



GUIDING GROWTH FOR A VIBRANT AND THRIVING
LENEXA
COMPREHENSIVE PLAN

Community Visioning Workshop Summary

April 6, 2022 | 3:00 – 6:00 p.m.

The City of Lenexa hosted a Community Visioning Workshop on April 6, 2022, at the City Hall’s Community Forum. Approximately 25 people participated in the workshop. The purpose of the workshop was to have participants consider the vision and key strategies from the City’s Vision 2040 topic areas and provide more detailed feedback on key land use considerations. The input received from this workshop will inform the Comprehensive Plan’s goals and policies, which will be the blueprint for the City to implement its Vision 2040 Plan. The Community Visioning Workshop was organized in an open house format with five stations where participants could circulate around at their own pace and order. Each station contained a series of boards where participants could provide their feedback on the boards to City staff and the consultant team. The five stations included:

- **Station 1: Vision 2040 Introduction.** This station oriented participants to each of the Vision 2040 topic area’s context, vision, and key strategies. The topic areas are Healthy People, Inviting Places, Vibrant Neighborhoods, Integrated Infrastructure and Transportation, and Thriving Economy. This station was informational, so participants were not asked to provide input.
- **Station 2: Neighborhood Nodes.** This station asked participants to dot-vote on a map of Lenexa where future neighborhood nodes should be located. Neighborhood nodes can be defined as an intersection with a concentration of neighborhood-scaled services and amenities that are accessible to nearby residential areas. This station also asked participants about what important factors the City should consider when fostering new neighborhood nodes.
- **Station 3: Public Gathering Spaces.** This station included a visual preference survey for participants to vote on what types of public gathering space amenities they prefer. Participants also voted on the types of amenities the City should prioritize.
- **Station 4: Missing Middle Housing & Neighborhood Amenities.** At this station, participants voted on the type of missing middle housing they would like to see more of in the City and where the housing formats should be located. Participants also voted on the most important neighborhood amenity that would help foster vibrant neighborhoods.
- **Station 5: Transportation & Mobility.** This station included a map of the City where participants identified key destinations that transportation connections should be prioritized for. Participants also provided feedback on key factors the City should consider when creating complete streets.

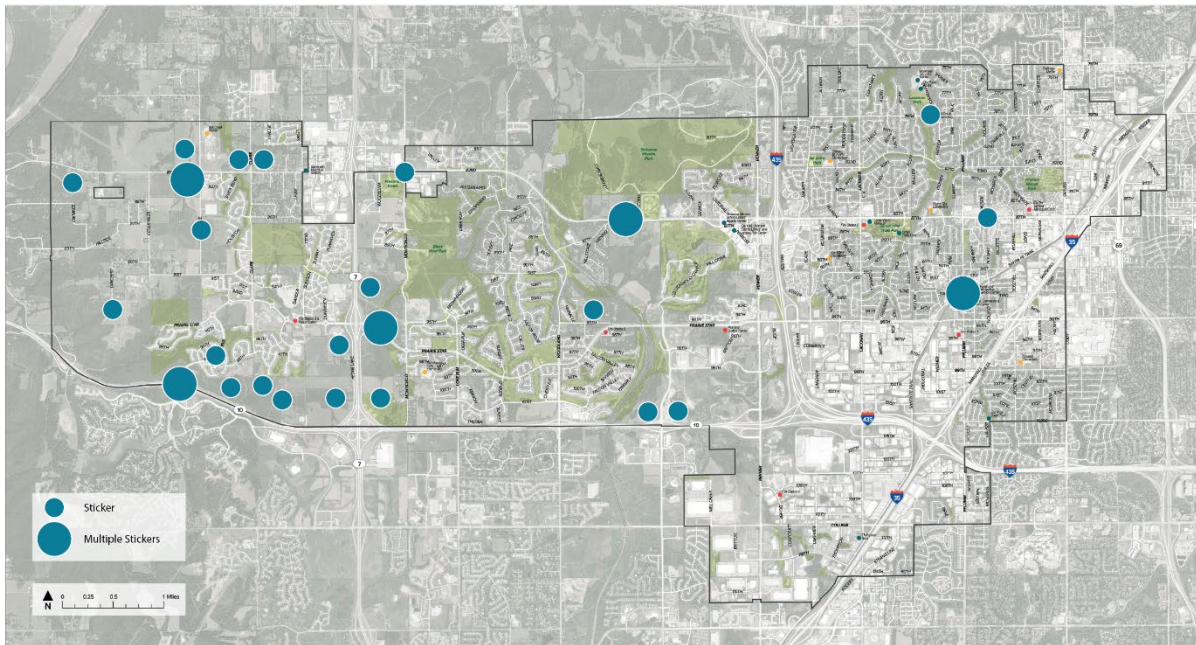
The following sections summarize the feedback received from each station. Since participants were not asked to provide feedback at *Station 1: Vision 2040 Introduction*, it is not included in the summary.

Note: The items identified in this summary are not recommendations or observations of the consultant or City, but rather represent feedback received from those who participated in the workshop.

Station 2: Neighborhood Nodes

At the second station, participants were asked to identify where future neighborhood nodes should be located in the City and to describe what factors the City should consider when planning for such nodes. This station consisted of two boards. In the first board, participants identified opportunities for future neighborhood nodes (refer to the image below to see where participants have voted).

B1



Note: Larger-sized dot represents a general area that has received multiple dot votes.

The following summarize the general locations participants voted on:

- Old Town
- 87th Street and Ridgeview (by Johnson County 3 & 2 Baseball Club)
- K-7 & Prairie Star Parkway Interchange
- Westchester Square mall (87th Street Parkway and Hauser Court)
- Little Mill Creek North/South Park
- K-10 and Ridgeview Road Interchange
- 83rd Street by Mize Road and Clare Road
- K-10 between Canyon Creek Boulevard and K-7
- Oakcrest Drive
- Prairie Star Parkway (by Lenexa Fire Station #5)

The second board asked participants to provide input on what they think are important factors to consider when planning for neighborhood nodes. The following bullet points summarize the input received. If multiple participants wrote down similar considerations, a number in parenthesis is included to indicate the number of participants with similar commentary.

- **Mix of land uses. (4):** Foster additional commercial (mix of retail and restaurants) and residential uses (with a variety of housing types).
- **Visual Appeal (2):** Emphasis on visually appealing architectural design and sufficient landscaping elements.
- **Calm Traffic Speed (2):** Maintain low traffic speeds/noise.
- **Residential Density:** Consider increased residential density within neighborhood nodes.
- **Market Demand:** Locate neighborhood nodes in areas where there would be market demand for commercial and residential land uses.
- **Neighborhood Connection:** Enhance neighborhood connections within and around neighborhood nodes, especially to adjacent neighborhoods.
- **Parks/Open Space:** Provide sufficient parks and open space.
- **Public Art:** Create opportunities for additional public art installations.

Station 3: Public Gathering Space

At the third station, participants were asked to vote on what type of public gathering space amenity they would prefer and what should be prioritized in future developments. This station consisted of two boards. The first board included five types of public gathering space amenities with four options that participants were asked to vote on. The five types included: Moveable Table and Chairs, Fountains/Other Water Features, Murals and Other Public Art Features, Benches and Seat Walls, and Raised Landscaped Planters. The image below shows the number of votes each option received.

B3

LENEXA KS. COMPREHENSIVE PLAN - VISIONING WORKSHOP
PUBLIC GATHERING SPACE
 VISUAL PREFERENCE SURVEY

Place a sticker below the photo example you like best for each Public Gathering Space Element category. Make sure to place only 1 sticker per column.

Movable Tables and Chairs

Movable tables and chairs allow users to rearrange and create unique configurations that are flexible to their desires/needs.



15



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Fountains/Other Water Features

Fountains and other water features provide visually interesting elements that incorporate water in the public realm. They can range from passive fountains to interactive splash pads.



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Murals or Other Public Art Features

Murals or other public art features provide visual interest to walls and spaces. They are often utilized to showcase local artists.



8



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Benches, Seat Walls

Benches and seat walls provide places to sit and relax along a pathway and can be incorporated into raised planters and retaining walls.



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2



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7

Raised Landscape Planters

Raised landscape planters provide designated areas for greenery at an elevated height to provide variety and interest to a landscape.



14



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1



6

The second board asked participants to identify which type of public gathering space amenities should be prioritized in future development. The following bullet points rank the number of votes each type of public gathering space received:

- **Benches, Seat Walls:** 10 votes
- **Raised Landscape Planters:** 6 votes
- **Murals or Other Public Art Features:** 5 votes
- **Movable Tables and Chairs:** 2 votes
- **Fountains/Other Water Features:** 1 vote

Station 4: Missing Middle Housing & Neighborhood Amenities

At the fourth station, participants were asked for feedback on missing middle housing in Lenexa. Missing middle housing may include duplexes, townhomes, triplex, quadplex, and multi-unit homes. Station 4 consisted of three boards. The first board asked participants what style of different missing middle housing formats they like the best. In addition to the example images, general 3-dimensional models were located at the bottom of the board to inform participants how each type of missing middle housing would generally look in terms of site layout and building mass. The image below shows the number of votes each style received from participants:

B6

LENEXA KS, COMPREHENSIVE PLAN - VISIONING WORKSHOP
MISSING MIDDLE HOUSING
 MISSING MIDDLE HOUSING VISUAL PREFERENCE SURVEY

Please place a sticker below the photo example you like best for each Missing Middle Housing Type category. Make sure to place only 1 sticker per column.

Duplex

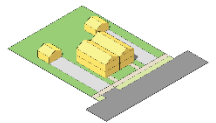
Duplex houses consist of two single-family units that share a common wall. They can be attached to the side or placed vertically. Duplexes are typically a great way to add additional single-family detached housing to neighborhoods.



12



9



Townhome or Rowhome

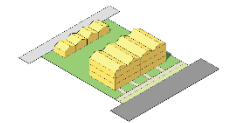
These houses are rowhomes or townhomes. They consist of one or more buildings that share a wall, but are not fully connected to a common wall. They are typically used to create individual units that can be sold or rented to several people.



18



4



Triplex

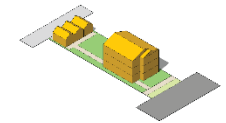
Triplex houses are a row of three units that share a wall. They are typically used to create individual units that can be sold or rented to several people. They are often found in older neighborhoods.



3



13



Quadplex

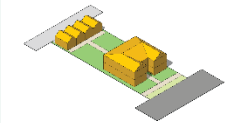
Quadplexes are a row of four units that share a wall. They are typically used to create individual units that can be sold or rented to several people. They are often found in older neighborhoods.



9



9



Multi-Unit Home

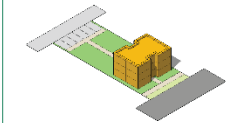
Multi-unit homes are detached houses that consist of two or more units. They are typically used to create individual units that can be sold or rented to several people. They are often found in older neighborhoods.



11



6



The second board asked participants where they believe missing middle housing should be located in Lenexa. A significant portion of the participants indicated that missing middle housing should be located around Old Town and in areas of transition between single-family and non-residential uses.

B7

LENEXA KS, COMPREHENSIVE PLAN - VISIONING WORKSHOP
MISSING MIDDLE HOUSING

WHERE SHOULD 'MISSING MIDDLE' HOUSING TYPES BE LOCATED IN THE COMMUNITY?

Place a sticker on the category describing where you think "Missing Middle" housing should be located. You can vote up to 3 categories. If your preferred location for "Missing Middle" housing is not listed, please write it on a sticky note and place it in the box to the right.

Integrated into existing single-family neighborhoods in a contextually sensitive manner	5	Other: Write your thoughts in a sticky note and place it in this box.
As a part of future development	8	
Along collector and arterial roadways	4	
Areas of transition between single-family and nonresidential uses	14	
Near highway interchanges	0	
Around City Center	8	
Around Old Town	11	

Several participants indicated other locations would be appropriate for missing middle housing and provided their thoughts on sticky notes. These include:

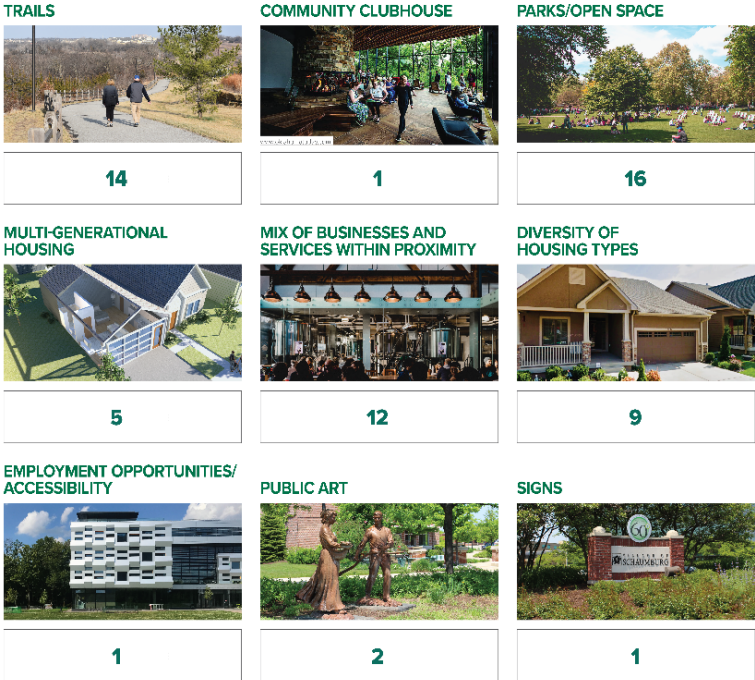
- **Duplexes within Single-Family Neighborhoods:** Some participants wrote that duplexes could be suitable within predominantly single-family residential neighborhoods without altering neighborhood charm, while some voiced concerns about having missing middle housing within these areas.
- **As Part of Infill Development:** Other participants voiced that they would like to see missing middle housing as infill development, primarily near Old Town, parks, trails, and schools.
- **Opportunities for Empty Nesters and Millennials:** Some participants mentioned they would like to see housing developments for empty nesters who are looking to downsize and a sense of community as a part of development, while another also brought up that they felt missing middle housing would be a great opportunity for millennials as well.

The third board asked participants what types of amenities they think are most helpful in creating vibrant neighborhoods. Most participants voted trails and parks/open space, followed by mix of businesses and services within proximity, as the most important amenities. The image below shows the number of votes each option received.

LENEXA KS, COMPREHENSIVE PLAN - VISIONING WORKSHOP
NEIGHBORHOOD AMENITIES

PRIORITIZING NEIGHBORHOOD AMENITIES

Place a sticker under the amenities you think are most important for creating a vibrant neighborhood. Only 1 of your stickers should be used per category. You can place a sticker up to 3 categories. You have the option of not adding any stickers at all if you don't prefer any of the categories.



Other (write your thoughts in a sticky note and place it in this box)

Some participants indicated other types of amenities would be preferred, including:

- **Natural Features:** Participants generally were in favor of adding more parks/open space and trails in their neighborhoods, to add to the sense of nature in the community.
- **Housing:** Participants would like to see more diverse housing types and multi-generational housing in Lenexa. Some participants were in favor for more attainable housing.
- **Business and Service Diversity:** Participants were in favor of seeing a mix of commercial, retail and community services within proximity that will meet a diverse range of community needs.

Station 5: Transportation & Mobility

In the fifth station, participants were asked for feedback on transportation and mobility issues in Lenexa. This station involved several exercises where participants prioritized key destinations and connections, identified factors the City should consider when transforming commercial corridors into thriving places and when implementing complete streets. This station consisted of three boards. The first board asked participants what factors to consider when transforming major corridors into thriving places. The following bullet points summarize the input received. If multiple participants wrote down similar considerations, a number in parenthesis is included to indicate the number of participants with similar commentary.

- **Pedestrian and Bicycle Safety (7):** There is a need for safe bicycle and pedestrian infrastructure that would provide access to nearby businesses and restaurants. Protective buffers could assist in promoting pedestrian and bicycle safety.
- **Presence of Nature (4):** Need to create pocket parks and preserve the tree canopy in key corridors.
- **Traffic Speed (3):** Some mentioned that K-10 needs to be more accessible and would like to see smoother traffic flow; however, participants recognized the need for calmer traffic speeds in the City's core areas.
- **Public Space (3):** Need for more outdoor spaces with dining, pocket parks, and green space that are accessible from the surrounding neighborhoods.
- **Parking (2):** Need for sufficient parking in the City.
- **Mix of businesses and services:** Importance of having a mix of businesses and service types along the City's key commercial corridors.

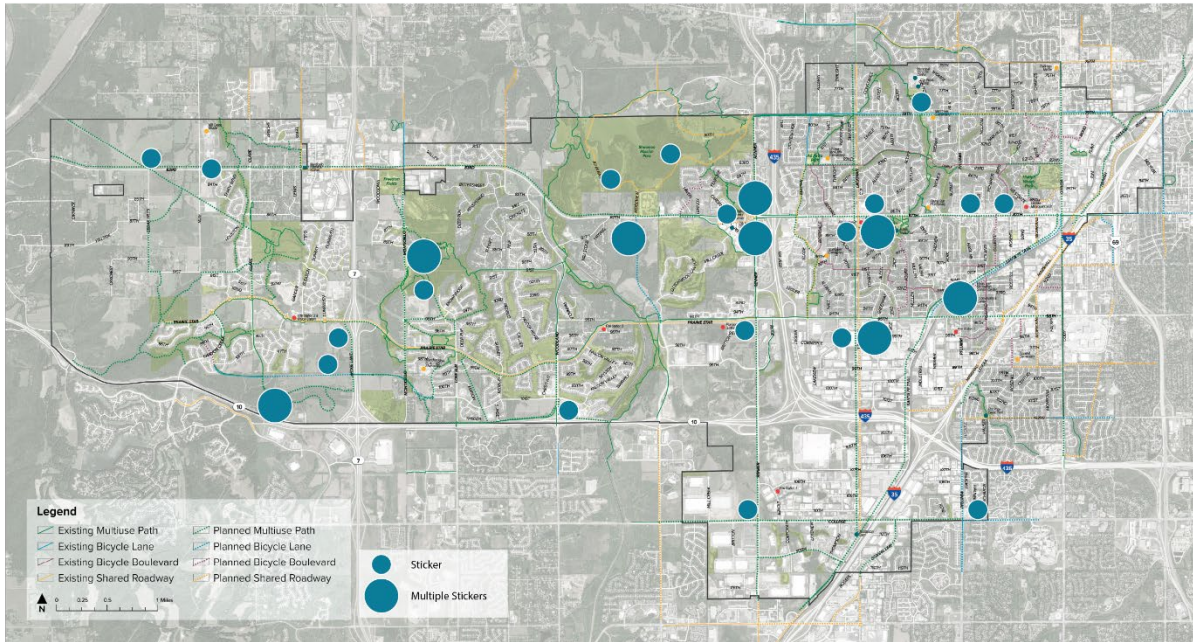
The second board asked participants to identify key destinations where transportation connections should be prioritized. The image below (Board B9) exhibits where participants voted as key destinations and the bullet points below highlight the general areas that participants identified.

B9

LENEXA KS, COMPREHENSIVE PLAN - VISIONING WORKSHOP
TRANSPORTATION AND DESTINATIONS

WHAT ARE THE PREFERRED DESTINATIONS IN THE COMMUNITY?

On the map below, place a dot sticker on key destinations in the City where you think transportation connections should be prioritized to.



Note: Larger-sized dot represents a general area that has received multiple dot votes.

- City Center
- 87th Street & Lackman Road (by Sar-Ko-Par Trails Park)
- Old Town
- 95th Street & Lackman Road
- 87th Street between Pflumm Road and Quivira Road
- Little Mill Creek North/South Park
- Northwest corner of College Boulevard and Pflumm Road
- Northeast corner of College Boulevard and Renner Boulevard
- Southeast corner of 95th Street and Renner Boulevard
- Shawnee Mission Park
- K-10 and Woodland Road Interchange
- Black Hoof Park
- Vacant land south of Advent Health Lenexa (on Prairie Star Parkway)
- Vacant land south of Canyon Creek subdivision (Prairie Star Parkway and Canyon Creek)
- 83rd Street and Cedar Niles Road
- 83rd Street and Mize Road

The third board asked participants about what factors the City should consider when implementing complete streets. The following bullet points summarize the input received. If multiple participants wrote down similar considerations, a number in parenthesis is included to indicate the number of participants with similar commentary.

- **Multi-Modal Transportation Options (9):** Greater multi-modal transportation options, particularly active transportation. Some indicated the need for balancing motorized and active transportation needs by avoiding sharing lanes between motorists and other forms of transportation.
- **Pedestrian and Bicycle Safety (5):** Install safety features for cyclists and pedestrians. They may include crosswalks, protected bike lanes, and promoting calmer traffic speeds.
- **Park and Trail Parking:** Need for greater parking near trails and parks to be inclusive to tourists or residents who live farther away.
- **Congestion:** Concern that implementing complete streets could add congestion and that taller buildings could increase urbanization.
- **EV Charging Stations:** Need for greater number of charging stations for electric vehicles.
- **Landscaping and Corridor Aesthetics:** Need for greater landscaping to create a unique and distinct presence along key corridors.

Additional Comments

In addition to the stations and the boards, several participants provided additional comments. Their input includes:

- A comment received indicated that a successful public gathering space should be in a location that is easily accessible from nearby residential neighborhoods, commercial uses, and/or areas of employment. Additionally, this comment stated that although water features in parks/open space can be an attractive feature, they require significant maintenance and do not contribute to a more sustainable environment in Lenexa. Finally, the comment indicated that murals and public art can be instrumental in creating interesting spaces, and the City's zoning ordinance should be flexible enough to promote them.
- A comment received recognized that there is a high demand to live in Lenexa and expressed concerns about how apartment buildings may adversely impact the City's traffic and infrastructure and potentially contribute to overcrowding in schools and in other community facilities. The comment also suggested potentially increasing the City's sales tax with the hopes of reducing property taxes.