

4/13/2018

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Summit Square Apartments, Phase II
Parking Comparison with Similar Communities

Dear Mike,

We've seen a substantial number of apartment communities constructed in the past several years, and so we have a good database of recent apartment parking provisions. We're providing this information as a basis for request for variance at the second phase of the Summit Square Apartments.

<u>PROJECT NAME</u>	<u>CITY</u>	<u>UNITS</u>	<u>SPACES</u>	<u>SP/UNIT</u>
Briarcliff City Apartments	KCMO	263	447	1.70
Residences at Burlington Creek	KCMO	298	476	1.60
Village West	KCKS	306	525	1.71
Lodge at Highlands Village	Overland Park	230	385	1.67
Greenwood Reserve	Olathe	228	399	1.75
Summit Square Apartments II	Lee's Summit	320	564	1.81

Our complete parking breakdown is as follows:

1. Tuck Spaces:	92	
2. Carport Spaces:	103	
3. Detached Garages:	52	
4. <u>Surface Spaces:</u>	<u>309</u>	
Total On-Site:	556	1.74 spaces per unit

The Lee's Summit Requirements are as follows:

1.5 spaces per unit X 320 units:	480 spaces	
<u>0.5 spaces per unit X 320 units:</u>	<u>160 spaces</u>	
Total spaces per Ordinance:	640 spaces	2.0 spaces per unit



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Our summary of contemporaneous projects of a similar type (4-story V-A R-2 Multifamily, with elevator and secure entry) suggests a ratio in the neighborhood of 1.75 is adequate. Given the number of spaces provided on-site, we feel comfortable making the request that our project parking be approved as submitted.

If you have any questions or concerns, please do not hesitate to call or email.

Thanks,

Tim Baldrige
NSPJ Architects