

WEST WOOD

CITY PARK
AND
MIXED-USE
PROPOSAL

PLANNING COMMISSION
MEETING
9.11.23



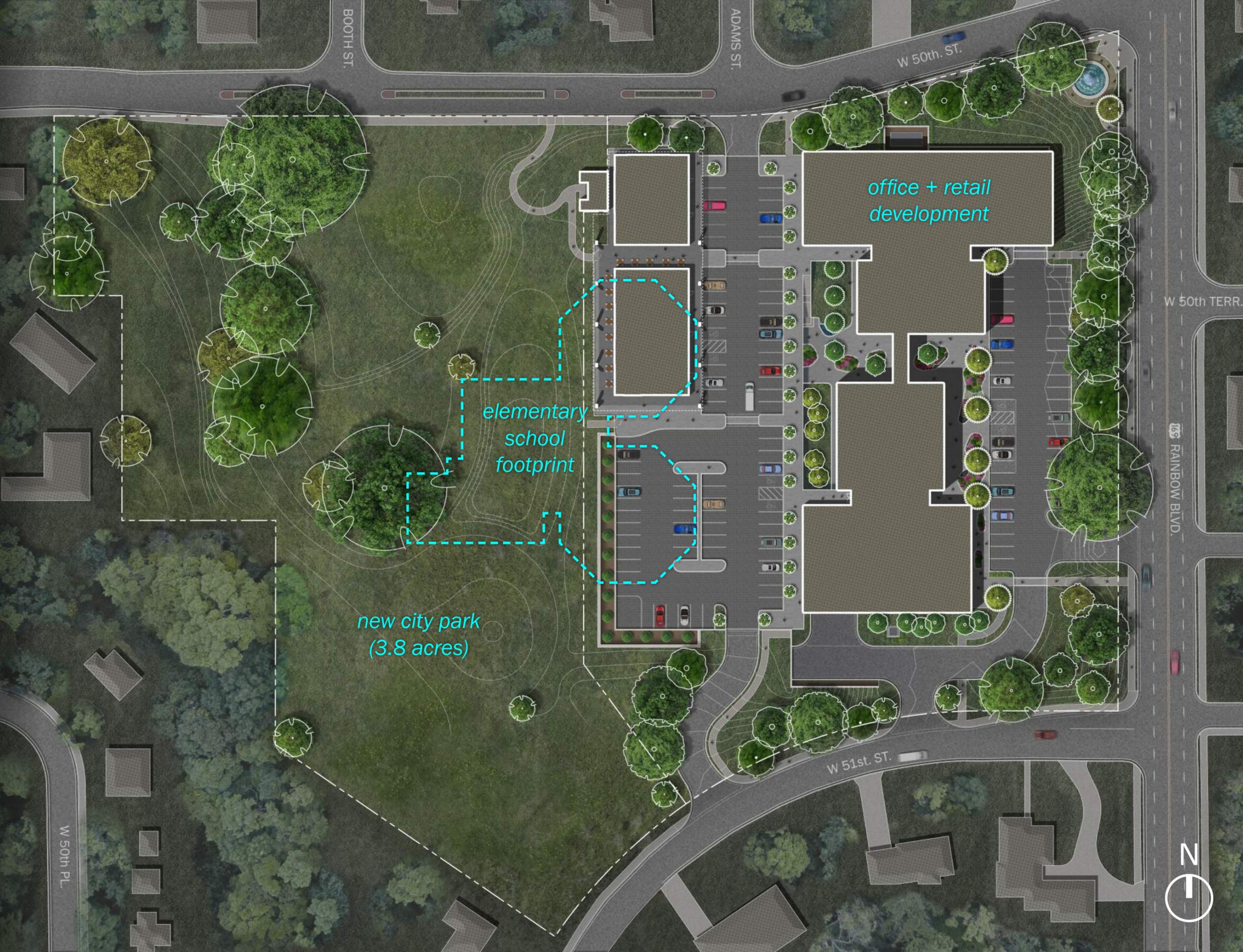
EXISTING

- 7.6 acres.
- 1.0 acre Dennis Park.
- 4.8 acre school.
- 1.8 acre former church.



PROPOSED

- 3.8 acre City Park.
- 4.2 acre mixed-use development.



MATERIALS

- Switch to exterior wood cladding.
- Muted, earth tones in natural colors.
- Blends more seamlessly into the landscape.
- Natural limestone accents throughout.



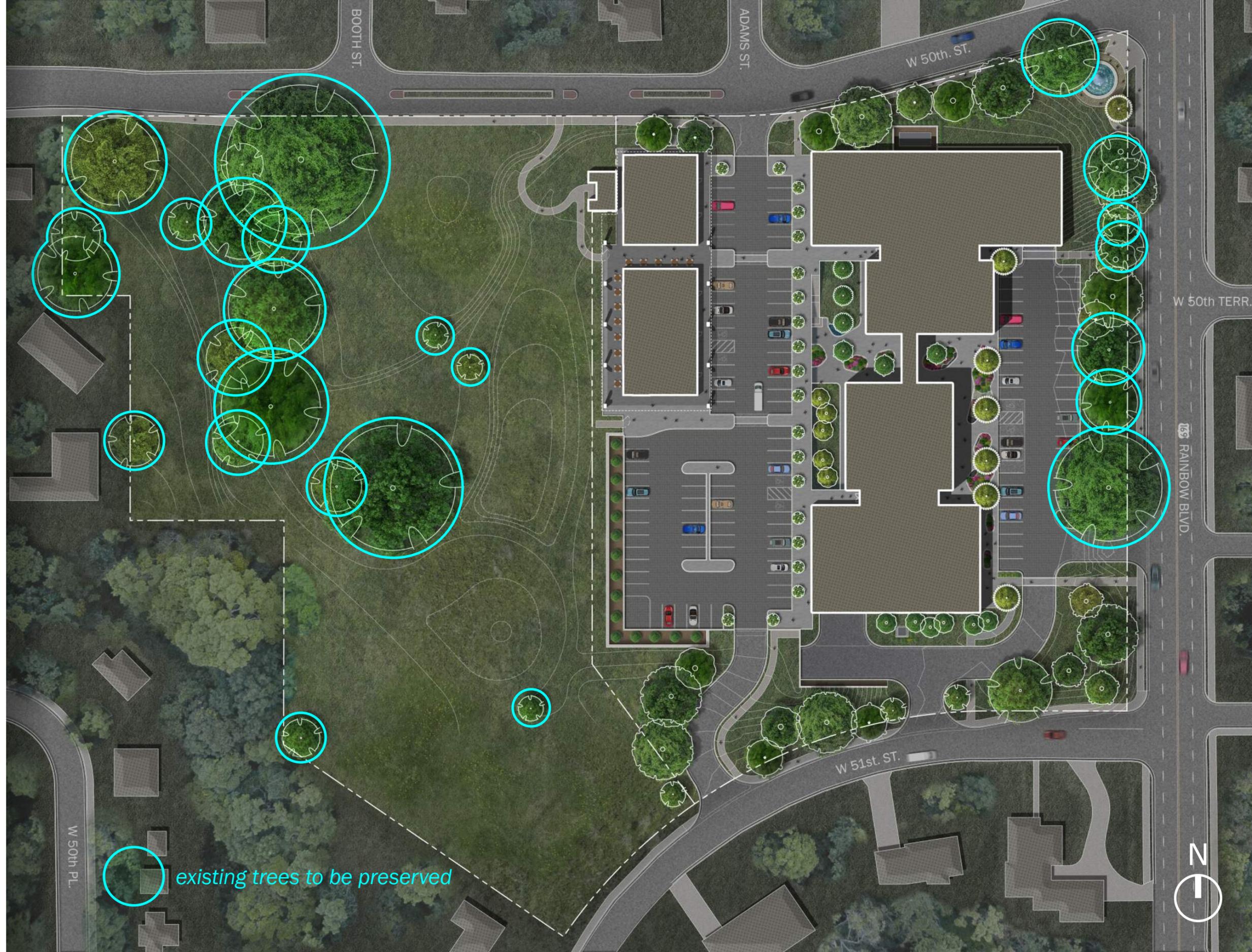


WESTWOOD

view from rainbow and 51st street

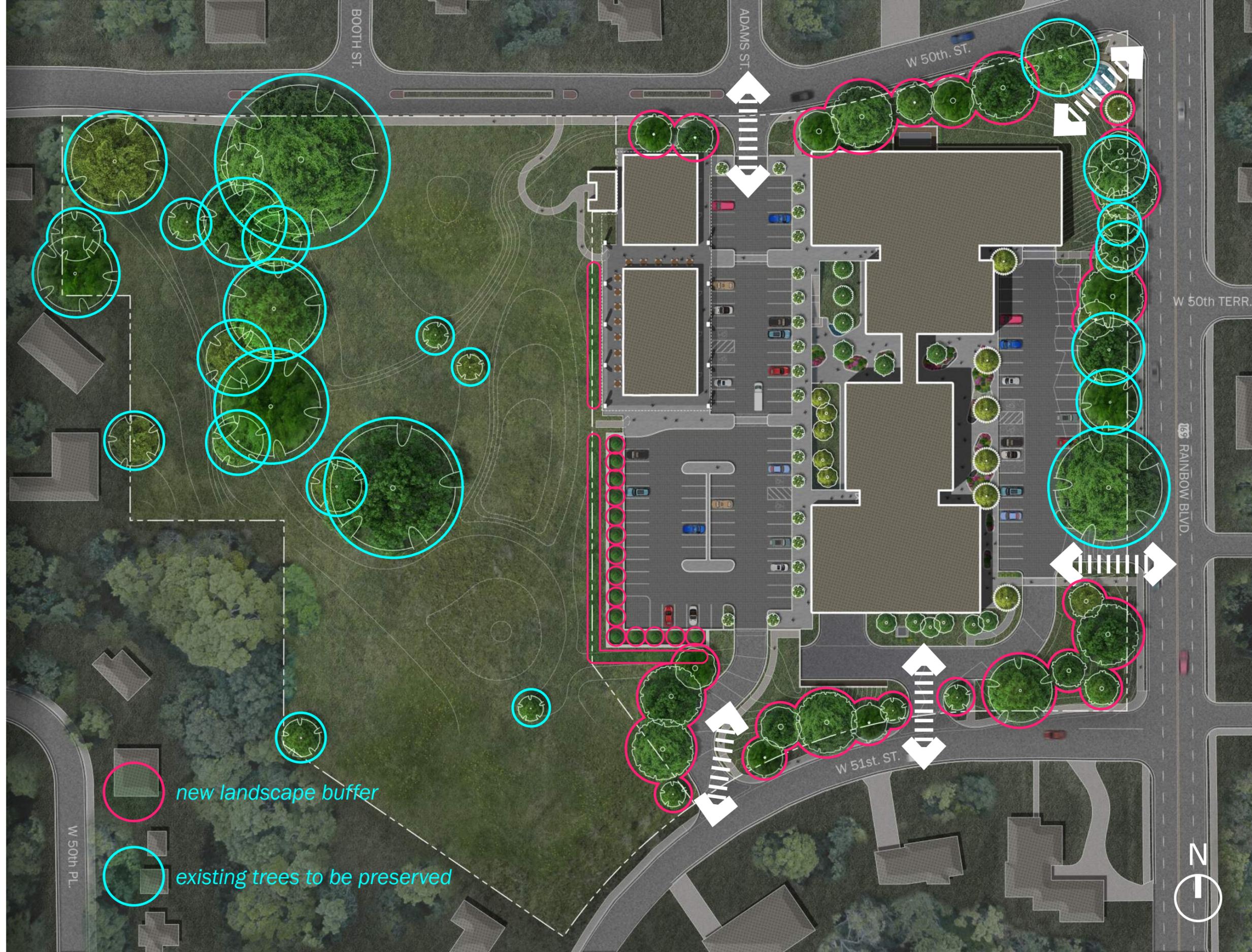
LANDSCAPE

- Trees are an integral part of the neighborhood and the environment.
- Existing trees will be preserved whenever possible.
- Existing street trees to be maintained to preserve street canopy.
- When not possible to save, existing trees will be replaced with new trees in City Park:
 - Trees 12" in caliper or less will be replaced with 1 new tree.
 - Trees more than 12" in caliper will be replaced with 2 new trees.



LANDSCAPE

- Additional trees and landscape will be planted along perimeter of site to maximize screening.
- Landscape buffers will also shield service areas/equipment.
- Arborist is engaged to inventory all existing trees on site, and create tree preservation plan.
- Recommendations will be implemented in final permit documents.





view from rainbow

PARK EXPANSION

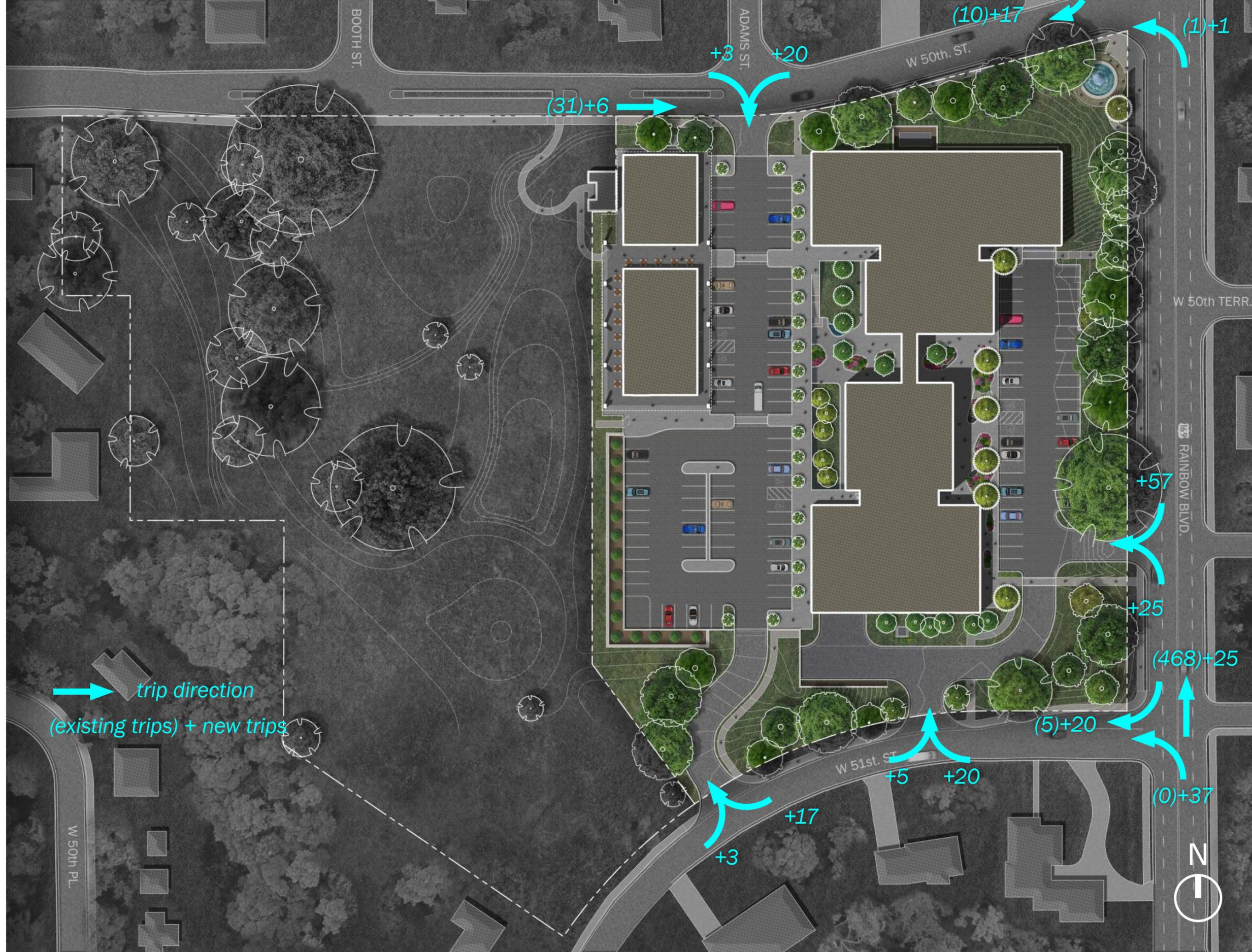
- Karbank is privately and independently under contract to acquire adjacent property at the southwest corner of the site.
- Park area increases to 3.8 acres.



TRAFFIC

AM Traffic Study:
Peak hours (7:30-8:30am)
Incoming Traffic

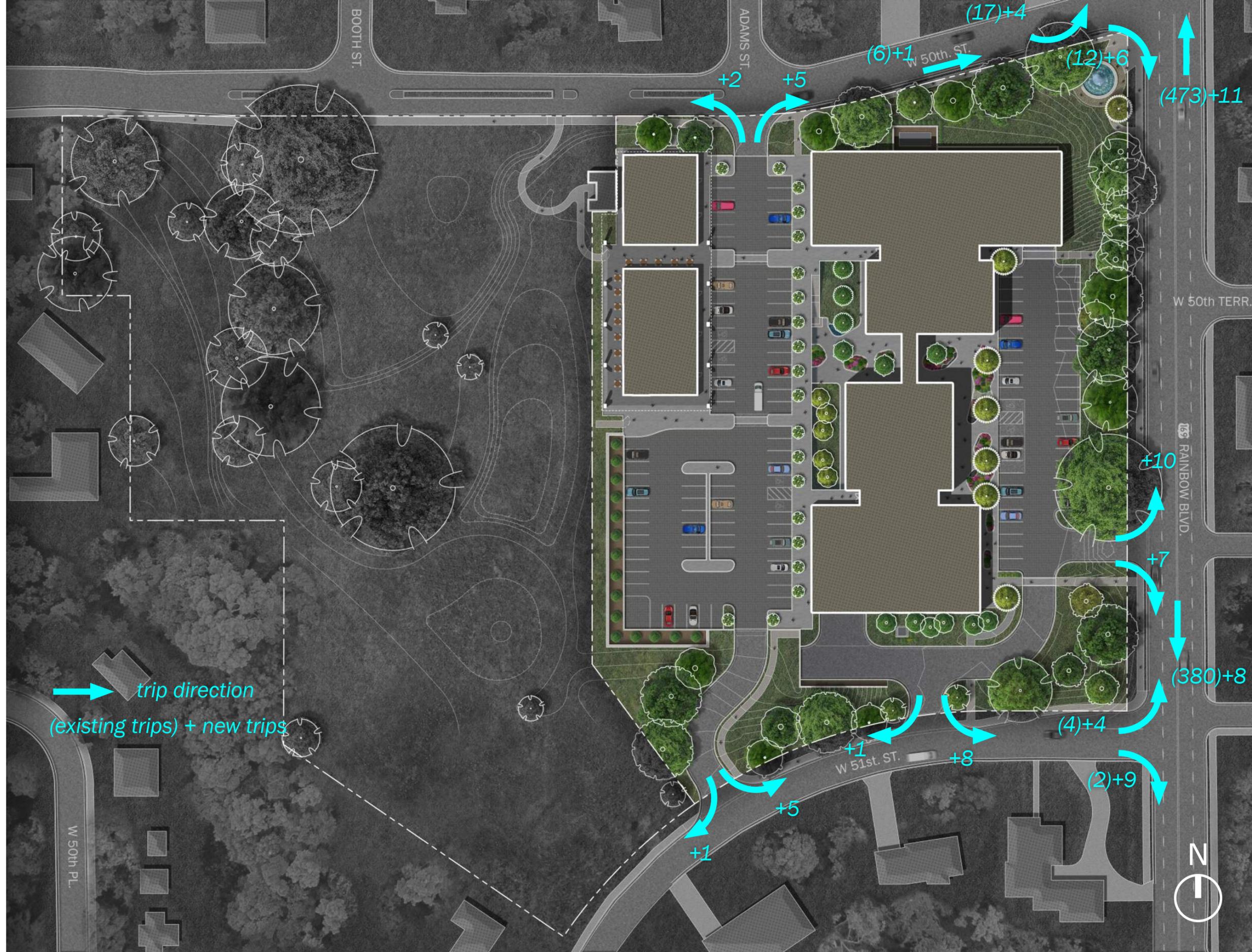
- Traffic engineers have reviewed existing conditions and proposed project.
- Pedestrian safety is important.
- NO drive-thrus.
- NO street parking.
- Minimal appointment based tenants.



TRAFFIC

AM Traffic Study:
Peak hours (7:30-8:30am)
Outbound Traffic

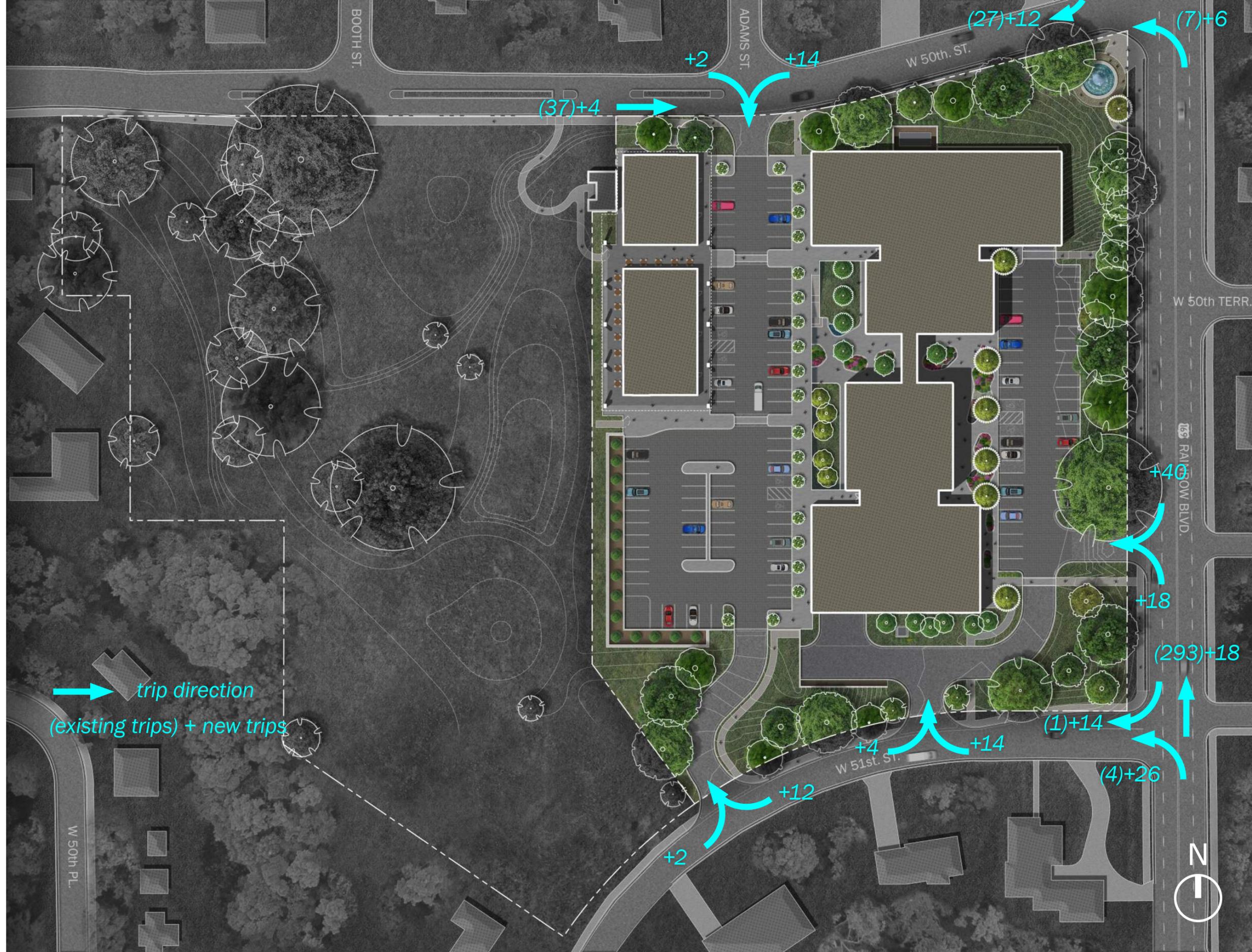
- Traffic engineers have reviewed existing conditions and proposed project.
- Pedestrian safety is important.
- NO drive-thrus.
- NO street parking.
- Minimal appointment based tenants.



TRAFFIC

PM Traffic Study:
Peak hours (4:30-5:30pm)
Incoming Traffic

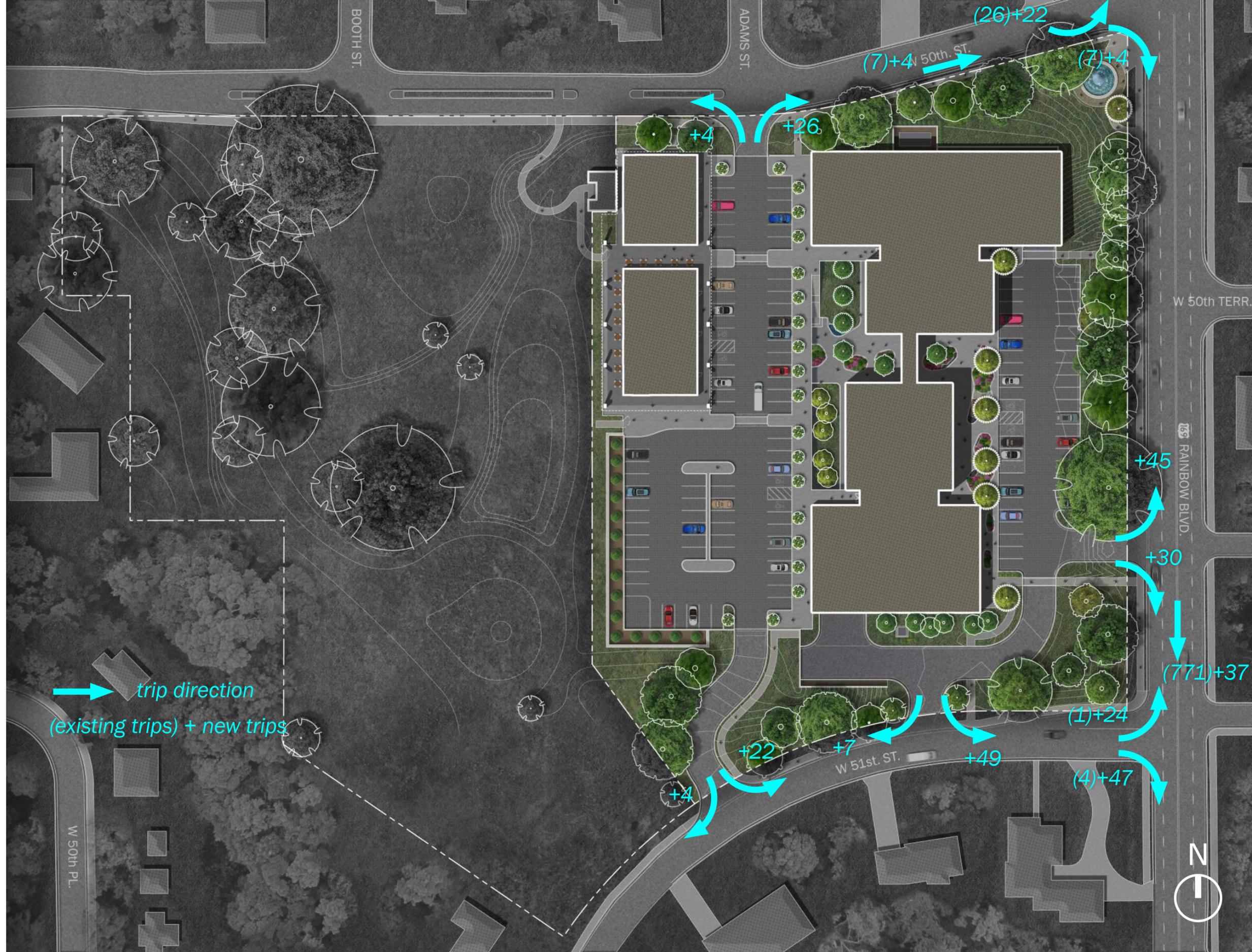
- 75% of traffic (including most office users) will enter off 51st Street or Rainbow access drive to minimize effect on pedestrian/school traffic on 50th Street.
- Diversity of tenants and park visitors create distributed traffic throughout the day.
- Currently engaged with City and KDOT.



TRAFFIC

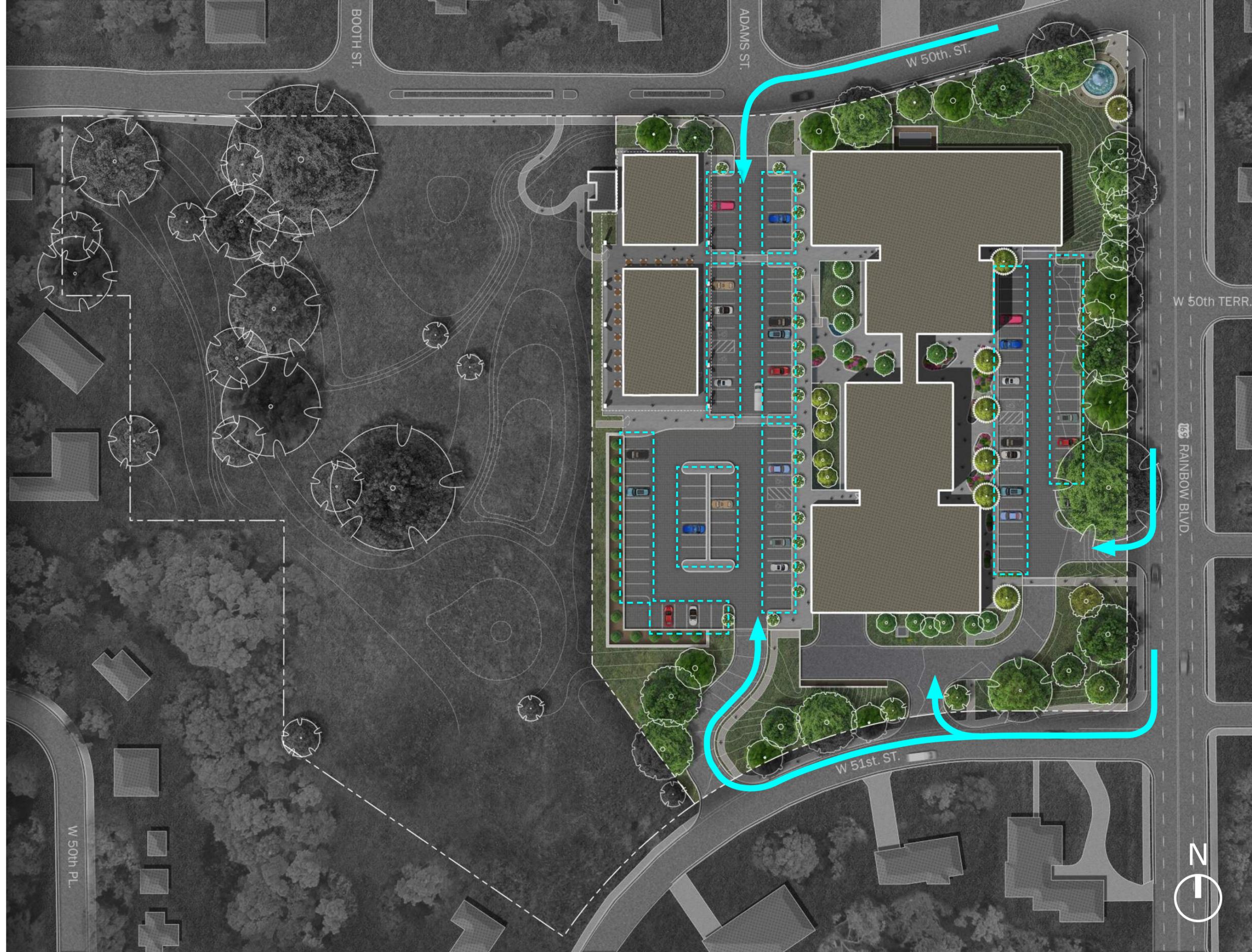
PM Traffic Study:
Peak hours (4:30-5:30pm)
Outbound Traffic

- 75% of traffic (including most office users) will enter off 51st Street or Rainbow access drive to minimize effect on pedestrian/school traffic on 50th Street.
- Diversity of tenants and park visitors create distributed traffic throughout the day.
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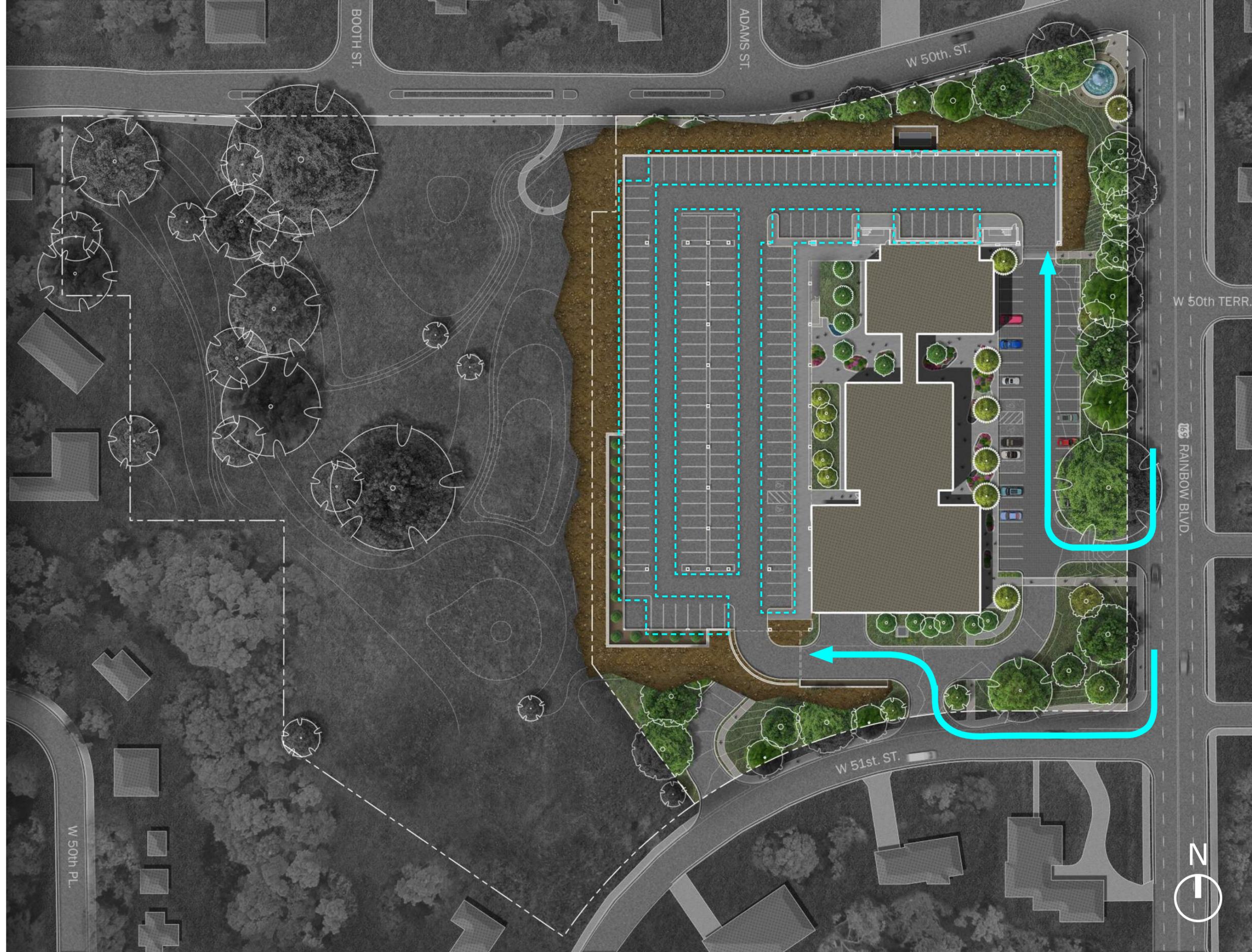
PARKING

- 290 total spaces.
- 123 spaces above ground.
- 42% of total spaces.



PARKING

- 290 total spaces.
- 167 below ground.
- 58% of total spaces.



TRAFFIC

- Proposed project is smaller than 51st and State Line office park.
- Office and Pembroke Hill traffic enters/exits through single location.
- Since 2012 opening, no major traffic backups or complaints.
- Traffic flow scattered throughout the day with slight increase between 7-9am and 4-6pm M-F.



TRAFFIC

- Karbank renovated intersection (at own expense) to improve visibility and safety.
- It is in everyone's best interest to ensure safe, flowing traffic.



SCALE

- The overall project square footage has been reduced by 15%.
- 125,000 sf down to 106,000 sf.



SCALE

- Building height concentrated at interior of site.
- Park green space increased by 14%.



SCALE

- Building utilizes site slope to reduce effective height on north and west sides.
- Buildings are two and three stories from park.
- Two stories from 50th street.
- Two stories + retail from 51st Street.





view from park

SCALE

- Enlarged setbacks create relief to adjacent residences.
- Current zoning calls for zero lot-lines and minimum setbacks.
- Large setback allow for landscape buffer and create a transition between residential and commercial uses.
- Tallest building is over 100 feet from Rainbow.



FOUNTAIN

- New fountain at 50th and Rainbow will be closer to the corner.
- Design will reflect the current fountain in look and character for residents and visitors to enjoy.





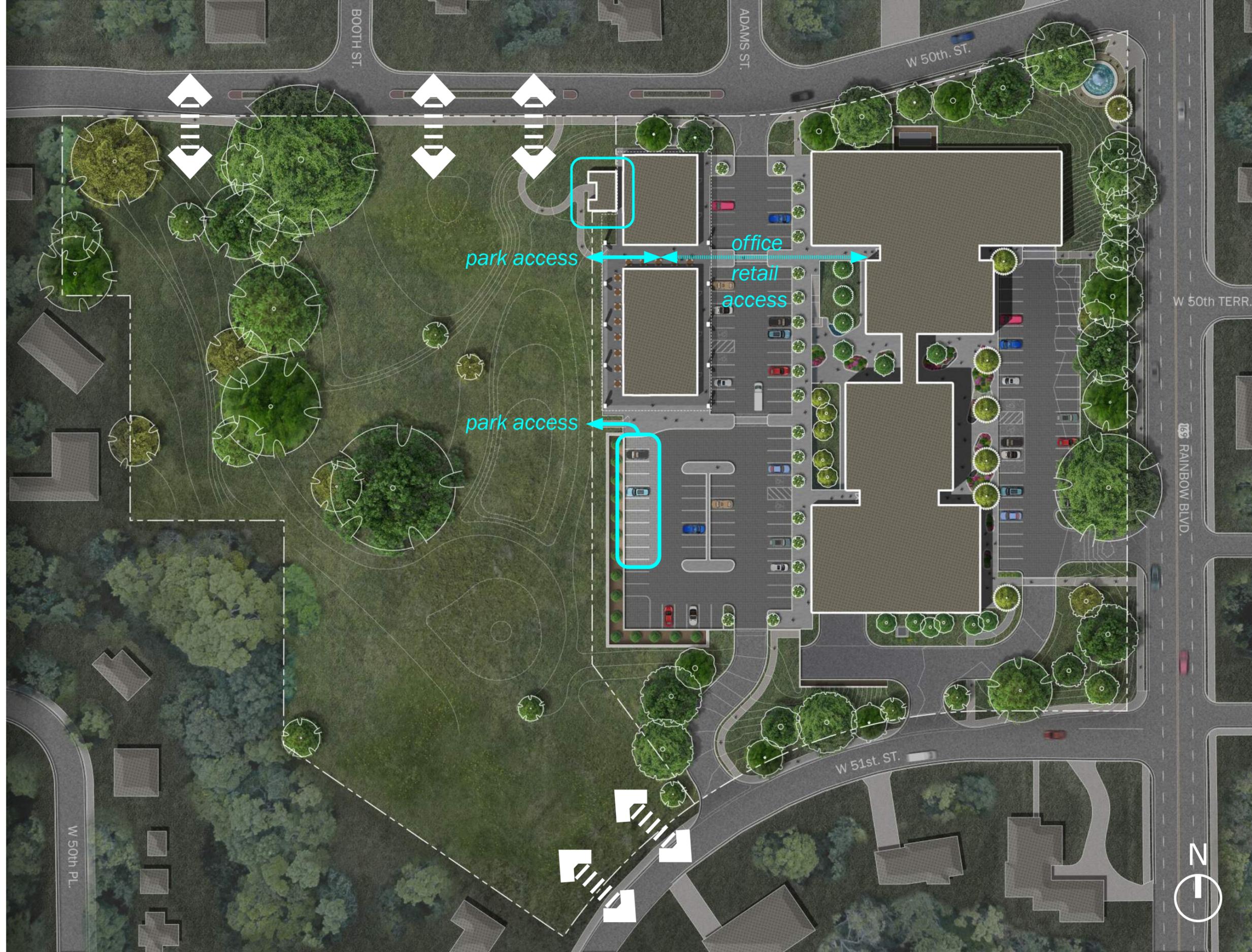
OFFICE

WESTWOOD

view from 50th street and rainbow

CONNECTION

- The park will seamlessly connect to the new development.
- 10 dedicated parking spaces for park visitors.
- Access to the park from 50th and 51st streets.
- Walk from the park, directly across and down stairs to retail and restaurants.
- Restroom location and design to be finalized upon City Park design completion.
- Park design is yet to be determined.





view of park-pavilion connection



view from pavilion entry to office building



view from office plaza



view from retail



RETAIL

view from retail plaza

SUSTAINABILITY

- Development will be built to LEED Certified standards. Green features include:
- Bicycle storage and shower rooms.
- Reduced parking space count below zoning requirements .
- 15 parking spaces for green vehicles.
- 6 parking spaces for electric vehicle charging.
- Erosion and sedimentation control plan for all construction activities.



SUSTAINABILITY

- Vegetated green roofs on north, south, and pavilion buildings.
- High reflectance roofing materials.
- Minimized light pollution.
- Reduced outdoor water consumption by planting native and drought tolerant plants.
- High efficiency plumbing and fixtures.
- Enhanced design of building envelope and MEP systems.
- High performance glass.



SUSTAINABILITY

- Optimized energy performance.
- Storage and collection of recyclables.
- Construction and demolition waste management plan.
- Utilization of building products that have improved environmental life cycle impacts and high recycled contents.
- Naturally ventilated, daylight parking garage.



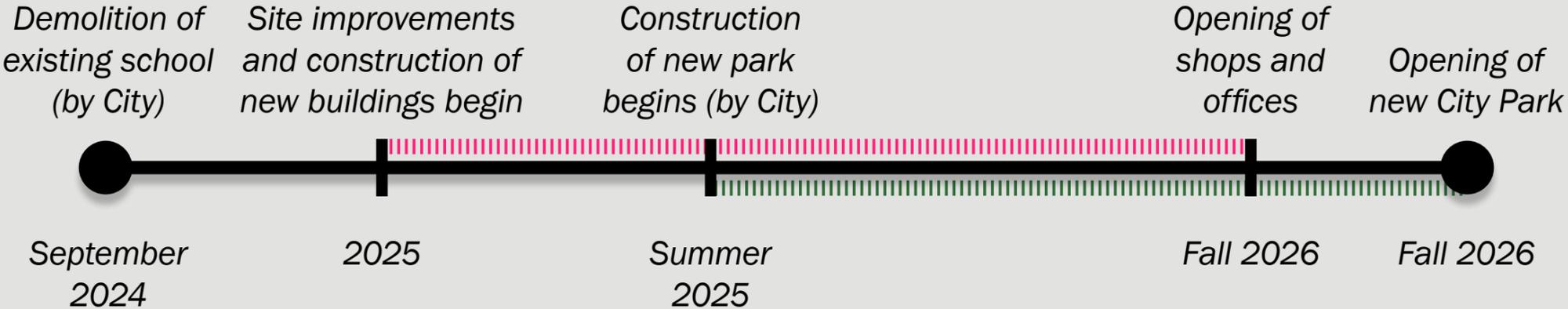
SUSTAINABILITY

- Enhanced air quality through prohibited smoking inside and within 25 feet of buildings.
- Focus on wellness and healthy lifestyle with tenant building amenities (locker rooms, fitness center, etc.).
- LED lighting throughout.



SCHEDULE

- September 2024: Demolition of existing School (by City).
- Calendar year 2025: Site improvements and construction of new buildings begins.
- Summer 2025: Construction on new park begins (design and construction by City).
- Fall 2026: Opening of shops and offices to residents and public.
- Fall 2026: Opening of new City Park to residents and public.



WHY OFFICE?

- Proposed development provides comfortable work-life environment.
- Central Location in the metro.
- Restaurants and retail services downstairs.
- Strong connection to adjacent city park.
- Class A amenities: covered parking, fitness center.
- Developer has owned and developed many office projects in the area.
- Market for high-quality, well located, new green properties is strong.
- COVID work-from-home trend is reversing.



WHY RETAIL?

- Location in the heart of Westwood creates destination and synergy.
- Location, surrounding residents, park visitors and office workers create strong retail traffic.
- Neighborhood project in which tenant mix will complement and connect to the neighborhood.
- Possible tenants include:
 - Cafes
 - Restaurants
 - Fitness
 - Apparel
 - Bookstores
 - Bank without drive-thru
 - Local Market
 - Galleries



WHY KARBANK?

- Hands on management.
- High level of customer service.
- Keep and maintain properties for generations.
- Understanding of unique office market:
 - Amenities.
 - Live / Work Balance.
 - High Quality - High Expectation.
- Proven concept blocks away with fully leased buildings.
- Maintained and growing Tenants.
- NO developer incentives. Public TIF to benefit only City and residents.



50TH AND RAINBOW DEVELOPMENT

- 28,248 sf retail.
- 78,201 sf office.
- 106,449 sf total.



SUMMARY

- Warmer exterior building materials.
- Keeping mature trees wherever possible.
- Privately and independently acquiring more park land for the City.
- Keeping tenant traffic off 50th street where children walk to/from school and the park.
- Hiding as much parking away from public view as possible.
- Scaling down the development and bringing it more to the interior of the site.
- Retaining large setbacks to provide spaciousness from the streets and from neighboring property.
- Retaining a water feature on the corner of 50th & Rainbow.
- Accommodating park parking on development site.
- Accommodating park restrooms next to pavilion buildings (if desire by City).
- Adding green roofs and features to meet LEED certification.

