

830 – 900 NE Douglas Lee's Summit MO

Planning-Commission-Presentation

Who is Clover?

Full-service acquisition, development, construction, and property management firm with 38 years of experience.

Owns and manages 47 market-rate, Senior (55+ years old) Independent Living apartment communities, totaling over 6,000 units in five states. We also have another seven Senior Independent Living properties currently under construction.

Additionally, Clover manages many condo associations and commercial spaces. Our portfolio consists of more than 150 properties.

Clover Focus

Over the past 15 years the company's strategy has been to focus on Market-Rate, Senior Independent Living Apartment Communities. Clover develops, owns, and operates the communities for the long term.

Senior residents of Clover are typically from the surrounding area and originally resided within 3-5 miles of a Clover Senior Independent Living Apartment Community. This allows these seniors to remain in the community in which they have lived their lives, to continue attending their place of worship, to enjoy their local restaurants and entertainment facilities, and to continue seeing their own doctors. Clover has never converted a senior community to low income. Nor has Clover ever converted a senior community from age-restricted to an all-age community.

Meet recognized demands of local community by providing needed senior housing. The fastest growing segment of Lee's Summit population. 65+ is expected to grow from 14,800 in 2020 to 28,100 in 2040. The growth on a % basis far outstrips any other age bracket. Currently represents 15% of the population, growing to 20%.

Our facilities create home ownership opportunities by freeing up single family housing stock, while enhancing generational diversity.

Good neighbors

We don't impact peak traffic. Our residents control their schedules and can choose when they want to be on the road. Typically, our peak hour is between 2 pm and 3 pm with a traffic count of 50 cars per hour during that timeframe.

We represent the emphasis on 'age in community' and 'attainable housing'. Attainable is market rate, unsubsidized housing that meets the need of those with incomes between 80% and 120% of median income" – 2017 Housing assessment. This same reports sets total housing costs for the attainable group at \$1,707 to \$2,560 per month.

We don't have dining or healthcare so we do not have employee traffic throughout the entire day and night.

We put no students in the school district and restrict trash pickup to normal workday hours.

We comply with the Fair Housing Rules and Regulations. Those regulations provide an exception for being able to age-restrict a property to 55+. Our criteria to lease is set that no one may live in the complex if they are not over 55 years old.

Unit Amenities

Full/Modern kitchen with breakfast bar and pantry

Stainless Steel Appliances including refrigerator, microwave, range and dishwasher, in-unit washer/dryer

Walk in showers

Master bedroom

Slider patio doors

Private patio or balcony

Indoor Mailboxes

Individually controlled heat and A/C

Emergency Pull Cords in each Unit

Community Amenities

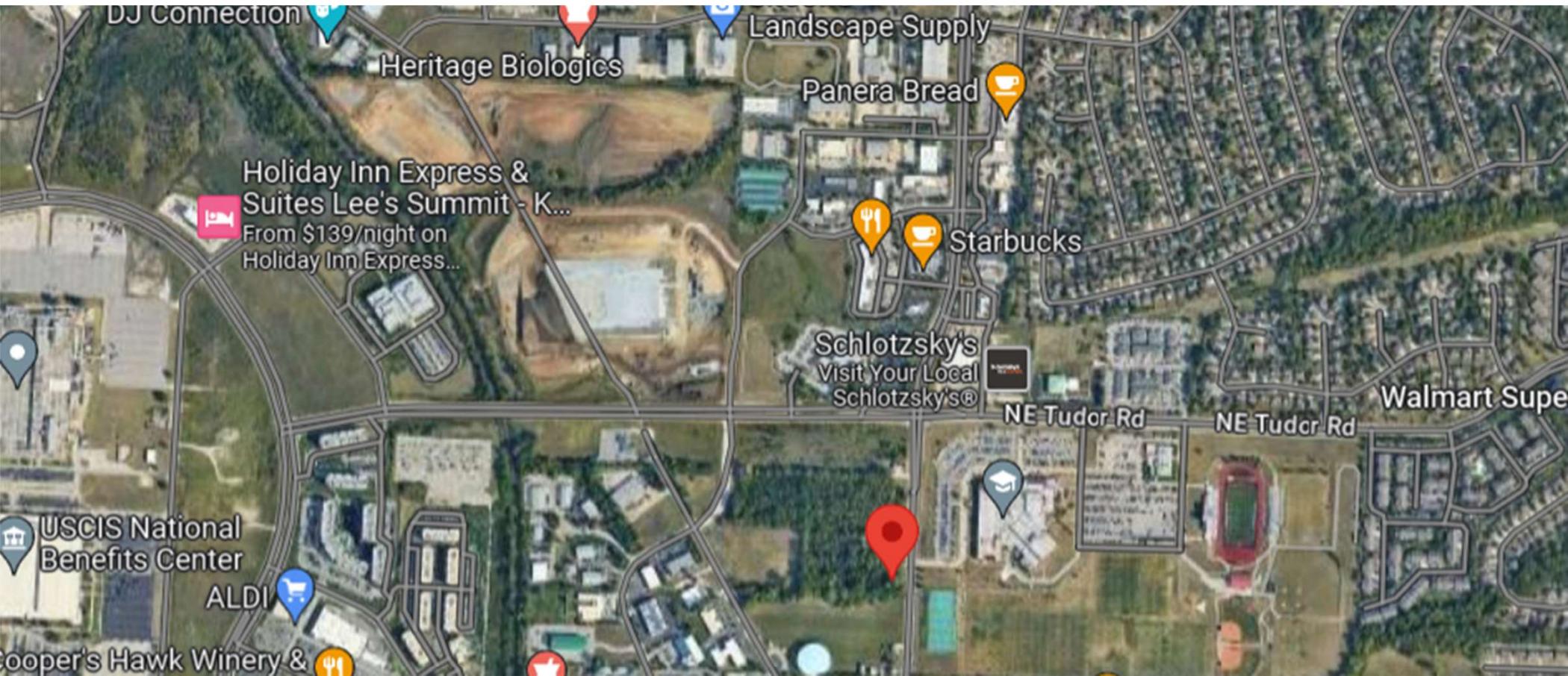
Senior Focused Design

- Community Room as well as reading room / Library on 1st floor
- On-site Beauty Salon and coffee bar
- Outdoor Patio Space for outdoor recreation and events
- Fitness Center & Fitness Classes
- Family Room
- Safety Features including Safety Seminars, TV Monitored and controlled building entry system

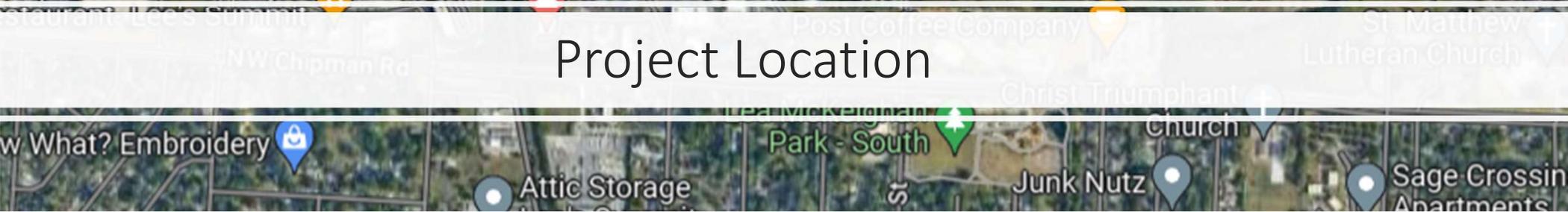
Senior Focused Programming

- Special event dinners including Birthday Parties, Holiday Parties & More
- Card games/Board games / Bingo / Wii Bowling
- Ice Cream Socials / Pizza Parties / Movie Night / Bible Study
- Day Trips (shows, etc.)

Other Conveniences including Elevator Service, Convenient Indoor Trash Facilities, Central Indoor Mail System



Project Location

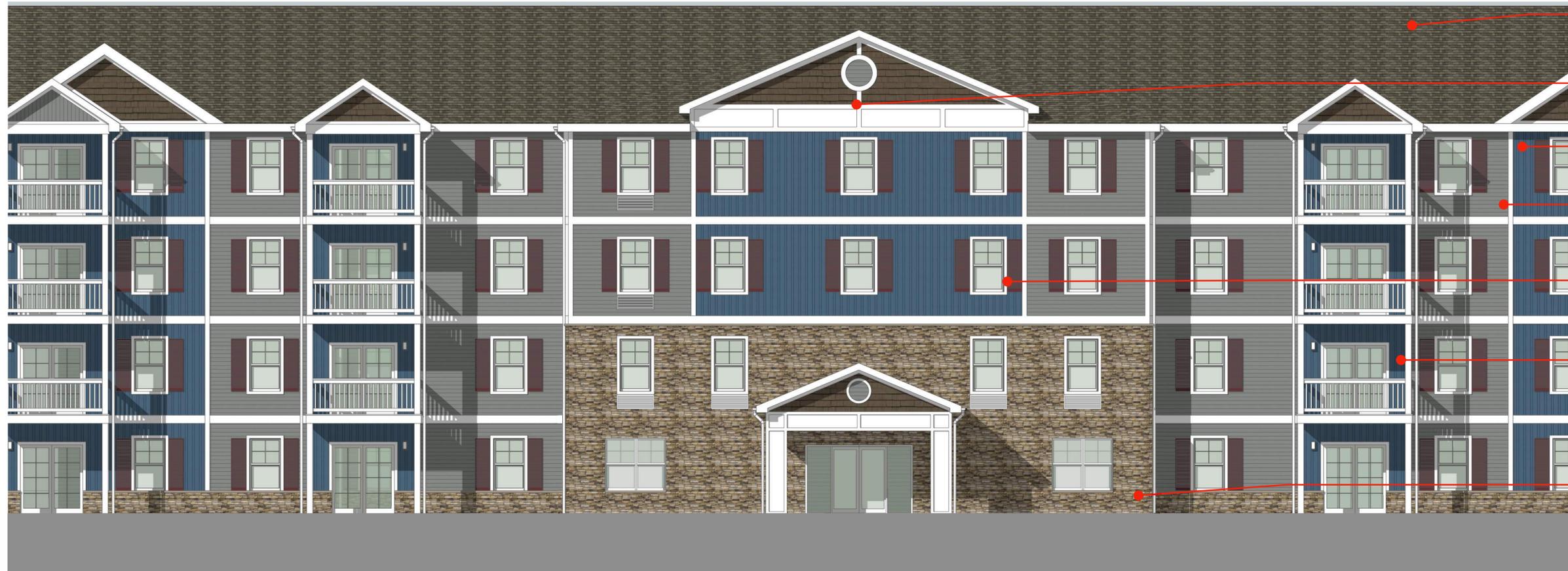




WEST ELEVATION
SCALE 1/16"=1"



EAST ELEVATION (MAIN ENTRANCE)
SCALE 1/16"=1"



- ASPHALT SHINGLE ROOF - TAMKO, HERITAGE PREMIUM (AGE WOOD)
- VINYL SHAKE SIDING - CERTAINEED 9" STAGGERED ROUGH-SPLIT SHAKES (SABLE BROWN)
- VINYL SHUTTERS - MID AMERICA COMPONENTS, STANDARD LOUVER SHUTTER, COLOR BORDEAUX (167)
- VINYL TRIM AND ACCESSORIES -PVC BOARDS AND SHEET (WHITE)
- VINYL BOARD & BATTEN SIDING - CERTAINEED 7" ROUGH CEDAR SHIP LAP (PACIFIC BLUE)
- VINYL LAP SIDING - CERTAINEED MAINSTREET 4" WOODGRAIN DUTCH LAP (CASTLE STONE)
- STONE - VERSETTA, LEDGESTONE, PLUM CREEK #9005188E

ENLARGED WEST ELEVATION
SCALE 3/16"=1"



NORTH ELEVATION
SCALE 1/16"=1"



SOUTH ELEVATION
SCALE 1/16"=1"



VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST



PARTIAL ENLARGE VIEW
SCALE 1/2"=1"



WEST CORE ENTRY VIEW
SCALE 1/16"=1"



GARAGE FRONT ELEVATION

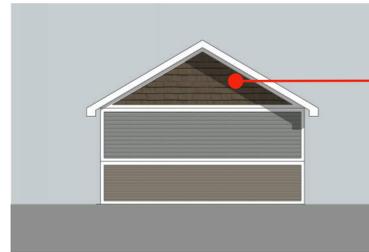
SCALE 1/8"=1'

NOTE: ELEVATIONS PROVIDED IS FOR A 10 CAR GARAGE ON SITE. OTHER GARAGES TO FOLLOW SAME EXTERIOR DETAIL AND FINISHES



GARAGE REAR ELEVATION

SCALE 1/8"=1'



GARAGE SIDE ELEVATION (TYP)

SCALE 1/8"=1'

● VINYL SHAKE SIDING - CERTAINEED 9" STAGGERED ROUGH-SPLIT SHAKES (SABLE BROWN)



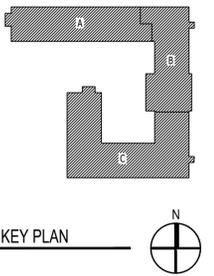
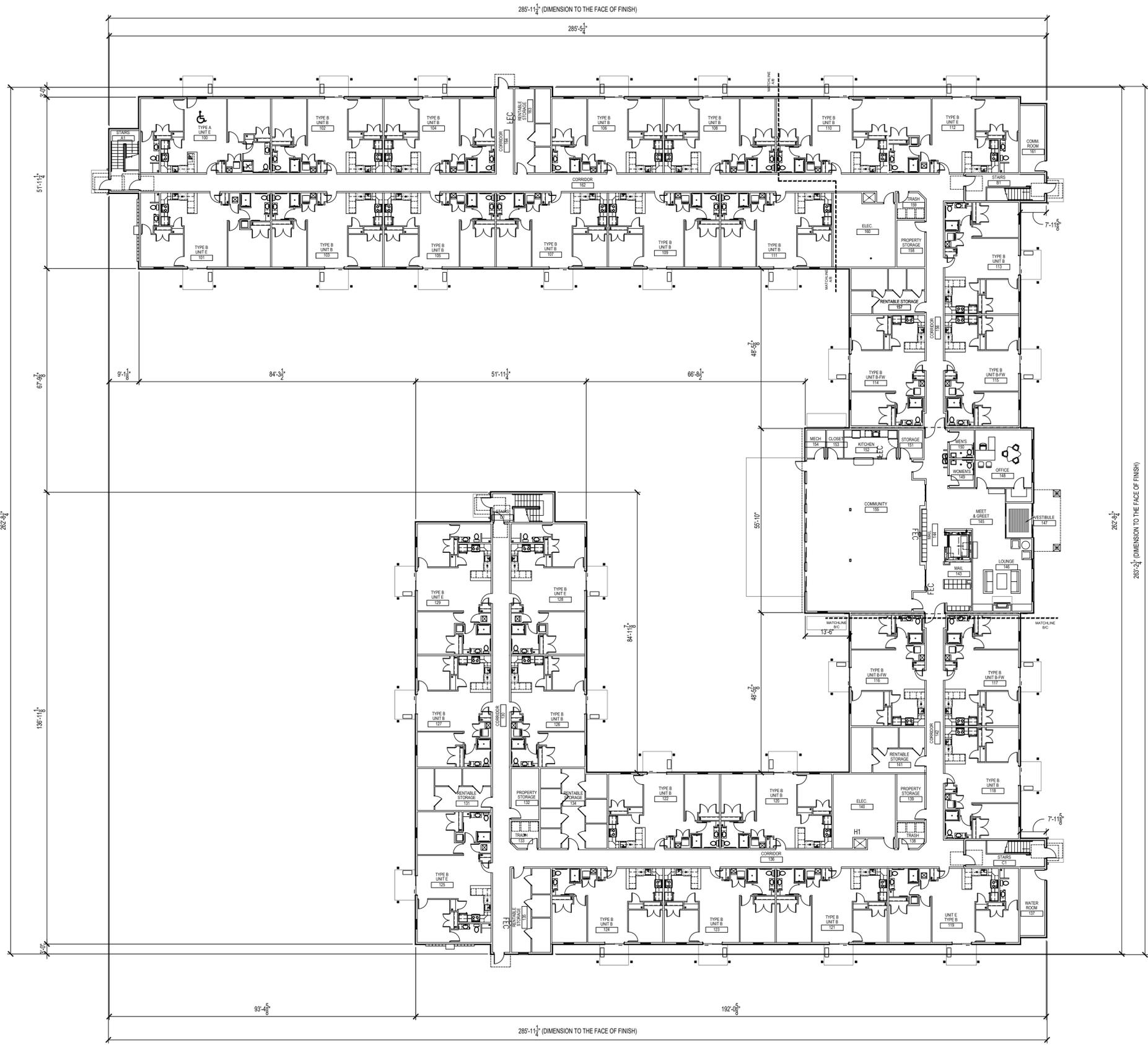
ENLARGED GARAGE ELEVATION

SCALE 3/16"=1'

● ASPHALT SHINGLE ROOF - TAMKO, HERITAGE PREMIUM (AGE WOOD)

● VINYL LAP SIDING - CERTAINEED MAINSTREET 4" WOODGRAIN DUTCH LAP (CASTLE STONE)

● VINYL LAP SIDING - CERTAINEED MAINSTREET 4" WOODGRAIN DUTCH LAP (SABLE BROWN)



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**NEW CLOVER COMMUNITY
SENIOR HOUSING**
for CLOVER GROUP
830-900 NE DOUGLAS STREET
LEE'S SUMMIT, MO

CERTIFIED BY

NO.	DATE	BY	DESCRIPTION

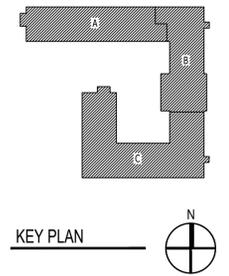
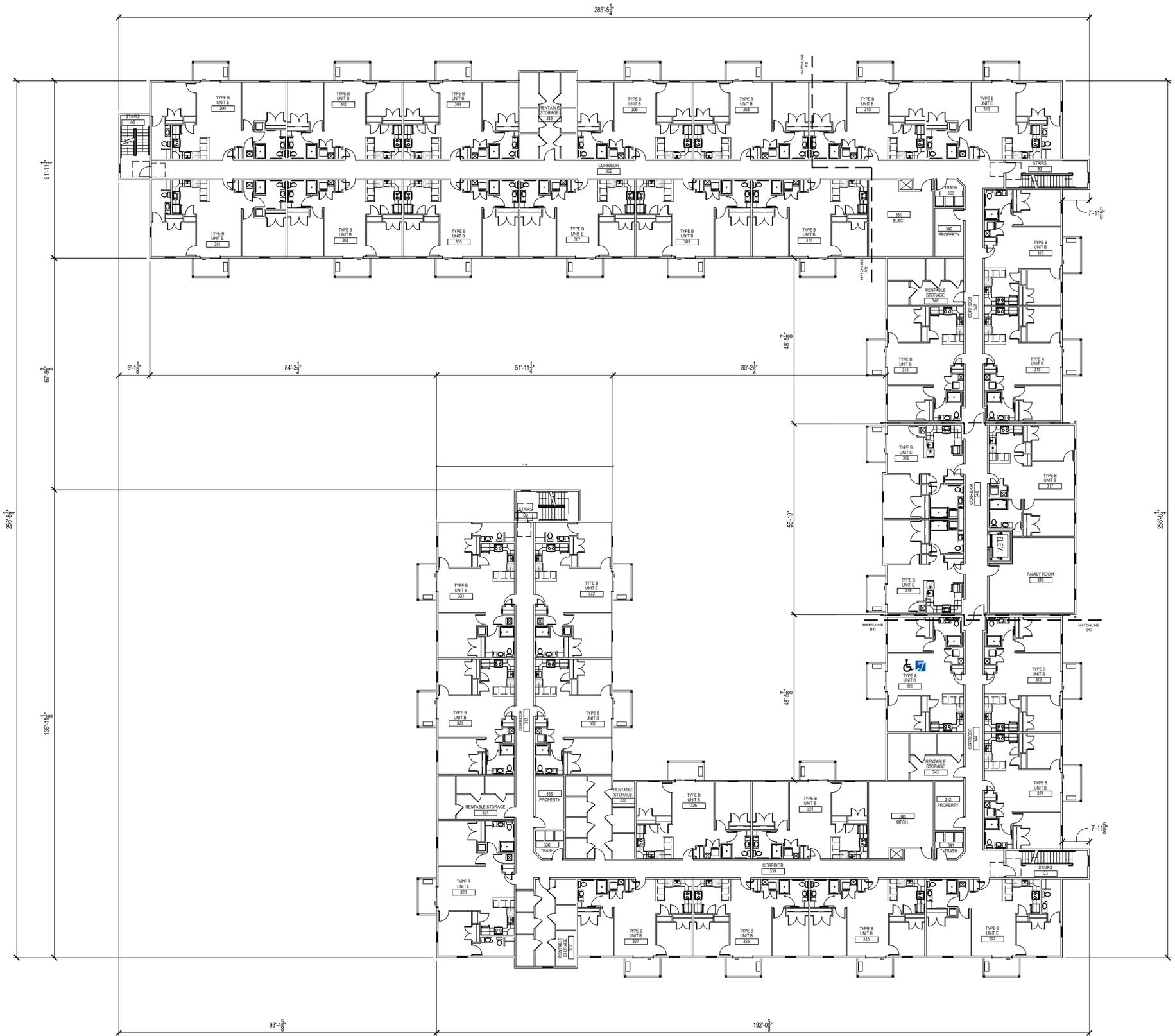
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PROJECT NO: 22043
DRAWN BY: KAR
CHECKED BY: GMG

OVERALL FIRST FLOOR PLAN

SHEET NO.
A-100

1 OVERALL FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

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OVERALL
THIRD FLOOR
PLAN
SHEET NO.

A-108

1 OVERALL THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



Parking

- The community will have 155 parking spaces including 40 garages.
- This 1.20x spaces per unit is significantly in excess of Clover's parking needs across its portfolio.
- On average, Clover has utilized slightly over 0.8 spaces per unit across its midwestern properties.

**PARKING
UTILIZATION
SURVEY**



	Senior Independent Living Community	Location	Number of Units	Number of Occupants	Average Occupants	Parking Spaces Provided (Incl. Garages)	Provided Parking Spaces Per Unit	Number of Occupants that own a car	Parking Space Utilization
1	Eastland Court	Independence, MO	128	140	1.09	130	1.02	98	75%
2	Lyndon Square	Louisville, KY	119	117	0.98	135	1.13	110	81%
3	Tucker Station	Louisville, KY	119	115	0.97	130	1.09	83	64%
4	Preston Village (Southpoint)	Louisville, KY	120	141	1.18	116	0.97	108	93%
5	Pleasant Run	Indianapolis, IN	119	137	1.15	126	1.06	96	76%
6	Wynbrooke (Redlands Rd)	Indianapolis, IN	125	112	0.90	125	1.00	112	90%
Total / Average			730	762	1.04	762	1.04	607	80%
Recently Opened Projects - still in Lease Up									
7	Meridian Hills (Urton Lane)	Louisville, KY	122	46	0.38	150	1.23	46	31%
8	Glenmary Grove (Bardstown)	Louisville, KY	122	89	0.73	128	1.05	89	70%
9	Gardens on Gateway	Indianapolis, IN	119	76	0.64	120	1.01	76	63%
Total / Average			363	211	0.58	398	1.10	211	53%
New Projects (with construction date or opening date noted)									
10	Crystal Lake	Chicago, IL (4Q 2023)	121	-	-	149	1.23	-	-
11	Bartlett	Chicago, IL (2Q 2024)	119	-	-	143	1.20	-	-
12	O'Fallon	St Louis, MO (2Q 2024)	124	-	-	149	1.20	-	-
13	Jefferson Park	Louisville, KY (Opening 4Q 2023)	119	-	-	143	1.20	-	-
Total / Average			483	-	-	584	1.21	-	-

Traffic Generation

Clover residents who drive tend to be 'traffic avoiders' seeking non-peak times to go shopping, dining, doctor appointments, entertainment, and other trips.

Estimated Trips per Household per ITE (10th Edition)

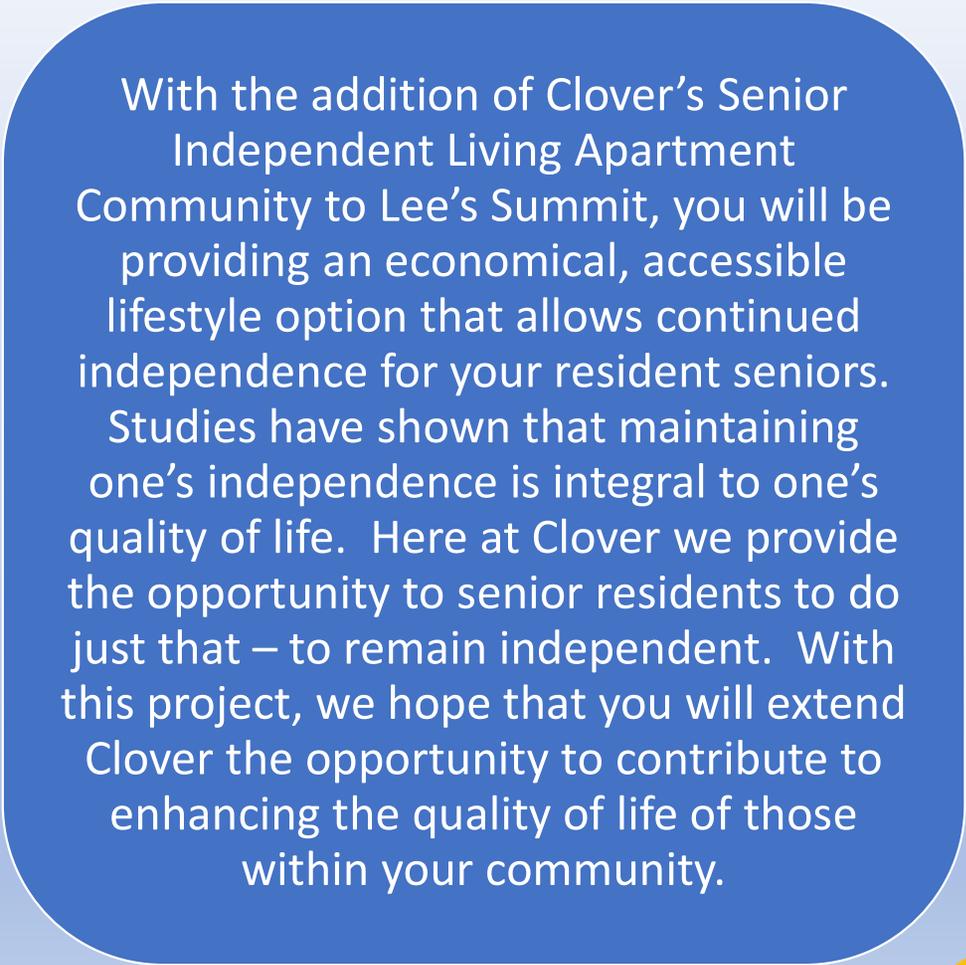
Weekday average Occupied Dwelling Units =	3.44/unit- total trips per day
Saturday average Occupied Dwelling Units=	2.61/unit- total trips per day
Sunday average Occupied Dwelling Units=	2.84/unit- total trips per day
Saturday peak hour of generator average =	0.31/unit - trips per hour
Sunday peak hour of generator average =	0.41/unit - trips per hour
Weekday am peak adjacent street average =	0.19/unit - trips per hour
Weekday pm peak adjacent street average =	0.23/unit - trips per hour
Weekday am peak hr of generator average =	0.39/unit - trips per hour
Weekday pm peak hr of generator average =	0.31/unit - trips per hour

Project Traffic Generation

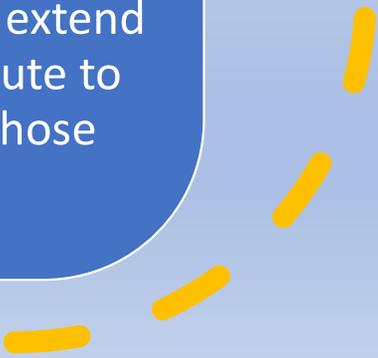
Weekday average =	440 total trips per day
Saturday average =	334 total trips per day
Sunday average =	364 total trips per day
Saturday peak hour of generator average =	40 trips per hour
Sunday peak hour of generator average =	52 trips per hour
Weekday am peak adjacent street average =	24 trips per hour
Weekday pm peak adjacent street average =	29 trips per hour
Weekday am peak hr of generator average =	50 trips per hour
Weekday pm peak hr of generator average =	40 trips per hour

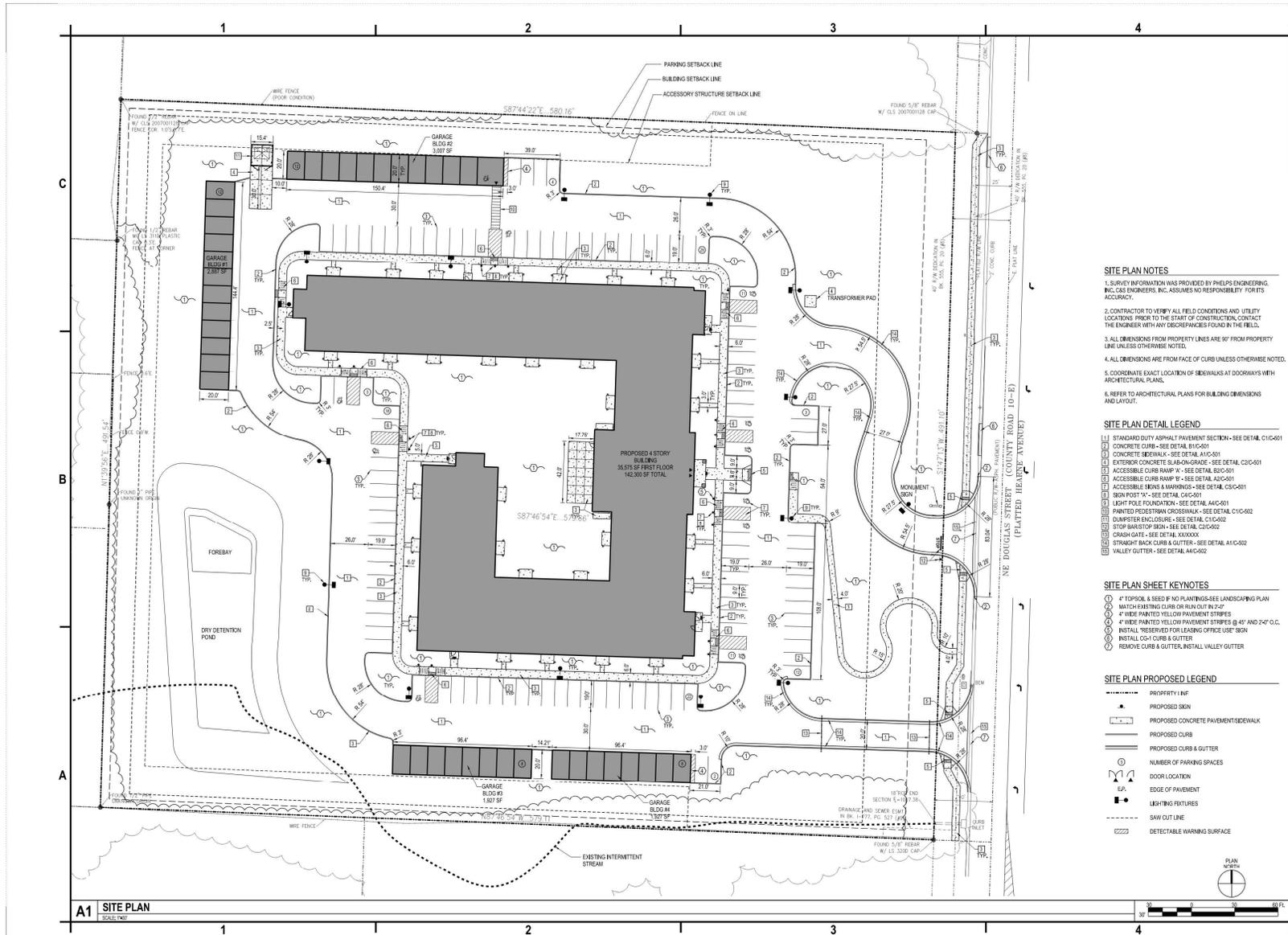
A large orange circle on the left side of the slide, partially cut off by the edge.

Thank you

A blue rounded rectangle containing text, positioned in the center-right of the slide.

With the addition of Clover's Senior Independent Living Apartment Community to Lee's Summit, you will be providing an economical, accessible lifestyle option that allows continued independence for your resident seniors. Studies have shown that maintaining one's independence is integral to one's quality of life. Here at Clover we provide the opportunity to senior residents to do just that – to remain independent. With this project, we hope that you will extend Clover the opportunity to contribute to enhancing the quality of life of those within your community.

A yellow dashed line consisting of several short, curved segments, located in the bottom right corner of the slide.



A1 SITE PLAN
SCALE: 1/8" = 1'-0"

- SITE PLAN NOTES**
1. SURVEY INFORMATION WAS PROVIDED BY PHELPS ENGINEERING, INC. CAS ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
 2. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. CONTACT THE ENGINEER WITH ANY DISCREPANCIES FOUND IN THE FIELD.
 3. ALL DIMENSIONS FROM PROPERTY LINES ARE 30' FROM PROPERTY LINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 5. COORDINATE EXACT LOCATION OF SIDEWALKS AT DOORWAYS WITH ARCHITECTURAL PLANS.
 6. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LAYOUT.

- SITE PLAN DETAIL LEGEND**
- 1. STANDARD DUTY ASPHALT PAVEMENT SECTION - SEE DETAIL C1C-001
 - 2. CONCRETE CURB - SEE DETAIL B1C-001
 - 3. CONCRETE SIDEWALK - SEE DETAIL A1C-001
 - 4. EXTERIOR CONCRETE SLOPE/GRASS - SEE DETAIL C2C-001
 - 5. ACCESSIBLE CURB RAMP "A" - SEE DETAIL B2C-001
 - 6. ACCESSIBLE CURB RAMP "B" - SEE DETAIL A2C-001
 - 7. ACCESSIBLE BENS & MARKINGS - SEE DETAIL C3C-001
 - 8. SIGN POST "A" - SEE DETAIL C4C-001
 - 9. LIGHT POLE FOUNDATION - SEE DETAIL A1C-001
 - 10. PAINTED PEDESTRIAN CROSSWALK - SEE DETAIL C1C-002
 - 11. DUMPSTER ENCLOSURE - SEE DETAIL C1C-002
 - 12. STOP BANISTER "BEN" - SEE DETAIL C2C-002
 - 13. CRASH GATE - SEE DETAIL X00000
 - 14. STRAIGHT BACK CURB & GUTTER - SEE DETAIL A1C-002
 - 15. VALLEY GUTTER - SEE DETAIL A1C-002

- SITE PLAN SHEET KEYNOTES**
- 1. 4" TOPSOIL & SEED IF NO PLANTINGS - SEE LANDSCAPING PLAN
 - 2. MATCH EXISTING CURB OR RISE OUT 1/2" 2"
 - 3. 4" WIDE PAINTED YELLOW PAVEMENT STRIPES
 - 4. 4" WIDE PAINTED YELLOW PAVEMENT STRIPES @ 45° AND 240° C.C.
 - 5. INSTALL "RESERVED FOR LEASING OFFICE USE" SIGN
 - 6. INSTALL CS-1 CURB & GUTTER
 - 7. REMOVE CURB & GUTTER, INSTALL VALLEY GUTTER

- SITE PLAN PROPOSED LEGEND**
- PROPERTY LINE
 - PROPOSED SIGN
 - PROPOSED CONCRETE PAVEMENT/SIDEWALK
 - PROPOSED CURB
 - PROPOSED CURB & GUTTER
 - NUMBER OF PARKING SPACES
 - DOOR LOCATION
 - EA EDGE OF PAVEMENT
 - LIGHTING FIXTURES
 - - - SAW CUT LINE
 - ▨ DETECTABLE WARNING SURFACE

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 Date: 08/28/2023

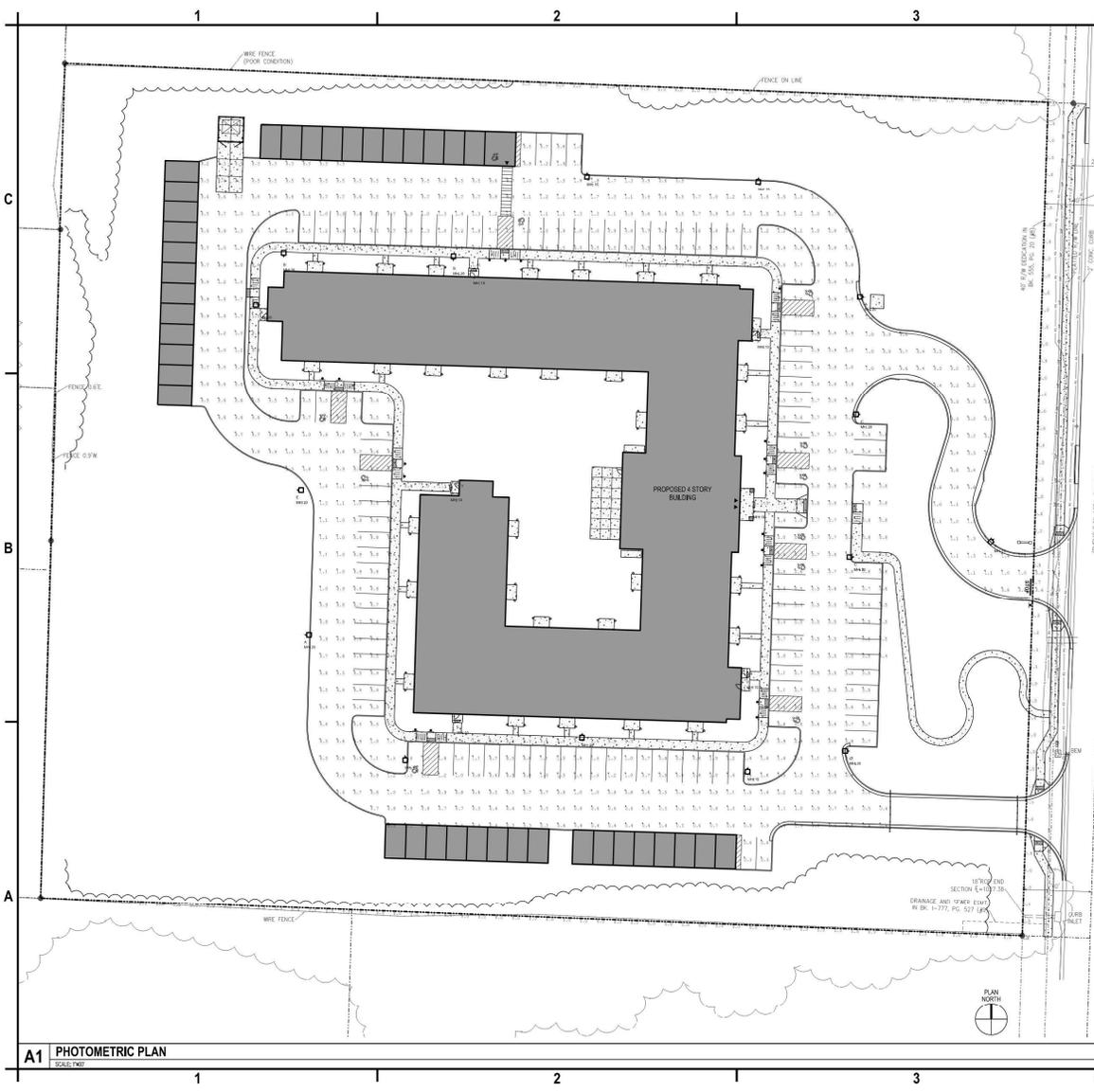
**LEE'S SUMMIT
 SENIOR APARTMENTS
 830-900 NE DOUGLAS STREET
 LEE'S SUMMIT, MO**

MARK	DATE	DESCRIPTION

PROJECT NO: PSL19/2022
 DATE: AUGUST 28, 2023
 DRAWN BY: S. SCHMELER
 DESIGNED BY: E. DANIEL
 CHECKED BY: E. DANIEL

SITE PLAN

C-102



A1 PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"

D-Series Size 1 LED Area Luminaire

Specifications

Model:	DS1
Height:	10.5 ft
Width:	10.5 ft
Depth:	10.5 ft
Weight:	100 lbs
Power:	1000 W
Beam Angle:	120°
Color Temp:	5000K
Life Span:	50,000 hrs

Ordering Information

Order	Quantity	Part No.	Part Name	Notes
1	1	DS1-10.5-10.5-10.5	D-Series Size 1 LED Area Luminaire	

Calculation Summary

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Entrance Drive	Illuminance	Fc	0.69	1.5	0.1	6.90	15.00
Parking Area	Illuminance	Fc	0.82	2.3	0.2	4.10	11.50
Property Line	Illuminance	Fc	0.00	0.0	0.0	N/A	N/A
ROW Line	Illuminance	Fc	0.07	0.8	0.0	N/A	N/A

WDGE2 LED Architectural Wall Sconce

Specifications

Model:	WDGE2
Height:	10.5 ft
Width:	10.5 ft
Depth:	10.5 ft
Weight:	100 lbs
Power:	1000 W
Beam Angle:	120°
Color Temp:	5000K
Life Span:	50,000 hrs

Ordering Information

Order	Quantity	Part No.	Part Name	Notes
1	1	WDGE2-10.5-10.5-10.5	WDGE2 LED Architectural Wall Sconce	

Luminaire Schedule

Symbol	Tag	Qty	Arrangement	LLF	Description	Lum. Lumens
F	6	1	SINGLE	1.000	WDGE2 LED P1 40K 80CRI 1FTM	1245
A	5	1	SINGLE	0.900	DSX1 LED P1 40K 70CRI TSW HS	5473
B	4	1	SINGLE	0.900	DSX1 LED P1 40K 70CRI BLC4	5704
C	3	1	SINGLE	0.900	DSX1 LED P1 40K 70CRI TSW	6036
D	2	1	SINGLE	0.900	DSX1 LED P2 40K 70CRI TSW HS	7036
E	1	1	SINGLE	0.900	DSX1 LED P3 40K 70CRI TSW	14602

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Certificate No. 20080269910



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Date: 08/28/2023

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DRAWN BY: S. SCHMIDT
DESIGNED BY: E. DANIEL
CHECKED BY: E. DANIEL

PHOTOMETRIC PLAN

C-106

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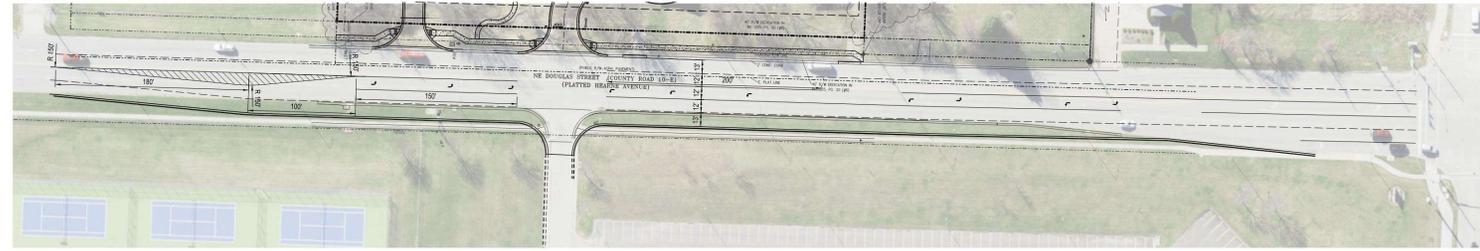
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DESIGNED BY: E. DANIEL		
CHECKED BY: E. DANIEL		

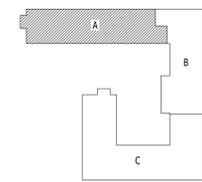
HIGHWAY
WIDENING
PLAN

C-108



A1 HIGHWAY WIDENING PLAN
SCALE: 1"=40'

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KEY PLAN



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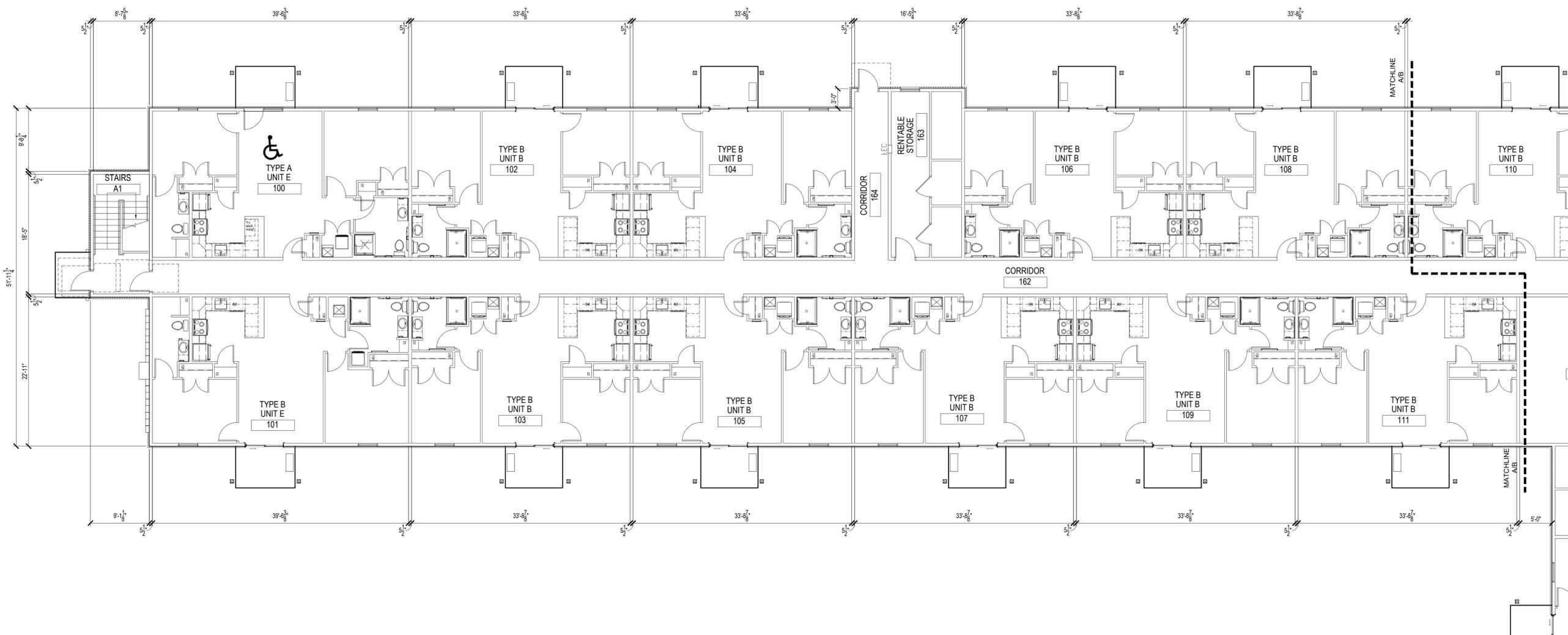
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PARTIAL
FIRST FLOOR
PLAN - AREA A

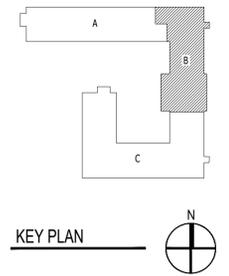
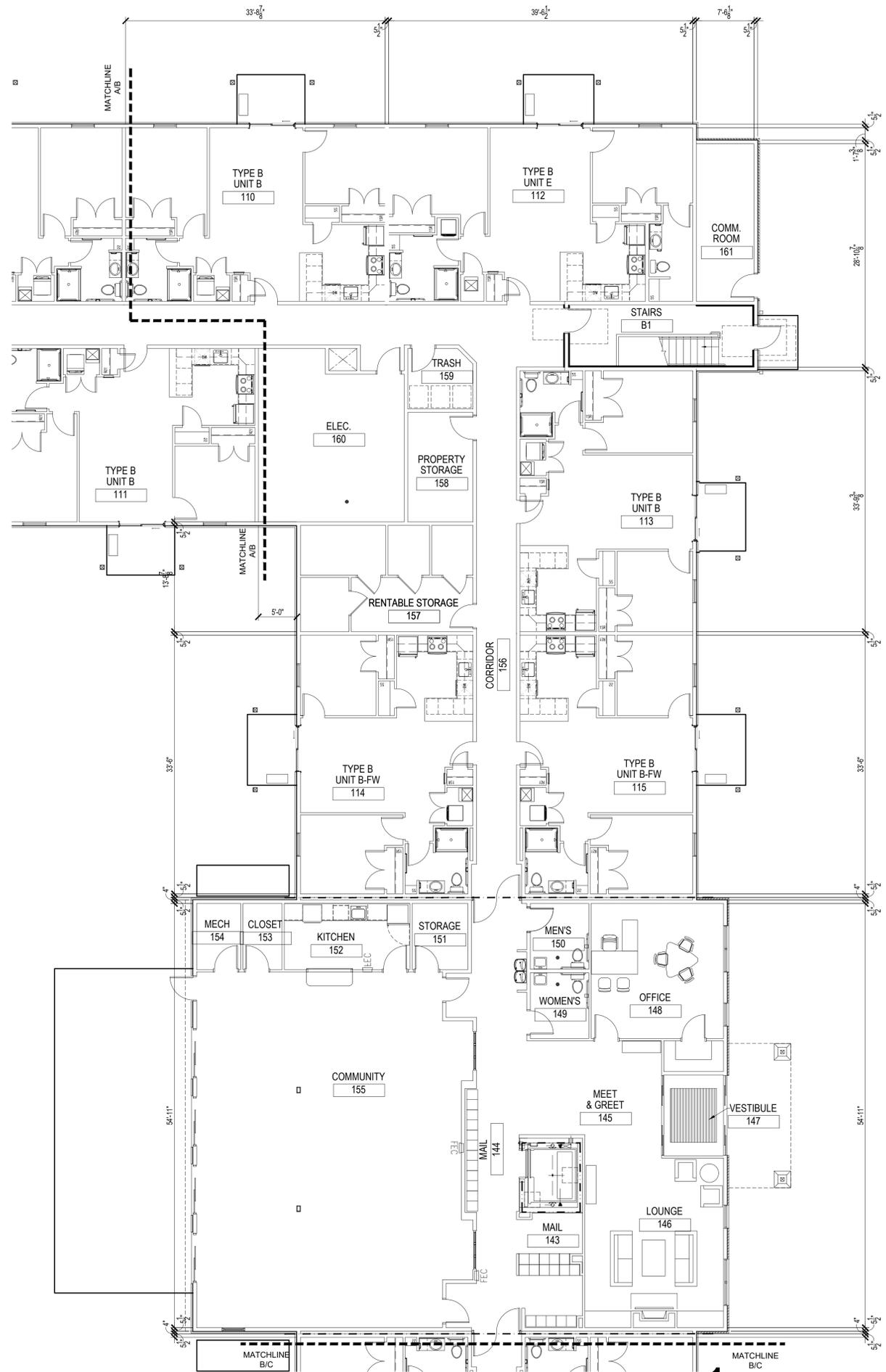
SHEET NO.
A-101



1 FIRST FLOOR PLAN AREA A

SCALE: 1/8" = 1'-0"





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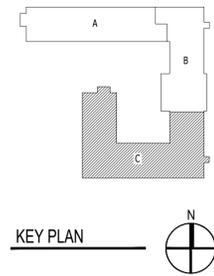
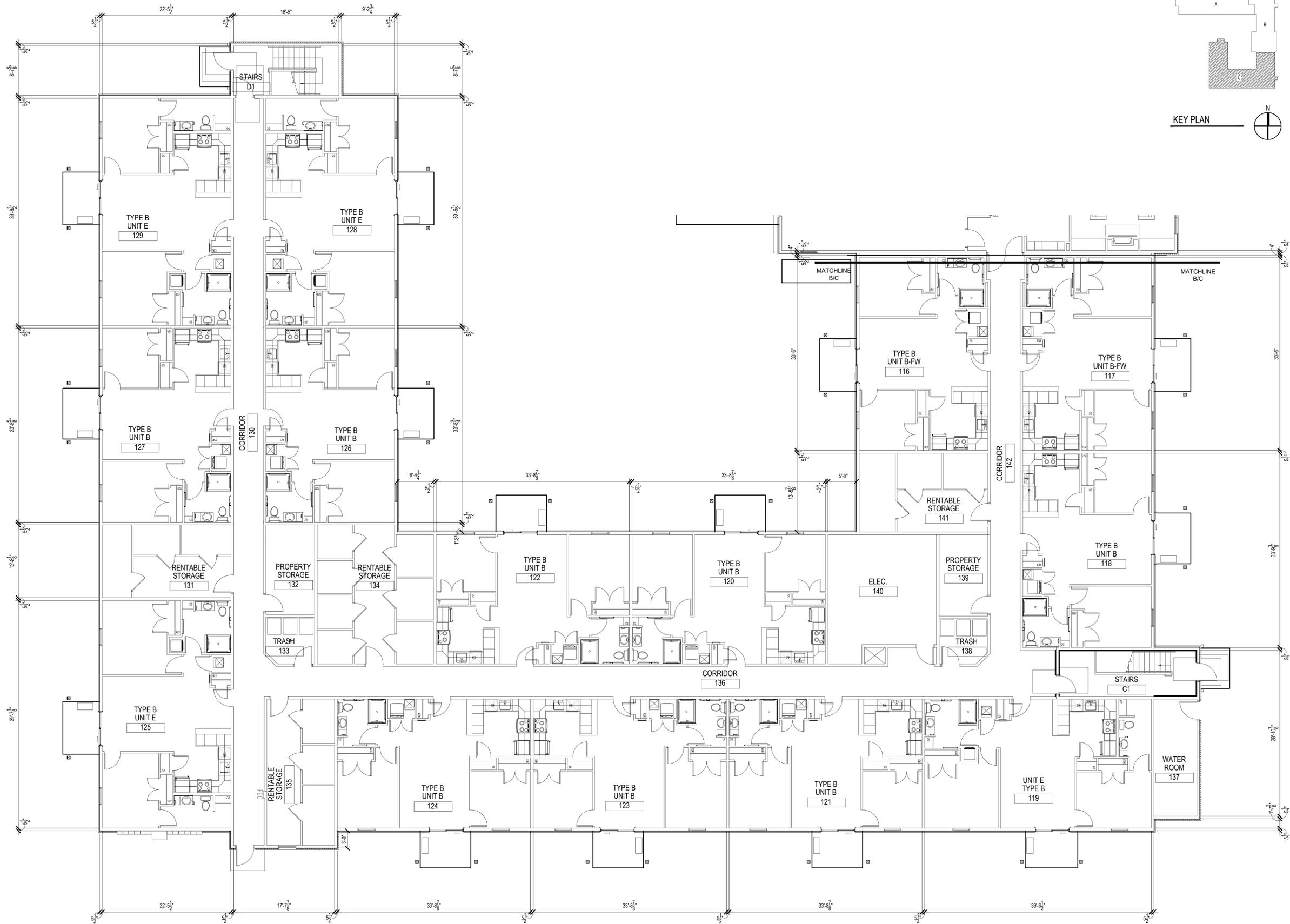
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PARTIAL
FIRST FLOOR
PLAN - AREA B

SHEET NO.
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1 FIRST FLOOR PLAN AREA B
SCALE: 1/8" = 1'-0"





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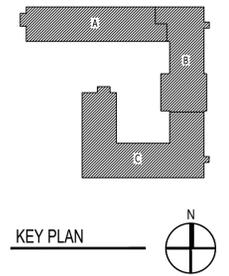
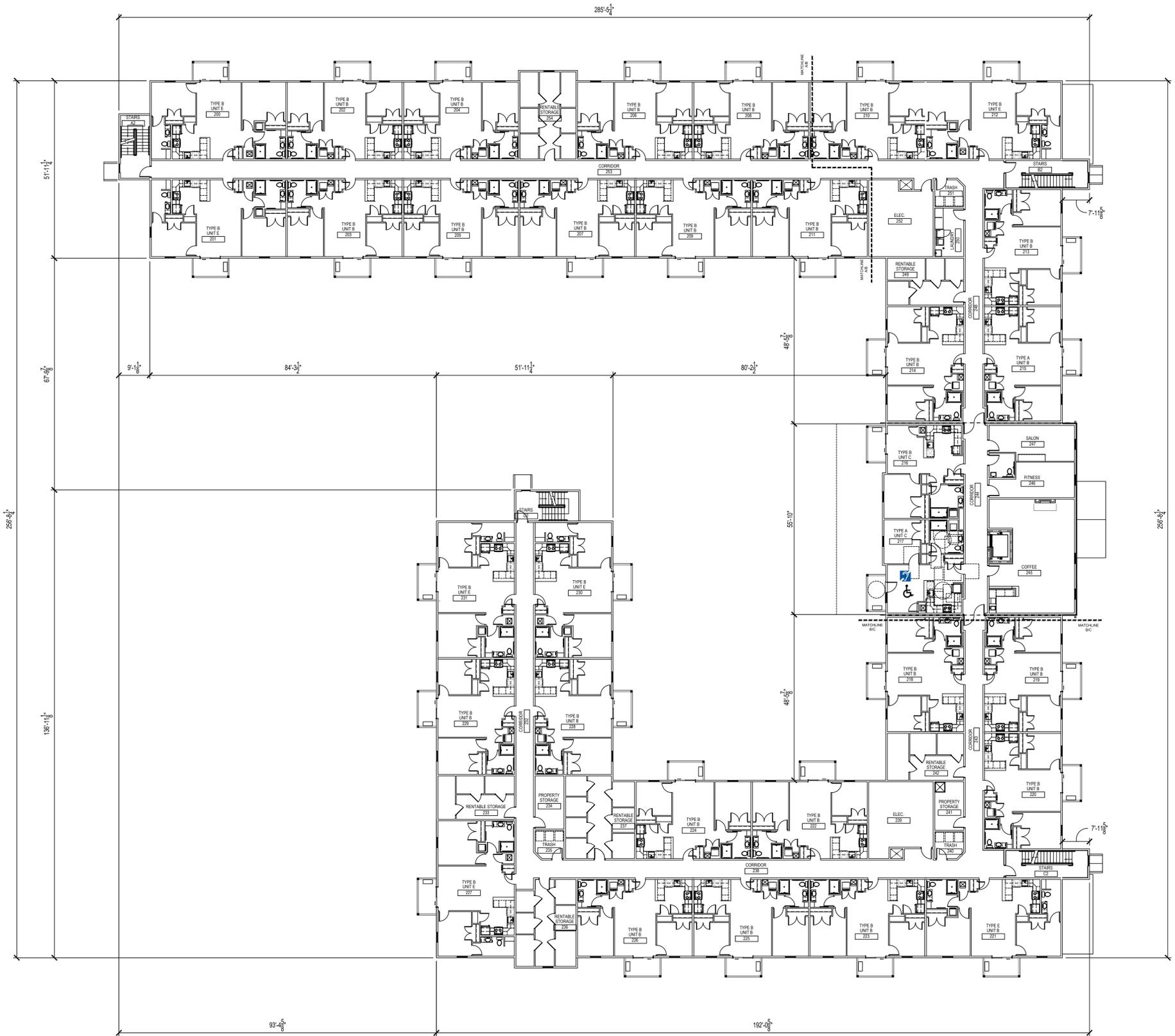
PARTIAL
FIRST FLOOR
PLAN - AREA C

SHEET NO.
A-103

1 FIRST FLOOR PLAN AREA C
SCALE: 1/8" = 1'-0"



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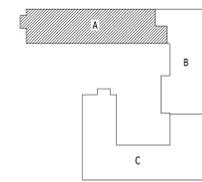
DATE: 07/07/2023
PROJECT NO: 22043
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OVERALL SECOND FLOOR PLAN

SHEET NO.
A-104

1 OVERALL FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

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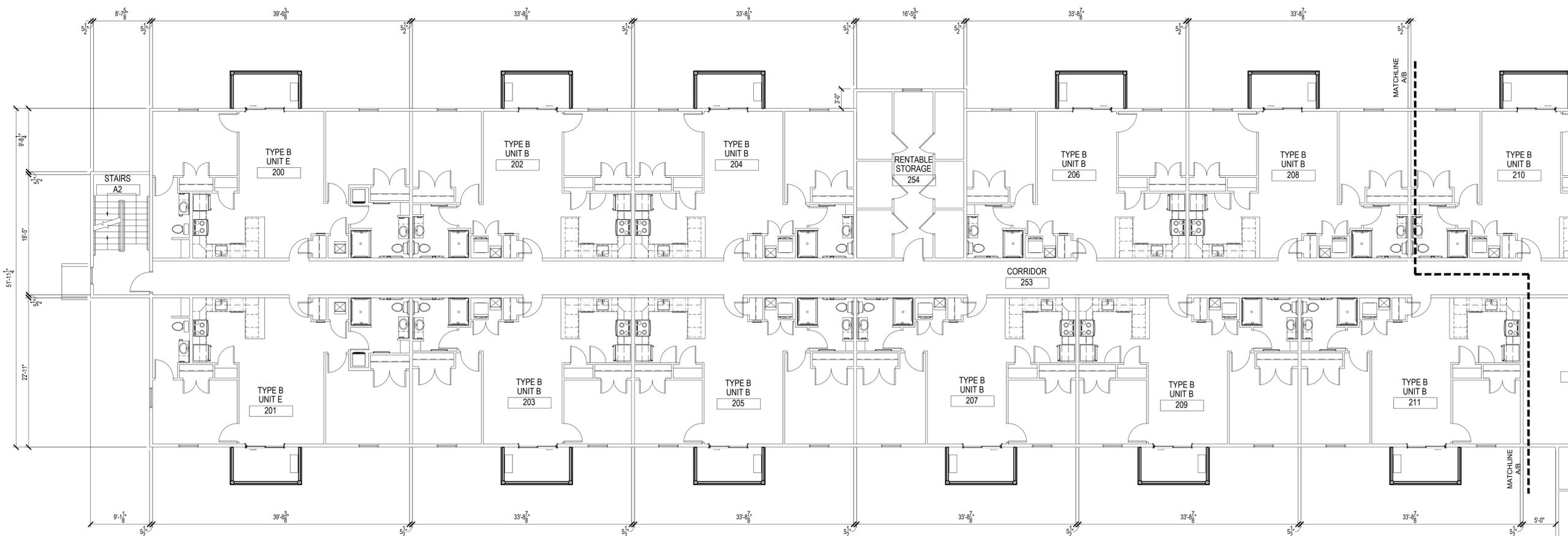
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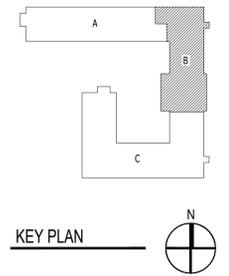
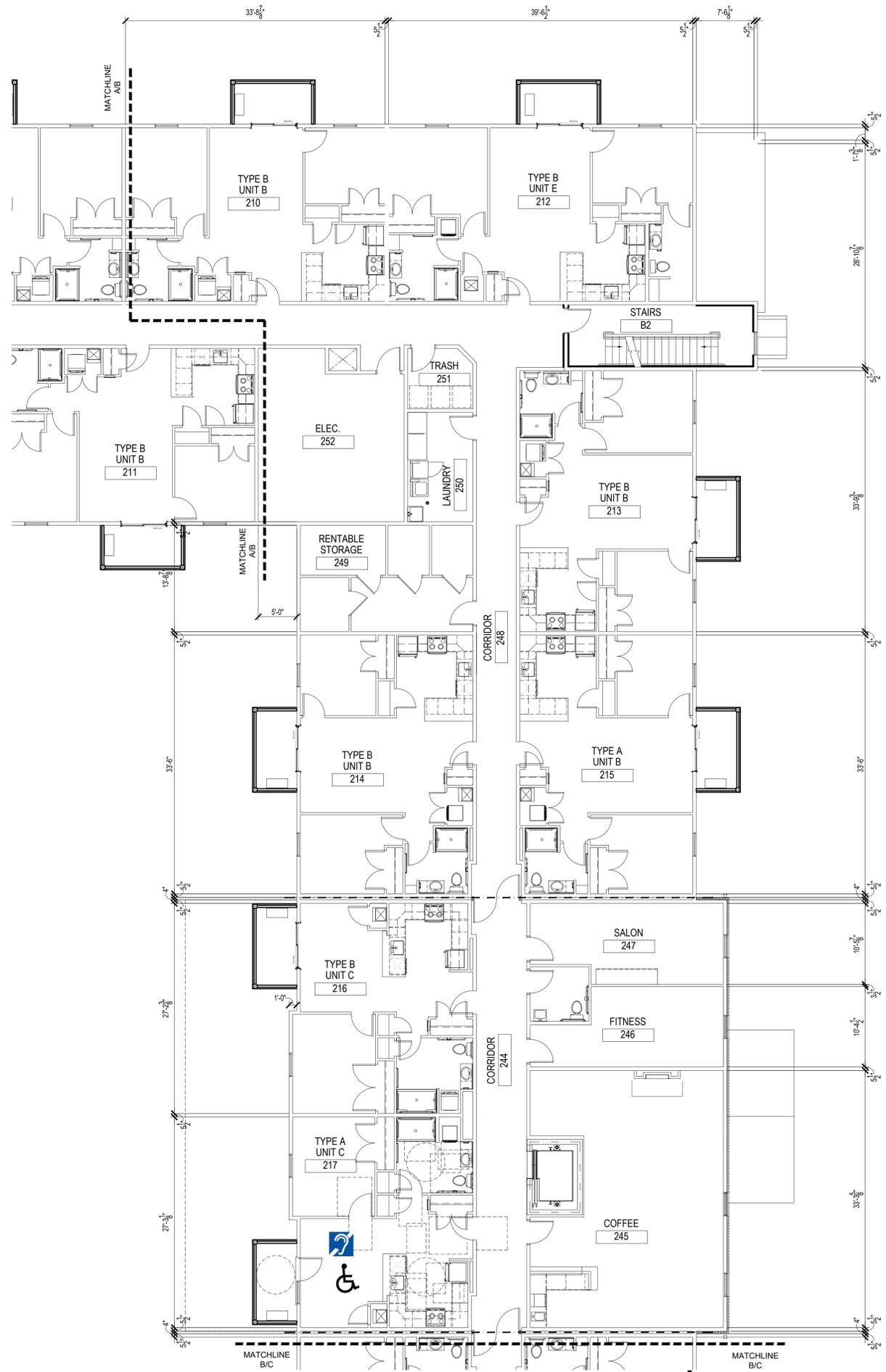
PARTIAL
SECOND FLOOR
PLAN - AREA A

SHEET NO.
A-105



1 SECOND FLOOR PLAN AREA A
SCALE: 1/8" = 1'-0"





1 SECOND FLOOR PLAN AREA B
SCALE: 1/8" = 1'-0"



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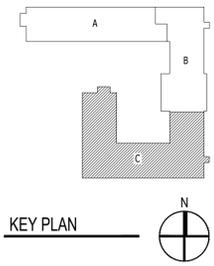
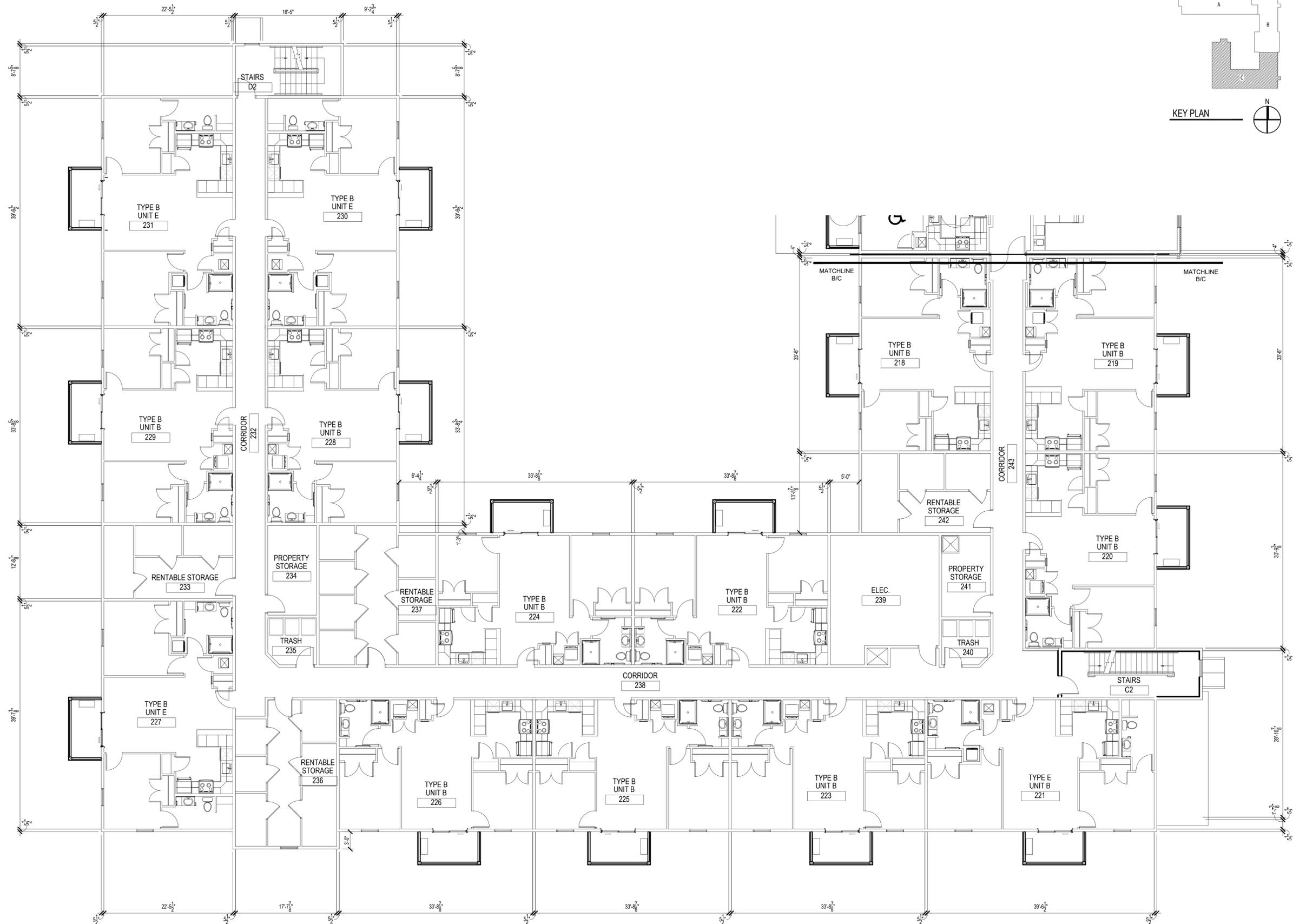
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PARTIAL
SECOND FLOOR
PLAN - AREA B

SHEET NO.
A-106

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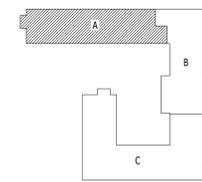
PARTIAL
SECOND FLOOR
PLAN - AREA C

SHEET NO.
A-107

1 SECOND FLOOR PLAN AREA C
SCALE: 1/8" = 1'-0"



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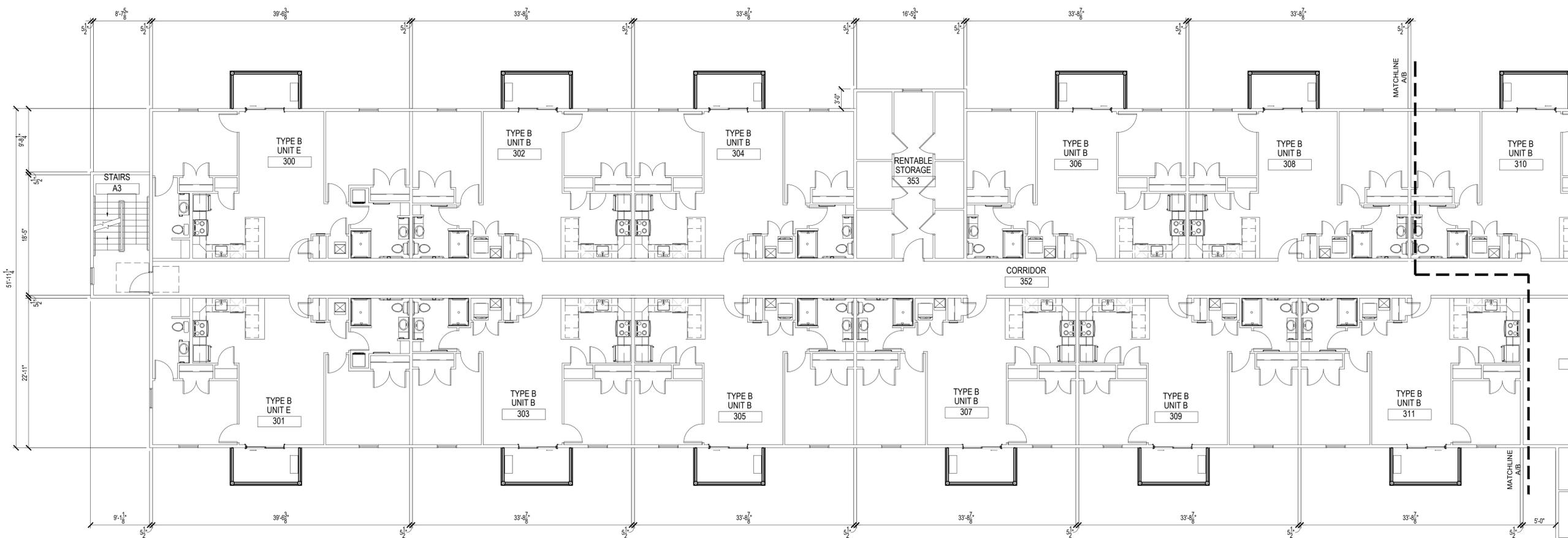
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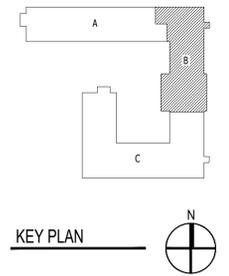
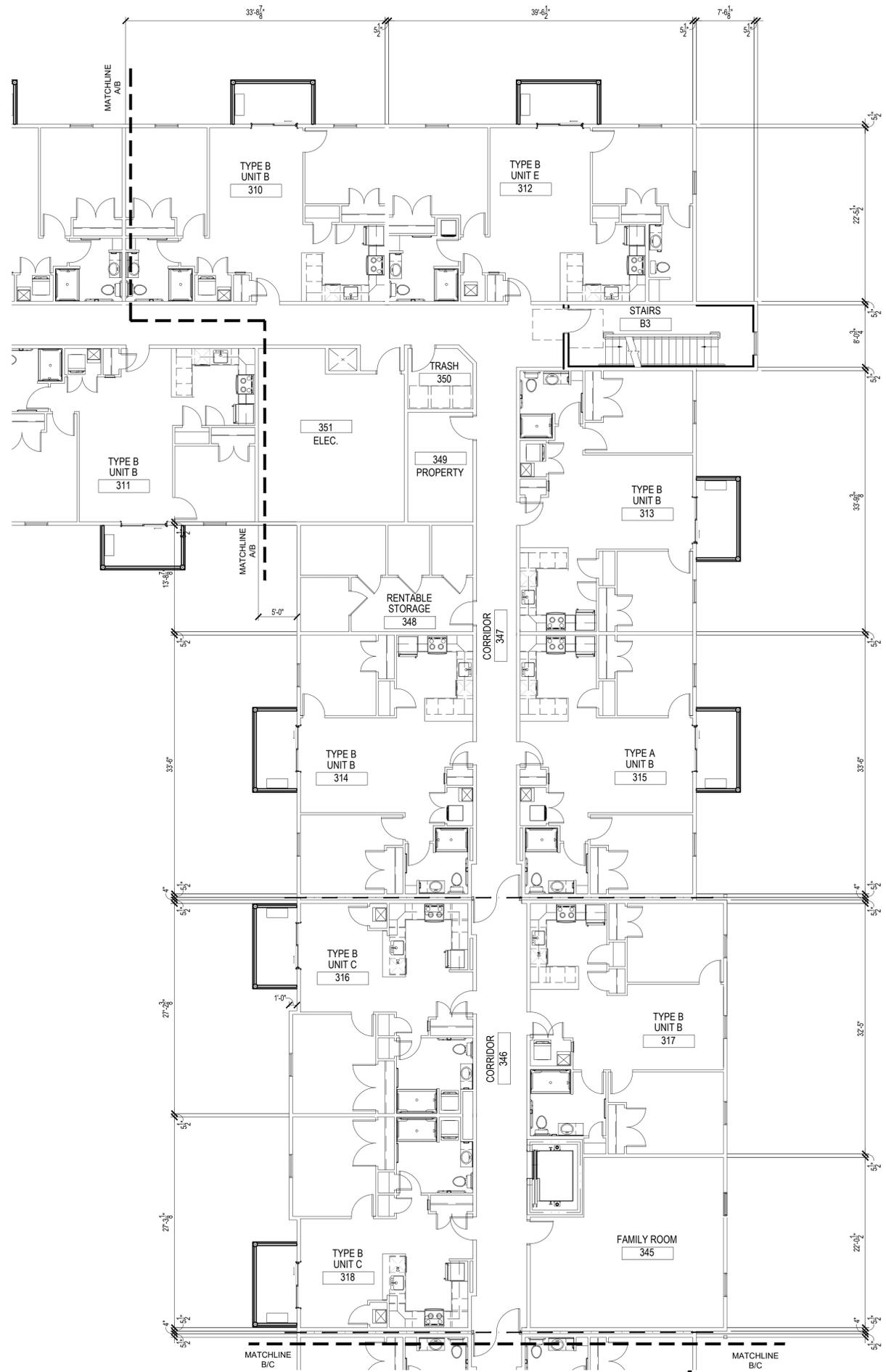
PARTIAL
THIRD FLOOR
PLAN - AREA A

SHEET NO.
A-109



1 THIRD FLOOR PLAN AREA A
SCALE: 1/8" = 1'-0"





1 THIRD FLOOR PLAN AREA B
SCALE: 1/8" = 1'-0"



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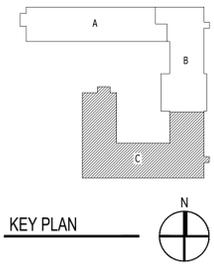
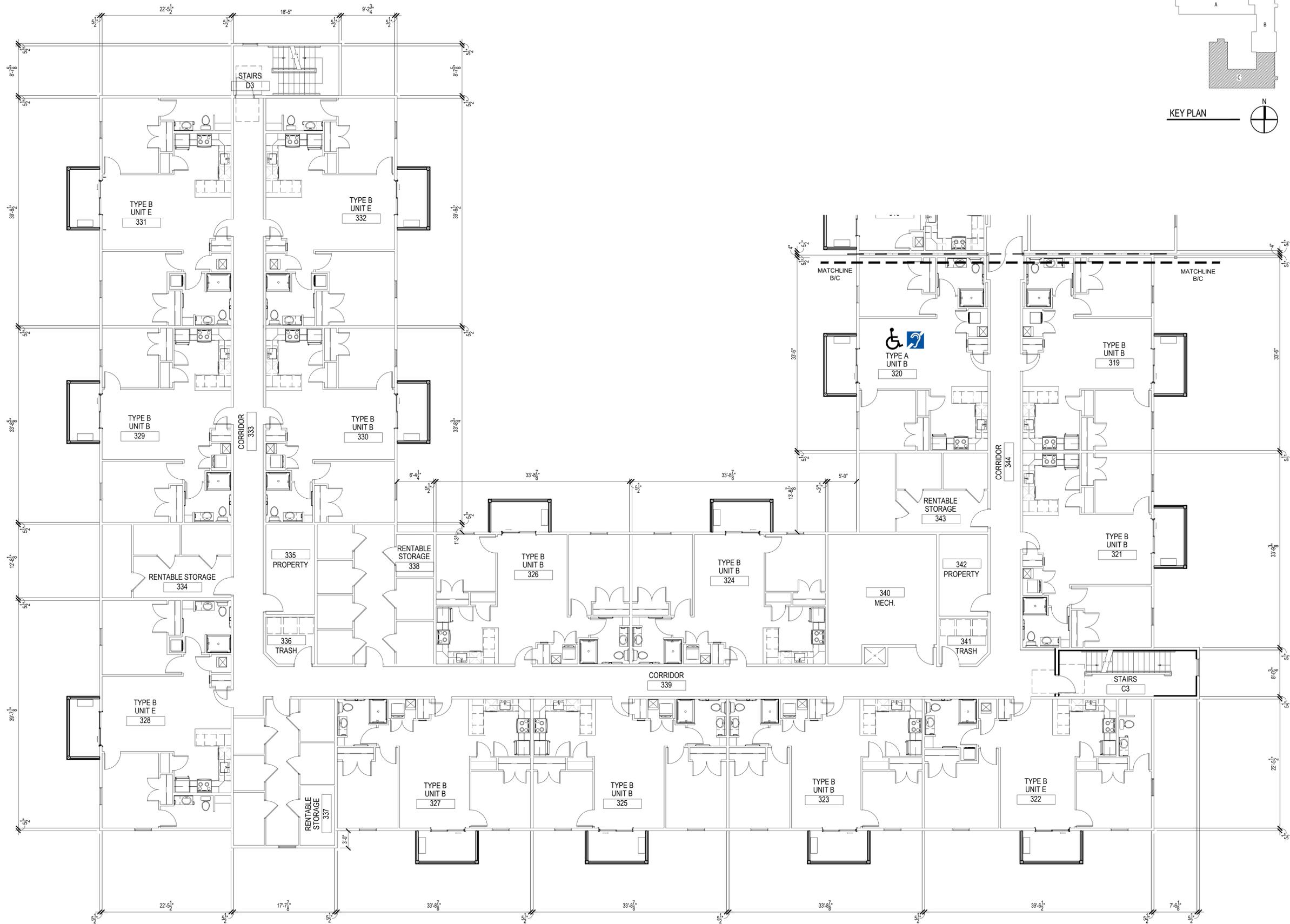
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PARTIAL
THIRD FLOOR
PLAN - AREA B

SHEET NO.
A-110

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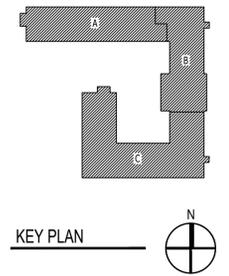
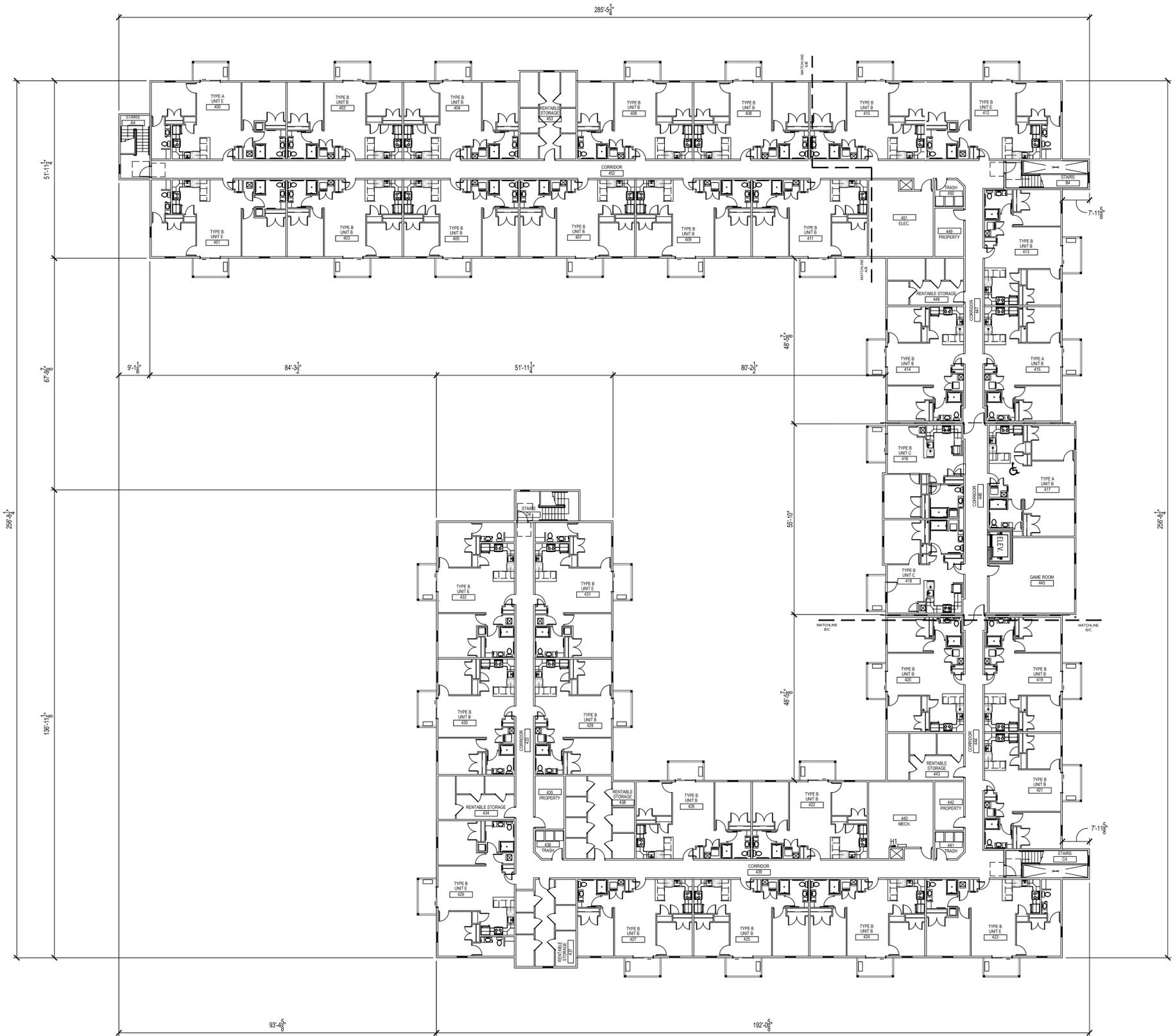
PARTIAL
THIRD FLOOR
PLAN - AREA C

SHEET NO.
A-111

1 THIRD FLOOR PLAN AREA C
SCALE: 1/8" = 1'-0"



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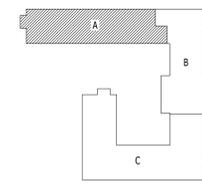
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OVERALL
FOURTH FLOOR
PLAN

SHEET NO.
A-112

1 OVERALL THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

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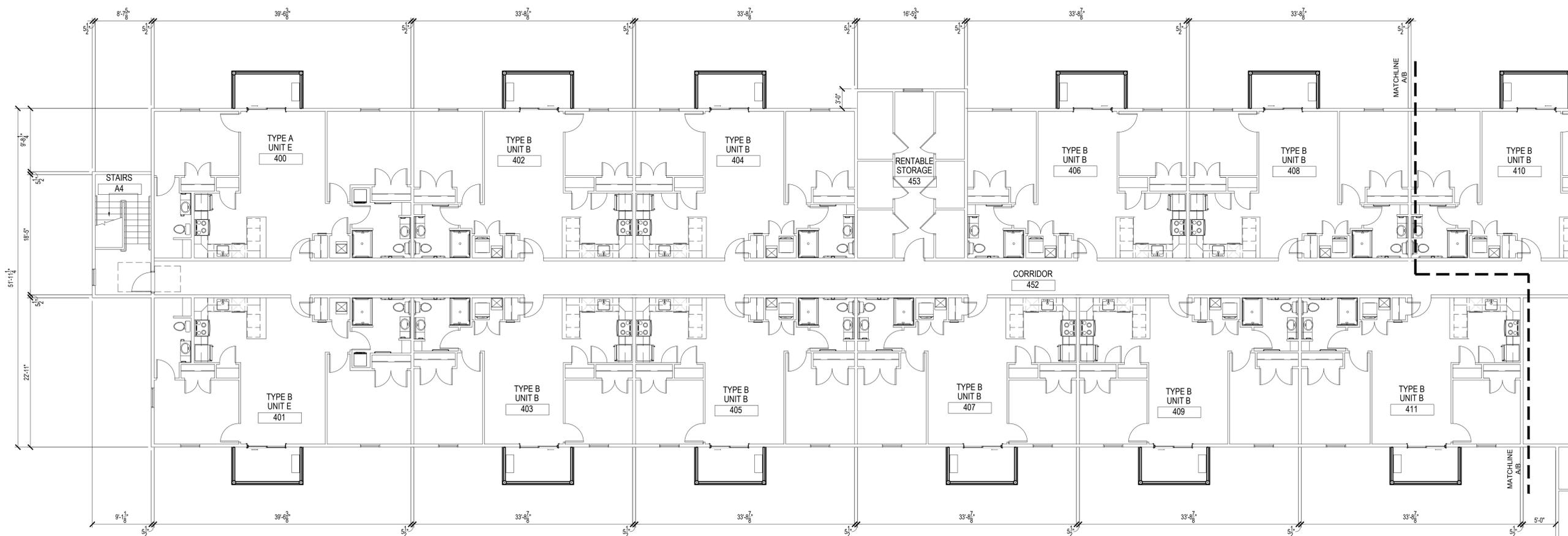
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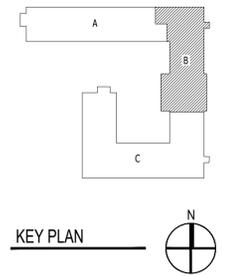
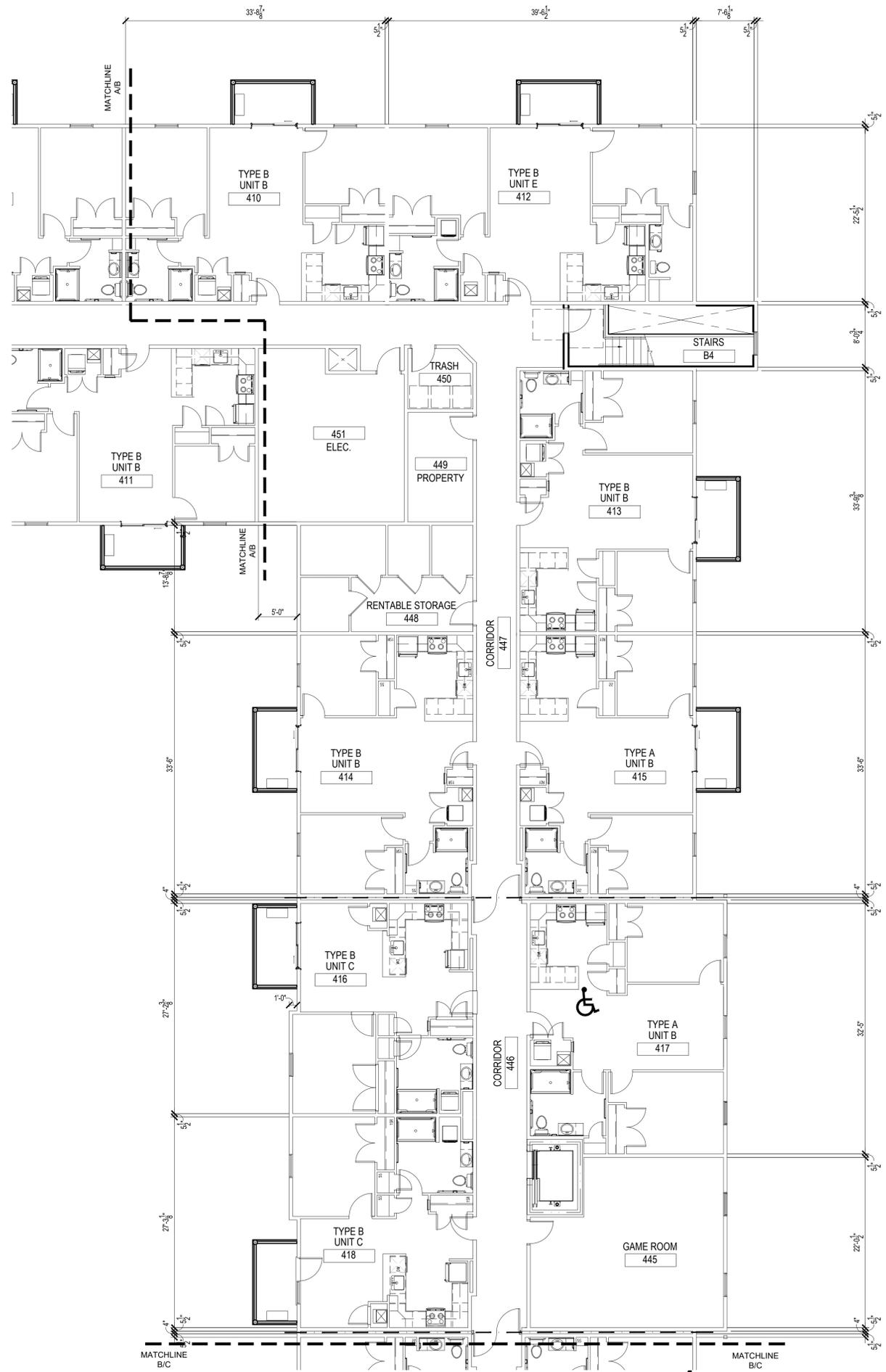
PARTIAL
FOURTH FLOOR
PLAN - AREA A

SHEET NO.
A-113



1 THIRD FLOOR PLAN AREA A
SCALE: 1/8" = 1'-0"





1 THIRD FLOOR PLAN AREA B
SCALE: 1/8" = 1'-0"



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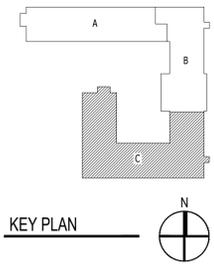
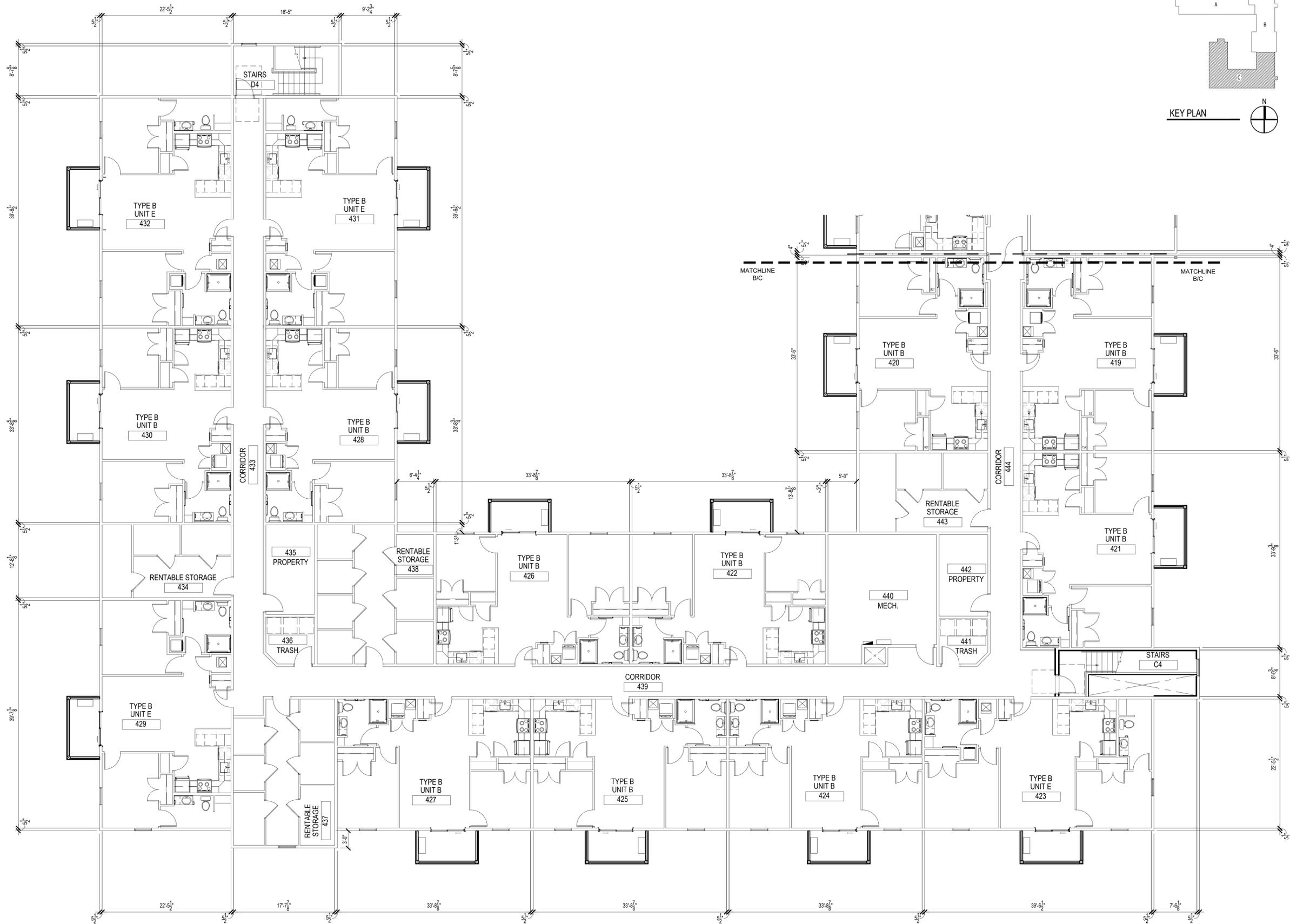
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PARTIAL
FOURTH FLOOR
PLAN - AREA B

SHEET NO.
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PARTIAL
FOURTH FLOOR
PLAN - AREA C

SHEET NO.
A-115

1 THIRD FLOOR PLAN AREA C
SCALE: 1/8" = 1'-0"



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