



Architectural Review Board
July 30, 2014 at 4:00 p.m. Westwood City Hall

Members Present: David Immenschuh, Chairman
Mimi Ahsmuhs
Ryan Bowden

Also Present: Steve Karbank
Jennifer Catano
Mike Paxton, Architect
John Wind, Piper-Wind Architects and representative of Applicant at 1968 Shawnee Mission Parkway
Jessica B. James, City Attorney
Fred Sherman, Interim City Building and City Code Official
Mayor Robert Tietze

Chairman Immenschuh called the meeting to order at 4:02 p.m. The only action item on the agenda was the proposed changes to the design plan for the 1900 Shawnee Mission Parkway parking lot and garage as well as the construction of a new building to be located at 1957 51st ST, Mission Woods, KS 66205.

Mr. Karbank first addressed the proposed changes to the parking plan originally approved by the ARB located directly behind 1900 Shawnee Mission Parkway. The original plan called for digging out the North side of the existing parking lot and constructing a parking deck which would provide additional parking and would be located above the existing parking lot. The reasoning for changing the original plan was to provide for direct access from parking lot to 1900 Shawnee Mission Parkway at the lower floor level of the building and to maintain the green space view from 1900 Shawnee Mission Parkway that would be blocked by the parking deck. Mr. Karbank stated that he wanted to put something eye catching but functional. The new plan will be to provide a parking garage directly below the existing parking lot which will have a tunnel with direct access to 1900 Shawnee Mission Parkway. Access to the surface parking lot will remain unchanged from the original plans. However the underground garage will be

accessed from the west entry off of 51st cul de sac street. The new plan provides for an additional 16 parking spaces at the west end of the lower parking level.

The proposed new building will be located at 1957 West 51st Street. It is a 2 and a half story building that is approximately 18,240 gross square feet with approximately 15,000 to 16,000 rentable square feet. Originally the design was just going to be a two floor building; however, with the ramp entrance for the parking garage for both 1957 and 1900 located on the West side of the building it made sense to propose a half floor that could have a variety of uses. The proposed plans actually include four floors: the first floor, is the parking garage, the second floor is the entrance ramp to the garage and half floor and the top two floors are office space. There will be two entrances to this building: the main entrance onto the second floor from 51st ST and the other from the parking lot behind 1900 which is located on the East side of 1957 to the half floor discussed above. There was a discussion regarding the height of the new building compared to the buildings located at 1900, 1968, and 2000 Shawnee Mission Parkway. Regarding 1900 and 2000 the new building will be within 2 to 3 feet of the revised heights of those buildings. In response to Chairman Immenschuh's question regarding the parking ratio Mr. Paxton stated it would be 3.2/1,000 rentable square feet.

Mr. Immenschuh asked whether street parking would be lost along 51st ST. Mr. Karbank stated that ideally there would be a drop-off space in front of the building, presumably prohibiting parking in this area, but that would be something they would address with the City if necessary. Mayor Tietze asked if there was street parking on both sides of 51st ST. Mr. Karbank said parking is really only available on the South side of 51st ST. Chairman Immenschuh asked about the stone wall currently on 51st ST. Mr. Paxton stated that the existing wall would not be removed on the 1900 property but starting at 1957 there would not be room for it and the wall would be removed. Chairman Immenschuh also inquired about the trees currently located in this area and Mr. Karbank said they would be removed and replaced with new trees.

Mr. Karbank is proposing that the building be used as office space. However, Mr. Karbank noted that sixty (60) years ago this location was used as a fried chicken restaurant, and requested that the City not completely rule out the possibility that this building could be used in various ways, including upscale condominiums at some point in the future.

The rental space of this building is significantly less than the actual square footage of the building in large part due to the terraces located on three sides of 1957 West 51st ST. The North, South and East sides of the building will have terraces.

Chairman Immenschuh asked about the aesthetic of design compared to the other buildings in this area. Mr. Paxton stated that the aesthetic of the building has been designed to complement both 2000 and 1900 Shawnee Mission Parkway. Specifically, Mr. Paxton stated that Karbank will be using the same glass that being used for both 1900 and 2000, and that the wood on 1957 is the same wood being used as an accent on 1900 Shawnee Mission Parkway. Mr. Paxton also

clarified that the base of 1957 West 51st ST will be concrete as opposed to the other two buildings which have brick bases. Mr. Paxton stated, in response to Chairman Immenschuh's inquiry that the landscaping on 1957 would be similar to the landscaping at 1900 and 2000 Shawnee Mission Parkway and that the same landscape architect that designed 1900 and 2000 Shawnee Mission Parkway will be used for the new building. Mr. Karbank then stated that the buildings were designed so the tenants could interact together. This is why Mr. Karbank has proposed the side walk around the buildings to make the buildings accessible to each other. 1957 West 51st ST would follow this design. This was also part of the reasoning behind the parking changes. With the new parking design, parking can be shifted as need be between the lots.

After Mr. Karbank's presentation, John Wind, the architect and representative of the owner of 1968 Shawnee Mission Parkway, was allowed to address the Board regarding some concerns with the revisions to the parking lot and the construction of 1957 West 51st ST. Mr. Wind provided the Board with a handout identifying possible issues with the Board's approval of the construction of the new building. Mr. Wind addressed the concerns beginning with the belief that the building is too large for the proposed area. According to Mr. Wind, the setback requirements were not being complied with and the addition of the building would take away green space required under the City Code. Mr. Wind also stated that the building was too tall and did not meet the requirements as laid out in the City's Ordinances. Mr. Wind was concerned about the fact that the proposed plan is to include a new building but the new plan only provides for an additional 16 parking spaces over the original plan and did not feel that this was adequate. Mr. Wind also addressed concerns over the drainage plan for the new building and stated that there needed to be a drainage study to address the increased runoff, among other issues. Lastly, Mr. Wind stated that the main concern was the impact this new building and parking lot/garage design would have on traffic. Mr. Wind stated that the owner's felt a traffic study was necessary to address this impact, prior to the Board's approval or disapproval of the proposed plans.

After Mr. Wind made his comments, Mr. Karbank requested that he be allowed to address Mr. Wind's comments. The Board agreed to the request and Karbank stated that the Board already had the drainage changes reviewed by a civil engineer. The 1900 and 2000 buildings are LEED compliance buildings as will 1957. Mr. Karbank clarified that the City already approved the parking garage deck and this new design actually provided additional green space without the deck. Further, the height of the new building will be within two to three feet of the buildings located at 1900 and 2000 Shawnee Mission Parkway.

Chairman Immenschuh also clarified that many of the concerns Mr. Wind identified were not issues currently before the ARB nor would they be before the ARB. The issues will require variances that will have to be presented to the BZA. Chairman Immenschuh also addressed a June 27, 2014 letter from Mr. Karbank to the City identifying several issues that will be presented to the BZA and are not under the authority of the ARB. Chairman Immenschuh

wanted clarification if these were design development documents or construction documents. Mr. Paxton stated they were somewhere in the middle.

Mr. Bowden asked what the plan for the KU property located to the East of the proposed 1957 property is. Mayor Tietze responding that he had been informed by KU that there was no current plan for development of this property as all of the planned development for KU is happening north of 39th Street.

At this point Chairman Immenschuh asked if there was a motion on the plans. Ms. Ahsmuhs moved to approve the plans as presented. Mr. Bowden seconded the motion. Chairman Immenschuh opened the floor to comments. Mr. Sherman asked about the plans for a sanitary system and whether or not the plans included a curb cut for parking lot access from State Line Road. Mr. Karbank stated that the sanitary system would be similar to the one for 1900 and 2000 Shawnee Mission Parkway. Mr. Karbank also clarified that they were not requesting a curb cut on State Line Road at this time. He acknowledged that previous versions of the plans included the curb cut but ultimately it was determined unnecessary. Chairman Immenschuh then stated that in going to the BZA Karbank could present evidence of the impact of these changes on the traffic. Mr. Wind asked for clarification as to whether Chairman Immenschuh was ordering a traffic study, and Chairman Immenschuh stated that is something the City Council could order.

Mr. Sherman then asked about the mechanical system of 1957. Mr. Karbank responded that it would be in the parking garage. Mr. Bowden asked who would be responsible for approving a change in the zoning and Mr. Sherman responded that that could only be approved by the City Planning Commission. Mayor Tietze pointed out that the uses under the planned office district zoning code had been expanding in recent months to provide for additional uses on this property.

Chairman Immenschuh asked for a vote to be taken. The proposal was approved by Ms. Ahsmuhs, Mr. Bowden, and Chairman Immenschuh. The motion carried.

Chairman Immenschuh requested that Mr. Bowden draft a notice of the BZA meeting and provide it to the City Attorney for publication. There was some additional discussion regarding the required notice on the meeting and Mr. Bowden said he would inquire about the required notice. Chairman Immenschuh stated that the City Attorney would prepare the notes and provide them to the City.

Meeting adjourned at 5:20 p.m.