



March 11, 2025

**RE: Neighborhood Meeting for Austin's Restaurant**  
**114 N Cherry Street**  
**Case Number: PR25-003**

Neighborhood Meeting Notes  
Olathe Downtown Library – Flexbox Theater

Meeting Start:

Lane4 Introduction to public - Michael

- Vision for downtown Olathe neighborhood & prime location

Project Presentation – Scott Slaggie

- Rooftop vision – sightseeing around the block
- Alleyway use – parking on the east side to the park, outdoor seating, garage door with bar, art/mural (speak to the area of Olathe)

Questions/Comments:

- Parking situation:
  - Parking lot behind the building is owned by the City of Olathe.
  - Agreement with the city is to convert that parking lot to a two-hour parking zone, short term parking in front of the restaurant
  - How will the RFP that is currently out affect parking?
    - The same number of public available parking will be available after the development with same access.
- Who owns the building?
  - The city
    - what incentive does the city receive?
      - Bring alive the downtown area for the neighborhood to enjoy
      - What type of help is the project receiving from the city?
        - Real estate, city loan for rooftop deck cost (CID funds),
        - City had the vision for a rooftop deck for the downtown area
        - Lack parking and visibility is an issue for the project and currently aware of it.
- Parking issues downtown, causes headaches for downtown owners.
  - Lot will be converted to a two-hour parking, city county employees will no longer use that area,
- Was a local survey done to determine the project location?
  - No local survey, but to expand one must start inside then expand out through downtown.



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- Opendata shows that significant Olathe people reserve restaurant tables in Overland Park, showing that Olathe members must drive far to go to a restaurant
  - Incentivize close proximity to the neighborhood for a local spot, walking distance for the neighborhood
- Project cost to the city?
  - \$7million overall project cost, with \$2.2million coming from the City loan.
- Neighbor stating, they have waiting years for an eating establishment in the area
- Business owner asking about the street closure
  - Water main will need to be tapped, but will be cautious
- Working with former tenants to incentivize other store fronts
  - Open to working with anyone wanting to be in open space, competitive
- Two of the business have concerns of dietary within
  - Austins has a gluten free menu
- Project timeline?
  - Open second quarter of 2026
- RFP proposal? Parking?
  - Separate process, that RFP was open last month, still ongoing  
Separate communication for open RFP
- I35 is a barrier, railroad tracks, w/s – how will that affect the time?
  - Damien - Council has been working on federal, state and internally in securing funds with what is next with the railroad, feasibility studies, ongoing transition with revamping the downtown area
- The other alley?
  - Not city owned
- Taxes?
  - CID tax, not tiff, 2% tax,
- Same menu as other locations?
  - Menu will be smaller, but staples will be there due to smaller footprint  
Different experience as to other Austin's locations, live music  
Different experience and want to be a part of the community
- Concept is only for restaurants.
  - Restaurant is the focus, maybe non restaurant if another restaurant is added to the second tenant location
- Based on experience, what other businesses would be allowed?
  - Anything except something that is competitive to previous restaurant
- Would a breakfast restaurant is an option?
  - Coffee and breakfast restaurants have been on the list and in communication
- Construction to start?
  - Fall, still working with the city – currently in preliminary planning  
Tenant improvements late 2025, early 2026  
Planning commission to approval by early may, permit approval by mid-June
- Parking issues downtown, causes headaches for downtown owners.



- Lot will be converted to a two-hour parking, city county employees will no longer use that area,
- Where will business owners park?
  - City owned lot to the south, long term parking

No more questions were asked.

End of meeting.



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