

**Minutes**

The City Council of the City of Leawood, Kansas, met for a Special Call Meeting at City Hall, 4800 Town Center Drive, at 6:00 P.M., on Monday, April 18, 2011. Mayor Peggy Dunn presided.

**Councilmembers present:** Julie Cain, James Azeltine, Debra Filla, Jim Rawlings, Gary Bussing, and Carrie Rezac

**Councilmembers absent:** Councilmembers Lou Rasmussen and Andrew Osman

**Staff present:** Scott Lambers, City Administrator  
Chief John Meier, Police Department  
Captain Dale Finger, Police Department  
Mark Andrasik, Info Systems Director  
Richard Coleman, Comm. Dev. Director  
Deb Harper, City Clerk  
Patty Bennett, City Attorney  
Joe Johnson, Public Works Director  
Chris Claxton, P&R Director  
Dawn Long, Interim Finance Director  
Pam Gregory, Assistant City Clerk

**Others Present:** Ken Henton, Hoefler Wysocki Architects  
Jim Stearman, Hoefler Wysocki Architects  
Dave Walter, McRealty Group

**Discuss design of future Justice Center, to be located on  
SW corner of 117 & Tomahawk Creek Parkway; Project # 76008**

Mayor Dunn called the meeting to order at 6:05 P.M. Introductions were made by those present.

**Overview of Interior**

Ken Henton, Hoefler Wysocki Architects, gave a brief overview of the interior and exterior layout of the Justice Center.

The lower level consists of a parking garage, police booking area, property and evidence room, locker rooms, communications, Emergency Operations Center [EOC], Information Systems [IS], and a 9,000 square foot unexcavated basement. The main level consists of two lobbies; one for police and one for court with a connector corridor linking the two, an upper floor parking deck that enters the back of the building, a training room, community room, records room, patrol functions, a shared break room, an open staircase for natural lighting, the courtroom, and clerk and prosecutor areas. The upper level has a two-story opening in the lobby area and consists of police and administration, investigations, IS, legal offices, and a shared conference room.

**Overview of Exterior**

There are two primary entrances to the site; one off of 117<sup>th</sup> Street, and one off of Tomahawk Creek Parkway. Coming into the site, there is a drop-off area at the main plaza. There are 160 parking stalls in this area plus a two-story parking garage with 60 stalls on top and 50 stalls below. Staff will have the ability to park in the underground garage or a parking area secured by a gate. The Master Plan with the diagonal walks and trees was kept in sync with City Hall and the library to help create a strong connection. The building is placed at an angle to reinforce the access that points directly at City Hall with a nice front lawn, trees, and large public plaza. This will be beautifully landscaped with benches for seating. As the site slopes down at the second entryway, they created shallow terraces with landscaping and a flag plaza. The consensus was to leave the back corner of the campus open to install a water feature or public art piece.

**Presentation of Design**

Jim Stearman, Hoefler Wycoki Architects, gave a presentation on the design of the Justice Center.

Every face of this building is a face to the community with a formal front side and informal park-like sides. The access that points to City Hall is one of the first faces that greets the community driving east on 117<sup>th</sup> Street. This is a large asymmetrical building with symmetrical parts, which reinforces the civic nature of Leawood and links the enduring style of City Hall with its colonial style, brick masonry, and cast stone accents. As the building faces 117<sup>th</sup> Street and Tomahawk Creek Parkway, the idea was to bring the park setting of Tomahawk Creek to the site. With this in mind, the trails and plantings will have a softer, more natural feel and is a nice way to integrate the trail system along the edge of the site. The back side introduces the rotunda that alludes to the corner. There is an opportunity to have the glass area of the court building light up at night. As a part of the Master Plan discussions, reinforcing the corner was a priority because it faces the community. As the site lowers, the base of the building emerges and will be constructed of a cast or limestone material all along the park side. The parking structure is intentionally designed to resemble the building and not a parking structure.

Mr. Henton clarified the parking garage will be extended along the façade allowing the landscaping to step up with short retaining walls to break up the building height.

As a part of the ordinance, there will be several evergreen and deciduous trees planted along the face of the building.

Mr. Henton stated the two-story glass overlooking the police lobby will be enclosed to prevent audio from transmitting down.

Both entrances have a focal point to the center plaza. The police lobby will be constructed of cast stone material for durability. The corridor links the police and court lobbies together. Report writing is set up on the second floor in the rotunda, which has a lot of natural light. The mechanical units will be hidden in the roof elements and will not be visible from the street. They included borrowed lighting at as many locations as possible with high and side windows.

Councilmember Cain asked how close the roof, brick, and columns of the building will match City Hall. Mr. Henton responded if the Council preferred, they could match the materials exactly. Mayor Dunn noted they definitely want a 50-year slate roof.

Councilmember Bussing thought the glass throughout the building, particularly the west side, would need to have some UV screening. Mr. Henton responded they are looking at a high performance double-pane glass that has a tinted outside pane. It has a "low-E" coating to help with heat transmission and reflecting UV rays. They are also looking at roller shades that have different levels of transparency. One option for the lobby spaces could be a ceramic fritted dot pattern on the glass, which dims the severe nature of the sun.

Councilmember Rezac confirmed with Mr. Henton the building columns would be rounded to match City Hall. They are considering tapering the square pilasters to make them more rounded as well.

The connector link will be as light and airy as possible with the opportunity to have a City seal with back lighting.

Mayor Dunn confirmed with Mr. Henton there would be room on the southern portion of the site for possible future buildings. Mr. Henton noted there was also enough room to install another bay of parking along the edge of the site, if needed.

Councilmember Azeltine asked how they determined the number of parking spaces. Mr. Henton responded they considered the demand for court and came up with 160, with 10 additional stalls for court staff. There will also be some additional stalls in the lower-level parking garage for staff overflow.

Police Chief John Meier stated officers will park their personal cars on the upper level with the police cars parked in the garage below.

Mr. Henton was comfortable there would be enough parking stalls with the opportunity for expansion, if needed.

Public Works Director Joe Johnson confirmed there had not been any flooding at the Justice Center site location; however, once over the last 15 years, the north bound lanes of Tomahawk Creek Parkway had flooded north of this site with a couple of inches of water. The south bound lanes are a few feet higher. Mr. Henton reiterated comments from a previous meeting that this building would be approximately 4 feet above street level.

Councilmember Rezac confirmed with Mr. Stearman there would be an entry element on the east side of the building and asked if there would be something similar on the north side. Mr. Stearman responded they could install a monument sign to the left of the main entrance at the flag plaza location.

Mayor Dunn asked what material would be used for the plaza area. Mr. Henton responded it could be stamped or colored concrete, or brick, depending upon the budget. They could have it bid as enhanced paving as an alternate.

Mayor Dunn confirmed they had reached consensus during the last work session to proceed with the rough-in of the 9,000 square foot basement to be bid as an alternate.

Councilmember Rezac thought they did a great job including the highlights from City Hall and the timelessness of the building would serve the City well.

Councilmember Filla asked if stormwater could be used for the water feature. Mr. Lambers replied this would need to be chlorinated to keep clean. He proposed they complete the corner feature first, and then if desired in the future, install a cascading water feature. Currently, neither of these are in the base budget.

Councilmember Filla asked about LEED certification. Mr. Henton confirmed they were currently not going to have the building certified; however, if they decided to do so, there are substantial costs involved completing the energy models and certification. The geo-thermal upgrades on the mechanical system will payback within 10 years and give LEED points. The City will still get the value even though there won't be certification.

Mayor Dunn thought if this was private money and not public money they could analyze LEED certification. They can attempt to complete as many LEED features as possible without going through the cost of certification. Mr. Henton indicated they would create a checklist of all the LEED features that have been incorporated into the design.

Mr. Lambers stated plans are to break ground in March of 2012 at the latest, and occupancy should take place during the summer of 2013.

There being no further business, the work session was adjourned at 7:20 P.M.

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Pam Gregory, Recording Assistant City Clerk