

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 Brill
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:

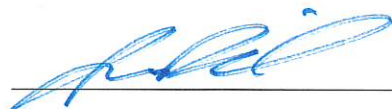
- This project is part of MARC’s Planning for Sustainable Places – 80/20 cost share between MARC and the City, focused on Transit Oriented Corridors
- City is updating Comprehensive Plan after this project
- City hopes to have results from Citizen and Business satisfaction survey by April 1st
- Properties 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 10th 6:00pm at Roeland Park City Hall)

SENT BY:

SIGNATURE



NAME

Jason Brill