



CONFLUENCE

Public Meeting #3

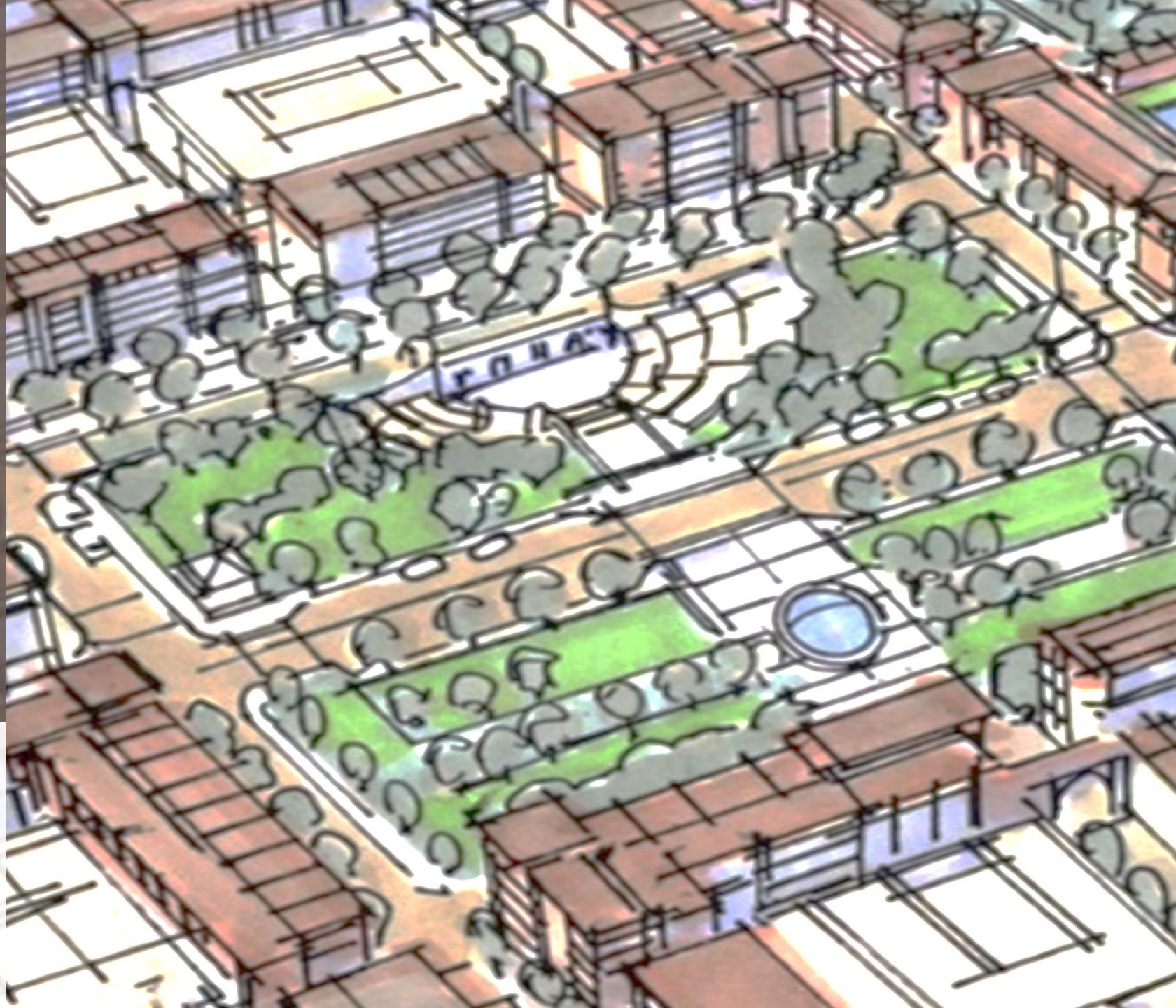
ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN ROELAND PARK, KS

07.10.2019

CONFLUENCE

IN ASSOCIATION WITH

Collin Noteis & Associates | WSP



AGENDA

- Welcome
- Public Meetings Recap
- Questionnaire Results
- Concept Plan Results
- Recommendations
- Next Steps
- Open House



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

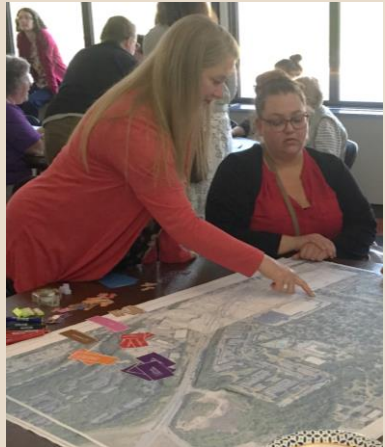
RECAP – PUBLIC MEETING #1

Precedent Images Exercise



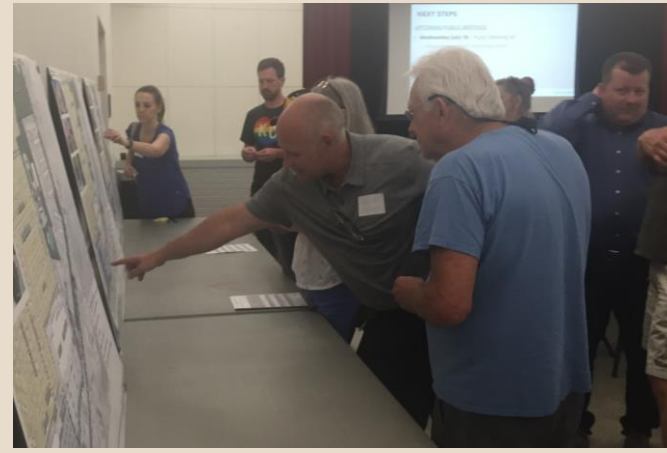
RECAP – PUBLIC MEETING #1

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:

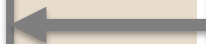
2. List 5 words that describe how you'd like this area to be in the future:

QUESTIONNAIRE ROE BLVD + JOHNSON DR CORRIDOR PLAN



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MARC
Mid-America Regional Council

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

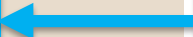
QUESTIONS:

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

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?
 - Affordable Housing
low 1 2 3 4 5 6 7 8 9 10 high
 - Senior Housing
low 1 2 3 4 5 6 7 8 9 10 high
 - 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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ROE BLVD + JOHNSON DRIVE CORRIDOR PLAN

Public Meeting #2

JOHNSON DRIVE SITE QUESTIONS:

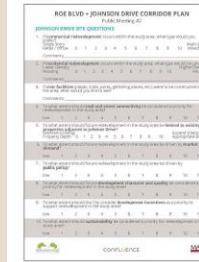
- If **commercial redevelopment** occurs within the study area, what type would you prefer?
Single Story Retail / Office 0 1 2 3 4 5 6 7 8 9 10 Multi-Story Mixed-Use
Comments: _____
- If **residential redevelopment** occurs within the study area, what type would you prefer?
Lower Density Housing 0 1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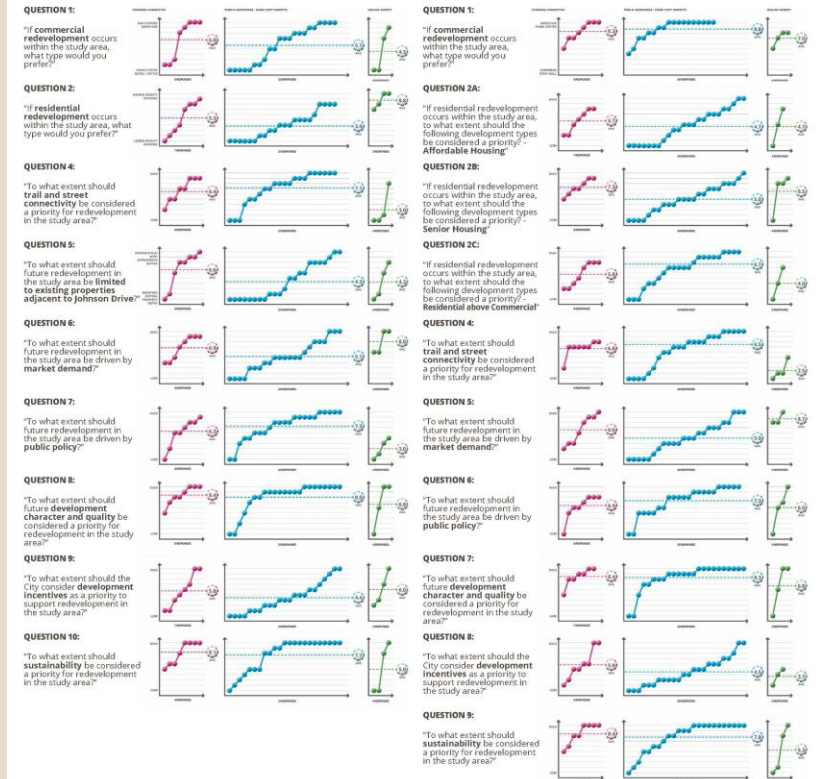
CONFLUENCE



JOHNSON DRIVE SITE - SURVEY SUMMARY

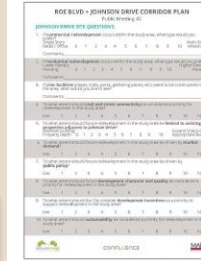
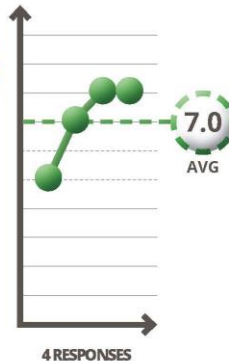
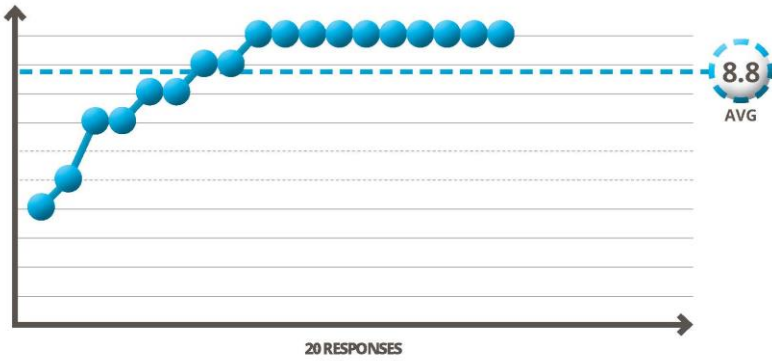
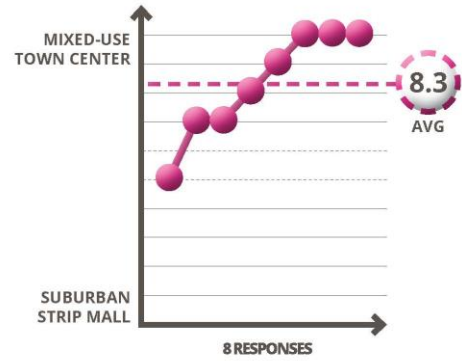


ROE BOULEVARD SITE - SURVEY SUMMARY



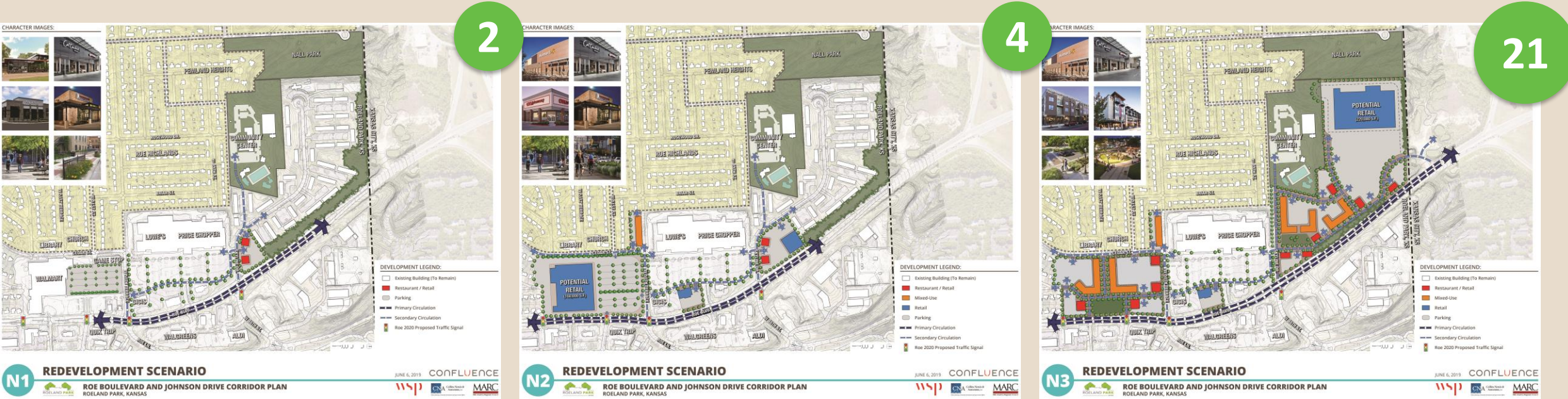
SURVEY RESULTS – ROE BLVD

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



REDEVELOPMENT SCENARIOS – PUBLIC MEETING #2

North Site Concept Preferences



ROE BOULEVARD PLAN RECOMMENDATIONS

NORTH CONCEPT 1

- Access road to Community Center to enhance connectivity.
- Enhanced redesign of parking lots to help pedestrian circulation.



ROE BOULEVARD PLAN RECOMMENDATIONS

North Site 1



ROE BOULEVARD PLAN RECOMMENDATIONS

NORTH CONCEPT 2

- Maximizes Big Box Retail footprint on existing revitalized site
- Relocates commercial on a portion of Boulevard Apartments site with Community Center access



ROE BOULEVARD PLAN RECOMMENDATIONS

North Site 2



ROE BOULEVARD PLAN RECOMMENDATIONS

NORTH CONCEPT 3

- New Town Center with Civic Greenspace opportunities.
- Relocated and expanded Big Box Retail opportunity with I-35 visibility and connectivity to north development



ROE BOULEVARD PLAN RECOMMENDATIONS

North Site 3



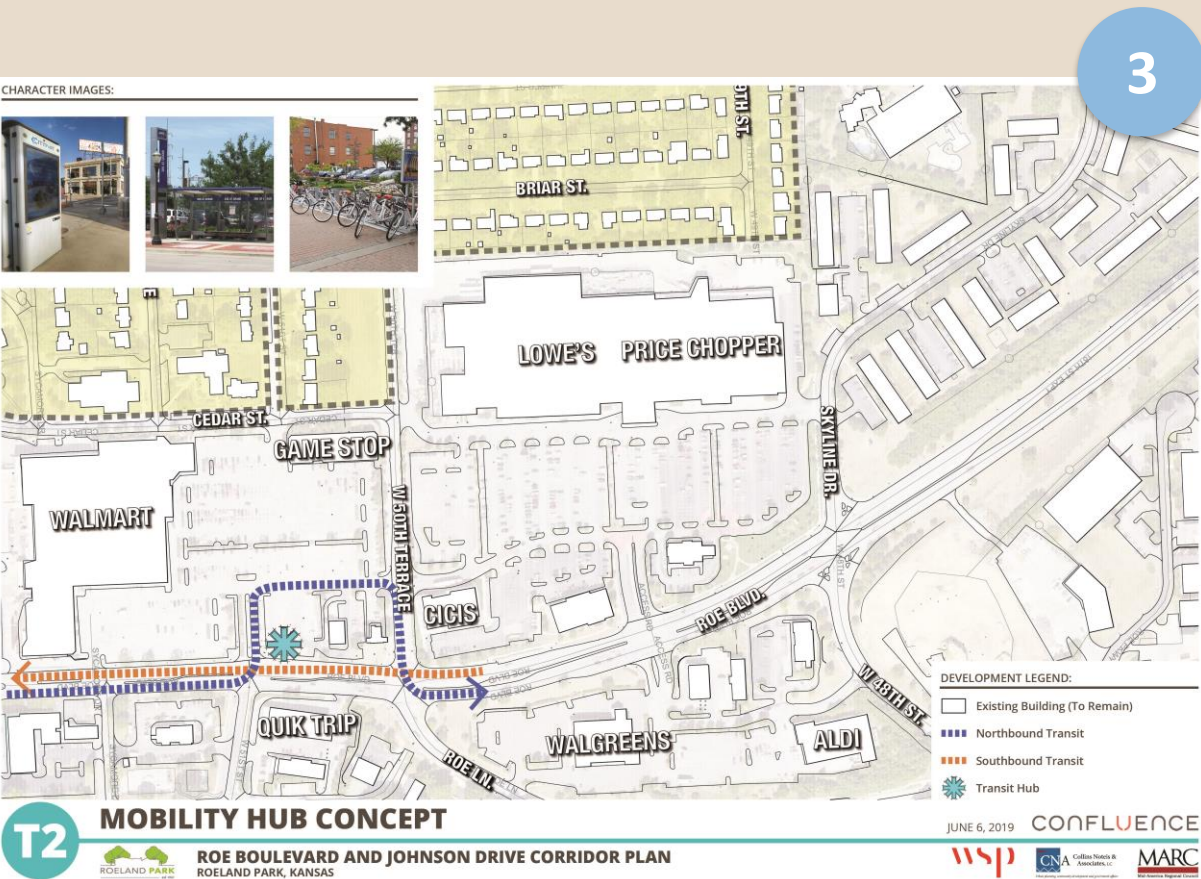
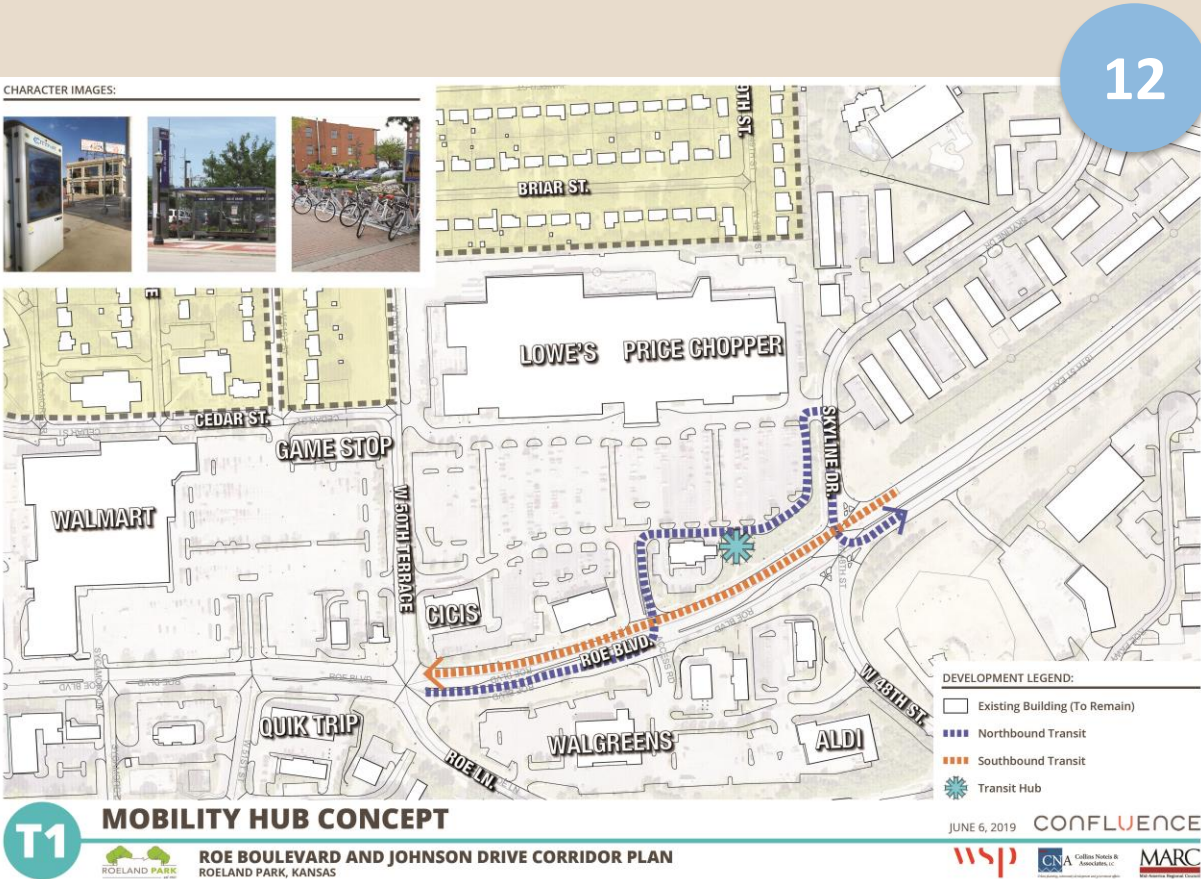
ROE BOULEVARD PLAN RECOMMENDATIONS

North Site 3



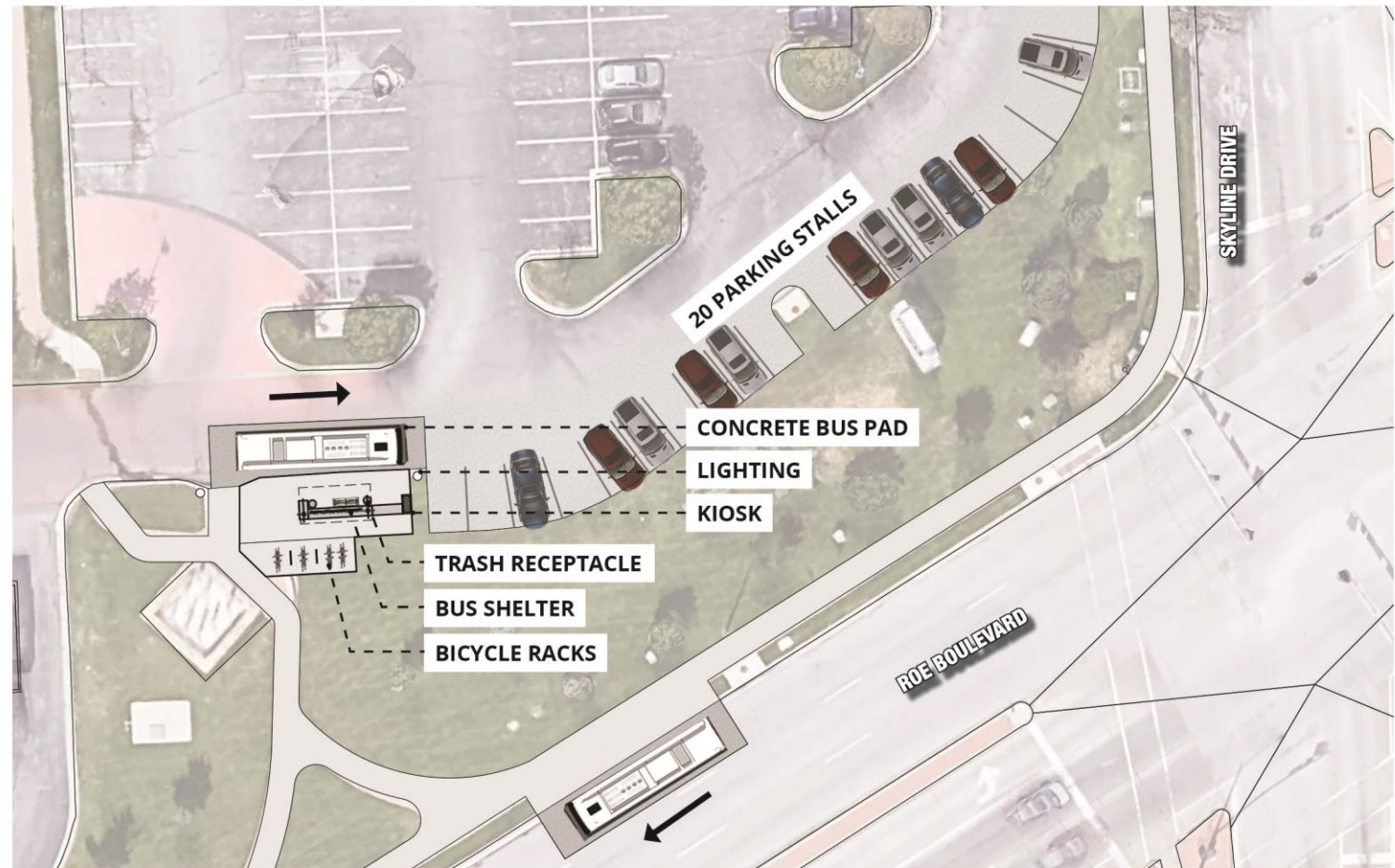
MOBILITY HUB CONCEPTS – PUBLIC MEETING #2

Mobility Hub Concept Preferences



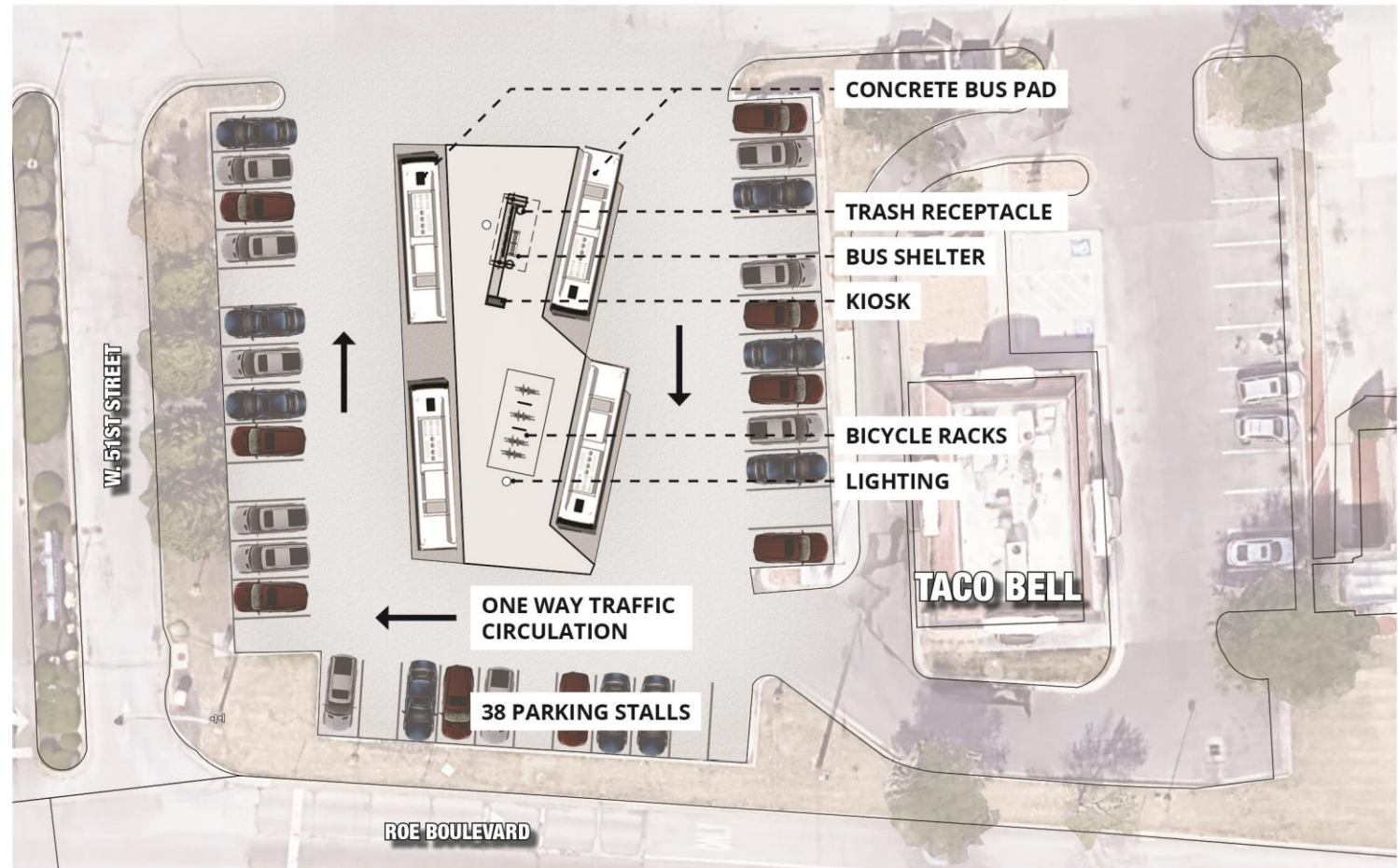
MOBILITY HUB PLAN RECOMMENDATIONS

Option 1 – Price Chopper Site



MOBILITY HUB PLAN RECOMMENDATIONS

Option 2 – Walmart Site



REDEVELOPMENT SCENARIOS – PUBLIC MEETING #2

South Site Concept Preferences



JOHNSON DRIVE PLAN RECOMMENDATIONS

SOUTH CONCEPT 1

- 1-Story Restaurant/Retail uses
- Small park between Development and Hospital



JOHNSON DRIVE PLAN RECOMMENDATIONS

South Site 1



JOHNSON DRIVE PLAN RECOMMENDATIONS

South Site 1



JOHNSON DRIVE PLAN RECOMMENDATIONS

SOUTH CONCEPT 2

- 2-Story Mixed-Use Building with 1-Story Restaurant/Retail
- Small park between Development and Hospital



JOHNSON DRIVE PLAN RECOMMENDATIONS

South Site 2



JOHNSON DRIVE PLAN RECOMMENDATIONS

South Site 2



JOHNSON DRIVE PLAN RECOMMENDATIONS

SOUTH CONCEPT 3

- 3-Story Mixed-Use Building with 1-Story Restaurant/Retail - unifying street frontage
- Additional economic development density requires acquisition of existing homes and creation of park/buffer area



JOHNSON DRIVE PLAN RECOMMENDATIONS

South Site 3



JOHNSON DRIVE PLAN RECOMMENDATIONS

South Site 3



JOHNSON DRIVE PLAN RECOMMENDATIONS

South Site 3 – Buffer Types

FENCE BUFFER OPTION

- This option incorporates relatively level grades to match existing terrain, and constructs a new masonry fence/wall with landscape plantings as a buffer for the new development.



- This new green space area on the neighborhood side of the wall could incorporate passive open space, landscape plantings and a walking path that connects to the existing sidewalk network.

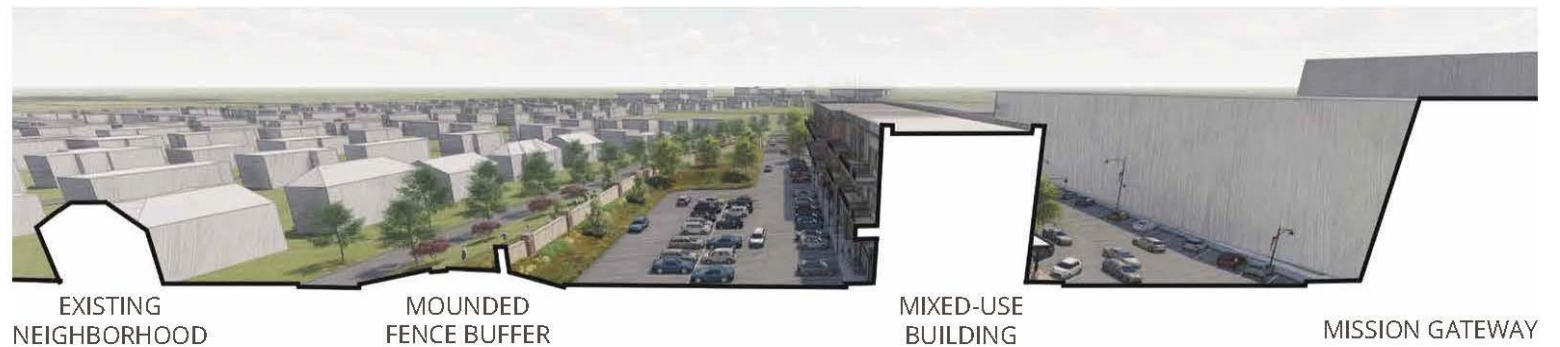


JOHNSON DRIVE PLAN RECOMMENDATIONS

South Site 3 – Buffer Types

BERMED FENCE BUFFER OPTION

- This option incorporates a perimeter berm with a new masonry fence/wall and landscape plantings as a buffer for the new development.



- This new green space area on the neighborhood side of the wall could incorporate passive open space, landscape plantings and a walking path integrated into the sloped berm that connects to the existing sidewalk network.



JOHNSON DRIVE PLAN RECOMMENDATIONS

South Site 3 – Buffer Types

VEGETATED BERM BUFFER OPTION

- This option incorporates a perimeter berm with extensive landscape plantings to serve as a more natural buffer for the new development.



- This new green space area on the neighborhood side of the berm could incorporate passive open space, landscape plantings and a walking path integrated into the sloped berm that connects to the existing sidewalk network.



SCHEDULE

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Final Plan Complete						07/31 ●	
City Council Takes Action to Adopt Plan							● 08/07

NEXT STEPS

- **Open House** – Informal Questions / Discussion + Comment Cards
- **Steering Committee + City Plan Review and Acceptance**