

Facilitated Meeting Notes

5300 and 5400 Block of Troost Development

Question 1: A mixed-use development: Vertical mixed-use vs. horizontal mixed-use?

- Development needs to be consistent and compatible on both sides of the street (aka east and west sides)
- Check with the Rockhurst University master plan to see what they are proposing to build
- Be careful of the houses on Harrison Street between 53rd Street to 55th Street. Make sure that this development does not build so tall that they are looking down on existing homes.
- What is the Marketability of this space? What are other areas able to currently do compared to this one?
- What is the livability of housing above retail? Will people want to live above certain types of retail?
- Make sure that there is adequate parking for residents and shoppers.

Question 2: Density: Comfort with 1,2,3,4 and 5 story development?

- 5 story – NO
- 4 story – NO
- 3 story – maybe
- 2 story – OK
- 1 story - OK
- Would be nice to have pictures of the area for the next meeting.

Question 3: Housing Types: Apartments? Townhomes? Live/Work? Live/Work/Play?

- Who will live there? What are the demographics of the residents you are focusing on? UMKC students? Young Professionals? Families?
- What is the demand for existing housing? What are the current occupancy rates of area housing?
- Would like to see development geared for long term type of resident.
- Might be nice to keep the transient student population localized thus taking pressure off of other single family homes in the area.

Question 4: Retail and Services: What does the community need?

- Is there a need for office space by UMKC? (Bob's response: NO)
- Basic needs type retail (ie grocery store/food outlet/ drug store etc.)
- Ice Cream Shop

- Crestwood Shops are close so be careful not to compete with them or duplicate what they have.
- There are pet owners all over. Some sort of services for pets.
- Dry Cleaners
- A Real Deli - Italian or Jewish – with REAL MEAT not “Mystery Meat”

Question 5: Other Thoughts and Questions?

(None)

Tom McGee, speaking for VanTrust Real Estate, responded that there were no plans for public presentations at this time. The overall feeling of NAC members indicated that there needs to be some sort of public presentation process. Jason Pryor then inquired about the parking along 51st Street. He was concerned that UMKC staff are parking along the street not allowing for customers to park. He asked that KCMO police be contacted with a friendly parking enforcement effort reminder.

- Robert W. Plaster Free Enterprise Center: Bob Simmons gave a report on the Robert W. Plaster Free Enterprise Center.
- UMKC Center for Neighborhoods opening: Stancia Jenkins reported on the opening of the UMKC Center for Neighborhoods and indicated that the Director of the Center will be invited to a future NAC meeting.

4. Public Comment:

- Bruce opened the Public Comment portion of the meeting. He reminded participants of the rules and asked that comments be kept to one minute.
 - Ken Spare – With respect to 5300 and 5400 Troost Avenue Development and UMKC NAC expressed desire to follow the RUNC model, suggest that we follow the process Rockhurst University used for the Townhouse project now under construction where they reached out and met with the 49/63, Troostwood and Troost Plateau neighborhoods individually.
5. Ken Spare – With respect to 5300 and 5400 Troost Avenue Development and in terms of potential neighborhood needs, hears often that the youth/teens in the community are looking for places for evening and weekend recreational activities.
 6. Steve Eckland – With respect to 5300 and 5400 Troost Avenue Development and in light of concerns with the non-UMKC Saint Francis Xavier development, emphasized the importance of any new development fully sustaining its developed parking within the site.
 7. Ken Spare – Advised the group that the Diocese has postponed the scheduled City Council hearing on the Saint Francis Xavier student housing development until August 10th. He stated that this was to allow further exploration of the alternative Heights Academy Charter School project.
 8. Renee Neades – Advised the group that meetings are occurring with the City, Police and other community partners regarding the two recent shootings in the 5700 block of Troost Avenue.
 9. Bruce finished the meeting by reminding everyone that the next meeting will be held Wednesday, June 1, 2016 at 6p.

The meeting adjourned at 7:10p

Issues raised that either require further action and / or provide information or opportunities for neighborhood residents follow. Presentation slides from the meeting are also attached.