

**CityPlace Parcel II Multi-family Project
February 24, 2021 Neighborhood Meeting**

Attendance:

Developer Team

Aaron Mesmer, Block Real Estate Services (developer representative)

Justin Thompson, Block Real Estate Services (developer representative)

Sara Wells, NSPJ Architects (project architect)

Curtis Holland, Polsinelli PC (legal counsel)

Residents

Billy Robert Basinger

Gene Daugherty

Ken Snow

Jackie Beucher

Rhea Darnell

The meeting began at 6:00 p.m. and was available either by Zoom or in-person. Mr. Mesmer began the presentation by providing some information about Block Real Estate Services and provided a few examples of similar development projects the company has completed within the Johnson County area. Mr. Mesmer briefly provided a history of the CityPlace project. Mr. Mesmer then provided an overview of the proposed multi-family project on CityPlace Parcel II and the related preliminary development plan, including the site plan layout, intended design of the buildings and site amenities, including landscaping, and indicated the project would be a Class-A+ development similar to The Royale at CityPlace and Apex at CityPlace. This included a full description of the differences between the original design for Parcel II approved in 2014 and the new 2021 design with upgrades.

Mr. Mesmer then invited the audience to ask questions or provide comments. Many of the attendees complimented Block as to the CityPlace development to date and were excited about the new project on Parcel II. There were no specific concerns expressed by any of the attendees. The following is a summary of the questions from the attendees and the responses provided from the Mr. Mesmer.

1. Does the new project on Parcel II have a name yet?

Response: The naming has not been finalized but currently proposing to call it *The Majestic at CityPlace*.

2. Is this going to be another senior living facility?

Response: No, it is multi-family, similar to The Royale and the Apex projects.

3. What is the price point for the units?

Response: This has not been finalized yet, but approximately \$1.65 per s.f. for the unit + parking and other charges.

4. What will be developed at the SE corner of College and Nieman (Parcel I)?

Response: Multi-family.

5. Is there any retail, like restaurants, proposed for CityPlace? – will the neighbors get to review the retail design before it is approved.

Response: The retail design has already been approved by the City. There are 4 retail pads along the west side of Switzer near College. These would likely be neighborhood type service retail users. We are hoping to attract one or more restaurants. The retail pad at the immediate SW corner of Switzer and College is approved for a drive-through retail/fast-food. There is also approximately 18,000 s.f. of in-line retail on the first floor of the Apex on the east side.

6. Who will maintain the landscaping?

Response: The landscaping for each project will be maintained by the owners of the project. The common areas in the CityPlace development are maintained by a business association formed for CityPlace.

7. When will the apartments on Parcel I be developed?

Response: Depends on the development and lease-up rate at Parcel II and the other CityPlace apartments. Likely sometime in 2025/2026, assuming the market stays positive.

The development team concluded the Neighborhood Meeting at approximately 7:00 p.m. and mentioned that the rezoning and preliminary development plan are tentatively scheduled for the March 8 Planning Commission hearing but to check the City's website for confirmation.