

Legislation Text

File #: 2021-4579, **Version:** 1

Presentation: Downtown Market Plaza Project - Preliminary Design Concepts and Amendment to Development Structure Agreement

Issue/Request:

Presentation of the initial preliminary design concepts for the Downtown Market Plaza project by Lane4 Development Group and GLMV Architecture, and amendments to the Development Structure Agreement to authorize the Architect Contract for conceptual master planning of the project.

Key Issues:

Presentation of preliminary design concepts for the project by the selected architect, and amendments to the Development Structure Agreement for the Architect Contract and other ongoing work.

Background:

Conceptual Planning for the Project -

The City has engaged in planning and preparation efforts to proceed with the Downtown Lee's Summit Market Center Project (the "Project") which is generally planned to be located in an area bounded by 2nd Street on the north, 3rd Street on the South, Green Street on the west and Johnson Street on the east, and extending across Green Street into the area that currently serves as the Civic Plaza for City Hall (collectively the "Redevelopment Area").

Amended Development Structure Agreement -

The City executed the Development Structure Agreement with Lane4 Property Group, Inc. ("Developer") and Biederman Redevelopment Ventures ("Manager") on May 21, 2021. The City has worked with those parties to conduct extensive stakeholder information gathering and work sessions that have included the Mayor and City Council. City staff has discussed amendments to the Development Structure Agreement with the Developer to accomplish a few key items:

- Authorize the execution of an Architect Contract with GLMV ("Architect"), which is the company that the City staff and Developer have jointly selected as the most qualified architect company for this work;
- Authorize the expenditure of funds to conduct a structural analysis of the Ice House structure;
- Authorize the expenditure of additional funds within the parameters of the City's current Procurement Policy for additional services that may be needed as the project continues.

Impact/Analysis:

The Architect will present preliminary design concepts for further evaluation by the City Council and further input from community stakeholders.

If the Amended and Restated Development Structure Agreement is approved, it would authorize the

expenditure of up to approximately \$274,000 from the Downtown Market Plaza Fund for the conceptual architectural work for the project.

Timeline:

Start: 1st quarter 2022

Finish: 2nd or 3rd quarter 2022

David Bushek, Chief Counsel Economic Development and Planning
Brandon Buckley and Jennifer Gerlach, Lane4 Development Group
Paul Michell, GLMV Architecture, Inc.

Recommendation: Staff recommends approval of the ordinance for the Amended and Restated Development Structure Agreement