

## 5701 Steering Committee Meeting Notes May 1, 2019

**Members in attendance:** Jacob Laha, Staci Chivetta, Larry Cisneros, Carol Whitlock, 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 of the Public Meeting held April 30. Participants were given 8 “yes” votes and “4” no votes with no restriction on how many dots allowed per concept. These results do not reflect any committee members votes only community members in attendance. The dot results were:

Concept	Yes Votes	No Votes
Community Gathering Space	18	2
Movie Nights in the Park	13	1
Dog Park	14	3
Concert Venue	12	2
Community Gardens	11	0
All Ages Playground	10	1
Multi-Generational Playground	13	4
Festival Space / Plaza	8	0
Start-Up Business Space	8	0
Nature Play Area	8	0
Education Theme Park	7	0
Year-Round Pavilion	7	0
Event Space	7	0
Botanic / Perennial Gardens	6	0
STEMS Learning Event	5	0
Mixed-Use Buildings	8	0
Park	4	0
Ice Skating	10	6

Analysis of this feedback indicates that outdoor activities were the top vote getters but overall the top concepts can be categorized into three general uses: Outdoor Space, Playground and Mixed Used.

Summary of feedback from the meeting included:

- ❖ Salvage a wall or two but utilize the land for open space.
- ❖ Don't raise taxes to develop.
- ❖ The majority want to see the City maintain ownership of the property.
- ❖ Education of issues will be key
- ❖ Demolition of the building might be as expensive as to retain portions of the building.
- ❖ 1951 section is the worst section even though it houses mechanical
- ❖ Funding questions
- ❖ Will developing the site propose new programming or services?
- ❖ Utilizing the 1911 section without tons of cost. What use does the shell provide?
- ❖ Structural concerns of gutting building with or without the roof.
- ❖ The more you salvage the more expensive demolition.

- ❖ Flexible programming to allow change for future decisions.
- ❖ Consistent economic activity to the area.

After discussing the feedback from the Public Meeting, the committee was tasked to provide guidance to the Consultants on what concepts/ideas to develop further. Ideas that the committee could all agree on included:

- ❖ The 1950s section has no value for renovation
- ❖ The 1911 section has historical significance, there is not the same significance with the other sections.
- ❖ Attractive event space requires a “start new” approach
- ❖ Purpose of keeping the 1911/1937 sections would require the space to be conditioned and a purpose for how it will be used.
- ❖ There is limited support for the city to sell the land, the city would investigate the idea of leasing to meet one of the highest voted concepts.

Options the committee would like the consultants to investigate further for development are:

1. Keep the 1911 shell to allow for event space and kitchen and include outdoor space options.
2. Demolish entire building and meet goals of outdoor concepts identified through the dot survey.
3. Mixed-used start up space providing a business ready space using 1911/1937 sections.

In all the options where demolition will occur, there should be options considered for salvaging materials, specifically the cornerstone, decorative brick design and limestone blocks.

These ideas will be developed by the consultant with the concepts being brought forward for further refinement by the committee. The consultant should consider the expense/revenue side of all options. Quality of life options should be qualified from a maintenance long-term expense perspective. Costs should be qualified into ranges.