



## Appendix A

# Where is Shawnee today?

A long-range plan must be founded on an understanding of a community's past and present. **Appendix A** presents a summary of the analysis of the current state of the City of Shawnee. This section acknowledges the importance of well-informed recommendations and strategies that properly respond to existing realities.

**Appendix A** overviews Shawnee's place and role within the region, other regulating and guiding plans, demographic and economic trends, and the physical and natural environment.

# Existing Plans and Studies

A critical component of any planning process is examining what has already been done. By reviewing the recommendations of recent plans, the work of this Plan can be more focused and tailored to the specific needs that have yet to be addressed. The evaluation of other plans also allows for continuity and consistency at a broader scale rather than overlapping plans with individualistic approaches. Recent planning efforts, documents, and recommendations thus serve as an integral starting point for this Plan. They provide context on certain topics within the City (i.e., infrastructure, neighborhood plans, etc.), the City itself, and how the City relates to the broader region. A full summary of relevant plans and studies is provided in **Appendix C**.

## Land Use

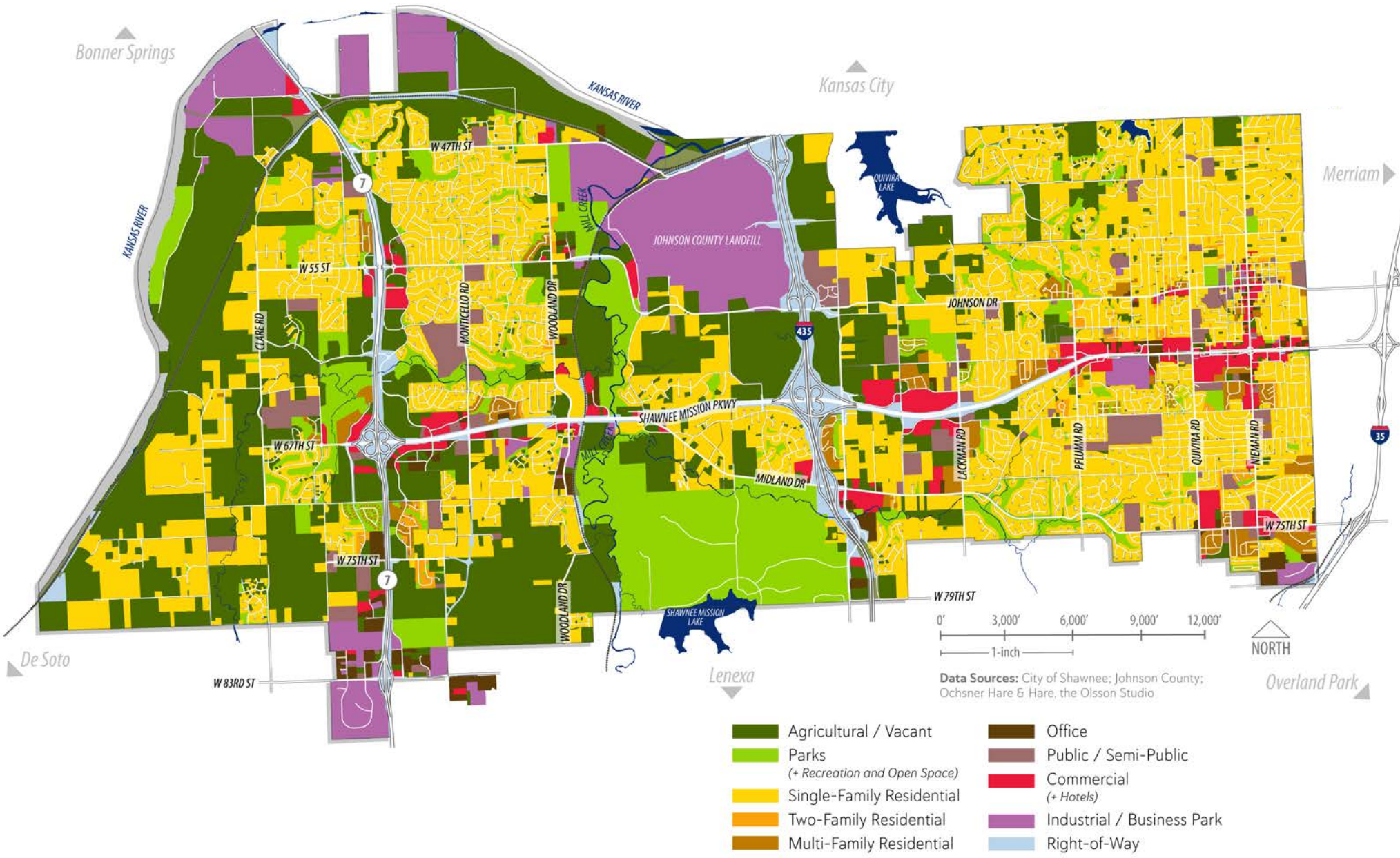
Shawnee is located within the northeast quadrant of Kansas. The City occupies approximately 43 square miles of land area and is landlocked by Wyandotte County and the Kansas River to the north, City of Lenexa to the south, City of Merriam to the east, and the Kansas River to the west. Shawnee Mission Parkway serves as the City's principal commercial corridor with primary hubs located from Switzer Road west to Pflumm Road, as well as its intersections with Maurer Road and K-7. Nieman Road in Downtown Shawnee also supports a concentration of commercial development. K-7 at Johnson Drive is an emerging commercial hub. The City supports a modest inventory of industrial development with the principal concentration in the western region at the K-7 intersections at 47th and 43rd Streets on the north and 83rd Street to the south. Approximately 7,186 acres within City limits remain undeveloped, equating to approximately one-quarter of the total land area. Most of the undeveloped land in the City is located west of I-435. **Figure A.1** illustrates these land use patterns and trends.

## Zoning

The City of Shawnee uses an official Zoning Map, Zoning Ordinance, and Subdivision Regulations to control the intensity of and interactions between land uses. These zoning regulations protect and enhance the health, safety, prosperity, and general welfare of Shawnee residents. As shown on **Figure A.2**, much of the City is zoned for residential purposes, agriculture, and industrial uses. For simplicity, some zoning categories on **Figure A.2** have been combined.

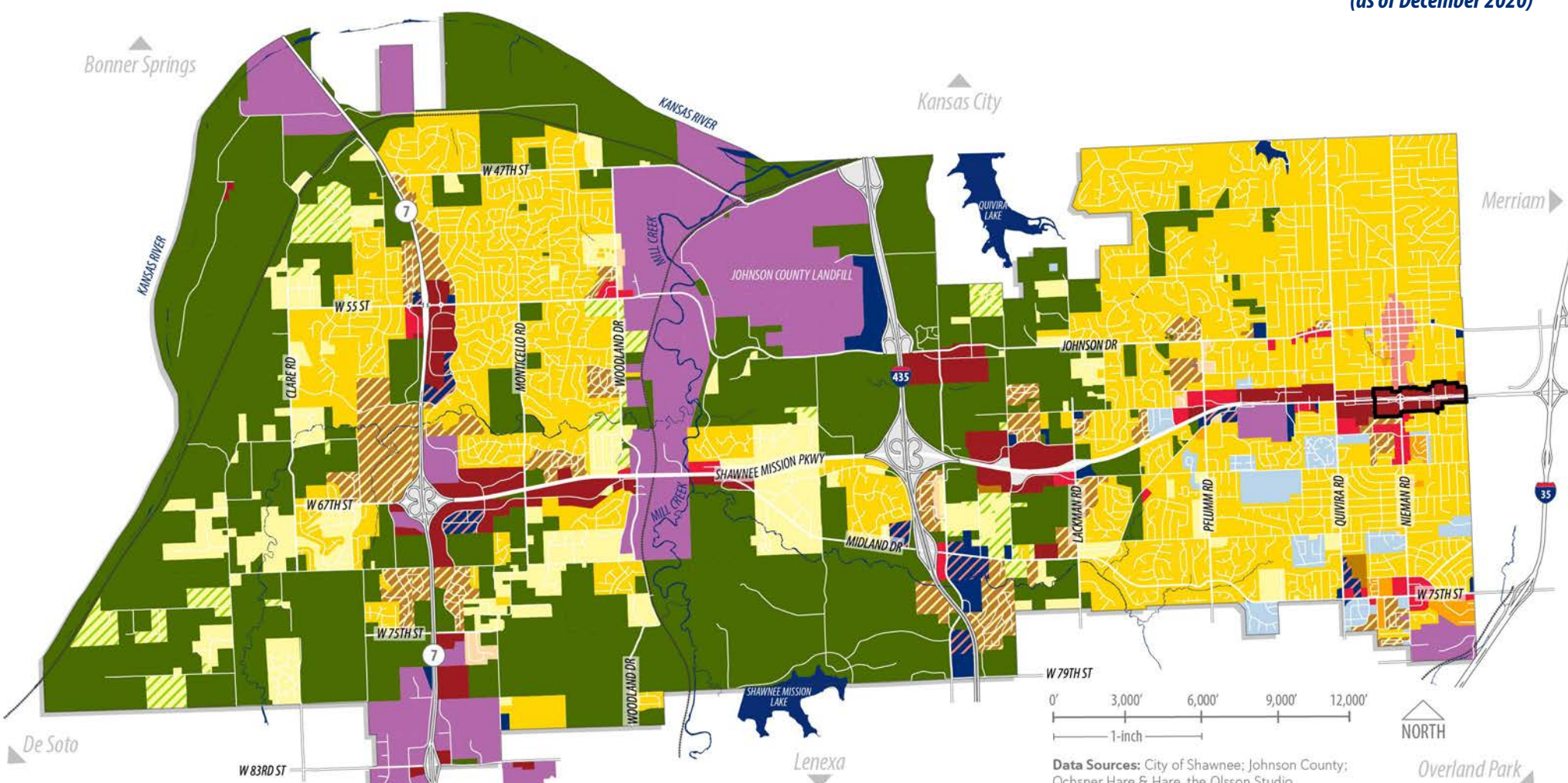



**Figure A.1 Existing Land Use**  
(as of March 2021)





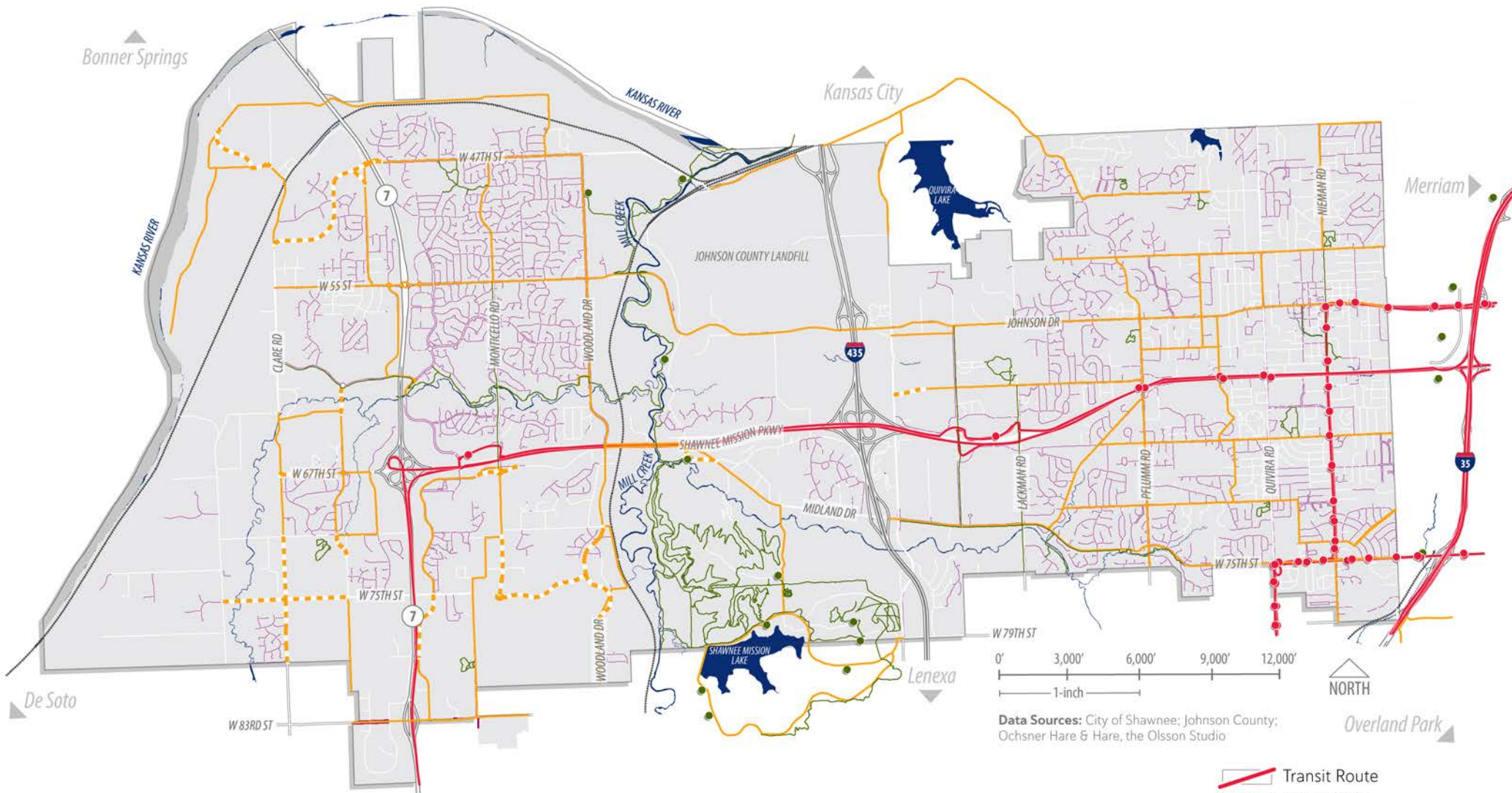
**Figure A.2 Existing Zoning**  
(as of December 2020)



- |   |  |
|---|--|
|  Agricultural  |  Professional Office                            |
|  Residential Estates   |  Planned Unit Development Office and Commerical |
|  Residential Suburban  |  Planned Unit Development Mixed Use             |
|  Single-Family Residential<br>(+ Planned Single-Family, Single-Family Residential Overlay, and Single-Family Age-Restricted) |  Townsquare                                     |
|  Duplex Residential / Residential Multiple Dwellings   |  Commercial Neighborhood                        |
|  Residential Garden Apartments   |  Commercial Highway                             |
|  Residential High Rise   |  Planned Industrial                             |
|  Planned Unit Development Mixed Residential  |  Commercial Highway Overlay Zoning District     |
|  Planned Development   |  |



**Figure A.3 Transportation and Connectivity**



# Transportation and Connectivity

The City of Shawnee’s transportation network consists of a collection of facilities that serve not only vehicular traffic, but also significant freight railroads, transit lines, and active transportation facilities for pedestrians and bicyclists. The City’s transportation and connectivity network is illustrated in **Figure A.3**.

## Roadway Network

The City of Shawnee has immediate access to the regional freeway and highway network provided through direct connections at I-435 and K-7, as well as significant access just east of City limits to I-35. These freeways and highways provide north/south connections, while three arterials provide significant east/west travel through the City.

1. **Shawnee Mission Parkway** is the central east/west expressway that runs through Shawnee with a combination of signalized intersections and interchanges. In terms of traffic volumes, Shawnee Mission Parkway carries between 15,000 vehicles per day (vpd) near K-7 to approximately 45,000 vpd near the eastern City limit as it approaches I-35.
2. In comparison - the **75th Street / Blackfish Parkway / Midland Drive** corridor carries between 6,000 vpd on the western portion of the City, up to nearly 31,000 vpd near Pflumm.
3. The **Johnson Drive / 55th Street** corridor carries less traffic, ranging from 6,500 to 12,000 vpd.

Shawnee has a series of minor arterials, built largely along the old county section lines and spaced approximately one mile apart. These minor arterials are often limited in length, with only a few providing significant connections to the north and south outside of Shawnee.

Additionally, Shawnee has identified a series of Designated Truck Routes, including:

- K-7 from north City limit to south City limit;
- Shawnee Mission Parkway from east City limit to K-7;
- I-435 from north City limit to south City limit;
- Switzer Road from 75th Street to south City limit;
- Nieman Road from 75th Street to south City limit;
- 75th Street from Nieman Road to east City limit;
- Holliday Drive, except for those trucks with a height exceeding 13 feet; and
- Wilder Drive, except for those trucks with a height exceeding 13 feet.

## Street Classifications

The City currently has seven street classifications but is considering the adoption of a new Green Streets classification. This additional classification, typically for regions of the City between I-435 and K-7, would preserve right-of-way for future widening but construct narrower streets that are anticipated to accommodate future travel demand. These Green Streets would lower the cost of maintenance by providing less pavement to maintain, while also providing more natural storm water treatments through drainage ditches (versus enclosed stormwater sewers) and a reduced amount of impervious pavement. The current street classifications include the following:

- Local Residential
- Local Service
- Minor Residential Collector (3,000 vpd)
- Major Collector Streets (10,000 vpd)
- Minor Service Collector (5,000 vpd)
- Minor Arterials (10,000 to 30,000 vpd)
- Major Arterials (Above 20,000 vpd)
- Expressways

## Railroads

BNSF Railroad has several routes that pass through Shawnee - one just west of I-35 that touches the southeast portion of the City, one route that largely parallels the Kansas River on the City's west edge, and the other located about halfway between K-7 and I-435. This last route carries a significant amount of freight and is a primary dual-track route that extends to the major freight ports in the Los Angeles, California region. The most recent Federal Railroad Administration's inventory states this route carries 68 trains per day. In comparison, the eastern line near I-35 carries 18 trains per day while the western line along the Kansas River carries six trains per day.

## Transit

Johnson County provides limited transit services with two routes and one microtransit option in Shawnee. Though there are designated stops along the routes, one benefit of the Johnson County transit system is that riders have the flexibility of flagging down a bus to board at any point along the route. Likewise, riders may be dropped off at any location along the route. The following describes the options within the City of Shawnee:

- **Route 402:** This route travels from the east on Johnson Drive to Nieman Road, then south to 75th Street, and west to Quivira Road. This route operates during the peak morning and evening commuter periods only, with one-hour headways between buses.
- **Route 499:** Considered a microtransit option, this route services the area north of Shawnee Mission Parkway to 47 Avenue and 47th Street, bordered on the west by Renner Road. To the southwest, Route 499 serves the area bounded by College Boulevard on the north, K-7 and Lone Elm/Parker on the west, 151st Street on the south, and Black Bob Road on the east.
- **Route 563:** This route travels along Shawnee Mission Parkway from K-7 to I-35. This route operates during the peak morning and evening commuter periods only, with one-hour headways between buses.



## Active Transportation

Shawnee has long served as a leader in the Kansas City metropolitan area for active transportation. As seen on **Figure A.3**, there are bike routes, trails, trailheads, and sidewalks dispersed throughout the City.

### Bicycle Infrastructure

Shawnee was the first city in the Kansas City metropolitan area to adopt a bicycle transportation plan, showcasing the City's support of developing robust bicycle infrastructure. The City is also a designated Bicycle Friendly Community (per the League of American Bicyclists). In total, the City's bicycle infrastructure network contains: 18 miles of on-street bicycle lanes 40.8 miles of Share-the-Road bicycle routes.

These bicycle routes connect all parts of Shawnee by transversing major transportation corridors. This level of connectivity makes bicycling a viable commuting option, as well as a wonderful way to recreate.

### Pedestrian Infrastructure

Sidewalks and trails are another component of the City's active transportation network. Sidewalks are concentrated within residential areas, with gaps in the central part of the City along and around I-435. Trails fill in some of these sidewalk gaps. Trails and trailheads are mostly concentrated along the City's existing parks and streamways, particularly north and south along Mill Creek. The off street trail network contains nearly 30 miles of infrastructure.

# Parks, Recreation, and Open Space

This section of the Plan briefly describes parks, recreation, open space, and other naturally occurring elements within Shawnee. Additionally, this section explores existing risks and opportunities associated with the natural landscape of the City. These topics are illustrated on **Figures A.4** and **A.5**.

## Parks and Recreation

Shawnee has well-covered outdoor amenities, such as parks, recreation facilities, and undeveloped open areas. In fact, the Parks and Recreation department maintains over 1,000 acres of City parks. In addition to parks owned and operated by the City of Shawnee, there are several Johnson County parks within City limits. These include Shawnee Mission Park, Mill Creek Streamway, and the Mid-America Sports Complex.

## Floodways and Floodplains

Portions of Shawnee have had flood risk mapped through the Federal Emergency Management Agency (FEMA) National Flood Insurance Program. FEMA typically identifies flood-prone areas through detailed hydrologic and hydraulic modeling and occasionally through approximate methods to assist with planning, management, and risk assessment within watersheds.

The 100-year floodplain exists primarily along Mill Creek and its tributaries, as well as the Kansas River. A floodplain exists along Turkey Creek just east of City limits; however, many of Turkey Creek's tributaries flow west into the City. Floodways are found within these same waterways.

The City of Shawnee regulates development within floodplains by requiring permits documenting that the project(s) will not negatively impact adjacent properties. In addition to these floodplain development permits, developments are required to slow down the release of stormwater from a development to pre-development levels by installing detention basins and/or utilizing other best management practices (BMPs), which slow, treat, and filter stormwater. These measures help prevent development from increasing the peak stormwater runoff produced from an area that was previously undeveloped and now has more impervious areas (e.g., roofs, parking lots, etc.).

In areas that are already developed and experience flooding, the City implements certain projects, including improved pipe systems, channels, or the natural ability of a stream to carry water in order to provide increased flood protection to nearby properties. Some of these projects may involve remapping the current FEMA floodplain to show the improved, revised boundaries.





## Watersheds

A watershed can be generally defined as a certain area where rainfall runoff drains to a common point. The City of Shawnee falls into four major watershed divisions, including Clear Creek, Mill Creek, Turkey Creek, and the Kansas River, which represents a much larger watershed.

Since stormwater runoff is not defined by municipal boundaries, neither are the related challenges. Across the U.S., stormwater management has been increasingly moving towards a “watershed level” approach. As such, Shawnee has been an active participant in a proactive watershed level approach with Johnson County called the “Watershed Master Plan.” The goal of these efforts is to identify strategic areas within a watershed that may have multiple issues related to flooding, water quality, or erosion-risk, and coordinate restoration measures with multiple municipalities that fall within the area.

## Wetlands, Waterbodies, and Waterways

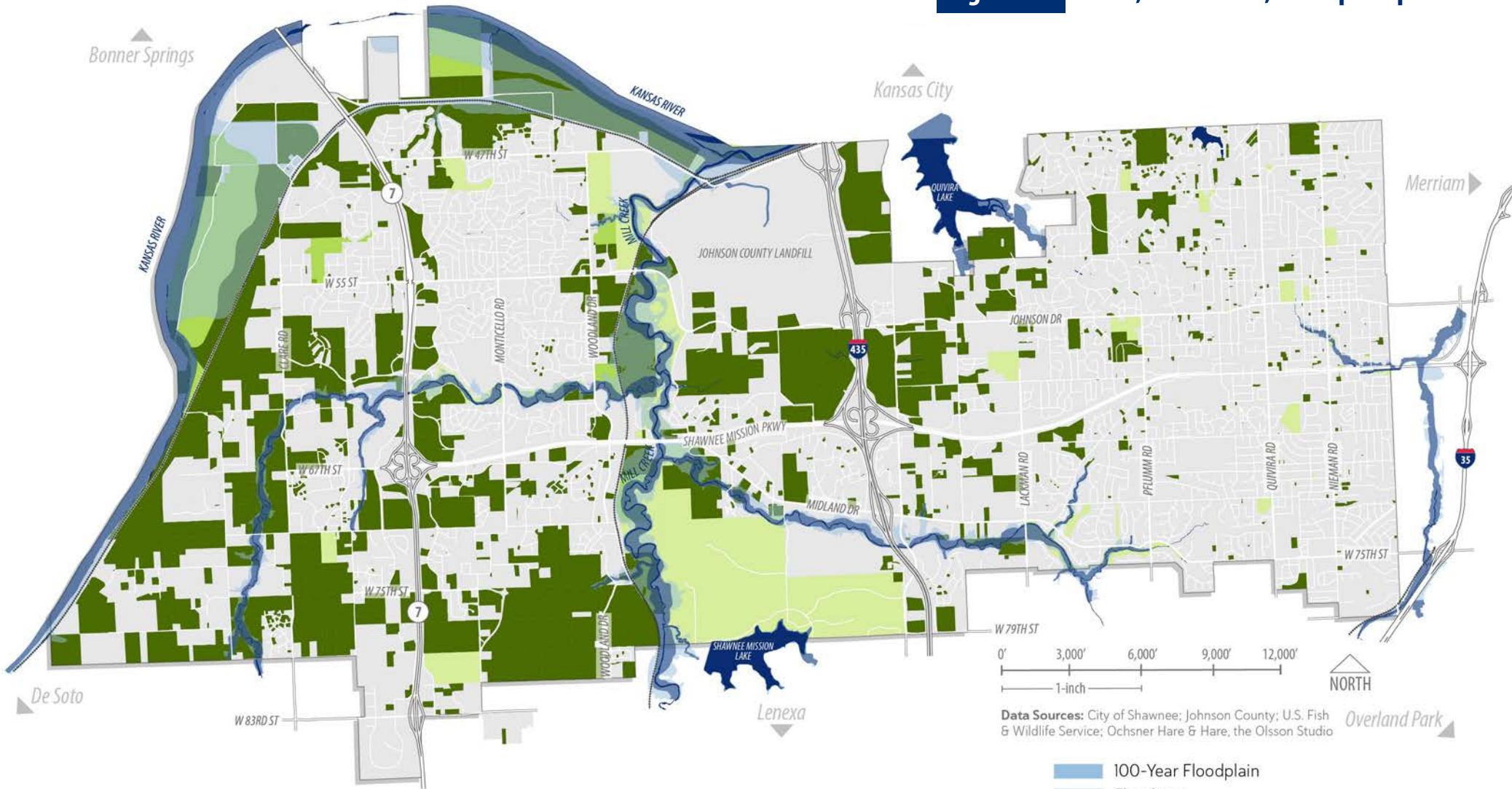
Shawnee is rich in water and water-like resources, including wetlands, waterbodies, and waterways. Wetlands, which are marshy or swampy areas that may or may not have standing water present depending on the season, support both aquatic and terrestrial species. They also protect and improve water quality and store floodwater. Wetlands in Shawnee are found primarily along or near the Kansas River, Mill Creek and its tributaries, southern portions of Lake Quivira and its waterways, and unnamed waterways that stem from these larger bodies of water within the City.

The major waterways in Shawnee include the Kansas River and Mill Creek, which are described as follows:

- **The Kansas River** - also known as the “Kaw” - is a recreational waterway that is relatively free-flowing. There are hundreds of acres of standards and islands sprinkled throughout riverbends, providing animal habitat and recreational opportunities to pull ashore. It is the largest tributary of the Missouri River, beginning in Junction City and flowing to Kansas City. It provides critical drinking water supply and provides water sources for industrial services that require water for cooling or discharging into.
- **Mill Creek** originates in Olathe and flows north before joining the Kansas River. It mostly follows a rail corridor as it flows through Shawnee; however, also travels along the Mid-America Sports Complex and then through Mill Creek Streamway Park just before dumping into the Kansas River.



**Figure A.4 Parks, Recreation, and Open Space**



### Floodplain vs. Floodway

The 100-year floodplain is the land area covered by the floodwaters of the 100-year flood. The 100-year flood has a one percent chance of annual occurrence and is the standard for requiring the purchase of flood insurance and regulating development in flood prone areas.





# Utilities and Infrastructure

Utilities and infrastructure are necessary and important to a functional and sustainable city. To ensure the proper infrastructure for future development, redevelopment, or maintenance as the population grows, it is necessary to review the existing utility infrastructure within the City. As a note, utility providers are primarily regulated by the Kansas Corporation Commission or by State Statute. In general, providers are physically located within private utility easements held by the individual provider, public utility easements, and public rights-of-way to provide necessary services.

## Water

The City of Shawnee's water system is owned and operated by WaterOne, which serves nearly 425,000 people in a 272 square-mile service area that includes the City and many of the surrounding communities. WaterOne is an independent public water utility that has been serving the Johnson County area since 1957. The utility has grown and now has a capacity to provide over 200 million gallons of water per day.

WaterOne draws its water from the Kansas and Missouri Rivers and adjacent collector wells, providing fresh water to customers every day of the year. This water is treated at two treatment facilities and then distributed throughout the system. The distribution system includes water mains and storage facilities.

## Wastewater

The wastewater system within the City of Shawnee is operated by Johnson County Wastewater, which is a county department that operates under the direction of the Johnson County Board of Commissioners, the County Manager, and the Deputy County Manager. Johnson County's existing sanitary sewer infrastructure dates to 1946 and today provides sanitary sewer service to more than 500,000 people throughout the county.

The wastewater system covers a service area of more than 172 square miles and 16 cities. Johnson County Wastewater's permitted treatment capacity in 2019 was approximately 60.4 million gallons per day.

The system includes six major treatment plants and 31 pump stations. Underground assets include more than 2,325 miles of sewer line, including approximately 58,000 manholes, approximately 27 miles of active low-pressure sewers, and 41 miles of active force mains.

## Electric

The City's electric services are provided by Evergy. In 2018, Kansas City Power and Light (KCP&L) and Westar Energy, Inc., merged to form Evergy. The merger was completed by the end of 2019. Most commonly, distribution of electrical power is via transmission lines, utility poles, and underground conduit.

Evergy's infrastructure currently meets the needs of the City. KCP&L/Evergy has been a long-term provider to the City. East of I-435 where Shawnee is developed, the distribution system has capacity to adjust for substation equipment failures (transformer or circuit breaker), and capacity to serve future smaller loads. West of I-435, there is open land that may be developed. There is capacity to adjust for substation equipment failures and serve larger new loads.

Evergy plans for 10 years with specific capacity and addition projects identified within five years. No capacity addition projects are identified at this time for the City of Shawnee, though capacity addition plans are flexible and can be adjusted.

An annual load increase is used for new individual houses or retail business. Communication with developers is vital for Evergy to plan for larger projects (greater than 1 megawatt [MW]), however, current infrastructure meets the needs of customers in Shawnee.



## Natural Gas

Atmos Energy and Kansas Gas Service are the two natural gas providers within the City, though Kansas Gas Service is the major provider. Both providers distribute gas through an underground pipe system.

## Telecommunications

Telecommunication lines provide service infrastructure underground and above-ground on electric provider utility poles. Improvements that require electrical utility pole relocations commonly impact telecommunication infrastructure. AT&T, Google, Spectrum, and Consolidated Communications Inc. are the primary providers for cable television, internet, and telephone service within Shawnee.

## Stormwater

Stormwater runoff is generated from rain and snowmelt events that flow over land and are conveyed to downstream waterbodies such as lakes and rivers. In urban areas, impervious surfaces, including paved streets, parking lots, and building rooftops, generate large amounts of stormwater runoff that is collected in underground collection systems and swiftly conveyed downstream. In rural or less developed areas, stormwater runoff generally flows over pervious ground and is partially intercepted by forested areas and infiltrated into the undisturbed soil, generating less runoff than urban areas.

Stormwater systems, broadly defined as the highest point in the watershed that generates stormwater runoff to the downstream receiving waterbody, require management to protect natural resources. Management of these systems are challenged by local jurisdictional boundaries that do not align with watershed boundaries, requiring larger entities, such as counties, to coordinate efforts.

Goals of system management include flood damage mitigation and reduction, water quality protection and improvement, and infrastructure maintenance and replacement.

Water quality protection from stormwater contaminants can be challenging because unlike a wastewater treatment plant or a factory which discharges to a single point, stormwater contaminants run off into streams or rivers from large areas. Some common stormwater contaminants include sediment, fertilizers, grease/oil, and trash/debris. To combat this phenomenon, the City of Shawnee actively employs a citywide Stormwater Pollution Prevention Plan (SWPPP). Some of the items on this SWPPP include regular street cleaning, regulations to prevent sediment runoff from on-going construction, and installation of permanent post-development best management practices (BMPs), which help improve water quality by treating water before it leaves a property and gets to a major stream or river, where it would be logistically difficult or impossible to treat.

One challenge all older cities must face is the ongoing evaluation and maintenance of stormwater systems that are already in place. As stormwater infrastructure ages, its effectiveness is reduced, and it can eventually fail entirely, compromising public safety in the form of flooding or sinkholes. Shawnee has a citywide database which tracks the age, condition, and other properties of all its stormwater infrastructure (pipes, curb inlets, open channels, etc.). Each year, the City maintains this database by taking video of approximately 100,000 feet of pipe. These videos and their associated pipe ratings are used to track pipe integrity. The worst pipes within the City are then replaced in an annual “Pipe Repair” project. These efforts are limited by available stormwater funds, which often prevents the City from taking a more proactive approach with stormwater infrastructure maintenance. To help with the limited funds, Johnson County has recently offered a program which allows cities to split the cost of replacing old corrugated metal pipes (CMP), which are often prone to corrosion and failure, with more resilient reinforced concrete pipe (RCP). Two such projects are currently underway in the City of Shawnee and many more are hopefully to come.

## Johnson County Landfill

The Johnson County Landfill has been a prominent fixture in Shawnee since it began operations in 1967. The landfill consists of approximately 850 acres of property west of I-435 between Holliday Drive to the north, Johnson Drive to the south, and Barker Road to the west. The City of Shawnee continues to grow in the vicinity of the landfill, with such community features as the Mid-America Sports Complex, Kansas City Ice Center and Pavilion, Shawnee Mission Beach Volleyball, and the Millwood Business Center. The Johnson County Wastewater Treatment Plant is located near the northwest portion of the landfill property, close to the Kansas River.



## What's up with the SUP?

The special use permit (SUP) the landfill is governed by has stipulations about how it can be used upon its closure. Any person (referred to as “applicant”) who would like to submit a proposal for the future of the landfill would be required to follow closure procedures, as indicated on one of the two closure plans submitted by the applicant, or redeveloped in another manner that may be available within five years of closure of the site. This may include a proposal to develop the site for uses other than recreation, provided zoning and site plan approval is obtained, should it be necessary.

Any closure plan selected must be approved by the Kansas Department of Health and Environment (KDHE). The closure plans must include a golf course, and a variety of other recreational activities, unless the community determines an alternate end use plan is more appropriate at that time. Given the length of time prior to closure of the landfill, the applicant must resubmit the end use plan for review by the Planning Commission and Governing Body to determine if the recreational uses should be changed to reflect current needs of the community, or to select one of the two plans for closure. The applicant must provide revised closure plans indicating the items noted in the staff report prior to any clearance or other activity on the site.

The applicant must conduct any post-closure monitoring plans through 2073 unless otherwise determined by KDHE. All post-closure monitoring data must be made available by the operator to Water District No. 1 of Johnson County, Kansas, and the City of Shawnee. If at any time during the post-closure monitoring permit, the contaminant levels of any measured contaminant exceeds the Maximum Contaminant Level (MCL), as established by KDHE, the post-closure monitoring period will be extended until the contaminant no longer exceeds the MCL, for a period of no less than two years. Lastly, this SUP will not expire until September 25, 2043.



## **Environmental Setting**

The Johnson County Landfill is in wooded, rolling hills typical of northern Johnson County, situated above the Kansas River floodplain to the north. Mill Creek flows from south to the north and into the Kansas River west of the landfill. The landfill is set within excavated limestone and shale rock that formed the hills of this area. Groundwater flow in the vicinity of the landfill is to the west and northwest toward Mill Creek and the Kansas River.

The general area in which the landfill is located is surrounded by residential and small commercial areas. The community of Lake Quivira is located approximately 1.25 miles east-northeast of the landfill. On the east side of I-435, medium density residential areas are present approximately one-half to one mile west of the landfill, and low-density residential and open areas are present south of the landfill. Across the Kansas River to the north, industrial land uses are dominant.

## **History and Current Operations**

The Johnson County Landfill has operated since before 1967 when it was established by Ron Deffenbaugh. It is the only permitted landfill in Johnson County that serves nearly all of the communities and rural areas in the county. Until 2015, the landfill was operated by Deffenbaugh Industries. In March 2015, Deffenbaugh was purchased by Waste Management, Inc. (WMI).

The landfill property occupies approximately 850 acres, of which approximately 500 acres is permitted as an active landfill site. The landfill is engineered with environmental protection systems that meet or are more stringent than the Environmental Protection Agency (EPA) regulations for municipal solid waste landfills, including engineered liners and covers, leachate collection and removal, and landfill gas collection.

The landfill is permitted to accept municipal solid waste, including non-hazardous wastes and special wastes. It also includes recycling collection and a 27-acre yard waste processing and composting area. Additionally, the landfill operates a gas recovery facility that collects landfill gasses and converts them to natural gas that is used to fuel and operate waste collection trucks, as well as natural gas for use in heating and cooling buildings.

As the active landfill becomes full and is closed, new landfill operations will begin in a quarry area that has been excavated during the last several years. The quarry provided stone and cover for the landfill, as well as rock for local markets. It is expected that this newly activated area will operate from 2020 until 2043. Specifically, on September 25, 2043, the Special Use Permit (SUP) that the landfill operates under will expire. At this time, the site will either be closed per one of the two closure plans submitted by the applicant, or redeveloped in another manner. See more details in the “What’s Up with the SUP?” sidebar (see page A14).

# Economic and Market Analysis

The Economic and Market Analysis evaluated the historic, current, and future demographic, economic, and real estate market forces that influence the City of Shawnee's future urban growth patterns. The following sections summarize the major findings of the Economic and Market Analysis. **Appendix D** provides the full report.

## Demographic and Economic Trends

This section examines the economic and demographic factors impacting real estate development trends in Shawnee. Historic demographic trends were provided by the 2019 American Community Survey (ACS) published by the U.S. Census Bureau and the Johnson County Housing Study (2021). Quantifying these characteristics assists in forecasting the future demand in the City for commercial space, industrial space, and residential housing units.

### Overview

Shawnee's urban growth is influenced by its strong transportation network and location at the urban fringe of the Kansas City Metropolitan Statistical Area (MSA). As the Kansas City region continues to grow, Shawnee is anticipated to experience accelerated population and job growth, residential and commercial development activity, and increased demands for municipal and transportation services. The City possesses ample advantages for attracting businesses, jobs, and development activity. The principal economic development benefit lies within being located at the periphery of a growing regional economy whose assets include the following:

- Large population;
- Diverse economy;
- Convenient highway, air, and rail access;
- Shovel-ready building sites;
- Well-educated population; and,
- High quality of life.

Challenges facing future economic development efforts in Shawnee include a low unemployment rate that places constraints on the available labor force, limited inventory of industrial and office space available for immediate occupancy, and stiff competition from other cities within the Kansas City MSA.

### What is a metropolitan statistical area (MSA) and why do we consider it?

MSAs, established by the U.S. Office of Management and Budget, represent a region that consists of a city and surrounding communities that are linked by social and economic factors. MSAs are configured to represent contiguous geographic areas with a relatively high population density.

Typically, they consist of a core city with a large population and its surrounding region, which may include several adjacent counties. The area defined by an MSA experiences significant social and economic interaction, meaning people living in outlying areas of the MSA may commute considerable distances to work, shop, or attend social activities in the urban center.

The Kansas City MSA consists of 14 counties, including Johnson County (which includes the City of Shawnee).



## Market Analysis Trends

The Market Analysis portion of the Economic and Market Analysis evaluated directly competitive retail, professional office, industrial, and housing market trends impacting the City. The market trends for each prospective land use were evaluated and the long-term need for additional commercial space, industrial space, and housing units was forecast to quantify the level of future real estate development within City limits.



### Population

*Shawnee currently supports a population of 67,626 residents and 26,544 residential dwelling units. By 2040, Shawnee is forecast to **add approximately 16,300 residents and 8,500 jobs**, generating demand for new housing, retail goods and services, eating and drinking establishments, and commercial and industrial space.*



### Housing

*Household income levels in Shawnee suggest a future **need for a wide variety of housing products**, including affordable, entry level, move up, and luxury housing.*



### Education

*Shawnee's high educational attainment levels bode well for attracting employers and **supporting above-average income levels, retail expenditures, and housing values and rents.***



### Millennials

*Shawnee's large millennial population creates **demand for rental housing, clothing, electronics, entertainment, and eating and drinking establishments.***



### Jobs

*Continued job creation in Shawnee will yield a growing **demand for retail, professional office, medical office, and industrial space.***

## Retail Market Overview

Shawnee supports approximately 3.2 million square feet of retail space operating at a cumulative vacancy rate of 10.6 percent. By comparison, the Kansas City MSA retail market is operating at a vacancy rate of just 5.6 percent.

Shawnee Mission Parkway serves as Shawnee's principal commercial corridor. The original commercial core extends from Switzer Road west to Pflumm Road. As the City grew westward, the intersection of Shawnee Mission Parkway and Maurer Road emerged as a primary retail core, housing major retailers such as Walmart, Target, Kohl's, Home Depot, and Lowe's. The Shawnee Mission Parkway interchange at K-7 serves as a secondary retail core.

Despite the above-average household income levels and steady population growth, Shawnee currently supports 41.5 square feet of occupied retail space per capita compared to 56 square feet per capita for the Kansas City MSA. **This below-average supportable retail space combined with Shawnee's current pull factor indicates Shawnee experiences retail sales leakage to other cities in the Kansas City MSA.** Specifically, the City has suffered from retail sales leakage since 2008. Shawnee's current pull factor of 0.98 indicates the City captures retail sales at a rate equal to 98 percent of the statewide average. Meanwhile, the neighboring communities of Mission (1.74), Lenexa (1.56), and Overland Park (1.37) support some of the highest pull factors in Kansas.

The income-adjusted pull factor, which accounts for a community's income level relative to the statewide average, further illustrates the extent of Shawnee's retail leakage. Despite an average household income 47 percent higher than the statewide norm, Shawnee's income adjusted pull factor of 0.76 indicates a retail sales capture rate of only 76 percent. This loss of retail sales to other cities has an adverse impact on both Shawnee's retail market and sales tax collections. **Through 2040, the City of Shawnee is estimated to support the development of approximately 800,000 to 909,000 square feet of new retail space,** resulting in the absorption of an estimated 80 to 91 acres of commercial land under the conservative scenario, and 92 acres to 104 acres under the optimistic scenario.

### What is trade area capture?

Trade area capture is an estimate of the number of people who shop in a local area during a certain period. It assumes that local residents will buy goods at the same rate as the state average, and that income is the only force that causes a variation in spending.

If the trade area capture estimate is larger than the community's population it suggests: 1) the community is attracting customers outside its boundaries, or 2) residents of the community are spending more than the state average. If the estimate is smaller than the community's population: 1) the community is losing its customers to other regions for retail purchases or 2) residents of the community are spending less than the state average.

### What is a pull factor?

Pull factors measure a community's ability to attract shoppers, residents, and non-residents alike to make retail purchases within the community. A pull factor is a measure of the strength of a community's retail trade, based on a comparison of local spending in relation to that of a wider geographic area (e.g., the state), with a measure of 1.0 representing a perfect balance.

A pull factor greater than 1.0 indicates that the community is pulling in retail sales from beyond its boundaries and the balance of trade is favorable. Alternatively, a pull factor less than 1.0 indicates that the community is not capturing local shoppers and is experiencing retail sales leakage. Pull factors are calculated by dividing the trade area capture by the community's population.



## Office Market Overview

For much of the past decade, the Kansas City MSA's strong job market and the economic incentives Kansas and Missouri have offered employers promoted healthy tenant demand for office space. The COVID-19 pandemic came at a time when demand for office space had weakened. Despite the downturn caused by the COVID-19 pandemic, by April 2021, the Kansas City MSA office-user employment sectors gained 15,500 jobs, exceeding pre-pandemic employment levels. The office-related sectors for the Kansas portion of the Kansas City MSA lost 6,900 jobs from February through April 2020 and has yet to fully recover adding just 2,300 new jobs through April 2021. With office-related employment now fully recovered, the market fundamentals suggest long-term job growth and demand for office space.

Fundamental businesses in the northwest Johnson County office market are mixed. Vacancies rose through the first three quarters of 2020, coinciding with net negative absorption at a level not experienced since 2015. Kiewit Power's relocation into its new 187,000 square foot offices at City Center Lenexa was responsible for most of the absorption in the submarket since the start of 2020. Before that, PBI Gordon's leasing of 95,000 square feet of space at 22701 West 68th Terrace made up most of the compression since early 2018. Shawnee supports a modest inventory of office space totaling just over 1.1 million square feet of leasable area operating at an 6.3 percent vacancy rate. The following breaks down the different classes of office space:

- **Class A:** Class A product accounts for just 155,052 square feet, or 14 percent of the total inventory. Class A space is operating at a healthy 2.7 percent vacancy rate and an average rent of \$23.50 per square foot.
- **Class B:** Class B office space totals 575,875 square feet of leasable space, amounting to 52 percent of the total inventory. Class B space is operating at an average vacancy rate of 10.4 percent and rent of \$19.84 per square foot.
- **Class C:** Class C office space totals 377,219 square feet, operating at an average vacancy rate of 1.2 percent and an average rent of \$14.56 per square foot.

Through 2040, Shawnee is projected to support the need for approximately 515,000 to 578,000 square feet of both owner-occupied and speculative office space, resulting in the absorption of an estimated 39 to 47 acres of commercial land under the conservative scenario, and 44 acres to 53 acres under the optimistic scenario. The market fundamentals suggest long-term job growth and demand for office space.

### From A to C

**CLASS A** office properties represent the newest and highest quality buildings in the market. Class A buildings possess high-quality building infrastructure, are well located, have good access, and are professionally managed. As a result of this, they attract the highest quality tenants and command the highest rents.

**CLASS B** buildings are generally a older, but still have good quality management and tenants. Oftentimes, value-added investors target these buildings as investments since well-located Class B buildings can be returned to Class A status through renovations such as facade and common area improvements. Class B buildings are not be functionally obsolete and are well maintained.

**CLASS C** includes older buildings located in less desirable areas and are often in need of extensive renovation. Architecturally, these buildings are the least desirable, and building infrastructure and technology is outdated. Class C buildings have the lowest rental rates, take the longest time to lease, and are often targeted as redevelopment opportunities.

## Industrial Market Overview

The Kansas City MSA industrial market was resilient throughout the COVID-19 pandemic, absorbing 7.48 million square feet of space, compared to 1.56 million square feet for all of 2019. New industrial construction has also accelerated during 2020 with 6.0 million square feet of space added, compared to 2.85 million square feet during 2019. The net result of the supply and demand balance was a slight reduction in the overall vacancy rate to just 5.0 percent by the fourth quarter 2020. The short-term projections for the Kansas City MSA industrial market call for continued growth in employment, new construction, and net space absorption.

Undeveloped land in Shawnee available for industrial development totals 864 acres. The principal concentration of existing industrial development in Shawnee is located along the K-7 corridor at the intersections at 43rd Street to the far north and 83rd Street to the far south.

By year-end 2020, Shawnee supported a modest inventory of 2.45 million square feet of industrial space, of which nearly two-thirds consisted of warehouse space. The Shawnee industrial market remained resilient throughout 2020, posting new construction, positive net absorption of space, and a steadily improving overall vacancy rate.

By year-end 2020, existing industrial space in Shawnee was operating at an overall vacancy rate of 7.9 percent, slightly higher than the metro-wide average of 5.0 percent. Given Shawnee's access to transportation it appears future industrial demand will originate from warehouse and logistics businesses. The K-7 Highway corridor is well positioned to support future industrial development.

From 2010 through 2019, just over 550,000 square feet of industrial space was absorbed in the Shawnee submarket. Despite the COVID-19 pandemic business disruption, during 2020, the Shawnee submarket recorded net absorption of 196,100 square feet. Active new construction totals 504,000 square feet with 1.12 million square feet planned for future construction.

From 2020 through 2040, Shawnee is projected to support the need for approximately 2.3 million to 2.6 million square feet of new industrial space. **This forecast industrial space need would absorb an estimated 153 to 179 acres of industrial land under the conservative scenario, and 170 acres to 199 acres under the optimistic scenario.**

## Residential Market Overview

Approximately 4,806 acres of vacant land in Shawnee is available for future residential development at a maximum of 24,164 additional housing units at build-out. Most of the vacant residential land is located west of I-435 (see **Figure A.6**). From 2000 through 2019, the City of Shawnee issued building permits for a total of 7,315 new residential housing units. Residential construction peaked from 2000 through 2005 when building permits were issued for a total of 4,854 dwelling units. Following the national housing bust, housing construction activity has slowly improved, but at a much slower velocity than during the prior cycle's peak.

From 2000 through 2019, the housing tenure for Shawnee increased by 4,475 owner-occupied housing units and 1,621 renter-occupied housing units. By 2019, owner-occupied housing totaled 18,250 units while renter-occupied housing totaled 6,428 units. Throughout the past 20 years, housing occupancies for Shawnee have significantly outpaced the statewide average, with annual rates ranging from 95.5 percent to 97.0 percent.

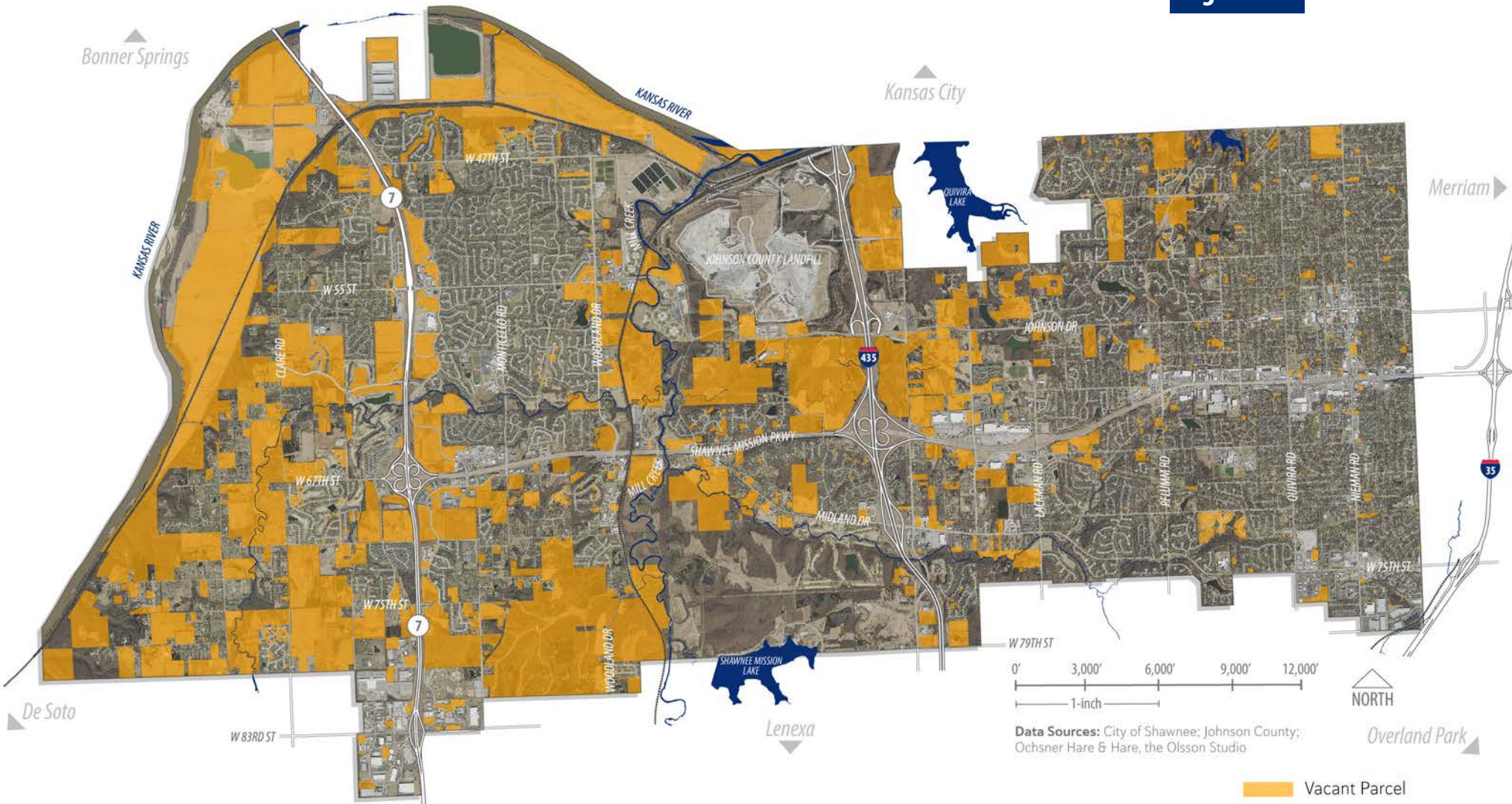
Shawnee's housing stock mixture is influenced by its suburban character whereby the demand for for-sale single family housing exceeds that for attached rental housing. Detached single family housing accounts for 73.2 percent of Shawnee's housing stock, barely exceeding the statewide rate of 72.0 percent. Multi-family dwellings account for 19.6 percent of Shawnee's housing stock compared to 18.1 percent for Kansas.

Shawnee's housing stock is relatively new with 42.4 percent of the existing inventory built since 1990 and just 6.6 percent built prior to 1950. Most of Shawnee's older housing stock is in the eastern portion of the City. By comparison, 29.8 percent of the state's housing stock was built since 1990 with 21.8 percent built prior to 1950. Newer housing built since 2010 represents 6.3 percent of Shawnee's total inventory, compared 6.5 percent statewide. Over the past several decades new home construction in Shawnee has followed a westerly pattern with most of the recent activity occurring west on Interstate 435. Much of the existing housing at the far western portion of Shawnee remains rural in character.

During 2010 Shawnee's median housing value of \$198,600 exceeded the statewide median of \$122,600. The disparity in housing values stems from Shawnee's high level of new home construction over the past two decades and the predominance of more upscale housing product. From 2010 to 2018, the median home value in Shawnee escalated by 13.7 percent to \$225,900.



**Figure A.6 Vacant Parcels**



## Residential Market Overview (Continued)

During 2019, owner-occupied housing in Shawnee accounted for 74.0 percent of the entire occupied housing stock with renter-occupied accounting for 26.0 percent. By comparison, owner-occupied housing accounts for 66.3 percent of Kansas' total occupied housing stock with renter-occupied accounting for 33.7 percent.

Shawnee supports 23 large-scale apartment properties total 5,444 rental units. Half of the existing properties are in the more mature sections of Shawnee east of Quivira Road. With only 220 apartment units constructed over the past decade, much of Shawnee's large-scale apartment stock is older and thus not competitive with the newer apartments in nearby Lenexa and Overland Park. Still, since 2010, Shawnee's existing apartment properties have operated at a healthy vacancy rate well below market equilibrium. Rents in recent years have surpassed the metro-wide average.

Favorable market conditions have spurred recent apartment construction activity in Shawnee. A total of 441 apartment units are currently under construction in Shawnee with an additional 710 apartment units approved for future development. Continued development of quality apartment properties will assist improving Shawnee's competitive positioning in Johnson County.

Through population growth and latent demand, new housing demand from 2020 through 2040 in Shawnee is estimated at 6,718 to 7,418 dwelling units. **Given the City of Shawnee's demographic profile and demand for affordable housing, it is estimated that through 2040, the mixture of new housing demand will be at 4,938 to 5,341 owner-occupied dwelling units and 1,780 to 2,077 renter-occupied dwelling units.**

### Affordable versus Income-Based

Affordable and income-based housing represent different housing needs. Affordable applies to households that are stressed and spend in excess of 30 percent of their income on housing costs. Income-based housing applies to the lowest income households that qualify for U.S. Department of Housing and Urban Development or other government housing subsidy programs.

## Study Conclusions

**Table A.1** summarizes demand through 2040 in the City of Shawnee for commercial and industrial space and residential housing units.

**Table A.1 Forecast Retail, Office, Industrial, and Residential Demand (Shawnee, KS; 2020 to 2040)**

Land Use	Growth Population	2019-2040 Jobs	Net Conservative (Square Feet)	Gain Optimistic (Square Feet)
<b>Retail</b>	16,304		813,000 SF	924,000 SF
<b>Office</b>		2,352	491,000 SF	554,000 SF
<b>Industrial</b>		2,436	2,330,000 SF	2,600,000 SF
<b>Housing</b>	16,304		6,628 Units	7,328 Units
			<i>Owner-Occupied</i>	<i>4,872 Units</i>
			<i>Renter-Occupied</i>	<i>1,756 Units</i>

Assuming an average floor-area-ratio (“FAR”) of 0.2 to 0.4 for the retail, office, and industrial space and an average density of 4.0 to 5.0 dwelling units per acre, through 2040 the City of Shawnee is estimated support the development of approximately 1,598 to 2,188 acres of land. See **Table A.2**.

**Table A.2 Forecast Land Area Absorption in Acres (Shawnee, KS; 2020 to 2040)**

Land Use	Conservative Scenario (Acres)	Optimistic Scenario (Acres)
<b>Retail</b>	80-91 acres	92-104 acres
<b>Office</b>	39-47 acres	44-53 acres
<b>Industrial</b>	153-179 acres	170-199 acres
<b>Residential</b>	1,326-1,657 acres	1,466-1,832 acres
<b>TOTAL</b>	<b>1,598-1,974 acres</b>	<b>1,772-2,188 acres</b>

Older corridors and commercial cores in the City of Shawnee that are deemed candidates for future redevelopment include:

1. Downtown Shawnee;
2. 75th Street corridor from Switzer Road (City limits) west to Quivira Road; and,
3. Shawnee Mission Parkway from Switzer Road west to Pflumm Road.

Future greenfield development corridors in the City of Shawnee include:

1. I-435 corridor; and,
2. K-7 Highway corridor.





## Appendix B

# Who does Shawnee want to be?

Good community engagement lies at the heart of successful planning. It is a conversation by one side that has the technical understanding to help problem solve and by the other side that has the on-the-ground real world knowledge of a place. It is collaborative, engaging, personal, and it involves much listening.

*The text on this page includes verbatim public comments recorded during the Achieve Shawnee process. In an effort to support transparency, no comments have been edited or changed.*



## Public Engagement Overview

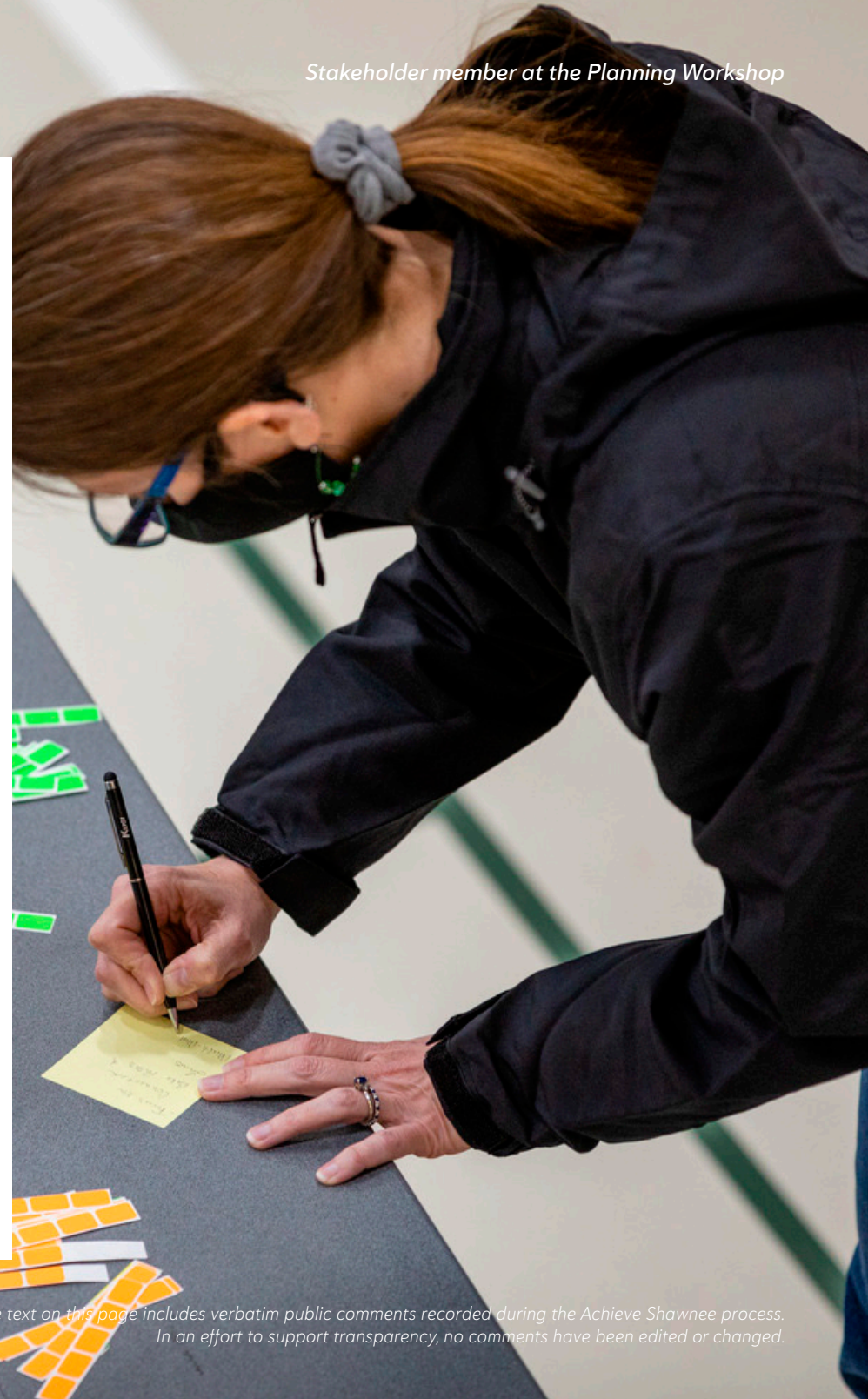
In the end, a good plan is developed with the community, and not just for it. This Plan was developed with the community and stakeholders. Through a series of online and in-person workshops, surveys, meetings, open houses, interviews, and charrettes, the planning team was able to collaborate with the community on the thoughts, ideas, and comments that became the recommendations put forth in this Plan; the Plan is better for it. **Appendix B** summarizes both that process and its outcomes.

Each engagement opportunity allowed participants to share their ideas for the future of Shawnee. After each engagement opportunity, the planning team analyzed the comments and graphics and documented the formal and informal conversations that took place. This information then shaped and reshaped the Plan's priorities and recommendations.

## Getting the Word Out

Multiple media outlets were used to ensure Shawnee residents were aware of the opportunities to be involved in the comprehensive planning process. Such outlets included:

- A dedicated project website
- The City's existing social media accounts
- Postcard mailers
- Media releases to local TV, radio, and newspapers
- Advertisements in City-run and local publications, including CityLine, the Parks and Recreation Department brochure, and Shawnee Magazine
- General email blasts to website subscribers





## Project Website

The project website ([www.AchieveShawnee.com](http://www.AchieveShawnee.com)) was the electronic hub for project news and information.

The site provided detailed and regularly updated information on the project including goals, schedule, and relevant documents, graphics, and maps. Email list sign ups, the public survey, and open house registrations were generated through the site as well. The site also provided direct contact with City of Shawnee’s project manager for anyone with comments or questions about the project.



## Social Media

Social media outlets helped spread the word on project status and events. The planning team designed graphics to match project branding and wrote captions for the posts, which were then posted by the City of Shawnee and shared on other sites, like NextDoor. Community businesses and residents were able to share the posts on their personal accounts to generate awareness of the project and ways to get involved. The project also used Facebook ads to promote additional engagement for certain events or happenings.



## Postcard Mailers

A total of four postcards were sent out to all Shawnee households throughout the lifetime of the project. The first postcard had general project information and advertised the public survey. The second postcard advertised the week long Planning Workshop, which included both “open office hour” times, as well as information on Public Open House #1. The third postcard had information on the Area Plan Workshops. The fourth postcard advertised Public Open House #2.



## Local Publications

City-run newsletters, including CityLine and the Parks and Recreation Department brochure, were used to spread the word about the project, explain what phase of the planning process the project was at, and share ways to get involved. Advertisements about the Plan and planning process were also placed in several Shawnee Magazine publications.



## Media Releases

Multiple media releases were sent out by the City throughout the project timeline. The City’s communication director sent information on current project status, and any action that was currently available for public involvement, such as the public survey or open houses to a list of TV and radio networks and newspaper contacts.



## Email Blasts

A project email list was generated to quickly spread project information throughout the planning process. Anyone interested was able to join the list by submitting their email address through the project website. Periodic emails were sent sharing news such as current project status, open house information, and website updates.

*The text on this page includes verbatim public comments recorded during the Achieve Shawnee process. In an effort to support transparency, no comments have been edited or changed.*



## UPDATE FOR THE COMPREHENSIVE PLAN

In September 2020, the City of Shawnee kicked off a planning process for the new Comprehensive Plan. With the original plan dating back to the late 1980s, and so many changes having occurred at a local, regional, and national level, it was the right time to take a fresh look. Since September, the Stakeholder Committee, City staff, and the consultant for the project (Ochsner Hare & Hare, the Olsson Studio), have been hard at work. Here is what we have done so far:



### BRAND

Established a unique brand for the Comprehensive Plan designed to jump off from where the strategic vision - Imagine Shawnee - left things, resulting in this Plan's mantra of **Achieve Shawnee**.



### WEBSITE

Created a dedicated website for the planning process to make sure information is readily available to all members of the public: [AchieveShawnee.com](http://AchieveShawnee.com).



### STAKEHOLDER COMMITTEE

Formed the Stakeholder Committee, which is a dynamic group made up of nearly 200 people that represent many disciplines, organizations, and interests within the city.



### PUBLIC SURVEY

Launched the online public survey to further refine the Comprehensive Plan priorities and topics to consider. The survey is open until February 1, 2021 either online (visit [AchieveShawnee.com](http://AchieveShawnee.com)) OR at the City Clerk's counter at City Hall, 11110 Johnson Drive.



### VISIONING WORKSHOP

Hosted the first of many engagement events - the Visioning Workshop - for the Stakeholder Committee. This workshop was provided in October 2020 to help set the priorities for the Comprehensive Plan. See a summary of the priorities on the project website ([AchieveShawnee.com](http://AchieveShawnee.com)).



### EXISTING CONDITIONS

Dove into the ins and outs of Shawnee by mapping the city in its current state, reviewing and summarizing relevant plans and studies, analyzing demographic and market trends, and exploring the city in person.

[www.achieveshawnee.com](http://www.achieveshawnee.com)

questions? email [achieveshawnee@cityofshawnee.org](mailto:achieveshawnee@cityofshawnee.org)

**What's next?** A Public Open House and Planning Charrette (a multi-day planning and design workshop) are on the horizon for Spring 2021. As soon as dates are available for these events, notifications will be sent out citywide.

## Marketing Material Examples

Spring 2021 CityLine (left) and postcard mailers (right)

# HELLO SHAWNEE!

the public survey is now available!

**What is a Comprehensive Plan?** The Comprehensive Plan creates a road map for Shawnee's big picture decisions on how to grow while preserving and improving our community.

**How and why should you take the survey?** The survey is available online at the project website ([www.AchieveShawnee.com](http://www.AchieveShawnee.com)). Or, you can visit the City Clerk's counter at Shawnee City Hall for a hard copy. The survey will be open until February 1, 2021.

The public survey will help set the vision and goals for Shawnee's future and how we can **GROW** while **PRESERVING** and **IMPROVING** our **NEIGHBORHOODS**.

Thank you for helping us

#AchieveShawnee!



## Get involved in your new Comprehensive Plan: AchieveShawnee!

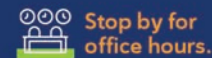
No one can design Shawnee for you. We have to use our own people. With your help, tomorrow can be wonderful. The City of Shawnee is planning for housing, land use, transportation, recreation, and more. Our week long Planning Workshop, March 15-19, 2021, will be your first in-person opportunity to share YOUR thoughts for Shawnee's future!

**What is a Planning Workshop?** As the Consultants for your new Comprehensive Plan, we are hosting a Planning Workshop. The workshop will allow for all members of the community to put their heads together and start crafting the plan for the future of the city.

**As a member of the public, what is the best way to participate?** The best way to have your voice heard is to attend the Citywide Public Open House anytime between 4:00 to 8:00 p.m. If you cannot attend, stop by to chat with us during open office hours for informal conversations.

## Public Open House #1

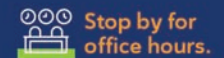
March 17, 2021  
4:00 p.m. - 8:00 p.m.  
Civic Centre  
13817 Johnson Dr.



March 16, 2021  
10:00 a.m. - 6:00 p.m.  
New City Church  
7230 Quivira Rd.



March 17, 2021  
4:00 - 8:00 p.m.  
Civic Centre  
13817 Johnson Dr.



March 18, 2021  
7:00 a.m. - 3:00 p.m.  
Fire Station 74  
5300 Woodsonia Dr.

# HELLO SHAWNEE!

review public survey results!



Since September 2020, we've been working on the plan for the future of YOUR city. Visit [AchieveShawnee.com](http://AchieveShawnee.com) to see what you've told us so far!



## Public Survey

Launched the public survey to further refine YOUR priorities and topics to consider. It was open from November 6, 2020 to February 1, 2021. Visit the website or use the QR code above to view the results.



## Existing Conditions Maps

Studied the city's existing conditions. See graphic illustrations of the city in its current state, including transportation networks; bicycle and pedestrian infrastructure; parks, recreation, and open space; current land uses; and zoning.



## Visioning Workshop

Hosted the first of many engagement events - the Visioning Workshop - for the Stakeholder Committee. This workshop took place in October 2020 to help set the priorities for YOUR plan for Shawnee's future.

# Mark your calendars for the Public Open House!

You're invited to attend Shawnee's Comprehensive Plan Public Open House #1 to share your feedback on the city's future.

Wednesday, March 17, 2021 | 4:00 p.m. - 8:00 p.m. (stop by anytime)  
Civic Centre | 13817 Johnson Drive

Masks required!



## Marketing Material Examples

Spring 2021 Shawnee Magazine (top left); Facebook ad (bottom left); Parks and Recreation brochure (right)

# UPDATE FOR THE COMPREHENSIVE PLAN

In September 2020, the City of Shawnee kicked off an exciting and important project for the future of our community: a new Comprehensive Plan. The current Comprehensive Plan was originally adopted in 1987, so it is time to update and look forward to the future. The new plan will be based on community input, opportunities, economic realities, and the city's new strategic vision.



## WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a vision for the future of a community. Comprehensive plans are created by and for the community to record shared goals and desires for themselves and their fellow community members.

A comprehensive plan examines what a community is, where it came from, and crafts a coordinated road map for the future. This road map guides the growth and development of the community for the next 10 to 20 years, and is revisited to ensure relevance.



## WHAT DOES THE PLANNING PROCESS ENTAIL?

The plan development process will take approximately 12 months and consists of six primary phases: discovery, engagement, planning, refinement, implementing, and sustaining. From *Discovery*, where a baseline understanding of Shawnee is created, to *Engage* where the community shares their voice, to *Planning and Refinement* when the actual road map for the future of topics like development, connectivity, and housing are recorded, to *Implementing and Sustaining* when the new comprehensive plan is put to work for the community.



## HOW CAN I GET INVOLVED?

There will be many opportunities to participate during this year-long effort, including workshops focused on specific corridors and areas of Shawnee, public open houses, an online survey, and more! There will be a mixture of in-person and online events. All in-person events will adhere to all current gathering guidelines.

Mark your calendar!

**PUBLIC OPEN HOUSE // WEDNESDAY, MARCH 17, 2021**

MORE DETAILS TO COME. WATCH YOUR MAILBOX, THE PROJECT WEBSITE, AND CITY SOCIAL MEDIA!

[www.achieveshawnee.com](http://www.achieveshawnee.com)

questions? email [achieveshawnee@cityofshawnee.org](mailto:achieveshawnee@cityofshawnee.org)



# Achieve Shawnee Visioning Workshop Summary

## Why Visioning?

Visioning serves as a critical milestone in any planning process. Not only is the visioning workshop the first opportunity for community members, stakeholders, and City staff to meet, it is the time when the collective tone for the process to come is set. The goal of visioning is to guide the development of the Comprehensive Plan (Plan), ensuring it is reflective of overarching community goals.

While it is imperative to be realistic about what can be implemented, visioning is a time when participants are encouraged to ignore the price tag and timing concerns. The process is meant to uncover needs, wants, and desires without being clouded by the constraints, at least initially. Visioning intentionally strips away what often holds people back from being truly honest about what they want to see. This is a time to be playful and let go of the “ifs,” “buts,” and “hows,” - ***it is a time to dream.***

Once the needs, wants, and desires of the community have been fully explored, the constraints and roadblocks can be discussed. With the dream in mind and the openness that comes from sharing with one another about what is desired, a more informed conversation can be had about barriers, obstacles, and annoyances.

In addition to providing a dedicated time and space for community members to participate actively in the visioning process, this time is also important for the planning team, allowing them the opportunity to listen intently to what the community hopes to achieve from the Plan. Although the facilitated dialogue and exercises provide rich input, the act of simply listening to conversations being had between neighbors, acquaintances, City staff, and City leadership with their constituents is invaluable to shaping the Plan.



## Visioning Workshop Overview

Before a plan's vision and ultimate recommendations can be crafted, it is important to meet with stakeholders to (1) ensure a clear understanding of their desires for the future of the City; (2) to gather local knowledge related to the issues and opportunities facing the City; and (3) to build consensus around a multifaceted solution. As the first step in this master planning process, a visioning workshop was held by the planning team.

The visioning workshop was held on October 7 and 8, 2020 from 10:00 a.m. to 12:30 p.m., and October 13 and 14, 2020 from 5:30 p.m. to 8:00 p.m. The event was held virtually via Zoom due to COVID-19 gathering restrictions. In order to accommodate for schedules of participants, a morning and evening option of the two-day workshop was offered. Attendees included the planning team, Stakeholder Committee members, and technical committee members.

The Stakeholder Committee is the project's sounding board, made up of community members with a vested interest in the planning process, such as property owners, business owners, faith leaders, neighborhood representatives, students, special interest advocates, developers, and more. The Technical Committee is made up of representatives from various City departments that would, in part, be responsible for implementing the Plan.

In preparation for the visioning workshop, the planning team designed a project brand and logo, developed a project website, created a public survey, and visited the City. This laid ground work for the planning team as to the current state of Shawnee. With this information in mind, the planning team led a series of tailored exercises during the visioning workshop. These sessions are described and illustrated in the following subsections.

Typically, visioning workshops are done in-person within a morning or afternoon. Since the pandemic, the planning team has shifted to virtual engagement platforms to host these events safely. The visioning workshop took place via Zoom and used other online tools to gather information and spur discussion. The planning team has found through experience that breaking up the workshop into two sessions over two days is most effective for the virtual setting.

### Opening Inspiration

Special opening remarks for the visioning workshop were given by Doug Allmon, who serves as the Community Development Director for the City of Shawnee. Doug shared his sentiments on working in the City and expressed the importance of planning responsibly for present and future generations. As the first event in the planning process, the visioning workshop is a time to dream about the vision for the future. Doug ended with thanking the group for participating in the workshops and asking them to enjoy their time working together over the two sessions.

## Session Summaries

### Day One

**Warm-up.** Before diving into the exercises, the planning team invited participants to play a quick game of trivia using Mentimeter, an online polling platform that would be used for the first exercise. The questions quizzed participants on Shawnee history and allowed the group to get familiar with the online meeting platform.

**Word Cloud.** The first two exercises simply asked the attendees - in three, single-word answers - what they love and do not love about Shawnee. Attendees responded using Mentimeter and the planning team compiled the responses into a word cloud (see **Figure B.1** through **Figure B.4**). The larger the word size in a word cloud, the more times it was repeated as a response to the question. Word clouds are helpful in finding similar trains of thought between respondents. Items that the Stakeholder and Technical Committee members love about Shawnee include the community atmosphere, parks and recreation opportunities, schools, and great access. Items that the committee members do not love about Shawnee include taxes, manmade and physical divisions, sprawl, and challenges related to communication.

Next, the attendees were asked what the “one thing” would be in order to consider the Plan successful. While individual answers varied, common themes emerged in participant answers. Themes included a unified vision for the future, inclusivity, community-wide collaboration, and sustainable growth while maintaining the character of Shawnee. All responses are listed in **Full Documentation of Responses**.

**Needs, Wants, Desires, Barriers, Obstacles, and Annoyances.** The next exercise asked attendees to record their needs, wants, and desires, barriers, obstacles, and annoyances for the City, defined as follows:

- **Needs:** We need to address this critical issue.
- **Wants:** If we had the choice, we would choose to have this...
- **Desires:** Wouldn't it be nice if..., but if we don't get it, that's okay.
- **Barriers:** Immovable objects or obstructions that we must go around. (We cannot simply eliminate them; we must define a path that minimizes or mitigates them.)
- **Obstacles:** Things that can be surmounted or changed (hopefully in our best interest); get in the way of what we want to accomplish (but not just a nuisance). (We can go over, through, or around them, but we must engage directly with them.)
- **Annoyances:** Things we just do not like; tend to be nuisances and personal; do not prevent you from achieving your goals.

Using the Breakout Rooms feature on Zoom, the planning team broke the participants into small groups. Each small group was given ample time to record their responses using a real-time virtual commenting software called Konveio. Each category - needs, wants, desires, barriers, obstacles, and annoyances - had a separate sheet on the project Konveio site. Participants navigated through the sheets using a drop-down menu and left comments by clicking on the appropriate sheet. All responses are recorded in **Full Documentation of Responses**.

## Day Two

Before the second sessions began, the planning team listed out each comment recorded on the sheets by category. New small groups were assembled at the beginning of the session. Each group cycled through the sheets to review all the responses and were asked to pick their top three favorite for each category. Then, using a real-time collaborative platform via Google Slides, each group placed their favorite responses on their own group slide. This exercise began the narrowing process to determine which items were most important. After each group had their top three responses for each of the six categories - needs, wants, desires, barriers, obstacles, and annoyances - the team asked the groups to pick their top response for each category. Then, every group chose a spokesperson to report back their priorities to the entire group.

**Tables B.1** through **B.17** detail each groups' priorities, by category. **Tables B.18** through **B.23** show the full list of each of the groups' prioritized responses per category.

## Visioning Workshop Wrap Up

Following both visioning workshop sessions, the planning team reviewed and digested every single comment provided, paying special attention to what the stakeholders collectively prioritized across both workshops. The review of all comments and the subsequent prioritization of those comments (that was performed by the stakeholders) resulted in **Figure B.5** (Visioning Workshop Prioritization). Several of the comments have symbology next to them (i.e., x5) to indicate how many times that same comment, or same general idea, was repeated. For example, if there were five instances of comments that said "I love dogs," or "Dogs are great," then the prioritization of that group of comments might show up as "Dogs are a priority (x5)."







**Table B.1** Workshop One: Group One - Prioritized Needs, Wants, Desires, Barriers, Obstacles, and Annoyances  
(bolded item indicates “the one thing”)

## Needs

- Maintain infrastructure
- Diversify housing opportunities - revenue to support the City
- **Have a diverse and stable tax base**

## Wants

- Opportunities for community interaction
- Trails & Green Spaces
- **Something that is unique and unifying, serving as an attraction and as a community gathering point**

## Desires

- **Riverfront Park - finish the project**
- Regional “fun” Destination site
- Unique regional attraction

## Barriers

- **Natural geographical dividers that prohibit development/land use/unity among community [hwy, school districts, etc.]**
- Landfill site is unseemly and immovable
- Competing interests within the population

## Obstacles

- A divided and uninformed/unaware populace, despite City efforts to communicate and educate
- Lack of sense of unity within “Shawnee” (visual markers, etc.)
- **Scarcity of resources - money, staff, etc.**

## Annoyances

- Some ordinances contradict HOA bylaws, and can frustrate citizens that may appear restrictive and limit choice.
- **Ability to maintain a shared vision that is conducive to long-range planning and not subject to competing interests within the population**
- Social Media - a focus on the negative, naysayers may be unfairly driving the City’s message.



**Table B.2 Workshop One: Group Two - Prioritized Needs, Wants, Desires, Barriers, Obstacles, and Annoyances**  
**(bolded item indicates “the one thing”)**

**Needs**

- **Diverse range of housing options**
- Catalyst Project/Big Unique Idea (Valley of Champions and/or Shawnee Town Expansion)
- Pioneering Spirit for the Future

**Wants**

- **Catalyst Project that includes more diverse restaurants and businesses**
- Integrated bike paths/walkability/complete streets
- Sustainable development (tree/green spaces/parks/trails)

**Desires**

- Notable development at I-435; Gateway Project -- Long-term integration with Landfill plan
- **Amphitheater/Flexible Community space next to expanded Shawnee Town**
- More diverse events/festivals

**Barriers**

- The 435 east/west divide. The physical divide creates a mental one
- Conflicting vision for Shawnee
- **Limited resources to deal with infrastructure needs**

**Obstacles**

- Communication - accurate info; dealing with misinformation; How to create neutral trusted source
- Need more diversified tax base; incorporate more density/business
- **Community understanding and trust in dynamics of development (people first/then business)**

**Annoyances**

- Negative Perception of apartments
- **Imbalance of input; few small groups have outsized voice and influence**
- Lack of civility in public discourse

**Table B.3 Workshop One: Group Three - Prioritized Needs, Wants, Desires, Barriers, Obstacles, and Annoyances**  
 (bolded item indicates “the one thing”)

**Needs**

- **Provision of housing of various types for all ages**
- Repurposing of empty commercial space
- Educating the public

**Barriers**

- Disconnect between western and eastern Shawnee
- **Infrastructure for new development, lack of resources**
- Johnson County Wastewater impacts on development

**Wants**

- **Development along the 435 corridor, bringing east and west together**
- Alternative transportation methods, including trails
- More restaurants /destination options

**Obstacles**

- Utilities (WaterOne, Johnson County Wastewater) -P3 Required for Development
- City Council and voters not wanting to progress City
- **Lack of cohesiveness among residents and decision makers**

**Desires**

- Continuation of parks and green spaces
- Increase use of Shawnee Town (farmers market, art fairs, etc.)
- **Destination development**

**Annoyances**

- Traffic patterns (schools, commercial development) - poor planning
- **Nay-sayers, lack of understanding, and apathy among residents**
- Politics

**Table B.4 Workshop One: Group Four - Prioritized Needs, Wants, Desires, Barriers, Obstacles, and Annoyances**  
 (bolded item indicates “the one thing”)

**Needs**

- **Increase residential density to support commercial development**
- Improve and activate Downtown
- Re-envision Shawnee Mission Parkway and 435 corridors

**Barriers**

- **Topography/geography of 435**
- Landfill
- Floodplain

**Wants**

- More pedestrian paths and trails -comprehensive sidewalk structure
- **Affordable housing + increased diversity**
- Rec Center

**Obstacles**

- **Political pressure**
- Cost of development Downtown + lack of funding
- Lack of education surrounding housing types

**Desires**

- Opportunities for solar
- **Integrate Farmer’s Market into Shawnee Town**
- Riverfront entertainment district

**Annoyances**

- Lack of funding for additional trails
- Limited solar allowances from HOA
- **Lack of walkability/paths & trails**

*The text on this page includes verbatim public comments recorded during the Achieve Shawnee process. In an effort to support transparency, no comments have been edited or changed.*



**Table B.5 Workshop One: Group Five - Prioritized Needs, Wants, Desires, Barriers, Obstacles, and Annoyances**  
**(bolded item indicates “the one thing”)**

**Needs**

- **Stronger education and common understanding of goals/plan**
- Housing flexibility (affordability, diverse types)
- Access to services and amenities (Downtown and other destinations)

**Wants**

- **Shawnee ONE - not east/west (unify wants and needs so we’re working together) -creating a Shawnee that works for every area**
- Parks/recreation options (indoor and outdoor)
- Diversity in leadership - should represent community (Shawnee has been slow to catch up) - City as a whole

**Desires**

- **River access/businesses/activities near Holiday Dr.**
- Access to solar/renewable energy
- Arts and culture (museums, murals, community projects)

**Barriers**

- **Limitations to land that is available in Shawnee (topography, etc.)**
- **Attitudes (NIMBYs, misinformation)**
- **Funding - limits on what you have and how you use it (e.g., will increased taxes or assessments be supported)**

*Please note: Group Five indicated all barriers as ‘the one thing’s*

**Obstacles**

- **Fear of change**
- Politicalization of local issues/lack of unity on plan for the future/ lack of political will
- General distrust of City government/perceived lack of transparency (misrepresentation/misunderstanding of factual information and process-- communication issues; sending and receiving)

**Annoyances**

- **Negativity in the community**
- Dated building or vacant commercial buildings (concern about image for Shawnee)
- Smell of the landfill

**Table B.6 Workshop One: Group Six - Prioritized Needs, Wants, Desires, Barriers, Obstacles, and Annoyances**  
 (bolded item indicates “the one thing”)

**Needs**

- **Acceptance of growth and change.**
- Diverse housing options for all life stages and income levels
- Larger non-residential tax base

**Wants**

- Trail connectivity, increased walkability and bike-ability, maintain and preserve our beautiful outdoor spaces, maximize the rolling hills and trees and make it something we are known for
- **Better education of residents on value of diverse housing types and commercial uses**
- Valley of Champions

**Desires**

- Shawnee town - Farmers Market - development as a destination for outdoor gatherings.
- **Have more mixed use areas to allow people to live, work and play in the City.**
- Zoning/regulation map to attract investment and provide continuity.

**Barriers**

- **I-435 and separation of the City with Landfill and golf course as physical and psychological barrier.**
- Competition from adjacent City. Many people travel to City to south for community center and restaurants.
- Reputation of City (governing body/residents?) to being anti-development

**Obstacles**

- **NIMBYs - BANANA**
- Topography
- Lack of infrastructure to many undeveloped areas and infrastructure age.

**Annoyances**

- Lack of communication/listening
- misinformation
- **Lack of trust in your fellow residents, City staff and their contribution to the community**

**Table B.7** **Workshop One: Group Seven - Prioritized Needs, Wants, Desires, Barriers, Obstacles, and Annoyances**  
(bolded item indicates “the one thing”)

**Needs**

- **One Shawnee**
- Improve Infrastructure
- Workforce Housing

**Wants**

- Make Shawnee a destination City
- **Develop comprehensive plan for today and future that we can implement and follow it**
- Continue development of downtown while also creating same opportunities for growth in western Shawnee

**Desires**

- Solar and renewable energy opportunities
- Valley of Champions Development
- **Create political support for implementing plan**

**Barriers**

- Geography of 435 Corridor creates natural east/west divide
- **Limited space available requires thoughtful intentional plan**
- Flood plain and environmental obstacles to development.

**Obstacles**

- Lack of political courage to implement the plan
- Addressing infrastructure to facilitate development
- **Social media, difficulty in communicating and educating residents**

**Annoyances**

- Lack of interest from the community until it directly affects them
- **Refusal or reluctance from political leaders and residents to consider compromise**
- Fear of multi-family



**Table B.8** **Workshop One: Group Eight - Prioritized Needs, Wants, Desires, Barriers, Obstacles, and Annoyances**  
(bolded item indicates “the one thing”)

**Needs**

- Transit-Oriented Development with diverse housing (435, K7, SMP)
- **Infrastructure**
- Something to set us apart from other communities
- Unity between east and west

**Wants**

- Riverfront park development
- **East-West physical connections (community/walk/bike)**
- Development plan for the landfill

**Desires**

- Vibrant Downtown
- Green/sustainable development
- **Well-maintained areas and nicer commercial areas**

**Barriers**

- Topography/streets/land ownership
- **Cost to develop**
- Landfill

**Obstacles**

- **Lack of accurate information, communication, consensus**
- Lack of resident buy-in; inability to build tax base
- Outdated City codes

**Annoyances**

- Loudest group thinks they are in charge
- **Lack of understanding the big picture**
- 3Perception from the development community

## Table B.9 Workshop One: Group Nine - Prioritized Needs, Wants, Desires, Barriers, Obstacles, and Annoyances (bolded item indicates “the one thing”)

### Needs

- Need for varied and affordable housing types
- **Density brings diversity of commercial spaces**
- Infrastructure to support long term sustainability of the community

### Wants

- **Community gatherings places**
- Maintain sense of community as we grow
- Enhance alternatives to travel by car

### Desires

- Develop destination type uses to attract visitors and travelers
- **Premier Sports Destination**
- East/West Connectivity

### Barriers

- **Highway and natural barriers to development and connectivity**
- Competition from adjacent Cities
- Topography: lots of rocky soil hills that complicate construction projects. Seems we could leverage these challenges to work to our advantage.

### Obstacles

- **Fear of change/different**
- Differing opinions on what is best for the City
- Lack of consensus about where and when to use incentives

### Annoyances

- **Lack of trust in the data/facts presented**
- Divide between age groups
- Government distrust

**Table B.10** Workshop One: Group Ten - Prioritized Needs, Wants, Desires, Barriers, Obstacles, and Annoyances  
 (bolded item indicates “the one thing”)

**Needs**

- **Varied/Affordable housing types**
- Engage the public in discussions on zoning issues
- Diversify the tax base

**Wants**

- Destination Attractions
- **Infrastructure improvements to include walkability (sidewalks), connectivity (roads), and accessibility (public transit)**
- Sustainable housing codes

**Desires**

- Amphitheater at ST1929, multifunction space, community gathering spaces, farmers market, equitably located
- Incubator for start ups to support research and development
- **Destination Attractions including continued re/development in downtown inc. a new City Hall**

**Barriers**

- Current Zoning
- **I-435**
- Landfill/Shawnee Mission Park

**Obstacles**

- Topography
- **Political Issues, misleading/false info circulated in all mediums**

**Annoyances**

- Unknowns related to COVID
- **Only people who show up at public meetings are the ones who are against or oppose stuff**



**Table B.11** Workshop Two: Group One - Prioritized Needs, Wants, Desires, Barriers, Obstacles, and Annoyances  
(bolded item indicates “the one thing”)

## Needs

- **Lack of overall masterplan, direction, & identity**
- Housing (affordable/high value/high density)
- Downtown redevelopment

## Barriers

- Infrastructure
- Landfill
- **East/west differential (435 barrier)**

## Wants

- **Appropriate/cohesive east/west development plan**
- Addition of City amenities
- Destination venues

## Obstacles

- **NIMBYs & Lack of unified plan**
- Prudent public incentives for development
- Lack of unified plan

## Desires

- Focus on western Shawnee
- **Appropriate development**
- Lower taxes

## Annoyances

- Vacant buildings
- **Developers not following through (plans & schedules)**
- Lack of community involvement

**Table B.12** **Workshop Two: Group Two - Prioritized Needs, Wants, Desires, Barriers, Obstacles, and Annoyances**  
 (bolded item indicates “the one thing”)

**Needs**

- **Establish Identity**
- Advocating identity
- City leadership

**Barriers**

- Landfill
- **435**
- Terrain/Hills

**Wants**

- **Attractions for young adults**
- Connecting trails (east and west) Midland Dr
- West side pool

**Obstacles**

- **Tax Sensitivity/Limited Resources**
- NIMBY
- East/West Divide

**Desires**

- Riverfront development
- **“First Fridays” Concept - Social Meeting spaces**
- More community involvement at all levels

**Annoyances**

- Density Aversion
- **Vocal Minority**
- Healthy relationship with developers

**Table B.13** **Workshop Two: Group Three - Prioritized Needs, Wants, Desires, Barriers, Obstacles, and Annoyances**  
 (bolded item indicates “the one thing”)

**Needs**

- Development - housing, retail, commercial, Downtown (face of Shawnee)
- **Embrace east / west (or quadrant) divide - what are the needs in each geographic area - what’s unique or a strength of that area in addition to focus on the less desirable aspects - what development needs to happen**
- Future focused - so people will want to live and businesses thrive

**Wants**

- Trails - walking, biking, connection between east & west
- Healthy Living - physical, get moving - parks, soccer, swimming, by the riverfront like Lake Olathe, be outside and focused on fitness
- **Revitalizing downtown - young families afford a first time home in a desirable area in starter homes (quality level housing at different price points) - wide range of SES needs - ShawneeTown viable gathering space, farmers market, interactive for kids (free things for kids in my town)**

**Desires**

- ShawneeTown viable gathering space - outdoor community center
- Western Shawnee Pool/Community Center
- **Healthy Living - trails, biking, sports, pools, community center - outdoor Riverfront areas**

**Barriers**

- I 435-Physical Barrier that divides the City (east v. west)
- “Blights” on the City - landfill, empty businesses, crime
- **Infrastructure issues and/or not up to date/missing with future plans (undeveloped land, no utilities, environmental issues with landfill, stormwater drains, watersheds, lack of sidewalks)**

**Obstacles**

- Topography of the City - creative construction needed in development of businesses
- Lack of understanding of tax incentives - public campaign needed to educate
- **Lack of population density to support business development and sustainability (ie apts don’t pass then businesses walk away)**

**Annoyances**

- **NIMBYs (“not in my backyard” folks) - against development, lack of vision for potential of future, trickle down effect**
- Tax Averse Citizens
- Little to offer young professionals - living spaces (no apts), priced out of markets, “downtown” feel of City Center in Lenexa is missing here

**Table B.14** **Workshop Two: Group Four - Prioritized Needs, Wants, Desires, Barriers, Obstacles, and Annoyances**  
(bolded item indicates “the one thing”)

## Needs

- Unify East/West
- Green Spaces
- **Diversification of tax base**

## Wants

- Excellent Public Safety
- **Quality Infrastructure**
- Low Taxes

## Desires

- Bike lanes (Midland Dr.)
- Indoor Aquatic Center
- **Having the Comprehensive Plan be a part of City decisions and direction**

## Barriers

- **physical barriers dividing east and west (435, landfill, etc.)**
- Topography
- Unknowns in a post COVID environment

## Obstacles

- **Unknowns in a post COVID environment (commercial/vacancies/etc.)**
- Socioeconomic divide
- Vacant commercial property

## Annoyances

- Vocal minority
- **Constantly being compared to other cities (community identity)**
- Lack of unity within the City Council



**Table B.15** **Workshop Two: Group Five - Prioritized Needs, Wants, Desires, Barriers, Obstacles, and Annoyances**  
(bolded item indicates “the one thing”)

**Needs**

- **A comprehensive plan that is more localized**
- Improvement of critical infrastructure
- A different approach to Recreation that involves private-public partnerships

**Wants**

- Safer pedestrian transportation across 435
- **An environment that fosters business growth in Shawnee**
- Community Space for all of Shawnee

**Desires**

- More Shawnee-branded unique events (car shows, etc)
- **Western Pool & Balanced Recreation Options**
- Lower taxes

**Barriers**

- Topography
- 435 corridor/landfill
- **NIMBY/Resident understanding and input of land use**

**Obstacles**

- City communication
- **Lack of understanding within our community about how City government works**
- Lack of citizen involvement

**Annoyances**

- Social Media
- **East vs. West mentality**
- Tax base heavily reliant on property values

**Table B.16** Workshop Two: Group Six - Prioritized Needs, Wants, Desires, Barriers, Obstacles, and Annoyances  
(bolded item indicates “the one thing”)

**Needs**

- **Unifying vision with clear communication from council**
- Mixed use development
- More housing options with variety

**Wants**

- **Connectivity - east & west community streets & trails**
- Incentives for restaurants/retail
- Pool in western Shawnee

**Desires**

- **Development @ 435 & SM Parkway**
- Community space and events
- Riverfront development

**Barriers**

- **Divided City Council**
- 435
- Landfill

**Obstacles**

- **Lack of development incentives/NIMBY**
- Divided community/council
- Lack of understanding how City govt works

**Annoyances**

- **Lack of commercial property updating or maintenance over years.**
- A few residents resistant to change
- Lack of understanding of tax base, sales, property, etc.

**Table B.17** Workshop Two: Group Seven - Prioritized Needs, Wants, Desires, Barriers, Obstacles, and Annoyances  
(bolded item indicates “the one thing”)

### Needs

- **Diversify tax base to maintain or increase revenue.**
- Cohesive housing plan (including workforce housing)
- Maintain parks/ green spaces/ sustainable

### Wants

- Make Shawnee a destination
- More mobility/transportation options for residents
- **Community gathering places (farmers market, community center, senior center, etc.)**

### Desires

- **Fully planned and developed Valley of Champions (soccer fields, etc.)**
- Community amenities (physical fitness/sports, western pool,
- Amenities for teens (intergenerational)

### Barriers

- Interstates
- Landfill
- **Difficult topography to develop**

### Obstacles

- **Decline of older developments/ need to redevelop or modernize**
- Community Engagement/ Trust Building among community members, City staff, and City Council
- Lack of public involvement/ enthusiasm

### Annoyances

- **Lack of cohesive brand/ identity**
- Empty buildings
- Lack of community events

## Table B.18 Full List of Prioritized Comments - Combined Workshops One and Two: Needs

### Needs

- Diverse range of housing options
- Provision of housing of various types for all ages
- Stronger education and common understanding of goals/plan
- Acceptance of growth and change
- One Shawnee
- Infrastructure
- Density brings diversity of commercial spaces
- Increase residential density to support commercial development
- Varied/affordable housing types
- Lack of overall master plan, direction, & identity
- Establish Identity
- Embrace east / west (or quadrant) divide - what are the needs in each geographic area - what's unique or a strength of that area in addition to focus on the less desirable aspects - what development needs to happen
- Diversification of tax base
- A comprehensive plan that is more localized
- Unifying vision with clear communication from council
- Diversify tax base to maintain or increase revenue.



## Table B.19 Full List of Prioritized Comments - Combined Workshops One and Two: Wants

### Wants

- Something that is unique and unifying, serving as an attraction and as a community gathering point
- Catalyst project that includes more diverse restaurants and businesses
- Development along the 435 corridor to bring east and west together
- Shawnee ONE - not easy/west (unify wants and needs so we're working together) - creating a Shawnee that works for every area
- Better education of residents on value of diverse housing types and commercial uses
- Develop comprehensive plan for today and future that we can implement and follow
- East-west physical connections (community/walk/bike)
- Community gathering places
- Affordable housing + increased diversity
- Infrastructure improvements to include walkability (sidewalks), connectivity (roads), and accessibility (public transit)
- Appropriate/cohesive east/west development plan
- Attractions for young adults
- Revitalizing downtown - young families afford a first time home in a desirable area in starter homes (quality level housing at different price points) - wide range of SES needs - ShawneeTown viable gathering space, farmers market, interactive for kids (free things for kids in my town)
- Quality Infrastructure
- An environment that fosters business growth in Shawnee
- Connectivity - east & west community streets & trails
- Community gathering places (farmers market, community center, senior center, etc.)

## Table B.20 Full List of Prioritized Comments - Combined Workshops One and Two: Desires

### Desires

- Riverfront Park - finish the project
- Amphitheater/flexible community space next to expanded Shawnee Town
- Destination development
- River access/businesses/activities near Holiday Dr.
- Have more mixed use areas to allow people to live, work, and play in the City
- Create political support for implementing plan
- Well-maintained areas and nicer commercial areas
- Premier sports destination
- Integrate Farmer's Market into Shawnee Town
- Destination attractions including continued redevelopment/development in downtown, including a new City Hall
- Appropriate development
- "First Fridays" Concept - Social Meeting spaces
- Healthy Living - trails, biking, sports, pools, community center - outdoor Riverfront areas
- Having the Comprehensive Plan be a part of City decisions and direction
- Western Pool & Balanced Recreation Options
- Development @ 435 & SM Parkway
- Fully planned and developed Valley of Champions (soccer fields, etc.)

## Table B.21 Full List of Prioritized Comments - Combined Workshops One and Two: Barriers

### Barriers

- Natural geographical dividers that prohibit development/land use/unity among community (highway, school districts, etc.)
- Limited resources to deal with infrastructure needs
- Infrastructure for new development, lack of resources
- Development limitation based on topography, attitudes (NIMBY), and funding
- I-435 and separation of the City with landfill and golf course (physical and psychological barrier)
- Limited space available requires thoughtful and intentional plan
- Cost to develop
- Highway and natural barriers to development and connectivity
- Topography/geography of 435
- I-435
- East/west differential (435 barrier)
- 435
- Infrastructure issues and/or not up to date/missing with future plans (undeveloped land, no utilities, environmental issues with landfill, stormwater drains, watersheds, lack of sidewalks)
- physical barriers dividing east and west (435, landfill, etc.)
- NIMBY/Resident understanding and input of land use guide
- Divided City Council
- Difficult topography to develop

## Table B.22 Full List of Prioritized Comments - Combined Workshops One and Two: Obstacles

### Obstacles

- Scarcity of resources - money, staff, etc.
- Community understanding and trust in dynamics of development (people first, then business)
- Lack of cohesiveness among residents and decision makers
- Fear of change
- NIMBYs and BANANA
- Social media, difficulty in communicating and educating residents
- Lack of accurate information, communication, consensus
- Fear of change/different
- Political pressure
- Political issues, misleading/false information circulated in all mediums
- NIMBYs & Lack of unified plan
- Tax Sensitivity/Limited Resources
- Lack of population density to support business development and sustainability (ie apts don't pass then businesses walk away)
- Unknowns in a post COVID environment (commercial/vacancies/etc.)
- Lack of understanding within our community about how City government works
- Lack of development incentives/NIMBY
- Decline of older developments/ need to redevelop or modernize



## Table B.23 Full List of Prioritized Comments - Combined Workshops One and Two: Annoyances

### Annoyances

- Ability to maintain a shared vision that is conducive to long-range planning and not subject to competing interests within the population
- Imbalance of input; few small groups have outsized voice and influence
- Nay-sayers, lack of understanding and apathy among residents
- Negativity in the community
- Lack of trust in your fellow residents, City staff, and their contribution to the community
- Refusal or reluctance from political leaders and residents to consider compromise
- Lack of understanding the big picture
- Lack of trust in data/facts presented
- Lack of walkability/paths and trails
- The only people who show up at public meetings are the ones who are against or oppose stuff
- Developers not following through (plans & schedules)
- Vocal Minority
- NIMBYs (“not in my backyard” folks) - against development, lack of vision for potential of future, trickle down effect
- Constantly being compared to other cities (community identity)
- East vs. West mentality
- Lack of commercial property updating or maintenance over years.
- Lack of cohesive brand/ identity

# Full Documentation of Responses

## The “One Thing”

### Workshop One

- Plan must be real and reflect what the real estate market will build
- development
- Clarity and buy-in on future development direction. Something that will be honored by future leaders and provide direction in the present on how to encourage and guide development, including understanding of how land/market conditions influence dev
- You must engage and get meaningful responses from those residents who would not normally participate in these kinds of things.
- It needs to be inclusive. By definition, this is a self-selected group. That creates a challenge for ensuring that the diverse voices of Shawnee residents and businesses are heard.
- A visible change
- Try to get more members of the community on board for the growth of Shawnee as a whole. There are several not in my back yard people, but we need to grow as a City as a whole.
- Unified direction for the City
- I would love to see the community become more accepting to different housing options that may not apply to them.
- Integration of community comments into ACTION plan.
- People being comfortable and excited with what the future holds with the City.
- A commitment to more forward thinking plan.
- A plan that is realistic and all-inclusive.
- Guidance for quality redevelopment and new development.
- Open people’s minds to the value of diverse housing options which drives commercial growth
- Collaboration in the vision for our future. Cohesiveness where we can be on the same page instead of fighting change.
- Cohesiveness
- Destination-Location
- Enrichment
- More options for residents that aren’t retirement age.
- To have a clear path forward to create a family-friendly community.
- Revitalization

*The text on this page includes verbatim public comments recorded during the Achieve Shawnee process. In an effort to support transparency, no comments have been edited or changed.*

## The “One Thing” (continued)

### Workshop One

- Buy-in / support from stakeholders
- That we have an imaginative plan that moves us forward and that the City sticks to that plan going forward.
- Community, identity, image, vision,
- Knowing that we have been listened to and our main ideas have been implemented.
- If this project leads to a more focused and coherent plan, and a little less willingness to bend to the whims of a vocal few who oppose that plan, it will be a success.
- A clear path forward
- Affordable and Accessible Housing
- Community pulls together for a common result
- Variety of housing options for all life stages, income levels
- Commitment and buy-in to plan with complete understanding of the implications and opportunities.
- Development
- long term environmental substantiality with ongoing development and growth
- Negative
- City helping small businesses grow!
- Progress
- Safe
- A plan to move the City forward from old ways to new expectations. Need buy in from most of community.
- People stop focusing on negatives and work together for improvement
- Collaborative clear vision that can easily be implemented
- Equity and Equality for All
- clear concise vision for the future of Shawnee
- More openmindness, and acceptance of new, progressive ideas
- Plan for action
- Development
- More progressive
- Inclusive community
- Feeling like I contributed.

## The “One Thing” (continued)

### Workshop One

- A plan that is easily understood, with community buy in.
- Keep crime out
- Home
- People to understand that activities like this drive the vision, development and planning of the community. Nothing is done in a vacuum. Your voice isn't ignored, it just wasn't part of the discussion. Make it heard!
- Plan for Infrastructure to support sustainability and economic development
- People work together with courtesy and actually listen to each other's ideas before making decisions. We work together for the betterment of Shawnee.
- Time to dream BIG and dream UNIQUE!
- Vision for real development
- I would love to see people more open-minded and not afraid of process/change.
- Community buy-in
- COMING UP WITH A PLAN THAT IS A-POLITICAL AND NON-DIVISIVE
- I am getting back to meet people and get involved with this City as I have in the past elsewhere.
- Forward motion

## The “One Thing” (continued)

### Workshop Two

- Community buy-in.
- Achieve a new/revised comprehensive plan map that will guide on future development, such as appropriate locations for multi-family development.
- Alignment around and support for future development.
- More retail/restaurants
- Updated Land Use Plan
- Controlled growth East and WEST
- Leadership from electeds
- Efficient Construction
- “We maintain our friendly small town feel and not become oer built like
- OP or Lenexa”
- Increased population density while maintaining home values.
- A vision that captures the hearts and minds of Shawnee residents. A sense of pride in our City.
- For the majority of the Shawnee community to be happy
- Coming up with a sustainable plan and putting it into action.
- Woodland improved. Plan for western and southwestern Shawnee.
- A safe City
- Tangible results that can act as policy proposals we can support and advocate for.
- If we come up with a plan that council actually executes
- Bridging gaps in communication with residents
- More vibrant community
- Long term plan that integrates housing development with a great plan to build commerce.
- Alignment of people, resources and vision
- Plan that can guide public and private development decisions, coordinating infrastructure investments.
- Specific plan that allows for growth and keeps our small town feel and unique identity.
- We need to save and improve our beautiful green spaces.
- A comprehensive plan that looks at both east and west Shawnee
- Local governments listen to the people and not assume that everyone wants Shawnee to grow in population through affordable housing or additional apartments.



## The “One Thing” (continued)

### Workshop Two

- Strive for growth without incentives
- Plan must have buy-in by majority and City leadership, not vocal minority
- Crystal clear vision for the City with specific priorities, action items and accountabilities
- See suggestions that will be implemented in the City today and for the future.
- A better connected, more open community,
- That this Comp Plan process is not pre-ordained for more growth
- Real Plan for development
- Top 5 city destination to live, work and play in the KC Metro.
- Steps toward improving our community
- Every Shawnee resident should know and understand the land use guide.
- A clear vision that people can support.

## Needs

### Workshop One

- Inclusiveness and tolerance for new ideas.
- Transit - It has to get better and expand.
- Diversity in City leadership
- Need for varied and affordable housing types
- Address lack of sidewalks in eastern Shawnee in older developments. We have newer houses being built on Midland without sidewalks.
- Targeted areas for development that identify areas for infrastructure improvements
- increase density to support and grow restaurant and commercial services and push tax burden to commercial properties from residential which pay at twice assessed value rate
- Continue to invest in parks & recreational opportunities - they will be more important than ever as we move through this pandemic.
- “Educate the public to reduce NIMBY and BANANA (build absolutely nothing anywhere near anything) attitudes“
- Expanding our tax base to rely less on homeowners / property taxes
- Can we do this in a way that doesn't just copy Lenexa? Getting ideas from other cities is great, but let's jump ahead to other cities throughout the country and get our inspiration from a wider pool of creativity.
- More diversity.
- maintaining our aging infrastructure
- Infrastructure to support long term sustainability of the community
- “1. Crime has been increasing in my neighborhood. 2. My sister keeps complaining on how Shawnee looks in comparison to Overland Park. Maybe require specifications for the new buildings?“
  - Agreed, we do not have very good curb appeal from I-35. That's something we can work on.
- test comment
- Affordable housing for all people.
- Bike & Pedestrian Trails.
- It would be awesome to have a unique, landmark destination in Shawnee that draws in more people to spend money at our local businesses.
  - agree. It's hard to do in Shawnee because we don't have a lot of history/things that are unique to us. The work on Downtown Shawnee has been great. Creating clusters of focus like that could help draw people here.
  - agree - let's create something that Shawnee and only Shawnee will be known for ! Dream BIG !

## Needs (continued)

### Workshop One

- “Did you know?: 1. The first governor’s mansion of the KS Territory is in Shawnee, just off Neiman Rd near downtown? It’s still there. 2. The Santa Fe/California/Oregon Trails west all went right passed Shawnee? 3. There’s an Indian burial ground just off Neiman Rd as well? Neither did I until recently. Problem is, our City doesn’t celebrate or talk about it.”
  - “Are those something that would draw people to Shawnee ?“
- Up our game with requiring better developments and recruiting more businesses.
  - At what cost, though? Are you willing to raise taxes to fund business recruitment?
- Need to address the lack of safe, sustainable, affordable housing options in the City.
- Do we want to be more than a bedroom community.
  - YES!
- Need more housing choices
- workforce housing; diversity in housing
- More businesses in Western Shawnee that think beyond just school development.
- Increase awareness that diverse housing is critical to the health of our community
  - “Yes, we need to figure out how to create that buy-in“
- Boost commercial development to increase tax base.
- Education of residents
- Overdue repair and replacement of pipes and culverts.
- Additional affordable housing options, including multi-family.
- Walkability
- Creative use of empty commercial property
- Something modeled on the Atlanta Beltline could be an option if we’re talking about completely repurposing.
- No cohesive plan for business growth in our western corridor.
- Determine how to pay for infrastructure.
- Affordable housing and expansion of the neighborhood development plan.
- City support for residential solar.
- The desire for new development (more restaurants and retail) but no support for apartments or mixed use developments.
- We need to address the lack of diversity in our community.

## Needs (continued)

### Workshop One

- Revitalized downtown area. Walkability throughout. Integrate environmentally sustainable concepts into the plan.
- Political commitment and agreement to implement what this comp plan becomes
- Need to address increasing housing instability among many families
- test
- Acceptance of plans to develop open land and redevelop aging areas of the City.
- Test 2
- Education of public on process
- Walkable development with diverse housing to bring together different kinds of households in one place
- “I like the comment of bringing together different types of households. From comments I’ve heard there is a misconception of what type of people live in apartments.”
- Increasing population density and daytime populations to support restaurants and other needed services
- We need to address the inability of the City to adequately promote in-fill development with housing options that are both affordable and that increase population that will sustain commercial development.
- Affordable single family housing. Sub \$250k.
- Prioritize People, not Cars
- Community Centers / Meeting Places
- Support for families.
- Stop clinging so much to the past and develop a plan that addresses current and future needs, rather than nostalgia.
- Improve downtown and promote redevelopment that brings more people there.
- Need to address the negative connotations regarding apartments and their tenants and embrace the values that they bring to our community. Specifically luxury apartments.
- Planned spaces that are not developed to maintain wildlife and beauty of Shawnee.
- Not just groomed parks = areas left deliberately wild. And more than just narrow strips of flood plain.
- East/west pedestrian connections.
- infrastructure improvements
  - Can you give an example?
- Internet connectivity
- Adequate parking for downtown events

## Needs (continued)

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## Needs (continued)

### Workshop One

- Need to attract young families
- Environmental Sustainability
- This ties in to development and planning. Creating density and supporting alternate housing options goes hand in hand with focusing on smart environmental choices.
- Affordable housing. Not everyone can afford a \$400,000 average home.
- “Anti-development attitude, anti-change, anti-new ideas. Low expectations, status quo“
  - Totally agree, I think SHAWNEE thinks too small...
- “Much of what wants to come to Shawnee is “small”. An apartment complex here, a redevelopment to have a building there. A larger overall project could bring in the new and also make the (re)development more coordinated.“
  - Agreed. I feel Shawnee can offer more diversity and keep the “small town” feel.
- Lack of trust between City/Businesses and community
  - Yes...I think the community / City could be 100% behind OUR current businesses in the city. What do you see that lets you questions the partnership ?
- Storm Drainage issues need to be addressed
- Need to facilitate development on the difficult pieces of ground.
  - are those locations opportunities for green space instead of viewing them as areas that require additional work to develop?
- “City services, streets, tree Maint“
- Continued redevelopment of downtown area.
- Smart development and re-development of of existing shawnee.
- More specific to the I-435 corridor.
- Open Zoom meetings on Race relations in Shawnee.
- Infill and increased density for downtown and other areas as well
- We need to get real about density. My neighbors complain all the time that we don’t have a Panera, for instance, at K-7/Johnson or K-7/SMP, but then they protest the development of apartments nearby. Density brings diversity of commercial spaces. And, the world is changing: both younger and older groups don’t necessarily want to own homes any more.
  - Agreed-- Again- nimby
- Diversity in housing types
- diversifying our housing options
- Aging stormwater infrastructure and the large cost to repair it going forward.

## Needs (continued)

### Workshop One

- Redevelopment plan for affordable housing in older areas of town.
- New housing in more affordable price ranges
- maximizing opportunities with Valley of Champions
- I would like to see us address our rapid growth !
  - Slowing it down or speeding it up?
  - Slowing down for now, until we become more focused on what we want to be - I feel it's just growth now for the sake of growth, which gets us ?
- Lack of affordable housing
- Future proof-- energy considerations
- great to support options for solar in neighborhoods - HOAs often have no solar clauses
- How do we plan in a way that balances commercial, housing and natural space? We need to plan for future land use in a responsible way that takes into account resident priorities. How do we do this as a city without turning down the majority of projects (schools, retail, housing, and mixed use). We have a fair amount of resistance to change in Shawnee, so how to we make sure all voices are at the table so that we can plan for the future together and in a way that people feel good about the direction our city is moving?
- Sense of shared values and goals
- More restaurant and entertainment value on west side of shawnee.
- Strategic development- not just more fast food restaurants and chains.
- Address multi modes of transportation, including non-vehicular means such as as e-bikes, bikes and walking. Need corridors to connect residence to businesses/ services.
- Addressing the change in future retail
- Anti-development. Seems the only new development revolves around retirement communities and multi-family housing.
- Keep Budget Sound- Police, fire, emergency services, etc.
- What level of quality does Shawnee want with redevelopment and development projects? Current standards don't always yield the best quality.
  - So true. When we chase projects, we lose leverage to require projects to do more than the minimum.
- This ties to we as a City understanding how we are perceived in the greater region. Are we desirable enough to developers to invest in a higher standard? Do we have a welcoming attitude that would encourage someone to come to Shawnee?
- Good Schools
- Increase parking for downtown as revitalization grows!

## Needs (continued)

### Workshop One

- Diversity of housing stock. Adding density in appropriate areas.
- Improved Street Network west of K7
- Expansion of Neighborhood revitalization expansion programs
- “Anti-development, anti-change, anti-idea attitude. Low expectations, status quo.”
- Public transit to connect areas
- Affordable housing
- We need to address the tax base being so heavily residential in the city, as opposed to commercial, and the burden that places on residential homeowners.
- Part of this would be to emphasize our strengths -- google fiber, gas main going thru western Shawnee, etc. and creating opportunity zones for businesses that can utilize those strengths. Additionally, to reduce the burden, you need higher density housing types available.
- Do we want to attract chains or incentivize small local business?
- Test
- Test
- We need a bigger population. It's either going to be single family homes or apartment complexes..
- City planning needs to think outside the box. It's too hard to build in shawnee, too many restrictions and it seems to be the good ole boys club
- Increase Commercial Tax Base to relieve taxation on residents.
- Educate residents that the City does not build projects, investors and business owners decide to build in Shawnee. If the process is too difficult to come to Shawnee (ie lack of support by SOME in the community with a loud voice and perceived lack of support by Council) they will go to Lenexa or elsewhere
- New developments and the difficulty of getting them approved. We need to figure out a solution.
- A plan to unite west/east sides of the city.
- “More restaurants options
- Diverse Housing in Western Shawnee
  - A possible way to do this would be to emphasize higher density housing options (i.e. Texas Donut) while requiring more green/open space as part of the project. It can get the housing, provide natural buffers, and help keep a small town feel (green) while having more people in an area.
- Need for providing utilities to developable sites
- Infill and increased density for downtown and other areas as well.
- trying my best
- Larger commercial tax base

## Needs (continued)

### Workshop One

- Diverse housing options for all life stages
  - This isn't just adding more apartments. It's looking at other creative options like tiny house villages, 15 minute neighborhoods, green buildings, etc.
- Increased diversity
- Open meetings on race and gender problems in this city.
  - 100% agree
- Update Infrastructure
- Shawnee needs a downtown with businesses that draw and keep people.
- Restaurants and Shopping west of I-435
- With increased housing availability/density
- Green Spaces
  - Yessss ! Let's get Shawnee to be the BEST in the KC area for green spaces !
  - Gosh I feel like we already are great on green space. We have awesome parks. What else would you like to see?
- Engaged Citizens
- Thinking that the majority of residents have the same thoughts as a small number of anti-City/Government residents against growth in the City. I am guessing they do not share the same thoughts.
- Join group
- There seems to be a lot of back and forth on different types of housing needs.
- A diverse mix of housing must be supported across the City.
  - What does that look like .vs what we have now ?
- Development in Downtown Shawnee
  - Agreed we need to figure out a way to gain consensus on this issue.
- Hiding behind "keep small town feel" as code for "we want to be the same as we were 15 years ago"
- Future needs of retail
- Figure out a way to address topography of the 435 corridor to allow for good development.
- A comprehensive plan for growth.
- Find the appropriate balance of density and neighborhoods to create the base needed for that commercial.

## Needs (continued)

### Workshop One

- Elected officials must support the Comprehensive Plan.
- “Storm drainage issues need to be addressed.”
  - Jeff - Specifically where? Have you checked the City’s schedule on these improvements for each part of town? It’s pretty detailed.
- Educate the public to reduce NIMBY and BANANA (build absolutely nothing anywhere near anything) attitudes
  - Agreed. Need to make sure everyone is aware of the consequences for the various attitudes towards development.
- Too much credence given to NIMBY response on virtually all projects.
- Part of that is because we don’t have a strong, well communicated strategic plan, and we tend to jump at every opportunity. Create a plan, communicate it, and stick to it.
- Plan for climate change.
- Find funding sources to implement better downtown activities like a top-notch farmer’s market (needs cover, electric, water connections).
  - I agree we need to find something to draw people to downtown, but there are too many farmer’s markets in the area...we need something unique that will draw people from both in and out of Shawnee.
- Cut back on traffic accidents by enforcement
- “Higher density in downtown area to support area”
- Solar on the pools!
- Solar throughout the city or wind...making Shawnee the ONLY city in KC metro to be fully fueled by either or both



## Needs

### Workshop Two

- clear brand identify for the city with a supporting plan
- We need to redefine what “affordable housing” means, and create an environment that favors and economically supports the correct kind of affordable housing for our community, like small, single family homes.
- lack of walkable, mixed use neighborhoods
  - Highly agree
  - agree
- Test
- don’t allow businesses to develop with TIFs - we need business development but not at the expense of allowing them tax incentives. we need those business development taxes to benefit our public schools
- Stop raising sales taxes all over the city. Businesses are closing and restaurants are not viable because neighboring cities are more affordable.
- Creative small businesses/restaurants that give resident a reason to develop hyperlocal commerce habits.
- More commerical business, non-retail
- A strong commitment to environmental resiliency, preservation, and sustainability
- Need downtown to get a facelift. We have brought a lot of great places (e.g., McLain’s, Transport, etc.) but there are so many eye sores around it.
- City council needs to not list to the verbal few but think about the whole city.
- updated trails
  - agreed
- connecting trails from residential to Mill Creek and Clear Creek Trails
- Better communication with the citizen’s about what’s happening in the community and development plans
- Infrastructure plan and inventory. Used to support development and possible re-development activities.
- More cultural diversity
- NO One-size-fits-all approach to anything relative to this comprehensive plan. Every city block should have its own plan.
- Reduced property tax
- Many families are struggling. Supports like internet hot spots installed throughout the community (parks, community centers, downtown, etc.) would be a big step toward equity.
- City staff need to report to residents and not developers. We need to refresh our commitment to this civic responsibility.

## Needs (continued)

### Workshop Two

- Need construction to be efficient. Nieman Now project took a long time and for residents living near there it was very frustrating.
- More expensive sit down restaurants. Not high end, but more selection.
- Addressing the vocal minority. What is the best interest for the whole city vs. that of a few.
- Be a community for all ages...
- City Council agreement on plan, including land use map.
- harmony within City Council
- Better communication between city government and residents, especially when it comes to development
  - So maybe city officials aren't listening to what citizens want? I.e., no apartments!
- Unified Community Vision
- "Single Family Homes"
- Better neighborhood planning.
- Turning lanes on 4-ways, and high traffic locations
- City officials all on the same page - Doing what's best for the city and not necessarily what your zone patrons want.
- Unity at Council level in terms of development desires
- Need to find a way to unite, develop, etc. all of Shawnee. It's very spread out between Eastern Shawnee and Western Shawnee.
  - "Agree"
- "vocal minority seems to overshadow community"
- Community efforts for change need to be based on truth
- Failing stormwater infrastructure
- Pedestrian traffic
- Vibrancy (downtown, younger families, etc.)
- Test
- More testaurants
- We need businesses for more tax basis
- "balanced decisions"
- Bring Stormwater pipes up to date throughout city.
- anti-development and growth perception.

## Needs (continued)

### Workshop Two

- planned growth
- “Starter Home Communities“
- City Council to follow the needs of the majority of their constituents, not the loudest of the constituents
- more retail and restaurants
- Progress
- Better roads.
- Need to get to the mindset of looking at what is best for the entire 70,000+ in our community, not just the few keyboard warriors and vocal minority.
- more affordable housing.
- Clear strategy with accountabilities for moving forward
- Comprehensive development plan for housing development, that takes into consideration all levels of housing and plans for the best placement of apartments or multi-family housing.
- Independent living homes for seniors
- Utilizing the community partnerships we have (faith, neighbors helping neighbors, etc.) - let’s tell this story so all can help
- Well maintained Parks to attract more residents.
- lower taxes
- Prioritize infrastructure over recreation. Our roads are in terrible shape and our storm system is crumbling, yet we won’t make this a priority.
- attract young professionals, young families, and a STEM workforce.
- Our city government getting along with each and other to move things forward rather than party-line fighting to procure votes at the next election.
  - Agree
  - agree
- Redevelopment/revitalize specific areas
- We NEED to engage the community so that Shawnee residents understand how the comprehensive plan and land use guide are used. Very few residents understand the implications of these important tools.
- Ensure Public Safety is well funded - Police, Fire, etc.
- A unified City Council and one that supports the Planning Commission, City Staff, and the best interest of the City as a whole.
- restaurants

## Needs (continued)

### Workshop Two

- Refresh aging housing stock. This has to be done carefully to maintain reasonable housing choices.
- We need to avoid tax incentives for developers whenever possible. Because it creates a burden on the property owners.
- To the extent possible, rezoning industrial areas near residential.
- Police and Fire Departments
  - What specifically do you mean? We have police and fire.
- Alignment in the development plan
- Downtown population density
- Lower taxes
- Where can we locate multi-family development (apartments, townhomes, etc.)
- bring grandfathered businesses up to Shawnee “look”
- Multi family development needs to be close to the heart of downtown to facilitate pedestrian traffic.
- better connection between east and west shawnee
- Affordable attainable housing downtown
  - Highly agree
- It would be nice to use existing buildings that are empty before building new stuff
- Affordable, attainable, and diversified housing
- Consistent Philosophy of Sustainability
- Quantity of downtown Shawnee parking
- There are numerous free lots and street parking in downtown and just west of downtown including city hall
- Increase in commercial and industrial business to help improve infrastructure and reduce property tax burden on homeowners
- Recognition for city employees for going above and beyond
- Variety of housing options to meet the needs of all residents.
- “We need city officials to quit pushing apartments as a way to increase population. It was defeated in western Shawnee and now eastern Shawnee is fighting the downtown apartments as well. People don’t want apartments.....get it?”
  - Without density Shawnee will never have destination dining and other amenities. Average house in JOCO is\$450k. Not everyone can afford that. But studies show most first time home buyers, buy within a mile from their apartment .

## Needs (continued)

### Workshop Two

- We actually rented in Shawnee before we purchased a home here. Without that introduction to the community, we would have never considered Shawnee when buying a home.
- Development of a commercial district or two that plans for the growth of business in Shawnee
- “We need to ensure our roads are well maintained“
- More transparency in city government
  - “Can you give some examples about how it is currently not transparent? Not trying to be snarky, just don’t specifically know what you are referring to.“
  - Explain
- Diverse government
- Excellent roads/infrastructure.
- Schools
  - What about schools? Vague.....
- Acceptance of progress and new development.
- Vibrant downtown that will attract people and businesses. We are the gateway to Johnson County for people that commute from downtown. We need to make those people want to stop in Shawnee rather than continuing on to OP or Lenexa.
- Things for teenagers to do
- Social Spaces--more places for gatherings (even if it’s not a full community center). Examples include farmers market, senior center, amphitheater, etc.
- I want us to have specific guidelines for tracts of open land and follow them in ways that respect the existing homeowners.
- Cultural Diversity
- no more east/west divide
  - Got ideas? It is a physical barrier.
- I think both the east and west sides have strengths that we should be capitalizing on. They are not the same and have different things to offer. It’s a little like having two children who are very different. We want them both to be successful, and making them successful helps the whole city.
- Updated land use plan
- Better Communications From City
- “define and clarify Shawnee’s vision“



## Needs (continued)

### Workshop Two

- create a community that our kids want to grow up in and stay
- East west connection
- We need to respect single family homes when proposing multi family projects near by with the exception of the downtown district.
  - 100% agree. I would like city officials to understand that people don't want additional apartments built. It went down in flames in western Shawnee and is being fought now in eastern Shawnee.
- we need to attract business
- our most at need citizens
  - Specifically what is missing? Just not sure what you feel is needed.
- A festival-type park, possibly redevelopment of River Front park for community days, farmers market or to drive outdoor events.
- We need new policies in our City government that drive city staff towards resident satisfaction. Too many residents are dissatisfied with their interactions (or lack thereof) with city staff.
- Balanced budget
- Better connection (bike/walking paths) east to west Shawnee.
  - Love this idea. This would be a great start in bringing western Shawnee and downtown Shawnee together as a community.
  - Agree, but the hills in between would be a challenge
- "Also a great way to connect neighborhoods to schools better."
- Connectivity--sidewalks that connect the city in a meaningful way
- Low Crime & Safe Neighborhoods
- Help everyone understand that more service = more tax needed.
- good neighborhoods that people want to live in so our schools are strong
- Maintain beauty of community, including streets and public spaces.

## Wants

### Workshop One

- Clear and easy way to access facts, correct misinformation
- forward thinking with sustainability initiatives
- More community interaction/listening sessions
- Comprehensive plan that is easy and understood by general public -sidewalks, curbs
- Connecting every neighborhood to the trail system
- The City of Trails
- Community gatherings places
- Create community that works from graduation to retirement
- youth engagement through a youth council or advisory board
- being willing to take a chance on something BIG and UNIQUE
  - Yes, we always, keep talking about old stale ideas...let's dream for a BIG, Harry, Audacious, Goal! (Good to Great)
- even more youth sports facilities to draw in visitors
- Develop destination type uses to attract visitors and travelers using the new airport
  - Perhaps along I-435
- More restaurants and commercial businesses with fun activities that draw in both residents and people from other communities.
- Public art/general city beautification
- Lots of dedicated greenspace
- Replace -JoCo Waste Water dependability for development.
- A community center that includes a permanent structure that can be used for the Farmers Market from May to October.
- On street Bicycle paths and trails
- Elected officials to lead and make decisions by facts not just follow the opinions of a few
- consider form-based code like structure to eliminate populist political decisions in areas of development such as Townsquare District
- Better outdoor seating and connective entertainment areas in downtown. More attractive and enticing frontage...
- More density in the western part of the city so we can attract more dining options!
- A thriving downtown that serves as a regional destination.
  - What would that look like - what kind of destinations?

## Wants (continued)

### Workshop One

- Ability to install residential solar systems in Shawnee. Need to override HOA requirements. Installing smart and attractive solar systems on homes.
- Make Shawnee the premier destination in the KC metro area for youth sports events.
- Daytime family friendly activities, expanded beyond Parks & Recreation system.
- Attractions to bring people to the City
- Continue to pursue destination type uses on Nieman Road
- Valley of Champions
- more variety of activities for 60+
- I'd like to see more 'community outings'-- OST is great for families the once a year that it happens-- why not more activities? (even if Shawnee Town is nothing more than a backdrop)
- Community business district (possibly downtown) - vibrant, walkable, sustainable (Emporia KS example)
- A united city. Let's find a way to unite the east and west sides. When we say east and west, I sometimes think it is an age difference. We need a way to bridge the gaps and pull people together.
- Shawnee Town to be a destination and not just a museum
- More cultural events.
- Plan to better sell Shawnee's attractions and as a place to live
- Bike trails connecting East & West. Midland Drive is very dangerous between 435 and Shawnee Mission Parkway
- A well thought out development process that eases the burden on developers for both cost of development and time from project start to approval--be better than anyone else in JoCo at this process piece
- A plan that is based on the reality of what can be financed and is marketable.
- Redevelopment of the landfill into a recreational or other use.
- Be more progressive about development in Shawnee. "Build it and it will come". Look how Lenexa created the new 87th street development.
- A range of housing choices, from affordable to high- end, low to luxury rentals, plus mixed use development
- the ability to think on a bigger scale than we currently do--so many ideas are so small--need more projects like the new development at 43rd and K-7 that took a decade to get off the ground, but will be an enormous boon to the city
- Support for small businesses that draw people to the community
  - I totally agree.

## Wants (continued)

### Workshop One

- Let's use what we have...access to our riverfront , a river boat or something
- A Community Center west of I-435
  - Oh no..... LOL pandora's box (depending who you ask)
  - YES, Shelee!!
  - What about a centrally located Community Center? Less focus on West versus East.
- More new entry-level housing.
  - Strongly agree - for young families, early career professionals
- Better education of residents on value of diverse housing types and commercial uses
- More density and growth.
- Another grocery store option west of 435
- Vocational/technical schools
- Enhance valley of champions and surrounding areas to build on that existing asset
- Let Shawnee be unique by partnering with a wind company & build more wind turbines vs any other city in the metro or even the USA
- A trail system that connects Shawnee from the eastern City limits to the western city limits (riverfront park, erfurt Park, etc.)
  - YEssss ! Let's have Shawnee be unique in the KC metro area for something like this !
- Area Development plan for undeveloped and redevelopment areas
- Sewers and sidewalks throughout the entire city
- I would like to see Shawnee have more trail / park space per capita or per acre vs any other metro KC city
- A mountain bike park in addition to the current cyclocross area. These would be unique features that could draw in people to our community.
- Parking downtown. Additional? Better branding/wayfinding? City vehicle parking.
- More bike friendly streets
- Develop land 435 & Shawnee Mission Pkwy
- More bike lanes to connect areas.
- Diverse housing choices for all ages.
- More sidewalks, even in older neighborhoods
- Another high school for DeSoto SD

## Wants (continued)

### Workshop One

- Integrate parks of all sizes throughout the city...connected by walking/bicycle paths.
- I would like to see Shawnee become something different from all the other metro cities, something unique !
- More youth/adult sports venues into 24 hour fitness and old Dillons building for example.
- Improved pavement markings. Reflective street markings that are more visible during the overnight hours, especially during rainstorms. These lines are nearly impossible to see now since they are not reflective.
- Connectivity of transportation
- Upscale restaurants (possibly open later)
- Get rid of “Good Starts Here” to be more progressive
- Add a destination attraction that is unique, such as Top Golf or something similar.
- Housing options that attract residents at all income levels so we can be an inclusive community.
- We must have a range of housing options in order to grow and thrive
- A downtown to draw the community to a central location.
- Trail connectivity, increased walkability and bike-ability, maintain and preserve our beautiful outdoor spaces, maximize the rolling hills and trees and make it something we are known for
  - agree
- Water Permeable sidewalks and parking lots to minimize water run off and reduce stress on our storm water system
- Keep smaller roads smaller, put traffic on the larger roads.
- How has Covid changed things for long term?
- A marketing emphasis on what we already have in Shawnee that are assets to all ages. Such as Shawnee Town, river, etc.
- Destination locations - downtown, west side
- Relax laws on ability to carry alcoholic beverages from place to place in specific areas in downtown Shawnee area
- Fill / convert empty retail space
  - Agreed! but how? reassess grounds for something else? keep retail and fill occupancies?
- Better public transit options
- Midland drive from i435 to SMPKY needs to be improved sooner than later and prioritized

## Wants (continued)

### Workshop One

- Walkable neighborhoods with small businesses and restaurants
- Upper scale apartments for greater population
- Community center
- “Destination Farmer’s Market at Shawnee Town“
  - Farmers market would certainly attract people.
  - Outstanding! Move it to Shawnee Town 1929 for starters!
  - Love the idea of moving it to Shawnee Town 1929.
- If that’s a goal we need to do something different than what we have been. There are already lots of very well established farmers markets in the area. To break in to that we need to have someone who is actively working full time to promote and manage it. Also, we can’t compete on Saturday. Why not do Friday night and tie it into closing off the Johnson Drive/Nieman intersection for events? Or find an empty warehouse/commercial space and have the only indoor farmers market in the area? We’re not going to get anywhere going head-to-head with OP, and the other 20 Saturday markets in the area.
  - Totally agree. Let’s do something different that can draw in people from not only Shawnee.
- Where can a builder buy cheap ground in Shawnee to build affordable housing that he/she can still make money and the house be the right price ? Our house prices are rising, but they are still low compared to other areas of the Country, ie Cali, Denver, Seattle, etc. For current home owners, we consider them investments and want the value to increase.
  - agree
- Restaurants and entertainment.
- Fill open buildings before building new.
- Parks within a 10 minute walk of all residences.
- Multifamily housing in BOTH east and west Shawnee. This includes options for purchase and not rent.
- Valley of Champions comes to fruition!!
- More bike paths and sidewalks.
  - agree
- Pursue City purchase of available land to foster desired types of development
- New apartments and encourage reinvestment in old apartments
- Attract more eating establishments as well as a more diverse mix of businesses and industry to reduce the residential tax burden.



## Wants (continued)

### Workshop One

- All streets to be improved - at least width-wise. Some western Shawnee streets are not the safest.
- Continual upgrading and addition to our parks.
  - agree
- Maintain small town feel as we grow.
- sidewalk from Knight of Columbus Park to 435.
- Develop the Valley of Champions as a destination.
- Waterfront amenity
- Enhance trail connectivity to places of destination and development, providing safer means of hike / bike throughout the

## Wants

### Workshop Two

- more restaurants and retail west of 435
- Mixed use development
- More balanced neighborhood development, more arts & culture, better engaged community leaders
- Riverfront park venue
- Family friendly
- Improve Johnson Drive/435 interchange. Stop signs don't handle the cross directional traffic well.
- A centralized meeting place for events and activities.
- Community Center or other social space
- If downtown is going to be a destination, create better parking.
- More commercial business zones.
- updated/new community center
- more local restaurants.
- They come, and they go. Boston Market, Ruby Tuesday, Hernandez Mexican have all come and gone. People decide what will succeed and what won't. It is not up to the city to decide what restaurants will be in Shawnee.
- Want crosswalks to be better lit up and higher volume for visually impaired residents.
- Destination site for community gatherings
- a City Government that listens to the current citizens.
- first class community center
- Creative use for landfill post closure
- Vibrant retailers to fill some of our empty shops along Shawnee Mission Parkway.
- #NAME?
- "Less Apartments more single family developments"
- More sidewalks and bike lanes for pedestrian traffic.
- Broader commercial tax base
- I desire to have a better farmer's market. Perhaps there could be a combined market with Merriam.
- Additional city concerts

## Wants (continued)

### Workshop Two

- more public transit
- “Amenities such as trail links between parks“
- 4th of July celebration
- Improvements to Barker Road between SM Pkwy and Johnson Drive
- Bike paths
- Increase trail connectivity from City to County parks
- increased partnerships with surrounding communities versus competitive mindset
- protect our parks and green spaces.
- “Find an are, development, or facility that can bring east and west sides together. It would seem like somewhere near the hotels on I-435 and Midland would be a good place. Not sure what the facility would be.“
- City Council more reflective of community
- More bike/walking paths that connect Eastern and Western Shawnee.
- Development of I-435 and K-7 interchanges where currently not developed.
- A destination place, historic, fun, interactive. That only Shawnee has and can promote.
- Retail development or redevelopment of current areas that are in decline.
- Really make Shawnee 1929 a must go to place.
- More development west of 435
- Improvements to Midland and Monticello
- Woodland also for sure, from 83rd & Woodland (Lenexa) to Shawnee Mission Pkwy.
- East/west divide - how can we connect east and west Shawnee?
- More density
- Public market space, either in Western Shawnee or downtown
- Diverse youth sports options for soccer like Garmin Fields or Scheels Complex. It could be a mixed use venture and draw lodging and dining options which would diversify our tax base
- Sidewalks kept in good repair.
- community centers discussion again

## Wants (continued)

### Workshop Two

- Enough apartments in western Shawnee to bring destination dining
- Opportunities for entrepreneurship
- Connecting trails and sidewalks to tie into Mill Creek and Clear Creek trails.
  - Highly agree
- “Continued development of trail system and connectivity, yes!”
- Sense of community
- Low property taxes
- Curbs and gutters for any residential streets that do not have them.
- Vibrant downtown
  - 100% yes
- Fix Shawnee Mission Parkway- maybe make it a flyover like Kellogg Ave in Wichita
  - From where to where?
- Quieting private RR crossing at 83rd & Woodland
- more sit-down facilities - for family/adults - restaurants and entertainment?
- Outdoor community pool in western Shawnee.
- Community Center
- More commercial development that supports the community and drives traffic from the surrounding communities creating revenue for the city.
- “Less city paying for developments.”
- Less auto parts stores and banks
- better distribution of shops and stores
- “I would like to continue to grow our community but keep the bedroom community feel that attracted many of us to Shawnee originally.”
- “Too many of our neighboring cities are losing their identity.”
- Shawnee to be a place where my children chose to live
- We need to develop diverse youth sports and entertainment options.
- Co-working and flex spaces in addition to new-wave/next-gen services and retail (order and pick-up, online/in-store combination experiences.
- Get more places without a car (multi modal)

## Wants (continued)

### Workshop Two

- “create both sides of the city with “things” for all ages and interests - more together - less two separate identities.“
- business incubation opportunities and support from community
- Better public transportation
- City Officials Honest Communications
- I want better parking in downtown
- marketplace and more activity downtown
- Increase population density near downtown to support other businesses for redevelopment going on in the area.
- diversified housing stock - include all types affordable, multifamily, single family, estate
- Mixed use development space like Mission Road 435 area
- creating ways to make Shawnee more environmentally sustainable- including public transportation, walking and biking to things safely.
- It would be helpful to look at how our departments are set up. Parks and Rec, storm water, others, have some overlap in what they do, but can't always work together.
- Create GOOD apartments and retail in downtown with a parking garage to address parking and the “destination” of downtown Shawnee.
- clean streams
- decrease the number of vape shops
- How about developing the river front? Big opportunities there!
- Continued downtown development into a destination district, historically sensitive and live/work/play theme.
- hybrid zoning codes and hybrid spaces with public and private components.
- I have no idea what that is!

## Desires

### Workshop One

- Stop chasing retail with economic development incentives.
- Make Shawnee Town 1929 more of a living museum with actual stores.
- How can we stop us vs them mentality? Old vs new neighbors. Homes vs rental/apartments.
- Increased activities like live concerts, movies in the park, and community gathering.
- Annual Art Fair
- “We can grow and develop Shawnee, but keep it different and unique from OP and Lenexa and brand X.
  - 100% on this. We have to come up with our own identity and not just keep copying what our neighbors have done. If we want to look to other cities for inspiration or ideas lets look at creative cities outside our metro area, and especially outside the US. lets be innovative and not following the crowd.
- Farmers Market type area
- Love the flowering baskets in Merriam, that would be something that would be neat along SM Parkway. I think it conveys the pride in the city.
- Trail or at least complete a sidewalk along SMP to connect West and East sides of City
- Allow mixed use in some of the commercial areas on the current comprehensive plan
- Have a park with a great sunset lookout spot.
- Amphitheatre, band integration to Shawnee Town 1029
- New City Hall - maybe at a different location so we can get a nice mixed use development on the current site.
- Mixed use along SMP
- Mixed Use on NE SMP and 435
- The Panera in western Shawnee, so I never have to hear someone complain about not having one again
- Love the feel of Bentonville, Arkansas where they’ve incorporated mountain bike/hiking/etc. trails throughout the entire city. Their downtown is really cool with a permanent food truck garden, etc.
- Bentonville is very cool-- of course they have the geography to support that scene. We tried to build a technical trail system at SMP years ago and got shut down (not the city’s doing)
- More public art! It would be great to showcase our local talent and add some interesting features to our downtown area.
- maybe an annual art fair?
  - YES that would be awesome!
- Integrated neighborhoods - in relation to housing. Example... New Longview in Lee’s Summit.



## Desires (continued)

### Workshop One

- “An identify that signifies Shawnee, example , what would be portrayed in postcards that said “” Shawnee””“
- Farmers market at Shawnee Town
- More green space
- Motocross track incorporated into a big, outdoor recreation area...
- Mountains? and an Ocean?
- Shawnee Town to be a destination and not just a museum
- Attractions here in the city that attract visitors and make people excited to live here in Shawnee
- Once Riverfront Park is ready for development, it would be cool to have a cable park for wakeboarding, etc.
- Opportunities for “newcomers” to learn about shawnee and engage with others
- “Camping locations in Western Shawnee, around the River. You see alot of RV/campers in the area around the sports fields. Camping has exploded this year and would be nice to have something in Shawnee would be great to have and draw people here.”
  - That’s a great idea!
- Look at affordability of all types of housing stock.
- Downtown destinations
- Have more mixed use areas to allow people to live, work and play in the city.
- more restaurants all around town.
- Panera and Chick-fil-A west of I-435.
- Full support of the valley of champions concept focusing on outdoor recreation opportunities in Shawnee - KS river, Mid-America, Stump, trails, etc.
- Wouldn’t it be nice if I was more proficient at operating all these hi-tech tools! :-)
- townhome, condo, villa options for people under 55 that can be purchased instead of just rented
- Larger commercial tax base
- Purchase option on villas/condos
- BIG, BEAUTIFUL Community Spaces in Downtown Shawnee. Let’s build on our downtown development. We keep spreading ourselves too thin. Let’s build the momentum of the Nieman Project.
- geocaching run by city. Make it educational to learn the history of Shawnee and make people explore parts of the city they usually don’t go. make a rewards system to encourage people to participate.
- Extend our western boundary across the river and into adjoining county.

## Desires (continued)

### Workshop One

- We should have a City-owned incubator space in the Downtown to help new businesses start off.
- Better connection between areas, not west Shawnee, etc.
- Add a destination attraction that is unique, such as Top Golf or something similar.
- Destination Location
- Accessory dwelling units
- Consider not adding stripmalls. Instead build outdoor park/shopping/community area.
- Recreational opportunities tie into the Kansas River. Holliday Sand area/north of 43rd St.
- Strategic development of new parks- a park within “x” miles of all neighborhoods- this will increase walkability too.
- Zipline Adventure Park
- Farmers Market - location?
- “Develop city of Champions”
- More murals in downtown Shawnee...make it part of the identity.
- long term plan as density increases to the west, we should foster an environment conducive to lowering the cost of building and holding (as it becomes established) a riverfront entertainment area on the Kansas River
- More planned office space
- Landfill closure plan/management
- Tie into sports theme with Valley of Champions.
- Johnson/Shawnee Mission Pkwy west of 435 - destination retailer for tournaments
- Interesting idea. JOCO just dedicated +\$40M to renovate Mid America Sports Complex, project started this summer and looks good so far with more to come. This actually could tie into a long range plan to redevelop the near by dump to regional destination sports venue. Good call.
- Additional office space along the 435 corridor, maybe it includes flex space as well as opportunities for corporate HQ
- Additional green spaces with better connectivity between.
- focus on local entertainment options like small music venues to host local bands/music.
- More entertainment options for those without children.
- Affordable housing for single income households
- More bike lanes

## Desires (continued)

### Workshop One

- City support (or at least not prevention) of suburban agriculture (allow backyard chickens with permit regardless of lot size, victory garden, etc.)
- focus on incubator concepts. ie. small business spaces for start up companies. Maybe even a restaurant incubator concept. Maybe a city owned space where restaurants can rent small spaces, or a space where restaurants can come in for a 1-2 month guest appearance.
- Funding to assist with redevelopment/exterior and life safety improvements to existing businesses
- Affordable housing - need a good mix of housing types
- Joining two sides of Shawnee
- Safe pedestrian crossing points over Shawnee Mission Parkway.
- More green space and recreation opportunities
- How can we utilize “undevelopable” areas to promote small scale residential developments? Partnership with veterans? Tiny homes, smaller scale?
- Create a “flex space” on west side of Shawnee Town 1929 that can be easily converted from Farmers Market to an outdoor concert venue, to arts and crafts shows, etc. etc.
- Public transit to connect the areas without requiring everyone to get in cars
- Chicken and Pickle concept
  - Times two
- We had a pedestrian bridge across 435
- Future Deffenbaugh space development plan for parks / fields.
- Community Center - Full size pool, work out facility, meeting rooms, courts,
- Green spaces in developments.
- Develop community spaces and places for health and lifestyle enhancements that are usable year round In some cases (flexible for multiuse).
- Revitalize Shawnee town as an attraction that we already have but is not enticing return visitors
- Work to joining both “sides” of Shawnee as one city.
  - This is HUGE! If we can't figure this out, we will continued to be divided politically and not grow our city because of gridlock.

## Desires

### Workshop Two

- Smart spending, more opportunities like this to solve problems...power of the people. Looking at community activities, spaces etc. in a COVID world, i.e. more outdoor eating venues etc.
- Shawnee could focus on promoting more than its past. Identify industries, or activities and doggedly pursue those...have to persevere
- A venue or community center to be able to hold more live events.
- West of 435 pool for the residents of that part of town
- Recreational opportunities along the Kansas River (fishing, boating, amphitheater) - Lake Olathe like
- Move city government functions to the area with the police and fire station off of 435 and Lackman and free up that city-owned space to do something awesome in downtown...maybe a Farmers Market, or amphitheater
- Large Gym/Workout facility.
- More 50+ Townhomes, 1-floor building. IE - Town & Country at K-7 & SM Pkwy
- Community Center with an indoor pool, track, and workout space.
- A K7 Overpass at 75th Street.
- Bike lanes everywhere
- Move the farmers market to an evening event on a weekly basis that can tie into supporting downtown businesses. Sort of like the Shawnee version of first Fridays. Can also open up the farmers market to crafters and artisans and make it a very social time.
- Facelift for aging box store retail space.
- Exploring and expanding Parks and Recreation programming
- Community amenities west of 435.
- Brand Shawnee around the concept of healthy living (physically, mentally, socially, spiritually)
- Lower taxes
- Small home community - similar to the veterans small home community - would bring in younger generations and add to the community in a not as expensive home
- Create a destination venue that looks forwards in addition to having Shawnee Town 1929
- Faster expansion of Shawnee Town 1929
- Lower taxes
- New community center
- Higher-end hotels

## Desires (continued)

### Workshop Two

- Expand Shawnee Town 1929 north - utilize green space for “urban farming”
- a flyover for SM Parkway
- Bringing a destination attraction to Shawnee, whether an athletic facility or venue or activity or tourism feature. Something that makes us unique in the metro.
- Increase in newer residents downtown
- Eliminate municipal sales taxes
- Allowance for Accessory Dwelling Units on larger single family lots
  - I have no idea what that is.
  - A small dwelling unit above the garage (or next to the garage).
- Fully developed (in a thoughtful way) valley of champions
- Public-private partnerships that build up the community through facilities and businesses that mesh with Shawnee and the long range plans.
- Fortune 500 company
  - What does that mean? Bring a Fortune 500 company to Shawnee? Isn't that really up to them to decide where to go? It's like saying bring more restaurants to western Shawnee. The restaurants decide where they want to go.
- Curb and Gutter in a lot more of the City. Not everywhere.
- Midland Drive improvements
- better process for neighbors helping neighbors
- Let's try to partner with startups, investors, or local business owners to take over some of Shawnee Recreation. Since our P&R department is frequently overwhelmed, let's make a focus on turning some of those features into not-for-profit centers or mutually sustainable venues (such as parks which feature restaurants and businesses to make them financially viable.)
- A western pool
- Pickleball courts.
- WEst side Pool
- New community pool in western Shawnee.
- Plug in faith community to others
- Better transit and transportation corridor to get from east to west Shawnee/downtown.
- River front development
- Turner Lanes

## Desires (continued)

### Workshop Two

- Free wifi
- attraction or place for KC visitors to want to come to shawnee
- Kansas Riverfront development for primarily recreational purposes.
  - agree!
- Farmers Market
- Destination type development
- better distribution of major pools.
- New community pool in western Shawnee
- Community events that drive the citizens to congregate and become a closer-knit community
- Like Old Shawnee Days, Police Department Night Out Against Crime, St Patrick's Day Parade?????
- How about some events west of 435?
- I would love for Shawnee to be known for environmental sustainability. We should think big about our building codes and environmental standards to be a leader in this arena. We already have the awesome parks and greenspace, this is just another step in that direction.
- More opportunities for neighbors to connect with one another.
- Bike lanes/trails
- Destination area
- update trails
- Futsol courts
- A rec center- but should have a pool instead.
- If we had a small sporting venue
- Community garden spaces
- convention center/small arena for mass gatherings (post-COVID obviously).



## Barriers

### Workshop One

- Deffenbaugh land use and impacts on density, opportunities and image.
- The general population, innocently, does not know about our comprehensive plan ! Created SHOCK when something is being proposed to be built near them !
- sprawl
- State regulations and taxing authority.
- How to work with Ingrained perception and create willingness to hear alternatives.
- Landfill for at 20 more years
- Highway and natural barriers to development and connectivity.
- Lack of support for apartments.
- Willingness to allow progress
- Highways as dividers.
- Overcoming the barrier of being spread out and perception of having to travel “too far.”
- Geography of the land we have to work with. Some of it is difficult to develop.
- Inaccurate information posted on Nextdoor, social media etc. about projects, that snowball into residents to resist development or change due to inaccurate info and misunderstanding.
- NIMBY's
- We have limited ground to build on.
- Competition from adjacent City. Many people travel to City to south for community center and restaurants.
- Lack of political and citizen support for following the current Comprehensive Plan and related studies.
- People go to Lenexa Community Center because there is not one in Shawnee that is similar and there is no support to build one
- self-identification as a family community - family with children ONLY
- Sprawl and the 435 split that sections off Shawnee into east portion and west portion.
- People not being open to new & what might seem like readical ideas
- Develop corridor along 435 between Renner Road. Renner Road needs direct access to Shawnee Mission parkway.
- Elected officials
- Lack of workforce housing is a barrier to new business. It is an obstacle also that can be overcome
- Landfill

## Barriers (continued)

### Workshop One

- City only control so much. Comp plan created but as long as project fits within plan cannot make property owner do something (like make it a park).
- The landfill.
- I-435 and separation of the City.
- Difficult land (435-Shawnee Miss. Pkwy) to develop
- Highways (435 & K7)
- We need staff and elected officials to all be moving in the same direction. A lot of dissent crops up about things that don't seem to require as much attention as they get.
- "Railroad."
- Public opinion - those who are happy with status quo v those who want new/redevelopment. What would a dual approach look like?
- I 435 highway
- Division of Eastern Shawnee and Western Shawnee
- Education of residents on City economics
- Rapid growth that is leading us to where ? We just don't know
- The pressure of city finances that need to be addressed !
- Lack of finances because lack commercial which is not supportable due to lack of housing
- population in West Shawnee may not be seen as worthy of resources
- Money
- Lack of resident education/communication
- Nimby
- Lack of support for bringing in anything new, whether it be a community center, apartments or anything outside of "the way we've always done it".
- Remaining developable areas. What do we need to invest in to make them developable?
- People who oppose development
- "Landfill"
  - Both a blessing and a curse. Waste Management is a huge taxpayer.
  - yes...but we should minimize impact where we can
- Railroads and rail crossings
- East VS West, Single person VS Family, Older resident /retired, VS Younger residents HUGE DIVIDE for all of these..

## Barriers (continued)

### Workshop One

- The reality or perception of businesses and city not working together ?
- Topography/terrain
- The very real barrier of 435.
- Topography: lots of rocky soil hills that complicate construction projects. Seems we could leverage these challenges to work to our advantage.
- “Lack of financial resource to do everything.”
- The 435 east/west divide. The physical divide creates a mental one.
- lack of public transportation and connector concepts.
- East/west divide is a genuine problem--both sides think they are better than the other
- difficult terrain and a city with a reputation that is anti-economic development
- Reputation doesn't really fit with the facts
- Redevelopment along Shawnee Mission Parkway - commercial development that occurred may not meet today's land use regulations/suggestions.
- Challenging topography that is expensive to develop - need public financing (City funds) to pitch in to make it happen.
- Want a small town... which leaves us behind other adjacent cities
- Limited financial resources
  - This is a problem of will as much as ability
- More low income housing choices.
- We're a car oriented city, not people focused. Need to transition to creating centers of communities and people focused areas.
- Residents' focus on the immediate/personal impact and not the long term gains and benefits
- Divide between east and west.
- Lay of the land, rock
- close-minded residents
  - what does that mean? Remember, because someone doesn't agree with us, doesn't mean they are close-minded :)
- Current developments that don't match future desires.
- Sprawl with highway divisions- physical distance between East and West with long drive times.
- Lack of cohesiveness in identity for those west and east of 435
- “Set in our Ways and not willing to change“

## Barriers (continued)

### Workshop One

- Bike / Walking Trails connecting Eastern Shawnee & Western. Midland Drive is very dangerous.
- Geographic divisions. Maybe caused by the highways.
- Lack of cohesiveness between east and west Shawnee - need a common vision & set of goals. Focus on citizen buy-in and education
- Developers wanting to come to Shawnee and the lack of support from the community. We need to be able to help bring businesses/developments to the City and support them. Too much negativity from a small group of vocal people and perceived lack of support from Council. Too much political stuff!
  - Yes, but developers also need to come with REAL projects and REAL expectations for economic support/economic returns. Not all projects require maximum incentives. Not every project is a good one.
- Lack of inclusion of young residents.
  - I feel that this is something that could be corrected. Not a barrier.
  - It has been an issue for quite some time and has not seemed to change.
- Affects from climate change.
- Geographic areas - K7, 435, (for now) landfill, SMPark
- Lack of support for new ideas.
  - “The struggle to get folks to think forward rather than being anchored in the past is a big barrier.”
- Not in my neighborhood. Fire department should be consolidated within the county.
- Lack of funding for doing everything- requires prioritization
- Lack of public transportation. Specifically positively perceived public transportation. The KC Street Car is ‘cool’ while the bus is NOT.
  - YES! Need it for flexibility and better employment options
- Stronger NIMBYs - BANANA acronym; topography - huge barrier but how do we make that a strength?
- River on our West side of Shawnee landlocks us...need to cross the river!
- East/west divide at 435
- physical and psychological?
- The physical drives the psychological
- Direct interaction between city and police with residents.
- Topography
- Attitudes

## Barriers

### Workshop Two

- Landfill
- Technology & modernization. Policies & procedures.
- Sheer size of Shawnee in sq miles
- “As a community, we have to have a unified vision for the greater good. The 435 barrier can be overcome. Possible pedestrian / bicycle bridges can link the park system. Expensive, but can be done.”
- Difficult terrain to develop
- business development TIFs taking tax money from schools
- Shawnee Mission Parkway
  - This is a great asset, bringing many people and vehicles through the City’s commercial area. This does presuppose that we want a lot of vehicles moving east to west along this route.
- increased crime in Shawnee
- current fad for high density development - don’t want Lenexa City Center!!!
- The dump
- Funding
  - For what?
- Competition with other cities for developer incentives. Our residents reject them, but developers will just go to another city that gives them everything they want. Too much competition between cities.
- Mindset that Shawnee has to be everything to everyone. We don’t want to be great at the basics, we just want to check a LOT of boxes, even if many are unsatisfactory results.
- Lack of sidewalks east side
- class divisions
- Topography
- concerns that 75th street project will take as long as Nieman Now project
- Terrian, highways, and adjacent cities limit development space.
- Old school thinking that covets the way Shawnee was and inhibits growth
- The “that’s the way it’s always been done” mindset is what holds back progress and innovation. Old and conventional methods are not always the only answer.

## Barriers (continued)

### Workshop Two

- We can be forward thinking move the community forward. Keeping a small town or bedroom community feel does not mean we cannot change. We must continue to grow responsibly.
- Landfill
- sidewalks in areas of eastern Shawnee
- Covid
- East vs West
- obstructionists
- Lack of street and infrastructure in the undeveloped areas
- 435 is a physical barrier dividing east and west.
- 435 and K7
- NIMBY Attitudes
- empty stripmall areas like at 75th and Quivira
- vacant mini malls
- Future of retail sector being very uncertain with vacancies rising and hollowed commercial centers
- topography -
- huge disparity in income levels and where they live (East v. West)
  - It is what it is....someone will always make more money than me and someone will always make less than me.
  - Which is why I noted it as a barrier!
- NIMBYs
- Lack of vision/desire for more progressive intense development. Maintaining the status quo in a community creates a stagnation and a stagnant community is a dying community. If we are not growing we are dying.
- I 435 divide
- higher home values and income values west of 435
- East West divide
- division by I-435 between east and west
- Short sighted desire of many to only be single family bedroom community. Single family does not pay for the services our community has come to expect.



## Barriers (continued)

### Workshop Two

- Community members that use false information to push their own personal agenda
- Residents who think that restaurants can just be thrown in by the city like it's the city that decides to reject them. We need to either move to high density (which most residents don't want) or we need to give up on the plan for fancy restaurants on every corner (which is a tough pill to swallow).
- I-435 and K-7
- Hills and rocks.
- River
- Landfill
- Landfill
- The I-435 City split.
- A divided City Council
- Attitude that we have to be like Lenexa, or every decision Shawnee makes is compared to other cities in our County.
- too generous sweet-heart deals for developer
- East - West Shawnee dichotomy
- Landfill
- Partisan politics in Municipal Government
- i would like the city to address the silt and pollution in Walden Pond - one of two main watersheds in Shawnee that gets a HUGE amount of runoff from city streets.
  - There has to be some type of grant or money that can help drain / scrape silt / refill pond - this CANNOT be a neighborhood HOA issue.
- ROUND ABOUTS!!!!
- "lack of public "understanding" of process"
- Landfill
- City council bowing to the desires of the few, while the majority of the community goes overlooked
- "Lack of ability to expand - land locked city"
- Vacant Shopping Centers
- 435 Divide
- Terrain/hills
- varied economic areas (still sort of east - west split)

## Barriers (continued)

### Workshop Two

- landfill
- Terrain is difficult to develop
- Developers who want to take advantage of our city for things that aren't needed or wanted, and get shoved through by our PC.
- Attitude that we have to be like Lenexa, or every decision Shawnee makes is compared to other cities in our County.
  - Lenexa does it "well." We don't have to be like them, but we could do better!
- Boomers
- placement of K-7 and 435 creating major physical divisions in the community.
- Landfill
- Invest in infrastructure
- Rules and regulations we have to play by
- Impact and affects of COVID

## Obstacles

### Workshop One

- People hate taxes but want the things tax money does for them.
- Lack of housing options and a willingness for single family residential to allow/support alternatives near them.
- People lacking an understanding of what/how/when development occurs and what drives new business.
- Allocation of funds and ability to fund competing desires/wants.
- Limited transportation options. Heavy dependence on cars.
- Too much emphasis and attention paid to individuals because they are loud or disruptive, not because they add value to discussion.
- Political climate that ignores non partisan make up of Council
- Threats and aggression by people who disagree with Council or other community members about decisions or votes.
- Perception of connectivity and separation between areas of the city.
- a belief that our taxes are too high. We have to be willing to pay for what we want. Government is not free. And the cost of government--like everything else--increases over time with inflation.
- Politics
- Bringing people together for the good of the community.
- Not enough roof tops to support the commercial uses people want
- Strong political interest against progress
- Our community too often has low expectations, limited imagination, and poor vision.
- Develop a plan for how the landfill will be reused when it closes.
- Available Class A office space to attract higher end companies/jobs.
- Working around the issues with the landfill
- “There’s a narrative being pushed (and believed) for political gain that is misleading regarding the impact of providing affordable housing”
- Lack of forward comprehensive plan.
- Community
- Differing opinions on what is best for the City.
- City zoning prohibits affordable housing - ability to build duplexes, town homes. The ability to build sustainable housing using different methods.
- Long term implications of COVID. What does office space look like in the future? Is it a permanent shift or just temporary? Telecommuting v in person office space. Ex...  
Corporate Woods, Sprint Campus.

## Obstacles (continued)

### Workshop One

- Perception of what a multi-family complex brings, aside from a large unattractive building that blocks views.
- Landfill and other topography around 435 and Shawnee Mission Parkway
- City zoning practices are very prohibitive for affordable housing development and some commercial development
- Find unique ways to create connections across 435 and K7 (bridges, sidewalks/bike lanes/paths across existing bridges, or underpasses along creeks)
  - Yes Yes Yes
  - Also across parts of Shawnee Mission Parkway to connect business and improve walkability
- Lack of cohesive transportation west of 435
- Developments become political
- Taxes--people are not willing to increase them, so we have to find another way.
- We need to come together as an entire city.
- Costly to prepare for development (435 & SMP)
- 435, K7
- People don't like change
- Deffenbaugh Landfill dividing East / West.
- need more focus on sustainability and alternate energy. ie city codes that require all builders to at least ensure new buildings are solar ready. Ways to encourage/require new developments to include solar. Removing HOA blocks to solar, wind, rainwater capture, etc.
- Lack of funding, residents do not want to increase taxes (rightfully so), but at times the City needs to have additional money to account for growth in the City or to add extra programs, etc. More residents, means more staff (firefighters, police officers, IT, road maintenance, etc)
- Review of building/development requirements. Encouraging development but not so restrictive. Do we have everything we need? Do we have things we don't need.
- Funding / Use of Tax \$
- Educating residents on the need of diverse housing and who it actually attracts (teachers, young residents, senior residents) - both millennials and seniors want the same thing - how to we keep our senior residents and aging population while attracting young residents who will then buy homes later and start their families here
- City council not following planning documents in response to public pressure.
- "435 Divide"
- Many people who actually support something new or different are often discouraged from speaking in support because they often get degraded by non-supporters.
- Getting utility companies on the same page with Shawnee's Comp Plan so they can plan their infrastructure improvements.

## Obstacles (continued)

### Workshop One

- Duplexes, apartments, housing vouchers all viewed negatively
- Political climate.
- Working within our tax base and revenue.
- Politics
- Voter and community apathy toward important items - need to promote the importance of caring and participating
- Use topography/terrain as an asset for unique developments
- Sometimes its the political climate of the city
- Public opinion. How can we educate on certain types of development? Get neighbor buy in.
- “Many projects require long-term timing and individuals like short-term results.”
- Empty storefronts, both along Shawnee Mission Parkway and west of K-7.
- desire to stay the same = be a bedroom community only.
- Opposition to bringing new things into the city
- Citizens need to be educated on the development process and the importance of economic development to the city.
- Overcoming geographic barriers.
- Lack of understanding of the City policies.
- The old store mall area to the south of McLain’s. Would love to have that be redeveloped into something attractive that would draw more people into our downtown.
- Size of land available is not that much, and if there is large amounts of land available the topography (and rock) makes most difficult to develop without being too costly.
- Street improvements west of K7
  - yep - important for new development
- Fear of diversity. Opposition to recent apartment projects and the community center were laced with racism and hate.
- Topography around 435 & K7 corridors
- Consensus of where to develop multi-family
- Anti Shawnee growth groups putting out false information about the Community Center in the attempt to not get it to pass, clearly it worked. Most of their information was false, or at least a far stretch of the truth to make it fit their message. Too political.
- Lack of public knowledge of future planning for the city.

## Obstacles (continued)

### Workshop One

- Divisiveness in the community. People want to push their individual agenda on others and if you do not agree with them, they get nasty. We do not all have to have the same idea and think the same way. That is what makes us great.
  - Yes. Need to find a way to turn down the volume on those who are vocally opposed to all development, and support those who are willing to stick their necks out to support projects, too.
- Communication
- Affordable housing throughout all phases of life. First homes to family homes to maintenance provided senior housing.
- Educating people on the development process and economic development in general
- Unwilling property owners to make needed changes (nieman post office, marigold building)
- Topography- use and take advantage of topography, streams and trees in creative developments rather than viewing as a problem
- Transportation - is there a quazi public option? Integrate with the Valley of Champions area, possibly connect to downtown. Shuttle/trolley/event transportation.
- Lack of infrastructure to many undeveloped areas
- Maintaining our history while keeping up with new trends, desires and needs into the future
- NIMBY vs highest and best use/what is best for city as a whole
- The Zoning Ordinance is outdated and needs a refresh based on what the Comp Plan determines.
- Too much opposition to change with little or no information as to benefits, costs, or undesirables.
- NIMBY can go here I think. Visualize a master plan to show people what it could look like.
- NIMBY is a major problem in Shawnee, people do not want change or new things around them. But then complain that we do not have more restaurants and other businesses in Shawnee.
- Negative attitudes NIMBY
- Internet access in misc. public spaces.
- Negative connotations regarding apartments and their tenants.

## Obstacles

### Workshop Two

- Little to offer young professionals
- “Specifically, what are young professionals looking for? Upscale apartments, night life, open spaces, dog parks, etc.?”
- All of the above, but I'd imagine other key items would be restaurants, gyms, culture, etc. There are few rental opportunities specifically in Western Shawnee - most young professionals are years away from purchasing homes.
- Tax Averse population
- Balancing taxes, services and needs
- All city streets with curbs and sidewalks, East side
- East v West
- Covid-19
- lack of wanting to progress forward
- Getting residents East to invest in their home improvements. Clean up neighborhoods.
- Surrounding cities are developing at a higher rate. So the Obstacle is finding out what Shawnee should do as far as development, to compliment or enhance, so that it's not just, me too.
- Lack of an Overall Plan.
- High property and sales taxes driving away young families and new business owners.
- Difficult to attract restaurants, retail, and businesses to Shawnee, particularly in previously occupied but now vacant properties.
- Community doesn't know what the community wants
- Lack of vision from long time residents
- Balancing community wants
- lack of a universally accepted comprehensive plan
- City council clearly divided by party lines and apparently unwilling to find common ground
- compromise
- Landfill issues with odor
- Proximity of jobs
- Different perspectives and points in the family life cycle between Eastern and Western Shawnee. Eastern Shawnee is more starter homes and transitional families while Western Shawnee is higher income.
- Not a well integrated city in terms of race



## Obstacles (continued)

### Workshop Two

- NIMBY's
- Lack of cohesive plan to show so that we can incorporate multi-family and single family, commercial property, and industrial property in a large area, rather than approving or opposing single developments because residents like or don't like a particular type. Move away from NIMBY.
- not enough citizen volunteer involvement
- Non cohesive vision for growth
- Non-cohesive vision for the City
- Lack of support for progress by residents
- Attitudes about multi-family development and correlating that with low-income and unwanted population
- Strong community vocalization and organization against change. Sometimes it is just outsized voices, other times it is more reflective of the majority. It is hard to tell because it's the same level of resistance everytime.
- Lack of understanding within our community about how the City government works.
- anti-tax philosophy
- ROUND ABOUTS!
- not enough "lessons learned" from other comparable communities.
- City council review of comprehensive plan.
- Funding for projects - high income, high property tax payers versus low income, low property tax payers. Has to be a good mix.
- lack of connectivity between neighborhoods (both in an abstract sense, and literally in a city of cul-de-sacs)
- attitudes - lack of effective and progressive conversations
- Council unity
- Distance from western to eastern Shawnee
- The size of the city limits and the natural tendency to think east versus west
- Decline of old developments/need to redevelop
  - Agreed. We need to continue to revitalize our existing commercial developments as well as keep up our older neighborhoods.
- Vocal minority
- Limited resources/funding, fragmented planning, coordinating local land use decisions with city goals
- Split on city council and partisanship influences.

## Obstacles (continued)

### Workshop Two

- Lack of coherent vision and strategy for execution
- “getting residents to shop and eat locally“
- Not “one” Shawnee
- Current electeds
- NIMBYism, especially when it comes to multi-family development
  - Why is it a bad thing to offer more affordable housing? If developers put up high-rise apartment complexes all over the city, then I could understand the concern, but that is not happening in Shawnee.
- Replacement of businesses both large and small, that are gone due to COVID-19
- City government wanting to put apartments everywhere to increase population to get another Starbucks or a new Panera on the corner.
- Tax base heavily reliant on property values
- empty buildings that need to be redeveloped
- Opposition to public incentives for development

## Annoyances

### Workshop One

- People are more interested in rumor or innuendo than learning facts and data.
- Lack of involvement until it's something you don't want.... no active involvement to create something wanted instead of stopping something.
  - BINGO! Great observation.
- Lack of trust in the data/facts presented.
- Education on projects
- Tolerance to other people's ideas and opinions needed at levels.
- Lack of cohesive community awareness -no "5 o'clock" news for what's going on in with agenda, activity and vision -people not on same page.
- Too easy for people to put out inaccurate or false information and limited ways to refute it on a wide scale.
- Recognizing the need to be competitive but not necessarily "keeping up the" neighboring cities.
- Fine line between not trying to duplicate what other cities do but still provide for our resident.
- Not being able to walk from Red Oak Hills to retail on a sidewalk. Have to walk in road.
- The vocal minority
- My way or the highway-comprise is not considered a win.
- Politics
- Encroachments on personal space.
- Property owners who do bare minimums rather than striving for excellence. Can city incentives be used to foster the type quality Shawnee deserves?
- Reluctance to compromise on ideas.
- "Long-term planning with schools in USD 232....traffic patterns."
- Some diminish the thoughts/ideas of those new to the Shawnee area.
- Western Shawnee residents view Shawnee mission parkway and Nieman as too far.
- I live west of K-7 and at no point have ever thought Nieman as too far. I will always make the effort to spend money at Big Bam's, McClains, Transport, Serveas, Trek, etc.
  - If the City continues to improve the area and provide updated housing options (including apartments) I would love to consider moving to east side once the kids are out of school. It has the potential to offer the walkable type community I am looking for with close, easy access to cultural amenities offered in Downtown/Midtown KC.
- Fear of change to personal environment.

## Annoyances (continued)

### Workshop One

- Lack of support for new businesses, despite wanting them.
  - 100% Agree - This is a huge problem, one that will no doubt catch up to us if we don't change this attitude. Businesses are citizens as well and deserve the support of Council, Citizens and City so that they can thrive - not just survive.
- Lack of pro-development, pro-builder, pro-business, pro-change attitudes.
- the length of time it takes to finish public projects ie Nieman Corridor.
- All the retail development is going to adjacent city which means so does all the tax revenue.
- The smell of the landfill daily
- Divide between age groups
- Including an "old school" mentality on new issues.
- People don't like change
- People want to keep things the way they are and have no desire to look to the future and be proactive and only work to tear down versus build up people and companies who are trying to make positive change in our community.
  - Agreed! And to add to that-we can disagree on ideas, philosophies, etc, but why are people making personal attacks with those whom they disagree?
- Driving around 3 roundabouts!
- A small but loud group of residents who tend to be against everything in the history of ever. And the tons of attention they get from certain people. At some point, you have to let the naysayers be naysayers, make a decision YOU think is best and move forward.
  - Agreed! City leadership should spend some time identifying their blindspot when it comes to public opinion rather than listen to vocal minority.
- No continuous walk/path from east to west side of town.
- Communications need to be multi-faceted/multidimensional, to target the many segments of the city
- Better physically/visually connect Shawnee Town 1929 into downtown. Wayfinding? Branding?
- A bit of an inferiority complex compared to Lenexa and OP
- Inaccurate information from persuades unengaged voters/residents
- Divide between east and west
- Forward thinking from our community leaders and a commitment from them to work with their residents to consider new options that may initially be against.
- Untruths spread on social media, especially Nextdoor.
- Not knowing the city's long range plans for street improvements, i.e. Midland Drive.

## Annoyances (continued)

### Workshop One

- Vocal Minority
- NextDoor. It's awful, it's detrimental to community. We should all agree to simply disconnect and not use it.
- Miss-Truths on Social Media
- Influences of national money in elections on local issues.
- "(435 & SMP) Close to Landfill"
- Building for the now and making a quick buck versus longer term viability.
- Need to strengthen city regulations and expectation about keeping our city clean (less litter, etc.) in green spaces, parking lots, roads, etc.
- Nextdoor is a horrible app that shares misinformation and creates division.
- Getting people to work together on the future instead of fighting and complaining everything
- Citizens that reject what the professionals tell them about storm drains and traffic.
- Commercial buildings that are vacant need to be kept up, grass mowed, etc.
- Lack of communication
- Is it a lack of communication or a lack of people willing to listen to an opinion different from their own?
- Would be curious to know what information you are not getting. I feel specifics would be helpful to truly understand/evaluate how to make improvements if truly needed. From where I sit, between the City posting on Nextdoor, Facebook, Newsletter, email, City Website and ultimately just picking up the phone and calling City Hall, the City has more than delivered in getting me the information I need. So again to ultimately help this process, please share specifics.
- Stringent local codes requirements.
- Design standards for downtown district. How can you tastefully integrate new build/construction (modern) with the older/historical buildings. Wanting to preserve the historic feelings with the new construction.
- Blame COVID or social media but the division of neighbors, assuming the worst, making false statements on nextdoor, facebook
- Mostly social media, the keyboard warriors are driving a stake in too many projects and neighborhoods already, etc.
- Mindset that apartments are bad.
- Dated/neglected retail buildings
- Traffic. Lack of bike lanes
- Nextdoor App; rude comments to neighbors; hiding behind the computer. Let's start having real in person conversations about this.
- Downtown speed limits. Making sure everyone knows they are in downtown. Red brick. Wayfinding. Identification.

## Annoyances (continued)

### Workshop One

- Need to consider impact on traffic when approving new buildings in residential areas.
- I wonder if this is more of a lack of communication/misinformation that lack of consideration of the impact. I've read traffic studies and even spoken with the traffic manager at the City about the downtown proposed apartments. I'm curious how much that information is known.
- "bad traffic" in Shawnee or even KC is not really bad traffic. Go to Cali or other places for bad traffic, our roads are built for more traffic than they are currently handling.
- Number of properties that don't appear to be up to standards.
- Closemindedness
- Instant rejection of projects and/or proposals just cause!
- Empty storefronts... both along Shawnee Mission Parkway as well as west of K-7.
- Unresponsive city staff when issues do arise.
- Lack of walkability
  - agree
  - Walkable areas come with density. Need to approve more projects in and around existing developments, both residential and commercial.
- misinformation
- People voicing concerns about lack of communication from the city but then having no new suggestions of how to reach them when we run down everything that's been done to get the word out.
- A minority view to not progress as a community - one that has an unbalanced influence on decisions made by City leadership.
- Lack of political consensus and political will for the good of the city as whole
- Misunderstanding that a lot of people have about TIF incentives. Resistance to TIF incentives have killed too many good projects.
  - Agreed! It takes money to compete. Don't hate the players, hate the game!
- Clarity on what we all want to do - collectively - citizens, staff, elected officials, chamber, downtown, businesses, etc.
- More sidewalks, that are upkept, would be nice and would increase walkability.
- A prevalence of a "Fixed Mindset" and desire to say NO to progress.
- I guess it is important to define progress

## Annoyances

### Workshop Two

- Anti-apartment rhetoric is a problem. We need a variety of places for our residents to live. There needs to be something for everyone, not just people who want to live in and maintain single family homes.
- Vocal minority
- lack of community identity
- Misinformation
- Old buildings/blight along Shawnee Mission Parkway, east of Quivira.
- Lack of traffic law enforcement in Western Shawnee
- Vacant buildings
- City staff are unwelcoming to residents.
- Social media
- Nextdoor
- Proposed high density apartments 3-5 floors high, within a longstanding neighborhood within single homes area.
- “The people have spoken in western Shawnee. Now I see tons of signs in eastern Shawnee opposing downtown apartments as well. Hey city government.....Shawnee residents don’t want additional apartments!”
- Western Shawnee is a very different situation than what will become a vacant building in the middle of downtown, an area the taxpayers have poured millions of dollars into to make into a vibrant space that attracts businesses and people. On the west side, it’s an empty piece of land that was never missing anything. That is different from an old building that is full of asbestos and lead paint that will become derelict in the middle of downtown if it is not redeveloped.
- “Agreed. Did not appear to be a multi family housing issue. It was more of a high density issue for the proposed parcel of land. Change the ordinance before the plan. Not the other way around. The City and the Developers need to be upfront with the Citizens of Shawnee. More things will get passed that way.”
- Those who are vocal but don’t want to get involved
- lack of empathy and understanding of other peoples needs
- The east and west Shawnee division. For descriptive purposes this is fine, but when it becomes divisive it is not doing the community any good
  - Agree
  - Agreed. East Shawnee has a unique feel and draw. West Shawnee also has it’s unique feel and draw. This is part of what makes Shawnee special. I think we can develop a long range plan to grow and evolve while keeping the best of East and West. Grow as a city united. Not divided.
- Division of the city amongst residents



## Annoyances (continued)

### Workshop Two

- Developers not making schedule commitments.
- Government funded housing
- Uninformed members of the community with motives other than the good of our City
- The vote against the community center. I think that was a miss for the community
- Empty buildings
- Developers get great incentives to come to Shawnee, but don't hold up on their end of the bargain by not meeting construction schedules or by selling or closing without the city seeing the benefit from the transaction.
- multiple school districts
- The lack of bidding advantages to businesses within our own City. Shawnee does not give any percentage of bidding advantage to businesses located within the city limits, which is a common practice by other neighboring cities
- missing connecting links in our trails, bike lanes and sidewalks
- "lack of engagement by pro/con & the middle..."
- negative community members who spin a narrative that the city government is being paid under the table by businesses and doesn't care about anything the residents want.
- traffic issues with major arterial roads at rush hour!
- Lack of commercial property maintenance
- Competition from other suburbs
  - Agree
- Small business taxes, sales tax collection
- Hold a few more community events at Shawnee Mission Park, possibly partner with Johnson County Park Department.
- City Council members who are on council for far too long and only do things to make a show for their voting base to get re-elected.
- Long drive time from west to east
- Schools being in DeSoto vs. Shawnee
- Ag Zone Properties within city limits not maintained.
- railroad traffic and noise
- Temporary signage

## Annoyances (continued)

### Workshop Two

- Roundabouts!
- More frequent street sweeping.
  - Especially in bike lanes. Lots of glass sometimes that doesn't get cleaned up for many, many days.
  - Agreed. We must keep our parks, walking and bike trails clean and maintained.
- Minimize exceptions allowed for developers to cut corners or transfer excessive risk to the City. On the flip side, have Council willing to ignore a vocal minority on a project that is good for the City as a whole.
- City council not following the comprehension plan and following what their patrons think the city needs.
- Poor landscaping in our city parks - small trees not properly staked, no consistent watering for them, they die. More perennials like milk weed to promote monarch feeding/eggs.
- honeysuckle
- Older buildings need a new face
- Additional Sales tax to support investment in existing developments
- The belief that we need more apartment buildings.
- Shawnee Citizens more involvement in the city
- "ROUNDABOUTS!"
- a small group of loud citizens who hold shawnee businesses hostage and boycott them because the businesses want something different than this group.
  - Who is getting boycott'd?
  - Old Shawnee Pizza and the other businesses that recently came out in favor of the proposed Wonderscope development.

## Figure B.5 Visioning Workshop Prioritization Summary

### Needs

- Diverse housing types (x3)
- Infrastructure
- Diversification of tax base (x2)
- Better understanding of density
- Increase residential and commercial density (x2)
- Stronger education and common understanding of goals/plan (x3)
- Acceptance of growth and change
- One Shawnee (x2)
- Establish identity
- Embrace east/west divide
- A comprehensive plan that is more localized

### Wants

- Community gathering places (x3)
- Attractions for young adults
- Revitalizing downtown
- Catalyst project that includes more diverse restaurants and businesses
- An environment that fosters business growth in Shawnee
- One Shawnee
- Development to bring east and west together (x2)
- East and west physical connections (i.e., streets, walking, biking) (x2)
- Understanding and implementation of affordable housing and more diverse development (x2)
- A comprehensive plan for today and future that we can implement and follow
- Infrastructure improvements (x2)

### Desires

- Destination development and/or redevelopment (i.e., amphitheater and Farmer's Market in Shawnee Town, downtown, Valley of Champions, Riverfront Park project, premier sports facilities, I-435 and Shawnee Mission Parkway) (x8)
- River access/businesses/activities near Holiday Dr.
- Community spaces for socialization, recreation, and relaxation (x5)
- More mixed use areas for people to live, work, and play in the City
- Create political support for implementing plan (x2)
- Appropriate development (x2)

## Figure B.5 Visioning Workshop Prioritization Summary (continued)

### Barriers

- Natural (topography) and manmade (I-435, landfill) geographical dividers that prohibit development and unity among community (x10)
- Limited resources to deal with infrastructure needs (X3)
- Limited space available requires thoughtful and intentional plan
- Cost to develop (x2)
- NIMBY (Not in My Backyard) attitudes (x2)
- Divided City Council

### Obstacles

- Scarcity of resources (money, staff, tax sensitivity, etc.) (x3)
- Community understanding and trust in dynamics of development (people first, then business)
- Fear of change or anything different (x2)
- NIMBY (Not in My Backyard) (x3)
- BANANA (Build Absolutely Nothing Anywhere Near Anything)
- Lack of a unified plan
- Lack of development incentives and population density to support growth (x2)
- Communication and messaging challenges (i.e., social media, lack of accurate information, misunderstanding about City government) (x5)
- Political pressure and issues (X2)
- Unknowns in a post COVID environment (commercial/vacancies, etc.)
- Decline of older developments/need to redevelopment or modernize

### Annoyances

- Inability to maintain a shared vision that is conducive to long-range planning and not subject to competing interests within the population (x2)
- Imbalance of input; few small groups have outsized voice and influence (x3)
- Lack of walkability/paths and trails
- Nay-sayers, lack of understanding and apathy/negativity among residents (x3)
- Lack of trust (amongst residents, City staff, and data/facts) (x2)
- Developers not following through (plans and schedules)
- NIMBY (Not in My Backyard)
- Lack of community brand and identity (i.e., constant comparison to other cities, east vs. west mentality) (x2)
- Lack of commercial property being updated or maintained

# Public Survey Results

The public survey was available from November 6, 2020 to February 1, 2021 and received nearly 2,500 responses. Given Shawnee's population, the public survey is statistically significant with a 99 percent confidence interval and a 2.5 percent margin of error. The survey was available online at the project website ([www.AchieveShawnee.com](http://www.AchieveShawnee.com)) or via paper copy, and was advertised by postcard mailers, the project website, the City website, media releases, social media, and email blasts. The following pages illustrate a summary of the findings through graphics.

## LET'S GET STARTED:

### I am interested in the City of Shawnee because I...

**95.7%**

Live in the City

**14.6%**

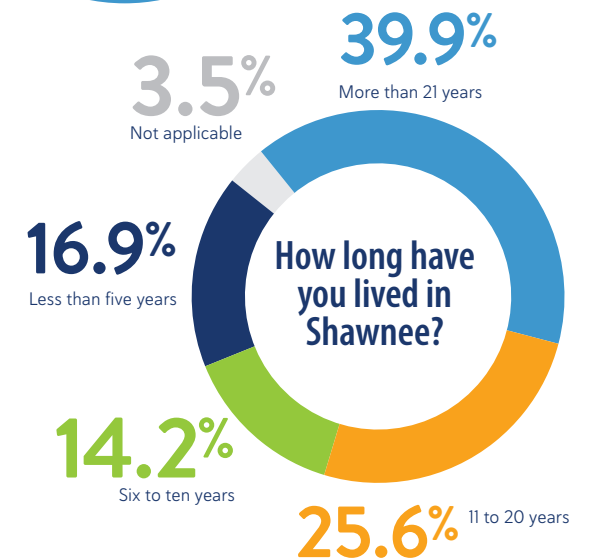
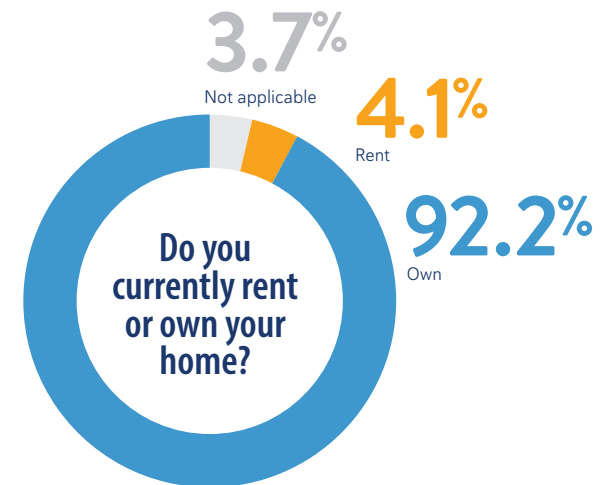
Am interested in City government

**13.3%**

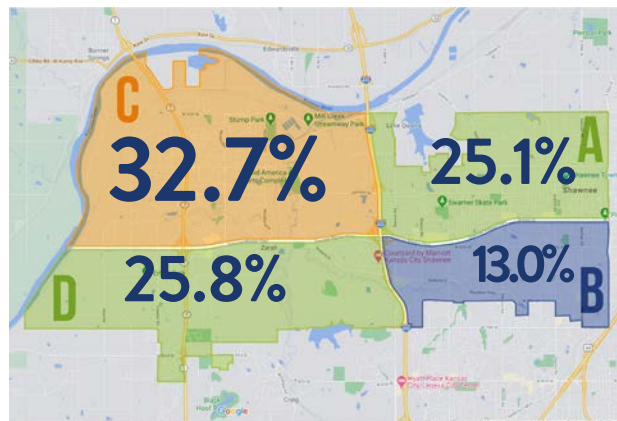
Work in the City

**3.4%**

I do not live in Shawnee



### Which quadrant of the City do you live in?

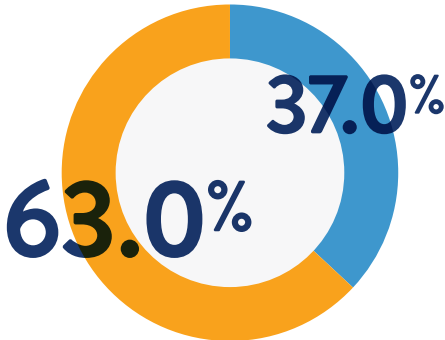


HOW DO YOU SPEND YOUR TIME?

WEEKDAYS

Thinking about a typical weekday, do you generally...

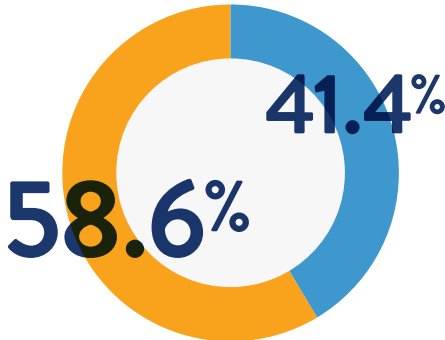
Stay in Shawnee  
Leave Shawnee



WEEKENDS

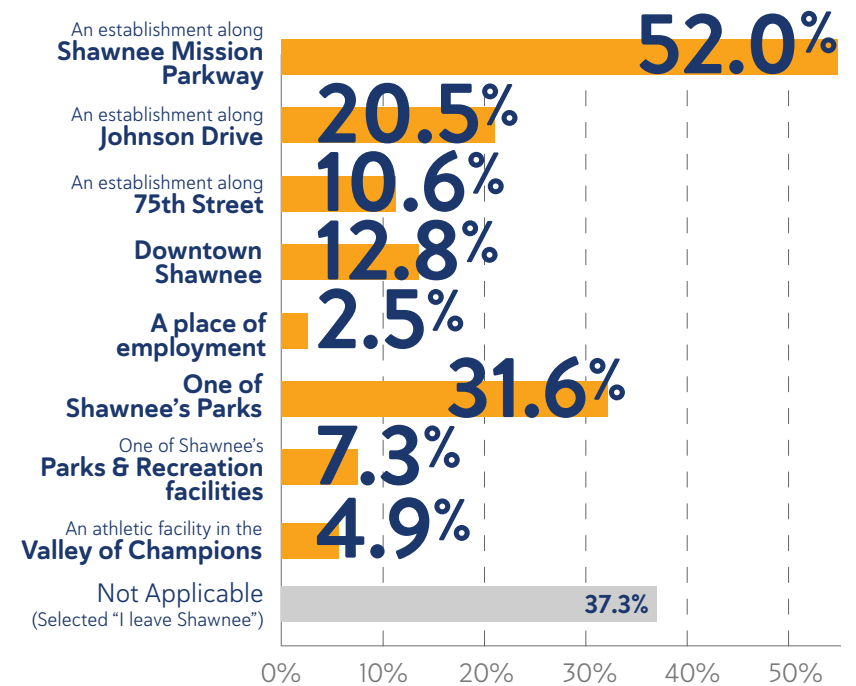
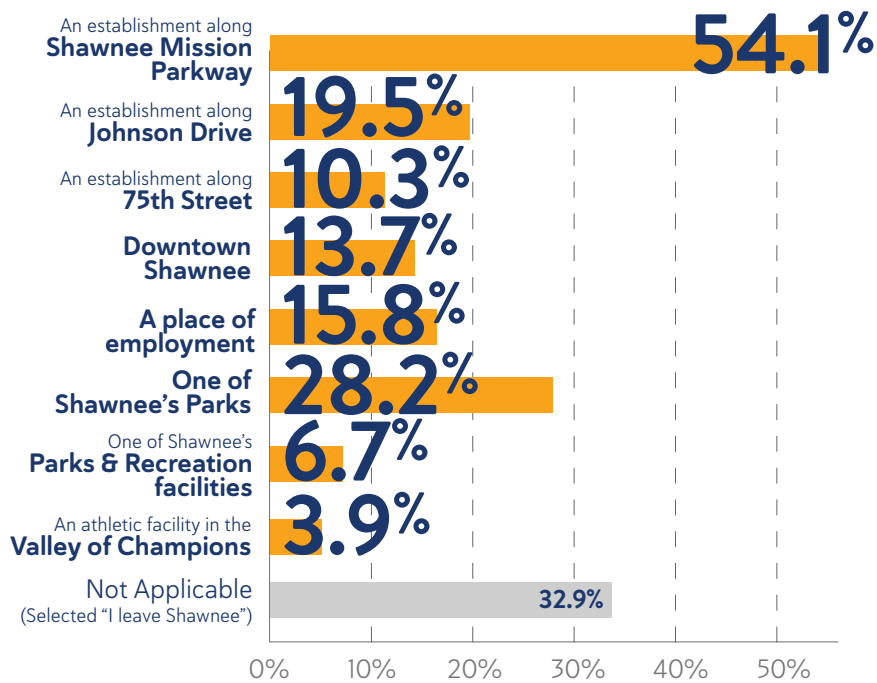
Thinking about a typical weekend, do you generally...

Stay in Shawnee  
Leave Shawnee



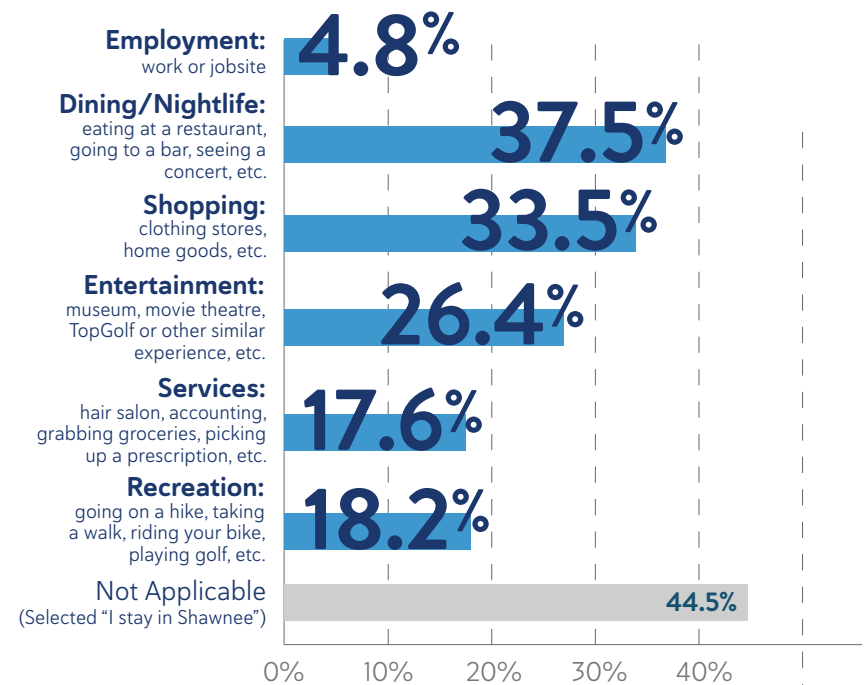
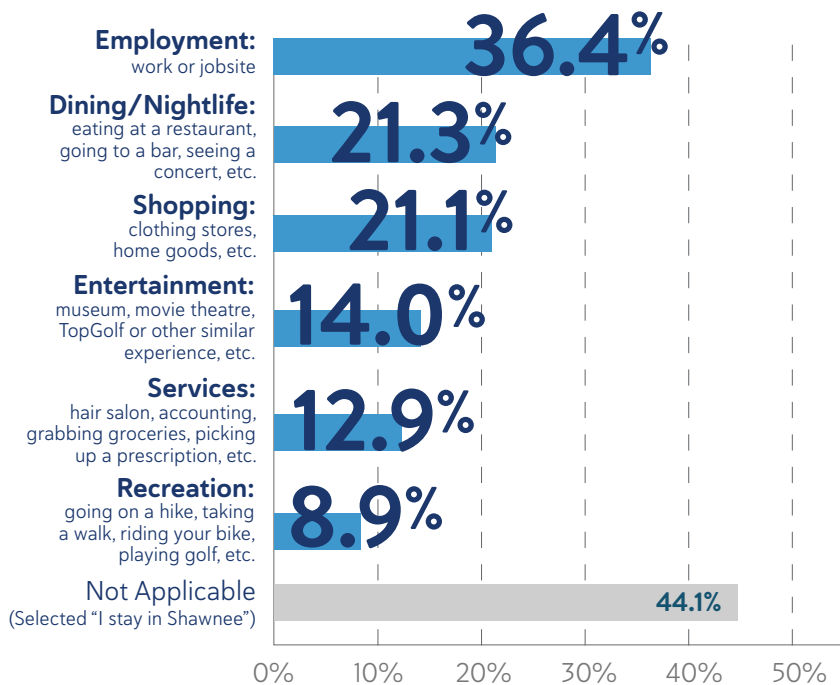
The text on this page includes verbatim public comments recorded during the Achieve Shawnee process. In an effort to support transparency, no comments have been edited or changed.

## If you selected "Stay in Shawnee," where are you most likely to go?





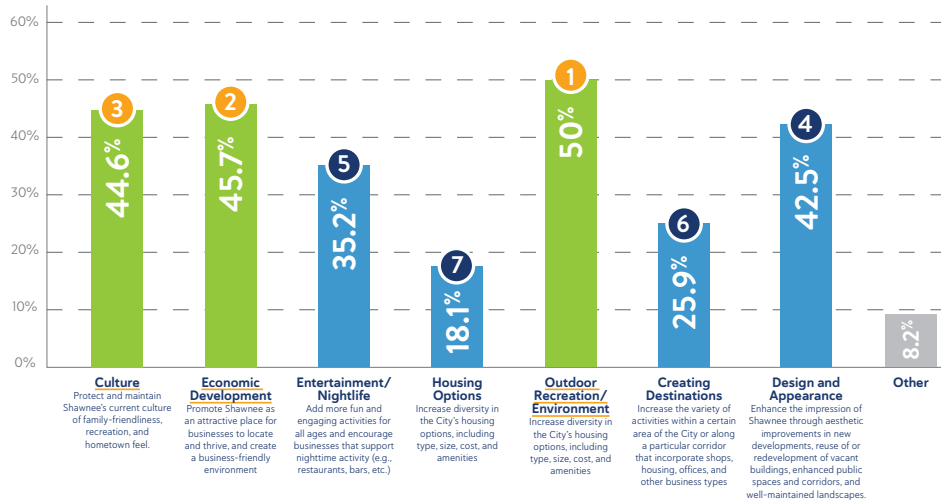
## If you selected "Leave Shawnee," where are you most likely to go?



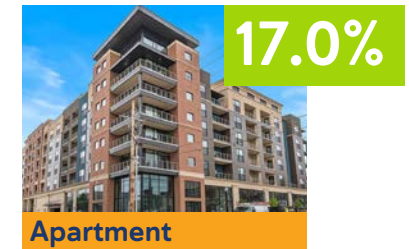
This plan will be used to guide Shawnee over the next 10 to 20 years. By 2040, Shawnee's population is projected to grow from nearly 66,000 to approximately 82,000 according to the U.S. Census Bureau and population projections from the Mid-America Regional Council (MARC). Additionally, during the Visioning Workshops, we heard a lot about housing. Keeping in mind projected population growth and what you hold near and dear about your community, what do you think Shawnee needs?

## WHAT DO YOU THINK SHAWNEE NEEDS?

### When thinking about Shawnee, what's important to you?



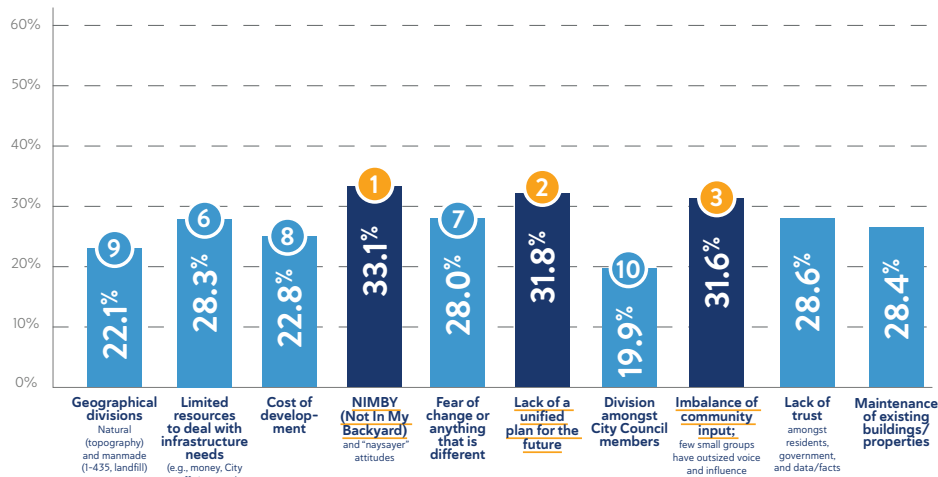
### Which housing types are most needed and appropriate?



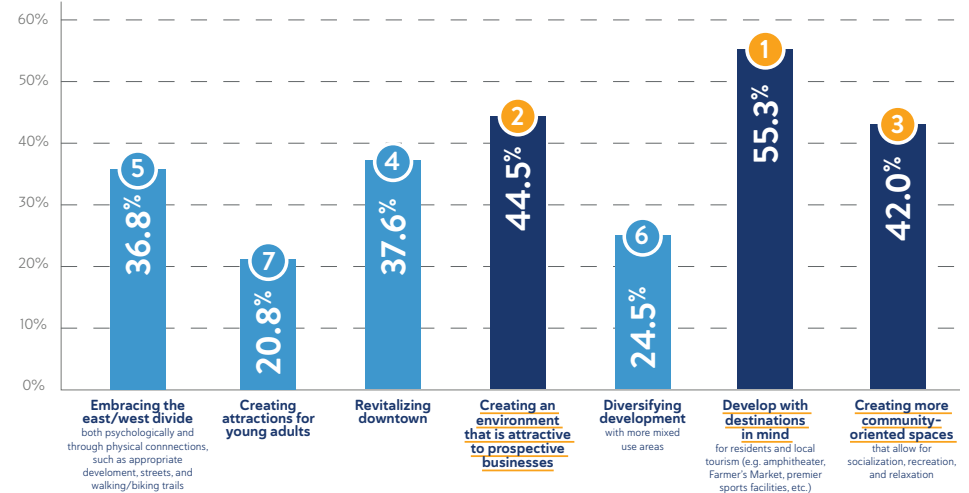
*These images do not necessarily dictate the exact style, stories, etc. of housing desired, but provide a general example of housing types.*

## CRITICAL ISSUES & OPPORTUNITIES

### What do you believe are the top three critical issues facing Shawnee?



### What do you believe are the top three opportunities for Shawnee?



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# Planning Workshop

## Purpose and Overview

While the visioning workshop lays a sturdy foundation for what the Plan should consider and include in the final product, the planning workshop takes a deeper dive into specific topics of the Plan. The planning workshop helps to develop conceptual plans and ideas to address issues and opportunities through open discussion, commenting, and mapping exercises, to assist in developing a community focused plan.

Members of the public, Stakeholder Committee, Technical Committee, and elected officials worked to develop a clearer understanding of their desires for the future of Shawnee, to gather local knowledge related to the issues and opportunities within the City, and to build consensus for this Plan. The planning workshop advances the creation of the Plan through conversations and responses to the questions and data presented. Local insight, combined with the planning team's expertise, focuses the plan on preferred growth areas, transportation opportunities, appropriate land use, and quality of life.

The planning workshop took place over five days, March 15-19, 2021, at various locations throughout Shawnee. The Stakeholder Committee and Technical Committee met multiple times during the week to pass on their insight into the City's issues and opportunities and crucial aspects to the Plan.



## Day One - Shawnee Town 1929

To accommodate precautions related to COVID-19, Day One consisted of four sessions that were all identical. These four, two-hour sessions allowed for proper spacing of individuals and sanitizing protocols between sessions.

For each group that participated on Day One, the session kicked off with a brief presentation detailing the planning workshop's purpose and process. From there, the stakeholders completed a series of exercises and questions focused on identifying the opportunities and constraints within the City.

Participants cycled through the stations individually for the first hour. Each station had multiple questions and/or activities for people to react and respond to. The five topics included:

- Future Land Use
- Development and Redevelopment
- Transportation and Connectivity
- Economic Development
- Quality of Life

These topics were arranged at stations; individuals answered specific questions related to each topic. Their responses were recorded on large post-it sheets for everyone to see. This way, each person could visibly see the thought process; this is a critical element of a planning workshop.

For the second half of the session, participants broke up into small groups and were tasked with prioritizing one comment or idea from each of the five topic stations as the most important. As can be the case, what is important to one person may not be important to another. This created a need for each of the groups to respectfully dialogue on what one idea from each topic should be listed as the most important.

The full record of all exercises is included in ***Full Documentation of Responses: Planning Workshop***.

### What's the purpose of a planning workshop?

#### ASSEMBLE

Assemble decision makers, such as elected officials, business owners, developers, property owners, neighborhood associations, major employers, faith community representatives, and other stakeholders.

#### COLLABORATE

Collaborate with the decision makers in information sharing about the City, iterative improvement concepts, and feedback and revisions.

#### FINE TUNE

Fine tune development and other improvement concepts through strategic conversations with stakeholders, the public, the City, and involved agencies.

#### CREATE

Create a community-driven, realistic plan, grounded in market and economic reality.



## Day Two - New City Church

Day Two was entirely open office hours from 10:00 a.m. to 6:00 p.m. Open office hours intend for informal conversations between members of the public and the consulting team. There are no structured activities. Instead, members of the public or stakeholder committee could stop by to discuss specific items, have one-on-one conversations, participate in exercises if they were unavailable another day, or just simply watch members of the consulting team work. Additionally, Day Two was the first day the full consultant team was together, providing opportunity to review all Day One comments and create a plan for the rest of the week.

## Day Three - Civic Centre

The third day of the planning workshop week was open office hours from 9:00 a.m. to 1:00 p.m. The rest of the afternoon was spent preparing and setting up for the four-hour long public open house. Starting at 4:00 p.m., any and all members of the Shawnee community were welcomed to the Civic Centre to see and participate in all of the exercises from Day One, as well as a look at some preliminary concepts, or ideas, for the future of Shawnee. All concepts shown at the public open house were created directly from feedback from the stakeholders on Day One. The public open house was open until 8:00 p.m.

## Day Four - Fire Station 74

Similar to Day Two, Day Four was entirely open office hours from 7:00 a.m. to 3:00 p.m. Once again, this allowed anyone to stop by to see what work had been done, ask questions, or simply see where things were at. All comments from the public open house were reviewed and subsequently incorporated into preliminary concepts, where applicable. Based on additional feedback, some new concepts were generated.

## Day Five - Schier Products

The last day of the workshop was similar to Day One as it consisted of four, identical one-hour long sessions for the Stakeholder Committee. These final sessions of the planning workshop gave the Stakeholder Committee a chance to review the work produced over the week to provide additional comments and direction. Attendees provided written and verbal reactions to the content as they reviewed the conceptual plans for the future.



## Full Documentation of Responses: Planning Workshop

The following pages list the responses received regarding the various station topics. The following comments are only from the Stakeholder Committee from Days One and Five. The notation “(x5)” indicates the number of times someone agreed with the comment. Public Open House comments are provided fully in **Full Documentation of Responses: Public Open Houses**.

### Development and Redevelopment

Shawnee is approximately 75% developed. One of the strategies for future growth may be redevelopment (i.e. the reuse of existing sites or properties) or infill (i.e. a lot by lot redevelopment with similar or adjacent uses). With that in mind, what area could be focused on for redevelopment and infill? And, what types of development would be acceptable?

- Keep single family residential single family, improve roads in residential areas, gutters, curbs, sidewalks, SAVE TREES! (x3)
- Our current downtown is in desperate need of a path forward. Redevelop the area with mixed use housing and services
- Downtown Shawnee area needs curbs, sidewalks, lighting, and sewer system more!
- Turn development west of K7 south of 55th to mixed use
- SMP and Nieman / Johnson need “next step up” dining and entertainment options
- No zoning changes, low growth
- 435 conjunction at SMPKWY and Johnson Dr needs higher density, we need bodies for work and social businesses
- Buildings / centers w/ large vacancies need re-evaluated for reuse, redevelopment (x4)
- Infill is a great strategy. It brings eco devo and helps preserve green space elsewhere
- Residential - apartments w/ adequate parking
- Food hall
- Business and restaurant incubators
- Small scale retail, no giant big box stores
- Put big stuff on west side and small business and restaurants in downtown
- Infill is so important to the revitalization of a city. Leawood is a good example. Tear downs and new homes being new higher taxes and business.
- Make drive along SMP (E edge to Pflumm) more visually appealing
- Northeast corner of highway 7 SMP needs to be higher density residential to bring more business to local businesses (x3)
- Infill housing downtown (x6)
- Multi-family - good access to 435. Could be mixed use like “Lenexa” restaurants and housing.
- We need a destination restaurant area. With healthy variety. Patio space, entertainment area
- Mixed use to create live work play communities
- Make apt and industrial area but not by residents
- High density on 75th Nieman / Quivira - walkable attractions - restaurants, family friendly - bars
- Sprawl is the culprit, res-dev is the answer
- 435 and Johnson Drive could be developed as mixed use residential and commercial, beautiful and easy highway access - not close to a residential area as in next 10
- Midland and Lackman could easily support 2-family residential or updated housing options- not 1-family
- Waste management conversion needs to begin sometime soon
- Old price chopper - k7
- Target plaza
- 75th and Quivira
- Strip mall that’s south of McLain’s and across street (east) of downtown needs to be razed and replaced with mixed use app
- Redo blight on Nieman
- Develop Vita Craft building
- Wonderscope needs higher density residential to bring walk-in commerce to downtown business (x4)



## Development and Redevelopment

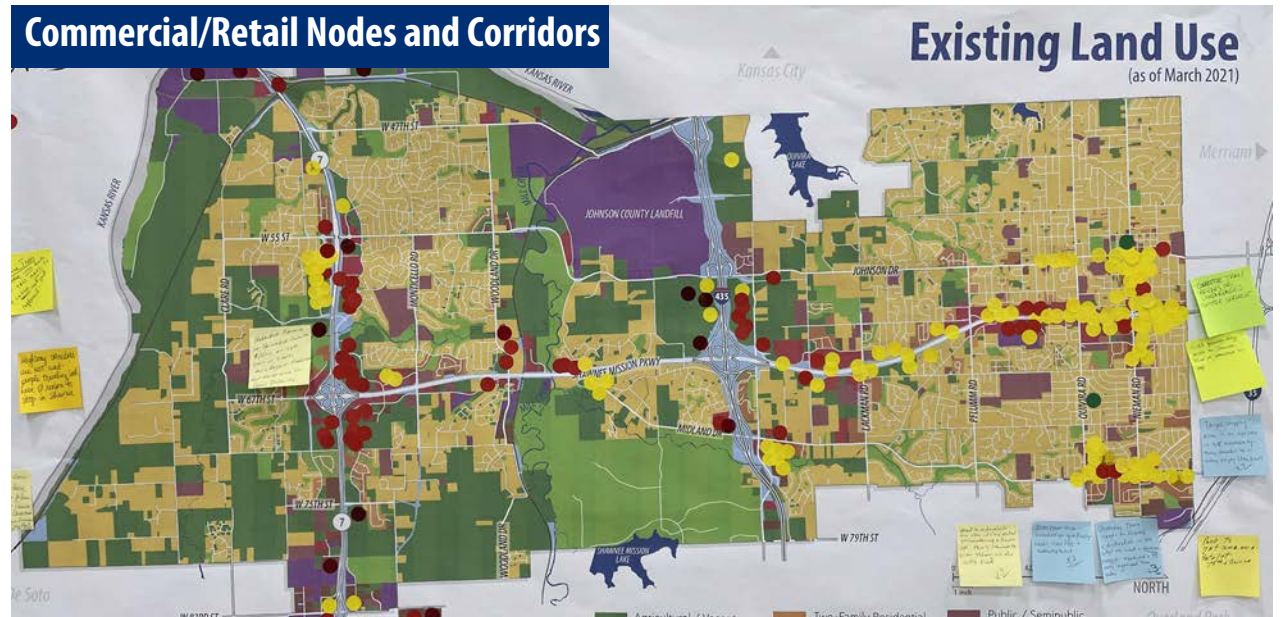
Which of your existing commercial and retail nodes/corridors are in need of redevelopment? Use the yellow dots to show us where and your sticky notes to tell us why.

- Mall area @ K-7 needs to be redeveloped
- 75th and Quivira needs to bring people rather than be vacant (x3)
- Empty old price chopper building has been vacant for 7 years
- 75th and Quivira
- Renner and Midland - several empty business fronts, tired area with new hotels in that area, opportunity to provide more restaurants / retail
- Southeast corner of K7 and Johnson needs to be revitalized into something worthy of the area - has become an eyesore
- The older areas need new dev. It's easy to look at empty land but we should look at developed areas
- 75th to Neiman is an entry point to visitors. This should be cleaned, unique to businesses, appealing to such (x3)
- Downtown and Nieman Road
- More commercial development is appropriate along Shawnee Mission Parkway, feels very disjointed now
- Need a vibrant downtown to attract people. More, varied businesses
- Many vacant properties at 55th / K7 could be redeveloped
- SMPW east of 435 lots of tired buildings commodity shops - not exciting interesting, an auto shop on every corner
- Small businesses and restaurants in downtown
- Old Price Chopper
- Current center @ SMP and Pflumm SE corner has pool edges, quality of business are not affordable
- The Shawnee Mission PKWY corridor from Merriam to 435 needs to be more cohesive and current. We need to look clean and fresh for our own pride and to attract visitors
- 75th street as you first enter City limits from the east needs redevelopment
- SMP Nieman to Quivira old buildings
- Why can't multi- and single family co-exist? We only have so much space and need connectivity
- Housing options for young professionals
- Make streets residential areas - "good" streets; good = wide enough - sidewalks one or both sides - gutter not ditches - they are dangerous - preserve trees
- Develop multi-family dwellings off 435 and Johnson not next to single family neighborhoods
- Residential - keep dev. Single family - stay single family
- Save trees - make it a code and enforceable
- If we want amenities, we need multi-family housing, and we should start being creative on how to do it. A first step would be eliminating single family residential as a zoning classification
- Old housing stock near downtown needs to be renewed with higher density or mixed use
- New single family residence should be lower midrange, these are in high demand and good for new and old families
- Let's put major commercial use in areas along Shawnee Mission PKWY, K7, 435, easy to get to, where most would assume it's located, roads can handle the volume
- Multifamily can bring positive energy and more density to support business and attract more
- Continue to all trees pack close to residential areas
- Landfill for parks, solar farm and other revenue generating uses
- It would be great to develop additional linear parks like Clear Creek, hooking into JCPRD streamway (x3)
- There is a lack of single family homes - with more rooftops bring more rooftops, brings more business
- No need to continue building apartment for rentals, family ownership
- 55 plus homes not rentals, 1500 sqft homes and maintenance
- Lack of incentive for older properties to improve

## Development and Redevelopment

Where are your critical undeveloped commercial / retail nodes and corridor opportunities? Use the red dots to show us where and your sticky notes to tell us why.

- Around K7 and 83rd; lots of empty space, only 2 restaurants, this needs more commercial development and less industrial!
- Add restaurants or bar/grills to plans for Valley of Champions
- Near Walmart K-7 and Johnson Drive
- Focus on rooftops i.e. apartments, multi-family to drive, restaurants and shopping, retail needs rooftops
- SE corner of Johnson Drive and Renner on flat parcels
- Need to infill area between Price Chopper and Walmart on K7 - either retail, multifamily, mixed use or industrial, prime acres area
- Beautiful land off 435 and Johnson for restaurants and multi-fam residential
- K-7 corridor focus on commercial, don't need a bunch of large retail developments, smaller clusters of retail so we're not dependent on large chains
- Increase commercial and retail development to residential tax burdens on infrastructure
- K-7 corridor
- West of 435 between Johnson and SMP
- Let's focus new commercial / retail development along SMP and undeveloped 435 and K7 interchanges



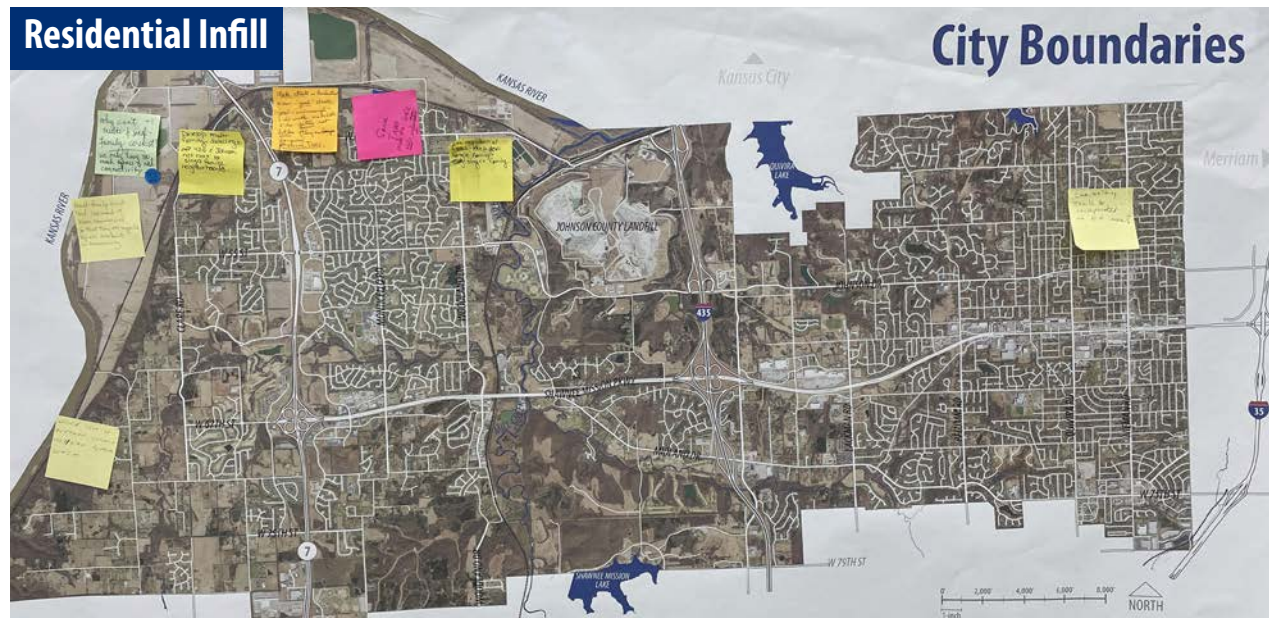




## Future Land Use

Do you support residential infill in existing neighborhoods on a lot by lot (house by house) basis? If so, where would it be appropriate?

- Make streets in residential areas = “good” streets. Good = wide enough sidewalks, one or both sides, gutters not ditches. Preserve trees.
- Develop multi-family dwellings off 435 and Johnson. Not next to single family neighborhoods
- Why can't multi and single family co-exist? We only have so much space and need connectivity (x1)
- Save trees. Make it a code rule enforceable.
- Infill is appropriate in existing residential areas
- Western Shawnee needs additional housing (mixed use - townhouse, apartments) so that we can receive the benefits of more services
- Yes, generally in older neighborhoods where there is opportunity
- YES! We need the population to encourage business and restaurant growth
- Save trees! Make it a Law not “if we can”
- 79th and Renner is a good place to fill in homes - access to 435 - in-between east/west Shawnee
- I do not support residential infill
- I think it is good to have some non-developed space for animals and aesthetics
- Yes and make it that no other building other than houses comes within 500 ft of existing homes



- West side. Esp west of K7
- Support infill that compliments neighborhood vice (not PV-way)
- Yes...mixtures of housing styles and types add to neighborhood character... let's get away from the JoCo “cookie cutter” mentality
- Keep exporting multi family for downtown area to support new businesses
- More affordable housing. Places my adult children could live. Apts are NOT bad.
- I do not support infill unless someone wants to sell part of their ground - or a separate one is available
- Additional housing brings more residents which equals more people to attract businesses
- Areas should be fully developed before starting others. Affordable housing could be planned as infill instead of new development
- Infill wonderscope. Need higher density! Residential to bring more walk to business to downtown merchants.
- As appropriate to the neighborhood. Not like PV.
- Opportunity for revitalization of neighborhoods while also bringing in more people/residents

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## Future Land Use

Part of this plan includes additional “area plan workshops.” Simply put, that means we will further explore specific areas of the City. Where do you think we need to do that? Use the green dots to show us where and your sticky notes to tell us why.

- A pool / more splash parks in W. Shawnee (lifestyle / quality of life)
- Our K7 - Woodland area
- Along corridors and under developed areas that need more infrastructure - easy to misuse land through developers
- We need to consider expanding western boundary of City from the river and to more directly work on development east of 47 from Johnson to SMP between Walmart and Price Chopper
- Downtown, 435 interchanges, K7 corridor - these are greatest opportunities where we need good planning
- Creatively look at border along river, how can we leverage? (x2)
- Need to make sure more inclusive housing is available west of 435
- There is higher concentration of families - please include additional work focused near K7 and Johnson and near K7 and Monticello
- Because you can't be trusted to not develop near homes to do things people don't want
- We need add'l affordable housing in western Shawnee
- Downtown - farmers market - draw for young families - interactive spaces

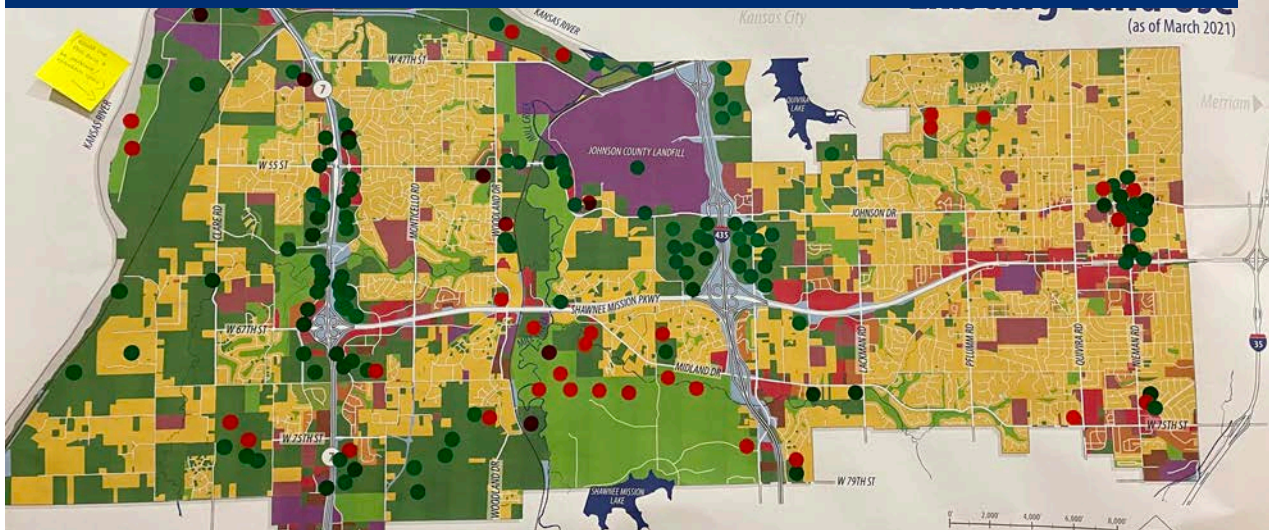
### Area Plan Workshops



### City Boundaries

### Map Exercise

Where is growth (generally speaking) appropriate? Use the green dots to indicate where you think growth is appropriate and red dots where you think growth is not appropriate.



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## Quality of Life

### What recreational options are missing in Shawnee?

- Indoor swimming
- We have strong parks. We need to concentrate on connecting them! (x6)
- Trail and park connectivity, community gardens
- Indoor swimming
- This is big, unique & only Shawnee, yes not till about 2044 however plan now for our unique location and easy access for all KS
- Riverfront park something unique, a destination and open some space all supported by our survey result
- Indoor swimming
- Trail and park connectivity
- River / creek parks for boating
- Park in for southwest part of city - trail connection from SW city
- Places for the city to do more public activities and more parking x3
- Connectivity x3
- Riverfront Park x3
- Indoor swimming
- We need a fun destination at the 435 and SM pkwy corridor to bridge our city and attract tourists x10
- Large event or sports opportunity
- Indoor swimming x3
- Tennis courts
- Community center
- Upgrade skating rink x3
- Pickleball

- Outdoor pickleball x4
- Multi use trail along JO Dr. Between downtown and west Shawnee
- Community center
- Public tennis courts
- Public tennis courts
- Pool in W. Shawnee
- Community gathering location in W. Shawnee
- Pickle ball is great, too!
- Would love more organized bike rides / runs
- Pickleball courts
- Trails connecting parks to parks / parks to neighborhoods
- Park with zoo like Deanna Rose
- A hub / pool community center (again) for westside
- KS River!
- Love our parks. The edge of the KS River N of ball fields should be left as natural as possible apart for good trails and trash receptacles.
- Better trails to connect the parks with amenities and each other
- I support Riverfront Parks (x2)

### What aesthetic assets does Shawnee have that should be preserved or enhanced?

- Shawnee Town add/move Farmer's Market (x4)
- Parks / green spaces
- Accessible businesses like 435 / Midland, SMP / K7, Midland / SMP help with bringing people in and showing what is here
- Green spaces
- Trees

- Parks
- Downtown
- Trees are good - trails - can Shawnee Town 1929 be "more" - 1929 makes it very unique attract wise
- Trees! (x6)
- Trees open spaces, single family homes and yards (trees, green spaces), ALL parks
- Parks! Keep them up and add new features (x3)
- Existing trails are important but need connections (x3)
- Shawnee Town has much more potential and is currently utilized (x6)
- Trails and parks aesthetically pleasing and preserving is important
- Nature, green spaces (continue to maintain, easy access)
- The downtown area. Leave it small town cute but not big building, 60/16 is atrocious
- Many parks
- Parks
- Trees
- Green spaces
- Parks and walking trails
- "Gateway" to Shawnee should have higher quality businesses / better buildings (x2)

### What additional aesthetic enhancements would you like to see in Shawnee that don't exist now?

- Need more signage of where you are "entering" and "exiting" Shawnee on major roads and highways (x4)

## Quality of Life

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>· Shawnee branding in more locations that is consistent</li> <li>· Does Shawnee have an aesthetic?</li> <li>· More small / local business</li> <li>· Slogan - identity - some concept to tie us all together and build signage / logo / aesthetic from there</li> <li>· More gathering places for all ages - community center - amphitheatre</li> <li>· Take care of - develop the blue jacket cemetery in trail springs area - it needs some TLC</li> <li>· There are pictures and stories of Chief Blue Jacket in city hall to civic center - surely the cemetery deserves some embellishment.</li> <li>· Community center!</li> <li>· Beautification of SMP (x2)</li> <li>· Small business and boutique - not box stores and restaurants (x6)</li> <li>· Public art</li> <li>· “preserve” history without standing still- need to select an identity and stick to it good or bad</li> <li>· Find a way to creatively develop hilly terrain along 435 - high ropes action park - treetop restaurant</li> <li>· Community gathering places</li> <li>· Riverfront parks (x8)</li> <li>· Public art; sculptures and water features. And dog park.</li> <li>· Trees on streets. Or shrubs.</li> </ul> | <p><b>What does healthy living or a healthy lifestyle look like in Shawnee?</b></p> <ul style="list-style-type: none"> <li>· Greenspace</li> <li>· No massive high rise buildings</li> <li>· Trails, walkable 15 min neighborhoods, recreational opportunities, sidewalk connectivity (x3)</li> <li>· More outdoor shopping “walkability”</li> <li>· Having more green spaces per something (population) vs every other city in kc need. This is what people want. Enjoy and is mentioned in just about every way place to live survey</li> <li>· Opportunity to attend to actual, physical and social events of life</li> <li>· Trails, green space, ability to gather outdoors - areas where you can walk - like downtown areas with shops</li> <li>· I love the opportunities for outdoor recreation currently, but we could really use more!</li> <li>· More walkable- especially to access schools and trails</li> <li>· Opportunities for social and engagement</li> <li>· Opportunities for parks and greenspace</li> <li>· Trails</li> <li>· Things for residents and visitors to use, not commercial or apts</li> <li>· Ability to leave walkable neighborhoods close to stores, amenities (x2)</li> <li>· Interconnected parks and trails, wide sidewalks linking</li> <li>· Wider, connected sidewalks that support walkability especially around schools</li> </ul> | <ul style="list-style-type: none"> <li>· Lots of green spaces outside walking areas</li> <li>· Long trail systems</li> <li>· Pools, trails, open parks, sports, facilities, mostly outdoor</li> <li>· Trails</li> <li>· Trails</li> <li>· Sidewalks</li> <li>· Parks</li> <li>· Amazing trails</li> <li>· Great parks</li> <li>· Open spaces to explore</li> <li>· Walking trails</li> <li>· Bike trails</li> <li>· Parks</li> <li>· Healthy living and lifestyle includes our parks and trails but also taking pride in where we live. Vacant areas are run down shopping centers just shows we don't care</li> <li>· Opportunities for residents (and visitors) to be outdoors and engaged</li> <li>· Connective parks and trails to all parts of the city and our neighboring cities. We want visitors so we can have more restaurants.</li> <li>· People have opportunities for different ways to socialize, move, gather, eat, and enjoy culture for different ages and financial levels</li> <li>· Variety of entertainment, i.e., Music, food, sports</li> <li>· Variety of free and paid things to do as a family. Parks, playgrounds, pools, sports fields, bike paths, dog parks, support for small businesses that source local goods</li> </ul> |
|--|---|---|



## Quality of Life

### What additional amenities and/or programs should be incorporated to improve healthy lifestyles in Shawnee?

- Indoor rec centers w/ pool, workout fields, etc.
- Indoor swimming, outdoor swimming
- Things families in all of the area can use not more apts to destroy our city like OP
- Extensions and connections of existing bike/walk trails
- Trails
- Parks
- Rec programming
- Sidewalks
- Would have loved to have community center out west but I know this is dead- missed opportunity - sad.
- Community center
- More trails
- Walking and cycling
- Teenager / programs for teens
- Programs for disabled or developmentally disabled
- Need more public social spaces / gathering spaces (indoor and outdoor)
- Public facilities for meet, events with activities or potential event activities
- Partner with a YMCA to bring in better programs
- Continue to develop linear trails, linking into JCPRD streamway - too many of us don't want to ride on streets even with bike lanes
- No to community center- cost prohibitive

- Trail connectivity
- Community center (x2)
- Community center
- KS River - recreation use
- Good wide sidewalks (like along Neiman) - make a shopping area - downtown so much more accessible and user friendly
- Greater walkability, bike paths across Shawnee, pedestrian connectivity over 435
- More active entertainment venues and opportunities
- I still think we need a W. Shawnee community center!! We regularly lose families to Lenexa and Olathe
- Entertainment venues!!
- Pick up trash program - have more residents do it
- Improved trail connections
- More organized runs / bikes / activities at Shawnee Mission parks / lake
- Yoga parks
- Family workout opportunities
- Walking options near shopping, retail
- Affordable activity center that could also serve as event space for profit and sustainability

### Who is currently underserved by existing city amenities and/or programs? How can Shawnee support residents who

- People w/o access to transportation. Promoting multi-modal transit options is a great start (x2)
- Young adults. People out of college don't have appeal to come to city. (x2)

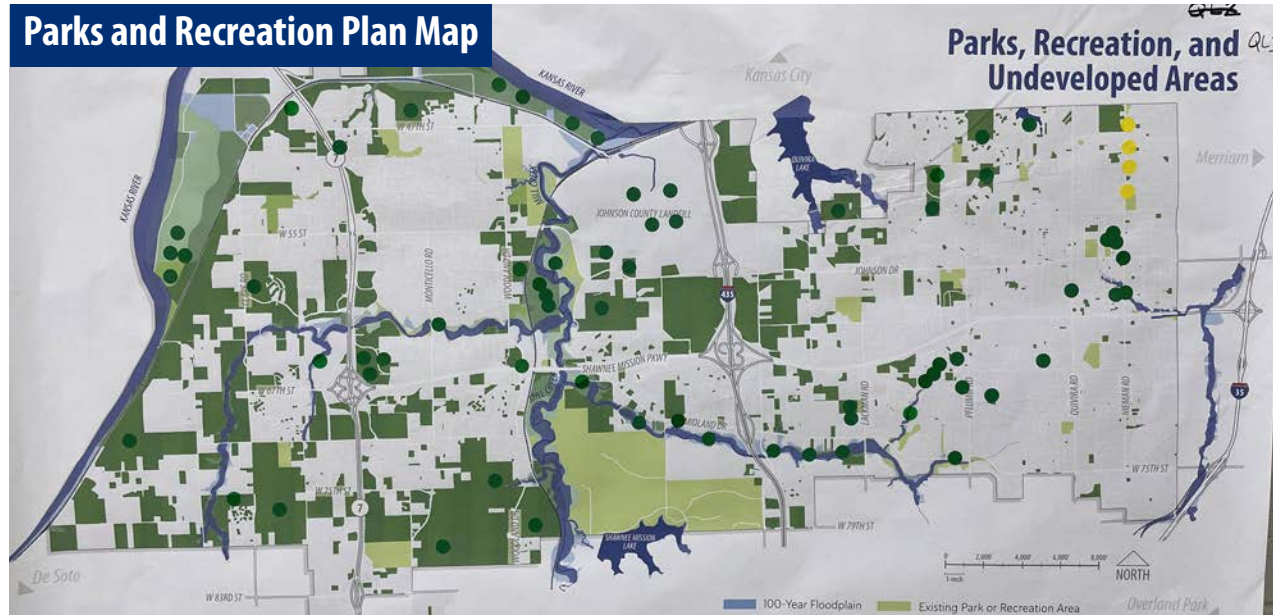
- Near downtown neighborhoods need gutters, curbs, sidewalk re-develop older Shawnee
- West Shawnee more emphasis on commercial build up
- Youth, young single or no kids (x2)
- Disabled individuals and those with intellectual disabilities
- Teenagers (x2)
- People who don't drive, especially west of 435
- People under employed
- People who can't afford a \$350k house (x2)
- North west Shawnee
- No public aquatics west of Pflumm - existing pool is crowded
- Public transportation to get to needed services
- Public transportation limited for those with financial difficulties
- Elderly housing and access to transportation to amenities and affordable
- Teens, people without transportation
- Northeastern older residential areas
- Child care
- Young families
- Most JCPRD options are not in W. Shawnee- barrier to sign up if closest swim lesson is 20+ min away if you live in W. Shawnee
- Westside pool
- Public transportation to get to work. We want to develop businesses and they need people to work
- Anyone without vehicles

## Quality of Life

- Very limited childcare, underserved, families w/ young children
- Enhanced transportation between east and west Shawnee would increase access to amenities and programs
- Young professionals - no work, no place to live, no “fun”
- Teens! We need more entertainment opportunities / recreation programs and facilities for teens

Here is what the parks and recreation master plan from last year (2020) proposes for future parks in Shawnee. What additional parks and recreation opportunities should be added? Use the green dots to show where and the sticky notes to tell us why.

- Train that operated from one end of Shawnee and back - with stop offs like at Worlds of Fun with restaurant on board



## Quality of Life

What part of Shawnee do you consider to be “the heart” or the center gathering area? Or, if you do not think there is one, why is that so? Use the green dots to show us where and your sticky notes to tell us why.

- Johnson Dr / Nieman City Hall / Events and downtown attractions
- Our city is divided enough that there isn't a singular gathering area. Our residents and visitors to go place most convenient. We need interesting (x5)
- Our sports facilities are our strongest destination spots for locals and visitors (x2)
- I do not feel like there is a solid “city center” one location with commercial, mixed use, residential, etc. is needed (x3)
- The center of my world is near where I live - the grocery store, hardware, liquor store are at Quivira and SMP so I go there a lot
- Shawnee has no central gathering area and it does not need one. The city is divided in various ways, xxx resources to one area will draw criticism from other area that is not worth the cost
- I consider our city government the heart of our city. The infighting and inability to agree is disheartening and embarrassing. Three people resigning in frustration should be an indicator there is lots of room for improvement
- No real core “downtown” or heart. Downtown have the potential to be.
- Shawnee Town 1929. Very nice multi use event space w/ strong historical connection



- Good or bad - downtown. Westside needs their own and we can go back and forth
- Downtown is slowly becoming this... but lots to improve upon
- There is no one gathering space. Might be good to create multiple spaces. Or one space along 435 at Johnson or SMPKY
- Downtown is where all our family and city events happen. Don't fill it up with housing, use it to make it a fun area to attract visitors too
- Downtown Johnson Drive - 63rd East boundary to Quivira
- Shawnee has multiple hearts, people tend to stay closer to home. Heart should be Shawnee Town 1929.
- 435 and Shawnee Mission, but it hasn't been used that way
- Main commercial areas - downtown along SMP
- No specific “heart” b/c of I-435 divide
- It's okay to have more than one gathering area but need to balance investment, people like to be close to amenities
- Downtown Shawnee Town
- Mid America Sports
- SMP and Monticello Hilltop
- The heart of Shawnee is our historic downtown / government center
- City hall and the town square will always be considered the heart

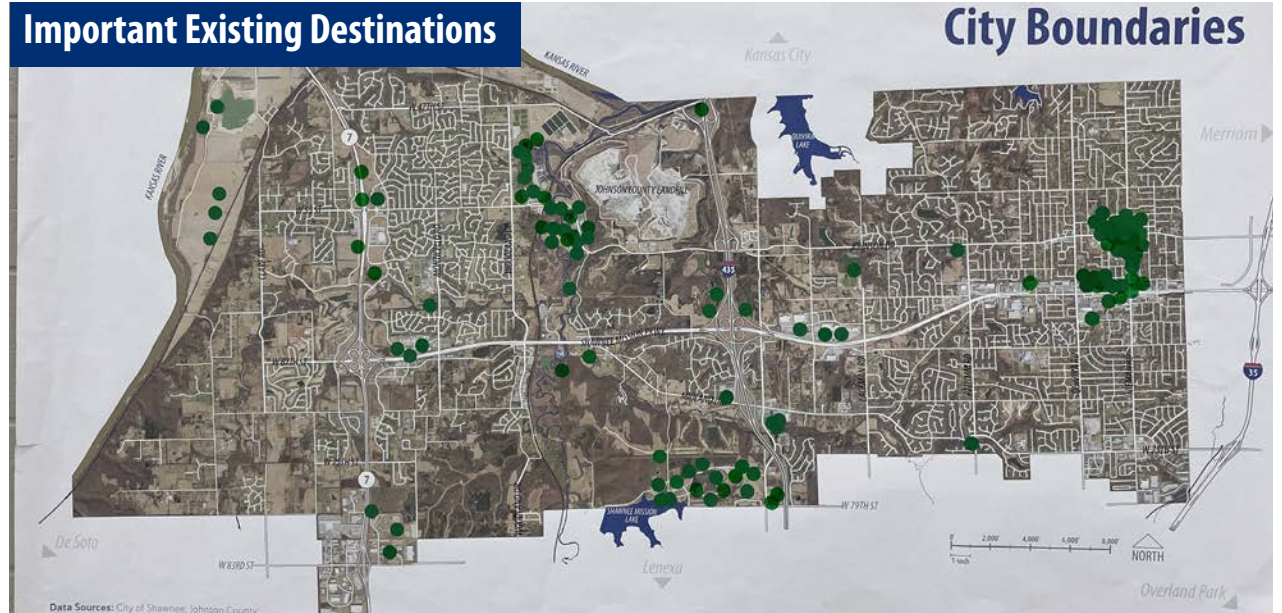


## Quality of Life

What existing destinations are important in Shawnee? Use the green dots to tell us where and your sticky notes to tell us why. If there are future destinations you'd like to see, tell us where they are.

- Existing locations: parks, downtown
- Per survey we need and want a unique destinations, Shawnee Town 1929 could be unique only in the KC area destination (x3)
- Need more family activity areas, not apts and ugly commercial (x3)
- Outdoor brewery / winery with music (x3)
- Stump Park / Valley of Champions; big area for fireworks / outdoor / youth sports
- Shawnee Mission Park - outdoor rec
- Shawnee Town is an important historic destination
- Trails are very important to maintain. It is why people live here! (trails and parks)
- Recreation (baseball-softball)! Tournaments bring people and \$ - need facilities to attract quality
- Shawnee Town 1929 could be enhanced to attract visitors. Make our history a big deal (x3)
- Shawnee Town 1929 is a destination in our city. It is such a rare gem and it is severely underutilized
- An expanded and organized farmers market could really become a destination. Market and Shawnee Town 1929 should be considered
- Need more destinations for young families and couples (x3)
- Expand use of Shawnee Town 1929 (x8)
- Shawnee Mission Park

## Important Existing Destinations



- Outside movies near Shawnee Town 1929 (x3)
- Trails, trees when possible (x10)
- Shawnee Mission Park is important to preserve
- Downtown... we need to keep the momentum going. Valley of Champions... need to capitalize on this gem
- Shawnee Mission Park is a critical resource for Shawnee residents
- Sports facilities
- I want a place just like Lenexa's City Center, where people can gather or just hang out, where there are shops and food but no pressure to buy or/then leave (x3)
- Need a farmers market in western Shawnee
- Bring in startup incubator with young entrepreneurs
- Entrance to downtown on Johnson east/west
- Something like Wonderscope
- Aztec Shawnee theater!!
- Areas where commercial dev drives users and around those we need to dev community areas
- Downtown - continue to enhance and attract businesses
- Mixed use large development
- Westside - enhance commercial corridor on K-7
- I love what's going on downtown!
- Locations that draw people together, future destinations, more startups / locations for interesting / unusual business incubators for businesses and restaurants
- Indep. Retail and dining in a mixed use environment - every day to evening use

## Economic Development

### What types of new businesses would you like to attract in Shawnee?

- Sit-down restaurants
- Sports / entertainment draws
- Batting cages and athletic facilities
- Coffee shops
- Mixed use
- Variety of rest.
- Sit down rest.
- More new restaurants and start ups - incubator for creativity and new ideas (x3)
- Food hall (x3)
- Need to bring some industrial development west of rr tracks on northwest sections of Shawnee
- All types - we don't have enough! (x3)
- Sit down restaurants and sports bars
- Anything but more big box retail and sports bars!
- Restaurants - different from current offerings, food hall is a great idea
- Small and unique businesses not box stores and same ol restaurants
- Industrial businesses needed for tax
- Dessert and coffee venues
- Entertainment venues
- Forward industry firms - higher tax base
- Boutique
- Unique shops
- Bar / rest. With games
- Nice restaurant (farm to table) (x2)
- Businesses of the future - eng., solar, high tech, medical
- Unique restaurants / types of food
- Office especially Class A and potential office would be nice
- Restaurants near sports venues, especially close to Mid America
- We don't want more restaurants if it means filling the city with apts. We would rather drive than have the city ruined
- Specialty / independent retailers (like downtown OP)
- Outdoor retail center (such as Zona Rosa in the Northland); likely able to support two such centers
- Office / industrial
- Sit down restaurants
- Boutiques / small businesses in downtown
- Bars / restaurant
- Music venues
- Need population to bring in restaurants and retail
- Upscale dining
- Class A office space
- Expand valley of champions concept
- Mixed use developments
- Valley of champions area
- Lots of new housing being developed across the city
- Mid-America sports complex
- Location at multiple highway intersections
- River access
- Sports complex
- Highways!
- Recreation facilities and green space quality of life
- Proximity to highway
- Natural resources
- Access to trails
- Sporting venues
- Our highways into the city - hire a fulltime person, low salary, good commission, to bring in new business to Shawnee
- Proximity to 435 and airport
- Shawnee has amazing schools that any business would want their kid going to, if it relocated. Overland Park has really leveraged Blue Valley School District in this way
- Unique topography
- Lots of trails
- Daycare centers
- Charming downtown - needs to attract more local / small business = young people
- Sports tournaments
- Parks
- Proximity to highway
- Sports fields
- Views of downtown KC / river in some areas

### What assets does the city currently have that could be leveraged to bring in new businesses that are what the community desires?

- Proximity to major highways (x3)
- River views
- Softball and baseball tournaments

## Economic Development

- OST could be a draw for families
- Making downtown a visit destination like opening Shawnee Town 1929 into working things and the while downtown into shops and fun places
- City could make Valley of Champions a reality

### What does the continued revitalization of downtown mean / look like to you?

- Rehab some existing buildings but also have new construction
- We need more density to support current restaurant and retailers
- Higher density / mixed use
- Expanding south on Nieman and east/west on Johnson Dr - more events at the intersection - housing
- Parking - need to be able to support more density without flooding side streets. Parking garage could reduce parking requirements for individual businesses
- We are not using 435, Shwa Miss Park, F-7 to its full potential. Let ALL know not that this will be commercial, high density aera
- People walking around
- Supporting density to support businesses (x3)
- Events that pull people downtown and support business - moonlight market will be awesome!
- Why is this hard make our downtown unique by utilizing one of the only "old towns" in the Midwest - build and they will come

- Small shops and fun places to visit like boutiques and local restaurants- NOT BIG BUILDINGS and not apartments
- More unique businesses
- SE commercial Drive and Renner on flat parcels
- More housing
- More business
- Public art and gathering spaces
- Increases in pedestrian traffic during evenings and weekends
- New and more people equals new and more business interest (and revenue!!)
- Apartments and townhomes
- Flipping of older homes would incentivize young families / 1st time home buyers
- Businesses thriving! Happy people! (x3)
- Apartments!!

### Where are the most desirable areas to bring in new office and business use? Use the blue dots to show us where and your sticky notes to tell us why.

- Highway 7 corridor needs more offices to bring daytime traffic / consumers to surrounding retailers (x3)
- Want housing options - Shawnee is unsustainable. Need new / expanded business and opportunity
- Downtown (x3)
- Downtown in the core - infill / create density
- We don't want offices and commercial in our unique downtown
- K-7 corridor

- Office and commercial should always be off of major roads, Shaw-miss pkwy, 435, K-7, etc. Easy to get to, most other cities do the same, easy for out-of-town visitors to get to, roads can handle travel
- West Shawnee
- The K7 corridor is prime for office development
- Shawnee Mission Parkway has lots of undeveloped land backing up to homes
- We have access and throughways on 3-highways, build and plan around these but tend to communities
- SMP west of 435

### What parts of the city are not currently being used in the best way possible when you consider the local economy? Use the blue dots to show us where and the sticky notes to tell us why and how that might be improved.

- Downtown raising a sinking ship. The momentum has slowly begun. I don't have great hopes for the hardware store without considerable funding.
- Our undeveloped 435 and K7 interchanges are big opportunities
- SMPKY and Pflumm Rd should be more apts and less retail. Retail is dying!
- Downtown can grow and expand that concept. SMPW - more focus on other companies not just auto part stores and fast food
- Downtown make it a destination
- West Shawnee business needed



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## Economic Development

- The eastern Shawnee gateway
- Give new small business money motivation to open near apartments on high density living so apt renters have a place to walk and spend money! So the city can make sales tax \$ (x3)
- Need population downtown to support new and existing businesses
- Plan for the landfill in 20 yrs to attract recreational opportunities
- Oceans of parking lot fronting non-descript strip malls
- K-7 corridor

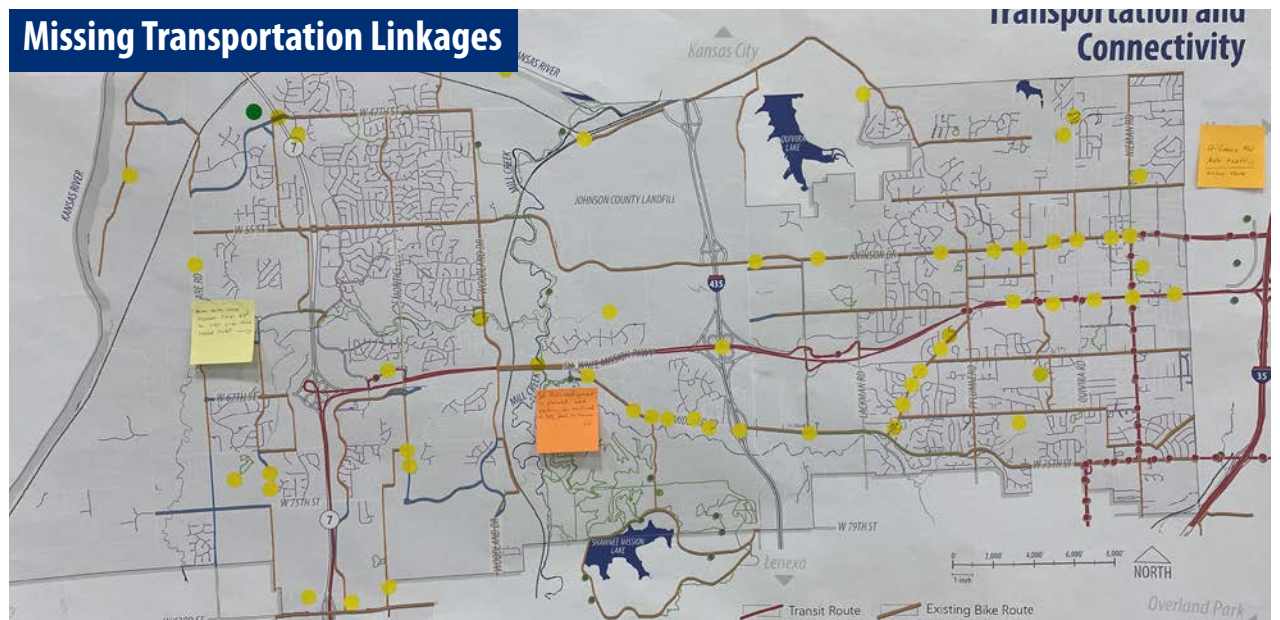




## Transportation and Connectivity

What's missing in Shawnee's transportation infrastructure – for bikers, walkers, drivers, transit users, etc.? As in, where are you missing connections when you ride your bike, go for a jog, or run your errands? Use the yellow dots to show us where and your sticky notes to tell us why.

- Erosion abatement for roads
- Stormwater drainage needed
- No easy connections from Western Shawnee to Downtown Shawnee for bikers/joggers
- Need walk/bike path along frontage road K-7 (east side) south of 47th
- Sidewalks
- Connection east to west
- Local public transportation
- Sidewalks with meaningful connections to schools/trails
- Need sidewalk infill around Benninghoven Elementary
- Missing sidewalk connections on Midland Dr. Between 67th and Pflumm
- Across 435
- Clare Rd would be excellent; N/S bike route
- Midland Dr. Just west of 435 needs walkability and bikeability
- Shawnee Mission Parkway needs to be bikeable to get from east to west
- Midland Dr. Acts as a major connector but is too narrow, no bike lanes, intermittent sidewalks
- Better east/west routes west of K-7
- More connecting trails for bikes to get to the destinations



- Intersections at 47th / K-7 and 43rd / K-7 to improve access for businesses
- More of a trail along KS River would be cool
- Need multi-use trail along Johnson Drive, connect downtown with Western Shawnee
- Virtually no public transportation for seniors

Are there missing thoroughfares or collectors that should exist but don't?

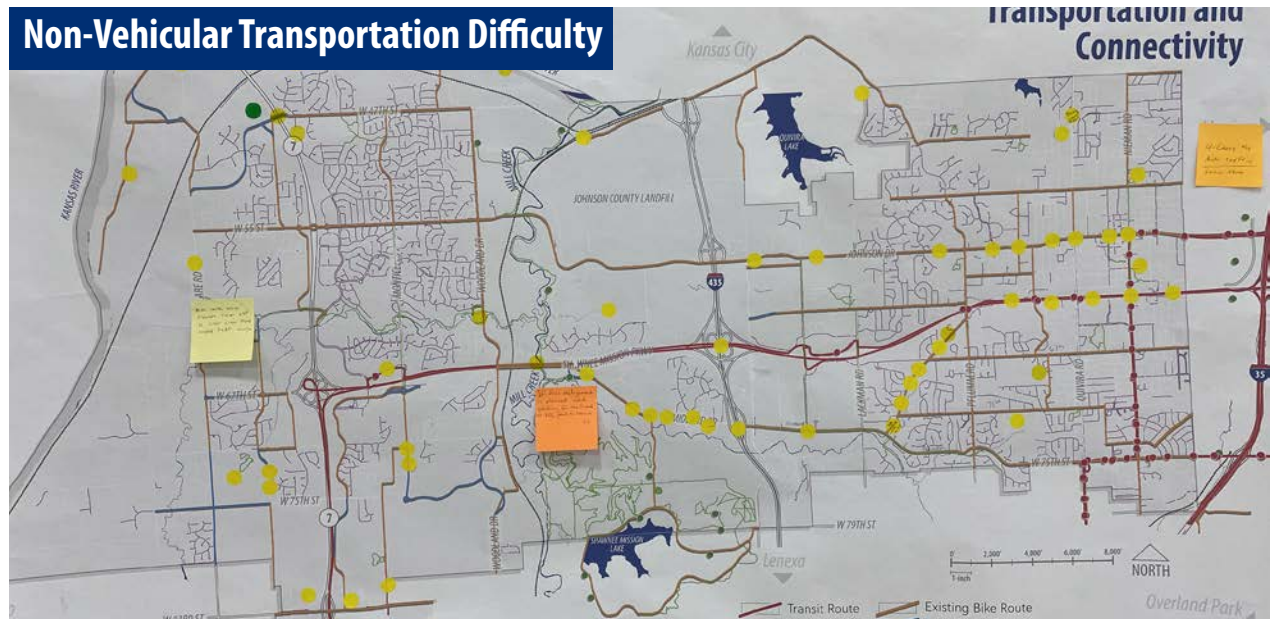
- Clare Rd, 75th to 71st
- 43rd connection to Woodland
- Gleason from Clear Creek to 67th
- Rebuilding Clare
- Yes - Monticello Road south of Shawnee Mission Parkway
- Red oak to commercial on east side of 435

- Connect into MARC transportation plan for regional connectivity, Shawnee to KC!
- More east west thorough fares
- Bus routes. Integration/connection to the county and key metro locations
- Holliday Dr. North of landfill and connecting woodland east past Lake Quivira is a great thoroughfare
- (at intersection of Shawnee Mission Parkway and Midland Drive) If this realignment is planned, add parking for trailhead at KCC park entrance
- (at intersection of Shawnee Mission Parkway and Nieman Road) 4-lanes for auto traffic

## Transportation and Connectivity

Where is it difficult to walk, ride your bike, or use public transit in Shawnee? As in, where is it difficult to get around within and beyond the city if you are not in a personal vehicle?

- Midland 435 west to trail
- On Clear Creek Trail, once you get west to Clare, you are on tiny hilly roads with terrible visibility. Is there a way to connect south, maybe around golf course?
- Is there public transit?
- Midland west of I-25 is dangerous
- The “bike route” on Johnson Dr covers some of the biggest hills in the city! (W of Pflumm)
- East to west
- West of K-7
- 79th St
- Gleason
- 71st St
- Bike and sidewalk connections to SM Park
- Pay attention to sidewalk access around schools (specifically Benninghoven)
- Little public transit available within the city, focus is to other areas. Would like better access within Shawnee
- Johnson Drive and Shawnee Mission PKW are significant connection roads for east/west. They both could benefit from updates in public transit - bus, bike paths, sidewalks...
- Midland is very busy w/ bike traffic but dangerous as is
- Johnson Drive and SMP aren't bike friendly in long stretches. Issue of topography too.



- Some neighborhoods of Midland Dr. Between 68th Terr. And Pflumm have sidewalks within their neighborhoods but don't have access along Midland
- Midland Dr. West of 435
- No public transportation for shops, restaurants, movie at 435 and Blackfish
- Eastern Shawnee lacks sidewalks; narrow streets make biking dangerous
- Midland and SM PKWY
- Woodland and 75th-87th
- Monticello - SMPKWY, 87th
- Crossing I-435 to each side of city
- Quivira Drive, north of Saddlebrook and highlands, would benefit from biking and walking trail going north to Lake Quivira, ditto Holliday Dr from 435 to Quivira
- Sidewalks are disjointed, not connected along Midland making access to the parkway trails and business inaccessible by bike or foot
- Johnson Drive
- Walkability for Shawnee
- Midland Dr
- Old parts of Shawnee
- There is no great way to walk or bike across 435. This limits east-west access unless in a car.
- Difficult to get to trail off Midland if you want to walk or ride bike (to trail head - access point)

## Transportation and Connectivity

Is current capacity for growth on the westside going to be supported by existing transportation infrastructure? If not, what needs to be added to support that growth?

- Connective trails
- Bridges or underpasses
- Shuttle service
- Northeast corner of city
- I'm not sure what should/could be added; however, no freeway additions on the west side!
- Johnson Dr. Is too windy to be an efficient east/west access
- Transit route N of SMPKY along Monticello
- I think it depends. What will you put on the west side? There is not good east-west access without a vehicle.
- Need to tie in to regional transportation plan. West side has more highway/high speed roads. Need to support trail crossing or integration for hiking and bikes.
- If commercial development, then need more infrastructure
- That depends on what is built!
- Clare Rd needs to be widened and improved as growth continues west
- More electric charging stations
- Electric vehicle charging stations
- If possible think about crossing the river. Shawnee Mission Park/67th/SS?
- Bike lanes
- No; need road improvements west of 7 highway
- Connectivity by public transportation to OP and KCMO
- MARC Transportation plan
- Plan with multi-modal in mind; complete streets
- RideKC
- Z-trip
- Access west of 435



# Public Open Houses

## Public Open House #1

Public Open House #1 was held March 17, 2021 from 4:00 p.m. to 8:00 p.m. at the Civic Centre. It was advertised to the public through the City's social media accounts, the project website, email, a media release, a citywide postcard mailer, and other various local publications, resulting in over 100 attendees.

The participants were greeted and given an introduction to the planning process and directions for the evening. There were a number of stations created for the public to inspect and give feedback on. During the open house, the public had the opportunity to answer all the same questions the Stakeholder Committee had answered on Day One. Their responses were captured in the same way as the committee's answers. There was much overlap between the public's responses and committee's responses. For a list of all responses, see **Full Documentation of Responses: Public Open Houses**.

As the event was informal and did not include a formal presentation, members of the planning team were stationed around throughout the building to clarify information, answer questions, and gather additional input through written comments and one-on-one or group conversations.



### Public Open House #1 Stations

The first public open house was set up in a circular fashion, allowing attendees to start at the beginning station and flow around the building to work their way through all the stations. Six stations were included in the open house and at least one representative from the planning team was stationed at each area to answer questions and engage with attendees.

These stations included:

- Sign In
- About the Project
- Public Survey Results
- Issues & Opportunities
- Preliminary Concepts
- What Did We Miss?



The text on this page includes verbatim public comments recorded during the Achieve Shawnee process. In an effort to support transparency, no comments have been edited or changed.

## Public Open House #2

Public Open House #2 was held August 25, 2021 from 6:00 p.m. to 8:00 p.m. at the Shawnee Civic Centre. The public received notice through the City's social media accounts, the project website, email, a media release, a citywide postcard mailer, and other various local publications. Over 70 attendees came to the event. Additionally, the materials shared at the open house were available for comment online from August 30 to September 13, 2021. Over 100 individual comments were collected during that time frame.

Information presented during the open house included a project overview, a summary and timeline of public engagement efforts to date, and recommendation framework plans that had been created throughout the process. The event gave members of the public the opportunity to review and comment on the material that had been generated since the first open house. Comments gathered during the event and online review period are recorded in Full Documentation of Responses: Public Open Houses.

### Public Open House #2 Stations

The second public open house was set up in the Shawnee Civic Centre gym. Attendees worked their way through stations, providing comments on preliminary Comprehensive Plan recommendations. Five stations were included in the open house providing ample opportunity for community members to engage with the posted material. Before attendees departed, they were asked to provide an answer to the question, "Why do you love living in Shawnee?" Some of the responses are featured in this Comprehensive Plan.

These stations included:

- Sign In
- About the Project
- Public Engagement Summary
- Recommendations
- What Did We Miss?



# Full Documentation of Responses: Public Open Houses

The following pages fully list the responses received regarding the various station topics at both public open houses. If a certain item was listed more than once, the number of times mentioned is listed in parentheses. Please note that mapping for the stakeholder comments and public open house are the same (for the Planning Workshop).

## Public Open House #1

### Development and Redevelopment

Shawnee is approximately 75% developed. One of the strategies for future growth may be redevelopment (i.e. the reuse of existing sites or properties) or infill (i.e. a lot by lot redevelopment with similar or adjacent uses). With that in mind, what area could be focused on for redevelopment and infill? And, what types of development would be acceptable?

- Open up Shawnee Town 1929 and whole area into a destination place where people from in and out of our town come, NOT APARTMENTS
- I hate to see empty store fronts. Repurpose older buildings 44 new developments
- Developing neighborhood gathering places will encourage diverse groups to mix and get to know each other. I think this is important due to the changing demographics. Must stop people from going south
- Don't develop near the landfill anymore. It's a toxic waste dump that might be seeping into nearby waterways.
- Redevelop all older shopping areas in area of Downtown Johnson Dr and SM Pkwy
- Redevelopment of commercial areas is great but we need more people to support businesses and attract new commercial growth
- Redevelop old housing and apartment units into new multi housing considering green spaces from new development

Which of your existing commercial and retail nodes/corridors are in need of redevelopment? Use the yellow dots to show us where and your sticky notes to tell us why.

- 75th and Quivira needs affordable development - not gentrified overpriced luxury shops and apartments. Driving up existing living costs will decimate the area.
- Fill empty retail spaces near Target / Kohls
- Would love old Wonderscope area (back parking lot of Splash Cove) to become dedicated Farmer's Market / outdoor event space pavilion (like in Merriam) - do not want overpriced housing there
- SM Parkway and Lackman on North - various open storefronts along K-7 - need a larger tax base to fund other improvements
- We can't expect all of the empty retail spaces to go away, or Payday Loans, Goodwill, etc. We should expect them to maintain curb appeal. Landscaping and signage standards, please.
- 75th Street corridor
- Nieman
- For God's sake do something with the ugly building on the southwest corner of Nieman and Johnson. Huge EYE SORE!
- Why is the Desserty signage still on the building? They closed 5-6 years ago! On K-7 and Johnson Dr

- Why don't you listen when so many have responded about a real farmers market pavilion and not apts in downtown make the whole downtown places citizens can use and not 1 person getting rich

Where are your critical undeveloped commercial / retail nodes and corridor opportunities?

- Area's near highway for commercial and multi-family. They are designed for this use.
- Fill inside I-435 loop w. retail / commercial on Shawnee Mission Parkway
- Underutilized strip center SW corner of K7 / Johnson Dr (55th St). What to do w/ the vacant price chopper??



## Future Land Use

Let's talk about future land use and growth. Following the legend, please indicate on the map where future land uses are appropriate. You may add as many or as few dots as you like to the map.

- We don't want high density especially in already developed areas
- Focus on connected bike paths and lanes. Multi-modal transportation.
- Definitely NO more apartments!
- I am very concerned about the lack of consideration for the wildlife being displaced by all the development in the western part of the city
- To accommodate expansion Midland needs to be expanded to 4 lanes and bike lanes between 435 and SM Pkwy
- Riverfront Park in West Shawnee
- Unique mixed use in downtown/SMP
- Unique housing infill in east Shawnee
- More green spaces, more walkable gathering areas, high density housing
- Enlarge civic center to include indoor pool and more of a community center like Matt Ross in OP and Merriam Community Center
- Single family homes - we need more
- Panera in West Shawnee
- Clean up all neighborhoods - curbs, sidewalks, potholes - let's look like we care about our neighbors; like trails, seating, business cement entrances, etc.
- Need another outdoor pool that's for families with older kids. Good price break for Shawnee taxpayers. Now we go to other nearby cities. Pools here too crowded.
- The Woodsonia west development should be townhomes with less than 10 units per acre
- Pickleball courts
- Put box buildings and restaurants out west and small boutiques and local restaurants in downtown. Don't ruin our downtown with big buildings.
- Keep high density multi family along highways
- Less multifamily homes which will reduce property values. Let's not get lost in "pay offs" from developers to guide our vision of the future
- Be more transparent with development, establish term limits for planning commission. We don't want more "rock quarry's" like you are allowing at SMPPKWY and Woodland
- Single level townhomes w/ basement not to exceed 1800 sf priced under 300 k for downsizing
- Context-sensitive streets which may not always be widening for cars
- Need outdoor pickleball courts
- Dining
- Higher end sit down restaurants in west shawnee. Do we really need auto parts and repair shops everywhere?
- When will Shawnee ever get a Chick Fil A? Always busy. Will bring in much needed sales tax \$\$
- No more APTS!
- 55+ townhomes with basement, not rentals
- By not bringing in new apartments we are limiting our potential for growth and our tax base. Plus we can't attract good commercial without bodies to support it.
- Mixed use with retail and apartments is needed
- There are too many apartment buildings in Shawnee now with tax incentives for developers and no property tax on residents. More buildings make no sense.
- Repair existing sidewalks
- Would like to see single homes one level with unfinished basement. 2-3 bedrooms for individuals wanting to downsize.

Do you support residential infill in existing neighborhoods on a lot by lot (house by house) basis? If so, where would it be appropriate?

- Residential infill is okay. Trying to place multifamily in zoned residential is wrong.
- No multi-family monstrosities! Single fam or attached housing only - respect wildlife areas.
- Did COVID not remind us how nice green space is? Any is good.
- Don't destroy the downtown with tall buildings use it for activities and enjoyment
- The people have already spoken on this subject and projects have been defeated. Why are you cow towing to developers to overbuild in the area the residents already support businesses.

## Future Land Use

- Yes if you put houses by houses and not tall buildings within 500 ft of houses
  - As a buffer between commercial and single family
  - Stop allowing residential to go into commercial areas. The recent re zoning by McCanany off Midland was wrong.
  - NO APTS
  - I support rehabs and building additional single family
  - Infill near downtown needs to have form based code to control architecture
- Part of this plan includes additional “area plan workshops.” Simply put, that means we will further explore specific areas of the city. Where do you think we need to do that? Use the green dots to show us where and your sticky notes to tell us why.
- Downtown (prime area to create unique walkable area)
  - 435/SMP (Destination, unique)
  - 75th / K7 (industrial and manufacturing interest)
  - Landfill
  - Continue to develop I 435 and Johnson Dr area, both sides to SMPK
  - Have a bike trail that connects eastern and western Shawnee
  - Take directions from this companies serving and post 2 city surveys to put the citizens wants in downtown. You ask but you don’t listen.
- No need to expand our city borders until we thoroughly address issues already within our city limits. Exception - future landfill space may go needed
  - West side needs to wake up and smell the roses
  - We need to respect the area by Fire station 74 and not build anything taller than 2 stories and less than 10 units per acre
  - Specific area plan for western shawnee for smart growth and green space preservation
  - Make all green area around river which area flood zones. Park areas and retainment lakes for flood control and recreation
  - Downtown needs a cohesive plan to control building higher and transitions to single family neighborhoods
  - ID complete/green street opportunities throughout the city (I.e., does Johnson really need 4 lanes)
  - Would love an area plan workshop for the area of Shawnee Mission Parkway and Woodland
  - Rock Quarry
  - Keep the wild! We are pushing them out of their homes. Have some respect for them.
  - 75th St needs clean up. Looks poor and run down. SM Parkway is too. Planting more curbside trees can hide the part there are so many vacant buildings
  - Develop along K7
  - Why you don’t listen. You try to sneak stuff in because you know it’s not wanted by citizens
- We need to preventing ghosting of our strip malls. Consider mixed residential and commercial - the land is already flat for walking trails.

## Quality of Life

### What recreational options are missing in Shawnee?

- Soccer fields - like that of Scheels in OP
- Street paths from 435 to existing park south of Midland
- Community center that is center of Shawnee, off I-435 perhaps
- Older established residential areas need more parks
- Outdoor pickleball courts. Chicken n pickle rest.
- Indoor swimming especially for seniors/ disabled who can't travel routinely to a neighborhood who has one
- Decent pickleball courts like near 87th and Lackman
- We need destination soccer sports facilities like Garmin and Scheels, you can also build restaurants around it
- Pickleball X3
- Curling at ice center KCIC x3
- Update KC ice center
- Playgrounds - near baseball fields across from sand volleyball KCIC area
- Splash pad
- People drive to Lenexa to play pickleball
- The really cool unique park features shown at parks and rec vision night at Old Town Shawnee (pre-COVID meeting)
- Realistic outdoor venues and parks with adequate parking
- More parks, more green space, recycling center
- Riverfront parks

- Bike trails like NW Arkansas
- Use Mill Creek for aqua trail
- Pedestrian and bicycle connectivity
- Class times at 6 or later for adults!!! I am 50+ classes are at times that presume all 50+ are retired / nonworking. Just look at the current rec offerings- there's an intro pickleball I could go to but then no

### What aesthetic assets does Shawnee have that should be preserved or enhanced?

- Move and enhance the farmers market by moving it to Shawnee Town 1929 and locate it under a covered space (x16)
- We have great parks
- Parks, access to them (bike lanes to shared use paths)
- Tree City USA
- Historical areas
- Develop / emphasize Gumm Springs
- STOP destroying our past
- Do not give away our parks as proposed with the 5700 King Proj.
- Streamways
- Preserve the old town area to activity related things NOT APARTMENTS
- Shawnee Town 1929

### What additional aesthetic enhancements would you like to see in Shawnee that don't exist now?

- Public art - as done in OP
- All streets curbed and guttered (x3)
- Clean up the older areas like the Nieman project did. At the least, pull weed, paint buildings.

- Big business out west make downtown to have local rest and small stores
- Connected trail system
- Public art
- Making sure homes / business all have sidewalks curbs, cleaned up entrances, good signage - cement fixed
- Riverfront Park
- Complete / green streets
- Public art
- More patios / outdoor areas w/ food and bev / similar to Strang Hall in OP

### What does healthy living or a healthy lifestyle look like in Shawnee?

- Health lifestyle more bike and walkable friendly. A much better farmers market.
- Walkable destinations and social gathering
- Bike trails, bike friendly (x4)
- Things for Shawnee to use and do and also all the people who come to ballfields. Make the old town area cool destination place, put your buildings and apts out west.
- Outdoor pickleball courts x3
- Wildlife - coexist in animals
- More accessible walking / bike trails / playgrounds from neighborhoods we have to drive to get anywhere fun!
- Walkable areas, bicycle areas, city lake (also for flood control)
- Services for seniors (entrances, parking, sidewalks)

## Quality of Life

### What additional amenities and/or programs should be incorporated to improve healthy lifestyles in Shawnee?

- Sidewalks in the older neighborhoods
- Expand farmers market and move to Shawnee Town 1929 location. Needs to also be shaded (x3)
- Events like food truck nights and more activities put you would need like a pavilion like OP has and they draw tons of people and activities yes- with music concerts
- Walkable / bikeable spaces attract more local restaurants
- Diverse entertainment and recreation opportunities
- New farmers market, public use area (x6)
- Ernie Miller Nature Park revue
- Everyone is underserved when we don't strive to bring both young and old to same areas. Widen the trails so bikes, walkers, runners can share easily
- Bike rentals at trail heads
- More green areas. Less apartments.
- Family destinations that are available year round, something to attract people to downtown before nightlife starts.

### Who is currently underserved by existing city amenities and/or programs? How can Shawnee support residents who are underserved by current amenities and/or programs?

- Teens
- Disabled

- Seniors (55+) are underserved. Need community center and residential centers for active seniors.
- Young families are leaving Shawnee to go to activities in Lenexa
- Immigrants, ESL individuals
- Public transport really nonexistent.
- Younger families and singles
- Elderly
- Support Shawnee community services! Food insecurity and homelessness is in Shawnee. Lenexa has a warning center program in the winter. Help people when they need it.
- I think there are several ride programs. Maybe they need to be advertised more?
- Age 55+ "active" need 4 plexes community - "affordable" (but not subsidized housing)
- The 50+ classes offered by rec are mostly all during work hours on weekdays. (Actually, "adult" classes, not just 50+) I work and can't access existing classes (x2)

[Here is what the parks and recreation master plan from last year \(2020\) proposes for future parks in Shawnee. What additional parks and recreation opportunities should be added? Use the green dots to show us where and the sticky notes to tell us why.](#)

- Riverfront Parks
- #1 - Downtown Shawnee area - HELPS bring people to downtown area
- outdoor exercise equipment in our parks
- trails wide enough for BOTH walkers and bicycles

- Updated bathrooms in parks
- Bike trail along K-7, 47th and south
- Trails and parks that lend to BOTH young and old using
- New trees planted by all sidewalks
- Opportunities for flat, open trails - elevate where necessary and dig out where needed. The flat will allow for bad knees and moms pushing strollers. Healthy options.
- Blue Jacket Park needs walking trail perimeter. Beautiful park - could be used more.
- Restrooms at SMP Marina are beyond unacceptable!! Add restroom facilities at SMP
- Safe off-street or separated on-street routes on Midland to existing path
- Raw nature parks undeveloped. Respect wildlife.
- Improve bathroom for families
- No big new parks in Eastern Shawnee
- Paved trails going E/W
- Riverfront development - fishing area - canoe / kayak launch - walkable trails along river
- Plans to connect with Kill Creek park and trail system
- Better connected bike trails
- Shawnee's history always had a focal point Downtown. We need this again to draw people to Shawnee. Multi-family does NOT. A viable comm. area does proven!

## Quality of Life

What part of Shawnee do you consider to be “the heart” or the center gathering area? Or, if you do not think there is one, why is that so? Use the green dots to show us where and your sticky notes to tell us why.

- Downtown is where all big activities and family events happen so continue going in a direction to make the whole area visible. Not box stores and rest. And apts.
- Expand OST into the Wonderscope LOT.
- Shawnee Town 1929. Make it a unique gathering place for all.
- I think Founders Park and Old Town Shawnee are two areas that would be ideal for entertainment that would attract a diverse group that could mix and get to know each other
- Bring Shawnee Town 1929 to life. Make it thrive...
- Shawnee Town 1929. Make it a unique gathering place for all.
- Improve access (beautify) to SM Park from Midland
- Downtown as it has been for +100 years. Stop trying to do multifamily in the HEART of Shawnee
- Downtown needs to continue d's and redevelopment. This is the natural gathering spot and would flow nicely from Shawnee to Meriam to Mission in DT
- Right now the city hall area. However the impact on and parkway is unrealistic. We need a concentrated area with adequate parking

- Downtown Shawnee. Just need one, not two, as some folks have suggested

What existing destinations are important in Shawnee? Use the green dots to tell us where and your sticky notes to tell us why. If there are future destinations you'd like to see, tell us where they are.

- Outdoor pavilion / farmers market / event space in old Wonderscope lot (back parking of splash cove) (x6)
- We are destroying our past. Hold on to what we have and use it better. Planning under the old is not progress pavilion, market, etc. Downtown.
- New community center where Wonderscope is
- Sand volleyball courts near DT
- More small parks throughout
- Shawnee Town 1929 is not the best place for Farmers Market. Put it downtown to draw people to those businesses
- Shawnee Town 1929 is excellent! Fun place for activities and families!
- High quality / upscale restaurants
- Kansas River riverfront is a huge opportunity
- Heated indoor pool
- Love Neiman now - we ride bikes to downtown great sidewalk for ped traffic!

## Economic Development

### What types of new businesses would you like to attract in Shawnee?

- Texas Roadhouse
- Shawnee needs a whole foods market and/or Trader Joes!
- Ones that will help pay taxes so that our residential property taxes don't have to keep increasing exponentially each year
- More restaurants that are run correctly like Nick and Jake's and not soulless franchises like Arby's
- Restaurants - upscale, probably not realistic
- Chick-Fil-A (always busy - lots of sales tax revenue)
- More nightlife for adults (not a sports bar) (x2)
- Kid friendly destinations to make it more appealing to young families
- Coffee shops
- Small business/locally owned
- Restaurants and recreation (escape rooms, travelling arcade)
- Miniature golf go carts (x2)
- Restaurants and shopping
- Hardware store in western Shawnee - not a big box one
- Keep business on major highway routes or streets to help with traffic congestion
- Flex industrial
- Mid-higher end restaurants. Healthy options

### What assets does the city currently have that could be leveraged to bring in new businesses that are what the community desires?

- More activities at Shawnee Mission Park - live events, bands, etc.
- Location for easy access to downtown, SoJoCo, highways, etc.
- Need greater tax base - commercial, k-7 north of Johnson drive
- Valley of champion development
- Ability to create population growth
- Lots of great access that people don't know about or don't use
- Consider developing more trail corridor opportunities for Johnson Dr
- Kansas River
- Make Shawnee 1929 a revenue generator

### ED3: mean / look like to you?

- Please honor the citizens who have lived there during the loss of downtown and have their homes in that area. Do not push high rise buildings that block their view. Homes are biggest investment for most. (x5)
- Continued revitalization downtown means we can't find anything that works for the long term
- Townhomes no more than 2 stories. Large park, walking trails, and picnic areas. The church, Shawnee Town 1929, and water cove offer a bit but there is opportunity for more people to support the area by limited residential and traffic/parking

- We need more people. Great businesses have had to close because there are not enough people to support them.
- Downtown could be charming with using more of the "old rock" Architecture and convenient parking (x2)
- Less parking lots, walkability, restaurants, civic uses, and activities
- Come on we are so far behind Lenexa and Overland Park. We can (and must) do better.
- No APTS or big buildings in downtown
- Community events
- People moving about from business to business on a weekend day for example
- Nieman Now was a waste of \$!! Like putting lipstick on a pig. NO faith in city leadership. Shawnee is a fine place to live. Leave well enough alone.
- High density does not work in these areas. Re work worn down the buildings. We have the densities, need attractions. People will come is there is something. People do not visit apartment complexes. I have never gone to recreate at an apartment location but have comm. And park areas.



## Economic Development

Where are the most desirable areas to bring in new office and business use? Use the blue dots to show us where and your sticky notes to tell us why.

- Shawnee is a great location to get to: the airport, downtown, SoJoCo
- More shopping and dining choices
- Nice areas of Shawnee by highway system. Old areas of Shawnee not good. Think about infrastructure

What parts of the city are not currently being used in the best way possible when you consider the local economy? Use the blue dots to show us where and the sticky notes to tell us why and how that might be improved.

- Utility corridors for trails
- Shawnee does not have enough high wealth families to support the businesses people want. We need more population growth before we can expect local economy to succeed.
- I-435 and K-7 corridors for business visibility from highways
- Apartments along Renner
- Redevelop downtown Shawnee for renovated bldg, new infill, and sidewalks
- Renner between Midland and Johnson Dr
- More food and fun downtown, keep the new places coming!
- Vacant land on Shawnee Mission Parkway needs to be filled with commercial
- 75th and Quivira. Too many apartments. Turn old Dillon's store into a library or indoor pickleball courts.

## Transportation and Connectivity

What's missing in Shawnee's transportation infrastructure – for bikers, walkers, drivers, transit users, etc.? As in, where are you missing connections when you ride your bike, go for a jog, or run your errands? Use the yellow dots to show us where and your sticky notes to tell us why.

- You'll never have money for these improvements if we keep voting no on projects that increase our tax base
- No more tax incentives (x1)
- Sidewalks and elevated form
- Curbs and gutters. Hard to push a stroller with no sidewalks
- We need some sort of walking and biking path down SMPKWY. It's where most of the commercial development is and no walkability
- Bikes on Midland
- West Shawnee collector and arterial network with growth
- Safe crossing on all streets
- Streetscape and identity
- Sidewalk on 51st Street from Quivira west to Electric Park
- Senior transportation
- West Shawnee collector and arterial network with growth
- Support for seniors
- Reliable and available transportation in and outside of Shawnee
- Connect downtown to Quivira/Johnson Dr area. Would love to walk or ride a bike safely from wandering vines to Transport

- Safe pedestrian crossing w/ Blinking signs
- East/west multimodal divide - address 435 barrier
- Need to make SMPKWY and Johnson Dr much more accessible to joggers, walkers, bikers.

Are there missing thoroughfares or collectors that should exist but don't?

- Plenty exist but are they "right-sized"? Johnson in particular

Where is it difficult to walk, ride your bike, or use public transit in Shawnee? As in, where is it difficult to get around within and beyond the city if you are not in a personal vehicle?

- City Code: sidewalks on both sides of commercial and residential streets
- Holliday Drive from Quivira Lane to Woodland - there is heavy biking traffic. Safety issue and would bring more people as many bike groups use it.
- Living near 67th and Gleason makes it very difficult to connect to existing bike routes in Shawnee. Need one from 63rd and Gleason to Clear Creek PKWY to fix this.
- City Code: Sidewalks on both sides of commercial and residential streets
- Midland from I-435 to SM Parkway
- 75th Street access to trails
- Shawnee mission parkway east
- Just about everywhere requires own transportation

- We need sidewalks along SMP by bank, the ice cream, and raising Cane
- 59th and Nieman Rd to County Line need pro crossing to access. Park/reduce speed limits to sand pit. No crossing from 55 to 49th St
- Sidewalk on north side of SMPKWY from Quivira to Long. I see people walking along grass.

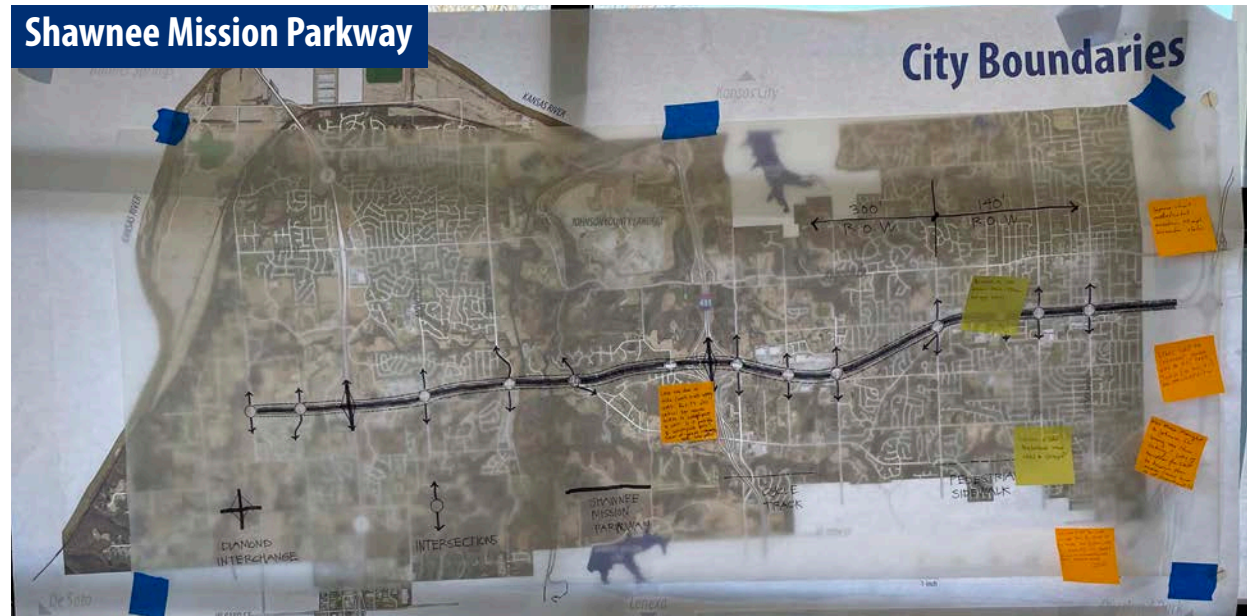
Is current capacity for growth on the westside going to be supported by existing transportation infrastructure? If not, what needs to be added to support that growth?

- Remove some stop lights on SMP to increase speed of travel
- Keep roundabouts

## Preliminary Concepts

### What does the future of Shawnee Mission Parkway hold?

- Businesses on SMP between Quivira and Pflumm have poor access
- Sidewalks in older neighborhoods before added to SMPKwy (x2)
- Great concepts! Addition of bike paths is great
- Yes - enhanced greenery where appropriate
- Yes for pedestrian and bicycle
- Yes! It's our front door!
- I think we try to keep SMPKwy relevant, but fall short and don't think it reflects a vibrant community, rather a declining one. Landscaping could hide a multitude of flaws.
- Aesthetics and business accessibility. Yes Yes Yes. Not major roadwork, not the diamond interchange, not bike/pedestrian. Too costly to line SMP with bike+ped lanes!!!
- Yes to bike lanes and ped walking
- Fewer at grade intersections would speed car flow
- if people are going to "shop" Shawnee need walkable streets - love wide sidewalk on nieman - can't get to ice cream and chicken - no sidewalks, add sidewalks and new developments
- Safe crossing to library, swim, parks at SMP + Pflumm
- Have consistent signage. The pizza place at Pflumm looks like Branson.
- Off-street bike trail to enhance east/west connection



- SM Pkwy is heavily congested. Do NOT add bike lanes or pedestrian walks. This would slow down traffic and be dangerous!! (x2)
- West of I-35 to Quivira could be upgraded. Steep hill. Andy's, etc. Is great - need more similar to this.
- It looks horrible they jam as much in as possible and businesses are too hard to get into, yet out west has empty space.
- Aesthetics needed. Very bland looking. Yes, walkways/bicycle accommodations
- No more stoplights. The traffic would be a nightmare along with wrecks.
- Yes! Make it a parkway not just for vehicles adding sidewalks and bikeways, enhance business access, and greenery/trees to make it aesthetically pleasing.
- No more traffic circles
- Biking and pedestrian trails along SMP would be great
- Who would go walk or ride SMP? It's too busy.
- Shawnee needs unified signing strategy
- Need stronger thresholds and gateways
- SMPKwy can barely handle cars/trucks. Hazardous to add bikes/pedestrians (x2)
- Don't change SMPKY and I435 to diamond interchange. Same for SMPKwy and K7. Leave it as is. Do add bike + ped lanes

## Preliminary Concepts

- Widen sidewalks to 5' minimum
- No more stoplights please!
- No way on changing highway ramps - way too much \$\$\$ that don't buy Shawnee anything!!  
Bike lanes are great, but absolutely not appropriate to spend this kind of money!!  
There's no chance of people using bike lanes at 435 or K7 to commute to work - don't spend this kind of money for pleasure (recreational) uses!!
- It would be great to beautify SMP since it is the major artery of the city - cycling track makes sense - not sure about walking since farther from starting/stopping points.
- Diamond interchanges are confusing and a waste of \$\$
- Love the idea of bike/walk trails along SMP. But it's also critical for vehicle access to bridge east to west. Is it possible to accomplish both? Fewer at-grade intersections AND bike paths?
- Improve street aesthetics but maintain 45 mph connector status
- Leave SMP an efficient - quick way to get thru town (to 435, 7), all the stuff out W.
- Was there thought to Johnson Dr being this thru artery? Lots of hurdles for SMP to become this vision (nice but is it practical?)
- We need to get the word out now that the future of any major road (SMPW, 435, K7, Johnson Dr) will expand and be used for commercial/high density residential housing
- While I can appreciate wanting more people to stop on SMP at our businesses, adding lights to slow traffic makes access to major metro business hubs (plaza) significantly longer and would make Shawnee a less desirable place to live for the large # of people who work in those metro areas.
- Sidewalks to improve ped access. No Diamonds! It could use some aesthetics!
- I love the idea of creating a separate walk/bike area on SMP, but I would not be in favor of slowing down the main road. It is the only way for residents of our community to get through.
- Off street bike and ped is great! But I don't like slowing traffic below 45 east of Pflumm. Already so many badly timed lights!
- Almost any change to the Pflumm-35 stretch to make it prettier and easier to access businesses would be welcome!
- Change is possible and ideas are great. We need the wisdom to move toward a more walkable/bikeable city and then people will adapt.
- Would love to see a riverfront trail
- I agree with connecting more streets
- Reduce traffic speed downtown. It is not pedestrian friendly, esp along Johnson.
- Speed bumps should be added or put in originally to neighborhood streets to keep speed down
- Love bike trails, parkways, however can't see people moving along SMPN with bikes or feet
- Clare should be added to transit problems map. May be the worst area in town for all forms of transit.
- 87th incredible scary over Highway 7. We come from Blackfoot in Lenexa and connect on 87th to the frontage road going N (which is great for a bike). But the bridge is terrifying.

### Transportation Framework

- Bike (+ped) trails are great
- Access to streamway parks via neighborhoods
- Complete street concept a plus, good concept to integrate several modes of transportation
- Topography on Johnson Drive still makes biking a challenge
- Blackfish/Midland as bike/ped corridor
- Safe crossings of major barriers
- Such a car centric area that other means of transportation are not given the courtesy and safety they need to co-exist. Nice idea, but I think it's unrealistic

### Market Study Recommended Sites for Potential Development and Redevelopment

- Extend 67th street through to Renner
- We are hosting the potential of the Opportunity Zone description
- Keep "Old Shawnee Charm" as you redevelop, as appropriate (x5)
- Don't destroy nice lots and houses
- Where is 75th Street redevelopment
- Extend SMPW, Johnson, 75th St to the west for future high density/commercial development



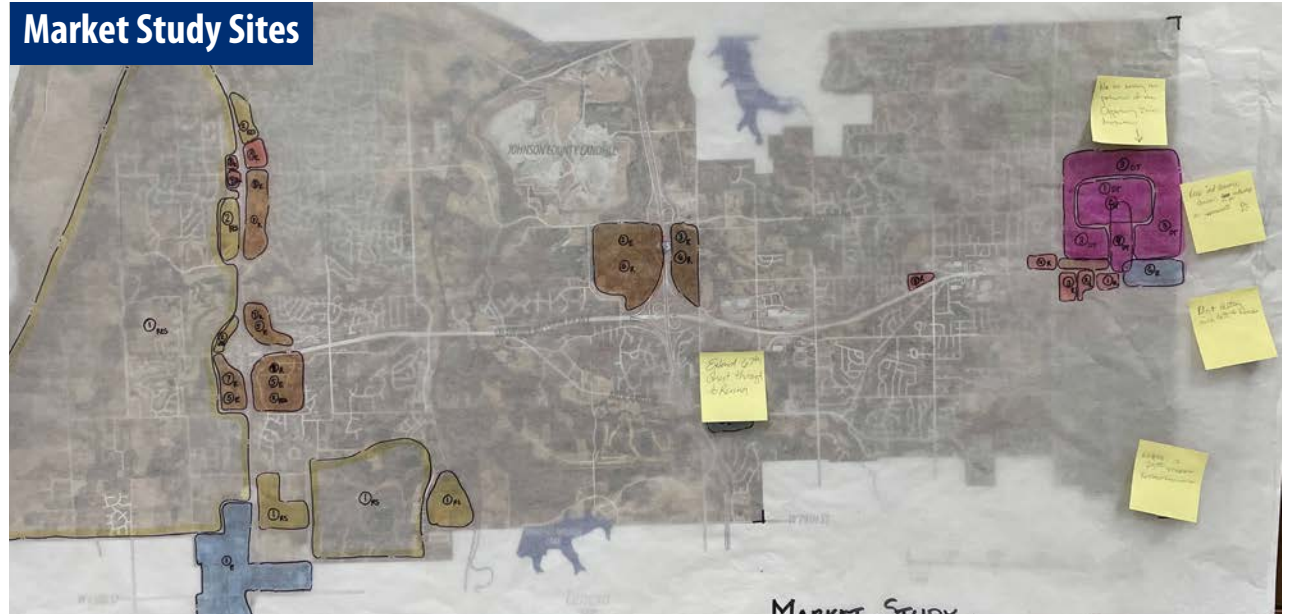
## Preliminary Concepts

- I actually would love to see the 2E area developed in such a way that it would add to the Valley of Champions area - not a big box store!
- Any change in an area (the dirt) should be aimed at climate control. Trees are amazing at keeping an area cooler - water control is also really important!
- Strongly agree w/ higher density residential infill in downtown areas

## Growth/No Growth: Potential Growth, Revitalization, and Redevelopment Areas

- Reserve riverfront for recreation (hike, bike)
- No more TIF!!! Lower taxes!!! (x2)
- Decisions on future growth needs to consider the upcoming changes that will remain from COVID changes
- I think you got this right!
- Agree with the Areas
- Make a decision and make downtown either a destination place like St. Charles or not you can't put big apt buildings in the middle and expect that will make it an attraction. Do it neat and you will draw people like Joes.
- Got the redevelopment areas spot on
- Why isn't Shawnee Mission Parkway and Maurer on this? It needs to be developed
- Quit so many TIF give aways! (x2)
- Nieman from Johnson Drive to SMP need more development (x2)
- Like the revitalization area idea

## Market Study Sites



## Growth/No Growth



## Preliminary Concepts

- Older neighborhoods have different needs
- Put sit down restaurants on SMPKW. That are not fast food. Too many already. For senior and families. Copy restaurants in South Overland Park
- Focus on redevelopment and infill development before green land development
- No TIFs, lower taxes
- Stop trying to create something! Work with what you have and gently re mold areas like downtown.
- Looks good. Riverfront mix use should also include parks access to river
- 75th Street area
- SMP and Manor is a better place for “box” stores than west side of 435 and SMP because it would fit into existing shopping area
- Focus on redev 1st. No mixed use next to existing subdivisions within 150 ft!
- We must be clear to all that growth will happen along our major highways sooner or later
- How do you deal with areas where multi-family project have already failed? Is it possible to specific degree of density considered appropriate?
- Keep our river front access on island a park. It is a wonderful place to watch the river.
- I’m generally in favor of more growth, and I love this compromise of protecting the streamways

### What did we miss?

- Broader/more accessible public transportation (that is safe!) for disabled seniors. \*Primary use for within city limits so seniors can age in place
- Put a survey out that goes by mail to ALL people. Young prof. Are busy raising families and careers and older folks not getting out. So 2500 people out of 70,000 is a smoke and mirrors show. Let alone stakeholders and all.
- People who stand to profit. No wonder everyone thinks this is a propaganda joke.
- These plans are right-on
- Education to combat NIMBYism
- Plans look great. Glad to see Shawnee is creating a process to get thoughts of citizens and business owners to think about future. Not just hold on to past. Most people don’t understand financial impact of standing still.
- Housing for all family in all stages of life
- No increased taxes. No Apts (-1)
- Thank you for all the work - we like what is being done! (x2)



## Public Open House #2

### Sign In and About the Project

#### Welcome

- Please. The \*only\* reason we bought a home in Shawnee is because of the 'natural' feeling. We tell everyone that we lucked out to find a little bit of country in the city. Don't mess up this city. Make Shawnee unique to the area. There is no profit in being just one more of the same.
- No need to build more buildings along Nieman, there are plenty of empty buildings that can be repurposed!!!
  - Agree

#### About the Project

- The city needs a bike lane along Midland Drive from I435 to SM Parkway
  - Agree
- The comprehensive plan gives developers a glimpse of where the municipality will accept larger and more dense projects so it can hasten the build out of a city and it can influence zoning changes. This information should be made available to the public.

#### Engagement by the Numbers

- Your survey is way off. 60,000 Shawnee residents were surveyed not 2,500.
- Great amount of public input throughout the process
- Giving us the opportunity to express opinion is not the same as honoring the majority opinion
- And how do you determine majority opinion?

- Loudest most negative voices do not equal majority
- City Council doesn't listen to this feedback- they have their own agenda
- Trust the professionals, accept results provided
  - Agree
- This process is taking way too LONG! This is the same stuff we did with last community engagement- no new info!
- Hearing comments from a certain contingent of City Council and their supporters that the engagement numbers for the Comp. Plan and Visioning, etc. are "so low" is driving me nuts. With ALL the effort the city has made to get people engaged in this process, it is unconscionable to write off the hard work and time of those who CHOSE to engage in this process over those who CHOSE to remain unengaged.
  - Well said Beverly.
- I filled out surveys and did what I could. But the sessions were always Wednesday nights and I can not attend then due to family schedules. I feel like having meetings on different weekday nights would have allowed more people to participate.
- Only Olsson consulting knows who made/ edited comments, there is no accountability as to who makes the final comprehensive plan. Frankly, the whole comp plan could be made up by Olsson. There isn't really any transparency in the process which is controlled by City of Shawnee because they pay Olsson.

- I attended most of the open houses and they were poorly attended. Olsson failed to reach the vast majority of residents in Shawnee. And frankly, the entire process was a leading exercise similar to when in court a lawyer asks a leading question.

#### Community Engagement

- This is an impressive amount of feedback. The city needs to take it to heart.
- I felt like the stakeholder Committee members were recruited from the Shawnee Chamber of Commerce...all of their suggestions were contrived/planted/planned comments designed to make it seem that most Shawnee residents were growth/development oriented. Nothing could be farther from reality.

## Sign In and About the Project (continued)

### Guiding Principles and Plan Structure

- Citizen buy-in is essential- some will never participate and other over-value their one vote
- Per conversation with Ken B- make a plan to reach out to local citizens in advance, door-2-door about future development in their area- in advance- in some manner. Citizen input is a key buy-in! Thanks.
  - Would agree with the door to door option. It really feels like we need a way to get more feedback!!
- I believe citizens should actively engage and seek out the information and not sit back and wait for it to be brought to them.
- This comment is about recreational programming, so possibly it's a little off topic, but ... the programming offered for the over-50 crowd is 90% scheduled during the day! MANY people ages 50 and over work during the day and can't attend a class until 6 pm. PLEASE revamp your scheduling.
- The empty buildings need to be filled before we take land to build new businesses. The KMART has been empty for years and apartments could have been built there instead of taking huge amounts of green space to build massive projects (Pflumm). I drive by empty buildings all the time in Shawnee that could be repurposed for businesses.
- That is up to the whims of JoCo Appraisers office. Listening to old Mayor Jeff Meyers now on County Board, it looks like spend, spend, spend there. We will get a bunch of TIF, IRB, DRB, and NRB bonds that reduce tax base or push bonds with questionable returns. JoCo Board just approved +16% increase for 2021 budget.
  - Agree
  - Agree
  - Agree
  - Agree
  - Agree
  - Agree with this 100%. We used to live off 72nd Ter & Nieman. Now we live in western Shawnee. The one thing that is consistent in Shawnee is the empty buildings. Yet they want to build more. Fill the empty ones first!
- Agree with the need for healthy restaurant choices! There is way too much junk and bar and fast food at the SMP and K7 area. There used to be really good restaurants where The Other Place now is, like Rockrose, etc. I wish there was a quality, sit-down restaurant that had more than 1 vegetarian meal choice! I would like safer bikeability and walkability to promote healthier lifestyles. Restaurants that serve healthy food over fast food joints are preferred and would likely support local businesses.
- What does the City see as its role with our healthy lifestyles? No Government Overreach is needed.
- I have noticed a huge influx of wild animals in the suburbs in the last few years because we are taking their space and habitats and they have no where else to go. It was unheard of to see bobcats so frequently, and now it is more common along with coyotes. We need to have areas that are specifically saved for the wild animals that live in Shawnee and not feel the need to build on every land to have tax revenue. Everyone wants to talk about sustainability but we are pushing out wildlife do to greed for more apartment complexes that are enormous in scope and businesses, even though we have many empty businesses that need to be filled in Shawnee already.
  - Agree
  - Agree

## Sign In and About the Project (continued)

### Guiding Principles and Plan Structure

- To be fair, for 40 years I have seen wildlife in Shawnee neighborhoods. Deer, turkeys, coyotes, and foxes. So they were always present, unlike when I lived on the East Coast well if you saw a deer in town there was something seriously wrong. But I agree with your point that we have shrunk their habitat down to such a small space. Everything from Shawnee Mission Parkway, Walmart on Mauer and westward was essentially their home. We took time to build residential homes and schools there. To pave the streets. And we take time to talk about green living and environmental responsibility. But we're not actually creating or protecting dedicated naturalized spaces.
- Agree
- I would like to see Shawnee Mission Parkway continue to have the wide grassy shoulder areas along it's entire right of way.
  - Agree
- I am not sure what this means.

- I'm an environmental scientist and work in this area. A huge part of ensuring the sustainability and ability of an area to be resilient to climate change, economic, and social impacts is to LEAVE GREEN SPACES AND NATURAL AREAS UNDEVELOPED!! This does not interfere with people's ""right"" to develop their land, as each person's ""rights"" only extend to the point that they start to interfere with others' rights - allowing development of every green space takes away neighboring landowners' peace and quiet, character of the area they sank their savings in to buy, subjects them to noise, lighting, and other things they did not want. Landowners can sell the development ""rights"" to their land to a conservation organization as a type of conservation easement so that no one in the future can develop their land and it will remain a green, undeveloped space. This is what we need to do - no one wants every acre of open land developed! If you look at cities like Chicago and others where there is too much development, they are a depressing stretch of concrete and human development everywhere, with only ghost forest ""preserves"" surrounded by roads and neighborhoods, which removes most of the usefulness for wildlife. We need to leave wildlife corridors that are not just the tiny area around streams and woodlands, but an actual space that gives animals room to live.

Also, everyone is stressed and impatient and inconsiderate in cities like Chicago, which is at least in part the byproduct of having little to no natural areas around most people; this leads to crime and disconnection from nature and each other. We need to protect streams and creeks by having mandatory buffers of natural, or native vegetation if possible. We need to have parks that are not developed; Erfurt Park used to be a beautiful 10 acre pasture, and now it is overrun with people, cars, noise, artificial lighting, and is not what I think of as a park. Parks need to have very minimal human infrastructure and be left natural, and any roads, parking, and paths need to be made of permeable pavement. Lighting should be on automatic timer when the area is used ONLY and not on all the time or all night. The area should also not be mowed beyond just around the heavy use areas so there is some natural area left. Another thing I would like to see required by the city of Shawnee is that all projects/developments show that they have used the Institute for Sustainable Infrastructure (ISI) Envision sustainability rating system as guidance for planning and implementing their projects, and similarly use LEED for any buildings designed for human occupancy. Various cities around the country already require this, including the city of Kansas City, MO.

## Sign In and About the Project (continued)

### Guiding Principles and Plan Structure

I've worked with these tools, and using them really does help think through all the aspects of a project to make it truly sustainable. Let's take this opportunity to make real change here and make things truly better and more sustainable instead of just using these buzzwords, greenwashing, and then continuing to allow the same environmentally destructive development to continue everywhere. If the city needs any help with ideas for this aspect of things, I would be more than happy to assist.

- Agree
- Agree
- Agree
- Disagree
- I agree with the above! Regarding lighting, some environmentalists/conservationists are advocating little to no lighting or non-intrusive lighting. Light pollution is one of the things that many citizens do not consider as a problem. Leaving more green spaces solves many problems. Shawnee should be looking at being more environmentally progressive. Sustainable developments are more attractive and more economical.
- We lived in Chicago and its burbs for 17 years. Completely agree. Grey stretches of concrete on the commute, versus all of the land and trees here.

Also, Lenexa City Centre (and 87th east of 435 also) is SO dense and overdeveloped. It gives me anxiety. We moved from OP to have a more "natural" feel, more green space.

- I feel like Shawnee is very disconnected in where it plans developments and puts businesses. "Hey, here's an empty space, let's build something there!" How is zoning determined or changed for things such as this? For example putting in the Schier building at what is essentially an entrance to a residential area. Also cannot believe they are taking the hill down across the street from Schier, for more development I assume, when there are plenty of other, EMPTY places new businesses could go in. How sad.
- Strong neighborhoods also come from not having a high crime rate. We are noticing more crime occurring in Shawnee and it always seems to be around apartment complexes. We are concerned about this trend of shootings and stabbings and also of armed robbery that has occurred at some gas stations.
  - Agree
  - Agree
  - Agree
  - Agree
- Also SMPkway should remain parklike from I-435 west to Monticello.
  - Agree

## Proposed Recommendations

### Growth Framework: Community Perspective

- Growth seems to be appropriate in and around the town center near Shawnee City Hall.
    - Outside Traffic volume can only come to downtown events via Johnson drive.
  - Growth is inappropriate re the bad idea to alter the cloverleaf at SMPkwy and I-435. Growth inappropriate at SMPkwy and Woodland road at the hill where the stripmine is
  - Where there is disagreement, I think it's important to know the source of the comment. People who are developers should not be commenting on the future of the neighborhoods here, as of course they want to develop everything. Where there is disagreement on appropriateness of development, the plan should default to no development. The city should NOT try to change the character of any existing rural residential areas without full agreement of everyone who lives there and would be most affected.
    - Agree
  - Is this for greenspace or future recreational use? (riverfront area in NW corner)
  - How will schools handle increase of students around K-7 and SM Pkwy? Property tax increases? Tax abatements for developers of retail properties burdens property owners.
    - Yes
  - Is this "fear" based on data?
  - Need more multi-family housing to bring in more taxpayers
- Add retail to SMP and 435 (wasted area)
  - We don't need any more apartments, townhomes, duplexes etc. The people that use them rarely contribute any sustainability to the city. They overload our school system.
  - It is imperative, if people truly want to have amenities in western Shawnee, to increase density and rooftops in the area. That may mean multi-family housing, and if people are opposed to that, they just need to acknowledge they are making a choice--they would prefer less amenities to be available to them (restaurants, retail, office, etc.) and are willing to pay that cost to keep apartments or townhomes out of the area. If people haven't sat in the meetings with developers to know what they are looking for when they bring new concepts or existing concepts to an area, then they don't have any appreciation for the importance of density. It is fine to not want apartments in an area, but it isn't fine to then complain about the lack of things to do or places to eat that come with that. Like it or not, western Shawnee lacks the density to attract most restaurant and retail concepts. Something has to give on that--either the amenity or the density.
  - What is the strategy for attracting businesses to open in this area? Right now a lot of things that are opening seem to focus on supporting the Amazon distribution center (Car repair shops and Car wash as examples).
    - Agree
- I am not in favor of taking over any more of green space/woods to build housing or put businesses. The areas that are already commercial areas can be used or repurposed.
    - Agree
    - Agree
    - I agree and second this perspective. And last months zoning meeting we had three items on the agenda that were approved unanimously, each of which rezoned 6 acre plots of green space into do you write stories mixed residential housing. There will be various types of housing placed upon them within a stones throw of other parts of town we are buildings are sitting there vacant. Sometimes entire strip malls like the section on SMP where monkey business used to be.
  - This K-7 corridor is about the only land that could hold executive office buildings like new Lenexa City Place. Of course none will come without zero cost to them sweetheart deals.
  - I would love to see more to do in western Shawnee and a larger variety of restaurants. A Chicken and Pickle, Fun Plex (mini golf, go-carts, batting cages, etc.), Panera, Blaze Pizza, micro breweries....would be fantastic!
    - Agree
  - Focus on drawing local/regional/small businesses to western Shawnee. The population density is too low for chain restaurants and businesses to be willing to take the risk here.
    - Agree

## Proposed Recommendations (continued)

### Growth Framework: Market Perspective

- Too much residential mkt space along the river. You should be preserving the wooded areas.
  - Agree
- Can we make it easier for “flippers” to come and fix up the old neighborhood? Find a way to make those amazing neighborhoods desirable and attainable.
- The Nieman Road Project has had a negative impact on residents north of Johnson Drive. Now we are hearing the City wants to make parts of Johnson Drive 3 lanes. Shawnee is a unique residential community which is why we bought a house and chose to invest in this City. Stop trying to be like Lenexa and Overland Park.
  - Agree
  - Agree
  - The second part of the comment cannot be stated enough. Shawnee is a unique residential community. MANY Shawnee residents value living in Shawnee because it is uniquely different than Lenexa and Overland Park. Large-scale development of apartment complexes (like Lenexa and OP) is not good for Shawnee.
- What does it mean to for their to be a Growth Market Focus in this area?

### Future Land Use Framework

- How does this “illustrate preservation”? We keep re-zoning green spaces for multi-dwelling residential which is not reflected here
- The farm at 57th and Cody is NOT all residential. It is 6 acres of agricultural space.
- Looks like a good balance of the different types of land use.
- No more residential Monticello between 75th and 83rd
- Put in another aquatic center somewhere west of 435
- Leave the trees!
- This should be park area- it is right on the river- don’t let industrial stuff go in here (north river area)
- Develop a river walk! What a show place that would be!
  - I agree
  - Yes
- No more apartments
  - Agree
  - Agree
  - Disagree
- Moved to Western Shawnee because of open spaces. Don’t mind driving 10 minutes for needs.
- We moved to western Shawnee before we had any grocery stores. We are excited for new development!

- One of the main reasons I live in Shawnee is that I cherish the small town/community “feel”. I work all over Johnson county and i’m increasingly bothered by the congestion, and overcrowding of other cities. You couldn’t pay me to live in Olathe or Overland Park! The traffic is terrible! I enjoy the proximity to the metro area, without being right in the middle of it. As a resident of western Shawnee, many of my neighbors have shared the same perspective. For many, it is the precise reason they choose to live in Shawnee. I feel it is very important to preserve this aspect of quality of life that many of us consider very desirable and pertinent. I understand that grow is necessary and unavoidable. I believe it can be achieved in a way the provides continued growth and increased tax revenues while maintaining the benefits of what many of us love about this city and area. I hope the city’s vision will always consider the fact that many of it’s citizens choose to live here because Shawnee does offer some desirable qualities that other areas of Johnson County do not.... a more hometown, slower pace of life charm and feel , while still providing a closer proximity to employment and entertainment opportunities. A perfect compromise in my opinion.
  - Agree
  - Agree
  - Agree



## Proposed Recommendations (continued)

### Future Land Use Categories

- (Attached Residential Neighborhood) Don't be afraid of these! These are our neighbors too
- (Attached Residential Neighborhood) High density rentals next to traditional single family owners, developers abatements burdens tax paying families
- (Commercial) Stop building new commercial/retail/restaurants; utilize VACANT existing buildings
  - Yes! Agree!
- (Neighborhood Commercial) love the idea of small commercial!
- (Community Commercial) Need: nice restaurants, entertainment for families (top golf, chicken n pickle, etc.)
  - Yes!
- Need to fill vacant retail spaces- fill with TJ Maxx/home store, sporting goods- Dick's, Bath and Body Works, Trader Joes, etc.
  - Yes!
- Put conservation subdivision language into the new comp plan - Katy Miller
- South side of SM Pkwy from Maurer to Renner should show as Commercial Mixed Use
- We don't need more light industrial. Need entertainment to attract \$. No more dollar stores or vacant buildings - Price Chopper at K7
- Need dedicated pickleball courts - not tennis courts that can transition
  - Need Pickleball courts like other cities
  - Yes! (to pickleball) - outside

- Put conservation subdivision language into the new comp plan \_\_\_\_ your name
- A true inclusive park
- Do not raise property taxes use sales tax
  - Agree
- Do not allow private business free use of public space

### Townsquare District

- Make downtown a destination like old OP - lots of boutique shops, restaurants, pubs, so people want to walk there. Car repair shops are not it.
  - Agree
- No mention of farmers market- will it remain at City Hall? If not, new location must provide proximity of parking to vendors and restroom facilities. Customers come to the market to avoid the parking issues and congestion at other markets. Many walk from the surrounding neighborhoods.
- Great idea to develop a townsquare district. Creating a true Downtown Square will be a highlight of Shawnee.
- We need a farmers market pavilion in the district. There are spaces
- I LOVE this idea. So many downtown areas in other cities do something very similar.
- Less incentives for developers
  - Agree
- What are the advantages/disadvantages of having a single family home in a "Townsquare District"?

- Give Shawnee a cute, walkable downtown- where people can park and walk the whole street- no car dealerships or medical offices which interrupt the flow
- Please- no more "mid street" crosswalks- snow plows hit them, cars hit them and city can't seem to repair in a timely manner
- No side angle parking please in downtown and no 3 lanes!
- Should farmers market be moved to a more central location? If continue, should be better
- Most of these efforts support business and chamber of commerce members, not residential homeowners who also have needs
  - Services and amenities to homeowners are partially funded by commercial businesses
- Less property tax and more use of sales tax - developers should commit to investing their own sources of funding
- Moonlight event 1x a month on Thurs should be weekly. Too many canceled due to weather. That would build momentum
  - Agree
  - Agree- loved this months- the only one that's really happened!
- ? more diverse business climate in townsquare - day and night interests - street closures a problem
- Need activities to bring adults 50+to downtown
  - Think about teens also

## Proposed Recommendations (continued)

- What “housing options”? Your past sessions showed the Baptist Church replaced by townhouses. Is this what you mean?
- Nieman apartments are not to scale with neighborhood
- (A central green space for active and passive gathering must be integrated into future development plans) Yes!

### Transportation Framework

- As stated in previous section no changes to I-435 interchange at SMPkwy
- I would like to see these small street gaps connected. If a roadway connection is challenging, a trail connection for bike/ped connectivity should be considered at a minimum.
- Can something be done on Monticello at the high school/middle school/elementary school? Traffic is a NIGHTMARE for anyone trying to either go to school or just get through there to go to work when school starts or lets out. More entrances to the high school maybe? Widen Monticello?
- Enforce current municipal code re: on street parking on narrow streets
- Traffic around 9:30 or so in summers coming east from softball complex on Johnson Dr. makes exit from Southbound I-435 very dangerous because of hills. Light or blinking light would be so cool.
- Very dangerous at 435 and Johnson Drive
- Don't change the interchange. No need to “fix” something that's not broken.
  - EXACTLY
- No complete street for Midland? Minor “mid-block” streets start more bike friendly (i.e. 71st not 75th)
  - Bike lane needed here
- Suggest extending the bike trail to go thru areas south of Midland. Thru some of the golf course green space? (Especially dangerous for bicyclists on Midland when new housing development begins)
- Midland is very dangerous. Needs sidewalk as currently nowhere to walk and bike lane is very much needed.
  - Agree!
- No Shawnee \$\$ for interchange or bike lanes over 435
- Any interchange that works today may not work as well tomorrow. And design of the past can be improved.
- The streets on this map that don't currently exist- how will their creation be communicated to residents?
- Make our community more walkable! More bike-able! Climate change demands it!

### Potential Interchange Narrowing

- Is the KDOT K-7 Corridor Plan still relevant? Does this align with or contradict any of the recommendations from that plan?

- Consider listing some other options that would be explored in a later feasibility study too? Single-point urban interchange (like I-35 & 87th Street in Lenexa), diverging diamond, or displaced left interchange depending on turning volumes?
- This weave space between I-435 and Renner will be very critical to assessing feasibility of these options.
- Space does not really seem to be an issue in Shawnee. We have undeveloped space and unlike some other cities we have good flowing traffic and well planned interchanges. Don't cut on roads to gain space.
- Please also consider that many of us who live here very much enjoy the view of undeveloped land in this area. Also, unsure how this would not cause congestion on SMP where it is currently nice and free flowing most of the time.
- Don't mess with these interchanges and make them less efficient
- This is a solution without a problem. Don't use Shawnee \$\$ for any changes to interchange. The idea of “getting back” land and greenspace by doing this fails- you would need roads and parking lots to access and use the space- more \$\$ and then you're paving over the “new” green space. Who would come to recreation next to the highway?
- This looks good. Increased opportunities for bicycles and pedestrians are needed.

## Proposed Recommendations (continued)

### Potential Interchange Narrowing (continued)

- Agree with increased consideration of bicycles and peds at K7 interchange!
- Yes - good
- At the intersection of 95th St and I-35 there are at least a dozen signs saying “do not enter” - “wrong way” - “do not turn.” If you need this many signs to go thru an intersection- maybe it is too confusing. Please do not do this to SMP an I-435
- How will traffic into/out of these areas be realistically handled? Good idea, but filling the current area with “development” would be a mistake. We enjoy viewing underdeveloped areas!
- Very intrigued by this

### Green Streets Framework

- Midland needs a bike path badly
- Yes! More width along Midland, and if possible, larger parking at trailhead by K of C
- I love the natural look and the idea of Midland being a green street. I'd HIGHLY recommend that you put a bike path here too. We already have so many bikes there. As it becomes more beautiful it will become more attractive to bikers.
- Your plans have been well thought out and have given residents the opportunity for input. I do hope that Midland Drive west of I-435 will have sidewalks and bike lanes for safety. Thanks for your consideration.

- You're showing streets that do not exist yet - Clare currently does not go south of 71st St, and 75th St does not go west of Gleason. Residents here DO NOT WANT those streets to go through - the only people that would benefit are the developers who are building south of that area. It would completely destroy two large, old hedgerows, the only wildlife corridor areas left for miles, and would ensure the deaths of many animals being hit on roads that should not be and do not need to be there. I live about half a mile from these areas, but putting these streets in would destroy the quiet of the area, would put streetlights in so there would never be natural dark again, and would force out much of our resident wildlife that roams this area. Please DO NOT add streets in this area where they do not already exist! The negative impact of new roads far outweighs the benefits of them being “green” streets.

### Complete and Green Streets

- Adding sidewalks yes!
- Much needed! Make it multi-modal for all forms of transportation
- Concurrent makes a lot of sense financially, and means things are torn up once and done
- The green streets you're showing are areas where people who live there do NOT want to “encourage development.” Leave green/ag/undeveloped areas alone

- NO NO addition of streetlights! The neighborhood across from me has ruined the natural dark/stargazing/wildlife is negatively affected
- Any streetlights added in any part of Shawnee need to be full cutoff, Dark Sky Association compliant lights that do not glare out into the night sky, ruining the view, adding light pollution and trespass, and wasting massive amounts of energy. The city needs to change the requirement that the current style of lights be used - they are a super wasteful design and have a major negative impact on natural darkness in neighboring areas. Please review: <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/>

### Shawnee Mission Parkway Framework

- Will be dangerous for pedestrians/cyclists. This stretch of roadway handles high anxiety drivers w/ all stoplights
- Love that there are protected bike lanes!
- Agree with concept that adds bicycle and pedestrian access along SM Pkwy- west of Pflumm included!
- Great idea! Make a true parkway with landscaping and the bike and ped walks
- Great idea!
- I like the idea of pavements so people can walk and bike
- Love how much green/treeline is maintained, while increasing car lanes and supporting bike/peds

## Proposed Recommendations (continued)

- Ridiculous in a feasibility standpoint
  - Yes
  - Precisely. No one walks this no man's land between Merriam and Shawnee
- 100% disagree -- the cost/benefit is way out of proportion
- I love the vision for SMPkwy. It is my least favorite road. From I-35 west to Pflumm, it is the worst drive to and from work. Drab and dreary and ugly and too packed. Anything to make it look less dingy and 1980's would be a huge benefit to attracting people to the city.
  - Agree
- Would there be a reduction of stoplights? The lights on SMP make me avoid it usually.
- How does this work with the frontage roads along Shawnee Mission Parkway? Not only space for the improvements but also interaction at the intersections? Landscaping and streetscape treatments will also be key to making this a comfortable multimodal experience along the long stretches of roadway. Let's make this feel more like a parkway!
  - Agree
- Intriguing idea and makes SM Parkway more inviting and helps improve the welcome too Shawnee without creating big traffic headaches.
  - \*welcome to Shawnee
- I am a huge biking and trails proponent but I am not sure a bike path and sidewalk are necessary and seems to create an unnecessarily wide footprint.
- My comment regards the SMP Reimagined cut-away. We could accomplish so much more that would positively impact so many more residents -- not to mention that tearing up SMP would be a huge inconvenience to everyone.
- While an intersection (or interchange like Mauer and Lackman) would open up opportunity at Renner, operation of the very adjacent I-435 interchange needs to be a careful consideration.
- This is a long-term stretch - but has the city ever discussed extending Shawnee Mission Parkway across the Kansas River towards Linwood? If partners like KDOT were involved, would the benefits justify the cost?
  - Agree
- I would strongly discourage this idea - it would have massive negative impacts to wildlife and the people that live in this area.
- Like this
- Great concept! I would use the bike and pedestrian lanes!
- "Potential New Cycle Track" - LOVE THIS
- In general, I'm against a change to this interchange because (1) the cost, and (2) if it ain't broke, don't fix it. The number of bikers or pedestrians that want to cross 435 on SMP is infinitesimally small and the cost would be astronomically large. Now, these redevelopment designs are very interesting, but we need to ask -- how many more highway-view apartments can this region support? Lenexa, OP, and Olathe have a plethora of new apartments. And -- would this be city money spent to create land for developers to come in and build and take the profits?
- Intriguing idea here to challenge the way things have always been built. It seems worthy of further study and discussion.
- This pushes the status quo and I like it - thank you for including this vision to consider.
  - Agree
- There are already enough apartments and rental properties in Shawnee, but if there is still a need for more, they should not be in close proximity to single family homes.
- If this idea goes forward, I encourage you to implement the conservation subdivision method of planning on it even though it includes multiple types of development.
- Great idea! This should be the gateway for Shawnee, and providing commercial and residential spaces
- What a huge improvement! (either)
- Like this concept w/ exception of changes to interchange. Don't need another series of stoplights.
- Need clean-up of I-435 - too much trash on sides of interstate and overgrown weeds - an embarrassment to our city.
- Great way to open up a prime development area - mixed use

## Proposed Recommendations (continued)

### Shawnee Mission Parkway Framework (continued)

- This should be a major economic development focus of the city
  - Yes!!
- Love this concept! It should be the main focus
- Yes! We need to make Shawnee more walkable and bikeable
  - Agreed
- Looks good
- No more apartments
- This looks interesting - is there a market for more apartments along 435, so close to Lenexa?

### Parks and Recreation Framework

- Why are u ready to implement the I-435 interchange at SMPway almost immediately and Ken Boone says that will “ring the cash register” but on the other and why are the development of the large parks in NW Shawnee decades into the future.
- Being bike-friendly is good, but it needs to be kept in perspective, of how many people actually use it vs. the cost. I am 100% against the proposals shown in cross-section of creating bike and walking lanes along SMP near I-35 and 435. No one is going to use them for transportation, and it's a ridiculous amount of money to make recreational riding easier for the few people who actually ride great distances. No one is going to “commute” to Shawnee from Merriam via these lanes or commute from eastern to western Shawnee (or vice versa) via bike.

- Great points AnnLouise. KCK spent a fortune on adding bike lanes along Merriam Lane connecting to KCMO. Since completion, I have seen very little usage by the cyclist community either for recreation or commuting. Ditto for walking paths. Western Shawnee has a multitude of paved trails that are certainly more attractive than trekking along a stretch of SMP where speeds routinely top 60mph.
- Isn't a shared use trail being added to 75th Street between Quivira and Switzer?
- Any consideration for future bike lanes on 67th Street? It is frequently used by bicyclists and seems wide enough to add striped lanes. A transition point would be necessary at the intersections but other cities have not let this be a barrier to an overall improvement. The lanes are also just wide enough that sometimes cars traveling in the same direction try to pass a vehicle waiting to make a left-turn onto a side street. The striped bike lanes may help address this issue.
- I would venture to say that the number of kids walking to school or the bus stop in neighborhoods without sidewalks exceeds the number of recreational cyclists citywide. The safety of our young people should be of utmost priority.
- Would love to see an extension of the shared-use path network that was started on Nieman. Could road diets be explored on other segments of Nieman?
- I would love to see improvements for the neighborhoods in SE Shawnee to have an off-street path option to get to the Blackfish Parkway trail network. This opens up a wealth of opportunities to get to extensive trail network in western Shawnee and near Shawnee Mission Park.
  - There are even sidewalk gaps in this area that make connectivity tricky.
- bicycle paths should NOT be next to 4-lane roads
  - Agree
- Is there justification cost vs use
- How about biking into townsquare and bike parking
- The older neighborhoods in NE Shawnee seem to have been forgotten in this plan. Share the road for bikes is dangerous.
- Bike routes needed along SM Parkway
  - Nope
  - Absolutely
- Share the road dangerous for bikers on Midland west of Renner. Dedicated bike lanes/trail needed to Streamway Trail access.
  - This is very much needed
- Please add (share the road route and shared use trail) along Gleason between 63rd and Prairie Star Parkway

## Proposed Recommendations (continued)

- Riverfront shared use trail and connectors very good
- PLEASE add bike connection for those of us west of K7. We have to drive to get to a trail.
- Can we develop a stronger bond with Arbor Day Foundation? Offer incentives for homeowners to keep older trees and native spaces.
- Clare Rd is heavily used by bikers. It is narrow and may need more traffic enforcement.
- Proud of Shawnee's commitment to cyclists of all levels
- LOVE all of this!
- Where is this?? No landmarks
- LOVE LOVE LOVE
- Love it
- Love the kayak recreation!
- Fantastic!
- Great! Provide enough parking
- So cool! Can this be done by spring 2022? #kayak :)
- LOVE IT!!
- Yes! Camping!
- Excited for this idea!
- Boat, canoe, kayak access to river?
- Yes! Love this
- I would NEVER leave Shawnee if we had something like this!
- I would like to see Pickleball courts put in here.
  - Agree
- Keep interaction with water - both along the river and throughout the park - to be a key and differentiating theme. The riverfront is something that could set Shawnee apart from other Johnson County communities.
  - Agree
- Great idea. What's the timeline and funding plan? We need to leverage the Kaw River in a much more substantive way, and this seems like a solid idea.
  - Agree
- Love everything about this! Tulsa OK has an amazing riverfront park and it's turned the city around!
- Love this idea
  - Agree
- Yes!
- Yes recreation good
- I would like to see Pickleball courts put in here.
- Parks and Recreation Future Development - Valley of Champions
- Wow!
- North arrow to help with orientation?
- Love the bike trail idea.
  - Agree
- Including a gym with windows would be ideal- would love to have a place to workout while kids or spouse are practicing 4-5 nights a week!
- Opportunities for supportive land uses? Restaurants, hotels, etc.?
  - Agree
- This seems unnecessary - these amenities are less than 5 minutes away down 435.
- Current road access is a major limiting factor for greatly increased traffic. Do NOT run increased traffic through neighborhood collector streets.
- Yes!
- Will be glad to see landfill gone. Develop this concept (reminds me of Cedar Rapids, IA's Mt. Trashmore)
- Did you account for settlement and leachate as part of the landfill post-closure care and reuse?
- A solar farm sounds very useful for everyone.
- Like this idea, but I thought the landfill was supposed to close in 2025? How did it get moved out to 2043? If it is going to be open until 2043, that is a huge concern for western Shawnee residents.
- cold weather snow sports is NOT a practical approach...maybe skateboarding etc.
  - Disagree. Little to no winter activity opportunities in the area seems like a hole that needs filled.
- Addressing the landfill area in the future will be important. Love the idea that it includes unique recreation opportunities to lend to the Valley of Champions idea and nearby Shawnee Mission Park.



## What Did We Miss?

### What Did We Miss?

- Requesting a stop light be installed at Monticello and W 60th street intersection near the high school. It's impossible to get out of that street at a decent time during the school season.
- The Zoom Call with Randall Arendt, conservation subdivision expert, went well. The video link is below. The bottom line is, at a minimum the greenways would need to be mapped out in the comprehensive plan. Then, for starters, let's put language in the comp plan and in the ordinances that at least allow for conservation subdivision. Then, maybe we can find a developer willing to implement conservation subdivision and perhaps it will catch on. Therefore, the comprehensive plan process should not be allowed to continue to be rushed through by Olsson consultants. The concept of Conservation Subdivision can apply to all real estate development including residential, commercial and affordable housing. Basically, developing real estate per conservation subdivision is neutral or more beneficial than conventional development to land owners, developers, buyers, sellers, etc. The big benefit is it will help keep the City of Shawnee a beautiful place instead of a sprawling suburb. Below is the link for the video.

The video file will download in a minute or two. For me, reviewing the first 10 -15 minutes was helpful as a recap. [https://drive.google.com/file/d/1RtIfzSvtX5v7iYspgByLtKQ2-bq3qs4P/view?usp=drive\\_web](https://drive.google.com/file/d/1RtIfzSvtX5v7iYspgByLtKQ2-bq3qs4P/view?usp=drive_web) Please let me know if the video download isn't functioning for you. Also, you should know that I have no business relationship with Randall Arendt what-so-ever and I paid him \$250 to make the zoom presentation.

- Agree
- The first reason my family purchased a home in Shawnee in 1992 was because of its location in Kansas City meaning close to downtown KCMO and south Johnson County. The second reason was it truly felt like a small community full of good people, families, and parks. You could tell by the way people took care of their lawns and property that they planned on staying in Shawnee. The third reason was due to low crime rates. Thank you to all the good people of Shawnee, Kansas for creating a wonderful town to live in for a lifetime.
- Agree
- Add entrances/connectivity between park trail system and the Mid America ball fields. Visitors should be able to visit both, the experiences should flow together and not isolated from each other.
- Agree

- I see no map showing just green/park/ag spaces. We are LOSING THEM.
- Cut crime- especially car break-ins.
- Many of the benefits will be in west Shawnee.
- How about a bike park (like Valmont, Colorado) over by existing Donderdag area? 6262 Woodland #bikesarecool
- Please remove Nieman Bowl
- If you're gonna change the farmers market, ask the farmers.
- Please have City Council listen to feedback and not have their own agenda! Current issues need to be addressed before new staff started.
- The side angle parking downtown is dangerous and stops traffic. Please no more mid street crossing like on Nieman.
- Need senior townhouses or senior community
- I am a minority person and Johnson County increased its population by 230% with people of color. I do not see any real data here that says I'm included here in Shawnee.
- Would like to see plans to reinvigorate the older neighborhoods. Great opportunity for families to live in and reenergize. Bring back the old with updates instead of tearing down trees first use existing structures. Reduce, reuse, recycle in order to improve.
- Work on filling the existing vacant building and store fronts in city- i.e. Hwy 7 and Johnson, the whole center by old Price Chopper vacant and trashy.

## What Did We Miss? (continued)

- The Baptist Church and the 57th and Cody farm are not for sale and not up for development discussing.
    - Agree. Don't assume that any land you propose a design for is available for development. Don't plan to fill all greenspace- let's leave what's left!
  - Your age 50-65 group is very important. Don't just focus on bringing in young people - provide attractive options to get the 50+ crowd to stay.
    - Agree
    - Agree
  - We can never be Lenexa, stop breaking the bank by trying to duplicate it.
  - Need good anchor store or restaurant at 7 and Johnson (55)
  - Do you promise to stay out of the developers pockets?
  - No subsidies to any developer
  - Yes, downtown landscaping or sculptures
  - Where is our permanent farmers market space? We have one of the oldest markets and we have never invested in promoting and protecting it.
  - Landscaping goes so far in making a community attractive (think Estes Park, CO downtown) we need it downtown
  - Please include conservation subdivision language in the Comp. Plan Dusty Miller
  - Why is there no map representing elderly, minority, and homeowners with children. We want to encourage diversity... we should be actively acknowledging diversity we do have?
  - Need to infill gaps in incomplete sidewalks such as along Midland between Pflumm and Blackfish
  - It is interesting that there is no info here regarding costs or taxes
  - Less property tax, more sales tax, developers who stand to gain should be willing to invest 100% of their own funds in projects
  - Overall plan comment: consider property tax burdens for elderly and long-time Shawnee residents
- Why Do You Love Living in Shawnee?**
- I love that Shawnee offers high- and low-end home buying options (which are shrinking). Most surrounding cities price single parents out of homeownership.
  - Still green spaces in western Shawnee. Reason we moved there vs. O.P., Lenexa, or Olathe!
  - Love the parks, and focus on outdoor recreation- i.e., bike trails and bike lanes.
  - I really love that if you're a morning person, Shawnee offers a way to buy vegetables on Saturday mornings, but you can also go to a concert at night so there is a variety.
  - Location, location, location! Shawnee is close to freeways and so close to Downtown KC - easy to get to most places.
  - I love the focus on trails and the amount of opportunities people have to express themselves.
  - The wooded areas and less congestion than other cities. Don't ruin it.
  - We need to get this published and in motion-city needs direction now.
  - Location within metro and between major highways.
  - Small town feel
  - Not as "uptight" or "highbrow" as OP
  - I love the small town feel and the many green spaces! It is centrally located!
  - I love the small town feel with big city amenities. Most Shawnee natives will never leave Shawnee. You can get anywhere in metro KC within a half hour
  - Bike trails
  - Hills
  - Downtown
  - Caring neighbors
  - Parks
  - Small community feel with numerous amenities nearby east and west Shawnee. Parks, trails, and libraries.
  - Love the downtown brewery development! It's becoming a destination spot for KC metro.
  - Why is it not clearly marked that density housing should be near 435, SMP, and K7? We're starting to look like a patchwork quilt. Single family homes next to high-rise apartments.

## What Did We Miss? (continued)

### Why Do You Love Living in Shawnee? (continued)

- I really enjoyed being a part of this process. It was done with care and fairness and comprehension. Every meeting or open house I participated in was well attended and represented all walks of life our city includes. As a lifelong Shawnee girl now grandma, I grew up on the east side and now live on the west side. I've seen hundreds of businesses, including my family's, come and go. Because of this, there is little continuity in the up keep of old buildings and modern additions. I love Shawnee and we do need newer amenities. We also need a strong governing body that will enforce zoning and upkeep in some of our run down areas. There is a push to call us "One Shawnee" but frankly, we are not and needs/wants on each end of I-435 differ. I appreciate and have enjoyed the new look and businesses of our downtown Shawnee area. But it is not handy nor accessible to the Western side without a car. The west side would love it's own accessible walking/gathering community with good restaurants and shopping. This can be done while still preserving and appreciating our vast green spaces. I've paid a lot of attention to our neighboring cities. Downtown Overland Park off Santa Fe is a completely different vibe to southern OP.

The same goes for Lenexa and their quaint old strip by the tracks compared to the new City Market area. It's ok to have two or three personalities in one city and still all get along. I do everything I can to support the businesses in our city but many times we just don't provide what's still needed. My goal in this process was to achieve pride in our city by being able to drive up or down SM Pkwy and see a constant stream of vibrant, up kept businesses, communities and safe alternative transportation for those who would like to cross I-435 to enjoy it all. Thank you for this process.

- I love that western Shawnee still somewhat has the rural atmosphere, yet it is close to the businesses along SMP. I hope that you will keep the rural aspect of western Shawnee by leaving the remaining green space alone, not putting streets in just to connect the grid squares, and that you will help maintain the quiet setting here and not push development further this way. Also, I would LOVE it if the city or city/county was able to buy the 72 acres in the NW corner of 71st St and Clare Road and just keep it natural and have a mowed trail only through it that walkers and horseback riders can use, and leave the rest for wildlife. Thank you!
  - Agree
  - Agree

- I love that Shawnee still has some rural feel to it. However, at the current rate of development buildout Shawnee will soon look like Overland Park and Olathe - I believe most current residents don't want to live in a place like Overland Park or Olathe.
  - Agree
  - Agree
  - Agree
- We used to live in Nottingham by the Green in OP. We chose to move to an older part of Shawnee to get a neighborhood instead of a development. We like the mix of ages of people in an organic neighborhood. Would like to see some low-density townhouses in the region that you named \_\_\_? around old downtown, to be marketed to older people who want to stay in Shawnee but don't want to/can't take of a yard.
- The importance of life cycle housing to address everyone at different life stages. From apartments, townhomes, starter homes, move-up houses, to downsizing. Let's allow residents that want to be in Shawnee to stay in Shawnee depending on their needs.
- Western Shawnee is devoid of good restaurants! We need them!
- Shawnee has many near-by retail stores (grocery, restaurants, etc), parks and trails. However, some collector streets are already too busy/congested such as Woodland at SM Parkway.

## What Did We Miss? (continued)

- Agree
- Agree
- Agree
- I love that it's different from Lenexa -- Shawnee will never beat Lenexa at being Lenexa, so we need our own identity/vision, which is what this project is aimed at.
  - Agree
- Equity in improvements between the different geographic areas of the city. Established, older neighborhoods have different needs than newer neighborhoods - but both are important.
  - Agree
  - Agree
- I'd like to see a focus on what makes Shawnee distinct from other communities in the KC region.
  - Agree
- 1. Need more family friendly and bar and grill type of restaurants in western Shawnee, such as Nick & Jakes--it is always packed and if additional restaurants like that were established in Shawnee Crossings, they would do well. I would much rather stay in Shawnee to eat out instead of having to go to the new western part of Lenexa or Overland Park to eat at places such as Red Door, Maggiano's, etc. Also, a Panera restaurant would do well at Shawnee Crossings instead of having to drive to Merriam on SM Pkwy.
  - 2. Rental apartments should not be placed directly next to single family homes. It reduces property value, there is increased traffic issues, crime increases, and our good schools are overcrowded. There are enough rental properties or "townhomes" already at K-7 and Johnson Drive, and also at Johnson Drive and Woodland. You are destroying established single family homes neighborhoods. We need more single family homes to be developed instead of rentals or small townhomes.
  - 3. Shawnee planners should have had the vision years ago to develop the land west of K-7 and west of 435 like Lenexa has done. That area is thriving. I am disappointed in the lack of vision and timing by our elected officials.
  - I hope that this plan is truly used for future guidance by the city planners. Too often, elected officials forget that they work for the taxpayers. Being elected to office does not mean officials are given a mandate to act on their personal views, not those of their constituents. I appreciate the opportunity to comment on the future, and I hope all of the comments are seriously considered.
    - Agree
    - Agree
- Shawnee finally became a quiet town when we finally got rid of many of the drug dealers, pimps and drunks. Now with the changes being made and type of business coming in the current drug dealers in Shawnee are making plans on extending their businesses in these apartments bringing more crime, drug's prostitution and drunks into Old Shawnee. This is according to the talks we hear on the streets. We do not want this. Thanks for repeating history and destroying the peaceful atmosphere of old Shawnee
  - Disagree
- This panel literally says at the top that you are supposed to be telling the comprehensive plan folks what you love about Shawnee. Your post is nothing but negativity about the city. I truly don't understand what the purpose of this type of post is, but for me, Shawnee is a great place to live and we have enjoyed the safety, public amenities, commercial and retail offerings, great trails and parks, fantastic police and fire protection, and easy access to other communities that Shawnee has to offer. This plan only enhances all of those things, and I am proud to have been a part of informing it. Here's to a vibrant future and continued growth in Shawnee and the entire region.
  - Agree

## What Did We Miss? (continued)

### Why Do You Love Living in Shawnee? (continued)

- My last comment is that Shawnee is a nice place to live BUT I think with the addition of too much housing it will go downhill and crime will increase. If we use up all of our greenspace, it will ruin the ecosystem of animals that depend on it and it will not be a pleasant place to live. There needs to be large swaths of area that will not ever be used for housing or businesses that maintain wildlife habitat. Believe it or not, I am a conservative that believes in conserving nature for people to enjoy and animals.
  - Agree
  - Agree
  - Agree
- It is quiet and understated.
  - Agree
  - Agree
- This process of making comments is forcing people into circles and hard to get out of.
- I love Shawnee because of its community feel with lots of homeowners, churches, parks, and recreation. I currently feel safe in my home. Hope the future planning considers safety meaning the lack of crime continues in this City.
  - Agree
  - Agree

# Area Plan Workshops

## Overview

During the Planning Workshop and Public Open House #1, community members were asked where a deep dive should be taken in the City of Shawnee. Based on this input, the area plan workshop locations were selected. While other public events had taken a citywide, high-level look at everything happening, the area plan workshops were charged with taking a closer look. For instance, instead of just examining downtown Shawnee as one, large district, the workshop dedicated to this area took a parcel by parcel, or lot by lot, look at what could happen in the future.

At each workshop, the same purpose and background information was shown, including an explanation of what the comprehensive plan process entails, the public survey, and maps that explained how we arrived at the information shown for each respective area. These maps included the market study recommendations, area plan workshop locations exercise, and the appropriate/not appropriate growth and revitalization areas map. The following comments are organized with general area plan workshop comments for material that was consistently shown at each workshop regardless of location, and then provides comments that are specific to each workshop for unique concepts that related to those areas.

The following pages document all comments received during each of these workshops.



*The text on this page includes verbatim public comments recorded during the Achieve Shawnee process. In an effort to support transparency, no comments have been edited or changed.*

## What is an Area Plan Workshop?

Similar to the citywide planning workshop we just hosted March 15 - 19, these workshops will have a narrower focus. While the citywide planning workshop examined Shawnee from a 10,000-foot perspective, the area plan workshops will take a 2,000-foot perspective. This allows us to dive deeper for areas and corridors deemed extra important by the public.

### Workshop #1 - K-7 Corridor & Riverfront Area

April 20, 2021 from 6:00 - 8:00 p.m.  
Fire Station 73

### Workshop #2 - Shawnee Mission Parkway

April 21, 2021 from 6:00 - 8:00 p.m.  
15810 G Shawnee Mission Parkway

### Workshop #3 - Downtown & Neighborhoods

April 28, 2021 from 6:00 - 8:00 p.m.  
Shawnee Town 1929

### Workshop #4 - I-435 Corridor & Landfill

April 29, 2021 from 6:00 - 8:00 p.m.  
Justice Center



## Area Plan Workshop General Comments

### Market Study Recommended Sites for Potential Development and Redevelopment Map

- Would love to see a Performing Arts Center... with the I-435 Midland area being ideal location with hotels and restaurants. Dance competitions and studio recitals are in high demand and there is very little here in South KC area. Alternative for concerts would be awesome instead of downtown KC at awful venues like The Truman. Liberty has a PAC and it is in use all the time including numerous out of state dance competitions. And it has nothing around it like 435/Midland does. Events like concerts, plays, dance competitions will bring in outside revenue to Shawnee. Now that would be visionary.
- Lenexa has covered the upscale development of offices, and attempting restaurant at 87th and 435. How about Shawnee goes for the Austin, TX vibe?
- Downtown Shawnee has a couple breweries trying to make it. Wouldn't open air dining and music spaces like Austin would be a good draw for area residents.
- Would rather not see industrial development here. Professional office ok.
- Clare Road needs speed bumps and better speed monitoring!!! No big trucks (x2)
- Clare Rd between 71st St and Johnson Dr needs a real road
- Clare Road needs better speed monitoring! No police presence for speeders.
- Yes. Appropriate areas for multi-family housing development.
- Do NOT make us Overland Park
- I really like downtown OP and Lenexa's City Center. They should be models.
- This area has some wonderful homes / yards / trees- Please leave them alone
- Make the downtown area more walker / user friendly- parking wide sidewalks (the new ones on East are great) ADD trees- new landscaping is great - buildings could use some continuity - much more inviting and charming stuff! Not sure what others would like.
- DT Shawnee needs to be family friendly. Walking trails, parking, park like atmosphere. (x2)
- Not opposed to development at Wonderscope. Just needs the right development. Not 180 apts. Maybe mixed use, similar to development on Nieman by the flower shop. (x1)
- Get the developer to let go of Wonderscope, there is lots of others interested in this land. (x1)
- This area needs further definition. Obviously Wonderscope needs addressing as well as the development lot on Barton
- The area around old Wonderscope and nearby needs to be developed. This is an eyesore.
- They tried except all the "NIMBYS"
- So how bout making DT Shawnee a walkable area. Sidewalks and bike trails - along SMP - and Nieman and 75th (x1)
- Apartments are not the only thing we can build!
- Keep the "smallness" of downtown
- City of Shawnee ORD. Parks close at 10:00 PM. People and cars must be gone. They are NOT city open parking areas.
- Wonderscope could be erased and developed as "covered" outdoor activity space and Shawnee Town 1929 could be used (x2)
- Keep the trees and openness and grow spaces - don't crowd the houses, make it walkable (x3)
- Commercial use. Too many bars already. Only used in evening because of bars. Day time use. Lots of vagrants. Large # of drunks. Need family activities.
- Yes on event space. It mixes in with OST, theatre, pool, parades, and all city events
- Yes have multiple space/lots to utilize for event space - city hall pkg lot, splash cove, and old Shawnee. Dollars may be better spent on other downtown attractions and these spaces need to be better utilized
- Recreate the wonderful wonderscope general area somewhere in downtown (x2)
- What does infill mean?
- A downtown community garden and environmental education area would be great. (x1)
- Nieman is currently a hodge podge of small offices in old bldgs. - need some creativity
- Respect single family residential in the Shawnee Heights area where Wonderscope is (x1)
- Can we ever get a sit down restaurant. Ex. Chain like Red Robin or Olive Garden.

## Area Plan Workshop General Comments (continued)

### Area Plan Workshop Map

- I'm for mixed use in certain areas such as the old pots/pan factory and the eyesore across from the new bakery.
- I feel mixed use developments can keep the neighborhood feel and allow for the growth of local business at the same time
- There are already enough apartments in Shawnee. No More!
- Keep the same family homes in this area - we really care about our neighborhood and don't want big tall rental stuff and people who are not staying in area (x2)
- There should be some protection from the city to not put big buildings within 500 ft. of homes. Pay attention to surveys including the past 2 the citizens have said they don't want more apts.
- Mixed use retail/housing to help spark business growth downtown
- More mixed use to encourage business in downtown
- Keep spacing in mind. I did not move to Downtown Shawnee area to be crammed in w/ a bunch of apts.
- Growth and traffic increases west of K7. Would like a bridge over K7 at 71st ST
- Bridges need to include Bike/Ped access
- Manage bugs for river trails

### Growth is Appropriate/Not Appropriate Map

- Keep housing "Not visible" from inside Shawnee Lake Park. Like tree live branches.
- Need traffic access form north along I-435
- This is currently an undeveloped farm. Likely not a redevelopment area. Please reconfirm.
- Like this.

### Growth, Revitalization, and Redevelopment Area Map

- River bicycle/hiking trail
- Attract 5 story office buildings, residential with first floor service at K7 and SMP like Lenexa Center. North-south roads on each side of K7 for heavier traffic
- There are opportunities here for small mixed use and garden style apts
- Keep big box stores and restaurants on SMP and out west. Make downtown local restaurants and boutiques. No apts (x1)
- Consider parking
- With pool and recreation nearby, multi family mixed use should be explored. These may be our future single family home owners
- Leave alone 51st-55th Nieman to Switzer. Included in revitalization; is all neighborhood
- Don't mess with our wonderful single family homes in a very old section of Shawnee with trees and grass and big yards (x2)
- In order to have locally owned shops/ restaurants you will need more people

- We live in a suburban area - put good option in and people will drive to them!
- Need enough traffic access for downtown events and parking

## Area Plan Workshop #1 - K-7 Corridor and Riverfront Area

### Kaw Lake Park - Do you agree with what is shown? Is something missing? Tell us your thoughts!

- Yes!
- Yes
- Yes
- Add pickleball courts and mountain biking trails
- Map of plan development is right on- if city council and neighbors will support the development
- Yes, agree with dog park as part of development
- Bike trails and hiking trails or look out space near river park
- Great idea! Add a dog park
- Looks great
- Love the idea of camping sites, need youth group camp opportunities
- No campsites
- No sports complexes near river area
- Sure, dog park?
- Need connecting link between east and west riverfront parks
- Yes!
- Yes, please!
- Great concept!

### Additional concepts for parks, trails, bicycle paths, and open space are a next step in the connectivity of the K7 corridor and riverfront area. What additional parks / open space / trails / recreation amenities should be accommodated for in the corridor? Where? Why?

- Amphitheater (x2)
- Leave the trees alone
- Sick and tired of paying for TIFs

- Pickleball courts (outside)
- Mountain bike trails
- Rec trails N to S along K-7, W to E along SMP
- Parks don't receive tax abatement
- STOP the tax abatements. It's ridiculous that our residents pay for the developers to profit. Insane!

### What uses in the corridor should be modified based on what is shown?

- Many of the commercial developments (at K7 - Johnson especially) have been poorly planned for traffic flow, parking, etc. The Woodsonia West area is a disaster and needs to be addressed before any future development. Employees parking along (55 Terr?) and semis delivering make 2-way traffic challenging. Buildings that sit sideways so you have to drive around the "U" to get in (Shape Fitness).

### Does the overall mix of uses in the corridor seem appropriate?

- Make mixed use in K-7 better than Menard's
- Don't like mixed use or apartments on K7, too easy to develop land, think harder this way
- Yes
- All of this is fine, except: please enforce dog poop issues
- Need more commercial pads w/ industrial for food options
- Need more residential units of all types- apts included to support retail and restaurants that everyone seems to want

### Is there redevelopment of existing properties that should be undertaken?

- Bike path across 435 to bind one side to another safely
- Price Chopper empty storefront on K7 is an eyesore!
- Create indoor pool rec area for DeSoto schools

### What are the critical community issues that need to be addressed regarding future: land use, development, infrastructure; in the K7 corridor?

- Traffic access to K-7
- K7-83rd interchange
- Traffic flow in commercial areas
- Commitment by City Council

### K-7 Corridor Future Land Use Concept

- Trader Joes!
- Need food options on south K7, south of 71st
- Need density along K7 to support more rental to get redevelopment at Johnson Drive and K7
- Preserve enough riverfront for a trail the whole distance

## Area Plan Workshop #2 - Shawnee Mission Parkway

At the Planning Workshop and Public Open House #1, we asked you where in Shawnee it is difficult to walk, ride your bike, or use public transit (i.e., not use a car). The yellow dots you see underneath the trace paper represents exactly where you told us this is the case.

- Need sidewalks in residential areas!
- I'll vote for that too! Especially along frontage road on N side along SMP - can't walk from chicken place to ice cream on sidewalk
- Quivera is NOT bike / ped friendly

### Transportation Framework

- To accommodate expansion: Midland needs to be expanded to 4 lanes and bike lanes between 435 and SM Pkwy!!!
- Buses really are not a mode of transportation for Shawnee
- Make the school buses drive the BIG streets not come roaring down our narrow no sidewalk street (the ones for kids are fine) it's the 3-4 more that don't have kids from our neighborhood
- Need sidewalks in residential areas
- Bikes on streets
- Heavier traffic with construction and new apartments

### Transportation Framework Street Sections: 300' ROW

- Seems like a lot of open potential in all this space

### Transportation Framework Street Sections: 140' ROW

- Bike "paths" should be based on realistic use-start small and see how it goes
- Peds and bikes having their own place is great. Please ensure continuity at intersections to prevent dangerous interactions
- Love open air options! Tunnels offer opportunities for bad things to happen
- Please keep bikes of SMP
- Great concept! Need to change SMP to more of a balanced type feel better than a state highway
- Great idea
- Love it!
- Yes

### Shawnee Valley of Champions Concept (from previous consultant)

- Love this imagery
- Center for rec - wonderful
- Much needed! This area is one place that people visit from all over the metro and neighboring cities. We need to offer all of these amenities.

### I-435 and Shawnee Mission Parkway Concept – Option A

- Like A better
- More affordable housing
- Love the mixed housing, a central green, and convenient loc to shopping
- More options for affordable / nice housing for retired age. Option A could provide this better than Option B

### I-435 and Shawnee Mission Parkway Concept – Option B

- Yes! Option B

### 10 Quivira Plaza Site Idea – Entertainment District

- Don't change this and don't take away parking - add trees
- Great idea!
- Yes bike and ped areas
- Keep bikes near parks, off arterial streets

### SM Ford Sites – Option A

- Yes, scenery pleasing to eyes
- Yes- great ideas, either better than existing

### SM Ford Sites – Option B

- Whichever option puts humans not cars centered
- A and B are both improvements - remember - walk - bike how do you get there?
- Option B preserves green space and play areas for multigenerational living
- This option is much better, preserving some green space
- I like the common areas

### Shawnee Mission Parkway Future Land Use Concept

- Midland must not become an arterial road, need less traffic, less speed
- (NW corner of SMP and 435) No mixed use, residential only, no apartments!
- (NW corner of SMP and 435) mixed use is great for this area (including multi-family), should be similar in design



The text on this page includes verbatim public comments recorded during the Achieve Shawnee process. In an effort to support transparency, no comments have been edited or changed.

## Area Plan Workshop #2 - Shawnee Mission Parkway (continued)

### I-435 & SMP Concept A



### Future Land Use Concepts



### I-435 & SMP Concept B



### 10 Quivira Plaza Site Concept



**Area Plan Workshop #2 - Shawnee Mission Parkway (continued)**

These images show examples of what mixed use along Shawnee Mission Parkway could look like. What do you think?

Townhomes (2-Story)

- Yes - two story townhomes- rowhouse look
- Yes
- Yes

Townhomes (Three-Story)

- Yes
- Ugly

Mix of Uses (Office, Retail, Residential)

- Yes!
- Not near downtown- too big

Apartments (4-5 Story, Park-facing)

- Stick with two story. People still love a skyline and sunset. Taller buildings look trashy after so many years.
- 65% of residents are 11+ years in Shawnee. (Old farts!) Need options to attract young (future residents)
- Way too ugly and tall
- Too common area now (x1)
- No big apartment buildings, if you have to have parts keep to 2-3 stories max. Other cities aren't filling apts now.

Walkable Retail (2-3 Story)

- Yes
- Yes - good one

Outdoor Gathering / Entertainment Space

- Yes! East of 435
- This please!
- Out west further ok- don't put in downtown area

Outdoor Gathering / Entertainment Lawn

- This would be ok at 75 / Quivera where they are building new stuff and houses, lots of room
- Yes
- We need this on both sides of 435!
- Yes, need outdoor "gathering" spaces

Outdoor Gathering Space (Passive)

- Amphitheatre instead of this. I don't like this.
- Boring
- Pointless

Varied Housing Types and Scales (2-4 Stories)

- More of this
- Nice

Neighborhood-Scale Retail

- "neighborhood scale" - yes!
- Yes! Like this!
- Yes! Just don't take down living areas to do this
- Yes

Varied Scale (2-4 Stories)

- 4 stories are too high for downtown, out west? Maybe?

What uses in the corridor should be modified based on what is shown?

- Always add safety walks / cyclists - we need to be outside
- Flowered bus stops
- Lighting!
- Put safe sidewalks and benches and trash cans where there are businesses
- Ability to walk / bike safely - decide if you want to have it be a drive-thru
- Offer reasons to "stop" by maintaining or upgrading "the look"

Does the overall mix of uses in the corridor seem appropriate?

- Yes, if not by single family neighborhoods. Brings too much traffic and noise
- Need to create unique and yet "connected" destinations - pockets / identities
- Luxury condos on top of plazas
- Yes!
- Yes
- Yes! But need true mixed use development districts, not just different uses next to each other
- Ok concepts. Important to not impair traffic, but for everything that helps peds and cyclists
- Like to see as much green space as possible and trees

Are there entertainment destinations / lifestyle uses that you believe would not just survive- but thrive along Shawnee Mission Parkway? What are those?

- Theatres
- Movie theaters!
- Upscale restaurants
- Theatre amphitheater
- Upscale and healthy fast food (tropical café)
- Bowling alley
- Go carts
- Miniature golf
- Upscale restaurants



## Area Plan Workshop #2 - Shawnee Mission Parkway (continued)

### What would make Shawnee Mission Parkway a regional destination that's unique to Shawnee?

- Entertainment venues / Chicken and Pickle concept
- Open areas for food options
- Food truck center / food hall (x1)
- Local unique businesses and restaurants, everyone else has the same ol same ol
- Enhance history

### Shawnee Mission Parkway is the retail engine of the city. With that in mind, what is missing from this corridor that prompts people to leave and spend their dollars elsewhere?

- Unique destinations, no aesthetically pleasing centers or many "local" places
- Too hard to get in and out of
- Frontage Road lights not sequenced, not long enough to turn onto SMP from Frontage
- Summer street fairs and open food market
- Music and lowkey entertainment with upscale food options (x1)
- Unique, not "charm" (x1)
- Restaurants that aren't fast food, bars that aren't sports bars
- Charm
- No good clothing stores
- Could use more sit down restaurants that are good closer to Nieman, Quivira, and Pflumm
- Quieter bars
- Unique shops and mixed \$\$ retail
- Restaurants!

### What users do you want Shawnee Mission Parkway to serve?

- Retail (x3)
- Community uses
- Neighborhood centers
- Community!
- Not high speed travel via large trucks
- SMP should remain no less than 45 mph, but should easily route to more friendly options
- Options for luxury living without the massive sqft homes
- Lock n' leave living for retiree
- No higher speed and freight trucks
- I am all for beautifying SMP but I do not think we should spend too much money to completely redo the big intersections on SMP and add more stop lights. This would add to congestion and traffic. Spend the money instead to beautify various roads or provide incentive for new businesses. Maybe put more funds to 75h or Johnson, 75th and Johnson Drive seem to be a better fit for this.

### What additional parks / open space / trails / recreation amenities should be accommodated for in the corridor?

- Trails through city that attach to other trails, not on roads if possible
- Trails connect to Turkey Creek / surrounding communities
- Connect to surrounding cities to attract outside visitors

## Area Plan Workshop #3 - Downtown & Surrounding Neighborhoods

### Downtown Future Land Use Concept - Option A

- I have read this plan. Maybe you should post this for others to read. This statement is Not true!
- We need this because city hall can't be trusted to protect the homeowners
- Vote or run for office!

### Downtown Future Land Use Concept - Option B

- If multifamily housing is placed next to SF residences, it needs to be maximum 2 story, low-density, with green space and plenty of parking
- If everything is "mixed use" then any thing goes and there will be no protection for homes adjacent to the mixed use development
- As long as mixed use has different levels of zoning approved aka residential 1, 2, 3, etc.
- Mixed use = more people = more apartments. Like idea of stacked office, retail, and residential
- Yes option B but with no city incentives involved
- Height restrictions for new development of any kind - residential/mixed/office, etc.
- I like Plan B. Providing more flexibility.
- Option B offers more growth opportunity to downtown businesses
- Mixed use needs to be "relative" for area
- No mixed use at wonderscope or FBC!
- Personally, what I like and am used to is Option A. But, I think the future is Option B. This is what the 20-somethings like and gravitate to!

- Each mixed use proposal should be evaluated and approved separately, not just a cookie cutter/auto approved. (x3)
- Work with what you have and stop creating something totally new.
- Mixed Use. How bout use what is there and repurposing and not tearing up everything.
- Mixed use = more \$ in out community as long as it is appealing
- I still think the wonderscope land be purchased for Shawnee downtown parking!! As this is like #1 thing we need in downtown!
- And "No" to the proposed development! Etc.
- Beware of mixed use! Could turn into a lot of apartments

**This concept builds upon the existing Shawnee Town 1929, preserving key features while adding new ones to make the space more interactive and a year-long destination.**

- 2 story townhomes for scale throughout the area (x1)
- Ensure enough parking year-round (x1)
- Doc Sullivan practice was 5817 Nieman. Wrap it into Old Town.
- Where are the bike/ped paths?
- Townhomes that are owner occupied are better than rentals
- Generally, a great concept. Need max 2-story townhomes and green space next to SF homes
- Expand farmers market here
- Look into purchasing old house across street from Shawnee Town 1929. Dr. Sullivan's House!
- Yes enhance creek area and have a walking trail

- Recommendations to improve walkability and downtown along Johnson Drive? How much lot is needed? Add on street parking
- This (Shawnee Town 1929) looks like a good place to develop - so close to downtown, lots of open areas that could be low height apts or houses
- Need a better farmers market with a permanent pavilion
- Scrap multi family along Jo. Dr. It creates a bad 1st impression on city. Choice, attractive, useful building landscape needed.
- Yes yes yes, we have many thousands of people that come to Shawnee ball tournaments so make this area a destination place, as no where in KC has something like this but no apts right in the middle and ruin the area
- Like this idea. This space is totally underused. Also use splash cove pkg lot in off season - encourage ford truck, craft events

**This concept illustrates neighborhood revitalization that isn't just about the actual housing structure. Street trees, consistent sidewalks, curbs, and gutters are one way to revitalize neighborhoods in a more scalable way near downtown.**

- Yes! 100% downtown streets need curbs, gutters, and sidewalks
- Trail springs needs sidewalks (x1)
- More focus on upgrading streets and sidewalks in downtown area
- Yes on this, why do so many frivolous things when parts of Shawnee don't even have curbs

### Area Plan Workshop #3 - Downtown & Surrounding Neighborhoods (continued)

- Sidewalks and curbs in all downtown. Cross walks for growing downtown uses.
- Love, love, love the wider sidewalks down Nieman!
- Consistent sidewalks, gutters, and signage in downtown would look great

This concept keeps the City Hall building where is currently is, but moves parking to the rear of the building to make way for a community green space along Johnson Drive. New commercial or multi-family are featured north of City Hall.

- The concept of moving parking is nice BUT downtown businesses need that parking close to their businesses on Johnson Drive
- Yes. Bring people downtown. Support “our” Shawnee and our business
- Parking is a nightmare currently for retail. Will this help?
- Yes agree. If enough parking available for city meetings
- Like greenspace and screening/moving of parking
- Get rid of the pots/pan factory
- Parking needs to be visible from Johnson Drive. Needed for business

Do you agree with the current placement of city hall in the heart of downtown Shawnee? Why or why not?

- Yes, the “heart” of the city needs to be in the downtown
- Great looking building keep it. Do not move parking. Total lack of parking in area per business owners. See past comp plans.

B164 • Yes, historical center is important

- Yes = keeps people coming to the area and is great appearance
- Yes - should remain center of the town
- City Hall should stay. Without City Hall, I don't think the city would be as careful about revitalizing downtown
- Yes - agree it should be here
- City hall needs to stay. It is an anchor. Keep parking lot where it is. The sidewalk and fountain can be beautiful and color added to make more attractive
- Yes keep City Hall downtown
- Like city hall where it is, but like the idea of moving parking to other side
- No, not the highest and best use of a prime downtown property. Let's put something special here instead.
- Is city hall the highest and best use of a prime real estate corner? Could a new city hall be built near Splash Cove/1929?
- Keep town hall in downtown!
- Like city hall where it is. Some parking in back would be better but leave some for weekend businesses
- It it taking prime development land
- Agnostic @ whether to move city hall, but like moving parking and adding green space
- Not eliminate the parking lot at city hall
- Relocate and open up for development
- Keep city hall where it is. All city social takes place in this area. Save development for out west and SMP

Just north of Shawnee Town, this concept shows a single family residential district with a central park. These homes would sit on smaller lots, about 5 units per acre, to appropriate transition to larger lots farther from the downtown core.

- OK - keep it single family and yards and smaller yards are fine. Not quite as close as these
- Like nice duplexes vs small single family lots w/ extra parking
- Architecturally interesting. Great idea - using great architects and builders
- You cannot build on something not for sale
- Solve parking lots for events at Shawnee Town. Visit Center in Independence and see how it works well for crowds much larger than old Shawnee days
- Save some of this land for parking for city
- Cool idea
- Very nice!
- Transition of density is important. Like the pocket park.
- 5 houses on 1 acre NO NO NO
- Good idea for varied construction and land use for single family
- No duplexes
- Like single family here any format shown here works
- Good use of this area, but be sure to leave green spaces!
- No 8-story office buildings
- Cool
- What about townhomes?

### Area Plan Workshop #3 - Downtown & Surrounding Neighborhoods (continued)

The McLain's redevelopment is a beautiful local example of appropriate redevelopment in downtown Shawnee. This concept illustrates a furthering of this redevelopment style along Nieman Road.

- Yes, keep the momentum
- Yes to road diets and bars and restaurants
- Yes McClain's did a good job. Would keep buildings heights to 2 stories
- Yes!!! :)
- Exactly work with what you have. Stop trying to build large buildings.
- Yes, appropriate. We do not want to look like old overland park where new development hugs lot lines and dwarfs the quaint old area
- Maybe something attractive at the Gumm Spring location!
- Too many living residences crammed into such a small area. Again Parking.
- Great goal (x2)
- Love this idea!
- I want a off leash dog park! (x1)
- Yes! Like building the edge w/ buildings not parking
- Yes - look what mcclain's did. Keep old look and redo old building (x1)
- Yes - love mclain's - attractive - people drive to Shawnee to go to McClains
- Yes, need newer businesses/revitalized exteriors to attract new customers
- We like out downtown. Don't put box stores and restaurants in this area. Do local restaurants and boutiques. Old OP attracts tons of people

- Shawnee is community, not just a city
- No more apartments. Townhouses or cottages OK (x1)
- Do something nicer with the corner bank building and old 7 eleven

These images show examples of what mixed use in Downtown Shawnee could look like. What do you think?

#### Overall Comments

- All good. Three stories is a little much (x1)
- < 3 stories

#### Apartment/Mixed Use with Central Green Space

- Green space with mixed use. Great.
- Too tall
- Way too high and crowded (x1)
- Okay if right off SMP or Johnson Drive or Nieman but NOT close to SF homes
- Too tall, keep to 2 stories. Don't make Shawnee look like old OP

#### Neighborhood Scale Retail

- Yes (x4)
- Nice!! (x2)
- Yes - keep the building low, lots of grass
- Love this look!
- This looks good and inviting. Keep building height to 2 stories. Love the sidewalks and green space
- Love this!

#### Neighborhood Commercial Strip

- NO
- Looks junky (x2)
- Doesn't use space well enough

#### Outdoor Gathering/Entertainment Space

- I like this
- If this is old Shawnee OK - not made new
- Looks like a fun place to spend time and money in Shawnee
- Yes Yes Yes
- Love this! Attracts more people and includes open green space
- I like idea of outdoor entertainment but this rendition is a little much (x2)
- Redo Shawnee Town 1929. We don't need more event space. What a waste.

#### Central Green Space

- Is this gathering for residents only or for the public? Seems surrounded. Needs more elements like fountain/garden. Looks too much like Kansas.
- Too high and dense. Grass is good.
- Yes green space = Shawnee community
- No too boxey to our quaint area
- Green spaces and pedestrian/bicycle connectivity are very important
- Yes
- Like the green space!
- Like the green space but feels closed off
- Good green space. Limit height of buildings.

#### Townhomes (3-4 Story)

- No thank you
- Where are the street trees? Three story too tall
- Too tall. Too close to street. No green space.
- lcky - too high and not enough grass & trees (x3)

### Area Plan Workshop #3 - Downtown & Surrounding Neighborhoods (continued)

- Too close to street. Too tall
- Too dense - where is the breathing space? (x2)
- No
- Excellent!
- No. not setbacks. No greenspace. (x3)
- Downtown has no setbacks like traditional town square style

Gateways and monuments can help define the boundaries of a district – like downtown Shawnee. These examples offer ideas on how to welcome people to downtown.

- Why can't Shawnee do something more unique and fun to highlight and bring people in? Allow graffiti on business walls. Put in mosaic benches.
- Sorry I disagree. No Graffiti. Unique murals - yes. Classic looks - OK
- We just spent money to do this on Nieman? How/where would these exist? Johnson?
- Monuments are GREAT for community identify and delineation
- Defining the area can be self limiting
- Use something like old stone posts for signs. Don't like the across the street sign. Get that horse and rider done and installed - that will be good!
- More structure for vehicles to hit like the mid block crossings bus stop and above ground every block
- Yes define Shawnee thru gateway
- The signage feels as one is entering a special area
- I like the defining character of the gateway
- This is just "not cool"

- Not sure I like the lettering, but love the idea of a "gateway" look!
- Create a showcase! Different font.
- Yes
- Large entranceway is a waste of \$. Rather see signs and flags along the route. Leaves room for growth.
- Like LED lights. Can we shift color rendition of LED's at different times of the year?
- These look nice
- Very nice. I think we already have some of this along Johnson Dr and Nieman
- Lets fill Shawnee with beautiful street lights
- Yes
- Awesome!!
- Not effective
- Appropriate protected and sheltered pathways. Monuments are appreciated. Anything to encourage walkability.
- This is a waste of \$ (x2)

What criteria are important to you to evaluate the fit and appropriateness of future uses in downtown?

- Important to provide green gathering space downtown
- Scale and ability to transition to surrounding neighborhoods (x2)
- What topics are studied. I do not see web access, web based out front. I do not see methods to contact.
- Who owns the commercial property? How do I support an unkept property?
- Walkable and safe!

- Stop taking a we don't care about the neighbors and homes, making nice transitions from any businesses to homes
- Walkable, well lit, consistent look so Shawnee becomes its own brand.
- Walkable, well lit, enforce the old downtown feel and structure w/ building orientation and density
- Needs to consider permanent residents w/in 5-miles radius (x1)
- Walkable for residents and visitors
- Needs to be inviting to all. Walkable, shopping, dining, and entertainment
- Walkable, green space
- Walkability, greenspace, revitalize the businesses but do not encroach on the peaceful SF home residences and neighborhoods
- Blending into community - appropriate and attractive to young and old
- Scale. Look interesting, i.e. current shops
- There's nothing wrong with keeping Shawnee a quiet community with some development. If I wanted to live in Lenexa or OP I would move there.
- I agree. Make open space and warm repetitive markers. Rock posts, statues of things on trails that were in Shawnee. Don't be Lenexa or OP.
- Old fashioned lamp posts are cool! Is it aesthetically pleasing? Walkable! Green space or plants.

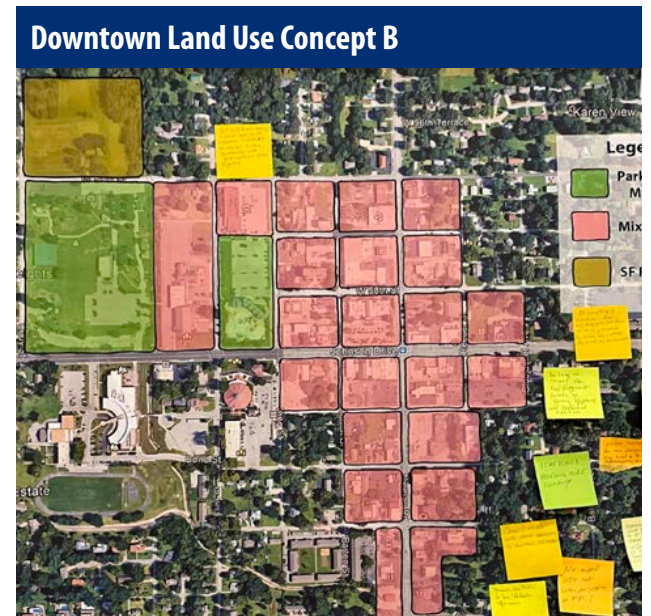
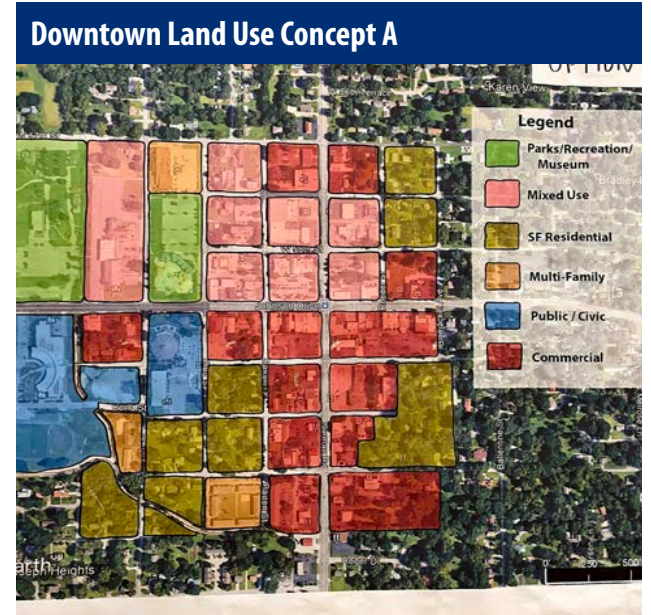


### Area Plan Workshop #3 - Downtown & Surrounding Neighborhoods (continued)

- Walkable. Allow spillage onto the sidewalks - dining on sidewalks, garden pots on sidewalk, open space / but not plain
- Agree. Usable by ALL walkable green space. No high towers. Parking. Shuttles.
- 2-3 seems best with +1 story rooftop decks or penthouse apartments with setback from street. Partial basement would always be appropriate
- 2-3 stories depending on the plot. Leave room for rooftop amenities. 4 story townhomes in a few places might be okay
- 3 stories maximum
- Two stories, for starting; then increasing over time as development continues
- Downtown and within 2 miles of downtown 2 max
- 2 or less within one block of SF homes. 3 max in other locations.

#### What building height, or number of stories, feels comfortable and appropriate to you in downtown Shawnee?

- 2 stories. Don't sell the farm to big developers or give abatements
- 2 stories. Allow rooftop decks
- 3 stories
- 2 stories
- 2 stories
- 2-3 at most
- 2 stories - no more than 3!
- Mixed height - no more than 3
- 2 stories, no more than 3 on anything
- 2 story max
- 2 story max
- No more than 2 stories
- 2
- Depends on location...3-4 stories @ core, 2-3 stories @ edges
- 2
- 2 stories
- 2 stories
- Already have blue jacket lodge - so same (x2)
- 2 maximum
- 3-4
- 2-3 stories, no higher
- 3 stories seems appropriate





Area Plan Workshop #3 - Downtown & Surrounding Neighborhoods (continued)

### Shawnee Town 1929 Concept

This diagram shows a detailed site plan for the Shawnee Town 1929 Concept. The plan includes a central area with a 'New Hall' and 'City Hall' building. Surrounding these are various residential and commercial blocks. Annotations include 'Balanced parking/Entry/structure', 'Staircase', 'New Commercial Multi-Family', 'New Residential Mixed Use', and 'City Hall Superblock'. Numerous sticky notes are attached, providing feedback and suggestions such as 'Love this idea!', 'I want a lot more', and 'No more parking'. A scale bar at the bottom indicates 'Re-Imagined Old Shawnee Town 1929'.

### City Hall Parking Concept

This diagram illustrates the City Hall Parking Concept. It features a central 'City Hall' building with a 'New Commercial Multi-Family' building to its north. The plan shows 'New Residential Mixed Use' and 'New Commercial Mixed Use' areas. Annotations include 'New Commercial Multi-Family', 'New Residential Mixed Use', and 'City Hall Superblock'. Sticky notes provide input, such as 'Love this idea!', 'I want a lot more', and 'No more parking'. A scale bar is located at the bottom.

### McClain's Inspired Concept

This diagram shows McClain's Inspired Concept, featuring a central 'McClain's' building. The plan includes 'New Residential Mixed Use' and 'New Commercial Mixed Use' areas. Annotations include 'New Residential Mixed Use', 'New Commercial Mixed Use', and 'City Hall Superblock'. Sticky notes provide input, such as 'Love this idea!', 'I want a lot more', and 'No more parking'. A scale bar is located at the bottom.

### Neighborhood Revitalization Concept

This diagram illustrates the Neighborhood Revitalization Concept. It shows a street layout with 'Existing or Infill trees', 'Sidewalk No ditch', and 'Street cuts'. Annotations include 'Neighborhood Revitalization', 'Existing or Infill trees', 'Sidewalk No ditch', and 'Street cuts'. Sticky notes provide input, such as 'Love this idea!', 'I want a lot more', and 'No more parking'. A scale bar at the bottom indicates '50-60' R.W.'.

### Downtown Neighborhood Concept

This diagram shows the Downtown Neighborhood Concept, featuring a central 'City Hall' building. The plan includes 'New Residential' and 'Single Family Residential' areas. Annotations include 'New Residential', 'Single Family Residential', and 'City Hall Superblock'. Sticky notes provide input, such as 'Love this idea!', 'I want a lot more', and 'No more parking'. A scale bar is located at the bottom.

### Gateway and Monument Concept

This diagram illustrates the Gateway and Monument Concept. It shows a street layout with a 'Gateway' structure and a 'Monument'. Annotations include 'Gateway Idea - Johnson Drive Blue Jacket', 'Tertiary Gateway - Through the District', and 'City Hall Superblock'. Sticky notes provide input, such as 'Love this idea!', 'I want a lot more', and 'No more parking'. A scale bar is located at the bottom.

## Area Plan Workshop #4 - I-435 and Landfill

### Transportation Framework

- Yes! Safe biking
- Extension of bike path further along Clear Creek
- Yes!
- Improve moving of traffic at Midland Dr and SMP. Suggest roundabouts similar to those at Johnson Dr and K7
- To accommodate expansion: Midland needs to be expanded to 4 lanes and bike lanes between 435 and SM PKWY!!!
- Collaborate with LQ and KCK to make this safe biking infrastructure
- Busses really are not a mode of transportation for Shawnee
- Need sidewalk in residential areas. Bikes on streets. Heavier traffic with connection to new apartments
- Make the school busses drive the Big streets not come roaring down our narrow no sidewalk street.

### Valley of Champions (from previous consultant)

- Retain beauty of Barker Rd but also widen to accommodate traffic from SMP - especially if roundabout at midland is completed
- Yes more pedestrian bridge options
- Let's have more outside dining and entertainment
- Great to upgrade ice civic facility
- Love this! A must have
- Like this!

### I-435 and SMP Redevelopment Concept - Option A

- Can we add a bike/ped only option to traverse this area?
- Make Renner a bike highway - option A or B
- Improve Maurer and Lackman interchange on Sh Msn Pkwy
- Prefer A. Why? Aesthetic appeal of front side to 435 and frontage road for access

### I-435 and SMP Redevelopment Concept - Option B

- This seems easier to build and higher density. A better approach! I like it.
- Would much rather see this option as all the towns around us already cant fill their apts and we want to be different

### Winter Resort 365

- Bike access to/from/thru
- I like the incorporation of native plants, trees, and wildflowers!
- Very creative. Good plan for post landfill closure (2043)
- Like this, creative idea. Have other cities done this to learn from?

### Does the overall mix of uses in the corridor seem appropriate?

- Everything seems to be on the right trajectory. More density needed to boost economic development. Well done!
- Yes, very well
- Appreciate the thought that went into this

### What are the critical community issues that need to be addressed regarding future: Land Use, development, and Infrastructure In the I-435 corridor?

- Higher density, multi family Is a MUST
- Landscaping to beautify any roadway is a plus (x1)
- Aging homes and utilities
- Biking access needs to be safe. Plan for NSEW bike highway
- Make attractive for businesses to invest and giving away tax dollars

### What uses would you modify based on what is shown?

- Restaurants on I435 and Johnson Dr
- Stop noise on 435!
- More restaurants and entertainment. Modernize the "Feel" of Shawnee
- High scale office
- Unique restaurants and peds only walking area to hang out
- Better traffic flow and exits for shopping, entertainment. Mixed use areas.