Project Design
Oak Street West Development Phase III
UMKC

The Oak Street West Development Phase III, also referred to as the 51 Oak Mixed Use Development by the Developer (VanTrust Real Estate, LLC) involves a partnership between UMKC, Kansas City Young Matrons (KCYM) and VanTrust Real Estate. The proposal will first relocate the existing KCYM Clubhouse to UMKC property. This will allow the existing KCYM site, the adjacent 51st Street Annex Building site and surface parking lots to be redeveloped with the construction of a new mixed-use development through a long-term ground lease to serve UMKC and the surrounding community. The Board has given approval to the following property transactions:

- Land swap and relocation of the KCYM Clubhouse from 5100 Oak Street to the corner lot at 52nd and Cherry Streets, April 2010
- Ground lease to the Developer for approximately 2.01 acres at 5100 Oak Street, 5120 Oak Street and 301 East 51st Street, April 2014
- Property lease of approximately 11,060 gross square feet (gsf) of office space from the Developer for the UMKC Student Health, Counseling and Disability Services within the project, December 2014

The new six story, 425,859 gsf building is located on the southwest corner of 51st Street and Oak Street between 51st Street on the north and the Central United Methodist Church property on the south and Oak Street on the east and Brookside Boulevard on the west. The project includes:

- Whole Foods Market grocery store on Floor Level One and Mezzanine, with parking (approximately 41,730 gsf with 173 public surface parking spaces and 33 employee structured parking spaces)
- Market rate apartment housing on Floor Levels Mezzanine, Podium (Two), Three, Four, Five, and Six with parking (approximately 139,000 gsf with 170 units and 235 structured parking spaces)
- UMKC Student Health, Counseling and Disability Services medical office space on Floor Levels One and Podium (Two) with parking (approximately 11,060 gsf with 4 structured parking spaces)

The exterior material will include a blend of brick or stone, sustainable wood screens, wood lap siding and metal panels. The parking structure exterior, which is only exposed on the south elevation, will be architectural precast with metal and sustainable wood screening elements. The structure for Levels One, Mezzanine and Podium (Two) will be concrete foundations and framing. The structure for Levels Three through Six will be wood frame. The site is heavily landscaped and surface parking is screened from the campus and the adjacent neighbors.

The Developer selected Weitz Company, LLC of Lenexa, Kansas as the design/build contractor with HOK of Kansas City, Missouri as the Architect. Weitz Company has stated their intent to meet the goal of 15% MBE and 10% WBE participation on the UMKC office space portion of the project. Construction is planned to be completed in late 2017. A site plan, floor plans, and renderings of the building design concept are attached.
51 Oak Mixed Use Development

View from 51st & Oak

April 9-10, 2015
APT. TYPE

TYPE A
TYPE B
TYPE C
TYPE D
TYPE E
TYPE F
TYPE G
TYPE H
TYPE X

51 Oak Mixed Use Development

Floor Plan - Level 3
1" = 30'-0"

April 9-10, 2015

OPEN - FIN - INFO 4-8
51 Oak Mixed Use Development

Floor Plan - Level 5

1" = 30'-0"

April 9-10, 2015

OPEN - FIN - INFO 4-10