

# The Residences at Echelon

Lee's Summit, Missouri  
October 20, 216

## RE: Compliance with Article 6: Overlay Districts

### 5. Multi-family Development Design Standards:

*(Commentary: This section includes a combination of existing and new design standards for multifamily development to address some of the most common design issues.)*

#### A. Applicability: Triplex, Fourplex, Townhome, Apartment

- (1) The design standards in this subsection apply to all new dwellings to be occupied by three or more households, including individually constructed buildings, townhomes, and multiple buildings constructed as parts of a larger development
- (2) This section replaces Sections 7.030 to 7.040 in the M-150 CDO. Sections 7.050, Planned Residential District Open Space Requirements; 7.060, Residential Street Design; 7.080.B, Pedestrian Lighting; 7.090, Residential Parking Locations; and 7.100, Residential Traffic Calming, are applicable within the M-150 CDO.

#### B. Site Layout and Building Orientation

- (1) Minimum Building Separation. Multi-family structures shall be separated pursuant to the standards of the Building Code.

*Response – We are in compliance with building codes based on the proposed layout.*

#### (2) Building Orientation.

(a) Individual buildings within a multi-family development shall be oriented to:

- 1) Common open space, such as interior courtyards or on-site natural areas or features;

*Response – Buildings are oriented with their narrow ends visible to M-150 highway and turn inward onto the site to take advantage of the large, landscaped areas that separate the buildings. Four (4) of the buildings have optimum views of the large water detention and fountain feature.*

- 2) Perimeter streets;

*Response – Buildings are oriented to face perimeter streets but are set back between parking lot screening rows of landscaping as well as landscaping at the perimeter of the buildings for a layered and lush appearance.*

- 3) Other residential buildings; or

*Response – Buildings are oriented toward each other, but in a random pattern to add visual interest and “view corridors” between units and buildings.*

- 4) Through-access drives.

Response – the buildings are oriented somewhat formally and symmetrically around a winding main drive into the site which leads visitors around the water feature and the club house.

- (b) To the maximum extent practicable, buildings shall be oriented or arranged in a manner to enclose common open spaces such as gardens, courtyards, recreation or play areas, that shall contain a minimum of three of these features:

- 1) Seasonal planting areas,

Response – Included.

- 2) Trees,

Response – Included.

- 3) Pedestrian-scaled lighting,

Response – Included.

- 4) Gazebos or other decorative shelters,

- 5) Seating,

Response – Included.

- 6) Play structures for children, or

Response – Included.

- 7) Natural features or areas, unless the City determines that for preservation reasons the buildings should avoid the feature or area.

(3) Entrance Orientation

- (a) Primary entrances and façades shall not be oriented towards parking lots, garages, or carports.

Response: Our entrances are greeted by stylistic and dimensional monument signage that will be illuminated at night and surrounded by lush plantings with beds that can be changed out seasonally. Garage buildings are held back to either side of the entries to put the emphasis on the views beyond and serve as a framework for these views.

- (b) All multi-family buildings shall comply with at least two of the following requirements:

- 1) At least one main building entry faces an adjacent public street;

Response: Our buildings to the east and west comply with this request.



- 2) A building entrance faces a courtyard or common open space that has a direct and visible connection to an adjacent public street;

Response: All of our buildings comply with this requirement.

- 3) A building entry is connected to a public sidewalk by a system of interior walkways; or

Response: The entire site is interconnected through a series of sidewalks that promotes pedestrian walkability as well as safe egress for school children making their way across the site.

- 4) The pedestrian entries to the site from the public right-of-way are emphasized with enhanced landscaping, special paving, gateways, arbors, or similar features.
- (c) All ground-floor units with frontage along the primary street shall have an entrance that faces the street. Multi-family buildings located with multiple street frontages shall provide entrances to the building along each local street frontage.
    - 1) Exterior entrances from a public sidewalk or common open space are permitted for dwelling units on the ground floor.
    - 2) Exterior entrances shall be raised from the finished ground-floor level of the sidewalk a minimum of two feet.
  - (d) Dwelling units above the ground floor shall have interior unit entrances, except that exterior stairs are permitted for access to upper-floor units only if they are oriented towards a central plaza not visible from any street.

Response: Our buildings comply with the interior access for second floor and above unit entries concealed from exterior view through enclosed stair towers.

- (4) Private Common Space. Developments with at least four units shall provide 400 square feet of private common open space for each multifamily dwelling unit. A minimum of 40 percent of the open space shall be usable for recreation, including uses such as swimming pools, sport courts, playgrounds with equipment, and/or community gardening. Required landscaping is excluded from open space calculations.

Response: Our 243 units require 97,200 s.f. of open space (243x400). The actual amount of open space provided on the site is approximately 170,709 s.f. This is a 75% increase above the requirement minimums.

### C. Building Design

- (1) Four-Sided Design. All sides of a multi-family building visible from property occupied by or designated for single-family residential uses, an existing public street right-of-way, or other public lands shall display a similar level of quality and architectural detailing as on the front elevation.

Response: Each façade is highly dimensional in nature not just from a shade shadow depth perspective but the varying and rhythmic roof heights as well as contrasting sloped roof elements that complement the multi-stepped and sloped roofs each entry tower area. Materials are thoughtfully used to further articulate

and break down the forms of the buildings through the use of durable all masonry products such as cast stone veneer, stucco, hardi panel siding, etc.

(2) Maximum Number of Units

- (a) The maximum number of dwelling units per floor in a multi-family structure shall be eight.

Response: Our maximum is 12.

- (b) The maximum number of attached units in a series such as townhomes is six.

(3) Single-Family Attached Dwelling Façades

- (a) The attached single-family dwellings in any one row structure shall be required to have distinctly different façades. No attached single-family structure facade shall be repeated more than once every four structures on the same side of the street.
- (b) The façades of single-family attached townhomes shall be punctuated by a change in texture or material, offset, or other architectural feature to differentiate individual units
- (c) Any building (excluding parking garages and other accessory buildings) viewed from a public right-of-way or public open space shall either face such right-of-way or open space, or shall have a façade facing such area in keeping with the character of the front façade, including the utilization of similar fenestration and materials.

(4) Building Mass and Articulation

- (a) The elevations of all multi-family buildings shall be articulated through the incorporation of at least three or more of the following:

- 1) Balconies;

Response: Each unit has large outdoor terrace areas (patio access with security fencing at the ground level)

- 2) Bay or box windows;

Response: Certain units do have corner box bay type windows to add additional dimension to the already strong building forms.

- 3) Porches or covered entries;

Response: The main building entries do use sloped and covered porch roofs to greet visitors and guests in a familiar yet modernly traditional manner.

- 4) Dormers or other variations in the roof plane;

- 5) Accent materials such as brick, stone, or stucco with banding highlights;

Response: We comply through the use of stucco, stone and hardi panels to accent.

- 6) Shutters;



- 7) Variation in window sizes and shapes; or

Response: Buildings fully comply

- 8) Vertical elements that demarcate building modules.

Response: The varying deep relief in plan for the buildings expresses these strong vertical formations while the horizontal façade break up of materials serves to breakdown the facades as well.

- (b) The height of each multi-family building taller than 35 feet shall be stepped down from its highest roofline at least one full story on any end of the building located within 50 feet of an adjacent area zoned or used for single-family residential.
- (c) Multi-family buildings shall provide concentrated unit access points. Access balconies and corridors running the length of the exterior of a building are prohibited.

Response: Our building design complies.

- (5) Vertical Articulation

- (a) For all structures three stories or more in height, the base (first 20 feet) of a building shall be distinguished from the remainder of the building by providing a minimum of three of the design elements listed above in subsection (4)(a).

Response: Based on aforementioned responses, our buildings comply

- (b) Multi-family buildings shall be designed to incorporate visually heavier and more massive elements at the building base, and lighter elements above the base. Upper stories shall not appear heavier or demonstrate greater mass than the lower stories of the building.

Response: The heavily textured and dimensional stone used around the base of the buildings serves to suitably add mass and weight to the base of each building based on proper architectural balance design principals.

- (6) Building Length. The maximum length of any multifamily building shall be 180 feet.

Response: Our longest buildings are 216 feet. This occurs on the front two buildings that face SW Hollywood Drive. The rest of the buildings are 204 feet long.

- (7) Transparency. At least 20 percent of all walls facing a public street shall contain windows or doorways.

Response: Our buildings exceed this minimum requirement.

- (8) Design of Multiple Buildings

- (a) Developments with more than one multi-family building shall incorporate a variety of distinct building designs according to the scale of the development, as follows:
  - 1) 2-6 buildings: two models minimum;

- 2) 7-12 buildings: three models minimum; and

Response: We have nine building types of which are comprised of 5 different models.

- 3) 13 or more buildings: four models.
- (b) Distinct building designs, as required above, shall be easily distinguished through a minimum of two of the following:
  - 1) A variation in length of 30 percent or more;
  - 2) A variation in the footprint of the building of 30 percent or more;
  - 3) A distinct variation in color and use of materials;

Response: This can be achieved in using an altering color scheme between various buildings.

- 4) A variation in the type of dwelling unit contained in the building that results in a significantly different scale and mass, i.e., apartments vs. townhomes or duplexes; or
- 5) A distinct variation in building height and roof form.

Response: The architecture of this project utilizes both flat top (parapet) roofs and sloped roofs, with the top elevations varying across the façade. There is a variety of structure types including detached garages, a clubhouse, and apartment buildings. These various structures are positioned at differing elevations across the site.

- (9) Materials. All material shall be durable and long-lasting. The following materials are acceptable for multi-family residential construction:
  - (a) Brick, concrete stucco, stone, stone facing, wood, glass in combination with metal, or similar, durable architectural materials as approved by the Planning Commission.

Response: Our buildings are utilizing stone, concrete stucco, and hardi panel.

- (b) Vinyl siding, EIFS, or synthetic stucco may be approved by the Planning Commission on a case-by-case basis.

#### D. Parking Location and Layout

- (1) Location and Layout
  - (a) To the maximum extent feasible, garage entries, carports, parking areas, and parking structures shall be internalized in building groupings or oriented away from street frontage.

Response: Parking areas are internalized with buildings and / or screened from view with landscaping from street frontage. Garage entries are turned away from streets to screen. Garage structures are used in conjunction with “masonry screening” principals allowed by overlay to provide contextual and decorative means of impeding views into the site from streets. Landscaping lines the front of these masonry screen walls.

- (b) Parking areas and freestanding parking structures (detached garages or carports) shall not occupy more than 30 percent of each perimeter public street frontage of a multi-family development.
  - (c) To the maximum extent practicable, freestanding parking structures that are visible from perimeter public streets shall be sited so that the narrow end of the parking structure is perpendicular to the perimeter street.
- (2) Carports and Detached Garages
- (a) Carports and common garages shall be limited to 60 feet in length.
  - (b) Detached garages and carports shall incorporate compatible materials, scale, colors, architectural details, and roof slopes similar to those of the primary multi-family buildings.

Response: The parking garages comply with this requirement not only in exterior material usage but architectural details and roof slopes as well.

- (c) Rear walls of detached garages over 40 feet in length that back onto the perimeter street shall be articulated or punctuated through the use of window openings or other similar techniques.