



# A NEW LOOK AT OLD TOWN LENEXA

## Public Meeting #2

Lenexa, Kansas

April 26, 2016

# AGENDA

## I. WELCOME + INTRODUCTIONS

## II. PLANNING PROCESS

- *Project Goals*
- *Public Meeting Recap*
  - *Questionnaire + Comment Cards*
  - *District Boundaries*
  - *Site Plan Alternatives*

## III. PREFERRED PLAN WITH ALTERNATIVE OPTIONS

## IV. NEXT STEPS

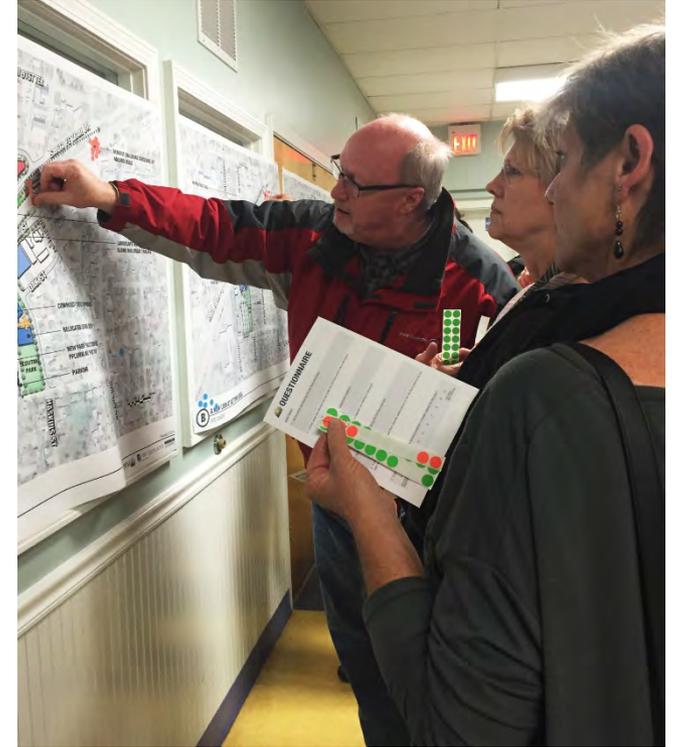
# PLANNING PROCESS

## *Planning Advisory Committee:*

- Magi Tilton
- Beccy Yocham
- Tim Green
- Mandy Stuke
- Stan Nill
- Gary and Diane Paden
- Vincent Rodriguez (not pictured)
- Bruce Daniel
- Blake Schrek
- Chris Poss
- Whitney Morgan
- Andy Huckaba
- David Dalecky
- Julie Wittman



# PLANNING PROCESS – *Public Engagement*



# PLANNING PROCESS – *Public Engagement*



# PLANNING PROCESS

Planning Advisory  
Committee Meeting #2  
to Review Alternatives  
[Jan. 28<sup>th</sup>]

PAC Meeting #3 –  
Review Preferred  
Alternative  
[March 16<sup>th</sup>]

Public Meeting #2 to  
Review Preferred  
Alternative  
[April 26<sup>th</sup>]

Planning  
Commission  
[June 6<sup>th</sup>]

Planning  
Advisory  
Committee  
Meeting #1  
[Dec. 9<sup>th</sup>]

Public Meeting #1  
to Review  
Alternatives, etc.  
[Feb. 9<sup>th</sup>]

Mayor and City  
Council Update  
[April 19<sup>th</sup>]

PAC Meeting #4 –  
Review Final  
Recommendations  
[May]

ADOPTION  
[TBD]

# PROJECT GOALS



***DISTRICT APPEARANCE***



***CONNECTIVITY***



***DESTINATION / EVENTS***

# PROJECT GOALS



Enhance the District's identity and sense of place by establishing meaningful district boundaries, updated design guidelines, and improved gateways from the 95th Street Corridor.

*DISTRICT APPEARANCE*



*CONNECTIVITY*



*DESTINATION / EVENTS*

# PROJECT GOALS



Enhance the District's identity and sense of place by establishing meaningful district boundaries, updated design guidelines, and improved gateways from the 95th Street Corridor.



Improve connectivity throughout the District and surrounding neighborhoods with enhanced pedestrian amenities, improved railroad crossings, integrated bicycle facilities, and interpretive features to reflect the area's unique history.



*DESTINATION / EVENTS*

# PROJECT GOALS



Enhance the District's identity and sense of place by establishing meaningful district boundaries, updated design guidelines, and improved gateways from the 95th Street Corridor.



Improve connectivity throughout the District and surrounding neighborhoods with enhanced pedestrian amenities, improved railroad crossings, integrated bicycle facilities, and interpretive features to reflect the area's unique history.



Strengthen and expand the District's role as a destination for community festivals and events through public-private partnerships, improved District branding, and coordinated promotions.

# QUESTIONNAIRE

## QUESTIONNAIRE

### QUESTIONS:

1. List five words that describe the Old Town area today:

2. List five words that describe how you'd like the Old Town area to be in the future:

3. One thing that makes me excited about this project is...

4. What types of uses, activities or features are missing in this area?

5. The three biggest challenges facing the Old Town area are:

6. If you left Lenexa for 10 years and then returned, what portions of the Old Town area would you hope remained unchanged?

7. To what extent should we consider bicycle/pedestrian 'complete streets' for this area?

0 1 2 3 4 5 6 7 8 9 10

BICYCLES SHARE THE  
ROADS WITH VEHICLES

OFF-STREET  
MULTI-USE PATH

## COMMENTS

### A NEW LOOK AT OLD TOWN LENEXA

PUBLIC MEETING #1 | FEBRUARY 9, 2016



Collins Notes &  
Associates, LLC

CONFLUENCE







# #3: One thing that makes me excited about this project is: (118 TOTAL RESPONSES)



# #4: What types of uses, activities or features are missing in the area?

(118 TOTAL RESPONSES)





# #6: If you left Lenexa for 10 years and then returned, what portions of the old town area would you hope remained unchanged?

(118 TOTAL RESPONSES)



# COMMENT RESPONSES

## *DEVELOPMENT*

- More Green Space (4)
- New buildings should fit in (3)
- Tear down the “new” pharmacy building (2)
- Renovate metal building (2)
- Become a vital part of the city (2)
- Make shops a destination
- Replace buildings on west side of Pflumm
- Bridge on Quivira killed businesses
- More retail on both sides of tracks
- Don’t let existing institutions destroy Old Town
- More local shops
- More family friendly restaurants
- Outdoor cafes
- Reuse when possible, demolish as last resort
- Don’t tear down our history
- Don’t remove any homes to revitalize Old Town
- Preserve/Keep Existing Architecture
- Respect historic character
- Need cohesive look
- Involve Historical Society
- Weston / Parkville / Brookside
- Consider rowhouses (historic-looking)
- Open ‘cute’ stone building on East end
- Ice cream shop
- Develop old Bonjour property
- Explore shared parking with Salem Lutheran Church
- Add townhomes all the way to Noland. Rd
- Like plan B
- Don’t build anything on spec
- Develop vacant ground west of Pflumm at Tracks

# COMMENT RESPONSES

## ***TRAFFIC + PARKING***

- Do not re-route/restrict Sante Fe (4)
- Do not do angled parking on street (2)
- Slow traffic at shops (2)
- Relocate Sante Fe Trail Drive back to the way it was
- Change parking West of Pflumm
- Already plenty of parking – no large ugly lots
- Change entrance on East end of lot
- Route church traffic to NW

## ***RAILROAD***

- Need quiet zone (10)
- Consider bridge over RR (4)
- Don't close Noland Rd. Crossing (4)
- Consider tunnel under Pflumm
- Do something with Depot

# COMMENT RESPONSES

## *PEDESTRIANS + BIKES*

- Improve lighting (2)
- Walking paths / Walkability (2)
- Need safe pedestrian crosswalks
- Make bikes the biggest priority
- More accessibility for bikes/ped
- Family-friendly bike trails
- Like bike paths – bike lanes at the very least
- Trails that go somewhere
- Spray ground feature
- Off-street path from 95<sup>th</sup>+Sanfe Fe to downtown
- Concern with off-street trails
- Leave trail as is
- Markers on Santa Fe Trail
- Monthly local artist fair
- Amenities like benches, flowers, parks, and playgrounds

# COMMENT RESPONSES

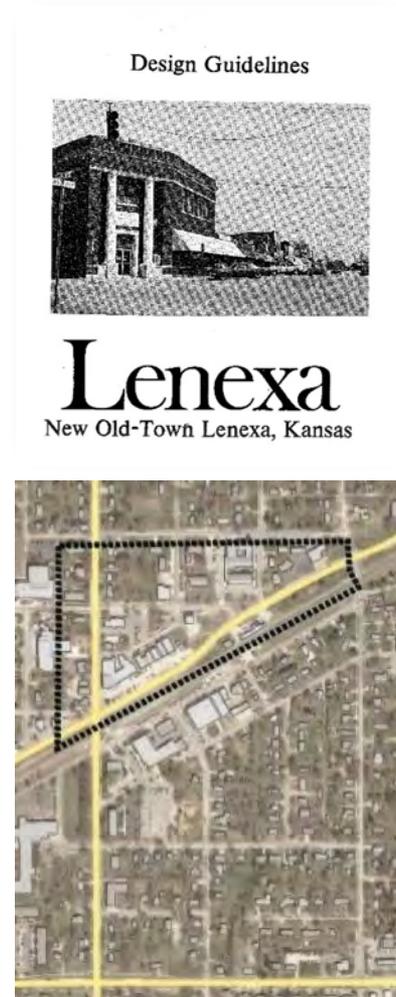
## *COMMUNITY EVENTS*

- Want small, quaint farmers market (5)
- This is great/we need this (4)
- Value history (3)
- More Events (2)
- Keep locals happy (2)
- Concerts (bluegrass, jazz)
- Needs identity
- Street fairs/carnivals
- Family friendly
- Food trucks
- Attract tourists
- Add concerts + weekly shows in the summer
- Like Chili Fest and Freedom Run
- Support business through social media
- Do not need to expand/change community center / Senior center

# DESIGN GUIDELINE UPDATES

## ***Existing Design Guidelines:***

- STREETSCAPE AND LANDSCAPE GUIDELINES
  - Prioritized Streetscape Areas (I,II,III, and IV)
  - Sidewalks, Plant Material, Furnishings
- ARCHITECTURAL GUIDELINES
  - Scale, Form, Materials, Color, Height, Setbacks, Building Facades, etc.
- SIGNAGE
  - Types, Location, Size, Lettering, Illumination, and Materials (Buildings Only)



# ***STREETSCAPE AND LANDSCAPE (LIKES)***



# ***STREETSCAPE AND LANDSCAPE (LIKES)***



# STREETSCAPE AND LANDSCAPE (DISLIKES)



# ARCHITECTURE (LIKES)



# ARCHITECTURE (LIKES)



# ARCHITECTURE (DISLIKES)



# ARCHITECTURE (DISLIKES)



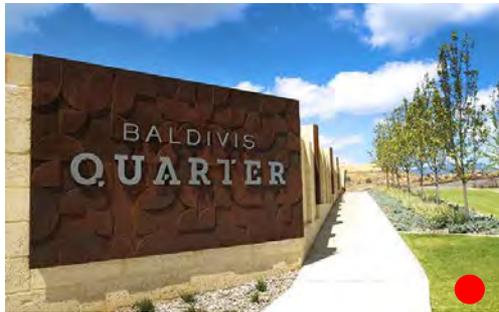
# SIGNAGE (LIKES)



# SIGNAGE (LIKES)



# SIGNAGE (DISLIKES)



# EVENTS (LIKES)



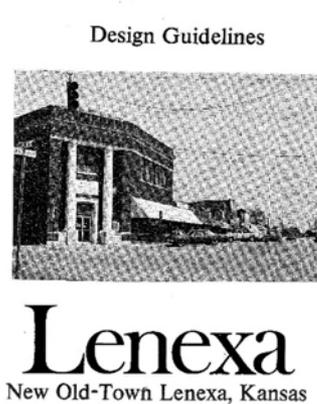
# EVENTS (DISLIKES)



# DESIGN GUIDELINE UPDATES

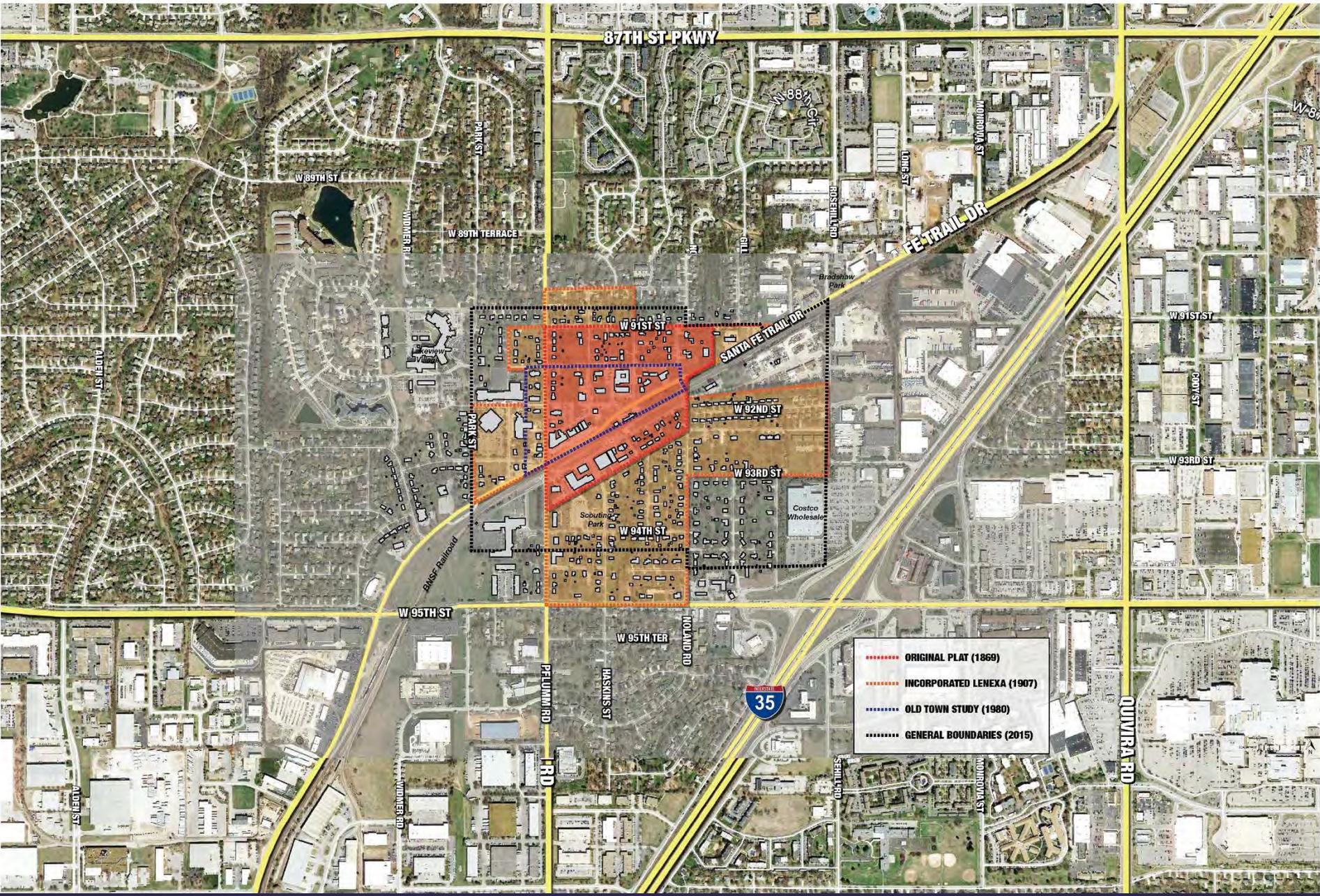
## *Existing Design Guidelines:*

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- ARCHITECTURAL GUIDELINES
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## *Updates / Additions:*

- STREETSCAPE AND LANDSCAPE GUIDELINES UPDATES
  - Complete Street Approach
  - Include Residential Streets
- ARCHITECTURAL GUIDELINES
  - 'District' Related Issues
  - Review Impacts on Context
- SIGNAGE UPDATES
  - District Identity / Branding
  - Sense of Arrival
  - History / Storytelling
- DISTRICT EVENTS AND PROMOTION
  - Facilities
  - Coordinated Marketing Efforts

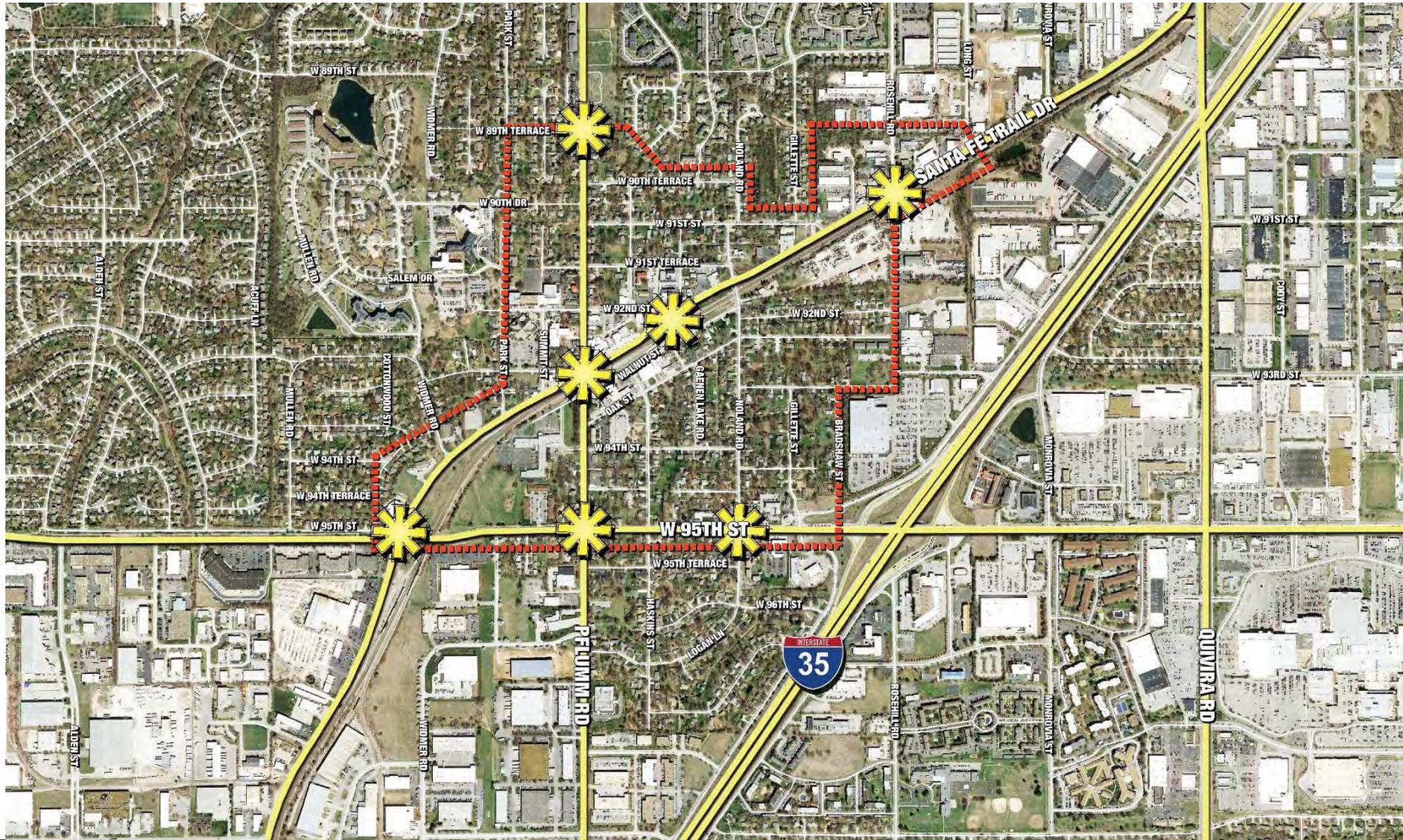








# DISTRICT BOUNDARIES + GATEWAYS



# ALTERNATE CONCEPTS

## CONCEPT A



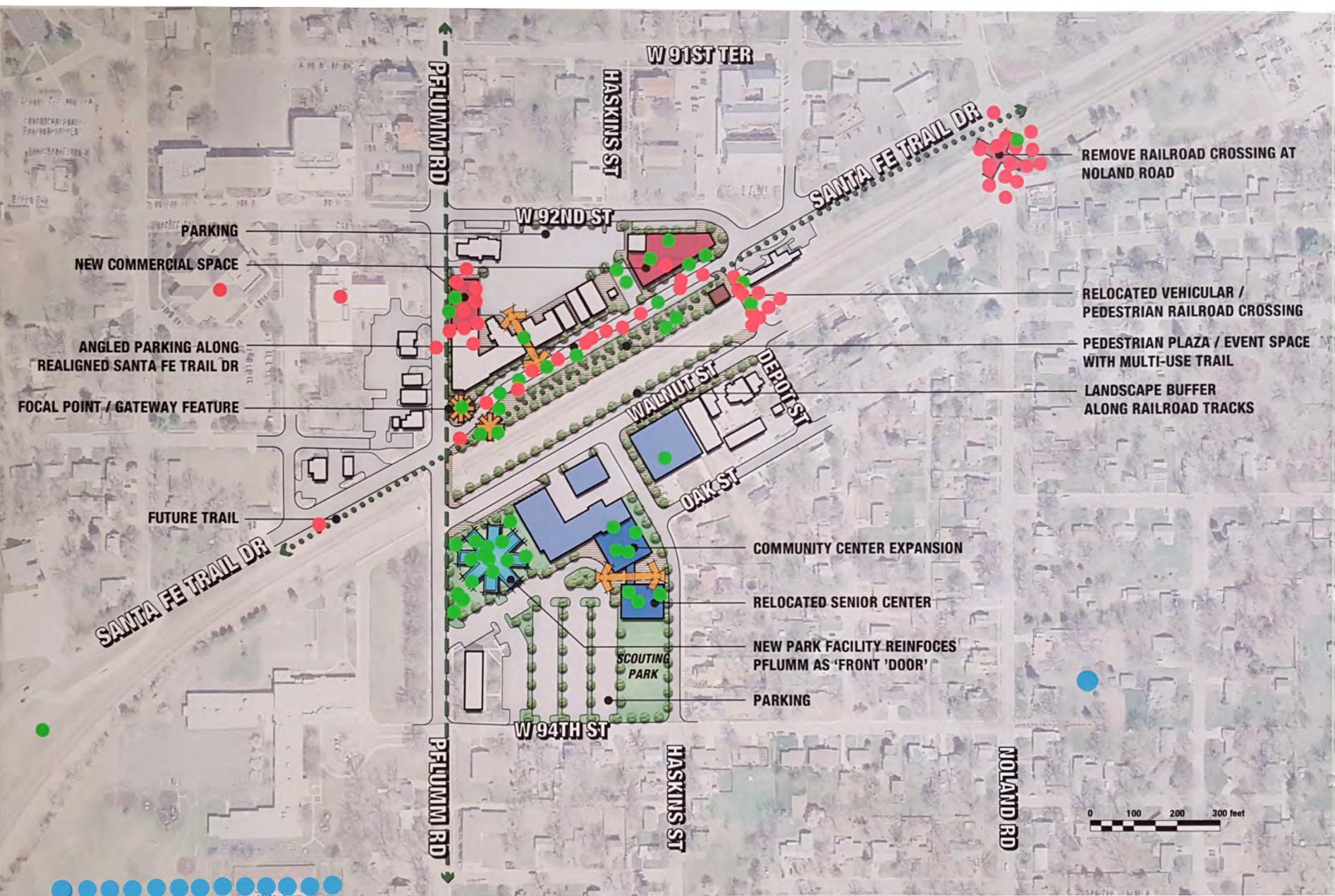
## CONCEPT B



## CONCEPT C



**Favorite Concept (A-C)**



PARKING  
 NEW COMMERCIAL SPACE  
 ANGLED PARKING ALONG  
 REALIGNED SANTA FE TRAIL DR  
 FOCAL POINT / GATEWAY FEATURE

REMOVE RAILROAD CROSSING AT  
 NOLAND ROAD  
 RELOCATED VEHICULAR /  
 PEDESTRIAN RAILROAD CROSSING  
 PEDESTRIAN PLAZA / EVENT SPACE  
 WITH MULTI-USE TRAIL  
 LANDSCAPE BUFFER  
 ALONG RAILROAD TRACKS

COMMUNITY CENTER EXPANSION  
 RELOCATED SENIOR CENTER  
 NEW PARK FACILITY REINFORCES  
 PFLUMM AS 'FRONT 'DOOR'  
 PARKING

FUTURE TRAIL

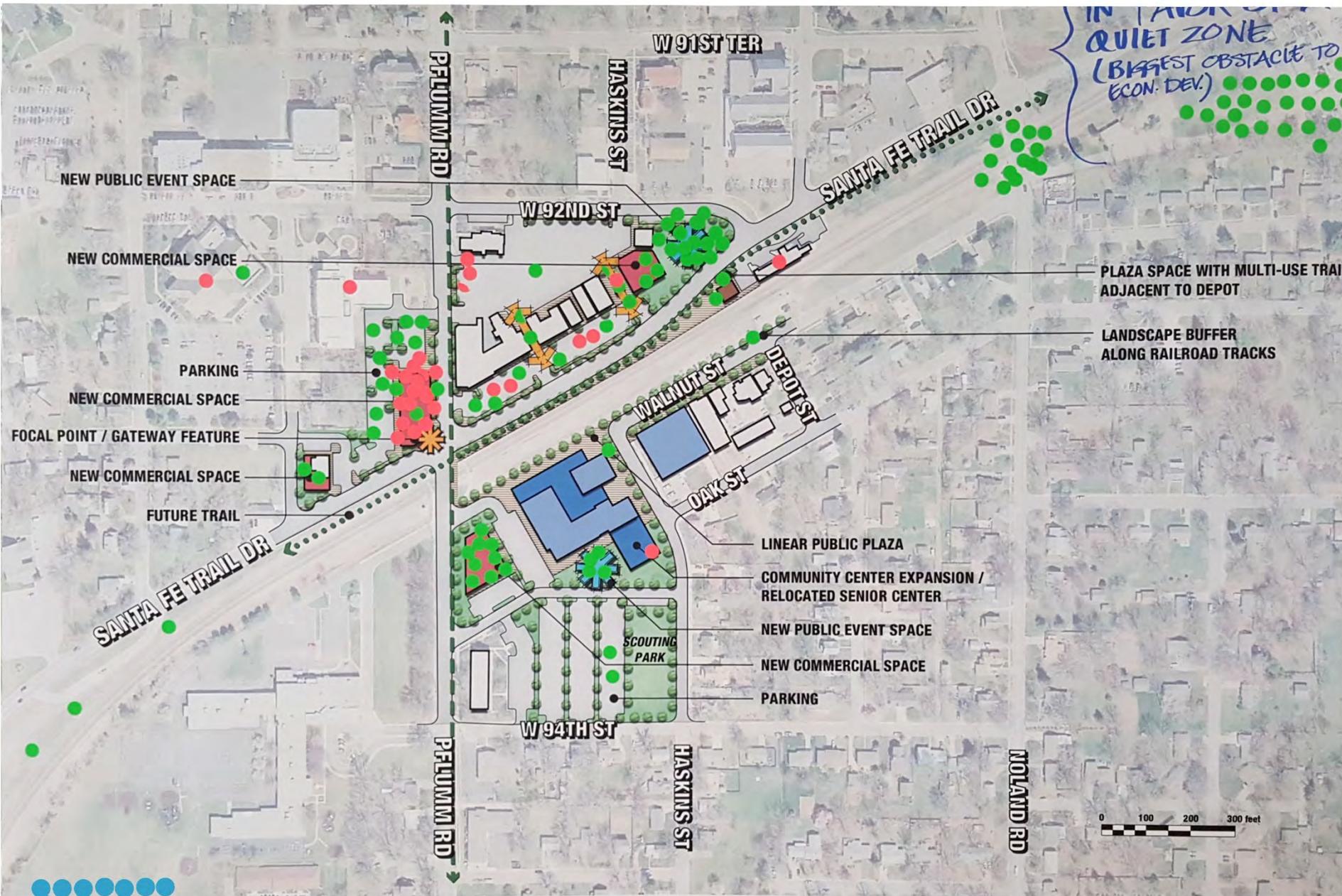
SCOUTING  
 PARK





**B** A NEW LOOK AT OLD TOWN LENEXA  
SITE CONCEPT

February 9, 2016



**C A NEW LOOK AT OLD TOWN LENEXA**  
 SITE CONCEPT

February 9, 2016

# CONCEPT B (PREFERRED)

CONCEPT B  
(PREFERRED)



NEW PUBLIC EVENT SPACE

PARKING

NEW COMMERCIAL SPACE

PARKING

FOCAL POINT / GATEWAY FEATURE

FUTURE TRAIL

PLUMMI RD

HASKINS ST

W 91ST TER

W 92ND ST

WALNUT ST

OAK ST

W 94TH ST

HASKINS ST

CAENEN LAKE RD

NOLAND RD

SANTA FE TRAIL DR

SANTA FE TRAIL DR

SCOUTING PARK

COMMUNITY CENTER EXPANSION

PARKING

REMOVE RAILROAD CROSSING AT NOLAND ROAD

RELOCATED VEHICULAR / PEDESTRIAN RAILROAD CROSSING

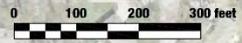
PLAZA SPACE WITH MULTI-USE TRAIL ADJACENT TO DEPOT

FOCAL POINT / GATEWAY FEATURE

LANDSCAPE BUFFER ALONG RAILROAD TRACKS

NEW COMMERCIAL SPACE

PARKING



# CONCEPT B (CONCENSUS REVISIONS)

ARCHITECTURAL  
CONCEPTS

NEW PUBLIC EVENT SPACE

PARKING

NEW COMMERCIAL SPACE

PARKING

FOCAL POINT / GATEWAY FEATURE

FUTURE TRAIL

W 91ST TER

HASKINS ST

PELUMMI RD

W 92ND ST

WALNUT ST

OAK ST

W 94TH ST

HASKINS ST

SANTA FE TRAIL DR

SANTA FE TRAIL DR

CAENEN LAKE RD

NOLAND RD

REMOVE RAILROAD CROSSING AT NOLAND ROAD

RELOCATED VEHICULAR / PEDESTRIAN RAILROAD CROSSING

PLAZA SPACE WITH MULTI-USE TRAIL ADJACENT TO DEPOT

FOCAL POINT / GATEWAY FEATURE

LANDSCAPE BUFFER ALONG RAILROAD TRACKS

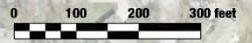
NEW COMMERCIAL SPACE

PARKING

COMMUNITY CENTER EXPANSION

PARKING

SCOUTING PARK



# REFINED PLAN

EXPLORE NORTH/SOUTH OPTIONS FOR DISTRICT BIKE-PED FACILITIES

NEW PARKING + ACCESS DRIVE

IMPROVE PARKING

COMMERCIAL EXPANSION

POTENTIAL COMMERCIAL OUTDOOR EXPANSION SPACE

IMPROVE PARKING

FOCAL POINT / GATEWAY FEATURE

IMPROVE RAILROAD CROSSING

EXPLORE EAST/WEST OPTIONS FOR DISTRICT BIKE-PED FACILITIES

W 91ST TER

HASKINS ST

PELUMMI RD

SANTA FE TRAIL DR

W 92ND ST

POTENTIAL DISTRICT EVENT / GREENSPACE WITH COMMERCIAL EXPANSION

FOCAL POINT / GATEWAY FEATURE

UTILIZE / REVITALIZE EXISTING TRAIN DEPOT AND GRAINERY BUILDINGS

LANDSCAPE / BUFFER ALONG RAILROAD EDGE

WALNUT ST

OAK ST

SCOUTING PARK

COMMUNITY CENTER EXPANSION AND RELOCATED SENIOR CENTER

REVISED DROP-OFF FOR SENIOR CENTER

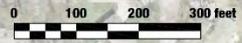
NEW COMMUNITY EVENT / GREEN SPACE CREATES 'FRONT 'DOOR' TO OLD TOWN

W 94TH ST

HASKINS ST

PELUMMI RD

NOLAND RD



# PLAN OPTIONS

EXPLORE NORTH/SOUTH OPTIONS FOR DISTRICT BIKE-PED FACILITIES

NEW PARKING + ACCESS DRIVE

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EXPLORE EAST/WEST OPTIONS FOR DISTRICT BIKE-PED FACILITIES

W 91ST TER

HASKINS ST

SANTA FE TRAIL DR

PELUM RD

W 92ND ST

POTENTIAL DISTRICT EVENT / GREENSPACE WITH COMMERCIAL EXPANSION

FOCAL POINT / GATEWAY FEATURE

UTILIZE / REVITALIZE EXISTING TRAIN DEPOT AND GRAINERY BUILDINGS

LANDSCAPE / BUFFER ALONG RAILROAD EDGE

WALNUT ST

2

OAK ST

COMMUNITY CENTER EXPANSION AND RELOCATED SENIOR CENTER

REVISED DROP-OFF FOR SENIOR CENTER

NEW COMMUNITY EVENT GREEN SPACE CREATES 'FRONT DOOR' TO OLD TOWN

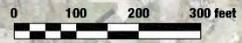
PELUM RD

W 94TH ST

HASKINS ST

NOLAND RD

SCOUTING PARK



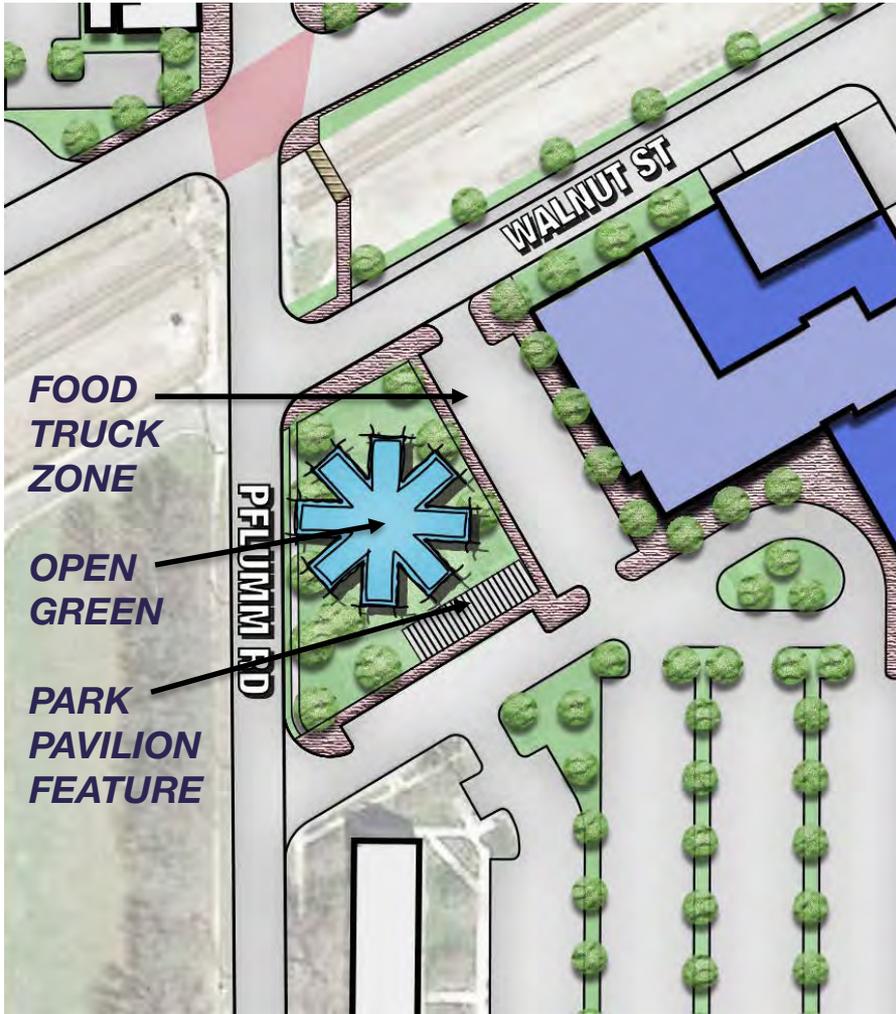
# 1 COMMUNITY CENTER GREEN

## OPTION A – FLEXIBLE INCUBATOR SPACE



# 1 COMMUNITY CENTER GREEN

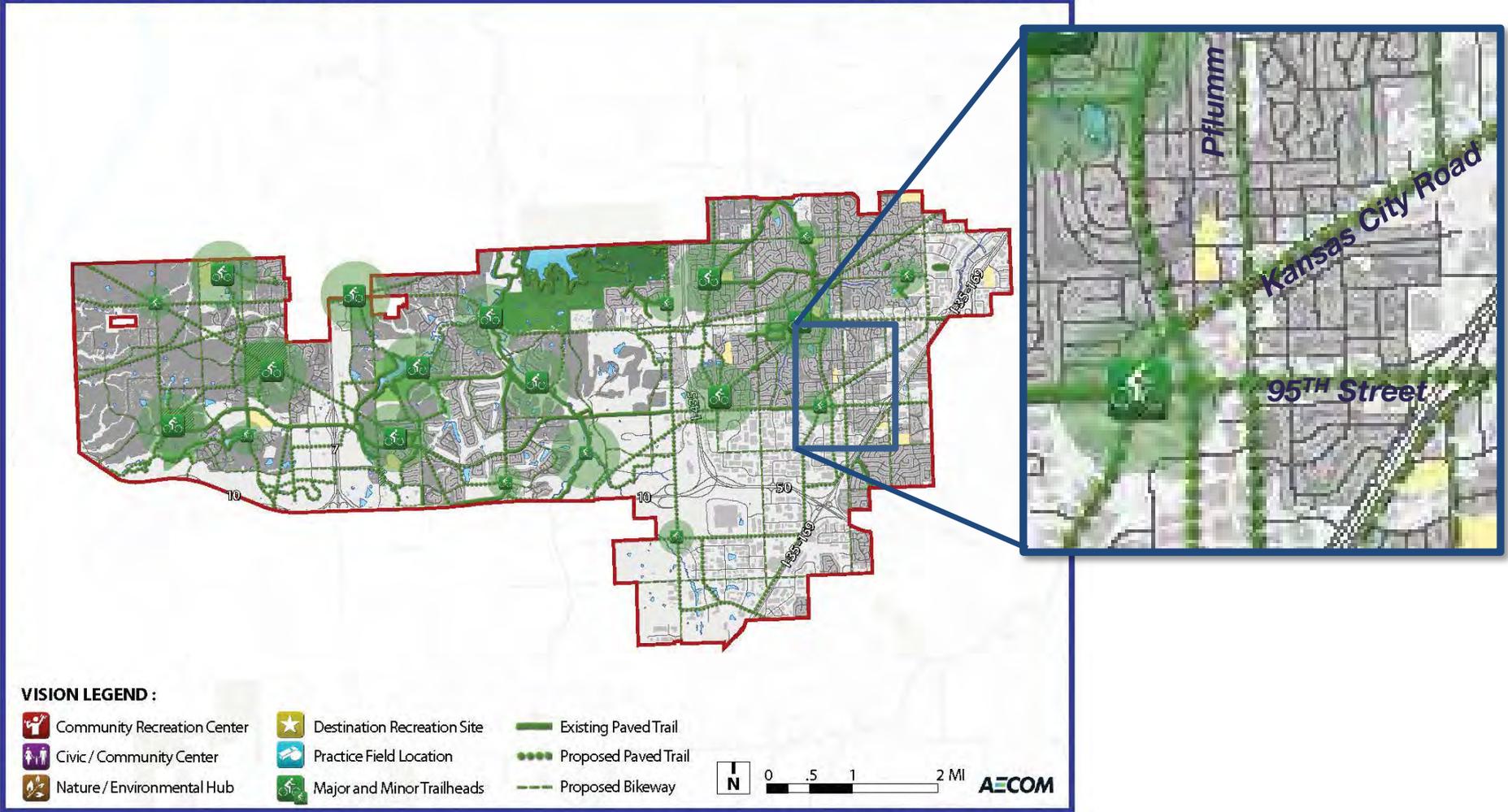
## OPTION B – FLEXIBLE PARK WITH SHELTER / PAVILION



# 2 MULTI-MODAL STREET NETWORK

**VISION** trails  
bikeways  
trailheads

CITY OF LENEXA

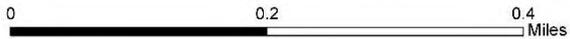


Illustrative Vision Map for Trails, Bikeways, and Trailheads

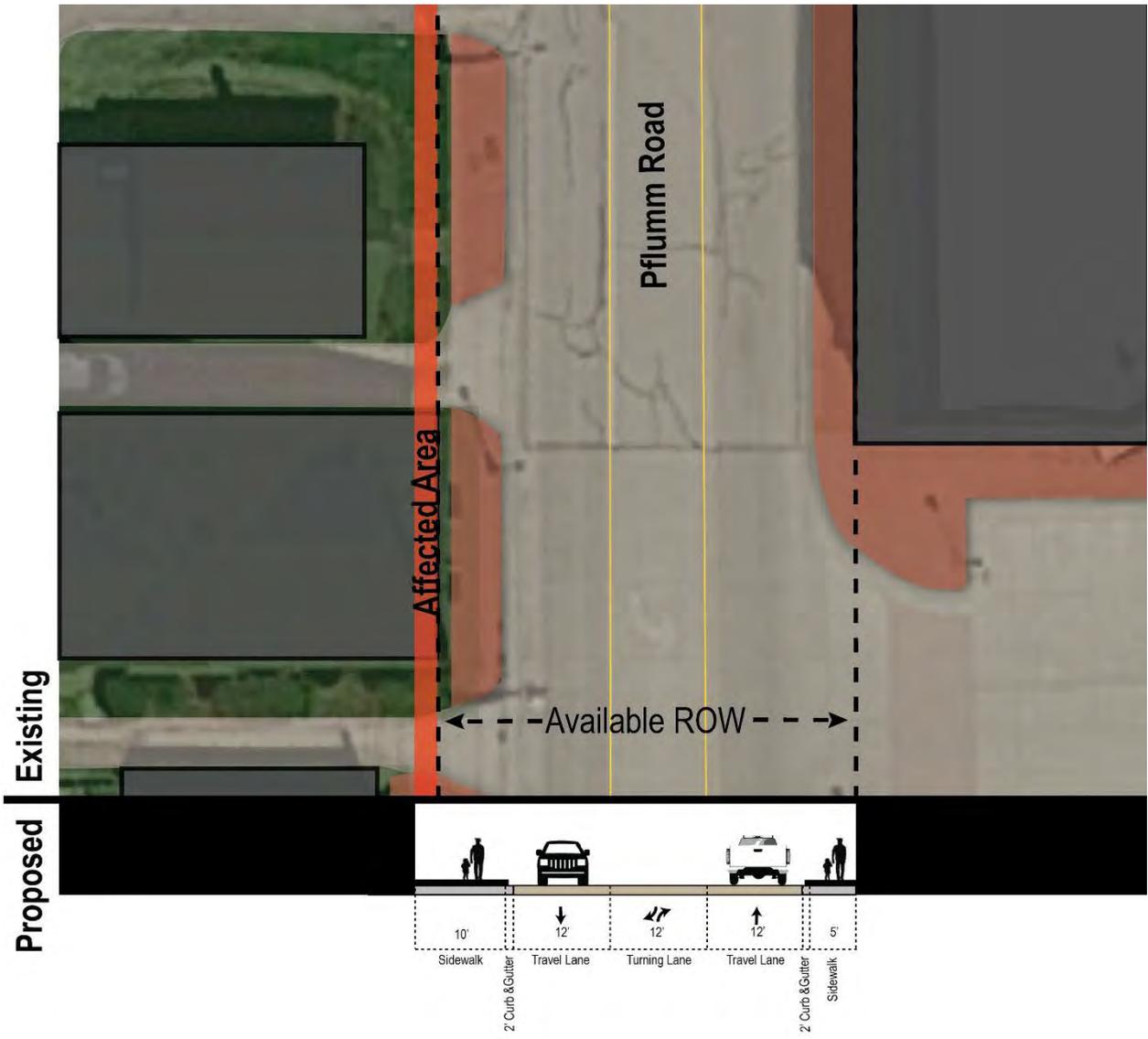
# 2 BICYCLE OPTIONS

## SYSTEM MAP

- █ Constrained-Option for Path or Bike Lane
- █ Option for Path or Bike Lane
- █ Multiuse Path
- █ Share the Road
- Study Area



# 2 BICYCLE OPTIONS



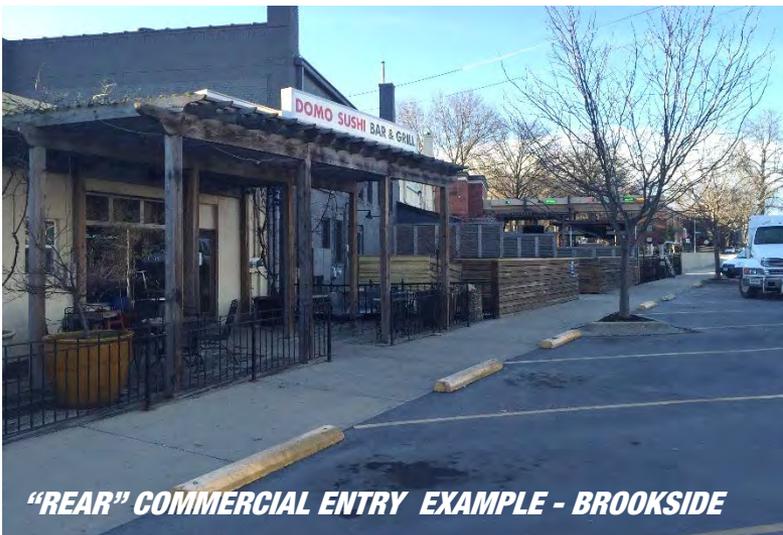
# 2 BICYCLE OPTIONS



# 3 DISTRICT PARKING + SANTA FE TRAIL DRIVE

*EFFICIENT PARKING + ACCESS STRATEGY*

*“REAR” COMMERCIAL ENTRY ENHANCEMENTS*



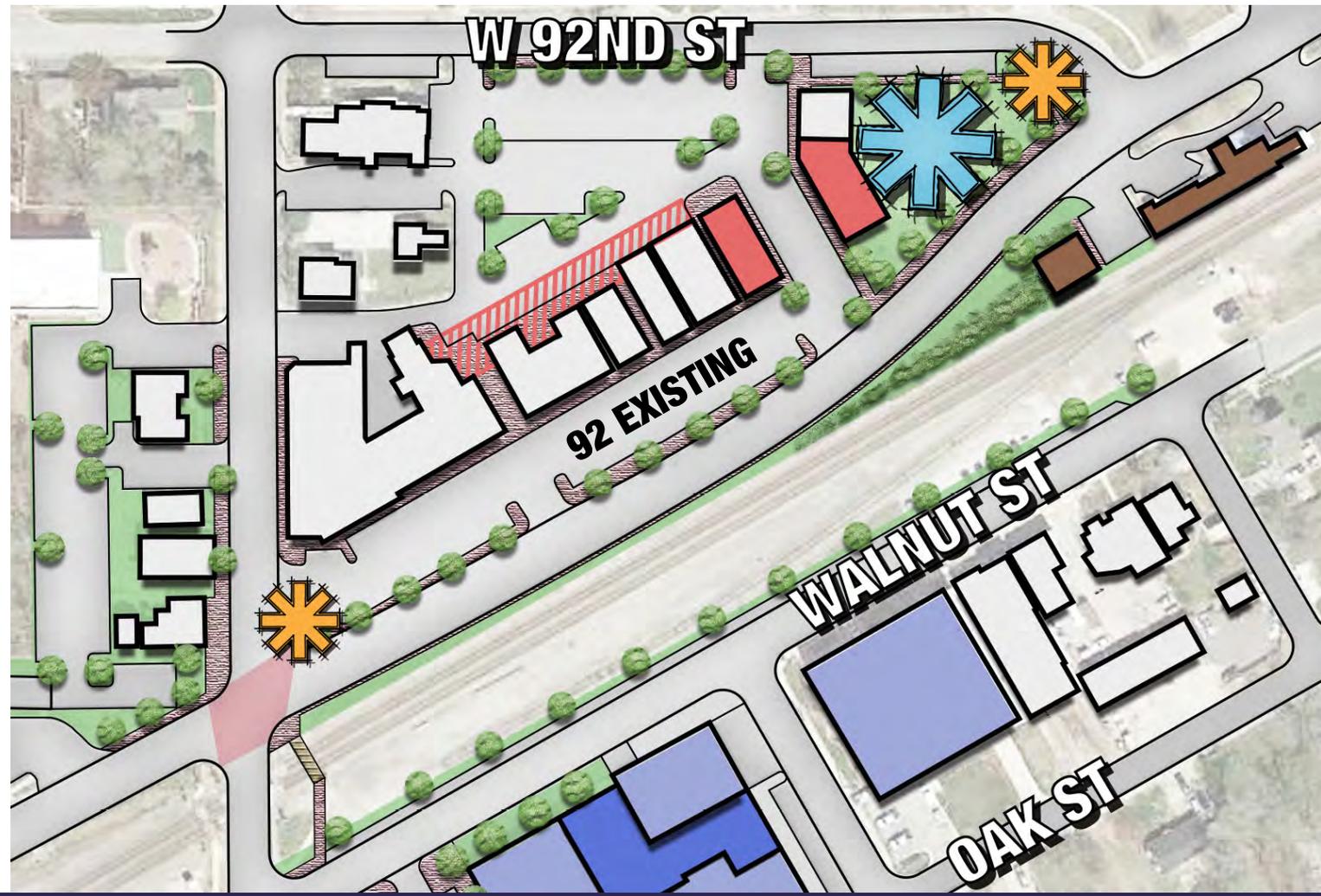
*“REAR” COMMERCIAL ENTRY EXAMPLE - BROOKSIDE*



*“REAR” COMMERCIAL ENTRY EXAMPLE - BROOKSIDE*

# 3 DISTRICT PARKING + SANTE FE TRAIL DRIVE

## OPTION A – MAINTAIN EXISTING ALIGNMENT AND PARKING



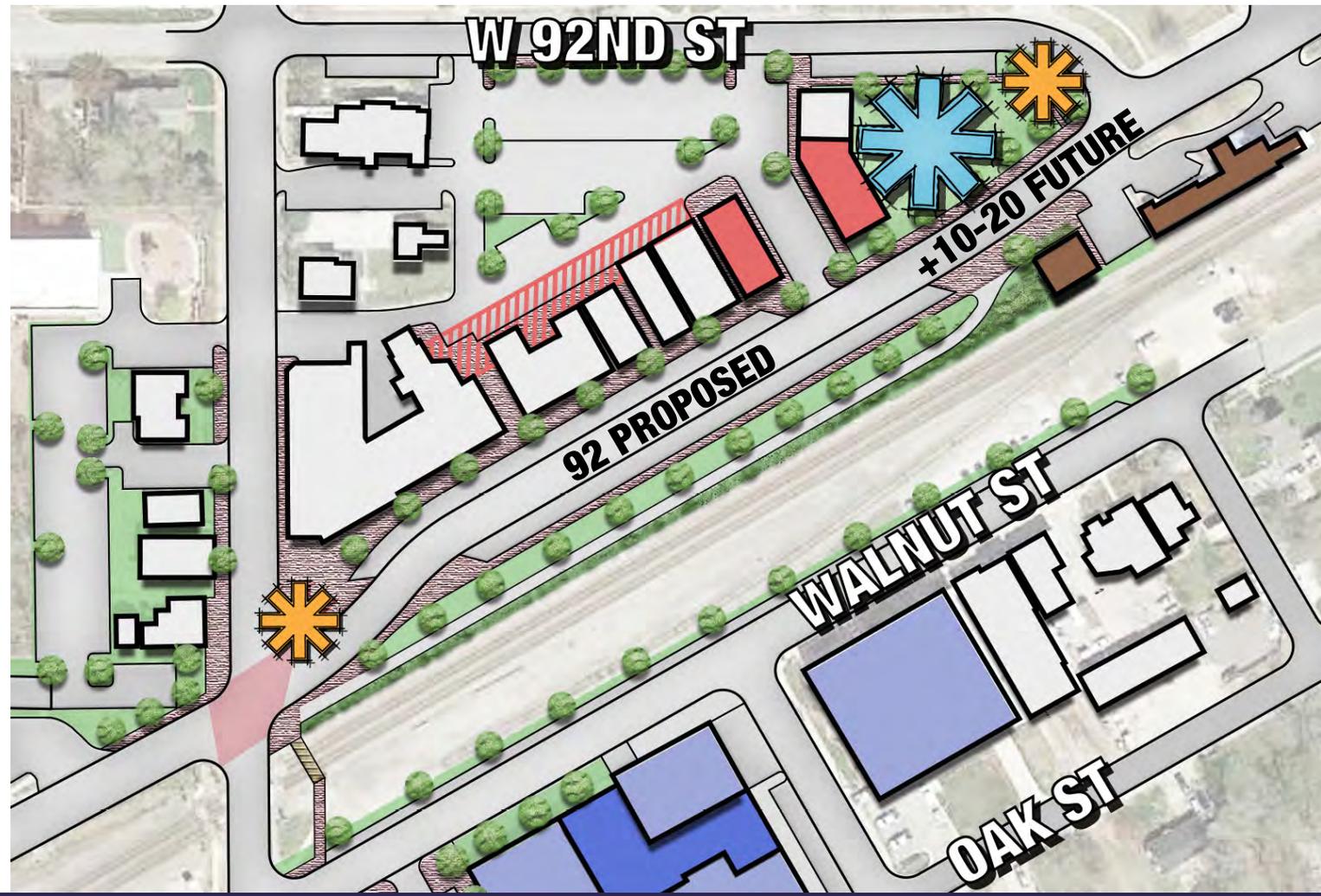
# 3 DISTRICT PARKING + SANTE FE TRAIL DRIVE

*OPTION A – MAINTAIN EXISTING ALIGNMENT AND PARKING*



# 3 DISTRICT PARKING + SANTE FE TRAIL DRIVE

## OPTION B - RE-ALIGN / ADD DIAGONAL PARKING



# 3 DISTRICT PARKING + SANTE FE TRAIL DRIVE

## EXISTING CURB LINE

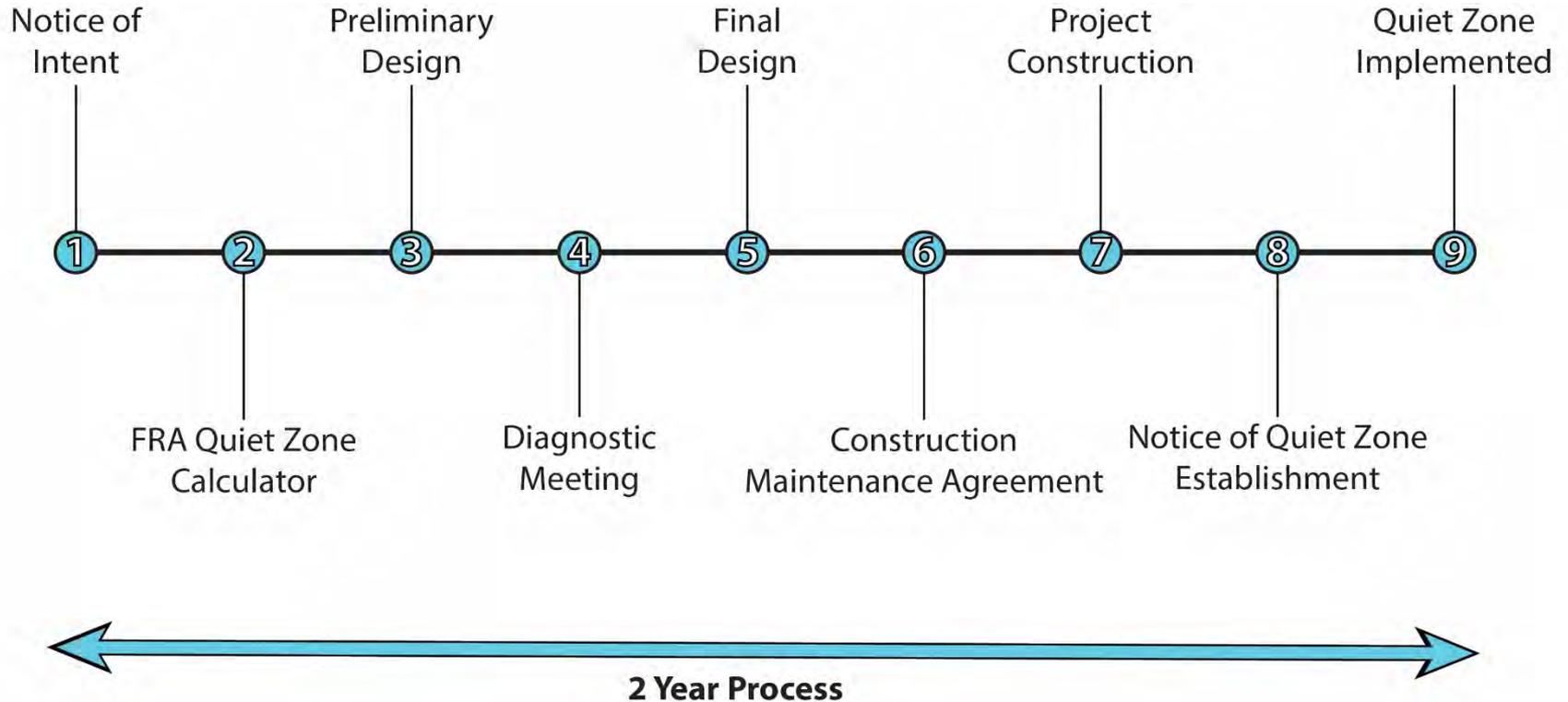


# 3 DISTRICT PARKING + SANTE FE TRAIL DRIVE

## OPTION B – ON STREET PARKING WITH MULTI-USE PATH



# Quiet Zone Process and Timeline



- City had informal communications with BNSF and KDOT during 2005-2006
- New “Four Quadrant” gate system recommended
- Approximately \$1 Million per crossing, plus \$10,000/year maintenance

# NEXT STEPS

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ADOPTION  
[TBD]

RAILROAD  
CROSSING

2  
TRACKS

**THANK YOU!**



# **A NEW LOOK AT OLD TOWN LENEXA**

**Public Meeting #2**

**Lenexa, Kansas**

**April 26, 2016**