

Community Input | Steering Committee | Stakeholder Interviews | Public Meetings | Community Workshops | Open House Goals | Concept | 75th Street Corridor | Village Vision Strategic Investment Plan | Village Vision Action Agenda-Priorities

# Why Have a Plan?

- ✓ Good Planning Practices will allow us to assess our current situation and plan for the future
- ✓ Opportunity for Community Input
- ✓ Manage Change

## Community Visioning Workshops

- April 25, 2005 – Shawnee Mission East
- April 26, 2005 – Mission Valley Middle School
- May 4, 2005 – Indian Hills Middle School
- May 5, 2005 – Briarwood Elementary

**4 Meetings**  
**+ 250 Participants**  
**555 Ideas for the future**

## Community Choices Workshops

**September 13 & 14, 2005 – 200 Participants**

These meetings provided an update on the community planning process and allowed members of the Steering Committee and the City's planning consultants to gain feedback on the direction for future development in Prairie Village, and the goals that form the foundation for the Village Vision.

Participants also provided ideas, insights, and suggestions on future development concepts for the 75th Street Corridor, the area near 75th St. and State Line, and Corinth Square.

## Village Vision Open House

An Open House was held on March 8, 2007. Residents and business owners received an update on the planning process and had an opportunity to review the draft plan document, including its 48 action items.

### Comments from attendees...

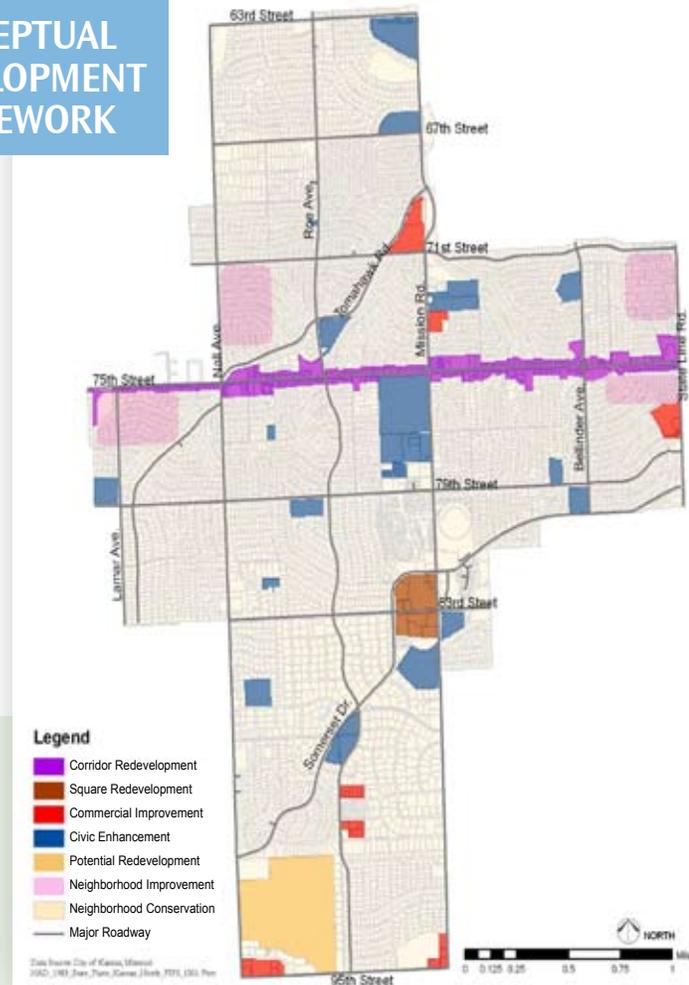
*75th St. Corridor Improvements – "Good idea to give this careful thought -- 75th Street kind of divides Prairie Village right now, could bring it together if future growth is done well."*

*"Great ideas! All the ideas would make Prairie Village an even better place to live!"*

*"Make sure building codes & zoning can accommodate our redevelopment ideas - and it's not prohibitively expensive."*

***Prairie Village is not static.*** Change is *unavoidable* in *Prairie Village*. These changes include demographic shifts, property value changes, and infrastructure maintenance needs. "Standing still" is not a viable option for a landlocked community, *Prairie Village* must use its resources as efficiently as possible.

## CONCEPTUAL DEVELOPMENT FRAMEWORK



## Key Findings

- Maintaining a high quality of life for Prairie Village residents is a priority.
- As a landlocked community, Prairie Village has limited growth opportunities.
- Prairie Village's population is declining.
- Prairie Village's housing stock is aging.
- Prairie Village's retail destinations are strong anchors in the community, but they are aging.
- Prairie Village should consider developing a citywide approach to redevelopment through neighborhood and site based planning, and should consider providing financial incentives to encourage redevelopment where appropriate.
- Redevelopment and reinvestment can help stabilize the City's sales and property tax base.

## 75<sup>th</sup> Street Corridor

During the public meetings, citizens expressed a strong desire to make 75<sup>th</sup> Street more attractive to motorists and pedestrians. One of the Village Vision recommendations is to create a boulevard along the 75<sup>th</sup> Street corridor through elements such as narrowing traffic lanes and strategically locating landscaped medians within the roadway.

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## VILLAGE VISION GOALS

- **Community Character** – Provide an attractive, friendly and safe community with a unique village identity appealing to people of all ages.
- **Community Facilities, Activities and Services** – Provide diverse community recreation areas, cultural programs, and expanded parks and green space, including a new or renovated community center, complemented by well-maintained public utility infrastructure and excellent City services.
- **Housing** – Encourage neighborhoods with unique character, strong property values and quality housing options for families and individuals of a variety of ages and incomes.
- **Land Resources** – Encourage a high quality natural and man-made environment that preserves community character, creates identity and sense of place, and provides opportunities for renewal and redevelopment, including vibrant mixed-use centers.
- **Leadership & Governance** – Provide a City government that communicates effectively with the public and works cooperatively with other communities to promote projects and programs that maintain a strong Prairie Village.
- **Learning** – Support the provision of high quality educational environments for residents at all stages of their lives, including strong public K-12 institutions.
- **Prosperity** – Promote a strong economy where a diverse mix of quality businesses contribute to a stable tax base, provide opportunities for redevelopment, meet the needs of residents, and attract visitors.
- **Transportation** – Encourage a variety of transportation choices including safe, interconnected, and well-maintained roadways, sidewalks, biking trails, and public transportation systems that support the community's needs.

## Corinth Square Redevelopment Concept

The City Council should explore the redevelopment potential of the Corinth Square Shopping Center as a mixed-use center.

- Provide a mix of residential, office, and retail uses to provide “round the clock” activity.
- Create multiple, smaller blocks
- Provide space for formal and informal gathering
- Provide on-street parking
- Integrate uses vertically
- Screen parking



*“Overall, this is an agenda setting exercise, not a definite plan for the City. Every proposal will be considered and continued or rejected. If continued, the specifics will be publicly discussed before any action is taken.”*

## Village Vision Action Agenda / Initial Priorities

- **Improve the Development / Redevelopment Process**
  - Update the zoning ordinance to reflect contemporary land use issues while preserving the identity and character of Prairie Village.
  - Consider revising the zoning ordinance to allow more residential, commercial, and office development, particularly in walkable, mixed-use areas of greater intensity.
  - Consider updating building codes to facilitate renovation and rehabilitation activities.
- **Keep Neighborhoods Vibrant**
  - Examine incentive programs to encourage home renovation.
  - Allow for a greater variety of housing types throughout Prairie Village.
  - Develop and promote the use of a design style guide for renovation to create housing that meets the preferences of today’s homebuyers and is sensitive to the character of existing neighborhoods.
  - Offer workshops to educate and inform about issues related to zoning, building codes, and home maintenance in residential areas.
- **Encourage Appropriate Redevelopment**
  - Permit higher residential densities and mixed uses near existing commercial areas and along arterial roadways.
  - Consider developing a redevelopment plan for Meadowbrook Country Club.
- **Improve Communications**
  - Enhance communication between government officials and the public. Enhance transparency of processes and financial accountability.
  - Consider more aggressively marketing Prairie Village to attract new business establishments and expand the tax base.

## DEVELOPMENT PRINCIPLES

- Development should help “repair” or enhance existing neighborhoods or create new ones and should not take the form of an isolated project.
- Areas within existing neighborhoods or along corridors should be reclaimed by using redevelopment strategically to leverage current investment and strengthen social fabric.
- The creation of mixed-use developments should be promoted that support the functions of daily life: employment, recreation, retail and civic and cultural institutions.
- Development should reinforce the interconnection of streets and public open places, including connecting places within and between neighborhoods.
- Development should incorporate open space in the form of plazas, squares and parks that may include civic uses. They should also be interconnected with the public realm as defined by the street network.
- The relationship of buildings and streets should create safe and stable neighborhoods by providing “eyes on the street” and should encourage interaction and community identity.
- A clear definition of the public and private realm should be provided through block and street design.
- Opportunities to create a range of housing types and price levels should be provided to bring people of diverse ages, races, and incomes, into daily interaction.
- The needs of people who walk (convenience, safety, distance, accessibility, interest, etc.) should be fully taken into consideration in all designs.
- The image and character of development should respond to the best traditions of residential, mixed-use and civic architecture in the area. Building height, bulk, and palette of materials should be consistent even though buildings may be of various shapes and sizes.