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**Re: Planning design summary for KOMA Olathe PRI9-0023**

Building Design Category D

The proposed KOMA building meets and exceeds the design standards and provides compatible development as detailed below. The proposed building is 5,015 SF and has overall dimensions of 59'x85'.

Façade Expression

Horizontal articulation is achieved on both the East and West elevations which are longer than 75' by a wall projection in the means of a entry element on the East and a wall projection on the West. These articulation elements are both used to enforce primary and secondary egress points. Variations on the parapet height were utilized to address vertical articulation on the buildings two longer elevations.

A large tower entry element creates a focal point design element the proposed KOMA building in the brands powder blue color. Additional façade expression at the roofline is achieved by an ornamental cornice with a shadowline coping cap.

Transparent glass requirements were met on the more visible and primary East, West, and South elevations of above 20%. The North Elevation fall a bit short of the primary requirement, the building program conflicts with this requirement as there are storage and back of house areas situated on the perimeter walls to allow for the open exercise floor. This elevations has 13% glazing, the ownership will be requesting an waiver for this shortcoming.

Pedestrian Orientation

Pedestrian interest is promoted by transparent glass and architectural detail of a cement fiber board wood look siding that is branded by the company logo. Due to the topography of the site the north half of the site is situated much lower than sidewalks and drives, while are requested to be primary their visibility is much lower, the emphasis was placed on the South Elevation.

Exterior Building Materials

A mix of contextual Category I materials are used on the building brick masonry, genuine stucco, and clear glass with accent materials of cement fiber board wood look siding and aluminum composite panels. These materials are changed on the elevations by use of horizontal change. The materials are further detailed on the exterior elevations.

The proposed building complements the other buildings in the development by its scale and materiality. The adjacent buildings are a combination of masonry and stucco with large punched storefront openings. This same language is used on the proposed KOMA building with a bit cooler of a color scheme that would still complement the development.

Sincerely,  
Chris Jimenez  
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