

# Summit Square II Apartments

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  - Location
  - Project Facts
  - Site Plan
  - Design & Elevations
- Summit Square Apartment Demographics
- Summit Square Apartments Performance
- Phase II PILOT Overview

# Summit Square II Apartments

## Summit Square II Overview

### Site Facts

- 5 buildings w/ Built in Club House
  - 326 Dwelling Units
    - 19 Studios
    - 200 1-Beds
    - 107 2-Beds
- 555 Parking Stalls
  - Surface- 317 Carport - 93
  - Tuck under - 93 Detached - 52
- Walking Trails & Water Features

### Units & Amenities

- Luxury Unit Finishes:
  - Wood Plank Floor/Custom Cabinetry/Stainless Appliances/Granite Counters/Elevators/Balconies
- Amenities:
  - Pool & Lap Pool/Fitness Center/Dog Park/Media Lounge/Bistro/Communal Kitchen/Yoga & Meditation Center

# Site Location



# Summit Square II Apartments



### SITE DATA:

- TRUCK UNDER GARAGES = 93 STALLS
- DETACHED GARAGES = 32 STALLS
- SURFACE STALLS = 317 STALLS
- ACCESSIBLE PARKING PROVIDED = 17 STALLS (5%)
- 853 STALLS / 220 UNITS = 1.73 STALLS / DU

### CONCEPT SITE PLAN

SCALE 1"=80'-0"

### BUILDING DATA:

UNIT TYPE	BUILDING NUMBER					TOTAL DU	TOTAL DU %
	1	2	3	4	5		
SMALL STUDIO	12				12	12	8.8%
LARGE STUDIO	12	16	16	16	50	42.8%	
APART	61	4	4	4	81	68.9%	
B1		4	4	4	12	10.0%	
B2		4	4	4	12	10.0%	
B3		4	4	4	12	10.0%	
B4		4	4	4	12	10.0%	
B5		4	4	4	12	10.0%	
B6		4	4	4	12	10.0%	
B7		4	4	4	12	10.0%	
B8		4	4	4	12	10.0%	
B9		4	4	4	12	10.0%	
B10		4	4	4	12	10.0%	
B11		4	4	4	12	10.0%	
B12		4	4	4	12	10.0%	
B13		4	4	4	12	10.0%	
B14		4	4	4	12	10.0%	
B15		4	4	4	12	10.0%	
B16		4	4	4	12	10.0%	
B17		4	4	4	12	10.0%	
B18		4	4	4	12	10.0%	
B19		4	4	4	12	10.0%	
B20		4	4	4	12	10.0%	
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B191		4	4	4	12	10.0%	
B192		4	4	4	12	10.0%	
B193		4					

# Club House Elevation



# Elevations



② TYPE D NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



① TYPE D SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

ARCHITECTURE  
INTERIOR DESIGN  
ARCHITECTURE  
ENERGY SERVICES  
P. 913.831.1415  
F. 913.831.1563  
WWW.NSPJARCHITECTS.COM

**NSPJ**  
ARCHITECTS.  
305 W. 20TH ST., SUITE 201  
PRAIRIE VILLAGE, KS 66208

A NEW RESIDENCE / MULTI-FAMILY PROJECT FOR:  
**SUMMIT SQUARE II**  
LEE'S SUMMIT, MISSOURI

REVISIONS:

DATE:  
ISSUE DATE:  
JOB NO.  
SCALE:  
DRAWN BY:  
AUTHOR:  
PROJECT NO.

SD **A2.66**

# Summit Square Phase I Demographics



6 School Age Children

- 3 Attend Lee's Summit North H.S.
- 2 Attend Lee's Summit Christian Academy
- 1 Attends Westview Elementary



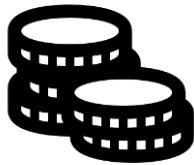
40% Between ages  
25 – 39 Years old  
Average Age: 38 Years

Top Employers:

1. Cerner
2. Honeywell
3. City of Lee's Summit



% of Prior Home Owners  
30%



Median Income  
\$62,544

# Summit Square Phase I





# Summit Square Phase I



# Summit Square Phase I Performance

63% Leased since Oct. 2017

38% Occupied since Oct. 2017

Avg. of 23 Leases/Month

# Summit Square II - PILOT Overview

Historical Projects (Averages)	Summit Square II
PILOT Per Door = \$1000 Total Taxes Generated = \$293,570	PILOT Per Door = \$1075 Total Taxes Generated = \$344,000
% 1 Bed – 42% % 2 Bed – 50% % 3 Bed – 8%	% Studio – 6% % 1 Bed - 62% % 2 Bed – 32% % 3 Bed – 0%
Average Tax Per Bed = \$641.77	Average Tax Per Bed = \$794.46