

CONFLUENCE

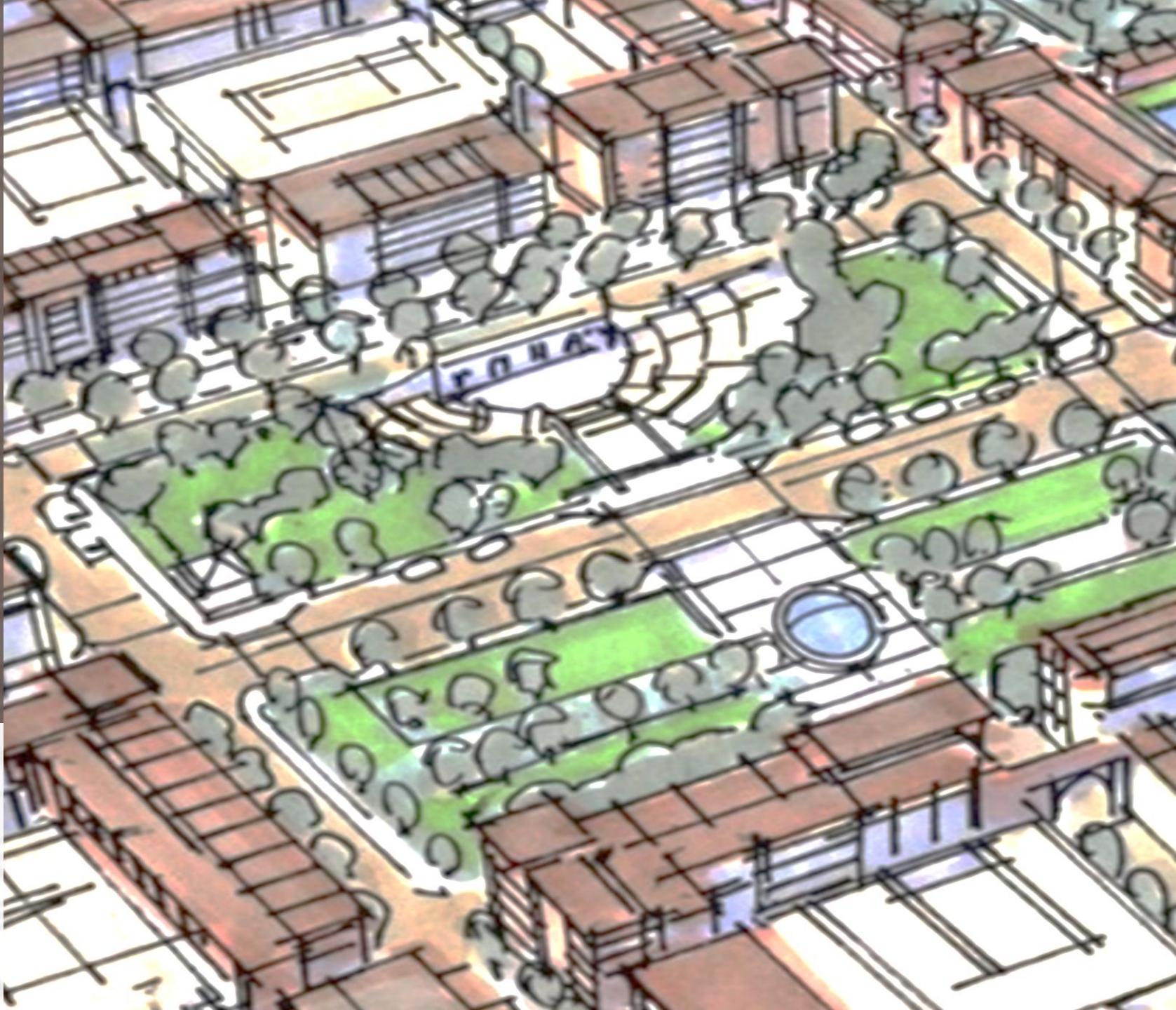
Steering Committee Meeting #4

ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN ROELAND PARK, KS

06.19.2019

CONFLUENCE
IN ASSOCIATION WITH

Collin Noteis & Associates | WSP



AGENDA

- Welcome
- Public Meetings Recap
- Questionnaire Results
- Survey Results
- Concept Plan Results
- Plan Outline
- 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

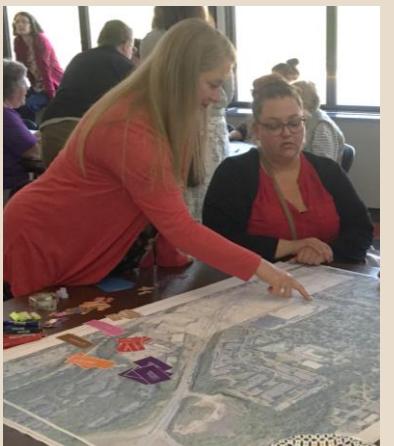
RECAP – PUBLIC MEETING #1

Precedent Images Exercise



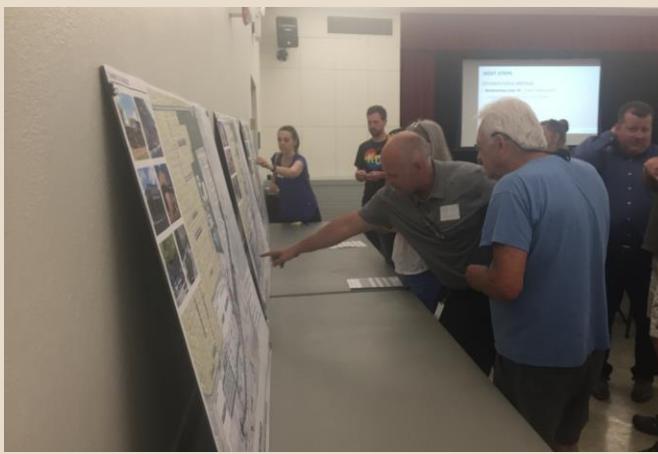
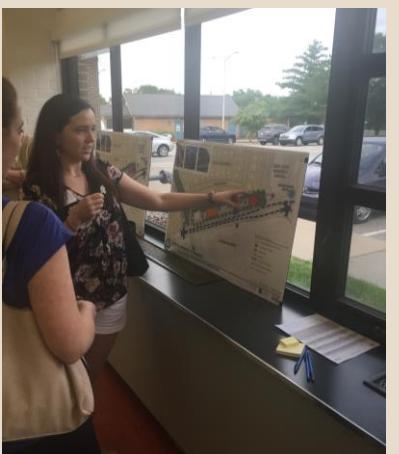
RECAP – PUBLIC MEETING #1

Site Concepts Exercise



RECAP – PUBLIC MEETING #2

Preferred Site Concepts Exercise



QUESTIONNAIRE RESULTS - PUBLIC MEETING #2

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



QUESTIONNAIRE RESULTS – ROE BLVD

Trying
No Downtown
Workable
Frustrating
Uncomplicate
Mexicans
Basic
Cheap
Broken-up
Fast Food
Suburban
Quiet
Dated
Drab
Boring
Unattractive
Unwalkable
Hard to Drive Through
Shabby
No Curb Appeal
Haphazard
Approachable
Sunny
Parking Lot
Unorganized
Dirty
Hard
Ugly

ROE BOULEVARD SITE(S) QUESTIONS:

1. List 5 words that describe this area today:

CURRENT

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

FUTURE

QUESTIONNAIRE
ROE BLVD + JOHNSON DR CORRIDOR PLAN



CONFLUENCE



QUESTIONNAIRE RESULTS – ROE BLVD



ROE BOULEVARD SITE(S) QUESTIONS:

1. List 5 words that describe this area today:

CURRENT

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

FUTURE

QUESTIONNAIRE
ROE BLVD + JOHNSON DR CORRIDOR PLAN



CONFLUENCE



QUESTIONNAIRE RESULTS – JOHNSON DRIVE

Unwelcoming
Out of Date
Gas-Station
Dead
Dumpy
Congested
Junky
Deteriorated
Outdated
Safe
Drab
Boring
Rundown
Empty
Weird
Busy
Unusable
Plain
Uncomplicated
Abysmal
Empty-Space
Harsh
Easy to Ignore
Urban Feel
Industrial
No-Greenspace
Not-Green
Trashy
Dated
Quiet
Trying
Parking Lot
Boring
Useless
Sparse
Unattractive
Piecemeal
Unusual
Full of Businesses

JOHNSON DRIVE SITE QUESTIONS:

1. List 5 words that describe this area today:

CURRENT

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

FUTURE

QUESTIONNAIRE
ROE BLVD + JOHNSON DR CORRIDOR PLAN



CONFLUENCE



QUESTIONNAIRE RESULTS – JOHNSON DRIVE

Diverse Architecturally Interesting
Approachable Active Elegant
Productive Uncomplicated Fun
Traditional Benches Thoughtful Desirable
Inviting Relaxing Quaint
Safe Unique Trees
Downtown Courtyard" Type Area Interesting
Shops Unique Busy Clean Food
Tranquil Quiet Connected
Financially Successful Intelligent-Design
Cohesive Movement
More Trees Shrubs
Walkable Green Welcoming Useful Navigable
Trendy Coherent Vibrant Nice Aesthetic Fit to RP
Fresh Low Light Pollution
Voted on By the Tax-Payer Where our Money is Spent
Pedestrian Attractive
Friendly Looking

JOHNSON DRIVE SITE QUESTIONS:

1. List 5 words that describe this area today:

CURRENT

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

FUTURE

QUESTIONNAIRE
ROE BLVD + JOHNSON DR CORRIDOR PLAN



CONFLUENCE



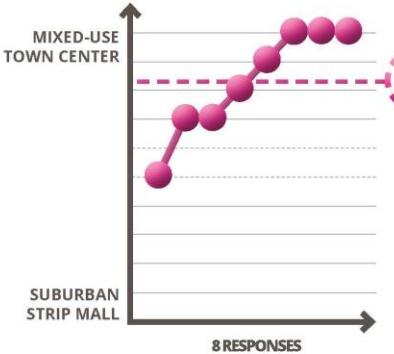
SURVEY RESULTS - PUBLIC MEETING #2

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
Comments: _____											Mixed-Use Town Center
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
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
Comments: _____											Multi-Story Mixed-Use
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
Comments: _____											Higher Density Housing
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
Comments: _____											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
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
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

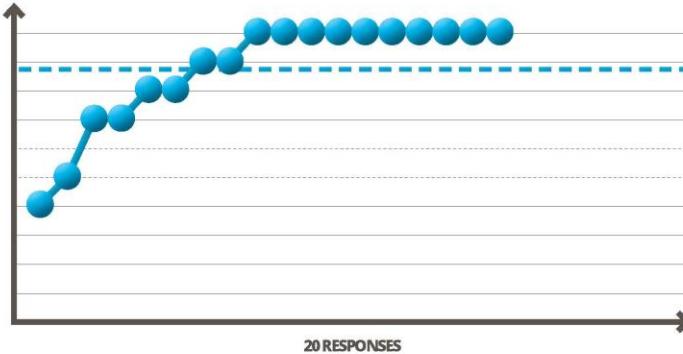
SURVEY RESULTS – ROE BLVD

1 - IF COMMERCIAL DEVELOPMENT OCCURS WITHIN THE STUDY AREA, WHAT TYPE WOULD YOU PREFER?

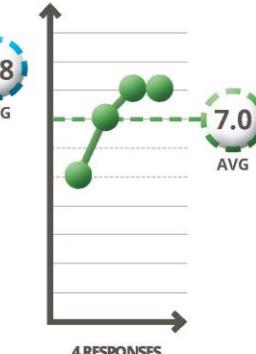
STEERING COMMITTEE



PUBLIC RESPONSES - HARD COPY SURVEYS

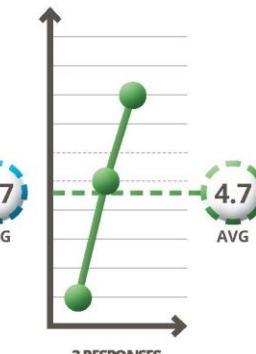
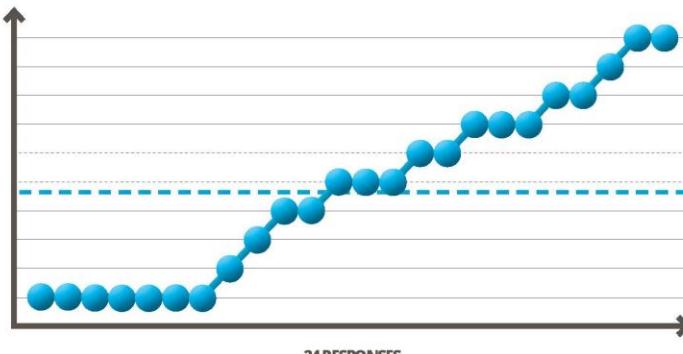
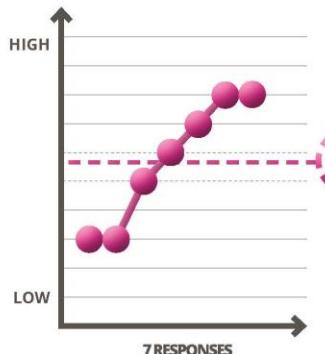


ONLINE SURVEY



2A - IF RESIDENTIAL REDEVELOPMENT OCCURS WITHIN THE STUDY AREA, TO WHAT EXTENT SHOULD THE FOLLOWING DEVELOPMENT TYPES BE CONSIDERED A PRIORITY?

RESIDENTIAL ABOVE COMMERCIAL



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



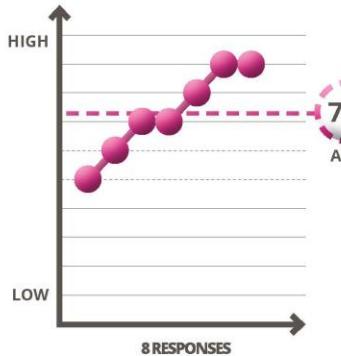
CONFLUENCE

MARC
Mid-America Regional Council

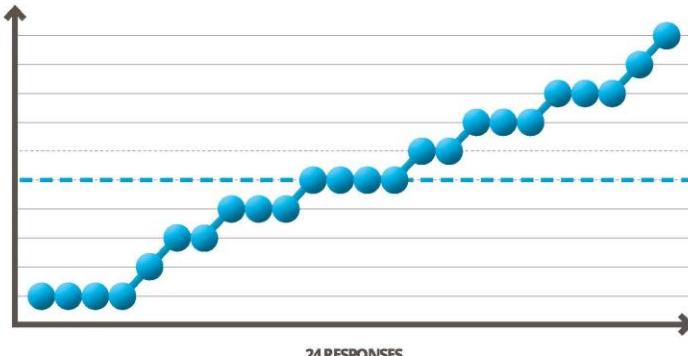
SURVEY RESULTS – ROE BLVD

2B - IF RESIDENTIAL REDEVELOPMENT OCCURS WITHIN THE STUDY AREA, TO WHAT EXTENT SHOULD THE FOLLOWING DEVELOPMENT TYPES BE CONSIDERED A PRIORITY? SENIOR HOUSING

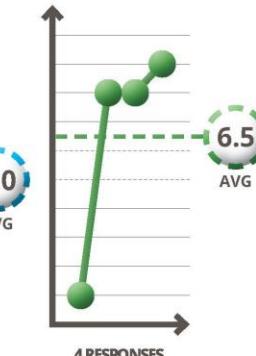
STEERING COMMITTEE



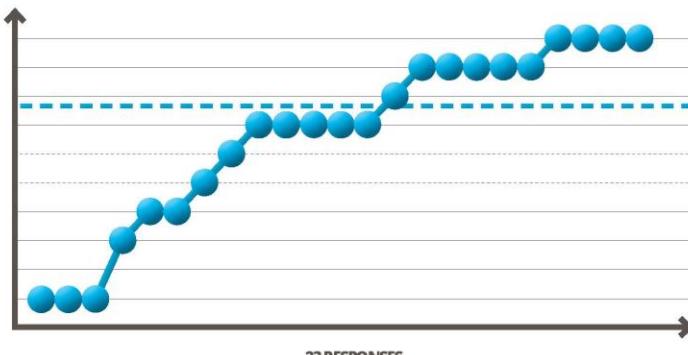
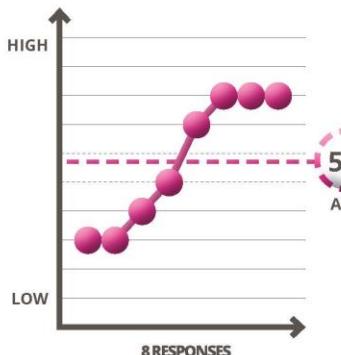
PUBLIC RESPONSES - HARD COPY SURVEYS



ONLINE SURVEY



2C - IF RESIDENTIAL REDEVELOPMENT OCCURS WITHIN THE STUDY AREA, TO WHAT EXTENT SHOULD THE FOLLOWING DEVELOPMENT TYPES BE CONSIDERED A PRIORITY? RESIDENTIAL ABOVE COMMERCIAL



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
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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
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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
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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
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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
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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
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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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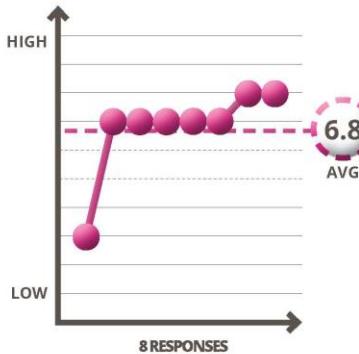
CONFLUENCE

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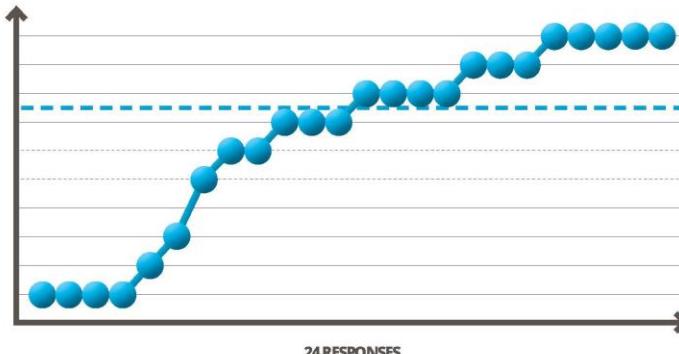
SURVEY RESULTS – ROE BLVD

4 - TO WHAT EXTENT SHOULD **TRAIL AND STREET CONNECTIVITY** BE CONSIDERED A PRIORITY FOR REDEVELOPMENT IN THE STUDY AREA?

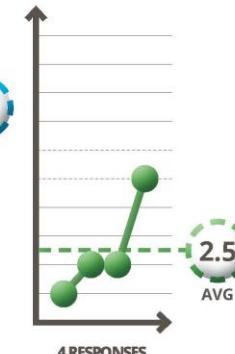
STEERING COMMITTEE



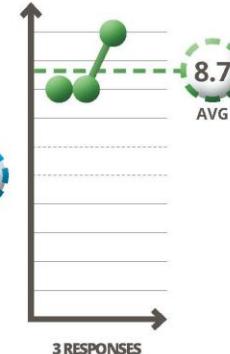
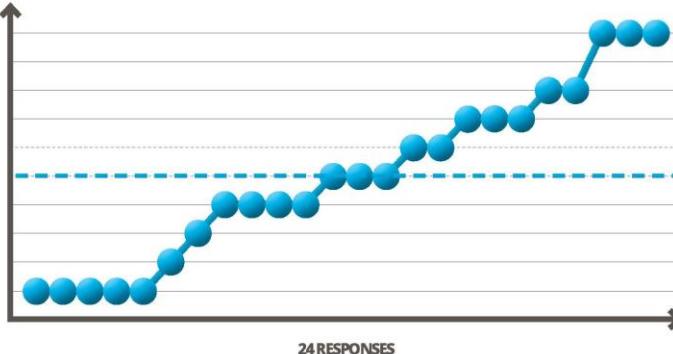
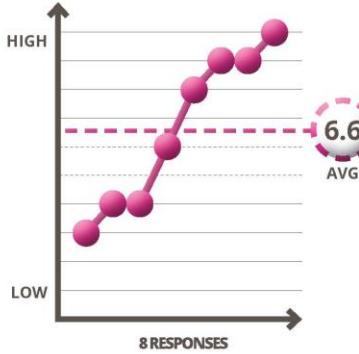
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ONLINE SURVEY



5 - TO WHAT EXTENT SHOULD FUTURE REDEVELOPMENT IN THE STUDY AREA BE DRIVEN BY **MARKET DEMAND**?



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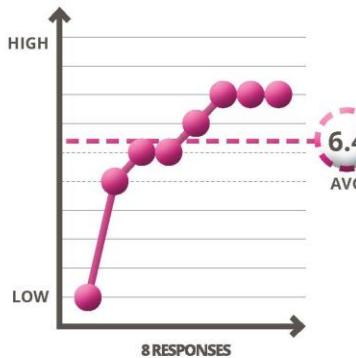
CONFLUENCE



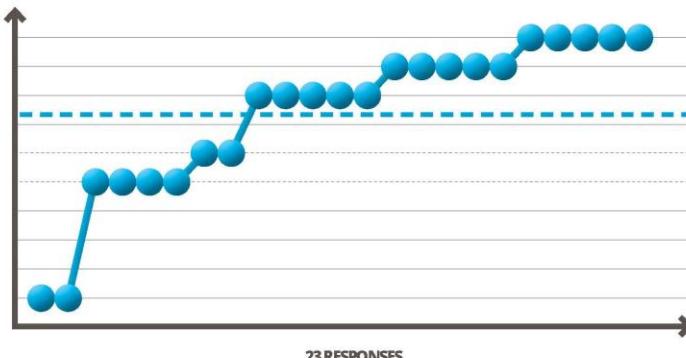
SURVEY RESULTS – ROE BLVD

6 - TO WHAT EXTENT SHOULD FUTURE DEVELOPMENT IN THE STUDY AREA BE DRIVEN BY **PUBLIC POLICY**?

STEERING COMMITTEE



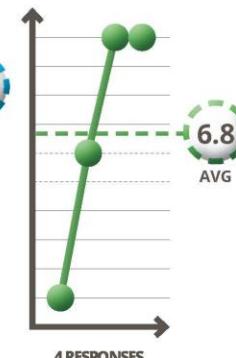
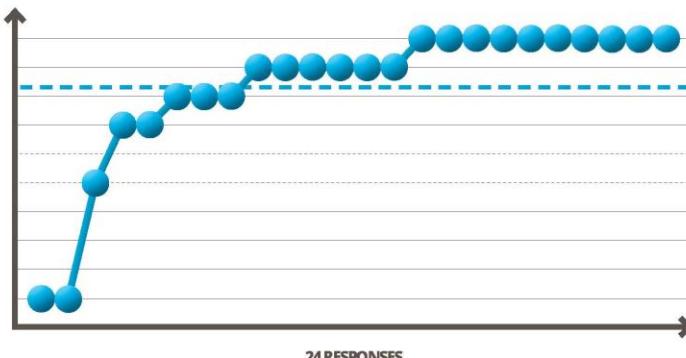
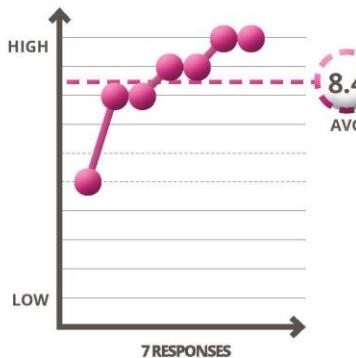
PUBLIC RESPONSES - HARD COPY SURVEYS



ONLINE SURVEY



7 - TO WHAT EXTENT SHOULD **DEVELOPMENT CHARACTER AND QUALITY** BE CONSIDERED A PRIORITY FOR REDEVELOPMENT IN THE STUDY AREA?



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



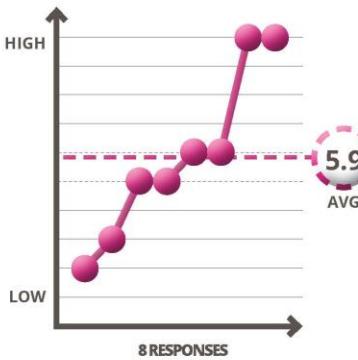
CONFLUENCE

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Mid-America Regional Council

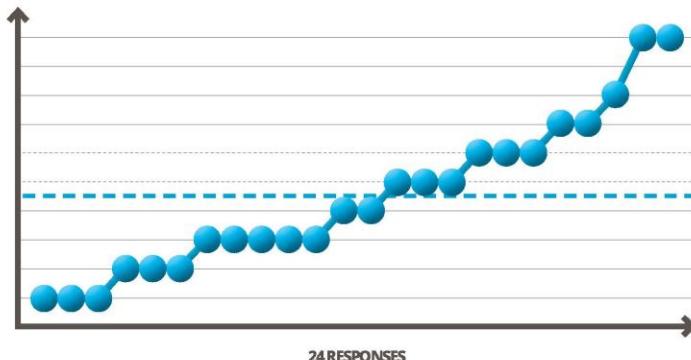
SURVEY RESULTS – ROE BLVD

8 - TO WHAT EXTENT SHOULD THE CITY CONSIDER **DEVELOPMENT INCENTIVES** AS A PRIORITY TO SUPPORT REDEVELOPMENT IN THE STUDY AREA?

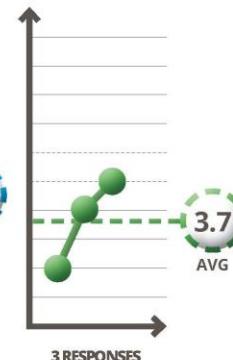
STEERING COMMITTEE



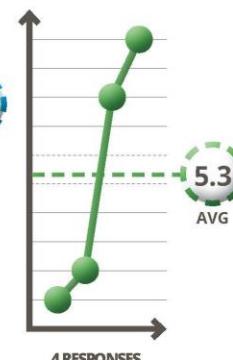
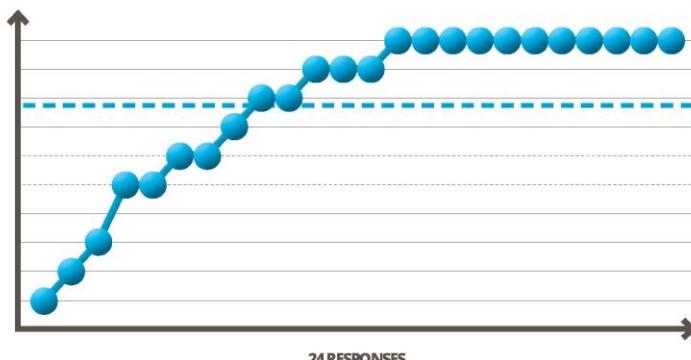
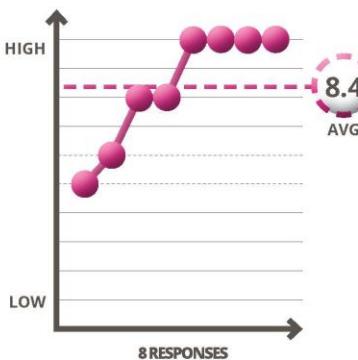
PUBLIC RESPONSES - HARD COPY SURVEYS



ONLINE SURVEY



9 - TO WHAT EXTENT SHOULD **SUSTAINABILITY** BE CONSIDERED A PRIORITY FOR REDEVELOPMENT IN THE STUDY AREA?



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



CONFLUENCE



SURVEY RESULTS – ROE BLVD

COMMERCIAL REDEVELOPMENT

AFFORDABLE HOUSING

SENIOR HOUSING

RESIDENTIAL ABOVE COMMERCIAL

TRAIL AND STREET CONNECTIVITY

MARKET DEMAND

PUBLIC POLICY

DEVELOPMENT CHARACTER AND QUALITY

DEVELOPMENT INCENTIVES

SUSTAINABILITY

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



CONFLUENCE



SURVEY RESULTS – ROE BLVD

COMMERCIAL REDEVELOPMENT	8.2
AFFORDABLE HOUSING	4.9
SENIOR HOUSING	5.6
RESIDENTIAL ABOVE COMMERCIAL	6.2
TRAIL AND STREET CONNECTIVITY	5.9
MARKET DEMAND	5.7
PUBLIC POLICY	6.9
DEVELOPMENT CHARACTER AND QUALITY	8.1
DEVELOPMENT INCENTIVES	4.8
SUSTAINABILITY	7.6

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

 ROELAND PARK

CONFLUENCE

MARC
Mid-America Regional Council

SURVEY RESULTS – ROE BLVD

8.1 DEVELOPMENT CHARACTER AND QUALITY

7.6 SUSTAINABILITY

6.9 PUBLIC POLICY

5.9 TRAIL AND STREET CONNECTIVITY

5.7 MARKET DEMAND

4.8 DEVELOPMENT INCENTIVES

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

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
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9. To what extent should **sustainability** be considered a priority for redevelopment in the study area?

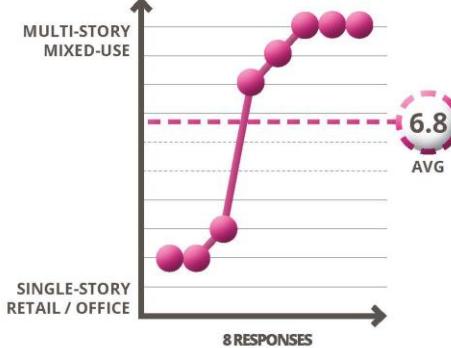
low	1	2	3	4	5	6	7	8	9	10	high
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 **ROELAND PARK**  **CONFLUENCE**  **MARC** Mid-America Regional Council

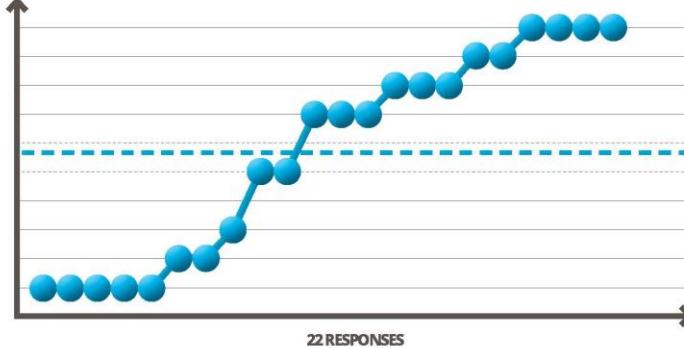
SURVEY RESULTS – JOHNSON DRIVE

1 - IF COMMERCIAL DEVELOPMENT OCCURS WITHIN THE STUDY AREA, WHAT TYPE WOULD YOU PREFER?

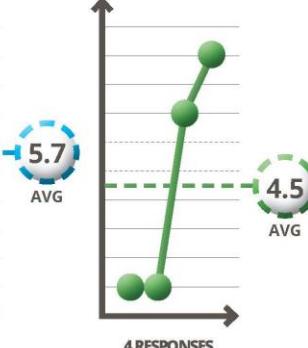
STEERING COMMITTEE



PUBLIC RESPONSES - HARD COPY SURVEYS

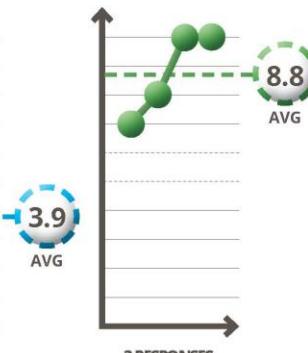
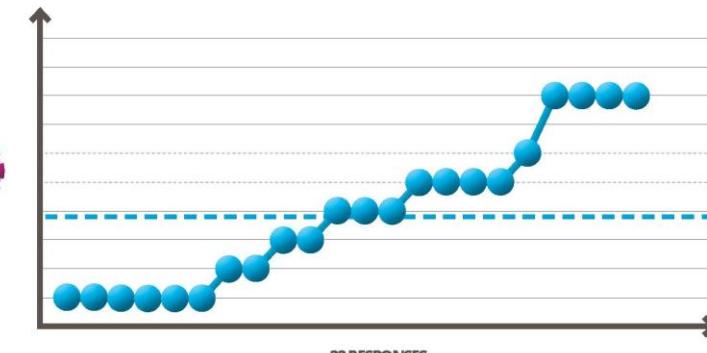
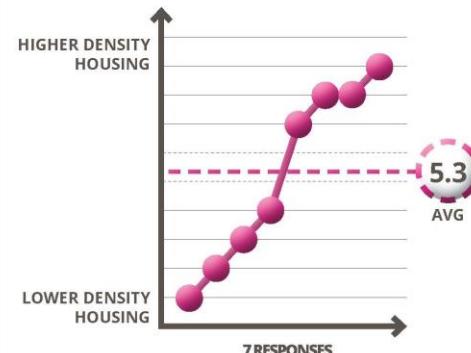


ONLINE SURVEY



2 - IF RESIDENTIAL REDEVELOPMENT OCCURS WITHIN THE STUDY AREA, TO WHAT EXTENT SHOULD THE FOLLOWING DEVELOPMENT TYPES BE CONSIDERED A PRIORITY?

HIGHER DENSITY HOUSING



ROE BLVD + JOHNSON DRIVE CORRIDOR PLAN

Public Meeting #2

JOHNSON DRIVE SITE QUESTIONS:

- If **commercial redevelopment** occurs within the study area, what type would you prefer?
 Single Story Retail / Office Multi-Story Mixed-Use
Comments: _____
- If **residential redevelopment** occurs within the study area, what type would you prefer?
 Lower Density Housing Higher Density Housing
Comments: _____
- If **civic facilities** (plazas, trails, parks, gathering places, etc.) were to be constructed in the area, what would you like to see?
Comments: _____
- 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
- To what extent should future redevelopment in the study area be **limited to existing properties adjacent to Johnson Drive**?
 Maintain Existing Properties Expand Site(s) with Appropriate Buffer
Comments: _____
- 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
- 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
- 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
- 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
- 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



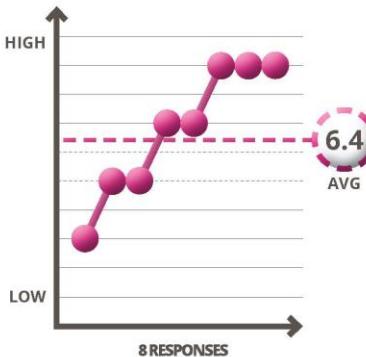
CONFLUENCE



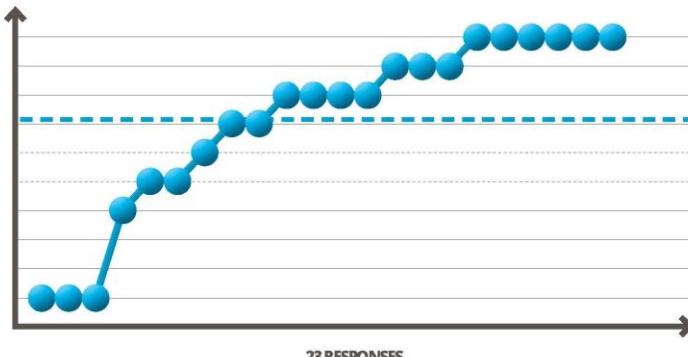
SURVEY RESULTS – JOHNSON DRIVE

4 - TO WHAT EXTENT SHOULD **TRAIL AND STREET CONNECTIVITY** BE CONSIDERED A PRIORITY FOR REDEVELOPMENT IN THE STUDY AREA?

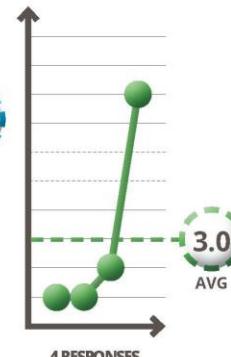
STEERING COMMITTEE



PUBLIC RESPONSES - HARD COPY SURVEYS

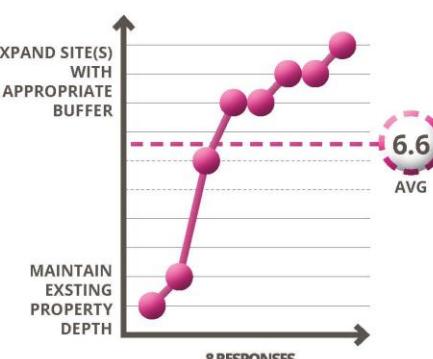


ONLINE SURVEY

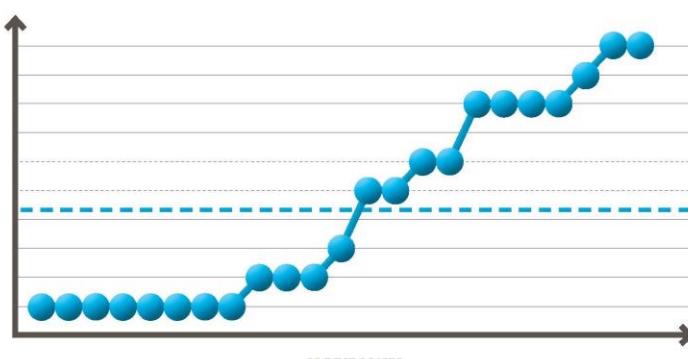


5 - TO WHAT EXTENT SHOULD FUTURE REDEVELOPMENT IN THE STUDY AREA BE **LIMITED TO EXISTING PROPERTIES ADJACENT TO JOHNSON DRIVE?**

EXPAND SITE(S) WITH APPROPRIATE BUFFER



Maintain Existing Property Depth



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
 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

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



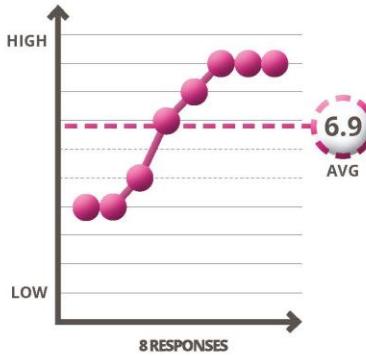
CONFLUENCE



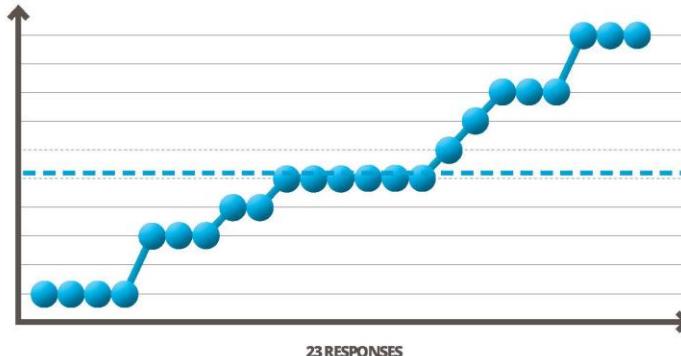
SURVEY RESULTS – JOHNSON DRIVE

6 - TO WHAT EXTENT SHOULD FUTURE DEVELOPMENT IN THE STUDY AREA BE DRIVEN BY **MARKET DEMAND**?

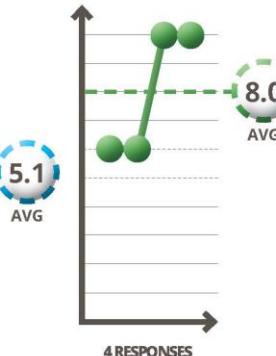
STEERING COMMITTEE



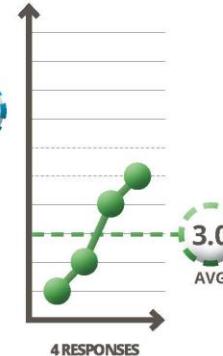
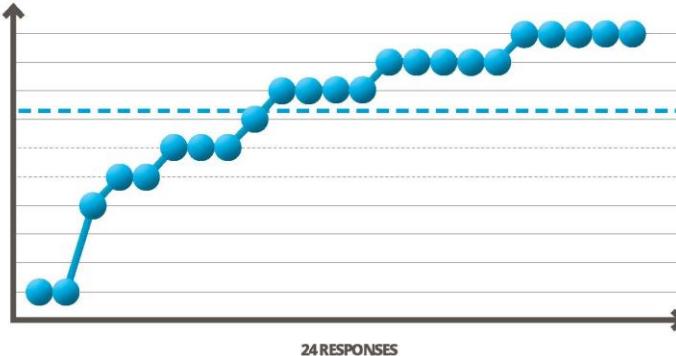
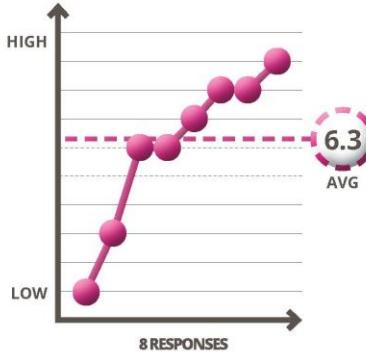
PUBLIC RESPONSES - HARD COPY SURVEYS



ONLINE SURVEY



7 - TO WHAT EXTENT SHOULD FUTURE REDEVELOPMENT IN THE STUDY AREA BE DRIVEN BY **PUBLIC POLICY**?



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
 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 **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

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



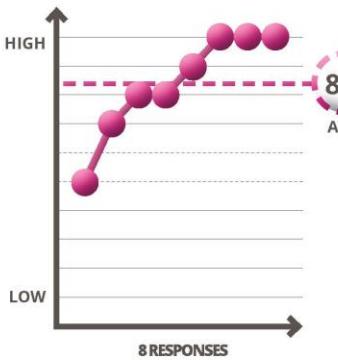
CONFLUENCE

MARC
Mid-America Regional Council

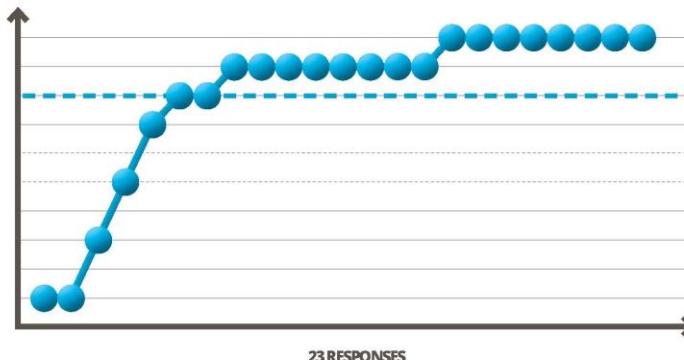
SURVEY RESULTS – JOHNSON DRIVE

- 8 - TO WHAT EXTENT SHOULD DEVELOPMENT CHARACTER AND QUALITY BE CONSIDERED A PRIORITY FOR REDEVELOPMENT IN THE STUDY AREA?**

STEERING COMMITTEE



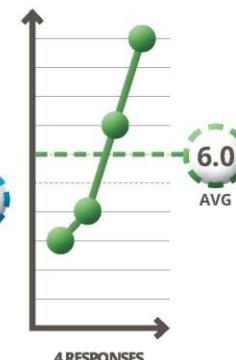
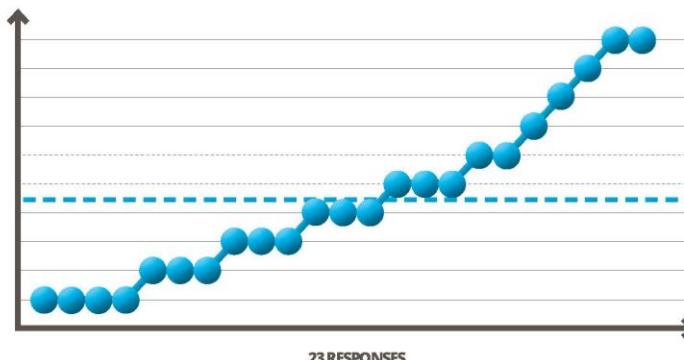
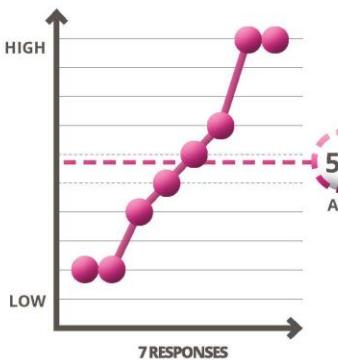
PUBLIC RESPONSES - HARD COPY SURVEYS



ONLINE SURVEY



- 9 - TO WHAT EXTENT SHOULD THE CITY CONSIDER DEVELOPMENT INCENTIVES AS A PRIORITY TO SUPPORT REDEVELOPMENT IN THE STUDY AREA?**



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 0 1 2 3 4 5 6 7 8 9 10 Expand Site(s) with Appropriate Buffer
 Property Depth: 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 **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

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



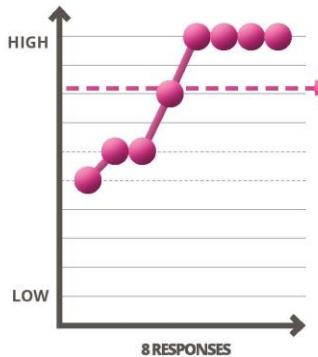
CONFLUENCE



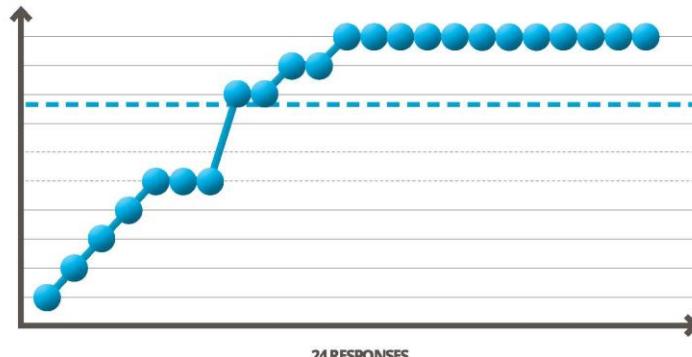
SURVEY RESULTS – JOHNSON DRIVE

10 - TO WHAT EXTENT SHOULD **SUSTAINABILITY** BE CONSIDERED A PRIORITY FOR REDEVELOPMENT IN THE STUDY AREA?

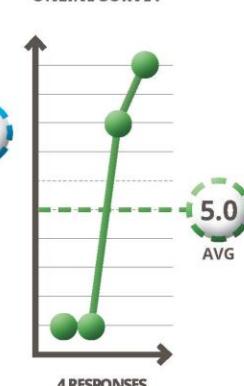
STEERING COMMITTEE



PUBLIC RESPONSES - HARD COPY SURVEYS



ONLINE SURVEY



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



SURVEY RESULTS – JOHNSON DRIVE

COMMERCIAL REDEVELOPMENT

RESIDENTIAL REDEVELOPMENT

TRAIL AND STREET CONNECTIVITY

LIMITED BY EXISTING PROPERTIES

MARKET DEMAND

PUBLIC POLICY

DEVELOPMENT CHARACTER AND QUALITY

DEVELOPMENT INCENTIVES

SUSTAINABILITY

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
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?
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Maintain Existing
Property Depth 0 1 2 3 4 5 6 7 8 9 10 Expand Site(s) with Appropriate Buffer
Comments: _____

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CONFLUENCE



SURVEY RESULTS – JOHNSON DRIVE

COMMERCIAL REDEVELOPMENT	5.7
RESIDENTIAL REDEVELOPMENT	4.7
TRAIL AND STREET CONNECTIVITY	6.4
LIMITED BY EXISTING PROPERTIES	4.9
MARKET DEMAND	5.9
PUBLIC POLICY	6.6
DEVELOPMENT CHARACTER AND QUALITY	8.0
DEVELOPMENT INCENTIVES	5.0
SUSTAINABILITY	7.6

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
Comments: _____

2. If **residential redevelopment** occurs within the study area, what type would you prefer?
Lower Density 0 1 2 3 4 5 6 7 8 9 10 Higher Density
Housing 0 1 2 3 4 5 6 7 8 9 10 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: _____

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Property Depth 0 1 2 3 4 5 6 7 8 9 10 Buffer

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 ROELAND PARK
 CONFLUENCE
 MARC

SURVEY RESULTS – JOHNSON DRIVE

8.0 DEVELOPMENT CHARACTER AND QUALITY

7.6 SUSTAINABILITY

6.6 PUBLIC POLICY

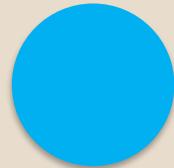
6.4 TRAIL AND STREET CONNECTIVITY

5.9 MARKET DEMAND

5.0 DEVELOPMENT INCENTIVES

REDEVELOPMENT SCENARIOS – PUBLIC MEETING #2

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



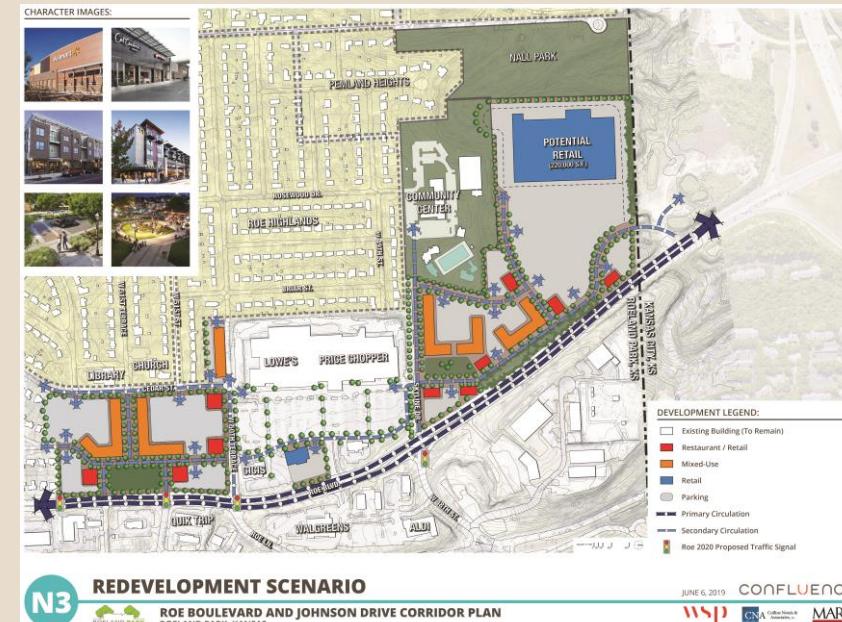
Favorite Feature on ANY Concept

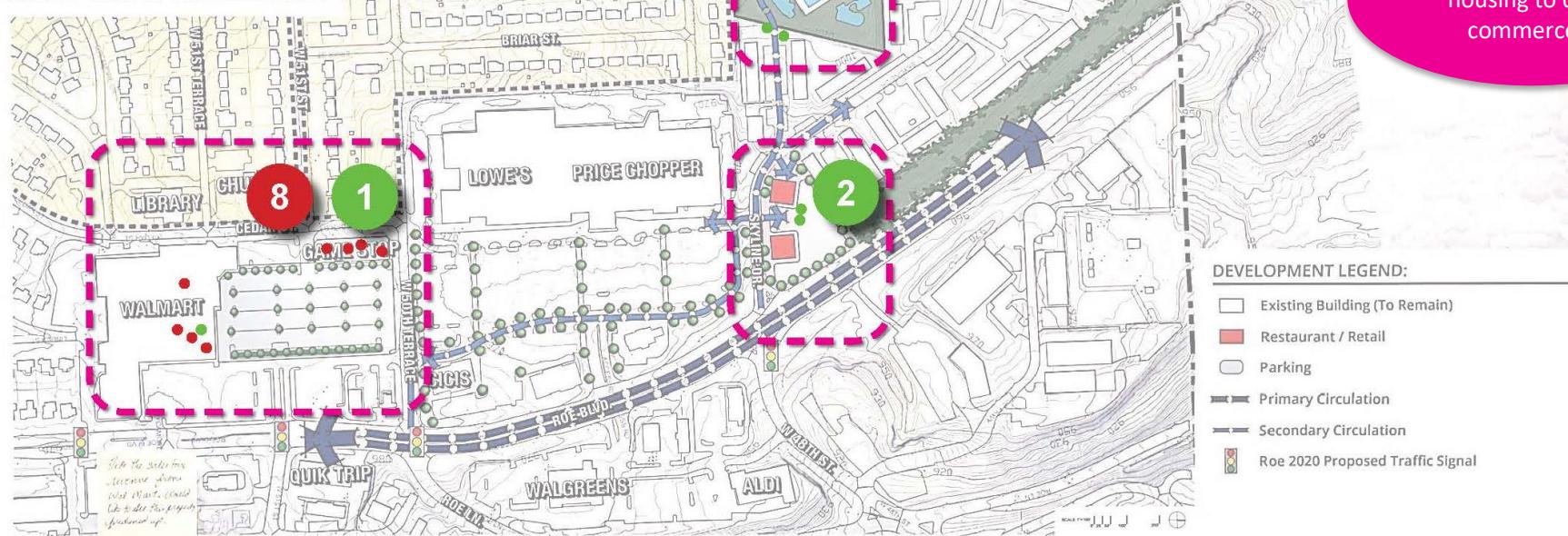
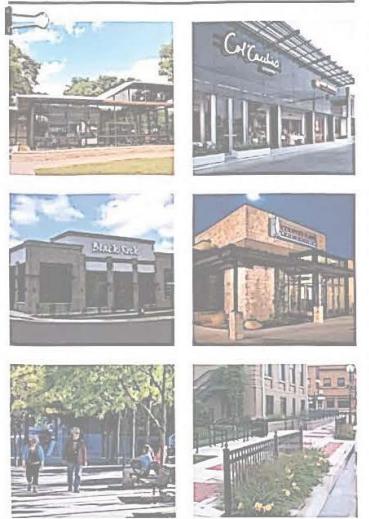


Least Favorite Feature on
ANY Concept

REDEVELOPMENT SCENARIOS – PUBLIC MEETING #2

North Site Concepts





"Doesn't provide housing to drive commerce."



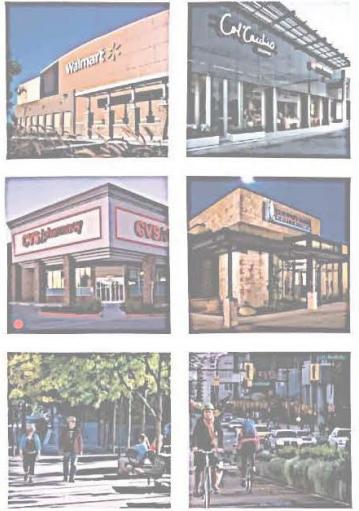
REDEVELOPMENT SCENARIO

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

JUNE 6, 2019

CONFLUENCE





N2

REDEVELOPMENT SCENARIO

ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELAND PARK, KANSAS

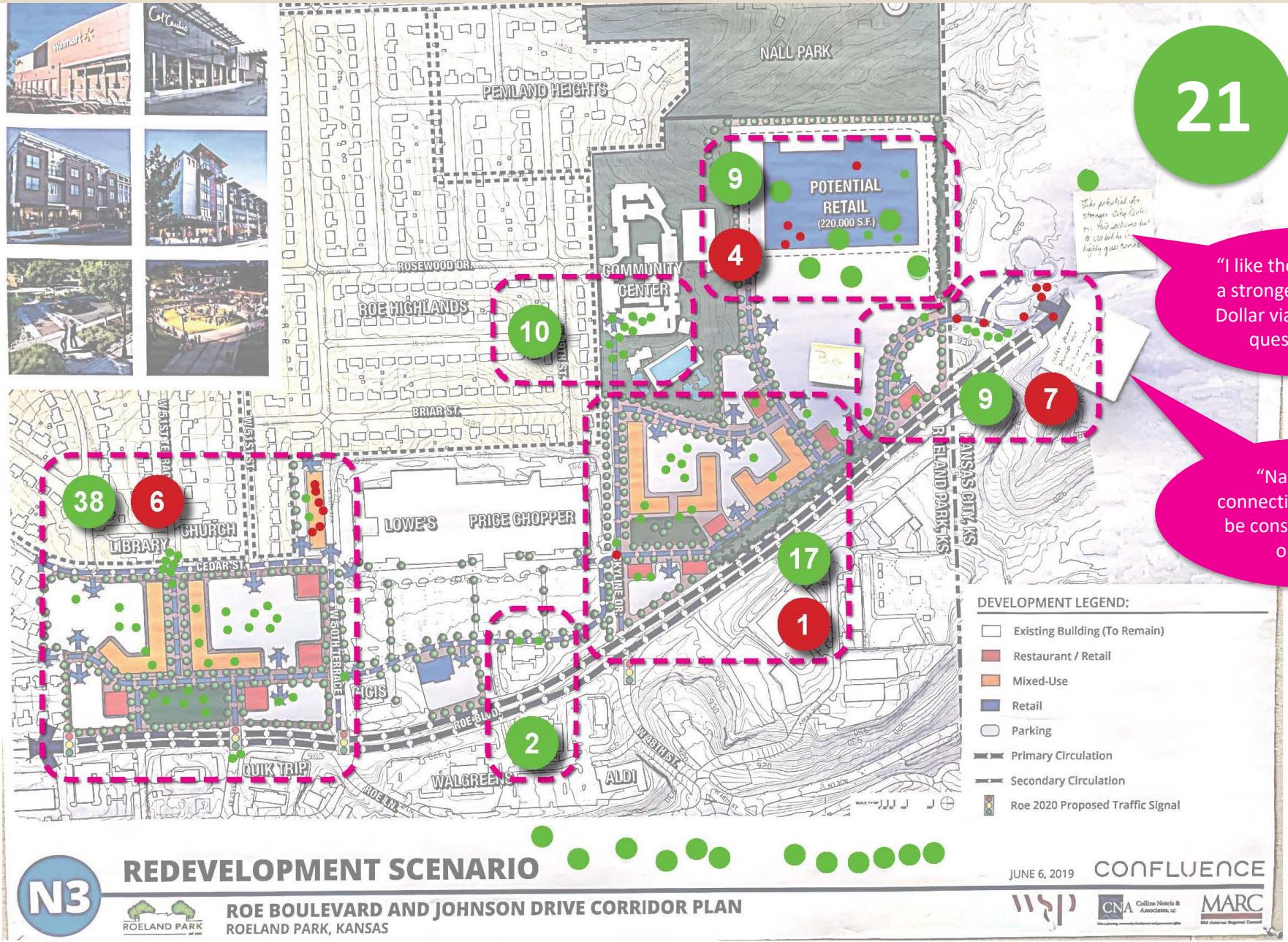
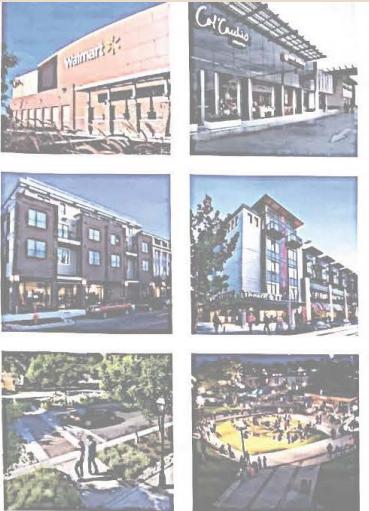
JUNE 6, 2019

CONFLUENCE



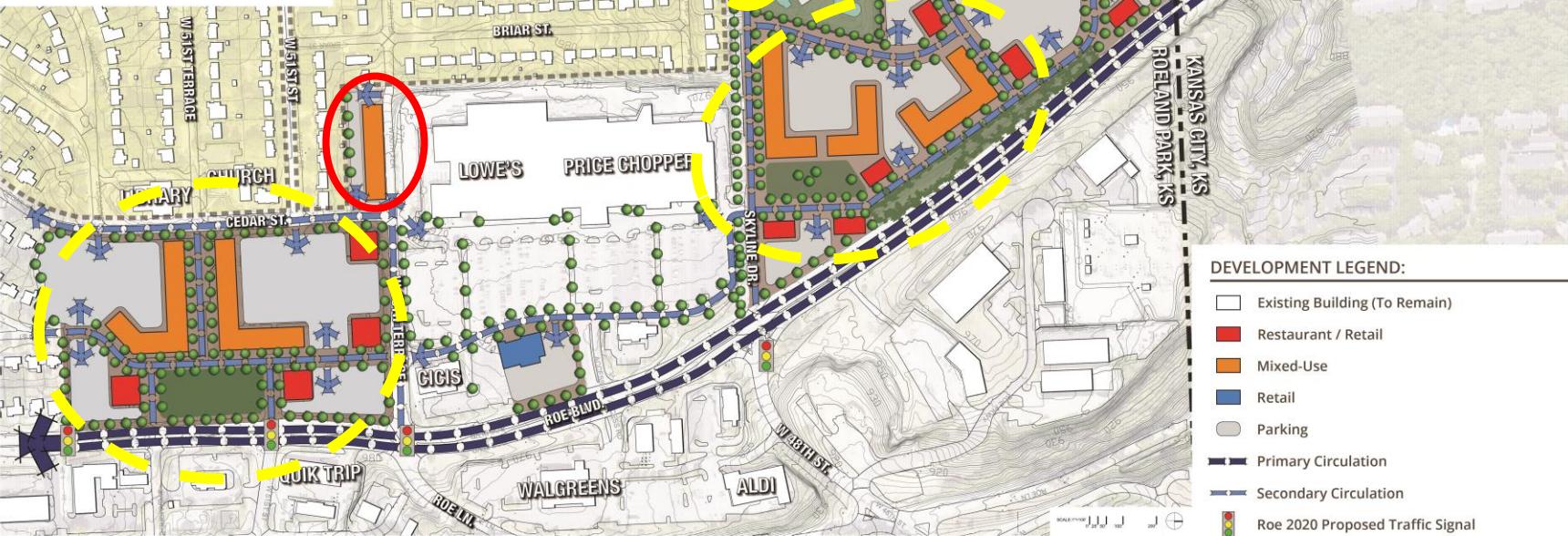
CNA
Collins Notes & Associates, Inc.

MARC
Mid America Regional Council



(Preferred Plan Discussion)

CHARACTER IMAGES:



JUNE 6, 2019

CONFLUENCE



CNA
Collins Notes & Associates, LLC
Unleashing community development and government expertise

MARC
Mid-America Regional Council



REDEVELOPMENT SCENARIO

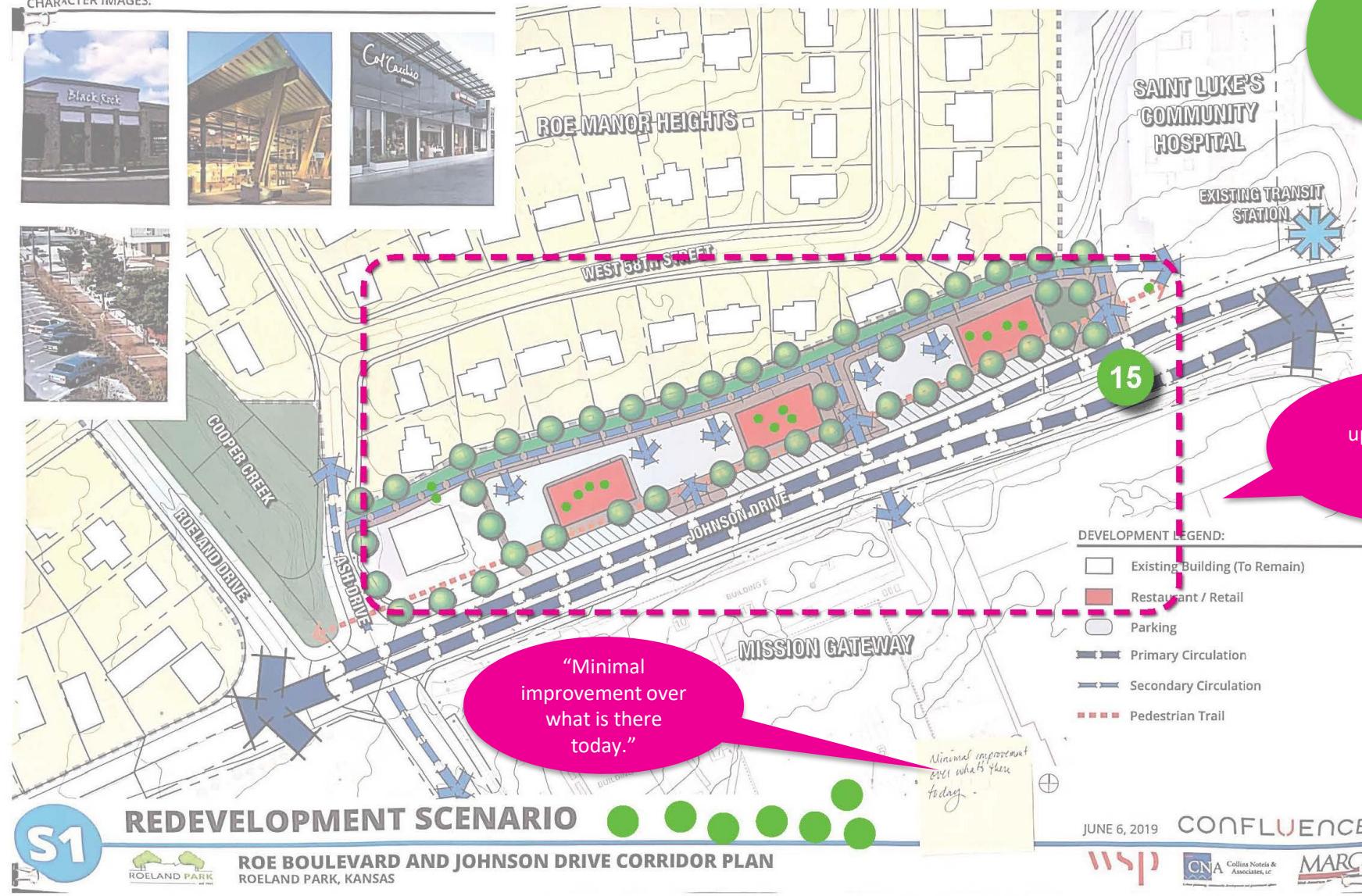
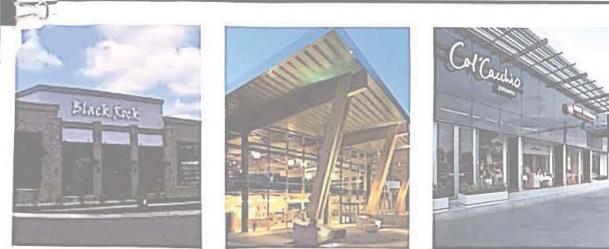
ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELEAND PARK, KANSAS

REDEVELOPMENT SCENARIOS – PUBLIC MEETING #2

South Site Concepts



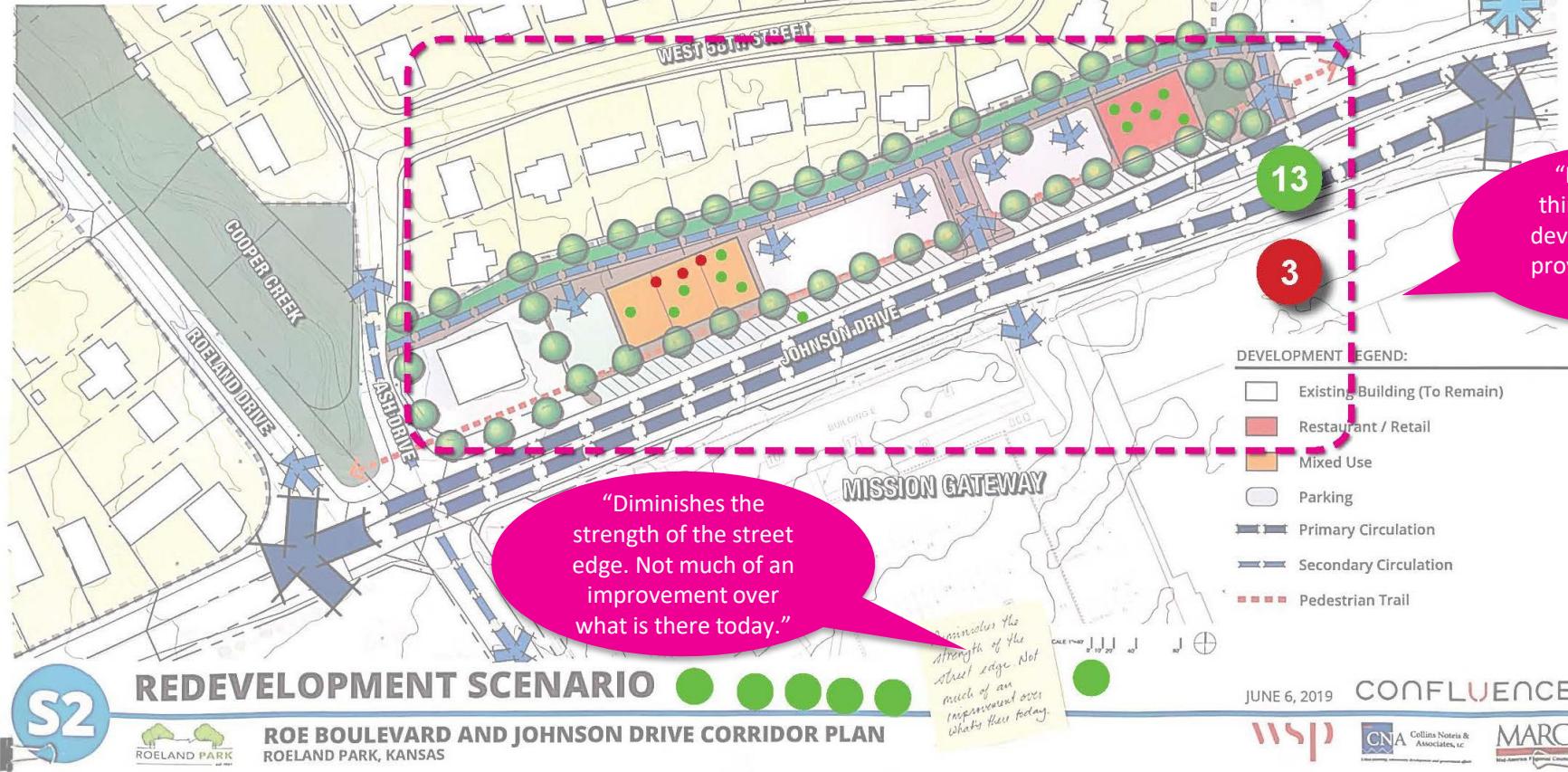
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CHARACTER IMAGES:



CHARACTER IMAGES:

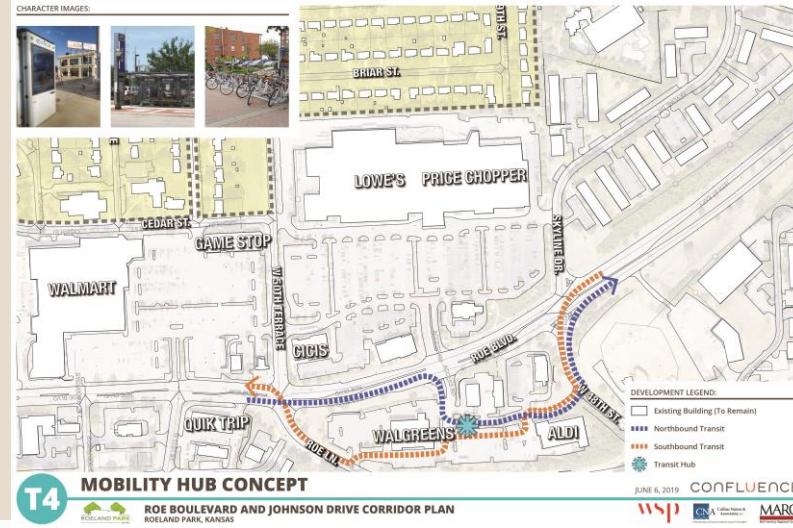
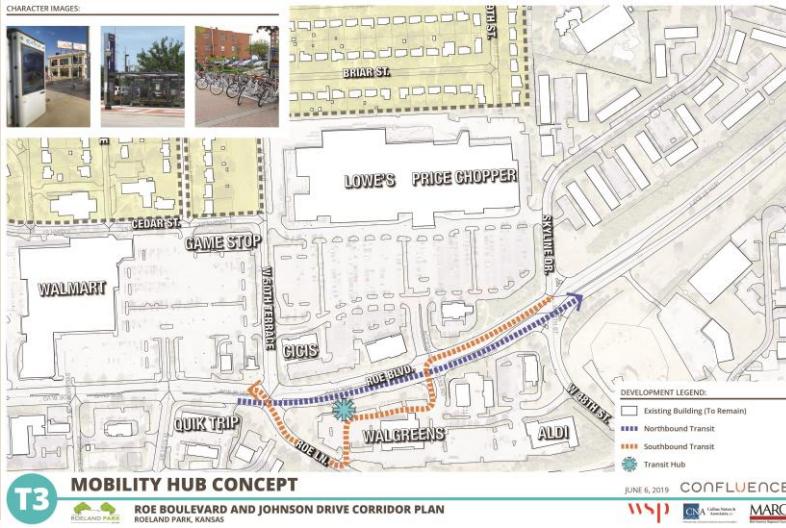
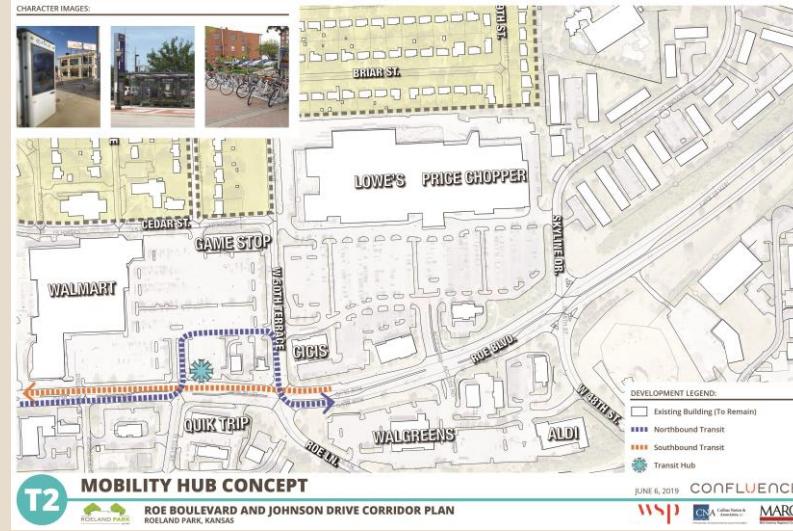
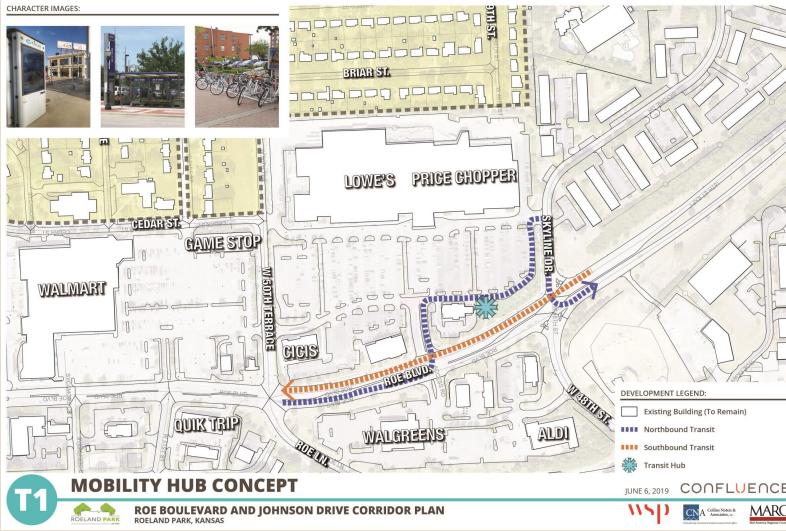


REDEVELOPMENT SCENARIOS – PUBLIC MEETING #2

South Site Preferred Plan Discussion



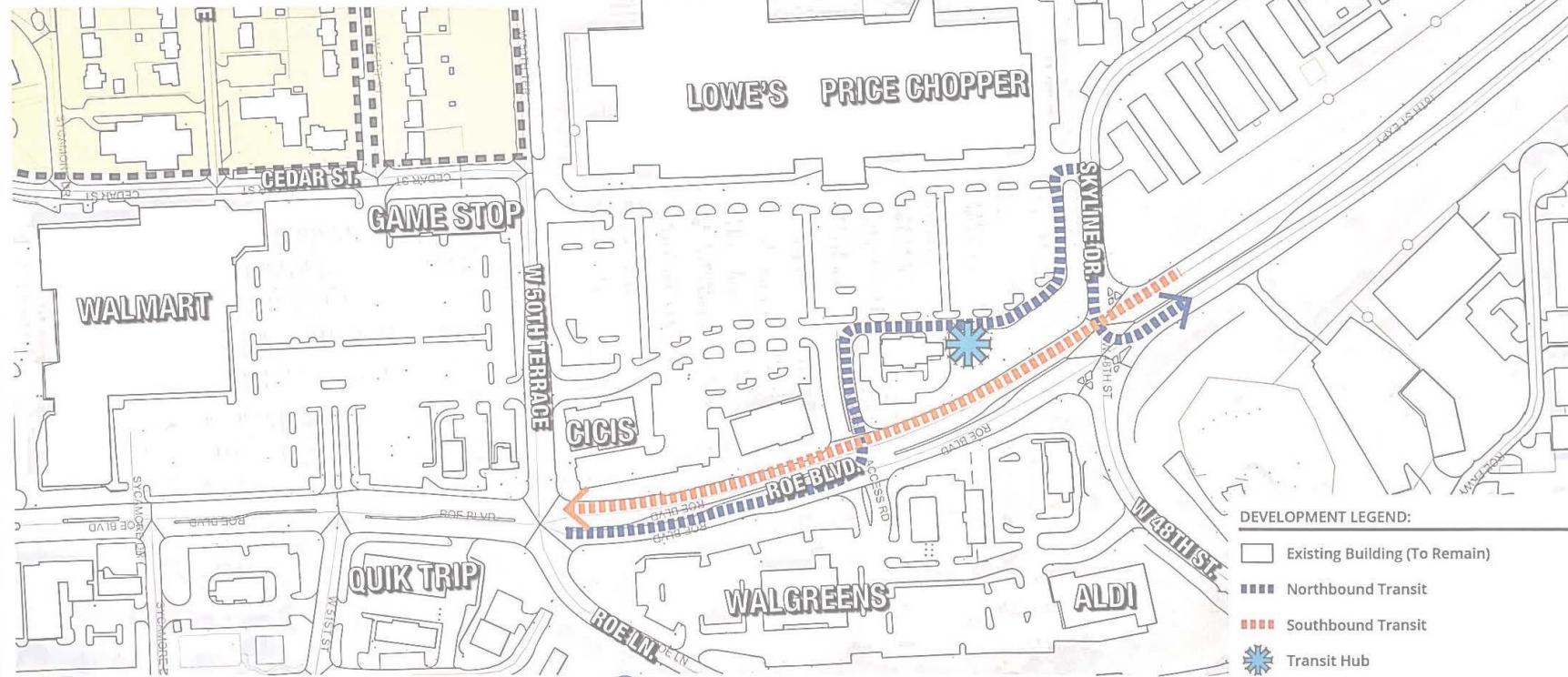
MOBILITY HUB CONCEPTS – PUBLIC MEETING #2



CHARACTER IMAGES:



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ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN

ROELAND PARK, KANSAS

JUNE 6, 2019

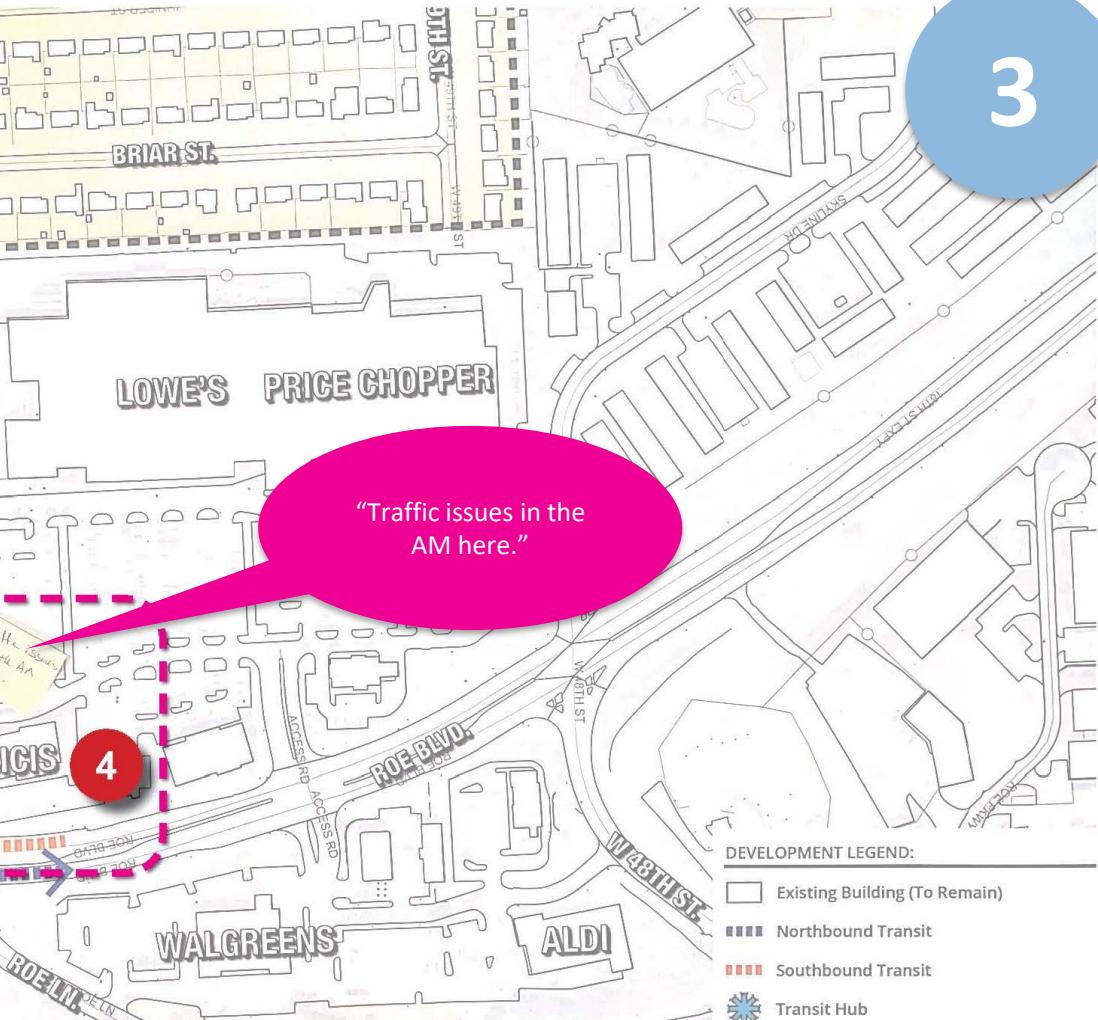
CONFLUENCE



ROE BLVD AND JOHNSON DRIVE CORRIDOR PLAN

CONFLUENCE

CHARACTER IMAGES:



“Traffic issues in the AM here.”

4

MOBILITY HUB CONCEPT



ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN

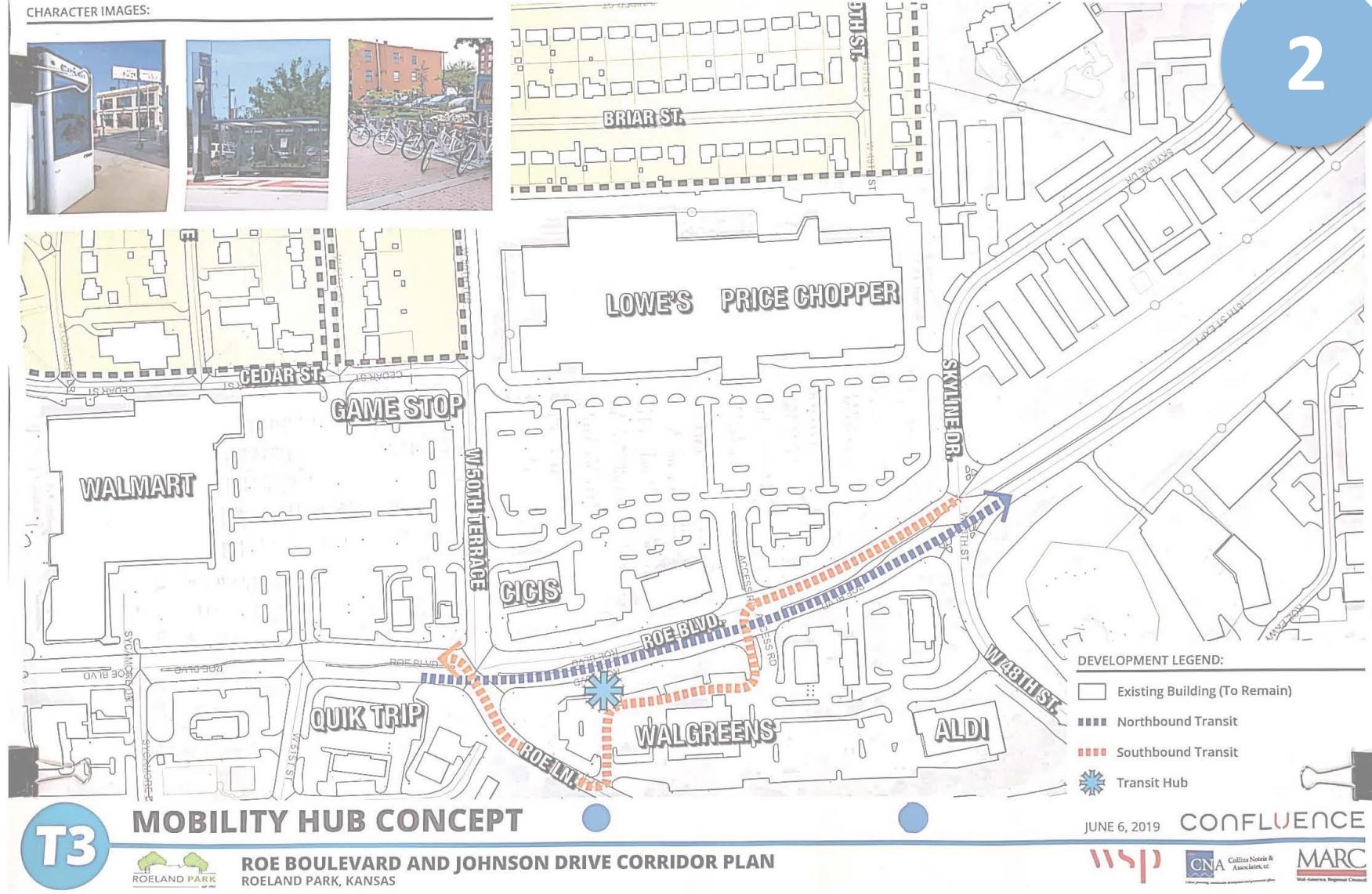
ROELAND PARK, KANSAS

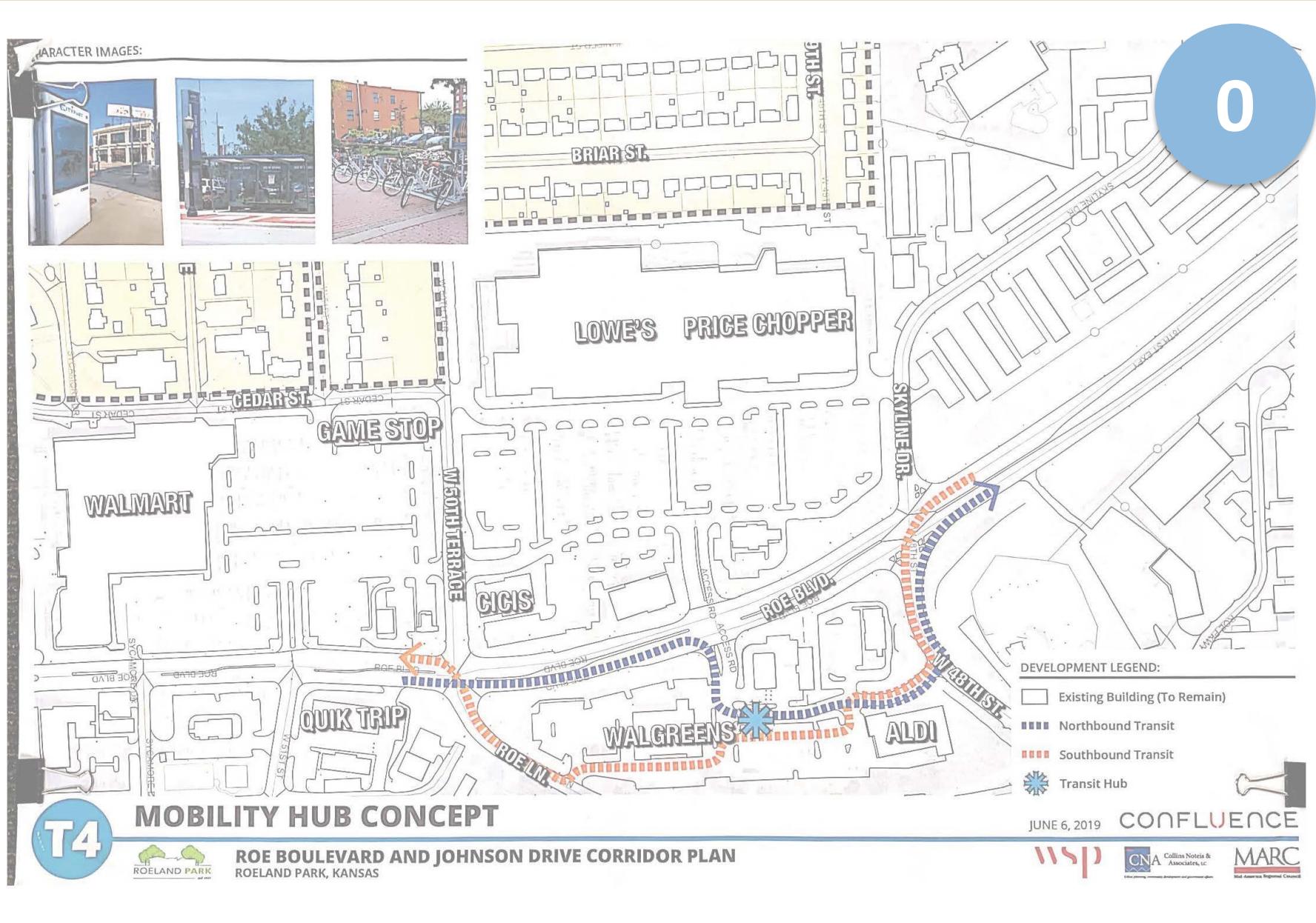
JUNE 6, 2019

CONFLUENCE



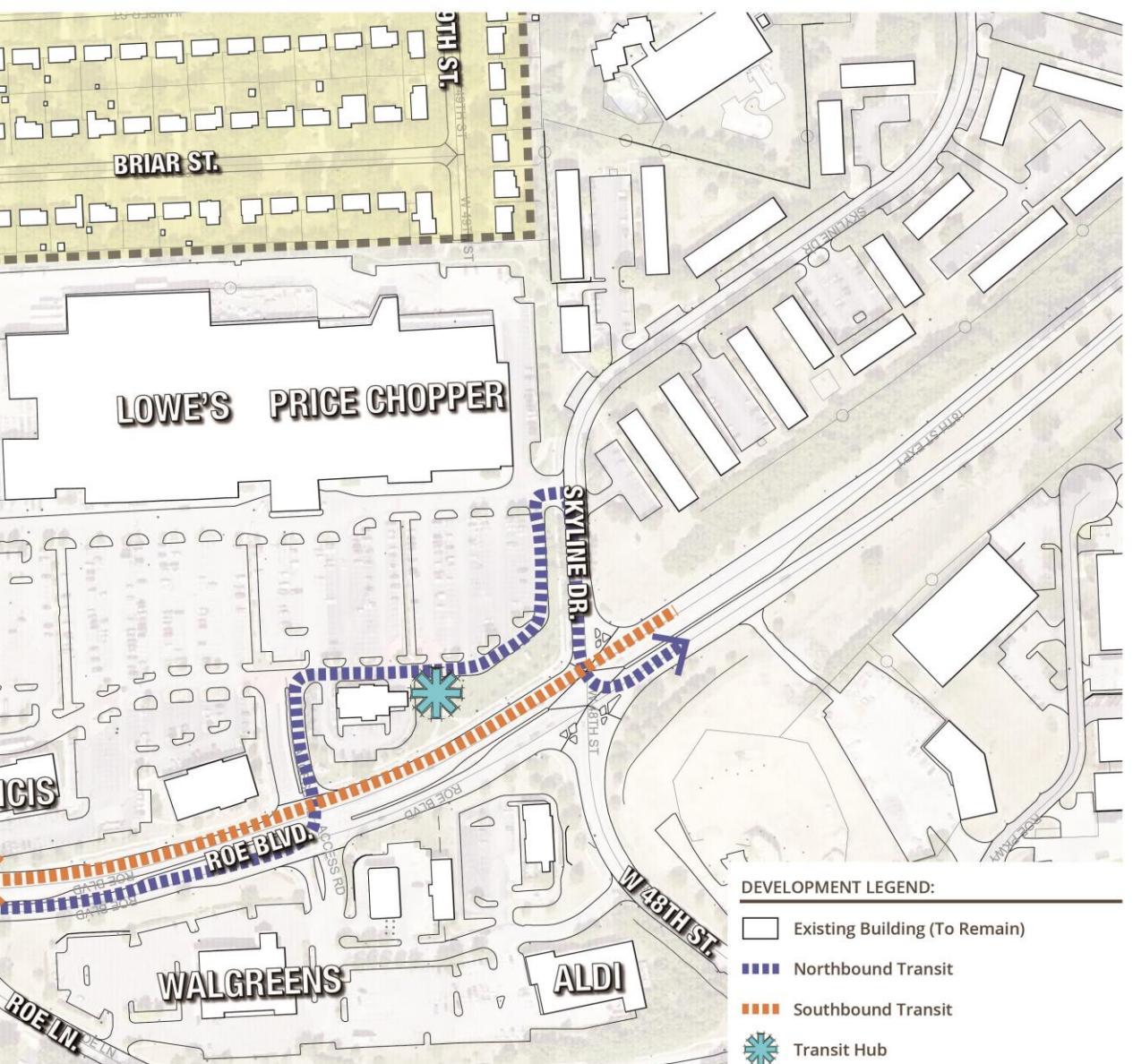
CHARACTER IMAGES:





(Preferred Plan Discussion)

CHARACTER IMAGES:



DEVELOPMENT LEGEND:

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



MOBILITY HUB CONCEPT

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

JUNE 6, 2019

CONFLUENCE



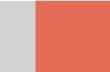
ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN

Plan Outline

- **Introduction**
 - Background of Roeland Park
 - Planning for Sustainable Places / MARC
 - Goals of Project
 - Anticipated Outcomes
- **Existing Conditions**
 - Description of Study Area North
 - Description of Study Area South
- **Planning Process**
 - Steering Committee Involvement
 - Public Engagement
- **Ideas**
 - Initial Concepts
- **Recommendation**
 - Redevelopment Alternatives
 - Final Plan Recommendation
- **Implementation**

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

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