



Plato's Cave Topeka

Public Meeting held 6:00pm, July 28, 2020 via Zoom

Attendees (online):

Corey Dehn, AIA	Architect / Owners Rep; Schwerdt Design Group
Annie Driver	City of Topeka
Brent Trout	City of Topeka
Doug Rosencutter	Nearby property owner
Jon Newman	Nearby property owner representative
Josh Brohaugh	Nearby property owner representative
Joe Prokop	Nearby property owner

Minutes:

1. Annie described we desire to change from a C4 to M3 multi family to facilitate a change of use from current hotel to apartments.

2. Corey Described the owners plans for the property:

- The owner previously looked into remodeling the hotel into a higher end hotel. After many meetings and looking at studies it was determined that the Topeka market would not support that so they changed gears when they saw that we did need lower cost market rate housing.
- Plan to remodel building into studio, 1 bedroom and 2 bedroom apartments.
- They will have resident on site management.
- These will be lower cost apartments but NOT section 8 or government subsidized. They will be privately funded, lower priced market rate.
- They plan to install a decorative architectural aluminum fence around the entire property for the safety of their residence. We do not know if we will gate any of the current 3 entrances. This is NOT a chain link fence.
- The owner is working on a similar project in Branson, MO. That project is different in that Branson has a large amount of transient and foreign workers who come in for just the tourist season then leave. The Topeka project is geared toward year round full time residence.
- The facility is planning on including amenities like fitness room, on site rentable storage (within the existing building), larger kitchens for residence to use, co-working / public office spaces for use by the residents.



Questions by property owners:

1. What are the terms of the lease: *A: The owner is targeting longer term leases. Also, workers who may be in town for a specified amount of time, ie. Construction workers working on a project.*
2. Are there income requirements? (not answered during meeting) *A: Yes, they will have to demonstrate that they have a job and are able to pay their lease.*
3. Will background checks be done? (not answered during meeting) *A: Yes, background checks will be completed on all residence who apply. This would include credit, criminal, predator list, etc.*
4. Will this change the property tax structure, ie. Will it change adjacent property values? *A: There has currently been a full time caretaker living on site since the hotel closed which has kept the property maintained and protected. If he was not there it is very likely that the appearance would not be as good as it is now and could have already negatively affect property values prior to the current owner purchasing the property. We believe that moving forward with this project will allow the property to be well maintained which should help maintain or enhance adjacent property values.*
5. Who is the owner? *A: The building's owner is Flywheel Capitol out of Denver. The developer is Rebvlik, which is who developed Plato's Cave in Branson.*