



Project Name: **Sage Crossing Apartments**

Project type: Renovation of existing affordable apartment units

Address: 600 NE Howard Avenue  
Lee's Summit, Missouri

Completed: 2003

Description: Renovation of the fourteen on site apartment buildings (152 units), and an onsite office / maintenance building, and new landscaping and other site improvements. The renovation of the existing building exteriors included replacement of roof systems, downspouts, windows, doors, and deteriorated wood trim. The existing mansard roofs were recovered with a new metal composite architectural shingle system. The renovation of the building interiors included new finishes, replacement of kitchen and bath cabinets, tubs and showers as required, GFI electrical outlets, and replacement HVAC units along with the cleaning of existing ductwork. Light weight concrete floors were repaired and areas of structural settlement and failure will were addressed. Eight units were redesigned to be handicap accessible and the building common areas were updated with new finishes and required building code upgrades were performed. The existing office and community building were redesigned to accommodate handicap accessibility. The building's interior and exterior received similar treatments as described for the apartment buildings. Site improvements included the installation of new playground equipment, replacing the wear surface on the asphalt parking lot, addition of site lighting, addition of handicap accessible curb ramps and parking spaces, new trash enclosures, partial sidewalk and curb replacement, regrading to provide proper drainage, new landscaping, new ornamental fencing at the site entrance areas, and a new monument sign.

Project photos:



Before



After



Before



After



Construction



New Playground Equipment



Before



After