

Mentum Project Summary

As a vibrant and rapidly-growing community, Olathe continues to attract local, regional and national attention. A pro-growth attitude, fostered by local stakeholders, is pushing the boundaries of development to actively redefine the City's future and generate significant economic momentum. Opportunities for public and private investment abound. With these opportunities come challenges to overcome, namely the re-imagination of the former Great Mall of the Great Plains at 151st & Harrison Street.

Mentum is a one of a kind entrainment, dining, retail, office, and residential destination located in Olathe, Kansas along the I-35 corridor. Easy site accessibility presents opportunities for connection within a greater regional context. Central to the Mentum development is a community plaza and smaller open spaces that serve many flexible uses; from outdoor concerts, and performances to farmers markets, art fairs and a canvas for public art integration. With the use of complimentary, high quality materials and intentional design decisions will make the community plaza a pedestrian first environment that provides a destination where people come early and stay late. Fronting the plaza will be an ice arena, fitness center, a food/beer hall concept, office over retail, theater and upscale retail shops. The arena will be home to a community ice rink and a professional rink that can be converted for concerts and other entertainment uses. Other key uses will include a golf-entertainment destination, mid to large retail and office uses. The development plan works to maximize compatible uses and provide flexibility for market conditions and provide a foundation for long-term success.

To maintain Olathe's competitive edge over its regional neighbors, Mentum will play a vital role in attracting employees, visitors, residents and the next generation companies that will support these populations. The variety and high-quality appeal of the program, amenities and physical environment will be attractive to all ages and generations, promoting activity and vibrancy, day-and-night.

The Mentum development serves as the framework for numerous short-term and long-term development decisions and is, therefore, strong enough to capture the imagination with bold ideas, while remaining flexible enough to adjust to unforeseen opportunities and accommodate challenges that will inevitably arise during the entitlement and implementation stages. This plan embodies and defines the critical planning, design and relationships that are foundational to long-term implementation.

Olathe boasts high-quality residential neighborhoods, excellent schools and a robust commercial-office market. Coupled with the City's suburban location and ease of access to national transportation networks, there is an untapped demand for an exciting and walkable mixed-use entertainment destination.

Mentum's scale will require the project to be phased. Phase I will include the majority of the infrastructure improvements, the arena and the associated parking, over half of the multi-family residential units, the golf entertainment use and select restaurant and retail uses. Phase II is anticipated to complete the remainder of the commercial, retail and residential uses. The final Phase will realize the remainder of the development, including the office and hotels. As with any development the market will impact the final uses and the overall implementation, however it is anticipated that all improvements will be completed within 6-10 years.