



CONFLUENCE

Steering Committee Meeting #4

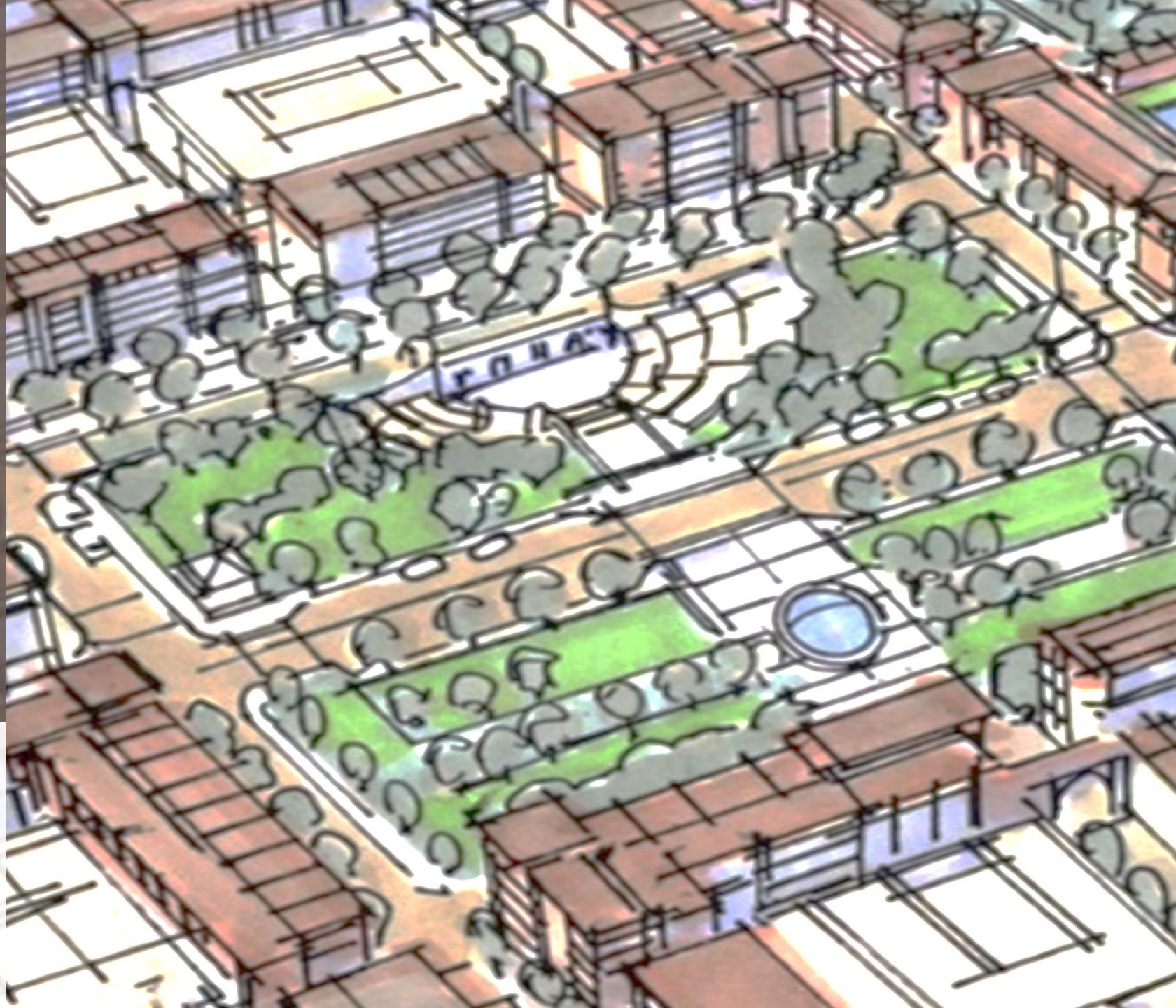
ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN ROELAND PARK, KS

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

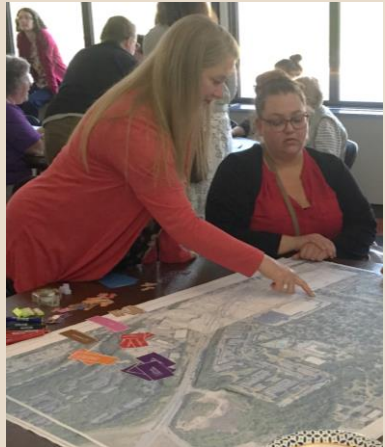
RECAP – PUBLIC MEETING #1

Precedent Images Exercise



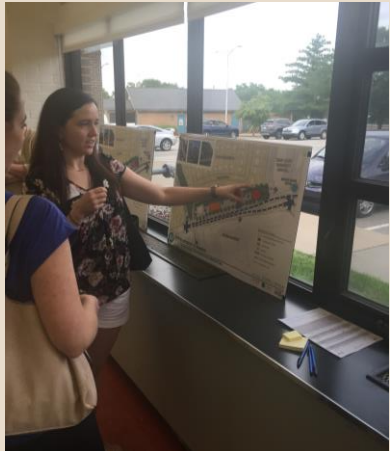
RECAP – PUBLIC MEETING #1

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



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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



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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

ROELAND PARK
CONFLUENCE
MARC
Mid-America Regional Council

QUESTIONNAIRE RESULTS – JOHNSON DRIVE



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



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QUESTIONNAIRE RESULTS – JOHNSON DRIVE



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



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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 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



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
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



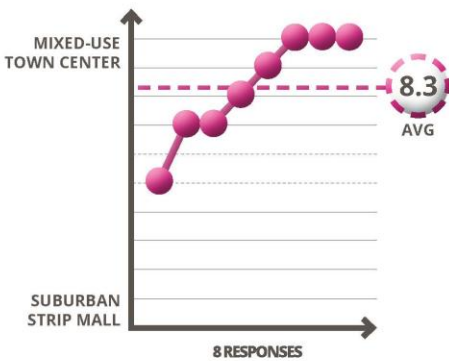
CONFLUENCE



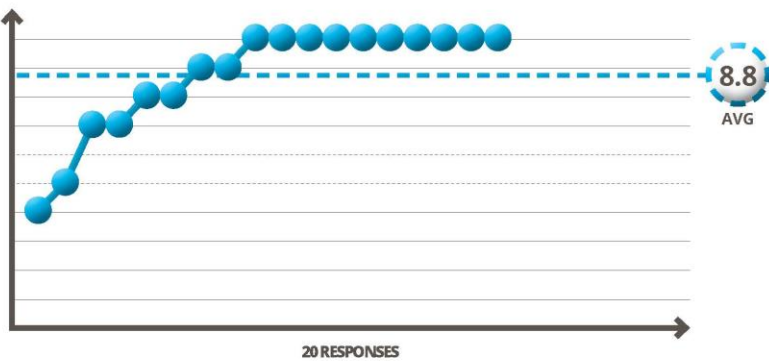
SURVEY RESULTS – ROE BLVD

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

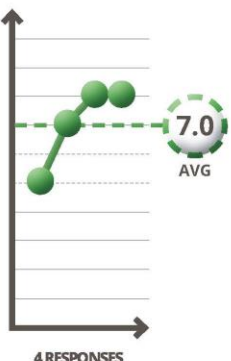
STEERING COMMITTEE



PUBLIC RESPONSES - HARD COPY SURVEYS

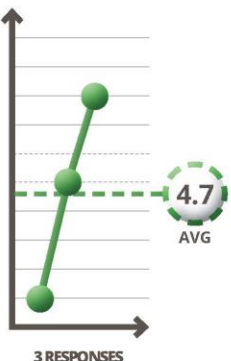
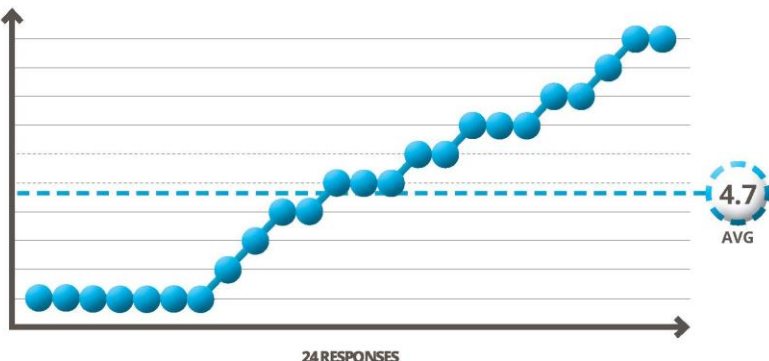
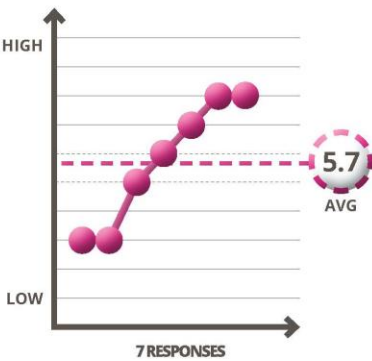


ONLINE SURVEY



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

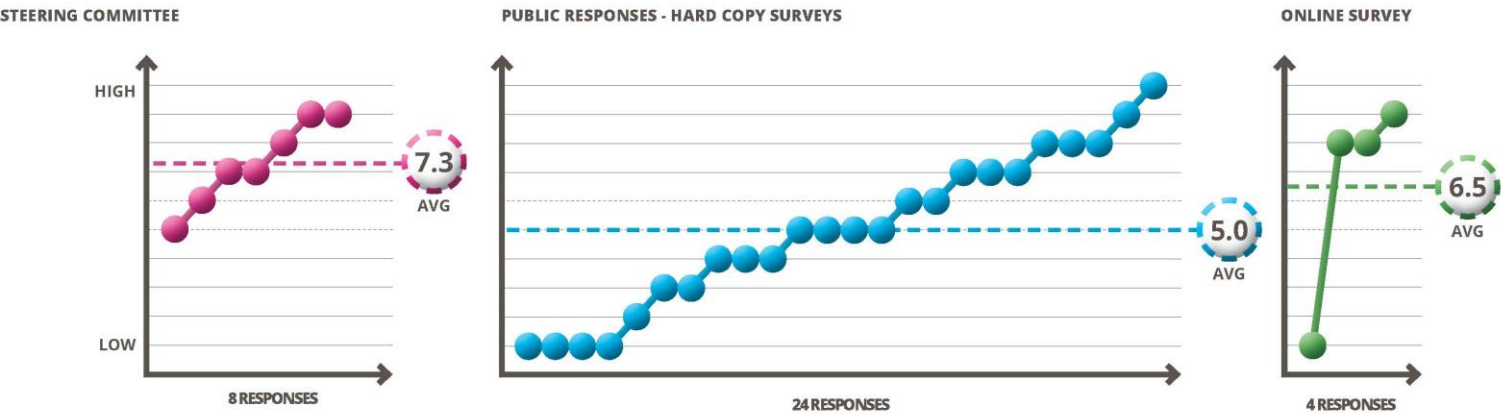
Public Meeting #2

ROE BOULEVARD SITE(S) QUESTIONS:

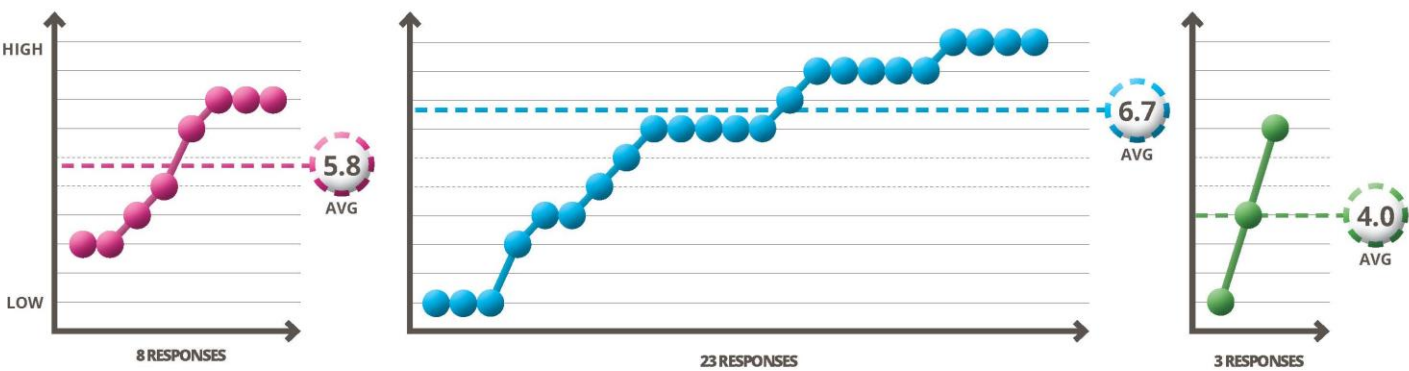
1. If commercial redevelopment occurs within the study area, what type would you prefer?												
Suburban Strip Mall	0	1	2	3	4	5	6	7	8	9	10	Mixed-Use Town Center
Comments:												
2. If residential redevelopment occurs within the study area, to what extent should the following development types 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	

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



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	0	1	2	3	4	5	6	7	8	9	10	Mixed-Use
Strip Mall												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?

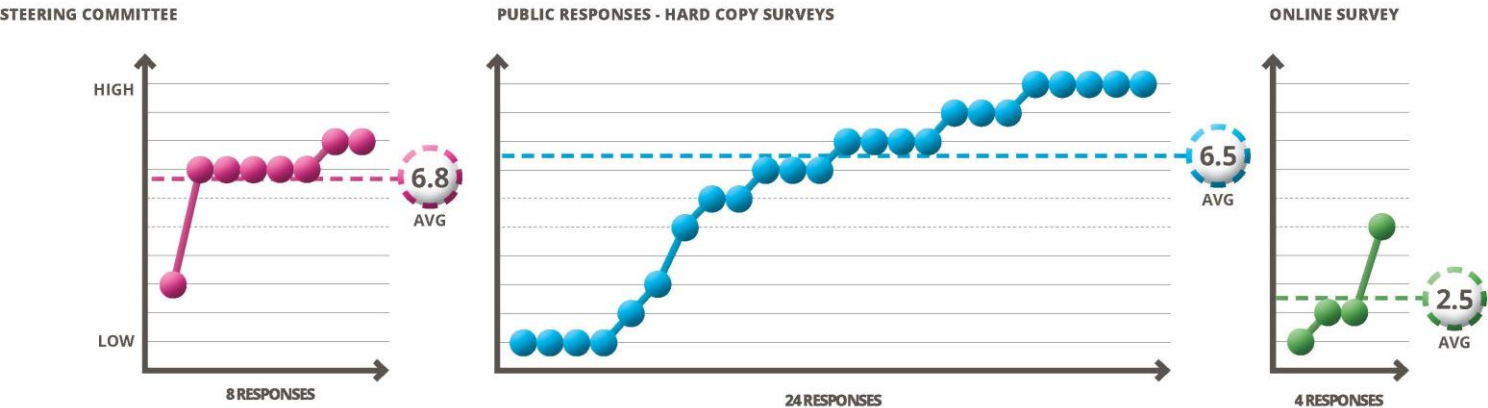
low	1	2	3	4	5	6	7	8	9	10	high
-----	---	---	---	---	---	---	---	---	---	----	------
8. To what extent should the City consider **development incentives** as a priority to support redevelopment in the study area?

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?

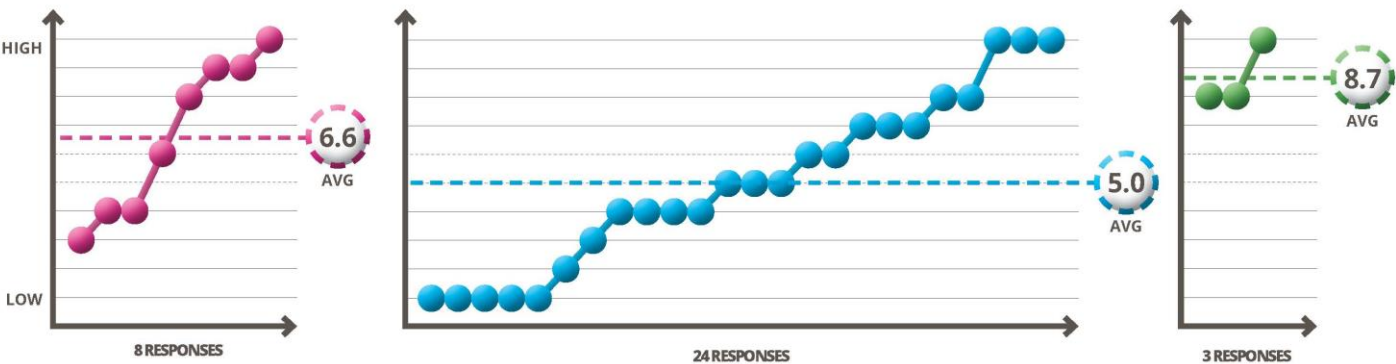
low	1	2	3	4	5	6	7	8	9	10	high
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SURVEY RESULTS – ROE BLVD

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



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:

- 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:
- 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
- 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:
- 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 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

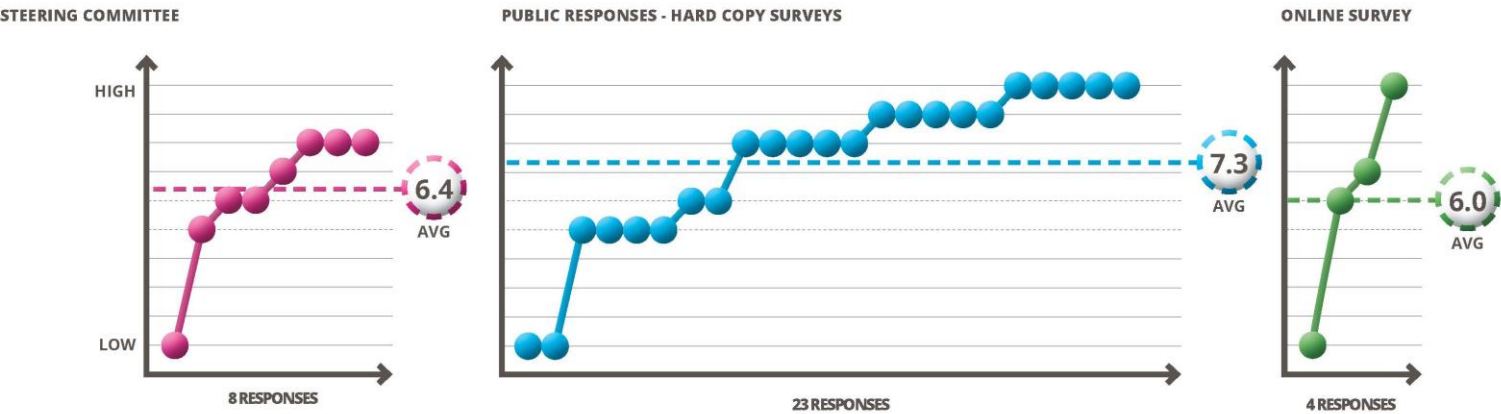


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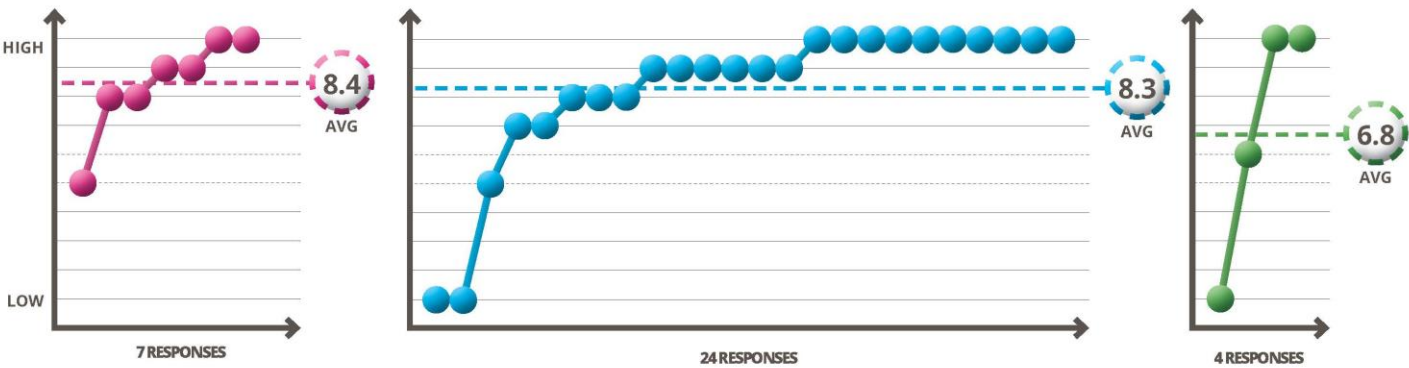


SURVEY RESULTS – ROE BLVD

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



7 - TO WHAT EXTENT SHOULD DEVELOPMENT CHARACTER AND QUALITY BE CONSIDERED A PRIORITY FOR REVEDELOPMENT 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?
- | | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | Mixed-Use Town Center |
|---------------------|---|---|---|---|---|---|---|---|---|---|----|-----------------------|
| Suburban Strip Mall | | | | | | | | | | | | |
- Comments: _____
2. If **residential redevelopment** occurs within the study area, to what extent should the following development types be considered a priority?
- | | low | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | high |
|---------------------------------|-----|---|---|---|---|---|---|---|---|---|----|------|
| a) Affordable Housing | | | | | | | | | | | | |
| b) Senior Housing | | | | | | | | | | | | |
| c) Residential Above Commercial | | | | | | | | | | | | |
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 |
|--|-----|---|---|---|---|---|---|---|---|---|----|------|
| | | | | | | | | | | | | |

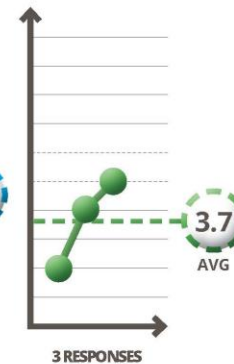


CONFLUENCE



Public Meeting #2

ONLINE SURVEY



4 RESPONSES

5.3
AVG

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



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

012345678910

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

low12345678910high

b) Senior Housing

low12345678910high

c) Residential Above Commercial

low12345678910high

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?

low12345678910high

5. To what extent should future redevelopment in the study area be driven by **market demand**?

low12345678910high

6. To what extent should future redevelopment in the study area be driven by **public policy**?

low12345678910high

7. To what extent should future **development character and quality** be considered a priority for redevelopment in the study area?


low12345678910high

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


low12345678910high

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

low12345678910high

ROELAND PARK

CONFLUENCE

MARC

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

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

ROELAND PARK

CONFLUENCE

MARC

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

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

ROELAND PARK

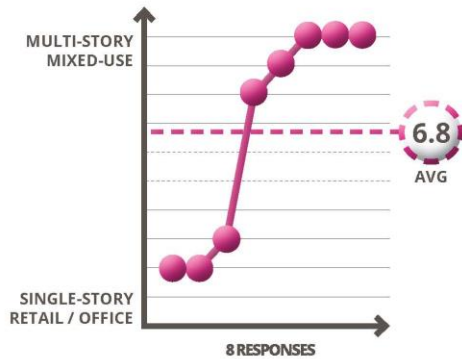
CONFLUENCE

MARC

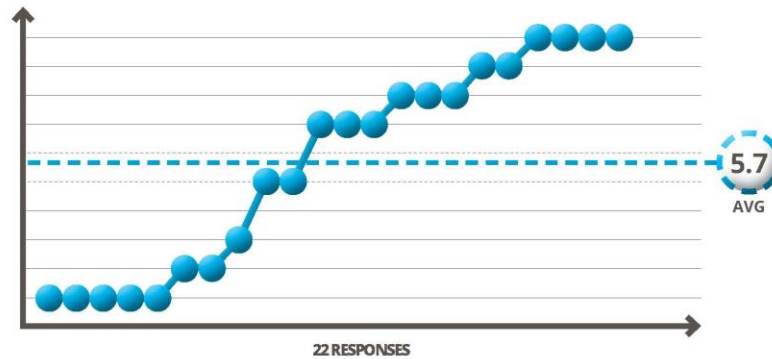
SURVEY RESULTS – JOHNSON DRIVE

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

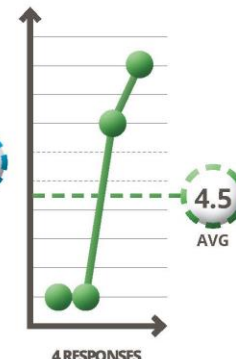
STEERING COMMITTEE



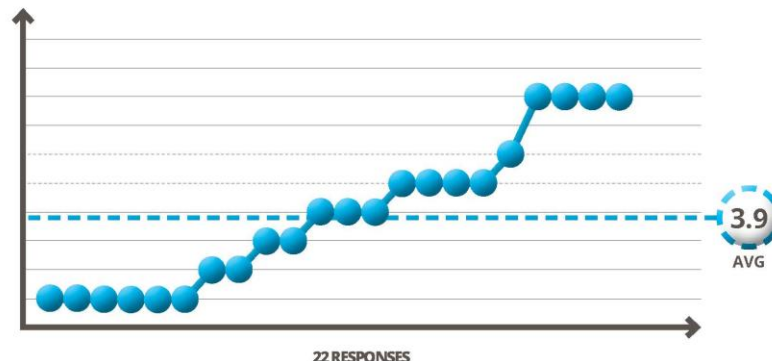
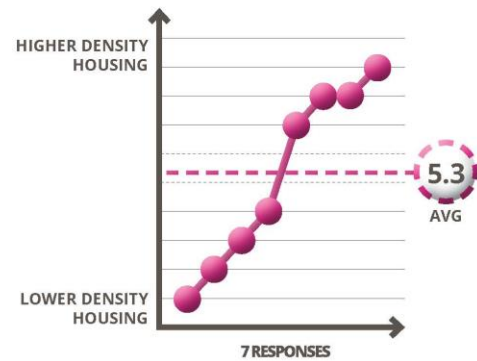
PUBLIC RESPONSES - HARD COPY SURVEYS



ONLINE SURVEY



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



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	0	1	2	3	4	5	6	7	8	9	10	Multi-Story Mixed-Use
------------------------------	---	---	---	---	---	---	---	---	---	---	----	-----------------------

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



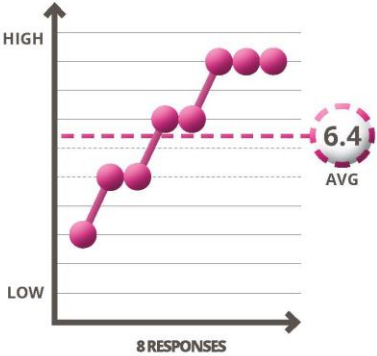
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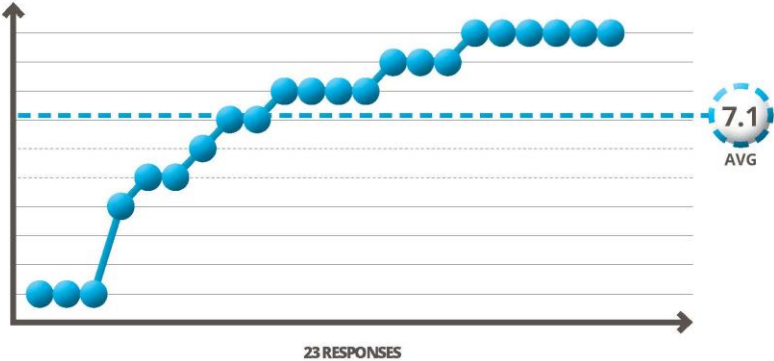
SURVEY RESULTS – JOHNSON DRIVE

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

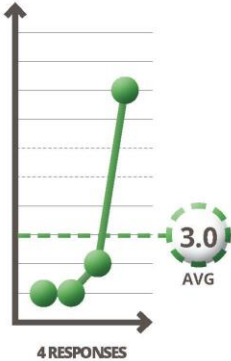
STEERING COMMITTEE



PUBLIC RESPONSES - HARD COPY SURVEYS

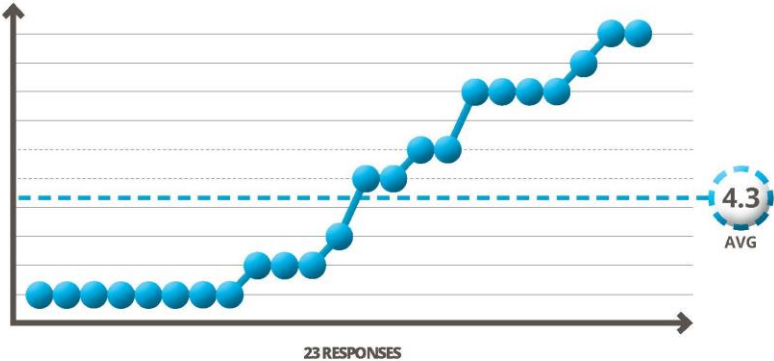
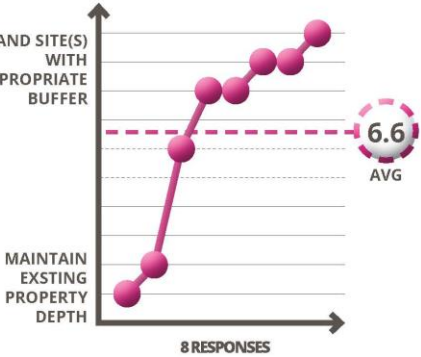


ONLINE SURVEY



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



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
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



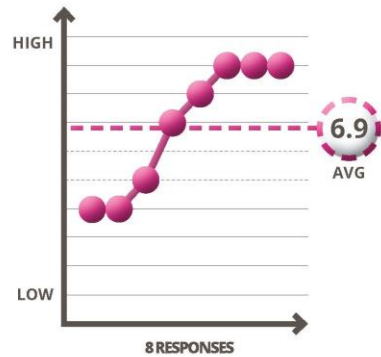
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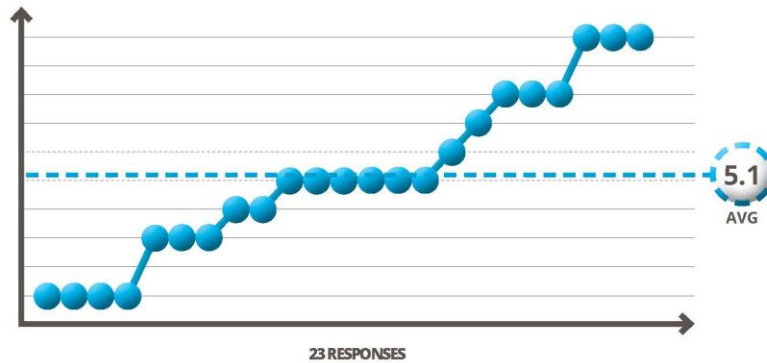
SURVEY RESULTS – JOHNSON DRIVE

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

STEERING COMMITTEE



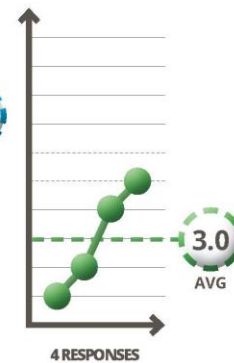
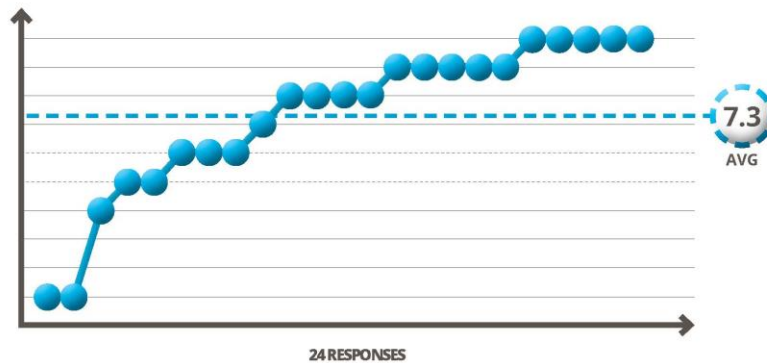
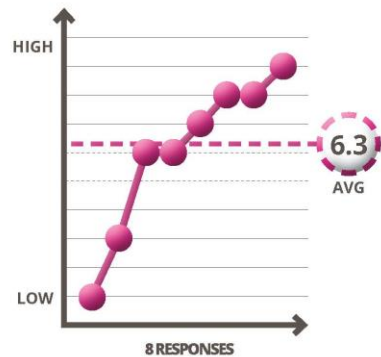
PUBLIC RESPONSES - HARD COPY SURVEYS



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:

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



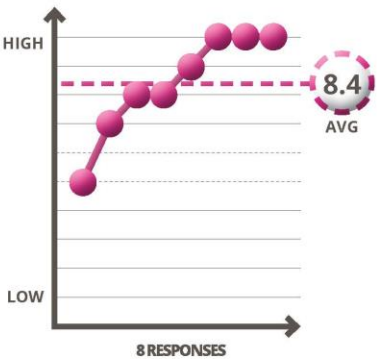
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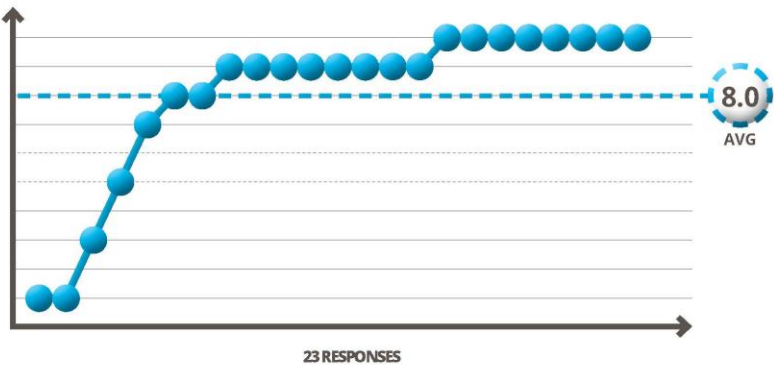
SURVEY RESULTS – JOHNSON DRIVE

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

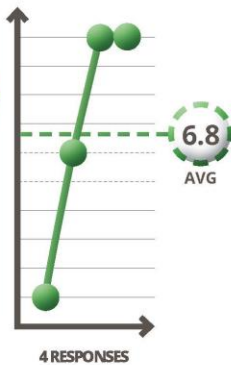
STEERING COMMITTEE



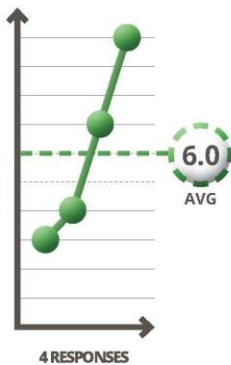
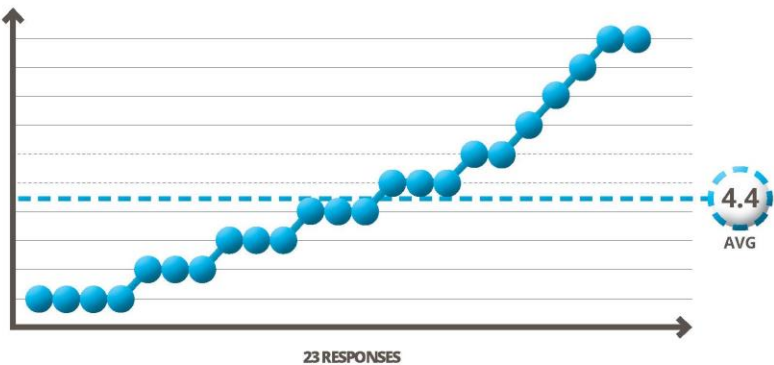
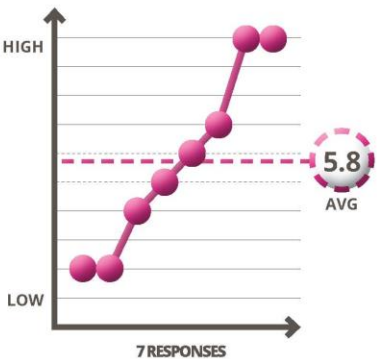
PUBLIC RESPONSES - HARD COPY SURVEYS



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 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
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



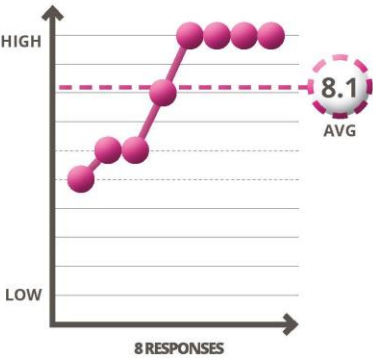
CONFLUENCE



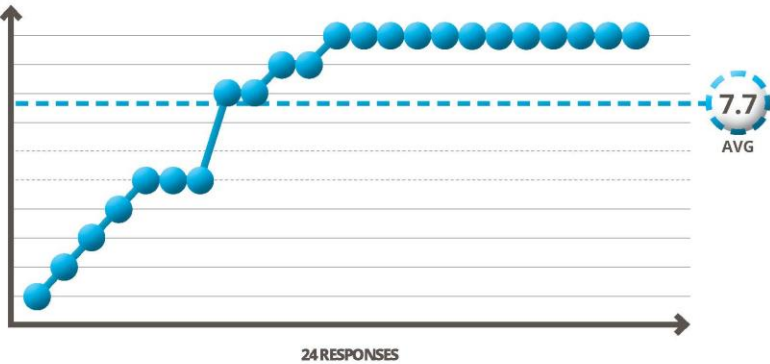
SURVEY RESULTS – JOHNSON DRIVE

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

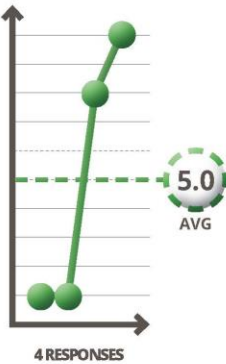
STEERING COMMITTEE



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 Multi-Story Mixed-Use
Comments: _____
2. If **residential redevelopment** occurs within the study area, what type would you prefer?
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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

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

012345678910

Multi-Story
Mixed-Use

Comments:

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

Lower Density
Housing

012345678910

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

12345678910

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

012345678910

Expand Site(s) with
Appropriate Buffer

6. To what extent should future redevelopment in the study area be driven by **market demand**?

low

12345678910

high

7. To what extent should future redevelopment in the study area be driven by **public policy**?

low

12345678910

high

8. To what extent should future **development character and quality** be considered a priority for redevelopment in the study area?

low

12345678910

high

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

low

12345678910

high

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

low

12345678910

high

ROELAND PARK
at 40

CONFLUENCE

MARC
Mid-America Regional Council

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

012345678910

Multi-Story
Mixed-Use

Comments:

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

Lower Density
Housing

012345678910

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

12345678910

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

012345678910

Expand Site(s) with
Appropriate Buffer

6. To what extent should future redevelopment in the study area be driven by **market demand**?

low

12345678910

high

7. To what extent should future redevelopment in the study area be driven by **public policy**?

low

12345678910

high

8. To what extent should future **development character and quality** be considered a priority for redevelopment in the study area?

low

12345678910

high

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

low

12345678910


high

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


low

12345678910

high

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

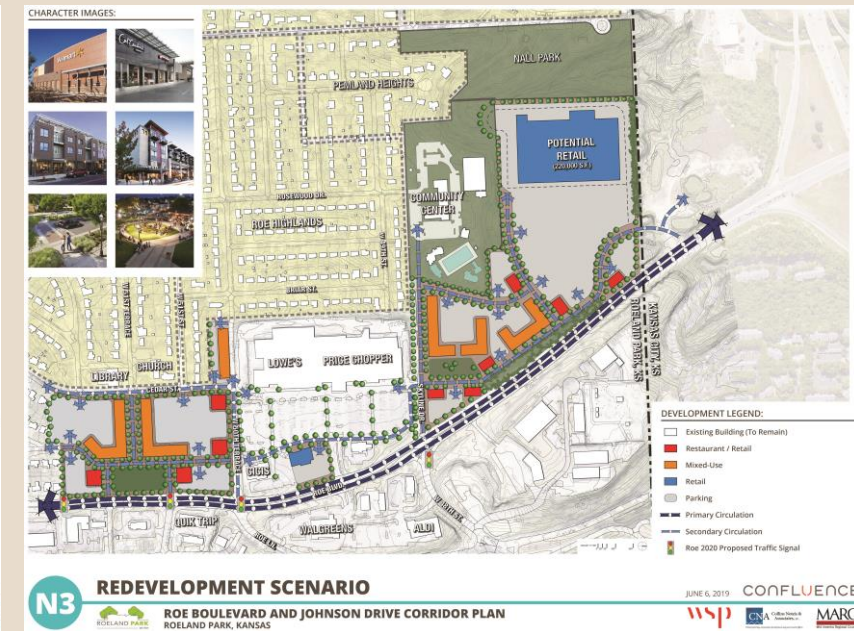
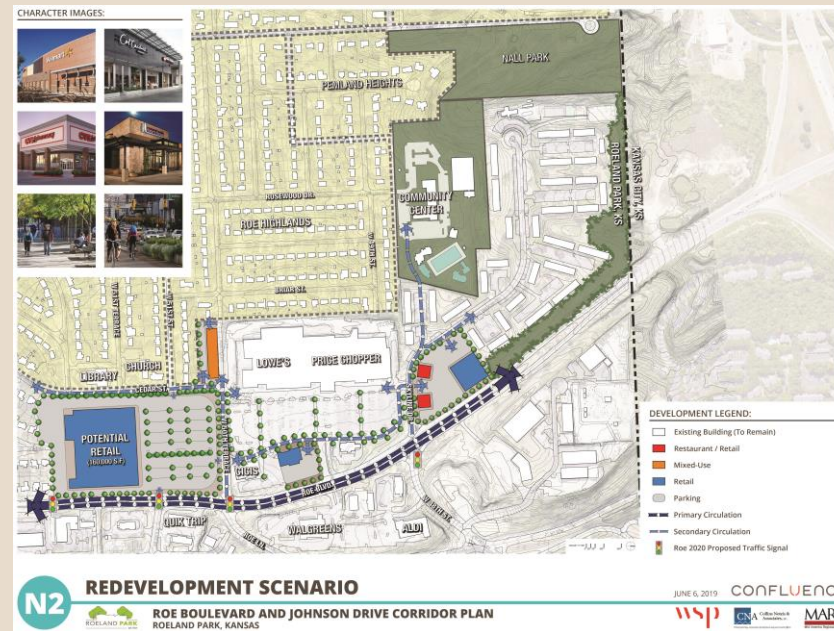


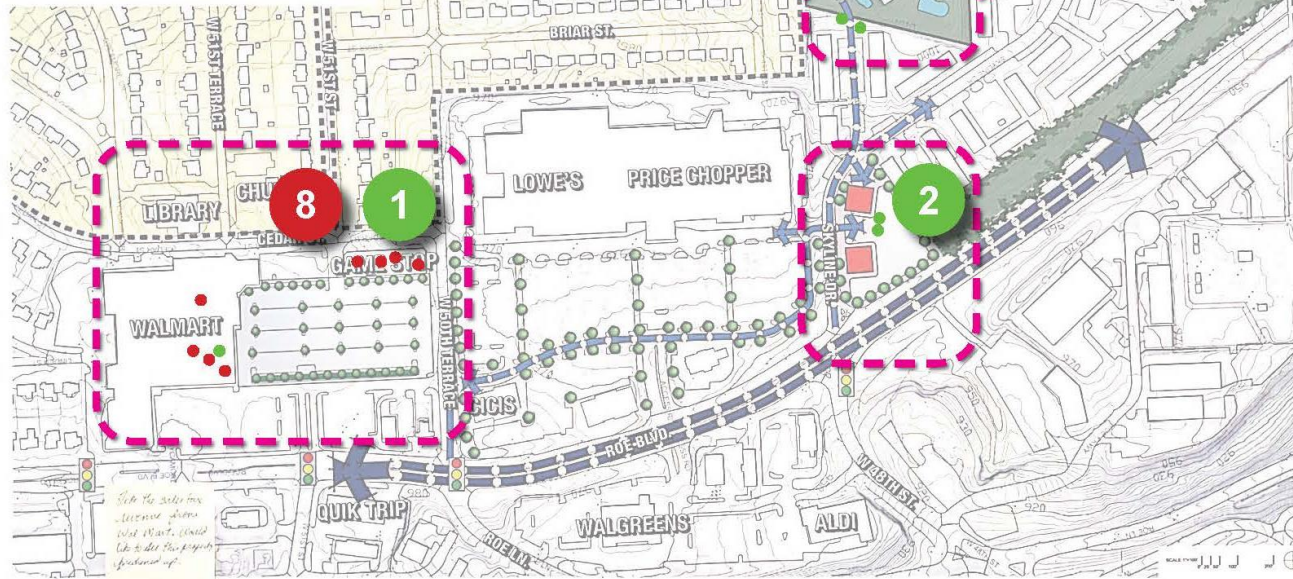
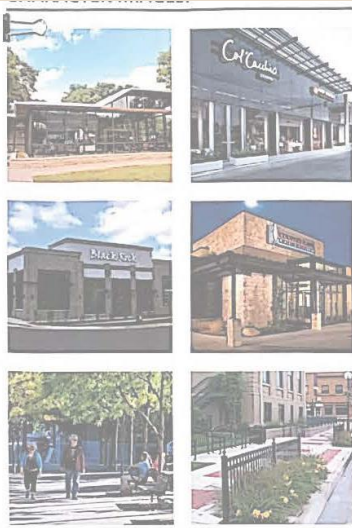
Favorite Feature on ANY Concept



Least Favorite Feature on
ANY Concept

North Site Concepts





2

"Doesn't provide housing to drive commerce."

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



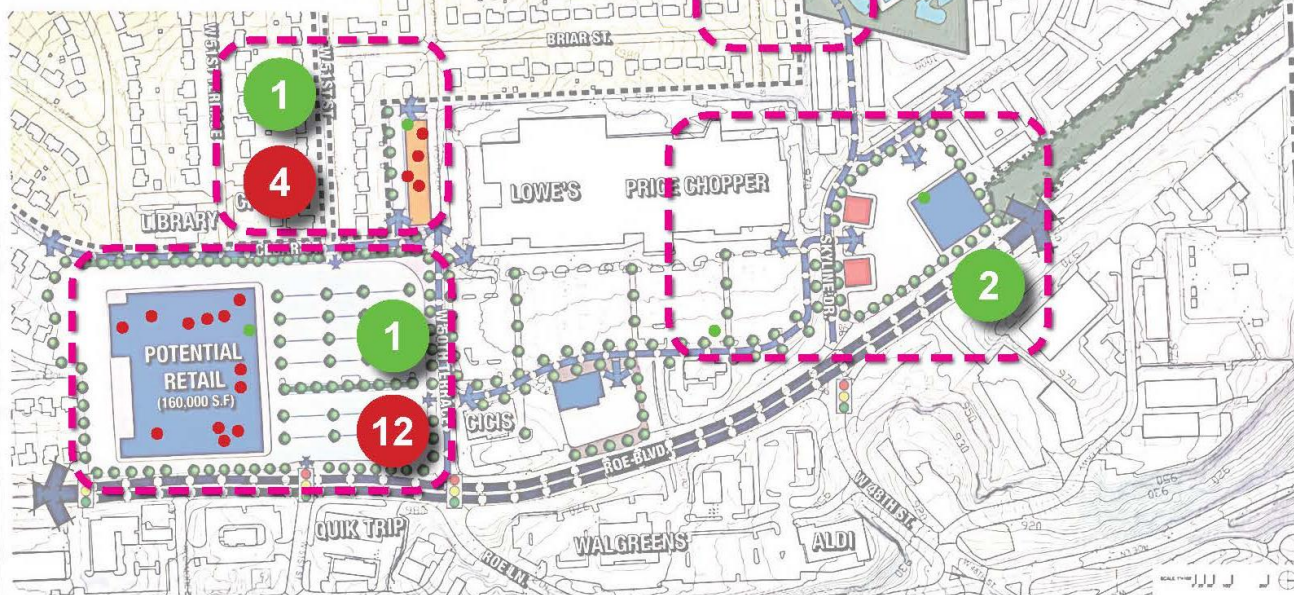
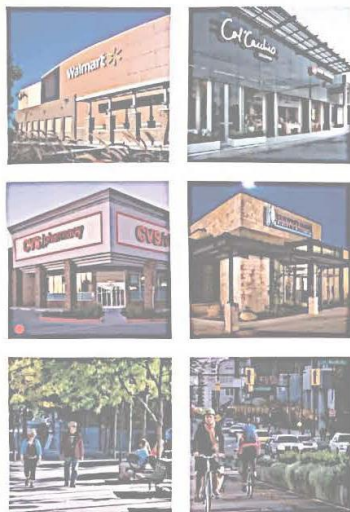
REDEVELOPMENT SCENARIO



ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELAND PARK, KANSAS

JUNE 6, 2019 CONFLUENCE





4

"I like the preserved dollar viability on this option but prefer a stronger City Center Potential."

DEVELOPMENT LEGEND:

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

N2

REDEVELOPMENT SCENARIO



ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELAND PARK, KANSAS

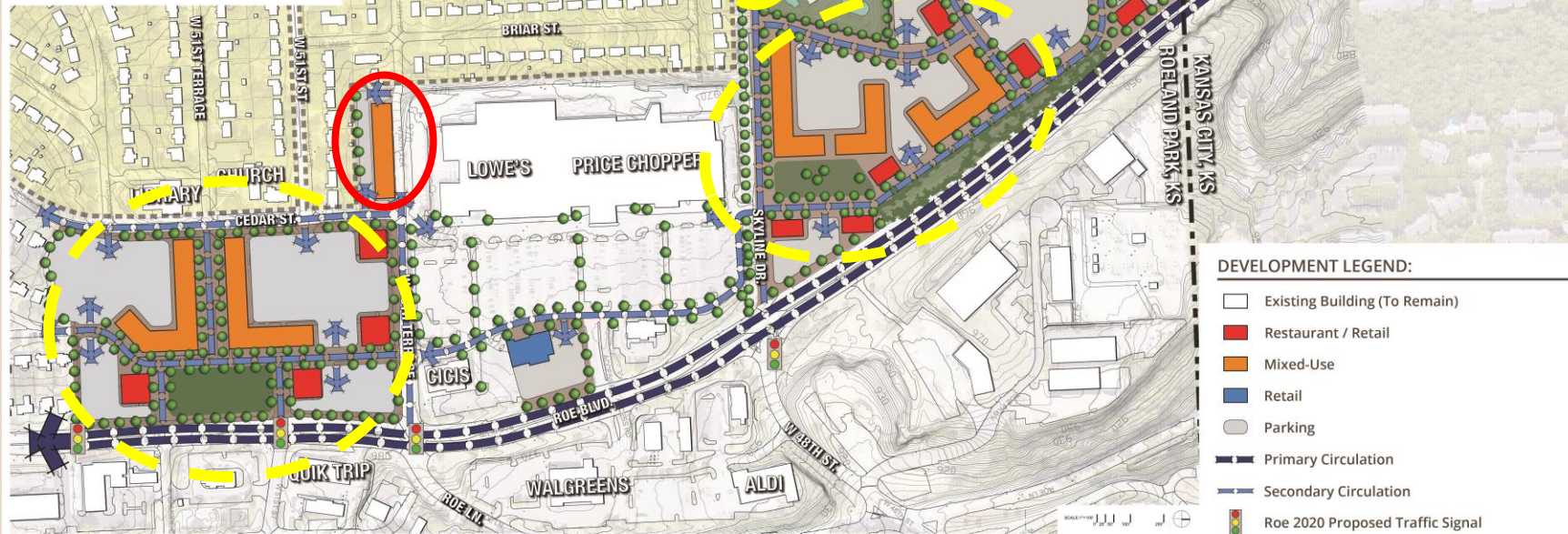
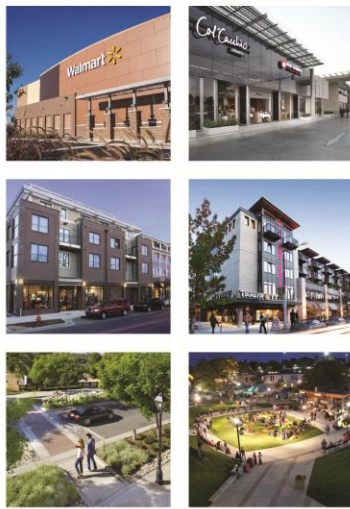
JUNE 6, 2019

CONFLUENCE



(Preferred Plan Discussion)

CHARACTER IMAGES:



REDEVELOPMENT SCENARIO



ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELAND PARK, KANSAS

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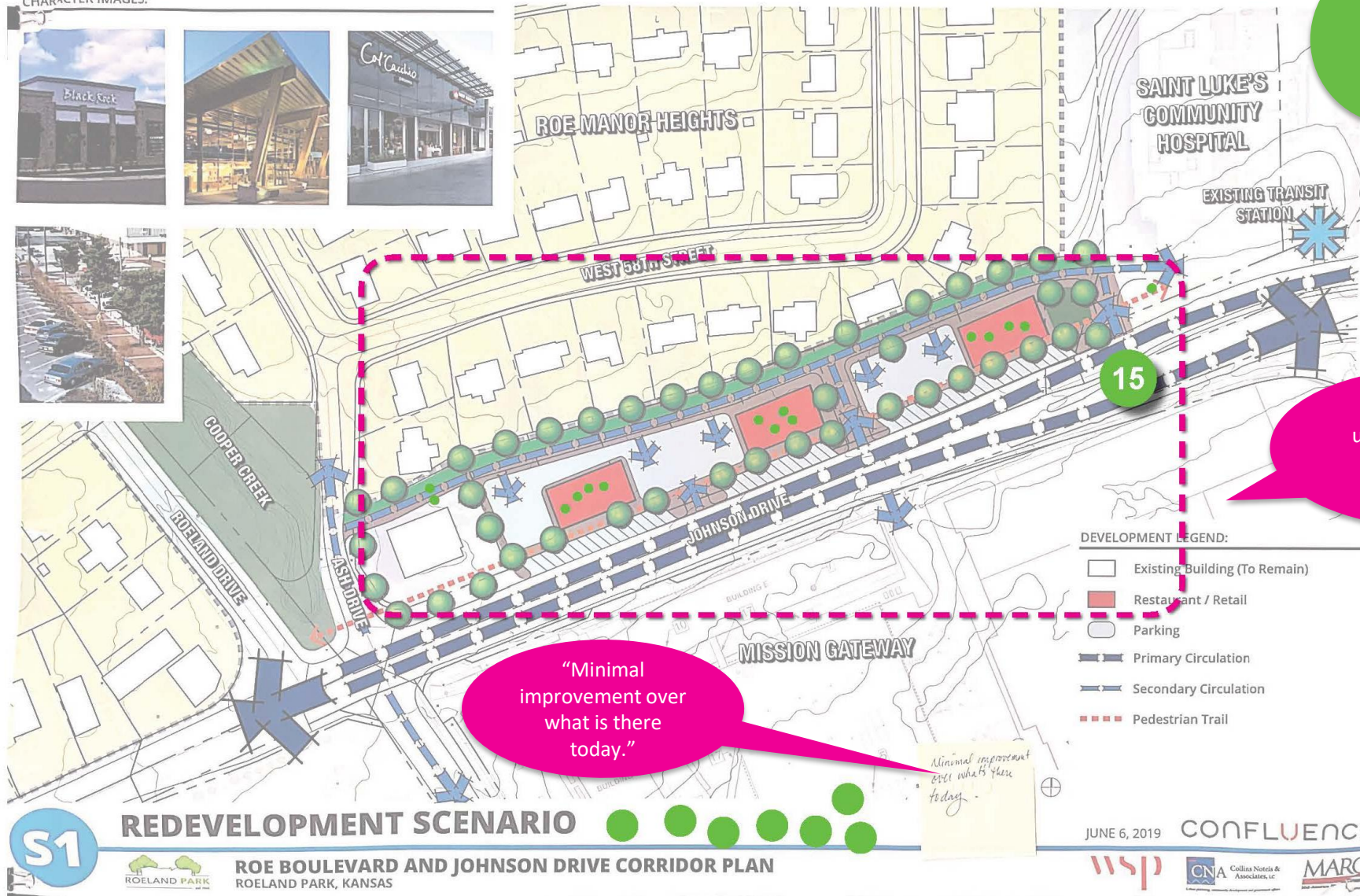
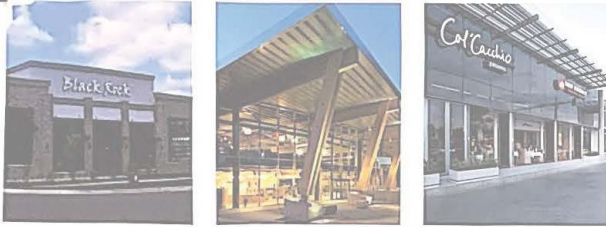


REDEVELOPMENT SCENARIOS – PUBLIC MEETING #2

South Site Concepts

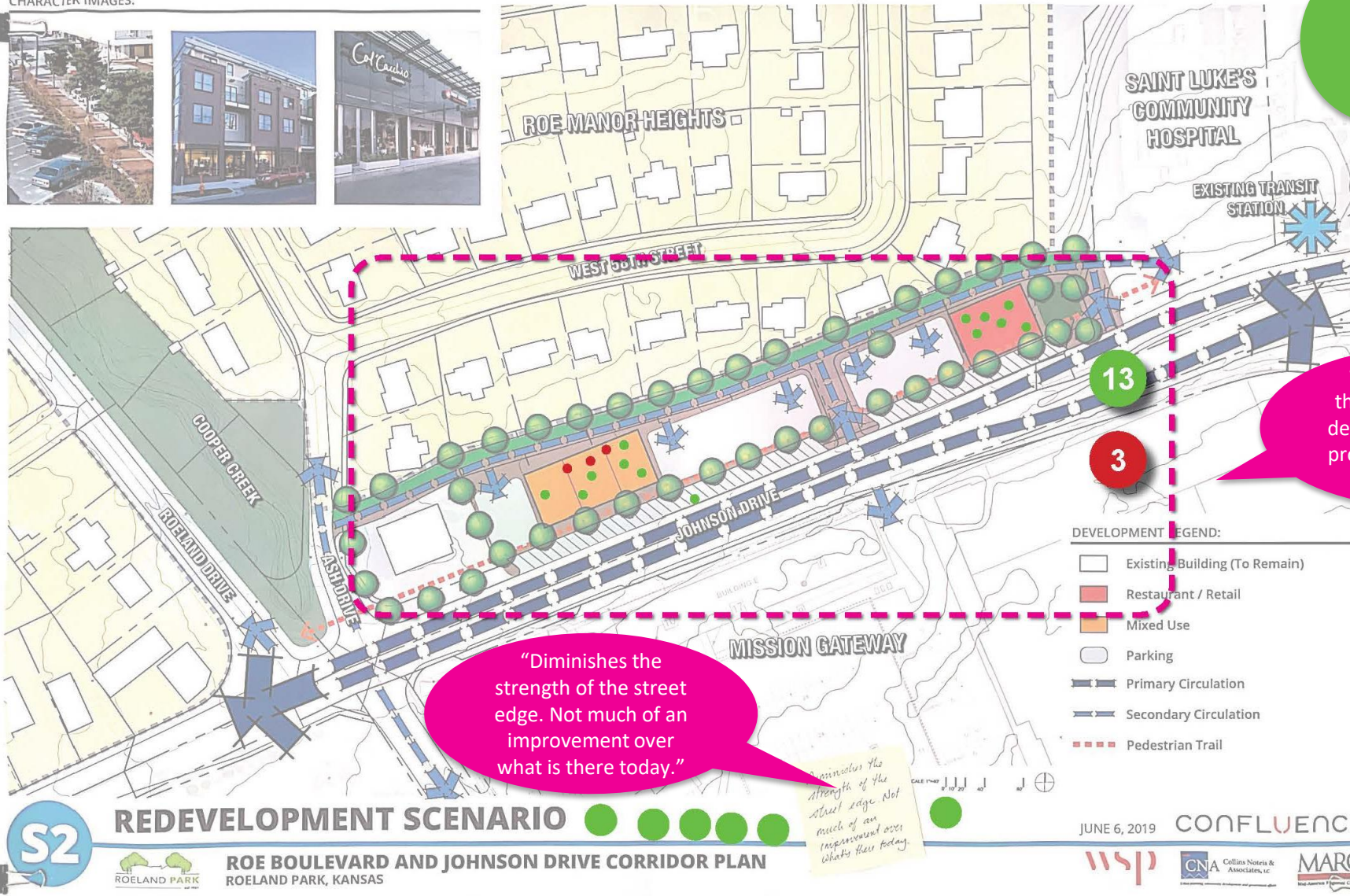


CHARACTER IMAGES:



8

CHARACTER IMAGES:



CHARACTER IMAGES:

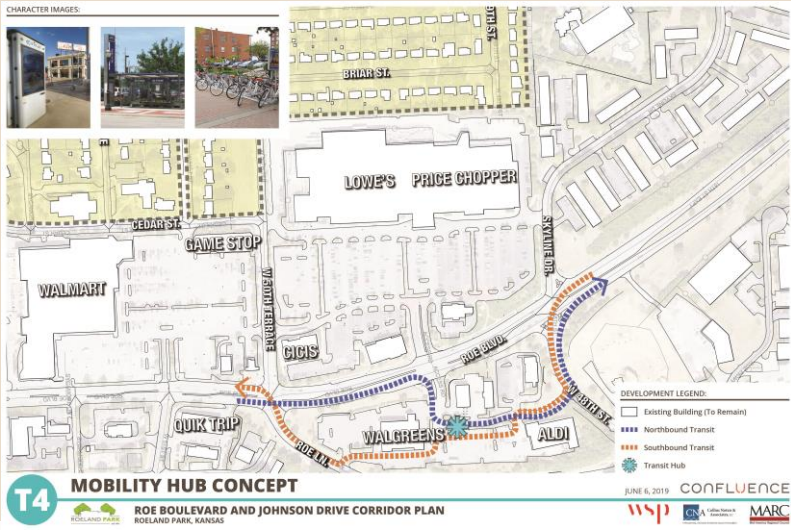
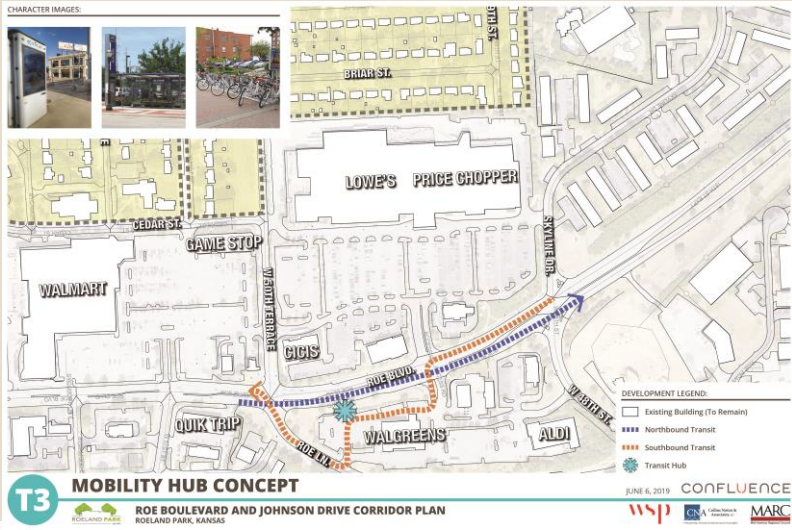
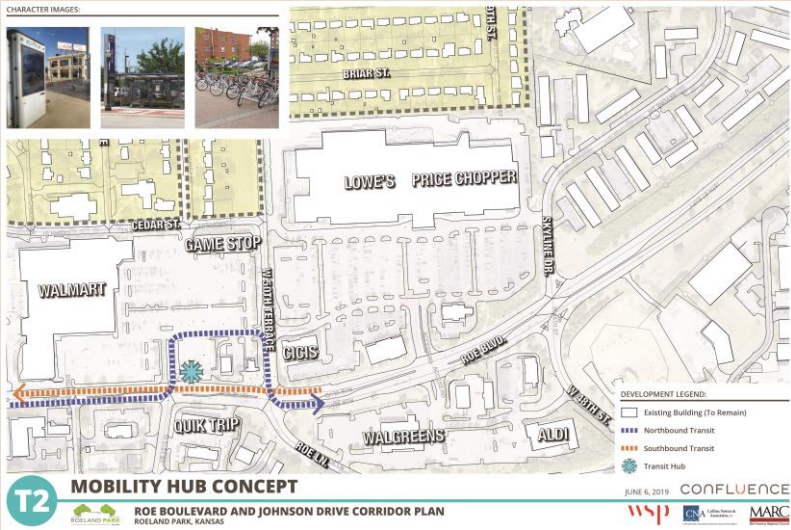
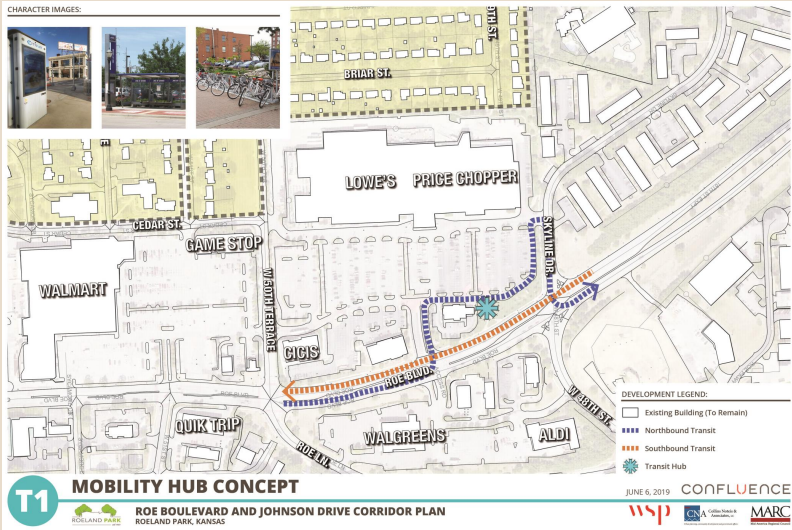


REDEVELOPMENT SCENARIOS – PUBLIC MEETING #2

South Site Preferred Plan Discussion



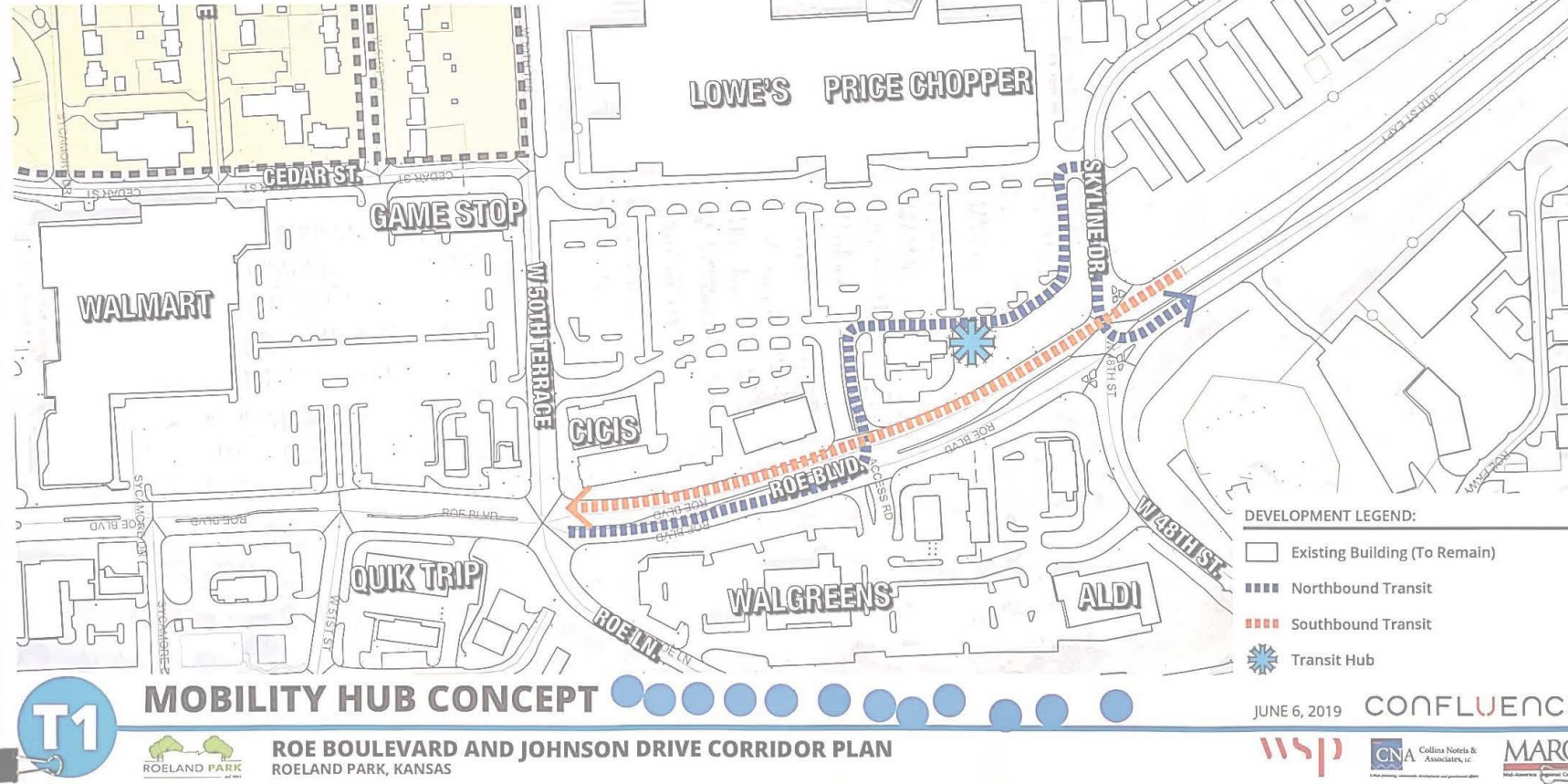
MOBILITY HUB CONCEPTS – PUBLIC MEETING #2



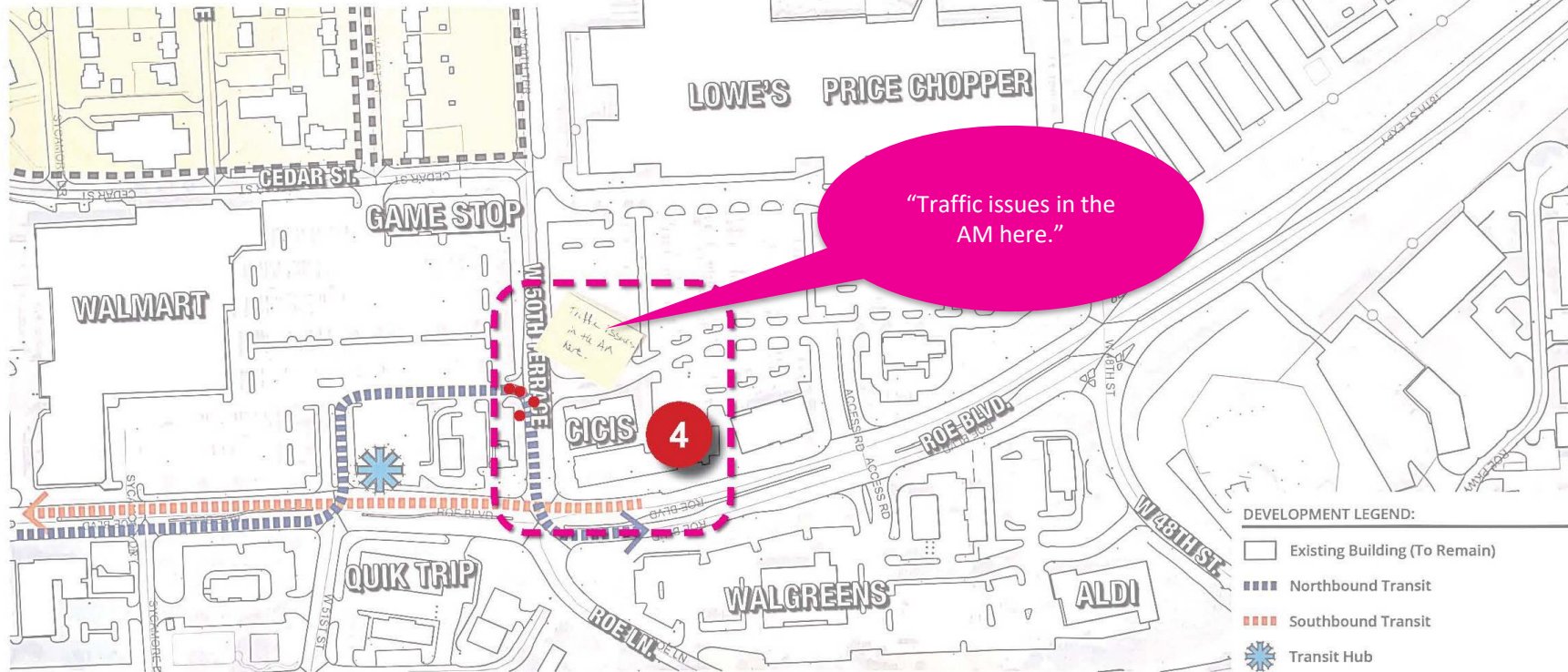
CHARACTER IMAGES:



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CHARACTER IMAGES:



MOBILITY HUB CONCEPT

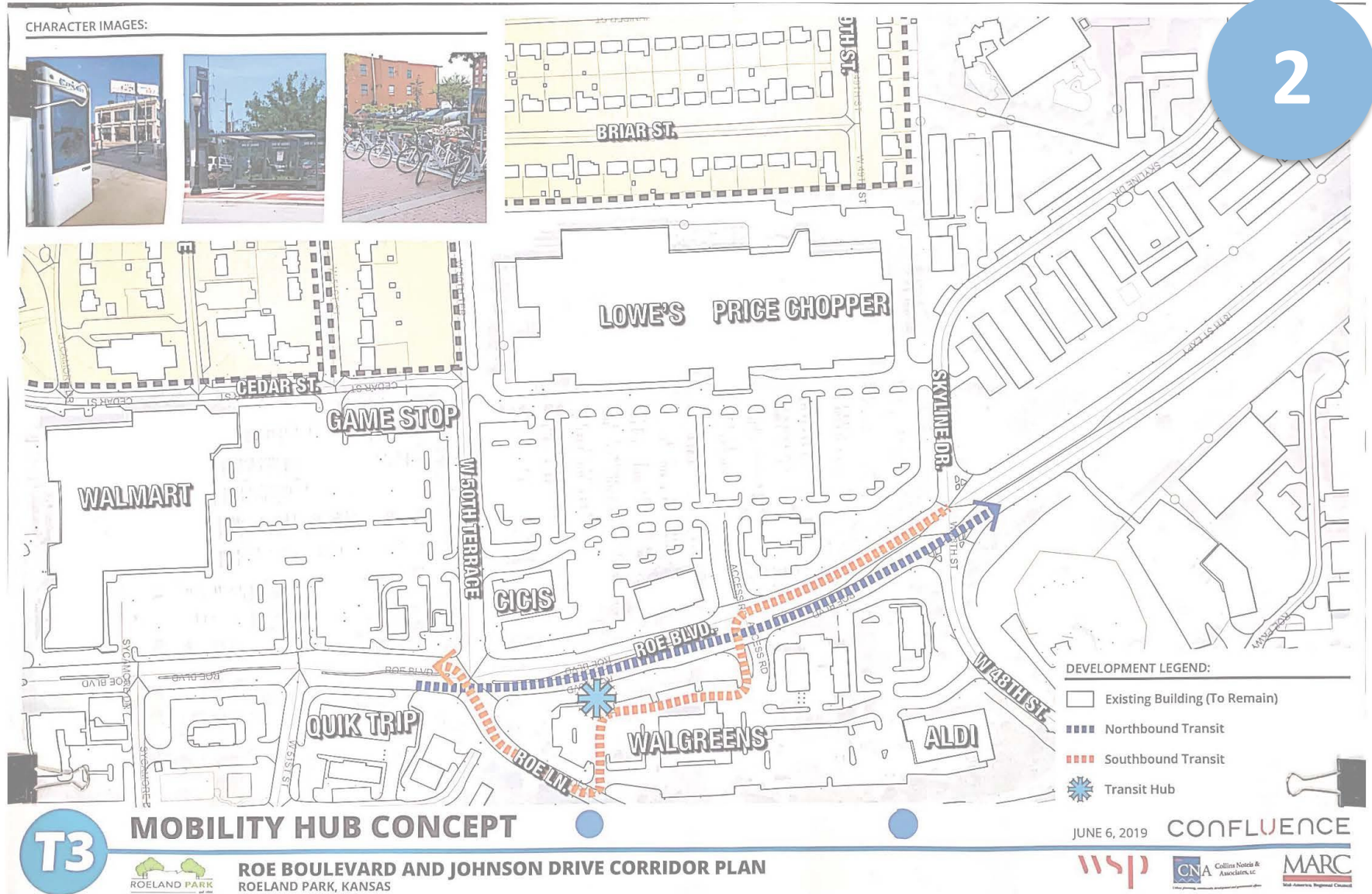


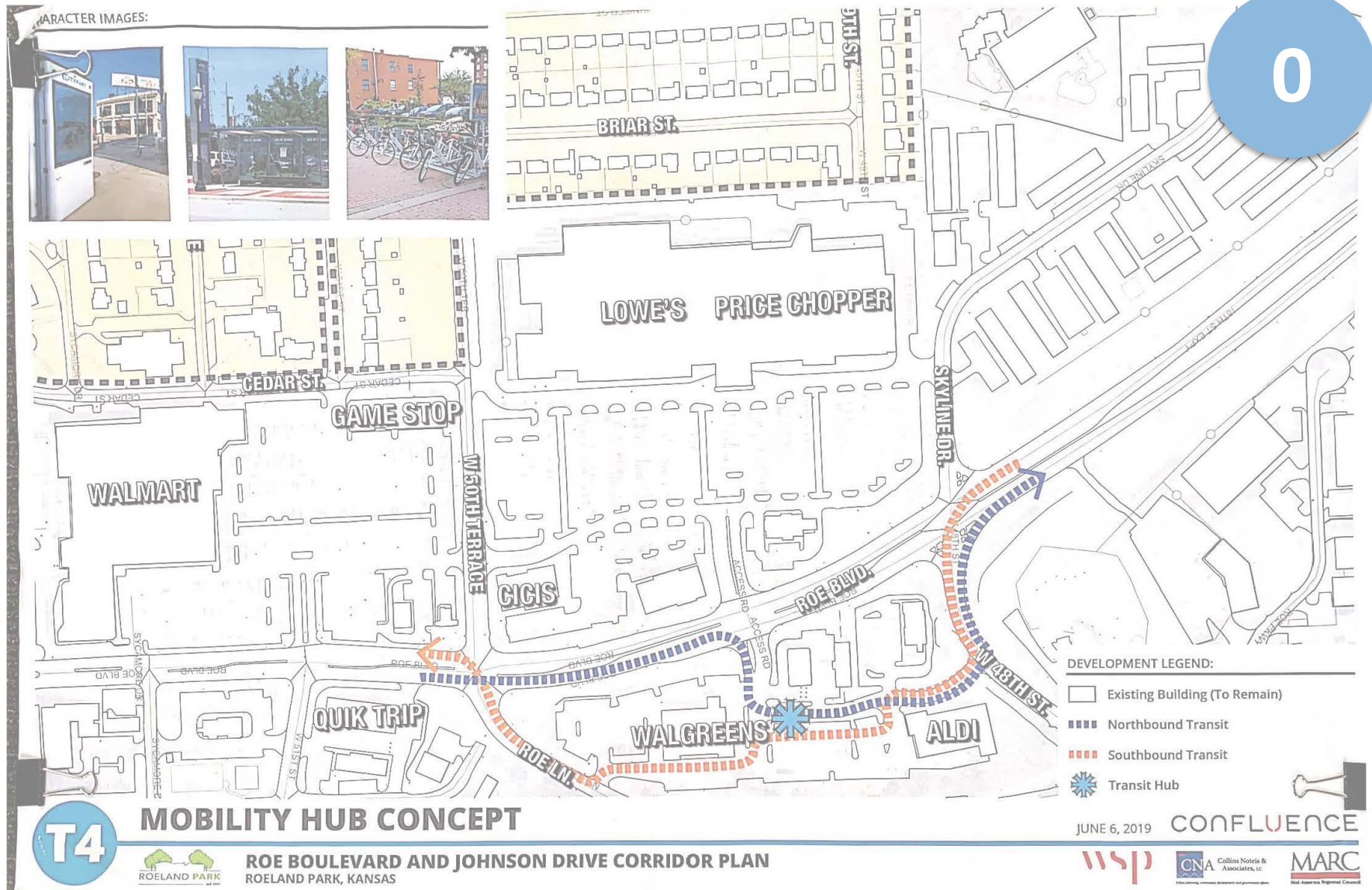
ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELAND PARK, KANSAS

JUNE 6, 2019

CONFLUENCE

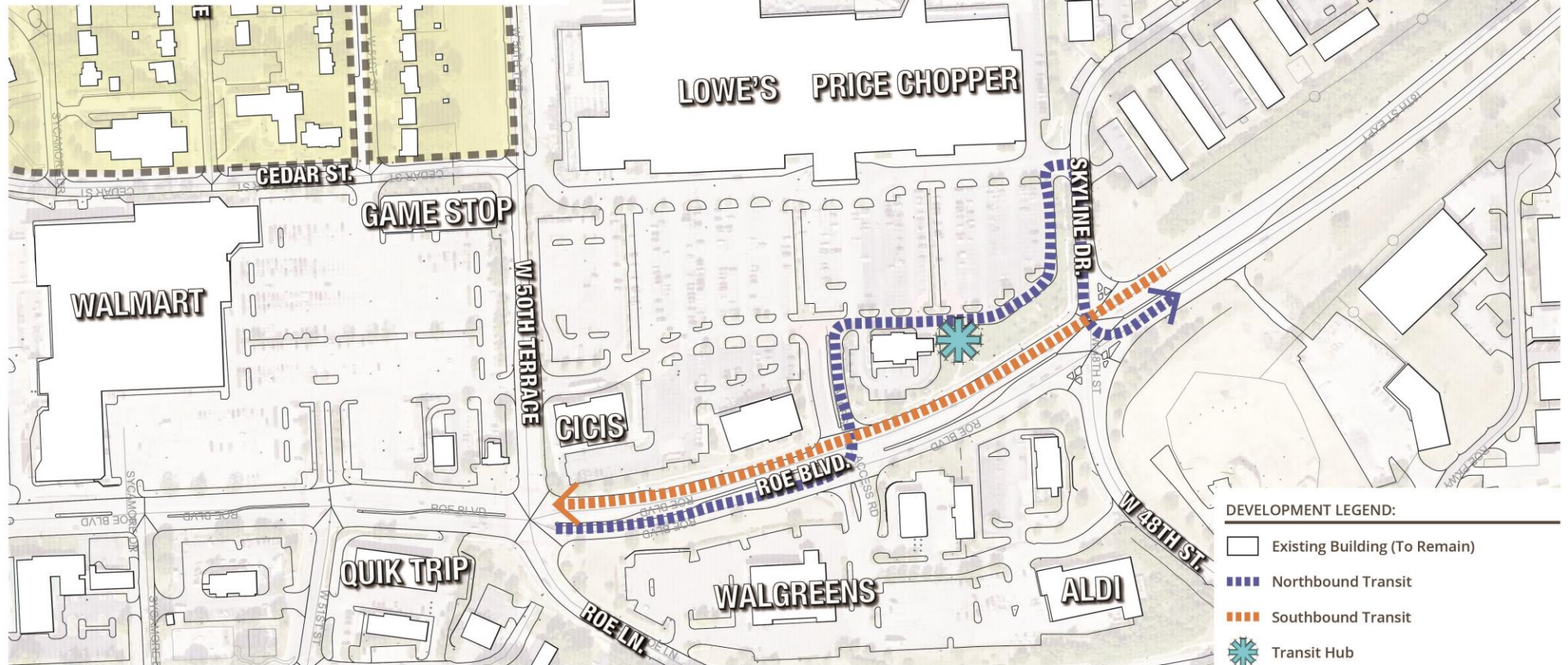






(Preferred Plan Discussion)

CHARACTER IMAGES:



DEVELOPMENT LEGEND:

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



MOBILITY HUB CONCEPT



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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