

Downtown Market Plaza

City Council
April 20, 2021



LEE'S SUMMIT
MISSOURI

Yours Truly



Presentation Agenda

- Storytelling – how did we get here?
- Introduction of recommended partners
- Matters for consideration this evening
- What can be expected next and where do we go from here?

Quick History

- 2007 Cultural Arts Plan
- 2009 Strategic Plan – Quality of Life
- 2012 Cultural Facilities Master Plan
- 2012 Cultural Arts Facilities Task Force
- 2013 General Obligation “No Tax Increase” Bond Issue (Question No. 1)

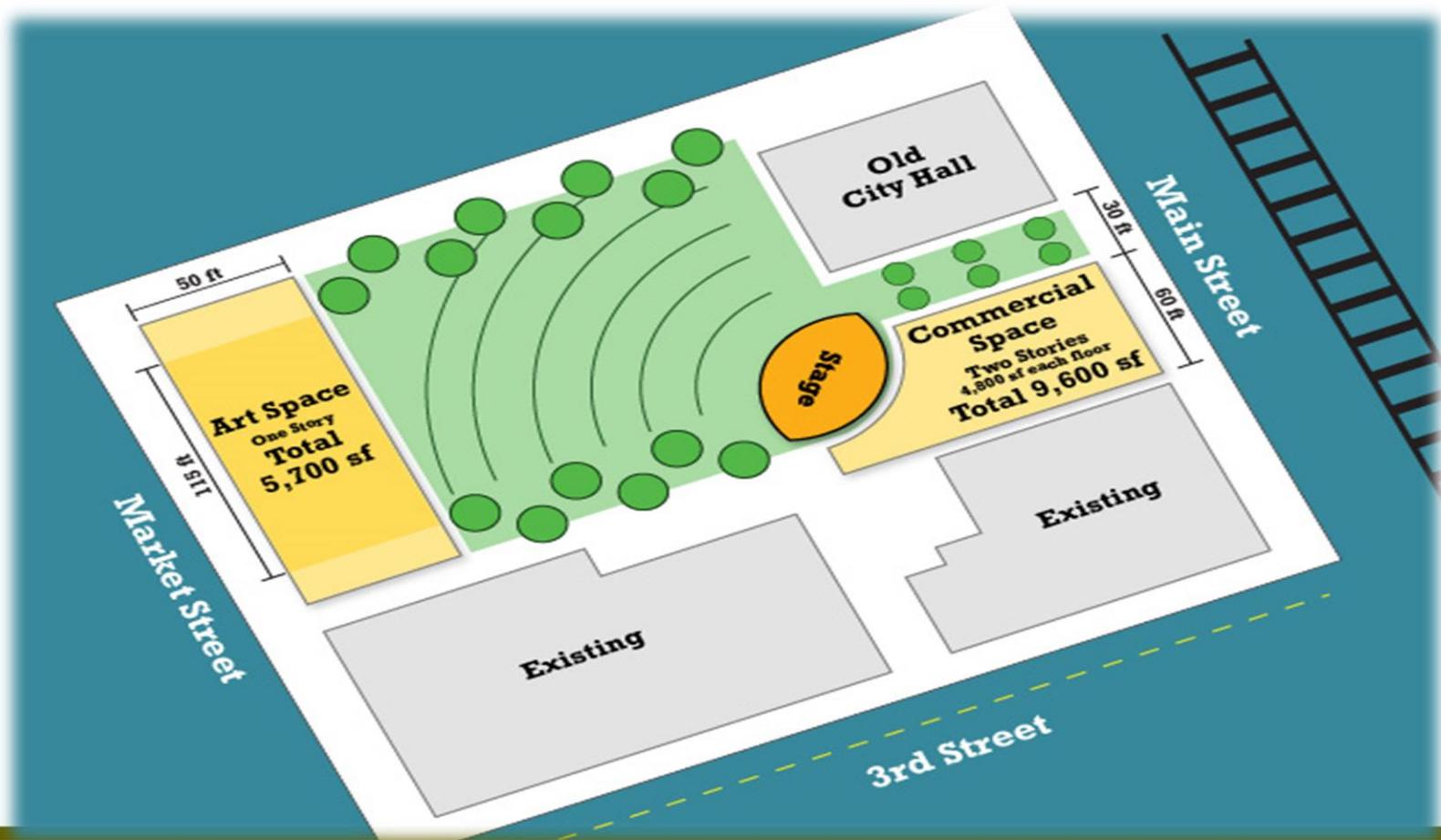
2013 GO Bond Question No. 1

“Shall the City of Lee’s Summit, Missouri, issue its general obligation bonds in the amount of \$2,898,000 for the purpose of constructing and rehabilitating public improvements for cultural arts, including improvements to the Legacy Park Amphitheater, rehabilitating the historic downtown post office/city hall building, and creating a downtown outdoor performance and festival space?”

Cultural Arts Facilities

- Legacy Park Amphitheater - \$1,638,000
- Historic Post Office / City Hall - \$660,000
- Outdoor performance & festival space - \$600,000

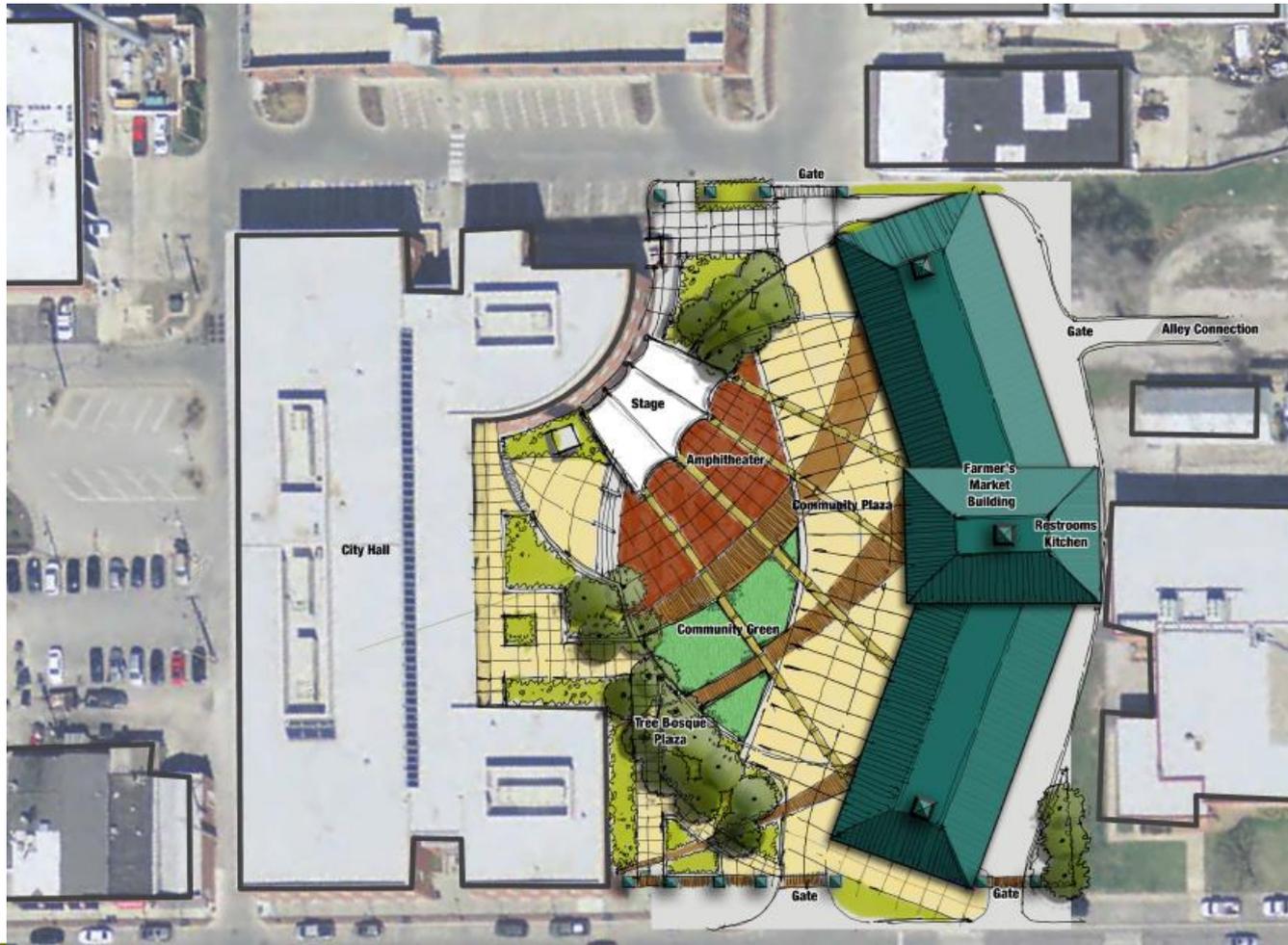
Outdoor Performance & Festival Space Original Concept (2012)



Farmer's Market Pavilion

- Identified in Cultural Facilities Master Plan
- Creation of the Downtown Community Improvement District
- Create synergy by combining outdoor performance and festival space with permanent Farmer's Market Pavilion
- Memorandum of Understanding with Downtown Community Improvement District

2016 Concept Plan



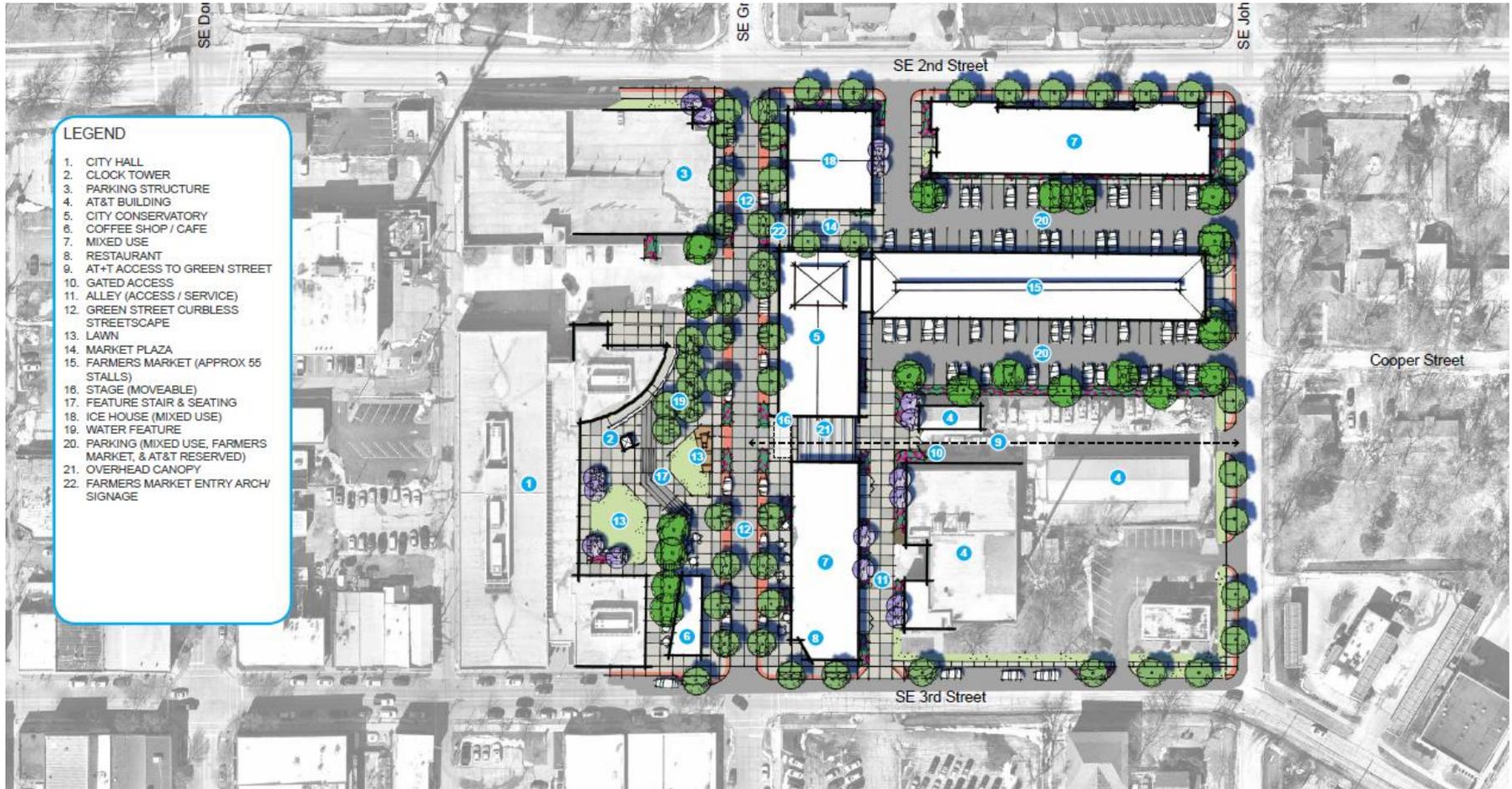
2013 GO Bond funds

- Bond funds allocated toward the outdoor performance and festival space have been utilized toward:
 - Site evaluations
 - Public Engagement
 - Preliminary Planning
 - Concept Plans
 - Acquisition of property

Acquisition of Property



Latest Concept Plan



Search for Partners

- RFQ 2021-018 for “Master Developer” and “Manager”
 - 13 submittals
 - Selection Committee (4 City / 3 CID)
 - 6 firms interviewed
 - 2nd round interviews
 - Unanimous recommendation by Committee

Development Structure Agreement

- Master Developer and Manager roles
- Preliminary Work (anticipate 6 months)
 - Public/Stakeholder Engagement
 - Programming (Public/Private)
 - Preliminary Plans
 - Preliminary Budget and Financing
 - Management Planning

Introduction of Team

LANE4 Development Group, Inc.

Master Developer

Biederman Redevelopment Ventures, Inc.

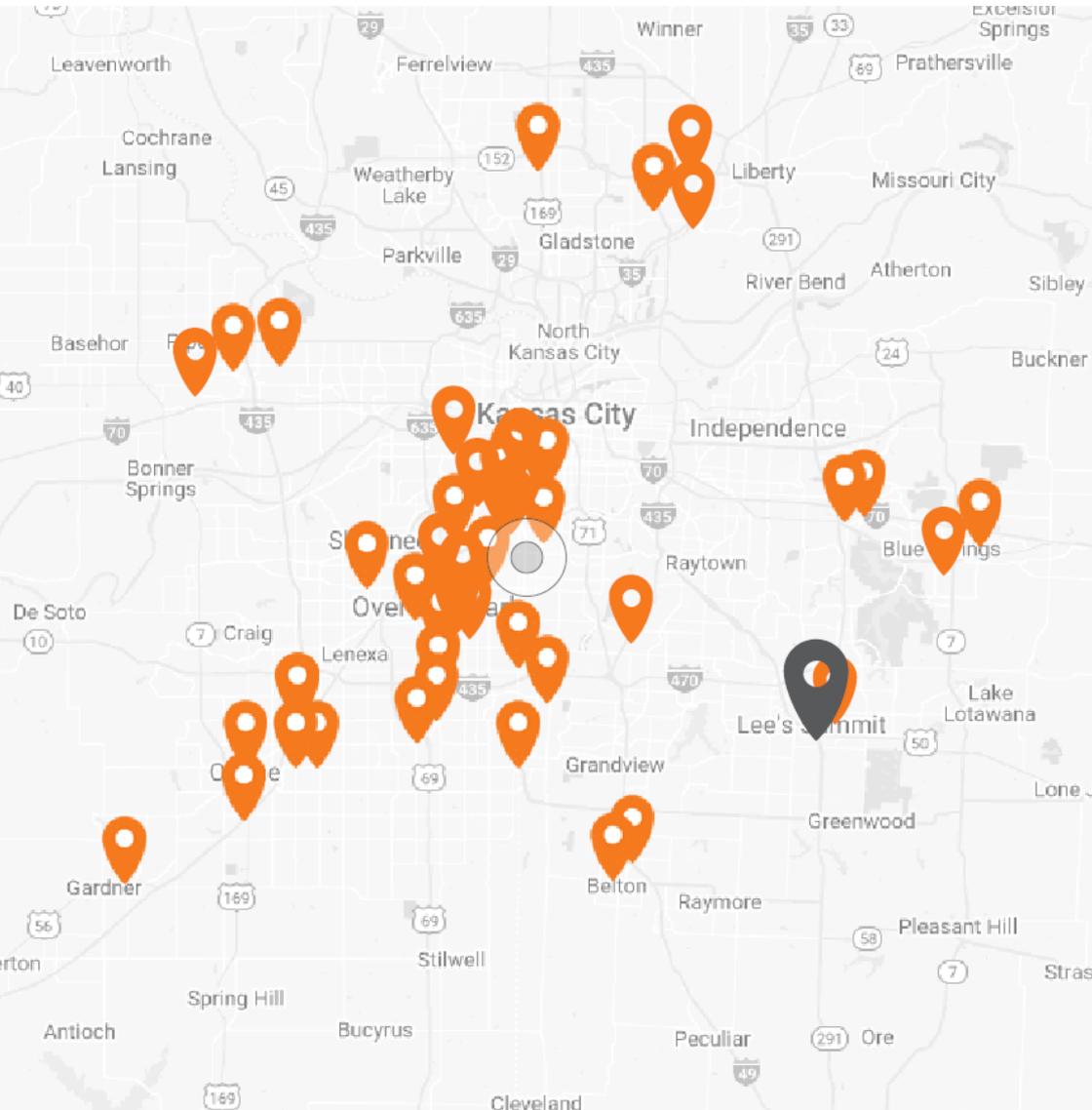
Manager

LANE4

DEVELOPMENT | LEASING | MANAGEMENT

WHY CHOOSE LANE4?

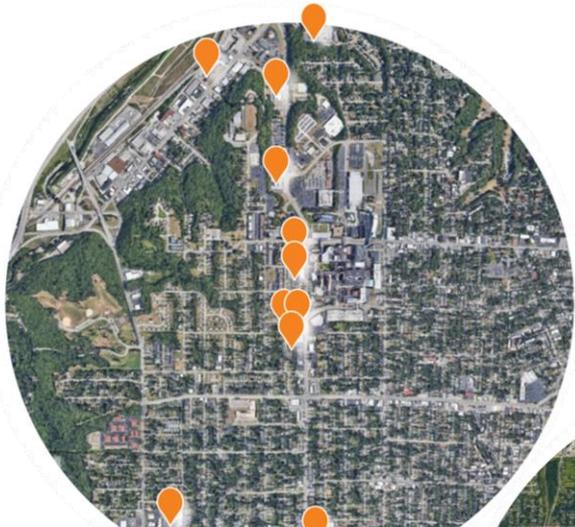
- **Our Experience in Multiple Asset Classes.**
- Our Team.
- Our Focus on Local.
- Our Commitment to the Community.
- Our Dedication to Long-term Investment.



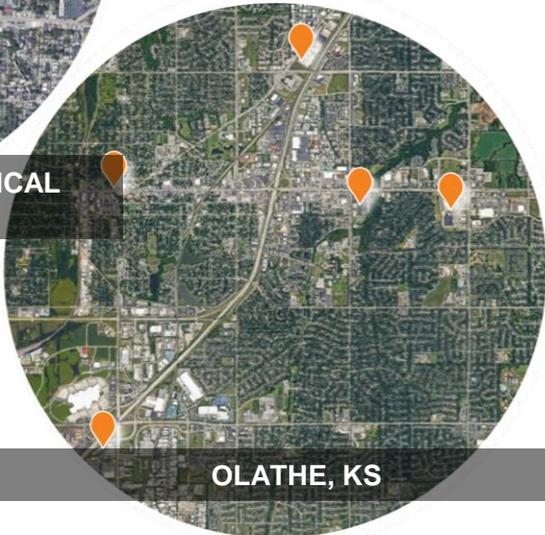
**A
LOCAL FIRM
WITH
LOCAL FOCUS
AND A
COMMITMENT
TO
PLACEMAKING**



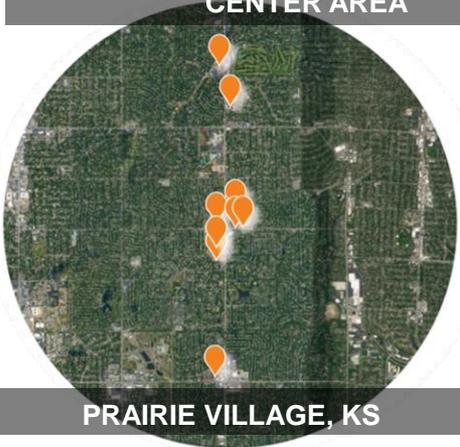
When we evaluate potential development or investment opportunities, our eyes move beyond the borders of the site at hand to imagine the possibilities of **a bigger picture.**



UNIVERSITY OF KANSAS MEDICAL CENTER AREA



OLATHE, KS

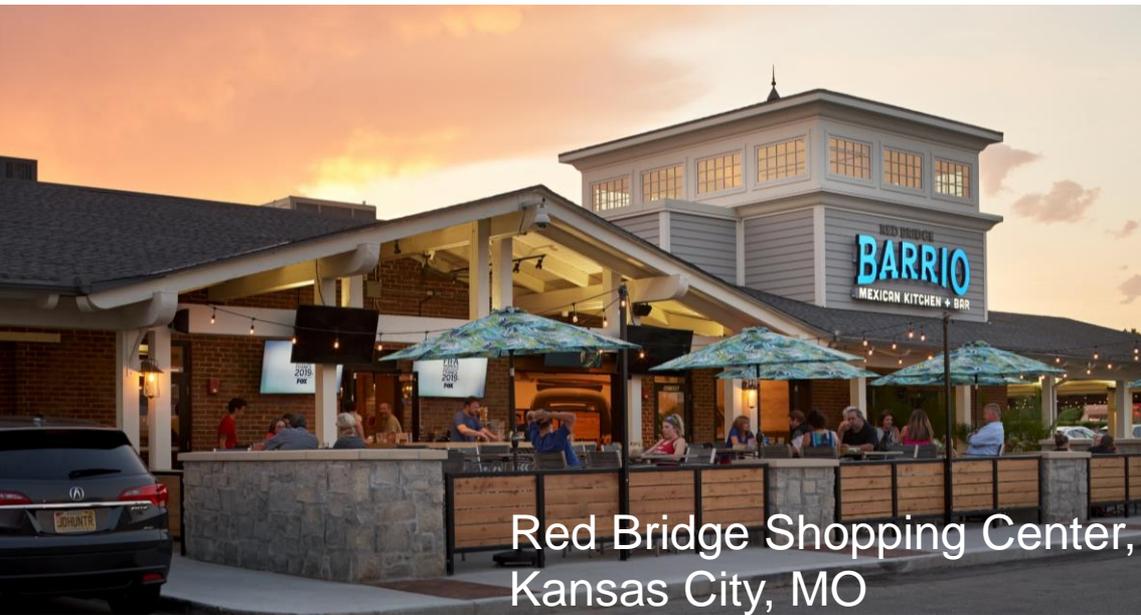


PRAIRIE VILLAGE, KS

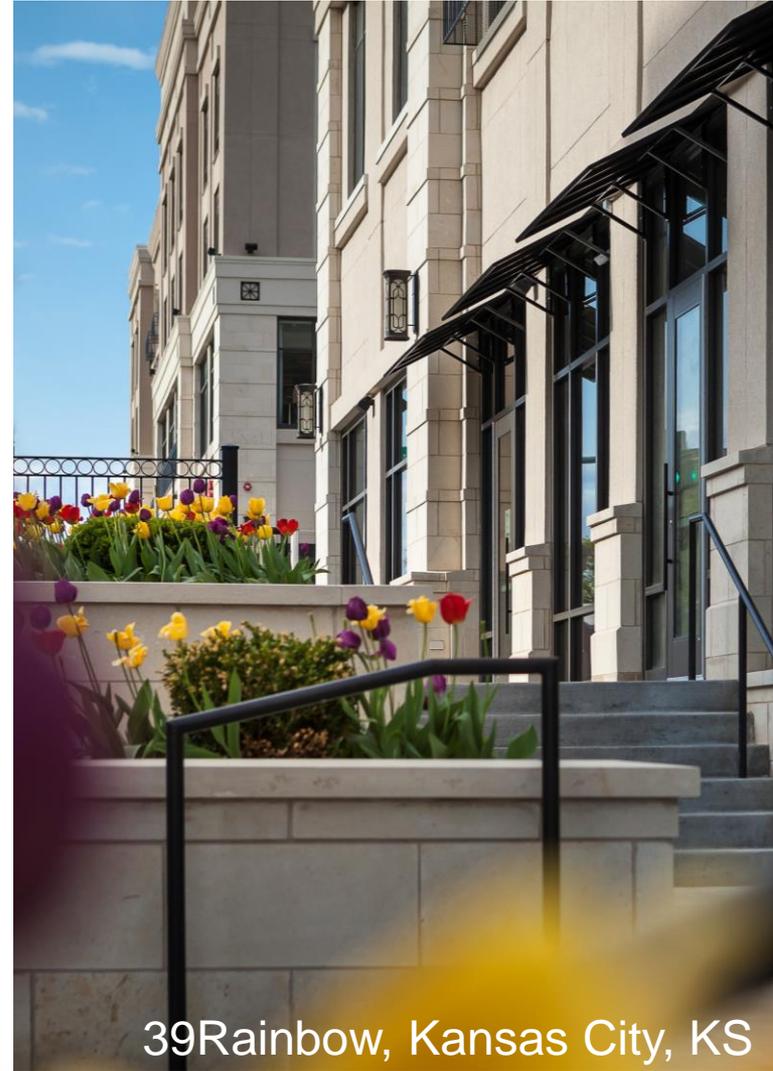


THE HARTLEY BUILDING, LEE'S SUMMIT, MO

AUTHENTIC PROJECTS THAT SERVE THE COMMUNITY.



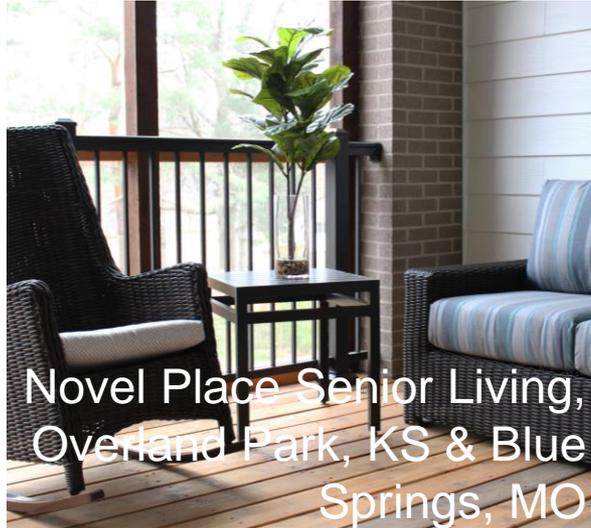
Red Bridge Shopping Center,
Kansas City, MO



39Rainbow, Kansas City, KS



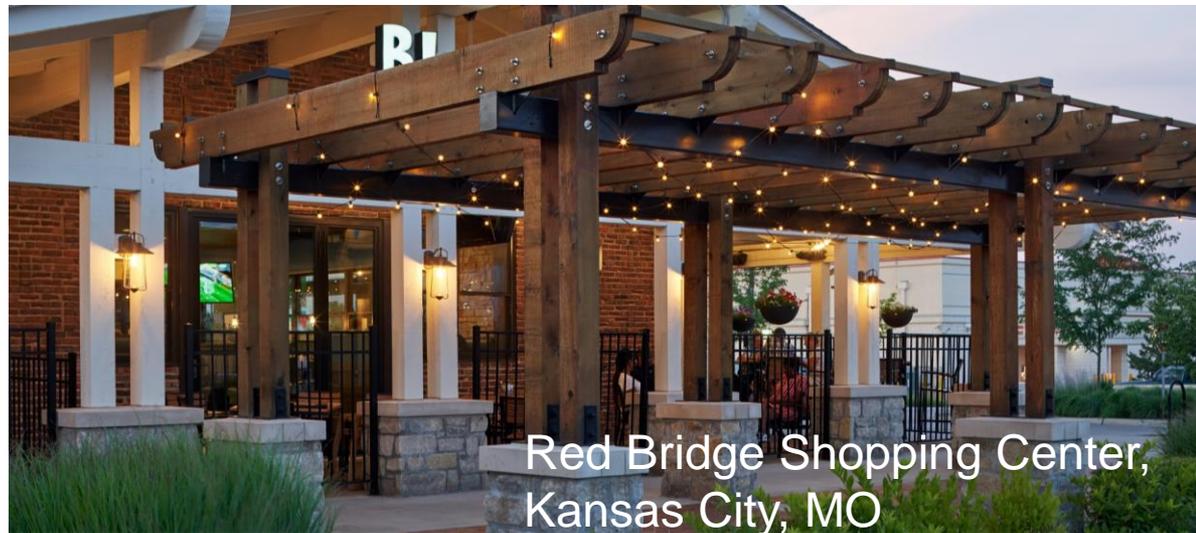
Corinth Square, Prairie Village, KS



Novel Place Senior Living, Overland Park, KS & Blue Springs, MO



Red Bridge Shopping Center, KCMO



Red Bridge Shopping Center, Kansas City, MO

Biederman Redevelopment Ventures, Inc.



Bryant Park

New York, NY - BRV oversaw the turnaround of a park dominated by drug dealers and other criminals into the most vibrant park in New York City. Winner of over two dozen design and management awards and cited in numerous books and articles as one of the world's best urban parks, Bryant Park is a huge success from both a design and financial viewpoint. The park created over \$3 billion of value for its abutting real estate owners and serves as an international model in placemaking, urban redevelopment, and public space management.

Biederman Redevelopment Ventures, Inc.



LeBauer Park

Greensboro, NC - In August 2013, BRV worked with stakeholders and community members to develop a concept plan for a new downtown park based on a slate of programming and amenities. BRV worked to balance public opinion with the wishes of the private individual whose bequest is funding the park's development.

In early 2014, BRV was retained to develop an operating plan for LeBauer Park and to develop a governance solution for managing the park. BRV developed a comprehensive schedule of programming to coincide with the opening of the park.

LeBauer Park opened in August of 2016. *Greensboro Downtown Parks* manages the park, maintaining a great schedule of programs and amenities for the public to freely enjoy.

Biederman Redevelopment Ventures, Inc.



Cary Downtown Park

Cary, NC - In 2018, BRV was subcontracted by The Office of James Burnett, a landscape architecture firm, to provide programming services and operations and maintenance planning for the Town of Cary's Phase II of the Downtown Park development.

BRV's role was to lead public outreach efforts, participate in project visioning, assist in devising three master plan alternatives, and devise a final preferred master plan.

Working closely with the Town of Cary's specific vision, BRV produced innovative and experimental ideas for programming and amenities. BRV also provided programming, budget, and management advice. The project is expected to open by 2021.

Biederman Redevelopment Ventures, Inc.



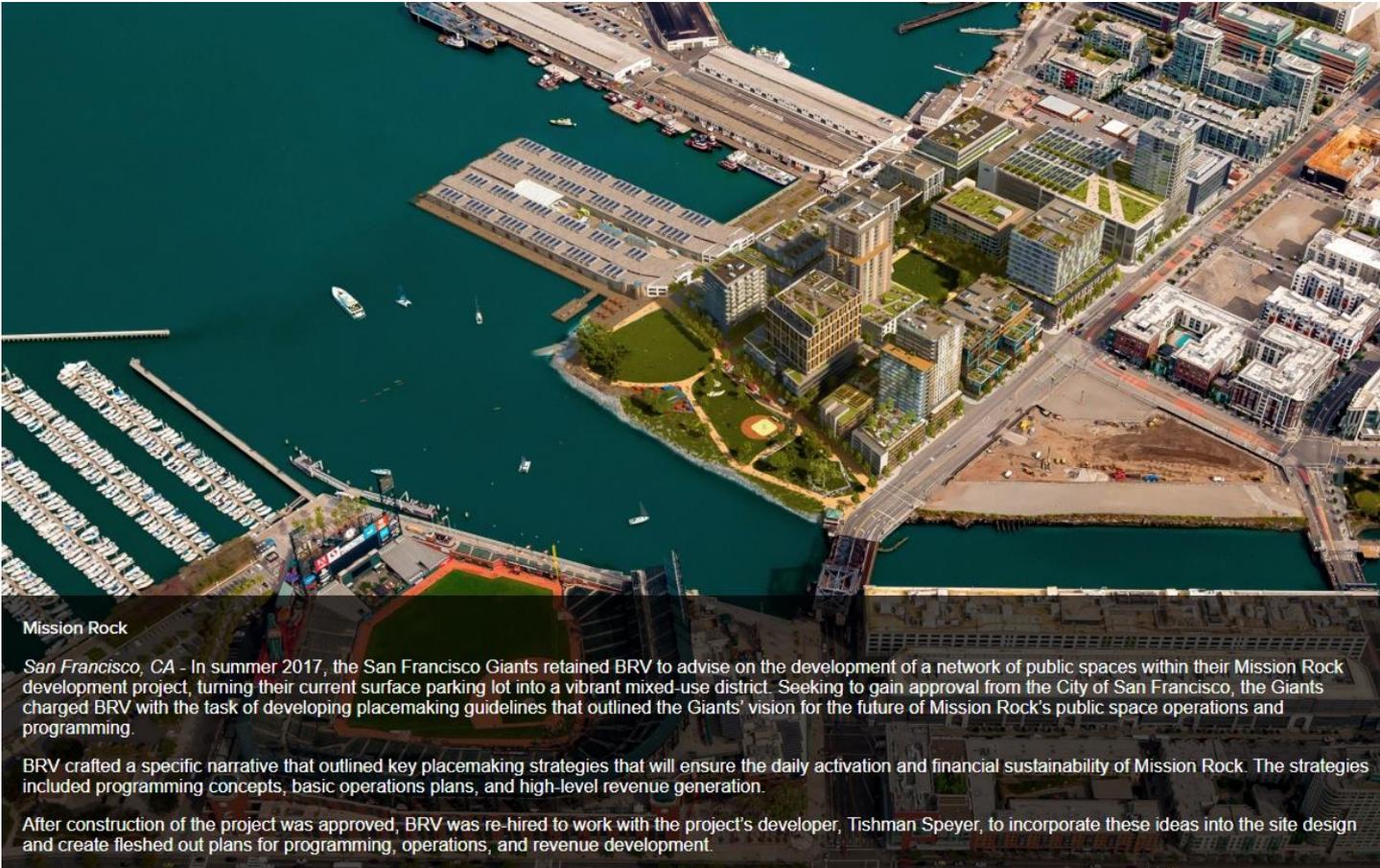
Lugar Plaza

Indianapolis, IN - In 2018, the City of Indianapolis and the Indianapolis-Marion County Building Authority hired BRV to create programming, operating, revenue, and management plans for Lugar Plaza. The plaza is a redeveloped civic square between downtown's transit center and the city's municipal complex.

BRV conducted a series of focus groups with future plaza users and other downtown stakeholders, and completed a public space market analysis to create an activation strategy for the public space. BRV worked with the landscape architecture firm Rundell Ernstberger Associates, who designed the space. BRV also identified and evaluated the capabilities of potential private sector management partners.

Once a partner was selected, BRV wrote the business terms for a management agreement between the Building Authority and a nonprofit public space management entity that formalized a division of responsibilities between organizations.

Biederman Redevelopment Ventures, Inc.



Mission Rock

San Francisco, CA - In summer 2017, the San Francisco Giants retained BRV to advise on the development of a network of public spaces within their Mission Rock development project, turning their current surface parking lot into a vibrant mixed-use district. Seeking to gain approval from the City of San Francisco, the Giants charged BRV with the task of developing placemaking guidelines that outlined the Giants' vision for the future of Mission Rock's public space operations and programming.

BRV crafted a specific narrative that outlined key placemaking strategies that will ensure the daily activation and financial sustainability of Mission Rock. The strategies included programming concepts, basic operations plans, and high-level revenue generation.

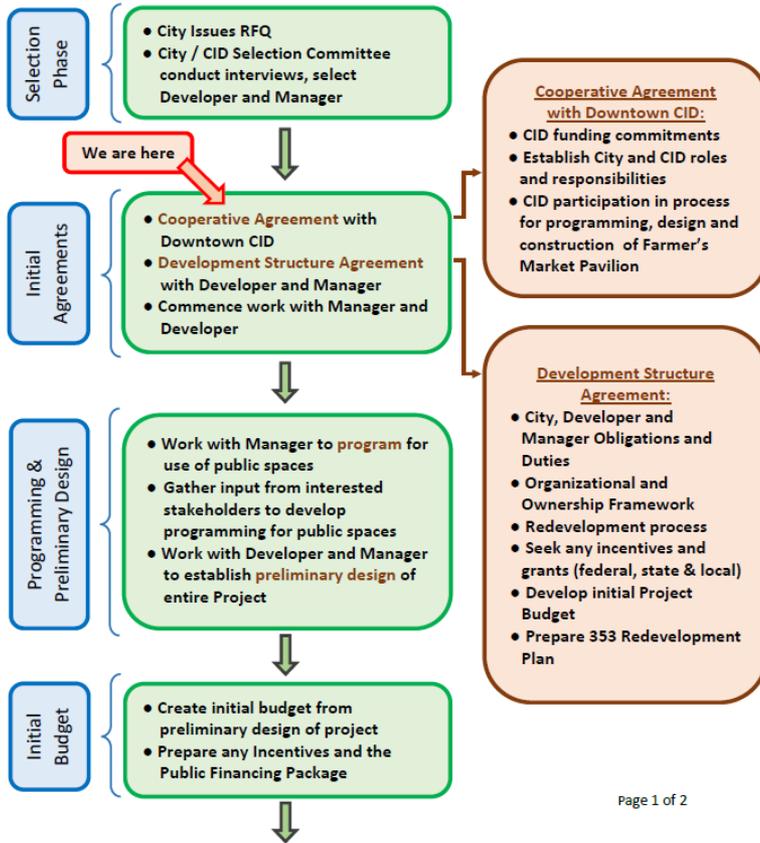
After construction of the project was approved, BRV was re-hired to work with the project's developer, Tishman Speyer, to incorporate these ideas into the site design and create fleshed out plans for programming, operations, and revenue development.

Considerations Tonight

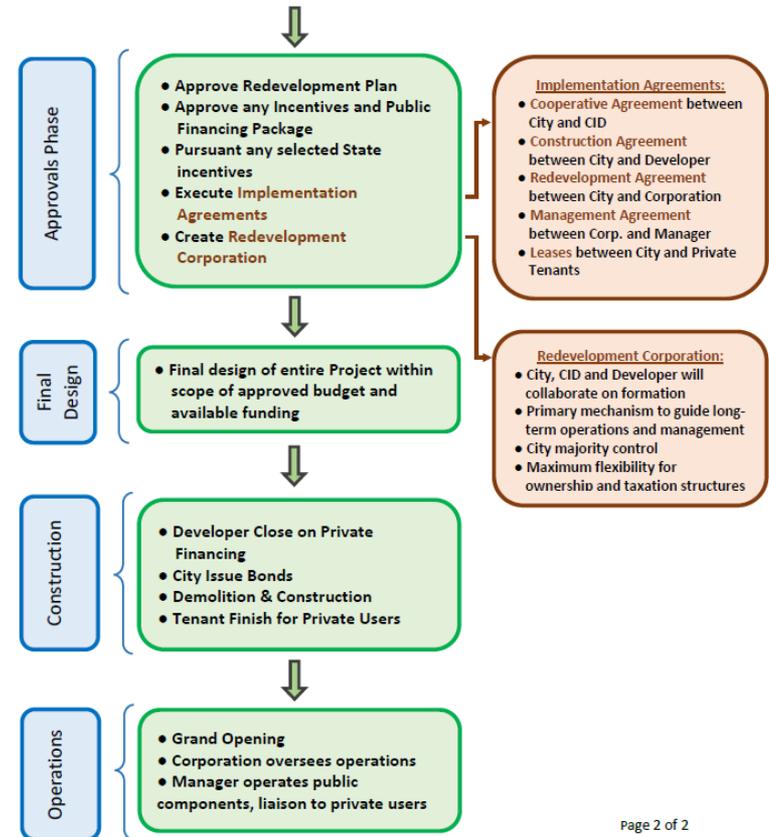
- Development Structure Agreement to engage Master Developer & Manager
- Budget Amendment No. 12 to establish project funding
- Cooperative Agreement with Downtown Community Improvement District

Looking forward

Proposed Downtown Market Plaza **Process Chart**



Proposed Downtown Market Plaza **Process Chart**



**Discussion
and
Questions**

THANK YOU!