

SECTION 6 FORM AND FUNCTION

Good design is paramount to the sustained development and longevity of any community. The identity of a community or neighborhood is often times determined by its aesthetics, scale and quality of design. Design is more than simply the face of buildings, but expands to include the quality of materials, the scale of public spaces and neighborhoods, pedestrian linkages between land uses, streetscapes, green spaces and the community's willingness to accept innovation. The following design concepts are intended to incorporate and further these ideas.

6.1 Commercial/Public Places

Site Design

- A defined system of streets should serve the needs of pedestrians and cars equitably, providing multiple routes where possible.
- New and infill development should include open spaces (plaza park, green space) for social activity and recreation.
- Exterior lighting should be provided at a pedestrian scale and should coordinate with building architecture and landscaping.
- Gateway features or monuments can be added to enhance the "sense of place" and creates a visual cue that the area is a distinct, special environment.
- Buildings should be located to front toward and relate to public streets, both functionally and visibly, to the greatest extent possible.
- Streets, sidewalks, neighborhoods and districts should be connected both physically and perceptually to the extent feasible. It is important that a continuous pedestrian link is implemented and maintained throughout the community.
- Schools, churches and/or government buildings shall be used to anchor neighborhood village centers and shall be designed to create visual anchors.
- Building orientation should respect the context of surrounding buildings, existing pedestrian ways and sidewalks, and surrounding streets.
- Landscaping can contribute to community's image and "sense of place". Landscaping provides color, highlights desirable spatial enclosures, framed entrances, and it provides a soft element in the hardscape environment.
- Streetscape improvements on Roe Boulevard within the Bella Roe commercial area should be considered for the length of the Roe Boulevard Corridor in Roeland Park. These improvements enhance both vehicular and pedestrian environments and identify Roe Boulevard as the major roadway linking the North/South Gateways to the City. The improvements include decorative lighting, street trees, decorative pavement, crosswalks, plantings and other amenities, including formal gateway treatments.

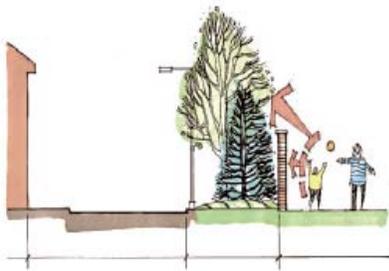
Building Design

- Parking should be located behind or at the side of buildings to the greatest extent possible, and shall be screened.
- Building entrances should be clearly identifiable and directly accessible from a sidewalk.
- Additions to existing significant buildings shall not destroy the materials or design that characterize the property and shall be compatible with the massing, size and architectural features of the existing structure.
- Compatible design need not be created through historic replication, but should reflect a consideration of the scale, material and massing of the adjacent and surrounding buildings.

- Encourage design (building materials, window size and placement, general facade composition) of all sides of buildings with consideration given to views from adjoining lots.
- Non-residential buildings should be designed and located to respect and provide an orderly transition to the scale of adjacent residential buildings.
- All rooftop air conditioning and heating equipment should be screened from view.

6.2 Residential Neighborhoods

- Encourage developments with mixtures of housing types, densities and land uses.
- Streets, sidewalks, neighborhoods and districts should be connected both physically and perceptually to the extent feasible.
- Pedestrian/bicycle links connecting east and west Roeland Park are essential to lessening the divide caused by Roe Boulevard.
- Pedestrian/bicycle links can be used to connect existing and future green spaces.
- Multi-family residential and landscaping can be used to buffer existing single family residential neighborhoods from noise and light pollution caused by surrounding commercial activity and high traffic counts.
- Establish and/or preserve a neighborhood’s identity. Identity can be fostered by elements such as a central gathering point, school or interaction between neighbors.



Residential Buffering



Neighborhood Parks



Neighborhood Identity



Multi-family structures in the form of townhouses are envisioned in the Villages Scenario. The townhouses are to be located within proximity to a neighborhood/town center or along high traffic corridors such as Roe Boulevard and 47th Street buffering lower density residential from the arterials and commercial activity. Other types of multi-family encouraged would be senior housing developments that exhibit similar architectural character.