

MEADOWBROOK PARK

NOVEMBER 12, 2015
CITY PLANNING
COMMISSION



PETER ENGINEERING INC.



IMAGINE A FORMER PRIVATE GOLF COURSE...



...REBORN AS A PUBLIC PARK FRAMED BY A NEIGHBORHOOD.



Cornerstone Principles





The vision for Meadowbrook Park:

- Embodies a mix of uses
- Sustainable form of development
- Designed with a strong sense of place

The proposed plan embraces & advances:

- Long-term planning efforts of Prairie Village
- 2007 *Prairie Village Strategic Investment Plan*
- Zoning under the ‘MXD’ Planned Mixed Use District

2007 Prairie Village Strategic Investment Plan

Consider redeveloping the golf course property as a planned neighborhood with an eye toward preserving open space.

Neighborhood development process with the following steps:

- Allocate a portion of the site for public recreation / green space.
- Encourage potential developers to obtain community input.
- Assure connectivity.
- Draft appropriate zoning regulations for the future use of the site.

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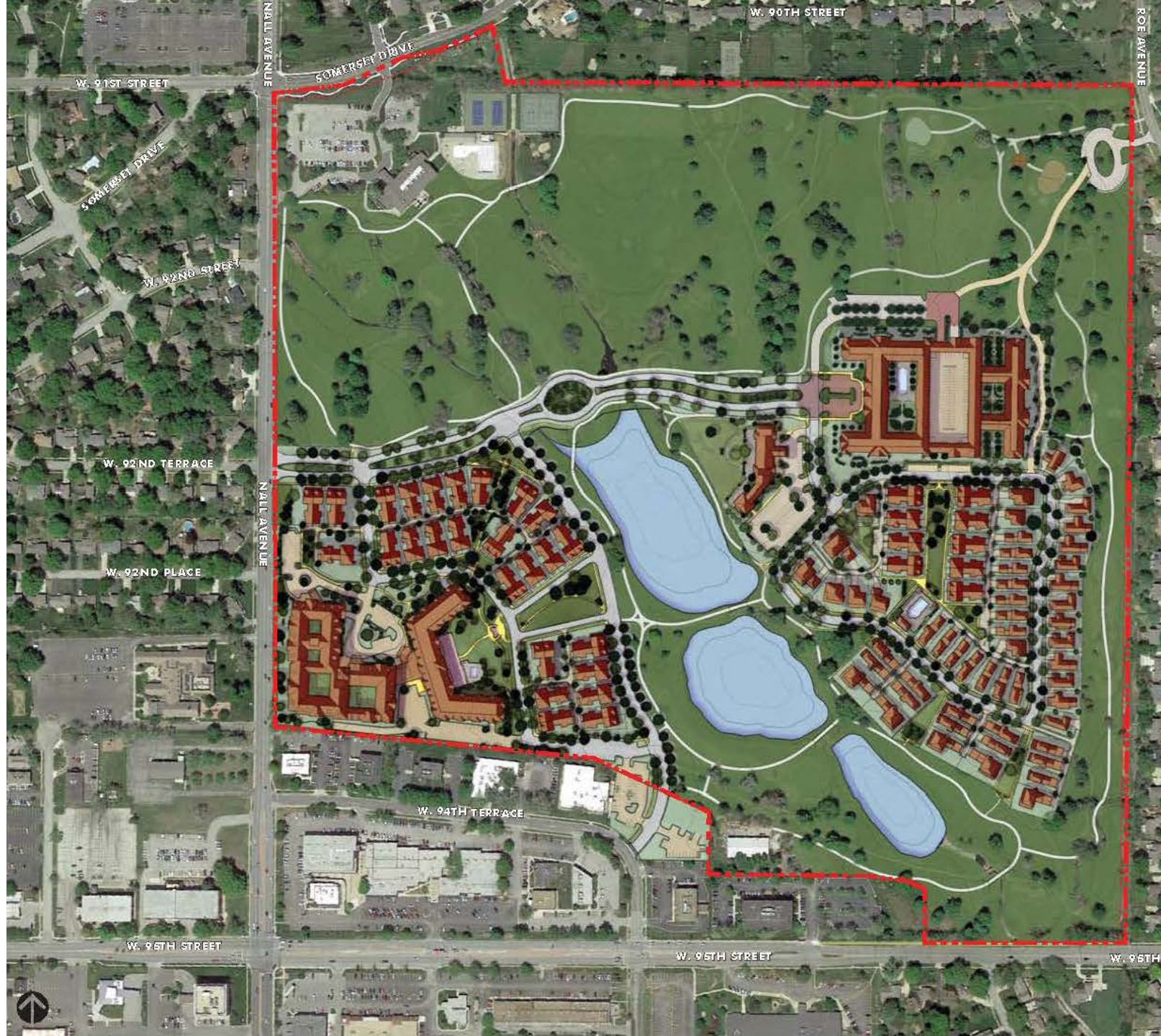
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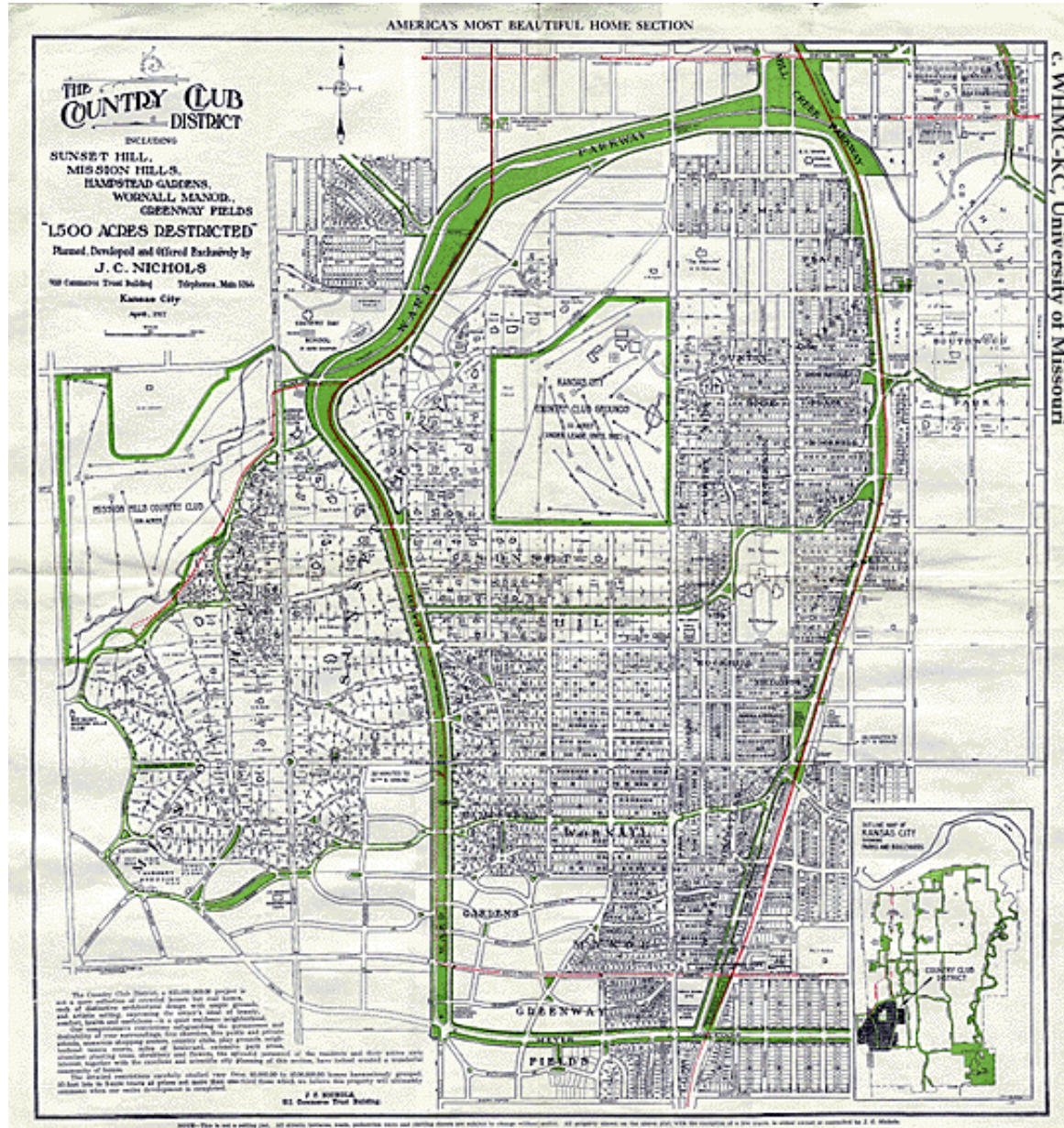






-  Single Family Residential - 53 homes
-  Attached Homes - 70 homes
-  Luxury Apartments - 280 residences
-  Inn - 50 rooms
-  Senior Living - 330 total units

Loose Park

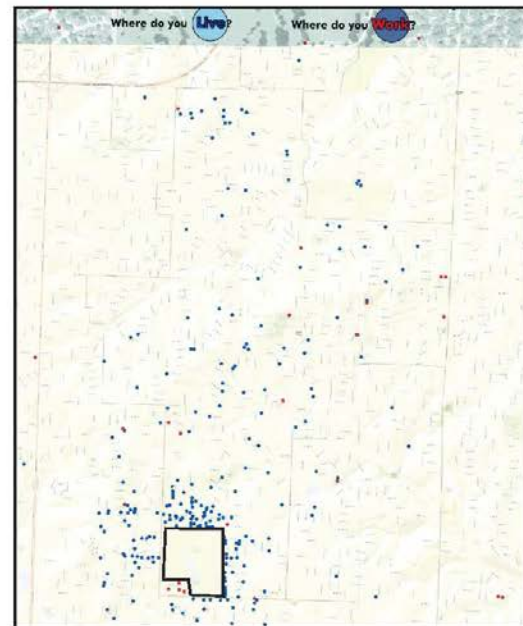


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Citizen Comments at
Open House Workshop,
March 12-13, 2015

"I love your concept"

"Super plan overall. We're all in!"

"I would like to give my utmost support for this project, both the park and development portions."

"Please work with neighboring homeowners in designing placement of trees, shrubs, etc. Some views we will want to block, others we will want to maintain."

"Diversity is something that Prairie Village still lacks. I hope that this new park will continue to bring diversity to Prairie Village and I hope that it will be embraced."

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- **Draft appropriate zoning regulations for the future use of the site.**



MXD Planned Mixed Use District

- Encourage a variety of land uses in closer proximity to one another than would be possible with more conventional zoning districts.
- Promote sustainable development that achieves a high level of environmental sensitivity & energy efficiency.
- Encourage building configurations that create a distinctive & memorable sense of place.

MXD Planned Mixed Use District

Developments are allowed & expected to have a mixture of:

- Residential
- Office
- Retail
- Public spaces
- Entertainment uses
- Other specialty facilities



MXD Planned Mixed Use District

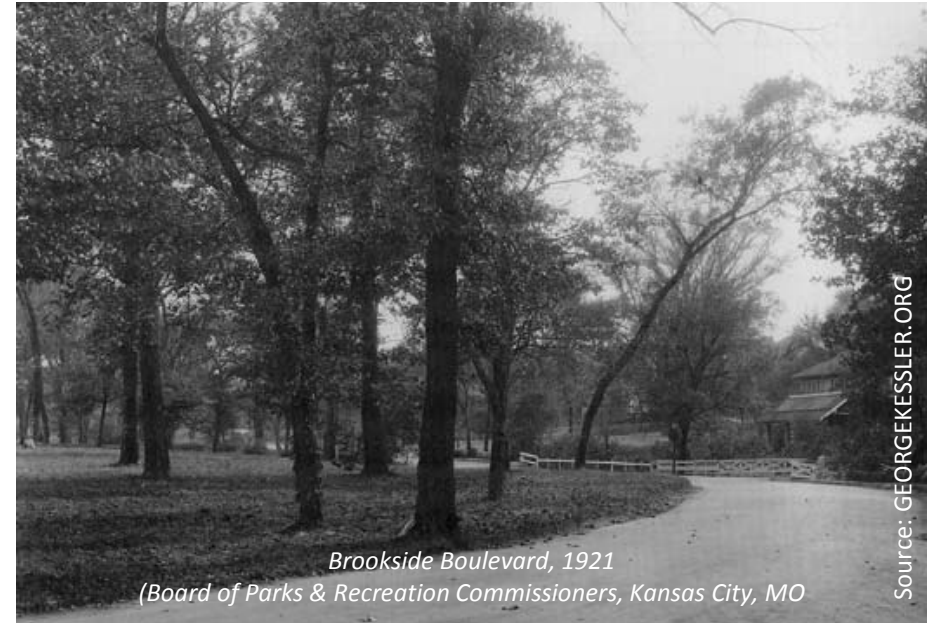
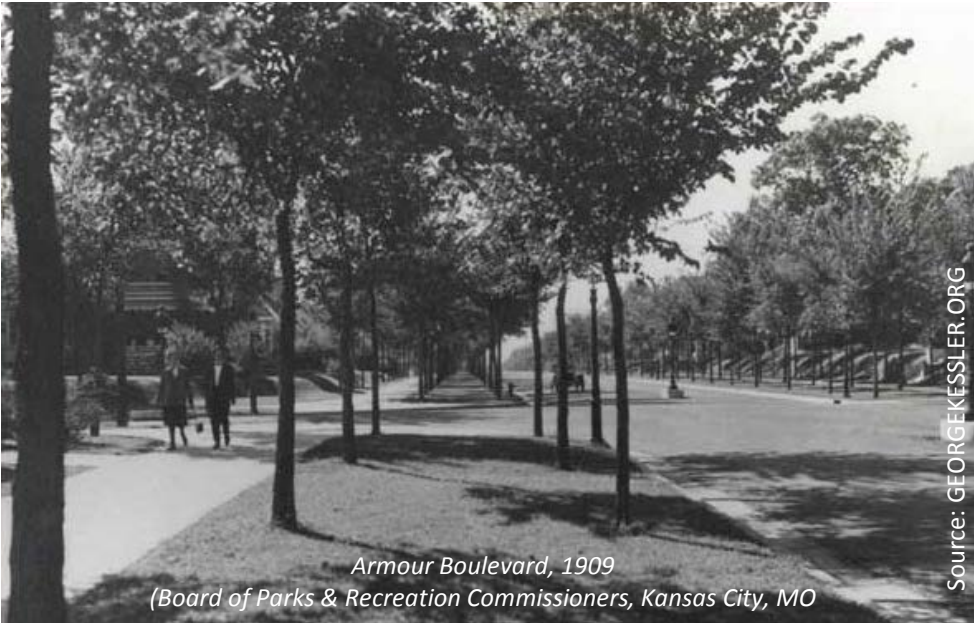
- Incorporate coordinated consistent theme throughout.
- Utilize shared parking facilities.
- Linked by attractive & logical pedestrian network that places more emphasis on the quality of the pedestrian experience than is generally found in typical suburban development.
- Buildings intended to be primarily multistory structures.



Cornerstone Principles

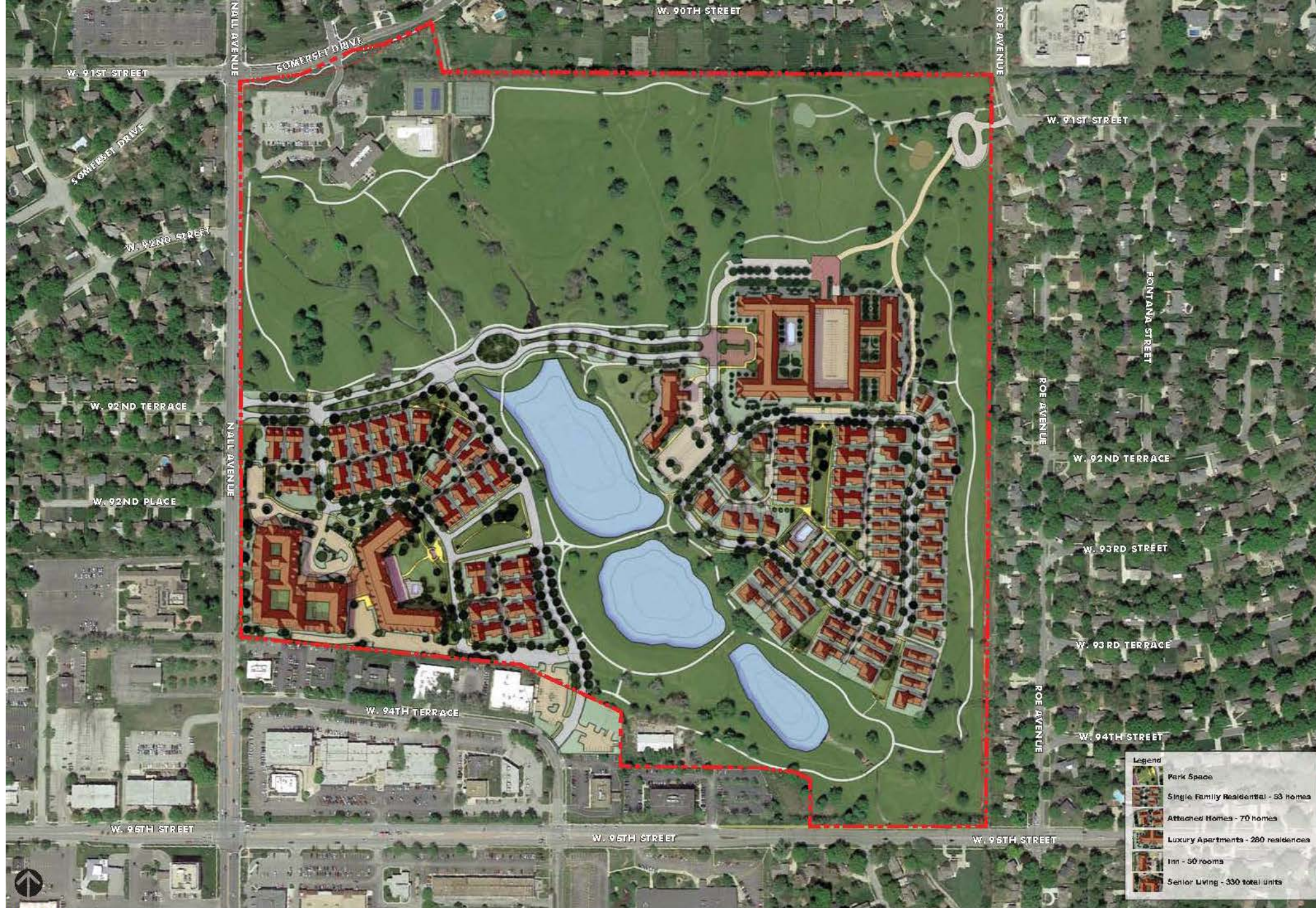


Historical Context – Parks Movement & City Beautiful



Historical Context – Garden Cities & Suburbs



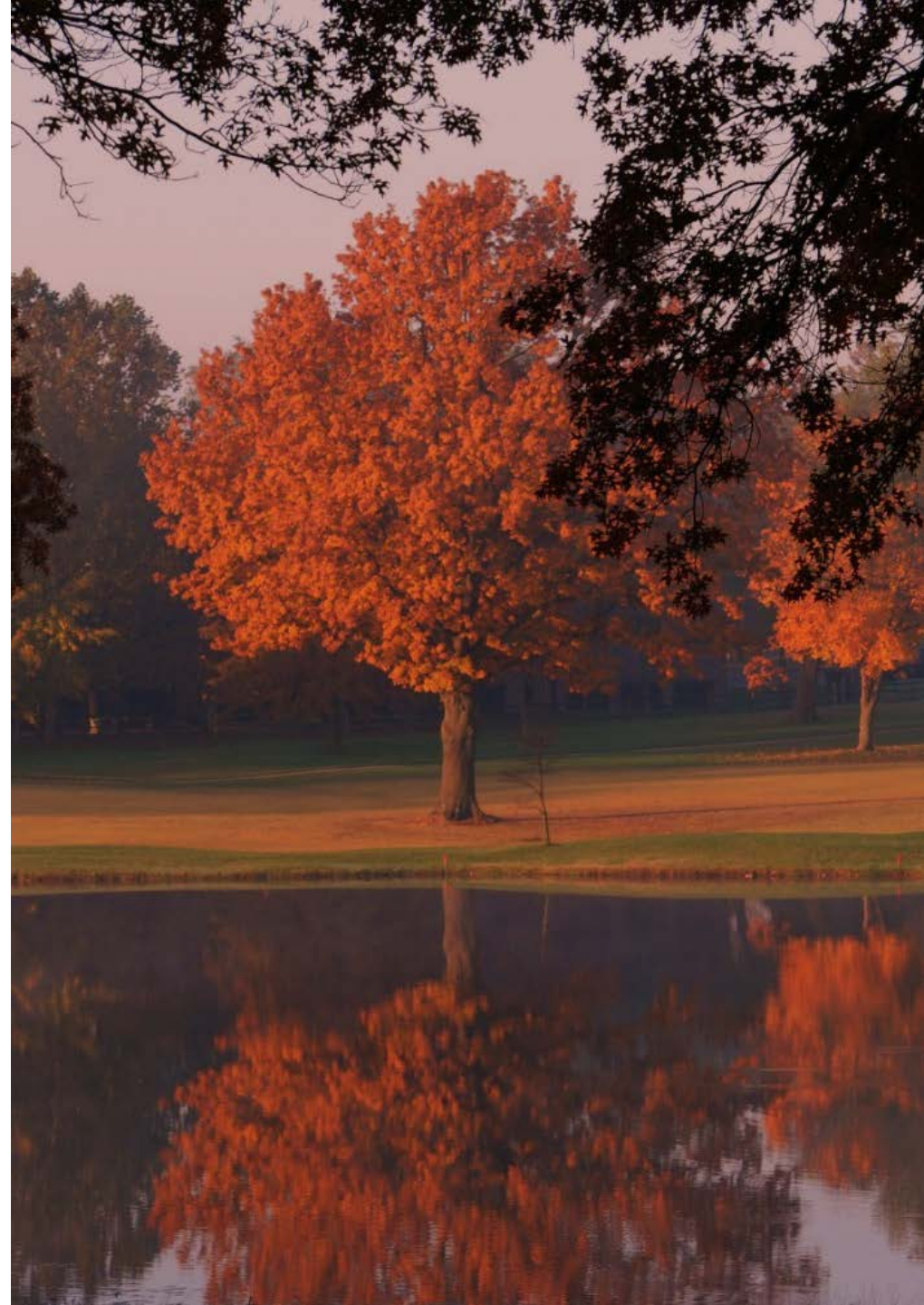




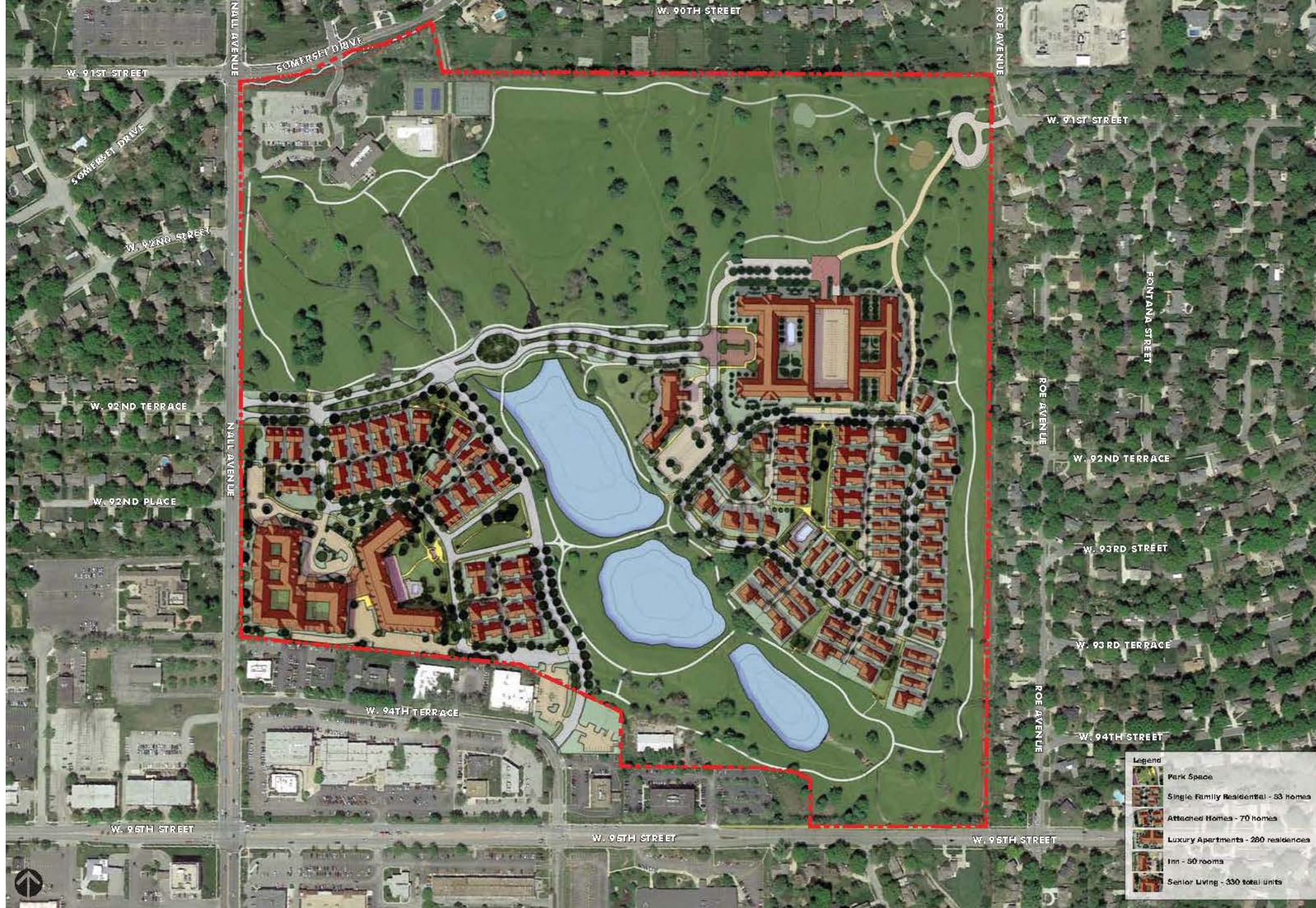
Park & Landscape Character











W. 91ST STREET

W. 90TH STREET

W. 91ST STREET

SOMERSET DRIVE

W. 92ND STREET

W. 92ND TERRACE

W. 92ND PLACE

FONTANA STREET

ROE AVENUE

W. 92ND TERRACE

W. 93RD STREET

W. 93RD TERRACE

W. 94TH TERRACE

W. 94TH STREET

W. 95TH STREET

W. 95TH STREET

W. 96TH STREET

- Legend
- Park Space
 - Single Family Residential - 53 homes
 - Attached Homes - 70 homes
 - Luxury Apartments - 260 residences
 - Inn - 50 rooms
 - Senior Living - 330 total units



ROE AVENUE

ROE AVENUE



NALL AVENUE

W. 94TH TERRACE



"I really love the idea of a park in the area, saving the ponds and trees for the neighbors."

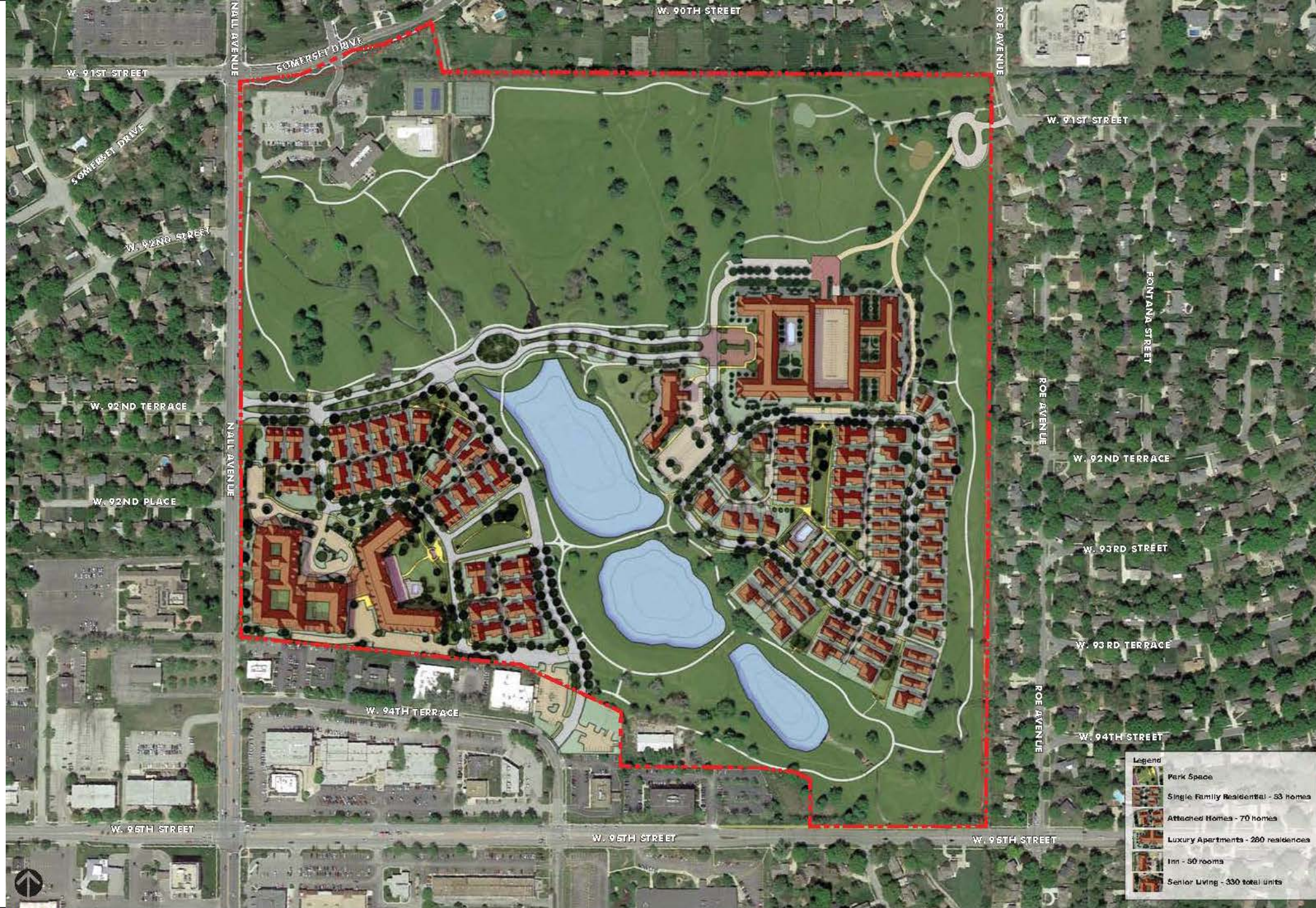
- Citizen comment from Open House Workshop, March 12-13, 2015



Street Character

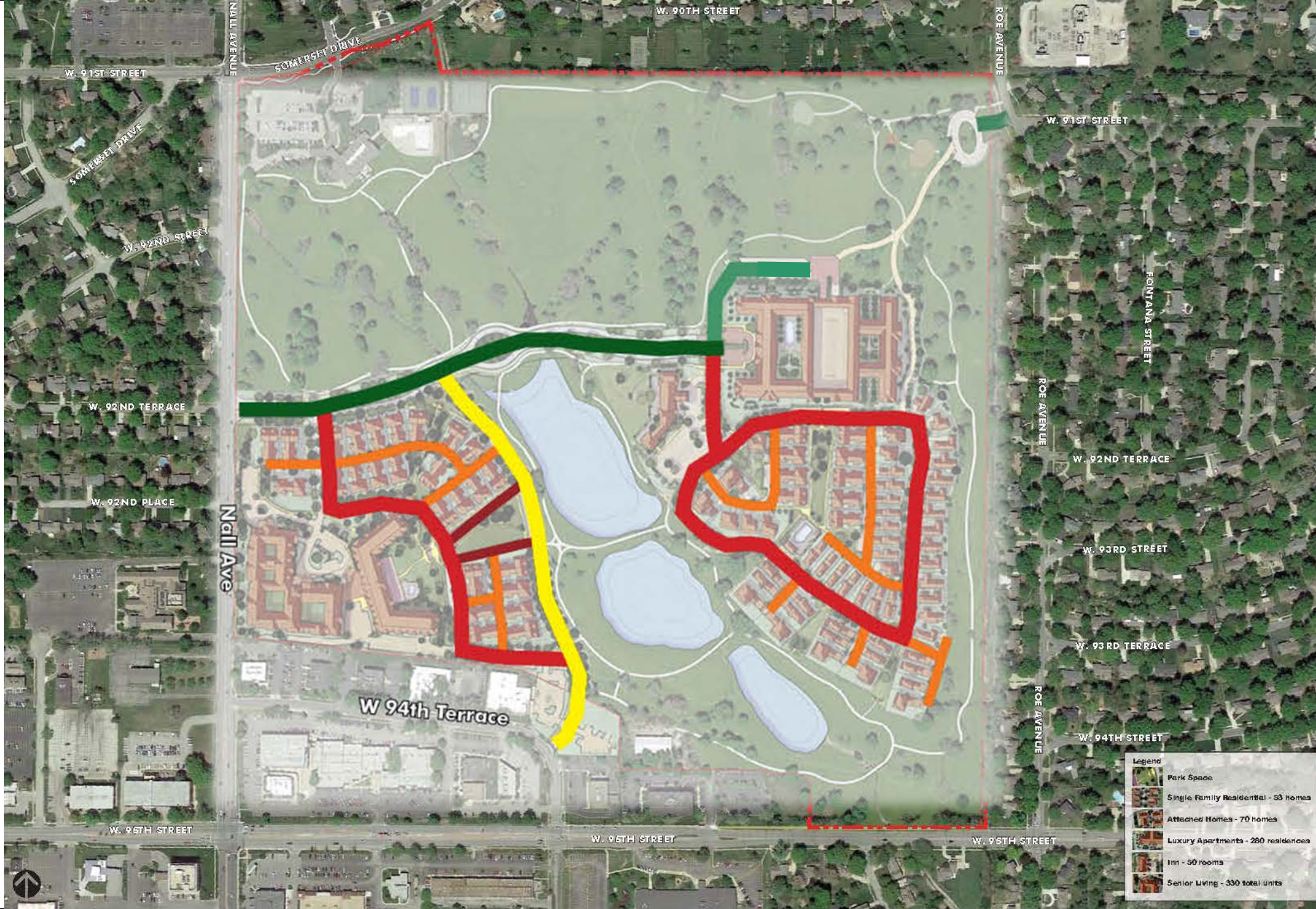




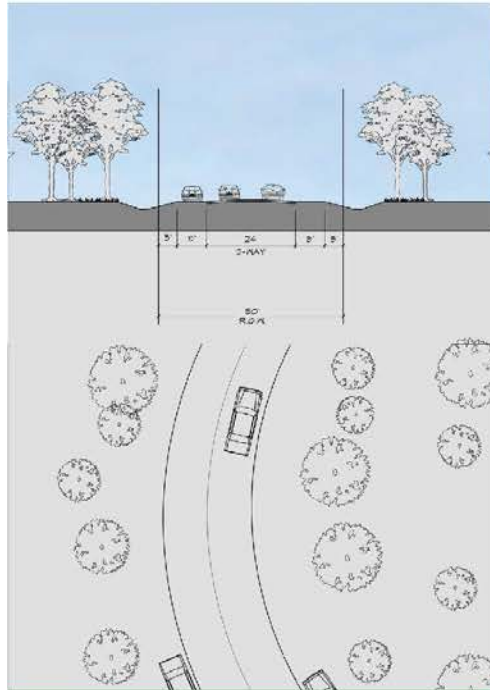


Legend

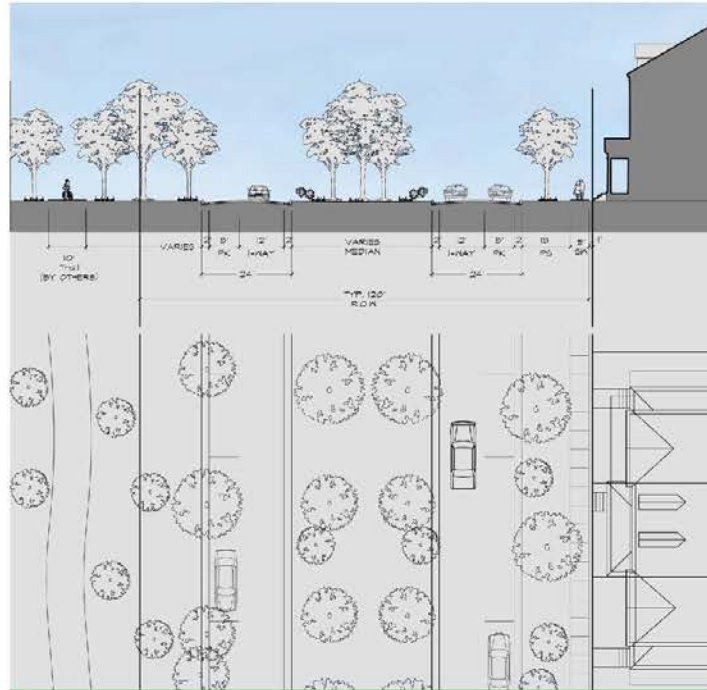
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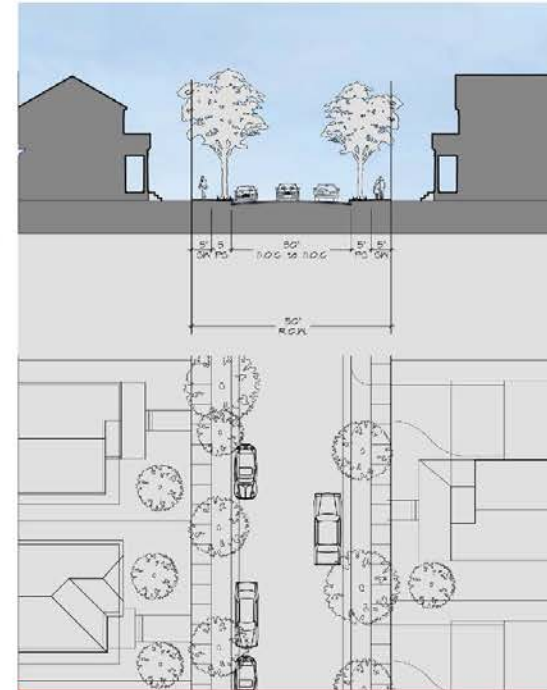
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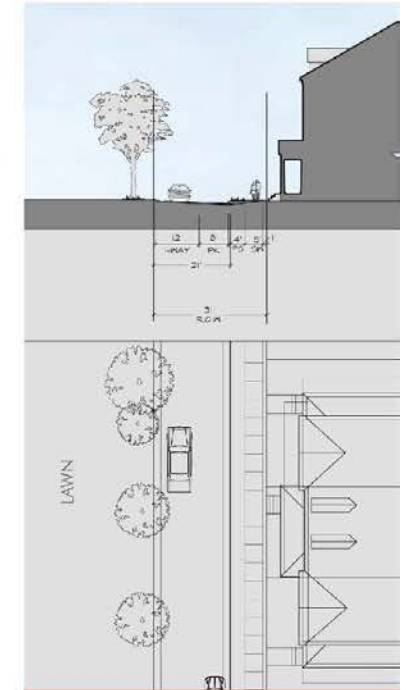
PARK ACCESS STREET



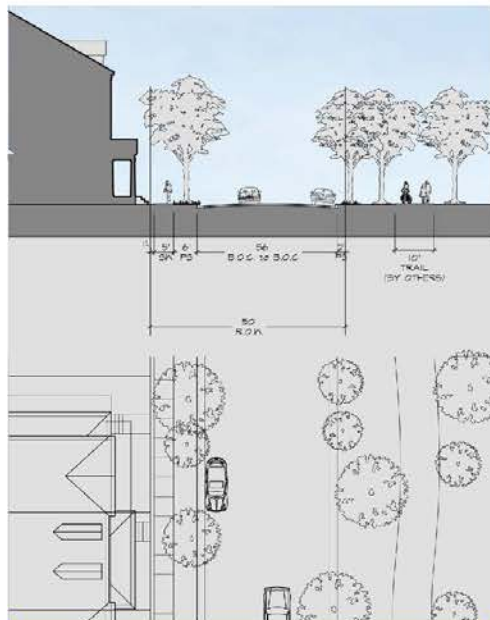
PARKWAY



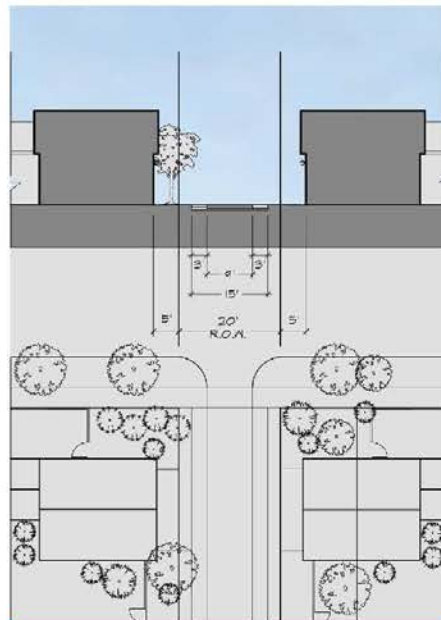
RESIDENTIAL STREET



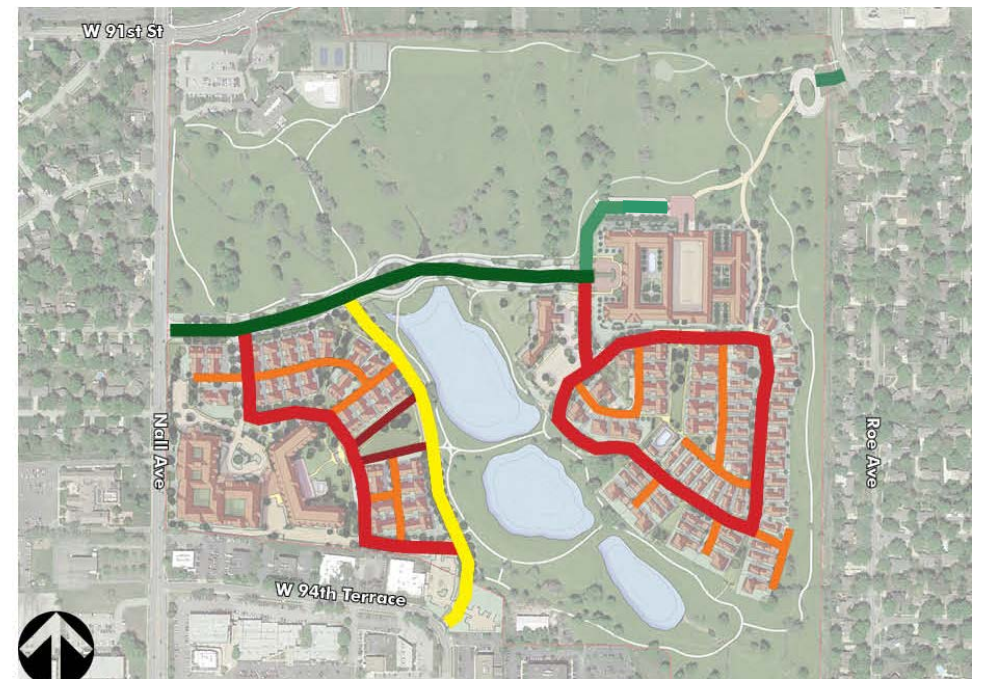
RESIDENTIAL 1-WAY

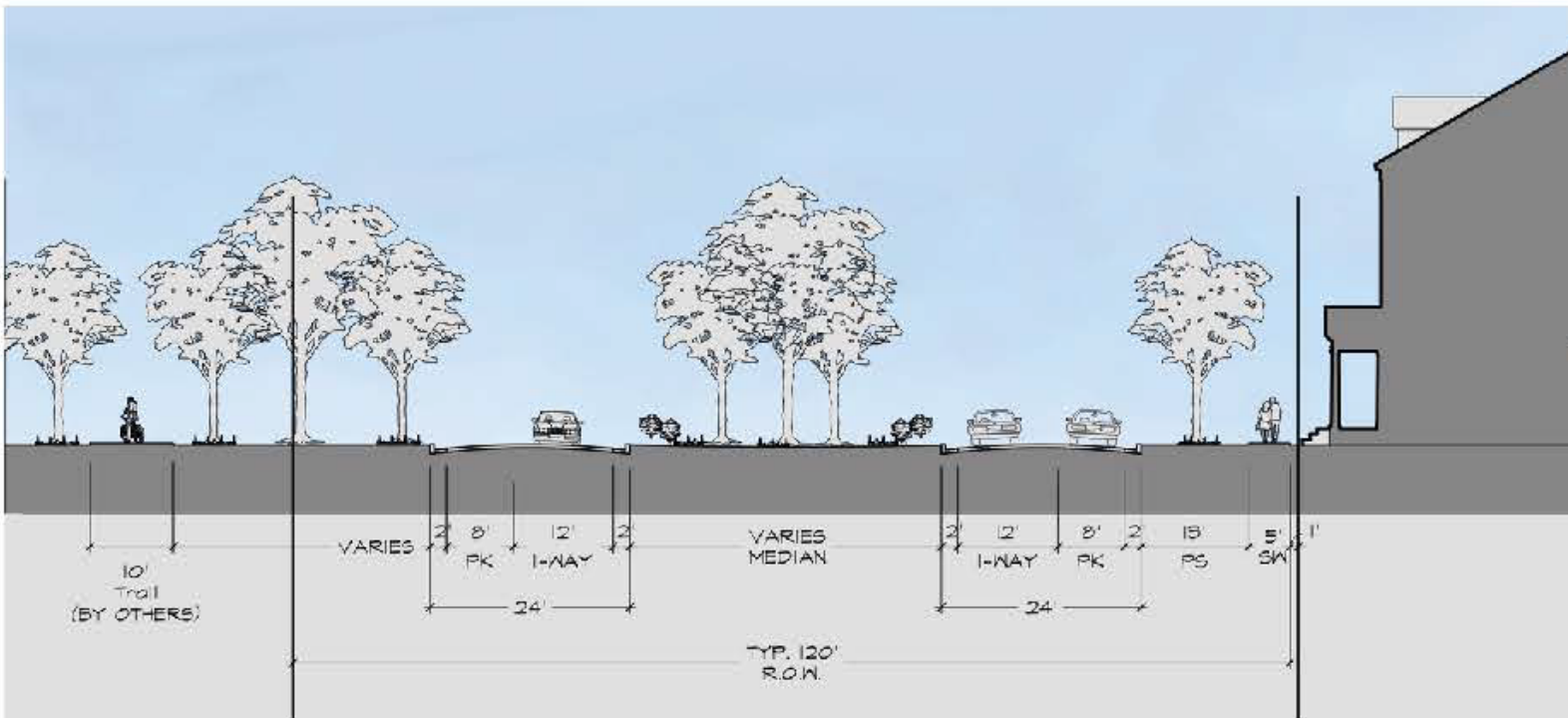


PARK EDGE STREET



ALLEY

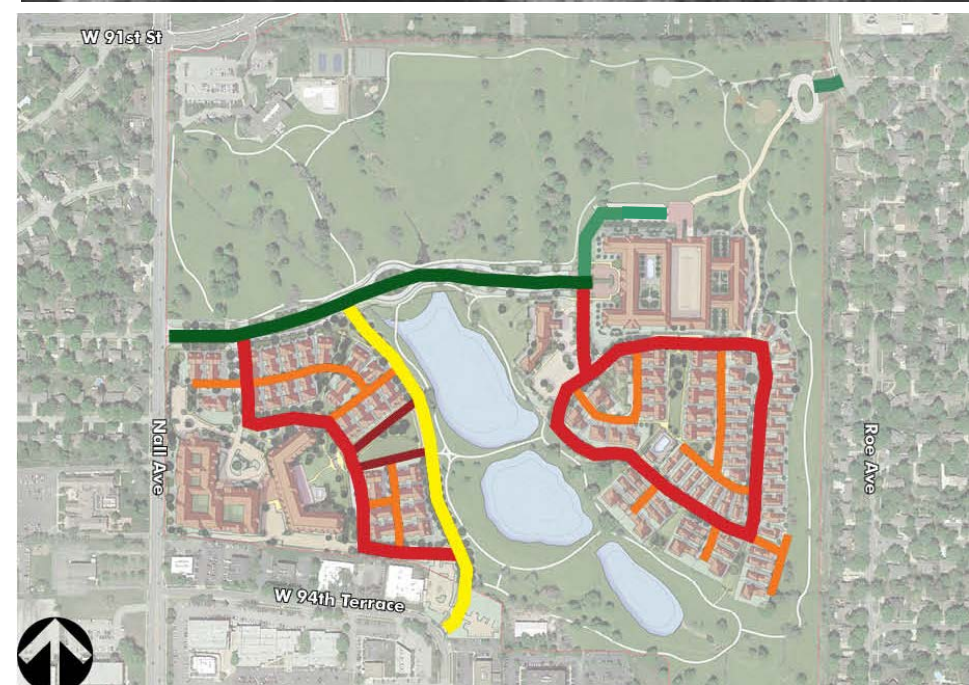


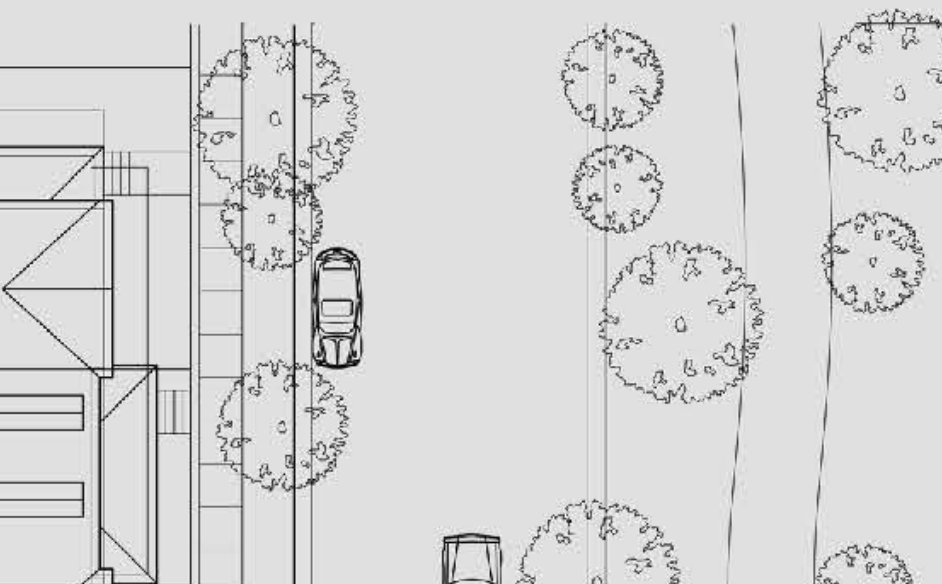


PARKWAY

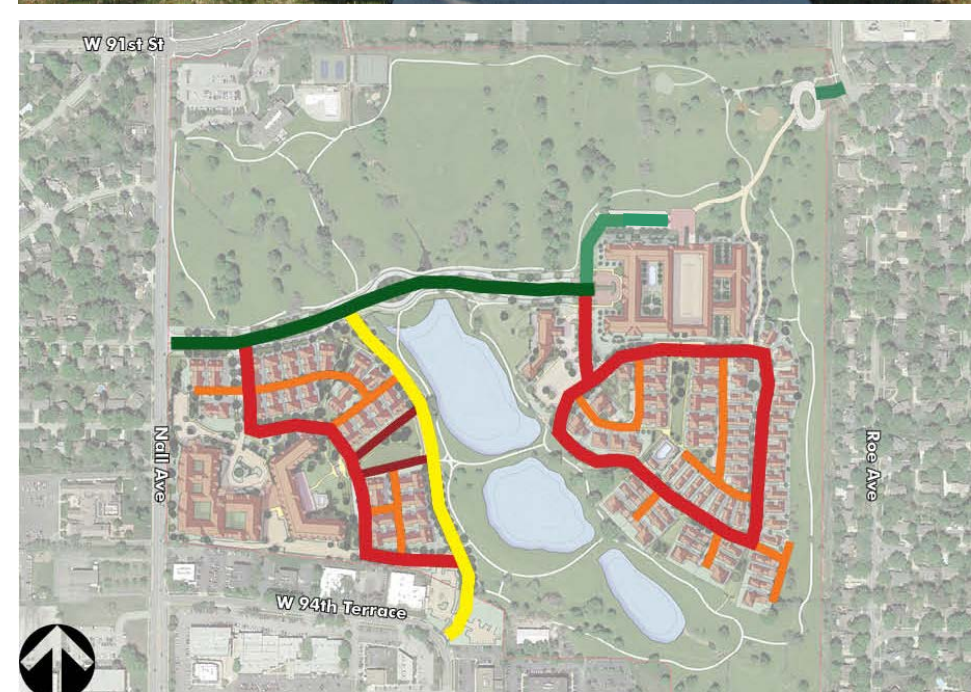
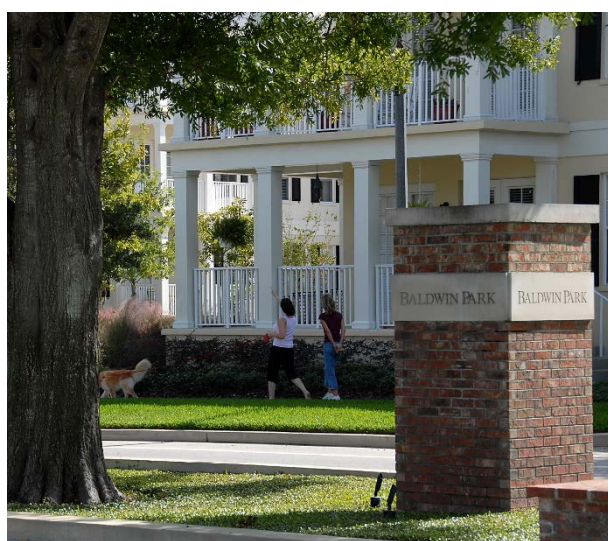


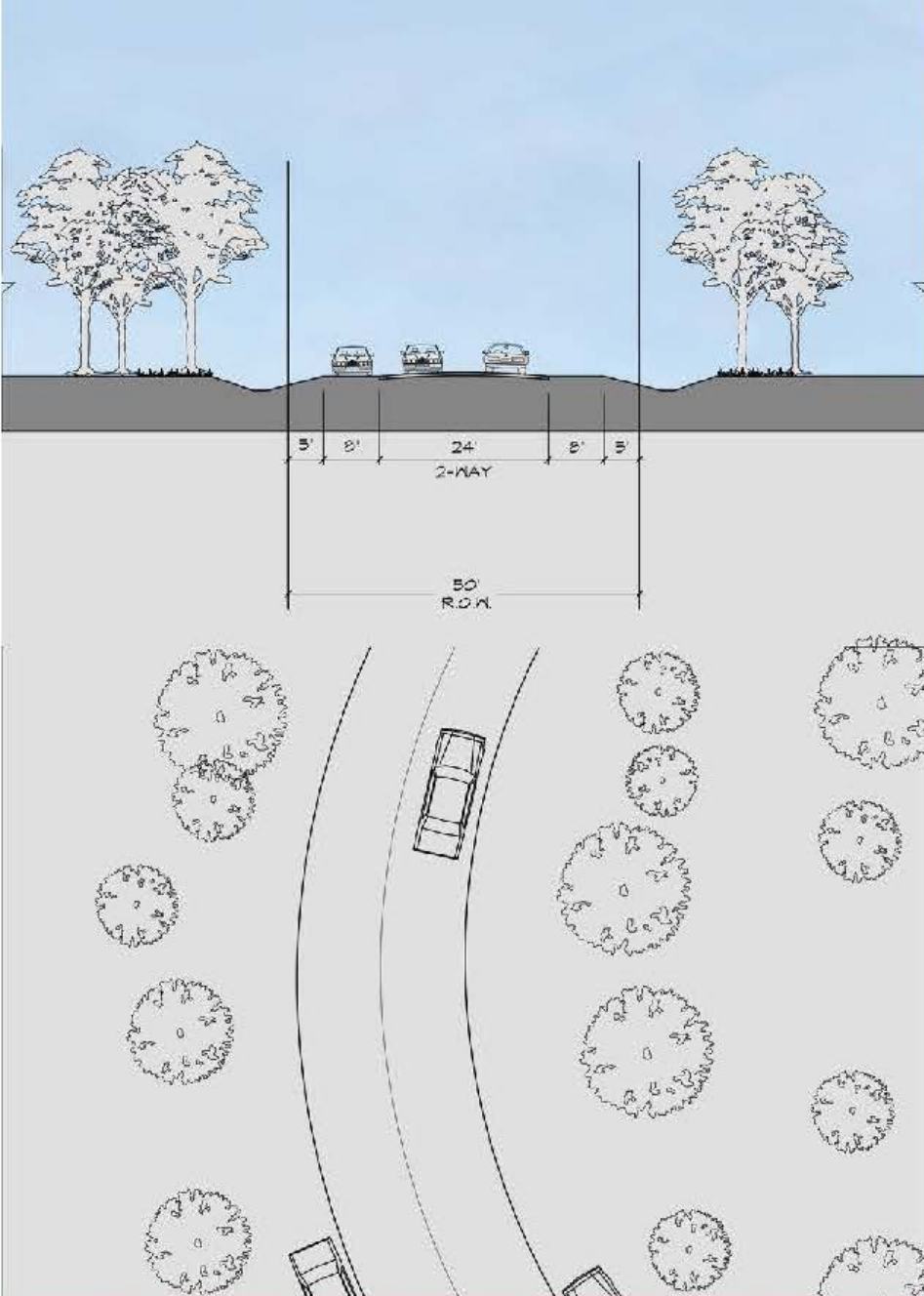
Armour Boulevard, 1909
(Board of Parks & Recreation Commissioners, Kansas City, MO)





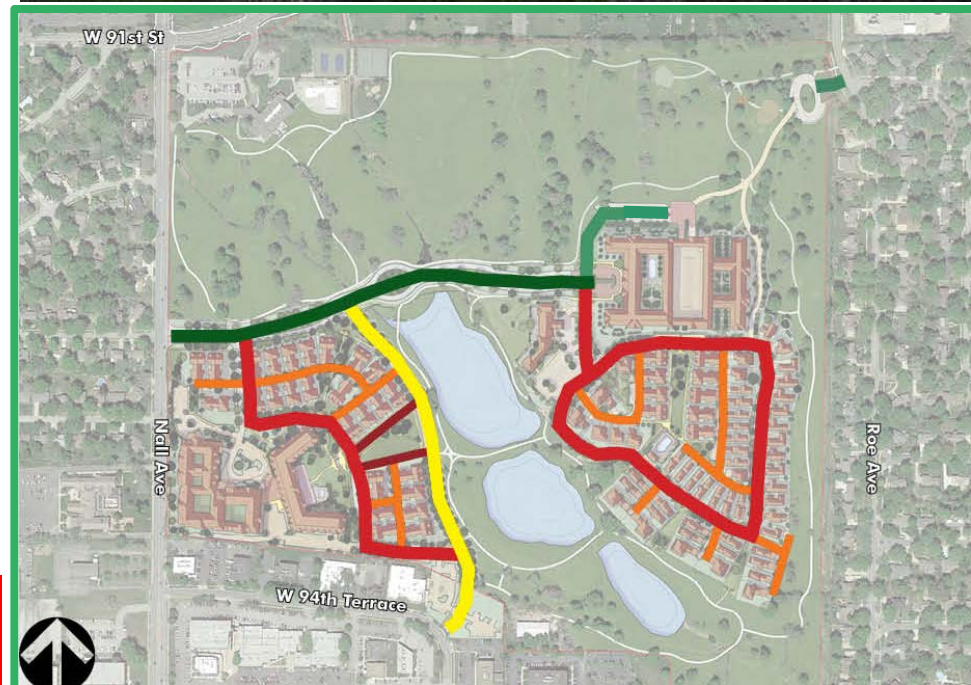
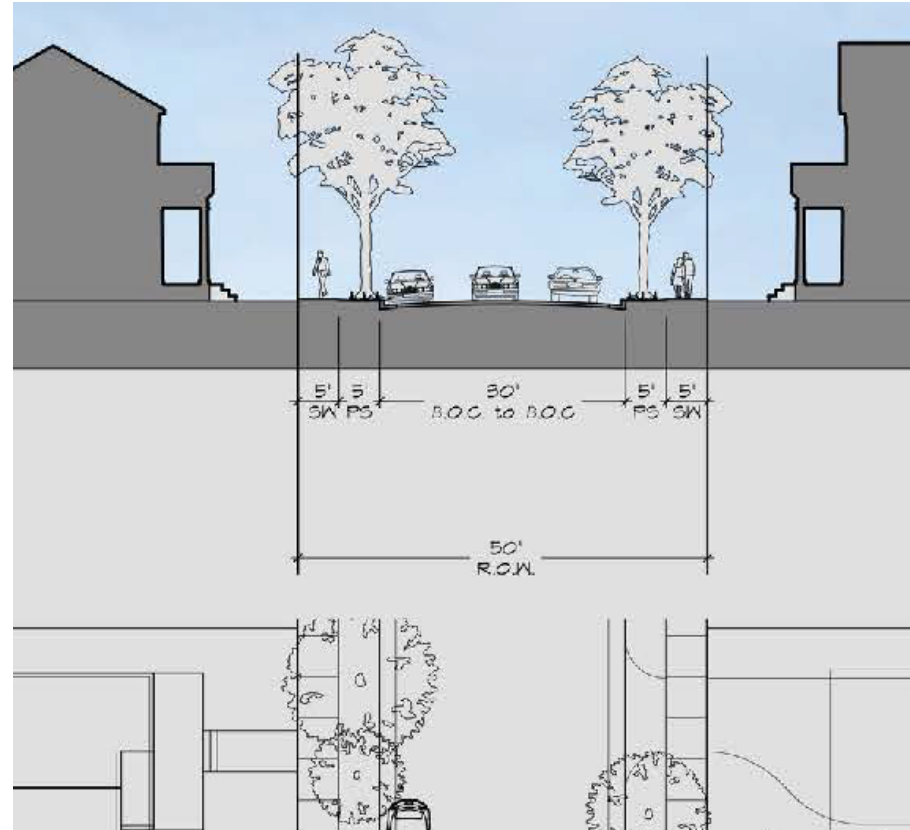
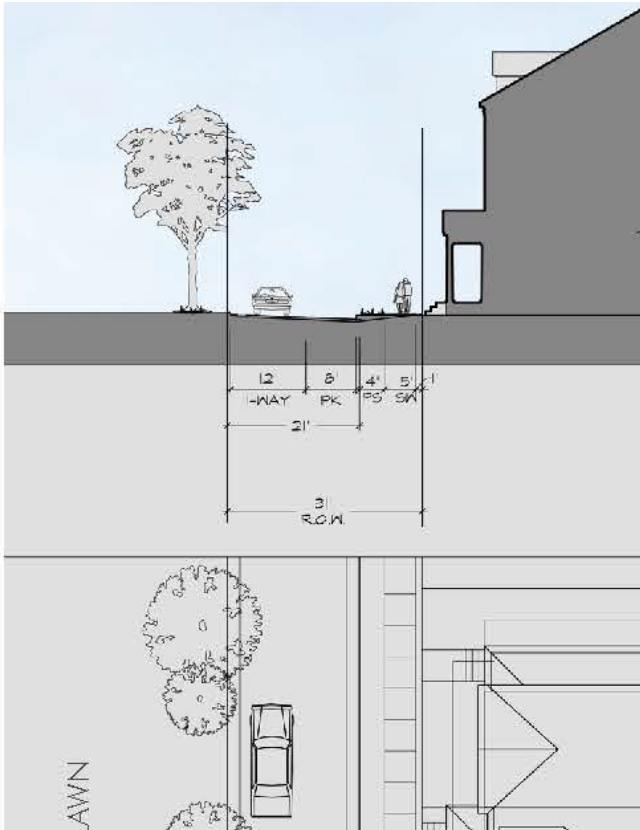
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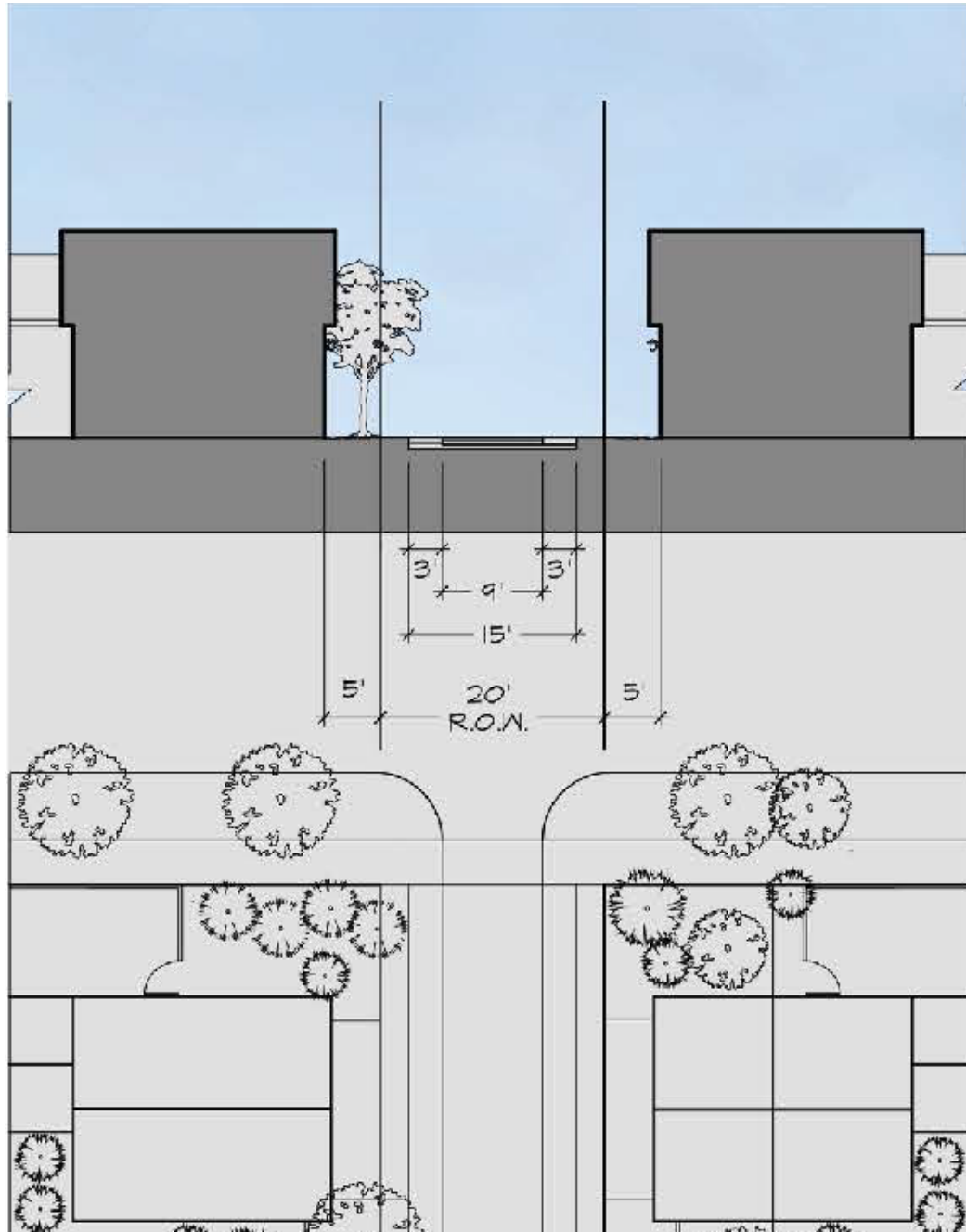
PARK ACCESS STREET



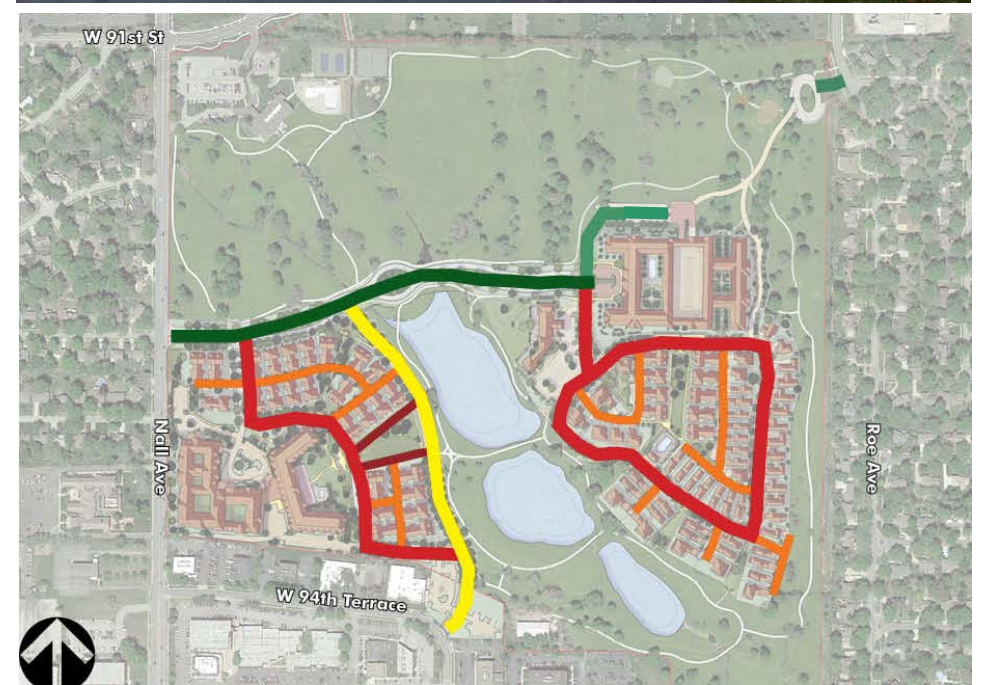


RESIDENTIAL 1-WAY

RESIDENTIAL STREET



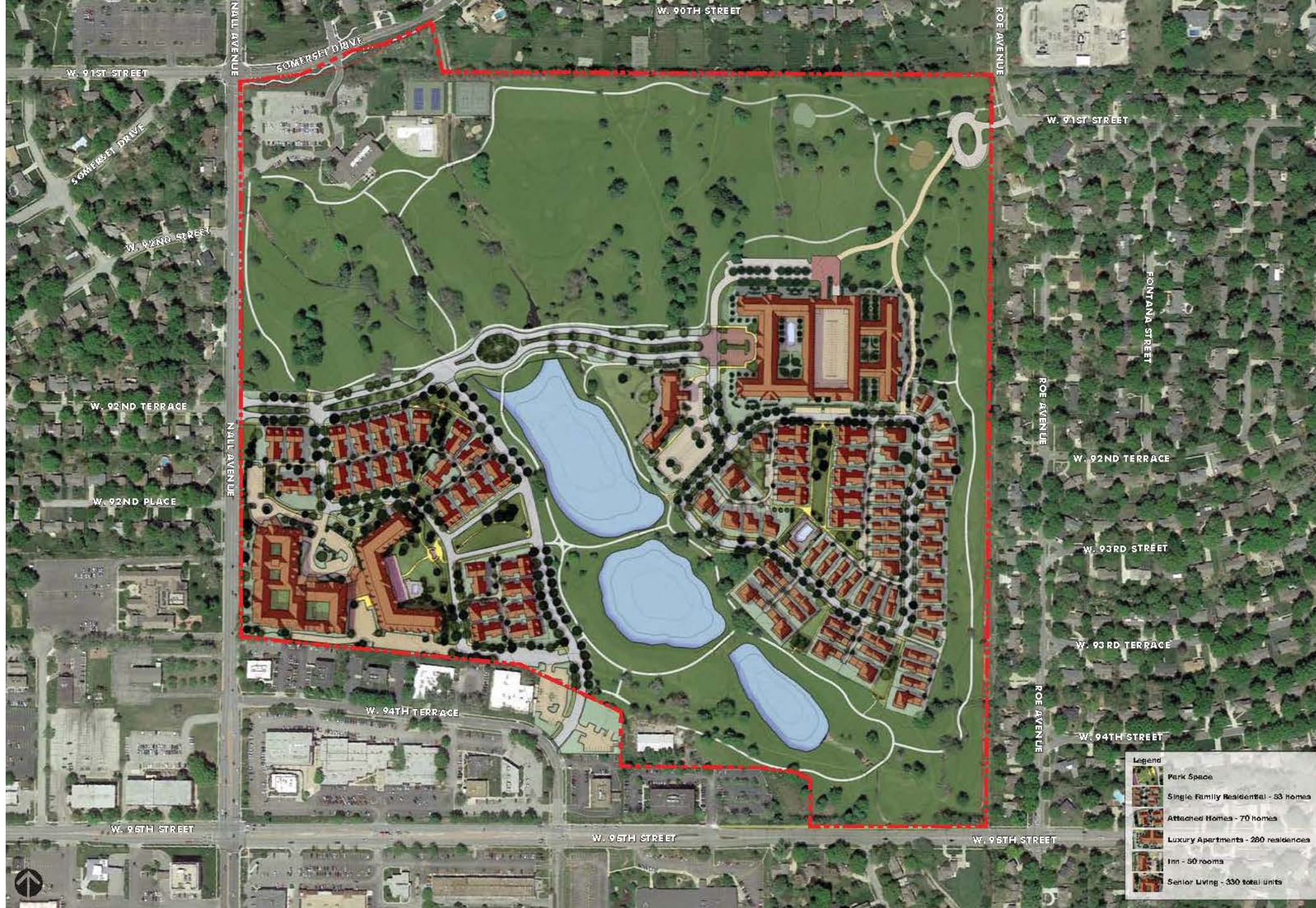
ALLEY





Land Uses





- Legend
- Park Space
 - Single Family Residential - 53 homes
 - Attached Homes - 70 homes
 - Luxury Apartments - 260 residences
 - Inn - 50 rooms
 - Senior Living - 330 total units

Single-Family Residential – 53 lots

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Attached Homes – 70 lots

Legend

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Luxury Apartments – 280 apartments

Legend	
	Park Space
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	Inn - 50 rooms
	Senior Living - 330 total units

Senior Living – 120 Assisted Living / Senior Care
120 Independent Living
90 Skilled Nursing / Rehab

Legend

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Inn – 50 rooms / 5,000 sq ft restaurant

Legend

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- Senior Living - 330 total units



Detached Single-Family Homes





EXTERIOR MATERIALS AND COLORS

The palette of materials & colors for the detached homes is the following:

- A brick or stone course will be provided. Appropriate exterior wall finish materials will be brick, stone, stucco, wood siding, wood shakes, & fiber-cement siding or shakes.
- The color schemes will be light-tone or medium-tone neutral colors with deep color usage limited to on doors, windows, shutters, projecting bays, awnings & railings.

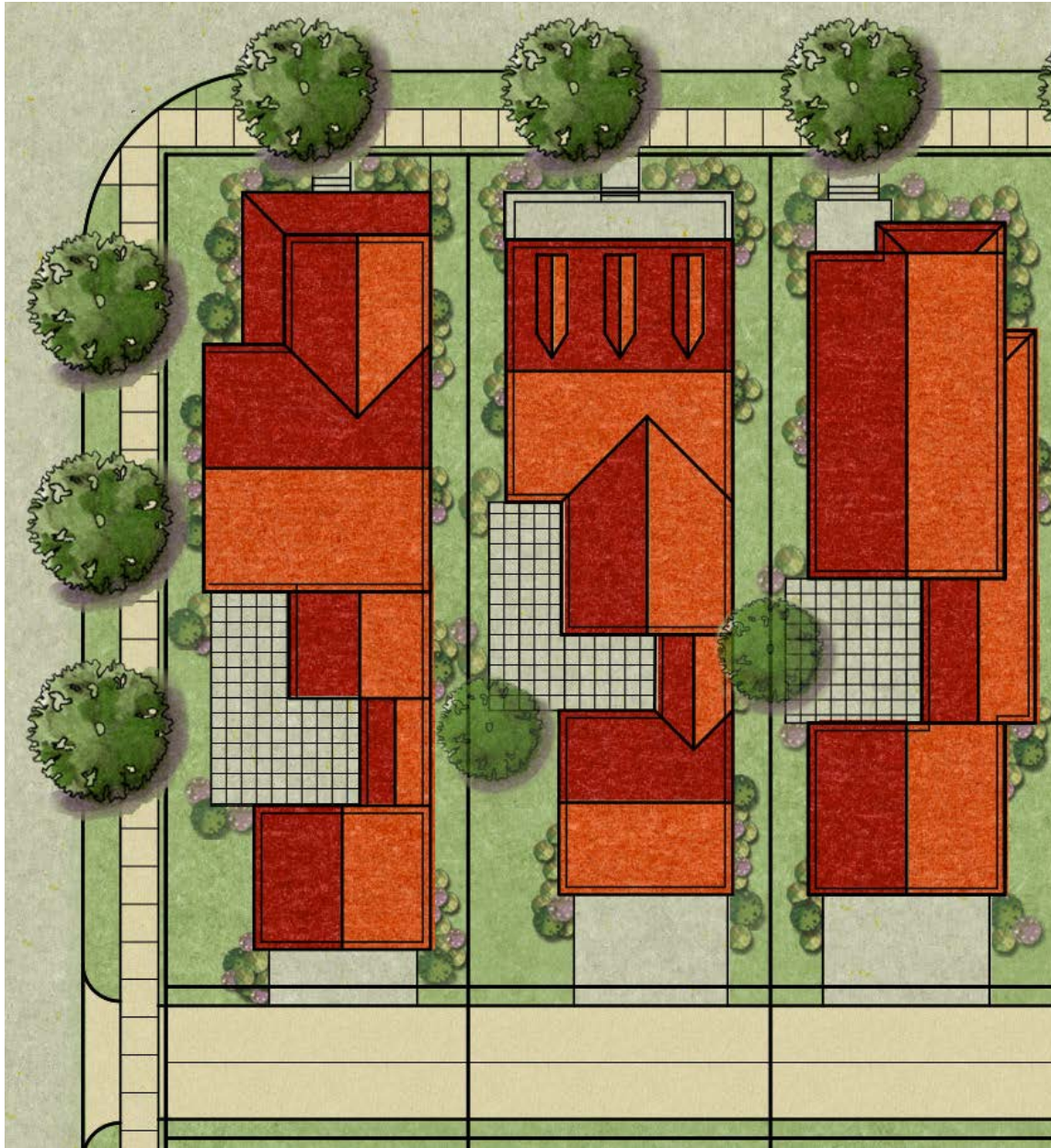


Single-Family Residential – 53 lots

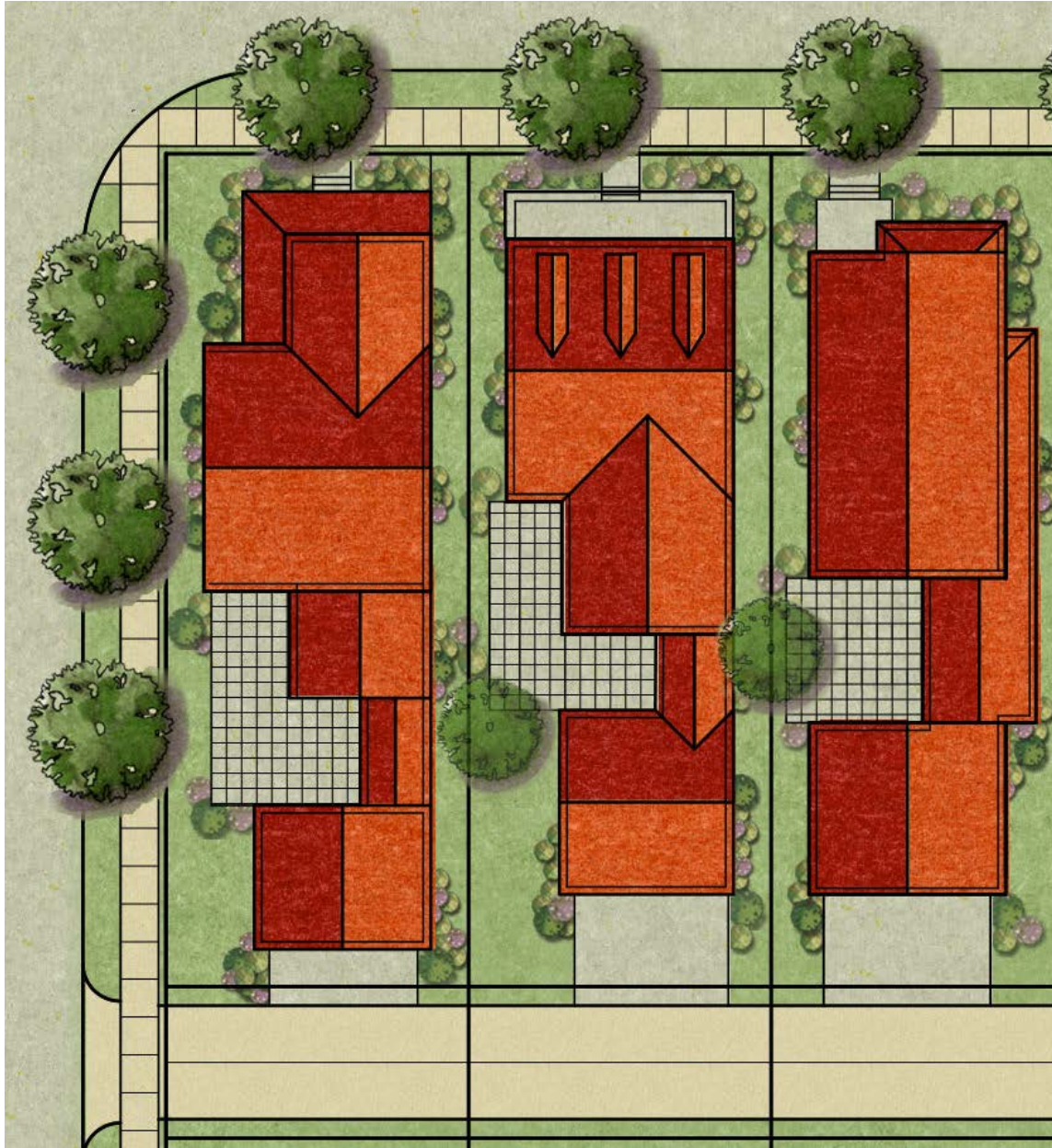
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COTTAGE LOTS



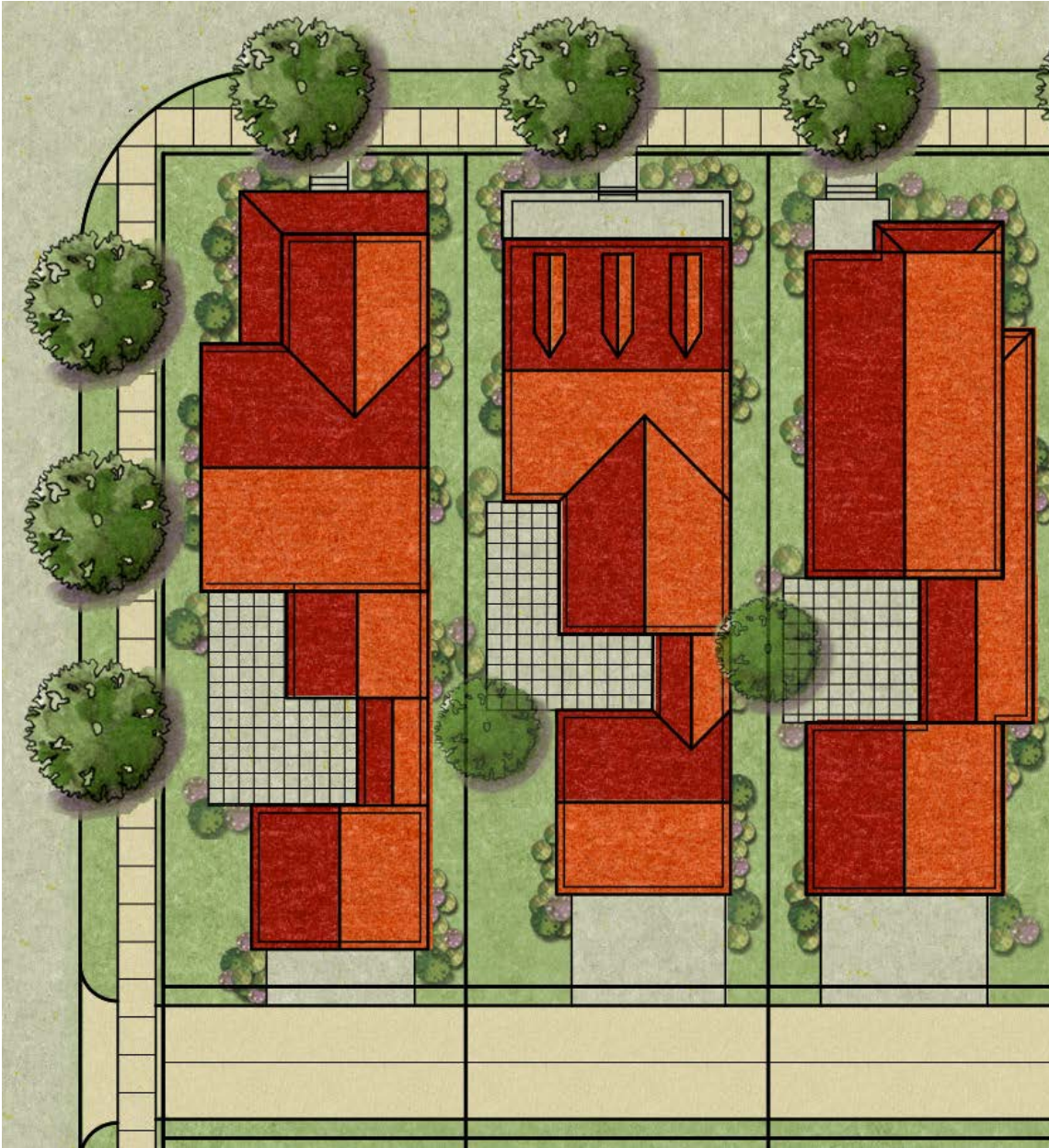
COTTAGE LOTS



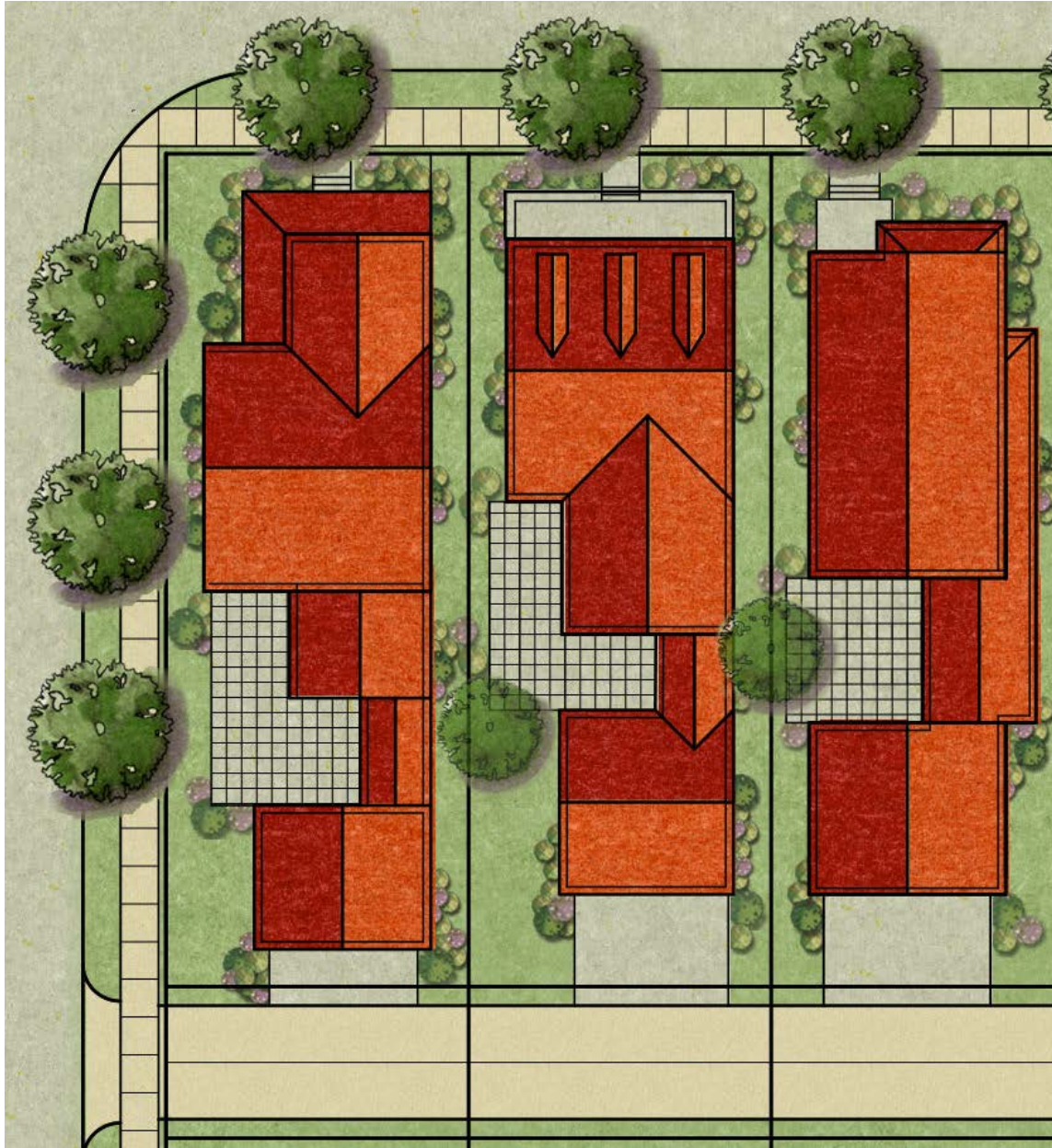
COTTAGE LOTS



COTTAGE LOTS



COTTAGE LOTS



LOT STANDARDS

Min. Lot Area: 4,000 sq. ft.

Min. Lot Width at Front Setback: 40 ft.

Min. Front Yard Setback: 5 ft. (to any yard bordering a street or open space)

Min. Side Yard Setback: 0 ft. (one side) / 5 ft. (one side)

Min. Rear Yard Setback: 5 ft.

Min. Rear Yard Setback to Garage: 5 ft. (to alley) or 18 ft. (to alley with tandem parking)

Maximum Building Height: 45 ft.

Vehicular Access: Rear-load from alley

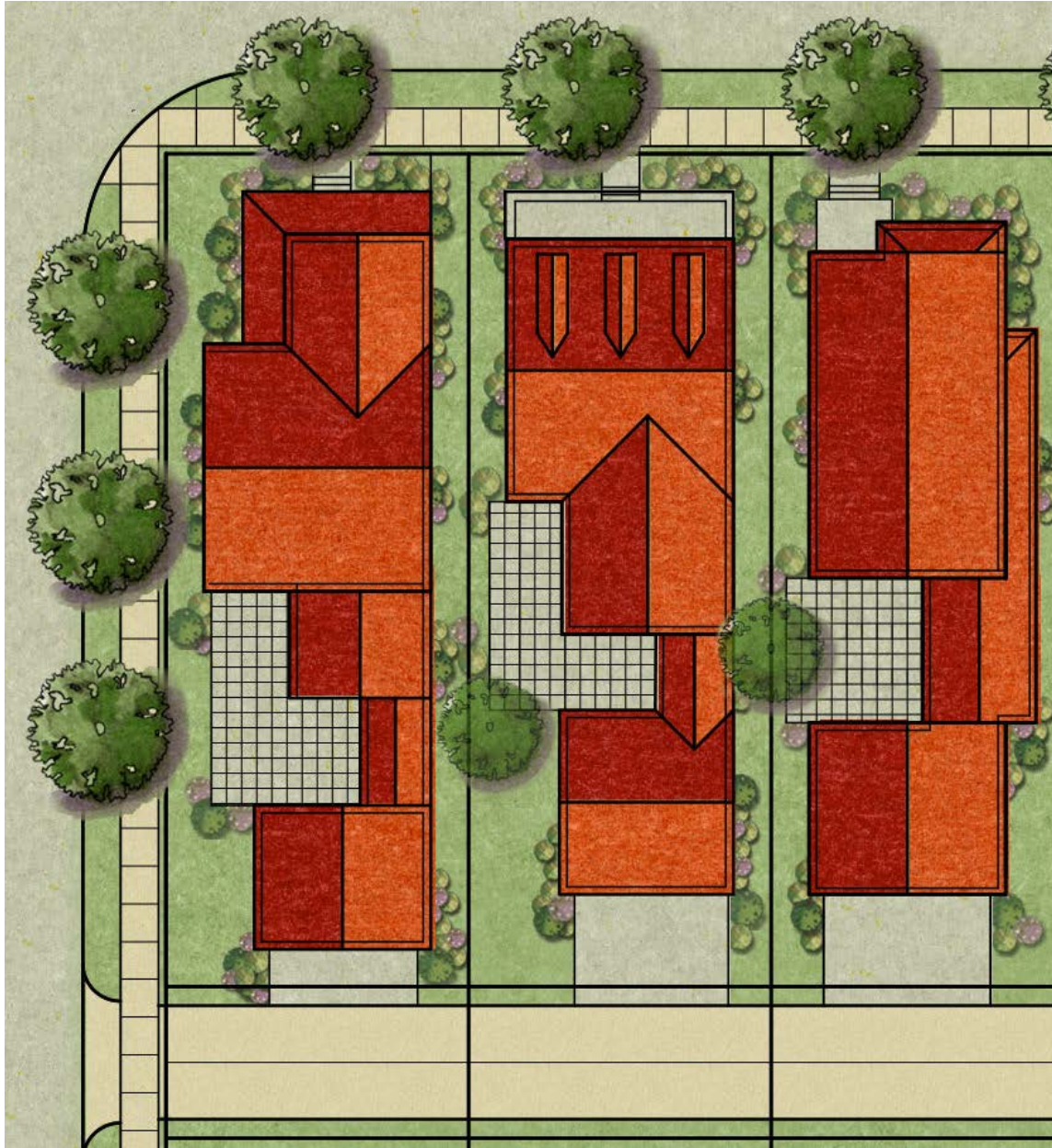
Permitted Yard Projections: Awnings, canopies, stoops, porches, verandas, balconies, terraces & similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened. Steps are permitted to extend from a building into a minimum yard with no setback required from a lot line.

Permitted Height Projections: Building elements & appurtenances such as chimneys, spires, cupolas, belfries, towers, rooftop decks, flagpoles, elevator housing, & roof access stairwells may exceed the maximum building height by up to 25 feet.

Accessory Living Quarter: On any lot, an Accessory Living Quarter (ALQ) may be provided as a subordinate dwelling unit that provides basic requirements for cooking, living, sleeping, eating & sanitation. An ALQ may not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

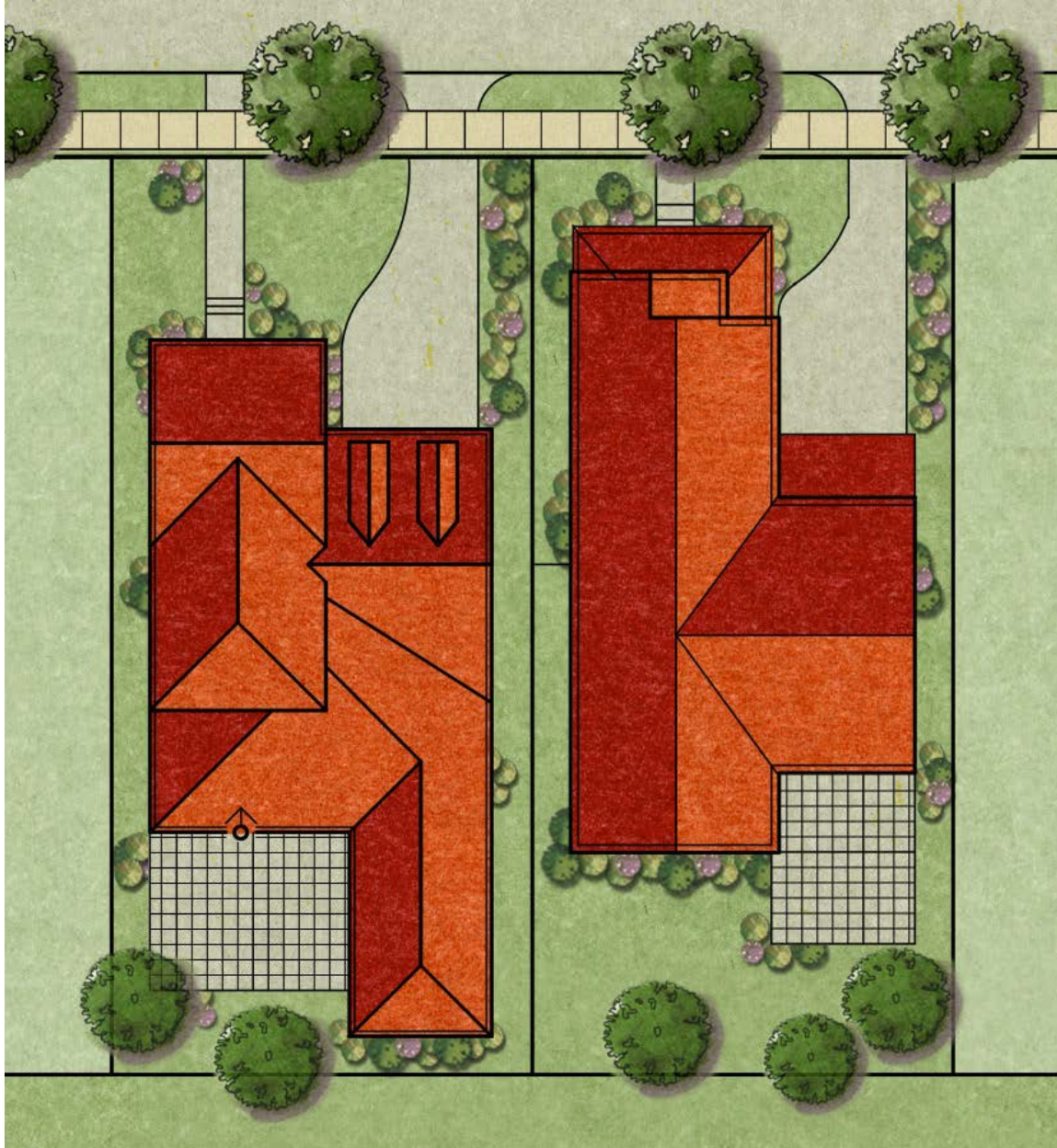
*Landscaping shown is illustrative & will be further details at final approval

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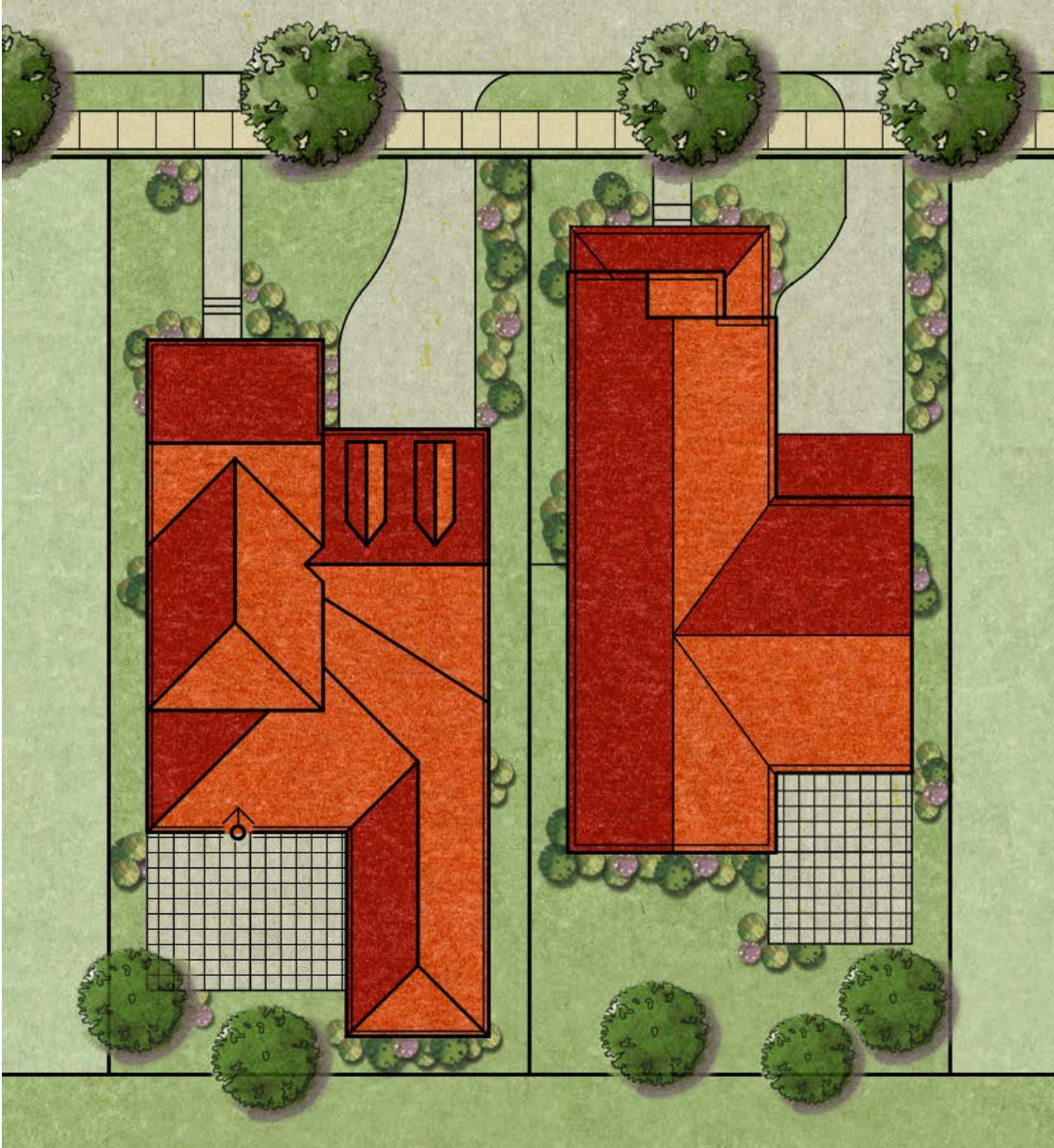




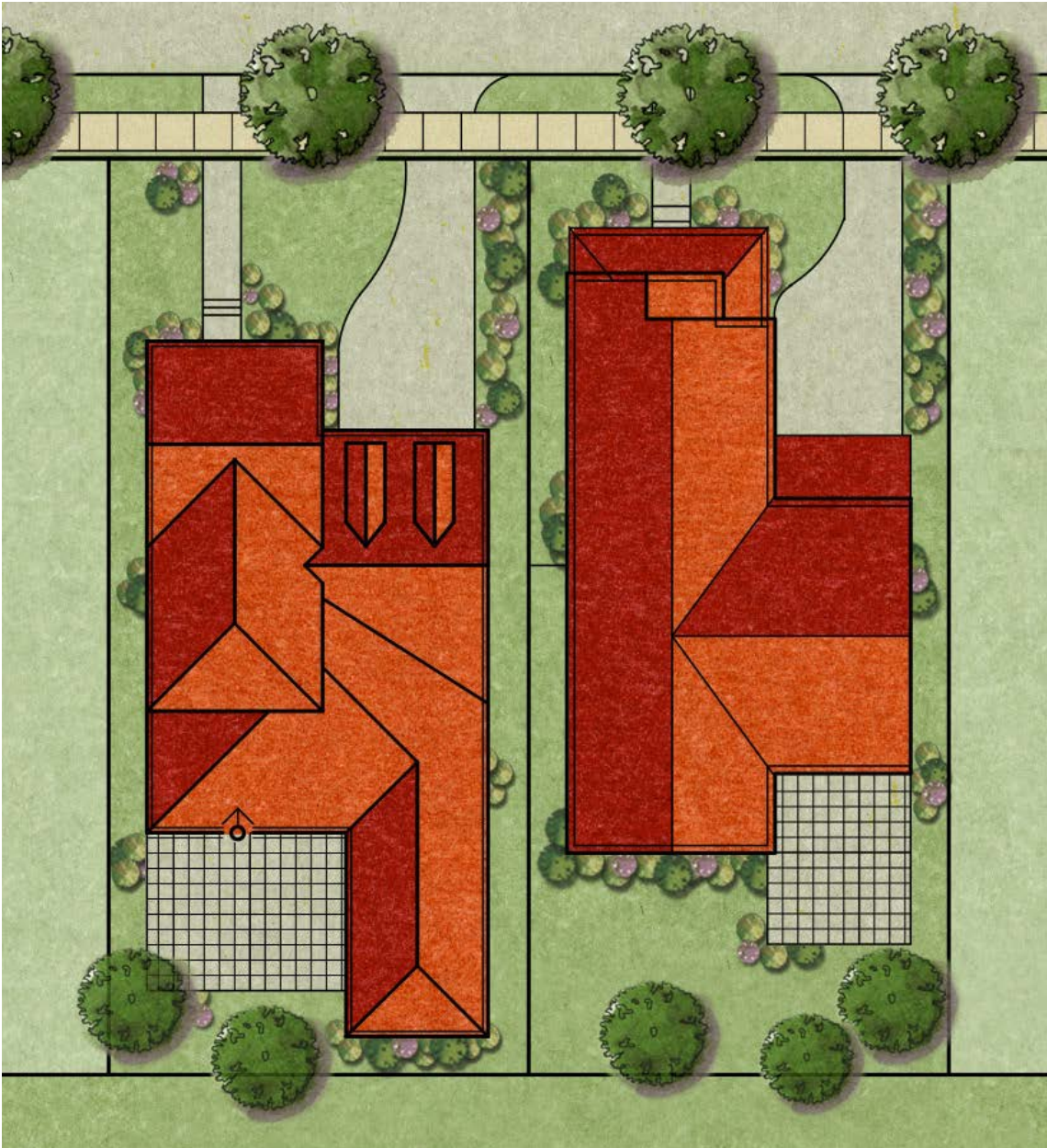
VILLAGE LOTS



VILLAGE LOTS



VILLAGE LOTS



LOT STANDARDS

Min. Lot Area: 5,000 sq. ft.

Min. Lot Width at front setback: 55 ft.

Min. Front Yard Setback: 5 ft.

Min. Front Yard Setback to Garage: 19 ft. (from edge or sidewalk)

Min. Side Yard Setback: 0 ft. (one side) / 5 ft. (one side)

Min. Rear Yard Setback: 5 ft.

Maximum Building Height: 45 ft.

Vehicular Access: Front-load from street

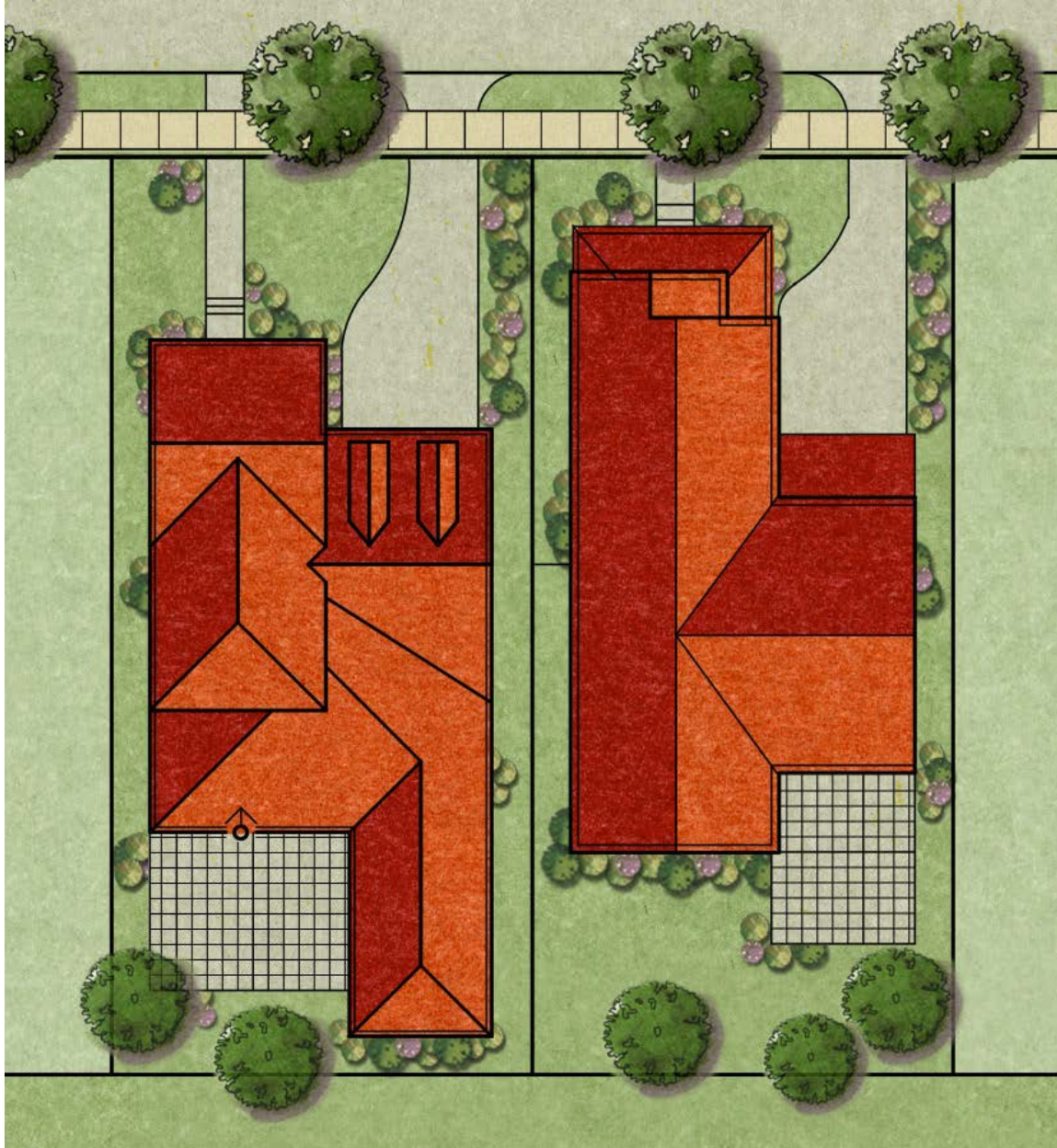
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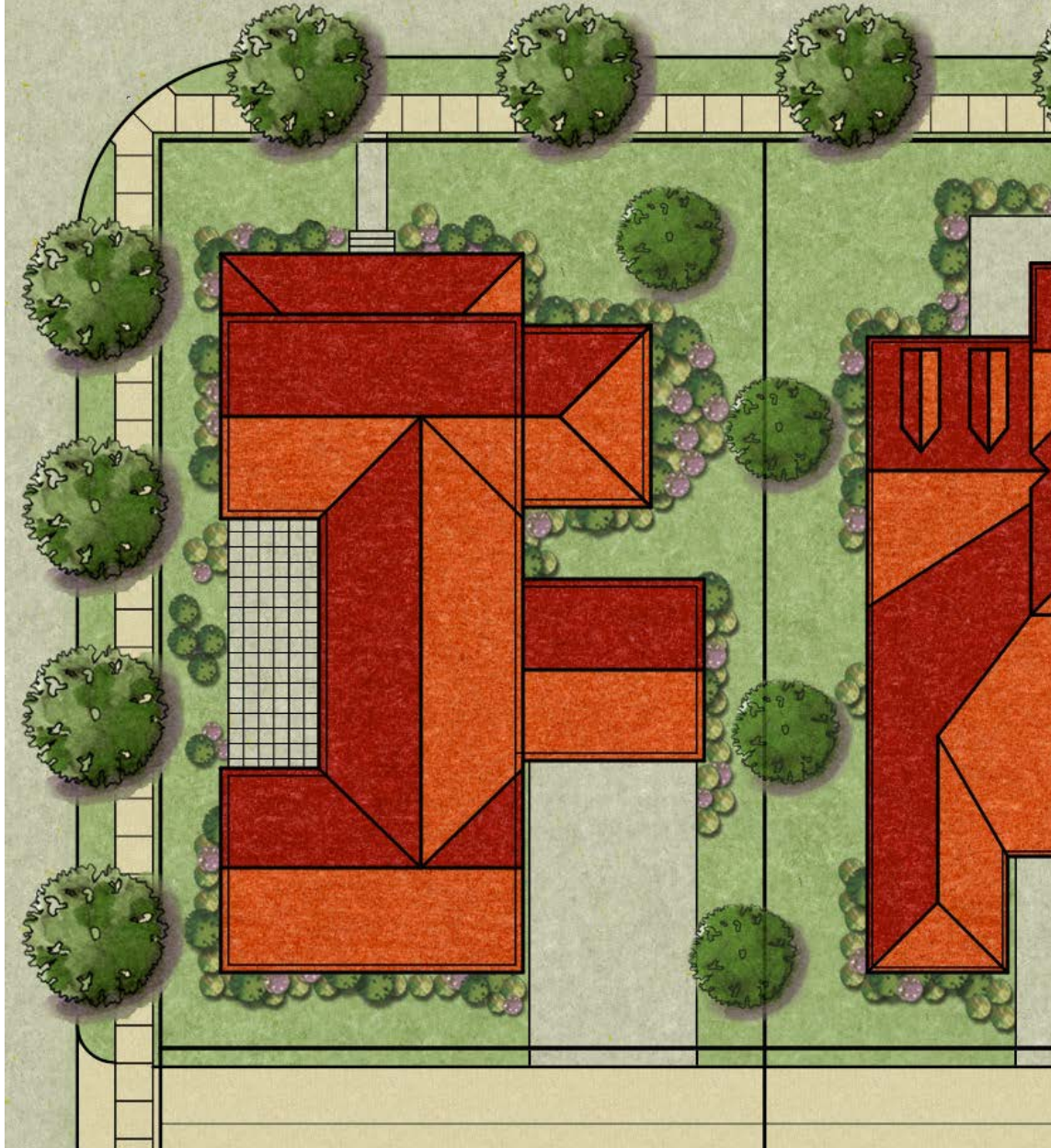
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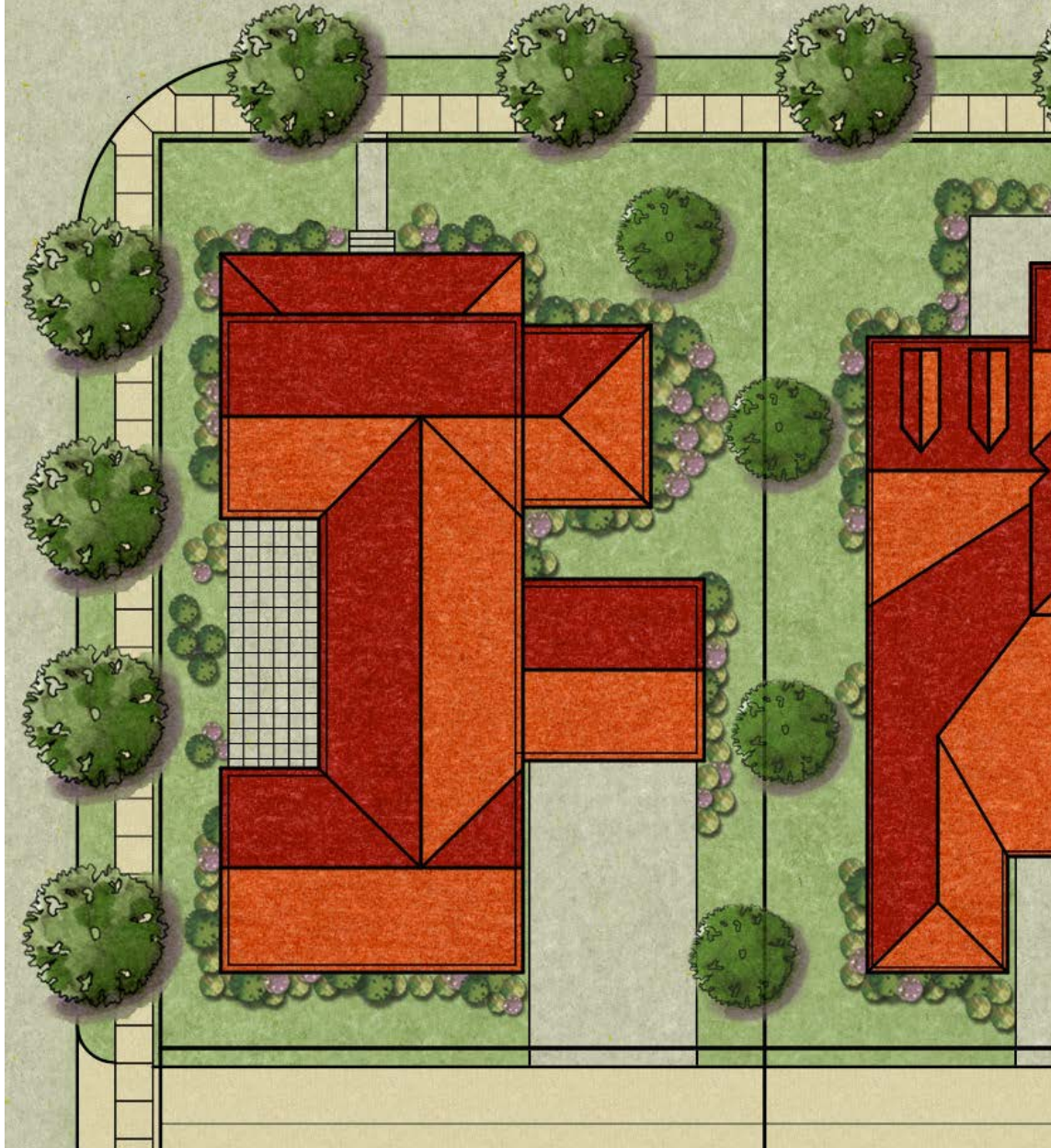
VILLAGE LOTS



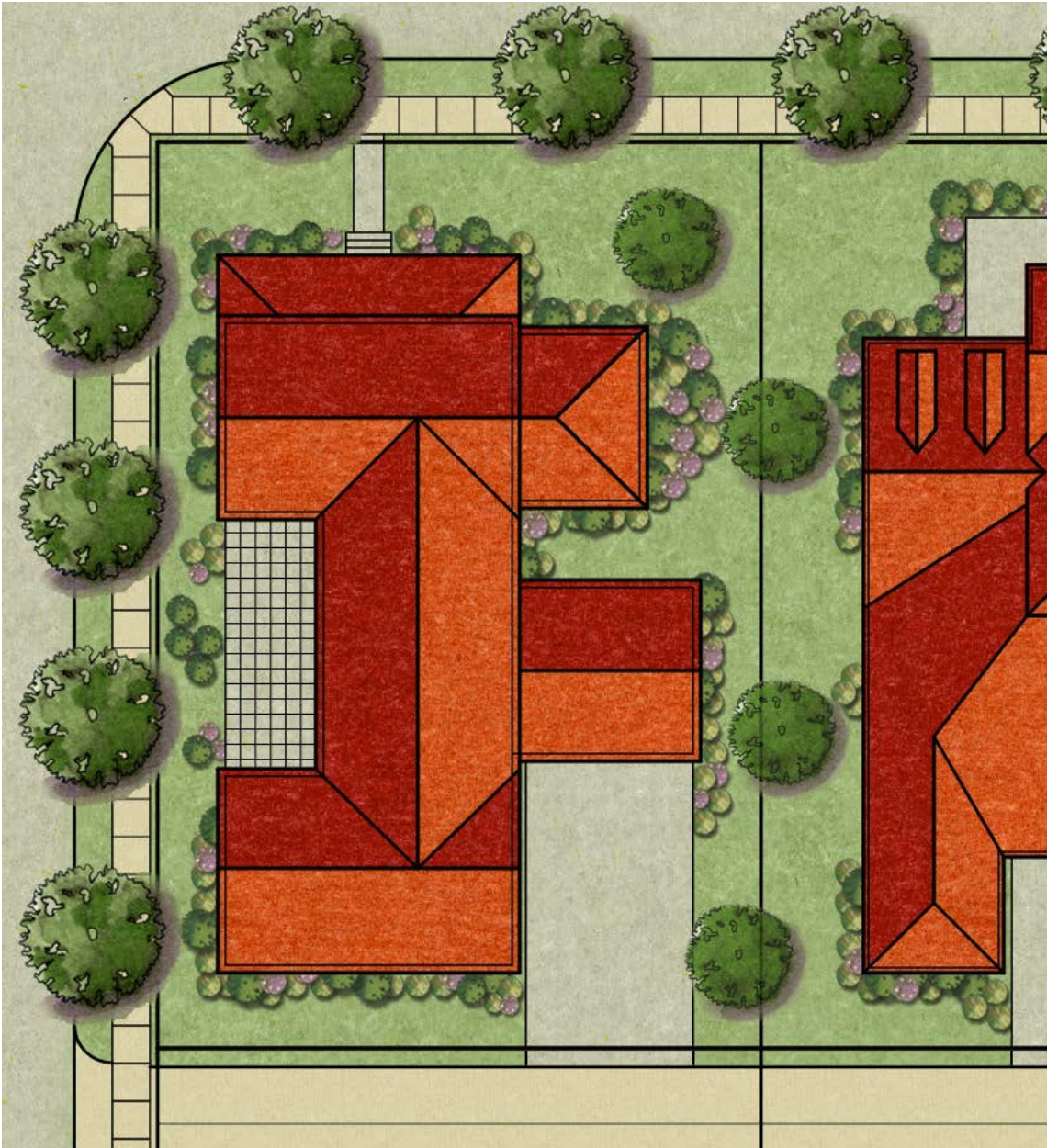
MANOR LOTS



MANOR LOTS



MANOR LOTS



LOT STANDARDS

Min. Lot Area: 6,000 sq. ft.

Min. Lot Width at Front Setback: 60 ft.

Min. Front Yard Setback: 10 ft.(to any yard bordering a street or open space)

Min. Side Yard Setback: 5 ft.

Min. Rear Yard Setback: 5 ft.

Min. Rear Yard Setback to Garage: 5 ft. (to alley) or 18 ft. (to alley with tandem parking)

Maximum Building Height: 45 ft.

Vehicular Access: Rear-load from alley

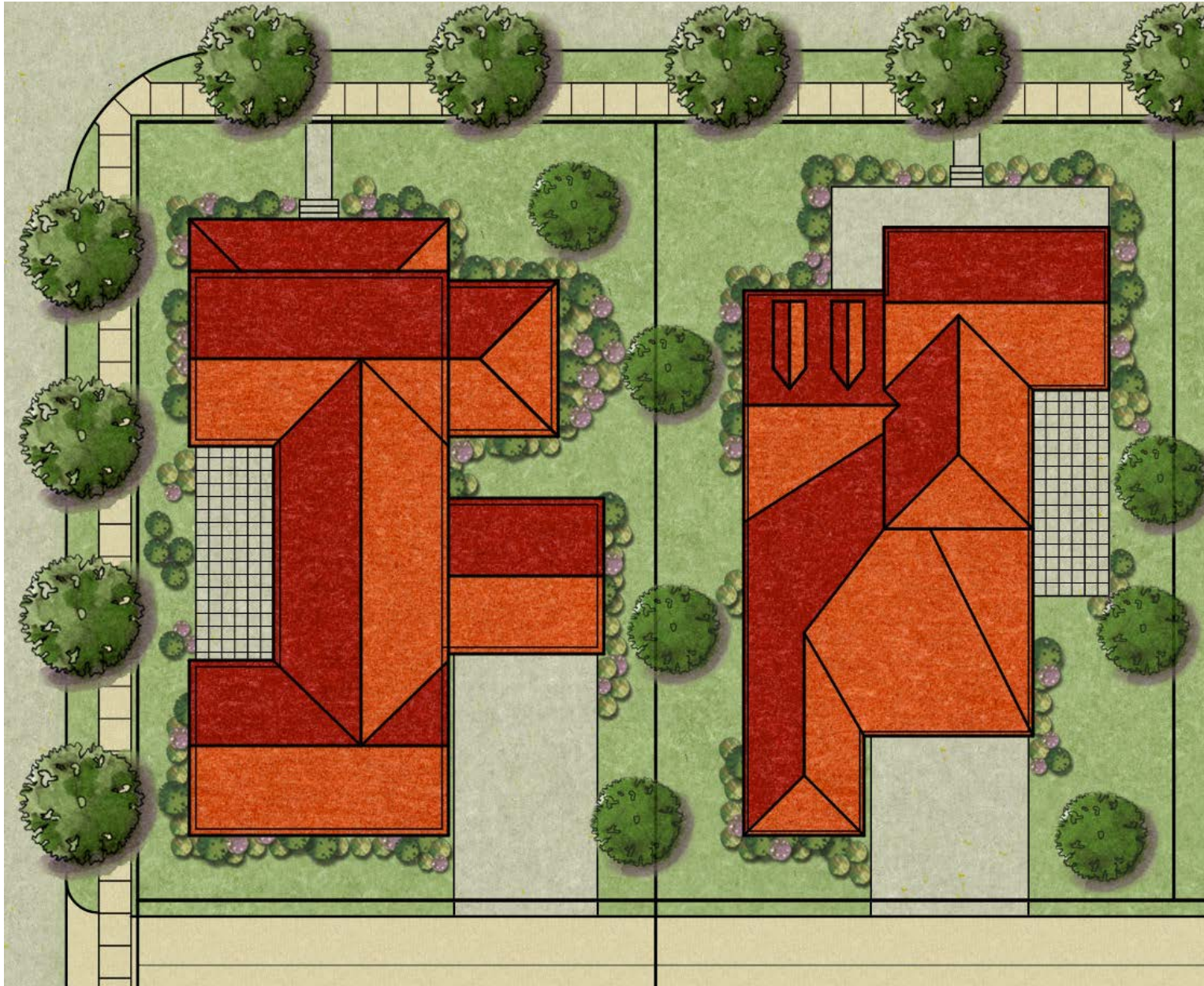
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MANOR LOTS





Attached Single-Family Homes





EXTERIOR MATERIALS AND COLORS

The palette of materials & colors for the attached homes is the following:

- A brick or stone base course will be provided which may extend to the sill line of the first floor. Appropriate exterior wall finish materials will be brick, stucco, wood siding, wood shakes, fiber-cement siding or shakes.
- The color schemes will be white or a light-tone neutral color with deep color usage provided on doors, windows, shutters, awnings & railings.

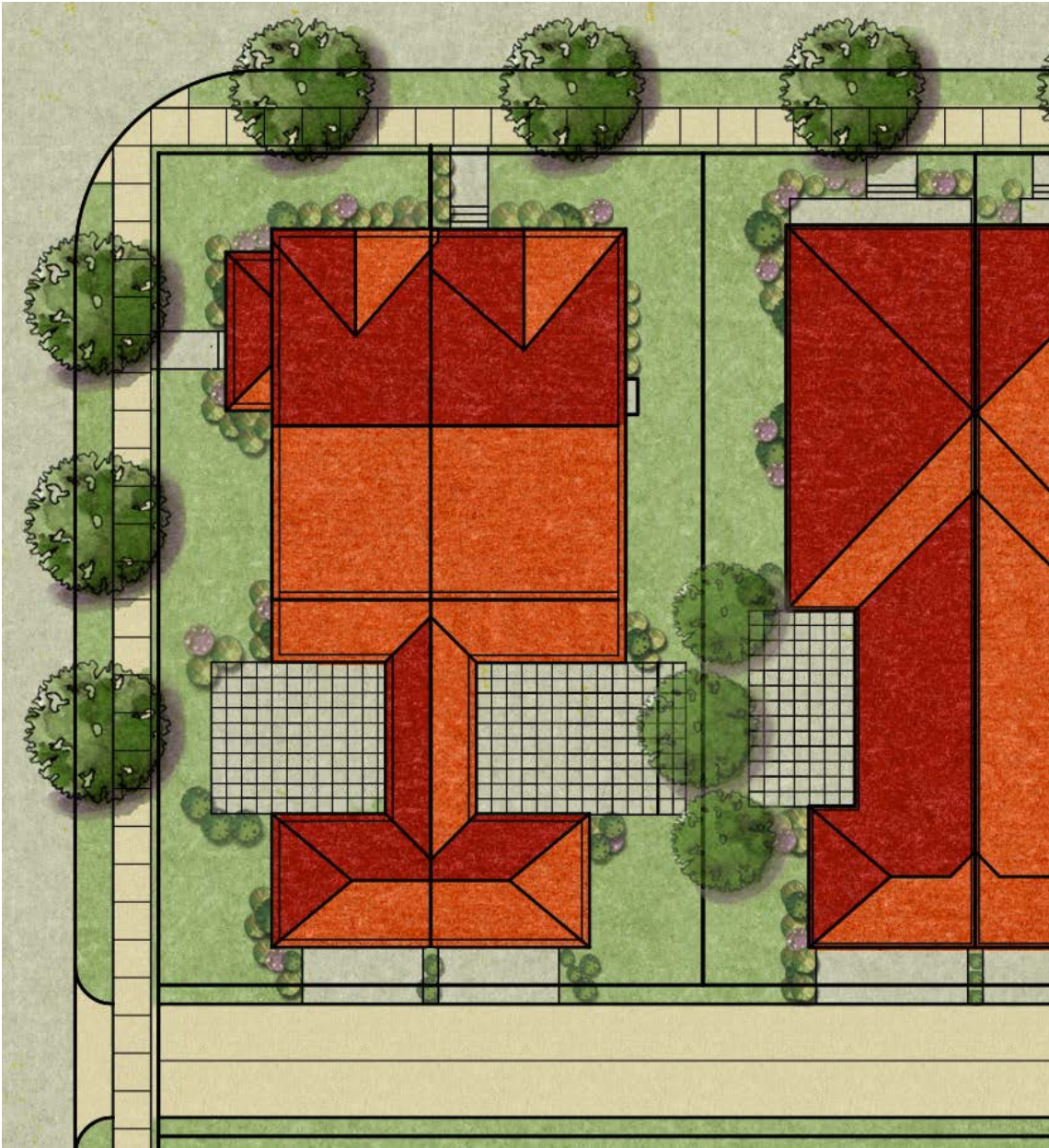


Attached Homes – 70 lots

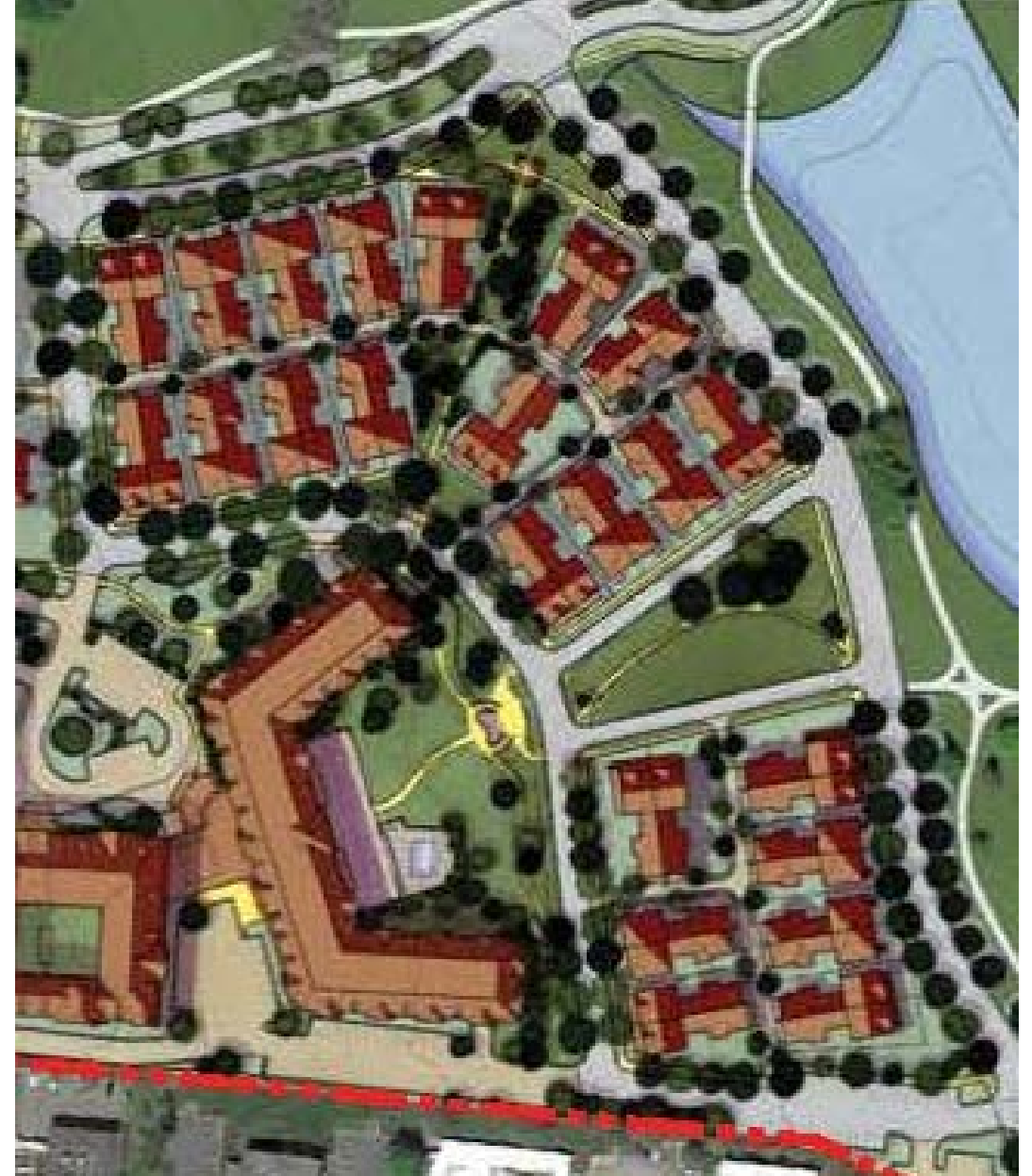
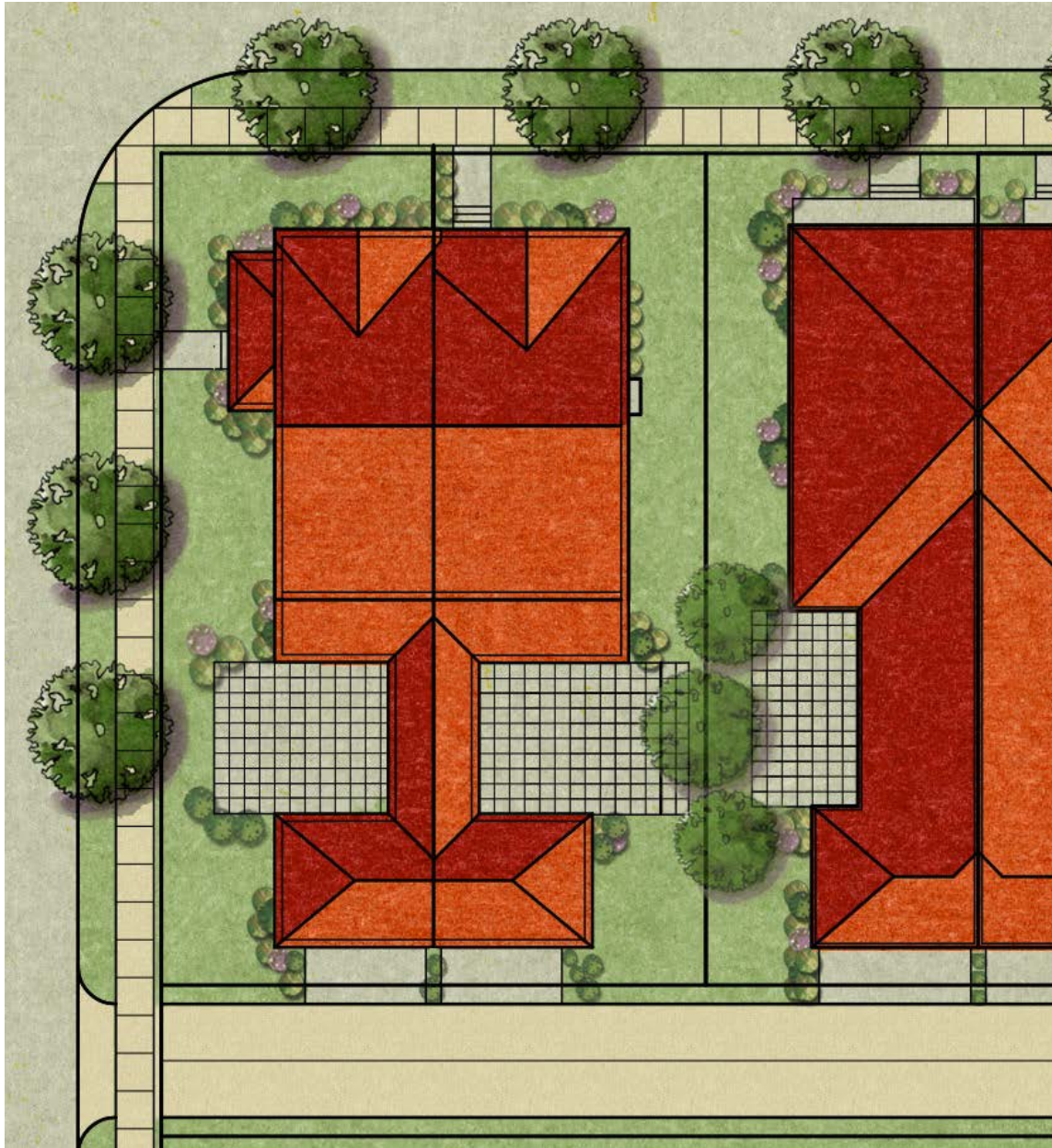
Legend

-  Park Space
-  Single Family Residential - 53 homes
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-  Inn - 50 rooms
-  Senior Living - 330 total units

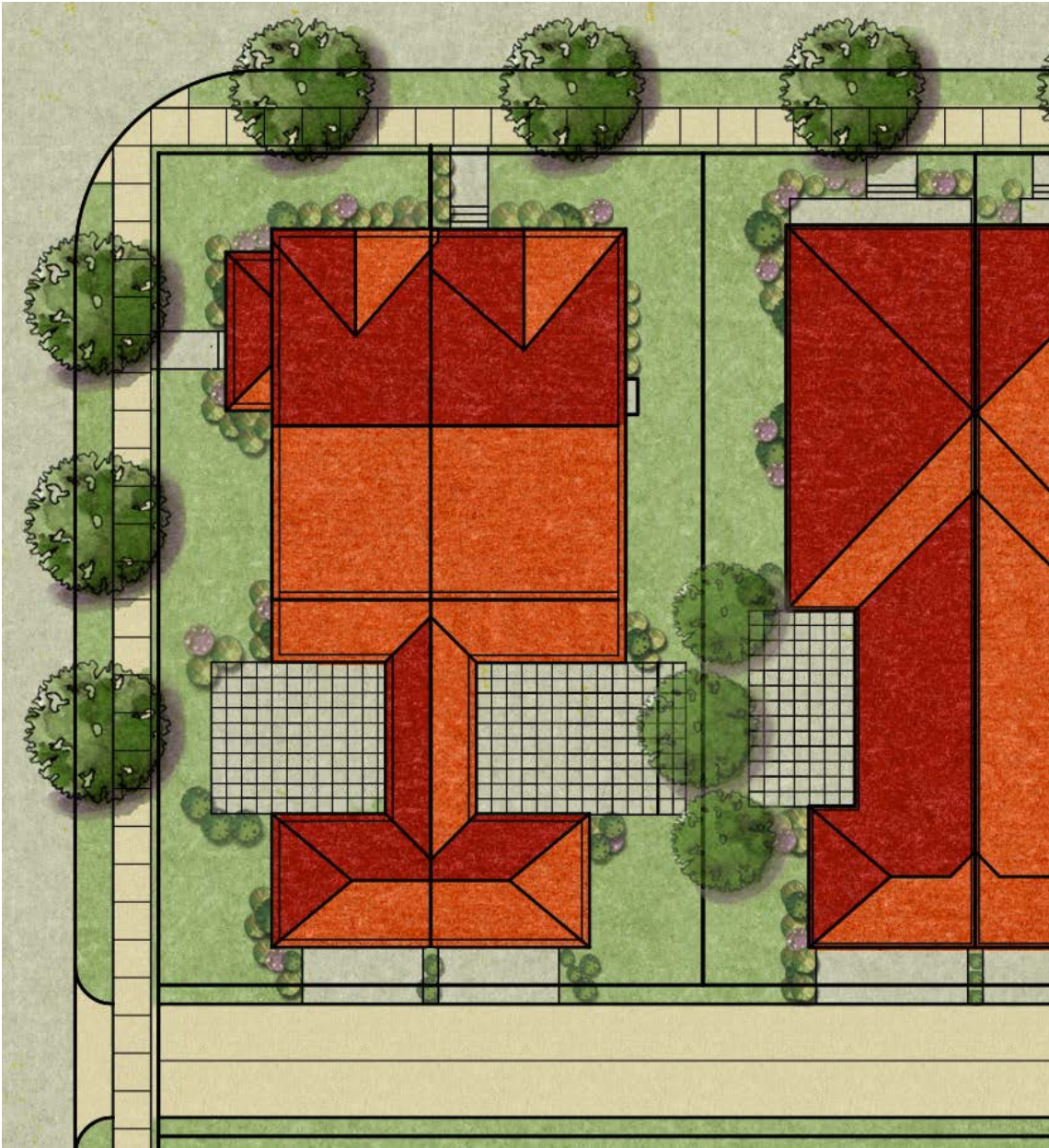
ATTACHED HOME LOTS



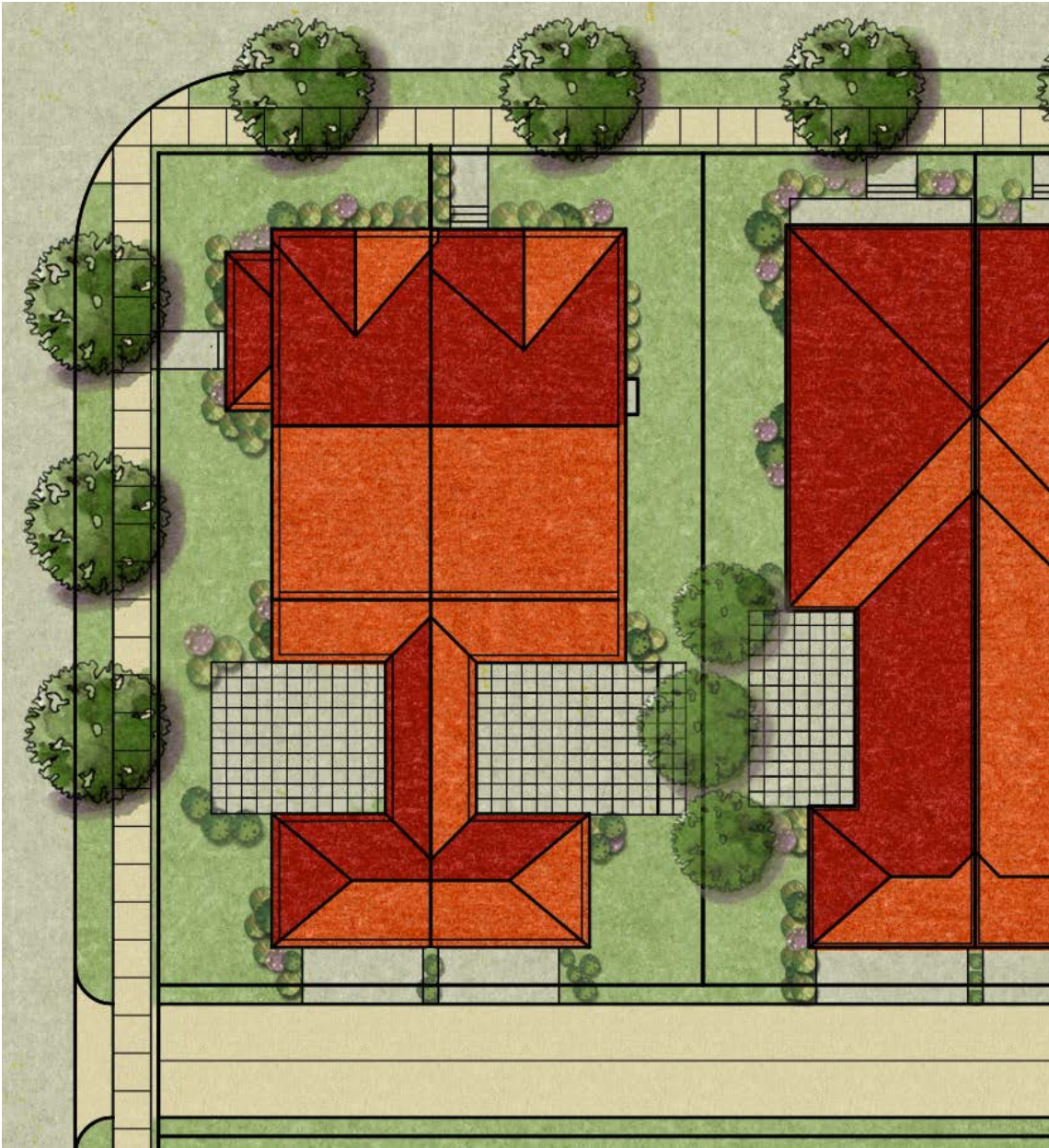
ATTACHED HOME LOTS



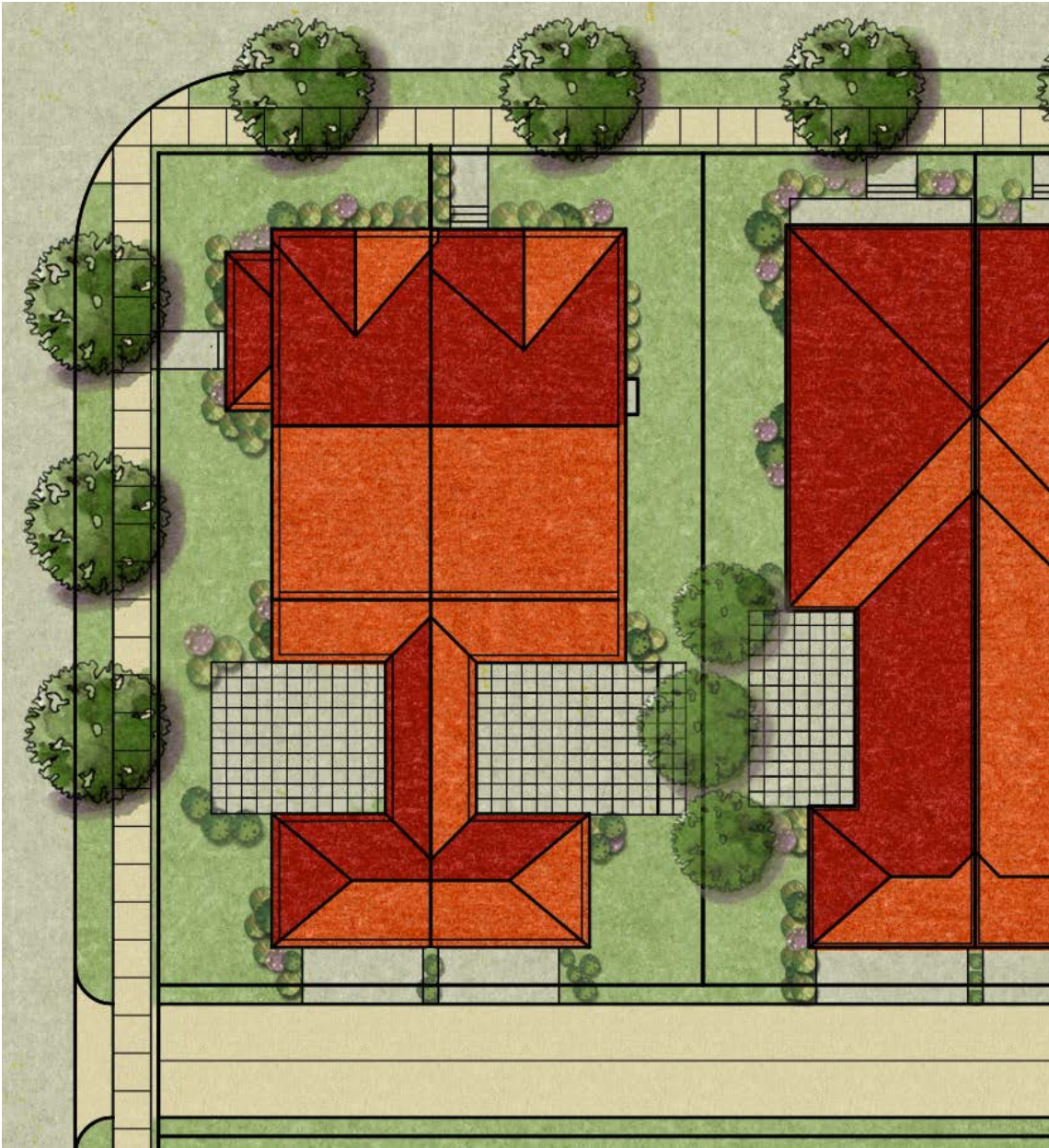
ATTACHED HOME LOTS



ATTACHED HOME LOTS



ATTACHED HOME LOTS



LOT STANDARDS

Min. Lot Area: 3,000 sq. ft.

Min. Lot Width at Front Setback: 25 ft.

Min. Front Yard Setback: 5 ft. (to any yard bordering a street or open space)

Min. Side Yard Setback: 0 ft. (where attached) / 6 ft. (to an interior lot line)

Min. Rear Yard Setback: 5 ft.

Min. Rear Yard Setback to Garage: 5 ft. (to alley) or 18 ft. (to alley with tandem parking)

Maximum Building Height: 45 ft.

Vehicular Access: Rear-load from alley

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