



CONFLUENCE

Public Meeting #2

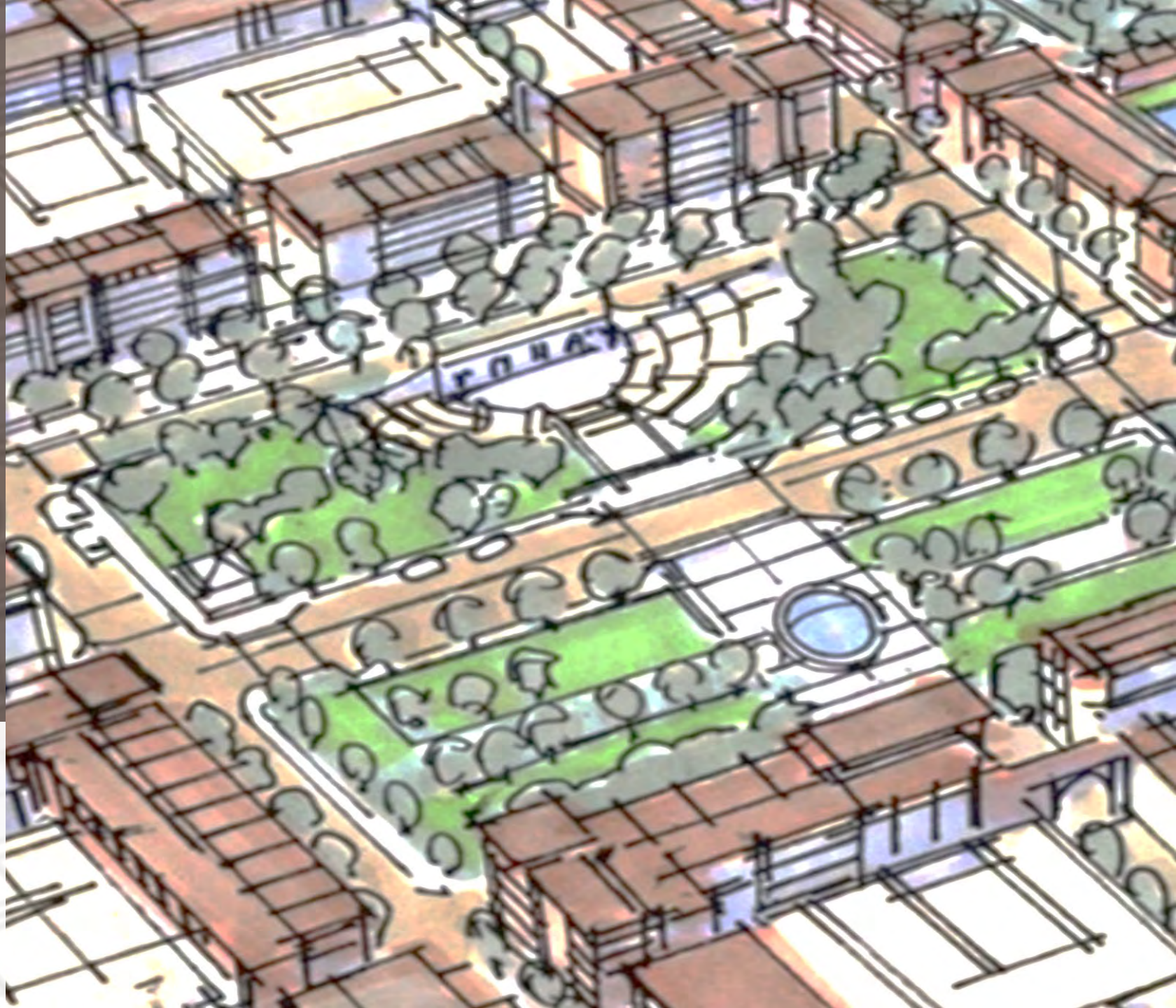
ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN ROELAND PARK, KS

06.06.2019

CONFLUENCE

IN ASSOCIATION WITH

Collin Noteis & Associates | WSP



AGENDA

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



PLAN GOALS

ROE BOULEVARD + 48TH STREET / SKYLINE DRIVE SITE(S)

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



PLAN GOALS

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

8



7.5



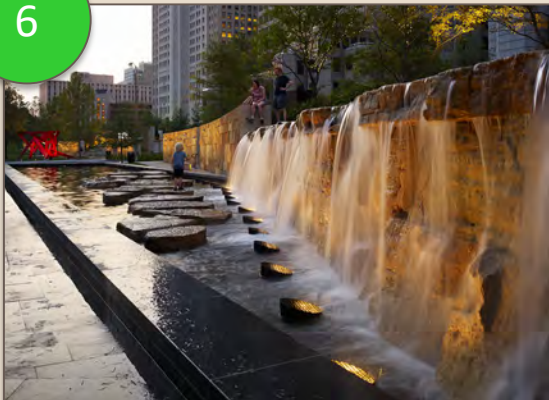
7



6.5



6



6



5



WHAT WE HEARD – MEETING #1

Community Amenities: Not Preferred

1



1



WHAT WE HEARD – MEETING #1

Mixed-Use: Preferred

10



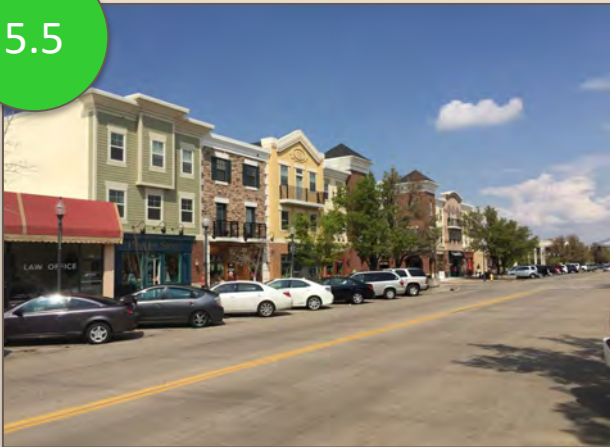
9



7



5.5



5



WHAT WE HEARD – MEETING #1

Mixed-Use: Not Preferred

5



4



4



3



3



3



WHAT WE HEARD – MEETING #1

Residential: Preferred

11



10.5



5

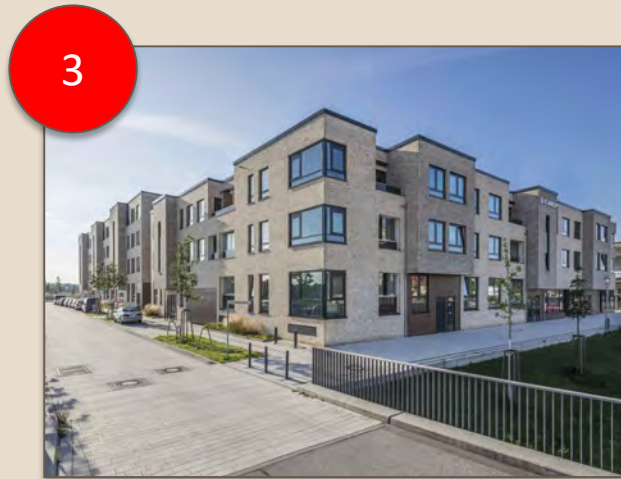
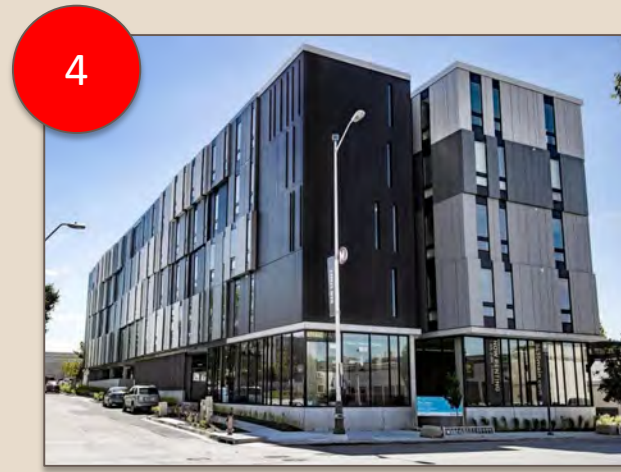


5



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



1



1



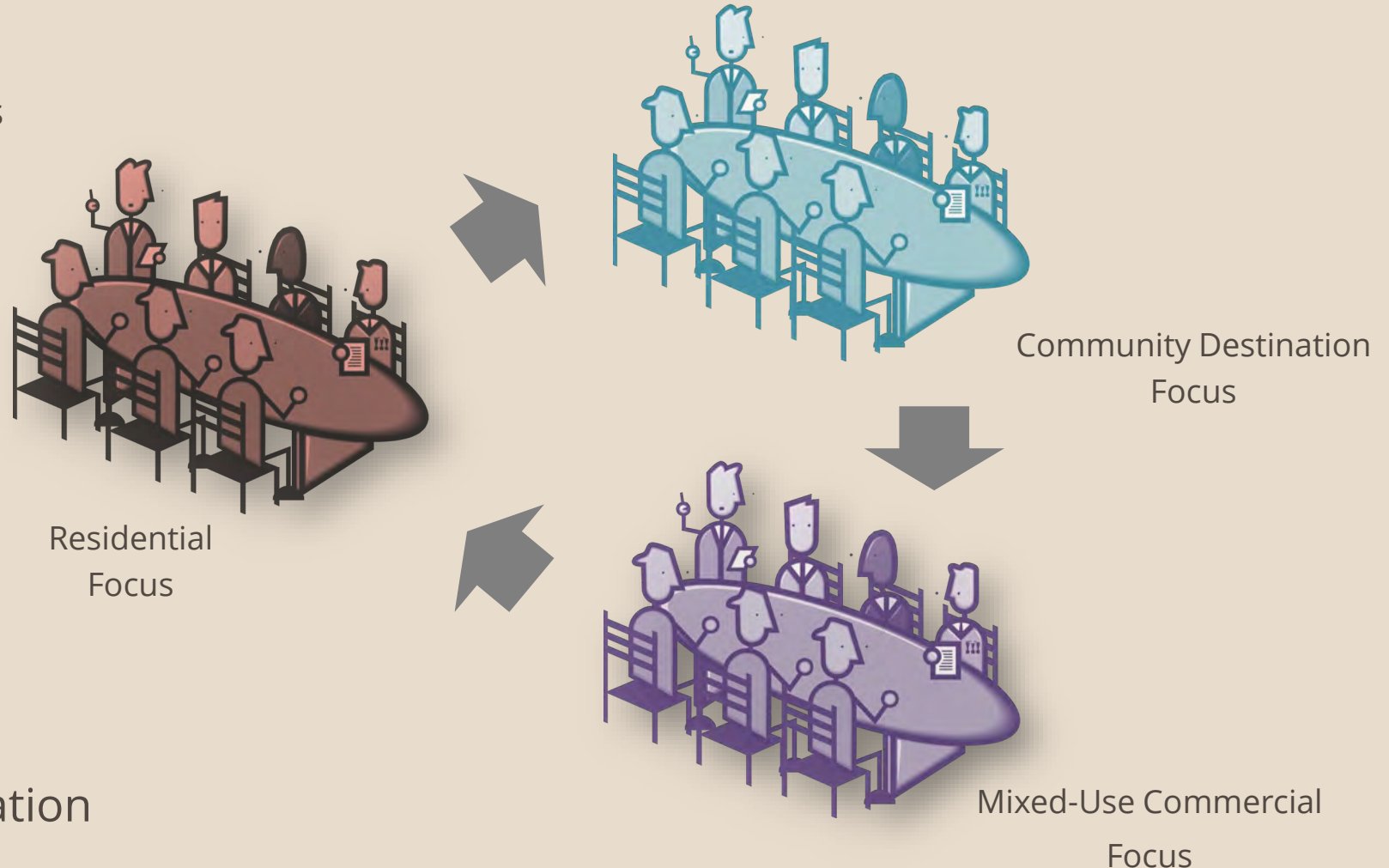
WHAT WE HEARD – MEETING #1

SITE CONCEPTS

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



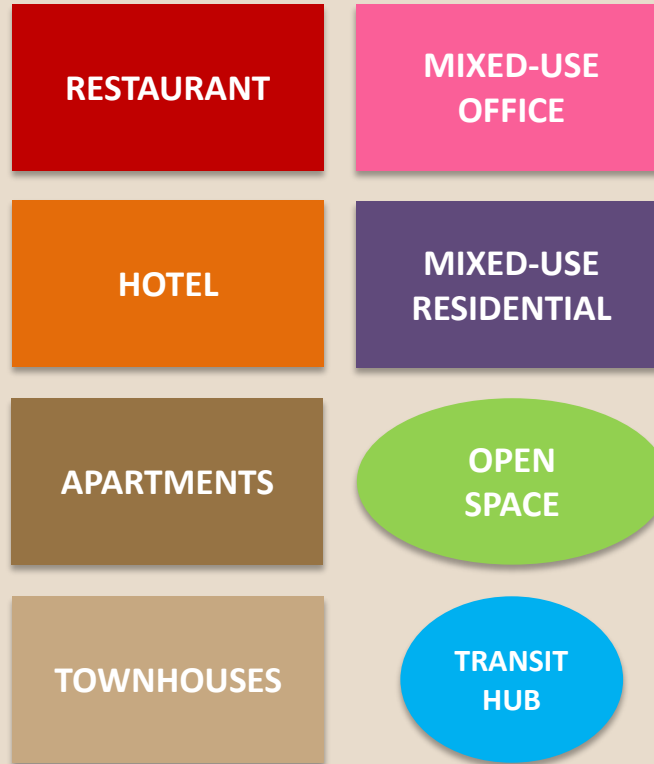
15 minutes at each station



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

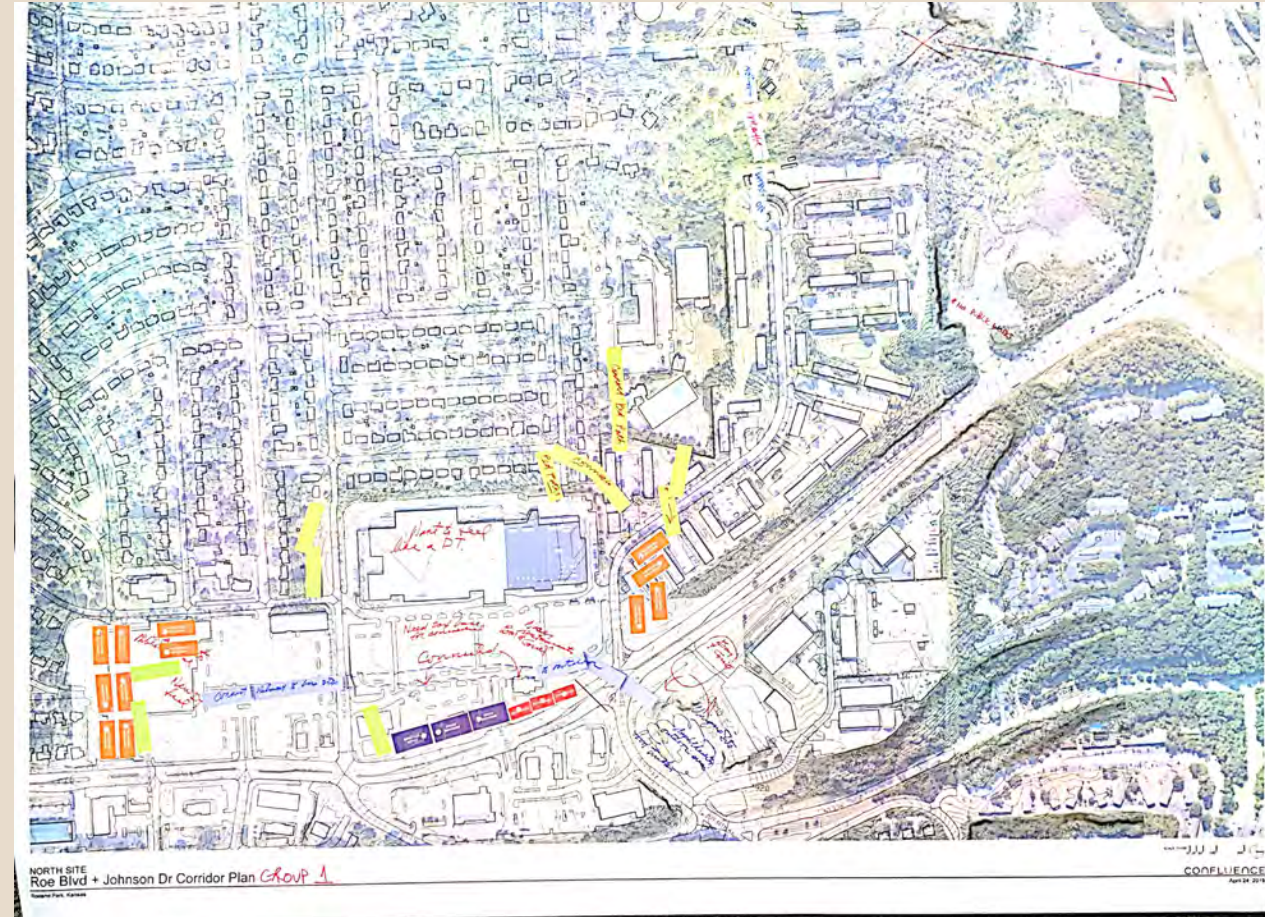
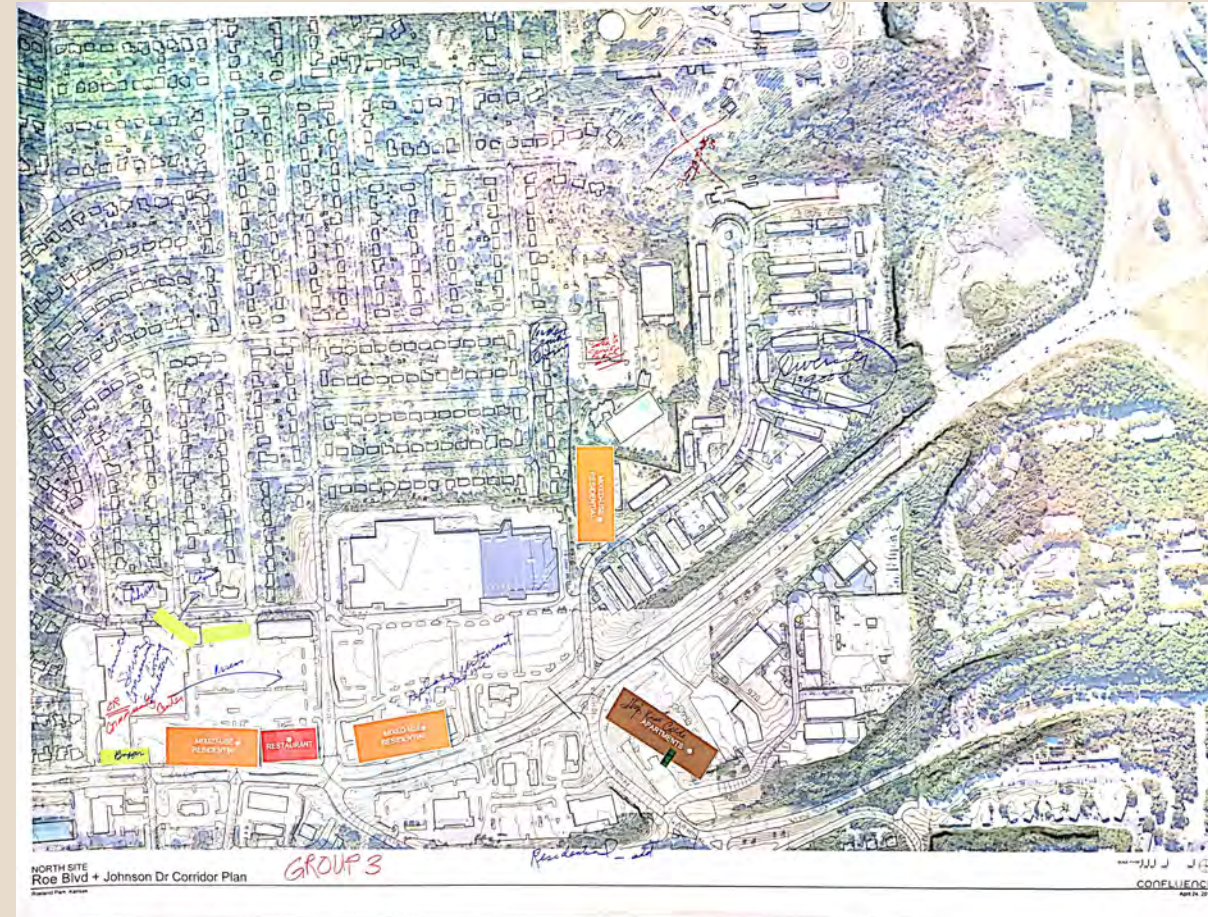
Site Concepts Exercise



WHAT WE HEARD – MEETING #1

North Site - Residential

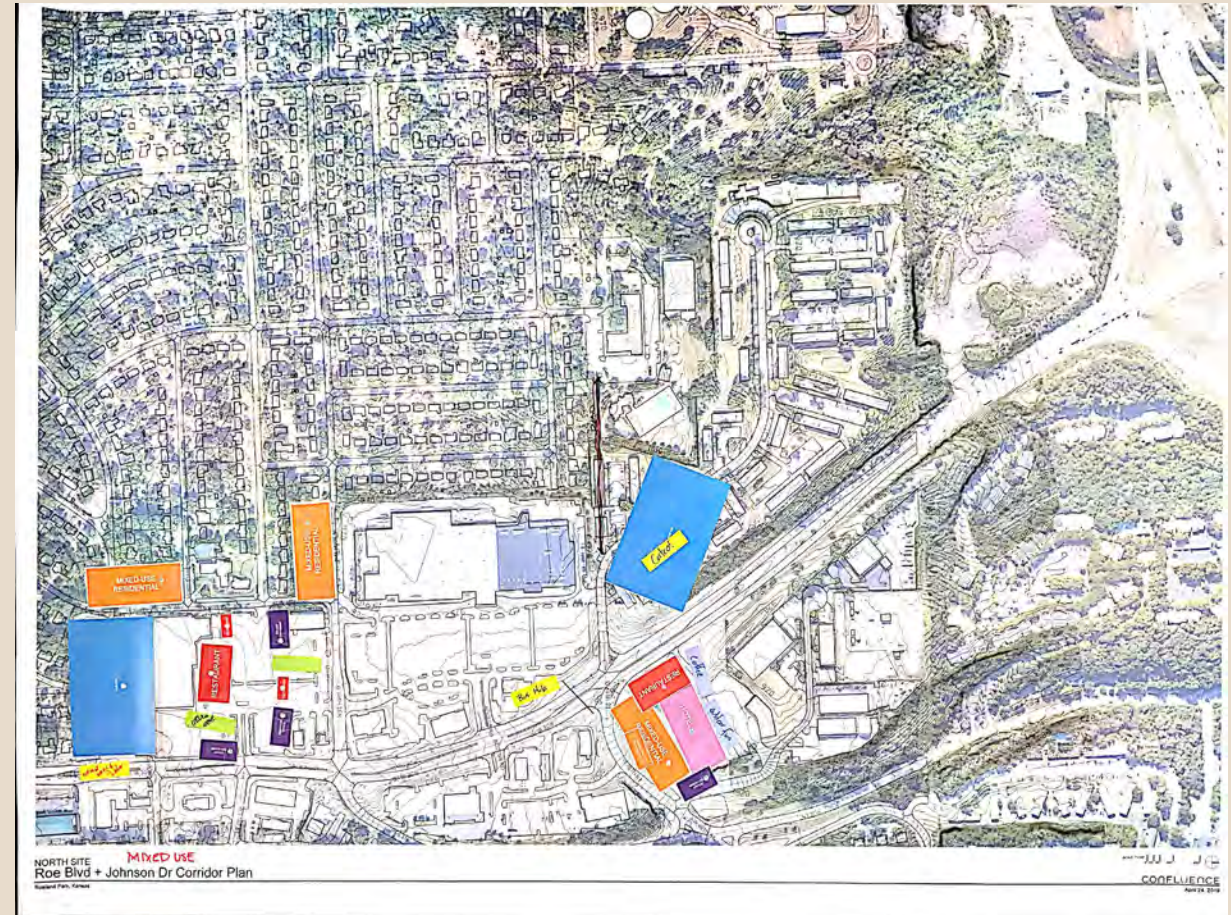
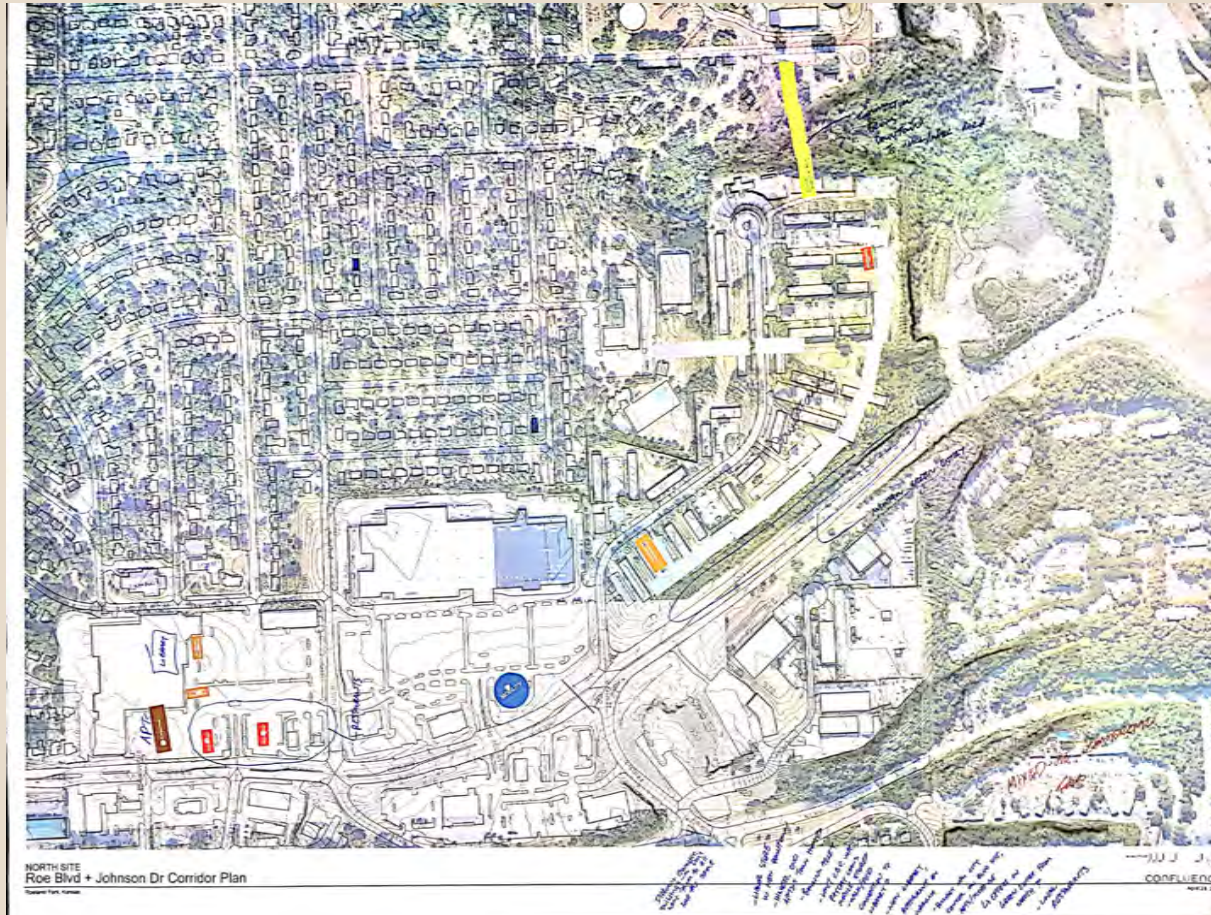
These concepts were created through a facilitated exercise at the first community meeting – and the planning team took notes to assist in refining them further.



WHAT WE HEARD – MEETING #1

North Site – Mixed-Use

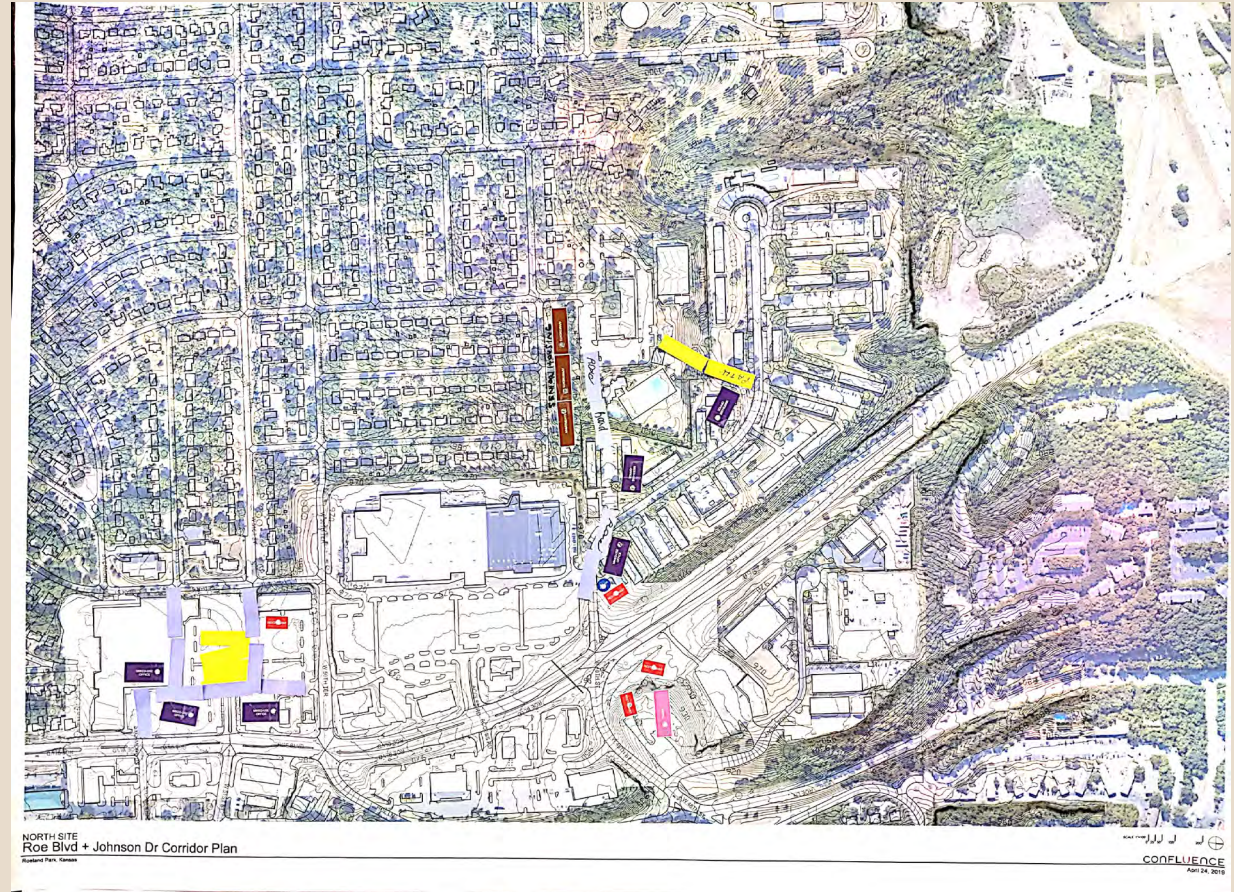
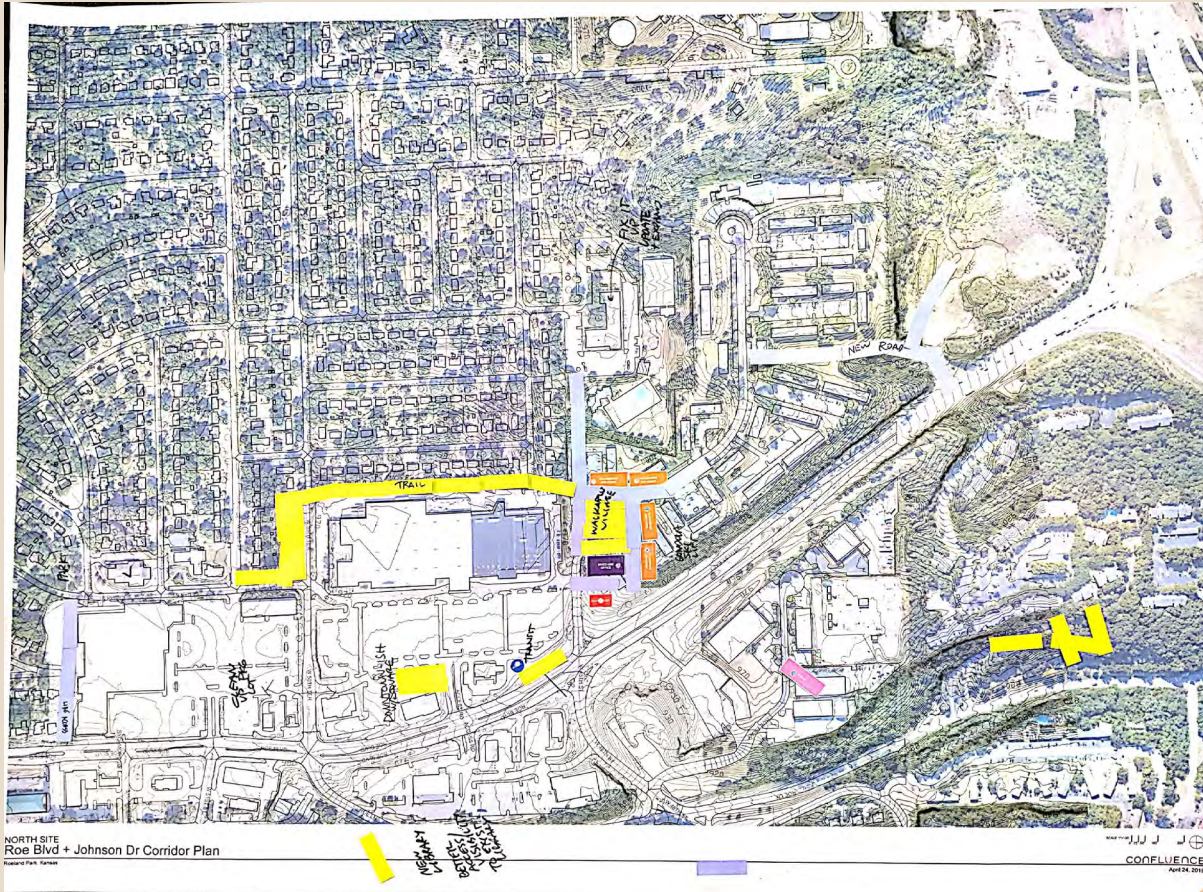
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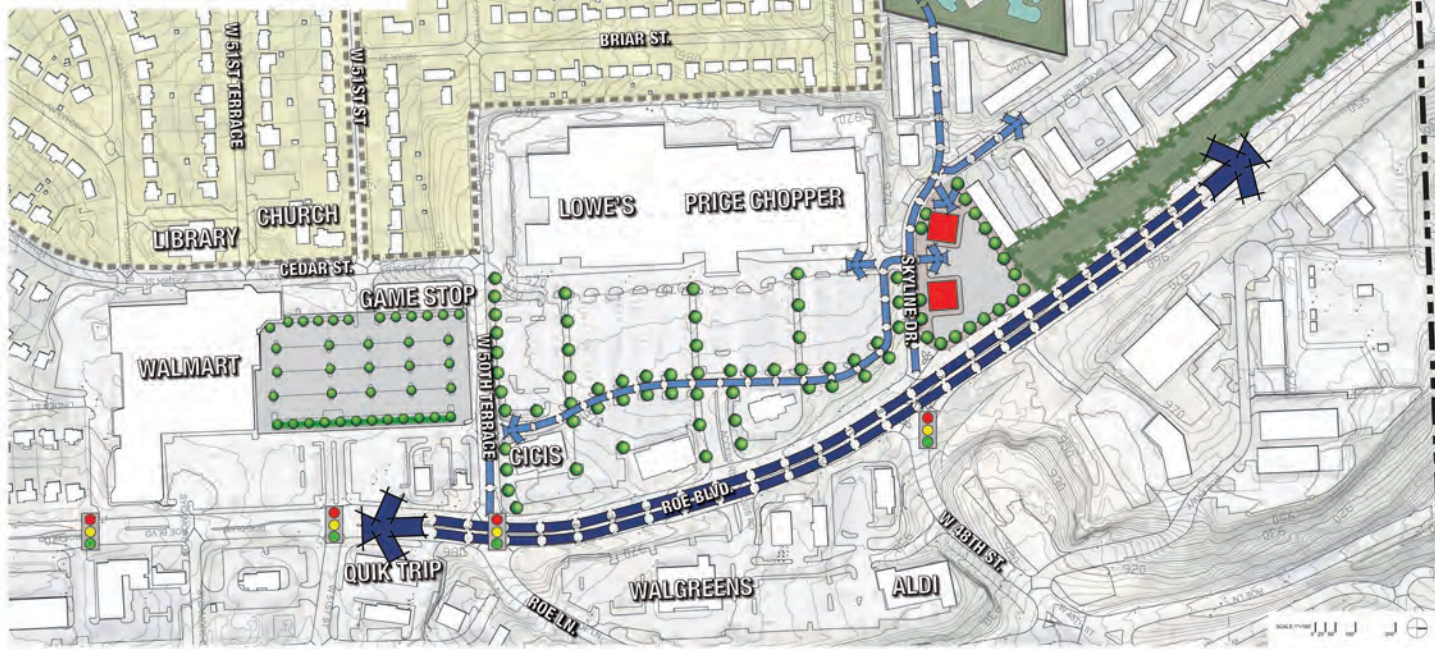
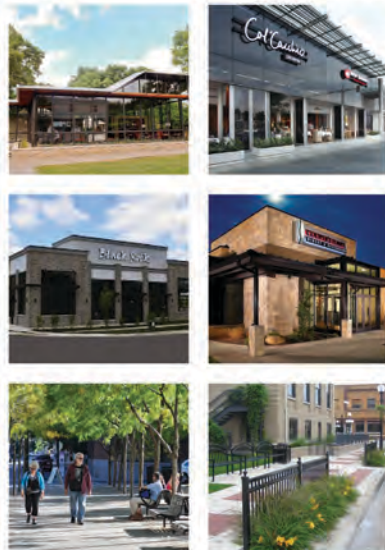
WHAT WE HEARD – MEETING #1

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:



- DEVELOPMENT LEGEND:**
- Existing Building (To Remain)
 - Restaurant / Retail
 - Parking
 - Primary Circulation
 - Secondary Circulation
 - Roe 2020 Proposed Traffic Signal



REDEVELOPMENT SCENARIO

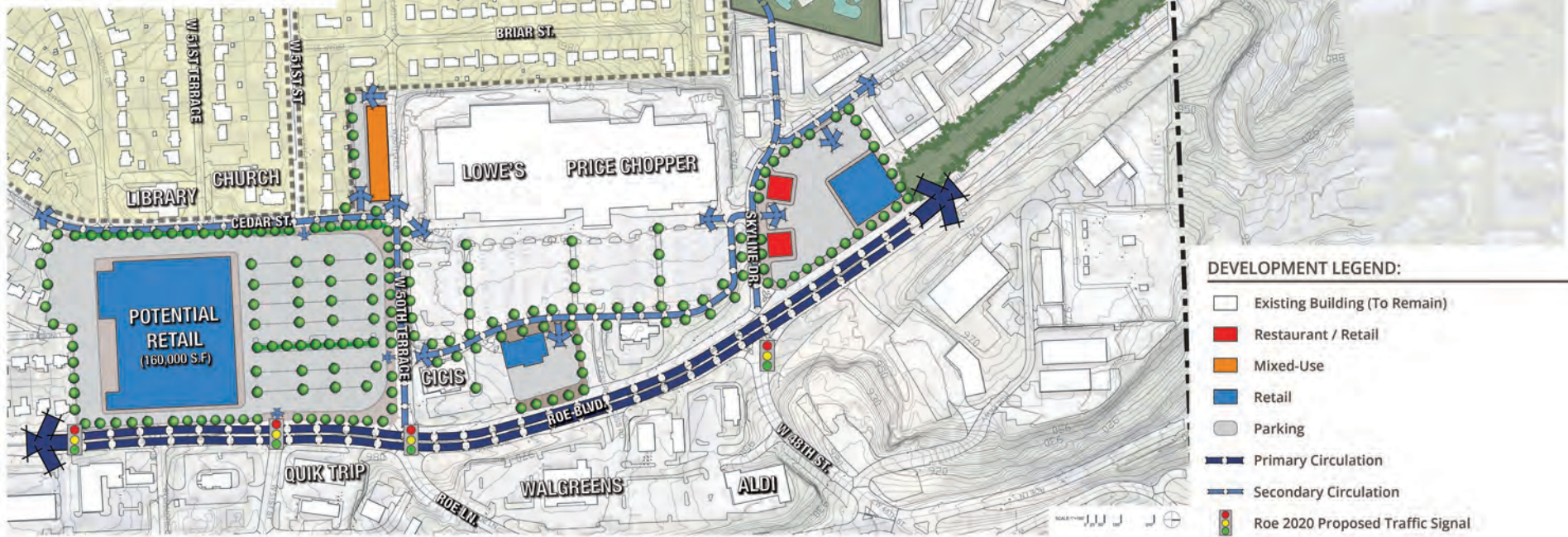
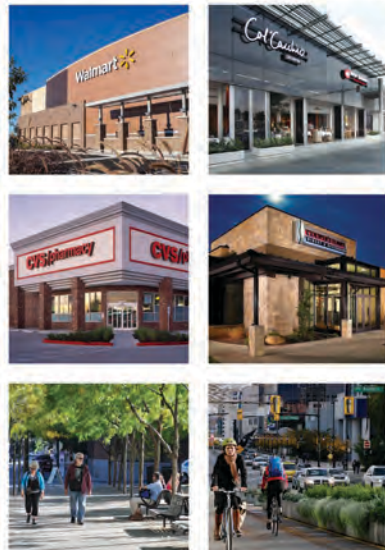


ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELAND PARK, KANSAS

JUNE 6, 2019 CONFLUENCE



CHARACTER IMAGES:



REDEVELOPMENT SCENARIO

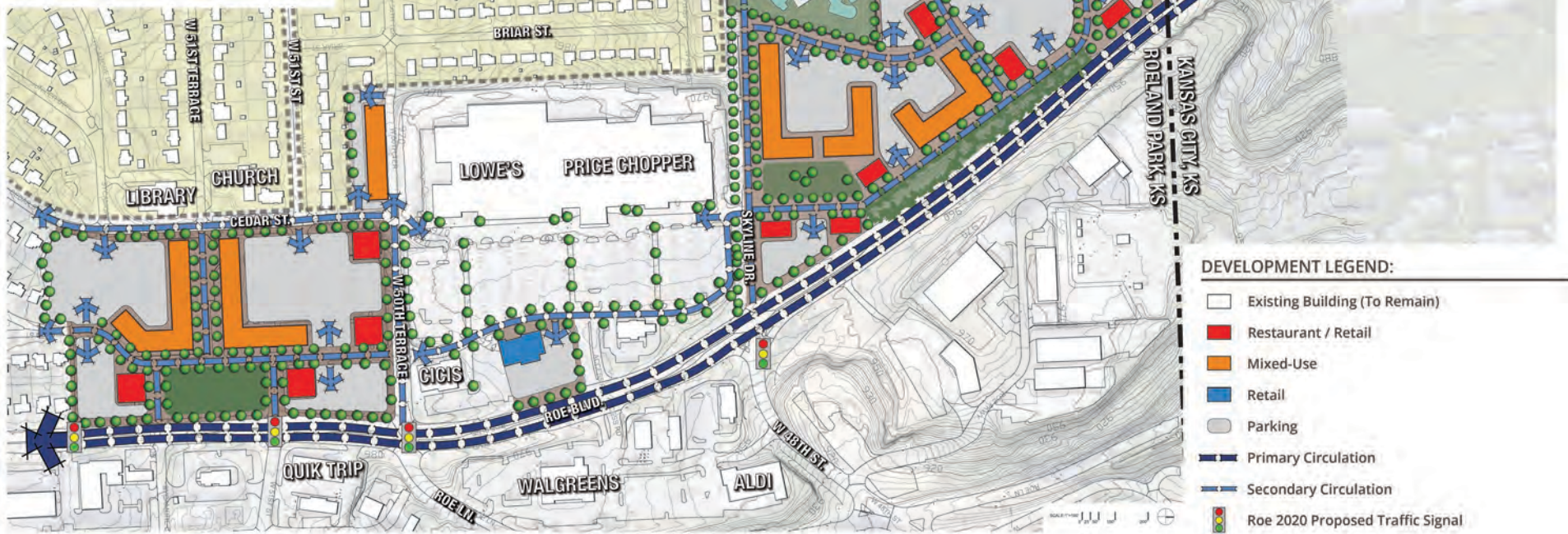
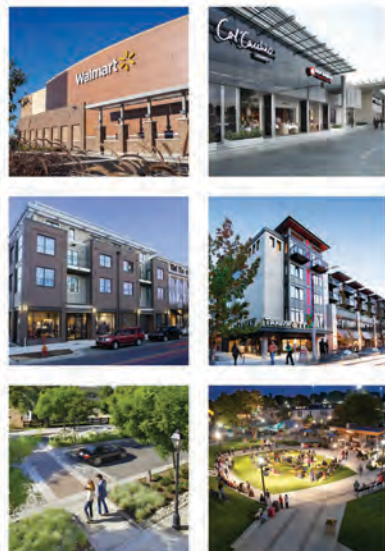


ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELAND PARK, KANSAS

JUNE 6, 2019 CONFLUENCE



CHARACTER IMAGES:



REDEVELOPMENT SCENARIO



ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELAND PARK, KANSAS

JUNE 6, 2019

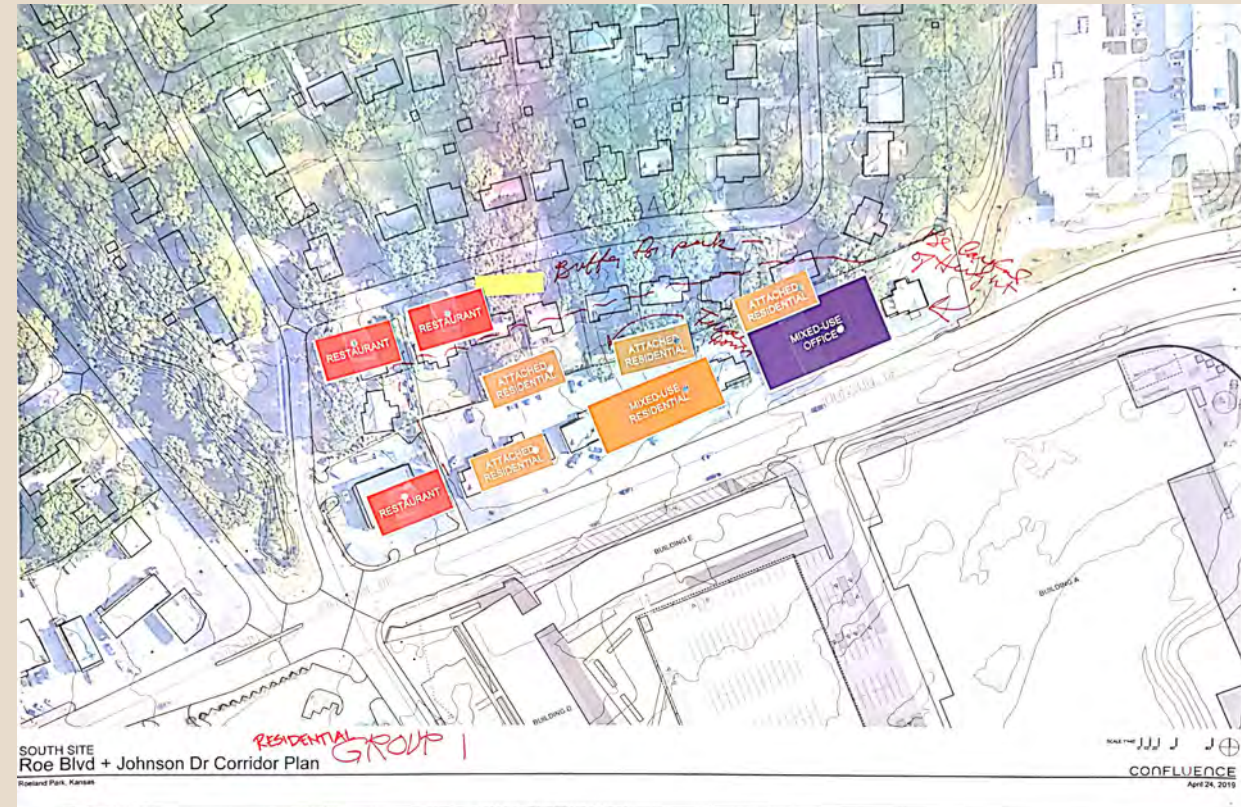
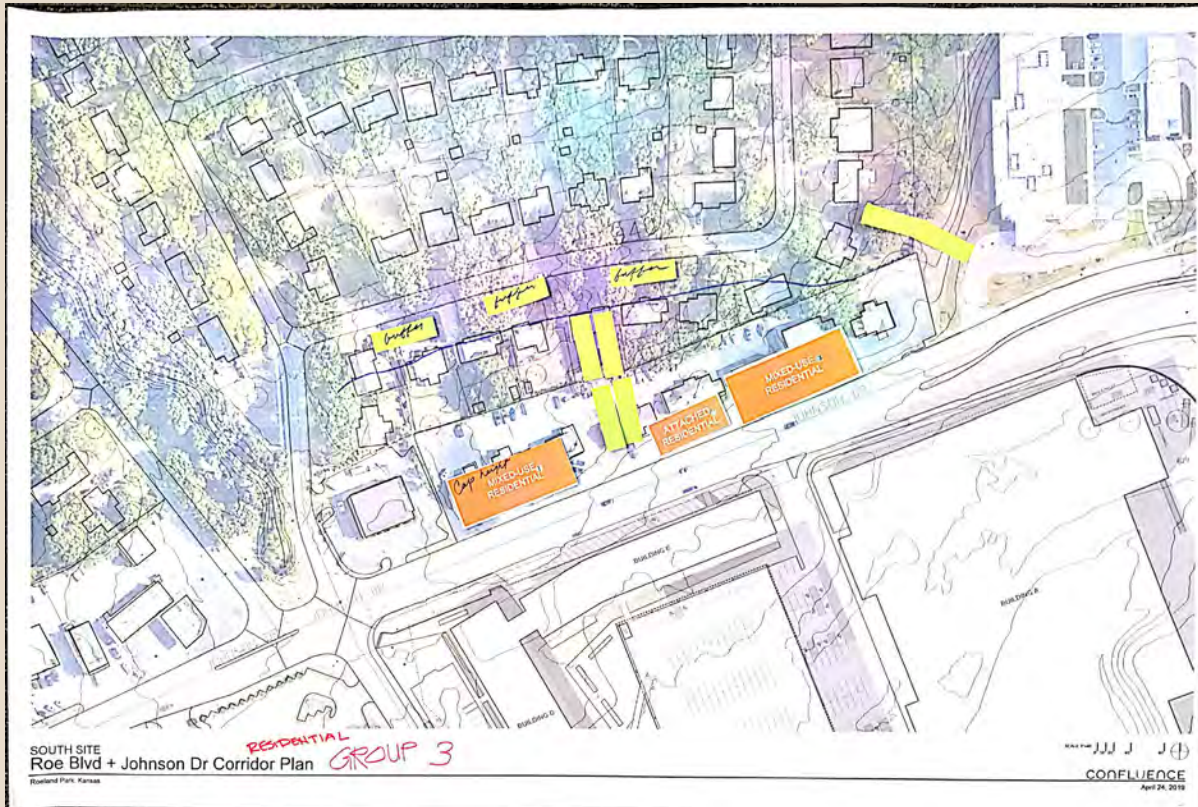
CONFLUENCE



WHAT WE HEARD – MEETING #1

South Site – Residential

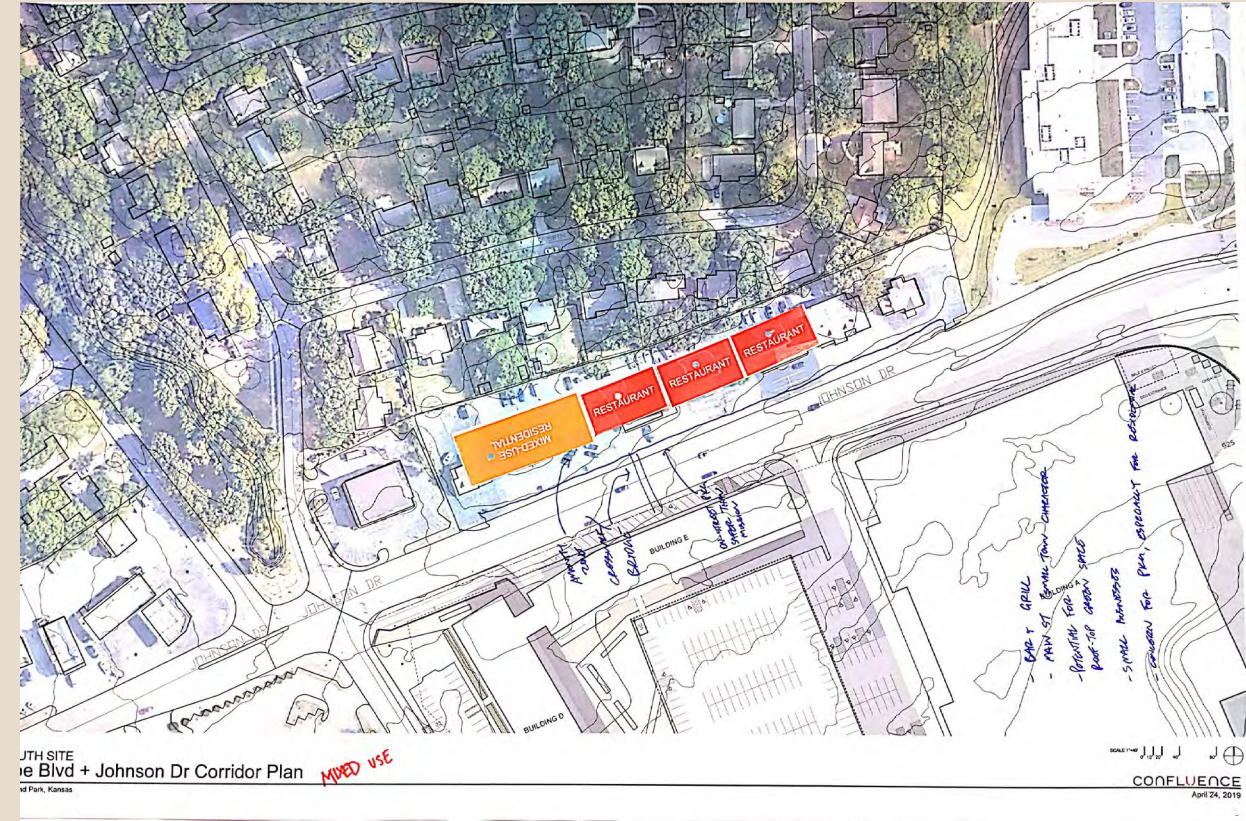
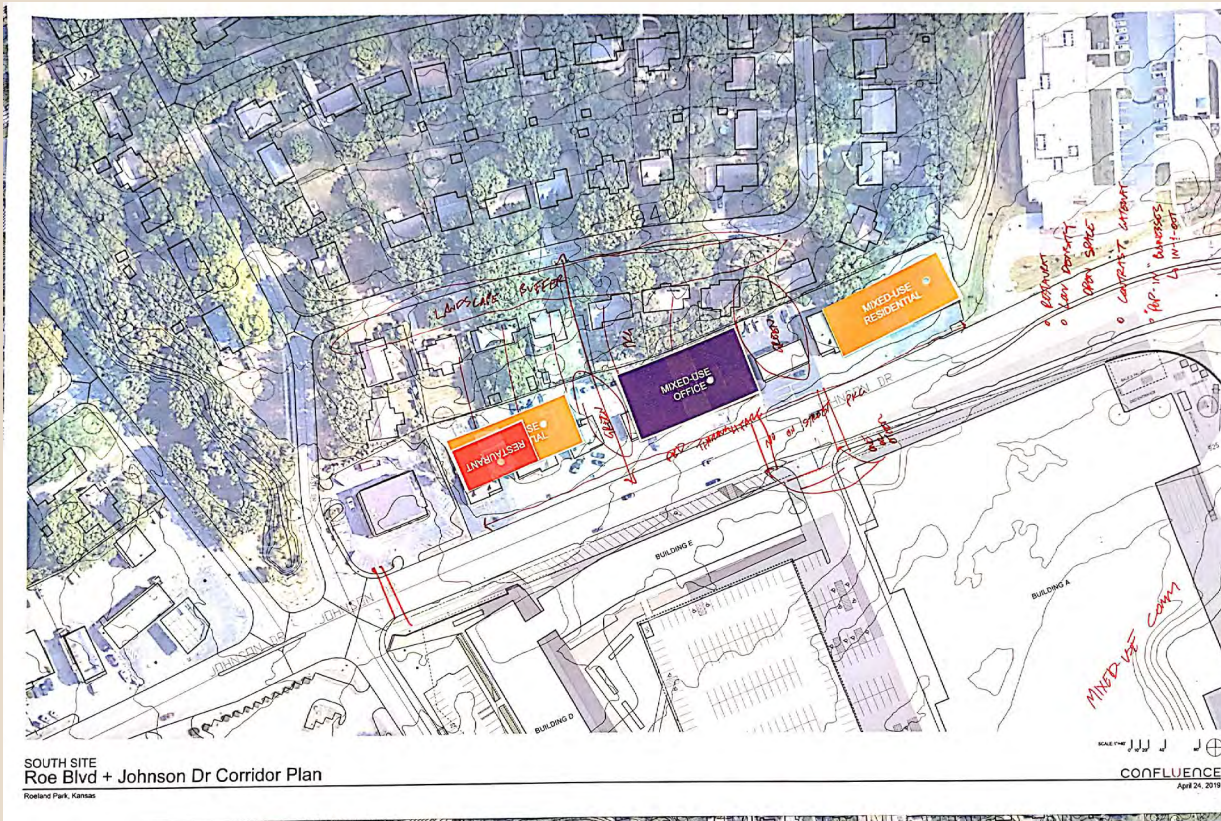
These concepts were created through a facilitated exercise at the first community meeting – and the planning team took notes to assist in refining them further.



WHAT WE HEARD – MEETING #1

South Site – Mixed-Use

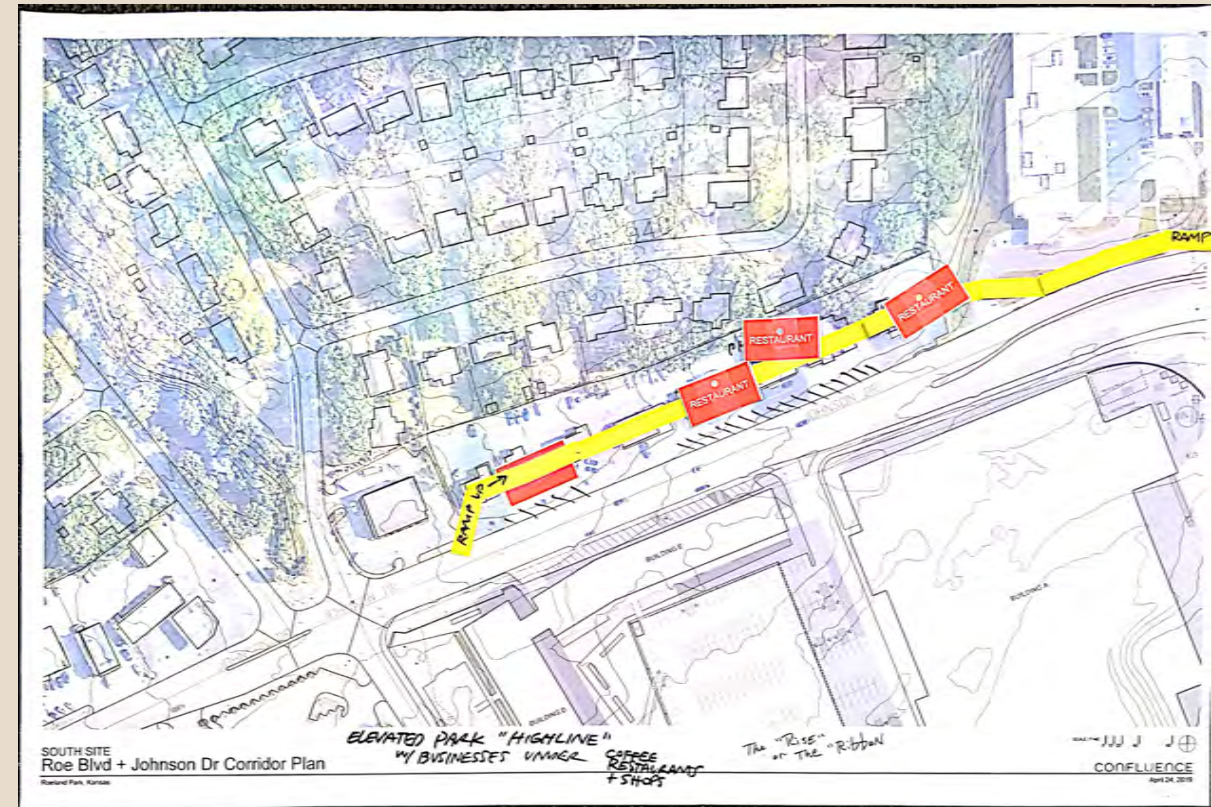
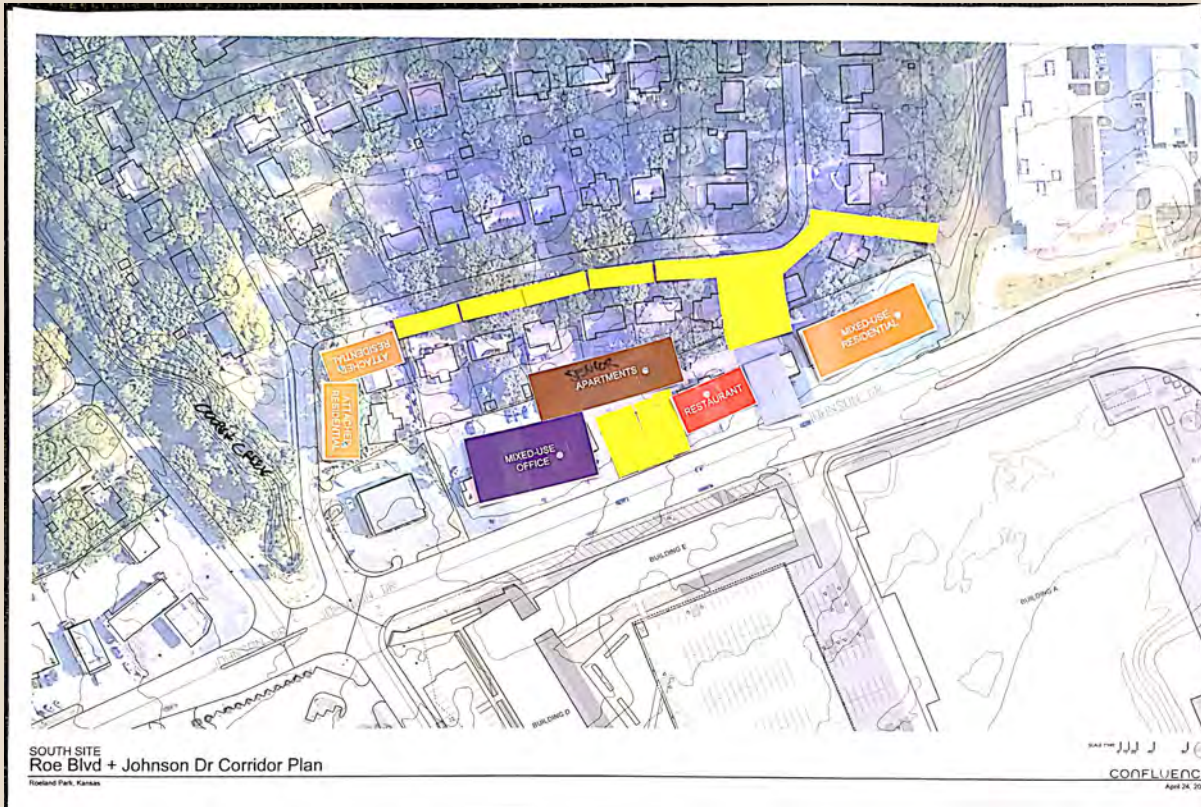
These concepts were created through a facilitated exercise at the first community meeting – and the planning team took notes to assist in refining them further.



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.





REDEVELOPMENT SCENARIO



ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELAND PARK, KANSAS

JUNE 6, 2019

CONFLUENCE





REDEVELOPMENT SCENARIO



ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELAND PARK, KANSAS

JUNE 6, 2019

CONFLUENCE





REDEVELOPMENT SCENARIO

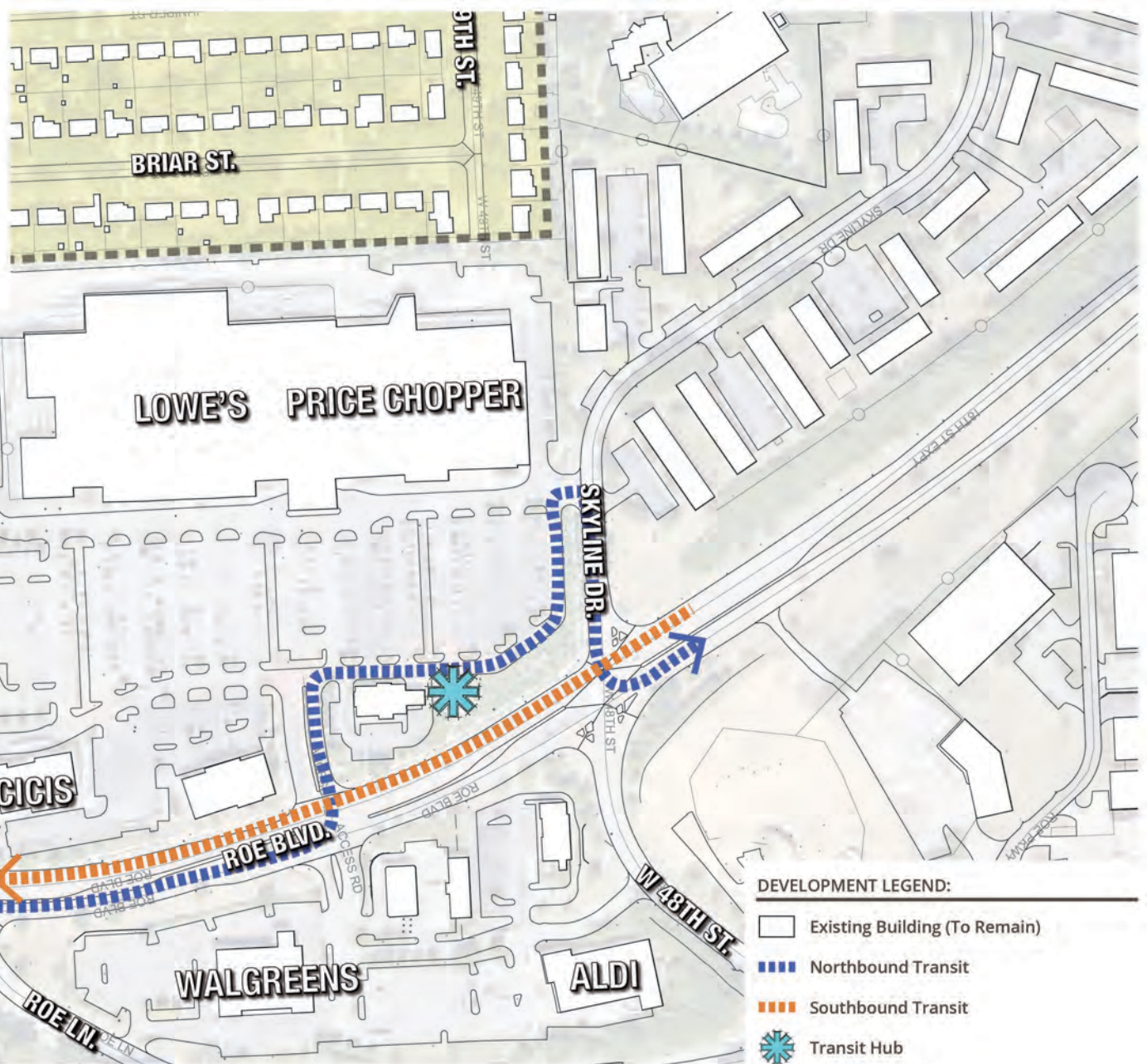


ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELAND PARK, KANSAS

JUNE 6, 2019

CONFLUENCE





DEVELOPMENT LEGEND:

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



MOBILITY HUB CONCEPT

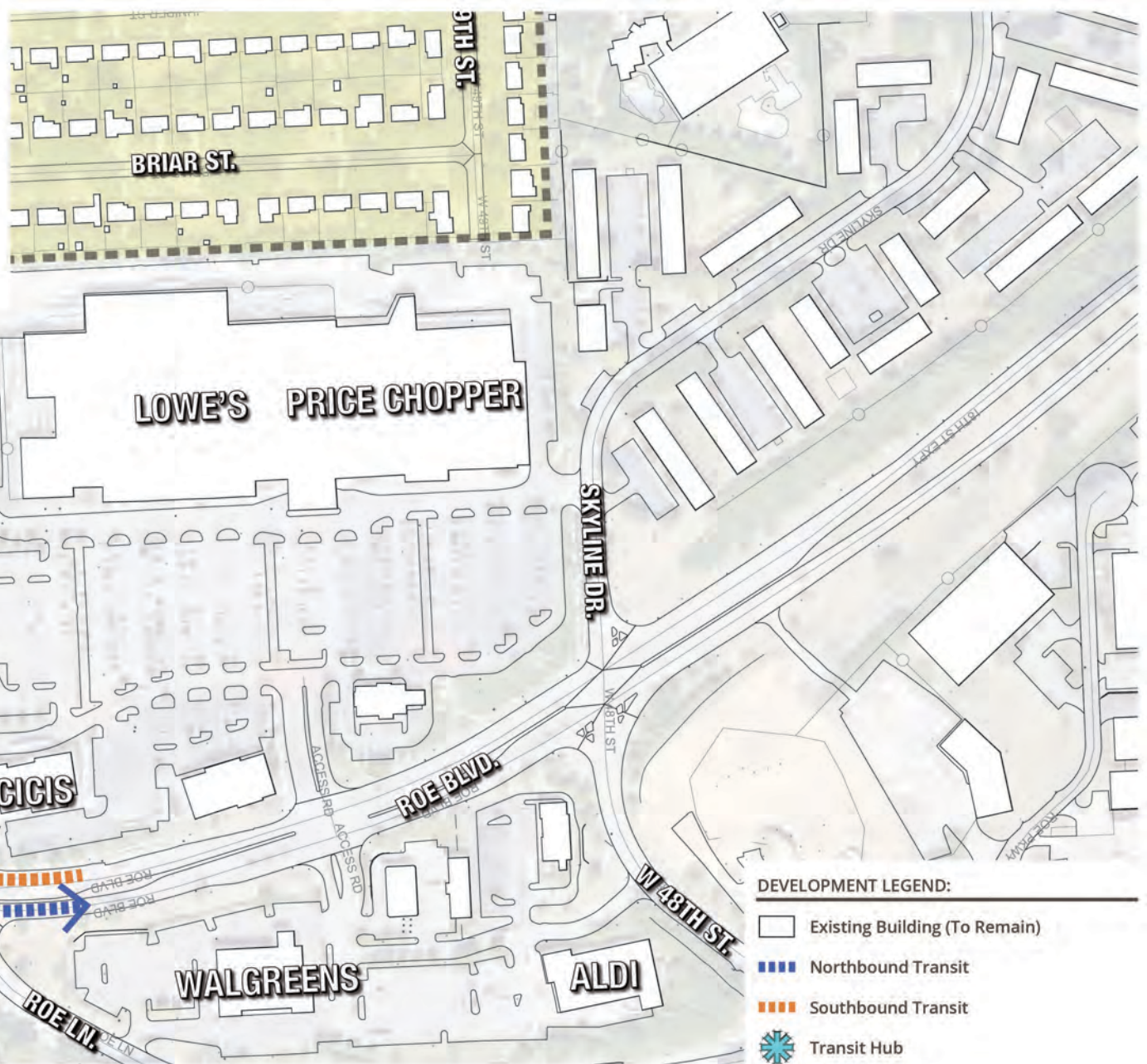


ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELAND PARK, KANSAS





JUNE 6, 2019

CONFLUENCE





DEVELOPMENT LEGEND:

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



MOBILITY HUB CONCEPT

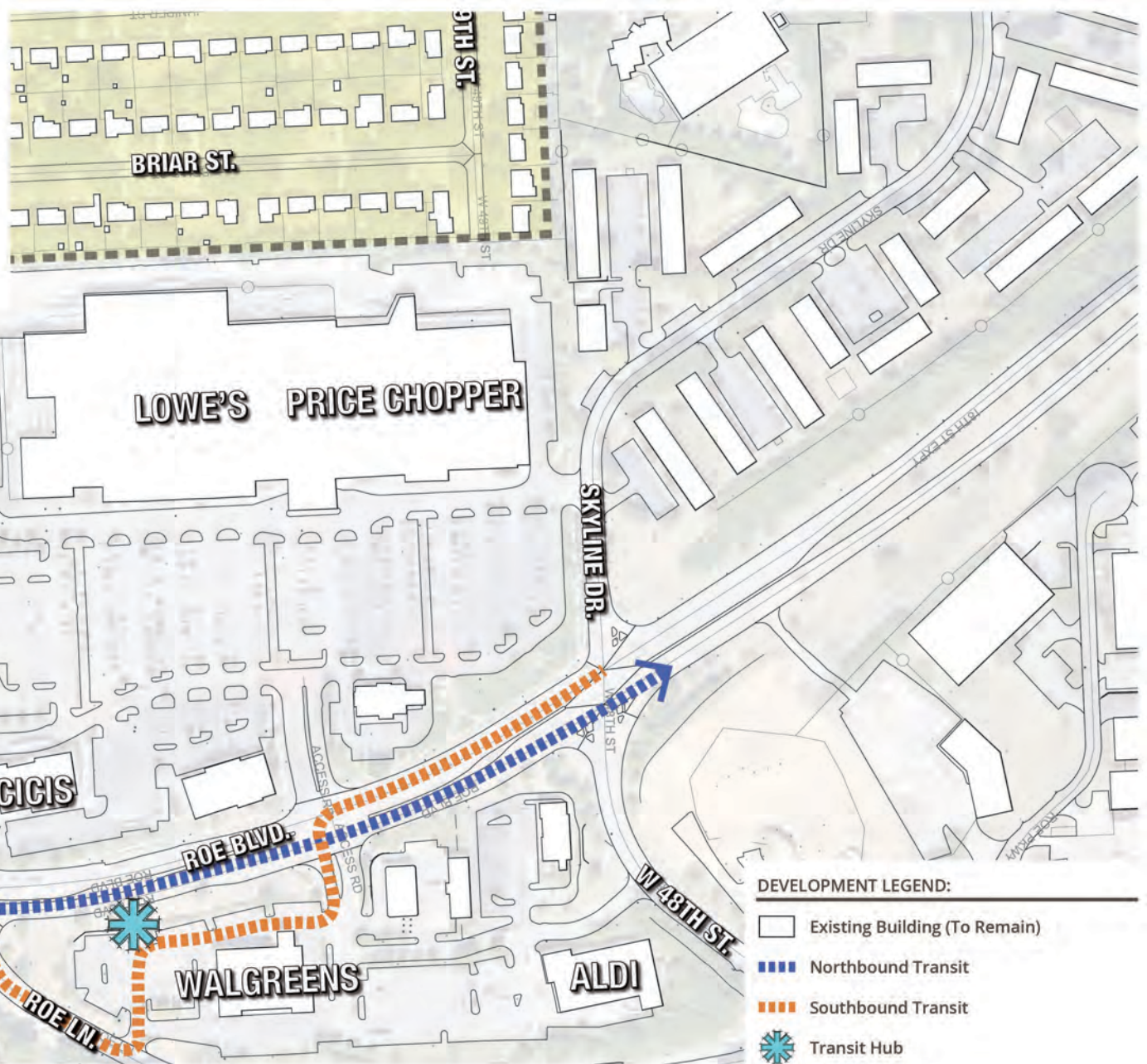


ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELAND PARK, KANSAS

JUNE 6, 2019

CONFLUENCE





DEVELOPMENT LEGEND:

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



MOBILITY HUB CONCEPT

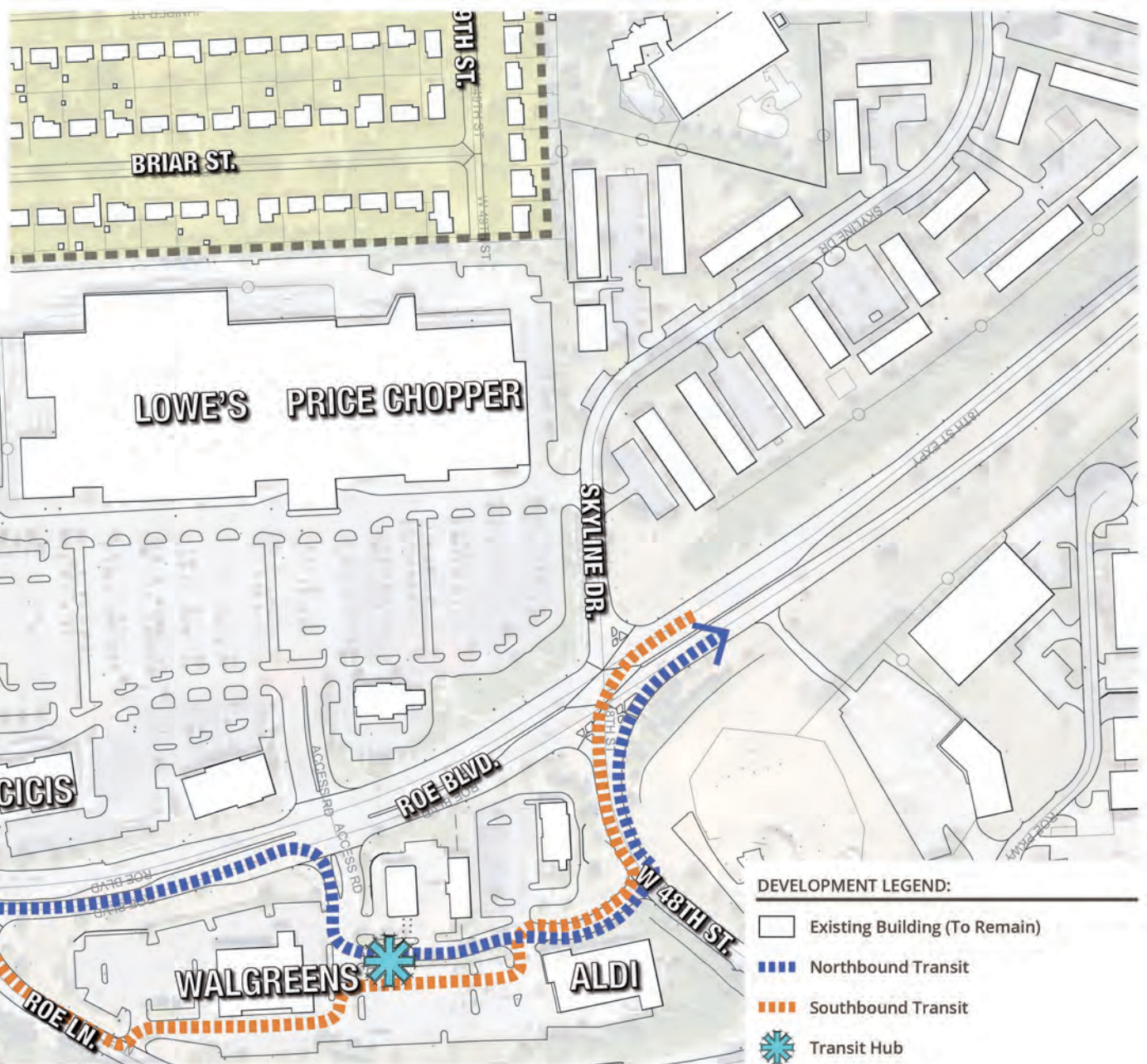


ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELAND PARK, KANSAS

JUNE 6, 2019

CONFLUENCE





DEVELOPMENT LEGEND:

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



MOBILITY HUB CONCEPT



ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELAND PARK, KANSAS

JUNE 6, 2019

CONFLUENCE



TONIGHT'S INPUT

Preferred Site Concepts Exercise



Favorite Mobility Hub Concept

NORTH SITE



Favorite North Site Concept



Favorite Feature on ANY Concept

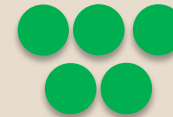


Least Favorite Feature on
ANY Concept

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

ROELAND PARK
40 Years

CONFLUENCE

MARC
Mid-America Regional Council

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




ROELAND PARK
40 Years

CONFLUENCE

MARC
Mid-America Regional Council

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 | | |
| b) Senior Housing | | | | | | | | | | | | | |
| low | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | high | | |
| c) Residential Above Commercial | | | | | | | | | | | | | |
| low | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | high | | |
| 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 | | |
| 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 | | |
| 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 | | |
| 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 | | |
| 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 | | |
| 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 | | |
|    | | | | | | | | | | | | | |

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

SCHEDULE

PUBLIC MEETING: ● STEERING COMMITTEE MEETING: ● TASK PROGRESS: ■

| | FEB 2019 | MAR 2019 | APRIL 2019 | MAY 2019 | JUNE 2019 | JULY 2019 | Aug 2019 |
|---|-------------|-------------|---------------|-------------|--------------|--------------|-------------|
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| 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

UPCOMING PUBLIC MEETINGS

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