

Mentum Neighborhood Meeting Minutes

Olathe Community Center, Community Room C

December 17, 2018, 6:30pm

The Design Team presented the Mentum Master Plan with information pertaining to the mix of uses and overall design concept. Ownership and the design team were represented by the following individuals:

Woodbury Corporation

Lynn Woodbury

Josh Woodbury

Luke Woodbury

Jason Wedlick

HOK

Lynn Carlton

Mark O'Hara

Jeremy Tinkler

Zachary O'Keefe

Steven Holt

Taryn Borelli

McCownGordon

Scott Richards

Phelps Engineering

Doug Ubben

Olsson

Tom Fulton

After the presentation, the design team opened to room for questions.

How many phases do you anticipate this development being?

- The project is anticipated to be completed in three phases

What would be in phases 2 and 3?

- Phase I: The arena, the majority of the infrastructure improvements, approximately half of the buildings including other entertainment buildings and approximately half the residential units.
- Phase II: Most of the remaining retail, restaurants, office uses and the residential, perhaps some hotel.
- Phase III: All remaining uses.

Are there hotels in Phase II and III?

- Depends on the market demand.

- Currently 2 hotels on the property but as Mentum develops, an additional 3,000 jobs created by the \$300 investment, plus 1,500 new jobs at Garmin over the next few years and overall expansion of Olathe, additional hotel demand is anticipated.

Will the initial phase start this spring?

- Right now, we are going through the public planning process; planning commission and city council process.

Does Woodbury have other developments like this?

- Woodbury headquarters is in Salt Lake City, Utah
- The family's flagship property in Orem, Utah. It was originally a mall and the family has owned it for more than 40 years. As market shift have occurred, Woodbury has adapted. Recently, retail square footage has been removed and residential units and office have been added.

Attendee expressed his excitement for Mentum

- Woodbury has met with Olathe Medical and Garmin and has shared the development plans, which were met with positivity.

Is there big interest in restaurants? Who wants to come in?

- A lot of demand for restaurants centered on anchor uses and other social uses.
- Restaurants get people out of their homes and are a social driver.

100 acre development, but there is 200 acre available. Does the site plan show the final development?

- Yes, full development for the property is show in the plans.
- Woodbury inquired about purchasing additional property.
- Other land is utilized for wetland and storm water detention use.
- Once the arena is built, it will be the center of youth hockey in the area, and will be booked 7 am-9 pm, 6 days a week
- A lot of activity generated from youth hockey, which will generate other uses.
- We will open up a portion of the retail in Phase I. Can't open up all the retail in Phase 1 due to the existing Burling Coat Factory.
- The Burlington Coat Factory lease is up in three years. Woodbury is in negotiations to 'right-size' their square footage and keep them as a tenant. The current store is the largest of all their stores. The phasing of the improvements will span two phases.
- There is a demand for retail. This development will help fill the needs and offer unique shopping experiences.

Is the city going to be involved with the acquisition of the adjacent restaurant property on S. Harrison Street? How will that be developed?

- Adjacent property is owned by one out-of-state owner who has expressed that he will start to re-invest in his properties once development starts

Are STAR Bonds only for the arena, or is it for the entire construction?

- STAR Bonds are for qualified public improvements: the arena, road network, and infrastructure improvements.

Where is Burlington on the site? When does its lease expire?

- Lease expires in 3 years
- Burlington wants to stay on-site
- Currently has 90,000 sq.ft. largest store they have in the country
- We can right-size it so it's smaller and it can stay on-site

Is the property already acquired or is it in the process?

- VanTrust is the current owner and Woodbury is under contract for the purchase of the property.
- The project is currently in the planning process with the City.
- Woodbury is hopeful to close on project and start construction in Spring 2019.

How long will it take to build Mentum?

- All phases are expected to be complete within 6-10 years.

What kind of off-site infrastructure or additional improvements are required? Is the city requiring any additional off-site improvements?

- There are some minor improvements around the site for improved circulation.
- Re-using the existing infrastructure, where possible.
- Mix of uses will spread the traffic peaks
- Traffic signal intersection of 151st and West South Park Boulevard.

Are the proposed residential buildings going to be market rate? Luxury?

- The residential in Phase I will be market rate

Will there be any underground parking for housing?

- No, but there will be surface parking and covered parking for the residential use.

Are there going to be other uses for the arena besides hockey and concerts?

- Arena will be flexible for different uses but the primary use will be hockey and concert type event.

Is the golf complex committed?

- Big Shot Golf is in negotiations with Woodbury. Big Shots Golf is a competitor with Top golf and is excited to showcase new technologies in the golf entertainment industry.

Hockey isn't big here like it is in Utah or Minnesota. Have you looked at the competition?

- Woodbury' research has discovered that only three ice sheets are available in the Kansa City region. Cities such as St. Louis have more than 26. This equates to a big demand.

- Lamar Hunt Jr. and James Arkell, of the Loretto Group, looked at developing a small hockey arena in south Johnson County but had some disagreements with the developer. So they contacted Woodbury with their ideas, which led to the plans for Mentum.
- Before, there were 4-5 youth hockey organizations in KC all competing for time on the 3 ice sheets. The Loretto Group consolidated all these organizations into an overall structure. This organization is a 'leg up' on the local competition.
- The youth hockey community ion needs more ice sheets

Johnson County has a higher income population than the development area's surrounding population.

- Yes, but research shows that Olathe is strong and will support the arena and Mentum.

What is the status on the STAR Bond?

- The Olathe City Council will approve the plan, then it goes to the State of Kansas to be approved by the end of the year.

At the conclusion of the questions, the Mentum Master Plan video was shared with the audience.

The meeting convened at approximately 7:50pm.