

City of Mission

CITY COUNCIL WORKSESSION

July 26, 2017

6:00 p.m.

Mission City Hall, 6090 Woodson

AGENDA

- 1. 2018 Budget Community Dialogue**
- 2. Potential Redevelopment of 6005, 6025, 6045 Martway**
- 3. Adjournment**

Mission City Hall
6090 Woodson, Mission, Kansas
913-676-8350

City of Mission	Item Number:	2.
DISCUSSION ITEM SUMMARY	Date:	June 20, 2017
PUBLIC WORKS	From:	Brian Scott

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

RE: Potential Redevelopment of 6005, 6025, 6045 Martway

DETAILS: There are three identical, one-story office buildings on the south side of Martway just west of Woodson. Each building is on a separate parcel of property addressed as 6005, 6025, and 6045 Martway, respectively. All three properties were sold this past winter to Martway Officeworks, LLC.

Staff has had ongoing discussions with the new owners since last summer about the potential redevelopment of the properties. The properties offer a few unique challenges to redevelopment in that they are not very deep or wide, they are oddly shaped, and a portion of each property is located in the Rock Creek floodplain.

The City's floodplain regulations stipulate that renovation of any existing property in a floodplain cannot be greater than 40% of the value of the property. Any new construction must address the floodplain directly, or be built in a manner so as not to be impacted by potential flooding.

The new owners are proposing the demolition of the three existing office buildings and the construction of a new, five-story apartment building. The apartment building would consist of approximately 160 apartment units (two-bedroom, one-bedroom, and studios) on the second through fifth floor. The first floor (ground floor) would be reserved for parking and two, small office spaces along Martway. By reserving the ground floor for parking, the owners would be able to avoid the impact of potential flooding.

The owners have expressed a desire in seeking public assistance with the proposed development. The properties are located in the existing Rock Creek TIF district. Acquisition, site-work, parking, and some soft costs are all eligible for TIF reimbursement under the state statutes.

Christian Arnold, a partner in the ownership group, will be present at the City Council work session to review the proposed development and answer any questions that the Council may have. The owners intend to submit plans for preliminary plan review by the City's Planning Commission at their August meeting.

CFAA CONSIDERATIONS/IMPACTS: The proposed development will offer housing options for residents of varying age. The proposed development will also bring new residents to the community that will add to the diversity and vibrancy of Mission.

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

NOT FOR CONSTRUCTION

MATERIAL LEGEND

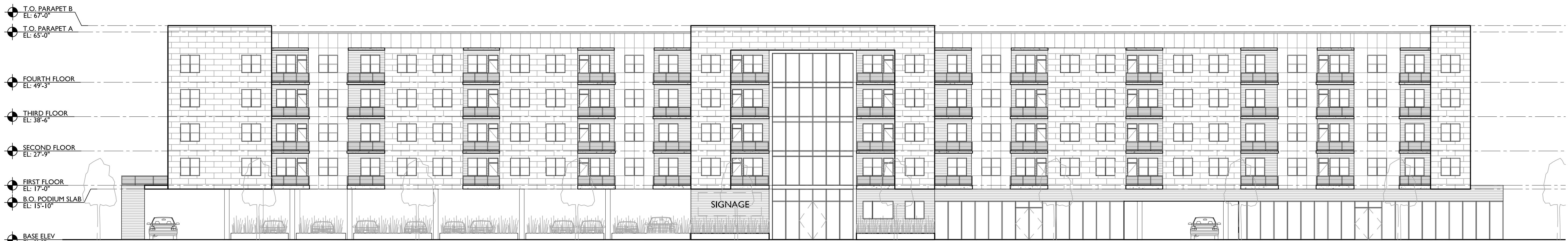
GRAPHIC PATTERN	MATERIAL DESCRIPTION
	EXPOSED CONCRETE
	NICHIHA WALL PANEL #1
	NICHIHA WALL PANEL #2
	NICHIHA SIMULATED WOOD WALL PANEL



03 | Elevation - West
Scale 1/16" = 1'-0"



02 | Elevation - East
Scale 1/16" = 1'-0"



01 | Elevation - North
Scale 1/16" = 1'-0"

Martway Mixed Use

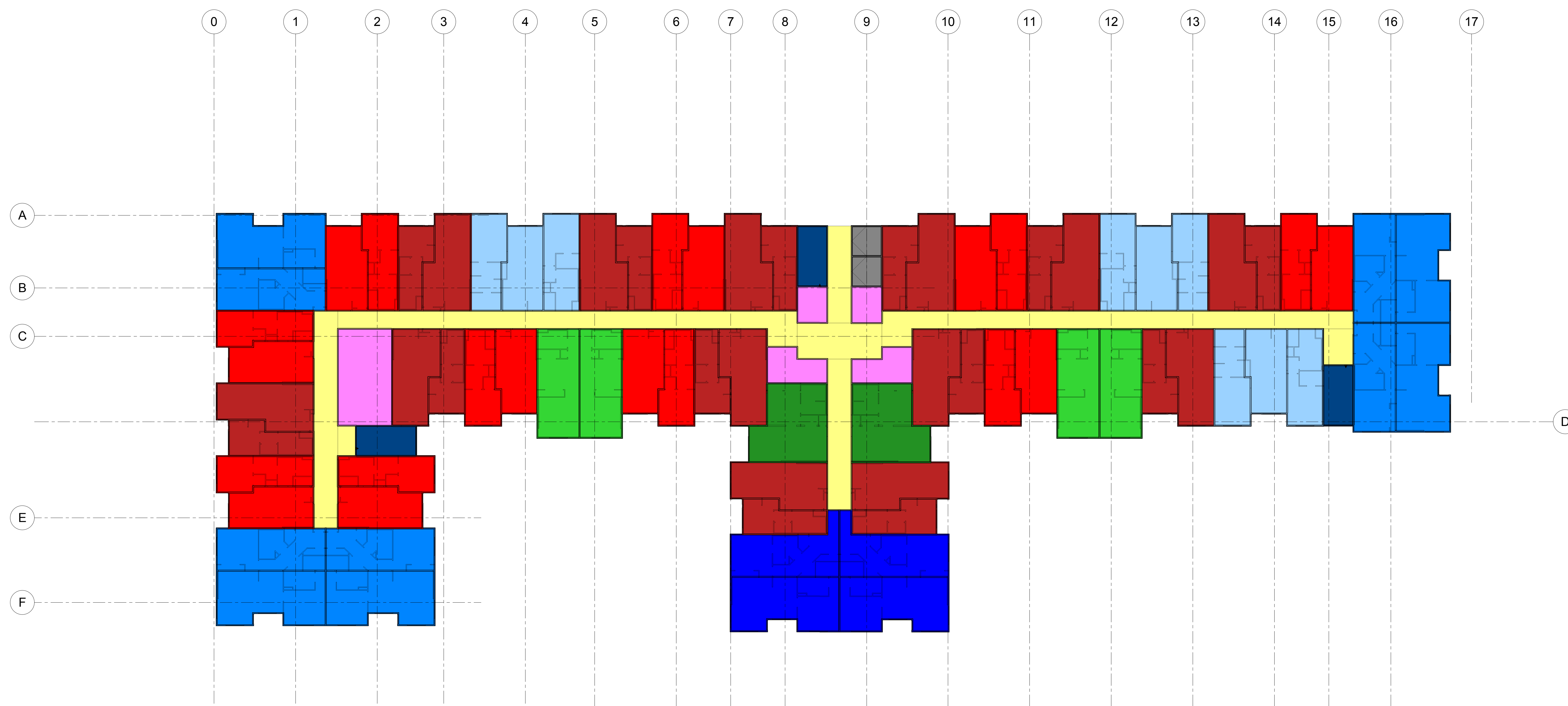
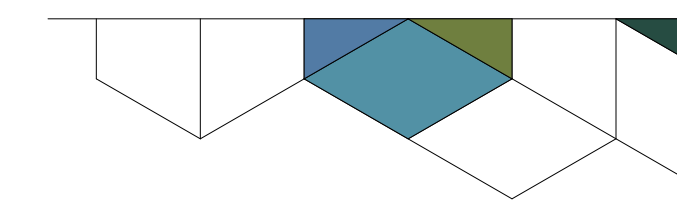
6009 - 6045 Martway
Mission, KS 64202

rev	issue	date

16.05.Martway

A200

ELEVATIONS



- Studio
- 1BR/1BA
- 2BR/2BA - Interior Units
- Corridor
- Stair Shaft
- Studio - Interior Corner
- 1BR/1BA
- 2BR/2BA - Exterior Corner
- Storage / Flex Space
- Elevator Shaft
- 2BR/2BA - Hallway

① Typical Overall Floor Plan Levels 2-5 Only
1/16" = 1'-0"

Design Optimization

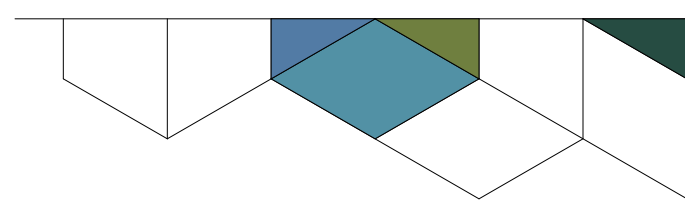
Martway

Typical Floor Plan Only

PROJECT NO.
 DATE 03/29/17
 DRWN BY Author
 CHKD BY Checker
 SHEET NO.

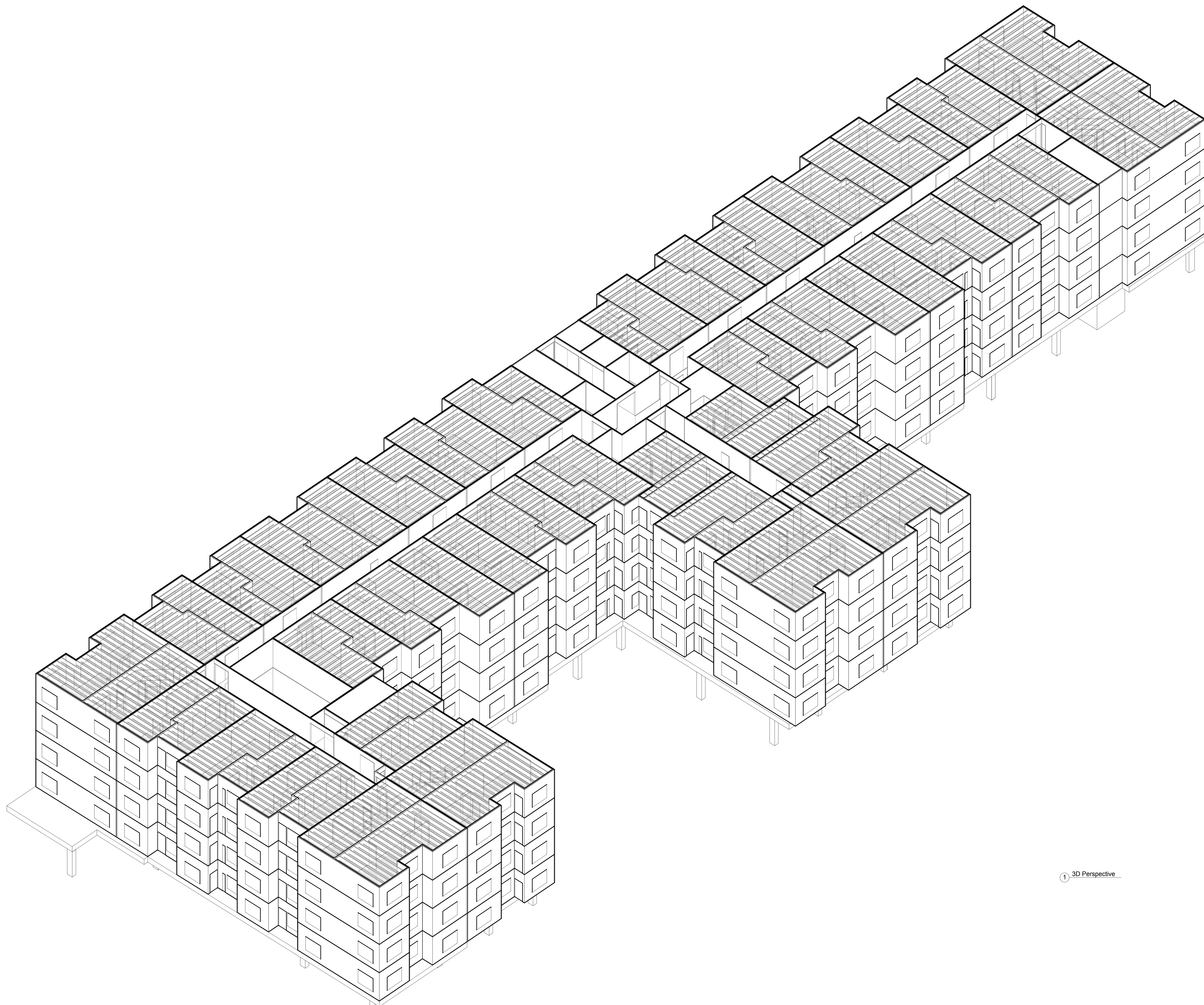
SPA102

SCALE 1/16" = 1'-0"



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① 3D Perspective

Design Optimization

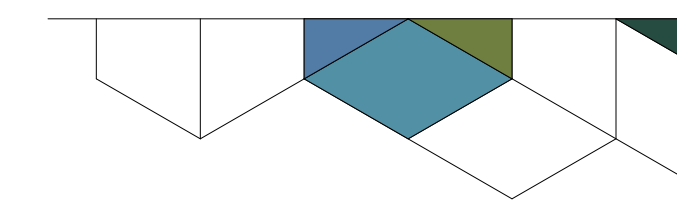
Martway

3D Perspective

PROJECT NO.	
DATE	03/24/17
DRWN BY	Author
CHKD BY	Checker
SHEET NO.	

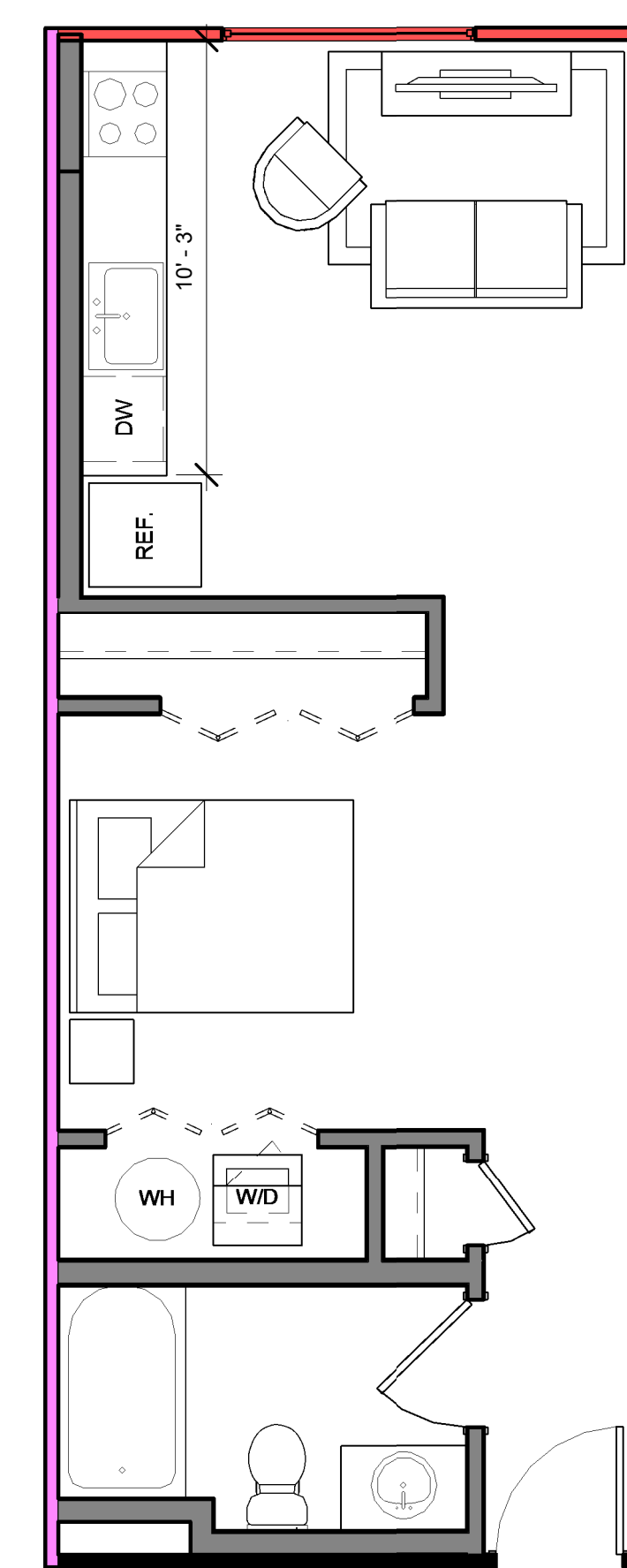
SPA103

SCALE



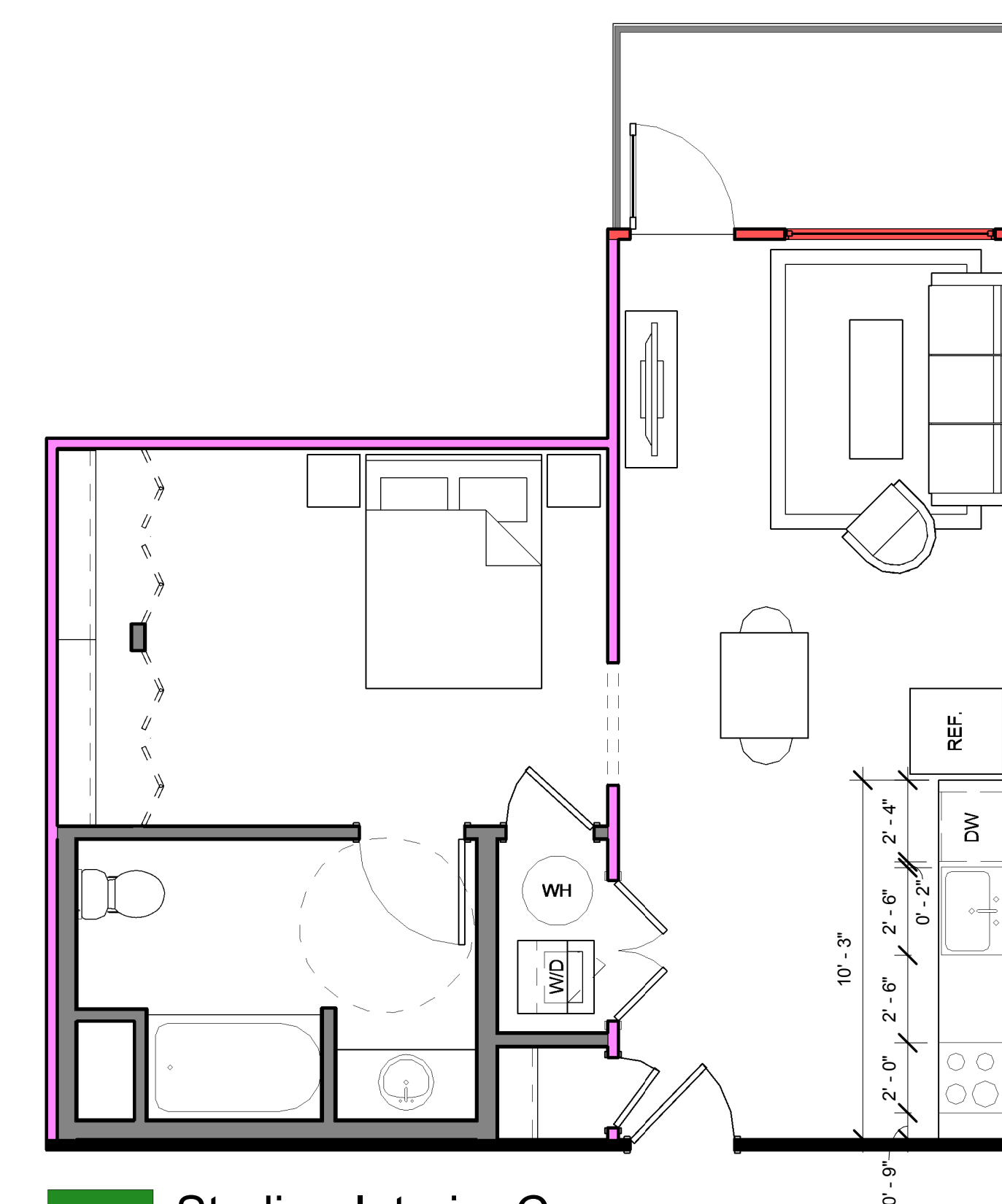
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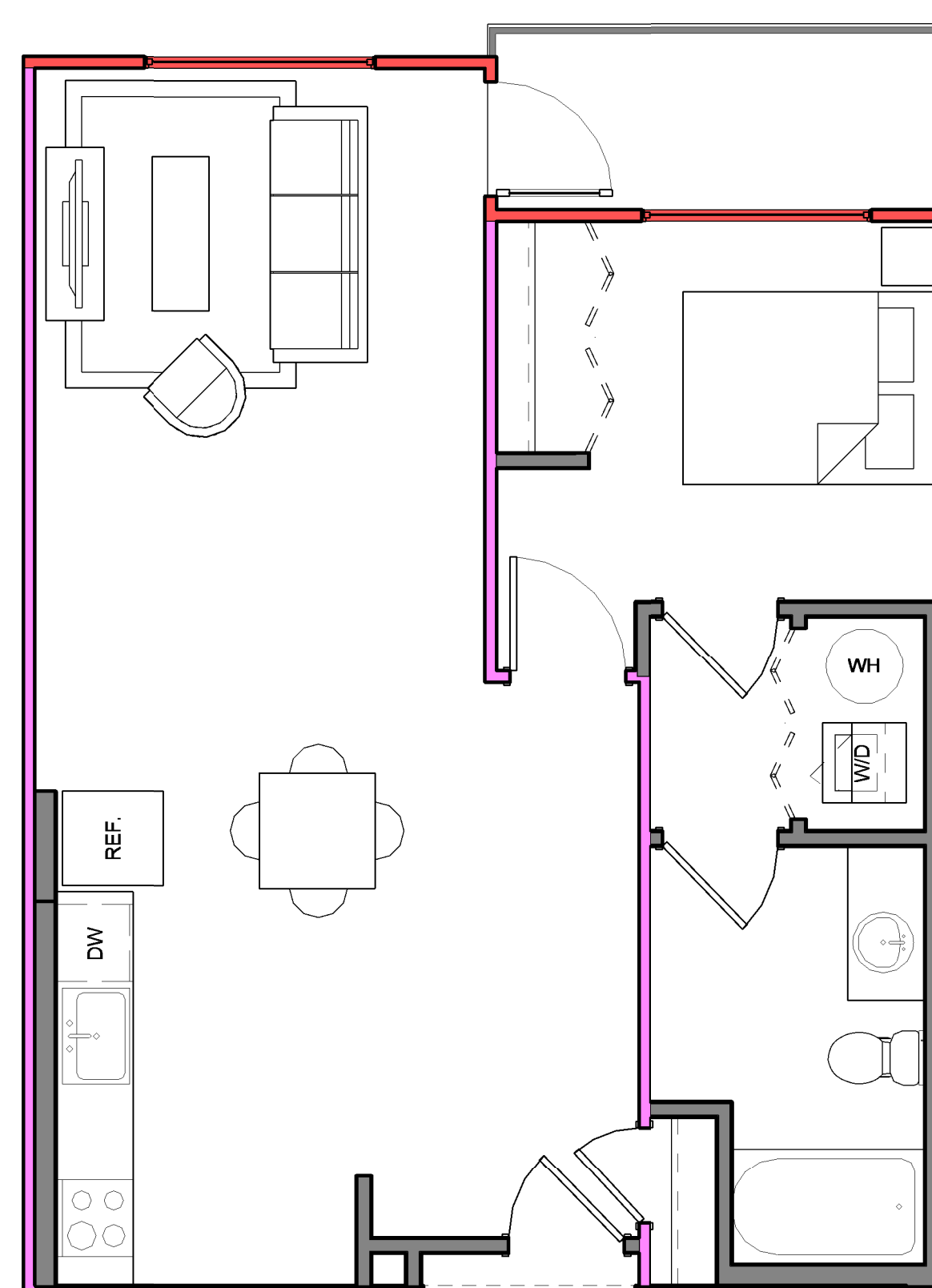
Studio

5 Studio
1/4" = 1'-0"



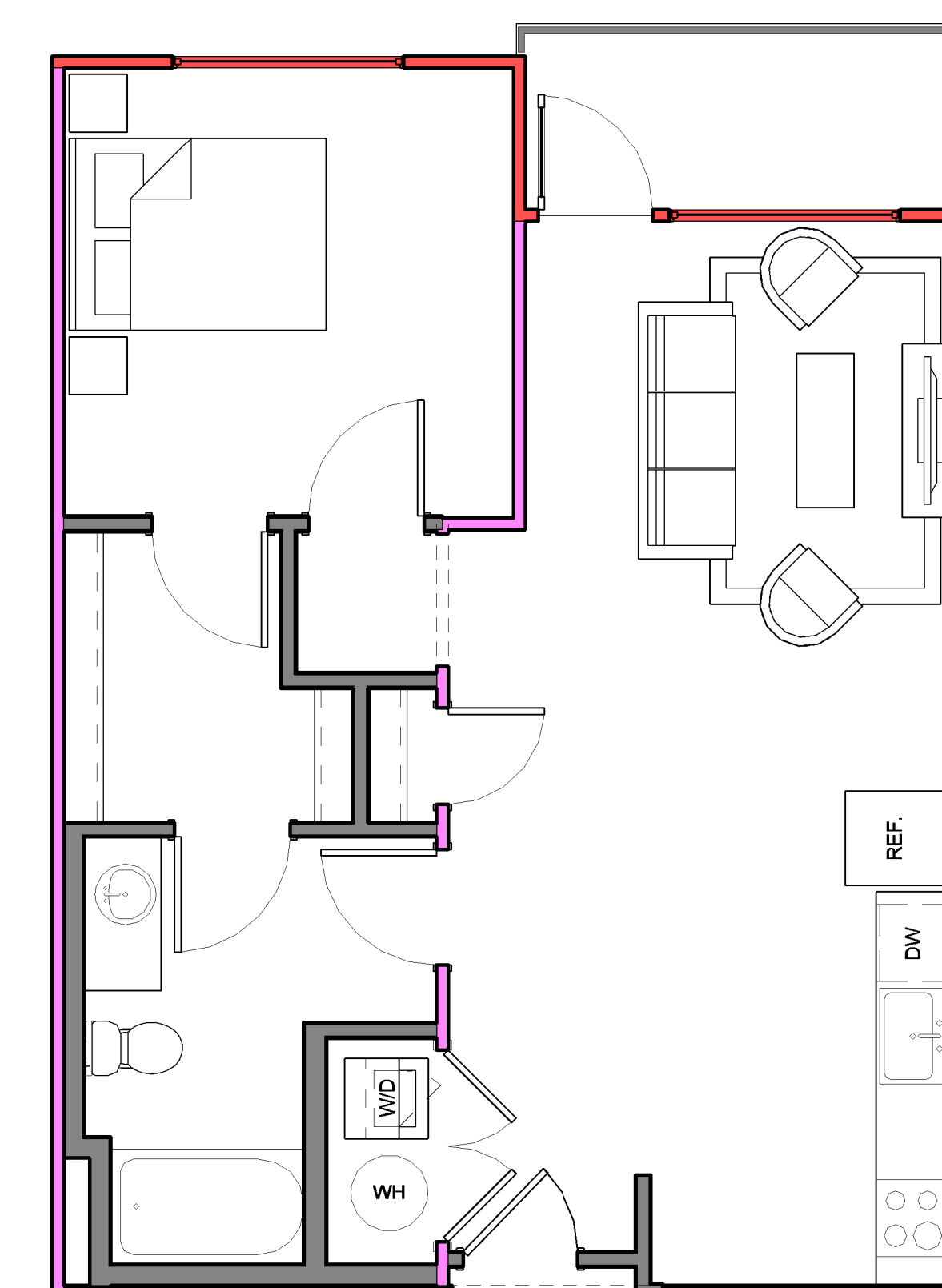
Studio - Interior Corner

4 Studio
1/4" = 1'-0"



1BR/1BA

3 1BR/1BA
1/4" = 1'-0"



1BR/1BA

2 1BR/1BA
1/4" = 1'-0"

Design Optimization

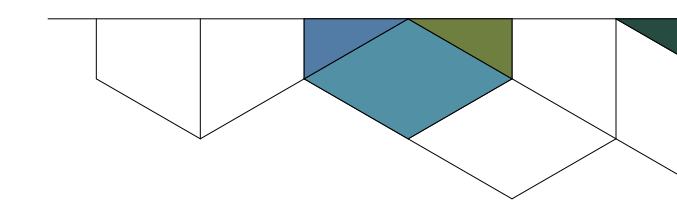
Martway

Studio / 1BR Unit Plans

PROJECT NO.	
DATE	03/24/17
DRWN BY	Author
CHKD BY	Checker
SHEET NO.	

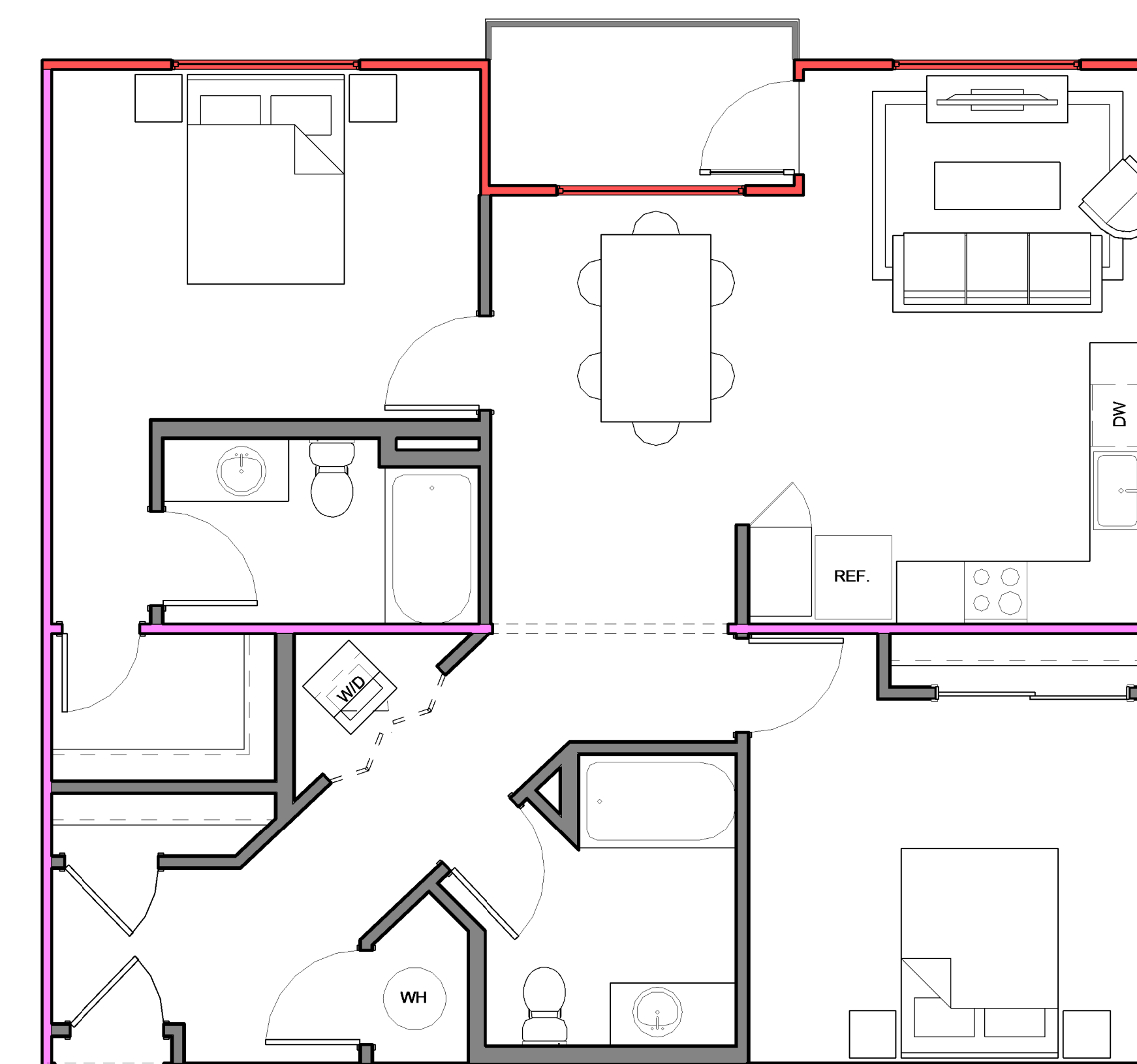
SPA104

SCALE 1/4" = 1'-0"



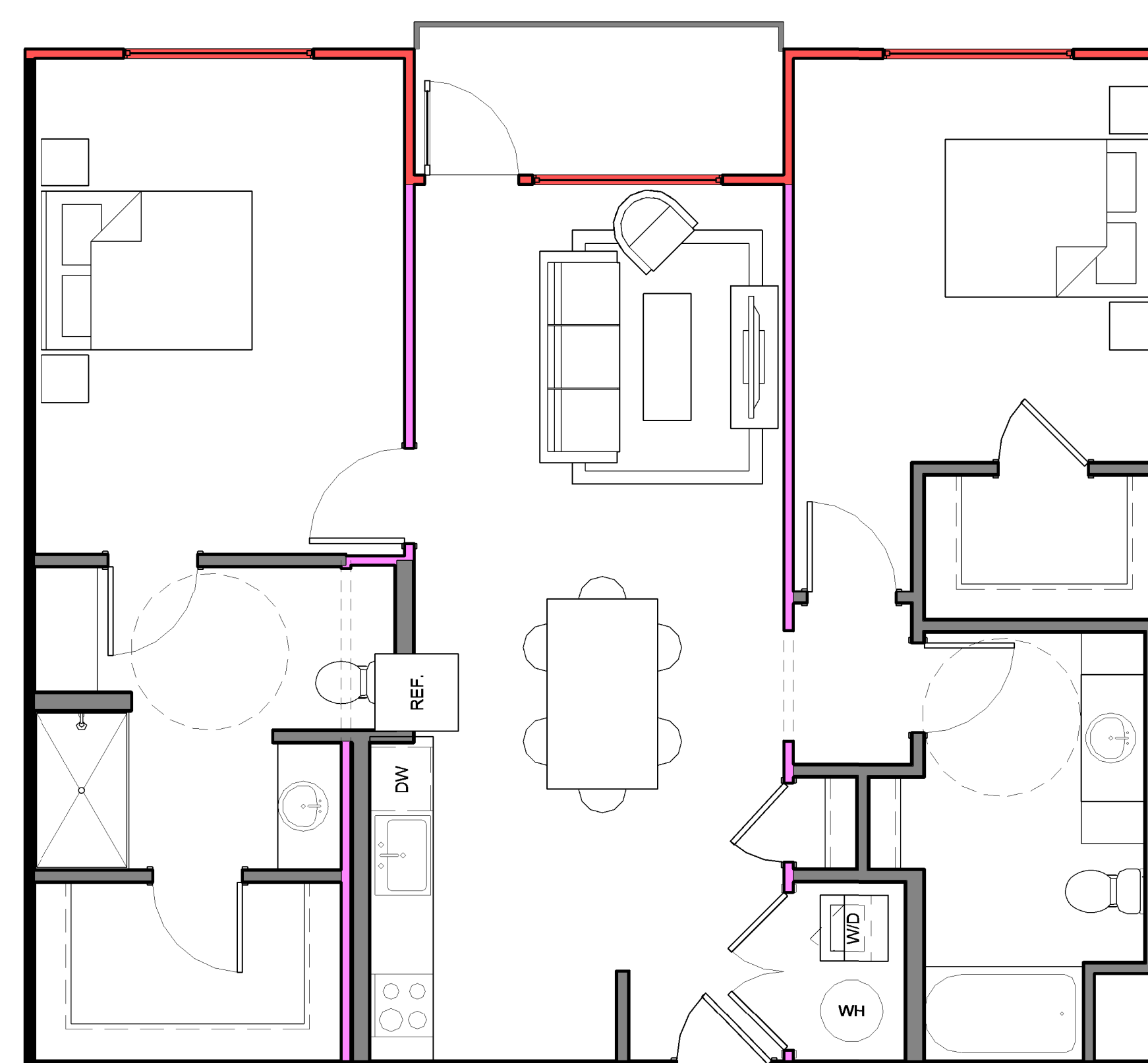
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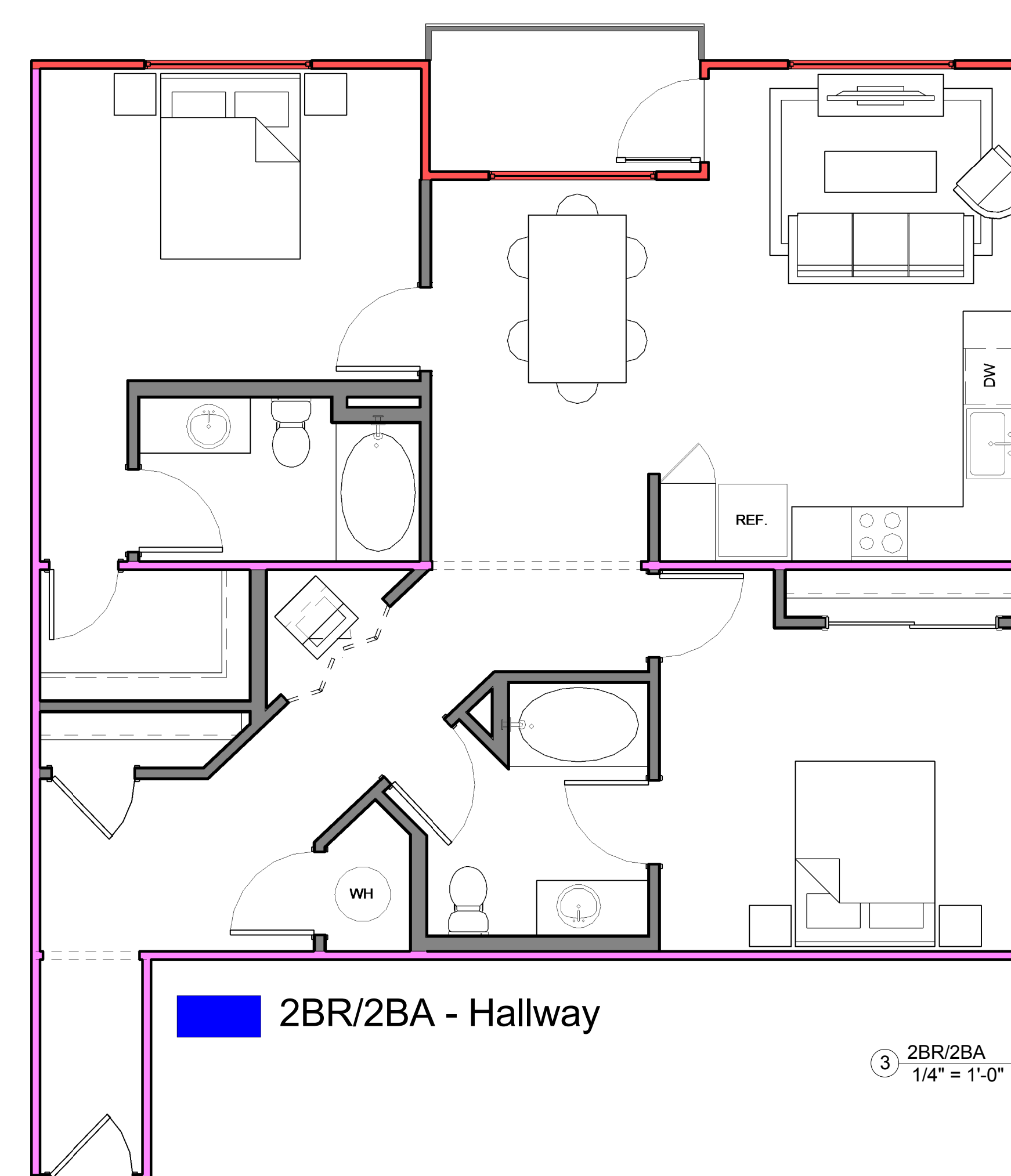
2BR/2BA - Exterior Corner

5 2BR/2BA
1/4" = 1'-0"



2BR/2BA - Interior Units

4 2BR/2BA
1/4" = 1'-0"



2BR/2BA - Hallway

3 2BR/2BA
1/4" = 1'-0"

Design Optimization

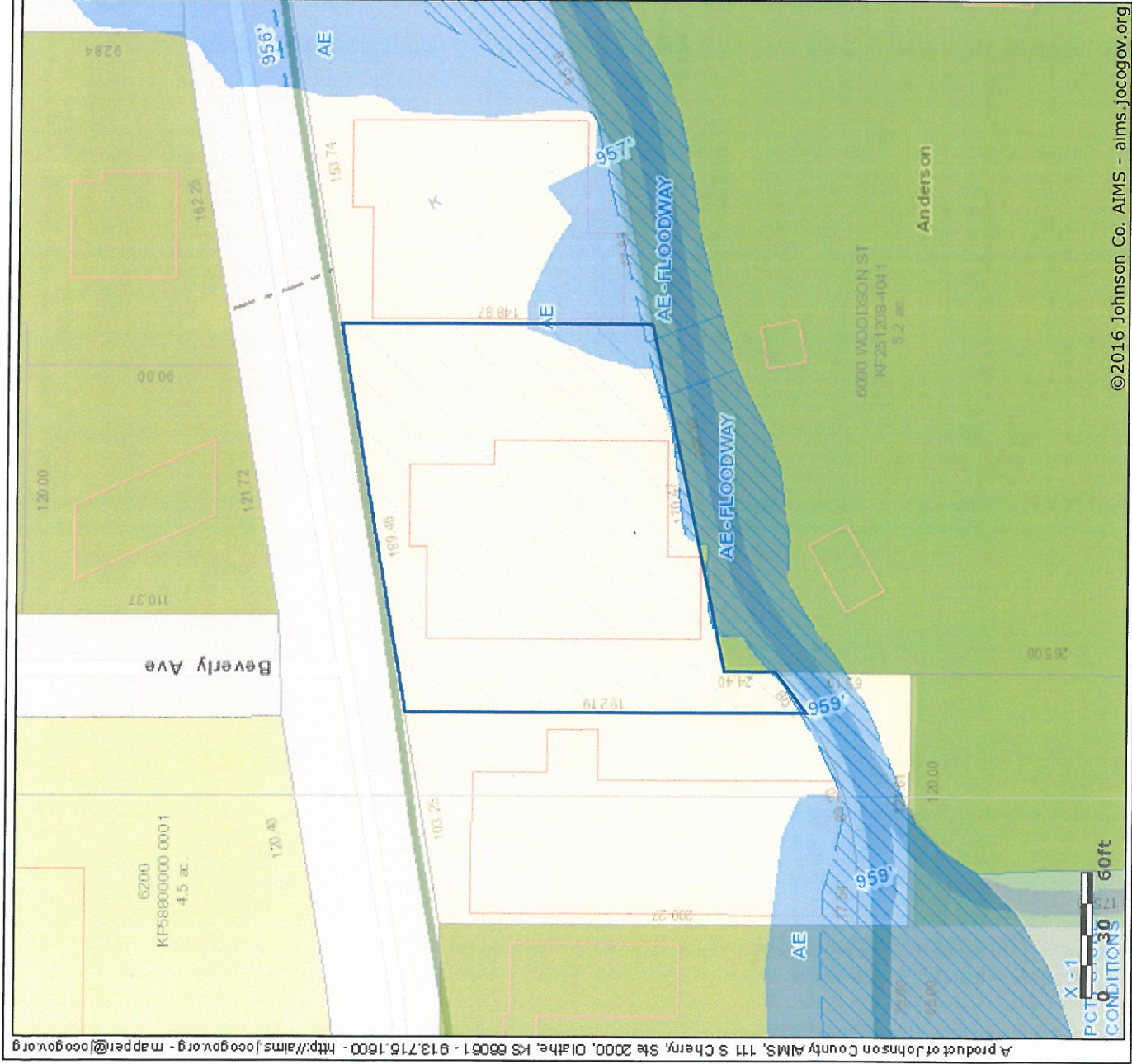
Martway

2BR Unit Plans

PROJECT NO.
DATE 03/29/17
DRWN BY Author
CHKD BY Checker
SHEET NO.

SPA105

SCALE 1/4" = 1'-0"



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Johnson Co AIMS Map

LEGEND

- Floodway - NFHL
- Special Flood Hazard Areas (SFHAs) - NFHL**
- Zone A
- Zones AE
- Zone AO
- Other Flood Areas - NFHL**
- Zone X
- Zone X - Future
- Area Not Included
- Flood Panel - NFHL
- Address Point
- Building/Structure
- Property**
- Untaxed
- Vertical
- Unplatted
- Mineral Rights
- Common Interest
- Platted
- Right-of-way
- Leased Land

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AIMS
6/20/2016

EXHIBIT A
MAP OF ROCK CREEK REDEVELOPMENT DISTRICT

