



November 19, 2019

Dear Mrs. Carrillo,

The Downtown Olathe Business Association [DOBA] is a group of business owners and property owners that "advances downtown Olathe as the economic and cultural heart of the city." While we do not want to indicate that we represent all businesses and property owners in downtown Olathe, we do represent a number of businesses and property owners that are actively involved in the betterment of our downtown community.

The DOBA Executive Board is submitting this letter to express our support for the Milhaus Project coming to downtown Olathe. We would also like to submit some observations that are important to consider as this project moves forward. With this significant investment we believe there will be short-term challenges for our businesses and property owners. However, the long-term benefit will be tremendous for advancing the downtown economy, atmosphere, and culture.

We would submit four points for consideration:

1. **This project is a leading project in revitalizing downtown.**
2. **These rooftops improve the potential for economic growth for our downtown.**
3. **The sequence of projects is important to the parking concern.**
4. **The overall revitalization should be well supported by incentives for small businesses as well.**

The following explains some of our perspectives in greater detail.

This project is a leading project in revitalizing downtown. In the past twenty years there has been very limited private investment in downtown Olathe. The county has invested in the administration building and is currently investing in the new courthouse. The city and the county have collaborated in the parking garage. The city has also made substantial investment in creating the quiet zone in downtown and the streetscape projects. Aside from the great live/work space developed on Kansas Avenue in 2017 there has been limited private dollars invested in new development in recent decades. To have new private investment is an important aspect of revitalizing our city's downtown. In the past three years, since the city considered selling some of the downtown properties, several investors have been looking at properties in downtown Olathe. We have several properties under new ownership. There is a renewed interest in investing in downtown Olathe. This project demonstrates that and will advance continued growth in private dollar investments.

These rooftops improve the potential for economic growth for our downtown. For many years downtown has operated as an 8-5 community from Monday to Friday. The increased number of rooftops increases the potential to attract retail and restaurant spaces because another set of

consumers will be in our downtown after hours and on the weekends. This is strong for sound retail and restaurant growth. Along with strong planning around the function of the County Square, this brings exceptional potential for economic growth in our downtown.

[NOTE: It is important for a company like Milhaus to lead the way in new development and economic growth in downtown Olathe. If this project has the potential to have the kind of impact the city has incentivized it for, we would hope that Milhaus sees the value of more retail investment downtown. The small space dedicated is a step in the right direction. But, additional space dedicated to retail would be a helpful demonstration that Milhaus understands the dynamics of the parking issues and still believes in the viability of retail.]

The sequence of projects is important to the parking concern. There are a lot of moving parts in downtown Olathe at the moment. Obviously, one of those significant parts is the new courthouse with the adjacent parking lot that is in process. When the South Chestnut and North Chestnut projects begin, the county courthouse project and the new county parking lot will not be completed. We acknowledge that there will be growing pains in adjusting to the new parking patterns. However, if the Chestnut North and Chestnut South projects begin before the 254 spots are open at the new courthouse this will significantly hinder our downtown in the transition period. We would ask that this transition would be planned for efficiency with consideration given to the county, the Milhaus group, and downtown businesses.

The overall revitalization should be well supported by incentives for small businesses as well. The changing of parking will bring about some substantial changes to how the properties in downtown operate. Many property owners will need to consider modifying their properties to help attract retail and restaurant tenants. With the current rental rates it is difficult for that kind of investment of current property owners. We would ask for the city to consider offering some incentives to potential retail/restaurant businesses exploring downtown and for current property owners to improve their spaces to attract such businesses. While we believe that incentives for large developers are important, we also believe that helping small businesses is vitally important to helping downtown Olathe accelerate towards its promising future.

There are a number of downtown businesses that do not support this project, even some of those businesses being members of our association. Their concerns range from parking throughout downtown (but in particular the properties around the project called Chestnut North) to government funding of corporate projects, and the uncertainty about the downtown library.

The Downtown Olathe Business Association is excited about the progress downtown Olathe has made in recent years. We believe some exceptional years are in our future. Thank you for hearing about our support and for considering our interests in advancing the entirety of downtown in the transitions we are facing.

Regards,

Executive Board
for Downtown Olathe Business Associations

From: Emily Carrillo
Sent: Wednesday, October 30, 2019 10:32 AM
To: Elaine Adams
Cc: Erin Vader
Subject: RE: Chestnut South

Good Morning Elaine,

Thank you for your email. I am the Planner on staff assigned to the Milhaus rezoning cases. There are actually two separate lots being considered at this time. One is the surface parking lot located at the SW corner of Santa Fe and Chestnut, which is referred to on the applications as Chestnut North (RZ19-0020.) The second site is our current downtown library site and associated parking lot, which is being referred to at Chestnut South (RZ19-0021.)

The proposal for Chestnut North is a 4-story mixed-use building that includes 70 market-rate residential units and 1,746 square feet of ground floor retail. Chestnut South is a 2-building configuration, also 4-stories that will include 170 market-rate residential units, ground floor office space and on-site amenities.

Following the required neighborhood meeting on Sept 16, the applicant made some significant reductions in the number of units and increased the number of parking stalls at both sites in response to concerns expressed from meeting attendees. Chestnut north went from 82 units proposed down to 70. Chestnut south went from 185 units down to 170. Proposed on-site parking at Chestnut north increased from 41 up to 43 stalls, and Chestnut South increased from 53 up to 67 on-site stalls. Additional on-street parking is also being provided by the applicant at both sites.

These rezoning cases are actually scheduled for the Nov-19 City Council agenda. If you have more questions specific to these cases, please feel free to contact me directly. --*Thank you.*

Emily Carrillo, Senior Planner
O: (913) 971-8917 | OlatheKS.org
Public Works, Planning Division | City of Olathe, Kansas
Setting the Standard for Excellence in Public Service



From: Elaine Adams <elaine.ann.adams1952@gmail.com>
Sent: Tuesday, October 29, 2019 3:58 PM
To: zzDan Fernandez <DJFernandez@OLATHEKS.ORG>; Emily Carrillo <ECarrillo@olatheks.org>
Subject: Chestnut South

Hello,

I'm a freelance journalist who compiles news for the KC Star's 913 and Olathe news sections (I've worked with Emily before.) I'm interested in Chestnut South because it's the library site. I've seen both your names on reports or map references.

I'd like to confirm that it this is headed for the Nov. 5 City Council agenda as it says on the development map. (The agenda isn't posted yet.) I also want to clarify the number of units. There were widely varying numbers in the Oct. 28 staff report. The introduction said 170 units, but the neighborhood section mentioned a reduction from 82 units to 70.

Thank you!

Elaine Adams
Freelance Writer
913-220-3706

Attachment C

Emily Carrillo

From: Emily Carrillo
Sent: Friday, November 1, 2019 9:55 AM
To: Elizabeth Leek
Subject: RE: 2017 Parking Study

Good Morning Liz,

Yes, the City Clerk handles these types of records requests and would be happy to provide the information you are looking for:

- 2017 JoCo Courthouse Parking Analysis prepared by Walker Parking Consultants
- Milhaus Development Agreement (document Joe referenced)

Here's the link to process your request: <https://www.olateks.org/government/city-clerk/public-records-requests/request-for-public-records>

--Thank you.

Emily Carrillo, Senior Planner
O: (913) 971-8917 | OlatheKS.org
Public Works, Planning Division | City of Olathe, Kansas
Setting the Standard for Excellence in Public Service



From: Elizabeth Leek <eleek@VILLAGEPROPERTIES.BIZ>
Sent: Friday, November 1, 2019 9:41 AM
To: Emily Carrillo <ECarrillo@olateks.org>
Subject: 2017 Parking Study
Importance: High

Emily,

As stated in the two voice messages that I left for you last week, I would like to get a copy of the 2017 Parking Study that you referenced in the North Chestnut Staff Report (and again in your comments Monday night).

Also, I would like to get a copy of the agreement that Joe Vader referenced Monday night.

I would appreciate it if you could email those documents to me today. I would like to review them as soon as possible, hopefully over this weekend.

Thank you.

Elizabeth K. Leek
Village Properties, Inc.
located in The Park Cherry Building at
100 E. Park Street, Suite 209
Olathe, KS 66061

P. O. Box 786

Olathe, KS 66051

Attachment C

913-782-5050 Work

913-782-5074 Fax

eleek@villageproperties.biz

From: Aimee Nassif
Sent: Wednesday, November 6, 2019 8:48 PM
To: Emily Carrillo
Subject: Fwd: OlatheConnect Notification to Ward 4 - Marge Vogt that a Council Communication has been submitted to OlatheConnect Request #: 28855 [766044O640220] [UNSCANNED]

Sent from my Sprint Samsung Galaxy S7.

----- Original message -----

From: Marge Vogt <MVogt@OLATHEKS.ORG>
Date: 11/6/19 8:45 PM (GMT-06:00)
To: City of Olathe <olatheks@user.govoutreach.com>
Cc: Aimee Nassif <AENassif@OLATHEKS.ORG>
Subject: Re: OlatheConnect Notification to Ward 4 - Marge Vogt that a Council Communication has been submitted to OlatheConnect Request #: 28855 [766044O640220] [UNSCANNED]

Kim:
 Could you please respond on my behalf. I have also forwarded a copy to Aimee Nassif for the record.
 Thasnks, Marge

From: City of Olathe <olatheks@user.govoutreach.com>
Date: Wednesday, November 6, 2019 at 8:24 PM
To: Marge Vogt <MVogt@OLATHEKS.ORG>
Subject: OlatheConnect Notification to Ward 4 - Marge Vogt that a Council Communication has been submitted to OlatheConnect Request #: 28855 [766044O640220] [UNSCANNED]

You are being notified about a City Council Communication from the OlatheConnect System # 28855 for Ward 4 - Marge Vogt. This request has been assigned to Kimberly Delana on your behalf. Reply to this email to send a message back to Kimberly Delana.

Request type: Concern

Request area: City Council Communication

Description: As an Olathe resident, I do not support the current downtown Olathe project. Our downtown area needs revitalization. A large apartment complex would not add to this and would cripple the existing downtown businesses, not to mention that parking downtown would be horrendous. Please consider supporting a project that would add retail and bring more commerce to downtown Olathe.

Citizen name: Francheska Allen

Email: lovinit8826@hotmail.com

Phone: 8168133304

Address: 13013 S Conway Ct

Expected Response Date: November 8, 2019

Reply to this email to send a message back to Kimberly Delana.

Attachment C

From: Aimee Nassif
Sent: Saturday, November 16, 2019 2:19 PM
To: Heather Jarvis-Smith
Cc: Margaret Vogt; Emily Carrillo
Subject: Re: Opposition to the Rezoning of 135th Street & Chestnut Lot

Good afternoon Heather,

This rezoning case is scheduled for the December 3 City Council agenda at 7 pm. We appreciate your comments and feedback on this proposal and your email below will be made part of the official file. We have been and will continue to look important items such as parking as you mention below and will have additional information to share at the meeting on December 3. We have been in contact with the project manager for the construction of the new Johnson County courthouse and will share your concerns as well.

Thank you

Aimee

Sent from my iPad

On Nov 16, 2019, at 7:17 AM, Margaret Vogt <marge.vogt@gmail.com> wrote:

Hi Heather:

I will forward your email to Planning so that they may keep you up-to-date on the status of this rezoning.

Marge

On Nov 15, 2019, at 1:43 PM, Heather Jarvis-Smith <hjsmith15302@gmail.com> wrote:

Marge:

I have heard that this Nov. 19th City Council Meeting/Vote on the downtown rezoning has been moved to a later date. Will you please advise as to the next date/time this matter will be taken up by the City Council? Thank you.

On Tue, Nov 5, 2019 at 6:15 AM Marge Vogt <MVogt@olatheks.org> wrote:

Hi Heather:

Thank you for taking the time to email with your concerns regarding this rezoning issue. I will be taking into consideration your concerns which reflect some of the same concerns of others. Additionally, I will ask staff to address the parking issues being experienced now with the construction taking place in downtown and how we might help alleviate some of the problems being encountered.

Margaret Vogt APRN

From: Heather Jarvis-Smith <hjsmith15302@gmail.com>
Date: Monday, November 4, 2019 at 3:00 PM
To: Marge Vogt <MVogt@OLATHEKS.ORG>
Subject: Opposition to the Rezoning of 135th Street & Chestnut Lot

Ms. Vogt:

My husband and I have resided in Ward 4 at 15302 W 121 Terrace for the past 19 years. We have two girls in the Olathe public schools and we love our schools and our city. Olathe is a great place to live! That being said, I am writing to express my concerns with the pending re-zoning of the parking lot located at 135th Street & Chestnut. I, as well as others, will be attending the City Council meeting on Nov. 19th to express our objections as well.

I have worked in the law offices located at 114 N. Cherry Street and now 142 N. Cherry Street for the past 9 years. Limited parking by the courthouse has always been an issue and is becoming more of one now. This issue has grown on a larger scale with the construction of the new courthouse. The JE Dunn construction workers consume most, if not all, of the all day parking spots. Parking has become very difficult and at times impossible due to this influx in vehicles needing to park downtown. "All day" spots in our lot are not available from 7 am - 3 pm due to JE Dunn workers using those spots and/or taking multiple spots for one vehicle. Therefore, the 2 hour spots are full most times and often there is not a spot available at all.

As it is now we have 3 non-beneficial options: (1) park in the 2 hour lot behind our building at 135th & Chestnut and move your car every 2 hours; (2) park in 2 hour on the street parking and move our car every 2 hours; or (3) walk 2 blocks each way from the Cherry parking garage multiple times a day to do our jobs. In addition, the Cherry parking garage often becomes full due to jury duty and other court business. I

leave the office several times throughout the day on business as do the attorneys I work for. So are now left with walking 2 blocks each way 4-6 times to/from the Cherry parking garage in order to conduct business?

Our clients already complain about the lack of parking and this issue will only grow if the lot behind us is removed. With the proposed apartments/retail development where are those additional cars to park? Where are current employees to park to come to work? Where do the tenants/future employees of the development park? Where will our clients be able to find parking during the day? I am gravely concerned that if and when this rezoning passes my employer and others will leave the downtown area. I enjoy working in Olathe, but with reduced parking I see many businesses leaving the area.

On a separate note, what happens to Old Settlers? Is that on hold or cancelled for Sept. 2020? Old Settlers is a longstanding tradition we are proud of in Olathe. Where does it get moved to in the name of progress?

I was disturbed when informed there was such a lack of concern at the 10-28-19 meeting from the developer and our city officials regarding the parking issue in downtown Olathe. Even though there was large objection to the project and many unanswered questions the proposal got a 7-0 passing vote? How does that happen? Aren't concerns of Olathe citizens important to our elected officials? Are we only concerned with the developer's objectives no matter the effect on your constituents? What is the developers solution for the parking problem? What is the cities solution to the parking problem?

Please consider these items when deciding on your vote. We DO NOT benefit in any way from this development and the loss of parking space in downtown Olathe.

Heather Jarvis-Smith

HJSmith15302@gmail.com

Attachment C

Cell: 913.915.1527

--

Heather Jarvis-Smith

HJSmith15302@gmail.com

Cell: 913.915.1527

From: Aimee Nassif
Sent: Tuesday, November 5, 2019 6:25 AM
To: Emily Carrillo
Subject: Fwd: Opposition to the Rezoning of 135th Street & Chestnut Lot

Fyi

Sent from my Sprint Samsung Galaxy S7.

----- Original message -----

From: Marge Vogt <MVogt@OLATHEKS.ORG>
Date: 11/5/19 6:17 AM (GMT-06:00)
To: Michael Wilkes <JMWilkes@OLATHEKS.ORG>, Susan Sherman <SSherman@OLATHEKS.ORG>, Aimee Nassif <AENassif@OLATHEKS.ORG>
Subject: FW: Opposition to the Rezoning of 135th Street & Chestnut Lot

For the record.

Also, what are we currently doing regarding the day to day issues related to the downtown construction impacting parking availability?

Thanks, Marge

From: Heather Jarvis-Smith <hjsmith15302@gmail.com>
Date: Monday, November 4, 2019 at 3:00 PM
To: Marge Vogt <MVogt@OLATHEKS.ORG>
Subject: Opposition to the Rezoning of 135th Street & Chestnut Lot

Ms. Vogt:

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I have worked in the law offices located at 114 N. Cherry Street and now 142 N. Cherry Street for the past 9 years. Limited parking by the courthouse has always been an issue and is becoming more of one now. This issue has grown on a larger scale with the construction of the new courthouse. The JE Dunn construction workers consume most, if not all, of the all day parking spots. Parking has become very difficult and at times impossible due to this influx in vehicles needing to park downtown. "All day" spots in our lot are not available from 7 am - 3 pm due to JE Dunn workers using those spots and/or taking multiple spots for one vehicle. Therefore, the 2 hour spots are full most times and often there is not a spot available at all.

As it is now we have 3 non-beneficial options: (1) park in the 2 hour lot behind our building at 135th & Chestnut and move your car every 2 hours; (2) park in 2 hour on the street parking and move our car every 2 hours; or (3) walk 2 blocks each way from the Cherry parking garage multiple times a day to do our jobs. In addition, the Cherry parking garage often becomes full due to jury duty and other court business. I leave the office several times throughout the day on business as do the attorneys I work for. So are now left with walking 2 blocks each way 4-6 times to/from the Cherry parking garage in order to conduct business?

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On a separate note, what happens to Old Settlers? Is that on hold or cancelled for Sept. 2020? Old Settlers is a longstanding tradition we are proud of in Olathe. Where does it get moved to in the name of progress?

I was disturbed when informed there was such a lack of concern at the 10-28-19 meeting from the developer and our city officials regarding the parking issue in downtown Olathe. Even though there was large objection to the project and many unanswered questions the proposal got a 7-0 passing vote? How does that happen? Aren't concerns of Olathe citizens important to our elected officials? Are we only concerned with the developer's objectives no matter the effect on your constituents? What is the developers solution for the parking problem? What is the cities solution to the parking problem?

Please consider these items when deciding on your vote. We DO NOT benefit in any way from this development and the loss of parking space in downtown Olathe.

Heather Jarvis-Smith
HJSmith15302@gmail.com
Cell: 913.915.1527

From: Aimee Nassif
Sent: Wednesday, November 6, 2019 8:48 PM
To: Emily Carrillo
Subject: Fwd: OlatheConnect Notification to All Councilmembers that a Council Communication has been submitted to OlatheConnect Request #: 28853 [766044O640220] [UNSCANNED]

Sent from my Sprint Samsung Galaxy S7.

----- Original message -----

From: Marge Vogt <MVogt@OLATHEKS.ORG>
Date: 11/6/19 8:46 PM (GMT-06:00)
To: City of Olathe <olatheks@user.govoutreach.com>
Cc: Aimee Nassif <AENassif@OLATHEKS.ORG>
Subject: Re: OlatheConnect Notification to All Councilmembers that a Council Communication has been submitted to OlatheConnect Request #: 28853 [766044O640220] [UNSCANNED]

Please respond on my behalf.

Thanks, Marge

From: City of Olathe <olatheks@user.govoutreach.com>
Date: Wednesday, November 6, 2019 at 8:04 PM
To: Marge Vogt <MVogt@OLATHEKS.ORG>
Subject: OlatheConnect Notification to All Councilmembers that a Council Communication has been submitted to OlatheConnect Request #: 28853 [766044O640220] [UNSCANNED]

You are being notified about a City Council Communication from the OlatheConnect System # 28853 for All Councilmembers. This request has been assigned to Kimberly Delana on your behalf. Reply to this email to send a message back to Kimberly Delana.

Request type: Concern
Request area: City Council Communication
Description: Downtown apartment plan . Will create a parking nightmare !
Citizen name: John Freeman
Email: johnqbulldog1961@comcast.net
Phone: 913-219-2392
Address: 314 N . Normandy
Location: Poor choice on apartment planned for downtown Olathe . Will create a park
Expected Response Date: November 8, 2019

Reply to this email to send a message back to Kimberly Delana.



November 19, 2019

RE: Support Letter for N. and S. Chestnut Development

Dear Emily Carrillo and City Council,

I am writing in support of the Milhaus development project. I currently wear 4 hats as it pertains to downtown Olathe. I am a resident of Olathe, a business owner/employer, a property owner of the Patron's Building at 101 E. Park Street, and I am a charter board member and advocate for downtown through the Downtown Olathe Business Association.

Prior to our move to downtown, I searched for a location to move our office from US 169 Hwy near Home Depot. I didn't see any reason at that time to move downtown. I signed a 5-year lease in the Mahaffie Industrial/Office Park in south Olathe and tenant-finished a space. When that lease expired, I once again looked for a location in downtown. With the streetscape project and water features completed, it appeared a resurgence was happening, and the City's investment offered me the courage to move to downtown and take a risk. It has always been my desire to be an employer in a walkable/livable downtown environment. I looked at Overland Park, Mission, KCMO and KCK only to commit to a nice space west of the downtown Olathe Library.

From our initial move to downtown in 2012, I committed to aid in the revitalization of downtown and in 2017 purchased the building where we now office and retain 3 tenants, 2 of which are retail. Both retail owners will tell you it is hard to thrive with so few available buyers. There is now a real chance to make downtown Olathe relevant with current private development opportunities.

As a landscape architect and planner, I understand how redevelopment works. The Downtown Envision Update showed retail to be a challenge for downtown given the current density of both existing residents and businesses in the area. Density of shoppers/buyers are necessary before the demand for retail development exists. The Milhaus project is the first step. Yes, incentives are a necessary part of the equation. The developers are willing to risk their financial investment to provide what the City needs for a healthy downtown. We are trading gain now for exponential return on both previous investments (parking garage, streetscapes and downtown park spaces) and the proposed incentives for long-term gain.

I understand parking to be a perceived concern for the few existing businesses currently struggling in downtown Olathe, but please don't let these few loud voices with inaccurate data dictate what we can become. I do not believe parking is a real threat to viable businesses providing what the North and South Chestnut dwellers need and want to buy. Adaptation and renovations are necessary. Please consider the next generation of thinkers and investors to our City's downtown!

I would hate for Olathe to pass up the opportunity to add what we have all wanted, invested and planned for....more activity and more people in downtown. Please allow new private money to be leveraged for those of us who need to attract employees and who want to live, work and play in downtown Olathe.

Sincerely,

Carisa L. McMullen and Todd McMullen

LANDSCAPE ARCHITECTURE

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Olathe, KS 66061

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f. 913.780.2407

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Marge Vogt
Olathe City Council, Ward 4
Olathe, Kansas 66061

Sent via: mvogt@olatheks.org

Dear Marge Vogt:

Small business owners occupying the Park Cherry Building were heartsick to hear that the City Government seems to be promoting the idea of displacing the public parking lot at Chestnut and Santa Fe Streets to make room for an apartment project which is designed to have inadequate parking of its own.

The Park Cherry Building, as well as the neighboring buildings have relied on that parking lot for over 40 years. Without the parking provided by that lot, our restoration effort would have not been feasible.

Immediately after learning of the potential displacement of that parking, many of our tenants have advised us they will not be renewing their leases if this proposal succeeds. In fact, my Controller, who provides our property management responsibilities for the building tells me that she is not confident that she will be able to retain a single tenant in the building.

We can't help but believe that there are a number of other locations downtown that could provide a site for 70 apartment units without disrupting the lives of this many people. All of us would be happy to work with you to tailor a solution that does not torture the lives of all of these people on this block.

No facts exist to support the belief that there will be sufficient parking. Please reexamine the outlandish supposition that there will be adequate parking.

Sincerely,

Larry and Paula Huckleberry

From: Aimee Nassif
Sent: Friday, November 8, 2019 8:14 PM
To: Emily Carrillo
Subject: Fwd: Downtown Olathe Development Plans

Sent from my Sprint Samsung Galaxy S7.

----- Original message -----

From: Margaret Vogt <marge.vogt@gmail.com>
Date: 11/8/19 8:08 PM (GMT-06:00)
To: Michael Wilkes <JMWilkes@OLATHEKS.ORG>, Susan Sherman <SSherman@OLATHEKS.ORG>
Cc: Aimee Nassif <AENassif@OLATHEKS.ORG>
Subject: Fwd: Downtown Olathe Development Plans

For the record....

Marge

Begin forwarded message:

From: Lynn Gentry <lgentry@gentrydesign.net>
Subject: Downtown Olathe Development Plans
Date: November 8, 2019 at 4:05:19 PM CST
To: <mvogt@olatheks.org>

Dear CouncilWoman Vogt:

I have numerous concerns (and that is putting it mildly) about the developments being considered for downtown Olathe. I own the building at 128 S. Chestnut St., just south of the current library site.

Concerns:

1. **The apartment complexes do not provide “mixed use” as they are only dedicating a small amount of area—for their residents use—on the corner of Santa Fe and Chestnut.** To quote from the “Envision Olathe Downtown Plan” adopted in April, 2019: “The lack of destinations in downtown contributes to the difficulty of attracting and maintaining viable downtown entertainment and retail options.” And “Downtown lacks a critical mass of synergistic, well linked, and integrated retail, cultural, and other attractions

and sufficiently frequent events/programs needed to induce multi-purpose or frequent trips from a wide area.” This apartment project does not address those issues. Attachment C

2. **The gifts to the developer are shocking**--\$10.00 to purchase property, plus tax abatements, plus sales tax forgiveness?

3. **The loss of the downtown library.** We have been told by the planning department that the library has been on their to-do list for years. A new library should be in place before the existing library is demolished—or at the very least, the temporary **downtown** location should be determined and library moved. If the library project has been on planning radar for years, why has it not been addressed by now? I also object to the demolishing of a perfectly good building because of waste of resources. Why not add on to the existing building? Parking an issue? How ironic.

4. **How construction and new buildings will affect my site:** I am concerned about construction staging and mess. I am also concerned about how run-off is being handled. I foresee that my seven parking spaces might be attractive to new residents when they are needed by my building and the church. Will my site be accessible during construction?

5. **Old Settlers.** I need to see a plan for where that might happen without taking it out of downtown Olathe.

6. **Aesthetics.** The buildings have about as much personality and appeal as the jail. They will not encourage the walkable downtown goal.

My general impression is that this plan has not been well thought out, both in terms of timing and in fitting into our city. Are we so desperate? The “Envision Olathe Downtown Plan” has several concept sketches that seem like they would work better.

Sincerely,

Lynn Gentry

From: City of Olathe <noreply@user.govoutreach.com>
Sent: Sunday, November 24, 2019 3:17 AM
To: Emily Carrillo
Subject: OlatheConnect Request #: 29037 is due tomorrow

Request # 29037 from the OlatheConnect System is due tomorrow.

Request type: Concern

Request area: Downtown Parking

Reported by: Mark Groszek

Description: There will be none if the poorly planned apartments are built!

Expected Close Date: 11/25/2019

[Access the request](#)

From: Emily Carrillo
Sent: Wednesday, October 30, 2019 3:55 PM
To: 'Mary Verhulst'
Cc: Zach Baker
Subject: RE: Downtown question

Thank you Mary Ann. It was good to see in you in attendance, and understand your potential concerns.

In terms of your question regarding rent price points, unfortunately I do not have that information. Their business model is not a condition of the rezoning application. They only indicated market rate apartments for both locations. The majority of the units are studio, 1 and 2-bedrooms. There are minimal 3-bed units being proposed at the Chestnut South location. For more details I would suggest contacting Milhaus for any price point information at this time.

Zach Baker is the Traffic Engineer from Public Works that fielded a couple questions from the Commission on Monday. I have copied him on this email, or he can be reached directly at (913) 971-9009. He or PW staff may also be able to provide you with plans pertaining to any future improvements potentially proposed at the intersection of Kansas and Spruce – which might provide some insight regarding your property located at 325 N. Kansas?

If and when we receive any type of applications for the property located at the NW corner of Kansas and Santa Fe, you will be notified as a property owner for any proposed projects. Most likely, it would not require a rezoning which triggers a public hearing, as it is already zoned D-Downtown. However, any plans submitted will require notification of all property owners within 500' feet of the proposed development.

Hopefully this helps to provide some answers at this point. Please let me know if you have any additional questions. --
Thanks.

Emily Carrillo, Senior Planner
O: (913) 971-8917 | OlatheKS.org
Public Works, Planning Division | City of Olathe, Kansas
Setting the Standard for Excellence in Public Service



From: Mary Verhulst <maryann.verhulst@gmail.com>
Sent: Tuesday, October 29, 2019 3:26 PM
To: Emily Carrillo <ECarrillo@olatheks.org>
Subject: Downtown question

Hi Emily,
Great job on the presentation last night, I can't imagine how much preparation it took.

A couple of questions.
? Did Milhaus project the rent scale for their units (they mentioned studios up to 3 bedrooms?)

? Who is the Traffic Engineer that spoke and how do I contact him?

? Since we have 2 homes that are on the boundaries of the new Courthouse property and since we have heard there is planning for development (at least on the west side of Kansas Ave across from the courthouse), we would like a some warning so as to look at the possibility of either re-purposing the house at 325 N Kansas Ave to fit into the new scheme, or in the alternative, find a lot and move it. Since all this takes time, and since the courthouse project gave us NO TIME to plan for possible scenarios, it would be great not to have to lose this historic home to the ash heap of Olathe History.

Thanks for your help
Mary Ann Verhulst
913-486-9945

Attachment C

RESPONSE:

Megan,

Thanks for your note, and I truly appreciate your passion for Olathe and downtown. The Council shares that passion, and we've invested millions of dollars in the area to make sure it not only remains special, but thrives and succeeds.

Like our downtown itself, we have a passion for our libraries. Both the new Indian Creek Library and the Downtown Library are essential to our community. As you may know, we have a library master plan we've been working to implement. Part of the plan focused on updating, growing and improving our Indian Creek location, which was just completed. Now, we have an opportunity to begin addressing the second component, the Downtown Library. The plan notes, and we agree, that the Downtown Library needs major investment and improvement, and the current building limits us. We want to bring the same quality library experience to our downtown that we've done at the Indian Creek Library. I'm more excited than ever about the future of our Downtown Library.

Details are being finalized, and I'm looking forward to being able to share more information about a public/private partnership that's poised to bring us what we want and expect for a downtown library. It is exciting.

Downtown is about more than the library. We are working to make sure the area isn't just busy from 8:00 to 5:00 during the week. We want there to be new dining and entertainment options, places to enjoy on evenings and weekends. Unfortunately, we're very limited in that regard today. Downtown is a gem, and it used to be the thriving center of our community. It is where people gathered (who weren't just there for court or government issues), and we want to restore it. That's why bringing more people, energy and opportunities downtown is important to us.

We recognize we must balance that with sufficient parking, and we're watching this issue closely. We believe downtown parking is adequate. Right now, downtown is basically empty when court isn't in session. Even when it is, the parking garage is rarely full. Additional courthouse parking is also coming with the new Johnson County Courthouse.

We've had a tremendous amount of community input from thousands of stakeholders in the plans that are and will be shaping our downtown. Those include the library master plan, the downtown master plan and Olathe 2040. That input helps ensure our success. We also appreciate comment on any proposed development. You are always encouraged to do that through our online customer comment portal [OlatheConnect](#).

Again, thank you for writing, and please let me know if you have any further questions.

From: Megan Scott <james-megan@hotmail.com>

Sent: Thursday, October 24, 2019 10:45 AM

To: Michael Copeland <MCopeland@OLATHEKS.ORG>; Larry Campbell <LCampbell@OLATHEKS.ORG>; Jim Randall <JRandall@OLATHEKS.ORG>; Karin Brownlee <KBrownlee@OLATHEKS.ORG>; John Bacon

<JBacon@OLATHEKS.ORG>

Subject: Downtown Area

To those it concerns:

My name is Megan Scott. I have lived in Olathe for the past 33 years. I grew up here, went to public schools, worked within businesses in Olathe, and have owned a home in West Olathe for the past 10 years (11 years in January). I have 3 children (1st grade, 3rd grade, and 5th grade) who attend an Olathe school and thrive here.

I wanted to take a moment to speak out about what is going on in downtown Olathe. Specifically in regards to the public library. I know everyone is very excited for the new Indian Creek Branch of the library. While it is beautiful, I can honestly say I do not share in that excitement at all. From my house (2 blocks from Olathe West), it takes 15 minutes to get to the new library. That is assuming there is not a lot of traffic and no trains. As you all know working in downtown Olathe, the idea of no traffic and no trains is like a unicorn. It just isn't happening with our growing city. The new branch is not convenient or practical for people in West Olathe. We will continue to use the downtown one.

I would also like to point out that my family is blessed. We have two parents and both work jobs that enable me to take my children to the library. I know many families (most of which reside on the West half of Olathe) that are low income families. Some of these only have one parent. Many only have one vehicle. Many of these families have adults which work hours that will not allow them to make a trip to the library. These are the same families that purchasing books is cost prohibitive. These families need to have access to a library that is close to their home. They need to have access to the technology in their library. Many do not have any computers in their household. When these children get older, they will need the library to make resumes, study for tests, apply for jobs and so much more.

The area surrounding the library is mainly lower income families. The 9 closest elementary schools to the downtown library are all Title 1 schools. These are schools that Mayor Mike goes and reads to the first graders at and promotes reading and literacy. What will it say to these students when the library is taken away?

I would also like to speak to the downtown Olathe area. Based on what I have seen of the plan (which I had to dig for as the city is not being open and forthcoming with this transition) is that the developer wants to put in higher end apartments. That is not needed. That will add to the overall congestion in the area. It will also place higher income families in the middle of lower income areas. Most people are aware of the current demographic in the area as well as the homeless that move about in that area and it will make it hard for those apartments to become and stay occupied. There are not enough restaurants or shops for these apartments to truly be downtown apartments the way they want to zone them.

This zoning designation allows for reduced parking. This style of zoning makes sense in places where there is ample public transportation and people do not need vehicles to get around.

Olathe does not have the public transportation structure to support this mentality. This will also take away from the already tight parking in the downtown area. There is already limited space. The new courthouse does not have enough parking being provided so the parking garage will be overflowing. The plan calls for the removal of the one open parking area in the addition to the library.

Old Settlers -- how will this impact one of the biggest events in Olathe? We are so proud to have one of the largest parades. Part of the pull of Old Settlers is the craft booths that are set up in that area. They also have concerts (like John Michael Montgomery) and the high school bands that perform in the library parking lot. Are we going to say that a random developer creating high end apartments is more important than our culture and history?

The reason I love Olathe is that despite the crazy world we live in, in many ways it has retained the feel of community. It has continued to be a place where I can feel safe, raise my children, and call home. We are not Overland Park or Lenexa. And honestly, we shouldn't try to be. Progress is not always making things newer and bigger. Progress is moving forward. Progress is making things better. Progress is taking what we already have and building on it to grow. Can our city really grow and develop without our core library? Please do not take this away from those of us who call Olathe home. Do not let a developer come in and destroy our downtown area. We already have the new courthouse which clearly does not look as it belongs in downtown Olathe. Do not add to that problem.

I would ask that you all consider talking to the community about how they really feel about this change. Most are unaware. Many have expressed concern but have been told it is not really happening by library and city staff. There have been many posts on Nextdoor and other social media outlets regarding the concerns. Be honest. Be transparent. Consider what the community needs. Do not just look at what money the developer is offering. It is not worth it to our city.

I know that this had a lot of information. I appreciate you taking the time to read through this. I know you all work hard and love our community as well. Thank you for your public service. Although I am one person sending an e-mail, I definitely am not the only person with these concerns. Please take the time and due diligence to really dig into this before committing to this plan should it pass the planning commission next week and come to you for approval.

Thank You.
Megan Scott

From: Aimee Nassif
Sent: Tuesday, November 5, 2019 6:05 AM
To: Emily Carrillo
Subject: Fwd: Selling land for nothing?! PLEASE DONT

Fyi

Sent from my Sprint Samsung Galaxy S7.

----- Original message -----

From: Marge Vogt <MVogt@OLATHEKS.ORG>
Date: 11/5/19 6:01 AM (GMT-06:00)
To: Michael Wilkes <JMWilkes@OLATHEKS.ORG>, Susan Sherman <SSherman@OLATHEKS.ORG>, Aimee Nassif <AENassif@OLATHEKS.ORG>
Subject: FW: Selling land for nothing?! PLEASE DONT

For the record. I am getting quite a few calls and emails regarding this. Michael, let's talk.

Marge

From: Jonathan Boese <jonathan.boese@gmail.com>
Date: Monday, November 4, 2019 at 7:38 PM
Subject: Selling land for nothing?! PLEASE DONT

This email in a nutshell: Please don't put up an apartment complex, instead consider building a city market where multiple home-town players can have a business (much like Lenexa City Center Market).

I've recently learned that the city of Olathe thinks its a good idea to shut down a Public library and instead replace it with cheap apartments for pennies on the dollar.

First off, closing the downtown library a decision I do NOT support as a citizen of Olathe.

Secondly, Selling that prime real estate for pennies on the dollar for an apartment complex does not suit any future growth for downtown. In order to grow, a city has to have SPACE to grow. Jamming 200+ units into a small area with no regard to parking/traffic/business growth will absolutely ruin downtown Olathe. Not only for the next few years, but for our children as well.

Why not take a page out of Lenexa's playbook and instead of giving tax abatement's to a apartment complex, why not build a City market, much like Lenexa's city market. It could then have multiple levels, designed to increase LOCAL BUSINESS with the opportunity for multiple people to rent/lease/buy out space for dining, coffee shops, local goods, or high quality social life?. An apartment complex might bring in people, but does not bring in business and does not improve Olathe or it's downtown. This similar model is also at a place called "The parlor" in Downtown KC.

I hope as you move forward in closing the Library you will look past the "first option" and instead look to the future of Olathe and plan for our City and how your unique position can improve our city.

An apartment complex does not accomplish that goal.

Thank you for listening.

Jonathan Boese
149 Nelson Cir.
Olathe KS
913-636-6431

RESPONSE:

Nikki,

Thanks for your note. I appreciate your effort to stay up to date and engaged on what is going on in your city. We're fortunate to have such passionate residents like you.

The Council and I recognize downtown and the library are very important to Olatheans. They're important to us as well, which is why we've invested millions of dollars in the area to make sure they not only remain special, but also thrive and succeed.

Details are being finalized, and I'm looking forward to being able to share more information about a public/private partnership that's poised to bring us a new modern downtown library. Since we are working with a private developer, there are legal and business issues being resolved before we can communicate details to the public. But please know, I'm more excited than ever about the future of our library downtown.

During this process, the Olathe Downtown Library may go through a temporary location transition similar to the Indian Creek Library. We recognize it is critical to continue to serve this area during any transition, and we intend to do so.

Downtown is about more than the library. We are working to make sure the area isn't just busy from 8:00 to 5:00 during the week. We want there to be new dining and entertainment options, places to enjoy on evenings and weekends. Bringing more people, energy and opportunities downtown is important to us.

We recognize we must balance that with sufficient parking, and we're watching this issue closely. We believe downtown parking is adequate. Right now, downtown is basically empty when court isn't in session. Even when it is, the parking garage is rarely full. Additional courthouse parking is also coming with the new Johnson County Courthouse.

The County is seeking input about what to do with the site of the current courthouse once the new one is open. As you know, options being considered include parking. Be assured that whatever happens, there will be parking for those with disabilities.

We are constantly looking at ways to help downtown thrive, while still embracing its characteristics that people appreciate most. We've had a tremendous amount of community input from thousands of stakeholders in the plans that are and will be shaping our downtown. Those include the library master plan, the downtown master plan and Olathe 2040. That input helps ensure our success. We also appreciate comment on any proposed development. You are always encouraged to do that through our online customer comment portal [OlatheConnect](#).

Again, thank you for writing, and please let me know if you have any further questions.

From: Nikki McDonald <nkiblueeyes@yahoo.com>

Sent: Tuesday, October 29, 2019 2:12 PM

To: Michael Copeland <MCopeland@OLATHEKS.ORG>

Subject: Last Night's Planning Commission Meeting [UNSCANNED]

Dear Mayor Copeland,

I am working my way through watching last night's planning commission meeting online (I was double booked, or I would have tried to be there) and I have a few thoughts I would like to share.

1) It seems very awkward that we are talking about tearing down the current library & approving something to replace it prior to talking about the plans for the downtown library. We hear assurances that it will remain downtown, but the process seems to be putting the cart before the horse.

2) Parking- I'm on the County Square Committee & parking is a huge concern. We are generally opposed to turning the reclaimed space of the square into a massive parking lot. The cost of an underground complex of parking beneath a usable green space is extremely high, but I think perhaps justifiable. I believe one of the engineers said it was around \$50,000 per car stall. One benefit of putting some parking beneath the green space would be that some of the excavation will already have happened due to the underground portion of the old courthouse... but still, I cannot see that we will be gaining much parking with the County Square Project.

3) It seems to me that the county could've built another parking garage near city hall/the new courthouse to alleviate some concerns with the land they'll have a parking lot on, but I hear nothing indicating that it's an option.

4) I can only imagine the frustration of downtown property owners and businesses with regards to parking and additional car traffic associated with these apartment units. I love the notion of mixed use spaces, of building vertically & of more commercial spaces, but without parking these developments will struggle.

5). The current parking garage should not be added into the mix of available parking spots for those apartments. It is often very difficult to find parking in the garage & that space is coveted in bad weather. The fact that it will be at a first come, first serve basis is concerning to me.

6) Handicapped parking- As a person with a permanent disabled tag due to my two hip replacements & degenerative skeletal disorder, I have had occasion to seek out and use handicapped spots downtown. I can tell you they are almost never available. This indicates to me that we already have a lack of handicapped spots considering the need. Hopefully that will improve when the new courthouse opens, but I am concerned that we need to be extra mindful of disability access downtown.

7) I applaud the addition of more housing options, but I have not heard what the price point for the units will be. It is possible that I might have missed it, but I worry that these downtown apartments will be high end and unaffordable for those facing the housing crunch.

I am still watching, so maybe some of my concerns will be answered, but my hope is that we can hear much more detail about plans for the library as soon as possible.

Thanks so much for listening.

Sincerely,
Nikki McDonald
913.645.7724

From: Aimee Nassif
Sent: Wednesday, November 6, 2019 9:30 AM
To: Emily Carrillo
Subject: FW: OlatheConnect Notification to All Councilmembers that a Council Communication has been submitted to OlatheConnect Request #: 28837 [766044O640220] [UNSCANNED]

From: Marge Vogt <MVogt@OLATHEKS.ORG>
Sent: Wednesday, November 06, 2019 9:19 AM
To: Aimee Nassif <AENassif@OLATHEKS.ORG>
Subject: Fwd: OlatheConnect Notification to All Councilmembers that a Council Communication has been submitted to OlatheConnect Request #: 28837 [766044O640220] [UNSCANNED]

For the record.

Sent from my iPhone

Begin forwarded message:

From: City of Olathe <olatheks@user.govoutreach.com>
Date: November 6, 2019 at 7:06:15 AM CST
To: Marge Vogt <mvogt@olatheks.org>
Subject: OlatheConnect Notification to All Councilmembers that a Council Communication has been submitted to OlatheConnect Request #: 28837 [766044O640220] [UNSCANNED]

You are being notified about a City Council Communication from the OlatheConnect System # 28837 for All Councilmembers. This request has been assigned to Kimberly Delana on your behalf. Reply to this email to send a message back to Kimberly Delana.

Request type: Concern

Request area: City Council Communication

Description: I have many concerns about the proposed apartments in downtown Olathe. You will no attract occupants when there is nothing for them to do in downtown. I feel you want Olathe to be like downtown Overland Park or Lenexa, but those cities have retail and some nightlife. Olathe needs to revitalize downtown with retail, restaurants and entertainment before building apartments where there isn't any room for them anyway and no parking. Parking has always been a problem in Olathe, and building apartments without sufficient parking is nonsensical. Please, don't approve this. Not yet anyway. There are better ways of improving Olathe, which I agree, need to be done. There is one restaurant/bar that is open after 5:00. Surely you all can see that this is a good thing at this time. And the library is vital to a lot of citizens. Please don't tear it down without a plan for a replacement, even a temporary one. I have lived in Olathe for 29 years, all on the West side and I love the small feel of it. Let's not turn it into something that will not benefit anyone.

Thank you,

Peggy Gastmann
913-406-7661
pgstmnn@gmail.com

Citizen name: Peggy Gastmann

Email: pgstmnn@gmail.com

Phone: 913-406-7661

Address: 504 S Alta Ln

Expected Response Date: November 8, 2019

Reply to this email to send a message back to Kimberly Delana.

From: Aimee Nassif
Sent: Wednesday, November 6, 2019 9:30 AM
To: Emily Carrillo
Subject: FW: OlatheConnect Notification to All Councilmembers that a Council Communication has been submitted to OlatheConnect Request #: 28838 [766044O640220] [UNSCANNED]

From: Marge Vogt <MVogt@OLATHEKS.ORG>
Sent: Wednesday, November 06, 2019 9:19 AM
To: Aimee Nassif <AENassif@OLATHEKS.ORG>
Subject: Fwd: OlatheConnect Notification to All Councilmembers that a Council Communication has been submitted to OlatheConnect Request #: 28838 [766044O640220] [UNSCANNED]

For the record

Sent from my iPhone

Begin forwarded message:

From: City of Olathe <olatheks@user.govoutreach.com>
Date: November 6, 2019 at 7:53:57 AM CST
To: Marge Vogt <mvogt@olatheks.org>
Subject: OlatheConnect Notification to All Councilmembers that a Council Communication has been submitted to OlatheConnect Request #: 28838 [766044O640220] [UNSCANNED]

You are being notified about a City Council Communication from the OlatheConnect System # 28838 for All Councilmembers. This request has been assigned to Kimberly Delana on your behalf. Reply to this email to send a message back to Kimberly Delana.

Request type: Concern

Request area: City Council Communication

Description: Please do not let the downtown area be overrun with apartments. We need to work to keep our downtown beautiful and thriving with retail businesses and not multi-family living. Our downtown area does not have the extra space needed for parking for these types of units and we believe you would end up pushing out some of the smaller businesses located in downtown if the Millhouse apartment project is approved. Please please do what is right for our downtown area and our city, look at the communities around us and what they have been able to do with their

Citizen name: Sarah Mosher

Email: mosher.sarahliz@gmail.com

Phone: (620) 704-7394

Address: 12052 S. Redbud Ln

Location: 201 E PARK ST

Expected Response Date: November 8, 2019

Reply to this email to send a message back to Kimberly Delana.

From: Aimee Nassif
Sent: Saturday, November 16, 2019 2:20 PM
To: Emily Carrillo
Subject: Fwd: Redevelopment of Downtown Library Area [UNSCANNED]

Sent from my iPad

Begin forwarded message:

From: Margaret Vogt <marge.vogt@gmail.com>
Date: November 16, 2019 at 7:40:12 AM CST
To: Aimee Nassif <AENassif@OLATHEKS.ORG>
Subject: Fwd: Redevelopment of Downtown Library Area [UNSCANNED]

For the record...

Begin forwarded message:

From: <shaundaa88@gmail.com>
Subject: Redevelopment of Downtown Library Area [UNSCANNED]
Date: November 7, 2019 at 9:40:46 PM CST
To: <jbacon@olatheks.org>, <kbrownlee@olatheks.org>, <lcampbell@olatheks.org>, <jrandall@olatheks.org>, <MickelsonForOlathe@gmail.com>, <mvogt@olatheks.org>, <rwmccoy@olatheks.org>, <MCopeland@olatheks.org>

Dear Council Members-

My husband and I need you to know we are not in favor of the plans for downtown apartments where the library currently sits. We want our voices heard. We believe it will cause problems getting around downtown. Most importantly, we believe it is not a fiscally responsible decision to continue with this plan as it is.

We encourage each of you to think of those who can easily access the library. What it has to offer, because of its current location & the money already invested in that library. My disabled Sister is one who can easily access it currently. We the citizens of Olathe, chose you and trust each of you to make wise decisions for our city. Approving this plan is not a wise decision.

We believe the sale of the commercial land for \$10 and 10 year tax abatement is an insult to us as tax payers. We certainly did not know land was so inexpensive in downtown Olathe. We just paid a million+ dollars for a library. Why in the world would we demolish a perfectly good library that is in a great location, and sell the land for \$10 then not collect taxes on it for 10 years? We actually thought it was a joke. The library collects more than \$10 each year in fines.

When we discovered it was not a joke; we wondered what family member, business partner or good friend might be getting this sweat heart deal? We certainly hope this is not the case.

We will give \$100 for the land and the library, at 10 years tax free. By the way, since the city ^{Attachment C} is not in need of tax dollars, we look forward to ours going down for the remainder of 2019 until the end of 2029.

Regards,

Shaunda & Chris Adams

From: City of Olathe <noreply@user.govoutreach.com>
Sent: Thursday, November 7, 2019 12:09 PM
To: Emily Carrillo
Subject: OlatheConnect You have been assigned a new Request #: 28862

Request # 28862 from the OlatheConnect System has been assigned to you.

Request type:

Concern

Request area:

Downtown Parking

Citizen name:

Willie Vader

Description:

Almost 3 of the Chestnut parking lots could fit in the post office space.

I think we all agree that the apartments would be a nice addition, but not at the expense of the only public parking lot in downtown Olathe.

The plan the city should approve is making them buy the post office instead of the parking lot. Make the complex one continuous space, not 500 feet apart.

Everyone I've talked to says the post office only needs about 2,000 sq ft to conduct their business with the public. That could go in the new complex along with other retail businesses.

But of course Milhaus won't even consider it because they would have to spend money to buy the post office and create their own parking like everyone else has to.

Expected Close Date:

November 12, 2019

Access the request

Note: This message is for notification purposes only. Please do not reply to this email.