

GLADSTONE PLANNING COMMISSION MINUTES

Council Chambers March 4, 2019

1. Meeting called to Order- Roll Call. Chair McGee called the meeting to order at 7:00 pm.

Commissioners present were: Chase Cookson
Mike Ebenroth
Nathan Hernandez
Alicia Hommon
Gary Markenson
Katie Middleton
Jennifer McGee, Chair
James New
Bill Turnage

Not present: Kim Murch
Shari Poindexter
Larry Whitton

Also present: RD Mallams, Council Member
Jean Moore, Council Member
Bob Baer, Assistant City Manager
Austin Greer, Assistant to the City Manager/Planning Administrator
Alan Napoli, Administrator Comm Dev/Building Official
Cheryl Lamb, Administrative Assistant

2. Pledge of Allegiance to the United States of America.

3. Approval of Previous Meeting Minutes: February 13, 2019. Chair McGee asked if there was a motion to approve the minutes from the February 13, 2019 meeting. Mr. Hernandez moved to approve the minutes; Mr. Ebenroth seconded. The minutes were approved, 9-0.

4. Other Business. None.

5. Oakhill Day School Presentation: Performing Arts Center. Lee Feagles, teacher at Oakhill Day School, thanked the Commission for the opportunity for Oakhill to plan to build something for the City of Gladstone to thank them for all the things they do for Oakhill. They were given the opportunity to assist Gladstone in designing the Gladstone Performing Arts Center with two floors of Class A office space on the top floors. That is what his students did. They discovered ADA requirements and they have become experts in the field. He introduced the first student.

Abbie shared that she was the student with all the questions when the City staff came to visit. They have been working on this project for a while. They made sure to include every feature the City of Gladstone wanted in their theatre and office space, and then some. She and her fellow designers made sure to go above and beyond their expectations with two amazing buildings. Each designer has put a tremendous effort on each of their projects. Whether they were working on the parking lot, the theatre or the office space, each group found a way to make this project their own with creative and innovative ideas. They had a lot of fun working on this project and were excited to show the Commission what they came up with. She believes they will be very impressed with their ideas. She introduced Ryan, Wayne, and Shawn to present the first building design.

Ryan shared that the shape they felt would be best for Gladstone is a Top Hat. Back in the olden days, people would get dressed up to go a theatre. Back then Missouri was known as the "Show Me State". Now when you look at the building from the street you will be looking west. This represents how Missouri was a beaver trade and hats were made out of beaver pelts. Next up was Shawn to talk about the exterior of the building.

Shawn said that they felt it would be beneficial for the exterior of the building to have a full glass wall on the front. They felt that having the glass at a 5 degree angle from the ground would add character to the building. In addition, they felt the glass should extend to the end of the building to add more character. If parents want to take children out of the theatre during a performance, they would like to have a kid's play area in the lobby. The play area would have puppets, books, baby play spaces, and even an air hockey table. Having this space makes the theatre a more family-friendly attraction. He introduced Wayne to discuss ADA compliance and the rest of the lobby.

Wayne shared that there were many features of the lobby that they felt would make it comfortable for people. Those features include comfortable seating, a small café, plants and greenery everywhere to have a sense of nature. They also planned to have a help desk up front in case people have questions about what to do and where to go. It would be ADA compliant. All the bathrooms are all handicapped accessible. They also have a designated handicapped stall.

Wayne continued by sharing that they decided to use Sky Blue and Golden Rod as the colors in the lobby because they are proven to make a calming and playful feeling. He introduced Spencer and Sean to discuss more about the lobby.

Spencer shared that in the lobby there would be several couches scattered around to give a more comfortable atmosphere to be added to all of the plants. For the theatre, their ideas include seats going outwards and upwards at a slight degree angle; taking ideas from the Liberty Performing Arts Theatre, which he has been to a lot. Added to that, the back stage area is a t-shape, a top hat shape, to give more backstage space and wings. In the lobby, added to everything else there are couches, greenery, and an art gallery on a blank wall. Gladstone schools could have an art show or competition to see whoever won. The winners could put their art on that wall. Next up is Sean with more information about lighting in the theatre.

Sean has had experience with designing lights at the Metropolitan Ensemble Theatre and the Liberty Performing Arts Center. He believes that a 120 fixture system will be more than sufficient to light the stage and the surrounding area. They planned to have a 35 light white wash to provide mood lighting and 85 (inaudible) to provide (inaudible). In order to save energy and provide the most creative freedom field to the director, they suggest the lights be RGB-A light, which stands for red, green, blue and amber. From those colors you can make any color of light. For speakers, they recommend JBL installed speakers. They offer a great range of frequencies and are very versatile. All of the speakers and lights will be routed to a tech closet just off the lobby. The tech closet will route to the booth, which will be located at the back of the theatre. The audio booth would be in the theatre and the lighting booth will be inset into the wall. He introduced Loren to present the parking lot.

Loren said that the requirement for the parking states that you need one parking space for every four seats in the theatre. That is 125 parking spaces. They want to add extra because, as Gladstone continues to grow, they can use the extra parking. The ratio of 88 regular spaces is 7 to 230; three of those 7 needs to be van accessible. Regular spaces are 9 feet wide by 18 feet long. ADA spaces have to be 3 feet wider than regular spaces. They have designed the ingress so you can drop off your loved ones and then go out the egress. When you drop off your loved ones, there is an awning for weather related reasons. Some of the amenities of their building include benches in the front where people can sit and admire the flora and

fauna. They will have a plethora of bright colors and a water feature on the facade of the building. She introduced Georgia and Amber to talk about the landscaping.

Georgia shared ideas about the outside of the building and the inspiration for the building. The Heights Apartments gave them a lot inspiration for the outside of the building. The color, the texture and modern feel helped them decide what to make the building look like. Modern was definitely a key part in designing the landscaping that is needed for the theatre. For landscaping, they looked at Dogwood trees because Dogwood trees are the Missouri state tree. Dogwood trees are white and pink and this would be aesthetically pleasing for the rest of the landscaping. She introduced Amber to talk about the rest of the landscaping.

Amber said they would like to use river rocks instead of mulch. Rocks will be inexpensive for the future and people won't have to replace mulch every so often. Rocks will last longer. River rocks also honor our rivers in Missouri. Dogwood trees as well as River Birch trees are also something they considered in the landscaping. They think River Birch trees will mix with the building and showcase the building's greatest traits. Every seven parking spaces they would like to place a unique design of flowers and street lamps. She introduced Emma to wrap up the landscaping and public art piece.

Emma shared that the landscaping they want is aesthetically pleasing when people drive by. River Birch trees are very low maintenance. Most of the landscaping would be most beneficial on the façade of the building and some would be along the sides and in the back. Plant-wise, hydrangeas are our best option. They are a beautiful plant and the colors go well with their trees. However, hydrangeas stop blooming in the winter. They would replace them with flowers that would be maroon and white. So, if the hydrangeas stay alive a little too long, it won't look bad and the colors will still blend together well. They were also inspired by the North Kansas City School's metal head sculpture because it made the school look more modern with the color and the shape. They would be thrilled to do something like the metal head sculpture in front of our theatre. The ideas they came up with consist of inputting a gold or quartz American eagle to make the building pop. It would catch your attention when you drive or walk by. They also looked into making an eagle out of scrap metal because they believe it would be very interesting and eco-friendly. The American eagle is the public art piece for their building. She introduced Addie and Carmella to discuss their ideas on the office space.

Addie said she would discuss the Class A office space. In the office space they wanted to incorporate a functional yet aesthetically pleasing environment for the tenants. Their design inspiration was based on industrial chic style. They used an open floor plan in the office so workers wouldn't feel claustrophobic, which will also help them feel calm in a busy work environment.

Carmella shared that they believe the best idea is to not map out the location of each individual office because they don't know who will be working in this space and they don't want to limit the size or capacity. Once the tenants are decided, that space can mold into whatever is needed at the time.

Addie said they decided to go with the industrial chic style because of its modern feel and classic look. They feel it shows sophistication and relaxation in a functional way.

Carmella said the colors they liked were Tame Teal, Gold, Showstopper, Snowed-In and Grey.

Addie added that these colors were the best choice because the dark red evokes a sense of calm and the white evokes positivity. The grey evokes wisdom and the dark yellow evokes energy. The blue evokes a calming and inspiring feel. They think that these are all good feelings to promote when you are under the stress of work.

Carmella then looked at what this style looks like in the modern work space. First they looked at the light they want to incorporate into the workspace.

Addie shared that they felt that Edison bulbs would be the most aesthetically pleasing form of light for the office because they are warm yet light to (inaudible).

Carmella referred to the overhead where they shared examples of lights they would like to use in the office space.

Addie said they decided to go with the exposed bulb because of the aesthetic feel. They want to use interesting arrangements of lights to have a more aesthetically pleasing vision. They want to use more metal pipes and the metal color to flow through with the entire business. They also want to have a fake chandelier in the informal work space because, they are going to go back into this in a moment, in the lobby the second floor will be cut out over the lobby so you can look down into it from the second floor. She said they would now look at the offices.

They want to use glass conference rooms because of the aesthetic feel and they felt they look very professional and nice. They want to use large desks with room to work so they are functional and people will feel comfortable with everything all around them. They want to use fake leather chairs as they feel they would promote a good aesthetic and they look nice without hurting animals.

They like the exposed ceiling style pictured in the bottom right corner on the overhead where you can see all the pipes and such running because they felt that went with the industrial chic style. Overall, it would be a cozy aesthetic.

Finally, they discussed the lobby and formal work space and coffee bar. As they mentioned, you will see the lobby from the work space, pictured in the upper right-hand corner. It is in the square with the slight curve to it. That will be the lobby/informal work space. The offices will be everything but that, and you can look down into the lobby/informal work space from the second floor so you can see what's going on; if you have a client coming in. There is also going to be a coffee bar they want to incorporate somewhere in there. They don't know where it will go because the space will be molded and shaped into whatever tenants are going to be in the building. Since they don't know who that will be, they wanted to make sure you have the freedom to do as you wish with it.

From the lobby/informal work space they lead out onto a balcony where you can see out onto it. That will be nice in the springtime to eat your lunch there and just relax.

Safety and ADA compliance is also important in this workspace. They made sure there are an elevator and a wheelchair lift on two sides of the office. Anyone who needs them will have access to them. There are also two staircases next to each elevator in case of emergency or you just want to take the stairs.

Studies have shown that young workers coming into these jobs prefer a more informal workspace as opposed to sitting down at a desk. They like to work at coffee shops or on a nice sofa. So that is another benefit of the informal workspace.

Griffin started the second presentation of the Gladstone Performing Arts Center. It has a nickname they call the "Box Office" because of its shape and its tenants. Their building had four (4) floors with the bottom two (2) floors for the theatre, lobby, backstage. The top two floors are for Class A office space. It is all up to ADA code. It's in the shape of a bed, a basic rectangle with a special area on all four floors that combined perform a stained-glass work of art that spans the height of the building. He introduced Ty.

Ty shared that, for aesthetic pleasure, the third floor protrudes from the building creating a balcony for the tenants to walk out on. There is also a rounded balcony on the back for the tenants. The square footage of the whole building is around 200,000 square feet. The overall modern architecture style is meant to compliment and politely reflect the other new modern buildings around Gladstone. He turned it over to Denise.

The classic colors for the interior and exterior of the building are mostly earthy tones, like that of the apartment buildings in the North Kansas City buildings. They thought that the outside of the building they should have different sections of different materials from sections of wood paneling, metal or metallic-looking substance, and maybe even a section of brick. She introduced Sam to present the property.

Sam said they decided to use 120,000 square feet of the property, which is about a little more than two (2) acres. The front of the building is facing North Oak Traffic way. The front has an awning that is covered so whether it's a nice summer night and you can walk out, or if it's raining you can still get in without being wet. There will be a valet parking lot that will shuttle the cars. There is a valet that will shuttle the cars to the parking lot at the back of the property so it will look better from the street view. He introduced Nadia for the landscaping and parking lot.

Nadia said the parking is primarily the same as the first building and a majority of the landscaping is too. In addition to the flowering dogwood trees, they also looked into including evergreen trees because they are known to survive through all seasons, which is very important because the winters here in Gladstone can be very brutal. They also included French Hydrangeas as a replacement of the original hydrangea. Otherwise everything else is equivalent. She introduced Mary Katherine to present the artistic designs.

Mary Katherine said she worked on the artistic design of the building. The central featured art piece of their building is the protruding curve that has stained glass. It has a stained glass piece with colors from dark grey to a stunning green. Not only does it feature beautiful colors, it also creates a moving light feature on the inside of the building creating a beautiful moving piece that will change at all times of the day, depending on the position of the sun. On the back of the building there is a musically inspired piece that will feature everything from musicians to ballet dancers to much more. Their inspiration comes from a mural of jazz musicians on 18th and Vine. She introduced Madelaine to talk about the first floor.

Madelaine shared that the theatre will be open to the public, drawing people to Gladstone. It is crucial that they make it a great attraction for Gladstone, not only for its citizens to enjoy but to make it a place for outsiders to come in and experience Gladstone's livable and unique culture and design. The guest's experience will begin through the front entrance of the lobby. The second you enter the lobby you will be met with a large floor to ceiling tornado-style fountain inspired by Tornado Alley, which Missouri is in. There will also be small displays from local artists. She introduced Chris to talk about the lobby and further design.

Chris shared that the lobby is an open concept that comprises local restaurants, an interactive area for young children to play before shows and during intermissions, and the community character is dispersed throughout. Once you are in the theatre, seating options include heated recliners, a balcony, as well as private boxes available for rent that can seat up to 12 people. The elite VIP boxes will have seated massage recliners and an optional dining experience. All the seats will also have screens projecting the dialog for people who are hard of hearing or deaf so they can enjoy the performance as well. These screens also have headphone jacks so that people with a visual disability can listen to a play-by-play of what the actors are doing on stage. Headphones can be given upon request for no extra charge. She introduced Kelly to talk more about the theatre.

Kelly said the stage design was inspired by the Coterie Theatre. They took a field trip to the Coterie and loved how they distribute actors all over the theatre. It immerses the audience into the performance and makes it a more memorable and gratifying experience. Their stage has three (3) feet wide aisles that are 13 inches tall. The actors can walk out into audience allowing the stage to not only be standard stage but a theatre in the round. The aisles would feasibly be able to move allowing for all kinds of possibilities for sets and a variety of shows. She introduced Julia to talk about Class A offices.

Julia said that the third floor of their building is filled with open office space for tenants. For the bathrooms, there are four (4) stalls and two (2) sinks each. The color scheme of the third floor is dark and the main color is Charcoal Grey. They have several accent walls with a bright Peacock Teal that will pop and boost the overall moral of the workspace. The Charcoal makes people feel as those they have more strength and sophistication. The Peacock Teal promotes growth, health and trust. The floor will be a Cedar Stone Grey concrete so it lasts longer and sustains possible damage from heavy usage. They have an open ceiling on both the third and fourth floors showing the pipes and air conditioning for an industrial chic look. There will be a balcony overlooking the back of the building, the parking lot and the trees. She introduced Reagan to talk about the fourth floor.

Reagan shared that the fourth floor is another office space. They thought it would be aesthetically pleasing if there was a balcony on the front of the building that overlooks the road and the beautiful sunrise that can help heat up the building. There is a rounded edge included with stained glass that was discussed earlier as their art piece. It lets in beautiful color light. Every hour it creates beautiful pictures on the opposite wall made up of colors and shadows. There are lots of windows because they want to have lots of natural lighting. Natural lighting increases work productivity and happiness. The walls will be the color Windy Blue because it represents loyalty, wisdom and trust. The floor will be concrete and the color will be Cedar Stone Grey as on the third floor. The elevator will be in the same spot on all floors and for the fourth and third floors the bathrooms will be in the same spot because it makes planning easier. The office spaces are open concept because they don't know what tenants will be moving in and if they want closed office space or open. It can be designed to their needs.

Mr. Feagles shared that he had two classes and they came up with two different designs. One of them looks like a top hat and the other is a box shape. Each group designed a space, the parking lot is similar. He asked if there were any questions.

Mr. Markenson asked how many theatre seats there would be in each of the prototypes.

Kylee answered that there were 425-450.

Mr. Feagles said the other group had 250.

Mr. New asked which one was at 400.

Kylee said it was the second one.

Mr. New asked if they came up with a cost analysis.

Abbie said they had an unlimited budget.

Mr. Greer said that it was wise of them to incorporate some type of Class A office space because that creates a steady income stream for investors who could support the project.

Ms. Middleton asked if any of the designs had any environmental or energy efficiency aspect.

Student: Solar panels are always an option. The faux leather chairs they suggested would not be harmful to animals. They could also use rainwater for the landscape to get water to the flowers.

Mr. Feagles said they had recycled water at Oakhill and solar panels on top of the school. All of those things would have been incorporated in there. One of the groups art piece was going to be recycled metal and they all wanted to have the ability to use river rock and those kinds of things so there wasn't an extended outlay of monies.

Mr. New asked what the time estimate would be.

Mr. Greer said it would probably be two years.

Mr. Markenson asked if they visited any Performing Arts Centers before they started their project, like the Kaufman Center.

Student: Yes, they had taken field trips. Their school thinks it's very important to implement the arts. They went to the Coterie which is where they got the idea of putting the actors there. They went to the Kaufman and smaller theatres.

Mr. Markenson shared that the Liberty Community Center has a nice theatre.

Student: Yes. A lot of the students there like to go to theatres and they went to a few.

Mr. Feagles shared that they have several actors in this group who have performed on the stage as well.

Student: He has worked on a couple of theatres in the city and he is familiar with the technical side. He got inspiration from them.

Mr. Turnage asked what type of groups or organizations might be performing.

Student: Small theatre groups, dance groups. There are several Gladstone dance groups.

Student: She currently dances at Ibsen Dance Theatre. She knows that they are interested in using this as a great place to have their recital and the annual performance of the Nutcracker. Currently they use Staley theatre but she knows they would love to use that, and other dance groups would like to use it also.

Mr. Feagles said they had mentioned that they want to have concerts come in and touring groups and to have that ability to either have a large theatre where you can invite larger groups in, or you can make it a theatre in the round so you can make it a smaller theatre. It would benefit everything and they could adjust it to what the theatre needs. In the top hat design, that is why the wings are there, so they have additional room. They want to have a garage door in the back so they can bring in additional scenery or all of the different items that you would need for a touring group. There is also the Gladstone Theatre in the Park that performs in the summer. He's sure they would love to have somewhere to perform in the winter.

Student: We have two amazing drama teachers who would be overjoyed if they had the chance to have a performance there.

Mr. Feagles ended by stating that, as a teacher, this gave them the opportunity to step outside of what they would normally do. Having to look up what ADA requirements are and different items that they might not think about; the enthusiasm and epiphanies that they had. Things came up that they might never have thought about doing; some kind of work like that. Through this project and through the opportunity to

present to you, those opportunities arise to them. This becomes something that is living to them and is part of them. So thank you very much for letting them (inaudible).

Mr. New asked how many students have thought about going into a career in construction or architecture based on this project.

Several students raised their hand.

Mr. Greer asked Mr. Feagles if his students could stay for pictures after the meeting.

Mr. Feagles agreed, as long as it is ok with their families.

6. **Communications from City Council.** Councilman Moore thanked all the Oakhill students, their families and their instructors. It was an amazing presentation. She knows that they really stretched out and she hopes they had a lot of fun. One of the recent citizen planning groups they have, Shaping Our Future, one of their big plans and ideas was a Performing Arts Center. This gives them a lot of food for thought. Hopefully they've got some budding architects and planners here that will make a difference in the future. She thanked them again and said it really means a lot to all of them.

Councilman Mallams mentioned the potholes. The City is working very hard and, once the weather breaks a little bit, they have five of our own City teams from Public Works that will be out in the streets repairing. They have also contracted with two companies outside the city to get out there and work on filling those potholes. Rumor control- Walmart is not closing or becoming a distribution center. If you have been in there and seen that the shelves have become vacant in certain parts of the store; the manager had to go on medical leave. They were without but now have employees coming from stores all over. In fact, some from St. Joe are coming to restock the shelves. Our City Manager talked to their management there. It is not closing and not becoming a distribution center. To the parents who are here, one of the great things about a city are the schools. For many of you, his granddaughter has been with their son or daughter since third grade. He knows they have a wonderful environment at Oakhill Day School. He thanked them for their support to the community and said they help us make our city good.

7. **Communications from City Staff.** Mr. Greer thanked Oakhill, the students, and Mr. Feagles for their presentation tonight. It is safe to say that the project exceeded our expectations and these students have a very bright future.

He shared some of the upcoming projects for the Planning Commission:

- Christian Brothers Roofing is building a new facility off North Oak. Look forward to that plan in the future.
- A possible replat with Little Saigon Plaza off North Oak.
- They will possibly see the gas station/convenience store off of North Chestnut from last year come up again this year.
- The finalization of the sign ordinance.

8. **Communications from Planning Commission Members.** Mr. Turnage thanked the students who came tonight. He recommends they all get a passing grade. He also wants to express publicly his gratitude for the Public Works department for keeping our streets clear and clean during this extended winter season. One other item. His wife wants to know why Hobby Lobby closed and moved.

Mr. Greer said that we don't know why they decided to close. We know they are not moving elsewhere, they are just closing that location. They closed Saturday, March 2nd. We don't know why. When it comes

to Hobby Lobby and commercial leases they are not obligated to notify the city that they are closing or leaving. That is a partnership between the shopping center owners and Hobby Lobby Corporate. We find out the same way that other people do, when it's possibly too late. That is the situation with Hobby Lobby.

Mr. Turnage shared that is very disappointing.

Mr. Greer said they had strong sales so they aren't sure what happened.

Mr. Markenson said that our potholes don't hold a candle to Kansas City. They have us beat upside down. It is ridiculous on some of their streets. He asked about our supplies of deicer chemicals and equipment and the morale of the troops out there who have been working crazy hours.

Mr. Greer said the employees are good. They are working hard, of course. Luckily our City Manager and Public Works Director were really wise last year when it was budget time. We didn't have an extreme winter so they went ahead and stocked up on salt and other chemicals that we needed. We were 100% full at the start of this winter. We are now around 50%. They had a lot of forethought last year, and thanks go to them. They've done a great job managing that so we're in good shape. We actually have other people coming to us trying to buy salt. We are hoarding it at the moment.

Ms. Hommon shared that she was part of a couple of different committees on Shaping Our Future that worked on the idea of having a Performing Arts Center. She can say with all honesty that not one time did they ever think of putting office space to make it happen. She wanted to commend the students. That was an incredible idea to make it affordable. She looks forward to one day when they have the Performing Arts Center and we get to say that Oakhill was instrumental in being a part of that. Congratulations to the students. That was an awesome presentation.

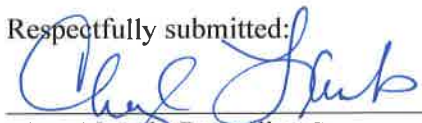
Mr. Hernandez wanted to make a quick comment. Regardless of which design the city decides to go for, he hopes they will take into consideration not only doing ADA accessible but going above and beyond. He knows there can be changes and updates to bathrooms to make them more transgender friendly for transgender residents and visitors that come to the city. He hopes things like that are kept in mind as well.

Mr. Ebenroth wanted to thank the students and the parents who showed up tonight. The presentation was awesome. He can remember being in front of a podium with a public body there and they did a much better job than he did back then.

9. Adjournment. Mr. Markenson motioned to adjourn; Mr. New seconded.

Chair McGee adjourned the meeting at 7:42pm.

Respectfully submitted:


Cheryl Lamb, Recording Secretary

Approved as corrected _____


Jennifer McGee, Chair

Approved as submitted 

