



CONFLUENCE

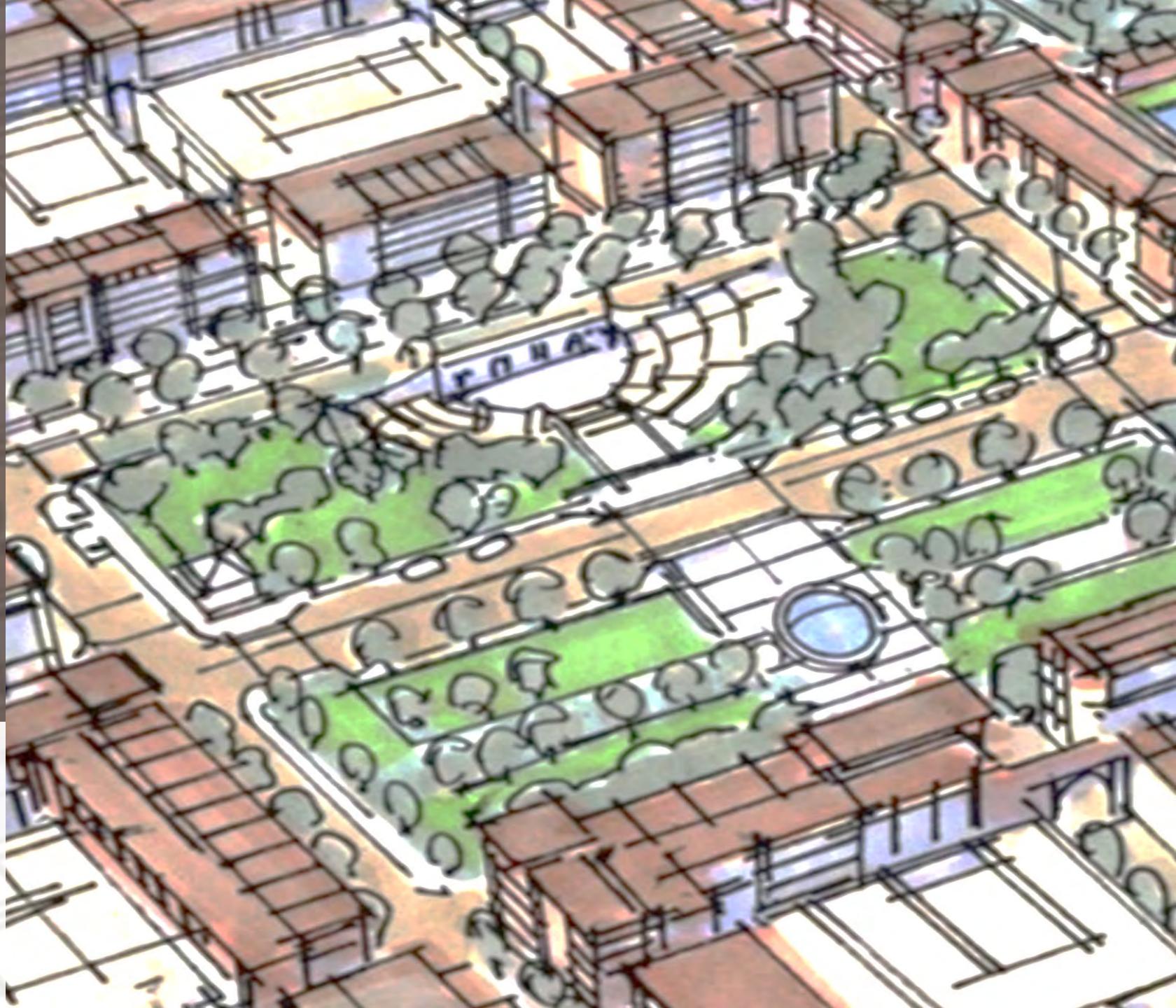
Public Meeting #2

# ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN ROELAND PARK, KS

06.06.2019

**CONFLUENCE**  
IN ASSOCIATION WITH

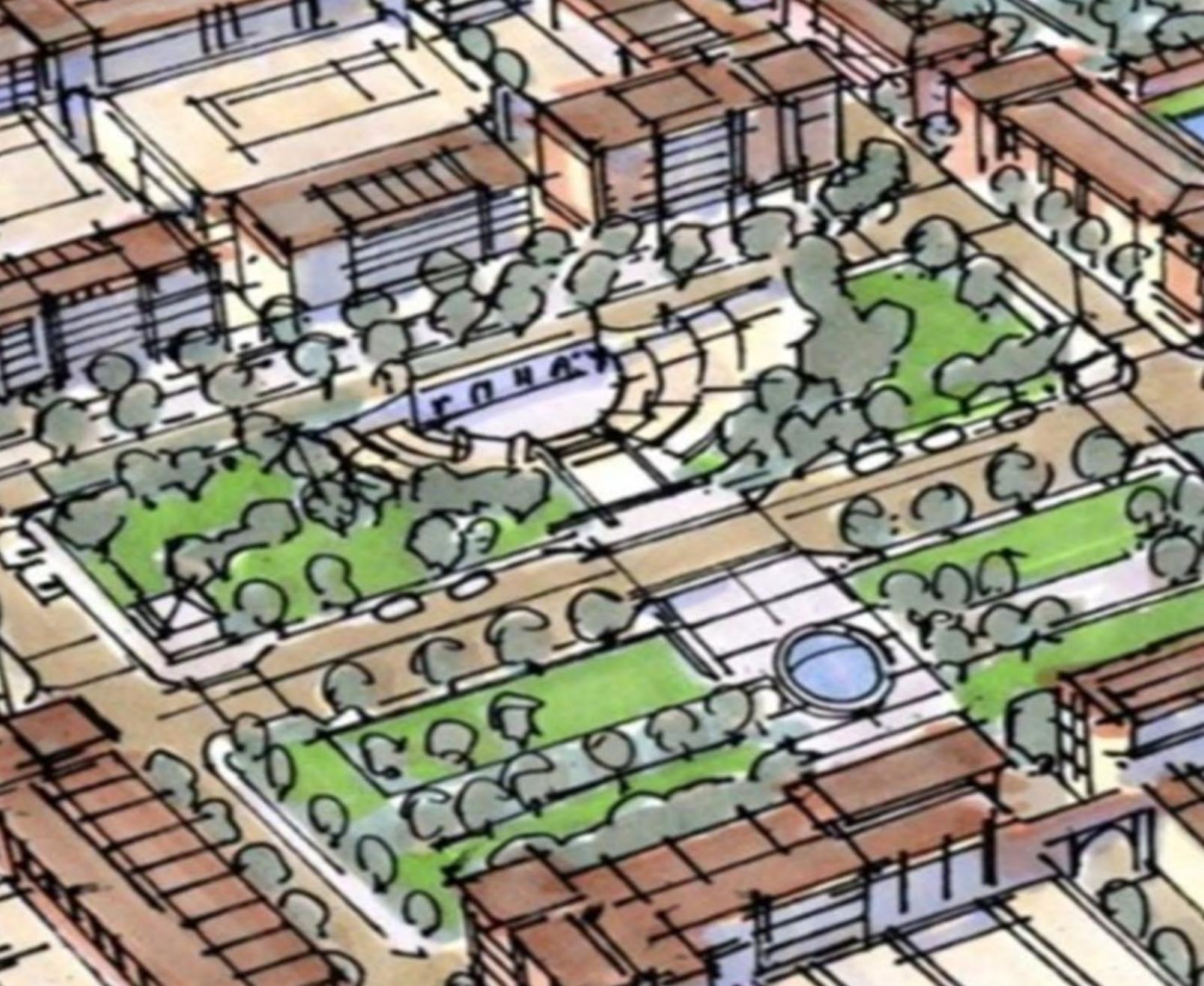
Collin Noteis & Associates | WSP



# AGENDA

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- Welcome
- Public Meeting #1 Review
- Redevelopment Scenarios
- Questionnaire
- Next Steps



# PLAN GOALS

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## **ROE BOULEVARD + 48<sup>TH</sup> STREET / SKYLINE DRIVE SITE(S)**

- Improve access to Community Center
- Enhance Transit and Multi-Modal Opportunities
- Envision Future Development Potential



# PLAN GOALS

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## **ROE BOULEVARD + JOHNSON DRIVE AREA**

- Envision Future Redevelopment Potential
- Enhance Transit and Multi-Modal Opportunities
- Explore Johnson Drive Streetscape Integration



# SCHEDULE

PUBLIC MEETING:  STEERING COMMITTEE MEETING:  TASK PROGRESS: 

	FEB 2019	MAR 2019	APRIL 2019	MAY 2019	JUNE 2019	JULY 2019	Aug 2019
Notice to Proceed	02/20 						
Steering Committee Meeting #1		03/20 					
Preparations for Workshop							
Steering Committee Meeting #2			 04/10				
Public Meeting #1				04/24 			
Develop + Refine Concepts							
Steering Committee Meeting #3				05/29 			
Public Meeting #2					 06/06		
Steering Committee Meeting #4					06/19 		
Public Meeting #3						 07/10	
Final Plan Complete						07/31 	
City Council Takes Action to Adopt Plan							 08/07

# WHAT WE HEARD – MEETING #1

## Precedent Images Exercise



# WHAT WE HEARD – MEETING #1

## Commercial: Preferred

8



6



4



4



# WHAT WE HEARD – MEETING #1

## Commercial: Not Preferred

10



7



7



5



5



4



# WHAT WE HEARD – MEETING #1

## Community Amenities: Preferred



# WHAT WE HEARD – MEETING #1

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## Community Amenities: Not Preferred



# WHAT WE HEARD – MEETING #1

## Mixed-Use: Preferred

10



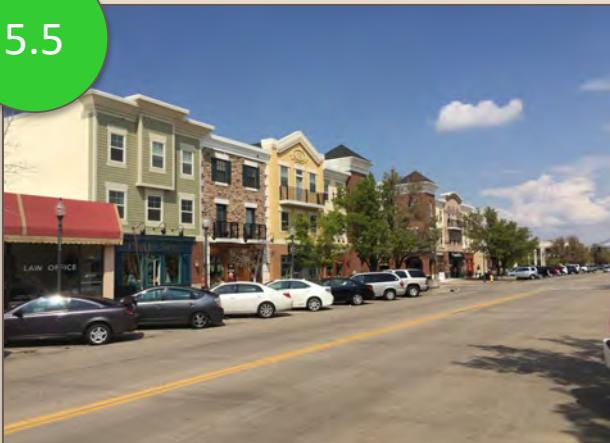
9



7



5.5



5



# WHAT WE HEARD – MEETING #1

## Mixed-Use: Not Preferred



# WHAT WE HEARD – MEETING #1

## Residential: Preferred

11



10.5



5



5



# WHAT WE HEARD – MEETING #1

## Residential: Not Preferred



# WHAT WE HEARD – MEETING #1

## Streetscape: Preferred

10



8.5



7



6.5



5

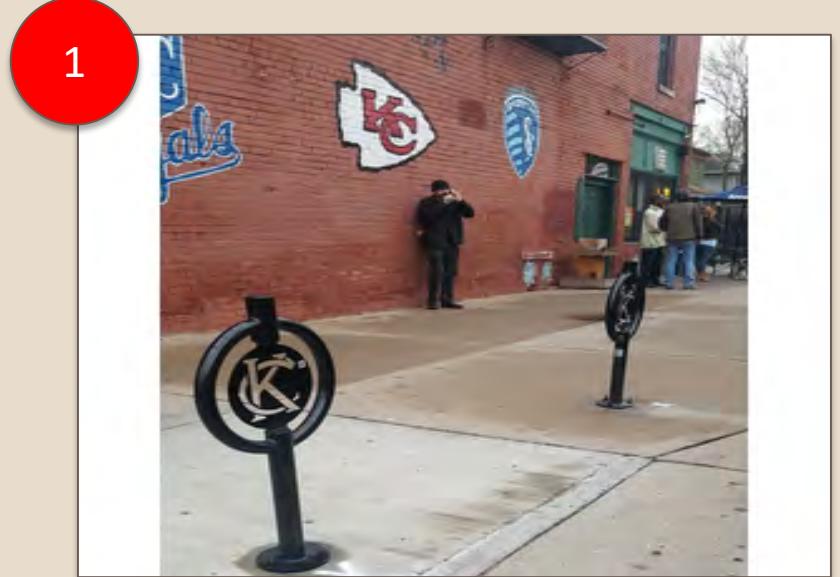
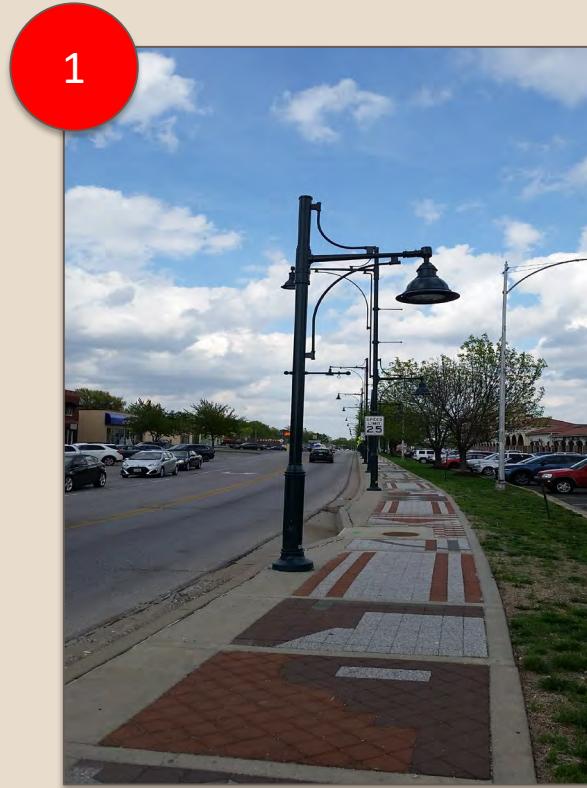
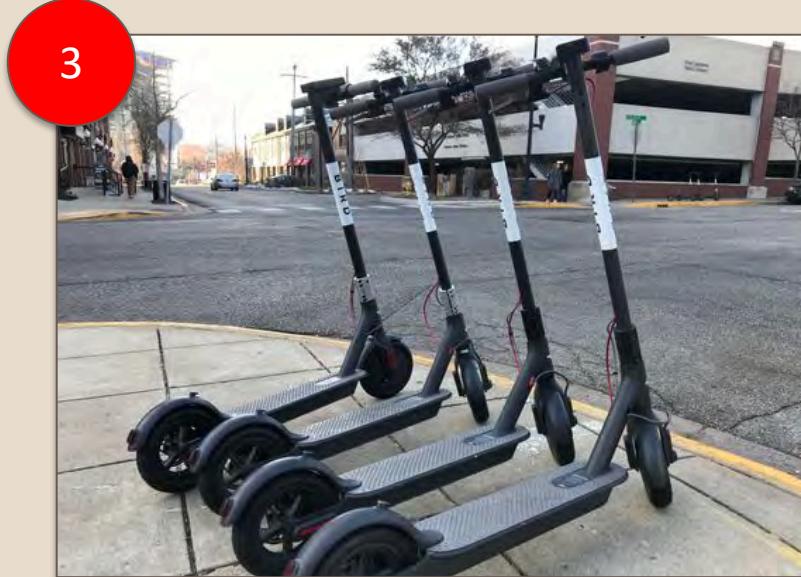


5



# WHAT WE HEARD – MEETING #1

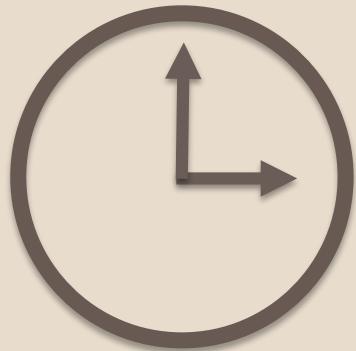
## Streetscape: Not Preferred



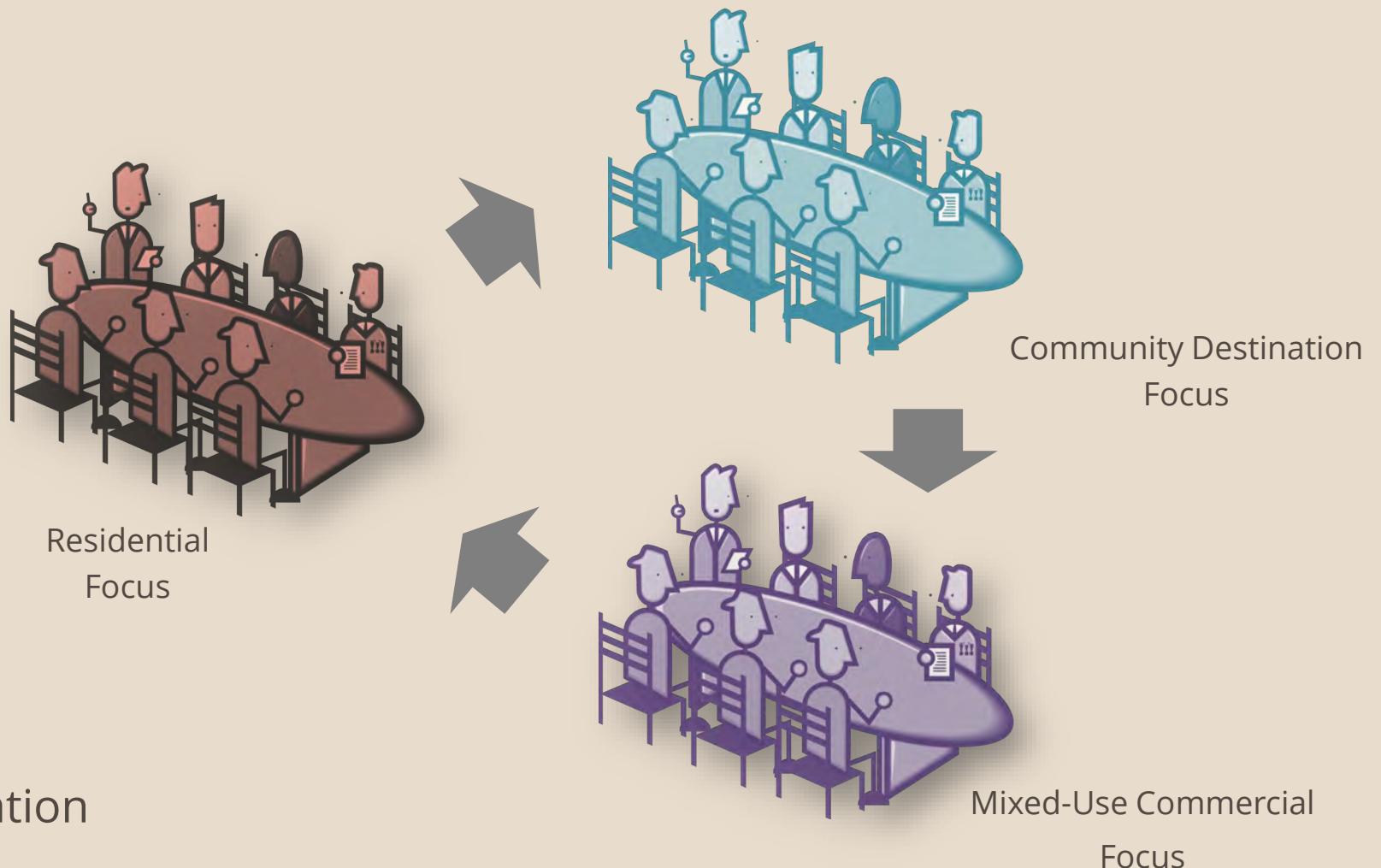
# WHAT WE HEARD – MEETING #1

## SITE CONCEPTS

- Community Destination Focus
- Mixed-Use Commercial Focus
- Residential Focus



15 minutes at each station



# WHAT WE HEARD – MEETING #1

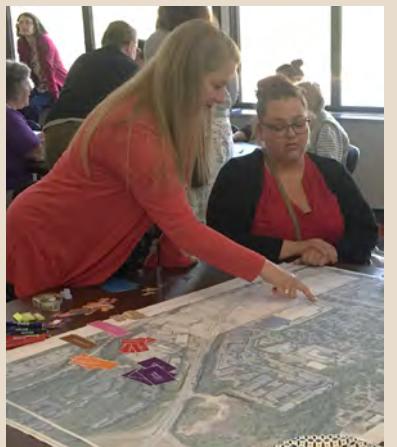
## SITE CONCEPTS

- Table discussion: overall concept
- Table drawing + descriptive words
- Connect images to maps (numbers)



# WHAT WE HEARD – MEETING #1

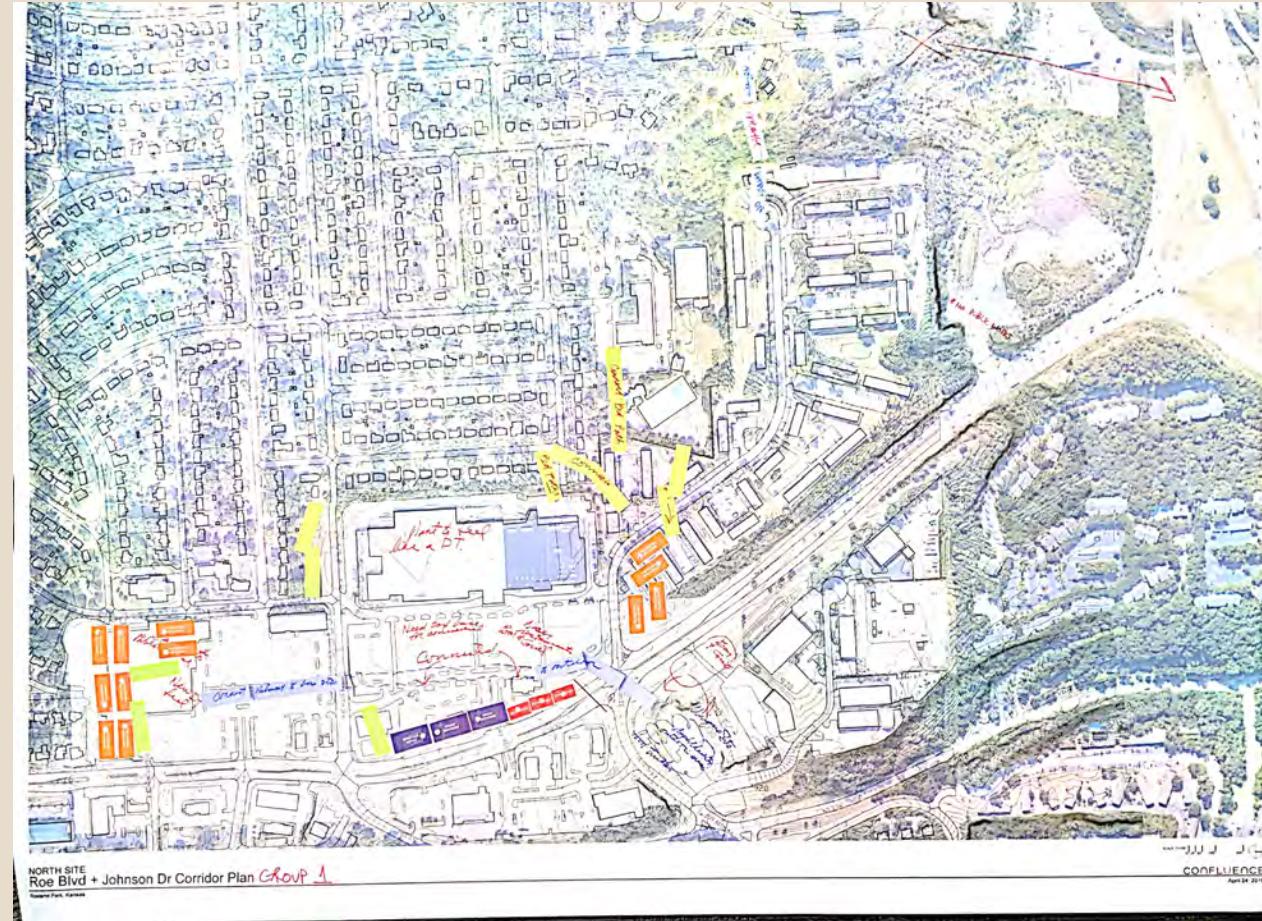
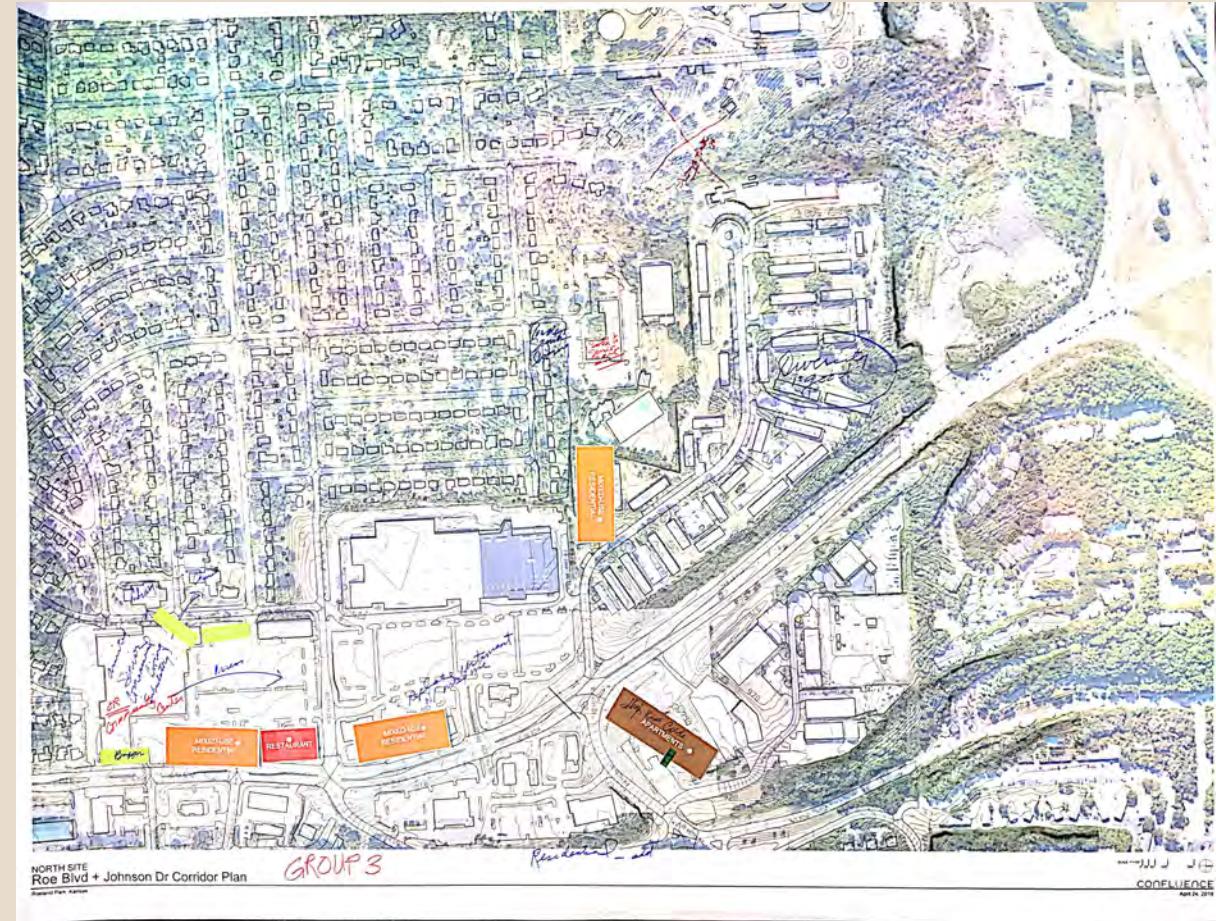
## Site Concepts Exercise



# WHAT WE HEARD – MEETING #1

## North Site - Residential

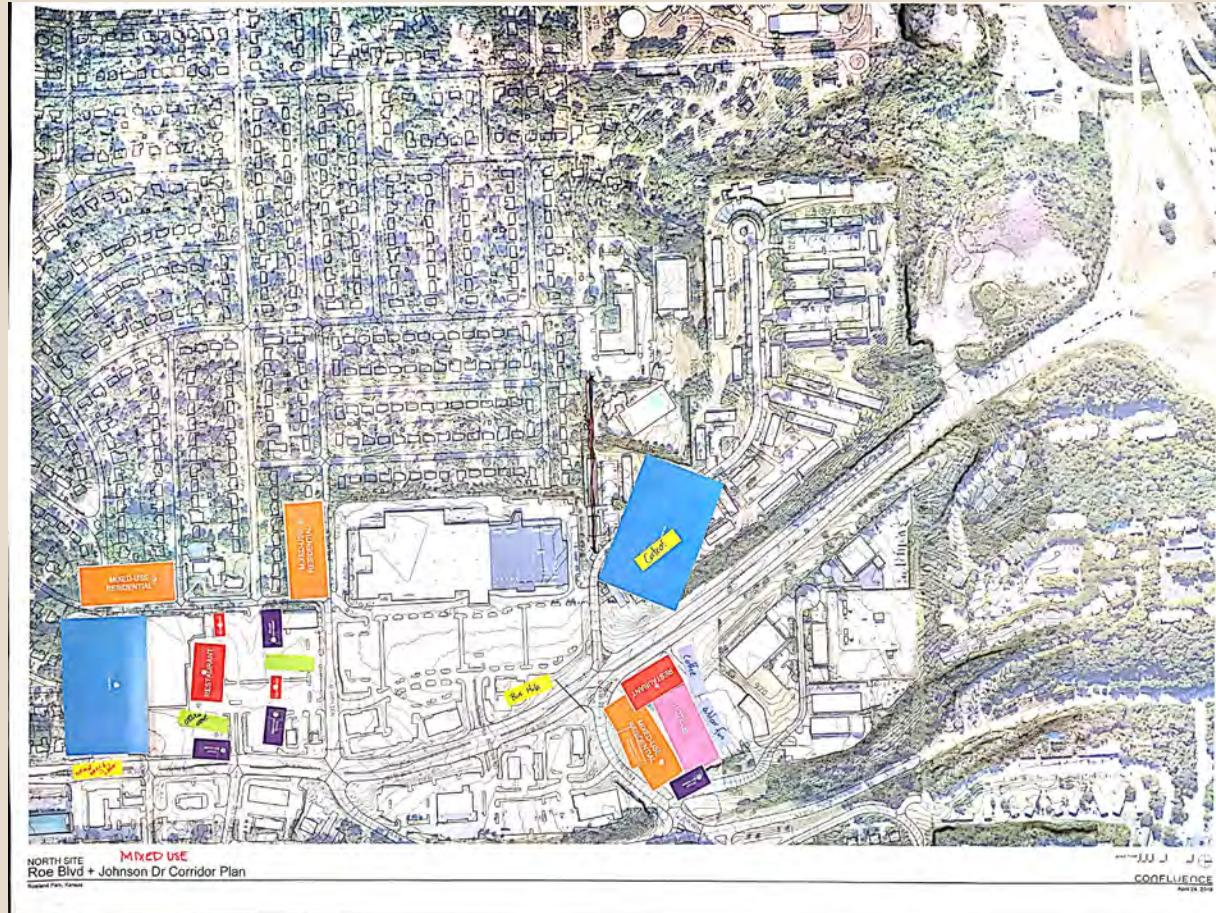
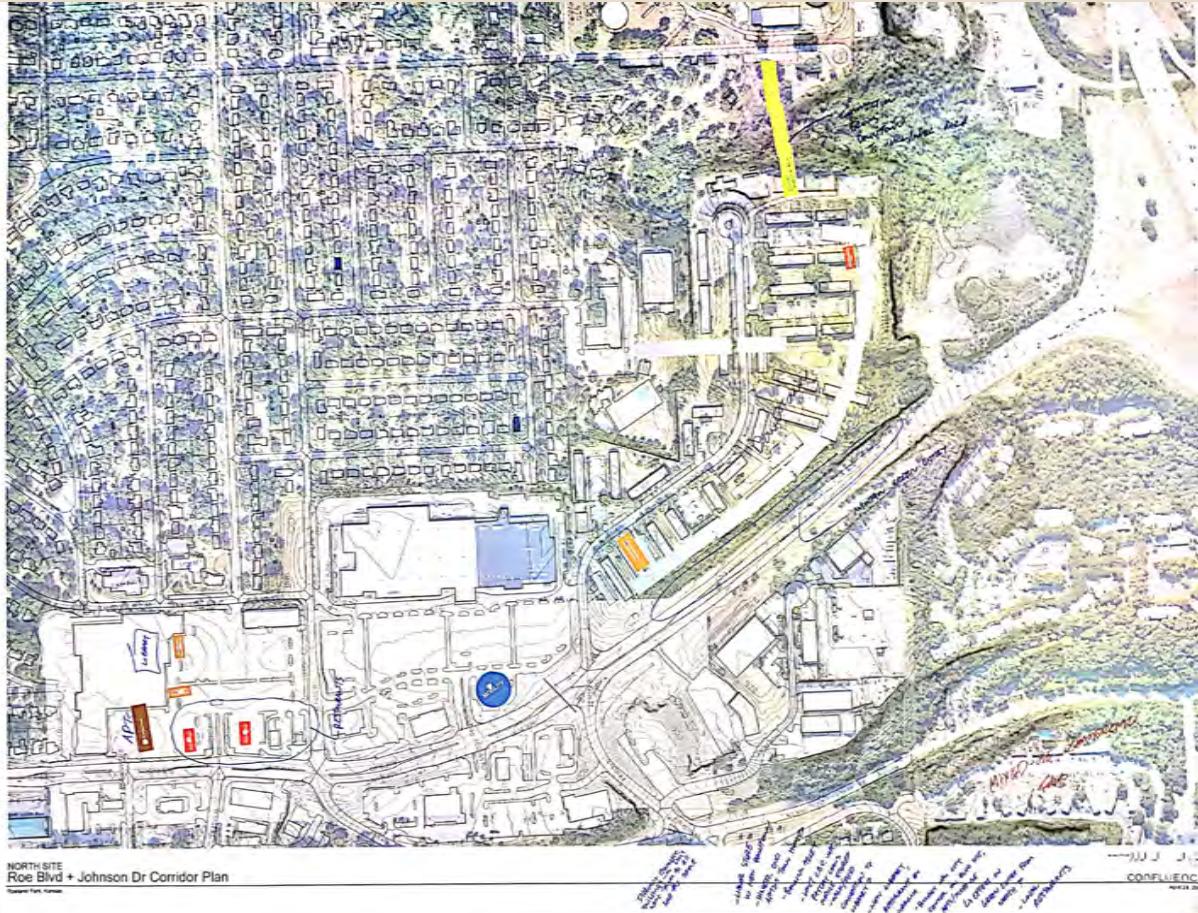
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# WHAT WE HEARD – MEETING #1

## North Site – Mixed-Use

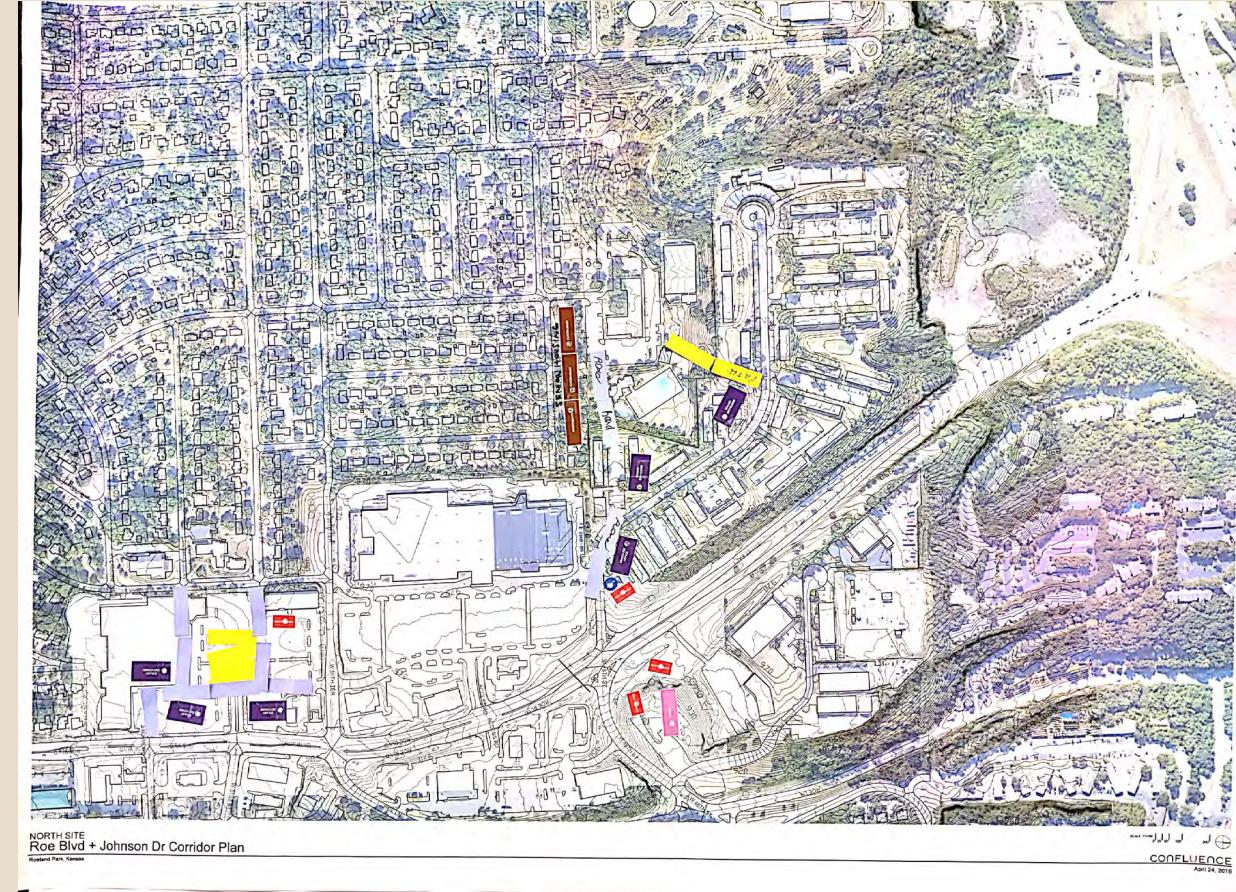
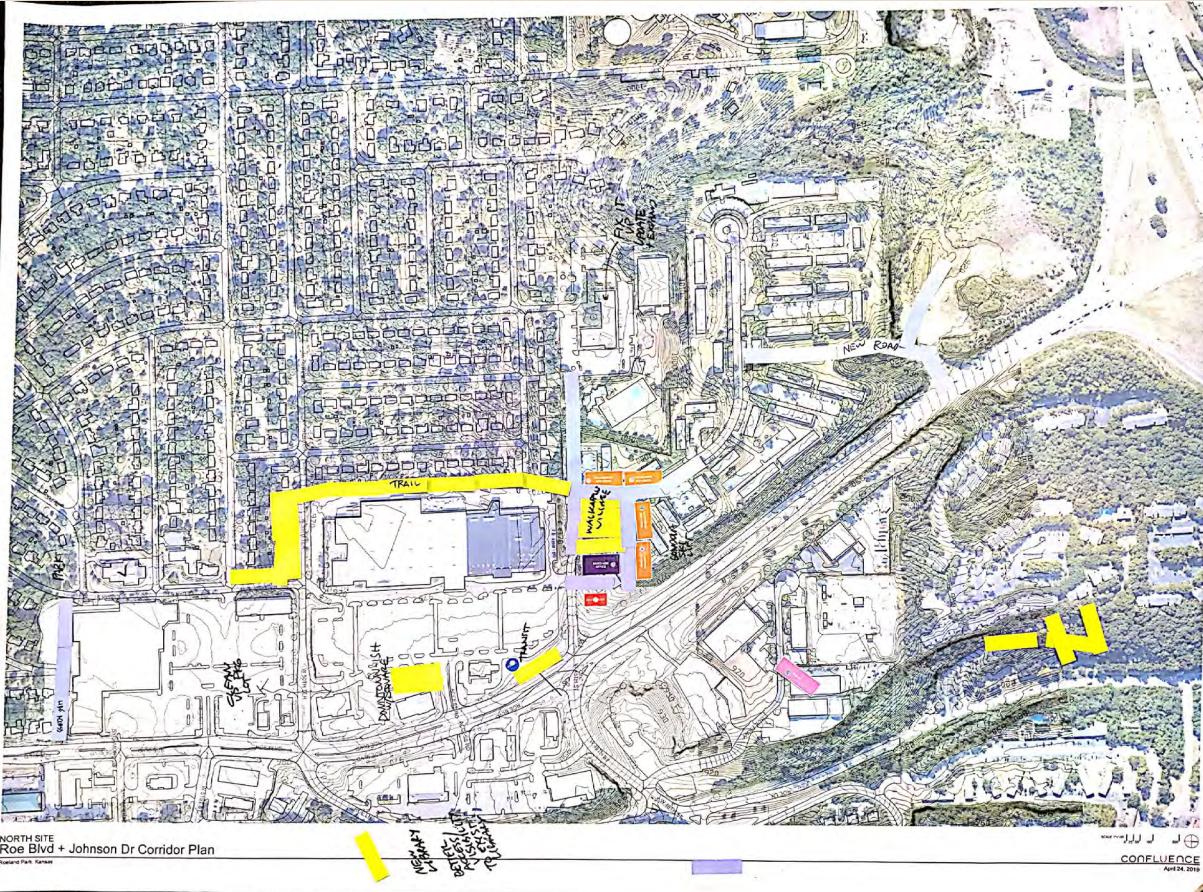
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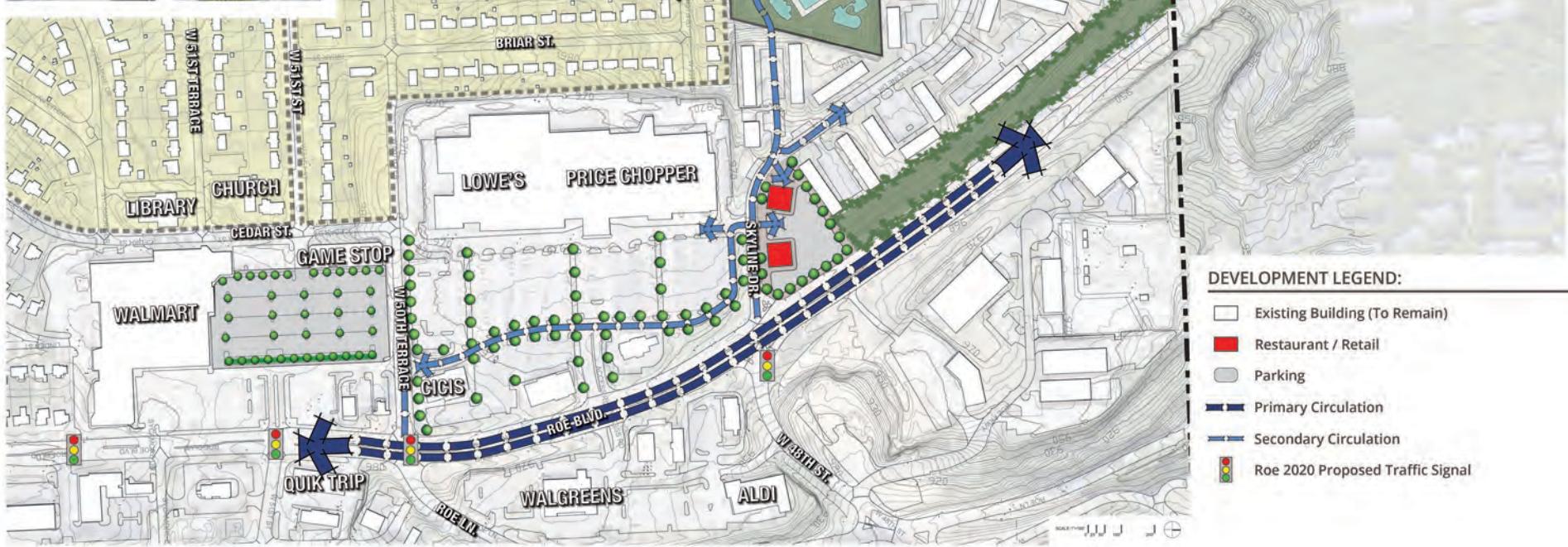
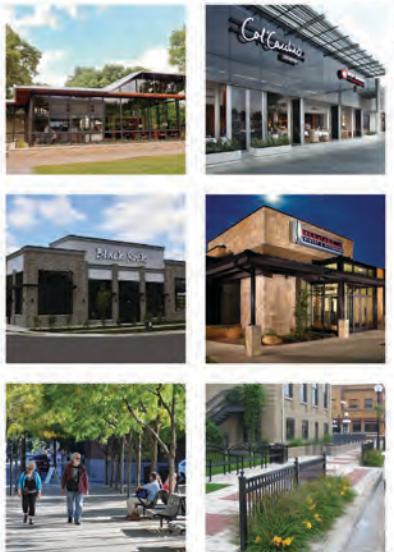
# WHAT WE HEARD – MEETING #1

## North Site – Open Space

*These concepts were created through a facilitated exercise at the first community meeting – and the planning team took notes to assist in refining them further.*



CHARACTER IMAGES:



## REDEVELOPMENT SCENARIO

ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN  
ROE LAND PARK, KANSAS

JUNE 6, 2019

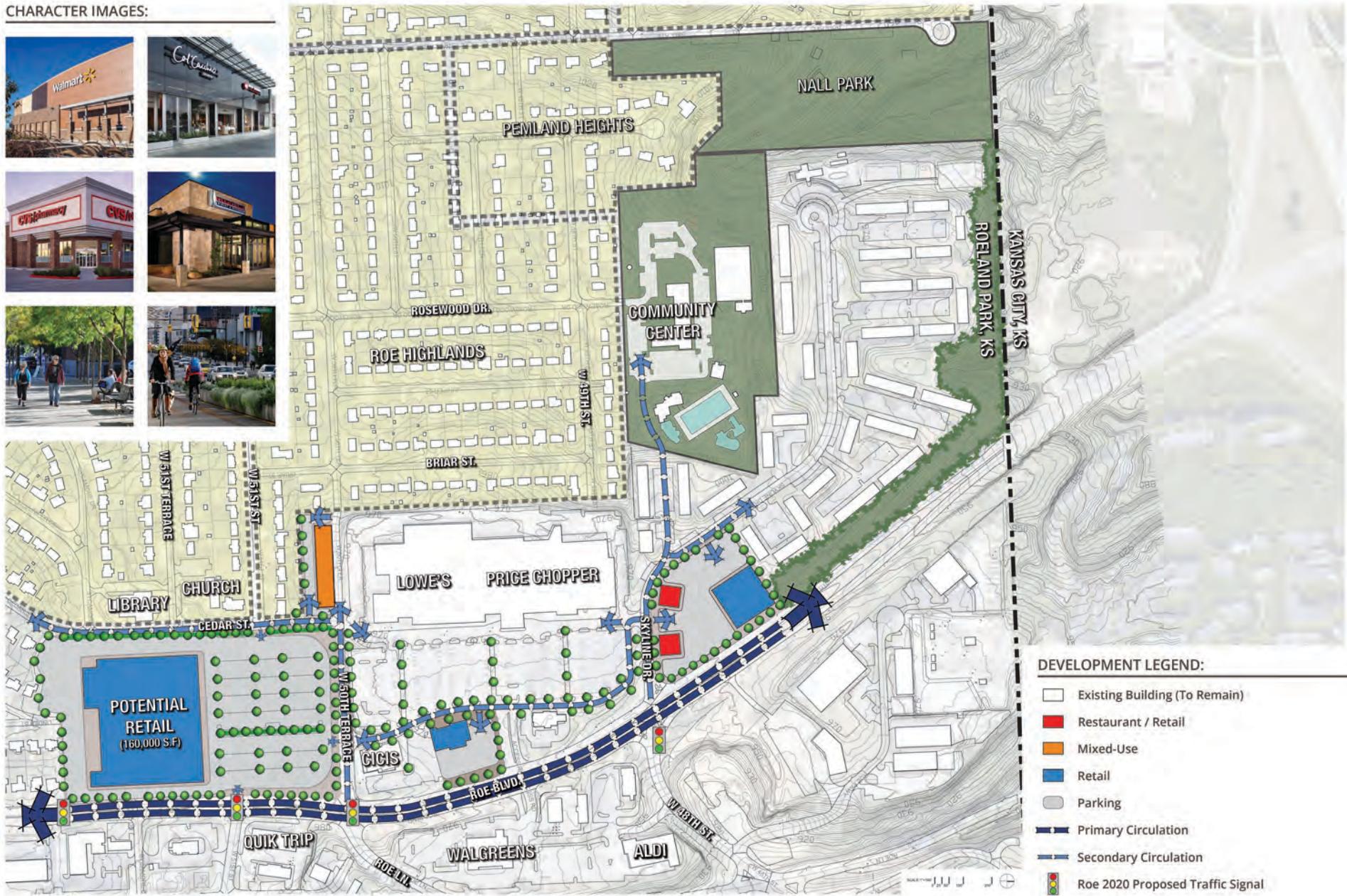
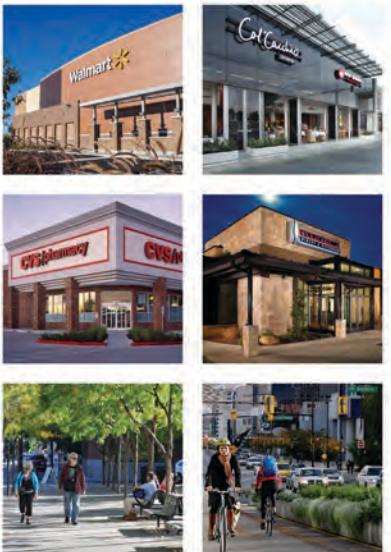
CONFLUENCE

WSP

CNA  
Collins Notes & Associates, Inc.

MARC  
Mid America Regional Council

CHARACTER IMAGES:



## REDEVELOPMENT SCENARIO

ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN  
ROELED PARK, KANSAS

JUNE 6, 2019

CONFLUENCE

WSP

CNA  
Collins Notes & Associates, Inc.

MARC  
Mid America Regional Council

CHARACTER IMAGES:



DEVELOPMENT LEGEND:

- Existing Building (To Remain)
- Restaurant / Retail
- Mixed-Use
- Retail
- Parking
- Primary Circulation
- Secondary Circulation
- Roe 2020 Proposed Traffic Signal



## REDEVELOPMENT SCENARIO

ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN  
ROELAND PARK, KANSAS

JUNE 6, 2019

CONFLUENCE

WSP

CNA

Collins Notes & Associates, Inc.

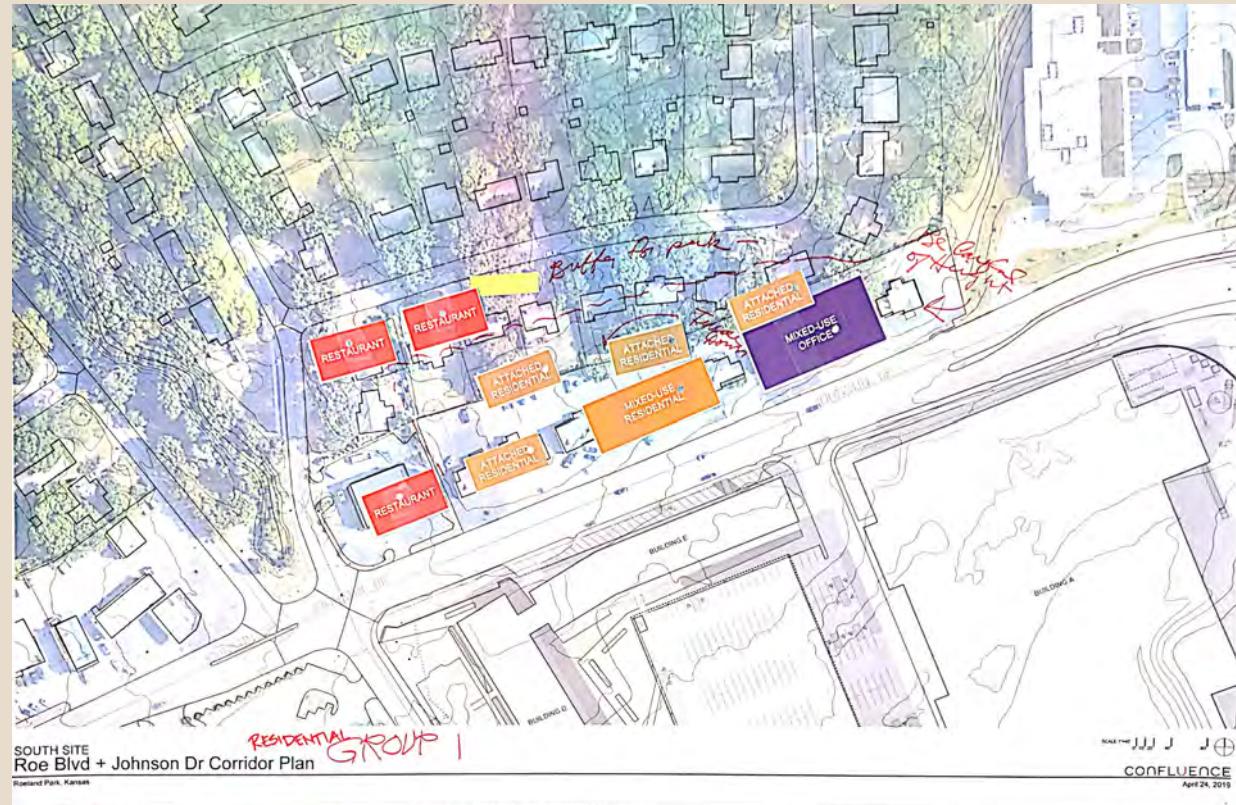
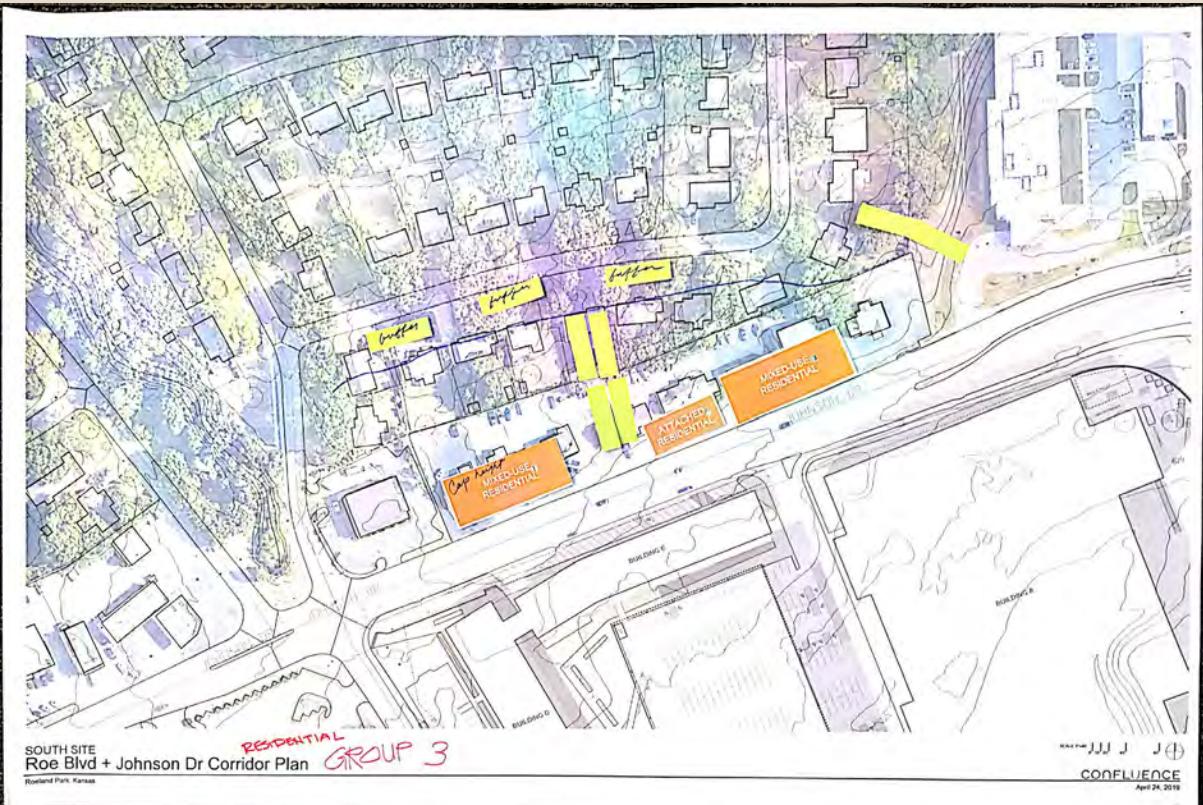
MARC

Mid America Regional Council

# WHAT WE HEARD – MEETING #1

## South Site – Residential

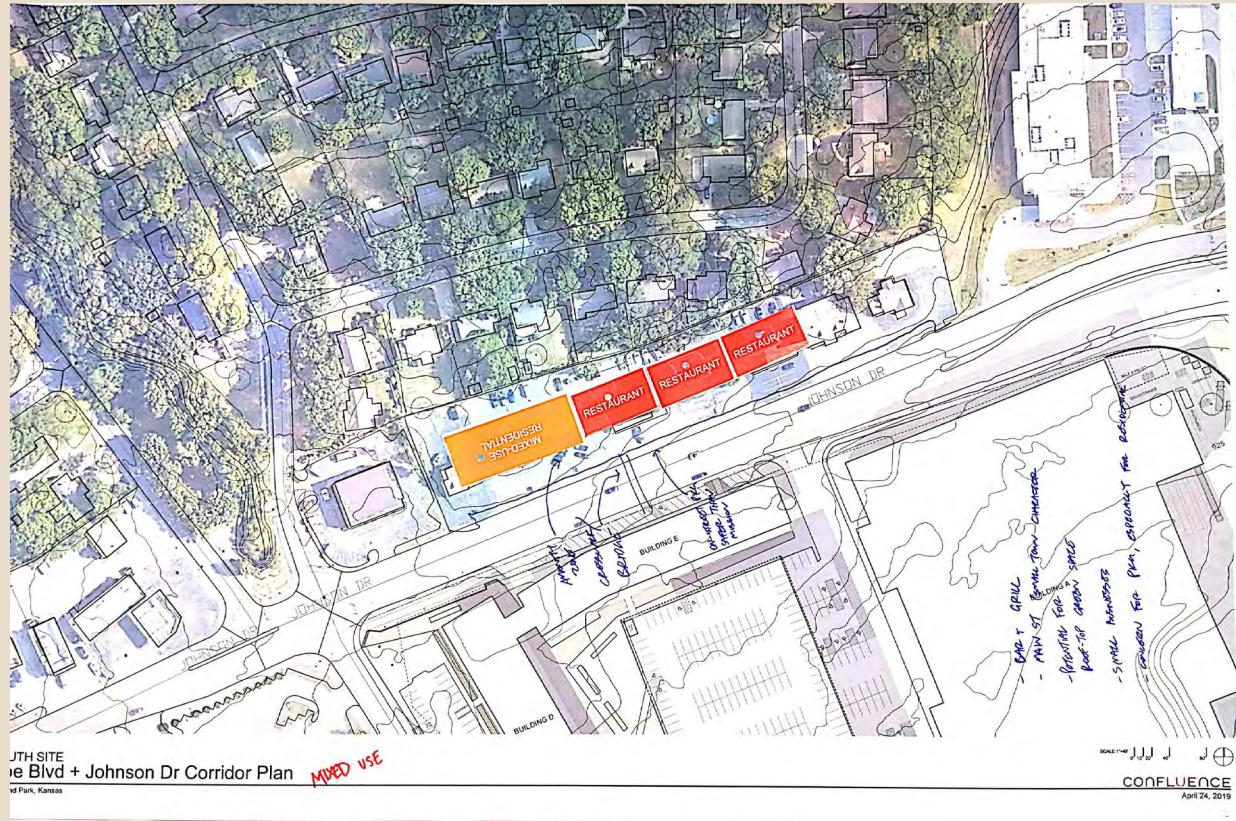
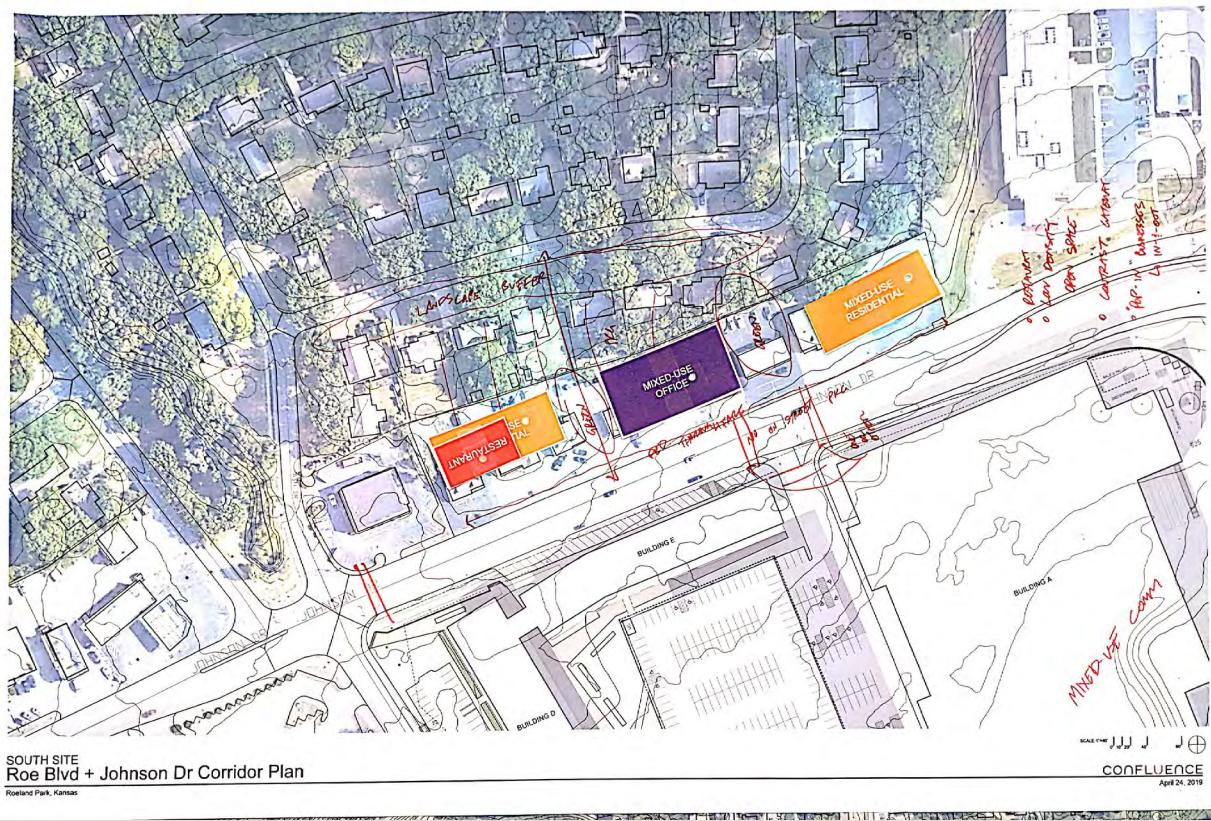
*These concepts were created through a facilitated exercise at the first community meeting – and the planning team took notes to assist in refining them further.*



# WHAT WE HEARD – MEETING #1

## South Site – Mixed-Use

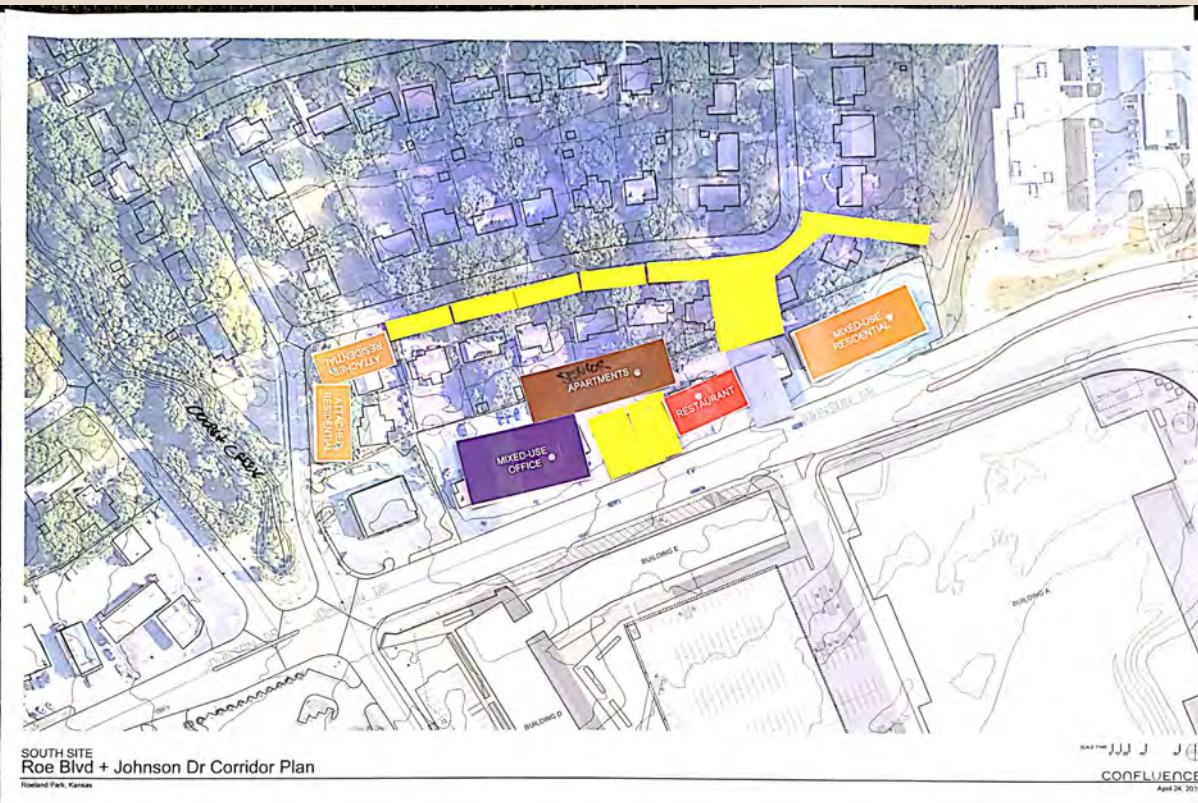
*These concepts were created through a facilitated exercise at the first community meeting – and the planning team took notes to assist in refining them further.*



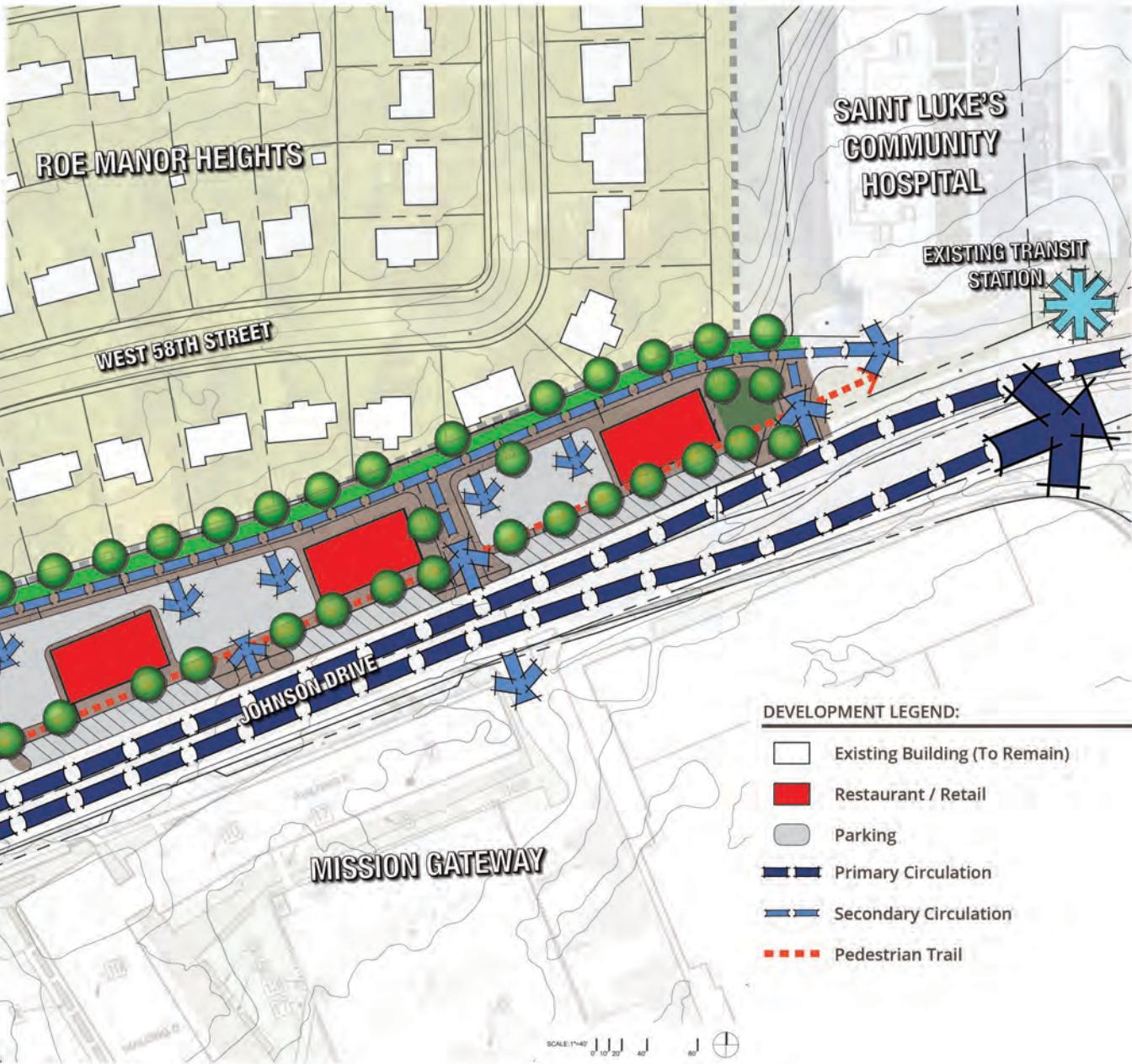
# WHAT WE HEARD – MEETING #1

## South Site – Open Space

*These concepts were created through a facilitated exercise at the first community meeting – and the planning team took notes to assist in refining them further.*



CHARACTER IMAGES:



## REDEVELOPMENT SCENARIO

S1



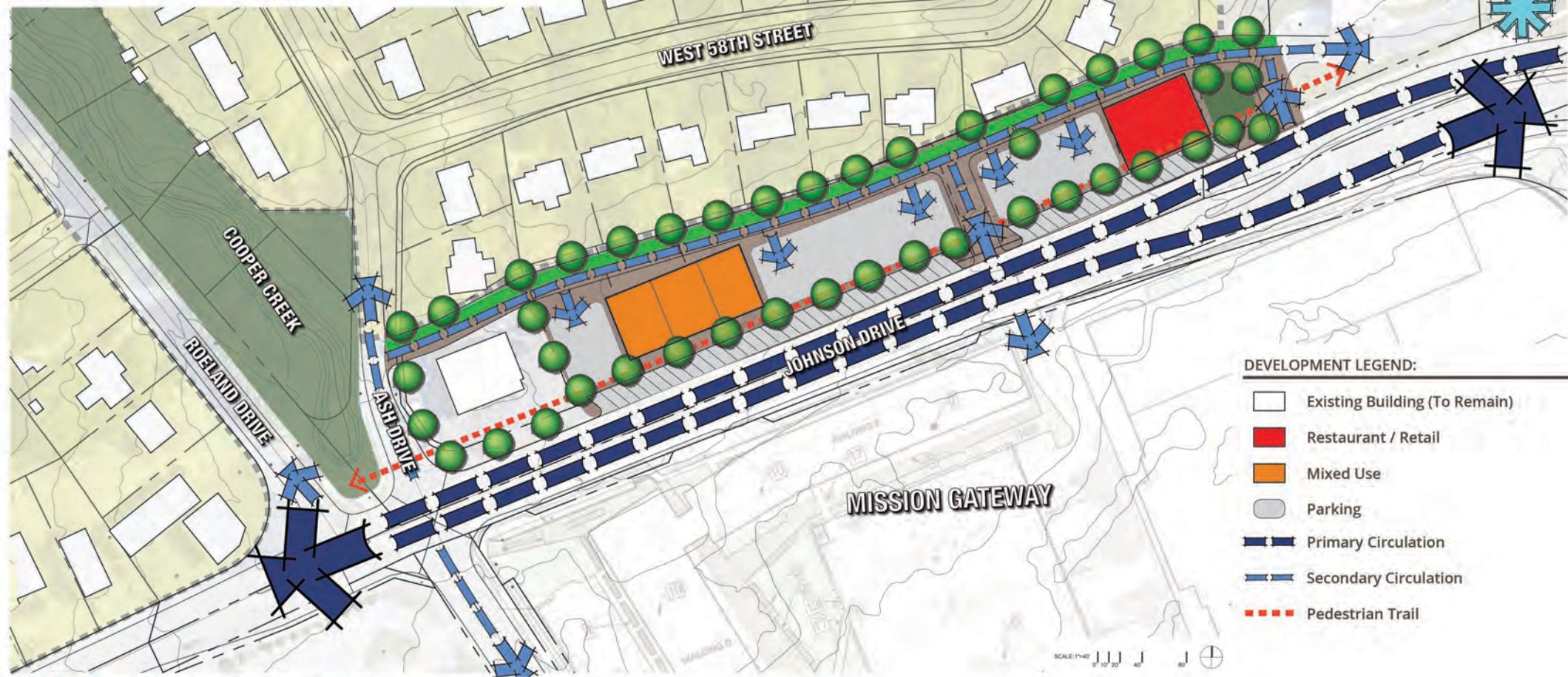
ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN  
ROELAND PARK, KANSAS

JUNE 6, 2019

CONFLUENCE



CHARACTER IMAGES:



JUNE 6, 2019

CONFLUENCE

S2

## REDEVELOPMENT SCENARIO



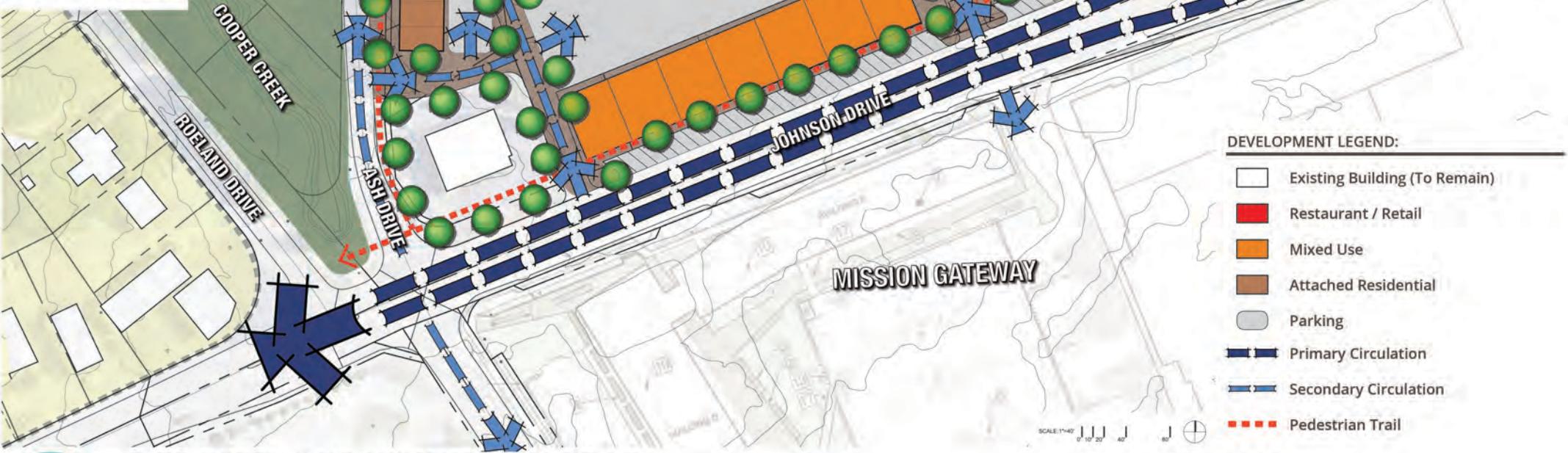
ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN  
ROELAND PARK, KANSAS

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Collins Noteis & Associates, LLC  
Independent Engineers & Professional Consultants

MARC  
Mid-America Regional Council

CHARACTER IMAGES:



JUNE 6, 2019

CONFLUENCE

S3

## REDEVELOPMENT SCENARIO



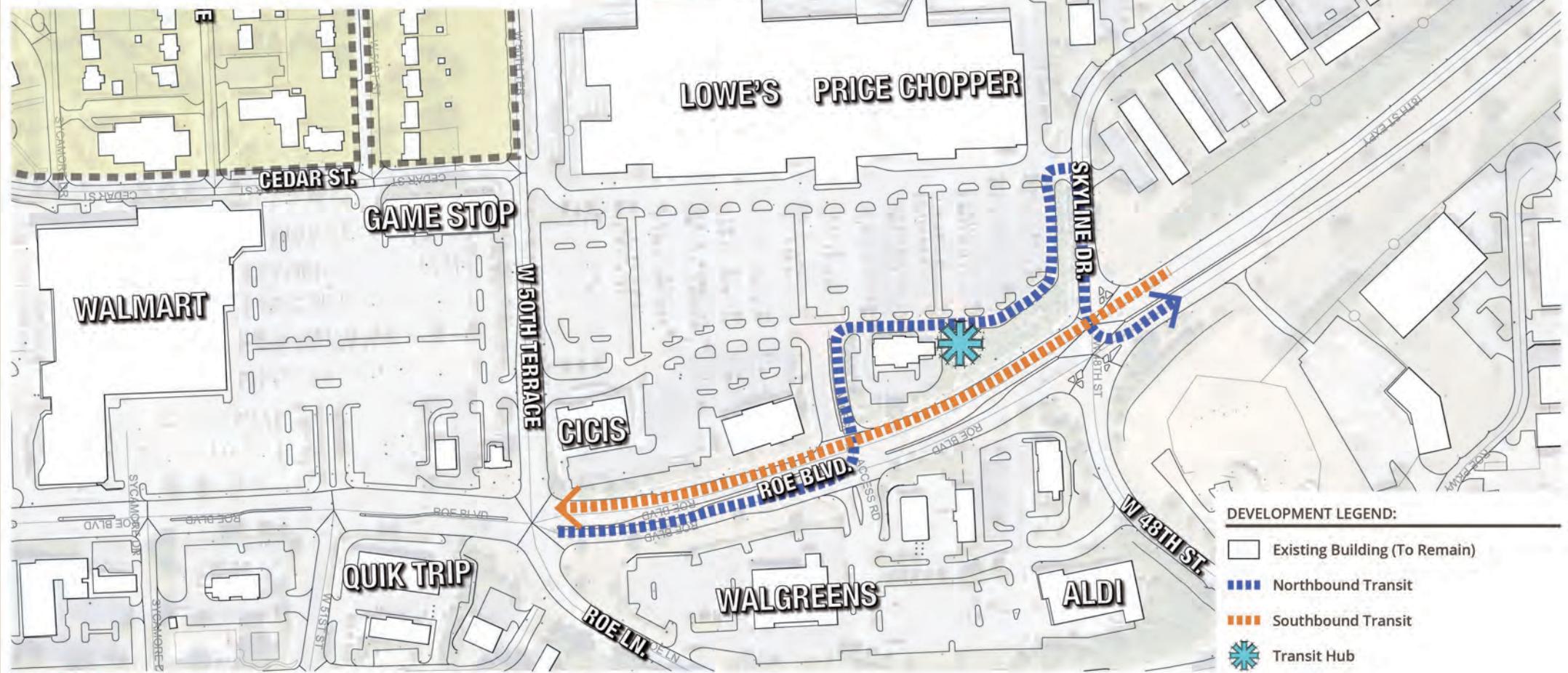
ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN  
ROELAND PARK, KANSAS

WSP

CNA  
Collins Noteis & Associates, Inc.

MARC  
Mid-America Regional Council

CHARACTER IMAGES:



**MOBILITY HUB CONCEPT**

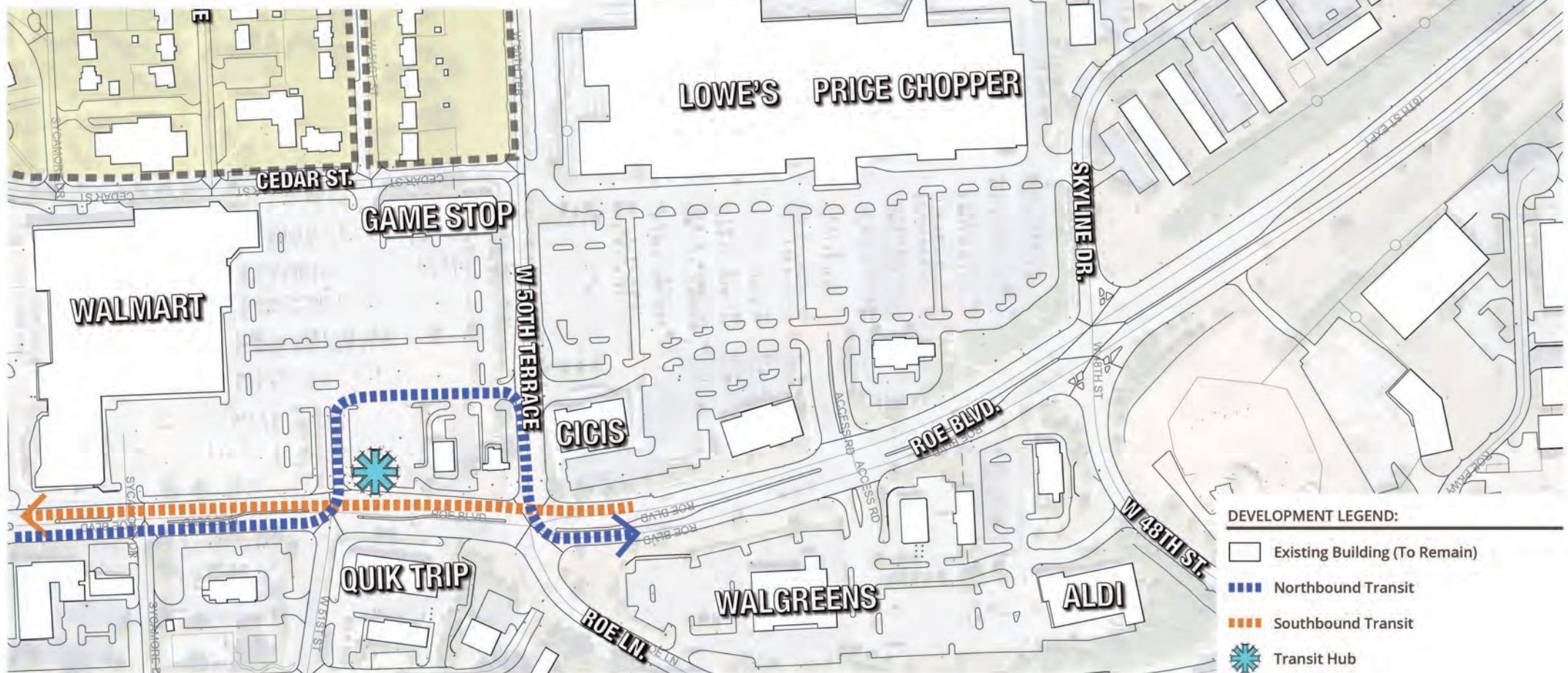


ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN  
ROELOAND PARK, KANSAS

JUNE 6, 2019 CONFLUENCE



CHARACTER IMAGES:



DEVELOPMENT LEGEND:

- Existing Building (To Remain)
- Northbound Transit
- Southbound Transit
- Transit Hub

JUNE 6, 2019

CONFLUENCE

T2

## MOBILITY HUB CONCEPT



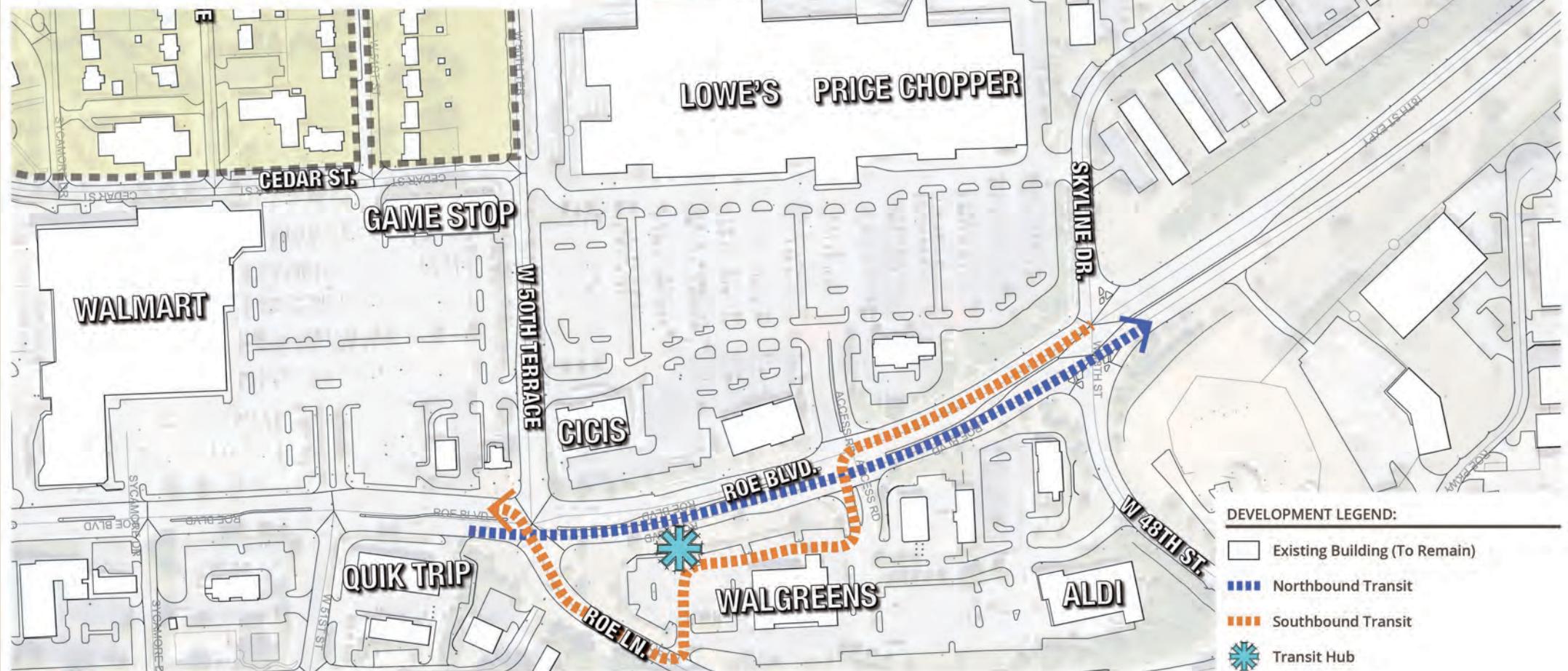
ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN  
ROELOAND PARK, KANSAS

WSP

CNA  
Collins Noteis & Associates, LLC  
Urban planning, community & economic development, and government affairs

MARC  
Mid-America Regional Council

CHARACTER IMAGES:



DEVELOPMENT LEGEND:

- Existing Building (To Remain)
- Northbound Transit
- Southbound Transit
- Transit Hub

JUNE 6, 2019

CONFLUENCE



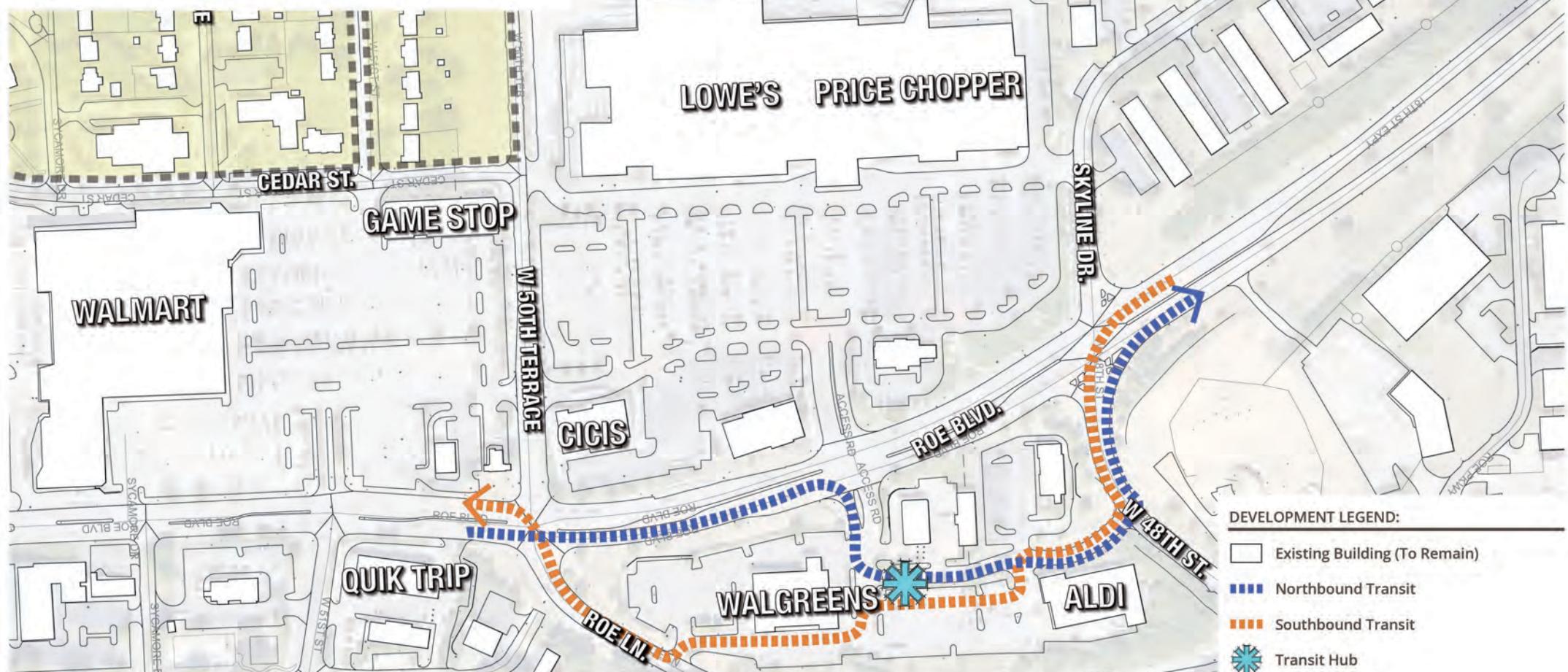
## MOBILITY HUB CONCEPT



ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN  
ROELOAND PARK, KANSAS



CHARACTER IMAGES:



DEVELOPMENT LEGEND:

- Existing Building (To Remain)
- Northbound Transit
- Southbound Transit
- Transit Hub

JUNE 6, 2019

CONFLUENCE

T4

## MOBILITY HUB CONCEPT



ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN  
ROELOAND PARK, KANSAS

WSP

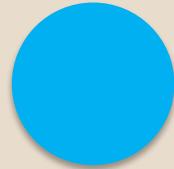
CNA  
Collins Noteis & Associates, LLC  
Urban planning, community & transportation & government affairs

MARC  
Mid-America Regional Council

# TONIGHT'S INPUT

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## Preferred Site Concepts Exercise



Favorite Mobility Hub Concept

### NORTH SITE



Favorite North Site Concept



Favorite Feature on ANY Concept

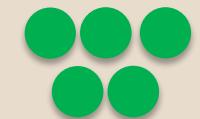


Least Favorite Feature on  
ANY Concept

### SOUTH SITE



Favorite South Site Concept



Favorite Feature on ANY Concept



Least Favorite Feature on  
ANY Concept

# TONIGHT'S INPUT

---

## ROE BOULEVARD SITE(S) QUESTIONS:

1. List 5 words that describe this area today:

2. List 5 words that describe how you'd like this area to be in the future:

## QUESTIONNAIRE ROE BLVD + JOHNSON DR CORRIDOR PLAN



CONFLUENCE



## JOHNSON DRIVE SITE QUESTIONS:

1. List 5 words that describe this area today:

2. List 5 words that describe how you'd like this area to be in the future:

## QUESTIONNAIRE ROE BLVD + JOHNSON DR CORRIDOR PLAN



CONFLUENCE



# TONIGHT'S INPUT

**ROE BLVD + JOHNSON DRIVE CORRIDOR PLAN**  
Public Meeting #2

**ROE BOULEVARD SITE(S) QUESTIONS:**

1. If **commercial redevelopment** occurs within the study area, what type would you prefer?  

Suburban Strip Mall	0	1	2	3	4	5	6	7	8	9	10	Mixed-Use Town Center
Comments:												
2. If **residential redevelopment** occurs within the study area, to what extent should the following development types be considered a priority?
  - a) Affordable Housing  

low	1	2	3	4	5	6	7	8	9	10	high	
Comments:												
  - b) Senior Housing  

low	1	2	3	4	5	6	7	8	9	10	high	
Comments:												
  - c) Residential Above Commercial  

low	1	2	3	4	5	6	7	8	9	10	high	
Comments:												
3. If **civic facilities** (community center, parks, gathering places, etc.) were to be improved or constructed in the future, what would you like to see?  

Comments:												
-----------	--	--	--	--	--	--	--	--	--	--	--	--
4. To what extent should **trail and street connectivity** be considered a priority for redevelopment in the study area?  

low	1	2	3	4	5	6	7	8	9	10	high	
Comments:												
5. To what extent should future redevelopment in the study area be driven by **market demand**?  

low	1	2	3	4	5	6	7	8	9	10	high	
Comments:												
6. To what extent should future redevelopment in the study area be driven by **public policy**?  

low	1	2	3	4	5	6	7	8	9	10	high	
Comments:												
7. To what extent should future **development character and quality** be considered a priority for redevelopment in the study area?  

low	1	2	3	4	5	6	7	8	9	10	high	
Comments:												
8. To what extent should the City consider **development incentives** as a priority to support redevelopment in the study area?  

low	1	2	3	4	5	6	7	8	9	10	high	
Comments:												
9. To what extent should **sustainability** be considered a priority for redevelopment in the study area?  

low	1	2	3	4	5	6	7	8	9	10	high	
Comments:												

**ROE BLVD + JOHNSON DRIVE CORRIDOR PLAN**  
Public Meeting #2

**JOHNSON DRIVE SITE QUESTIONS:**

1. If **commercial redevelopment** occurs within the study area, what type would you prefer?  

Single Story Retail / Office	0	1	2	3	4	5	6	7	8	9	10	Multi-Story Mixed-Use
Comments:												
2. If **residential redevelopment** occurs within the study area, what type would you prefer?  

Lower Density Housing	0	1	2	3	4	5	6	7	8	9	10	Higher Density Housing
Comments:												
3. If **civic facilities** (plazas, trails, parks, gathering places, etc.) were to be constructed in the area, what would you like to see?  

Comments:												
-----------	--	--	--	--	--	--	--	--	--	--	--	--
4. To what extent should **trail and street connectivity** be considered a priority for redevelopment in the study area?  

low	1	2	3	4	5	6	7	8	9	10	high	
Comments:												
5. To what extent should future redevelopment in the study area be **limited to existing properties adjacent to Johnson Drive**?  

Maintain Existing Property Depth	0	1	2	3	4	5	6	7	8	9	10	Expand Site(s) with Appropriate Buffer
Comments:												
6. To what extent should future redevelopment in the study area be driven by **market demand**?  

low	1	2	3	4	5	6	7	8	9	10	high	
Comments:												
7. To what extent should future redevelopment in the study area be driven by **public policy**?  

low	1	2	3	4	5	6	7	8	9	10	high	
Comments:												
8. To what extent should future **development character and quality** be considered a priority for redevelopment in the study area?  

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Comments:												
9. To what extent should the City consider **development incentives** as a priority to support redevelopment in the study area?  

low	1	2	3	4	5	6	7	8	9	10	high	
Comments:												
10. To what extent should **sustainability** be considered a priority for redevelopment in the study area?  

low	1	2	3	4	5	6	7	8	9	10	high	
Comments:												

ROE BLVD AND JOHNSON DRIVE CORRIDOR PLAN

CONFLUENCE

CONFLUENCE

MARC  
Metropolitan Association of Realtors

CONFLUENCE

MARC  
Metropolitan Association of Realtors

# SCHEDULE

PUBLIC MEETING:  STEERING COMMITTEE MEETING:  TASK PROGRESS: 

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Steering Committee Meeting #1		03/20 					
Preparations for Workshop							
Steering Committee Meeting #2			 04/10				
Public Meeting #1				04/24 			
Develop + Refine Concepts							
Steering Committee Meeting #3				05/29 			
Public Meeting #2					 06/06		
Steering Committee Meeting #4					06/19 		
Public Meeting #3						 07/10	
Final Plan Complete						07/31 	
City Council Takes Action to Adopt Plan							 08/07

# NEXT STEPS

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## UPCOMING PUBLIC MEETINGS

- **Wednesday July 10** – Public Meeting #3
  - 6:00pm Roeland Park Community Center