



CONFLUENCE

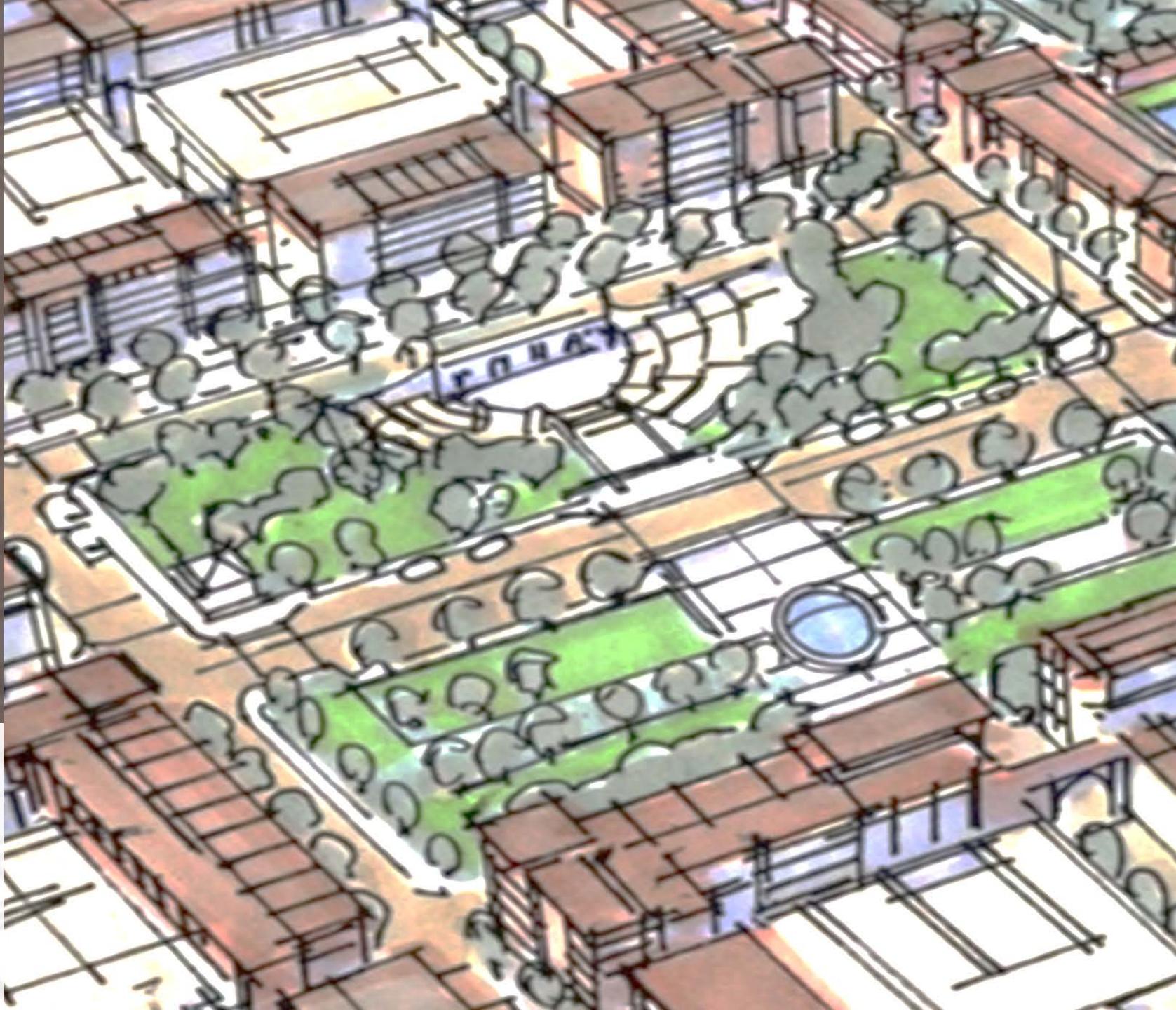
Steering Committee Meeting #3

ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN ROELAND PARK, KS

05.29.2019

CONFLUENCE
IN ASSOCIATION WITH

Collin Noteis & Associates | WSP



AGENDA

- Welcome
- Public Meeting #1 Review
- Redevelopment Scenarios
- Public Meeting #2 Preview
- 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



COMMUNITY INPUT

EACH SITE

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.

TOTAL RESPONSES: 11

COMMUNITY INPUT

NORTH SITE

Stark Mysterious Unwelcoming
No Restaurants
Cheap Asphalt Necessary
Unattractive Not Walkable
Forgotten Ugly Secluded
Bumpy Scattered
Low Income Drab Pay Day Loans Blah
Decrepit Less Chain Restaurants
Counterproductive No Green Space
Unkempt Disconnected Style
Concrete Underdeveloped

Existing Conditions

Exciting Trees Inspiring
Paths Classy Planned
Brewery Green Flow
Bowling Alley Attractive Art Productive
Fun Welcoming
Diverse Forward Thinking
Accessible Walkways
Dense Cozy Food
Interesting Rebuild Library

Future Conditions

COMMUNITY INPUT

SOUTH SITE



A word cloud composed of various negative形容词 (adjectives) related to the South Site's existing conditions. The words are arranged in a cluster and include: Unattractive, Unfriendly, Doesn't Fit Community Feel, Affordable, Isolated, Quiet, Stark, Disjointed, Asphalt, Convenience, Unwelcoming, Barren, Disconnected, Stagnant, Quaint, Neglected, Odd, Boring, Poor, Scary, Unusable, Unplanned, Not Used, Close to Downtown, Welcoming, and Outdated.

Existing Conditions



A word cloud composed of various positive形容词 (adjectives) related to the South Site's future conditions. The words are arranged in a cluster and include: Alive, Cool, Inspiring, Flourishing, Productive, Forward Thinking, Grid-Focused, Open, Green Space, Walkable, Useful, Coffee Shop, Green, Attractive, Interesting, Welcoming, Vibrant, Business-Friendly, Diverse, and Gateway.

Future Conditions

COMMUNITY INPUT

Public Meeting #1: Precedent Images Exercise



COMMUNITY INPUT

Commercial: Preferred

8



6



4



4



COMMUNITY INPUT

Commercial: Not Preferred

10



7



7



5



5



4



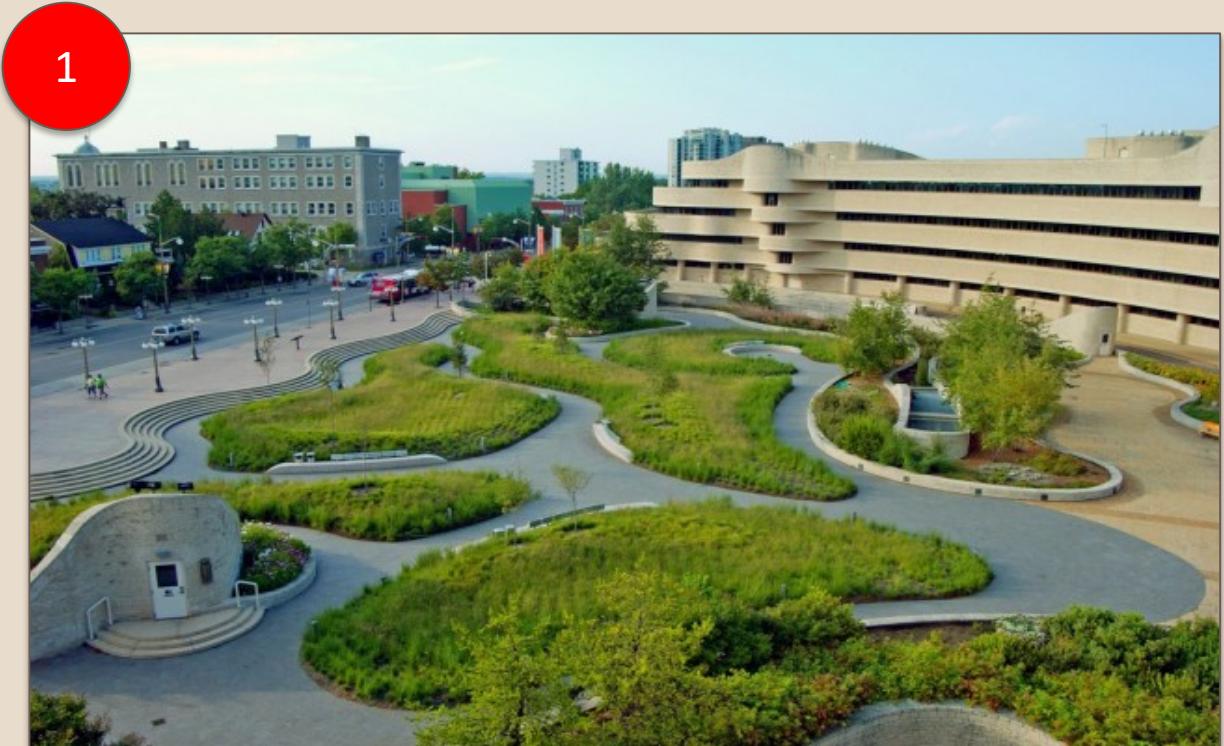
COMMUNITY INPUT

Community Amenities: Preferred



COMMUNITY INPUT

Community Amenities: Not Preferred



COMMUNITY INPUT

Mixed-Use: Preferred

10



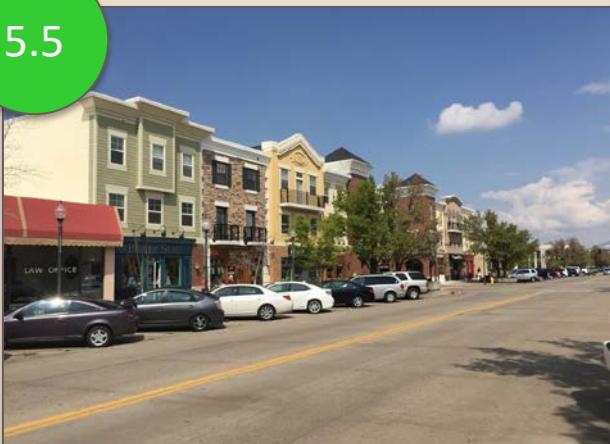
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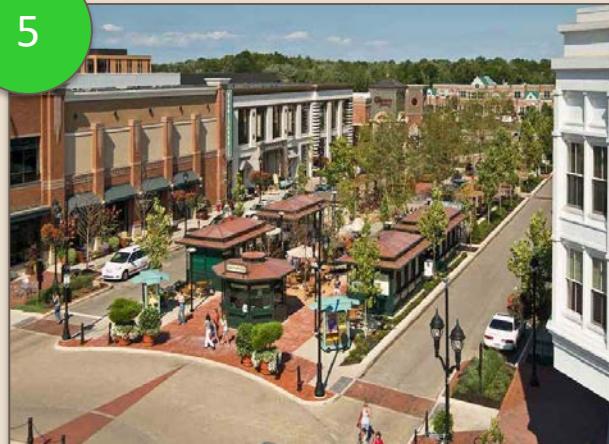
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5.5



5



COMMUNITY INPUT

Mixed-Use: Not Preferred

5



4



4



3



3



3



COMMUNITY INPUT

Residential: Preferred

11



10.5



5

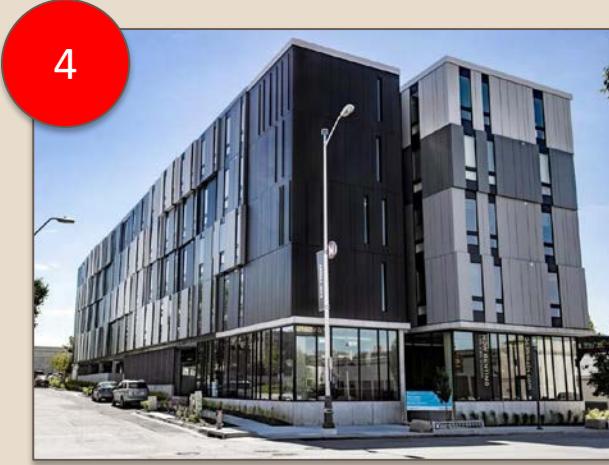


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COMMUNITY INPUT

Residential: Not Preferred



COMMUNITY INPUT

Streetscape: Preferred

10



8.5



7



6.5



5

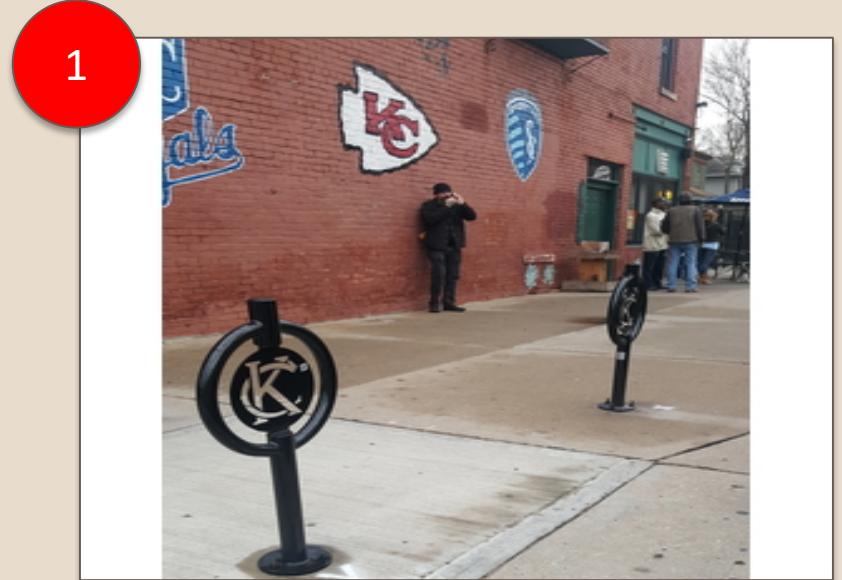
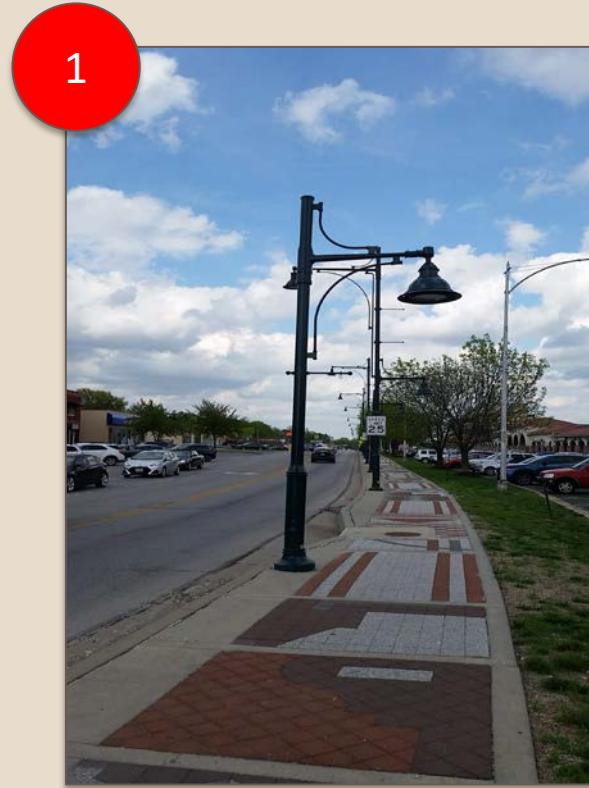
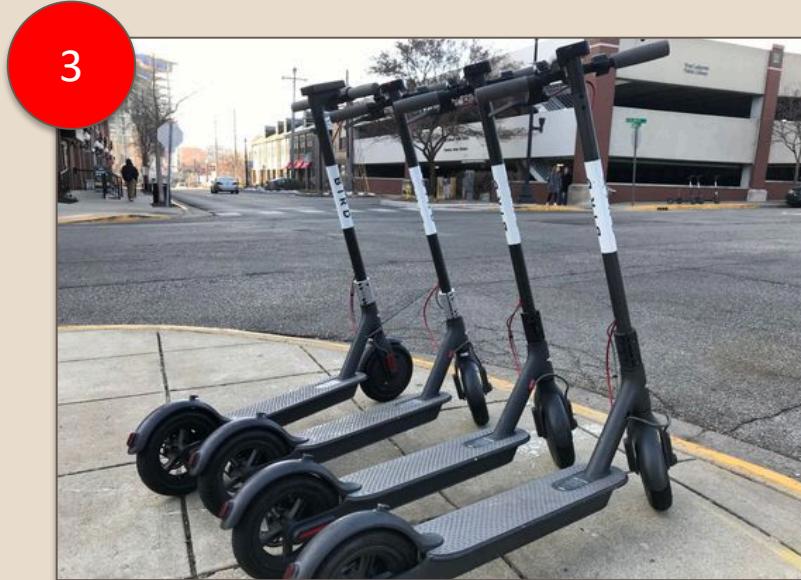


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COMMUNITY INPUT

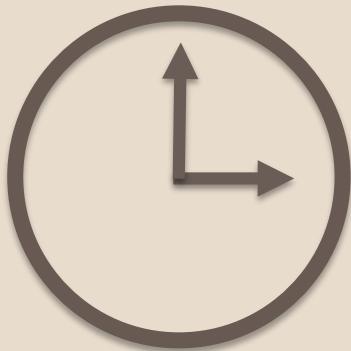
Streetscape: Not Preferred



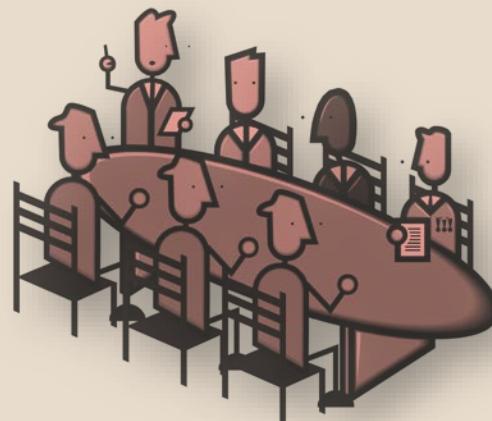
COMMUNITY INPUT

SITE CONCEPTS

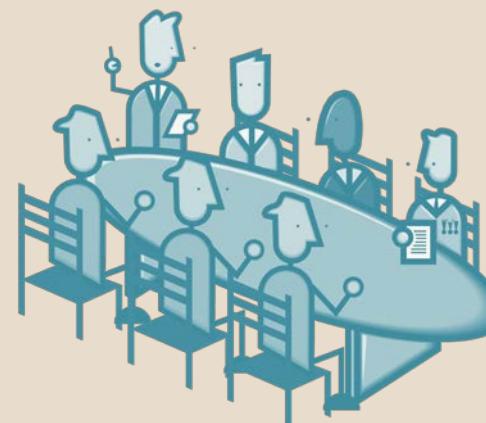
- Community Destination Focus
- Mixed-Use Commercial Focus
- Residential Focus



15 minutes at each station



Residential
Focus



Community Destination
Focus



Mixed-Use Commercial
Focus

COMMUNITY INPUT

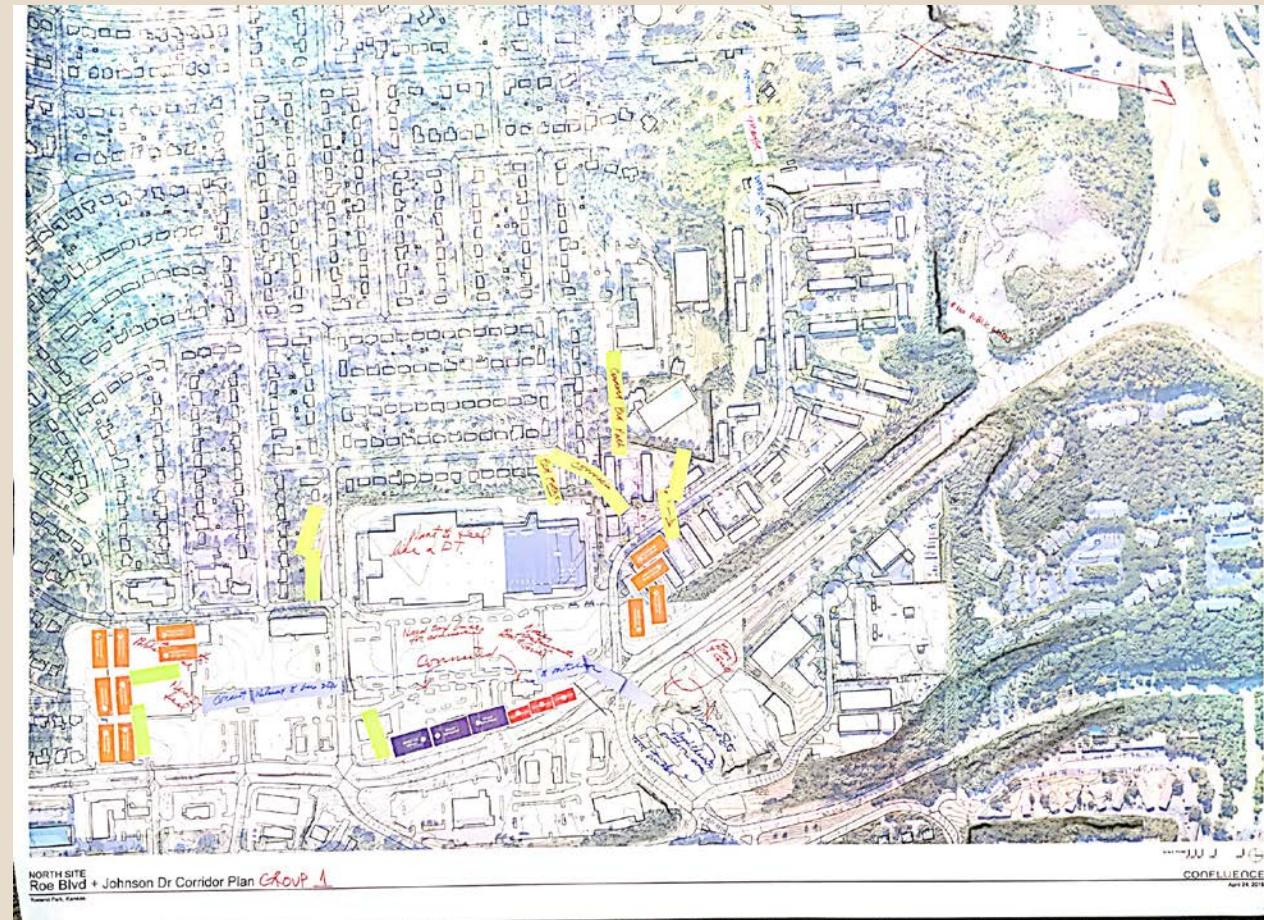
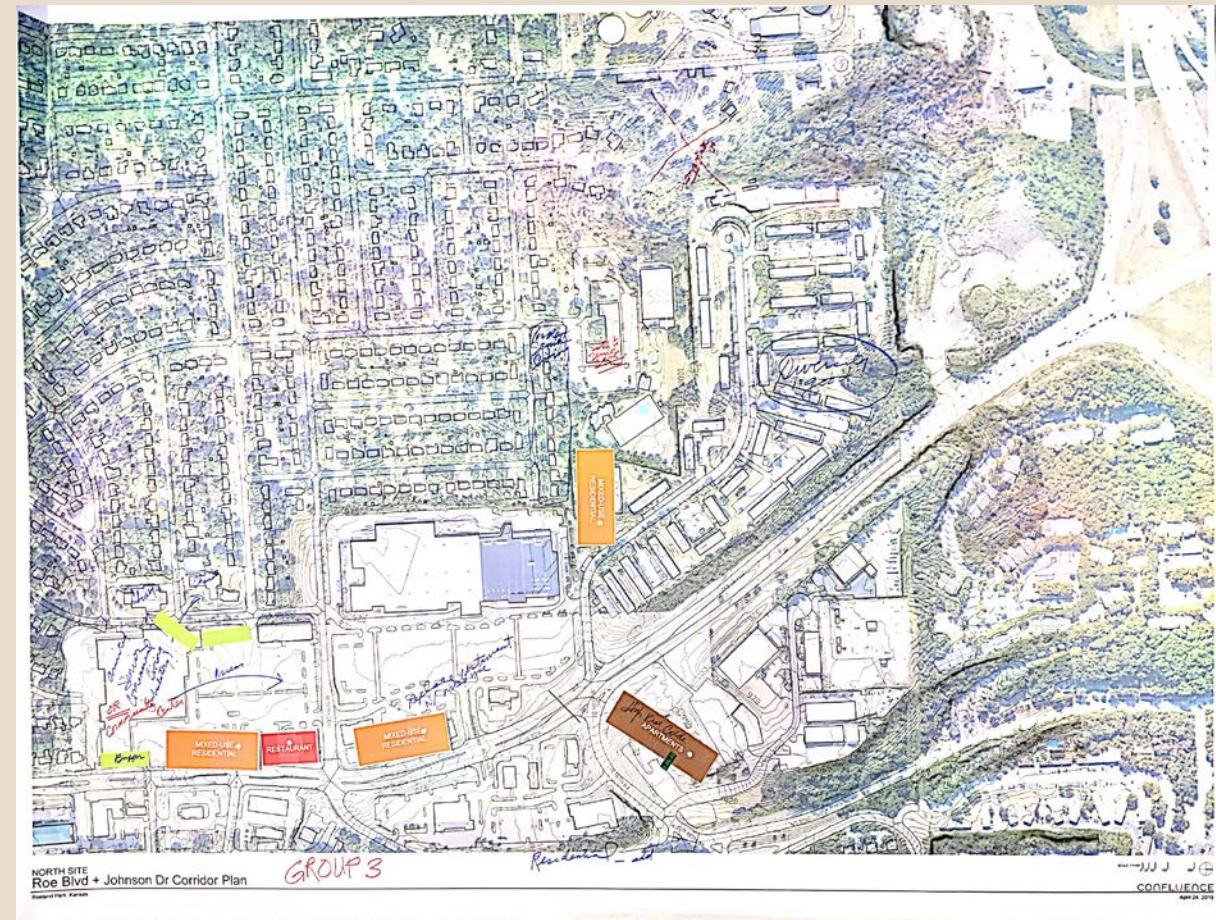
SITE CONCEPTS

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



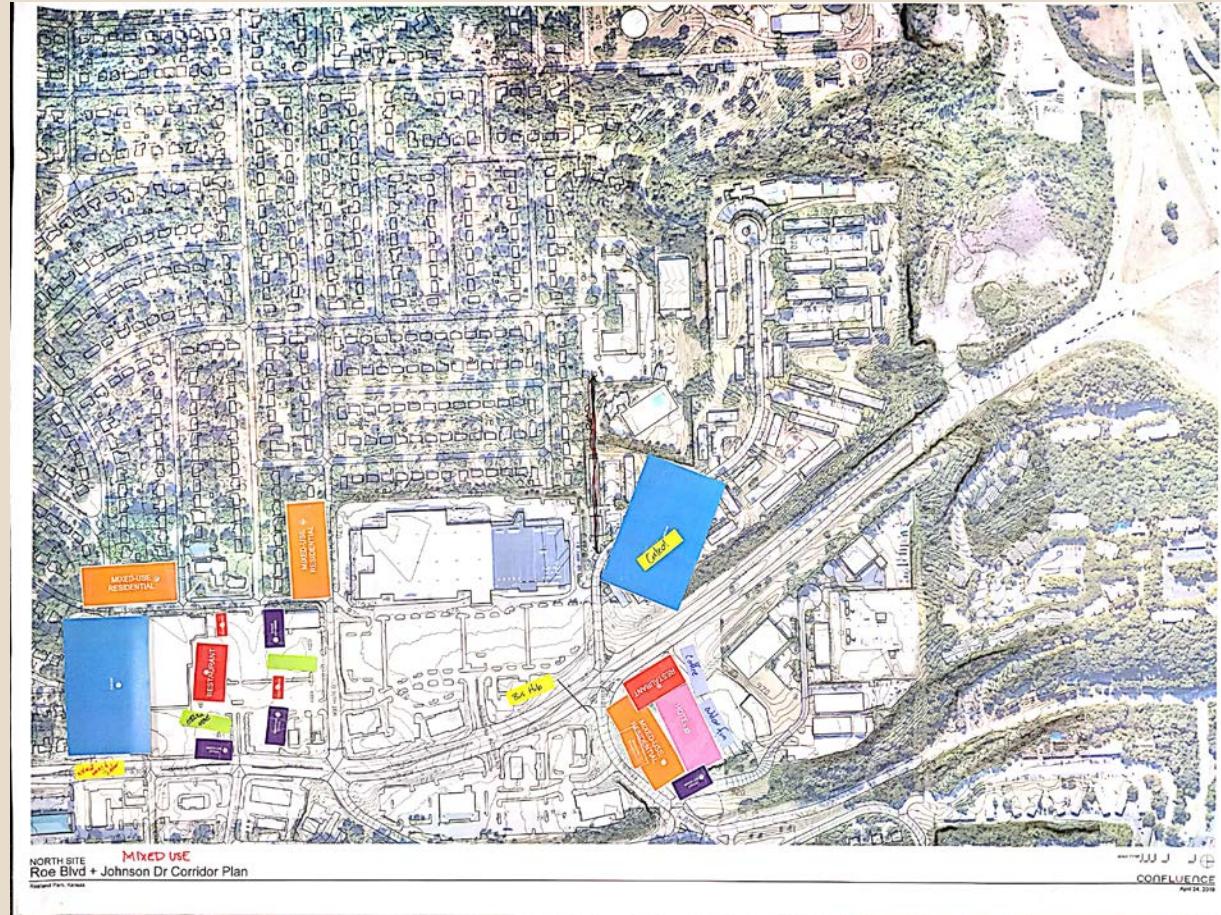
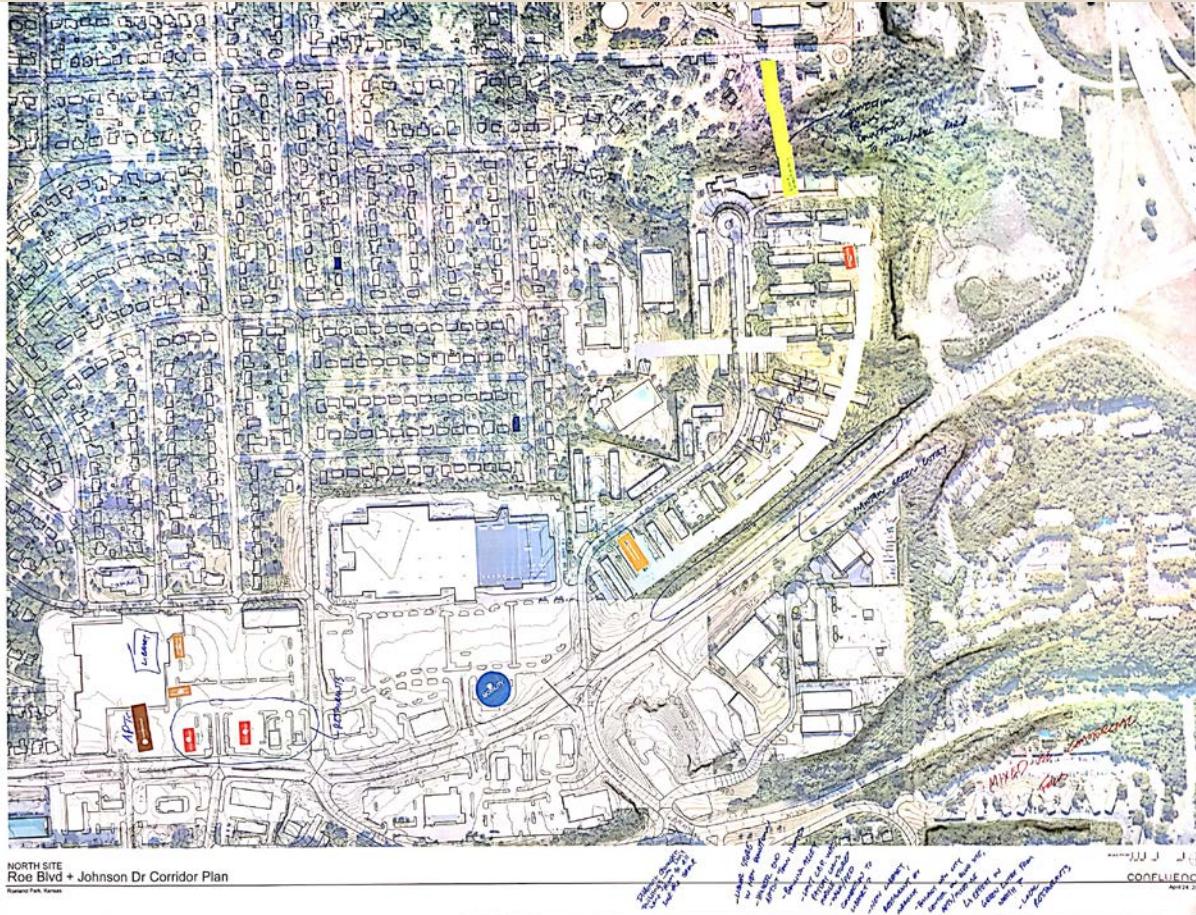
COMMUNITY INPUT

North Site - Residential



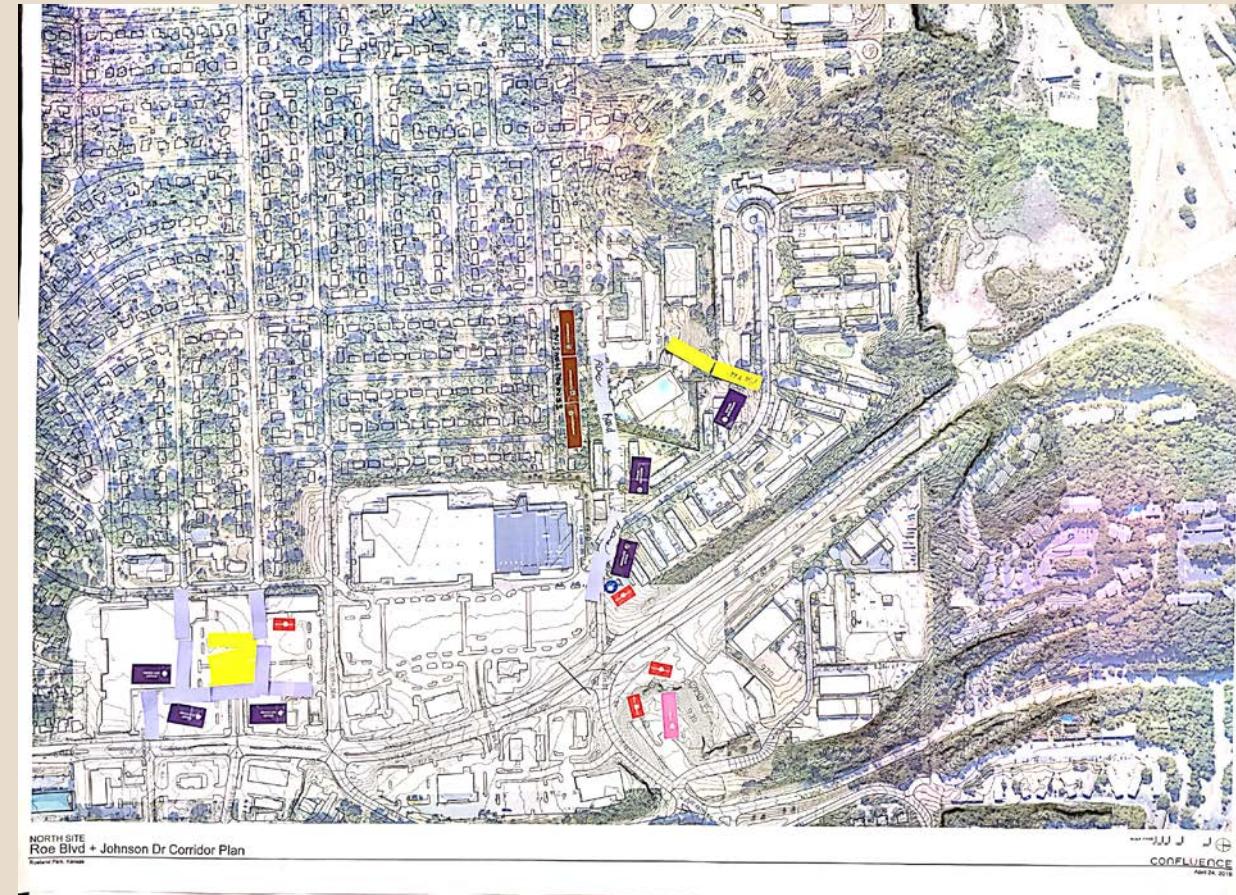
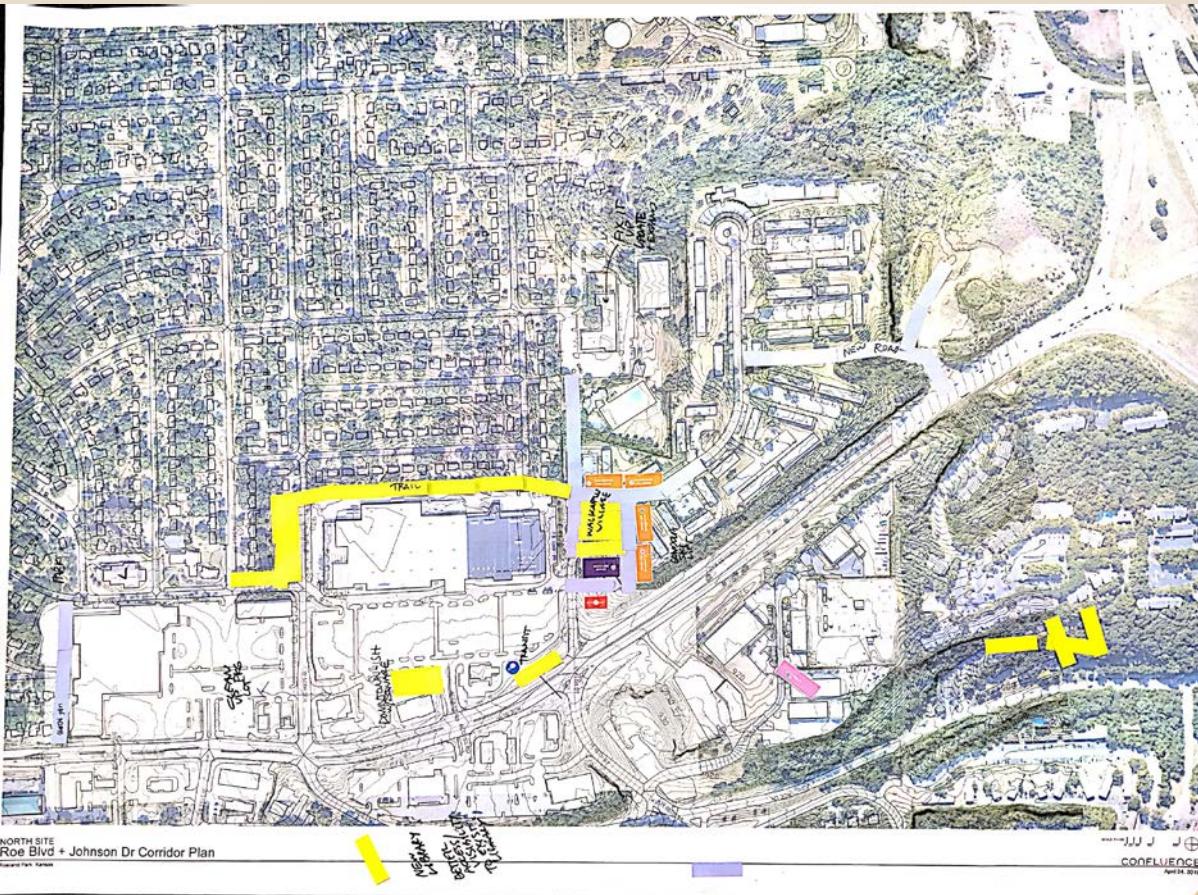
COMMUNITY INPUT

North Site – Mixed-Use



COMMUNITY INPUT

North Site – Open Space



REDEVELOPMENT SCENARIOS

A



REDEVELOPMENT SCENARIOS

B



REDEVELOPMENT SCENARIOS

C



REDEVELOPMENT SCENARIOS

D



WALMART SF COMPARISON



ROE BLVD AND JOHNSON DRIVE CORRIDOR PLAN

CONFLUENCE

REDEVELOPMENT SCENARIOS



REDEVELOPMENT SCENARIOS



REDEVELOPMENT SCENARIOS



REDEVELOPMENT SCENARIOS



REDEVELOPMENT SCENARIOS

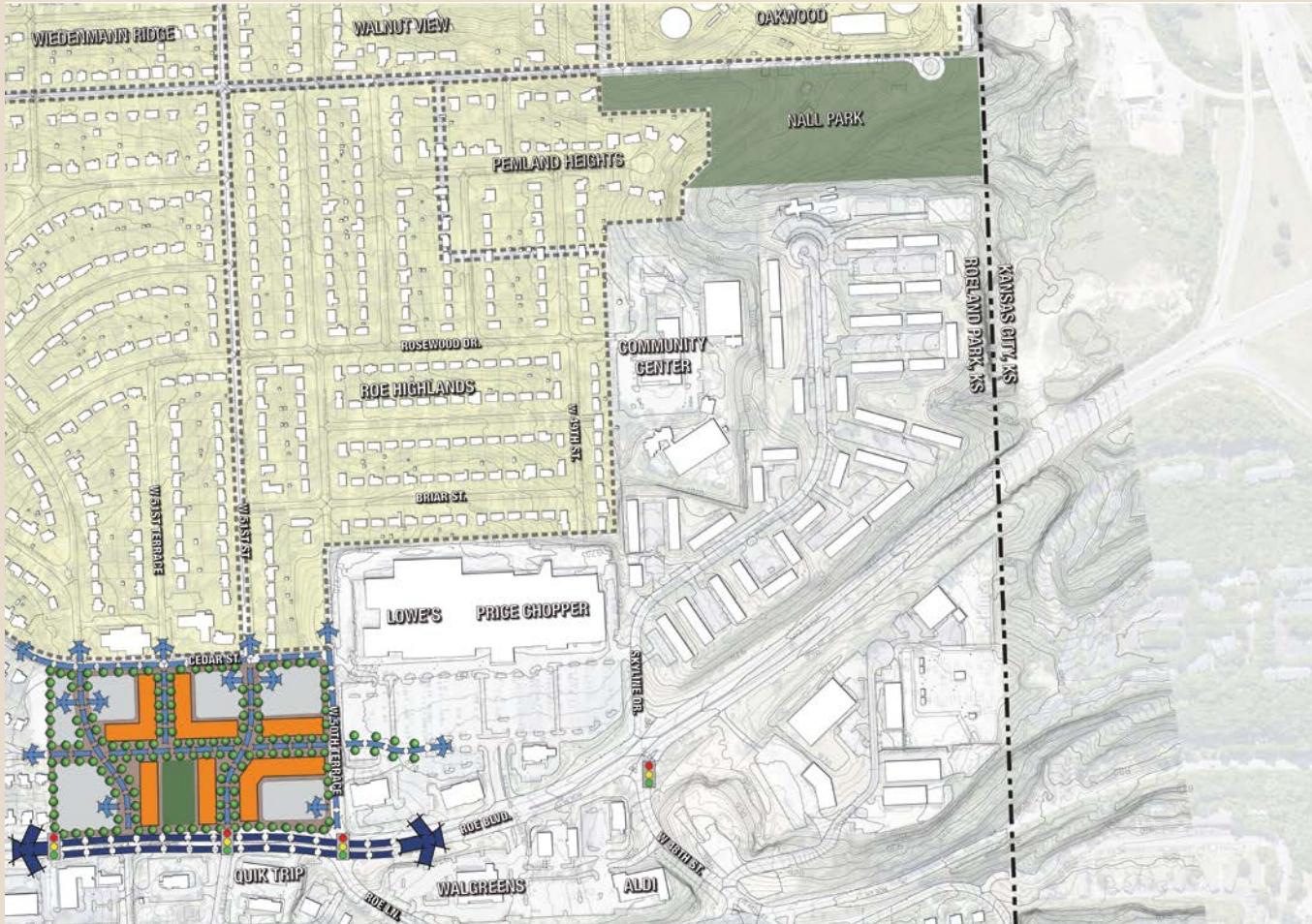


ROE BLVD AND JOHNSON DRIVE CORRIDOR PLAN

CONFLUENCE

REDEVELOPMENT SCENARIOS

J

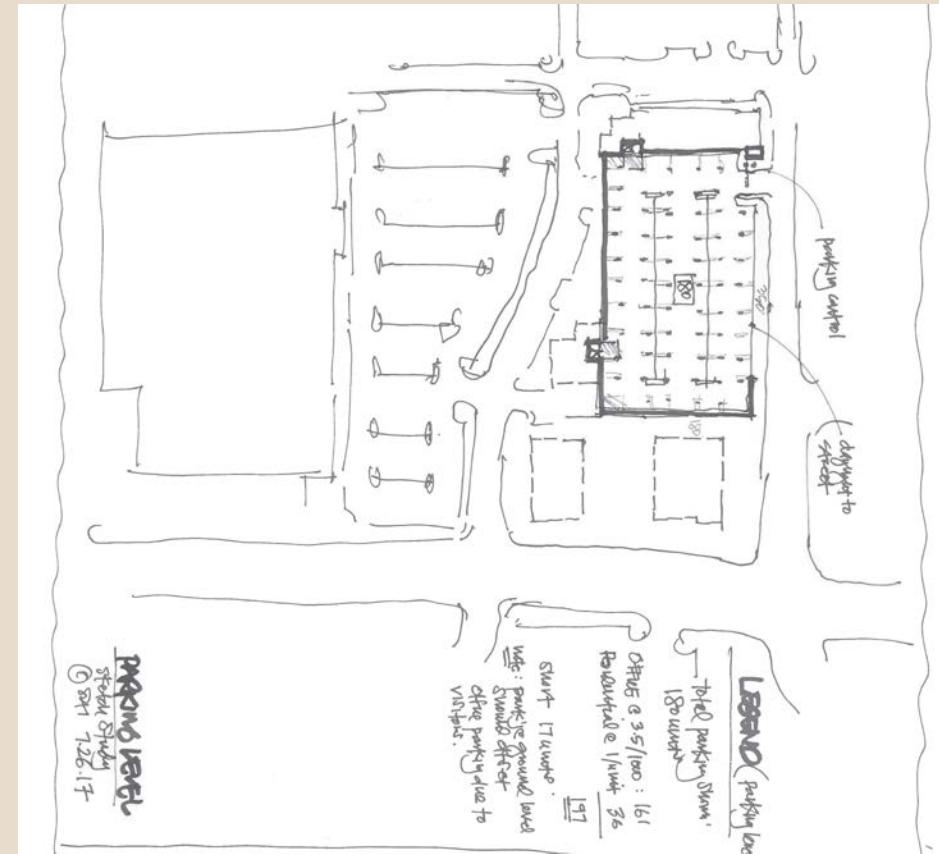


REDEVELOPMENT SCENARIOS



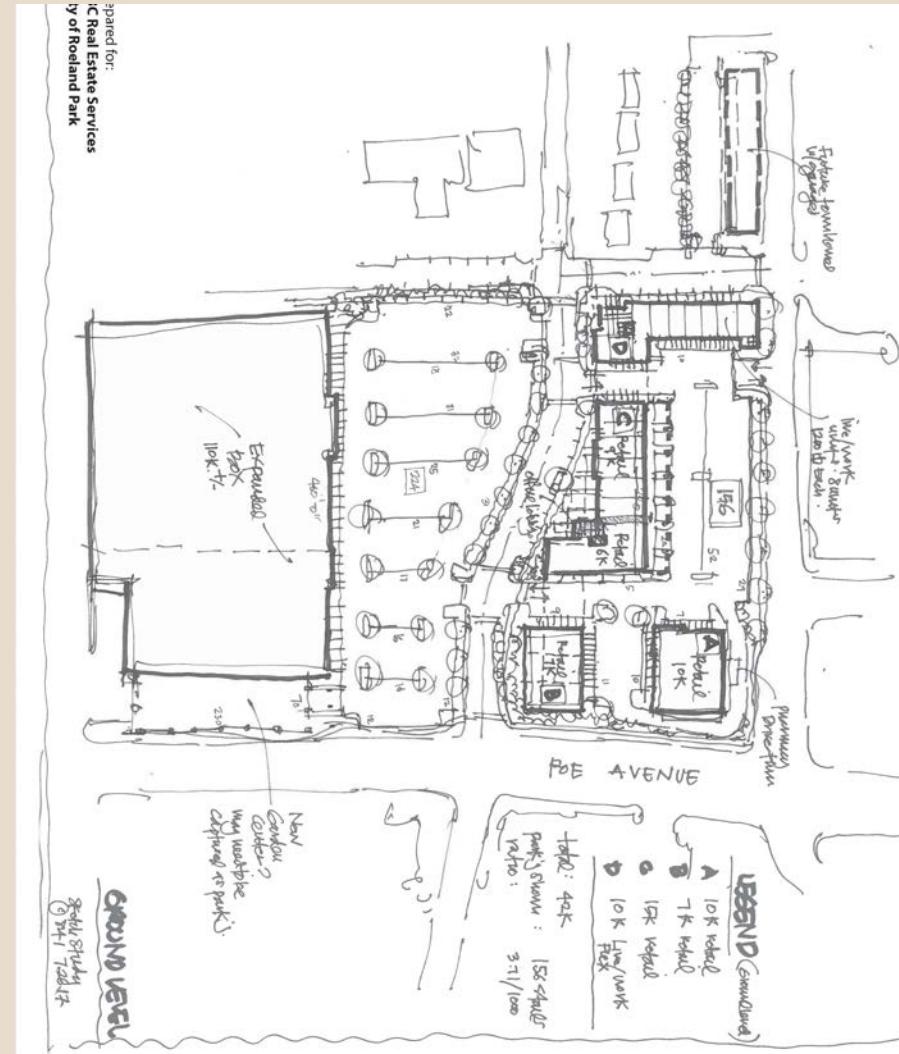
REDEVELOPMENT SCENARIOS

Walmart Site Concept (By Others)



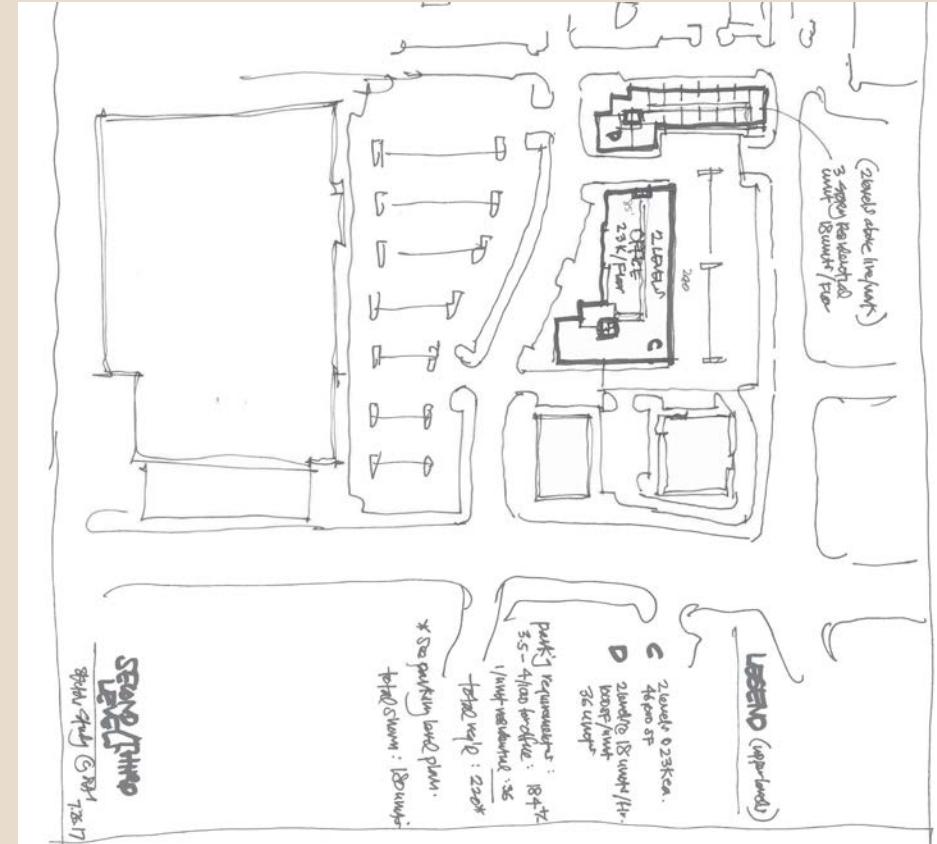
REDEVELOPMENT SCENARIOS

Walmart Site Concept (By Others)



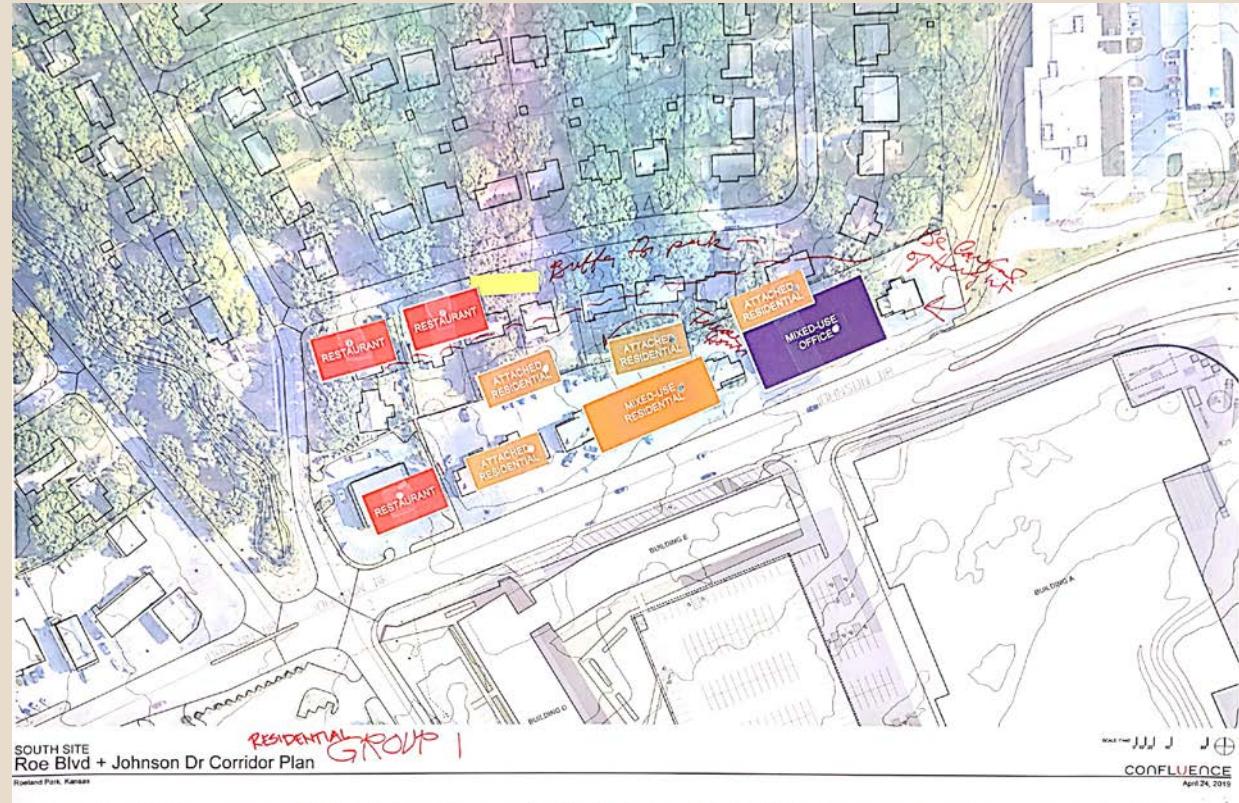
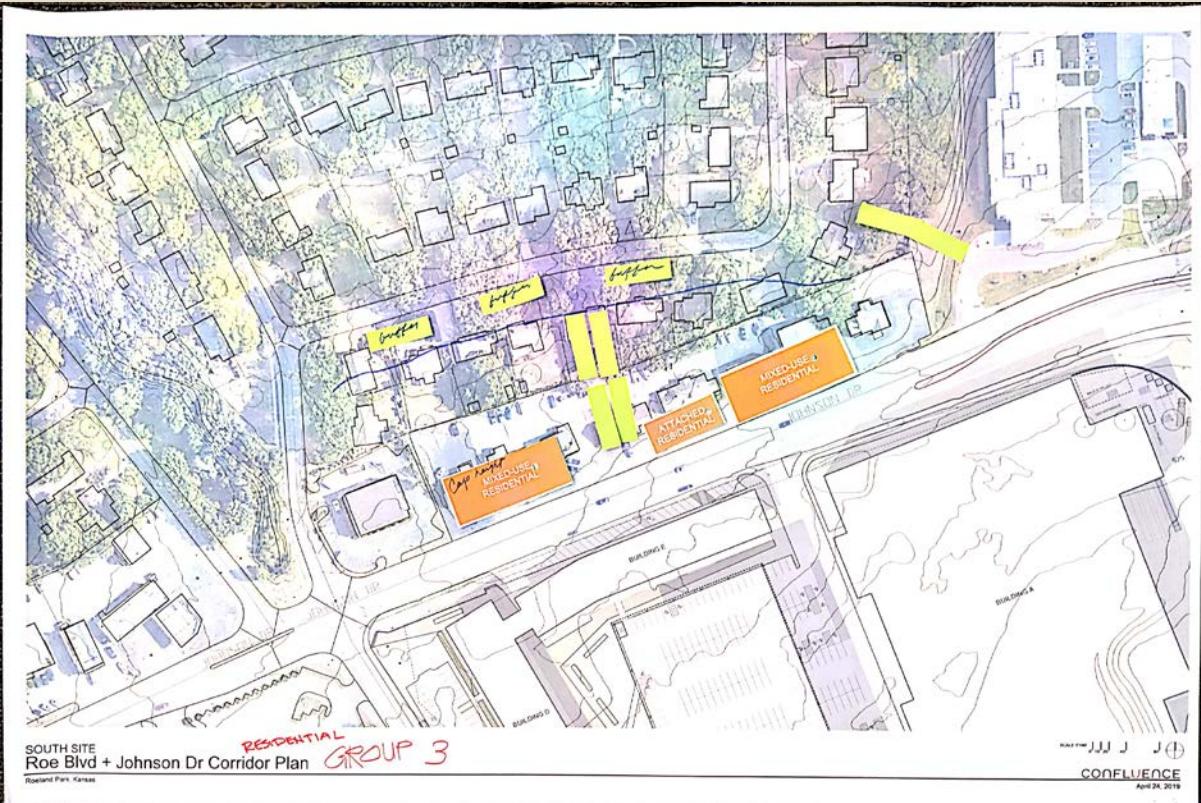
REDEVELOPMENT SCENARIOS

Walmart Site Concept (By Others)



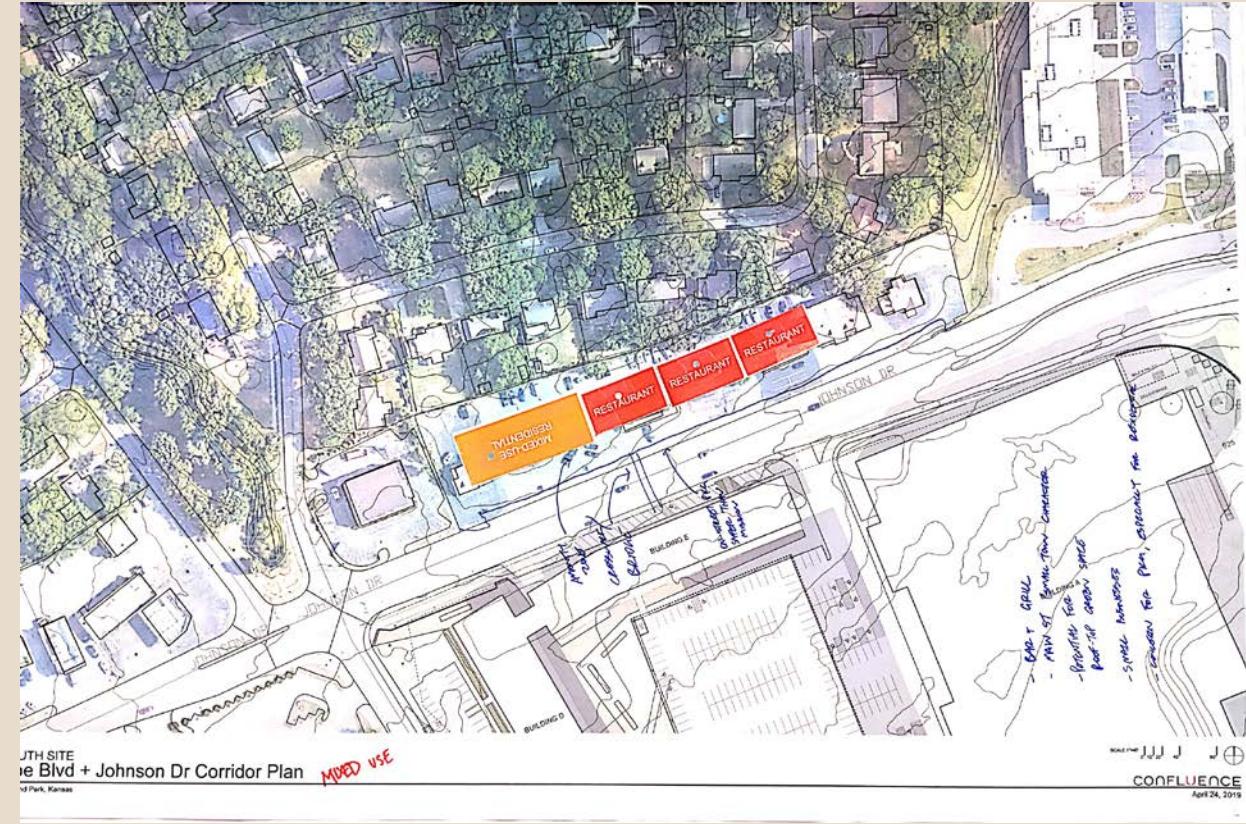
COMMUNITY INPUT

South Site – Residential



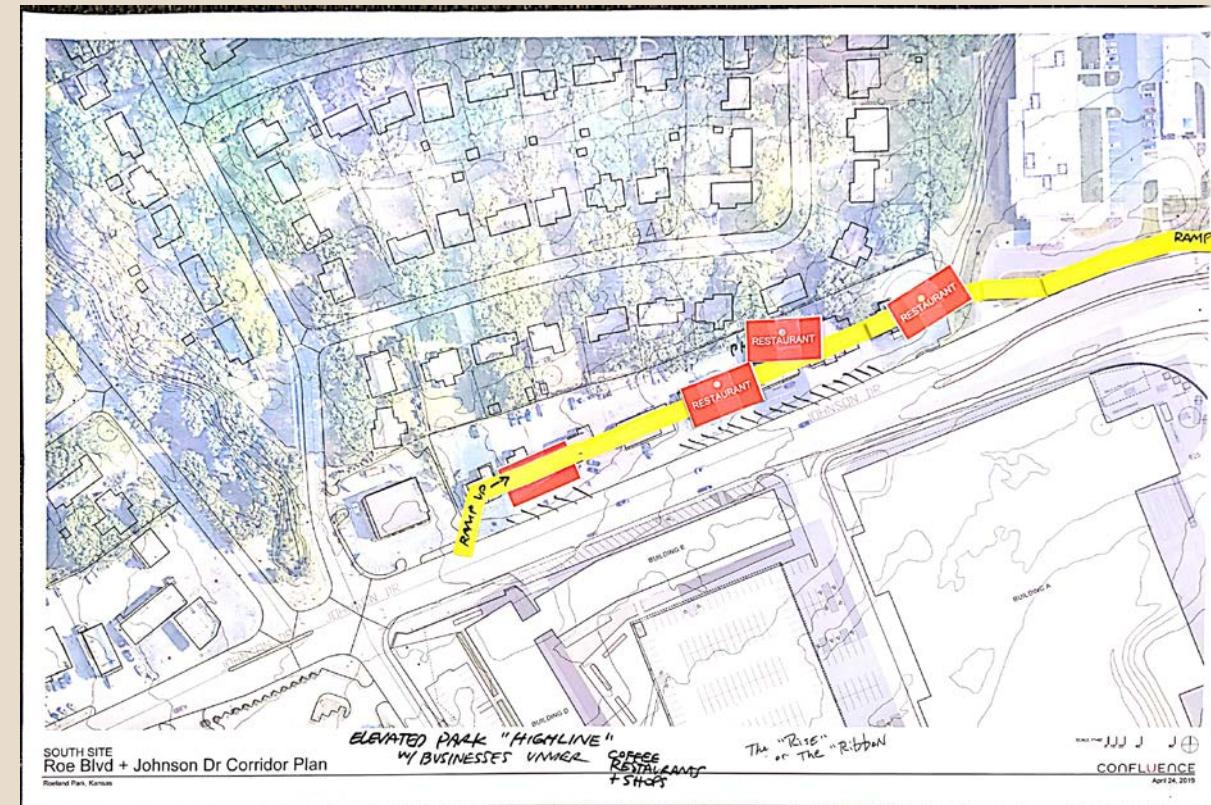
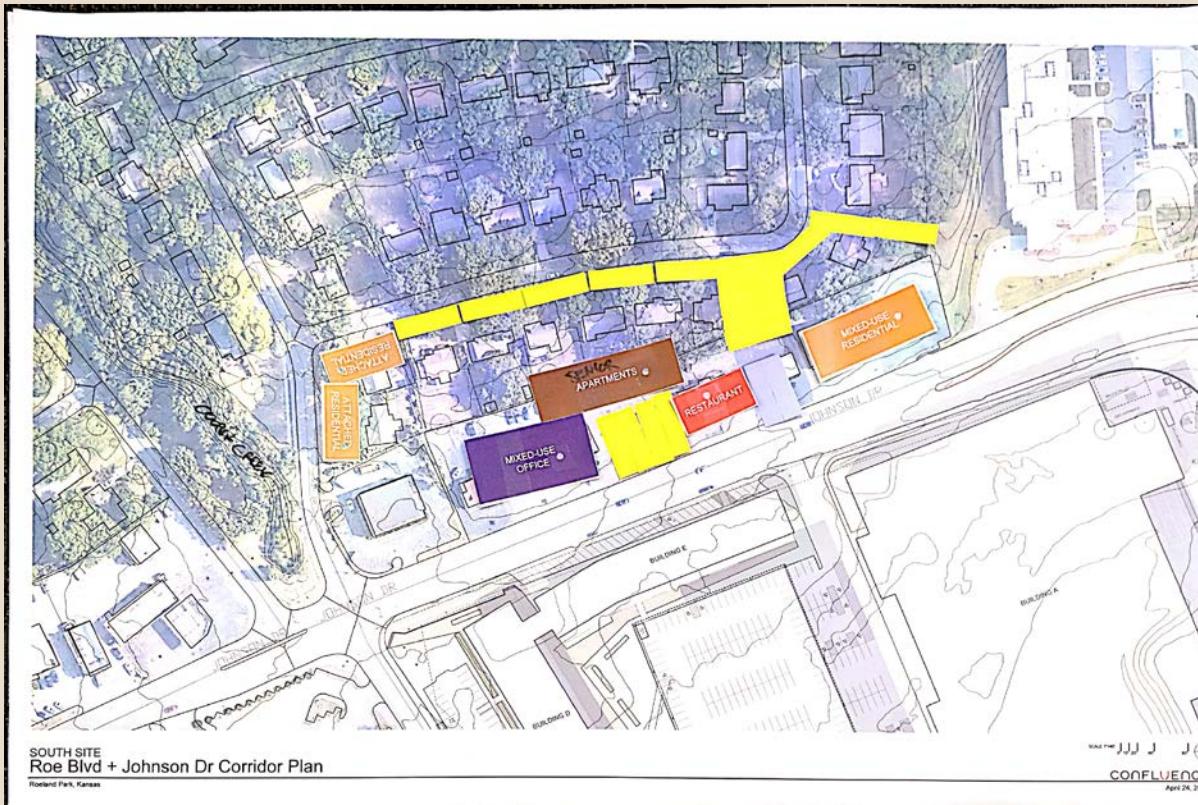
COMMUNITY INPUT

South Site – Mixed-Use



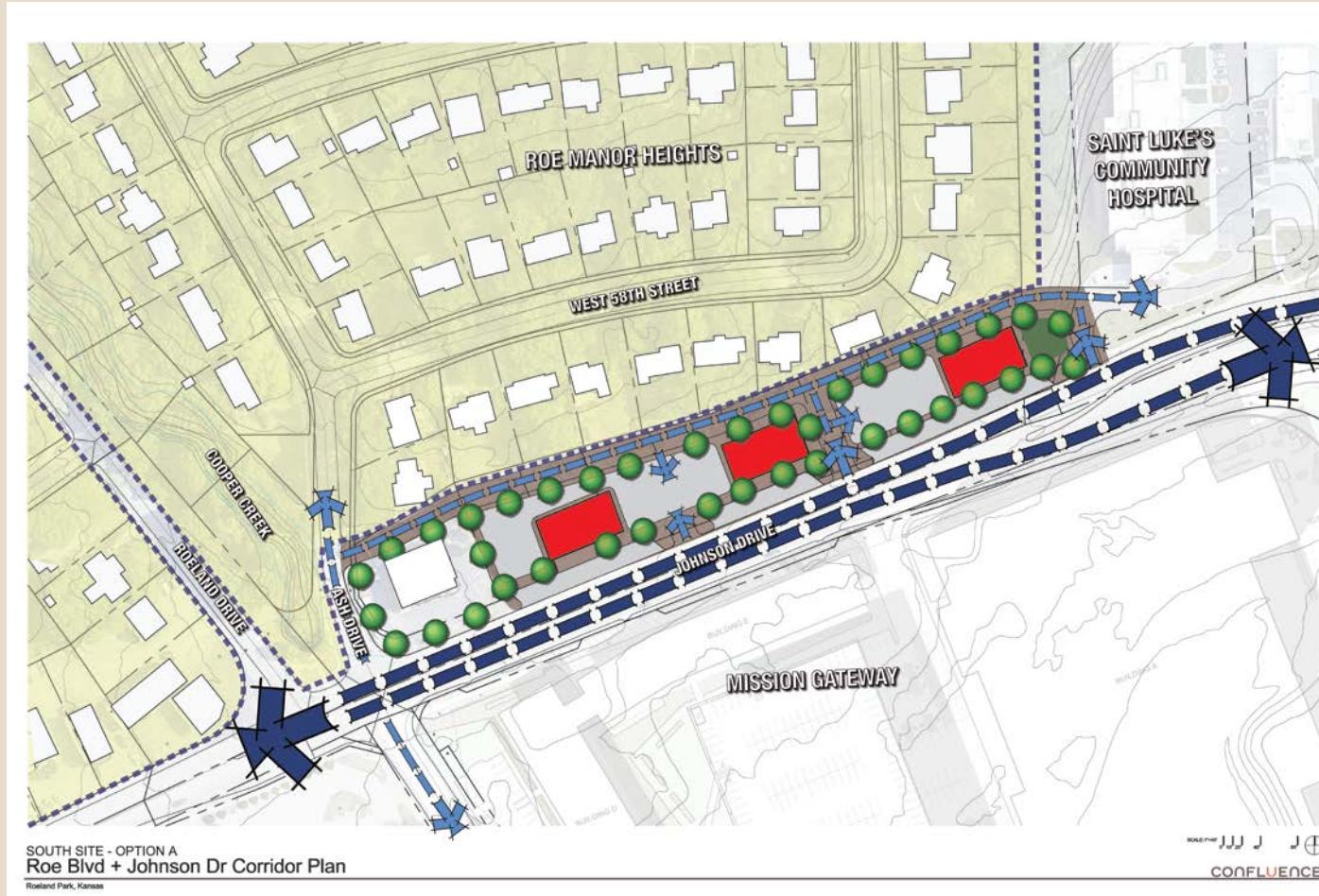
COMMUNITY INPUT

South Site – Open Space



REDEVELOPMENT SCENARIOS

A



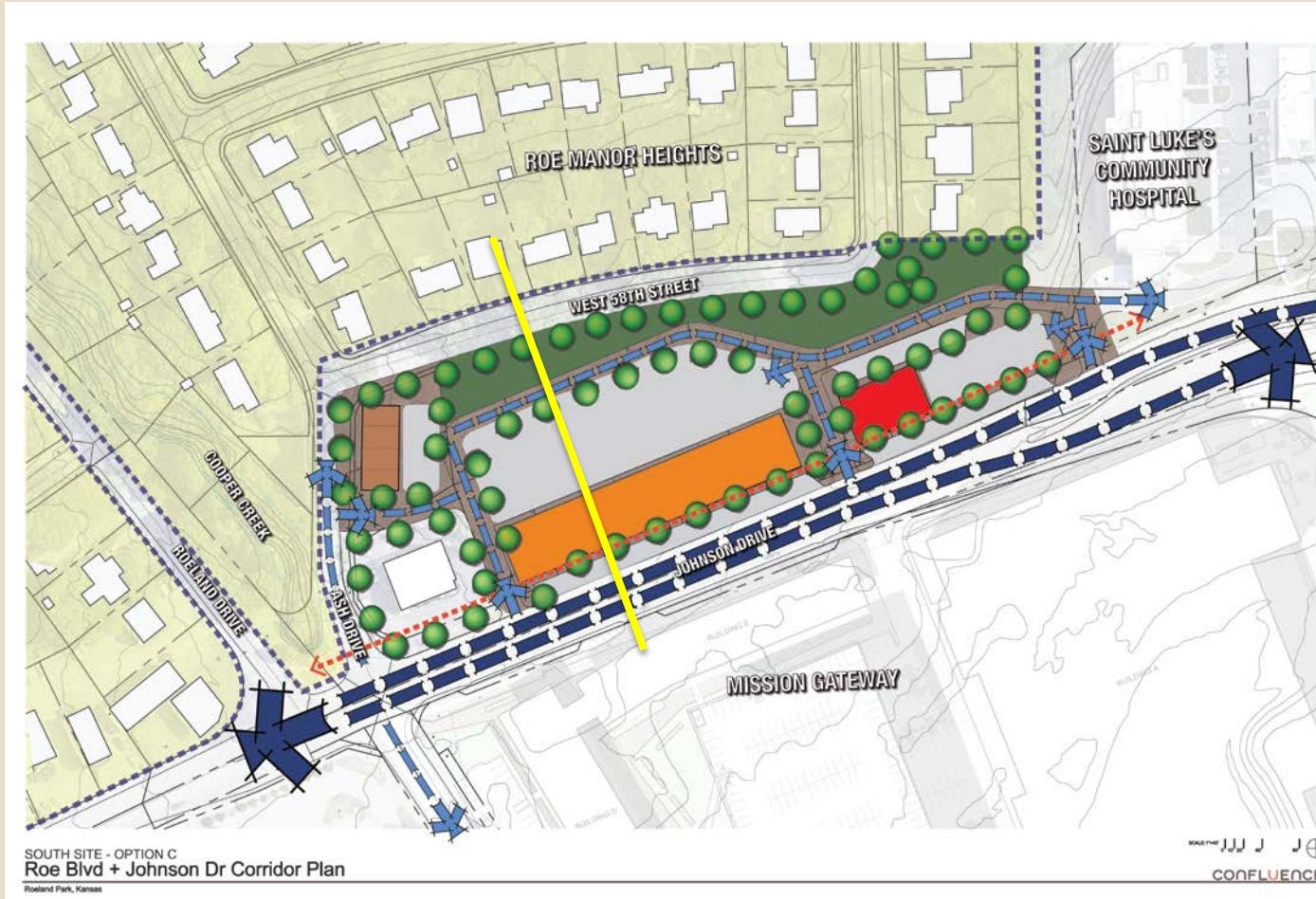
REDEVELOPMENT SCENARIOS

B



REDEVELOPMENT SCENARIOS

C



REDEVELOPMENT SCENARIOS

D

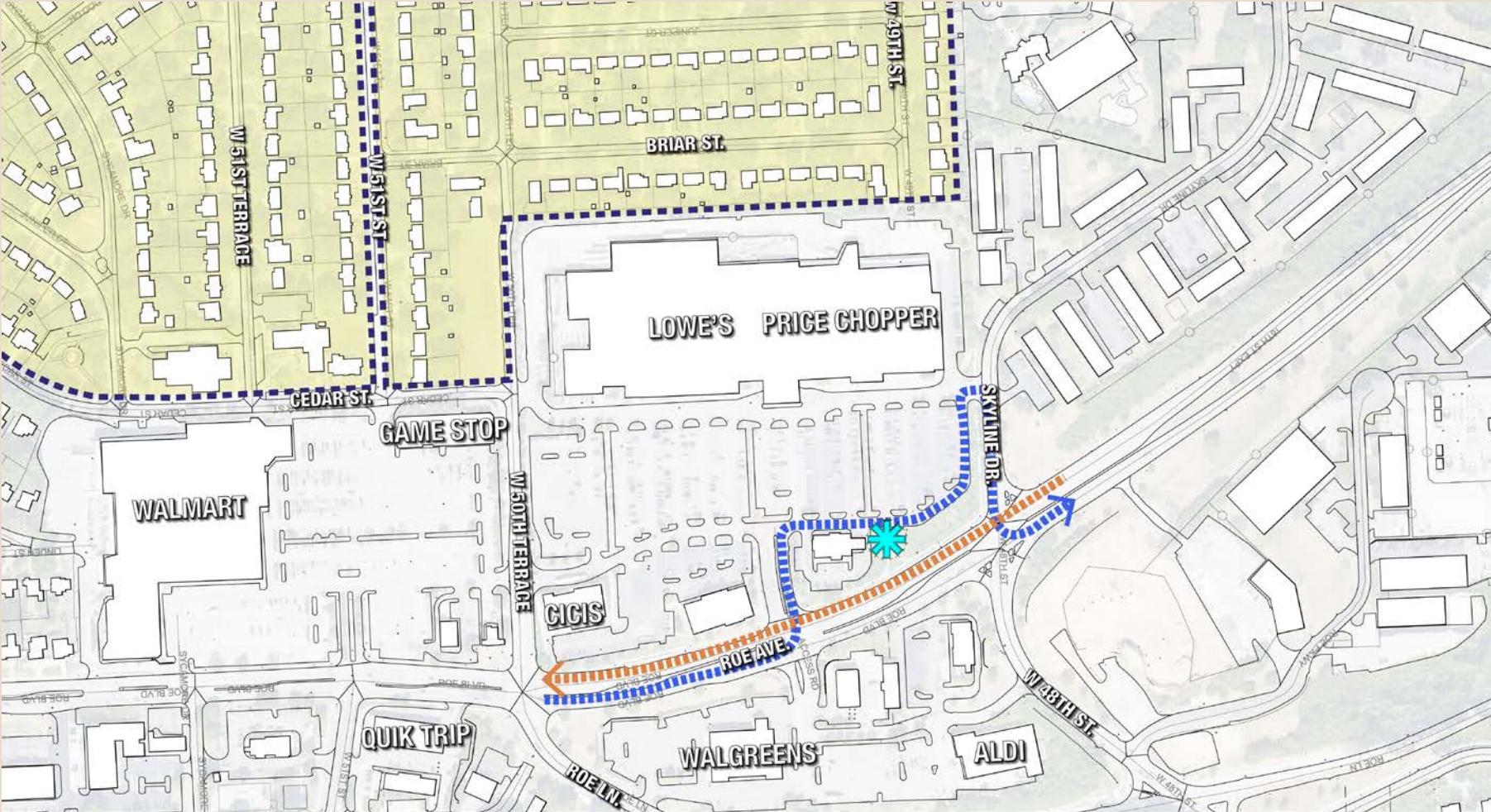


REDEVELOPMENT SCENARIOS

E

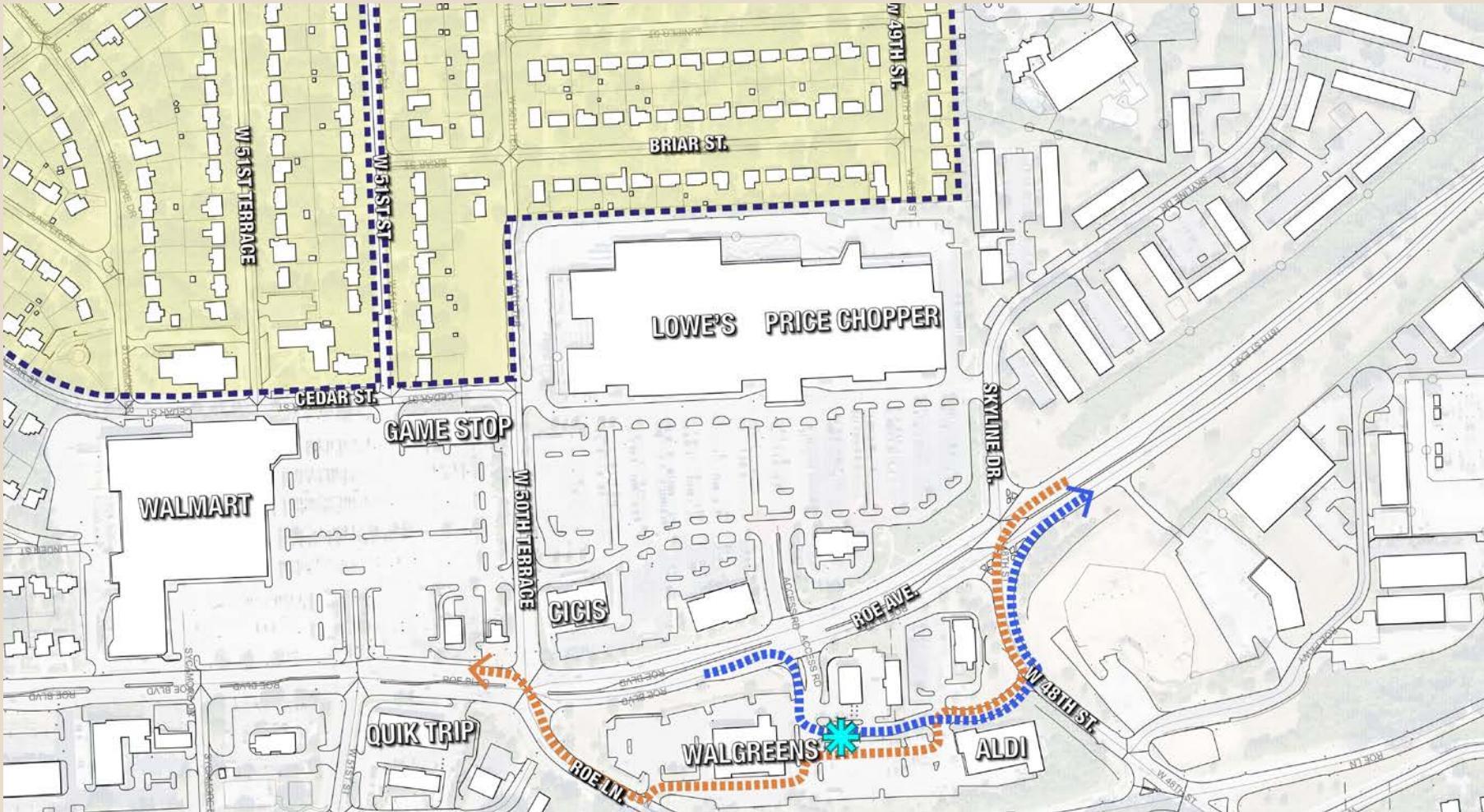


MOBILITY HUB CONCEPT



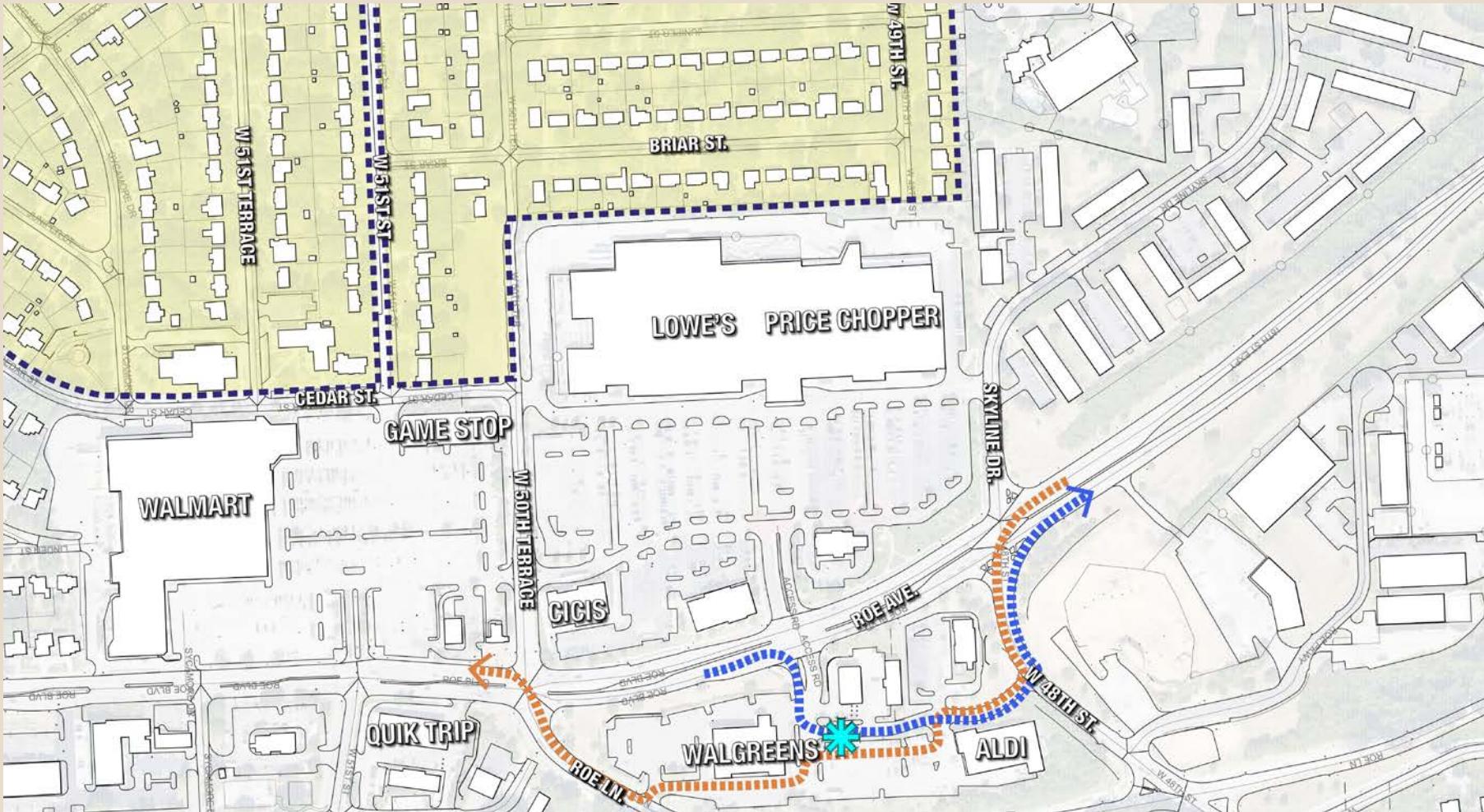
MOBILITY HUB CONCEPT

T2

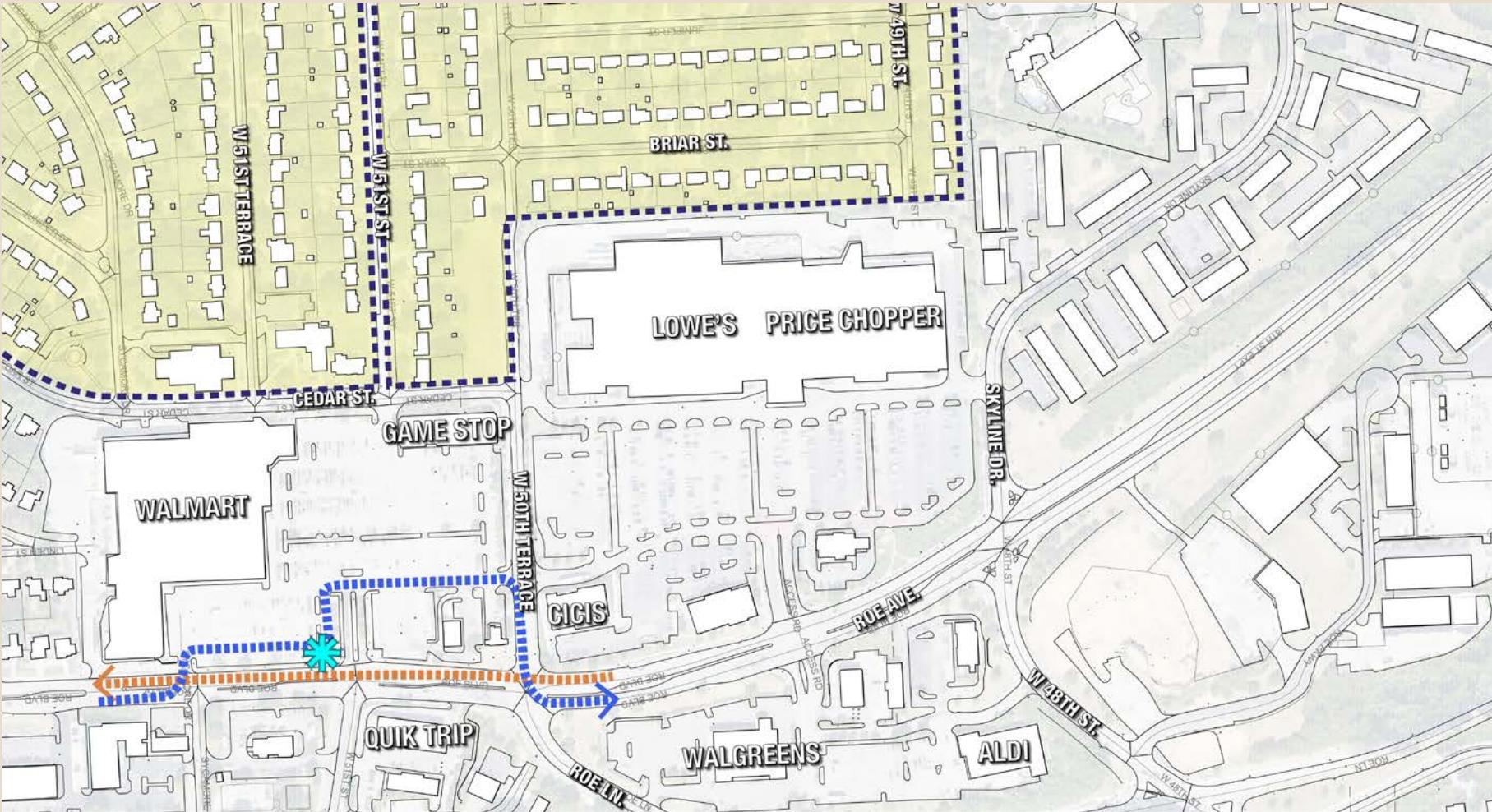


MOBILITY HUB CONCEPT

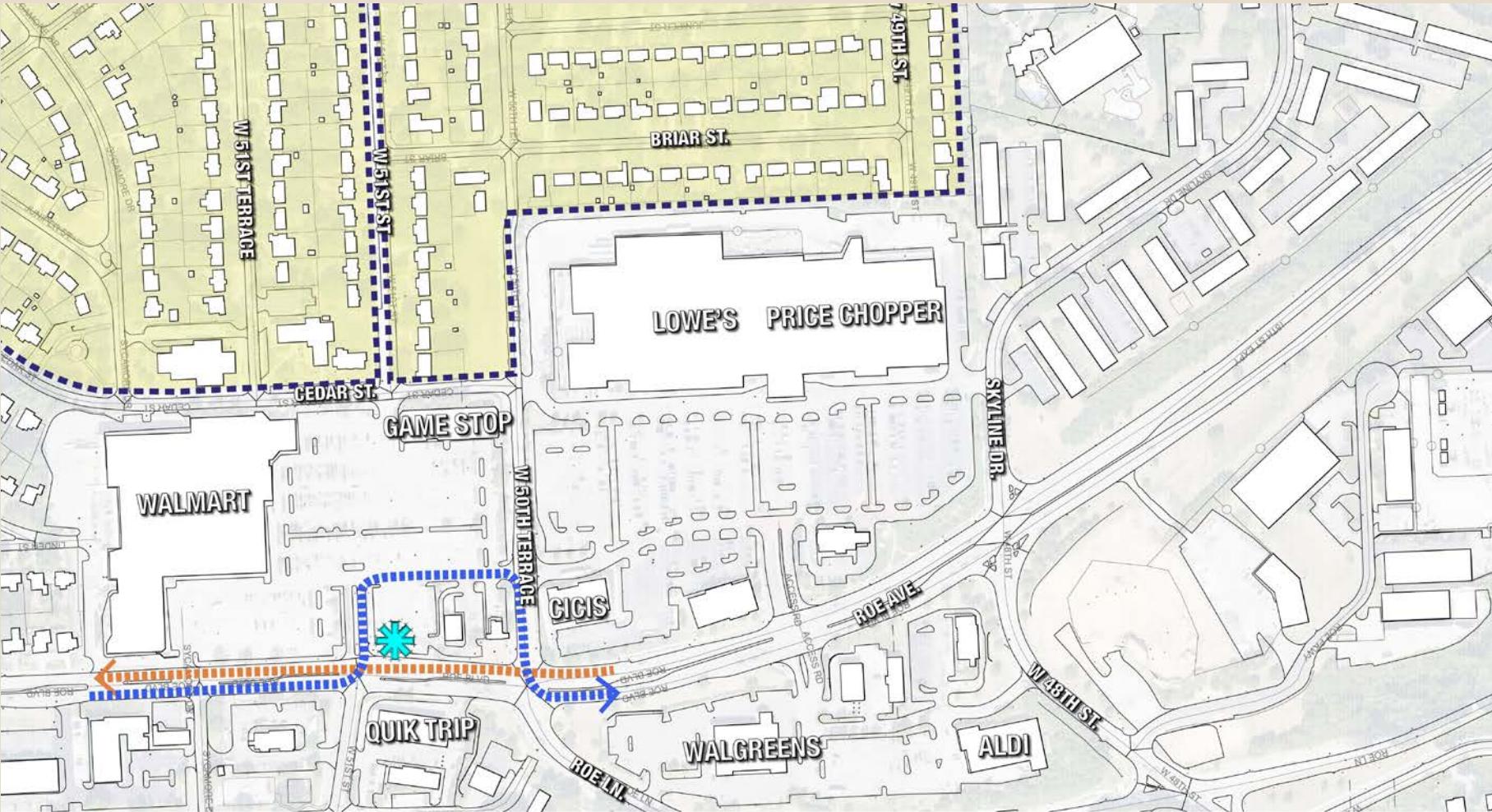
T3



MOBILITY HUB CONCEPT



MOBILITY HUB CONCEPT



QUESTIONNAIRE

ROE BLVD + JOHNSON DRIVE CORRIDOR PLAN

Steering Committee Meeting #3

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
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b) Senior Housing

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

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



ROE BLVD + JOHNSON DRIVE CORRIDOR PLAN

Steering Committee Meeting #3

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
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
-----	---	---	---	---	---	---	---	---	---	----	------

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
-----	---	---	---	---	---	---	---	---	---	----	------

8. 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
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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
-----	---	---	---	---	---	---	---	---	---	----	------

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
-----	---	---	---	---	---	---	---	---	---	----	------



CONFLUENCE



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

NEXT STEPS

UPCOMING PUBLIC MEETINGS

- **Thursday June 06** – Public Meeting #2
 - 6:00pm Roeland Park Community Center
- **Wednesday June 19** – Steering Committee Meeting #4
 - 6:00pm Roeland Park City Hall