

Lee's Summit Farmers Market Development

City Council Presentation



LANE4
PROPERTYGROUP

GLMVArchitecture 

olsson

CW



INTRODUCTION

MEET THE TEAM!





GLMVArchitecture



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CW



PAUL MICHELL



KOREY SCHULZ



SAMMEY COLLINS



LUCAS BROOKS



DARREN VARNER



ROGER WEBB



DAN PIERCE



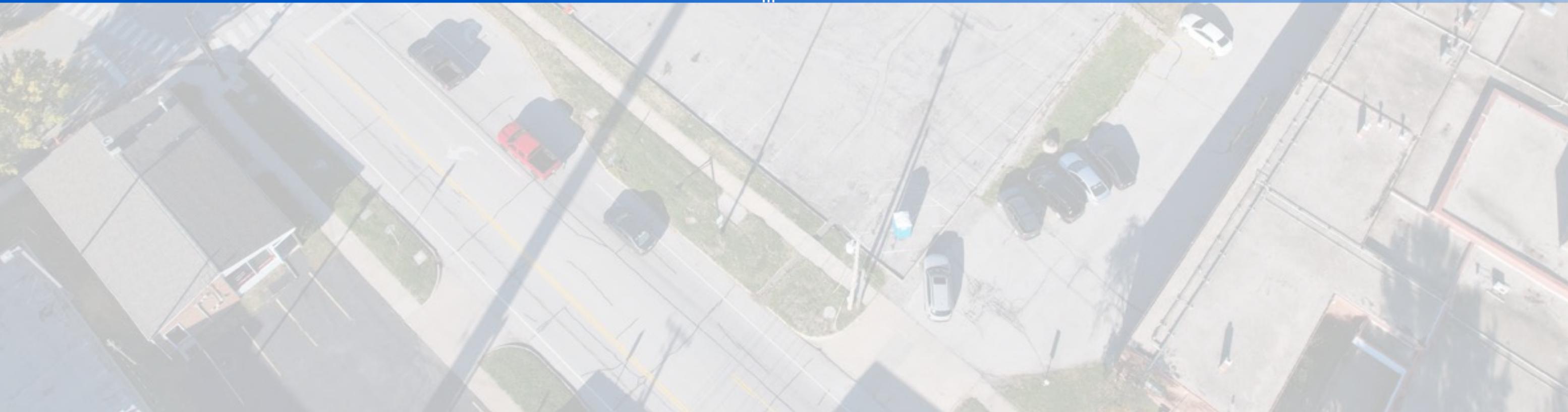
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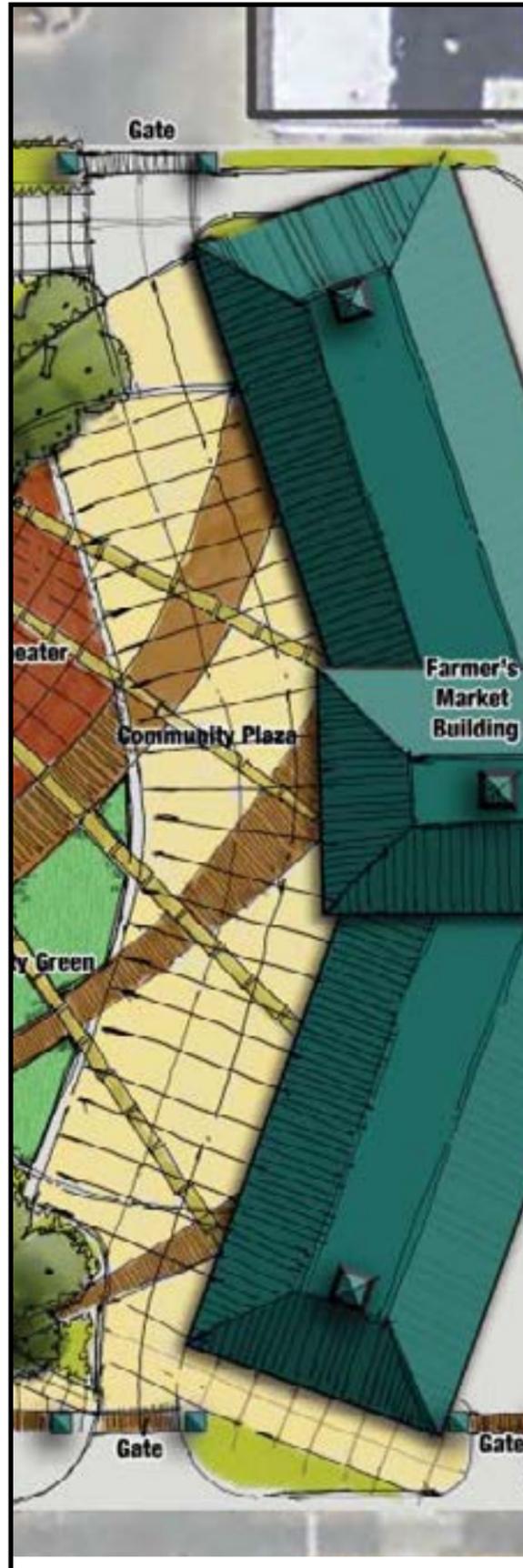
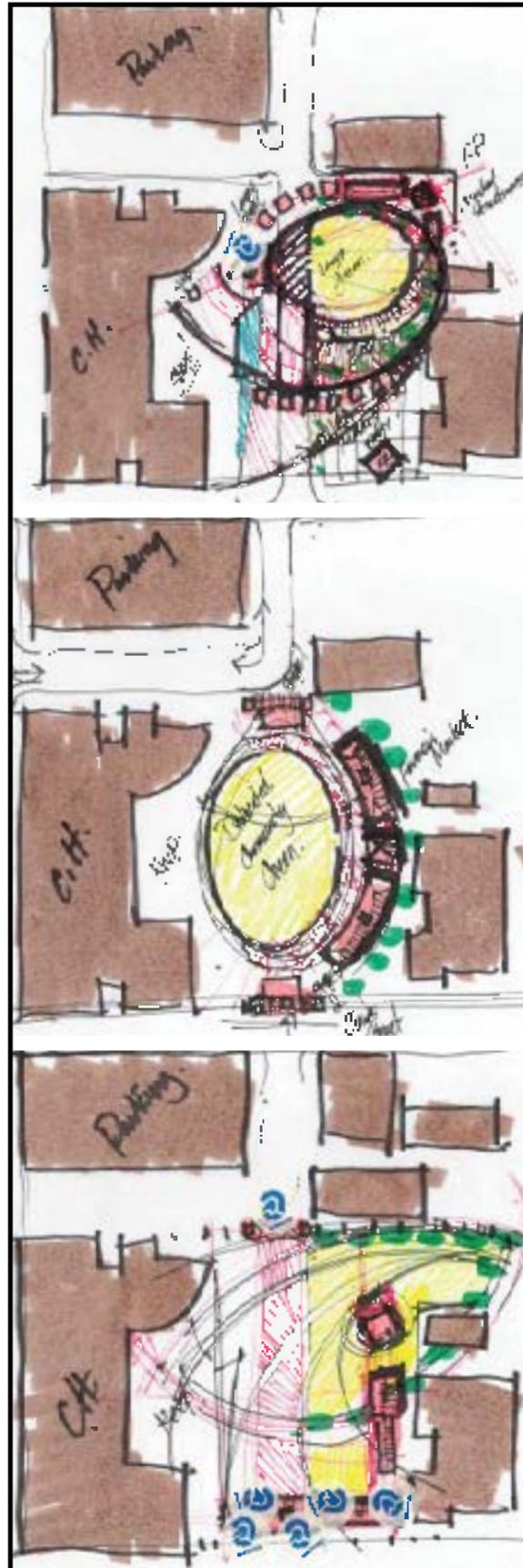
PROJECT HISTORY

HOW DID WE GET HERE?



PROJECT HISTORY

- VOTERS APPROVED GENERAL OBLIGATION BOND WHICH ENCOMPASSES THIS PROJECT (2013)
- DOWNTOWN MASTER PLAN TASK FORCE REPORT (2015)
- DOWNTOWN HOUSING & PARKING STUDIES (2015)
- PERFORMING ARTS + FARMERS MARKET CHARENTE (2016)
- OLSSON CONCEPTUAL PLANS RELEASED TO PUBLIC (2020)
- CITY ISSUES RFQ FOR DEVELOPMENT PARTNER (2020)
- CITY PARTNERSHIP ANNOUNCED FOR DOWNTOWN MARKET PLAZA WITH LANE4 (2021)
- RFP ISSUED BY LANE4 FOR MASTER ARCHITECT (2021)
- GLMV SELECTED AS MASTER ARCHITECT FOR THE DOWNTOWN MARKET PLAZA (2021)







SITE LAYOUT EVALUATION



SITE LAYOUT EVALUATION



SITE LAYOUT EVALUATION



BIEDERMAN PROGRAMMING RESULTS

Item	Description	Quantity	Unit	Cost	Total
MEETINGS	MEETINGS - 3 - Full Pkg				
MEALS	MEALS - 3 - Full Pkg				
EVENTS	EVENTS - 3 - Full Pkg				
PROGRAMS	PROGRAMS - 3 - Full Pkg				
MEETINGS	MEETINGS - 3 - Full Pkg				
MEALS	MEALS - 3 - Full Pkg				
EVENTS	EVENTS - 3 - Full Pkg				
PROGRAMS	PROGRAMS - 3 - Full Pkg				
MEETINGS	MEETINGS - 3 - Full Pkg				
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PROGRAMS	PROGRAMS - 3 - Full Pkg				
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EVENTS	EVENTS - 3 - Full Pkg				
PROGRAMS	PROGRAMS - 3 - Full Pkg				
MEETINGS	MEETINGS - 3 - Full Pkg				
MEALS	MEALS - 3 - Full Pkg				
EVENTS	EVENTS - 3 - Full Pkg				
PROGRAMS	PROGRAMS - 3 - Full Pkg				



THE COMMUNITY'S PROGRAMMING PRIORITIES:



1. FOOD + BEVERAGE



2. SITE AMENITIES



3. ARTS + CULTURE



4. LIVE ENTERTAINMENT



5. CHILDREN + FAMILIES



6. FITNESS



7. HOBBIES + INTERESTS



8. SPORTS + GAMES



CITY PRIORITIES

LET'S IDENTIFY THEM

FOCUS AREAS



1. FARMERS MARKET



2. FLEX SPACE (INDOOR)



3. LANDSCAPE & EVENTS (OUTDOOR)



4. RETAIL & STAND-ALONE ATTRACTION



5. LOGISTICS & CONSIDERATIONS



FOCUS | FARMERS MARKET



THE COMPETITION



1



2



7

1. OVERLAND PARK, KS

2. MERRIAM, KS

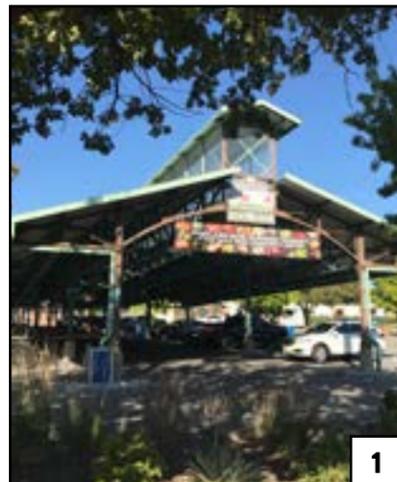
3. LEAVENWORTH, KS

4. SPRINGFIELD, MO

5. PARKVILLE, MO

6. KANSAS CITY, MO

7. INDEPENDENCE, MO



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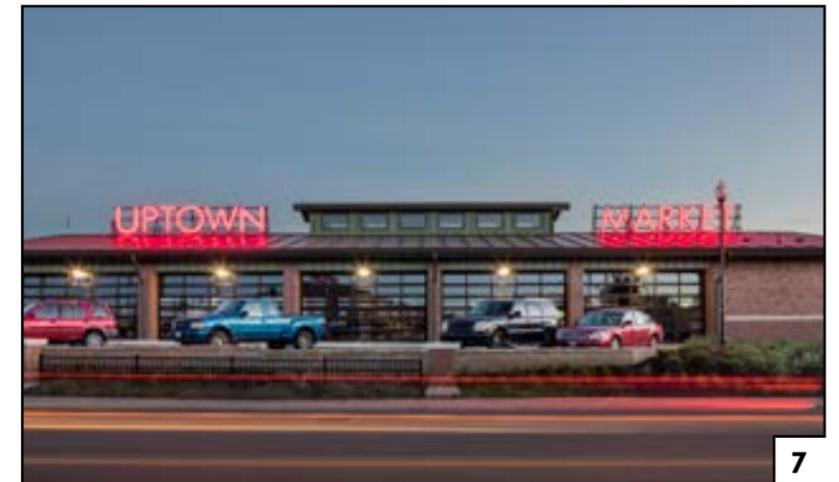


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BRINGING IN BRV EARLY IN THE PROCESS WILL HELP BRING MORE PEOPLE HERE FOR THE EXPERIENCE OF THE PROJECT AS A WHOLE

FARMERS MARKET

- 1. ICONIC SIGNAGE
- 2. BUILT INTERIOR
- 3. BLUR INDOOR / OUTDOOR
- 4. FLEXIBLE SPACE
- 5. GATHERING SPACE
- 6. TALL VOLUME
- 7. EASE OF ACCESS

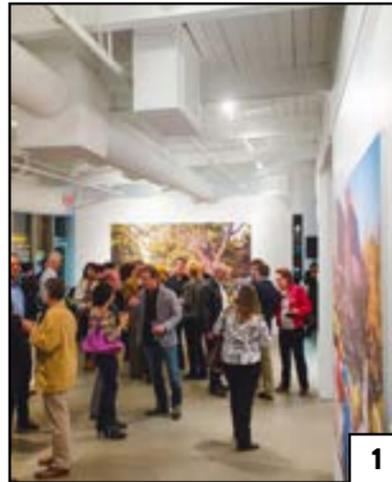


FOCUS | FLEX SPACE (INDOOR)

FLEX SPACE (INDOOR)



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1. ART EVENT

2. WEDDING

3. WORKSHOPS

4. LIVE ENTERTAINMENT

5. FLEXIBILITY

6. GALAS + FUNDRAISERS



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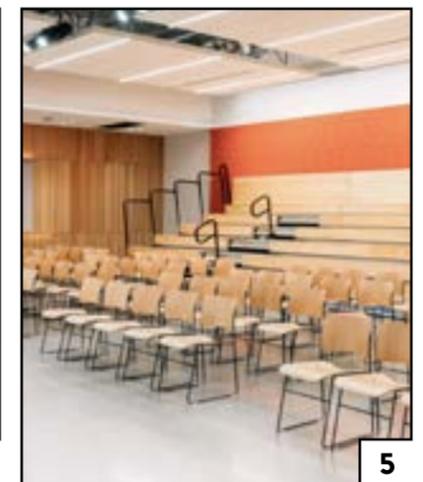
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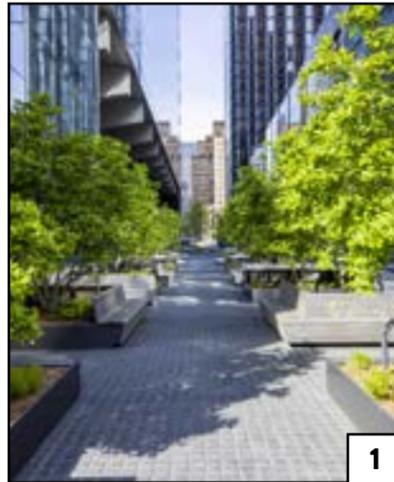


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FOCUS | LANDSCAPE & EVENTS (OUTDOOR)

LANDSCAPE & EVENTS (OUTDOOR)



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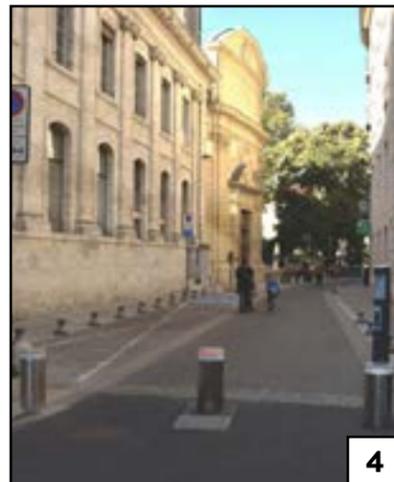
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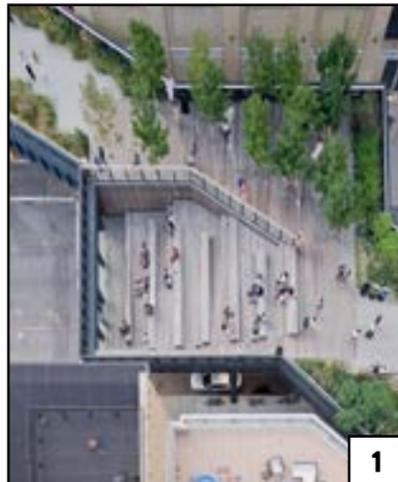
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- 1. INTEGRATED SEATING
- 2. GROUP FITNESS AREAS
- 3. OPEN GATHERING LAWN
- 4. RETRACTABLE BOLLARDS + PEDESTRIAN SPACE
- 5. WATER FEATURE
- 6. MULTI-USE
- 7. CHILDREN'S / PLAY AREAS
- 8. INTEGRATED STAGE
- 9. TEMP / MOVEABLE STAGE



FOCUS

RETAIL & STAND-ALONE ATTRACTION

RETAIL & STAND-ALONE ATTRACTION



- 1. OUTDOOR DINING
- 2. OUTDOOR BAR / PATIO
- 3. GATHERING AREAS
- 4. RETAIL SHOPPING
- 5. PUBLIC ART
- 6. OFFICE SPACE
- 7. GAMES



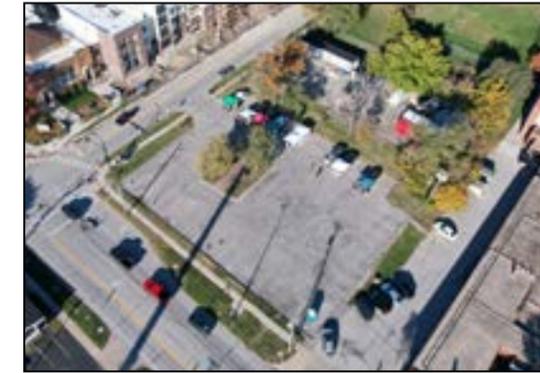


FOCUS

LOGISTICS & CONSIDERATIONS

LOGISTICS & CONSIDERATIONS

- 1. FLOOR BUILT-UP ON CURB
- 2. DURABLE MATERIALS
- 3. ACCESS TO WATER/ELEC
- 4. SCORED FLOOR FOR VENDORS
- 5. HEATING/COOLING/LIGHTING
- 6. ENCLOSABLE VS OPEN
- 7. GARAGE DOORS
- 8. EASY ACCESS FOR VENDORS AND PATRONS



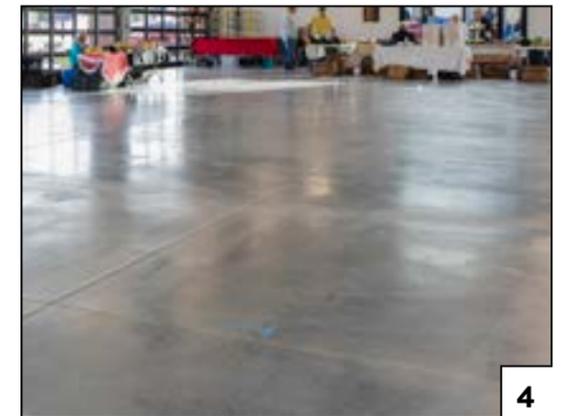
AERIAL OF CURRENT MARKET



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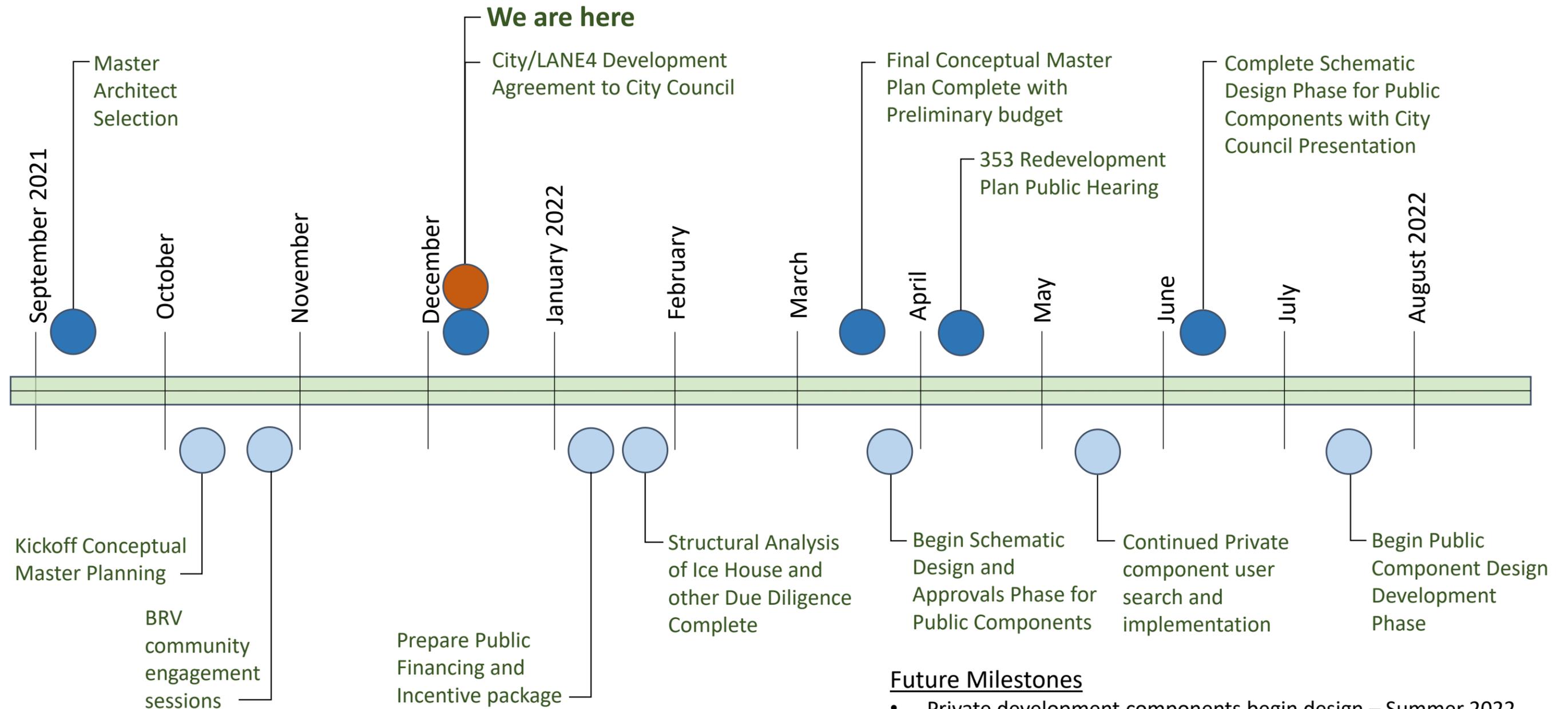


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TIMELINE



Future Milestones

- Private development components begin design – Summer 2022
- Select General Contractor for Public Components – Summer 2022
- Public Component Final Design Complete – Winter 2022
- Public Component Construction Complete – Early 2024



THANK YOU!

