

## 5701 Steering Committee Meeting Notes April 9, 2019

**Members in attendance:** Jacob Laha, Staci Chivetta, Larry Cisneros, Carol Whitlock, Fred Tebbenkamp, Sean Zaudke, Stoney Bogan, Billy Crook, Nida Dillon

**Governing Body members:** David Neal, Chris Evans Hands

**Staff members:** Chris Engel, Anna Slocum

**Consultants:** Vicki Noteis, Bob Collins, Hank Moyers

The consultant team provided a summary and recap of the March meeting. Material reviewed included:

- Building and location
- 1951 is the weakest structure
- Renovation cost summary removing 1951 with bare minimum renovation costs being \$2.5 - \$3 million to keep and occupy the building
- There has been no cost estimate provided for moth balling the building at this time.
- Future building use will determine and drive improvement costs, current estimates for renovation are \$300/square feet
- Due to the expense of fixing the 1951 section, none of the estimates include retaining that section
- Demo costs need to be included and were not calculated. These costs will vary depending on the materials to be salvaged.

The team provided examples of regional precedence of downtown spaces based on goal statements the committee members provided at the end of the March meeting. Goal statements were sorted into four main categories: downtown connection; minimize costs/maximize revenue; historic respect/preservation; miscellaneous ideas/quality of life. Two people specifically stated “demolish building”. Examples of spaces included Liberty, Linden Square in Gladstone, Gardner and Old Town Lenexa. These municipalities focused on festival space and useable streetscapes to enhance the area.

Utilizing the goal statements, the committee broke into three groups encompassing the broad categories of: Open Space, Preservation and Catalyst to spur discussion with each group reporting back.

Catalyst Group Report Back:

Considerations for what can be achieved

- Location is key
- Maintain control of property
- Flood control / overall flood plain considerations
- Visibility

Development ideas:

1. Maintain 1911/1938 – renovate for flexibility / event space
2. Private development with investment stipulations
3. Outdoor development with city retaining land
  - a. Gut building maintain shell
  - b. Destination park with connection to Farmers’ Market

#### Open Space Group Report Back:

Considerations for what can be achieved:

- 1911/1938 most interesting
- Site to work with Merriam Marketplace
- Year-round activities
- Rentable structure
- Public / Private Partnership
- Complimentary to new community center

Development ideas:

1. Open air pavilion with roof or open to sky available to rent
2. Amphitheater with building walls as stage backdrop – playground / sprayground to fill gaps
3. Performing arts space

#### Preservation Group Report Back:

Considerations for what can be achieved:

- Keep Irene B. French name

Development ideas:

1. Education museum with creative orientated exhibits
2. Art & Craft Fair / Kid Orientated Camps
3. Mothball with plan to achieve specific development
4. Keep shell incorporate destination playground

After each groups' report back, there were three items of consensus from each group:

1. City maintains ground
2. If building remains only the 1911/1938 sections would remain
3. Kid orientated / destination theme to bring people back

The meeting ended preparing for the Public Meeting on April 29. Discussion included strategies for presentation to the community to educate on issues of building and ways to present the preference image exercise. Committee members will need to be available to help listen to questions, provide feedback or make connections with staff to help with the education process during the event. The first public meeting will be taped. This will provide education material for community engagement opportunities for those not able to attend. After the first public meeting, specific committee goals will be determined to verify the committee is moving in the right direction. In addition, the consulting team will provide three of four possibilities discussed at the public meeting to include an estimated expense range for each.