

# **Request to Set a Public Hearing for the Area 3B Project Plan (Chester I Lewis Reflection Park)**

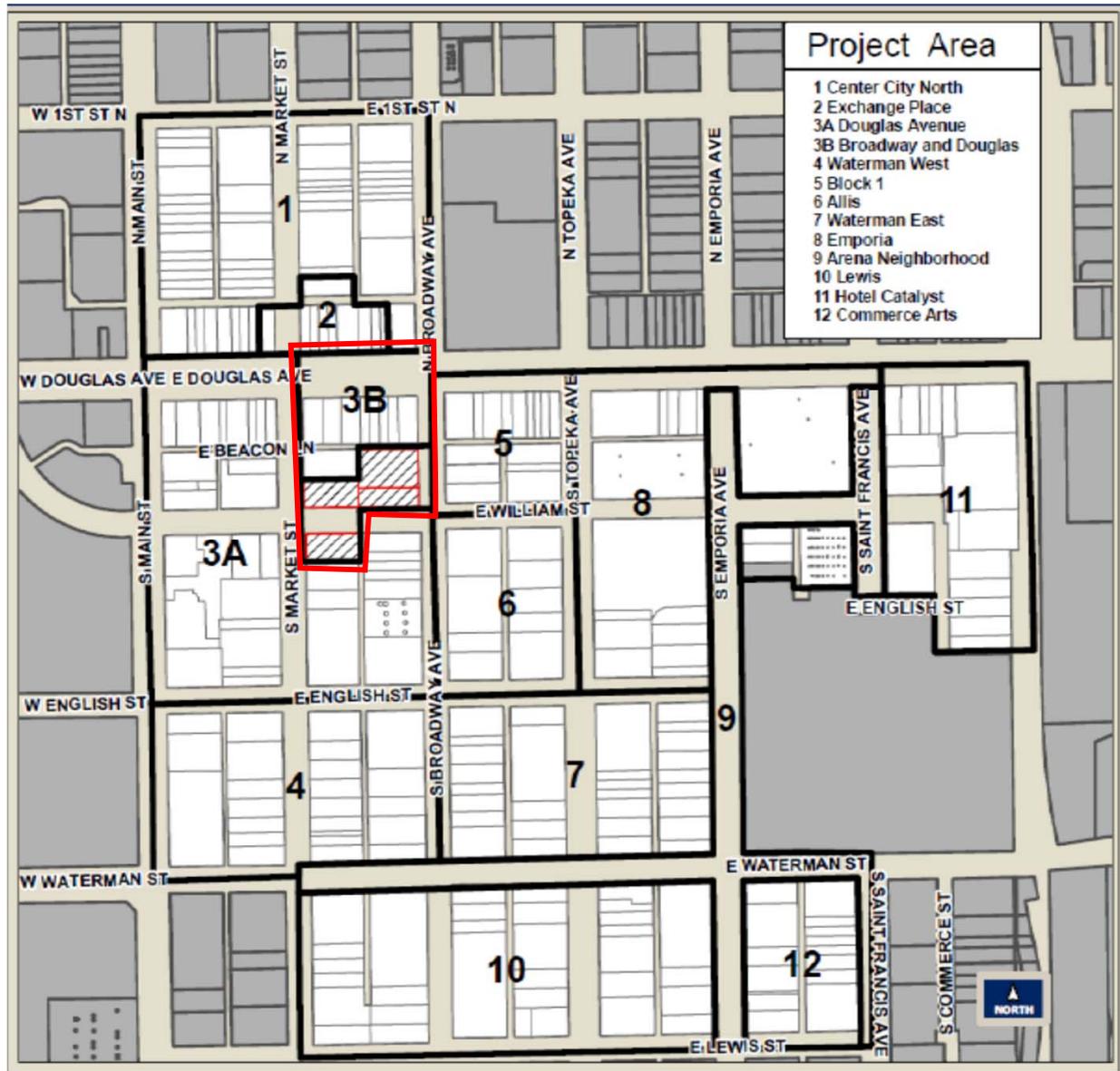
March 17, 2020



# Center City South Redevelopment District

2

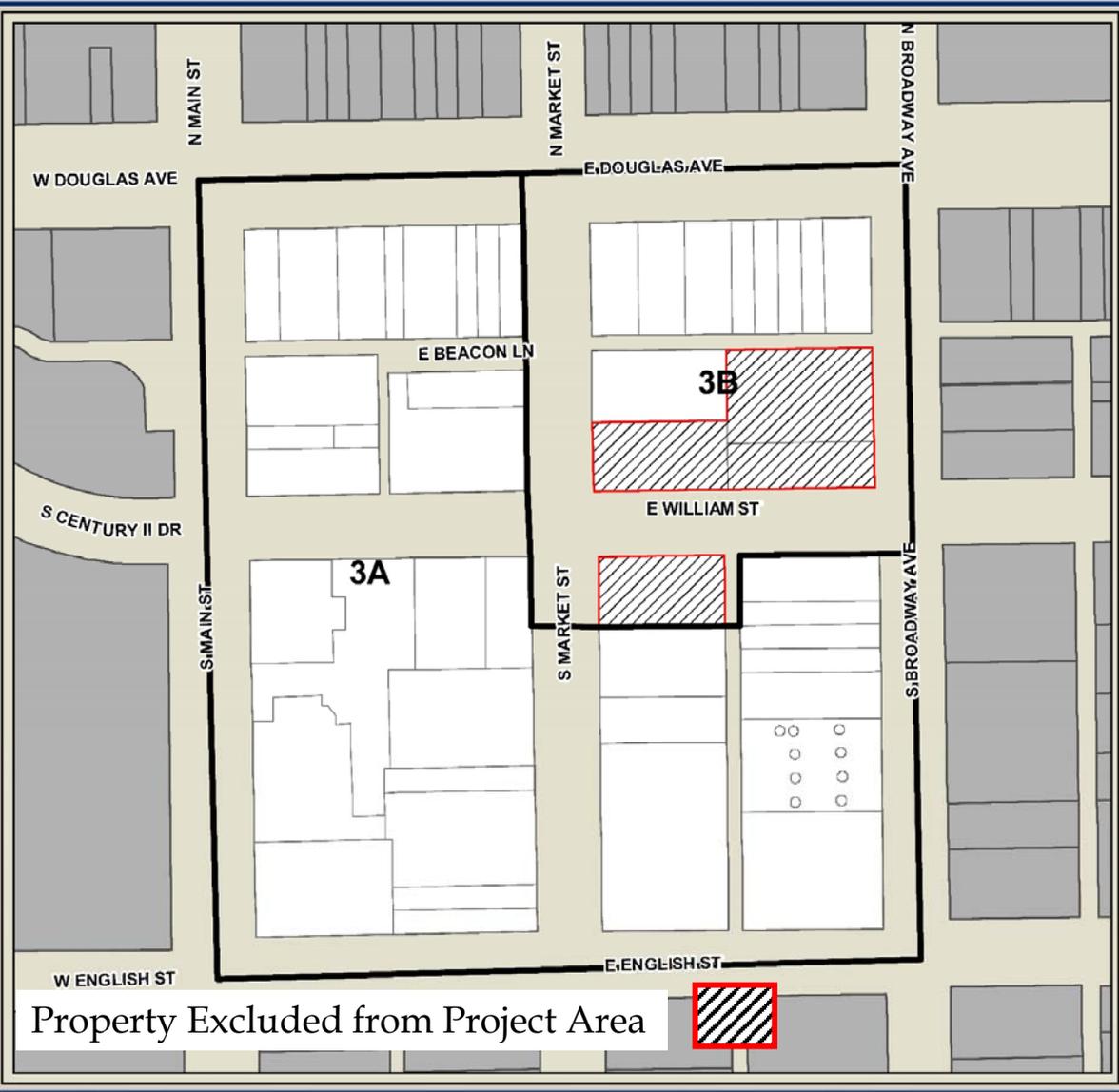
- Established in 2007
- 13 areas identified for project areas
- Redevelopment of downtown
- Current Projects
  - Exchange Place
  - Block One
  - Naftzger Park



# Center City South TIF District

# Center City South Redevelopment District

## Area 3B



# Project Area 3B– Private Development

- \$75,000,000 conversion of:
  - Former State Office Building to Kansas Health Science Center
  - Former Sutton Building into 119 units of student housing
  - Former Broadway Plaza into 119 room AC Marriott hotel
  - Former Henry's Building into commercial kitchen and culinary school

# Project Area 3B– TIF Project Development <sup>6</sup>

- Chester I. Lewis Reflection Park
  - Construct updates
    - Repair/replace pavers
    - Open up park as gathering space
    - Retain historic and cultural elements
  - Acquire portion of land to east for expansion
- Supporting infrastructure

# Use of Tax Increment Financing

- \$1,300,000 TIF Bonds
  - Guaranteed by developer
  - Chester I. Lewis Reflection Park
  - Acquire portion of land to east for expansion
- \$1,000,000 Pay-as-you-go
  - If TIF revenue exceeds amount needed for bond payments
  - Supporting infrastructure

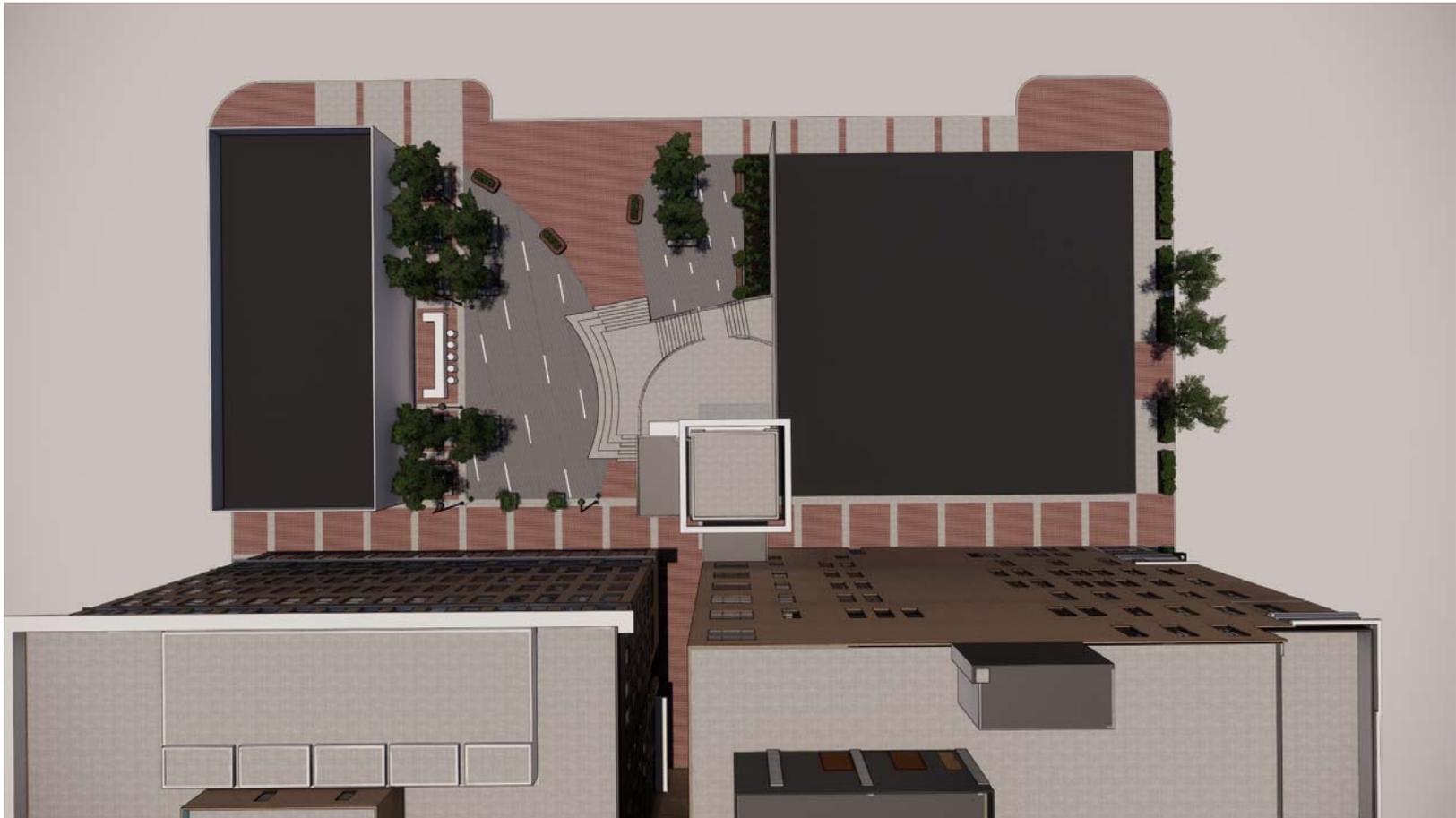
# Park – Existing



# Park – Concept Only



# Park – Concept Only



# Recommended Action

- It is recommended that the City Council adopt the resolution setting a public hearing on April 21, 2020, for consideration of the Project Area 3B Plan and authorize the necessary signatures.

# Request to Set a Public Hearing for the Union Station Phase 3 Project Plan (TIF District)

Office of Economic  
Development

