

# Acquisition of a portion of 217 E. Douglas for the Chester I. Lewis Park Project



May 19, 2020



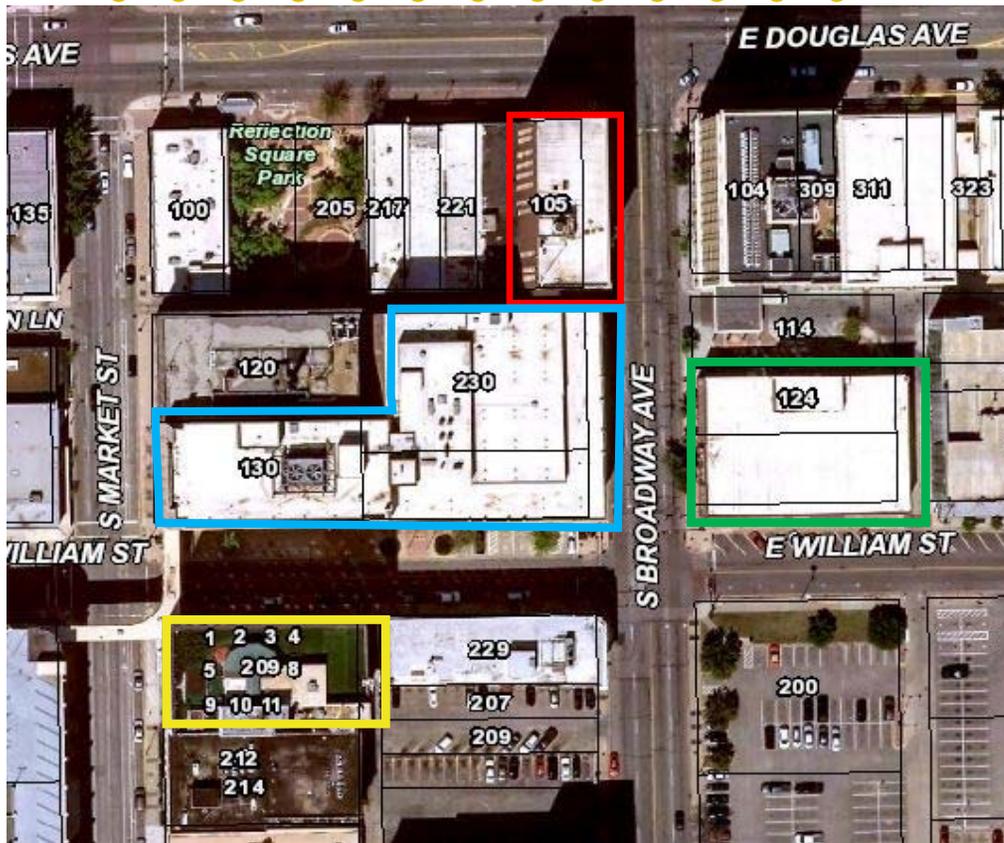
# Private Development Project



- \$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



# Douglas Market Development



Broadway Plaza – 105 S Broadway  
Henry's Building – 124 S Broadway  
State Office Building – 130 S. Market  
Sutton Place – 209 E. William



Douglas Market Development, LLC -  
Developer



# Development Project



- Development Agreement approved in November, 2019
  - City participation
    - Façade, Asbestos, IRB's, CID and
    - Tax Increment Financing
      - Developer guarantee of \$1,300,000
    - Parking agreement
    - Improvements to Chester I Lewis Park - \$1,300,000
      - Anticipated \$300,000 in land acquisition



# Chester I. Lewis Reflection Park



- Chester I. Lewis Reflection Park - \$1,300,000
  - Construct updates - \$1,000,000
    - Open up park as gathering space
    - Retain historic and cultural elements
  - Acquire portion of land to east for expansion - \$300,000
- All \$1,300,000 guaranteed by Developer



# Property Acquisition



- Purchase Price \$265,000 (Anticipated \$300,000)
  - Third Party Appraisal
  - Building demolished and site cleared before acquisition
  - City acquiring front 90' of property
  - Developer will retain rear 30' for entrance to school
  - Closing not to occur until school received candidate status by the COCA



# Property – Existing



# Park Project Process



- Process to be led by Park & Recreation Department and committee comprised of community stakeholders
- Public engagement on design
- Process coordinated/timed with KHSC construction
- Demolition to be coordinated with City



# Park – Existing



# Park – Existing



# Recommended Action



- It is recommended that the City Council adopt the resolution, approve the acquisition and authorize the Mayor to sign all necessary documents.

