

March 7, 2024

VIA EMAIL

Nathan Jurey, AICP
Senior Planner
City of Olathe
100 E Santa Fe
Olathe, KS 66061

Energy Conservation Concepts Letter RE: Cedar Ridge Mixed Use Community (RZ24-0003) – SE of Cedar Creek & Valley Pkwy

Nathan,

On behalf of the owner, CC Property Investment I, LLC, please accept this Building Height Modulation Request and the attached materials for Rezoning & Preliminary Site Development Application.

The site is located South East of Cedar Creek Parkway & Valley Parkway (DF231305-2017 & DF231308-1018) and is approximately 14.37 acres. The site is currently zoned CP-2 and with a proposed zoning of CC-Town Center District.

The apartment building has a height of 57'-4" as measured per the CC District requirements. Therefore, per section 18.51.110.B a narrative of energy and water conservation methods is required to go to an allowed maximum height of 70'.

Energy Conservation Concepts being utilized include:

Water Conservation measures:

- Landscape irrigation designed to avoid paved panels, create less over spray & incorporate smart controls
- This project will incorporate native plants to reduce watering needs.
- Water metering will be used & sub-meters for irrigation to prevent waste
- Energy star will be used in apartment units
- By utilizing a larger combined apartment building with underground parking, the overall impervious area of the site is reduced by not needing to add additional surface parking stalls. Furthermore this allows for native land, vegetation, and natural water conservation that exists on site today to be preserved.
- WaterSense (low-flow) plumbing fixtures will be used in the apartment units.

Energy Conservation measures:

- walking / and connection to bicycle paths to encourage pedestrian travel
- bicycle storage locations for bicycles will be provided within the buildings for residents
- ev charging - conduits will be provided for future ev chargers

- reduce light pollution - exterior lighting will be designed to limit up-light, light trespass, & glare
- construction material management - construction products will be managed per manufacturers recommendations on moisture control, temperature regulations, & stacking
- occupant waste management - recycling areas will be provided for occupants
- energy metering / monitoring - this project will incorporate electrical submeters for each unit
- code required insulation, water proofing, & air leakage consultant will be used. project will seal all windows & doors, & prevent air leakage for the entire building. Roof trusses will be completely filled with either blown in or batt insulation, code required minimum attic and other insulation is R38, our building will be at a minimum of R70 *utilizing either blown in or batt insulation* at an average roof truss height of 2'. Exterior walls are required to be R-20, our walls will be at R-20. Below grade walls are required continuous insulation of R7.5, our building will have R10.
- electrical / lighting systems - common spaces will integrate control systems & occupancy sensors that turn off interior & exterior lights when they are not required. all areas will have natural daylight for apts + common building areas to reduce lighting needs
- air handling filtration- all air handling equipment will have sufficient filters to clean the air supplied to occupied spaces.
- daylighting / views - all residential units will have windows in bedrooms & living spaces.
- Courtyards are designed to limit bulk of apartment units to western sun thus allowing cooler shaded areas for a majority of the building massing to reduce required cooling loads in summer.
- Conduits stubbed to roof so building is solar ready when price of solar panels becomes economically feasible.

Sincerely,



Henry Klover, President
Klover Architects, Inc.