



December 1, 2023

Development Services
City of Lee's Summit
220 SE Green
Lee's Summit, MO 64063

RE: Parking Letter
John Knox Village Courtyards Building E

To Whom It May Concern:

John Knox Village is applying for a Final Development Plan to construct a replacement apartment building for their existing Lindbergh building. The new structure will be the Courtyards Building E. The existing Lindbergh building has 35 units within it, while the proposed building will have 52 units.

The building has an existing parking lot on the west side that is shared with other existing apartment buildings. There are also parking stalls that will be reconstructed and maintained on the east side of the proposed building. After the proposed parking lot improvements planned with this project are completed, there will be a total of 216 parking stalls surrounding the proposed building. When including the adjacent apartment buildings that share these parking areas, there will be a total of 232 apartment units once the Courtyards Building E is constructed. For past projects for apartments on the John Knox Village campus, we have been providing parking at a rate of 1 stall per unit.

This would result in a slight deficit in the amount of parking provided for the number of apartment units. However, it appears the existing parking lots aren't fully utilized in the current conditions. This would lead us to believe there is sufficient capacity to handle the additional units being constructed with this project.

If you have any questions on any of the above, please feel free to reach me at 913-663-1900 or eric.byrd@ibhc.com.

Sincerely,

Eric Byrd, P.E.
Senior Project Engineer



913.663.1900



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