

MEETING MEMO

PROJECT: Roe Blvd & Johnson Dr Corridor Plan PROJECT #: 18325
DATE | TIME: 04/10/2019 6:00pm LOCATION: Roeland Park City Hall
RE: Steering Committee Meeting #2 Notes
ATTENDEES: Chris Cline Jason Brill
Vicki Noteis Keith Moody
Dan Dermeyer Mike Kelly
Mickey Sandifer Joanne Sandifer Hanson
Claudia McCormack Shawn Strate
AJ Farris Jared Gulbranson
Laura Machala Nichole Zelaya

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.

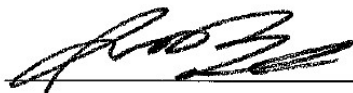
NOTES / DISCUSSION:

- The Sandifers own the property to the north of Blvd Apartments
 - They are interested in working with the Steering Committee and our plan
- Walmart previously wanted to purchase Blvd apt site + access through the Sandifer property + tax benefits
 - Sandifers did not agree to the tax benefits
- If developed, Nall would continue north through the Sandifer property
 - They have plans they would be willing to share with the team
- People in the neighborhood will object to Nall becoming a through street
- Dead ends are not successful streets for the City
- Neighborhood encroachment will be the primary concern for the Johnson Drive community
- Residents on the south side of 58th St like living there, don't want to move, take pride and care in their homes

- Residents on the north side of 58th are as concerned or more concerned than residents on the south side because of potential views and loss of typical residential street atmosphere
- The 58th St neighborhood was involved in and supportive of the changing of the Covenants for the properties along Johnson Drive
- Current Gateway plans show first floor retail/commercial at the NW corner of their site
- The food hall to the east has some sort of presence along Johnson Dr
 - Updated plans with more detail are not currently available
- The relationship between Gateway commercial and the north side of Johnson Drive will need to be considered
- Goals have been modified to read “Enhance Transit and Multimodal Opportunities”
- Should Walmart even be in Roeland Park?
 - What happens if they leave?
 - Identify potential “big box” on Blvd site instead of “Walmart”
- Resident may be sensitive to phrase “keep taxes low”
 - Instead use phrase “broaden tax base”
- Public Meeting #1 will be in the Mixed-use room at the Community Center
- Confluence requested Steering Committee attend and participate in Public Meeting #1
 - Listen to and take note of resident’s comments/concerns
- Confluence requested Steering Committee members send images/locations of the type of development they think should be at the two sites

SENT BY:

SIGNATURE



NAME

Jason Brill