

CONFLUENCE

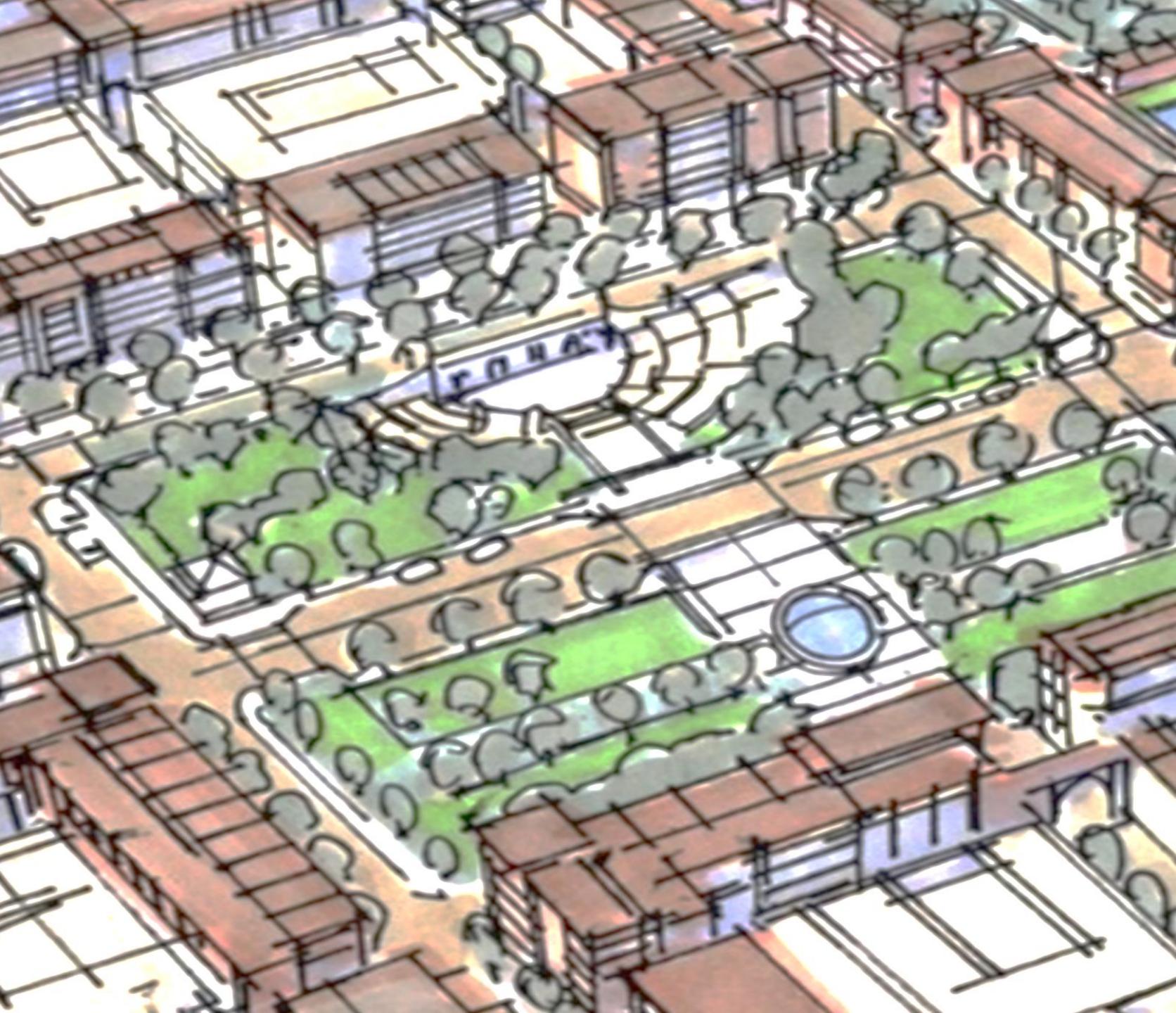
Public Meeting #3

ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN ROELAND PARK, KS

07.10.2019

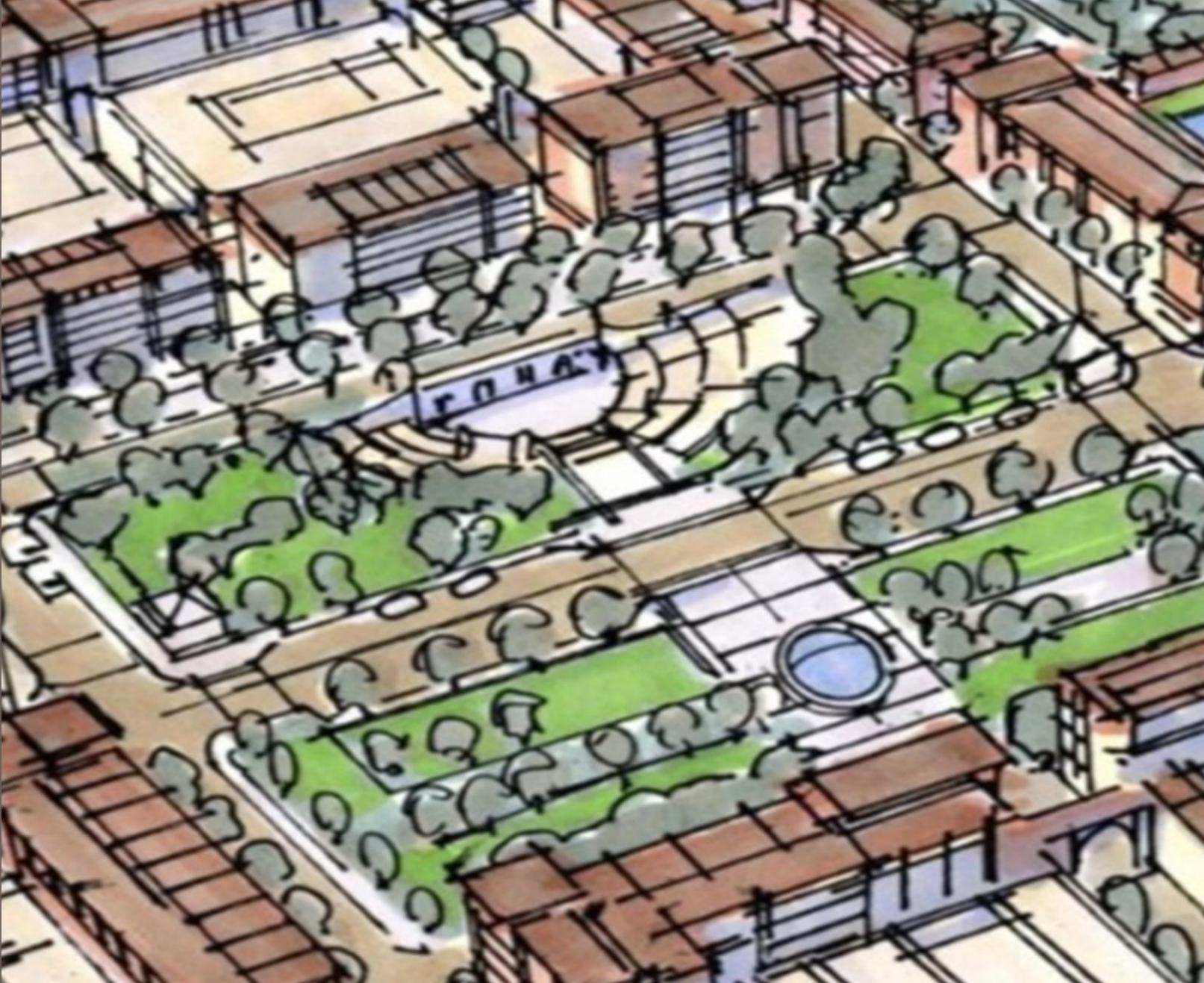
CONFLUENCE
IN ASSOCIATION WITH

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

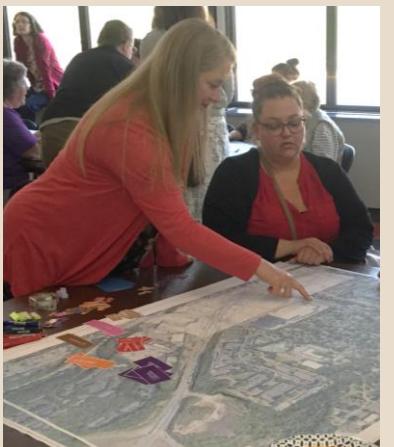
RECAP – PUBLIC MEETING #1

Precedent Images Exercise



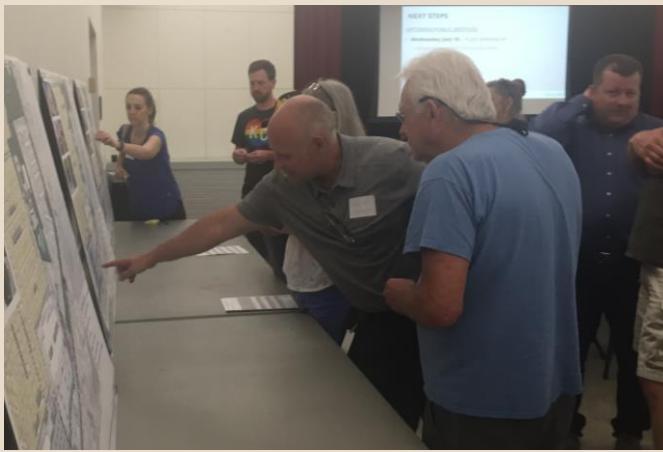
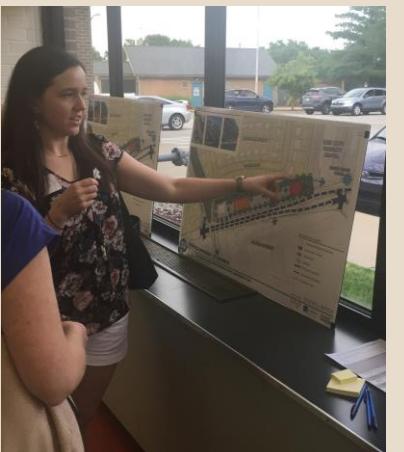
RECAP – PUBLIC MEETING #1

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



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

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
Metropolitan Association of Regional Councils

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	0	1	2	3	4	5	6	7	8	9	10	Multi-Story Retail / Office
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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?

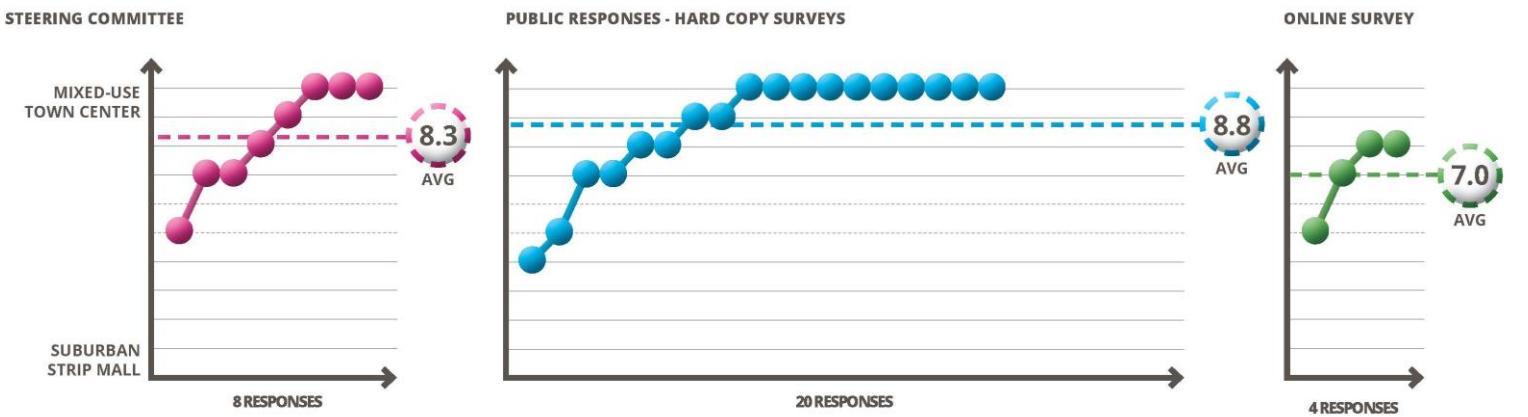
low	1	2	3	4	5	6	7	8	9	10	high
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CONFLUENCE

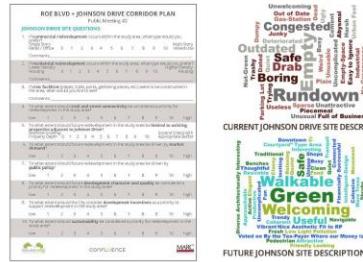
MARC
Metropolitan Association of Regional Councils

SURVEY RESULTS – ROE BLVD

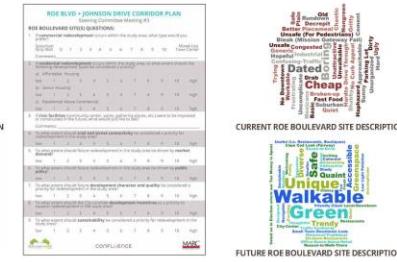
1 - IF COMMERCIAL DEVELOPMENT OCCURS WITHIN THE STUDY AREA, WHAT TYPE WOULD YOU PREFER?



JOHNSON DRIVE SITE - SURVEY SUMMARY



ROE BOULEVARD SITE - SURVEY SUMMARY



PLANNING PROCESS

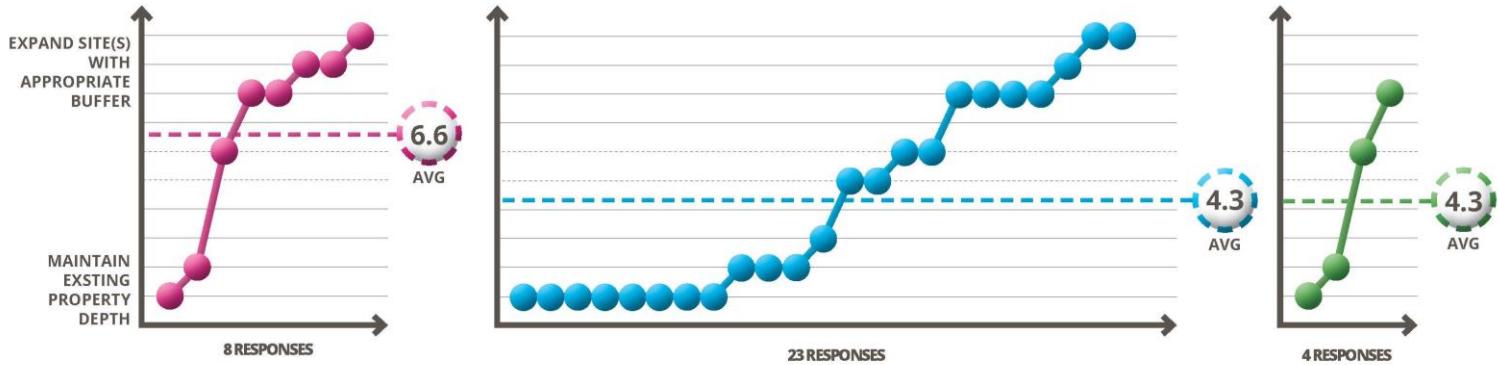
ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELAND PARK, KANSAS

JULY 10, 2019 CONFLUENCE

WSP CNA Collins Notkin & Associates, Inc. MARC

SURVEY RESULTS – JOHNSON DRIVE

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



REDEVELOPMENT SCENARIOS – PUBLIC MEETING #2

North Site Concept Preferences



2



4



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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

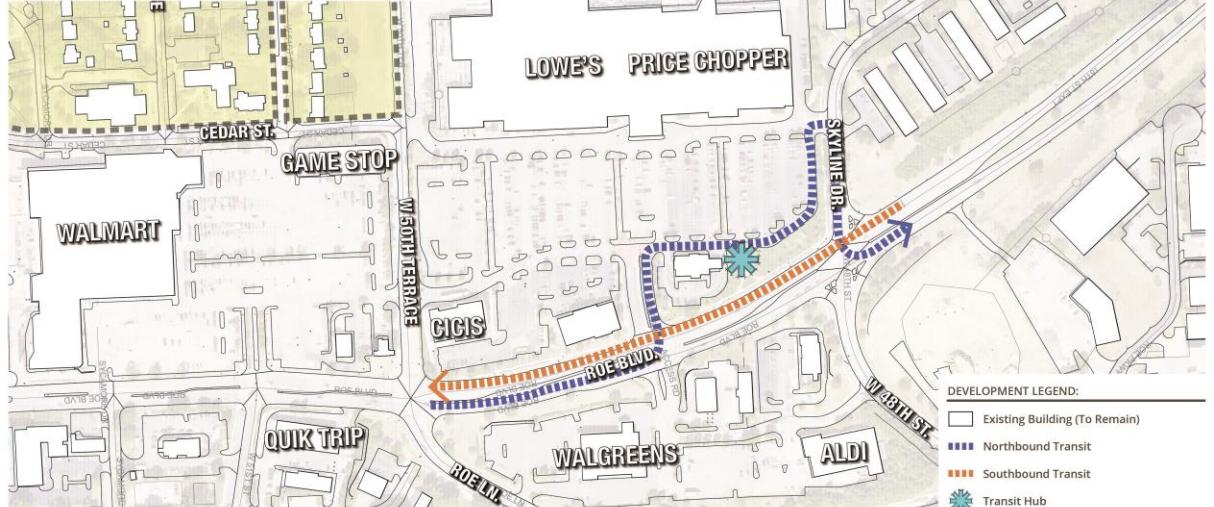
North Site 3



MOBILITY HUB CONCEPTS – PUBLIC MEETING #2

Mobility Hub Concept Preferences

CHARACTER IMAGES:



T1

MOBILITY HUB CONCEPT

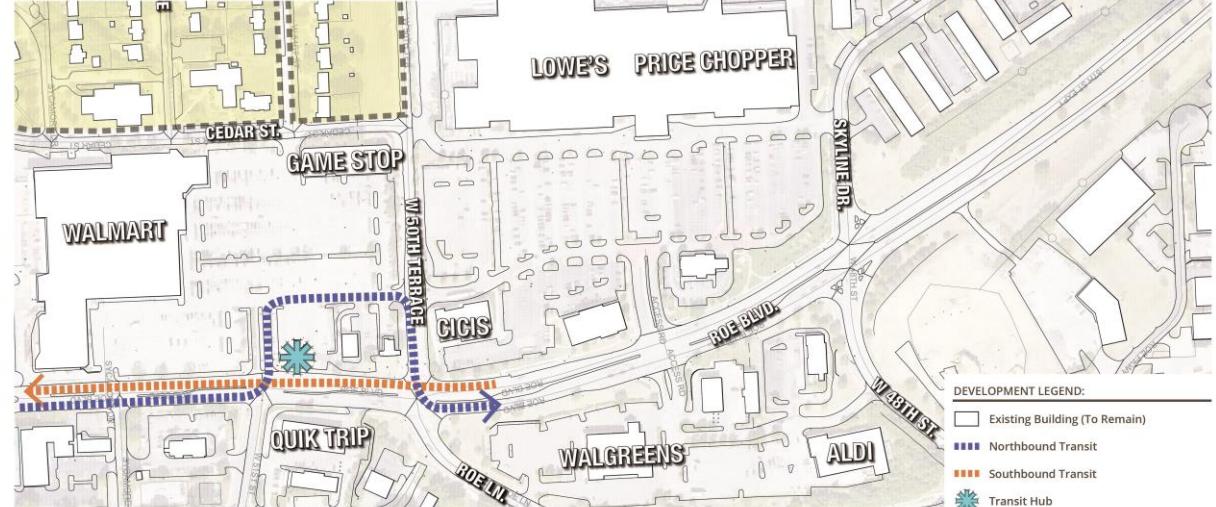
ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELAND PARK, KANSAS

JUNE 6, 2019 CONFLUENCE

WSP CNA MARC

12

CHARACTER IMAGES:



T2

MOBILITY HUB CONCEPT

ROE BOULEVARD AND JOHNSON DRIVE CORRIDOR PLAN
ROELAND PARK, KANSAS

JUNE 6, 2019 CONFLUENCE

WSP CNA MARC

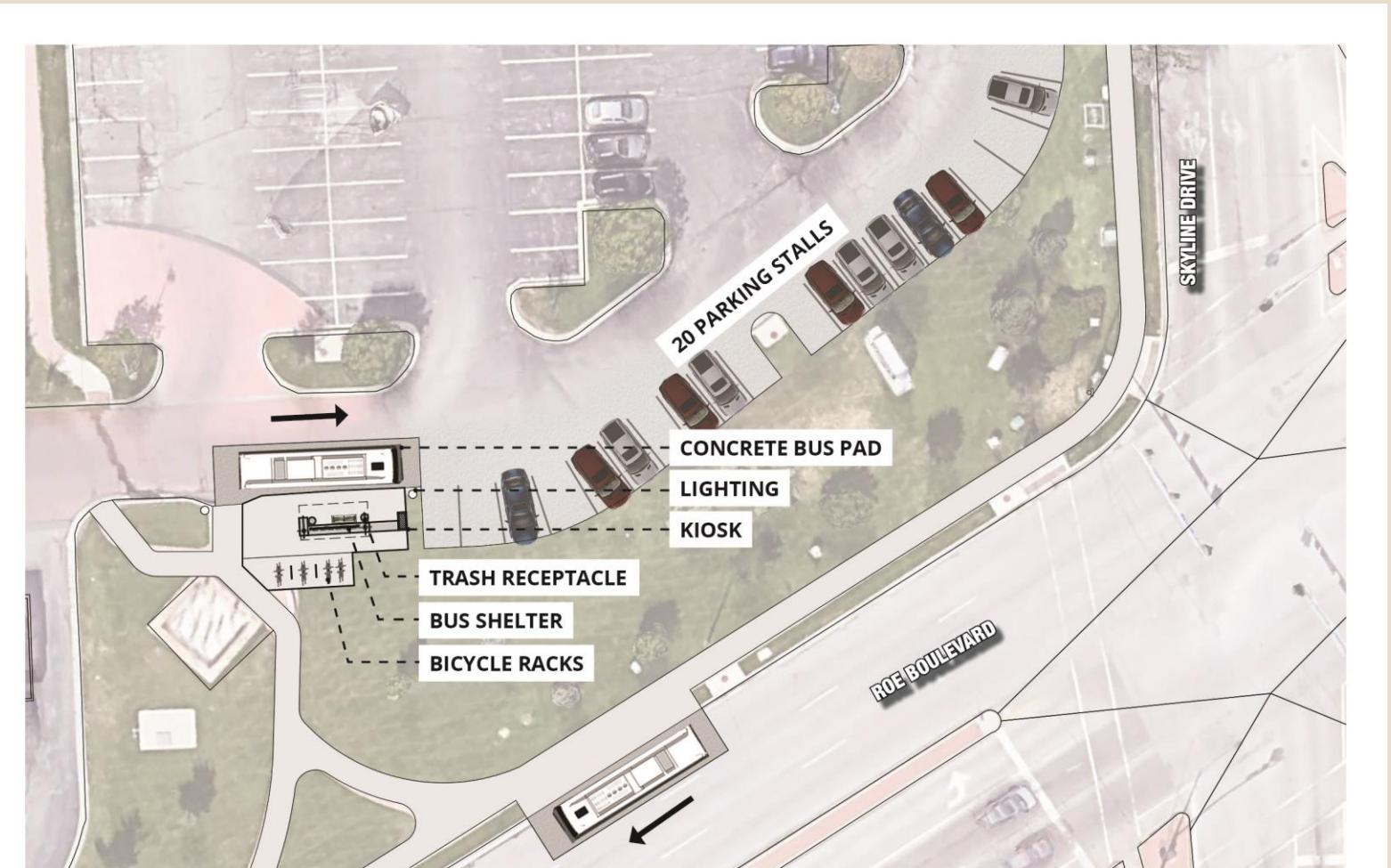
ROE BLVD AND JOHNSON DRIVE CORRIDOR PLAN

CONFLUENCE

3

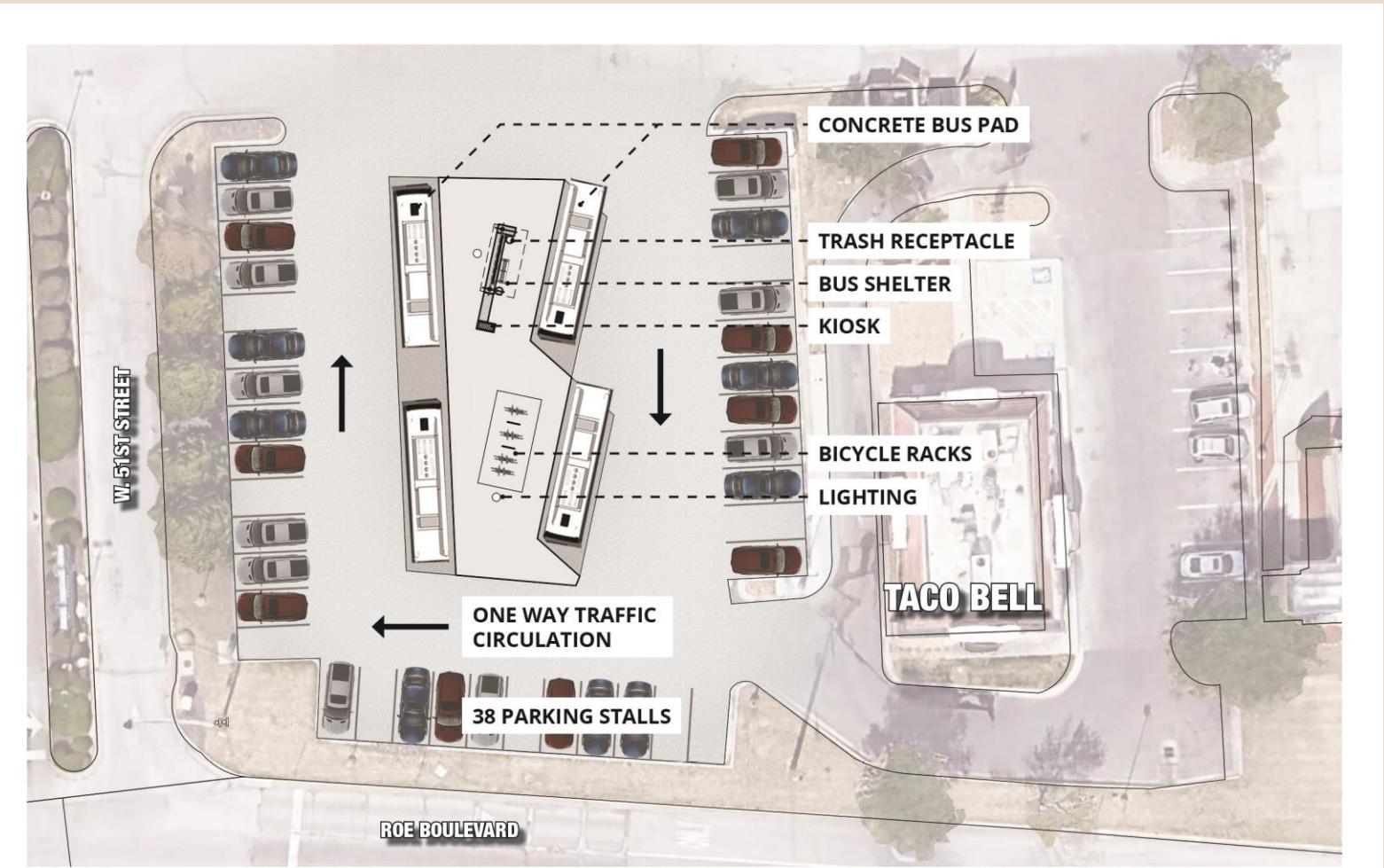
MOBILITY HUB PLAN RECOMMENDATIONS

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



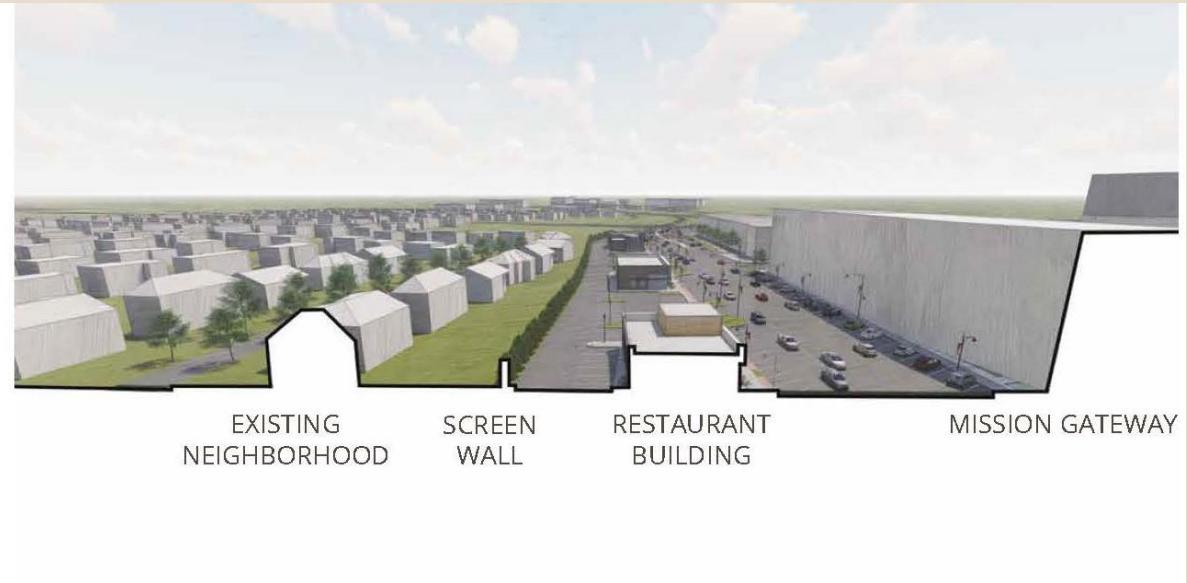
JOHNSON DRIVE PLAN RECOMMENDATIONS

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

PUBLIC MEETING:  STEERING COMMITTEE MEETING:  TASK PROGRESS: 

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Develop + Refine Concepts							
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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

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