

**MEETING MEMO**

PROJECT:	Roe Blvd & Johnson Dr Corridor Plan	PROJECT #:	18325
DATE   TIME:	03/20/2019 6:00pm	LOCATION:	Roeland Park City hall
RE:	Steering Committee Meeting #1 Notes		
ATTENDEES:	Chris Cline	Jason Bril	
	Vicki Noteis	Keith Moody	
	Claudia McCormack	Darren Nielsen	
	Kyle Scott	Josh Gateway	
	Laura Machala		

*Comments, additions or corrections to this memo should be communicated in writing to Confluence within seven (7) days of issuance.*

*If no comments are received within that period, this memo will be assumed accurate and filed as part of the permanent record for this project.*

NOTES / DISCUSSION:

- This project is part of MARC's Planning for Sustainable Places – 80/20 cost share between MARC and the City, focused on Transit Oriented Corridors
- City is updating Comprehensive Plan after this project
- City hopes to have results from Citizen and Business satisfaction survey by April 1<sup>st</sup>
- Properties along Johnson Dr are now only governed by City Zoning since deed restrictions and covenants have been removed from those properties.
- City Pool will operate as summer-only facility instead of year-round
  - Dome is being removed
  - City Council to review options for additional amenities, though pool size will stay the same
- City will supply a user count for pool, community center, and athletic dome
- Athletic dome is the busiest, used year-round
  - Pulls users regionally
- Pool is a regional draw- far more non-Roeland Park residents use the pool than residents

- Community center is lowest use; struggles to compete with surrounding public and private facilities
  - Serves its purpose as a meeting place
  - Has gym and childcare
- Blvd Apts started in 1969, has 410 units with approximately 1500 tenants
  - Only rental property (other than rentals by private homeowners) in city
  - Has looked at various renovation plans but the price point wasn't cost effective
  - Has done interior upgrades
- City population ~6500 people
- Explained idea of a potential land swap between the Blvd Apts and Walmart site
  - Group's consensus was that this is an ambitious idea
  - Unsure how practical it is, but worth exploring
  - Find balance between pragmatic and imaginative
- Can we find revenue generated by current Walmart and compare to their typical store size?
  - What would be the impact of losing Walmart?
  - Could it be replaced?
- What would a blank site look like if it were developed in a perfect world?  
Can we identify that and work backward from there?
  - Can this be explored and woven into the rest of the study?
- City has had a lot of homeowner turn-over
  - Many properties have been invested in and resold
- 4 basic types of people using Roe Blvd
  - Passing through
  - Residents
  - Visitors to specific destination
  - Commercial property owners
- What do commercial property owners want out of this project?
  - Points of access
  - Taxes (Tax rate is second to Plaza (very high))
  - Walkability – proximity and quality
    - The nicer the walk is, the more attractive the property is

- Blvd Apts would love connection to Nall Park + Civic bldgs
- Blvd Apts is open to idea of mixed-use- first floor retail with residential above
  - This project is larger than expected, committee members will need to reset and look at this in a different light
- Connection through apt site on Skyline to civic area will be difficult due to grade
- Price Chopper doesn't own parking lot but dictates stall use
- Fountains in front of Price Chopper don't have any value to City
  - PC is turning into art
- ACF Property management doesn't do anything with empty lot to south of Lowes, would like to see something done as part of this project
  - Also improve intersection at this location
- Challenges with mobility hub / park + ride facility in PC parking lot
  - Is there a better location for this?
  - What will the effects be on PC parking?
- NE corner of Johnson + Roe is not part of this study
  - City to share concepts
- Bldg at west end of project area along Johnson Dr is being renovated
- Final document to go to Planning Commission
  - Darren would like to be present for this but is unable to make July 16 PC mtg
  - City to change date
  - MARC open to adjusting schedule as necessary to avoid conflicts
- MARC to send drafts of plans for Mobility Hub concepts
- Headline exercise was undertaken, and results will inform goals to review at next meeting (Wednesday, April 10<sup>th</sup> 6:00pm at Roeland Park City Hall)

SENT BY:

SIGNATURE



NAME

Jason Bril