

LEE'S SUMMIT DOWNTOWN
**PERFORMING ARTS
& FARMERS' MARKET**

DESIGN PROGRAM & CHARRETTE



LS DOWNTOWN





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INTRODUCTION

As the next step in the community engagement process, a charrette serves to move the design process forward—narrowing in on the preferred concepts, as determined by the stakeholders. In preparation for the charrette, the design team reviewed existing programming information developed during the following efforts:

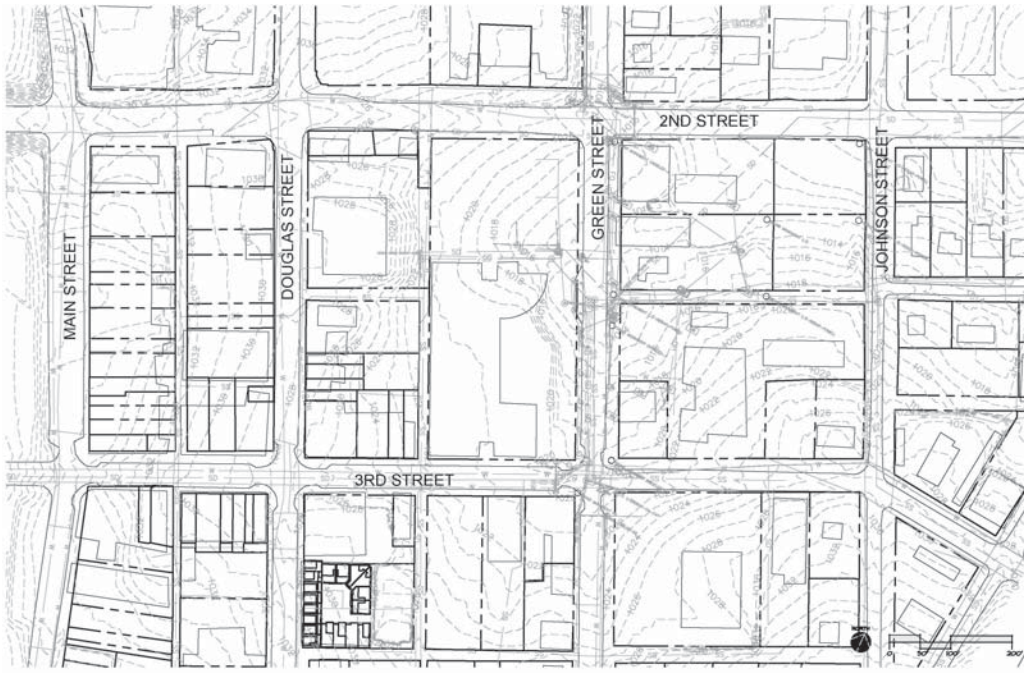
- 2011 festival market pavilion programming development for the historic post office and old City Hall site
- 2013 outdoor performance/event space programming for the site south of City Hall, including Arnold Hall

With the past ideas in mind, and design team was able to engage the stakeholders and achieve the following goals:

1. Verify the program
2. Present and prioritize alternatives and enhancements
3. Determine wants versus needs
4. Establish a clear conceptual direction

SITE DATA

The following data was collected by the design team and presented to the charrette attendees, in order to establish a base level of knowledge of the downtown study area. The site data collected included topography, existing utilities, a photographic inventory, a massing study, and a full site analysis detailing traffic levels, scenic views, surrounding uses, and more.

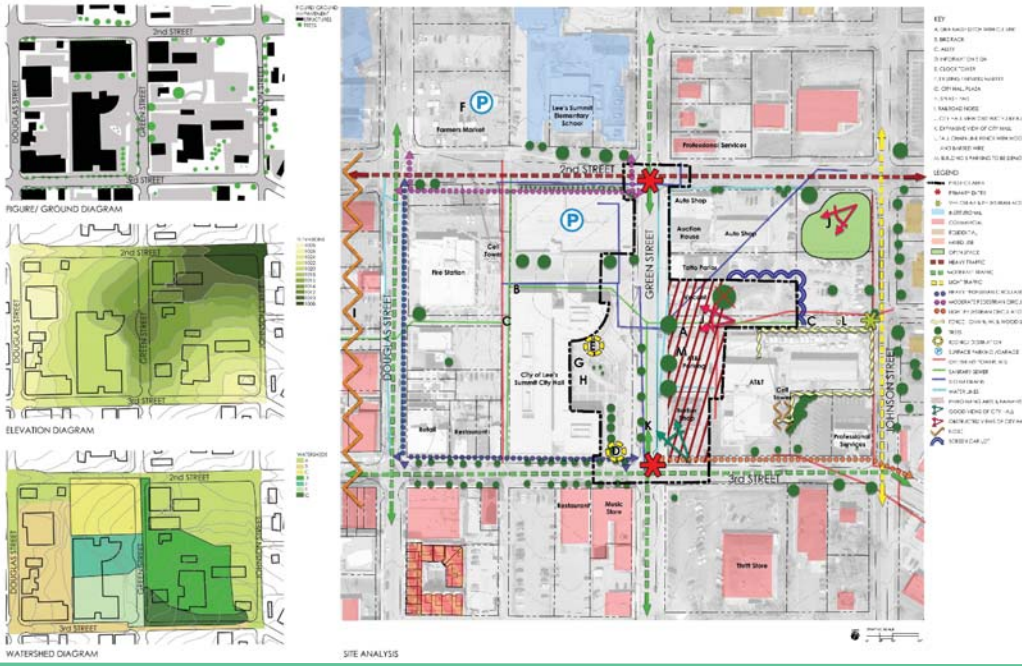


Base Map includes topographic data.

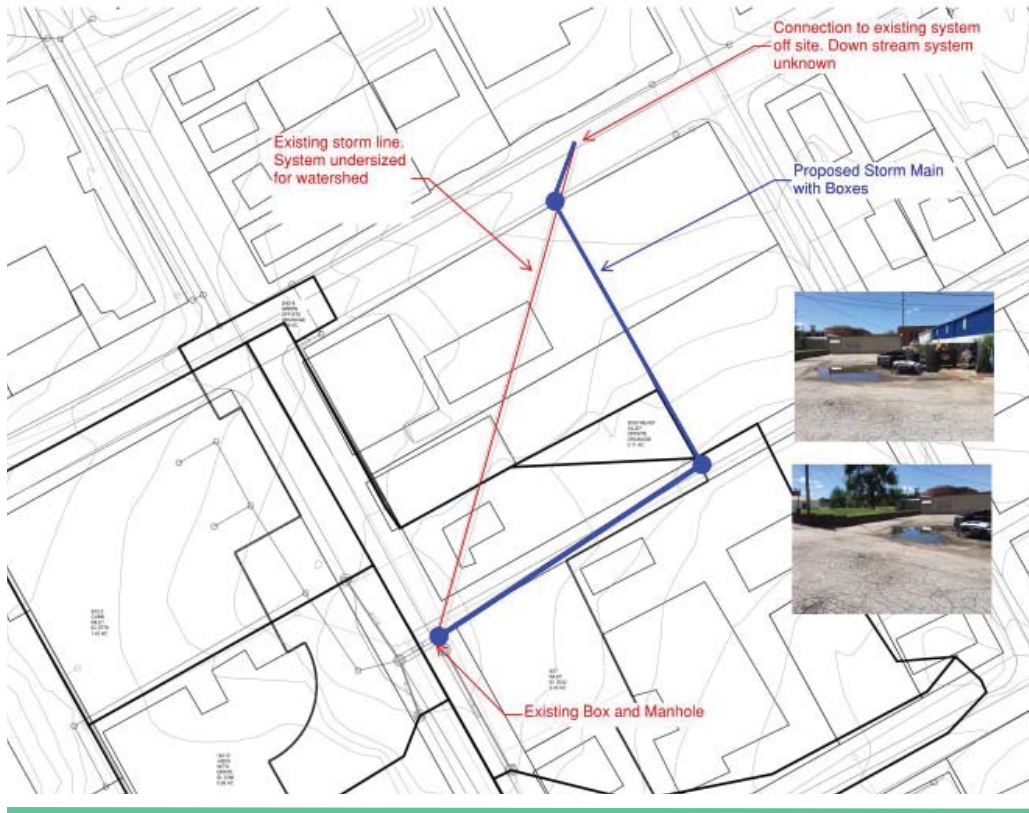


Site Aerial

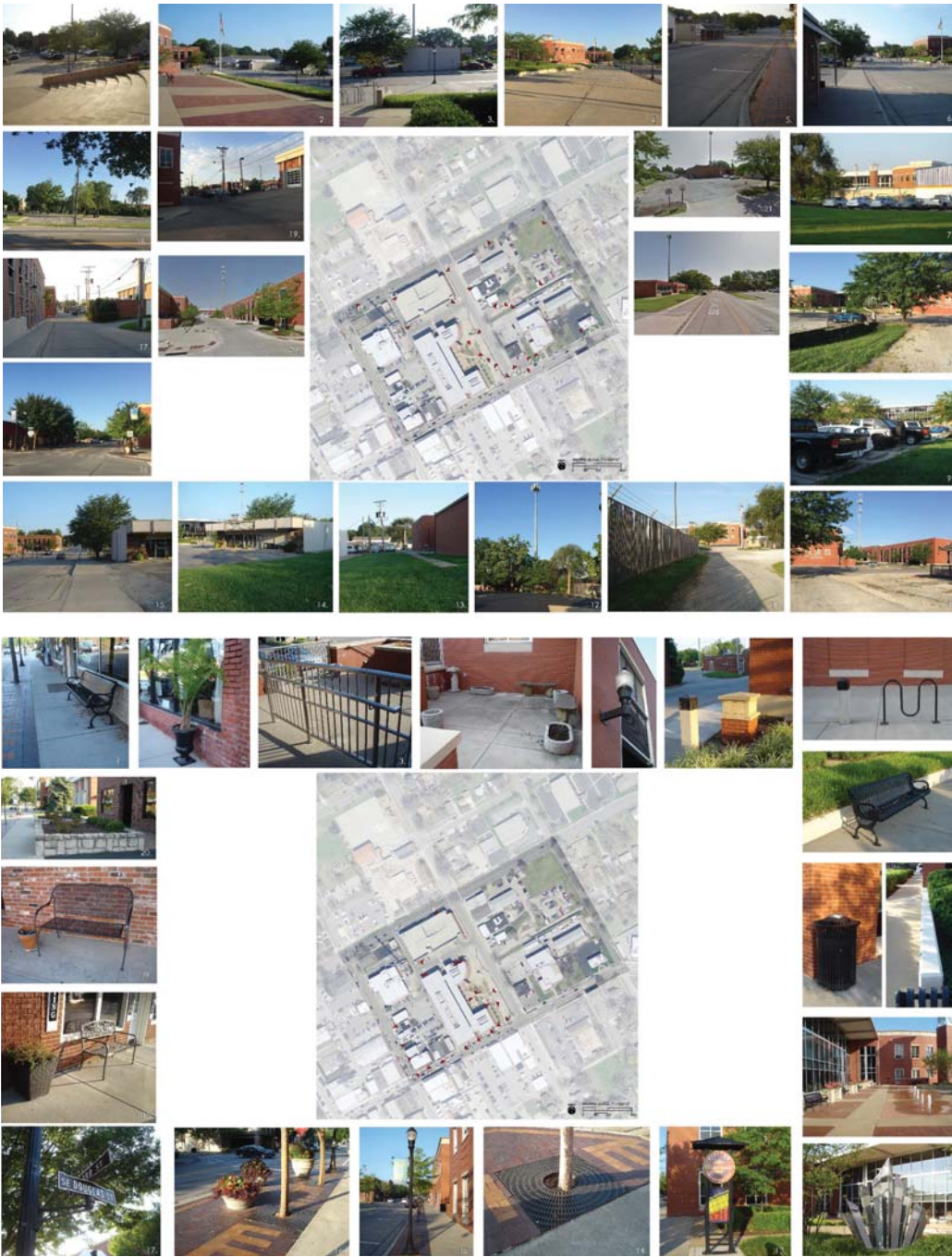
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Site Analysis includes Figure/Ground, Elevation, and Watershed Diagrams.

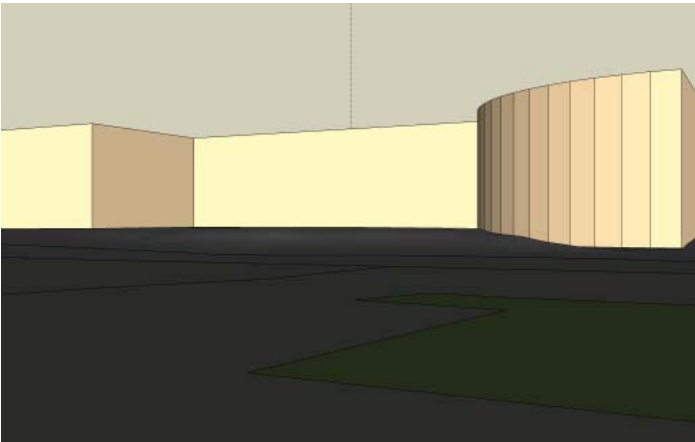
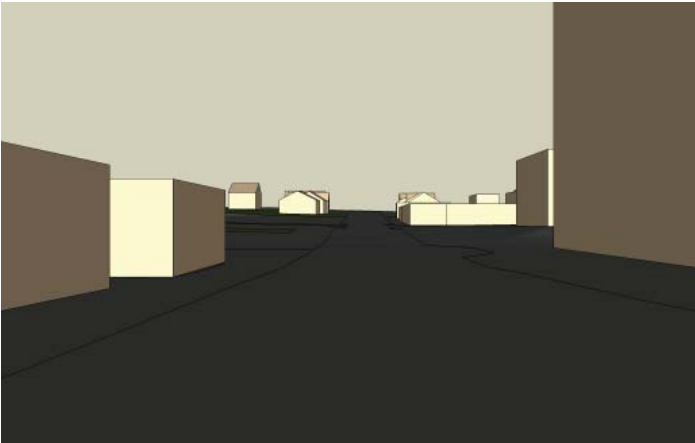


Stormwater Diagram

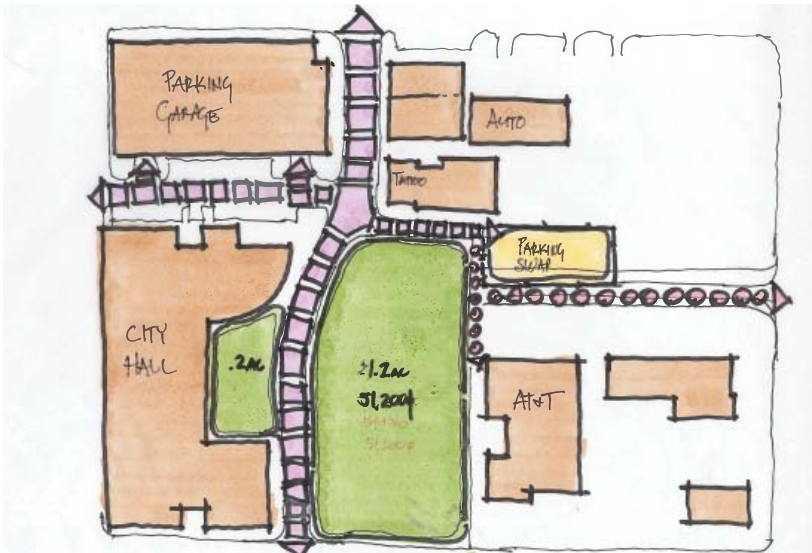
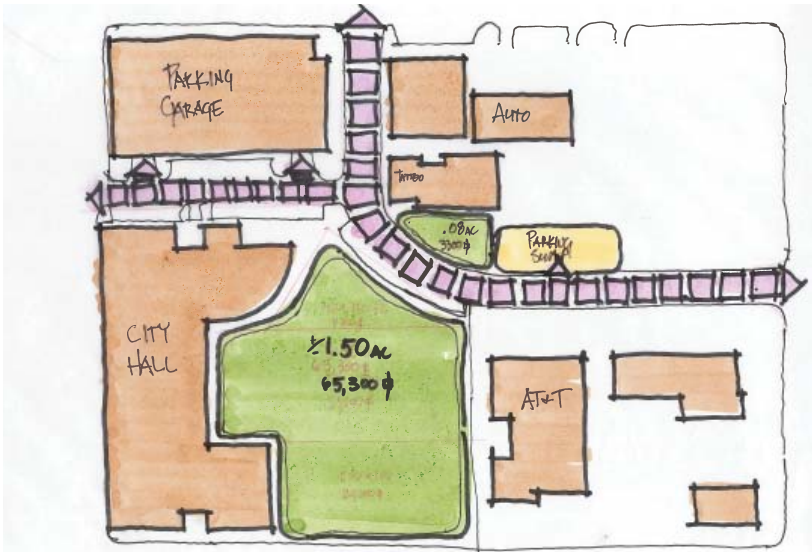


Photographic Inventory includes numbered image inventory that provides an overview of current decorative and functional features throughout downtown.

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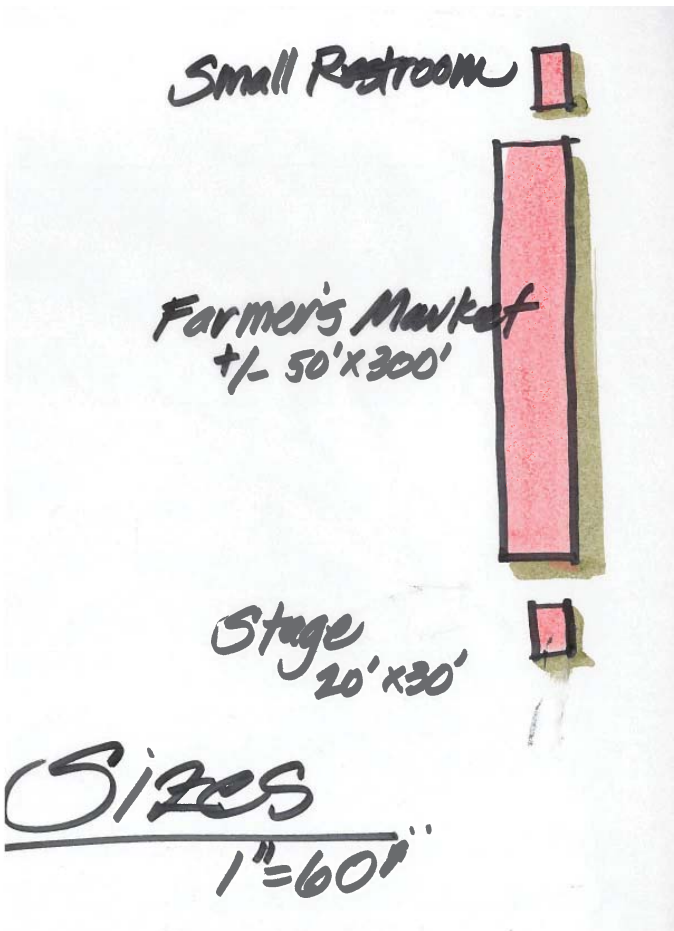


Massing Study includes three-dimensional representations of views south along Green Street (top left); north along Green Street (top right); west from the project area to City Hall (bottom left); and east to the project area (bottom right).



Site Area Studies includes schematic diagrams of possible use locations and circulations throughout the study area.

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Structure Sizes (Scaled) includes proposed size of restroom facilities, multi-purpose stage, and farmers' market pavilion.

People Density (Jacobs Methodology)

	20 People	100 People	200 People	500 People	1,000 People
Very Loose - 40 sqft./person	800 sqft.	4,000 sqft.	8,000 sqft.	20,000 sqft.	40,000 sqft.
Loose - 20 sqft./person	400 sqft.	2,000 sqft.	4,000 sqft.	10,000 sqft.	20,000 sqft.
Loose Crowd - 10 sqft./person	200 sqft.	1,000 sqft.	2,000 sqft.	5,000 sqft.	10,000 sqft.
Tightly Packed Crowd - 4.5 sqft./person	90 sqft.	450 sqft.	900 sqft.	2,250 sqft.	4,500 sqft.
Mosh Pit/Packed Mob - 2.5 sqft./person	50 sqft.	250 sqft.	500 sqft.	1,250 sqft.	2,500 sqft.



PROGRAM

Amenities

- Pull in Spaces for 50+ Vendors (10'x26') overflow on Green Street or Open Space
- Events Space for 400 attendees or more
- Parking
- Customer area covered
- Electric vendors (including coolers, food prep needs)
- Produce and hand washing area
- Restrooms
 - Enough for Farmers Market
 - Large Concerts additional restrooms would be brought in
- Commercial Kitchen for Vendors to bring food in. On-Site food preparation would be optional
- Access to water for vendors
- Storage area for equipment/tables, chairs
- Farmers Market Structure
- Seasonal Items to extend market season
 - Ceiling fans
 - Heaters
 - Enclosable with Garage doors or roll-up canvas sides
- Music and sound system
- Operable arm or gate to close parking area for special events
- Areas for folding chairs and seating on lawn
- Pavilion, Trellis, Pergola, Canopy, Gateway, Etc.
- Public Art (Installations, Temporary, Rotating, Focal Points, Gathering Spaces)
- Hardscape and Landscape Areas
- Stage
 - 30'w x 20'd minimum/larger needed
 - Power/Light/Sound (300amps lighting/100amps sound)
 - Raised and permanent
 - Focal Point of the venue and representative of the space
 - Complement downtown character
 - Flexible for equipment/soundboards/lighting to be brought in
 - Access to stage for setup
- Lighting Security/Accent/Cameras
- Trash Removal
- Irrigation
- Public Wi-Fi

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Uses

- Farmers Market / Marketplace
- Farm to Table Dinners
- Craft Beer/Wine Festival
- Antique/Craft Show
- Concerts
- Art Exhibits/Summit Art Festival
- Food Competitions
- Public Presentations/Performances
- Holiday Market/Events
- Theatre Group
- Lee's Summit Symphony
- Music in the Park
- Local Dance Performances
- Improv Comedy Festival/Open Mic Night
- Independent Film Exhibit
- Main Stage for Major Events
- Political Discussions
- Downtown Days/Octoberfest
- Ethnic Festivals
- Non-profits – School/Church
- Fitness – “Yoga in the Park”
- Evening in the Park
- Chamber Networking
- Strawberry Lawn Fete
- Fashion/Food Showcase
- Movie Night
- Vintage/Flea Market/Repurposing
- Food Trucks

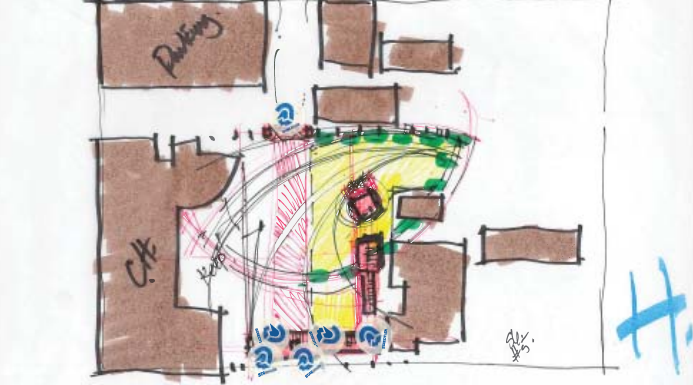
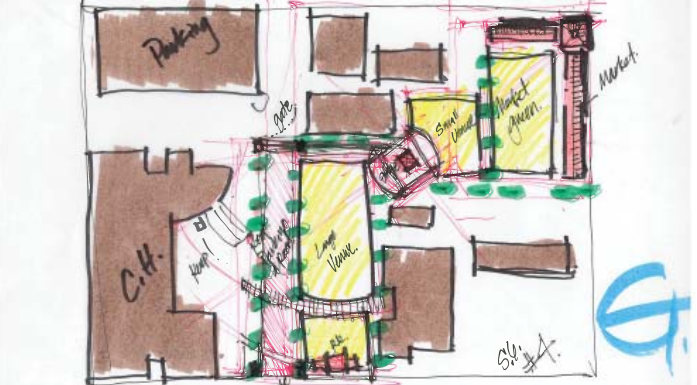
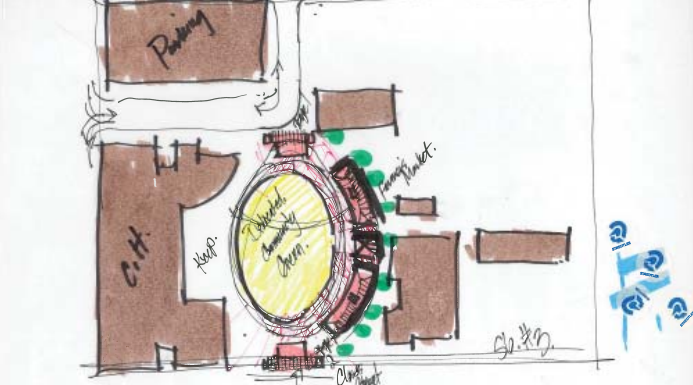
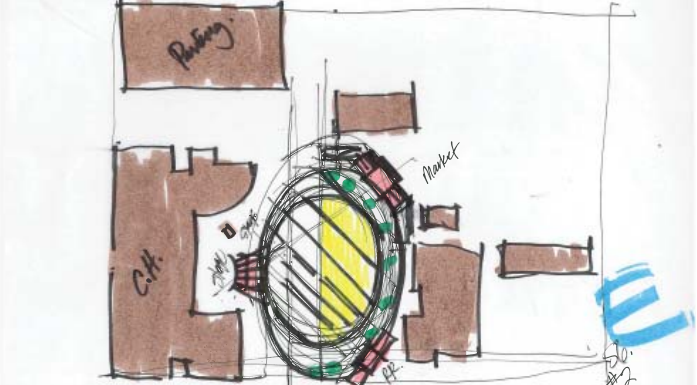
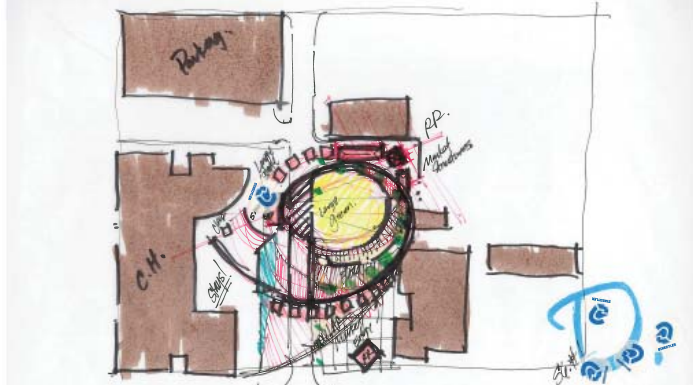
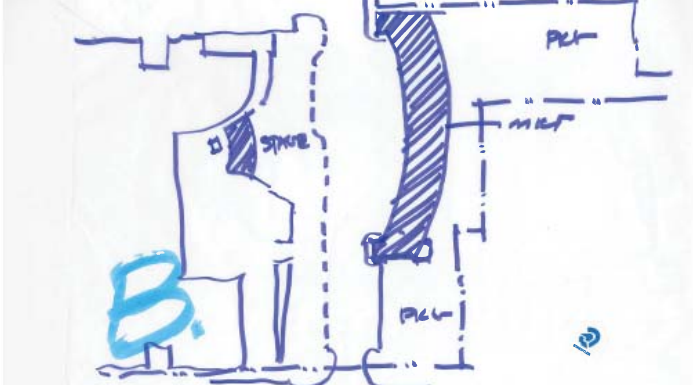
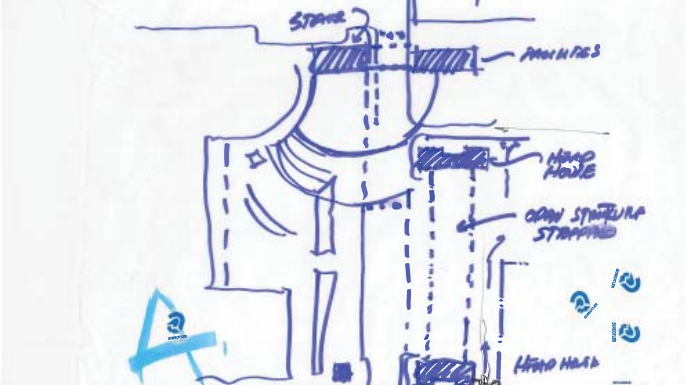
Key Words & Design Vocabulary

- Welcoming
- Cultural
- Sound (wind, water, music)
- Intimate (community)
- Connected/Connectivity
- Enticing
- Safe & Secure
- Shaded
- Sustainable
- Flexible
- Pedestrian in scale - intimate
- Clean
- Multi-generational
- Well equipped (power, sound, water, data, etc.)
- Memorable
- Aesthetics Compliment Downtown
- Sense of Arrival
- Seasonal protection
- Interactive
- Permanence Timelessness (unique & grand)
- Identity Sense of Arrival (defined space)
- Comfortable Seating
- Integrated with Downtown
- Sense of Place (Identity)
- Kid Friendly
- Interactive

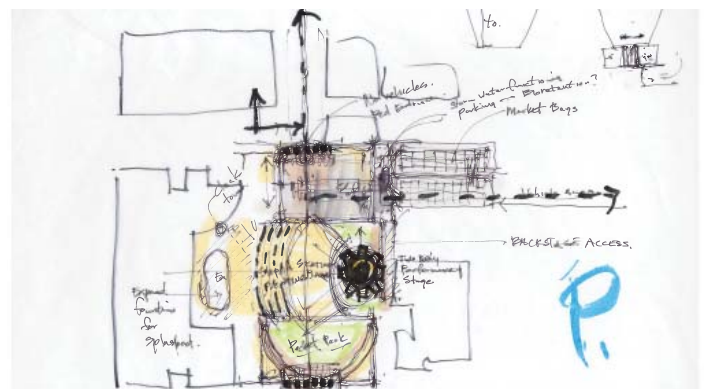
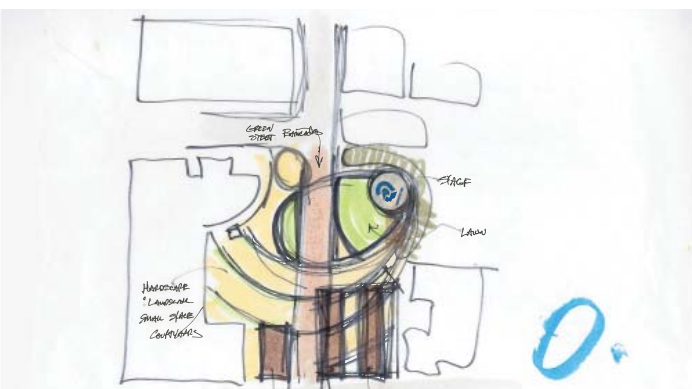
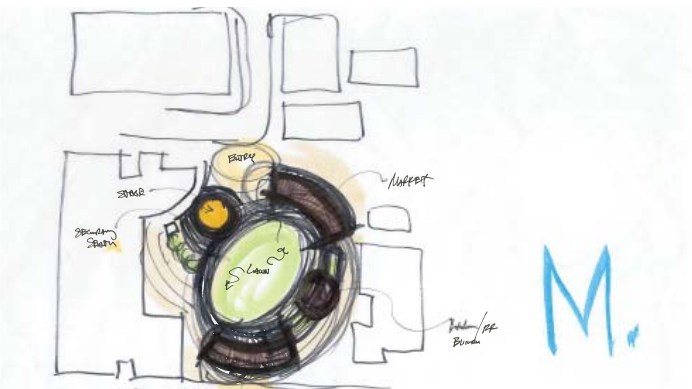
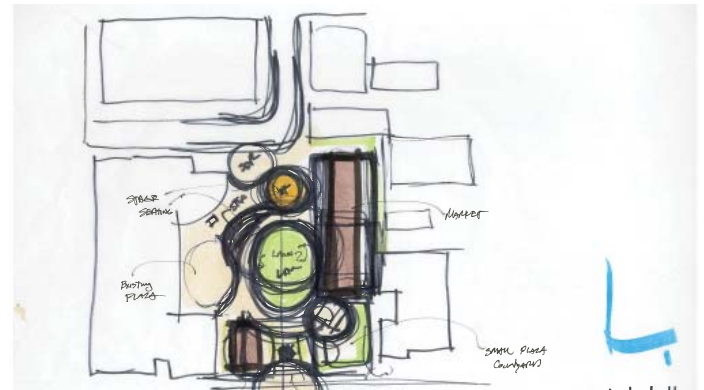
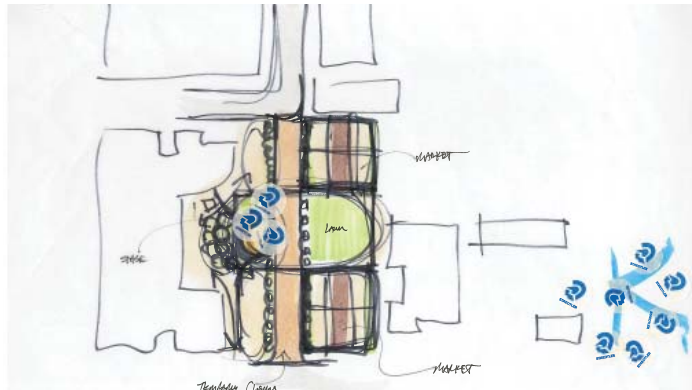
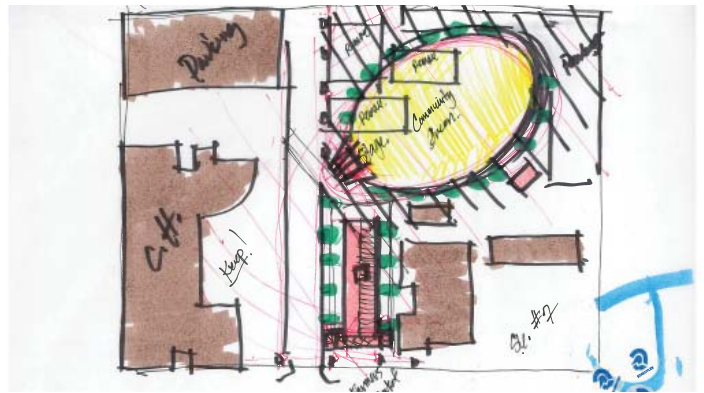
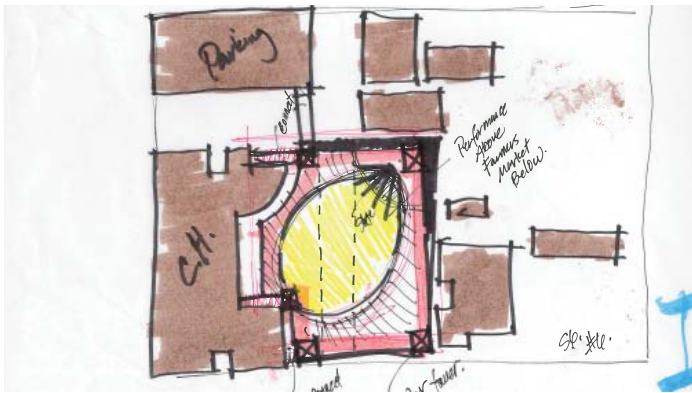
Project Constraints

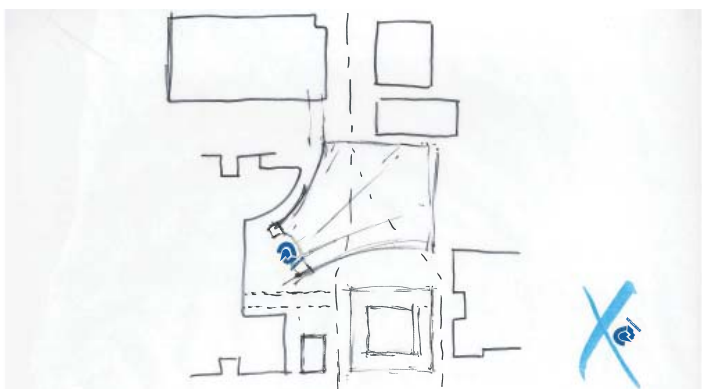
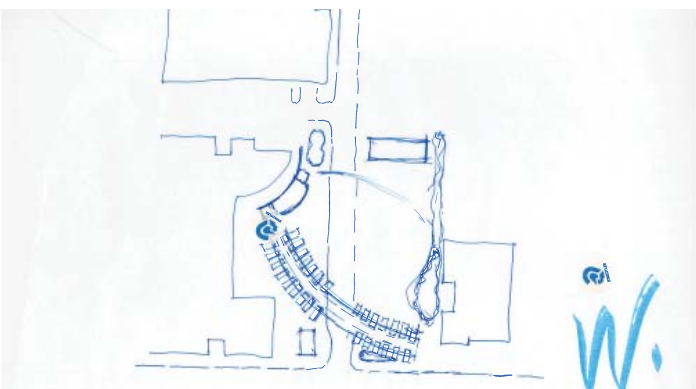
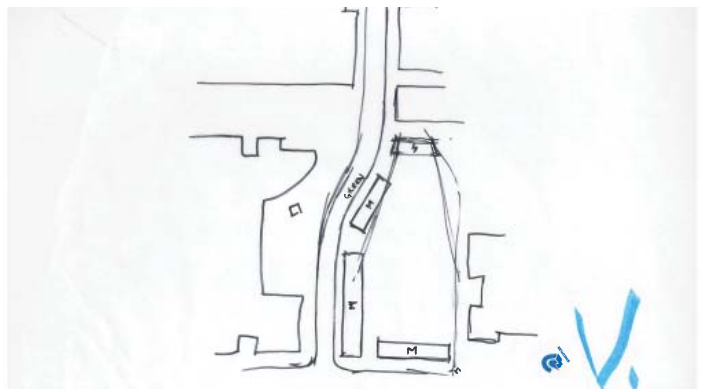
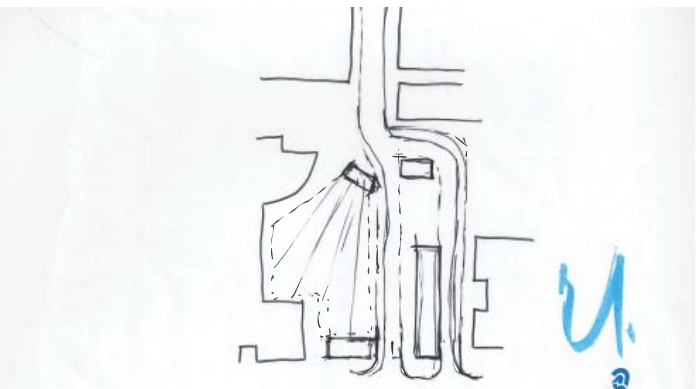
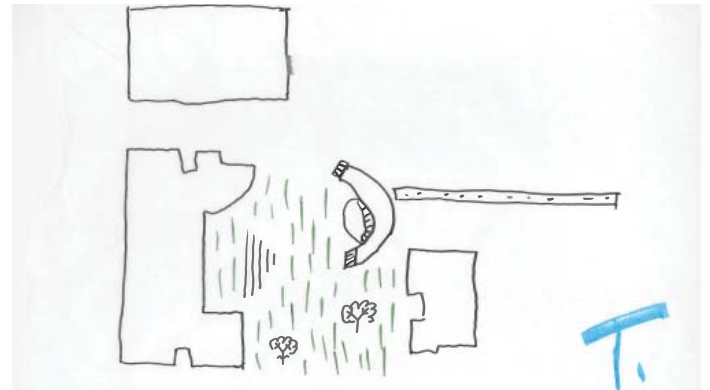
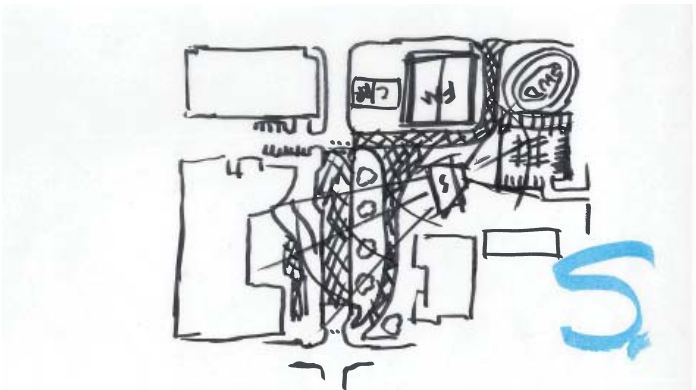
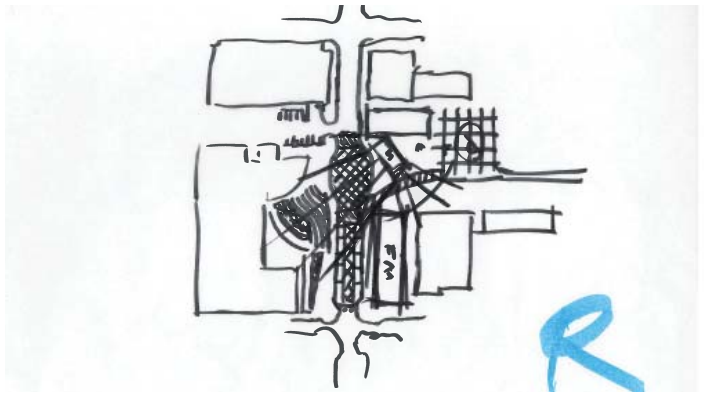
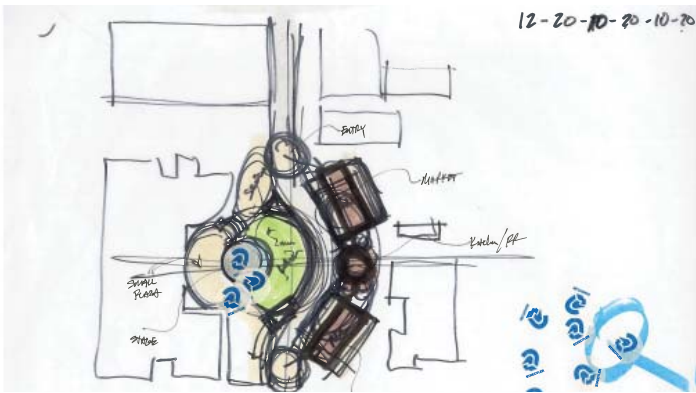
- Storm Water
- Parking
- Utilities
- Budget
- Operations & Maintenance
- Green Street

INITIAL CONCEPTS

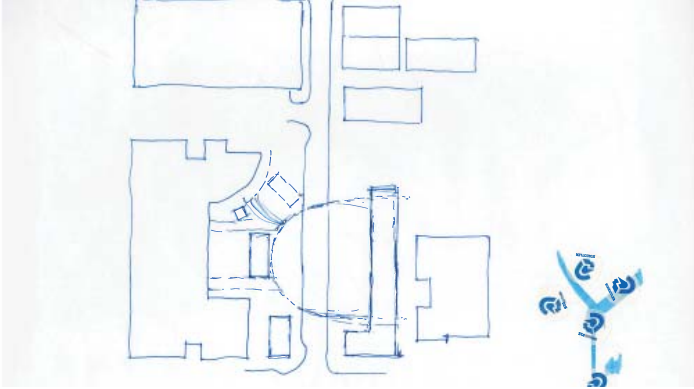


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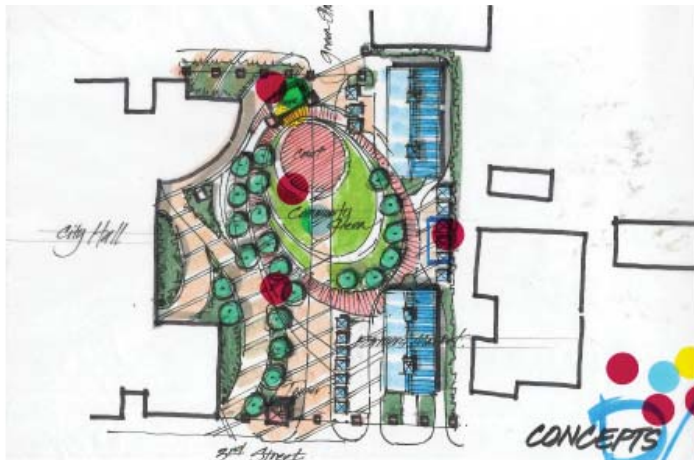


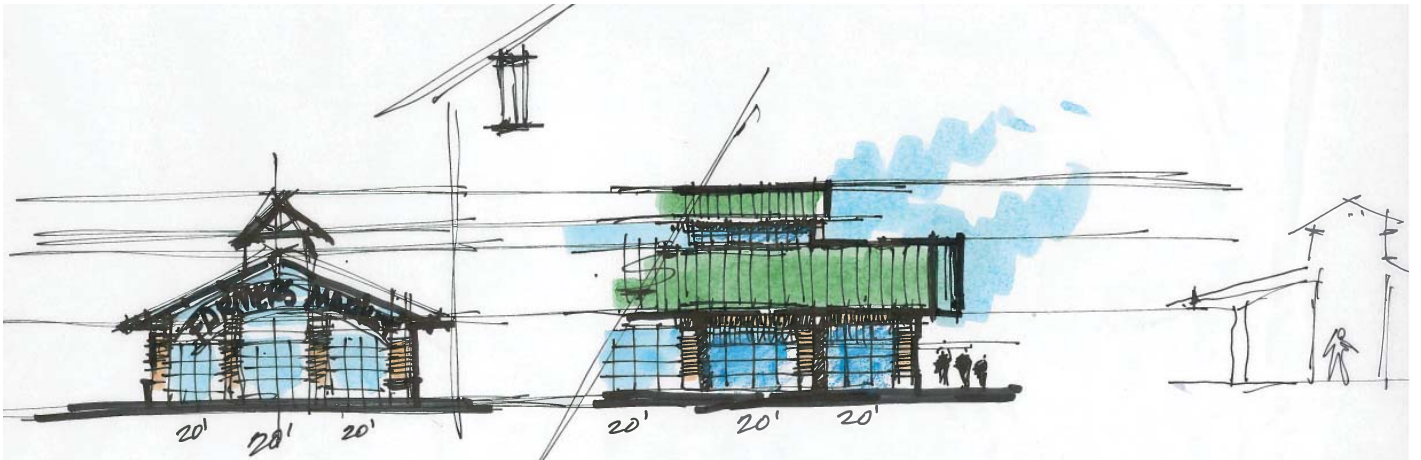
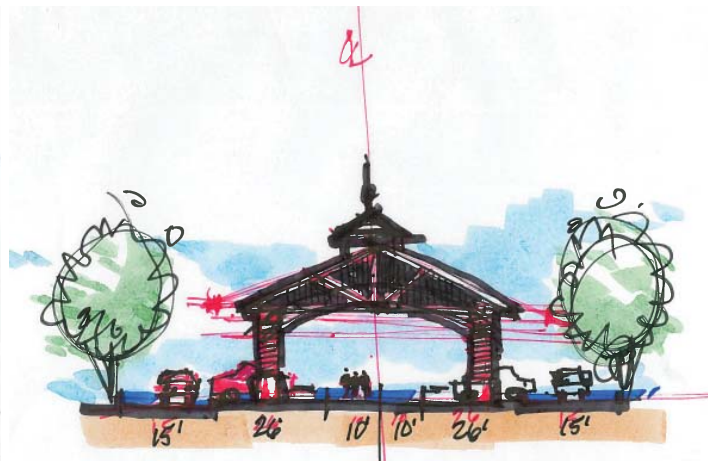


INITIAL CONCEPTS (FINAL INITIAL CONCEPT)



NARROWED CONCEPTS





FINAL CONCEPTS



CITY HALL DOGRUE GATE SHELTER BEYOND GATE ATT.

3rd Street Elevation

1" = 20'



Farmer's Market Conceptual Elevation

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