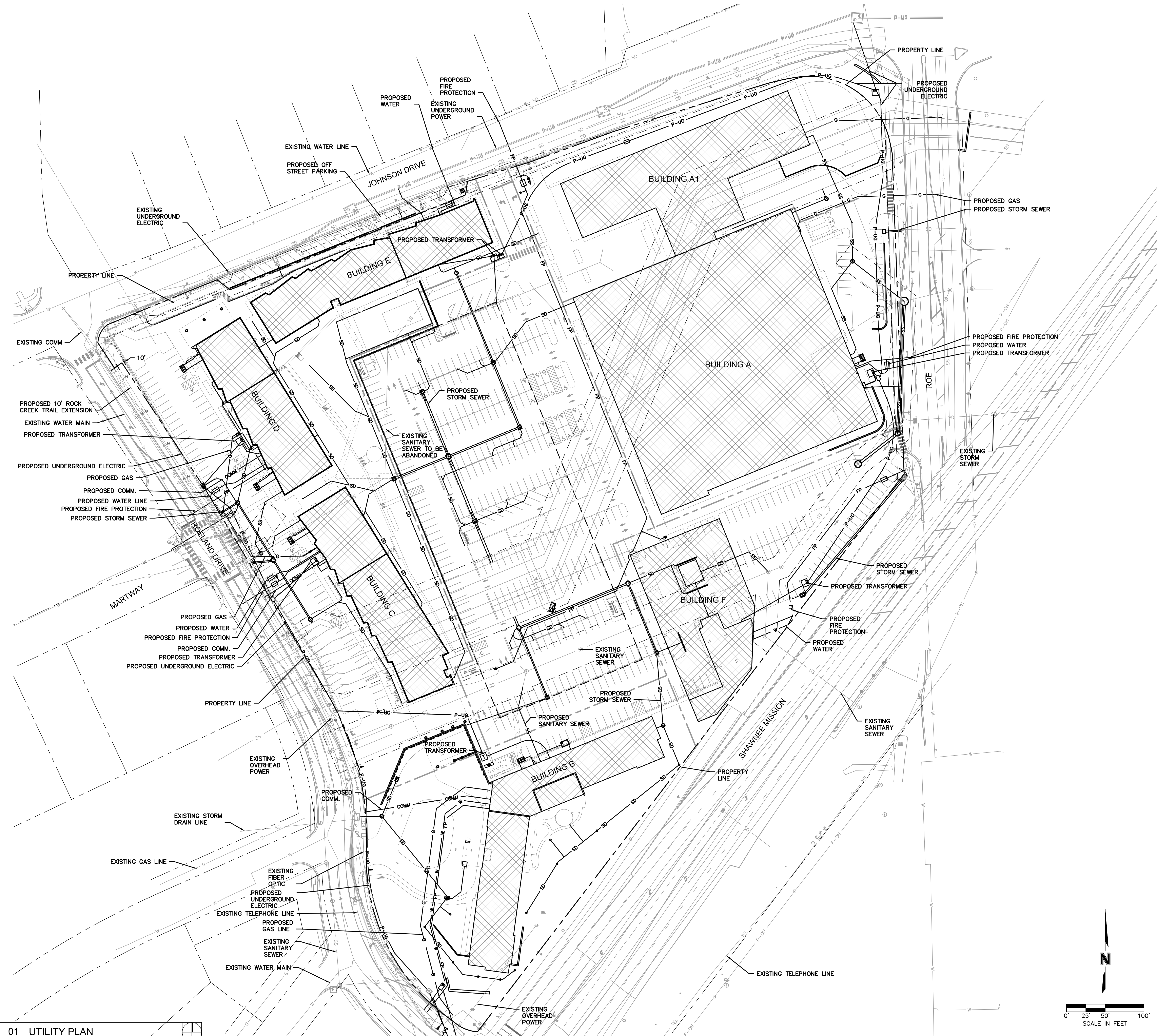
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FDP-C1.2
SITE SIGNAGE PLAN

LEGEND

- P-OH ——— EXISTING OVERHEAD POWER LINE
- P-UG ——— EXISTING UNDERGROUND POWER LINE
- TEL ——— EXISTING TELEPHONE LINE
- COMM ——— COMMUNICATION LINE
- FO ——— EXISTING FIBER OPTIC LINE
- G ——— EXISTING GAS LINE
- W ——— EXISTING WATER LINE
- SS ——— EXISTING SANITARY SEWER
- SD ——— EXISTING STORM DRAIN
- ——— EXISTING STORM SEWER
- PROPERTY BOUNDARY
- - - - - EASEMENT LINE
- UG ——— PROPOSED UNDERGROUND ELECTRIC LINE
- COMM ——— PROPOSED COMMUNICATION LINE
- W ——— PROPOSED WATER LINE
- G ——— PROPOSED GAS LINE
- FP ——— PROPOSED FIRE PROTECTION LINE
- ES ——— PROPOSED STORM SEWER
- SS ——— PROPOSED SANITARY SEWER
- C ——— COMPACT PARKING STALLS



01 UTILITY PLAN

FINAL DEVELOPMENT PLAN
MARCH 17, 2017

REVISIONS:

REVISED LAYOUT 09.16.2019

CONSULTANTS:

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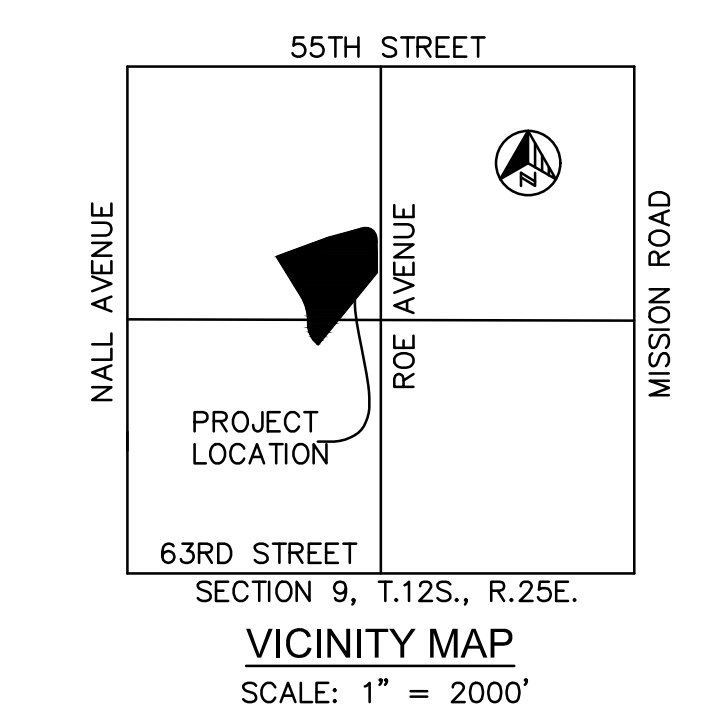
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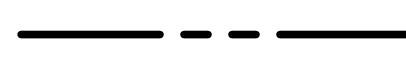

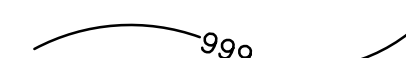
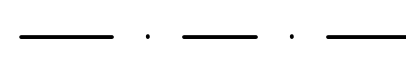

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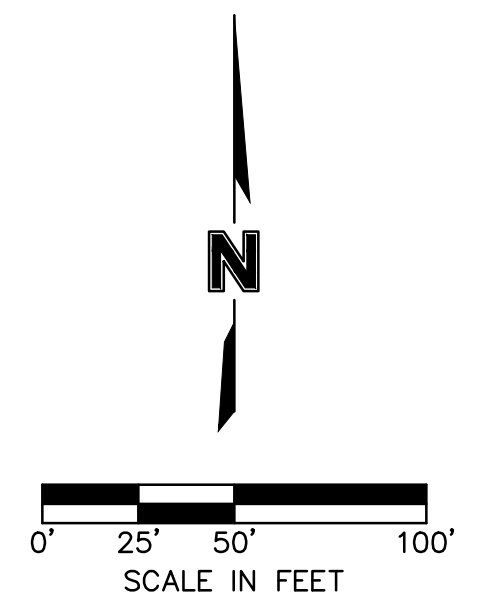
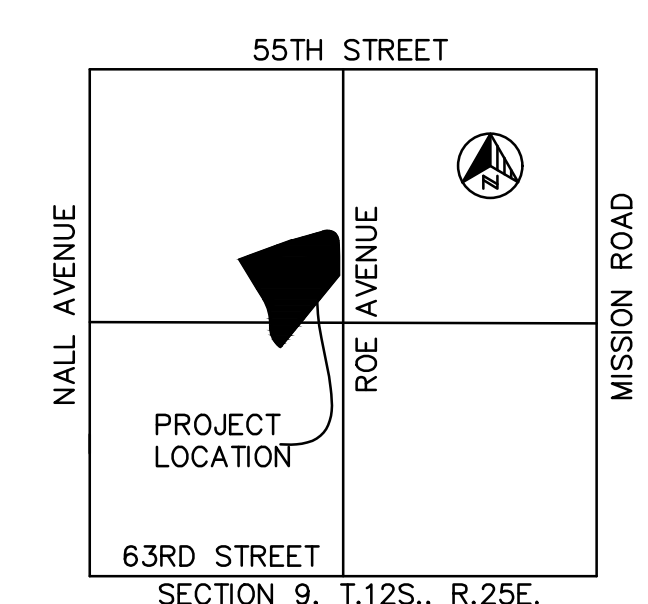
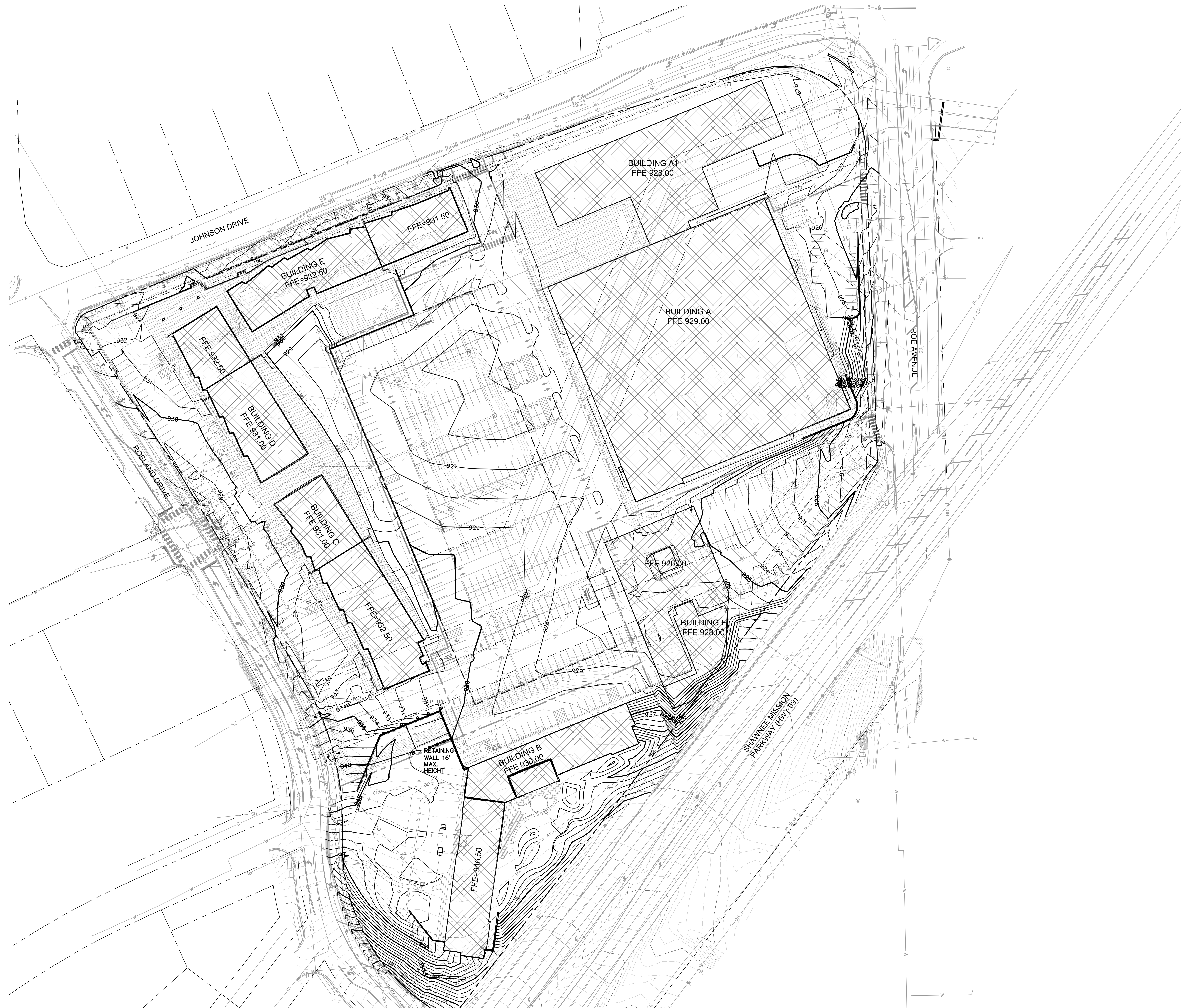


SECTION 9, T.12S., R.25E.
VICINITY MAP
SCALE: 1" = 200'

FDP-C1.3
UTILITY PLAN

LEGEND

-  PROPERTY BOUNDARY
-  EXISTING GRADE CONTOUR
-  FINISHED GRADE CONTOUR
-  DITCH CENTERLINE
-  PROPOSED STORM SEWER



01 GRADING PLAN

FINAL DEVELOPMENT PLAN
MARCH 17, 2017

REVISIONS:

REVISED LAYOUT 09.16.2019

CONSULTANTS:

CIVIL / LANDSCAPE: OLSSON ASSOCIATES 1301 BURLINGTON STREET SUITE 100 NORTH KANSAS CITY, MO 64116 TEL: 816.361.1177	M/E/P: PKMR ENGINEERS 13300 W. 98TH ST LENEXA, KANSAS 66215 TEL: 913-492-2400 FAX: 913-492-2437	STRUCTURAL: BOB D. CAMPBELL & CO., INC. 4338 BELLEVUE AVE. KANSAS CITY, MISSOURI 64111 TEL: 816-531-4144 FAX: 816-531-6372
--	--	---

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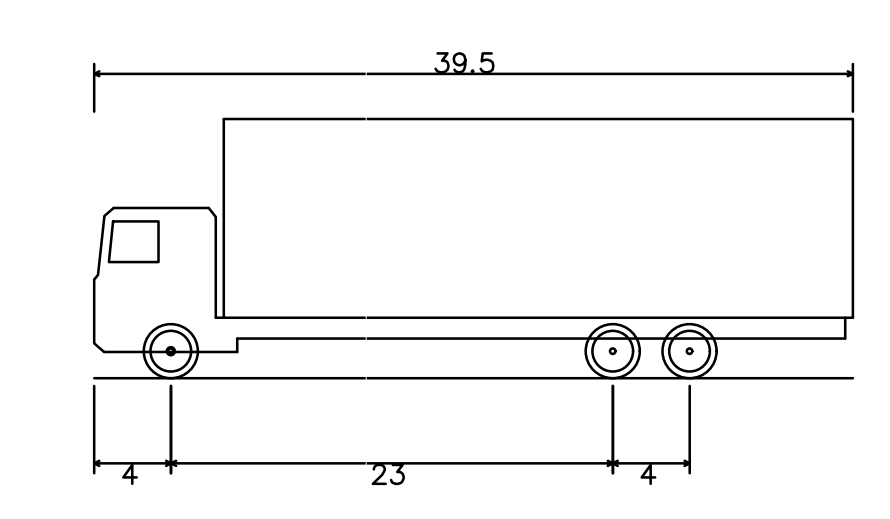
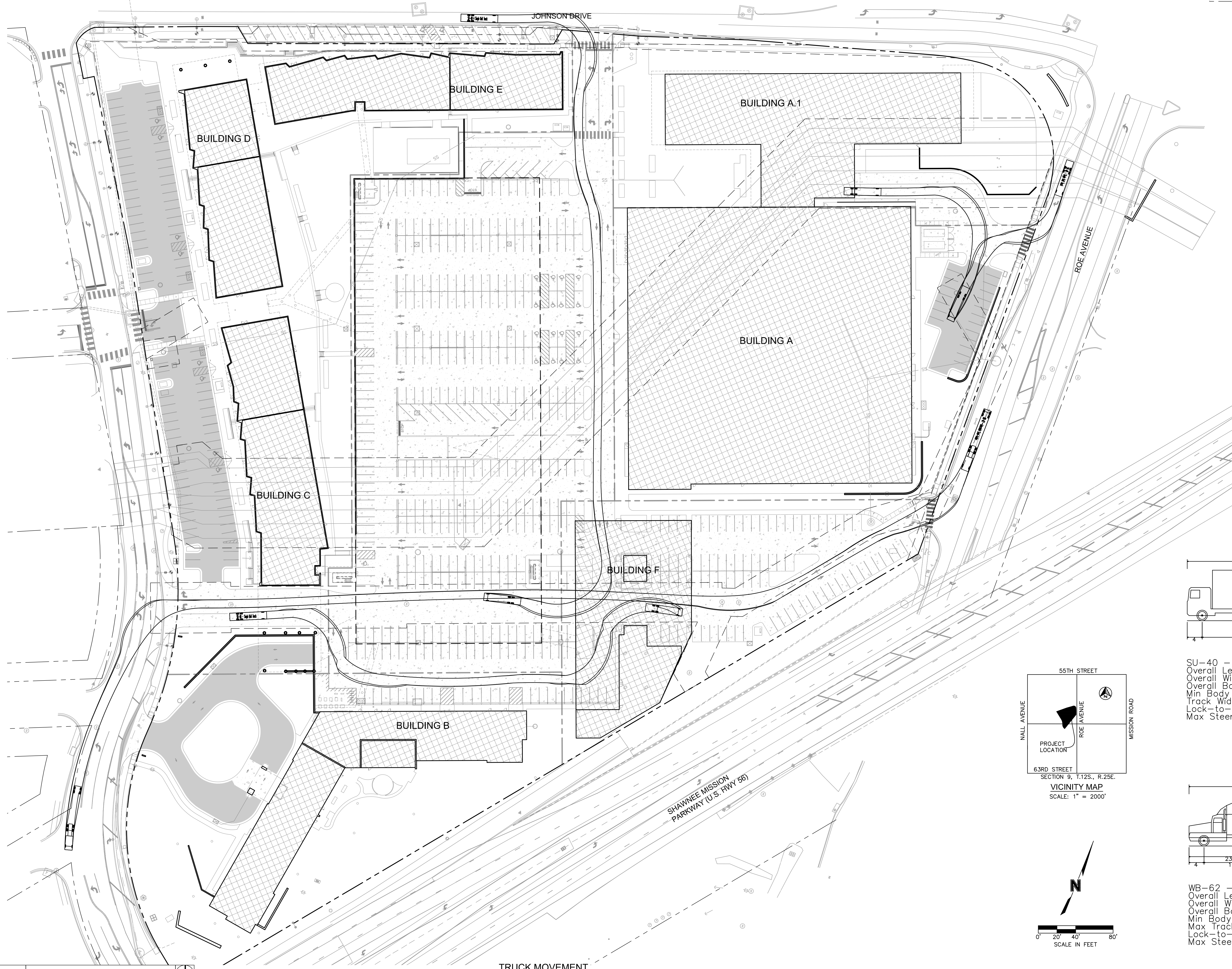
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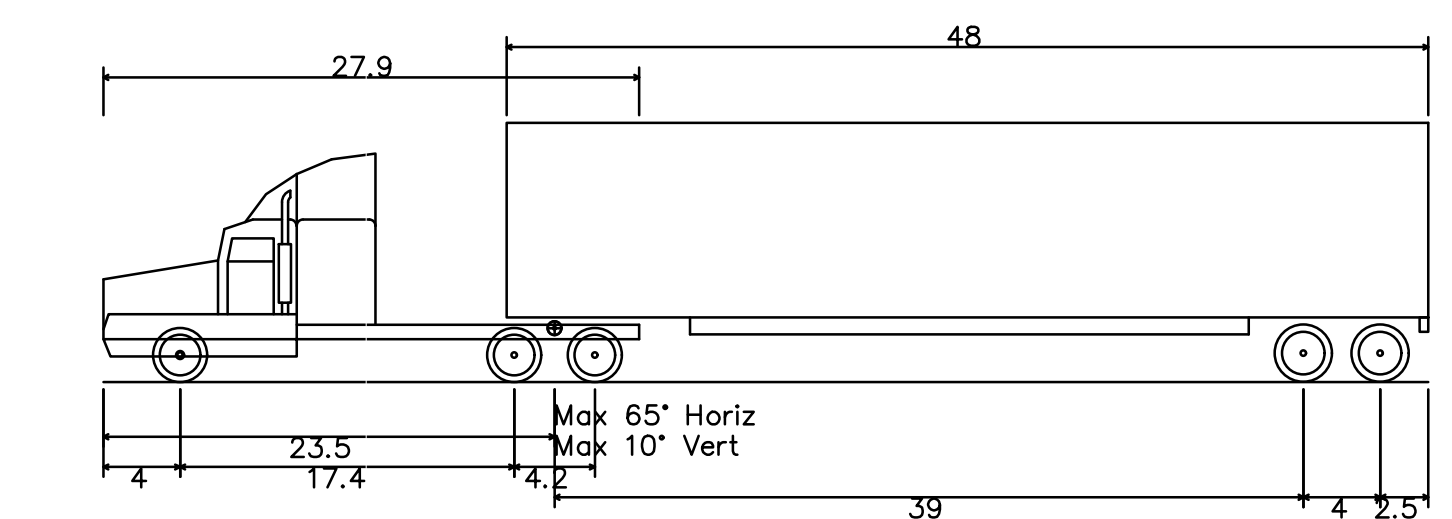
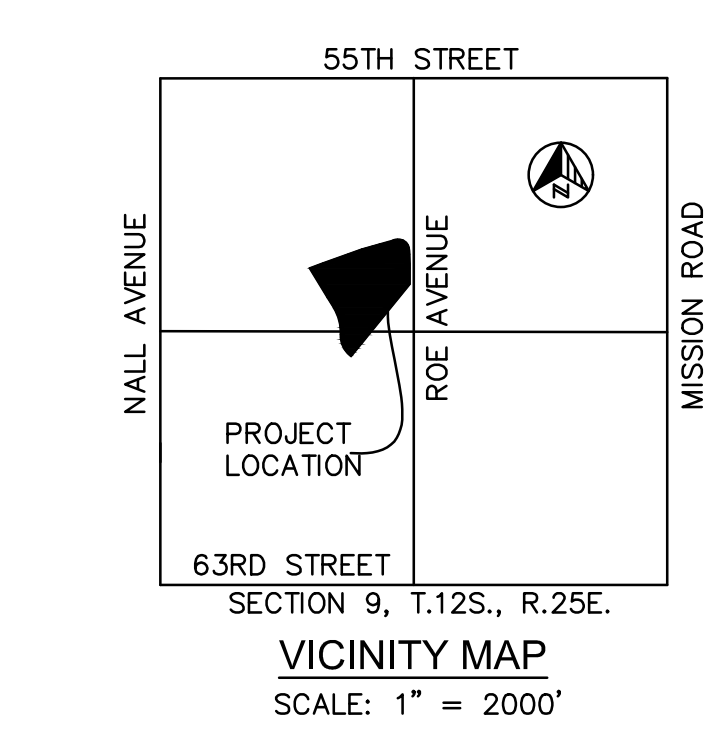
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FDP-C2.0
GRADING PLAN

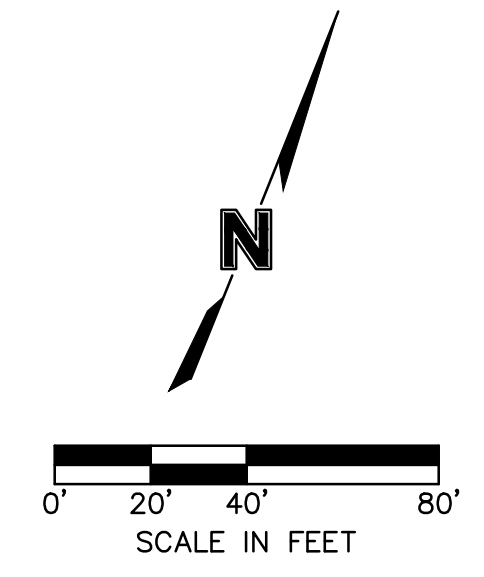
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 DATE:



SU-40 - Single Unit Truck
 Overall Length 39.500ft
 Overall Width 8.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.367ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 31.80°



WB-62 - Interstate Semi-Trailer
 Overall Length 69.000ft
 Overall Width 8.500ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.334ft
 Max Track Width 8.500ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.40°



01 TURNING TEMPLATE

TRUCK MOVEMENT

FINAL DEVELOPMENT PLAN
 MARCH 17, 2017

REVISIONS:

REVISED LAYOUT 09.16.2019

CONSULTANTS:

CIVIL / LANDSCAPE: OLSSON ASSOCIATES, 1301 BURLINGTON STREET, SUITE 100, NORTH KANSAS CITY, MO 64116, TEL: 816.361.1177
 M/E/P: PKMR ENGINEERS, 13300 W. 98TH ST., LENEXA, KANSAS 66215, TEL: 913.492-2400, FAX: 913.492-2437
 STRUCTURAL: BOB D. CAMPBELL & CO., INC., 4338 BELLEVUE AVE., KANSAS CITY, MISSOURI 64111, TEL: 816-531-4144, FAX: 816-531-4572

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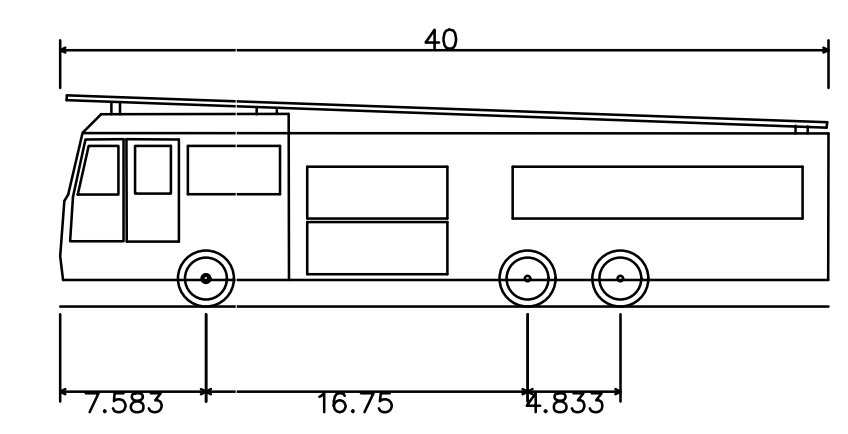
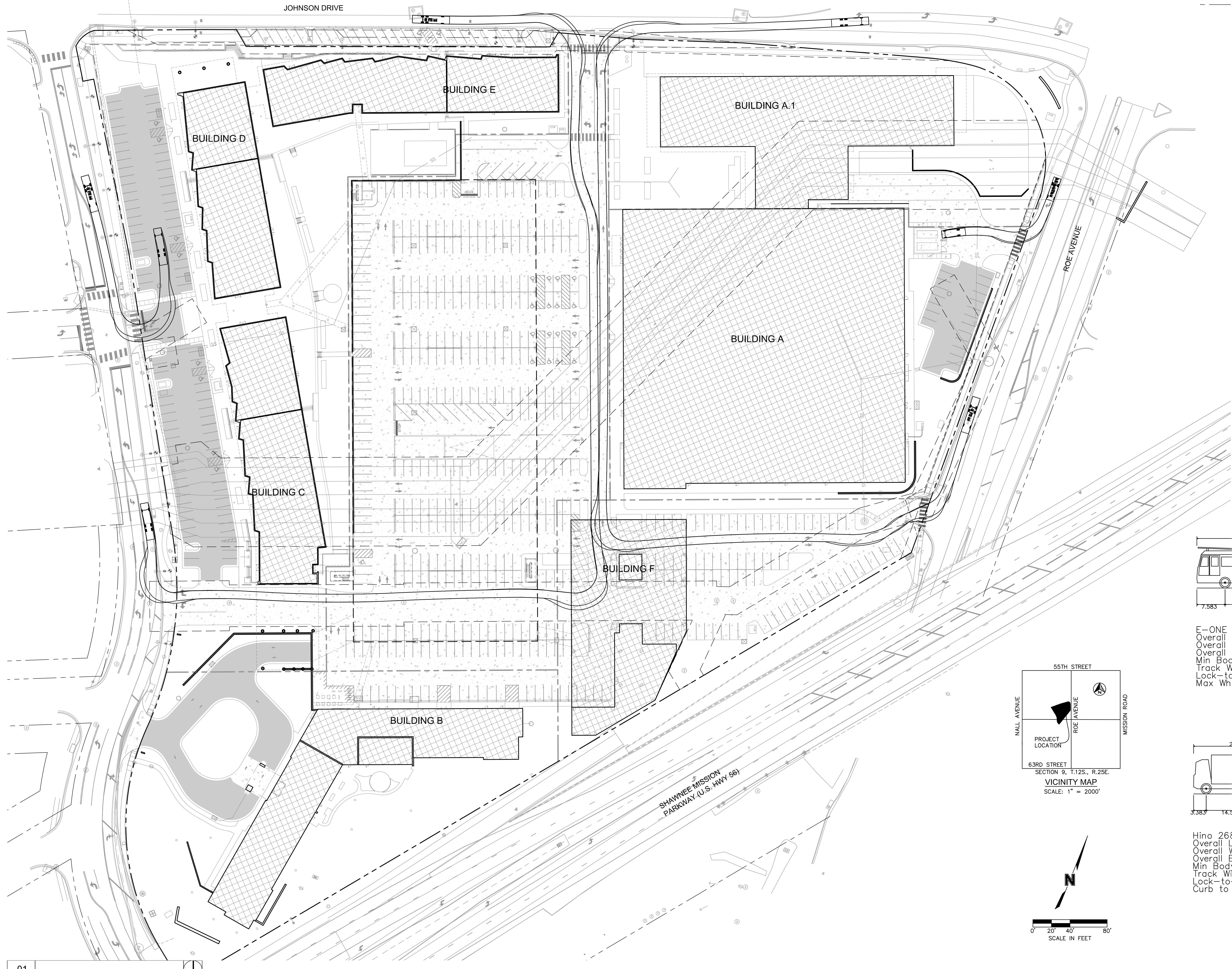
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BDC

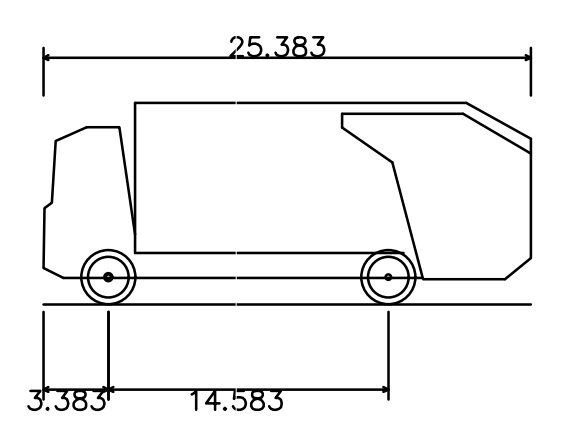
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FDP-C3.0
 TURNING TEMPLATE

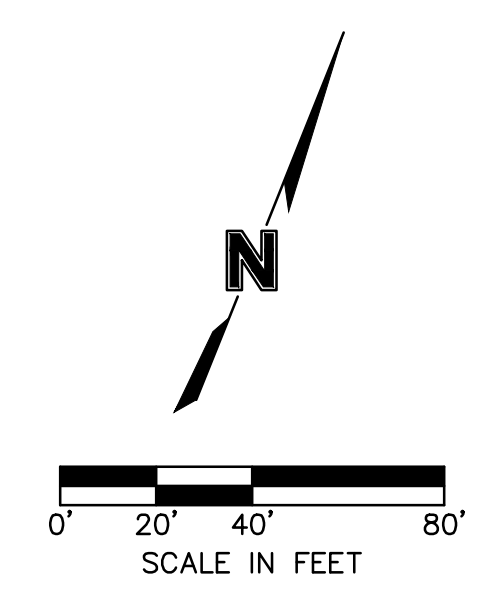
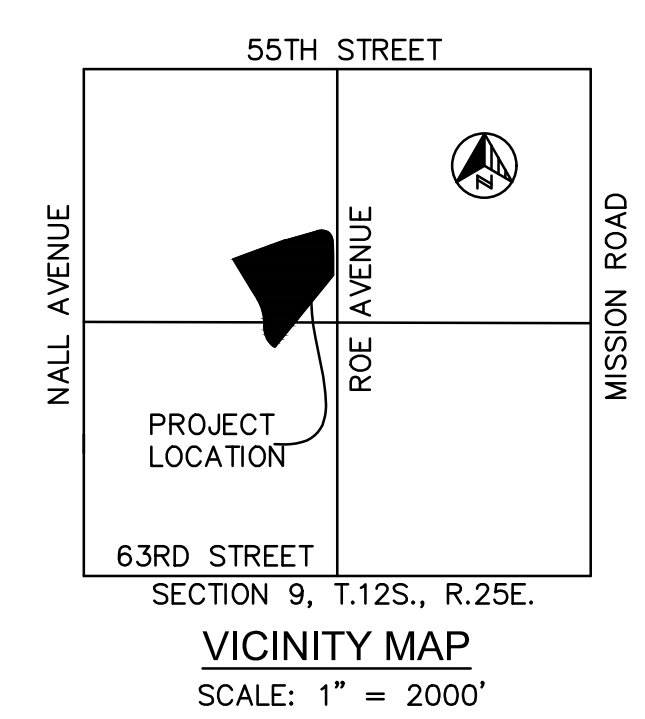
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E-ONE HP100 Aerial
 Overall Length 40.000ft
 Overall Width 8.333ft
 Overall Body Height 11.000ft
 Min Body Ground Clearance 1.393ft
 Track Width 8.333ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°



Hino 268A J + Wayne Royal GT12 Refuse Truck
 Overall Length 25.383ft
 Overall Width 8.042ft
 Overall Body Height 10.488ft
 Min Body Ground Clearance 1.318ft
 Track Width 8.042ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 23.900ft



01

FINAL DEVELOPMENT PLAN
MARCH 17, 2017

REVISIONS:

REVISED LAYOUT 09.16.2019

CONSULTANTS:

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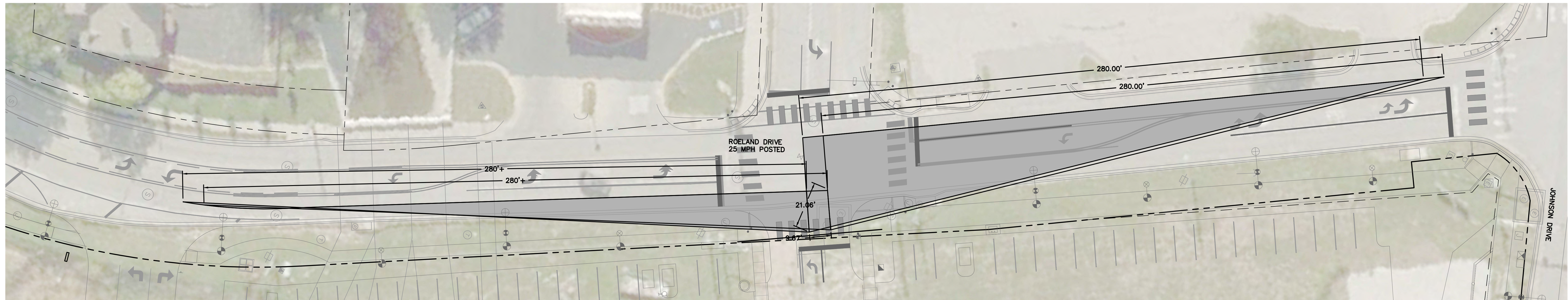
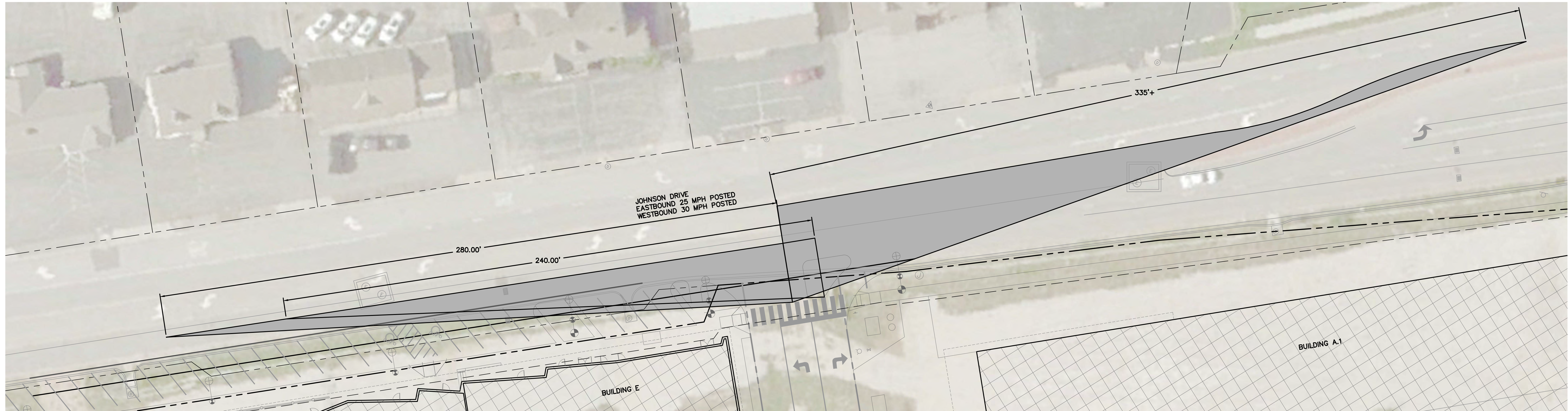
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FDP-C3.1
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01 SIGHT TRIANGLES 

FINAL DEVELOPMENT PLAN
MARCH 17, 2017

REVISIONS:

REVISED LAYOUT 09.16.2019

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TEL: 816-531-4144
FAX: 816-531-9572

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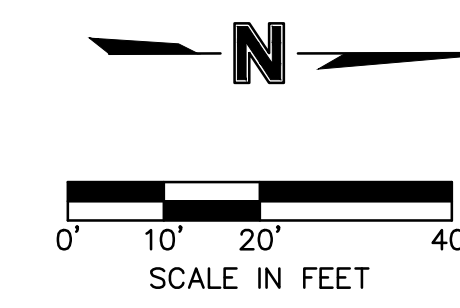
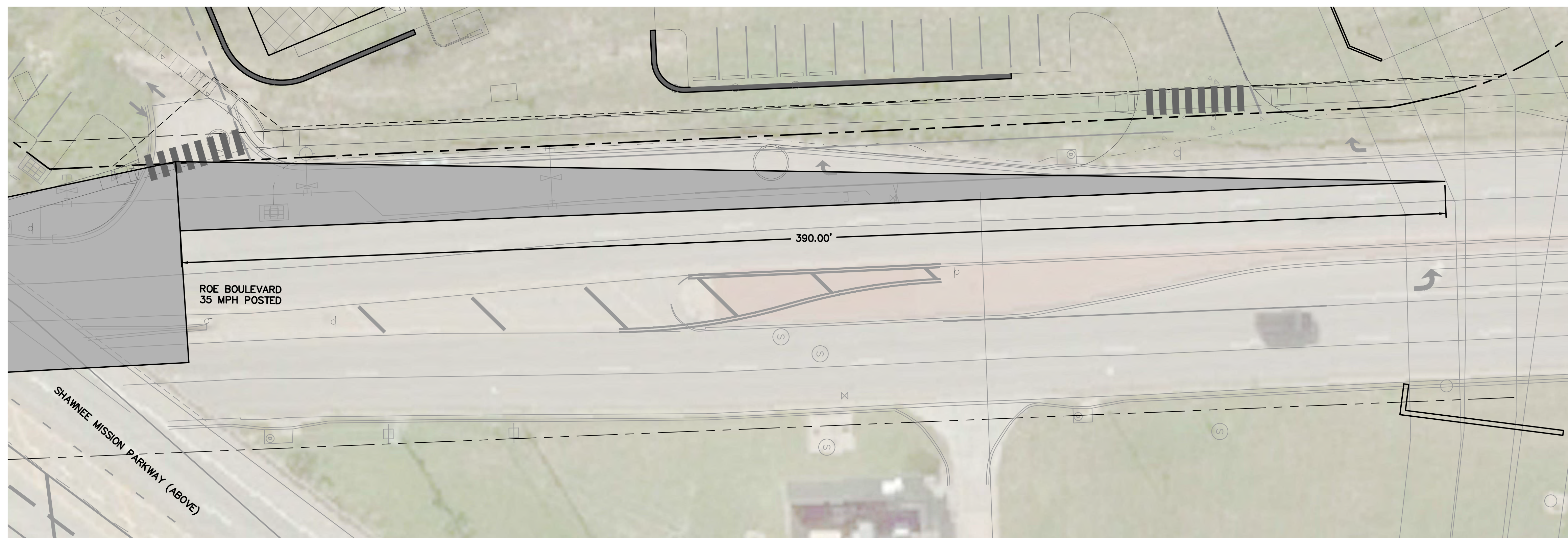
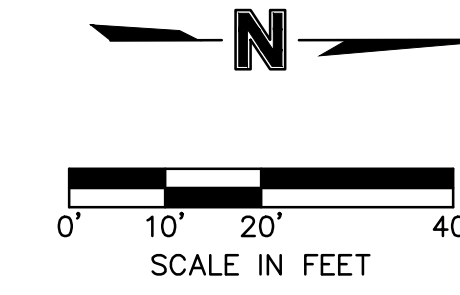
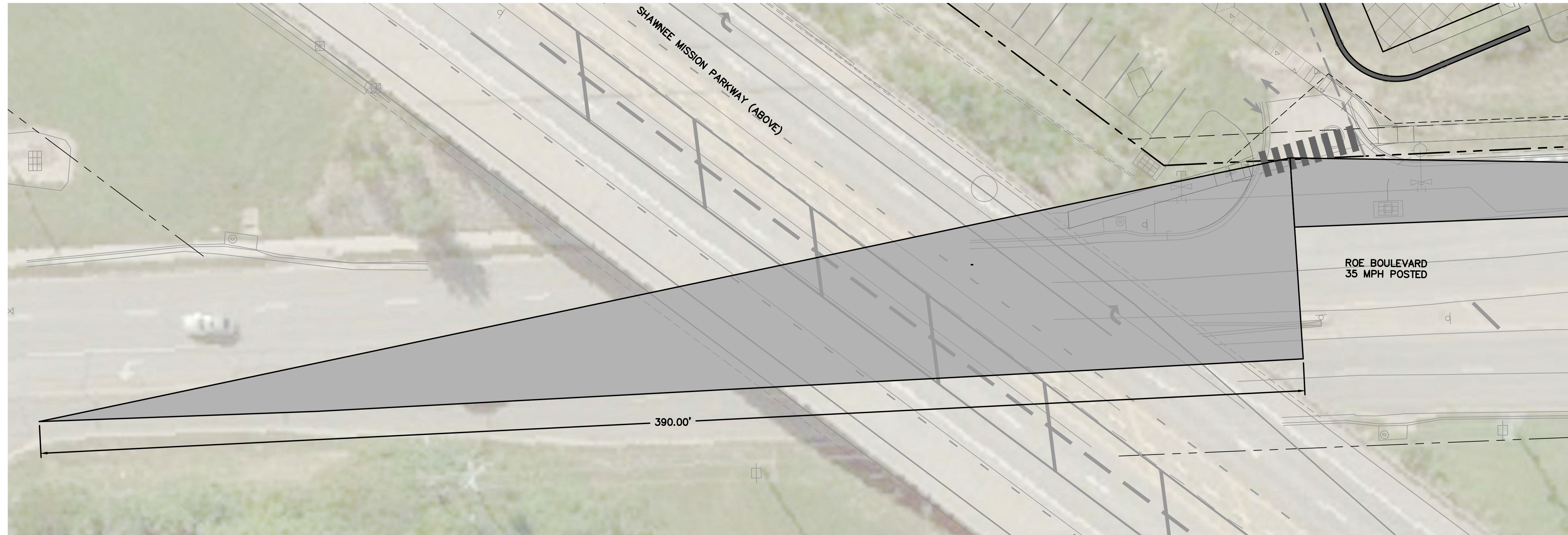
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EXH1
SIGHT TRIANGLES



01 SIGHT TRIANGLES

FINAL DEVELOPMENT PLAN
MARCH 17, 2017

REVISIONS:

REVISED LAYOUT 09.16.2019

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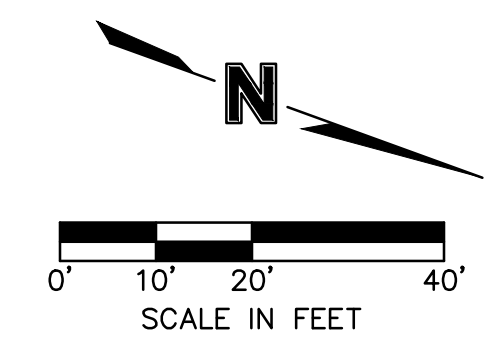
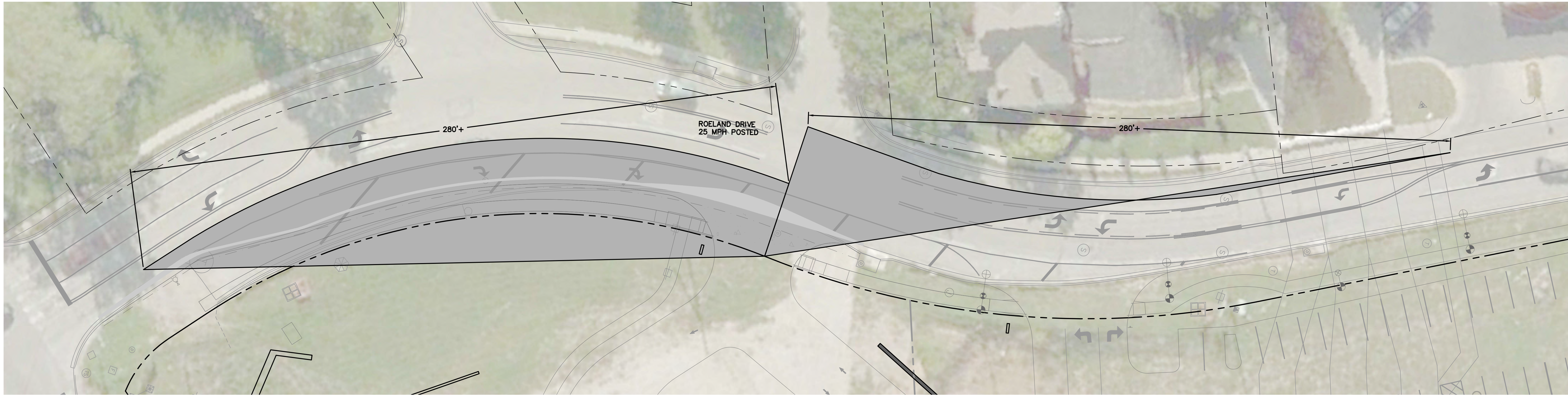
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EXH2
SIGHT TRIANGLES



01 SIGHT TRIANGLES 

FINAL DEVELOPMENT PLAN
MARCH 17, 2017

REVISIONS:

REVISED LAYOUT 09.16.2019

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STRUCTURAL:
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KANSAS CITY, MISSOURI 64111
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FAX: 816-531-8572

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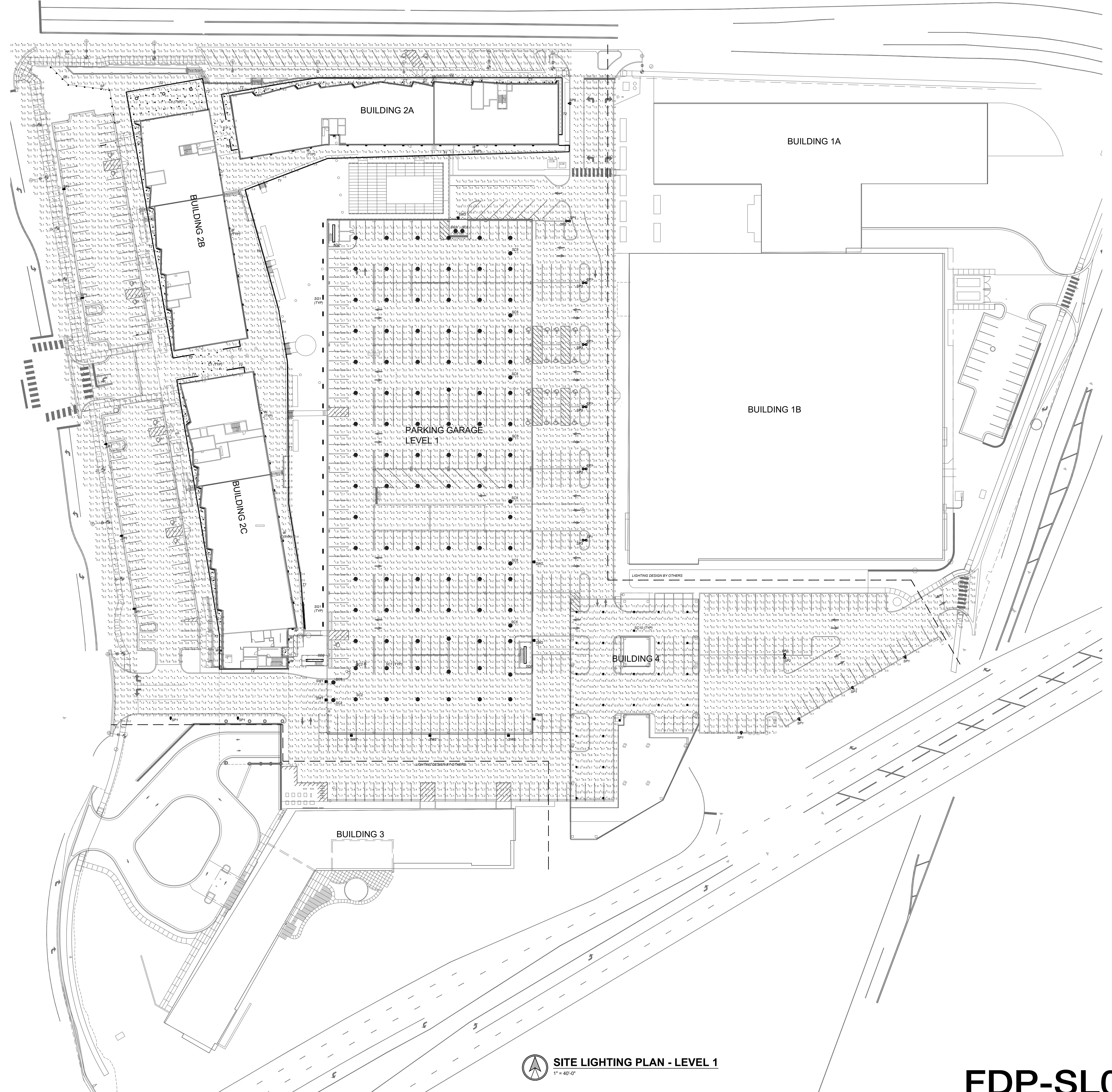
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EXH3

SIGHT TRIANGLES



DESCRIPTION	MAINTAINED LIGHTING LEVELS			UNIFORMITY	
	AVG. (F.C.)	MAX. (F.C.)	MIN. (F.C.)	MAX. / MIN.	AVG. / MIN.
WEST & NORTH PROPERTY AREA	0.3	4.7	0.0	N/A	N/A
ENTRANCES AND DRIVE CONNECTION	4.0	37	0.2	189.5 : 1	20.0 : 1
PARKING - WEST LOT	1.2	4.2	0.1	42.0 : 1	12.0 : 1
PARKING - EAST LOT	1.7	4.8	0.1	48.0 : 1	17.0 : 1
PARKING - GARAGE 1ST LEVEL	5.3	20.3	0.5	40.6 : 1	10.8 : 1
PARKING - OFFICE 1ST LEVEL	11.2	19.4	3.4	5.7 : 1	3.3 : 1
PEDESTRIAN - OUTER SIDE OF RETAIL	2.5	9.3	0.0	N/A	N/A
PEDESTRIAN - BOARDWALK	3.3	13.5	0.0	N/A	N/A

NOTES:
 1. NUMBERS INDICATE FOOTCANDLE LEVELS AT GRADE.
 2. CALCULATIONS PERFORMED USING VISUAL 2.05.
 3. THERE SHALL BE NO DIRECT ILLUMINATION OF RESIDENTIAL PROPERTIES ADJACENT TO THIS PROPERTY OR ACROSS PUBLIC RIGHT-OF-WAY.

SITE LIGHTING PLAN - LEVEL 1
 1" = 40'-0"

01 SITE LIGHTING PLAN - LEVEL 1

FDP-SL001

FINAL DEVELOPMENT PLAN

MARCH 17, 2017

REVISIONS
 UPDATES TO APPROVED FDP 09/16/2019
 CITY COMMENTS 10/21/2019



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 OVERLAND PARK, KANSAS 66213
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 FAX: 913-381-1174

M/E/P:
 PKMR ENGINEERS
 13300 W. 36TH ST.
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 FAX: 913-492-2437

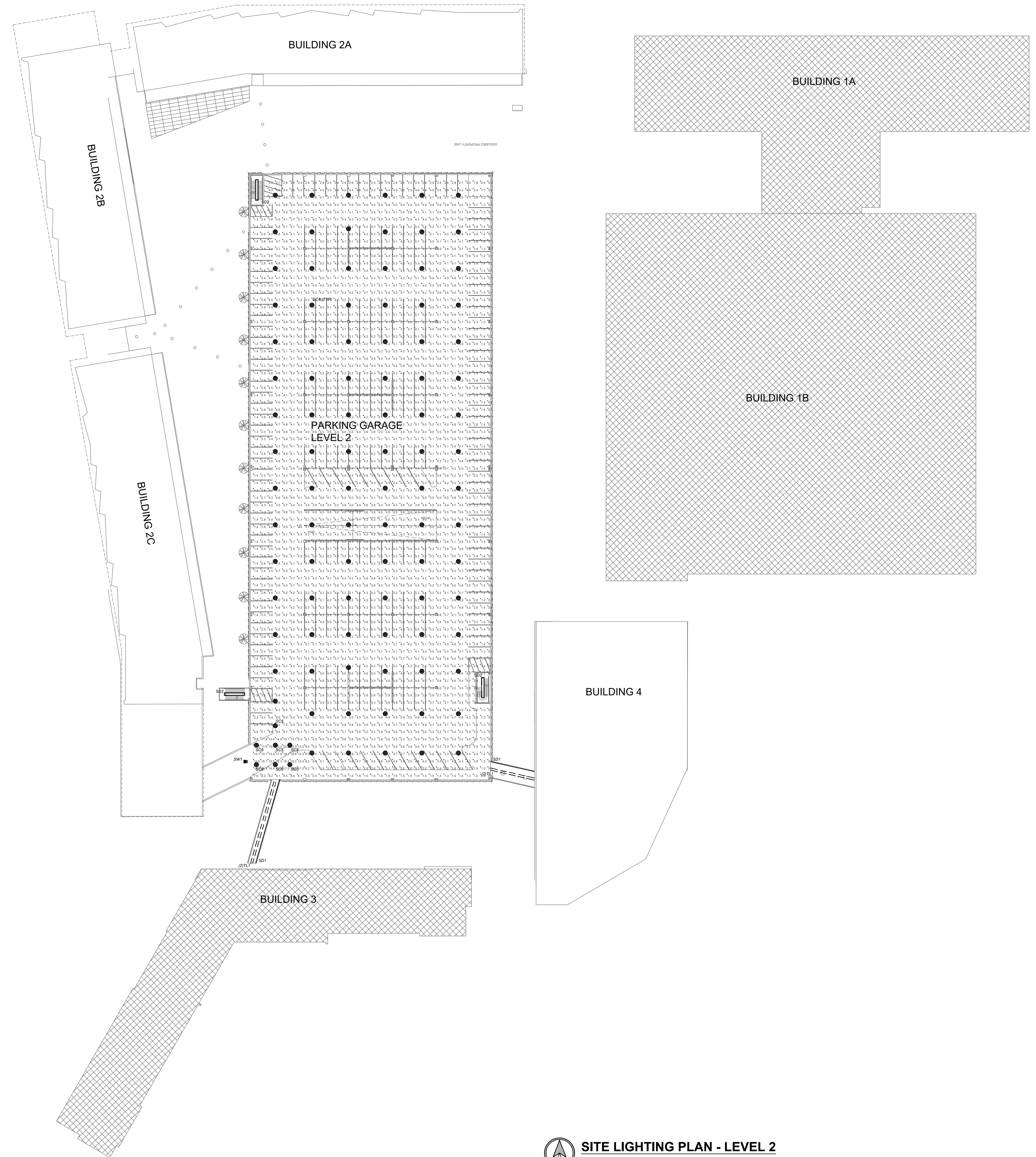
STRUCTURAL:
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 KANSAS CITY, MISSOURI 64111
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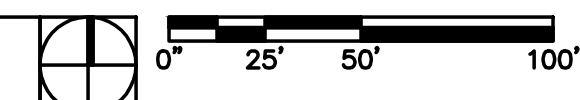
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SITE LIGHTING PLAN (LEVEL 1)



SITE LIGHTING PLAN - LEVEL 2
1" = 40'-0"

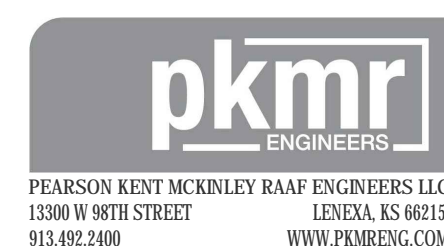
01 SITE LIGHTING PLAN - LEVEL 2



FINAL DEVELOPMENT PLAN

MARCH 17, 2017

REVISIONS
 UPDATES TO APPROVED FDP 09.16.2019
 CITY COMMENTS 10.21.2019



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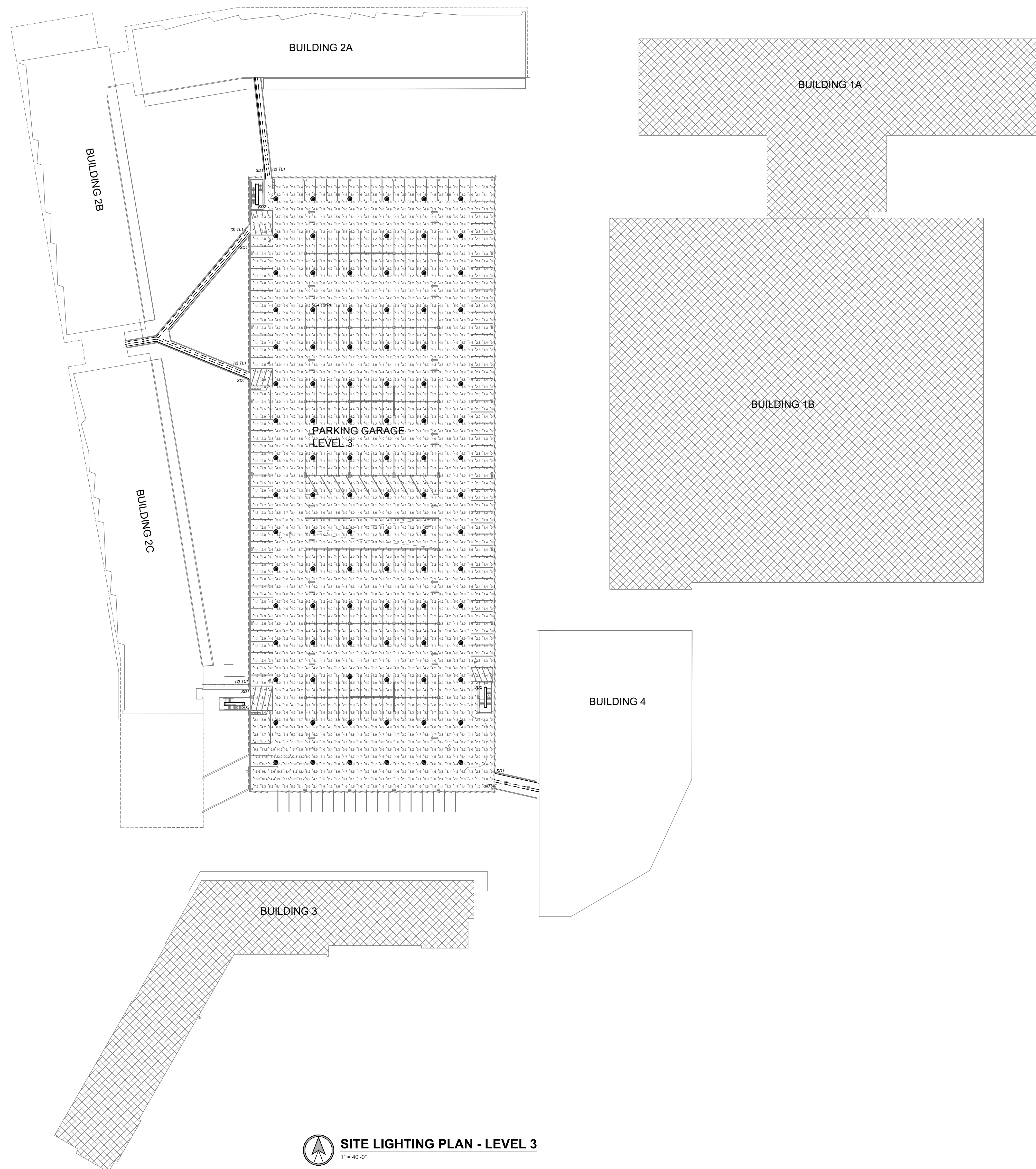
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SITE LIGHTING PLAN (LEVEL 2)

FDP-SL002



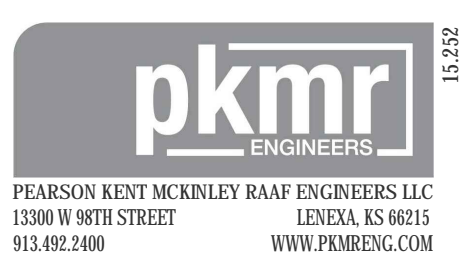
SITE LIGHTING PLAN - LEVEL 3
1" = 40'-0"

01 SITE LIGHTING PLAN - LEVEL 3

FINAL DEVELOPMENT PLAN

MARCH 17, 2017

REVISIONS
 UPDATES TO APPROVED FDP 09.16.2019
 CITY COMMENTS 10.21.2019



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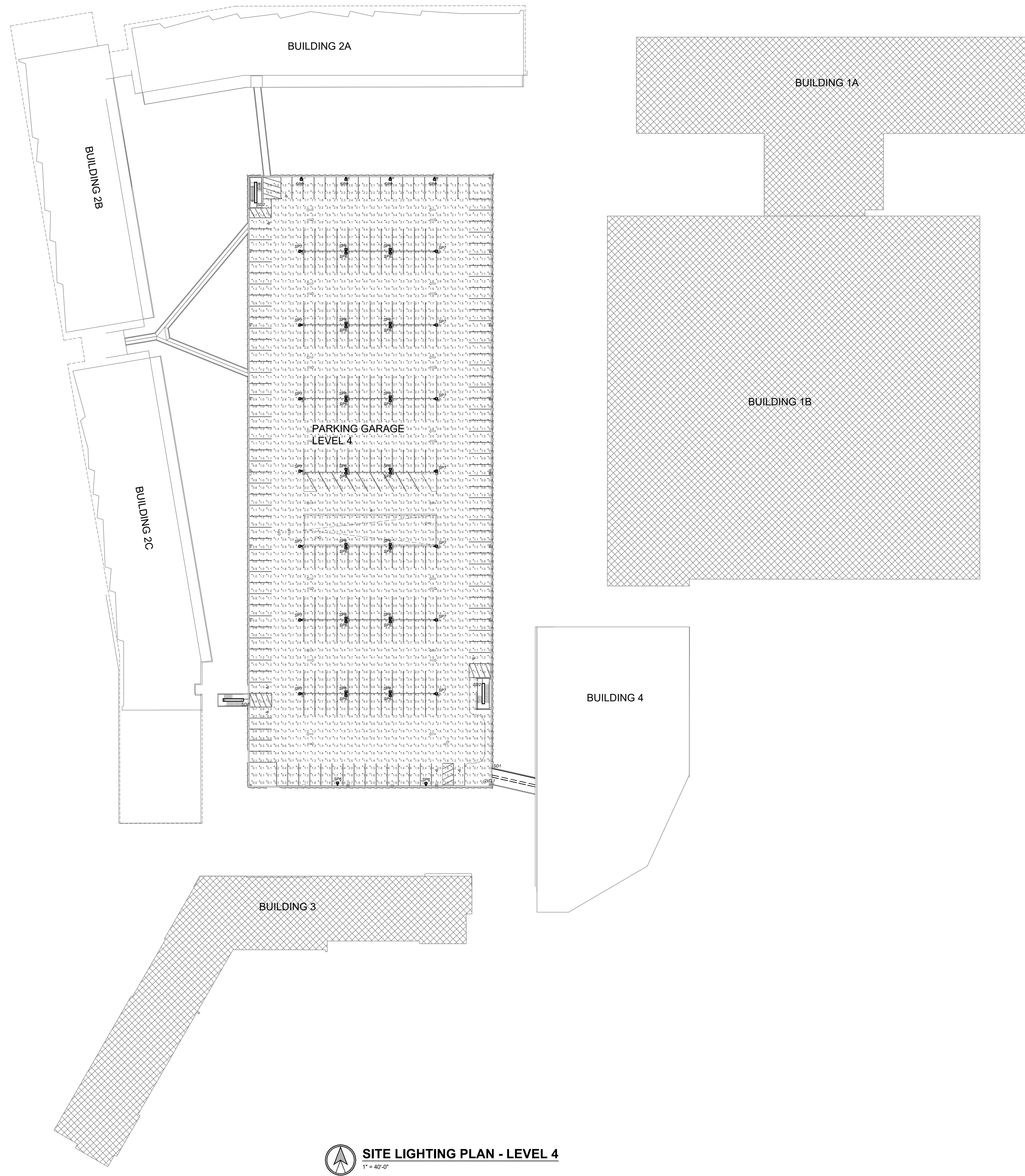
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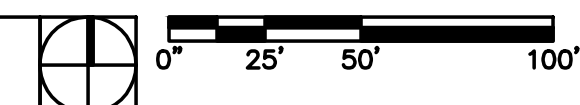
SITE LIGHTING PLAN (LEVEL 3)

FDP-SL003



SITE LIGHTING PLAN - LEVEL 4
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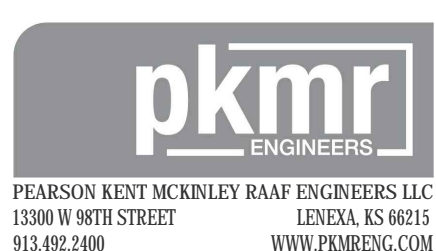
01 SITE LIGHTING PLAN - LEVEL 3



FINAL DEVELOPMENT PLAN

MARCH 17, 2017

REVISIONS
 UPDATES TO APPROVED FDP 09.16.2019
 CITY COMMENTS 10.21.2019



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MISSION GATEWAY



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FDP-SL004

SITE LIGHTING PLAN (LEVEL 4)

SITE 'SW' AND 'SP' SERIES

McGraw-Edison

DESCRIPTION
The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Choice of 16 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 6000K CCT and 3000K CCT. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed. The

house side shield is designed to seamlessly integrate with the SL2, SL3, SL4 or AFL optics.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

Mounting
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during

assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. Round pole top adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.



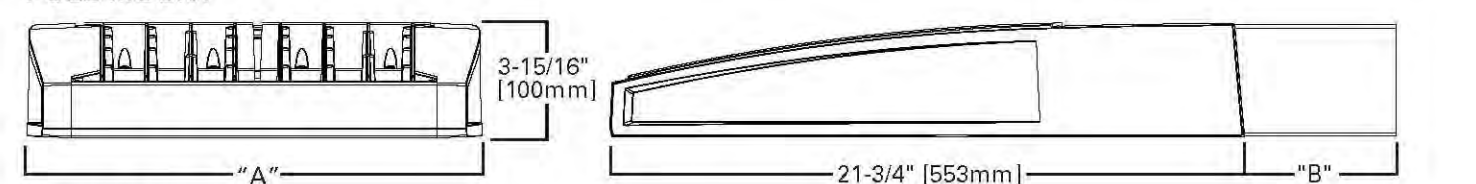
GLEON GALLEON LED

1-10 Light Squares Solid State LED

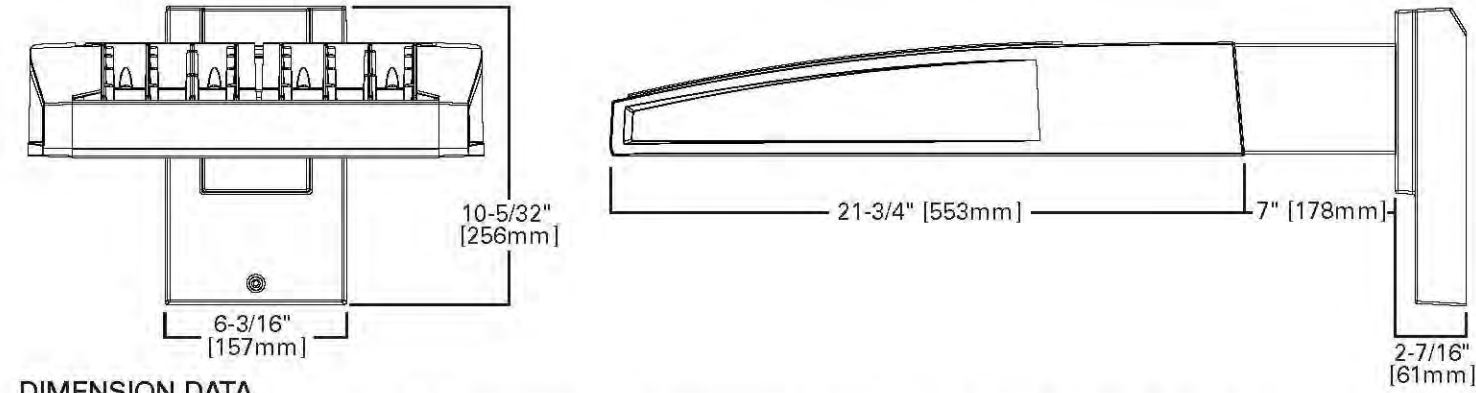
AREA/SITE LUMINAIRE

DIMENSIONS

POLE MOUNT



WALL MOUNT



DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length 1	Weight with Arm (lbs.)	EPA with Arm 2 (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	10" (254mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	10" (254mm)	63 (28.6 kgs.)	1.12

NOTES: 1 Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 2 EPA calculated with optional arm length.



CERTIFICATION DATA
UL Listed, Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)



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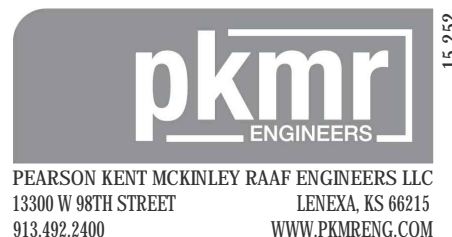
LIGHT FIXTURE SCHEDULE				
FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP NUMBER / DESCRIPTION
C1	HALO COMMERCIAL	LD4A SERIES	4" ROUND MEDIUM BEAM RECESSED DOWNLIGHT. NEW CONSTRUCTION HOUSING. EXTRUDED ALUMINUM HEATSINK. SELF-FLANGED ALUMINUM LOWER REFLECTOR AND LENSED UPPER OPTICAL CHAMBER FOR GLARE REDUCTION. 5-11/16" OVERALL HEIGHT. UL LISTED FOR INSTALLATION IN PROTECTED WET LOCATIONS. PROVIDE WITH IP66 GASKET KIT. COORDINATE FINISH WITH ARCHITECT. 0-10V 10% DIMMING DRIVER.	1,300 LUMEN LED, 22.6 WATTS, 4000K, 80 CRI.
C2	HALO COMMERCIAL	LD4A SERIES	SAME AS FIXTURE 'C1' EXCEPT LUMEN OUTPUT.	900 LUMEN LED, 14 WATTS, 4000K, 80 CRI.
SC1	MCGRAW-EDISON	TT SERIES	ROUND PENDANT-MOUNTED LOW-BAY CANOPY/PARKING GARAGE LUMINAIRE. ONE PIECE DIE-CAST ALUMINUM HOUSING WITH SLOPED TOP AND EASY-ACCESS METAL ELECTRICAL TRAY. INJECTION-MOLDED ACRYLIC GLARE-REDUCING OPTICAL LENS. POLYESTER POWDER COAT PAINT. IP66 RATED AGAINST INGRESS OF DUST AND WATER. INTEGRAL TRANSIENT LINE SURGE SUPPRESSION UP TO 10KV. HIGH AMBIENT OPTION RATED FOR UP TO 50 DEGREES CELSIUS. WIDE DISTRIBUTION.	7,000 LUMEN LED, 58 WATTS, 4000K, 70 CRI MINIMUM.
SC2	MCGRAW-EDISON	TT SERIES	SAME AS FIXTURE 'C1' EXCEPT MEDIUM DISTRIBUTION.	7,000 LUMEN LED, 58 WATTS, 4000K, 70 CRI MINIMUM.
SC3	MCGRAW-EDISON	TT SERIES	SAME AS FIXTURE 'C1' EXCEPT CONCENTRATED DISTRIBUTION.	7,000 LUMEN LED, 58 WATTS, 4000K, 70 CRI MINIMUM.
SC4	MCGRAW-EDISON	TT SERIES	SAME AS FIXTURE 'C1' EXCEPT LUMEN OUTPUT.	5,000 LUMEN LED, 45 WATTS, 4000K, 70 CRI MINIMUM.
SC5	MCGRAW-EDISON	TT SERIES	SAME AS FIXTURE 'C1' EXCEPT LUMEN OUTPUT AND MEDIUM DISTRIBUTION.	5,000 LUMEN LED, 45 WATTS, 4000K, 70 CRI MINIMUM.
SC6	MCGRAW-EDISON	TT SERIES	SAME AS FIXTURE 'C1' EXCEPT LUMEN OUTPUT AND CONCENTRATED DISTRIBUTION.	5,000 LUMEN LED, 45 WATTS, 4000K, 70 CRI MINIMUM.
SC10	CREE	304 SERIES	RECTANGULAR RECESSED SOFFIT LUMINAIRE. STEEL MOUNTING FRAME WITH 1-1/2" APERTURE THROAT AND UNIVERSAL MOUNTING BRACKETS. DIE CAST AND EXTRUDED ALUMINUM HOUSING WITH WEATHERPROOF DRIVER CHAMBER IN CENTER TO ALLOW ACCESS FROM BELOW. COORDINATE FINISH WITH ARCHITECT. INTEGRAL SURGE SUPPRESSION. 700mA DRIVER WITH 0-10V DIMMING. SYMMETRIC PETROLEUM DISTRIBUTION.	SIXTY (60) LED ARRAY, 9,311 LUMENS, 133 WATTS, 4000K, 70 CRI MINIMUM.
SC11	CREE	304 SERIES	SAME AS TYPE 'SC10' EXCEPT 525 mA DRIVE CURRENT.	SIXTY (60) LED ARRAY, 9,311 LUMENS, 101 WATTS, 4000K, 70 CRI MINIMUM.
SD1	WAGNER LIGHTING	LUMENLINEAR LULS ASYMMETRIC SERIES	LED LIGHTED ILLUMINATED HANDRAIL SYSTEM. LED STRIP INTEGRATED INTO BOTTOM OF HANDRAIL WITH 60 DEGREE BEAM SPREAD. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR RAILING SYSTEM. PROVIDE SHOP DRAWINGS DETAILING SYSTEM FOR DESIGN REVIEW. PROVIDE MATCHING 'LUMENPOST' POWER SUPPLIES AS REQUIRED TO SERVE RUNS. COORDINATE QUANTITY WITH MANUFACTURER. UL LISTED FOR WET LOCATIONS. MATTE ASYMMETRIC LENS, 70 DEGREE BEAM SPREAD.	3.57 WATTS/FT, 4000K, 85 CRI
SD2			SAME AS FIXTURE 'SD1' EXCEPT FOR LUMEN OUTPUT.	5.45 WATTS/FT, 4000K, 85 CRI
SG1	LUMENPULSE	LUMENFACADE LOGP SERIES	4" LONG STAND ALONE LED FACADE LIGHT. RGB COLOR CHANGING. WALL WASH DISTRIBUTION. CORROSION RESISTANT COATING, EXTRUDED ALUMINUM HOUSING, CLEAR, TEMPERED GLASS LENS. 12 LEDs PER 12 IN (4X RED, 4X GREEN, 4X BLUE). PROVIDE LUMENTALK SYSTEM WITH PHAROS DMX CONTROLLER FOR CONTROL AND COLOR CHANGING PROGRAMMING. PROVIDE ETHERNET CAPABILITY FOR REMOTE OPERATION. PROVIDE UMAS ADJUSTABLE MOUNTING SYSTEM.	70 WATT, 1,565 LUMENS/FT
SW1	MCGRAW-EDISON	GALLEON LED	WALL-MOUNTED AREA LUMINAIRE. EXTRUDED RECTANGULAR ALUMINUM HOUSING WITH DIE-CAST ALUMINUM END CAPS. EXTRUDED ALUMINUM MOUNTING ARM. 3G VIBRATION TESTED. POLYESTER POWDER COAT PAINT. IP66 RATED AGAINST INGRESS OF DUST AND WATER. LED CONFIGURATION WITH INDIVIDUAL ACRYLIC LENSES. INTEGRAL TRANSIENT LINE SURGE SUPPRESSION UP TO 10KV. HIGH AMBIENT OPTION RATED FOR UP TO 50 DEGREES CELSIUS. IES TYPE IV DISTRIBUTION WITH SPILL CONTROL. MOUNT AT 10'-0" NOMINAL ABOVE DRIVE LANE, COORDINATE WITH ARCH DETAILS.	FIVE (5) LED LIGHT SQUARES, 24,370 LUMENS, 264 WATTS, 4000K, 70 CRI MINIMUM.
SW2	MCGRAW-EDISON	GALLEON LED	SAME AS FIXTURE 'SW1' EXCEPT DISTRIBUTION AND LUMEN OUTPUT. IES TYPE IV FORWARD THROW DISTRIBUTION WITH SPILL CONTROL.	TWO (2) LED LIGHT SQUARES, 13,873 LUMENS, 129 WATTS, 4000K, 70 CRI MINIMUM.
SW3	MCGRAW-EDISON	GALLEON LED	SAME AS FIXTURE 'SW1' EXCEPT DISTRIBUTION AND LUMEN OUTPUT. RIGHT DISTRIBUTION WITH SPILL CONTROL. MOUNT AT 18'-0" NOMINAL, COORDINATE WITH ARCHITECTURAL DETAILS.	TWO (2) LED LIGHT SQUARES, 13,748 LUMENS, 129 WATTS, 4000K, 70 CRI MINIMUM.
SP1	MCGRAW-EDISON	GALLEON LED	SAME AS FIXTURE 'SW1' EXCEPT MOUNTING, DISTRIBUTION, AND LUMEN OUTPUT. POLE MOUNTED @ 15'-0" TO BOTTOM OF FIXTURE. PROVIDE WITH SQUARE STRAIGHT POLE MOUNTED ON 3'-0" TALL CONCRETE BASE. IES TYPE II DISTRIBUTION WITH SPILL CONTROL.	ONE (1) LED LIGHT SQUARE, 5,263 LUMENS, 56 WATTS, 4000K, 70 CRI MINIMUM.
SP2	MCGRAW-EDISON	GALLEON LED	SAME AS FIXTURE 'SP1' EXCEPT DISTRIBUTION AND LUMEN OUTPUT. POLE MOUNTED @ 15'-0" TO BOTTOM OF FIXTURE. PROVIDE WITH SQUARE STRAIGHT POLE MOUNTED ON 3'-0" TALL CONCRETE BASE. IES TYPE III DISTRIBUTION WITH SPILL CONTROL.	TWO (2) LED LIGHT SQUARES, 9,976 LUMENS, 107 WATTS, 4000K, 70 CRI MINIMUM.
SP3	MCGRAW-EDISON	GALLEON LED	SAME AS FIXTURE 'SP1' EXCEPT DISTRIBUTION AND LUMEN OUTPUT. POLE MOUNTED @ 15'-0" TO BOTTOM OF FIXTURE. PROVIDE WITH SQUARE STRAIGHT POLE MOUNTED ON 3'-0" TALL CONCRETE BASE. IES TYPE IV DISTRIBUTION WITH SPILL CONTROL AND HOUSE-SIDE SHIELD.	TWO (2) LED LIGHT SQUARES, 9,976 LUMENS, 107 WATTS, 4000K, 70 CRI MINIMUM.
SP4	MCGRAW-EDISON	GALLEON LED	SAME AS FIXTURE 'SP1' EXCEPT DISTRIBUTION AND LUMEN OUTPUT. POLE MOUNTED @ 15'-0" TO BOTTOM OF FIXTURE. PROVIDE WITH SQUARE STRAIGHT POLE MOUNTED ON 3'-0" TALL CONCRETE BASE. IES TYPE IV FORWARD THROW DISTRIBUTION.	TWO (2) LED LIGHT SQUARES, 9,976 LUMENS, 107 WATTS, 4000K, 70 CRI MINIMUM.
SP6	MCGRAW-EDISON	GALLEON LED	SAME AS FIXTURE 'SP1' EXCEPT MOUNTING HEIGHT AND DISTRIBUTION. POLE MOUNTED @ 13'-0" TO BOTTOM OF FIXTURE. PROVIDE WITH SQUARE STRAIGHT POLE MOUNTED ON 3'-0" TALL CONCRETE BASE. IES TYPE IV WIDE DISTRIBUTION.	ONE (1) LED LIGHT SQUARE, 5,263 LUMENS, 56 WATTS, 4000K, 70 CRI MINIMUM.
SP7	MCGRAW-EDISON	GALLEON LED	SAME AS FIXTURE 'SP6' EXCEPT IES TYPE IV FORWARD THROW DISTRIBUTION.	ONE (1) LED LIGHT SQUARE, 5,263 LUMENS, 56 WATTS, 4000K, 70 CRI MINIMUM.
SP8	MCGRAW-EDISON	GALLEON LED	SAME AS FIXTURE 'SP6' EXCEPT OUTPUT AND IES TYPE IV FORWARD THROW DISTRIBUTION.	TWO (2) LED LIGHT SQUARES, 9,976 LUMENS, 107 WATTS, 4000K, 70 CRI MINIMUM.
SP9	MCGRAW-EDISON	GALLEON LED	SAME AS FIXTURE 'SP6' EXCEPT OUTPUT.	TWO (2) LED LIGHT SQUARES, 9,976 LUMENS, 107 WATTS, 4000K, 70 CRI MINIMUM.
TL1	KLUS	WP-K SERIES PDS4-ALU	HIGH OUTPUT, LOW VOLTAGE THIN & FLEXIBLE LED TAPE LIGHTING. UV COATED FLEXIBLE SILICONE JACKET SUITABLE FOR WET LOCATIONS AND IP65 RATED. FIELD CUTTABLE EVERY 2". 140 DEGREE BEAM ANGLE. FURNISH WITH LOW PROFILE THIN EXTRUDED ALUMINUM CHANNEL WITH FROSTED LENS. CHANNEL SHALL BE IP67 RATED AND SUITABLE FOR OUTDOOR INSTALLATIONS. FURNISH WITH 24VDC DIMMABLE TRANSFORMERS - QUANTITY AS REQUIRED. COORDINATE REMOTE MOUNTING OF TRANSFORMER IN WEATHERPROOF ENCLOSURE. FURNISH WITH ALL PLUGS, ADAPTERS, MOUNTING CLIPS/BRACKETS, ETC. AS REQUIRED TO FURNISH A COMPLETE INSTALLATION.	LED STRIP, 265 LUMENS/FT, 3 WATT/FT, 4000K, 90 CRI.
W	BEGA	22392 SERIES	EXTERIOR WALL MOUNTED FIXTURE. MARINE GRADE CAST ALUMINUM HOUSING. SAFETY GLASS LENS. MOLDED SILICONE RUBBER GASKET. POLYESTER POWDER COAT FINISH. COLOR BY ARCHITECT. UL LISTED FOR WET LOCATIONS	643 LUMEN LED, 16 WATTS, 4000K, 82 CRI MINIMUM.

FINAL DEVELOPMENT PLAN

MARCH 17, 2017

REVISONS
UPDATES TO APPROVED FDP
CITY COMMENTS

09.16.2019
10.21.2019



PEARSON KENT MCKINLEY RAFF ENGINEERS LLC
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ST. LOUIS, MO 63104

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13300 W. 36TH ST.
LENEKA, KANSAS 66215
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FAX: 913-492-2437

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MISSION GATEWAY



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RESIDENTIAL 'W' WALLPACK

LED wall washers - symmetrical light distribution

Housing: Constructed of marine grade, copper free die-cast aluminum alloy. The housing uses stainless steel inserts for enclosure attachment. Mounts over a standard 3 1/2" or 4" octagonal wiring box. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum cover frame secured by captive socket head, stainless steel screws threaded into stainless steel inserts. Semi-specular, anodized aluminum internal reflector. Safety glass lens installed flush with aluminum frame. Fully gasketed for weather tight operation using a molded silicone rubber gasket. Can be installed in upward or downward facing positions.

Electrical: 25.3W LED luminaire, 30 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

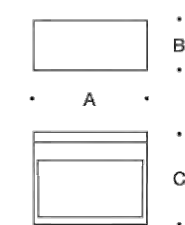
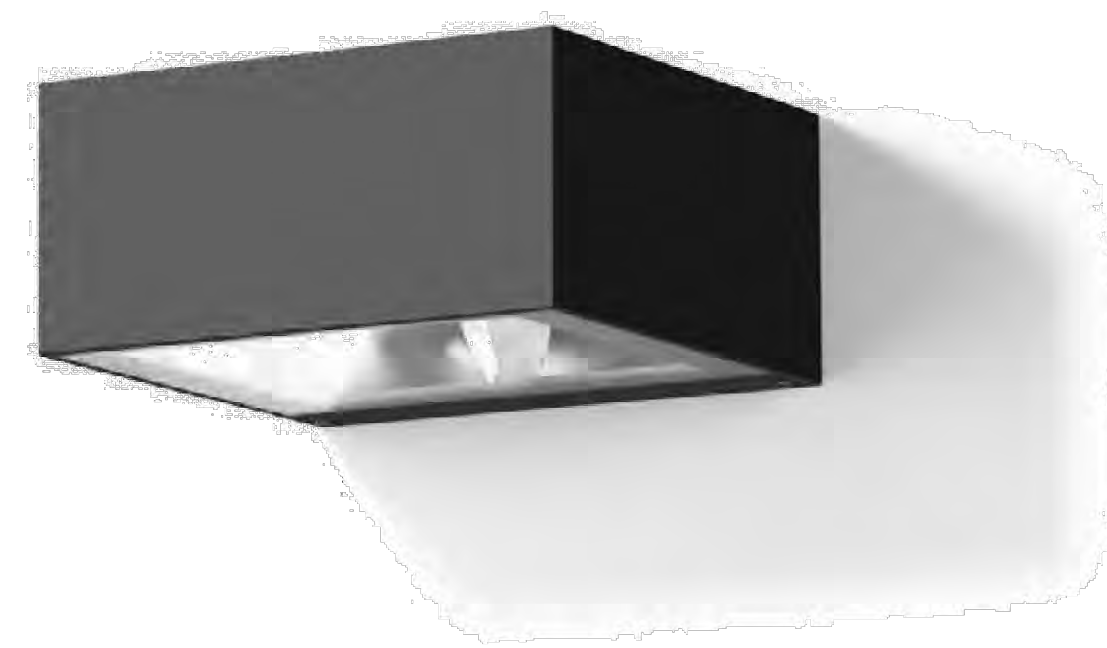
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 6.8 lbs.

Luminaire Lumens: 2125
Tested in accordance with LM-79-08



Symmetrical light distribution			
Lamps	A	B	C
22392 25.3W LED	9 1/2"	4 1/8"	7 1/8"

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 FAX (805)566-9474 www.bega-us.com
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Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

RESIDENTIAL 'C' SERIES

DESCRIPTION

4 inch LED recessed medium beam downlight with 50° cut off specially designed for LED technology. Two-stage reflector system produces smooth distribution with excellent light control and low aperture brightness. Lumen packages include 900, 1300, 1800 and 2800 lumens with color temperatures of 2700K, 3000K, 3500K, 4000K.

SPECIFICATION FEATURES

Lower Shielding Reflector
Self-flanged, spun .050" thick aluminum lower reflector in combination with a lensed upper optical chamber provides superior lumen output with minimal source brightness. Available in all Portfolio Alzak® finishes.

Trim Retention
Lower reflector is retained with two torsion springs holding the flange tightly to the finished ceiling surface.

Plaster Frame / Collar
New Construction Housing: Die cast aluminum 1-1/2" deep collar accommodates ceiling materials up to 2".

Universal Mounting Bracket
Accepts 1/2" EMT, C channel and bar hangers and adjusts 5" vertically from above and below the ceiling.

Junction Box
(4) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight

conduit runs. Listed for (8) #12 AWG (four in, four out) 90°C conductors and feed thru branch wiring.

Thermal
Extruded aluminum heat sink conducts heat away from the LED module for optimal performance and long life.

LED
LED system contains a plurality of high brightness white LED's combined with a high reflectance upper reflector and convex transitional lens producing even distribution with no pixilation. Rated for 50,000 hours at 70% lumen maintenance. Auto resetting, thermally protected, LED's are turned off when safe operating temperatures are exceeded. Color variation within 3-step MacAdam ellipses. Flexible disconnect allows for tool-less replacement of LED engine from below ceiling. Available in 80 or 90 CRI.

Driver
Combination 120-277V 0-10V or 120V trailing edge phase cut driver provides flicker free dimming from 100% to 10%. Optional 1% 0-10V, Fifth Light, DMX or Lutrom® Ecosystem. Driver can be serviced from above or through the aperture.

Code Compliance
Thermally protected and cULus listed for protected wet locations. IP66 rated when used with IP65 gasket kit accessory. Optional City of Chicago environmental air (CCEA) marking for plenum applications. EMI/RFI emissions per FCC 47CFR Part 18 Class B consumer limits. Non-IC rated - Insulation must be kept 3" from top and sides of housing. RoHS Compliant. Photometric testing completed in accordance with IES LM 79 standards. LED life testing completed in accordance with LM 80 standards.

Warranty
5 year warranty.

Portfolio

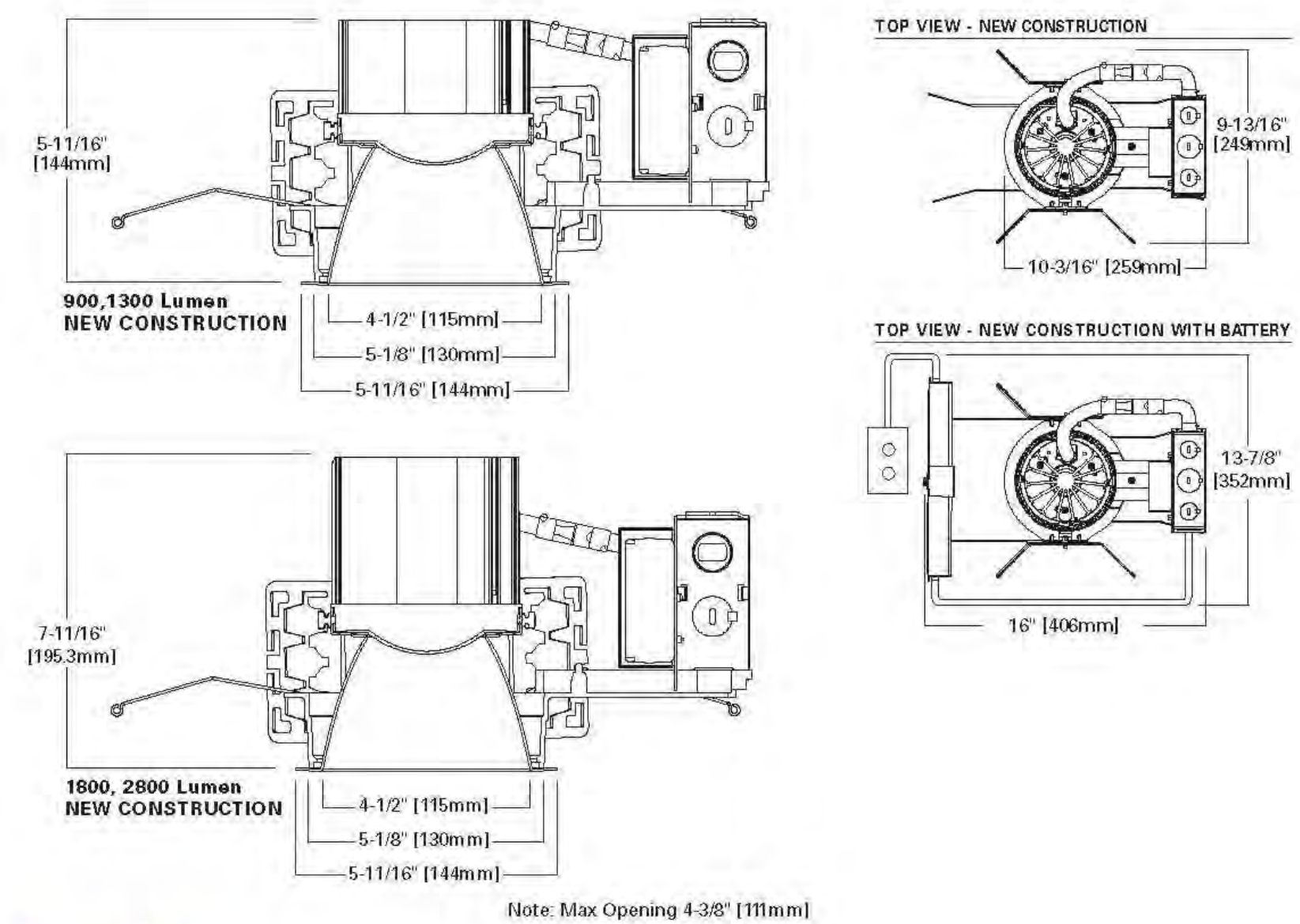
Catalog #	Type
Project	Date
Comments	
Prepared by	



**LD4A09 LD4A13
LD4A18 LD4A28
4LM**

900, 1300 Lumen LED
1800, 2800 Lumen LED

4-Inch
Medium Beam Downlight
New Construction



TYPICAL GARAGE 'SC' SERIES

DESCRIPTION

The TopTier™ parking garage, canopy and low-bay luminaire is an innovative solution that delivers an unparalleled combination of performance and visual comfort. The patented WaveStream™ optical technology blocks the line of sight from the LED light sources to the observer, while extracting the maximum amount of light on task. This approach results in a high level of uniformity and vertical footcandles that enhances safety in the application environment. The TopTier luminaire is UL/cUL listed for wet locations, IP66 and 3G vibration rated.

SPECIFICATION FEATURES

Construction
One-piece, low copper die-cast aluminum housing provides a clean and symmetric housing. Formed aluminum top is sloped to prevent bird nesting. Metal electrical tray allows for easy electrical access for field servicing.

Optics
Unique optical distributions are accomplished using various combinations of reflective backing plates and WaveStream optical technology. The optical Waveguide is manufactured using precision injection molded acrylic. The optics contain features that form a repeatable and redundant pattern to direct light in a precisely prescribed distribution. For the ultimate level of glare control and visual comfort, specify the SG option which adds a Solite® glass lens that works in combination with the Waveguide lens and reflective backing plate. Offered standard in 4000K (+/- 275K) CCT, optional 3000K and 6000K. Minimum 70 CRI.

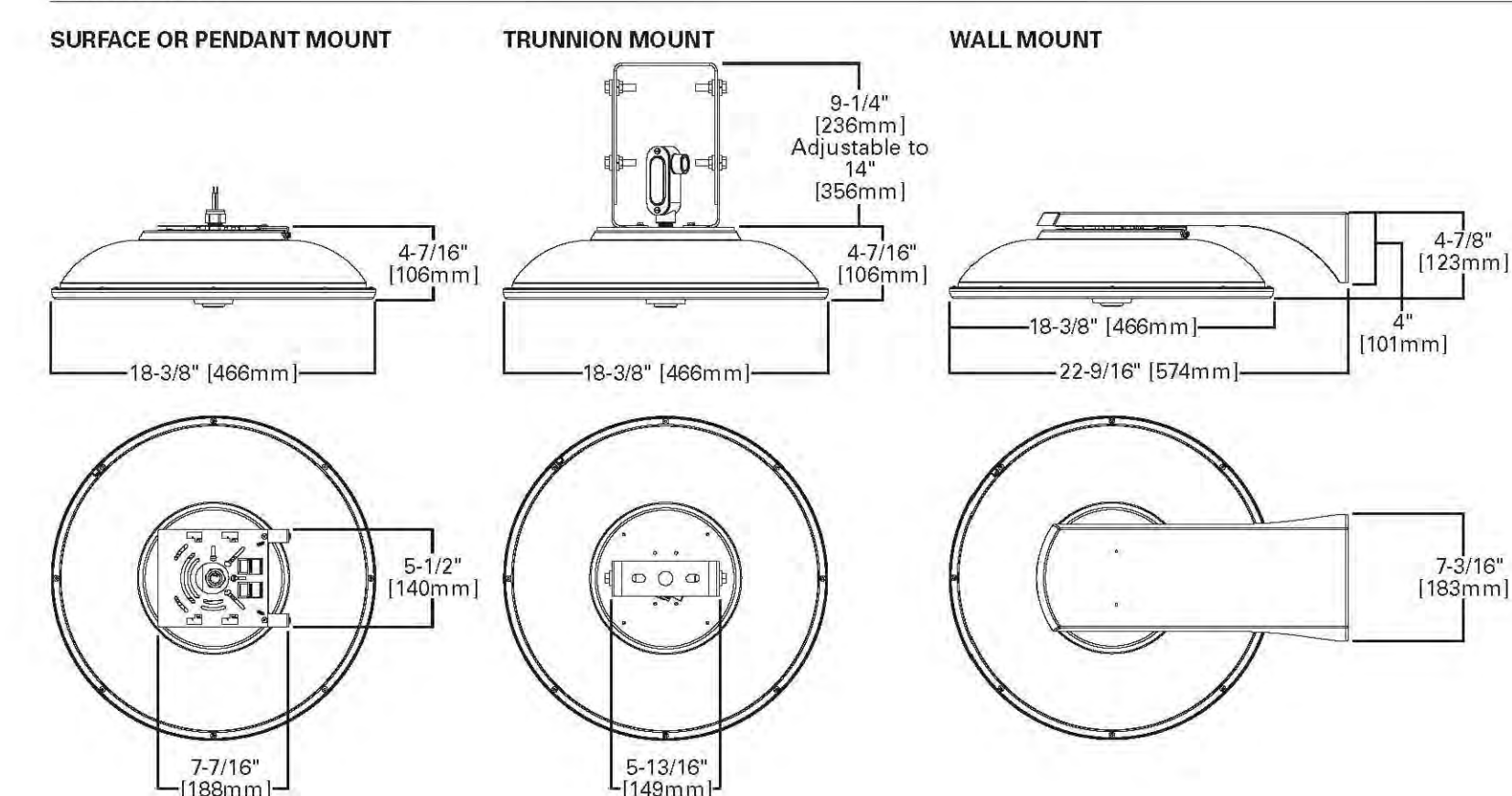
Electrical
LED driver(s) are mounted to metal electrical tray for optimal thermal performance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming driver(s), specify 5LTD for Fifth Light DALI driver(s) Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. Greater than 90% lumen maintenance expected at 60,000 hours, based off LM-80 test data and TM-21. Suitable for ambient temperature applications from -40°C (-40°F) to 40°C (104°F). For 50°C (122°F) applications, specify the HA high ambient option. IP66 rated against the ingress of dust and water.

Mounting
Standard fixture mounts to a square or octagonal 4" surface or recessed j-box via heavy-gauge quick mount bracket. With the addition of a field supplied wet location j-box, the luminaire can be pendant mounted to a rigid or free swinging pendant. Optional mounting methods include trunnion mount and wall mount.

Finish
Housing finished in white Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include black, bronze, grey, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

DIMENSIONS



*www.designlights.org

McGraw-Edison

Catalog #	Type
Project	Date
Comments	
Prepared by	



TT TOPTIER LED

Solid State LED

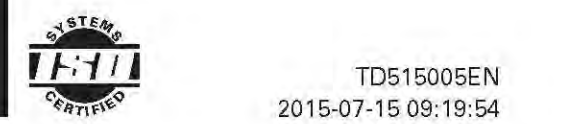
PARKING GARAGE/
CANOPY/
LOW-BAY LUMINAIRE



CERTIFICATION DATA
UL/cUL Wet Location Listed
3G Vibration Rated
LM79 / LM80 Compliant
IP66 Rated
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA
Approximate Net Weight:
16 lbs. (7.2 kgs)



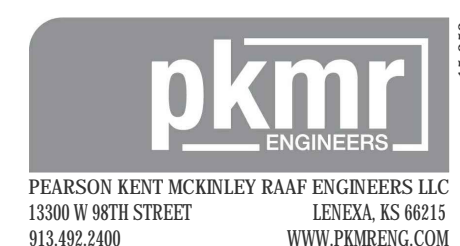
01 SITE LIGHTING SCHEDULES & DETAILS

FINAL DEVELOPMENT PLAN

MARCH 17, 2017

REVISIONS
UPDATES TO APPROVED FDP CITY COMMENTS

09 16 2019
10 21 2019



PEARSON KENT MCKINLEY RAFF ENGINEERS LLC
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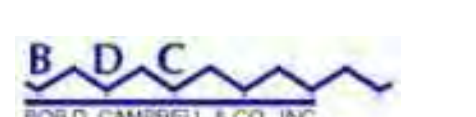
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SITE LIGHTING CUTSHEETS

FDP-SL102

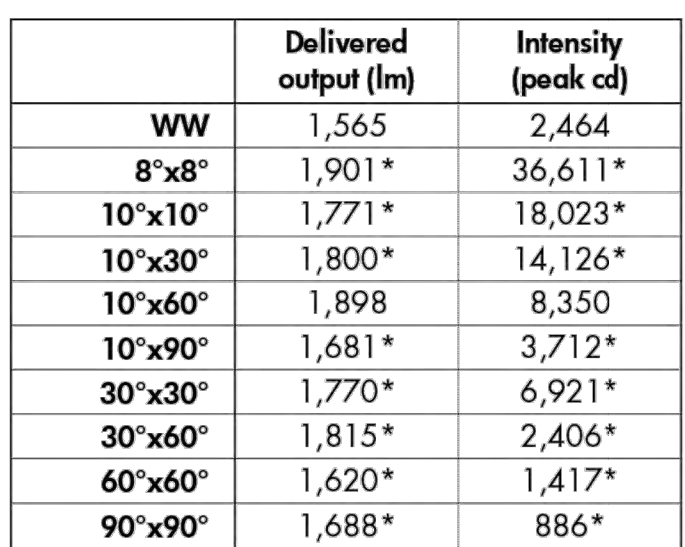
'SG' GARAGE FACADE UPLIGHT

Specification Sheet

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____

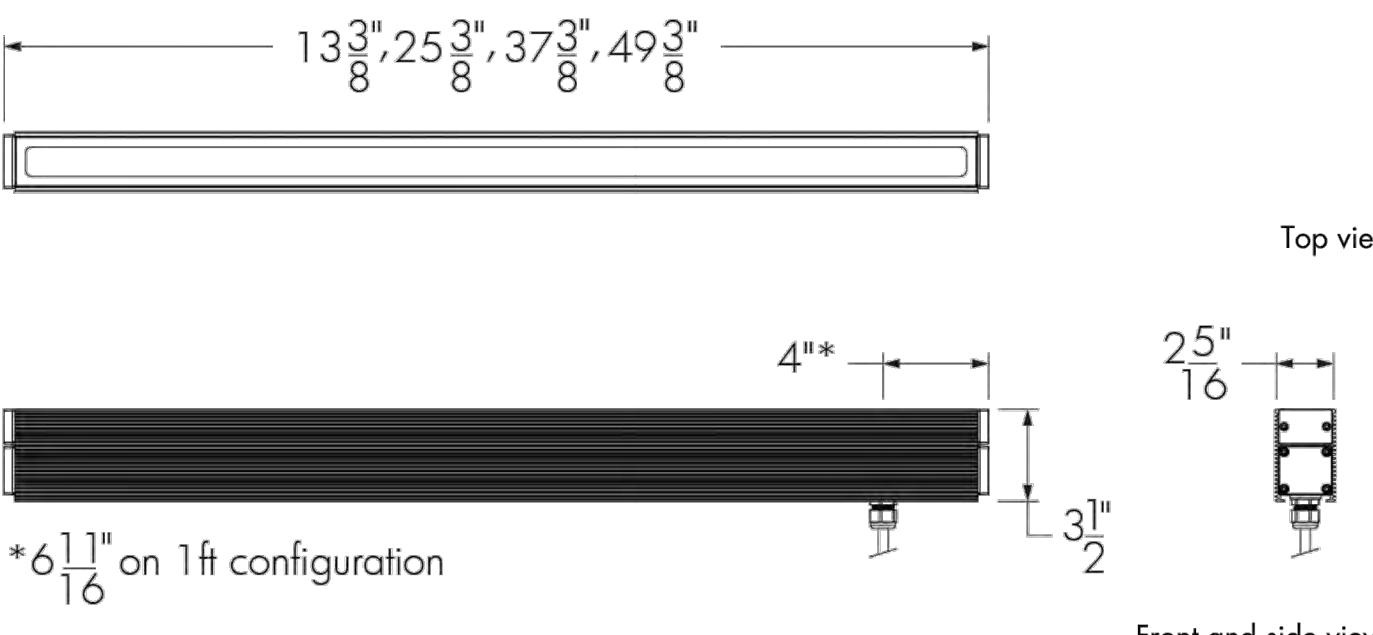
lumenpulse
Stand Alone
LOGP
COLOR CHANGING



Photometric Summary

Beam Angle	Delivered output (lm)	Intensity (peak cd)
WW	1,565	2,464
8°x8°	1,901*	36,611*
10°x10°	1,771*	18,023*
10°x30°	1,800*	14,126*
10°x60°	1,898	8,350
10°x90°	1,681*	3,712*
30°x30°	1,770*	6,921*
30°x60°	1,815*	2,406*
60°x60°	1,620*	1,417*
90°x90°	1,688*	886*

Based on RGB full output, 4ft (1219mm), DMX/RDM configuration.
Photometric performance is measured in compliance with IESNA LM-79-08.
*Estimated. Consult website for the latest photometric files.



Top view
Front and side views


Description

The Lumenpulse Stand Alone Color Changing is a high-performance, linear LED luminaire for outdoor applications where individual units are preferred to continuous rows. The luminaire can be mounted to surfaces for colorful wall grazing or floodlighting, or suspended from ceilings to light large public spaces in color. Available in 12 in, 24 in, 36 in or 48 in sections, the luminaire offers a wide number of options including a choice of optics for grazing or floodlighting; RGB, RGBW or RGBA color mixing; various mounting options, finishes, accessories and controls. The Lumenpulse Stand Alone Color Changing is also available with a unique asymmetric wallwash distribution, providing exceptional uniformity and brightness for walls and signage.

Features

Color and Color Temperature	Additive RGB, Additive RGB + white 4000K, Additive RGB + amber
Length (nominal)	12 in, 24 in, 36 in, 48 in
Optics	Asymmetric Wallwash, 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 15° x 25°, 30° x 30°, 30° x 60°, 35° x 35°, 50° x 80°, 60° x 60°, 80° x 80°, 90° x 90°
Options	90° angle cord output (bottom feed), Corrosion-resistant coating for hostile environments, 3G ANSI C136.31 Vibration Rating for bridge applications, CE (certification covers European Economic Area)
Power Consumption	17.25 W/ft, Typically 20% higher for 12 in fixture lengths
Warranty	5-year limited warranty

Colors and Color Temperatures



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info@lumenpulse.com www.lumenpulse.com www.lumenpulse.com/products/1414/lumenpulse-stand-alone-color-changing

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'SD' SERIES ILLUMINATED HANDRAIL

LUMENLINEAR™ ASYMMETRIC

ANOTHER LUMENRAIL® COMPONENT FOR LIFE SAFETY AND LIGHT.

Our linear product is a state-of-the-art, low-voltage LED light fixture that provides exceptional lighting performance to enhance any stairway, ramp or walkway application. Its soft light provides ample illumination for safety and ambiance without the glare or harshness of overhead lighting. Available with warm, neutral or cool white color temperatures, and a range of solid color options for static hues. Standard, mid and high output offerings make Lumenlinear a highly flexible and practical solution for adding beauty and light to your life safety installations.



- Industry leading output:
 - 70° asymmetric @ 45° above nadir
- Matte and transparent lens options
- Available in:
 - 152, 284 or 413 lpf (4000 °K Values)
- IES full cutoff classification when installed in Wagner Architectural Systems hand rail
- Fully gasketed, extruded aluminum housing
- ETL wet location listed, UL1598 certified
- 5 year warranty
- Cast 316 stainless steel, mechanical mounting
- CCT standard in 5 white options
- 4 solid color options including wildfire amber
- Up to 88 CRI standard, 95+ available upon request
- 14 standard lengths from 6" to 80"



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'TL1' LED TAPE LIGHTING

KLUS

Flexible LED Strip 9.6 Watt / M, IP 65, 24V

UL LISTED

Product code No.	Color Temp.	Watts/ Meter Watts/ Foot	LEDs/ Meter LEDs/ Foot	Lumens / Meter Lumens/ Foot	CRI	LED Chip Type	Beam Angle	Input Voltage
WP-K-27-1220-24V	2700K	9.6 W/M 3 W/F	120 LEDs/M 38 LEDs/F	635 L/M 200 L/F	90+	Epistar 3528	140°	24V
WP-K-30-1220-24V	3000K	9.6 W/M 3 W/F	120 LEDs/M 38 LEDs/F	750 L/M 230 L/F	90+	Epistar 3528	140°	24V
WP-K-35-1220-24V	3500K	9.6 W/M 3 W/F	120 LEDs/M 38 LEDs/F	800 L/M 250 L/F	90+	Epistar 3528	140°	24V
WP-K-40-1220-24V	4000K	9.6 W/M 3 W/F	120 LEDs/M 38 LEDs/F	845 L/M 265 L/F	90+	Epistar 3528	140°	24V

Operating Temperature: -22°F to 122°F, IP65, 24V DC, Dimmable, Outdoor, Hazardous, CE, RoHS

Water and dust resistant – IP 65

Protects against:

- Rain and humidity
- Water splash
- Dust and dirt
- Water jets
- Particles

Wire options:

36"-72" wire leads (20 gauge jacketed wire)

A. Soldered leads
B. female end
C. male end
D. No connector

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'SC10' PARKING UNDER OFFICE

304 Series™

LED Recessed Soffit Luminaire

Product Description

High performance energy efficient LED down light, designed for use in drop ceilings with 20-24" (508-610mm) on center building construction. Heavy gauge steel recessed mounting frame features 1-1/2" (38mm) deep aperture throat to accommodate most standard ceiling thicknesses, and universal mounting brackets that accept 1/2" (13mm) EMT conduit, C-channel mounting bars or flat bar hangers (all by others) with 5" (127mm) vertical adjustment from either above or below the ceiling. Luminaire is constructed from rugged die cast and extruded aluminum components. LED driver is mounted in a sealed weatheright center chamber that allows for access from below the luminaire. High performance heat sinks specifically designed for LED recessed soffit applications.

Applications: Petroleum stations, convenience stores, drive-thru banks and restaurants, retail and grocery

Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

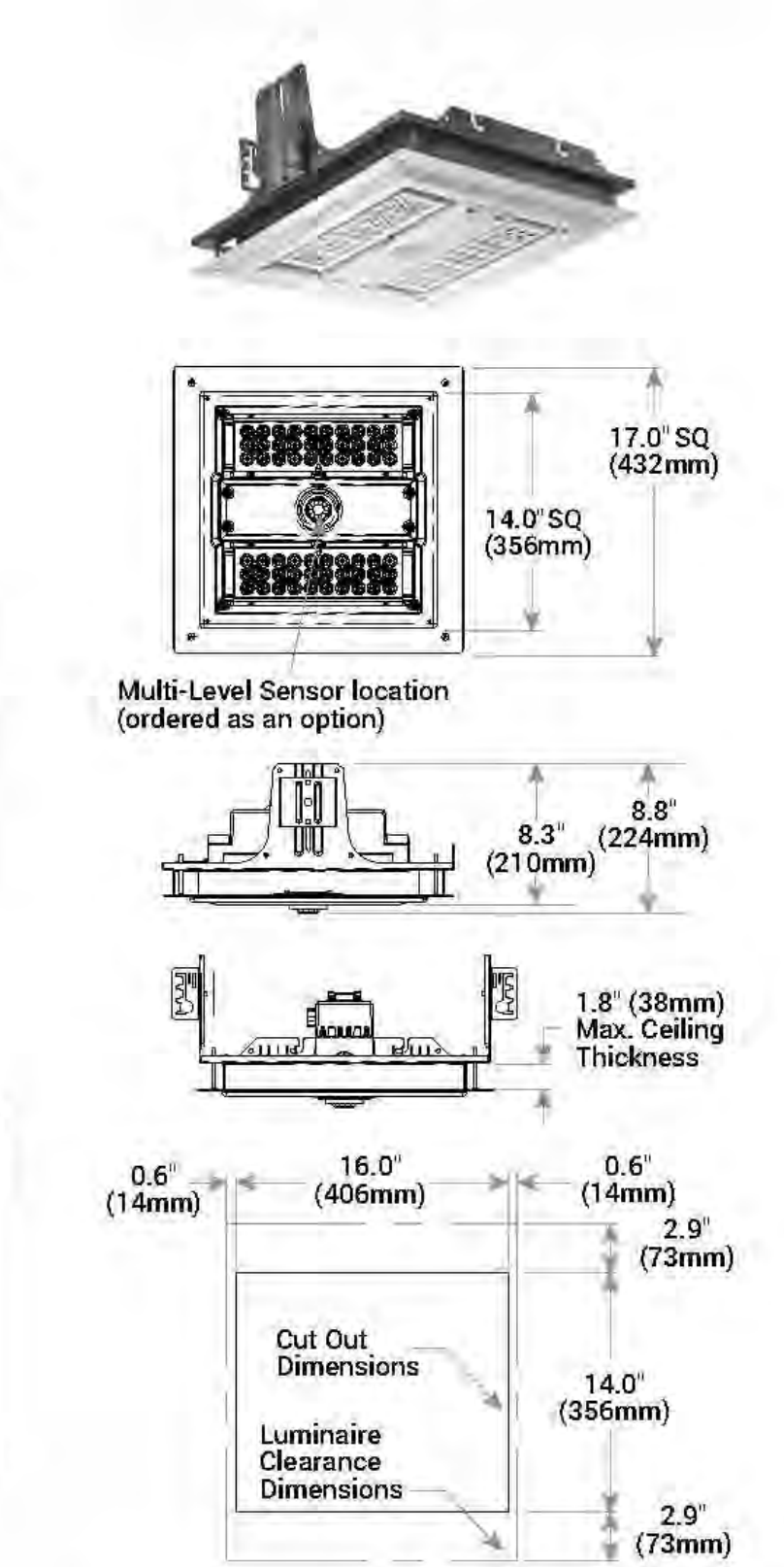
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

See www.cree.com/lighting/products/warranty for warranty terms

Accessories

Field-Installed	Mounting C-Channel
Hand-held Remote XA-SERIES - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required.	XA-MC14 - Pair of 14" (356mm) rigid 3/4" x 1/2" (19mm x 13mm) galvanized C-Channel bars XA-MC22 - Pair of 22" (559mm) rigid 3/4" x 1/2" (19mm x 13mm) galvanized C-Channel bars XA-MC28 - Pair of 28" (711mm) rigid 3/4" x 1/2" (19mm x 13mm) galvanized C-Channel bars
Hanger Bar XA-HB1 - 1/4" x 1/8" x 4"	
Mounting Brackets XA-MB1 - 1/4" x 1/8" x 4"	



LED Count (x10)	Weight
D4	22.5 lbs. (10.2kg)
D6	22.5 lbs. (10.2kg)

Ordering Information

Example: SFT304-SM-RM-04-E-UL-WH-350

Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
SFT-304	SM Type V Medium SS Type V Short PS Petroleum Symmetric S Sparkle Petroleum	RM Recessed	84 86 - Available on non-C rated luminaires only.	E	UL Universal 120-277V - For use with IC option only UH Universal 54V-480V - For use with IC option only 12 120V - Available on non-C rated luminaires only 27 277V - Available on non-C rated luminaires only	DK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA 700 700mA - Available on non-C rated luminaires only 40 40LEB - Available on luminaires with 40LEB only	DM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current F Fuse - When code dictates fusing, use time delay fuses - Refer to ML spec sheet for availability with ML options IC Type IC Rated - Available with UL 12 and 27 voltages only ML Multi-Level - Refer to ML spec sheet for details PAL Programmable Multi-Level - Refer to PAL spec sheet for details DK 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire



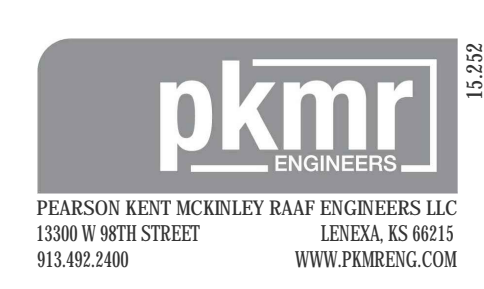
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Rev. Date: V1 08/03/2015



Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

FINAL DEVELOPMENT PLAN
MARCH 17, 2017
REVISIONS
UPDATES TO APPROVED FDP 09.16.2019
CITY COMMENTS 10.21.2019



CONSULTANTS:
CIVIL / LANDSCAPE:
OLSSON ASSOCIATES
7301 WEST 133RD ST., SUITE 200
OVERLAND PARK, KANSAS 66213
TEL: 913-381-1170
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13300 W. 98TH ST.
LENEKA, KANSAS 66215
TEL: 913-492-2400
FAX: 913-492-2437
STRUCTURAL:
BOB D. CAMPBELL & CO., INC.
4338 BELLEVUE AVE.
KANSAS CITY, MISSOURI 64111
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MISSION GATEWAY



510 avenida cesar e chavez kansas city missouri 64108 p 816 474 3838 f 816 474 0836 www.eldoradoarchitects.com

City of Mission	Item Number:	3.
ACTION ITEM SUMMARY	Date:	November 6, 2019
Administration	From:	Martha Sumrall

Action items require a vote to recommend the item to full City Council for further action.

RE: October 2, 2019 Community Development Committee minutes.

RECOMMENDATION: Review and accept the October 2, 2019 minutes of the Community Development Committee.

DETAILS: Minutes of the October 2, 2019 Community Development Committee meeting are presented for review and acceptance. At the committee meeting, if there are no objections or recommended corrections, the minutes will be considered accepted as presented.

Draft minutes are linked to the City Council agenda packet so that the public may review the discussion from the committee meeting in advance of the Council action on any particular item.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	NA
Line Item Code/Description:	NA
Available Budget:	NA

MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE

October 2, 2019

The Mission Community Development Committee met at Mission City Hall, Wednesday, October 2, 2019 at 6:30 p.m. The following committee members were present: Hillary Thomas, Arcie Rothrock, Nick Schlossmacher, Kristin Inman, and Sollie Flora. Absent: Councilmembers Quinn, Kring and Davis. Mayor Appletoft was also present. Councilmember Thomas called the meeting to order at 6:30 p.m.

Also present were City Administrator Laura Smith, Assistant City Administrator Brian Scott, City Clerk Martha Sumrall, Assistant to the City Administrator Emily Randel, Public Works Director Celia Duran, Parks & Recreation Director Penn Almoney, Chief Ben Hadley, and Superintendent Brent Morton.

Public Comments

There were no public comments.

Mission Summer Camp and Mission Family Aquatic Center Season Reviews

Jenny Smith, Recreation Supervisor, presented information on the 2019 Summer Camp at the Sylvester Powell, Jr. Community Center. Her presentation included:

- An overview of the camp structure, noting the it is licensed through KDHE, runs for nine weeks, employed 35-38 seasonal staff, had a total of 1, 457 campers over all sessions (232 unique campers), fees, and the benefits of Mission's summer camp.
- A new safety policy was initiated in 2019 that provided each family with laminated pick-up cards and, if not used, an ID would need to be presented to pick-up campers.
- The group structure was changed to reduce the size of camping groups (approximately 20 campers in each group).
- Revenues and expenses, noting that the cost recovery increased from 155% in 2018 to 174% in 2019.
- Expenses were higher than usual due to KDHE requirements for fingerprinting of all staff effective summer 2019. Ms. Smith thanked the Police Department for their help with implementing this new requirement.
- Anticipated changes for 2020 include extending camp to 10 weeks, Fun Friday Field Trips, rebranding of the camp into one camp (rather than two), increasing trips to the Mission Family Aquatic Center to four each week, and implementing a Counselor in Training Program.
- Campers who are 13 years old and have previously participated in the camp will have the opportunity to be Counselors in Training. This will assist with promoting life and job skills, and possibly encourage campers to come back as counselors when they are old enough.

Councilmember Thomas requested information on the scholarship program, which received less funding in 2019 than in previous years. Ms. Smith stated this program is funded from the concessions at the Free Family Fun Nights. Because such a limited amount was received from these concessions, the City subsidized the scholarships requested. She stated that all who applied for a scholarship and met the requirements (Federal income guidelines) received scholarships. Next year she plans to promote the program to a greater extent and hopes to have a special event for this program which would be a Duck Race.

Luis Benavides, Aquatics Manager, provided an update on the 2019 Mission Family Aquatic Center (MFAC) season. His presentation included:

- Highlights of the season including dates open, number of days the facility closed due to weather, etc., rate/membership fees which did not increase in 2019, and the City hosted the MoKan Swim Championships.
- Revenue summary, noting a drop in memberships in 2019 (down 5.5%) He stated that although memberships were down, there were increased Super Pool Pass attendees primarily due to Merriam's facility being closed this year.
- Concession sales saw a 6% increase, and classes saw a decrease due to many classes being included in the camp curriculum.
- Rentals revenues increased and he would like to build on this in future years.
- Total revenues for the MFAC were up 2% over last year.
- Expenses included the need to purchase a new water heater and ADA chairs. The cost recovery rate in 2019 was 58.66%, but he stated they are working towards 60%.
- Resident memberships were down, but non-resident membership increased. Across the board, the Super Pool Pass was down this year, but there was a large increase in use by Merriam residents.
- Information on summer programs, including the Dive-in Movie which had 88 attendees for just one event. He hopes to have 100 attendees next year for each movie.
- Mr. Benavides has been working to build a positive work culture that encourages the staff to work together, return in subsequent years, and refer others to Mission for employment.

Councilmember Schlossmacher asked how the facility and is marketed. Ms. Smith stated that social media is used and it is marketed through events at the Community Center. Mr. Benavides stated he would like to sell MFAC passes earlier in the year (i.e. Christmas or Cyber Monday).

Councilmember Rothrock encouraged recognition programs for the lifeguards, and Mr. Benavides discussed several ideas he has for this program. Councilmember Rothrock also asked if wages for lifeguards are still keeping pace with other facilities and how often this should be reviewed. Ms. Smith stated wages are looked at yearly and our wages fall in the middle of nearby facilities. The positive culture also helps Mission to retain staff and there are opportunities for part-time staff to receive a pay increase, as well as a referral bonus.

This item was informational only and no action was taken.

Mission Market Season Review

Ms. Randel provided an overview of the 2019 Mission Market Season, including:

- The market season was from June through August and the average daily attendance was 600. This is based on a snapshot count of customers every ½ hour.
- Most of the comments from the recent survey were positive.
- The average number of vendors increased in 2019, although there is room for growth. Most vendors agreed they would recommend Mission's Market to other vendors and most stated they plan to return in 2020.
- Special themes for market days helped to improve attendance and keep the market "fresh."
- Busier vendors were invited to come just a few days when they were available, which helped with offering a variety of goods. The market needs both the "reliable" weekly vendors as well as a variety of those that come sporadically.
- Successes included quality vendors, happy hour programming, expanded reach and awareness, and the market promoted more activity along Johnson Drive.
- Growth opportunities include increasing the number and variety of vendors, and exploring more options for comfort for extreme weather.

Mayor Appletoft asked if the shortened season had an impact on the market. Ms. Randel stated that the market was able to keep good momentum throughout the season, but noted that some feel the season is too short as local produce is available through September. The season aligned with the pool, and she noted that once school is back in session, people often have other commitments and market attendance declines. She stated that staff recommends continuing with a Thursday afternoon market as opposed to trying to compete with the larger Saturday markets. Offering alcohol every week, along with more food options also helped the market.

Ms. Randel discussed the positive impact of promoting something different each week (theme, etc.), and the need to provide more picnic tables at the Market. No large scale investment in the market is planned at this time. She noted the support of the Public Works and Police departments in helping with the market, as well as our Market Coordinators. She also thanked councilmembers for choosing to hold their ward meetings at the Market during this past season.

Councilmember Inman asked if Capitol Federal still plans to invest in the market site and Ms. Randel stated these discussions have started again. Councilmember Flora stated that a few more tables are needed at the Market, especially with our commitment to Communities for All Ages.

This item was informational only and no action was taken.

Acceptance of the September 4, 2019 Community Development Committee Minutes

Minutes of the September 4, 2019 Community Development Committee were provided to the committee. There being no objections or corrections, the minutes were accepted as presented.

Agency Participation Agreement with MARC and TTS for Data Authorization

Ms. Duran reported MARC and Traffic Technology Services, Inc. (TTS) approved an agreement allowing TTS to access the Operation Green Light (OGL) data for members agencies that enter into an Agency Participation Agreement. This is new technology and the data will be used to develop products for connected vehicle applications. Mission has participated in Operation Green Light, which is a regional traffic signal coordination system managed by MARC for some time, but we have not shared data previously. There are no costs to participate in this initiative.

Councilmember Flora recommended that the Agency Participation Agreement Agreement in conjunction with the Data Authorization Agreement with MARC and TTC for the purpose of sharing traffic signal data collected as part of the Operation Green Light system be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Demolition Contract for 5122 W. 60th Terrace Property

Mr. Morton stated that Council previously approved the acquisition of property located at 5122 W. 60th Terrace as part of the Rock Creek Channel Project. The property has extensive settlement adjacent to Rock Creek and demolition of the house is necessary so it can be used for access during soil boring installation and construction. Bids were requested from demolition contractors with three received. Denton Excavating was the lowest bid. He stated they have previously done work for the City (Neff property and Harleywoods property) and that they always do a good job. He stated that due to the erosion issues the current property owner is experiencing, this is the right move to remove the structure. Staff is recommending the bid from Denton Excavating in an amount not to exceed \$9,748 and this will include the complete project including disconnection of all utilities, removal of the foundation, and all debris to a certified landfill.

Councilmember Flora asked what measures would be taken to be sure the grading does not have a negative impact on the neighbors. Mr. Morton stated they will backfill the hole and grade the site to drain either to Rock Creek or the street. The neighbors will not be affected.

Councilmember Inman asked if there has been communication with the neighbors regarding this project. Ms. Smith stated a letter was sent in August to all properties in the project area to introduce the project. The letter also stated that the City would be in touch with them again

regarding any easements needed. The City will host a community meeting this fall to provide an update on the project and property owners will be notified by postcard or another letter.

Councilmember Schlossmacher recommended that the contract with Denton Excavating, Inc. dba Midland Wrecking for demolition of the structure at 5122 W. 60th Terrace in an amount not to exceed \$9,748 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

Department Updates

There were no department updates.

Other

Councilmember Schlossmacher requested information on how changes to the stoplight at Johnson Drive and Roe will be handled in the future once the proposed deannexation of that corner occurs and Roeland Park has 25% of the signal. Ms. Smith stated that it would not be an issue as both cities have agreed to work cooperatively and collaborate should that occur.

Meeting Close

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:25 p.m.

Respectfully submitted,

Martha Sumrall
City Clerk

City of Mission	Item Number:	4
ACTION ITEM SUMMARY	Date:	November 6, 2019
Administration	From:	Jim Brown / Brian Scott

Action items require a vote to recommend the item to full City Council for further action.

RE: A Resolution finding that a structure is unsafe and dangerous, and directing that the structure be repaired or removed and the premises made safe and secure.

RECOMMENDATION: Approve the attached resolution finding that a structure at 5399 Martway is unsafe and dangerous, and directing that the structure be repaired or removed and the premises made safe and secure.

DETAILS: The structure at 5399 Martway Street, more commonly known as Mission Bowl, is a bowling alley that was built in 1958. The structure experienced a fire on the afternoon of April 3, 2015, which resulted in extensive damage. Subsequent restoration of the structure has been stalled due to protracted litigation that was initiated not long after the fire occurred. During this time the building has become exposed to the elements leading to further deterioration.

The Community Development Department is responsible for ensuring all property in Mission meets various building and property safety codes and does not pose a risk to the general public. To meet this goal, department staff responds to citizen complaints and requests, as well as requests from the Mission Police Department and the Johnson County Consolidated Fire District #2 regarding possible dangerous structures. Staff also performs self-initiated inspections when a structure presents a clear danger to the public. Inspections are conducted using criteria listed in the 2012 International Property Maintenance Code Section 108.1.5.

In accordance with Kansas Statutes Annotated 12-1752, when staff determines that a structure is dangerous, a written report from the building official is prepared and presented to the City Council. This written report becomes the basis for the City Council to conduct a public hearing for the purpose of taking testimony from the owner, and all other interested parties, as to the condition of the structure, and to determine whether the structure should be repaired or demolished, and the time frame for such.

On July 8th, an inspection of the structure at 5399 Martway was conducted by the City of Mission's Building Official, Jim Brown, and Consolidated Fire District #2 Fire Marshall, Todd Kerkhoff. (See *Exhibit A, 5399 Martway Street; Dangerous Structures Inspection dated July 8, 2019*).

A copy of the report was sent to the owner requesting a response as to the action they intended to take and to report such to the building official by July 26th. (See *Exhibit B, Notice of Violation and Order to Abate dated July 10, 2019*). No response was ever received.

Related Statute/City Ordinance:	K.S.A 12-1750 / Mission Code Section 510
Line Item Code/Description:	N/A
Available Budget:	N/A

City of Mission	Item Number:	4
ACTION ITEM SUMMARY	Date:	November 6, 2019
Administration	From:	Jim Brown / Brian Scott

Action items require a vote to recommend the item to full City Council for further action.

In accordance with Kansas Statutes Annotated, 12-1752, staff presented the report to the City Council and requested that a resolution be adopted setting a public hearing for the purpose of taking testimony from any interested parties as to why the structure should not be condemned and ordered repaired or demolished pursuant to state statutes and the Building Official's Request for Condemnation.

The resolution setting a public hearing for October 16, 2019 was adopted by the City Council on August 21st. The resolution was published in the Legal Record for two consecutive weeks, on the same day of the week, and at least 30 days prior to the date of the public hearing. A certified copy of the resolution was also sent to the property owner, tenant, and lienholder. All of this in accordance with Kansas Statutes Annotated 12-1752.

The public hearing was held at the City Council's regularly scheduled meeting on October 16, 2019. At the public hearing Mr. Brown presented his report and findings as to the current condition of the structure. Other interested parties, including an attorney representing the restoration company that did some initial work on structure, presented testimony. (See Exhibit C, Minutes of Public Hearing Held October 16, 2019)

At the conclusion of the public hearing, the City Council approved a motion directing staff to develop findings of fact for the Council's consideration at a future meeting. The attached resolution presents proposed findings of fact and next steps to address and alleviate the current, unsafe condition of the structure.

The owner of the structure shall have ten (10) days to present a plan for the restoration or removal of the structure to the City, and thirty (30) days to prosecute such plan. If no plan is presented, or the work is not completed within 30 days, then the City may take action to have the structure removed and costs for removal billed to the property owner. If the property owner fails to pay these costs within thirty (30) days of being invoiced, then the City may have the costs placed on the tax rolls as a lien against the property.

Once adopted, the resolution will need to be published for one week, and copies sent to all interested parties via certified mail. The 30-Day deadline will expire December 18. If the property owner does not take any action, the staff will present bids for the demolition of the structure at the regularly scheduled City Council meeting on January 15, 2020.

Related Statute/City Ordinance:	K.S.A 12-1750 / Mission Code Section 510
Line Item Code/Description:	N/A
Available Budget:	N/A

City of Mission	Item Number:	4
ACTION ITEM SUMMARY	Date:	November 6, 2019
Administration	From:	Jim Brown / Brian Scott

Action items require a vote to recommend the item to full City Council for further action.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	K.S.A 12-1750 / Mission Code Section 510
Line Item Code/Description:	N/A
Available Budget:	N/A

RESOLUTION NO. _____

A RESOLUTION FINDING THAT A STRUCTURE IS UNSAFE AND DANGEROUS, AND DIRECTING THAT THE STRUCTURE BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE.

WHEREAS, pursuant to Chapter 510, Section 510.050 of the Municipal Code of the City of Mission, Kansas, the Governing Body of the City conducted a public hearing on October 16, 2019 after due notice, concerning the condition of certain property within its boundaries; and

WHEREAS, at the conclusion of such public hearing, the Governing Body instructed the City Staff to prepare proposed findings of fact; and

WHEREAS, City Staff has offered proposed findings of fact, which are adopted by the Governing Body below; and

WHEREAS, consistent with the findings of fact, the Governing Body of the City of Mission, Kansas, determines that the structures on such property are unsafe and dangerous; and

WHEREAS, pursuant to Chapter 510, Section 510.050 of the Municipal Code of the City of Mission, Kansas, it is necessary for the Governing Body to pass a resolution stating its findings with regard to such unsafe or dangerous structures.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF MISSION, KANSAS, AS FOLLOWS:

SECTION 1. That the Governing Body hereby adopts the following facts after receiving information at the public hearing on October 16, 2019:

- A. That the real property in question is Lots 3 and 4, MISSION MART, a subdivision in the City of Mission, Johnson County, Kansas, and commonly known as 5399 Martway Street, Mission, Kansas (“Property”).
- B. That certain structures on the Property (“Structures”) were damaged by fire in 2015.
- C. That the Mission Community Development Department served a Violation Notice with Order to Abate to the Property owner on or about July 9, 2019, and conducted an inspection of the Property.
- D. That the Mission Community Development Department inspected the Property and prepared a Dangerous Structures Inspection report (“Report”) for the Property dated July 9, 2019.
- E. That the Governing Body generally adopts by this reference the statements in and findings of the Report. Specifically, and as more fully described in the Report:
 1. Safe entry to and exiting from the Structures is impaired.

2. The roof of the Structures is damaged and leaking.
3. The front wall of the Structures is incapable of supporting the roof.
4. Mold and mildew are present in the Structures.

F. That the intensity of the fire caused severe damage to the Structures on the Property rendering them unsafe and dangerous.

SECTION 2: That the Structures on the Property are hereby found to be unsafe and dangerous pursuant to Chapter 510 of the Municipal Code of the City of Mission, Kansas

SECTION 3: That the owner(s) of the Property be and is hereby instructed to commence repair or removal of such dangerous structures within ten (10) days from the date of the passage of this Resolution.

SECTION 4: That in the event the owner(s) of the Property fails to commence the repair or removal of such Structures within the aforesaid time, or fails to diligently prosecute such repair or removal until the work is completed and the Property brought in compliance with all applicable city codes (including but not limited to items referenced in the Notice and Order issued on July 9, 2019 by the Community Development Department), which repair or removal shall be completed by the owner(s) within thirty (30) days of the passage of this Resolution, the City of Mission, Kansas will cause the Structures to be razed and removed, and the owner(s) billed for such costs; if such costs are not paid within thirty (30) days, the same shall be placed upon the tax rolls against said Property, pursuant to Chapter 510, Section 510.100 of the Municipal Code of the City of Mission, Kansas.

SECTION 5: That City Staff shall inspect the Property after the passage of thirty (30) days from the date of this Resolution to determine if compliance has been made with this Resolution. In the event compliance has not been made, the Structures shall be razed and removed by the City forthwith pursuant to Section 3 above. No extensions of time for compliance shall be granted.

SECTION 6: This resolution shall be in full force and effect after adoption and publication pursuant to the ordinance in the official newspaper of the City.

ADOPTED by the Governing Body the ____ day of _____, 2019.

RONALD E. APPLETOFT, Mayor

(SEAL)

ATTEST:

Martha Sumrall, City Clerk

APPROVED AS TO FORM ONLY:

David K. Martin, City Attorney

Transcript

Excerpt from October 16, 2019, Mission City Council Meeting

Item 1a. – Public Hearing – Roeland Park De-Annexation

Laura Smith: As everyone is aware, since December of 2018, the cities of Mission and Roeland Park have been in conversation about the potential benefits of annexation and de-annexation of a parcel of property that's about 7/10th of an acre at the northeast corner of Johnson Drive and Roe Boulevard. This is former KDOT right-of-way that was purchased by the city of Roeland Park several years ago in order to help round out a potential site for development in their community, but the city limit boundaries currently bisect or cross through the site, and that piece of ground is actually in the city of Mission, Kansas.

Earlier this year, the city of Roeland Park began negotiations with a developer for redevelopment of that property. As we looked at it, we considered primarily the bureaucracy and red tape of asking a developer to go through zoning approval process within two cities for a particular project, sort of re-engaged in our conversations about the potential benefits of that annexation and de-annexation. Earlier this month, our two cities agreed to proceed with the process, primarily for the benefit of the developer and that project. The first step in that process was to pass a resolution, calling a public hearing for this evening, giving people the opportunity to speak on either side, in favor or against the potential de-annexation. Following the conclusion of the public hearing, the Council will consider an ordinance that would exclude the property from our corporate boundaries. The city of Roeland Park would then also convene a special meeting this evening to potentially look at annexing that same piece of ground into their city. I'm happy to answer any questions.

Mayor Appletoft opened the public hearing.

Mayor Appletoft: I'd entertain comments from the public. If you'd like to comment, please come forward to the lectern and state your name and city of residence for the record. Is there anybody here to speak on the de-annexation? Yes, please come forward.

James Hampton: My name is James Hampton, I'm a resident of Kansas City, Missouri. I'm here with Mauer Law Firm, the city attorneys for Roeland Park. The City apologizes that they can't be here. They have a meeting as well, as you know. So, kind of like you heard, the process going forward with de-annexation and annexation. Pursuant to KSA 12-504 and 505, the City Council for Mission has to make certain findings regarding the land, and I wanted to talk about some of the specific findings that the city of Mission and your Council need to find.

First, that no private rights will be injured or endangered by the exclusion of land. That will not be the case. The City of Roeland Park is the only owner of record for this land. The public will suffer no loss or inconvenience by the exclusion. Again, the City of Roeland Park is the only owner. This will save a lot of time and a lot of money for both the City of Mission and Roeland Park, moving forward with the development of the parcel of land. Also, that [inaudible] requires that Roeland Park's petition for de-annexation be approved. Again, this land is being used to develop a project, and if the land remains in the

city boundary of Mission, then the developer will have to go through two city planning commissions and two city councils. So, we request that you grant our petition, and that you pass the ordinance. Thank you.

Mayor Appletoft: Thank you. Anyone else here to speak on the de-annexation? Seeing none, we will close the public hearing. The next step is consideration of the ordinance, excluding approximately .7 acres at the northeast corner of Johnson Drive and Roe Boulevard from Mission's corporate limits. I would entertain a motion.

Councilmember Quinn: Mayor, I move that City Council adopt an ordinance excluding certain lands from the city of Mission, Kansas, in conformity with the provisions of KSA 12-504 and KSA 505, and all amendments thereto.

Councilmember Davis: Second.

Mayor Appletoft: We have a motion and a second. Discussion?

Ms. Smith: Mayor, if I might, I might clarify, Mr. Hampton did reference the specific findings, and those are detailed in the ordinance that was included in your packet.

Mayor Appletoft: Seeing no discussion, I would call for a vote.

Aye: Davis, Schlossmacher, Flora, Thomas, Inman, Kring, Rothrock, Quinn (8)

No: (0)

Motion was approved 8-0.

Item 1b. – Public Hearing – Structure at 5399 Martway

Mayor Appletoft: Moving on to item 1b., it's a public hearing for 5399 Martway. I would now like to open our second hearing. This is the former Mission Bowl property. Pete Heaven, Mission's land use attorney, will begin by providing us with information on the purpose of this hearing tonight. Mr. Heaven.

Mr. Pete Heaven, Spencer Fane: Mayor and Council. Under Chapter 510 of our code, the City enjoys the ability to regulate unsafe, dangerous structures, either by requiring that they be rehabilitated, or removed. Mission Bowl suffered a substantial fire in 2015, and it came to our attention that nothing has been done with that property. So, we initiated the procedures under Chapter 510 and had an inspection on the property. Tonight, the purpose of this hearing is for you to gather facts from those who wish to speak and make a determination whether this building is unsafe or dangerous, and require either rehabilitation or removal.

At the end of the hearing, the Council will take this under advisement. Staff has prepared suggested findings of fact based on *[inaudible, coughing]* hearing, and take this up at a later time through resolution, probably at the November meeting. At this time, I'd like to introduce Jim Brown, who is our official who has taken a look at the property, and is going to give a report.

Mr. Jim Brown, Building Official: Good evening, Mayor and Council. What I will be speaking to is the *[inaudible, coughing]* inspection report that was done on the day of July the 8th, which brought us around to where we are today. Effective on that day, we were provided, as staff, escort into the building, access

to the building, by a former tenant Mrs. O'Donnell, provided access to both myself and the fire marshal, so we could do an investigation and determine whether or not this is indeed a dangerous structure.

One of the roles of a building official is to evaluate these type of structures and make that determination, whether it is or is not. We use specific criteria to reach that end. Whereas it is basically... The International Property Maintenance Code gives us the conditions and criteria, outlines those for us. In this case, the 2012 International Property Maintenance Code, and specifically Section 108.1.5. There's 11 conditions included in that that provides guidelines that we use so that we can make a determination. Out of those 11, there were eight points that were to be discussed and investigated on this particular structure. And so, in that investigation, it was determined that... Something else to know. Whenever we do these investigations, the property maintenance code also has a provision that any structure or premises which has any or all the conditions or defects described in those 11 items shall be considered dangerous. So, it's not "may be" considered dangerous; it's "shall be" considered dangerous. Any or all, keeping it in mind, it could be one, it could be four, it could be five. It could be a combination of anything, or all. Which leads us down this path. In this case, any door, aisle passageway, stairway, exit, or other means of egress that does not conform to the building or fire code of the jurisdiction as related to the requirements for the existing building. Well, extensive damage was at the origin of the fire, which is located adjacent to the front entrance, thereby making a means of egress impossible to traverse or utilize after the fire event, which occurred on April 3, 2015. The walking surface of any aisle, passageway, stairway, exit, or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress. Again, the intensity of the fire was so intense that it damaged this area to the point where it heavily damaged the means of egress to this particular structure.

Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism, or any other cause, to an extent that is likely to partially collapse or become detached or dislodged. The fire damaged several areas of this structure. One area in particular of the roof structure adjacent to the front entry, is composed of what's commonly known as a Warren SJ type trusses. That's the roof support. So, four of these are approximately five feet on the center, and they have corrugated roof decking, which is a common component. And the exterior was damaged to the point that it regulated it to require temporary shoring be put in place so as not to continue to sag or fail. Several roof leaks existing. All the galvanized coating on the roof components have completely flaked off because of extreme heat. It is bowed, it's caused a lot of deflection. Mold and mildew is present in several areas. Of course, roof leaks continue to exist. The building remains, for the most part, in the same condition it was after the fire event and has not improved in any way, and it will continue to deteriorate due to weather events and other extremities.

Any portion of a building or member, appurtenance or ornamentation to the exterior thereof not sufficient in strength or stability, or is not anchored, attached or fastened in place, be place, be capable of resisting the natural or artificial loads of one and one-half the original designed value. This one and a half times value is something that's typically done by engineering, just to make sure that you have a safety factor over and beyond what is required for any structure. The front wall of this building is incapable of supporting specifically the roof components that I spoke about, and again, required a temporary shoring, so there's no way it can hold even its own weight, much less that that would be required, one and a half times what the amount of the load should be.

If the building or structure, or any portion thereof, is unsafe for its use and occupancy. Well, due to the extensive fire event, firefighting efforts temporarily destroyed evidence of damage. Instability of the front wall to support a roof structure. All utilities are disconnected. All of these items clearly demonstrate the building is unsafe for its intended use and occupants.

The building structure is neglected, damaged, dilapidated, unsecured, abandoned, etc., becomes a harbor for criminals, immoral persons, or enables persons to resort to committing a nuisance or an unlawful act. The building, in essence, is abandoned. During our investigation, the fire marshal himself discovered that the front door was officially unlocked. Anybody could walk up to it, open the door, and enter the premises, thereby leading to its enticement as an attractive nuisance, which could contribute to unauthorized activity, etc., unauthorized individuals occupying the space.

The above-listed conditions be a detriment to the health, safety or welfare of the city's residences existing, which constitutes [inaudible] nuisance. Any building or structure, because of lack of sufficient and proper fire-resistance-rated construction, fire protection system, electrical system, fuel connections, etc., could be a threat or is determined to be a threat to life and health. Again, all utilities have been shut off dating back to the fire event of April 3, 2015. There is no operating fire system, mechanical system, plumbing system, or any other system. Any portion of a building which remains on the site after demolition or destruction of a building or structure so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public. Again, this building is completely vacant. The front door was discovered being open, unsecured, and it is, by evidence of its present condition, ongoing condition, and continuing condition, it is evidence that this structure indeed meets the criteria as stipulated in our code to deem it as being a dangerous structure.

We have some photographs, we'll probably have to dim the lights considerably to see them somewhat clearly. The first photograph here is a view looking north towards the main entrance. The north wall was damaged to an extent to not to support the [inaudible] roof loads. The temporary shoring supporting the roof loads [inaudible] expanding the joist. The temporary shoring you've got here consists of some four-by-fours and other elements that help support the roof components, which span to the exterior wall here. You see the opening where the fire burned through the roof system, creating openings in the roof. So, the support member of this particular joist, of these, is virtually non-existent. So, without the shoring, you're looking at a situation where that could possibly sag even more and cause a collapse. This view of the exterior load wall showing flexion in the roof joists. And you can see the flexion, meaning this. Not only is the galvanized roof in flexion, but other components of the roof system, which is what we commonly call "bridging." Bridging is a component put into these type of truss systems to stabilize and provide wind bracing, etc., for the truss, basically keep it in line, keep it straight. They're not intended to move or alter in their condition without causing some significant strain onto the trusses themselves.

This photograph shows a little more clearly as to the exterior wall, and the bearing points of the joists onto this wall system. When this burned away, there was so much flexion in the roof, not only did it peel away some of the exterior components, but it peeled away the structural integrity of those. So, these are typically welded into a weld plate on top of that wall system. So, if the wall system moves in any way, it jeopardizes the integrity of that connection, and you're looking at a very dangerous situation.

This view is basically the origin of the fire, and the bag is actually called, here where a grease duct used to be, a grease duct serving the kitchen area. This component was placed to help, I think protect from

weather elements and those kinds of things, and it's continued to leak because no other repairs have been done in four-plus years, whatever it may be.

Another photograph, a similar situation where the temporary tarp-type, plastic components in, try to control some of the weather events. This is a main component, too, where this framing connects to the roof system, and there's significant charring or burning here, to the point where the structural integrity is gone. Those components are gone.

This beam is one of the most tell-tale signs of the damage and the heat transfer from the fire to the steel structure. When the fire hits a steel structure, the temperatures are so extreme it causes steel to warp. So, you see that, the bridging edge – you remember, I was speaking about bridging. Look at the warp that's in this bridging component. It's tying these trusses together. The heat was so intense that it started to bend and warp and move the steel components. It also warped this heavy beam that's a main structural component of the whole building, and it was also... Notice, it's something that occurred during the fire. But during the investigation, it was noticed that where this arrow is pointing, there's a column – this column – there was a support column here at some point in time. The bolt connection is there, the holes are there, and that column is gone. Now, it's not something that happened during the fire, but it is something that raises concern to me. Because now, this column is in place, and this distance has just increased. So, was it designed for that particular use? This is already warped through the fire event, so it's causing even more stresses and strain onto the structure. Again, you can see the roof components warping severely. And that is continuous, especially for the front of the building. This is ongoing because that was basically the origin of the fire, where the most intense fire was, the heat of the fire. And you can see evidence of just how intense this fire was. For those fighting this fire, one can only imagine how intense it was for them as well, trying to control this with a heat transfer of a thousand degrees, which it had to be to cause these conditions. Again, you'll see it repeated over and over. Now, everywhere you see this, keep in mind, too, that the roof itself is on top of this metal backing. And it's screwed and connected to various components to that metal backing, and when this fails and it separates, the acts of nature [inaudible, coughing] do its damage to this particular building. You can see in several locations this thing keeps repeating itself, as the damage that we saw provides us evidence to reach this conclusion.

There's the front door. As we said, it was open; it was not secure, it was not locked, so anyone could have walked into this building at any time. Do keep in mind, though, we did, the fire marshal himself locked this door as we departed, just to provide another layer of security that wasn't present at the time. This is the back room, storage room. These doors are secure to prevent anyone from entering from the back side. There's an example of the electrical panel. For the panel and the components that you see here, either that was done after the fact, or someone trying to remove elements out of that panel failed. Whatever the case may be. Or, it would be frightful to note that the panel was in that kind of condition before we ever had the fire event.

Another area of storage in the back. You see all kinds of exposed wire and components, again, leading to this being a dangerous structure, whether it was related to the fire or not. This particular window has a screwdriver stuck into the latch of the window itself to kind of provide some kind of security from somebody opening the window from the outside and gaining entry into the building. In the back, this is a storage shed, typical storage shed in the rear of the building, to the south, adjacent to where the wastewater treatment facility is. There's evidence of cots, bedding, pallets, if you will, someone using it at some point in time as a place of refuge, I suppose. Again, in this part of it, there was evidence of that

as well, of people probably spending the night, or whatever the case is. Gaining access to what used to be the putt-putt area.

So, with all of these items and all of this that we presented this evening, this is the very reason we declare this as a dangerous structure. We feel confident we have enough evidence to support that as we go forward in this process. That concludes what I have this evening for a presentation. Thank you.

Councilmember Kring: What have we done to secure that building so that people aren't coming in there?

Mr. Brown: The building right now, we secured that front door, and the rear doors are secure. As far as the shed, last time I checked on the shed was, I believe it was last Thursday, and that door appeared to be closed and had a padlock on it at the time. Who did that, I don't know. The City didn't take that action.

Mayor Appletoft: All right. I would now like to entertain comments from members of the public. Please limit your comments to five minutes, and comments are to be addressed to Council. So, if you have some comments, please come forward to the lectern, state your name, city of residence, and sign in, please.

Mike Baumberger: Good evening. My name is Mike Baumberger. I am an attorney for National Catastrophe Restoration, Inc, or NCRI, as they are referred to. They have a substantial lien, a mechanics lien on the property, about \$900,000. Before I start, I'd like to give you each a three-ring binder.

[Distributes binders to council members.]

Mr. Baumberger: As you know, a fire started on the property on April 3rd of 2015. It started in the kitchen area, did considerable damage in the kitchen area, and my client was actually contacted that day to go ahead and provide various remediation and restoration services on the property. If you look at Exhibit 1, that's actually the contract between my client and Mission Recreation, Inc., which is the entity that operates the bowling alley, but also the tenant on the property. If you look at Exhibits 2 and 3, you'll see photographs of what was going on at the time of the fire. You'll see where the fire department has busted out the front windows. They even went ahead and put some holes in the roof to make sure the fire was out. Then, you'll see a few photos that will kind of give you a flavor of what the insides looked like immediately after the fire. That should cover most of what is in Exhibits 2 and 3.

Now, before my client actually went inside and did any work, they had a structural engineer come out to make sure that the building was safe for its employees to go ahead and work in there. If you look at Exhibit 4, it's a letter from John Krudwig of Krudwig Structural Engineers. The next to last paragraph says [reading] *In my professional opinion, the existing building structural framing is structurally sound to allow access and occupancy during the cleaning, restoration and repair work phase of this project.* So, we've got some front-end notification that the premises are structurally sound. If you look through Exhibits 6, 7 and 8, you'll see considerable work was actually done on the premises. In Exhibit 5, you'll see where there's a lot of plywood put up around the doors and windows on the front. You'll see in Exhibit 6 where the lanes have been cleaned, covered with cardboard. You'll see that there are pin setters in the back. You'll basically see that the building has been gutted from all its materials. There was a lot of wet insulation, ceiling tiles, carpet, and all the contents were cleaned out of the building. Then, efforts were made to dry the premises out. If you look at Exhibit 7, you can see that the pin setters have been covered with plastic. The lanes look to be in pretty good shape. You can see ball return mechanisms are still in there. And what they did is they had to go in with dry ice blasting, and that basically removes all the soot. And then, they go back in with a sealer, and that's where you can seal the walls and the ceiling trusses, roof trusses, are

all white from that sealer. So, there was considerable work done in there. I just, to the extent anybody represents that no work was done in there, there was considerable work. In fact, our mechanics lien is Exhibit 8, which is about \$900,000. That lien actually attaches to both the leasehold interest in the property, which is Mission Recreation is the leasehold/tenant, and it also attaches to the fee simple interest of the owner of the property, which is Mission Mart Shopping Center, Inc. There is a ruling – which is Exhibit #9 – from the District Court of Johnson County, which basically fleshes that out. I've noted, there's a little bit of an [inaudible, coughing], if you want to call it that, at the very beginning of your binders, and it's actually got paragraph numbers from Exhibit 9 that would point out the fact that there is an agency relationship between those two parties, and that served for the basis of the lien attaching both the leasehold and the fee simple interest in the property.

My client did all the restoration and remediation services in the first couple of months, and they ultimately were not selected to be the Phase II contractor that would go in and do the rebuild. They did an estimate that would cost about \$282,000 to put the building back to the way it was. That's attached as Exhibit 10. Obviously, there has been litigation going on since basically 2015 regarding this property. I've actually been out to the property twice for inspections. Once was in February, February 17, 2017, so a little over two and a half years ago. At that point in time, we couldn't get access without keys. We had to have the owner and their attorney show up to let us in. And if you look at Exhibit 12, that will give you some pictures. You'll see the front entryway. The door is still accessible, there's just plywood beside one of the panels. You can see that there's still tarping over part of the roof that was the kitchen area. If you scroll to the second page, you'll see a second entryway. Third page also. Fourth page, similar. There is still plywood up, covering all the windows that were busted out with the fire department's efforts. A couple pictures of the condition of the golf course at that time. If you go through, you'll see some other photos, again, of the condition of the interior. One thing you'll notice is there's no longer any pin setters in the building, and they've started to remove some of the select panels from the lanes.

When you get back to, about the tenth or so page in, you'll see a little bit different picture that shows that there's a pit underneath the lanes. It's probably about 18 inches deep and it spans the width of all these lanes. I'll come back to why that might be an issue for you down the road. Give you a few more pictures of what the condition of the building is. There's actually another door on, I believe it's the west side. Where there was cardboard covering all these lanes, you'll now see cardboard is kind of strewn around, and I think that was probably removed from the lanes at the time they removed the pin setters in June of 2016.

The last inspection we did was in July of this year, about two weeks after the inspection that was just discussed. At the time we came into the inspection, the doors were locked, we couldn't gain access, and the owner of the property actually had to go back home and get the correct keys. We had to wait about 15 or 20 minutes so we could gain access to the building. So, it was locked up and secure at that point in time. And if you'll look through the pictures, it just gives you a little bit better flavor of what's going on now. You can see some of the plywood that covered up the windows before has gradually deteriorated and fallen off. You can see the back door entryway. You can see a picture of the little shed that was discussed earlier. When I looked at that shed, I didn't see that there was any notable signs of access to it, and you can see that there's some pretty high vegetation around it. So, if there was some access in the past, it didn't look like it was apparent from a recent standpoint.

There's a picture of the gate and the locking mechanism to the gate to the back of the golf course area. Some photographs of the golf course area. Again, some other photos from the interior. It shows additional lane panels have been removed, and you'll see at the very end, some of the mechanisms that were, locks that are in place to keep the back door secure. So, that gives you a little bit of a flavor of the condition of the property.

I wanted to discuss a little bit about the report itself, a couple of the concerns I'd like to address with the report, and also talk about a couple of options. First, when it comes to item number 1 of the July 8, 2019, dangerous structures inspection, it's represented in item 1 that damage located adjacent to the front entrance eliminates all points of safe entry and exit. There's actually five different doors to the property. There's an entry way through the golf course, there's an entry way right next to where the golf course building was added on; there's the front doors; there's another entry way or ingress/egress on the west side of the building, and there's at least on the back of the property. So, there is ingress and egress, and as he pointed out, the door was actually open at the time that he went for the inspection, and the front door is a means of ingress and egress at this point. That's also another, that's brought up again in item number 2, so I would basically address it the same way.

With regards to the fire damaging several areas of the structure, I would point back to the structural engineer report I pointed out as Exhibit 4. After that structural engineer came out on April 6th and said you're good to go, my client was prohibited from doing any work in the kitchen area for about four weeks because that area was cordoned off while fire investigators and insurance investigators were doing their investigation. It wasn't until about May 1st that they were given the green light to go ahead and do the demolition of that area. I would think if it was truly a dangerous structure, they wouldn't have been given the green light to go forward and demo at that point in time. I believe in the action items summary from August 7, 2019, it was noted that the City received numerous complaints. I don't know who those complaints had come from, or how numerous they've been. We haven't seen anything presented, at least tonight on that.

When it comes to the August 7, 2019, minutes of the Mission Community Development Committee, there was a reference on page 3 that Councilmember Schlossmacher – if I pronounced that correctly – asked if there were any objections to the demolition been raised with the City, and Ms. Smith stated that the restoration company has, but it was denied by the court. I don't know what that is reference to. There's been no action in a court where we've been denied, have any objection. There was a motion by the City in the bankruptcy case, where they basically wanted an order stating that they could have the automatic stay lifted in the bankruptcy case, or that it didn't apply. NCRI – my client – objected to it because there was language in the order that was what we deemed to be inappropriate, objectionable, and we weren't given proper notice. The bankruptcy judge ended up ruling in our favor, that that particular order should be vacated, and actually, ordered that it be resubmitted by agreement of the parties. I just wanted to point that out.

I've already addressed the fact that there was considerable work, so, to the extent that there's been any representation that there was no work since the fire, we [inaudible, coughing].

My last point would really be the options. I know I've taken more time than I've probably been allotted, but it seems to me you have a couple of options. One, you could do some repair work on the building, and the other option is to demo the building. If you're going to do some repair work, it seems to me you can go in and replace some locks, or have a locksmith go in and replace some locks. You can have somebody

come in and put some plywood up over the windows that are busted out, where the plywood has gradually deteriorated away. You can have some boards put over that back shed. If there's concern about people entering the property, if you look back, I think it was Exhibit 11, I pointed out, there were three different photographs from when a general contractor had been hired to go through with Phase II, and they had actually put some fencing up, some chain-link fencing up around the front of the building. So, that might be an option if you're concerned about people being able to get into the building. I think some of those options seem a lot less expensive than demolition, which I would guess maybe is in excess of six figures. And if you do go down the route of demolition, there's probably concerns about asbestos removal because we know there were asbestos tiles in the building, and you're getting into the whole cost of removing all the interior contents, destroying, you know, demolition of the building, you've got to haul everything away. When it's all said and done, you're going to be left with this big pit in the middle of a parking lot that's 18 inches deep. So, are you going to end up with situations where people drive through that parking lot at night and drive into a big pit? Are you going to have snow in the parking lot where people can't see the pit? What are you going to do to fill that in? People walking through that parking lot, are kids going to think it's an attractive nuisance, where it's now a skateboard park? So, I think you've got concerns there, and it seems to me that the temporary repairs might be the most prudent measure. NCRI is in the process of actually starting some negotiations with other parties in the lawsuits, so it may make sense to see if there's any traction with resolution between the parties before you do take any action. And, I think, if you get into the situation where you increase the liens on a property because you've spent a lot of money on the demolition, that may have an impact on whether or not the property can be easily sold, whether that money can be used to pay liens, or what-not. Those are my comments.

Councilmember Quinn: Can I ask a question? You mentioned the last time you were there, you were able to lock the front door on the way out. When were you there?

Mr. Baumberger: The last time I was there was July 25th of this year. We showed up, the attorney for the tenant – Mission Recreation, Inc. – showed up, along with one of the owners. They weren't able to get us access to the building immediately because they brought the wrong keys. So, they had to leave, go home, get the right keys, and they came back 15 or 20 minutes later. So, I'm just pointing out to you that it is locked up and they have a set of keys to it. It's not a free-for-all inside.

Councilmember Quinn: Those keys to the front door [crosstalk].

Mr. Baumberger: The doors, if I recall correctly, they were keys to the front door.

Councilmember Quinn: So, July 25th was after the other inspection.

Mr. Baumberger: A couple weeks.

Councilmember Schlossmacher: When was the last time that your client actually did any work on that site? When did they complete their part of the...?

Mr. Baumberger: My client's work was completed in early June of 2015, and then, they were locked off the premises on June 11, 2015.

Councilmember Schlossmacher: So, before and after your [inaudible].

Councilmember Flora: So, you said you most recently inspect in July 2019, and you've raised a couple of issues potentially with the findings report from City staff. But, did you have a position on the overall finding, whether it was unsafe in 2015, it's now unsafe today?

Mr. Baumberger: My question would be... And it's totally up to you, what you guys want to do with the property. Obviously, it's within your dangerous structures' powers. I'm just pointing out that there are costs associated with that, how that could affect any kind of resolution between the parties, whether it's going to be easy to sell the property down the road. Our concern, at least one of our concerns, is we don't want findings that are averse to our case, because one of the issues in our lawsuit is whether or not our work actually improved the property. And we took issue with the idea that, there's pleadings out there stating it's a dangerous structure, or that it's a public health and safety risk. If there's language in there about any actual evidence or findings, we were taking issue with that because we were concerned that somehow a party in the case would turn around and use that as some kind of basis to say, "You didn't improve the property." Does that make...? Probably more than you want to know.

Councilmember Schlossmacher: Are you speaking also to the water damage that was done to the property after...? My understanding is there was a tarp that wasn't secured.

Mr. Baumberger: Initially, there was a tarp that was put over the kitchen area, and then, in 2015, there was a serious amount of rainfall in the city, as you all probably remember, excessive amounts of rain. We ended up – NCRI – putting an extra tarp over the top of it. They were prohibited from doing anything beyond the tarping because of the buyer and insurance investigations, and by the time that it was released to go back to NCRI to do any further work, they were basically notified that they were being, I won't say terminated, but basically, their role was going to be limited going forward, and the roof repair was not in their role.

Mayor Appletoft: You mentioned that the City filed a petition with the bankruptcy court...

Mr. Baumberger: Yes.

Mayor Appletoft: ... to move ahead with the process of declaring this a dangerous structure. I thought you said that bankruptcy court ruled in your favor and it was not granted. Is that...?

Mr. Baumberger: The motion... I will call it kind of a motion, or a comfort motion, because under the dangerous structures' powers in the bankruptcy code, there are exceptions that would allow the City to go forward without getting an order from the bankruptcy court. So, the motion that was filed was basically seeking a comfort just to say, hey, judge, we're checking off all our boxes here to make sure we can go forward, and it's all good. But we took issue with the fact that there was language in the order, and there was no evidence that had been presented to support that, and we were not given proper notice in advance of that. So, we ended up filing a motion to set the order aside. Because there was a motion, and an order was filed simultaneously. The order was basically a stipulating order between Mission Recreation, who is the tenant, and the City, that since we have a lien on the property, we should have been notified in advance. That's where we took issue, and the court basically said, yes, we're going to set aside the order, stipulated agreed order between the City and Mission Recreation, and now, the parties need to get together and put together an agreed order that they can come to agreement on. That's what was filed.

Mayor Appletoft: And that was approved by the court?

Mr. Baumberger: Right.

Mayor Appletoft: Okay.

Councilmember Rothrock: You said that NCRI secured a second tarp, but couldn't get back to the area of the kitchen. But earlier, you said that that was only a four-week span of time, that you guys were granted access May 1st. Did you guys...? I guess just hired to [inaudible]...? You also said that on both of your inspection dates, you couldn't get into the building without keys, and that the owner at one time had to go back [inaudible]. But, who's to say that, I mean, even with the pictures, the windows and everything are open, that people couldn't get in, outside of those [inaudible].

Mr. Baumberger: So, two questions. First one, my client was on site, contracted with Mission Recreation, on the same day as the fire, April 3rd. We were able to put tarps – a tarp – on top of the roof pretty early on. And then, I believe it was April 12th or so, after a rain storm came through, there was approval for a second tarp by the insurance company, so a second tarp was put over the top of it around April 17th. That's all over the kitchen area, which is the cause and origin area. And NCRI was not permitted, either by the fire department or the insurance company, of doing anything more. And then, that part of the property, that kitchen area, was finally released from its inspections and investigations about April 30th. So, NCRI was given the green light to go ahead and clean out or demo out the kitchen area as of that timeframe. But I think it was May 4th, is the date that they were actually told that they would not be, they would only be doing limited work going forward, and [inaudible] task that they would be doing. So, that was the first question.

Second question went to the idea that somebody could get in through the windows. The windows are pretty high up, so I don't know how anybody would access them. It would be like if they were coming along with a ladder, which doesn't seem likely to me. Because they're way up towards the top, by the roof. And I've seen no signs of anybody trying to live in the building itself. The only evidence of somebody potentially trying to reside on the property was evidence that the prior gentleman discussed, and that was based upon that back shed behind the building.

Councilmember Quinn: I heard you mention that two or three of the parties are considering opening negotiations again. Is that the owner, yourselves and the tenant?

Mr. Baumberger: We've reached out for discussions with the owner of the property.

Councilmember Quinn: So, it's between you and the owner.

Mr. Baumberger: And I think that... His goal was to go ahead and reach out to the tenant and see where we could go with negotiations.

Councilmember Quinn: What are your hopes? What do you want to see from those negotiations?

Mr. Baumberger: I don't know that I can say a whole lot on that topic, other than, in the grand scheme of things, it would be great if the parties could come together on some kind of number that would resolve their differences.

Councilmember Quinn: That would be great.

[Laughter]

Mr. Baumberger: It's been going on, the lawsuit has been going on since 2015.

Councilmember Flora: I have one other question. Do you have a position on the lien priority? I'm just curious on your view on that and what's the likely on your repair versus condemn?

Mr. Baumberger: It's my understanding that the City's lien would take priority over our lien. But ultimately, the question is, you're going to go ahead and foreclose on that lien, and is somebody going to be able to come along and wipe out all the liens at one time?

Councilmember Kring: Pete, have you heard about all this, and you're...?

Mr. Heaven: Oh, yes.

[Laughter]

Councilmember Kring: Okay. I wanted to make sure.

Councilmember Davis. Could you give us the chronology again of the order to set aside, when that was?

Mr. Baumberger: The motion, as I recall – and I don't want to step on anybody's feet here – the motion to... I think I've got a copy of it, so I'll rattle off the title. There was, on June 6th, which this is about a month before the actual inspection occurred, there was an unopposed motion to determine automatic stay pursuant to 11 USC 362, does not apply, or alternatively, modification of the automatic stay. So, basically, the City of Mission was seeking an order of the court, basically saying, even though the automatic stay provisions don't apply, we should be granted a stay of relief. And that's what we took issue with. The order that was basically... How was it phrased? Stipulated and agreed order was between the City of Mission and Mission Recreation, who is the debtor in the bankruptcy case, and we filed a motion to set aside the order after the fact, and I think it was granted probably sometime around July 10th, I think. It was after that that the new agreed order came into play where NCRI's counsel was working with the City's counsel to make sure that the new order be agreeable to everybody.

Councilmember Davos: So, that's in place now.

Mr. Baumberger: Right.

Mayor Appletoft: All right. Let's see if anybody else has comments they want to make on this issue. Does anybody else want to come and speak on this issue? All right.

Frank Bruce: Frank Bruce, 5706 Lamar. As the old saying goes, once something is done, quite often it can't be undone. It sounds like you tear the building down, you're going to add a lot of cost to the property, which may preclude a sale. And as you go over to the Metcalf Crossing area in Overland Park, you'll see that they did put a chain-link fence around that dangerous building to keep people out of it. So, it looks like there would be alternative approaches to secure the property until such time as it can be worked out, and hopefully, a sale and a rehab of the building, which has been a great asset to Mission. It was empty ground before Mission Bowl was built. So, thank you.

Mayor Appletoft: Thank you. Anybody else want to make comments? All right, seeing none, the public hearing to show cause why the structure at 5399 Martway Street should not be condemned and ordered repaired or demolished, as an unsafe structure is closed. The next step then in this process is for Council

to direct staff to draft a resolution to adopt the findings of fact regarding the structure. That resolution then would be considered at our November 18th City Council meeting. I would entertain a motion.

Councilmember Flora: Mayor, I move that staff be directed to prepare a resolution to adopt the findings of fact regarding the structure at 5399 Martway Street, for consideration at the November 18, 2019, City Council meeting.

Councilmember Schlossmacher: Second.

Mayor Appletoft: We have a motion and a second. Discussion on this motion? Seeing none, I would call for the vote.

Aye: Davis, Schlossmacher, Flora, Thomas, Inman, Kring, Rothrock, Quinn (8)

No: (0)

Motion was approved 8-0.

End of Transcript

Mission Bowl Demolition

Notice Dates and City Council Committee and Council Dates

Action	Date
<p>Notice sent to property owner of potential dangerous structure and request to inspect.</p> <p>Note: Received response from property owner 6.19.19. Requested that we contact the former tenant to gain access.</p> <p>Advised by city attorney to mail the letter to the former tenant to request entry for inspection.</p>	<p>June 14, 2019 Mailed (certified) *6.14.19 (to owner) *6.20.19 (to former tenant per city attorney request) (completed)</p>
<p>Inspection of structure to determine the condition. (14 days from date notice is sent) Received contact from former tenant (Beverly O'Donnell) 7/1/19. Inspection/investigation is scheduled for 7/8/19 @ 9:00 a.m.</p>	<p>June 28, 2019 (completed 7/8/19)</p>
<p>Letter sent to owner with report of inspection and requesting plan of action for correcting condition. (14 days from date report is sent) Inspection occurred 7/8/19. Letter mailed 7/10/19</p>	<p>July 12, 2019 (completed 7/10/19)</p>
<p>Response due providing plan of action for addressing concern</p>	<p>July 26, 2019 (No response received by 7/26/19)</p>
<p>Statement of Dangerous Structure filed with the City Council.(Request for Public Hearing)</p>	<p>August 7, 2019 Community Development Committee (Packet deadline - <u>July 26th</u>) (completed 7/26/19)</p>
<p>Resolution adopted by the City Council establishing a date, time, and place for a public hearing for the owner and/or other interested parties to appear and provide a reason for why structure should not be repaired or demolished.</p>	<p>August 21, 2019 City Council Meeting (Completed)</p>
<p>1st Notice of Public Hearing (Deadline for publication August 23rd)</p>	<p>August 27, 2019 Publish in Legal Record (week one) (Completed)</p>
<p>Resolution sent to owner, agents, lienholders or occupants at their last known address by certified mail (within 3 days after 1st publication)</p>	<p>August 29, 2019 (Completed 8/27/19)</p>

2nd Notice of Public Hearing (Deadline for publication August 30th)	September 3, 2019 Publish in Legal Record (week two) (Completed)
Public hearing before the city council. (Minimum of <u>30 Days after second publication</u>)	October 16, 2019 City Council Meeting (Completed)
Resolution adopted by City Council determining the structure is unsafe and should be repaired or demolished. Resolution shall state timeframe for completion of such.	November 6, 2019 Community Development Committee (Packet deadline - <u>October 25th</u>) (Completed 10/30/19) November 18, 2019 City Council Meeting
Resolution published 1 time after hearing (Deadline for publication November 22nd)	Publish in legal record November 26, 2019
Resolution sent by certified mail to owners, agents, lienholders of record and occupants in the same manner provided in the notice of hearing (<i>within 3 days after publication</i>). <u>This will need to go out the day after publication due to the Thanksgiving Holiday</u>	November 27, 2019
Notice placed on structure if found to be a dangerous structure	November 19, 2019
Bids taken for demolition	December 6, 2019
Bids approved by Council (If no action taken by property owner within 10 days after the adoption of the resolution declaring structure dangerous).	December 11, 2019 Community Development Committee (Packet deadline - <u>November 22th</u>) December 18, 2019 City Council meeting
Demolition occurs	End of January 2020

City of Mission	Item Number:	5.
ACTION ITEM SUMMARY	Date:	November 6, 2020
Administration	From:	Brian Scott

Action items require a vote to recommend the item to full City Council for further action.

RE: An ordinance defining unlawful repeat nuisance violator and penalties therefore

RECOMMENDATION: Approve the ordinance adding Article IV to Chapter 220 of the Municipal Code of the City of Mission, Kansas defining an unlawful repeat nuisance violator and providing penalties therefore.

DETAILS: The Community Development Department had a number of challenging property nuisance cases this summer. In working through these, staff discovered inconsistencies in the municipal codes from one section to another, and opportunities where the codes can be enhanced to better address various nuisance violations.

One issue that came to light this summer, is how best to address repeat violators of the nuisance code. Currently, City Code requires that when a property owner is noticed for a nuisance violation, they are given 10 days to correct it. If they fail to do so within 10 days, then the City can abate the nuisance and/or issue a citation for the property owner to appear in court. Most of the time, the nuisance issue is addressed by the property within the 10 day period. However, there have been occasions where the nuisance issue will develop again within a few weeks or months of the initial violation. Under the current code provisions, staff is required to go back through the 10 day notice process, before abating the nuisance or citing the property owner.

The attached ordinance would add a section to Chapter 220 of the City's Municipal Code that essentially provides that if a second notice is given within a twelve (12) month period of the first being issued (defined as repeat violators), then the City is not required to give a 10 day notice period for the nuisance issue to be resolved. Instead, the City can move straight to abatement. This new provision of the code will help staff address habitual nuisance issues in a more timely manner.

There are other proposed code changes that staff will be bringing forward this winter. These will address inconsistencies in the code, provide better clarification and enforcement mechanisms. However, staff would like to take a systematic approach going through these to ensure they are fully vetted before presenting them to the City Council for consideration. This is especially important, as responsibility for enforcement of a number of these codes lies with multiple departments.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	Chapter 220 of the Municipal Code of the City of Mission, Kansas
Line Item Code/Description:	N/A
Available Budget:	N/A

ORDINANCE NO _____

AN ORDINANCE ADDING ARTICLE IV TO CHAPTER 220 OF THE MUNICIPAL CODE OF MISSION, KANSAS; DEFINING UNLAWFUL REPEAT NUISANCE VIOLATOR AND PENALTIES THEREFORE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MISSION, KANSAS AS FOLLOWS:

SECTION 1: Article IV is hereby added to Chapter 220 of the Municipal Code of Mission, Kansas as follows:

**ARTICLE IV
REPEAT NUISANCE VIOLATOR**

Section 220.320 Repeat Nuisance Violator Defined: Whenever the public officer determines that any person or property has allowed or maintained any nuisance under this Chapter, and such nuisance constitutes the second violation of any nuisance under this Chapter within a twelve (12) month period, then an abatement notice of the second nuisance violation shall not be required.

Section 220.330 Unlawful Repetitive Nuisances: It shall be unlawful for any person to maintain or permit any nuisance under this Chapter within twelve (12) months following a receipt of a prior Notice of Abatement for a nuisance which is abated or results in a conviction.

Section 220.340 Penalty for Repeat Violations: Upon conviction, a repeat nuisance violation may be punished by a fine of not more than \$2,500.00, imprisonment for not more than one (1) year or both such fine and imprisonment.

SECTION 2: This Ordinance shall be in force and take effect from after publication according to law.

PASSED AND APPROVED by the City Council this _____ day of _____, 2019.

APPROVED by the Mayor this _____ day of _____, 2019.

Ronald E. Appletoft, Mayor

ATTEST:

Martha M. Sumrall, City Clerk

APPROVED BY:

PAYNE & JONES, CHARTERED

David K. Martin, City Attorney
11000 King, Suite 200
PO Box 25625
Overland Park, KS 66225-5625
(913) 469-4100
(913) 469-8182

City of Mission, KS
Thursday, October 31, 2019

Chapter 220. Nuisances

Article I. Health Nuisances

Section 220.010. Nuisances Unlawful — Defined.

[Code 1988; CC 2000 §8-301; Ord. No. 1154 §1, 4-13-2005]

- A. It shall be unlawful for any person to maintain or permit any nuisance within the City as defined, without limitation, as follows:
1. Filth, excrement, lumber, tree limbs, wood, glass, rocks, dirt, cans, containers, paper, trash, plastic, petroleum products, styrofoam, metal, discarded appliances or other household items, or any other offensive or disagreeable thing or substance thrown or left deposited upon any street, avenue, alley, sidewalk, park, public or private enclosure or lot whether vacant or occupied;
 2. All dead animals not removed within twenty-four (24) hours after death;
 3. Any place or structure or substance which emits or causes any offensive, disagreeable or nauseous odors;
 4. All stagnant ponds or pools of water;
 5. All grass or weeds or other unsightly vegetation not usually cultivated or grown for domestic use or to be marketed or for ornamental purposes;
 6. Abandoned iceboxes or refrigerators kept on the premises under the control of any person or deposited on the sanitary landfill or any icebox or refrigerator not in actual use unless the door, opening or lid thereof is unhinged or unfastened and removed therefrom;
 7. All articles or things whatsoever caused, kept, maintained or permitted by any person to the injury, annoyance or inconvenience of the public or of any neighborhood;
 8. Any fence, structure, thing or substance placed upon or being upon any street, sidewalk, alley or public ground so as to obstruct the same, except as permitted by the laws of the City.

Section 220.020. (Reserved)

- [1] *Editor's Note — Ord. no. 1154 §2, adopted April 13, 2005, repealed section 220.020 "complaints — inquiry and inspection" in its entirety. Former section 220.020 derived from Code 1988; CC 2000 §8-302.*

Section 220.030. Right of Entry.

[Code 1988; CC 2000 §8-303]

It shall be a violation of this Code to deny the Public Officer the right of access and entry upon private property at any reasonable time for the purpose of making inquiry and inspection to determine if a nuisance exists.

Section 220.040. Notice.

[Code 1988; CC 2000 §8-304; Ord. No. 1342 §3, 3-16-2011]

- A. Except as provided in Subsection **(B)**, notice shall be served on the owner or agent of such property by certified mail or by personal service, or if the same is unoccupied and the owner is a non-resident, then by mailing a notice by certified mail to the last known address of the owner or agent.
- B. If the owner or agent has failed to accept delivery or otherwise failed to effectuate receipt of a notice sent pursuant to Subsection **(A)** during the preceding twenty-four (24) month period, the City may provide notice in the manner provided by this Subsection. The City may provide notice by such methods including, but not limited to, door hangers, conspicuously posting notice of such order on the property, personal notification, telephone communication, and first class mail.

Section 220.050. Notice — Contents.

[Code 1988; CC 2000 §8-305; Ord. No. 1154 §3, 4-13-2005]

- A. The notice shall state the condition(s) which is (are) in violation of the Section **220.010**. The notice shall inform the person, corporation, partnership or association that:
 1. He/she or they shall have ten (10) days from the date of serving the notice to abate the condition(s) in violation of Section **220.010**; or
 2. He/she or they have ten (10) days from the date of serving the notice to request a hearing before the Governing Body of the matter as provided by Section **220.080**;
 3. Failure to abate the condition(s) or to request a hearing within the time frame allowed may result in prosecution as provided by Section **220.060** and/or abatement of the condition(s) by the City and assess the cost of removal, including a reasonable administrative fee, against the owner, occupant or agent in charge of the property;
 4. The owner, occupant or agent in charge of the property will be given an opportunity to pay the assessments and, if it is not paid, the assessments will be added to the property tax as a special assessment;
 5. The owner, occupant or agent in charge of the property should contact the Public Officer if there are any questions regarding the order.

If there is a change in the recorded owner of title to the property subsequent to the giving of notice pursuant to Subsection, the City may not recover any costs or levy an assessment for the costs incurred by removal of violation(s) as defined by Section **220.010** unless the new recorded owner of title to such property has been provided notice as required by this Section.

Section 220.060. Failure To Comply — Penalty.

[Code 1988; CC 2000 §8-306]

Should the person, corporation, partnership or association fail to comply with the notice to abate the nuisance or request a hearing, the Public Officer may file a complaint in the Municipal Court of the City

against such person, corporation, partnership or association and, upon conviction of any violation of provisions of Section **220.010**, be fined in an amount not to exceed one hundred dollars (\$100.00) or be imprisoned not to exceed thirty (30) days, or be both fined and imprisoned. Each day during or on which a violation occurs or continues after notice has been served shall constitute an additional or separate offense.

Section 220.070. Abatement.

[Code 1988; CC 2000 §8-307; Ord. No. 1154 §4, 4-13-2005]

- A. In addition to or as an alternative to prosecution as provided in Section **220.060**, the Public Officer may seek to remedy violations of this Section in the following manner:
1. Upon the expiration of ten (10) days after receipt of the notice required by Section **220.040** has neither alleviated the conditions causing the alleged violation nor requested a hearing before the Governing Body within the time periods specified in Section **220.050**, the City or its authorized agent shall abate the violation(s) and assess the cost of removal, including a reasonable administrative fee, against the owner, occupant or agent in charge of the property;
 2. The Public Officer or his/her authorized agent shall give notice to the owner, occupant or agent in charge of the premises by certified mail of the costs of the abatement of violation(s). The notice shall state the payment of the costs is due and payable within (30) days following issuance of the notice.
 3. If the costs of the abatement of the nuisance(s) as defined by Section **220.010** remain unpaid after thirty (30) days following issuance of the notice, a record of the costs of abatement shall be certified to the City Clerk who shall cause such costs to be assessed against the particular lot or piece of land on which such nuisances were so removed. The City Clerk shall certify the assessment to the County Clerk at the time other special assessments are certified for spreading on the tax rolls of the County.

Section 220.080. Hearing.

[Code 1988; CC 2000 §8-308; Ord. No. 1154 §5, 4-13-2005]

If a hearing is requested within the ten (10) day period as provided in Section **220.050**, such request shall be made in writing to the Governing Body. Failure to make a timely request for a hearing shall constitute a waiver of the person's right to contest the findings of the Public Officer before the Governing Body. The hearing shall be held by the Governing Body as soon as possible after the filing of the request therefore and the person shall be advised by the City of the time and place of the hearing at least five (5) days in advance thereof. At any such hearing, the person may be represented by counsel and the person and the City may introduce such witnesses and evidence as is deemed necessary and proper by the Governing Body. The hearing need not be conducted according to the formal rules of evidence. Upon conclusion of the hearing, the Governing Body shall record its determination of the matter by means of adopting a resolution and serving the resolution upon the person in the matter provided in Section **220.040**.

Section 220.090. Unlawful Interference.

[Ord. No. 1154 §6, 4-13-2005^[1]]

It shall be unlawful for any person to interfere with or to attempt to prevent the Public Officer or the Public Officer's authorized representative from entering upon any such lot or piece of ground or from proceeding with such removal of violation(s). Such interference shall constitute a Code violation.

[1] *Editor's Note — Ord. No. 1154 §6, adopted April 13, 2005, repealed section 220.090 "costs assessed" and enacted new provisions set out herein. Former section 220.090 derived from Code 1988; CC 2000*

§8-309.

Article II. Weeds

Section 220.100. Purpose.

[CC 2000 §8-201; Ord. No. 990 §8-201, 1-12-2000]

The purpose of this Article is to establish requirements for the control of nuisance weeds in order to protect the value of properties within the City as well as to protect the public health and welfare of the residents and businesses of the City and to authorize the City to take certain actions to ensure that the intent and requirements of this Article are met.

Section 220.110. Weeds To Be Removed.

[CC 2000 §8-202; Ord. No. 990 §8-202, 1-12-2000]

It shall be unlawful for any owner, agent, lessee, tenant or other person occupying or having charge or control of any premises to permit weeds to remain upon said premises or any area between the property lines of said premises and the centerline of any adjacent street or alley including, but not specifically limited to, sidewalks, streets, alleys, easements, rights-of-way and all other areas, public or private. All weeds as hereinafter defined are hereby declared a nuisance and are subject to abatement as hereinafter provided.

Section 220.120. Definitions.

[CC 2000 §8-203; Ord. No. 990 §8-203, 1-12-2000; Ord. No. 1162 §1, 6-8-2005]

"Weeds", as used in this Article, means any of the following

1. Untended or uncontrolled brush and woody vines shall be classified as weeds;
2. Brush, woody vines, broadleaf plants and grasses which may attain such large growth as to become, when dry, a fire menace to adjacent improved property;
3. Any broadleaf plants which bear or may bear seeds of a downy or windy nature;
4. Untended or uncontrolled plants which are located in an area which harbors rats, insects, animals, reptiles or any other creatures which either may or does constitute a menace to health, public safety or welfare;
5. Broadleaf plants and grasses on or about residential, commercial or industrial property which, because of its height, has a blighting influence on the neighborhood. Any such broadleaf plants and grasses shall be presumed to be blighting if they exceed eight (8) inches in height.

Section 220.130. Public Officer — Notice To Remove.

[CC 2000 §8-204; Ord. No. 990 §8-204, 1-12-2000; Ord. No. 1153 §1, 4-13-2005; Ord. No. 1342 §4, 3-16-2011]

- A. The City Administrator or his/her designee is hereby designated as the "Public Officer" and shall be charged with the administration and enforcement of this Article. The Public Officer or an authorized assistant shall notify in writing the owner, occupant or agent in charge of any premises in the City upon which weeds exist in violation of this Article, by mail or by personal service, once per calendar year. Such notice shall, as a minimum, include the following:

1. The owner, occupant or agent in charge of the property is in violation of the City weed control law;
2. The owner, occupant or agent in charge of the property is ordered to cut the weeds within seven (7) days of the receipt of notice;
3. The owner, occupant or agent in charge of the property may request a hearing before the Governing Body or its designated representative within five (5) days of the notice;
4. If the owner, occupant or agent in charge of the property does not cut the weeds or grass to the satisfaction of the Public Officer, the City or its authorized agent will cut the weeds and assess the cost of the cutting, including a reasonable administrative fee, against the owner, occupant, or agent in charge of the property and at the option of the Public Officer will:
 - a. Assess a nuisance fee in an amount not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00); and/or
 - b. File a complaint in the Municipal Court of the City;
5. The owner, occupant or agent in charge of the property will be given an opportunity to pay the assessments and, if it is not paid, the assessments will be added to the property tax as a special assessment;
6. No further notice shall be given prior to removal of weeds during the calendar year;
7. The owner, occupant or agent in charge of the property should contact the Public Officer if there are any questions regarding the order.

If there is a change in the recorded owner of title to the property subsequent to the giving of notice pursuant to Subsection, the City may not recover any costs or levy an assessment for the costs incurred by the cutting or destruction of weeds on such property unless the new recorded owner of title to such property has been provided notice as required by this Section.

Section 220.140. Abatement — Nuisance Fee — Assessment of Costs.

[CC 2000 §8-205; Ord. No. 990 §8-205, 1-12-2000; Ord. No. 1153 §2, 4-13-2005; Ord. No. 1342 §5, 3-16-2011]

- A. Only one (1) notice required by Section **220.130** need be given to the owner, occupant or agent in charge of the property per calendar year. Following such notice, the Public Officer may take such actions as are authorized by this Section at any time or times during the calendar year.
- B. Upon the expiration of seven (7) days after receipt of the notice required by Section **220.130**, and in the event that the owner, occupant or agent in charge of the premises shall neglect or fail to comply with the requirements of Section **220.110**, the City or its authorized agent shall cause the weeds to be cut and assess the cost of cutting, including a reasonable administrative fee, against the owner, occupant or agent in charge of the property and, at the option of the Public Officer, will:
 1. Assess a nuisance fee in an amount not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00); and/or
 2. File a complaint in the Municipal Court of the City against the owner, occupant or agent in charge of the property.

- C. The Public Officer or his/her authorized agent shall give notice to the owner, occupant or agent in charge of the premises by mail of the costs of the nuisance fee and the costs of the abatement of the nuisance, if applicable. The notice shall state the payment of the costs is due and payable within thirty (30) days following issuance of the notice.
- D. If the costs of the nuisance fee or of removal or abatement costs remain unpaid after thirty (30) days following issuance of the notice, a record of the costs of such nuisance fee or the costs of the cutting and destruction and/or removal shall be certified to the City Clerk who shall cause such costs to be assessed against the particular lot or piece of land on which such weeds or grasses were so removed and against such lots or pieces of land in front of or abutting on such street or alley on which such weeds or grasses were so removed. The City Clerk shall certify the assessment to the County Clerk at the time other special assessments are certified for spreading on the tax rolls of the County.

Section 220.150. Right of Entry.

[CC 2000 §8-206; Ord. No. 990 §8-206, 1-12-2000]

The Public Officer and the Public Officer's authorized assistants, employees, contracting agents or other representatives are hereby expressly authorized to enter upon private property at all reasonable hours for the purpose of cutting, destroying and/or removing such weeds in a manner not inconsistent with this Article.

Section 220.160. Unlawful Interference.

[CC 2000 §8-207; Ord. No. 990 §8-207, 1-12-2000]

It shall be unlawful for any person to interfere with or to attempt to prevent the Public Officer or the Public Officer's authorized representative from entering upon any such lot or piece of ground or from proceeding with such cutting and destruction. Such interference shall constitute a Code violation.

Section 220.170. Failure To Comply — Penalty.

[CC 2000 §8-208; Ord. No. 990 §8-208, 1-12-2000]

- A. Upon conviction of the owner, occupant or agent in charge of the property by the Municipal Court of the City of any provisions of this Article, such owner, occupant or agent in charge of the property shall be fined an amount according to the following provisions:
 - 1. For the first (1st) violation during any calendar year, provided that the owner, occupant or agent in charge of the property has not been convicted in the preceding two (2) calendar years, the fine shall be not less than twenty-five dollars (\$25.00) nor more than one hundred dollars (\$100.00).
 - 2. For the first (1st) violation during any calendar year the owner, occupant or agent has been convicted of violating the provisions of this Article in either of the preceding two (2) calendar years, the fine shall be not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00);
 - 3. For the second (2nd) and all subsequent violations during any calendar year, provided that the owner, occupant or agent in charge of the property has not been convicted in the preceding two (2) calendar years, the fine shall be not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00);
 - 4. For the second (2nd) and all subsequent violations during any calendar year and if the owner, occupant or agent has been convicted of violating the provisions of this Article in either of the

preceding two (2) calendar years, the fine shall be not less than five hundred dollars (\$500.00) nor more than one thousand dollars (\$1,000.00).

- B. Each day during or on which a violation occurs or continues after notice has been served consistent with the provisions of Section **220.130** of this Article shall constitute an additional or separate offense.

Section 220.180. Noxious Weeds.

[CC 2000 §8-209; Ord. No. 990 §8-209, 1-12-2000]

- A. Nothing in this Article shall affect or impair the rights of the City under the provisions of Chapter 2, Article 13 of the Kansas Statutes Annotated relating to the control and eradication of certain noxious weeds.
- B. For the purpose of this Section, the term "*noxious weeds*" shall mean kudzu (*Pueraria lobata*), field bindweed (*Convolvulus arvensis*), Russian knapweed (*Centaurea picris*), hoary cress (*Lepidium draba*), Canada thistle (*Cirsium arvense*), duckgrass (*Agropyron repens*), leafy spurge (*Euphorbia esula*), burragweed (*Franseria tomentosa* and *F. discolor*), pignut (*Hoffinannseggia densiflora*), musk (nodding), thistle (*Carduus nutans* L.) and Johnson grass (*Sorghum halepense*).

Article III. Inoperable, Abandoned Vehicles

Section 220.190. Findings of Governing Body.

[Code 1997; CC 2000 §8-401; Ord. No. 1437 §1, 5-18-2016]

- A. The Governing Body finds that junked, wrecked, dismantled, inoperative or abandoned vehicles affect the health, safety and general welfare of citizens of the City because they:
1. Serve as a breeding ground for flies, mosquitoes, rats and other insects and rodents;
 2. Are a danger to persons, particularly children, because of broken glass, sharp metal protrusions, insecure mounting on blocks, jacks or other supports;
 3. Are a ready source of fire and explosion;
 4. Encourage pilfering and theft;
 5. Constitute a blighting influence upon the area in which they are located;
 6. Constitute a fire hazard because they frequently block access for fire equipment to adjacent buildings and structures.

Section 220.200. Vehicle Nuisances Unlawful.

[Code 1997; CC 2000 § 8-402; Ord. No. 1437 §1, 5-18-2016]

It shall be unlawful for any person to maintain or permit any motor vehicle nuisance within the City which is visible from a public street or adjacent private property.

Section 220.210. Definitions.

[Code 1997; CC 2000 § 8-403; Ord. No. 1437 §1, 5-18-2016]

As used in this Article, the following terms shall have the meanings indicated:

VEHICLE

Any automobile, van, truck, all-terrain vehicle, motorcycle, moped, motor scooter, farm machinery, construction equipment, bicycle, or other device designed to carry any cargo, operator, or passenger, and may be powered by an engine or pulled or pushed by any device or person.

VEHICLE NUISANCE

Any of the following:

1. A vehicle in the condition of being junked, wrecked, wholly or partially dismantled, discarded, abandoned or unable to perform the function or purpose for which it was originally constructed.
2. Any vehicle which has been placed on jacks, blocks or a stand.
3. A vehicle which is not currently registered and tagged pursuant to K.S.A. §§ 8-126 to 8-149 inclusive, as amended.
4. Parked in violation of any City ordinance.
5. A vehicle incapable of moving under its own power.
6. A vehicle missing any parts necessary for the lawful operation of the vehicle upon a street or highway.
7. Any vehicle which has not moved within fourteen (14) days.
8. Any vehicle that is parked or stored in a residential zoning district so that it is visible from a public street or adjacent private property and the license plate is screened from view by a cover, tarp, vegetation, or adjacent structure.

Section 220.220. Public Officer.

[Code 1997; CC 2000 §8-404; Ord. No. 1437 §1, 5-18-2016]

The City Administrator shall designate a public officer to be charged with the administration and enforcement of this Article.

Section 220.230. Right of Entry.

[Code 1997; CC 2000 §8-406; Ord. No. 1437 §1, 5-18-2016]

Absent emergency circumstances, whenever necessary to make inspection to enforce any of the provisions of this Article, the Public Officer or his or her authorized representatives may enter such premises at all reasonable times to inspect the same or to perform any duty imposed by this Article, provided that such entry is pursuant to the law, and further provided that if such premises be occupied, the Public Officer shall first present credentials and request entry; and if entry is denied, the Public Officer shall have the authority to seek lawful entry pursuant to an administrative search warrant from the municipal judge or other lawful means.

Section 220.240. Notice.

[Code 1997; CC 2000 §8-407; Ord. No. 1101 §1, 12-10-2003; Ord. No. 1437 §1, 5-18-2016]

Any person found by the Public Officer to be in violation of Section **220.210** shall be served a notice of such violation. The notice shall be served either by certified mail, postage prepaid, return receipt requested or personally served by the Public Officer or a law enforcement officer.

Section 220.250. Notice — Contents.

[Code 1997; CC 2000 §8-408; Ord. No. 1437 §1, 5-18-2016]

- A. The notice shall state the condition(s) which is (are) in violation of Section **220.210**. The notice shall also inform the person that:
1. He/she or they shall have ten (10) days from the date of serving the notice to abate the condition(s) in violation of Section **220.210**; or
 2. He/she or they have ten (10) days from the date of serving the notice to request a hearing before the Governing Body of the matter as provided by Section **220.290**.
 3. Failure to abate the condition(s) or to request a hearing within the time allowed may result in prosecution as provided by Section **220.260** and/or abatement of the condition(s) by the City as provided by Section **220.270**.

Section 220.260. Failure To Comply — Penalty.

[Code 1997; CC 2000 §8-409; Ord. No. 1437 §1, 5-18-2016]

Should the person fail to comply with the notice to abate the nuisance or request a hearing, the Public Officer may file a complaint in the Municipal Court of the City against such person and, upon conviction of any violation of provisions of Section **220.210**, be fined in an amount not to exceed one hundred dollars (\$100.00) or be imprisoned not to exceed thirty (30) days, or be both fined and imprisoned. Each day during or on which a violation occurs or continues after notice has been served shall constitute an additional or separate offense.

Section 220.270. Abatement by Public Officer; Assessment of Costs.

[Code 1997; CC 2000 §8-410; Ord. No. 1437 §1, 5-18-2016]

- A. In addition to or as an alternative to prosecution as provided in Section **220.270**, the Public Officer may seek to remedy violations of the Article in the following manner. If a person to whom a notice has been sent pursuant to Section **220.240** has neither alleviated the conditions causing the alleged violation or requested a hearing before the Governing Body within the time period specified in Section **220.260**, the Public Officer may remove and abate the violation of this Chapter by reasonable means and assess the costs of removal, including reasonable administrative costs, against the property on which the violation was located.
- B. When in the opinion of the public officer a vehicle nuisance exists in such a condition as to require immediate action to protect the public, such officer may erect barricades or cause the vehicle to be taken down or otherwise made safe without delay and such action may, under such circumstance, be taken without prior notice to or hearing of the owners, agents, or lienholders. The costs of any such action shall be assessed, including reasonable administrative costs, against the property on which the violation was located.
- C. The Public Officer or his/her authorized agent shall give notice to the owner, occupant or agent in charge of the premises by first class mail of the costs of the abated violation(s). The notice shall State that payment of the costs is due and payable within thirty (30) days following issuance of the notice.
- D. If the costs of the abatement of the nuisance as defined by Section **220.210** remain unpaid after thirty (30) days following issuance of the notice, a record of the costs of abatement shall be

certified to the City Clerk who shall cause such costs to be assessed against the particular lot or piece of land on which such violation(s) were so removed. The City Clerk shall certify the assessment to the County Clerk at the time other special assessments are certified for spreading on the tax rolls of the County.

Section 220.280. Disposition of Vehicle.

[Code 1997; CC 2000 §8-411; Ord. No. 1437 §1, 5-18-2016]

Disposition of any motor vehicle removed and abated from private property pursuant to this Article shall be as provided by K.S.A. Supp. 8-1102, as amended.

Section 220.290. Hearing.

[Code 1997; CC 2000 §8-412; Ord. No. 1437 §1, 5-18-2016]

If a hearing is requested within the ten-day period as provided in Section **220.250**, such request shall be made in writing to the Governing Body. Failure to make a timely request for a hearing shall constitute a waiver of the person's right to contest the findings of the Public Officer before the Governing Body. The hearing shall be held by the Governing Body as soon as possible after the filing of the request therefor and the person shall be advised by the City of the time and place of the hearing at least five (5) days in advance thereof. At any such hearing, the person may be represented by counsel and the person and the City may introduce such witnesses and evidence as is deemed necessary and proper by the Governing Body. The hearing need not be conducted according to the formal rules of evidence. Upon conclusion of the hearing, the Governing Body shall record its determination of the matter by means of adopting a resolution and serving the resolution upon the person in the manner provided in Section **220.250**.

City of Mission	Item Number:	6.
ACTION ITEM SUMMARY	Date:	November 6, 2019
Parks and Recreation	From:	Penn Almoney

Action items require a vote to recommend the item to full City Council for further action.

RE: Contract with Confluence for Mohawk Park Design.

RECOMMENDATION: Approve the proposal from Confluence in an amount not to exceed \$30,000 for conceptual park design and restroom design for Mohawk Park.

DETAILS: The Mission Parks & Recreation Master Plan underscored the goal of expanding and improving Mission park facilities. After several months of discussion and evaluation, the Parks, Recreation and Tree Commission recommended that the addition of restroom facilities in Mohawk Park be the first capital project implemented from the Master Plan. Other improvements suggested for consideration in Mohawk Park included:

- Redesign of the park layout to balance stakeholder programming use
- Design and construct a permanent restroom /storage, and water fountain structure
- Replace playground equipment with unique themed amenities
- Add irrigation for athletic turf use
- Evaluate area and space for tennis courts, splash pad, or other cross-functional uses

The next step in implementation is to bring the planning process down to the specific park level. This will provide an opportunity to take a comprehensive look at the amenities to be added over a longer term horizon (10+ years), so that the location or addition of improvements in early years doesn't limit the long-term vision for the park. The planning/conceptual design process also provides the opportunity to get more specific feedback from surrounding neighbors and other stakeholders as these particular decisions are made.

Parks & Recreation staff solicited proposals for the Mohawk Park conceptual design process through direct contact and by posting on the City website. Three responses were received. Of those responding, the submission from Confluence has been determined to be the lowest and most responsive proposal. A copy of the proposal is included in the packet. The scope of the project involves:

1. Site analysis to depict features like topography, utilities, vegetation, watershed areas, etc.
2. Public Engagement: Gathering feedback from various stakeholders through in-person interactive discussions.
3. Preparation of refined concept plans and order of magnitude cost estimates.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	45-90-805-09
Available Budget:	\$250,000

City of Mission	Item Number:	6.
ACTION ITEM SUMMARY	Date:	November 6, 2019
Parks and Recreation	From:	Penn Almoney

Action items require a vote to recommend the item to full City Council for further action.

4. Restroom building conceptual design and 3-dimensional representation.

Vendor	Amount
The Olsson Studio	\$29,500
Vireo	\$35,900
Confluence	\$30,000

The firm is available to begin in December 2019. The work resulting from this process will allow staff to proceed with bidding design and construction of the restroom facilities in the park.

CFAA CONSIDERATIONS/IMPACTS: Proper recreation surfaces and amenities will enhance the resident and non-resident's experience in Mission Parks while participating in a variety of programs, events and activities that connect people and improve their quality of life.

Mohawk Park is accessible to adults and youth of all ages and abilities. It provides a safe platform for recreation activities for parents and children and serves as a neighborhood park for surrounding citizens and visitors.

The public engagement activities contemplated ensure the residents and users have an opportunity for input.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	45-90-805-09
Available Budget:	\$250,000

November 1, 2019

Laura Smith, City Administrator
City of Mission
6090 Woodson
Mission, KS 66202
lsmith@missionks.org

**RE: Mohawk Park
Site Planning / Restroom Design Proposal**

Ms. Smith:

Confluence is pleased to submit this proposal to provide consulting services for the City of Mission. In addition to our team of Landscape Architects, we are partnering with SFS Architects to provide design services specifically related to the proposed restroom facility.

Confluence, subject to the approval and acceptance of this agreement by the City of Mission, hereinafter referred to as the Client, agrees to provide Professional Services to the Client as set forth below:

- A. PROJECT NAME: Mohawk Park Conceptual Park Design + Restroom Design
- B. PROJECT DESCRIPTION: Provide the client landscape architectural and site planning services and architectural services to properly locate future park elements and design a new restroom facility in Mohawk Park.

ARTICLE 1: SCOPE OF SERVICE:

PHASE I – CONCEPTUAL PARK DESIGN:

1.1 Site Analysis / Concept Development

Confluence will prepare a brief site analysis to identify potential issues and opportunities that the site and surrounding land uses present against proposed program elements. The analysis will include a combination of drawings and site photos. Elements to be considered include but are not limited to: pedestrian vehicular access and circulation; surrounding land use; existing utilities and infrastructure; existing structures and improvements; topography and drainage patterns; view-sheds and vistas; existing vegetation; natural areas. The site analysis will inform conceptual park layout options.

Confluence will then prepare 1-2 hand rendered and labeled alternative conceptual plans for Mohawk Park that identify size and locations for proposed elements and their relationship to each other.

1.2 Preliminary Parks Concept Review

Confluence will present the park concept alternatives to City Staff for initial review. Subsequently, we will facilitate a Neighborhood/Public input meeting followed by a presentation to the Parks, Recreation and Tree Commission for consideration. These presentations will be an open dialogue format with open sharing of ideas allowing our team to gather participant feedback on the preliminary plans and their preferences for each alternative presented. With this input in hand, we will meet with an appointed Steering Committee to determine a preferred design direction. The alternative plans will be revised based on the comments received into a preferred final park concept plan.

Meetings:

- (1-2) Staff Coordination/Review
- (1) Neighborhood/Public
- (1) Parks, Recreation & Tree Commission
- (1) Steering Committee

1.3 Prepare Refined Concept Plans and Cost Estimate Verification

Confluence will also develop a rough order of magnitude cost opinion for the preferred concept plan to allow the City to budget for future park improvements. We will prepare illustrative plans and supporting graphics for the Final Conceptual Design.

The preferred plan for Mohawk Park will be presented to the Parks, Recreation and Tree Commission and Steering Committee for final review and approval.

Meetings:

- (1-2) Staff Coordination/Review
- (1) Parks, Recreation & Tree Commission
- (1) Steering Committee

1.4 Restroom Building Conceptual Design

In coordination with Confluence, SFS Architecture will facilitate a conceptual design process to help the City determine whether a site-built restroom building, or prefabricated structure is the preferred alternative. This process includes the following:

1. Conceptual Design Layout Options
 - a. Floor Plan
 - b. Conceptual 3–dimensional representation
2. Review Meeting
 - a. Select preferred layout
3. Restroom Building Cost Comparison Scenarios
 - a. Prepare cost opinion for site built option and obtain cost information from prefabricated restroom unit manufacturers
4. Review Meeting
 - a. Select preferred construction option
5. Refine preliminary design
 - a. Floor Plan

4. If the project is suspended for more than three (3) months, or abandoned in whole or in part, this firm shall be paid their compensation for services performed prior to receipt of written notice from the Owner of such suspension or abandonment, together with reimbursable expenses then due and all terminal expenses resulting from such suspension or abandonment.

ARTICLE 4: TIME OF PERFORMANCE:

1. We propose to process this work in a timely and expeditious manner to meet the Owner's timetable.

ARTICLE 5: EXTRA WORK AND CONTINUATION OF SERVICES:

1. If, during the progress or upon completion of the work outline in the Scope of Services in this agreement, the Owner finds it desirable or necessary to cause this Consultant to perform additional services other than those outlined in the Scope of Services, the hourly schedule and reimbursable expense schedule may apply or a project fee may be negotiated.

ARTICLE 6: SUCCESSOR'S AND ASSIGNMENT:

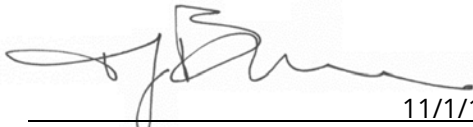
1. The Owner and this firm each binds itself, partners, assigns and legal representatives to the other party to this agreement and to the partners, successors, assigns and legal representatives of such other party in respect of all covenants of this agreement.

ARTICLE 7: FORM OF AGREEMENT:

1. The return of a signed digital copy of this letter will constitute your acceptance of this proposal and provide authority for proceeding to accomplish this work.

Offered by:
Confluence
417 Delaware Street
Kansas City, Missouri 64105

Accepted by:
City of Mission
6090 Woodson
Mission, Kansas 66202



(signature) 11/1/19
(date)

(signature) (date)

Terry Berkbuegler, Sr. Principal / Sr. V.P.
(printed name/title)

(printed name/title)

City of Mission	Item Number:	8.
DISCUSSION ITEM SUMMARY	Date:	November 6, 2019
PUBLIC WORKS	From:	Brent Morton

Discussion items allow the committee the opportunity to freely discuss the issue at hand.

RE: Snow Removal Policy and 2019-2020 Snow Plan

DETAILS: A copy of the 2019-2020 Snow Plan, which includes the Miscellaneous Snow Removal Table and Snow Removal Maps, is included in the packet for your information. These documents serve as the guideline for snow removal activities conducted by the Mission Public Works Department.

We will review the plan at the Committee meeting as a reminder of current policies and procedures as we head into the winter season.

CFAA CONSIDERATIONS/IMPACTS: Snow removal is an essential service provided by the City. In order to keep services functioning and the traveling public safe, snow removal services are performed by the Public Works department for streets, facilities, trails, and parks.

Related Statute/City Ordinance:	
Line Item Code/Description:	
Available Budget:	

2019-2020 Snow Season Plan



Public Works Department

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Procedural Review & Training

Procedural Review

- Crew and Shift Assignments
- Plowing and Spreading Routes
- On-Call Procedure -
 - 2 Hour Window
 - Cell phones on and waiting
- Working with Police (Command Staff Contact Info in the following pages)

Equipment Operation and Maintenance

- Trucks
- Plows
- Spreaders and Their Controls
- Loading Salt
- Radio Communication
- Vehicle / Equipment Repairs Procedure
- Preventive Maintenance
 - Cleaning vehicles / equipment

Salt Application Procedures

- How Salt Works
- How and When to Salt
- Anti-Icing vs. Deicing
- Application Rates
- Storm Conditions (Detailed on Next Page)
- Special Deicing Problems (Bridges, Elevated Curve, Ramps, Intersections)

On the Job Safety

- Vehicle and Equipment Pre-Trip Checks
- Safety Practices
- Dealing with the Public
- Assisting Motorists

Weather Conditions & Strategy

Condition 1

Temperature: Near 30

Precipitation: Snow, sleet or freezing rain

Road Surface: Wet

If snow or sleet, apply salt at 500 lb per two-lane mile. If snow or sleet continues and accumulates, plow and salt simultaneously. If freezing rain, apply salt at 200 lb per two-lane mile. If rain continues to freeze, re-apply salt at 200 lb per two-lane mile. Consider anti-icing procedures.

Condition 2

Temperature: 30 or Falling

Precipitation: Snow, sleet or freezing rain

Road Surface: Wet or Sticky

Apply salt at 300-800 lb per two-lane mile, depending on the rate of accumulation. If the snowfall continues to accumulate, plow and repeat the salting process. If freezing rain, apply salt at 200-400 lb per two-lane mile. Consider anti-icing procedures as warranted.

Condition 3

Temperature: Below 20 and falling

Precipitation: Dry Snow

Road Surface: Dry

Plow as soon as possible. Don't apply salt. Continue to plow and patrol keeping an eye for wet, packed or icy spots; treat any of these with heavy salting applications.

Condition 4

Temperature: Below 20

Precipitation: Snow, sleet or freezing rain

Road Surface: Wet

Apply salt at a rate of 600-800 lb per two-lane mile, as required. If the snow or sleet continues and accumulates, plow and salt simultaneously. If temperature starts to rise, apply salt at 500-600 lb per two-lane mile, wait for salt to react before plowing. Continue until safe pavement is obtained.

Condition 5

Temperature: Below 10

Precipitation: Snow or freezing rain

Road Surface: Accumulation of packed snow or ice

Apply Salt at rate of 800 lb per two-lane mile or salt-treated abrasives at rate of 1500 to 2000 lb per two-lane mile. When snow or ice becomes mainly slush, plow. Repeat application and plowing as necessary.

Crew & Shift Assignments

Public Works Snow Removal		
Shift Assignments		
November 2019 - March 2020		
Contact Information		
Name	Title	
Brent Morton	Superintendent of Public Works	
Celia Duran	Director of Public Works	
Snow Crew 1		
Name	Route	Truck #
Jeffery Mull*	Route A- Arterial	630
Jim Bradley	Route B- Arterial	574
Jay Webb/Aaron Luna	Route 1- North Side Residential	315/786
Jorge Martinez	Route 2- South Side Residential	397
Snow Crew 2		
Name	Route	Truck #
Alex Gonzalez	Route A- Arterial	397
Brent Moore	Route B- Arterial	574
Jay Webb/Aaron Luna	Route 1- North Side Residential	315
Victor Lopez	Route 2- South Side Residential	630
Jeremy Garcia	Route 1-2 North & South Res	786
* designates Snow Crew Leader		
Shift Information		
Month	Day (7am-7pm)	Night (7pm-7am)
November	Snow Crew 1	Snow Crew 2
December	Snow Crew 2	Snow Crew 1
January	Snow Crew 1	Snow Crew 2
February	Snow Crew 2	Snow Crew 1
March	Snow Crew 1	Snow Crew 2

Vehicle/Plow Route Descriptions & Maps

1-Ton Truck Route # 1

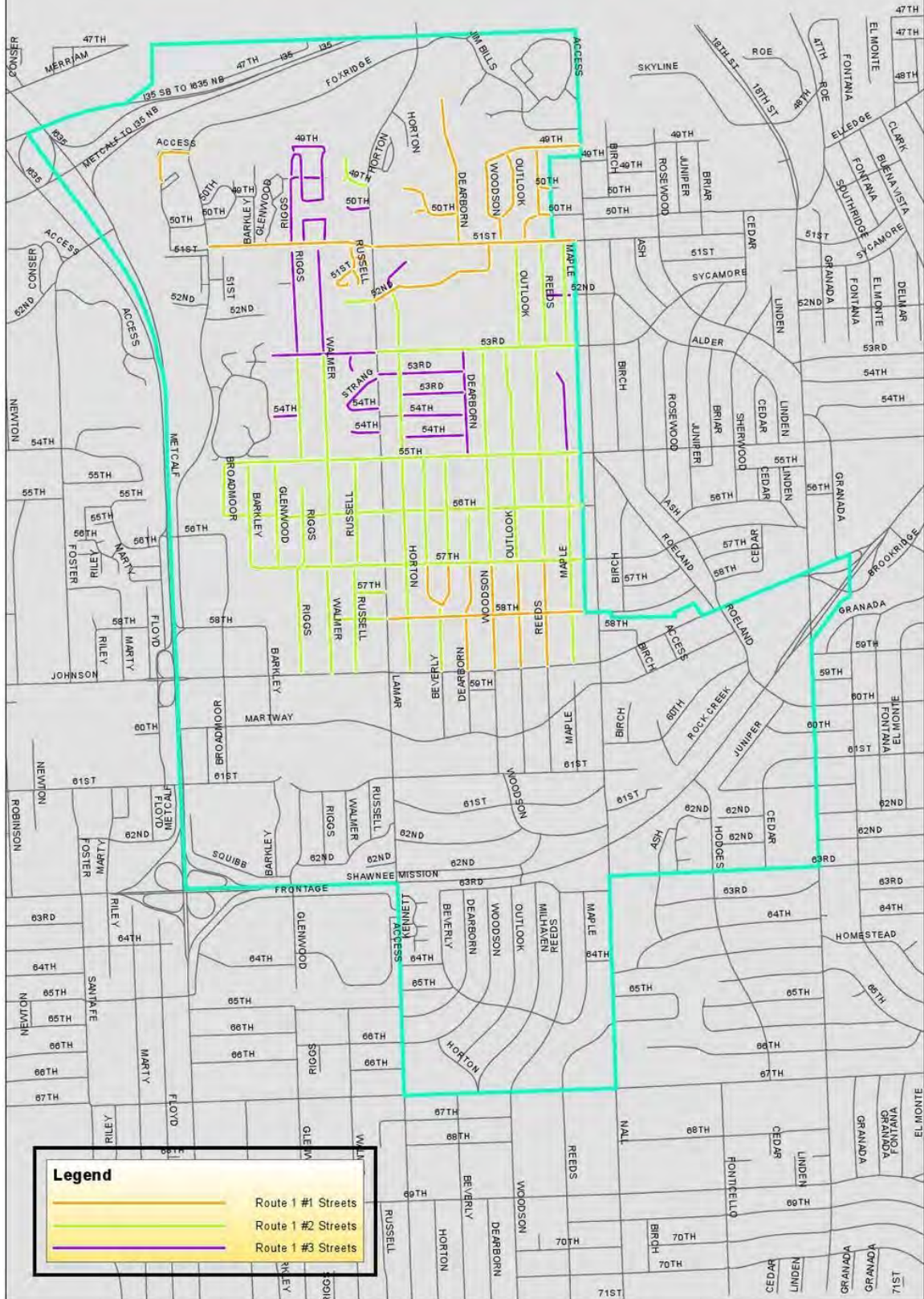
Main Streets need to be completed first. Driver needs to keep on top of main streets, and it takes passes in both directions. Then the driver can proceed on with the rest of the North side streets.

Main Streets

- Streamway Dr.
- 51st St.
- Lincolnshire – Russell St. off of 51st St.
- Reeds Rd. – North of 51st St.
- 50th Ter. – North of 51st St.
- 50th St. – North of 51st St.
- 49th St.– North of 51st St.
- Outlook St. – North of 51st St.
- Woodson St. – North of 51st St.
- Dearborn St. – North of 51st St.
- Beverly Ln. – Between 57th St, & 58th St.
- Beverly Ave - Between 57th St, & 58th St.
- Dearborn St. – Between 57th St, & Johnson Dr.
- Woodson St. – Between 57th St, & Johnson Dr.
- Outlook St. –Between 57th St, & Johnson Dr.
- Reeds Rd. – Between 57th St, & Johnson Dr.

After the mains are done, it is best to proceed with numbered streets (East / West) all the way to Johnson Drive. Then the driver should proceed on with the named streets. (North / South)

Snow Plow Route 1



1-Ton Truck Route # 2

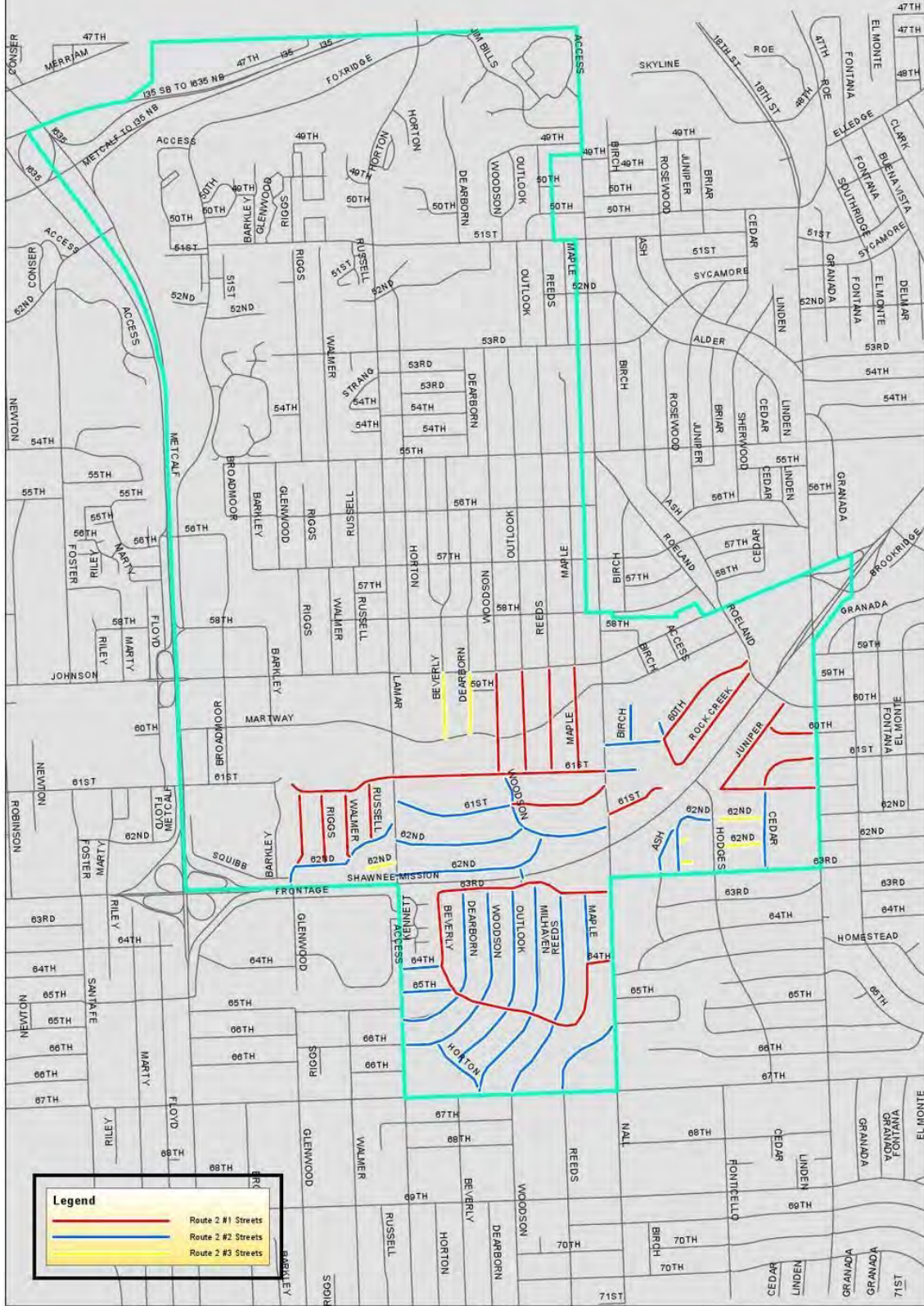
Main Streets need to be completed first. Driver needs to keep on top of main streets, and it takes passes in both directions. Then the driver can proceed on with the rest of the South side streets.

Main Streets

- Woodson St. – Between Johnson dr. & 61st St. (City Hall Area)
- Outlook St. – Between Johnson dr. & 61st St. (City Hall Area)
- Reeds Rd. – Between Johnson dr. & 61st St. (City Hall Area)
- Maple St. – Between Johnson dr. & 61st St. (City Hall Area)
- 61st Street – Between Lamar Ave & Nall Ave (City Hall Area)
- Walmer St. – Between 61st St. & 62nd St.
- Riggs St. – Between 61st St. & 62nd St.
- Glenwood St. – Between 61st St. & 62nd St.
- 61st Ter. – Between Woodson St. & Nall Ave (Countryside)
- 61st Place – Dead end into Bickford Senior Living.
- 60th Ter. – Between Rosewood St. & Roeland Dr. (Rock Creek Area)
- Rock Creek Ln. – Between Rosewood St. & Roeland Dr. (Rock Creek Area)
- Rosewood St. – Between 60th Ter. & Rock Creek Lane. (Rock Creek Area)
- Juniper St. – Between 60th St. & 61st Ter. (Highlands Area)
- 61st Ter. – Between Juniper St. & Roe Ave. (Highlands Area)
- 61st St. – Between 61st Ter. & Roe Ave. (Highlands Area)
- 60th Ter. – Between Juniper St. & Roe Ave. (Highlands Area)

After all the mains are done proceed to finish the rest of the areas.

Snow Plow Route 2



2-Ton Truck Route - A

- North on Lamar Ave, at the first bridge make a U – Turn
- Heading back south up Lamar Ave to 67th St.
- East on 67th St. to Nall Ave
- North on Nall Ave to 58th St.
- East on 58th St. to Birch St.
- South on Birch St. to Johnson Dr.
- West on Johnson Dr. to Nall Ave.
- South on Nall Ave. to 67th St.
- West on 67th St. to Lamar Ave.
- North on Lamar Ave. to Shop – Load up with Salt
- South on Lamar Ave. to Johnson Dr.
- West on Johnson Dr. to Metcalf Ave. – U - Turn
- East on Johnson Dr. to Shawnee Mission Parkway – U – Turn
- West on Johnson Dr. to Metcalf Ave. – U – Turn
- Redo in opposite lane / as needed
- North and south lanes of Rosewood St.
- West on Johnson Dr. to Birch St.
- North on Birch St. to 58th St.
- West on 58th St. to Nall Ave.
- South on Nall Ave. to Johnson Dr.
- West on Johnson Dr. to Lamar Ave.
- North on Lamar to Shop – Load up with Salt
- South on Lamar to Johnson Dr.
- East on Johnson Dr. to Roeland Dr.
- South on Roeland Dr. to Roe Ave. (Roeland Dr turns into 60th Ter Heading East)
- South on Roe Ave. to 63rd St.
- West on 63rd St. to Hodges Dr.
- North on Hodges Dr. to Shawnee Mission Parkway – U – Turn
- South on Hodges Dr. to 63rd St.
- West on 63rd St. to Nall Ave. – U – Turn
- East On 63rd St. to Roe Ave.
- North on Roe Ave. to 57th St. – U - Turn (57th St is in Roeland Park)
- South on Roe Ave. to 63rd St. – U – Turn
- Redo in opposite lanes / as needed

Snow Plow Route A



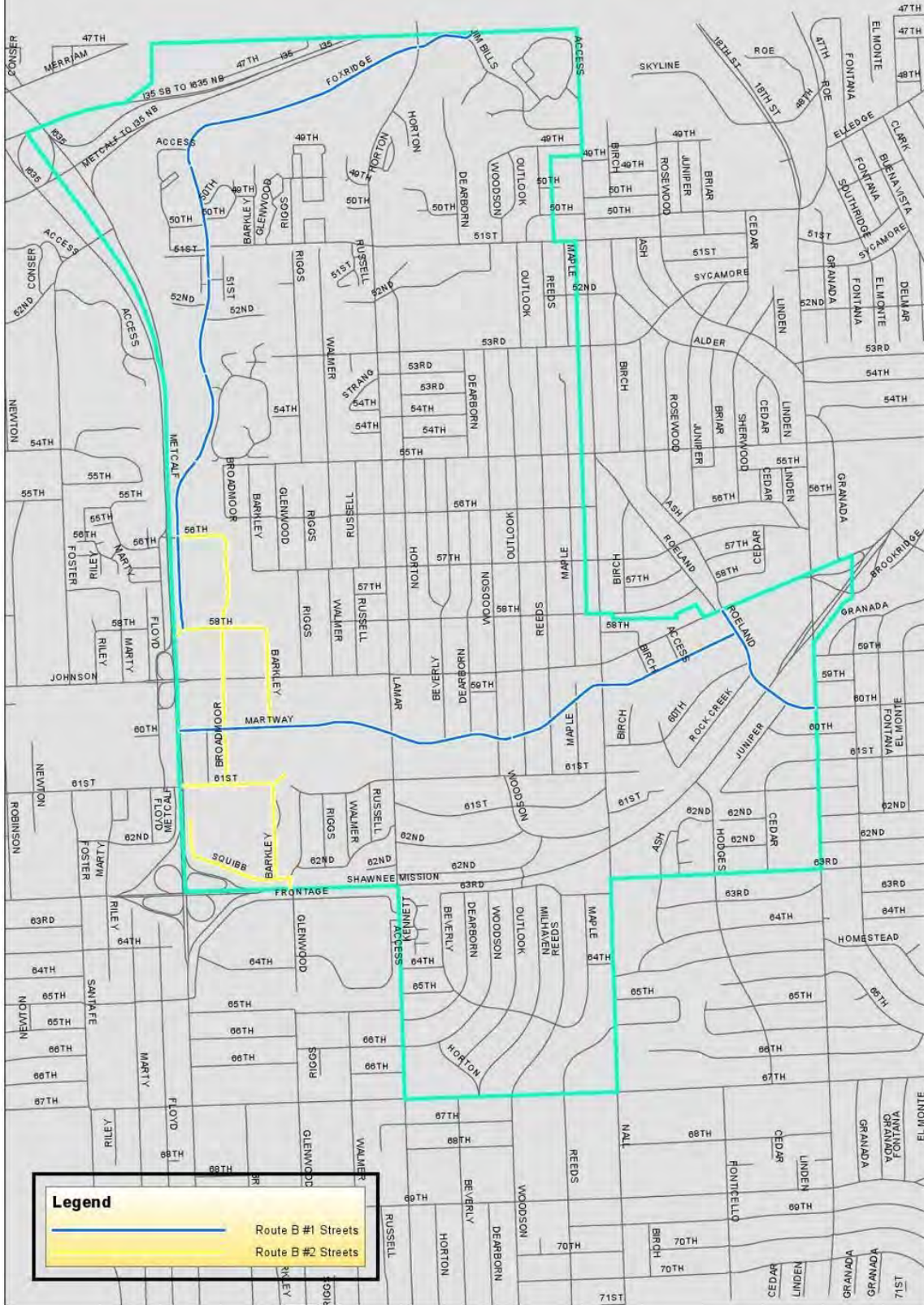
Legend

- Route A #1 Streets
- Route A #2 Streets

2-Ton Truck Route - B

- North on Lamar Ave. to Foxridge Dr.
- East on Foxridge to Waste water - U – Turn
- West on Foxridge (turns back South) to 58th St.
- East on 58th St. to Broadmoor St.
- South on Broadmoor St. to 61st St.
- West on 61st St. to Metcalf Ave. – U –Turn
- East on 61st St. to Barkley St.
- South on Barkley St. to Squibb Rd.
- West on Squibb Rd. to Target – U – Turn
- East on Squibb Rd. to Glenwood St. – U - Turn
- West on Squibb Rd. to Barkley St.
- North on Barkley St. to 61st St.
- West on 61st St. to Broadmoor St.
- North on Broadmoor St. to 58th St.
- West on 58th St. to Foxridge Dr.
- North on Foxridge Dr. to Lamar Ave.
- South on Lamar Ave. to Shop – Load up with Salt
- Leaving Shop
- South on Lamar Ave. to Johnson Dr.
- West on Johnson Dr. to Barkley St.
- South on Barkley St. to Martway St. – U – Turn (Hy-Vee Parking lot)
- North on Barkley St. to 58th St.
- West on 58th St. to Broadmoor St.
- North on Broadmoor St. to 56th St.
- West on 56th St. to Foxridge Dr. – U – Turn
- East on 56th St. to Broadmoor St.
- South on Broadmoor St. to 58th St.
- East on 58th St. to Barkley St.
- South on Barkley St. to Martway St.
- West on Martway St. to Metcalf Ave. – U – Turn (may not be possible, so follow Metcalf Ave. North on around to 58th St.. Then 58th St. to Broadmoor St to 61st St., Then on to Metcalf Ave. North to Martway St.)
- East on Martway St. to Roeland Dr. – U – Turn
- West on Martway St. to Broadmoor St. – U – Turn
- Redo in opposite lane / as needed

Snow Plow Route B



Johnson Drive Snow Removal

Public Works is responsible for removing snow from the on street parking areas adjacent to Johnson Drive in the Downtown District. The procedure for snow removal is as follows:

1. Snow is plowed to each end of the parking areas in order to accommodate as much parking as possible.
2. Once snow accumulates to the point that sight is impaired, snow is loaded onto trucks and transported to a City lot for storage. These activities are done at night for the safety of staff and motorists.

Public Works does not remove snow from the sidewalks. Snow removal on sidewalks remains the responsibility of the adjacent property owner.

Miscellaneous Snow Removal Locations

Location	Property	Address/Direction	Notes
1	SPJCC	6200 Martway	Includes Parking adjacent to SPJCC and Mission Square, Ceres Lot, and Beverly Lot
2	City Hall	6090 Woodson	Includes Parking Lots, Sidewalks, and Andersen Trail
3	Rushton Elementary	Various	Lamar(49th to 52nd), 52nd (Lamar to 6190 w 52nd), Waterworks Trail
4	Highlands Elementary	Various	West side of Roe (60th to 63rd)
5	Rock Creek Trail	Various	All paved portions of trail (Squibb to Roeland)
6	Nall Ave Trail	Various	Nall (Martway to 67th)
7	Waterworks	53rd & Woodson	Parking areas and Trail
8	Broadmoor	5701 Broadmoor	Parking Lot and Trail
9	Mohawk	67th & Lamar	Parking Lot and Trail
10	Streamway	51st & Foxridge	Parking Lot and Trail

City of Mission	Item Number:	9.
DISCUSSION ITEM SUMMARY	Date:	November 6, 2019
PUBLIC WORKS	From:	Celia Duran

Discussion items allow the committee the opportunity to freely discuss the issue at hand.

RE: Discussion on Rock Creek Channel Design Modifications

DETAILS: The Rock Creek Channel Improvement project includes construction of retaining walls, channel modifications, and parking lot improvements along Rock Creek from east of Nall Avenue to Roeland Drive to address erosion and flooding concerns. George Butler Associates (GBA) is currently designing the project under a design contract approved by the City Council on June 19, 2019.

Total project costs are estimated at \$5.2 million and were based on a Preliminary Engineering Study (PES) (plus inflation) that was prepared by GBA and submitted to the Johnson County Stormwater Management Advisory Council (SMAC) in 2012. The City's portion is estimated at \$4,854,928 and the Roeland Court Townhomes portion is \$400,809.

GBA has prepared preliminary plans that are 50% complete. During the design process, several additional items not originally included in the concept design were reviewed and discussed by staff (detailed in Table 1.) Several of these items have the potential to add value through increased property values resulting from removal of certain properties from the floodplain, or savings on future maintenance; however, will likely impact (increase) the project budget.

TABLE 1

ITEM	DETAILS
Floodplain Removal	Increase retaining wall height to remove certain properties from floodplain.*
Access Ramp	Construct access ramp for future maintenance of the channel.
Pavement Rehabilitation	Pavement restoration due to ramp installation and addition of geogrid for a portion of retaining wall.
Storm Sewers	Flow fill two previously abandoned storm sewers on north side of the creek and replace existing 15" CMP storm sewer on south side of creek and obtain easement to prevent future maintenance issues.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	22-61-407-05
Available Budget:	\$5,255,737

City of Mission	Item Number:	9.
DISCUSSION ITEM SUMMARY	Date:	November 6, 2019
PUBLIC WORKS	From:	Celia Duran

Discussion items allow the committee the opportunity to freely discuss the issue at hand.

Railing	Add railing on top of retaining wall adjacent to Wendy's and Park N' Ride to address safety concerns.
Wall Extension (optional)	Extend wall 300' between JCW and cell tower to prevent future maintenance. (No erosion evident at this time).

***=Post-construction LOMR for FEMA floodplain maps to be completed by City.**

GBA is currently refining the project costs and value engineering the project, but a revised cost estimate will not be completed until final design. The budget currently includes a 10% contingency (\$477,794) which may cover these additional items, but is primarily included as a buffer in case field conditions result in an increase to project costs.

As part of the design process, GBA is also currently working on utility relocation and staff is preparing to meet with the Roeland Court townhomes and other property owners to begin the land acquisition process. Construction is estimated to begin in Spring 2020 with an estimated completion by the end of the year.

Staff will present additional information regarding the benefits of the items included in Table 1, including potential cost implications, and will be seeking City Council input on incorporating some or all of the items presented in the project's final design.

CFAA CONSIDERATIONS/IMPACTS: N/A

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	22-61-407-05
Available Budget:	\$5,255,737