



Dear City Council Members,

I am writing to you regarding the newly proposed changes to the Unified Development Ordinance (UDO). Since the publication of the proposed changes, I have been working diligently to understand the impact they might have on development in Olathe. Through this research I have reached the conclusion that the changes as proposed would have significant unintended consequences on the future of development in our city.

Please find below a list of unintended consequences:

- The addition of a higher class of materials and the delineation of these materials, has limited the use of materials in a manner as to make stucco the only realistic alternative for exterior finish in multi-family and mixed-use projects.
- The classification of these new materials prohibits a more “residential feel” in Two-Family, Horizontal attached and Vertical attached by forcing builders to use an abundance of materials with a heavy mass.
- Classification of Synthetic stone as a class 2 material will significantly reduce the amount of stonework utilized due to the significantly higher cost of natural stone.
- The additional of architectural standards to single family residential, even when the standards are as low as possible, will add additional administrative burden to an already slow process.

In order to avoid these unintended consequences, I am requesting that you consider the following amendments to the proposed UDO Changes:

- Allow class 2 materials to be incorporated to primary façade 70% minimum for Two-Family Residential, Horizontally Attached Residential, Vertically Attached Residential, and Mixed Use.
- Allow class 2 materials to be incorporated to secondary façade 20% minimum for Two-Family Residential, Horizontally Attached Residential, and Mixed Use
- Designate Cement Fiber Board (panels and siding) to be classified as a Class 1 Material
- Designate Authentic Hardwood to be designated as a Class 2 material
- Remove new architectural design standards for Single Family Residential

Grata Development has made numerous investments and has significant interest in quality development taking place in Olathe. These proposed restrictions are significantly more restrictive than Overland Park, Lenexa, Shawnee, and Leawood. They will result in not only decreased development but development that doesn't promote the type of diversity and creativity that Olathe has historically embraced

Thank you for your attention to this very important issue. Please feel free to reach out if you would like to discuss this further.

Sincerely,

Travis D Schram

Travis Schram
 President
 Grata/ Day 3 Development



FINKLE +
WILLIAMS
ARCHITECTURE

7007 COLLEGE BLVD, SUITE 415
OVERLAND PARK, KANSAS 66211

913 + 498 - 1550
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June 17, 2019

To Whom it may concern;

While we do not specify Exterior Insulated Finish Systems (EIFS) on every project developed by our firm, we cannot dismiss the assessment by the Department of Energy that EIFS is the best cladding available for both moisture protection and energy conservation. We respectfully request that you move EIFS to your list of "Category 1 building materials" so that we may preserve the professionals' prerogative of utilizing this versatile product when in the best interests of our clients.

Sincerely,

David A. Williams



June 17, 2019

Aimee Nassif, Director
Department of Planning and Zoning
City of Olathe
100 E. Santa Fe
Olathe, KS 66061

Dear Ms. Nassif,

While not every project design calls for the use of Exterior Insulated Finish Systems (EIFS), we have used these products with great success for over 30 years. The insulation in an EIFS system provides an excellent addition to the R value in the wall assembly that does not exist with stucco and has proven to be tremendously helpful in achieving the building envelope requirements in the energy code.

EIFS should be allowed as a Category 1 building material by the City of Olathe's UDO and furthermore dis-allowing any material should be discouraged. The design professional working in concert with the planning staff should review each design on its own merit. If the design professional is not able to present materials and ideas and if staff is not open to considering those, every building in Olathe will look the same.

Sincerely and Respectively,

Kathleen A. Warman AIA NCARB



June 17, 2019

The City of Olathe
100 E. Santa Fe St.
Olathe, KS 66051-0768

Re: UDO – EIFS Classification

To Whom it May Concern,

We understand that there is a perception that architects don't want to use EIFS which may have contributed to the restriction of its use in the City of Olathe. We are writing this letter to convey that we do not share that opinion.

Properly detailed and installed EIFS is a cost effective, durable, low-maintenance, water managed and energy efficient cladding system. Our firm has a 20-year track record of EIFS use on commercial projects across the country with no reported issues.

While we do not specify Exterior Insulated Finish Systems (EIFS) on every project developed by our firm, we cannot dismiss the advantages of it's use in many circumstances. We respectfully request that you move EIFS to your list of "Category 1 building materials" so that we may preserve the option to utilize this product when it is in the best interests of our clients.

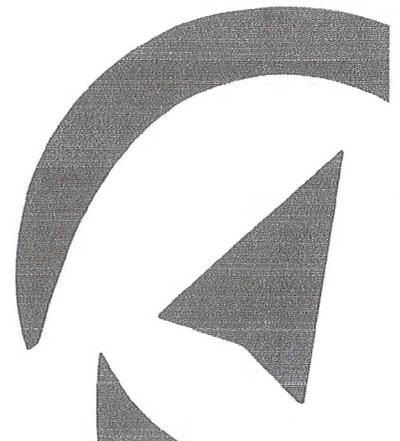
Please feel free to give me a call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Skyler K. Phelps". The signature is fluid and cursive.

Skyler K. Phelps
Vice President

cc: File-MTA



June 17, 2019

City of Olathe Planning Department
100 E Santa Fe Street
Olathe, KS 66061

RE: Unified Development Ordinance
Section 18.15.020, Composite Building Design Standards

Dear Sir or Madame;

We have reviewed the Composite Standards and applaud the City's desire to improve the built environment by establishing a framework to promote greater interest in building appearance. We would encourage the City to include Exterior Insulation and Finish Systems in Category 1 or Category 2 building materials listed in Table 15-2. We have found that there are appropriate uses for EIFS on building primary and secondary facades and the restrictions placed on this material in the different design categories would prevent us from using EIFS when appropriate. As design professionals, we will continue to be challenged to meet increasingly rigorous energy codes as we grapple with the effects of climate change. We believe EIFS is a material that can help us meet the challenges ahead and contribute to a more enriching built environment.

Thank you for your consideration.

Sincerely,



Margaret Jo Smith, RA, LEED AP
Wellner Architects, Inc.





June 17, 2019

Danny Apgar

Architectural Building Systems, Inc.
200 South 5th Street
Kansas City, KS 66101

Danny,

I am writing this letter to inform you on how we use EIFS as an option when selecting exterior finish systems when designing new and existing construction. When projects become challenged by budget EIFS is one option we have to help reduce cost and keep similar design intent with its range of textures and colors.

Sincerely,

A handwritten signature in cursive script that reads 'Lance White'.

Lance White LEED AP
Senior Project Manager





June 14, 2019

The City of Olathe, Kansas
100 E. Santa Fe Street
Olathe, KS 66061

Re: Unified Development Ordinance Update
Classification of EIFS as Category 1 Building Material

To Whom it may concern;

I am writing to you to in regard to proposed updates to the Unified Development Ordinance. Specifically, I am writing to express my support for including Exterior Insulation Finish Systems (EIFS) as a Category 1 Building Material under the ordinance.

While we do not specify Exterior Insulated Finish Systems (EIFS) on every project developed by our firm, our ability to do so is an important tool in delivering cost-effective, high-performance buildings to our clients, particularly with respect to achieving energy performance standards as defined by our clients as well as by the requirements of the International Energy Conservation Code.

Indeed, properly specified, detailed, and installed drainage EIFS systems provide equivalent or better appearance than genuine stucco systems currently listed in Category 1 (which are prone to cracking and moisture absorption and retention), and today offer a greater variety of architectural finish options that provide a high level of articulation and detail, as well as a substantial range of color and texture options. The barrier-type outer lamina of the EIFS system, combined with the drainage plane that is integral to the insulation bonding system, results in wall assemblies that perform well for 20-30 years or more, as evidenced by example buildings throughout the metropolitan area. The continuous insulation layer outboard of the building sheathing offers superior insulation capabilities by eliminating thermal bridging through the studs, resulting in superior energy efficiency.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick K. Lenahan', with a long horizontal line extending to the right.

Patrick K. Lenahan
Vice President
Registered Architect – Kansas License No. 5504

:PKL

PERKINS + WILL

June 17, 2019

City of Olathe, KS
100 E. Santa Fe Street
Olathe, KS 66051

Re: Exterior Insulation and Finish System (EIFS)

To Whom it May Concern:

Regarding the City's restrictions imposed on the use of EIFS on projects within the City, we would like to offer the following additional insight:

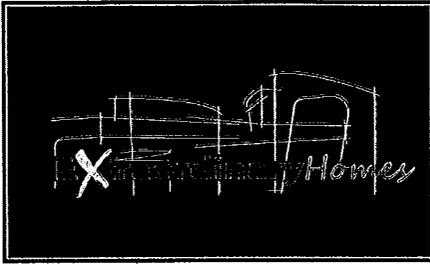
While we do not necessarily specify Exterior Insulated Finish Systems (EIFS) on every project developed by our firm, there are occasions where the System is requested by our clients to meet their energy conservation needs, design aesthetic, and budget. In these instances, it is our policy to take the necessary steps to ensure 1) the proper EIFS system is selected, and 2) that the System is designed, detailed, and specified properly, to ensure its success as a primary component of the building envelope.

While we have no control over the actual installers, we do include in our specifications only reputable manufacturers who have a long history of successful installations, and proactively train their installers on the various aspects of a proper installation, to ensure the requisite System warranty can and will be issued.

Ultimately, we firmly believe that if the necessary steps such as these are taken, this versatile EIFS system can perform satisfactorily for many years. Allowing it as an approved primary building material also provides professional design firms to select products and systems that may best meet their client's needs.

Sincerely,

David R. Combs, Assoc. AIA, CSI, CCCA, LEED AP
Associate Principal, Technical Director



MEMO

Date: June 18, 2019

To: Whom it may concern

From: Dan Webster, AIA *dan@xhomeskc.com*

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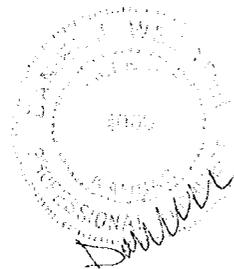
Attachments:

Subject: EIFS

In our opinion, Exterior Insulated Finish Systems (EIFS) are far superior to ordinary stucco systems and we have used EIFS exclusively on our construction projects over the last 15 years.

In a recent U.S. Department of Energy study conducted by the Oak Ridge National Laboratory, it shows the system can perform better than stucco, concrete block, fiber cement siding, and brick in energy efficiency, moisture intrusion, and temperature control.

With that in mind, we respectfully request that you move EIFS to your list of "Category 1 building materials" so that we may preserve the professionals' prerogative of utilizing this versatile product when in the best interests of our clients.



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