

GOVERNING BODY WORKSHOP AGENDA
ROELAND PARK
Roeland Park City Hall - 4600 W 51st St
Monday, May 1, 2017 6:00 PM

- | | | |
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| <ul style="list-style-type: none">• Joel Marquardt, Mayor• Erin Thompson, Council Member• Becky Fast, Council Member• Michael Poppa, Council Member• Ryan Kellerman, Council Member | <ul style="list-style-type: none">• Tim Janssen, Council Member• Teresa Kelly, Council Member• Sheri McNeil, Council Member• Michael Rhoades, Council Member | <ul style="list-style-type: none">• Keith Moody, City Administrator• Jennifer Jones-Lacy, Asst. Admin.• Kelley Bohon, City Clerk• John Morris, Police Chief• Jose Leon, Public Works Director |
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Admin

Finance

Safety

Public Works

Fast

Janssen

Rhoades

McNeil

Kelly

Thompson

Kellerman

Poppa

I. APPROVAL OF MINUTES

- A. March 6, 2017
- B. March 20, 2017

II. DISCUSSION ITEMS:

1. Review Reserves and Outstanding Debt (est. time 5 min.)
2. Review Trends in Primary Revenues (est. time 5 min.)
3. Branding Creative Brief Discussion (est. time 10 min.)
4. Update on May Appointments - Committee Liaisons (est. time 5 min.)
5. Rezoning of Old Pool Site (The Rocks) Ordinance (est. time 10 min.)
6. Preliminary Development Plan (The Rocks) (est. time 10 min.)

III. NON-ACTION ITEMS:

IV. ADJOURN

Welcome to this meeting of the Committee of the Whole of Roeland Park.

Below are the Procedural Rules of the Committee

The governing body encourages citizen participation in local governance processes. To that end, and in compliance with the Kansas Open

meetings Act (KSA 45-215), you are invited to participate in this meeting. The following rules have been established to facilitate the transaction of business during the meeting. Please take a moment to review these rules before the meeting begins.

- A. **Audience Decorum.** Members of the audience shall not engage in disorderly or boisterous conduct, including but not limited to; the utterance of loud, obnoxious, threatening, or abusive language; clapping; cheering; whistling; stomping; or any other acts that disrupt, impede, or otherwise render the orderly conduct of the Committee of the Whole meeting unfeasible. Any member(s) of the audience engaging in such conduct shall, at the discretion of the City Council President (Chair) or a majority of the Council Members, be declared out of order and shall be subject to reprimand and/or removal from that meeting. **Please turn all cellular telephones and other noise-making devices off or to "silent mode" before the meeting begins.**
- B. **Public Comment Request to Speak Form.** The request form's purpose is to have a record for the City Clerk. Members of the public may address the Committee of the Whole during Public Comments and/or before consideration of any agenda item; however, no person shall address the Committee of the Whole without first being recognized by the Chair or Committee Chair. Any person wishing to speak at the beginning of an agenda topic, shall first complete a Request to Speak form and submit this form to the City Clerk before discussion begins on that topic.
- C. **Purpose.** The purpose of addressing the Committee of the Whole is to communicate formally with the governing body with a question or comment regarding matters that are on the Committee's agenda.
- D. **Speaker Decorum.** Each person addressing the Committee of the Whole, shall do so in an orderly, respectful, dignified manner and shall not engage in conduct or language that disturbs, or otherwise impedes the orderly conduct of the committee meeting. Any person, who so disrupts the meeting shall, at the discretion of the City Council President (Chair) or a majority of the Council Members, be declared out of order and shall be subject to reprimand and/or be subject to removal from that meeting.
- E. **Time Limit.** In the interest of fairness to other persons wishing to speak and to other individuals or groups having business before the Committee of the Whole, each speaker shall limit comments to two minutes per agenda item. If a large number of people wish to speak, this time may be shortened by the Chair so that the number of persons wishing to speak may be accommodated within the time available.

- F. **Speak Only Once Per Agenda Item.** Second opportunities for the public to speak on the same issue will not be permitted unless mandated by state or local law. No speaker will be allowed to yield part or all of his/her time to another, and no speaker will be credited with time requested but not used by another.
- G. **Addressing the Committee of the Whole.** Comment and testimony are to be directed to the Chair. Dialogue between and inquiries from citizens and individual Committee Members, members of staff, or the seated audience is not permitted. Only one speaker shall have the floor at one time. Before addressing Committee speakers shall state their full name, address and/or resident/non-resident group affiliation, if any, before delivering any remarks.
- H. **Agendas and minutes** can be accessed at www.roelandpark.org or by contacting the City Clerk

The governing body welcomes your participation and appreciates your cooperation. If you would like additional information about the Committee of the Whole or its proceedings, please contact the City Clerk at (913) 722.2600.

Cover Memo

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CMBR Fast called the meeting to order. CMBR Thompson was absent and CMBR Kellerman would need to leave at 7:30

MODIFICATION TO THE AGENDA

CMBR Janssen requested to move Items 7 and 8 to positions 3 and 4.

CMBR McNeil requested to move Item 11 as far ahead in the agenda as possible.

There was consensus on these modifications.

I. DISCUSSION ITEMS

1. Branding Presentation

City Administrator Moody said the Branding Committee has reviewed the last component of the branding document and recommends that the City Council adopt the final branding report completed by Benedictine. They have narrowed the graphic options to three and believe this represents a solid starting point. If Council does not choose any of the three suggestions, the Branding Committee recommends the Council then use the final Branding report as the basis for developing a logo that would meets the Council's approval.

Clay Johnston from Benedictine College said the RFP was completed in three phases. First, the research phase consisted of 87 students in undergraduate and graduate courses. They created a full report based on focus groups, interviews and a review of the questions submitted by the citizen survey. From there the research report turned into a positioning statement. A creative brief was provided to the artists that were interested in getting involved in the project. Mr. Johnston said this aspect of the project developed a competition to get the students involved in the process as well as local residents.

Mr. Johnston said the City Council has seen the research report and the designs, but included now is the third phase which is the brand launch proposition included in the agenda packet.

Mr. Johnston provided a slide presentation and discussed the research report. The results of the research showed that the degree of satisfaction with the quality of life in Roeland Park is very, very high and that people feel a sense of community among their neighbors and perceived a high quality of City services. The most common statements represented a deep satisfaction among residents living in Roeland Park, its close proximity to other amenities, and a quiet community in the heart of the city. They felt very strongly about progressive social values. They liked the establishment of trees and nature. On the negative side they felt a lack of identity living in Roeland Park.

Over the over 250 response to the request to describe Roeland Park in one word, “friendly, safe, quiet, convenient, and proximity,” were the top responses.

When asked if they were to write a commercial about Roeland Park, it came down to, “a small town feel in the heart of a big city, charming, friendly, inviting, minutes from anywhere.”

The Benedictine students put together a positioning statement to represent Roeland Park residents and businesses, present and future. Roeland Park is an oasis in the city where neighbors and nature thrive together just moments from anywhere. Mr. Johnston said this really captured what was already great about the City.

The creative brief is a four-page document that summarizes the search. It identifies who they are trying to reach, current residents and businesses as well as prospective residents and businesses. It must also be relatable to the people, which is a challenge when dealing with such a diverse group of residents.

For the design phase nine Roeland Park residents submitted 18 designs and 16 Benedictine students submitted 25 designs. The Branding Committee narrowed them down to what they felt best encapsulated what the creative brief set out to accomplish.

Mr. Johnston presented the different designs and different versions as well as a badge version with slight variations and different color schemes.

Also in the report were suggestions from the Branding Committee on how to launch the new brand. The objectives are to make the brand launch known as well as determine who they are trying to attract. Mr. Johnston suggested ways to get the message out through different types of media, updating the City’s signs as well as window graphics, City vehicles, et cetera. From there they would move outside the city with content marketing. He recommended assigning someone to direct the media campaign. Mr. Johnston reviewed with the Governing Body several launch plans such as social media and community events as well as a 5K that would allow participants to see Roeland Park, hosting an arts and music festival, and also a community coordinated Christmas light display.

Mr. Johnston completed his presentation stating that he has enjoyed his time working with the City and the students have thoroughly enjoyed the project and have repeatedly asked for updates. He thanked the Governing Body for allowing his students this tremendous opportunity to be able to befriend the City of Roeland Park.

Mayor Marquardt thanked him for all the hard work in the volunteer effort and said the students have been great and what was presented is an interesting concept. He then said he endorsed accepting the report and all the work that’s been done.

CMBR Fast asked for a recommendation on whether to accept the report at the Workshop or wait until the full Council meeting. City Administrator Moody felt with the size and scope of the report it should be accepted at full Council. He said there is a calendar included for the launch of the branding and a budget that still needs to be discussed. He added that by adopting the plan, it does not commit the City to it, but is a good place to start with budget discussions for 2018.

CMBR Poppa thanked Mr. Johnston, the Branding Committee and the students at Benedictine for their hard work on this.

Tom Madigan (5316 W. 49th Terr.) spoke as a member of the Branding Committee. He said that sometimes the citizens and the Council miss the fact of what they had to work with. They received the art submissions and had to find the best ones in those submissions. He added that the work done by Benedictine reinforces the citizen survey and the strategic plan. Mr. Madigan said if the Governing Body does not like any of the art work, then all they would need is a new graphic design. He concluded that if it wasn’t for the help of Mr. Johnston and Mr. Moody the committee may not have made it as far as they did.

CMBR Fast said the Mayor had suggested accepting and forwarding the report, but to separate the logos from the report.

CMBR Poppa said there has been a lot of work in the report and it should be forwarded to Council to adopt the guidelines that have been presented and Council can work through the individual pieces over time.

There was consensus to place this item onto New Business at the next Council meeting.

2. Party in Arrr Park Event

CMBR Poppa said the Events Committee has gone through quite a few changes with new members and new officers. The committee would like to combine the City-wide block party and Treasure in R Park into one event. Previously these two events have been put on by the Fundraising Committee for R Park and they are unable to do it due to lack of manpower and time. The Events Committee is asking for agreement to combine the events. They do not have any specific creative details as these still need to be approved by the Events Committee. In essence, they would like to have the City-wide Block Party to include the kids' treasure quest component in the morning followed by the block party for families and adults.

There was consensus to place this on the Consent Agenda at next Council meeting.

3. Discuss Weed Control Along Curb Line

Public Works Director Leon provided three options to address weeds that grow between the asphalt pavement on streets and into the curbs and gutters.

The first option, the one the City has used in the past, has been to put the responsibility on the property owner by enforcing code.

The second option would be a chemical option for Public Works to be involved in treating the curb lines with a hard chemical.

The third option would be for the Public Works Department to treat the weeds in the curb lines with an eco-friendly vinegar-based product.

CMBR Kelly said she met with Public Works Director Leon to discuss the products being used and any risks to the water system there would be with street spraying. She added that this will not address the weed problems in the sidewalks and the aprons of driveways. The Sustainability Committee has asked CMBR Kelly to voice their concern about using the more toxic product as there are concerns of it seeping into the watershed.

CMBR McNeil also spoke in favor of using the less toxic alternatives.

CMBR Poppa asked if there was a more permanent solution such as crack sealing the pavement. Public Works Director Leon said to crack seal all of the edges would not save the City money and would deal with weeds only against the concrete in the pavement, not behind the curb. He also said there is a possibility with the green option to kill grass if not used properly. CMBR Poppa said he would prefer chemicals that are more ecologically friendly, but that people may use the harder chemicals and the residue will run into the water system. Public Works Director Leon said he would like to limit the treatment to a once a year application.

CMBR McNeil asked where the funds would be coming from to do the treatment and does not want to see it added to property taxes. She said she observed in driving around other cities that most don't seem to care one way or the other about grass growing in the sidewalks.

Public Works Director Leon said the funding would be considered as grounds maintenance and would come out of that part of their budget.

Mayor Marquardt said he would like to see a one-year trial run with the green product and see what it takes and how it performs.

Public Works Director Leon said he has not received complaints from the residents about grass in the sidewalks or roadway. He also said Public Works has been more proactive in sweeping their streets to keep things from getting into the water system.

CMBR McNeil said she would be fine with keeping things as they are. If the City sprays some areas and not others such as sidewalks, it might cause an increase of complaints as to why other areas were not done.

CMBR Kelly recommended using the funds for an education program geared to help residents manage their weeds. She recognized that not everyone would participate, but instead of writing tickets or sending letters, they could educate them.

CMBR Poppa said that at a previous employment position he held, the employees were empowered to believe that they were owners of the property. If residents are empowered that they are owners of the community, they can all work together to keep the problem at bay.

Mayor Marquardt said he believed there would be a less than five percent buy-in of an education program. He also said he had pictures from last year where some of the sidewalks should have been mowed noting that the area between the curb and the sidewalk was the worst. He reiterated that he would like to see the program tried at least once.

CMBR Rhoades said they could have bottles filled with a bio-friendly chemical spray and make them available to people that wanted to come and help out the neighborhood. CMBR Kelly said that was a great idea, but they need to be careful about giving people chemicals and it might present some problems.

CMBR Fast supports the Mayor's position in going forward with a trial run.

Public Works Director Leon said if the City chooses to do this, he would like to see it wrapped into a resolution as it sets the expectation of what they are doing so it is out there for everyone to see.

CMBR McNeil said if they decide to do this, it needs to be blasted throughout the City of what area it will encompass and that they should not expect the sidewalks to be cared for. She also said she believed this would be like opening up a can of worms.

CMBR Fast sought out majority support for any of the options given. After discussion, the Governing Body could not reach a consensus and decided to do nothing at this point.

CMBR Kelly said she would speak with the Sustainability Committee about an education program.

Mayor Marquardt said if the City chooses to do nothing he would like to see the code enforced to prevent an issue.

Ms. Jones-Lacy said she can put a blurb in the March newsletter. Mayor Marquardt suggested adding how it would be enforced.

4. Year End Financials

Ms. Jones-Lacy reported everything is good and that all key revenues have done well when compared to projections and last year's performance and everything is operating in the green. The General Fund has increased

from \$1.47 million at year end of 2013 to \$2.95 million at the end of 2016. The increased mill levy captured has added to that part of the fund balance.

CMBR McNeil asked about the \$8,500 equipment & reserve fund expense. Ms. Jones-Lacy said that was for an emergency repair of the bulkhead.

Ms. Jones-Lacy went on to report that the City's debt service is continuing to drop.

Ms. Jones-Lacy said a permit is still needed to be issued on the hospital. Mayor Marquardt said he thought they were to break ground soon and asked why they don't have a permit. Ms. Jones-Lacy said they need to submit escrow information for the one percent for art.

CMBR Fast asked at what percent the reserves are. Ms. Jones-Lacy said the total reserves in operating funds are \$4.6 million with a total budget for funds at \$13 million, but she has not done the percentages. She added that the City does have healthy reserves. They will also be looking at rating bonds, which will help with getting good sales on bonds if they're rated and in a standard format.

5. Trash and Recycle Bin Placement and Shielding

Ms. Jones-Lacy said there have been discussions to change the code regarding trash receptacle screening so that it can be more easily enforced because as it is now it is very broad. Staff has suggested that containers could be any kind of recycling container, could be in the back yard behind the primary structure. They would be allowed to be placed on the side or front yard, but need to be screened so that they are not visible from the street. The recommendations also outline what would be considered proper material for the screening. Exceptions would be provided to the elderly and disabled. There would also be an amnesty period for inclement weather. The updates also provide that following a violation notice, the resident has 48 hours within which to correct the problem and there could be a \$10 civil penalty.

Ms. Jones-Lacy said they polled the people who attended the community forum and also through Constant Contact to get more input. She said the response rates were not great. What they did get was that 58 percent of those people thought an evergreen shrub screen on the front side would be acceptable; 64 percent thought an architectural element of the house screening the container should be acceptable; and 49 percent thought a single-sided screen on the front container should be allowed.

Staff is proposing is to accept an evergreen bush for the front, but to also have an additional screen so as not to be visible from the side.

Mayor Marquardt offered a compromise that if only screening from one-side that it is not visible from up to 45 degrees or larger than that.

Ms. Jones-Lacy said in going through the City that containers are visible everywhere. It is pervasive. If staff begins to enforce the code, then residents would probably begin contacting their Councilmembers. To help mitigate some of that, a write-up for the newsletter with images of what is acceptable could be sent out first.

CMBR Fast said she did not support four-sided screening and sees it as being unrealistic, but would support the two-sided option.

CMBR Poppa recommended adding that the house can be used as one side of the screening. Ms. Jones-Lacy said she will add that in the educational materials.

There was consensus to take (i) out and bring the item forward to New Business on the next City Council agenda.

6. Discussion of Establishing and Hotel/Motel Tax

City Administrator Moody said no changes have been made and he has received no further input from the Council.

There was consensus to place this on the Consent Agenda for approval.

7. Ordinance 941 – Amendment Related to City Code on Signs

Ms. Jones-Lacy provided the background information on changes to the Special Event Code. Previous City Attorney Shortlidge had made some adjustments to the Sign Code which were approved by the Planning Commission and then moved to Council. Council asked for additional changes, specifically Section (hh), added the following language: “any sign not visible to persons located off the premises from where the sign is located; score boards and related signs on athletic complexes” would not be considered a sign. This would apply to a campus where signs are intended for internal use and not external advertisement. Also added in the language was how signs would be interpreted by building versus parcel of land.

Mayor Marquardt suggested language that provided additional clarification, which was shown to the Governing Body and shared with the representatives of St. Agnes. He elaborated that the three signs could be placed anywhere on the campus and would be attributed to each building.

Ms. Jones-Lacy said that special events that are Type 1, which include non-profits, churches and schools, do not have to apply for a permit as they are exempt and that they are allowed to do special events that are essentially non-commercial.

Mayor Marquardt said it was the intent to allow the signage as the special event language allows for the types of signs that are a bit larger than regular-sized signs.

There was Governing Body discussion of the different types of signs, sizes of signs, temporary versus permanent placement, and requests for permission.

Mayor Marquardt said he would like further discussion to allow for the signs to be placed around a campus and not limited to near the building. Each building would have signs attributed to its building, but would expand the capability rather than having it within 150 feet of the structure. He recommended forwarding the ordinance to Council, but would like to see that modification. Section 16-910(b).

There was consensus to forward Ordinance 941 with the proposed changes by the Mayor to New Business at the next City Council meeting.

8. Changes to Type 1 Special Event Terms

Ms. Jones-Lacy said at their last discussion there were concerns about the changes proposed. On the staff report the italicized changes were recommended by staff and the City Attorney to amend the special event code language so that certain outdoor events could be allowed, specifically at St. Agnes for their pro-life display. The following are the recommended changes, and they have also been approved by the Planning Commission:

Special events meeting the Type 1 definition that include on-site signs and/or displays in conjunction with the event are allowed without a permit provided the following conditions are met:

(a) The special event does not involve outdoor activities (i.e. people congregating or participating in outdoor activities);

(b) The special event does not continue for more than thirty one (31) consecutive days and the property does not exceed a total of more than sixty (60) special event days. At least fifteen (15) days must pass between each special event;

(c) Any/all special event display(s) area does not exceed five hundred (500) square feet or five percent (5%) of the total square feet of the property, whichever is less.

(d) The special event shall not endanger or be materially detrimental to the public health, safety or welfare or injurious to property or improvements in the immediate vicinity of the neighborhood special event.

(e) The special event shall not cause undue traffic congestion or accident potential.

CMBR Janssen asked how more than one event on a campus would be handled. Ms. Jones-Lacy said it would be handled as two separate events and a call that the City would have to make. St. Agnes has reviewed the proposed changes and has expressed their support.

The language as proposed is that it limits an entity on the campus, not the different entities running concurrent events on the one parcel (campus).

Jeanie Gorman, attorney for St. Agnes, has looked at the “structure” in the definition of a Type 1 facility and the Church has interpreted it differently than the City. They assumed multiple buildings could have events according to own building structure. If that is not the case, then St. Agnes would have to withdraw their agreement to the proposed language and ask for accommodation as it is such a huge campus and has been plotted as one lot and it cannot be undone at this stage.

CMBR Rhoades recommended allowing a sign every 25 feet.

CMBR Janssen recommended striking the 500 foot requirement and to make it just five percent of the total square feet of the property.

CMBR Poppa said he sees Mr. Rhoades’ point as not talking about the entire square footage of a lot and he could be supportive of lineal feet discussions.

Mayor Marquardt said if they take out the 500 square foot and went with percentage it would be a greater restriction.

Ms. Gorman asked to comment further, but CMBR Fast said she would need to fill out a yellow card and by policy cannot have people from the audience making unscheduled comments. Ms. Gorman apologized.

CMBR Rhoades said as an attorney and representative for St. Agnes, she is working to help with the process. CMBR Fast reiterated that the Council has adopted rules as to the process to be allowed to speak at meetings.

CMBR Kellerman said that since she has previously addressed the Council and asked for agreement from the Council to speak again.

CMBR Poppa said he would not mind Ms. Gorman being a part of the discussion noting they previously let Mr. Madigan speak in the meeting as part of the Branding Committee. He also said the Workshop setting is a little less formal.

Ms. Jones-Lacy said Ms. Gorman has asked that the language be per address since each of the facilities on the St. Agnes campus has their own individual addresses.

City Administrator Moody said if they use linear feet of frontage, then the display area shall not be more than 10 percent of the linear feet of frontage.

There was Governing Body discussion of applying lot size, frontage road size, building size when placing signs. Ms. Jones-Lacy said she could put together language for the different scenarios.

CMBR Janssen asked for a consensus on 500 square feet per address point, making it finite and ending the discussion.

There was consensus to forward the item to the next Council meeting under New Business with 500 square feet of the address point as suggested by CMBR Janssen.

9. Governing Body Workshop Meeting Location

CMBR Kellerman & CMBR McNeil asked for Workshop meetings to be held in the conference room unless there is a large crowd.

There was general discussion of upgrading to a voting system at the meeting and having more electronic microphones. City Clerk Bohon said that purchasing another task cam would be approximately \$300.

CMBR Fast said she liked having meetings in the conference room and said that it encourages more of a discussion versus a formal action. CMBR Poppa supported moving back to the conference room if they can get better recording equipment.

There was consensus to discuss the location of meetings at another Workshop after they receive more information about recording equipment for the conference room.

Mayor Marquardt suggested having a Workshop item on the City Council meeting agenda to make it clearer for people that unfinished items from the Workshop fall under that heading. If items need to be workshopped before a vote that evening, then they will be discussed.

CMBR Kelly likes the current process and felt they can add leftover Workshop items to a spot on the Council agenda. She did not favor combining the Workshop and Council meeting as one.

City Administrator Moody said a possibility is to have the Council meeting before the Workshop meeting as most Council meetings have not lasted longer than an hour.

CMBR Poppa said that when he and CMBR Janssen had worked on the meeting process they originally intended the Workshop before the Council to be for a limited amount of items that were time sensitive or that needed to be addressed at Council. He said those Workshop agendas have been as loaded as a regular Workshop with them moving what is not finished to the Council meeting. He said if an item does not need to be on the Workshop before the Council meeting, then he recommended not putting it on that agenda and wait until the next full Workshop.

CMBR Kelly left the meeting as she was not feeling well.

CMBR Janssen said there needs to be clarity and transparency that these are Workshop items that are being discussed within the Council.

There was consensus to continue the Workshop hour before the Council meeting and then have a Workshop section on the Council agenda.

10. Review CDBG Applications

City Administrator Moody said this is the first time the City is going through the Community Development Block Grant (CDBG) process and they are submitting three project applications with each project costing around

\$250,000. They are looking to optimize the process. He said if the City receives funds one year, then they are not eligible for next year. CDBG would pay for 80 percent of the project and the City would kick in the remaining 20 percent. He asked if Governing Body is okay with the submission of three, and if asked, which would be their priority.

CMBR Janssen said the mill and overlay or the sidewalks would be his first choice, but narrowed it to sidewalks.

CMBR Fast said the Community Center would be her first choice. She said she served on the CDBG application review for a few years. In her experience they wanted to see projects that wouldn't normally come out of the general fund such as street and sidewalk repairs.

City Administrator Moody said when he asked for examples of what projects they have done, they were largely for public infrastructure. Street overlays and sidewalk programs are common as they are flexible. The money cannot be spent on the project prior to the money being awarded and would not be reimbursed. Currently the funds for 2017 projects have not yet been released yet. The projects have to be flexible, but they must be completed by December of that year. Mill and overlay is the easiest to fix and the sidewalk is a bit more in depth.

City Administrator Moody said he believed the street project and sidewalk had the greatest opportunity to be funded.

11. NICHE Police Reporting System Agreement

Police Chief Morris asked for Council approval for the NICHE system of report management being implemented throughout Johnson County. It will handle the police reports concerning arrests, accidents, offense reports, et cetera. The paperwork for the new system has gone through the City's legal department and has received approval. Over the next 10 years the City will realize a savings of just under \$6,500 from the current system. Chief Morris said this is a must for his department as all the agencies in the county will be using it.

There was consensus to place this item on the Consent Agenda for approval.

II. NON-AGENDA ITEMS

There were no items presented.

III. ADJOURNMENT

CMBR Fast adjourned the meeting.

(Roeland Park Governing Body Workshop Adjourned at 9:10.)

Date:

Committee/Department:

Item Type:

Details:

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Description

Type

Cover Memo

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Roeland Park City Hall
4600 W 51st Street, Roeland Park, KS 66205
Monday, March 20, 2017 6:00 P.M.

- Joel Marquardt, Mayor
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CMBR Fast called the meeting to order and members were present.

I. DISCUSSION ITEMS

1. Review and Preliminary Approval of Objectives

A. Enhance Communication and Engagement with the Community

1. Creating Connection through Celebrating and Recognizing the Community with Holiday Spirit

City Administrator Moody presented a draft copy of the 2018 Organizational Goals & Current Objectives for preliminary approval and to get input from the Governing Body whether they agree these are good ideas for the community and should be pursued further. He also said that staff may lead off with recommendations in order to help prepare a balanced budget. He said this is the first step in a response to the citizen satisfaction survey, determining what areas give the biggest bang for the buck.

CMBR Fast said after driving through Johnson County last year at Christmastime she noticed that Roeland Park was one of the only cities that did not have any type of holiday lighting on their main street. This led her to look for ways how to create Roe Boulevard to be more connecting. She enjoys the spring blossoms on the Bradford pear trees on Roe and inquired about the possibility of putting lights on the trees at the north and south end of the boulevard at Christmas. She also proposed looking into flags for the Fourth of July, but would at least like to start with Christmas lights.

CMBR Poppa said he liked the idea and would help create the idea of a downtown.

City Administrator Moody said they could look into the pricing of Christmas lights.

Public Works Director Leon said there are lights at Sweany Park and the purchase price for those was between \$600-700. A challenge he sees with the Roe Boulevard lighting is that there is no power on Roe Boulevard itself.

CMBR Kelly said she loved the idea and her constituents have said they missed the beautification of Roeland Park and they miss the old banners that hung down the main street years ago. She suggested they begin at City Hall as it has power.

Mayor Marquardt said he liked the idea and that drawing people to Roe with beautification is an important part to make it more walkable. He said this was an important objective and thanked Ms. Fast for bringing it up.

CMBR Rhoades also supported this objective and would like to see it move forward.

CMBR Kellerman said it was a fantastic idea and thanked CMBR Fast for bringing it forward.

City Administrator Moody recapped the discussion. Staff will look at the costs associated with putting ornaments on the street lights. They will also look at the cost and practicality of lighting three to four trees on the north and south end of Roe Boulevard and will incorporate this into the objective.

Public Works Director Leon suggested the Governing Body share all their feelings about Roe Boulevard at the public meeting Wednesday, March 22 at 7:00 p.m.

2. Monthly Communications Report and Public Engagement Plan

CMBR Fast was at the National League of Cities and spent a lot of time with the cities of Shawnee, Manhattan and Lenexa. Brandon Kenig, Council President of Shawnee, said he would come and talk with the Council about CivicLive and integrating their programs. Ms. Fast said that platform will allow Roeland Park to live stream their meetings and have more social engagement by sharing things on Facebook and Twitter. She said they would no longer need Novus and people would be able to apply for dog permits online. She said that this program would optimize and integrate all the social platforms into one website.

City Clerk Bohon commented that the current website with Novus is able to integrate with Facebook.

Ms. Jones-Lacy asked if admin permitting, the website, agenda management would all be one platform. CMBR Fast directed Ms. Jones-Lacy to look at the City of Manhattan use of CivicLive and their website. She said the website was engaging and wondered how Roeland Park could improve their engagement.

City Clerk Bohon said they started permitting and licensing last November and everyone is still getting used to the program. She did say it does have the option to be opened up so that a resident can apply through an online portal, but they have not gotten to that step yet.

CMBR Poppa said CivicLive sounds more like an integrator and that CitizenServe could be the permitting software that just pulls through to this integrator.

City Clerk Bohon and Ms. Jones-Lacy said the RFP for the City's website recently closed and they have only now received those responses.

City Administrator Moody questioned the \$10,000 funding for the staff training budget.

CMBR Fast feels everyone could use more training on social media and how to optimize the City's Facebook. She said they currently do not promote or create events on Facebook and would like to see more videos on Facebook.

CMBR Poppa said the monthly communications report would cost no money to implement and getting the information to the Governing Body and to the public every month either through a news releases or e-mail subscriptions is something that can be done now.

City Administrator Moody believes that communication and engagement of the public is the key to raising citizen satisfaction and supports focusing on ways to improve that engagement. He also provided information on the ways a public information officer could fill that need.

3. Evaluation of NOVUS and Potential Meeting Management Software

CMBR Fast wanted to begin the process of how Novus can interface with the City's new website and whether the City continues to need Novus.

City Administrator Moody suspects that if they have a program that builds the website, it will have an agenda management system and the ability to add on a minutes management system.

City Clerk Bohon said Novus was chosen in 2014 as having the best price, very good support, and a quick turnaround with that support which is very important. City Administrator Moody added they currently do not take advantage of all the capabilities of Novus, but they are starting to use it more, so they have the ability to address concerns.

CMBR Fast said she does not like the Novus system and has heard many complaints from residents.

CMBR Kelly said it is worth comparing it to other systems, but she is not ready to get rid of Novus adding she has not had a bad experience and has not received complaints. She believes this is for staff evaluation and will support anything staff believes is going to streamline their work process and make a better experience for them, the Council and citizens.

City Clerk Bohon said she was willing to work with CMBR Fast to resolve any of the issues she has been having.

CMBR Fast said she is just asking that the system be evaluated.

Ms. Jones-Lacy asked for clarification on what evaluating means. CMBR Fast said since the City is getting a new website, they would want to look at how well Novus would integrate with the new website.

CMBR McNeil asked how the staff likes Novus.

City Clerk Bohon said she really likes it and it is easy to use. She is not the only person who can work the program and all of the department heads can submit their information. She added that the website links can all be added to Facebook and Twitter.

CMBR Fast said she realized that staff is not interested in making any changes.

CMBR Kellerman said there was a consensus to at least review other systems. He said he was under the original impression that Novus was really meant for the Governing Body and staff. He too has heard complaints about not being able to find information and asked if it is possible to look at a one-click system.

Ms. Jones-Lacy said she sees the Novus system as a one-click. She said in her opinion she does not have a problem with change and believes the Novus platform is a matter of personal preference. She added that she looked at the links from other communities CMBR Fast sent her and personally found Roeland Park's easier to navigate.

CMBR Poppa said they should be reevaluating their systems every once in a while to ensure they are providing the best service they can. Most of the problems he sees are being related to the website.

Public Works Director Leon answered CMBR McNeil stating that when he started with the City they only had Word and it was a headache because he could not find what he needed. Since switching to Novus, he can easily find the meeting or information he needs and click on the link and search for the information. From his perspective, it has been great compared to what it was.

CMBR Fast reiterated that as CMBR Poppa said there are platforms that integrate much better.

4. Electronic Voting System for Council Chambers.

CMBR Rhoades would like to see electronic voting to clarify how Councilmembers are actually voting.

CMBR Poppa said he like the idea and did see on the Novus website that that is a package is also available. He added for \$15,000, he would take roll on every vote. He also suggested that they could do a roll call for a while.

City Administrator Moody said some disadvantages without a system are that people may look to see how someone else votes or changing their vote while waiting for roll call. By employing the voting system no one sees the vote until after it has closed.

CMBR Kellerman said he would like it and CMBR Kelly said it is a good idea. She liked the anonymity piece of it. She would like to see this investigated to see if tools are already available for a lesser cost and whether it can be integrated into the whole system.

CMBR Rhoades would like a staff person to look into that. City Clerk Bohon said she would investigate what the process would be and come up with a cost number.

CMBR Fast said that in the new websites they would have that option.

CMBR Rhoades wants it looked into further without agreeing to do anything just yet.

B. Improve Community Assets

1. Provide Maintenance or Removal of Public Art in Roeland Park

CMBR Kelly was approached by Arts Committee. She said the committee is not doing any events this year and they have not been able to satisfactorily review their past events or take care of inventorying the City's public art. They have asked for funds to finish inventorying the public art so that they can see what needs to be repurposed, removed or renovated. In 2018, they would take action if they received the funding. CMBR Kelly said this would fall in line with Roe 2020 and beautifying the city. She added that Roeland Park used to be known for its public art, but when the budget was cut they stopped rotating the art. She supported giving them the requested funding.

CMBR McNeil questioned the \$10,000 to repair, remove, and renovate.

City Administrator Moody said this was an objective for 2017 and the \$5,000 has been allocated. The inventory would include a condition assessment and then a plan would be developed to retire, repair or relocate the pieces. The \$10,000 would continue the effort.

Public Works Director Leon wanted to remind everyone of the upcoming work scheduled for Roe Boulevard and recommended waiting on any changes that may cause artwork to be removed even temporarily.

CMBR Kelly said several pieces of art have been removed over time throughout the city as it has deteriorated. She also said there are several spots in R Park that are being reserved for pieces of art.

Mayor Marquardt said he does like the City's art program and recognized the challenge they have had with rejuvenating pieces that deteriorate quickly. He mentioned John Northington's glass, steel and concrete pieces and they have held up better than some. He would prefer the dedication of funds go towards new pieces or trying to figure out the positioning for Roe 2020. He did not support the spending of money on quickly deteriorating art pieces and would encourage the Arts Committee to use the funds to create new fresh works.

CMBR Rhoades said he would like to move forward with the request, but in the future it might become a no.

CMBR Fast said she would support changing the title to Maintenance, Removal or Purchase of Public Art so that there is more flexibility as the title only says maintenance and removal.

CMBR Kellerman said he was not in favor of the maintenance.

II. NON-AGENDA ITEMS

There were no items presented.

III. ADJOURNMENT

There was consensus to discuss the remaining topics at the end of the Workshop portion of the Council agenda if there was time remaining.

CMBR Fast adjourned the meeting.

(Roeland Park Governing Body Workshop Adjourned at 9:10.)

Item Number: DISCUSSION ITEMS- II.-1.
Committee Meeting 5/1/2017
Date:



City of Roeland Park

Action Item Summary

Date: 4/28/2017
Submitted By: Jennifer Jones-Lacy, Asst. City Administrator/Finance Director
Committee/Department: Finance
Title: **Review Reserves and Outstanding Debt (est. time 5 min.)**
Item Type: Other

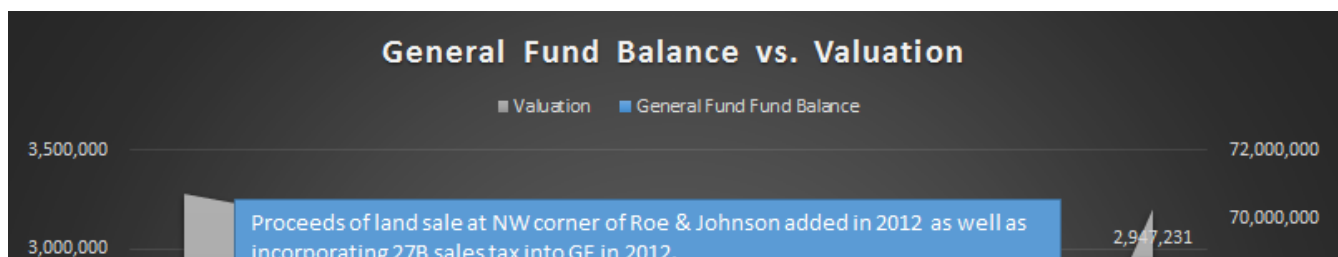
Recommendation:

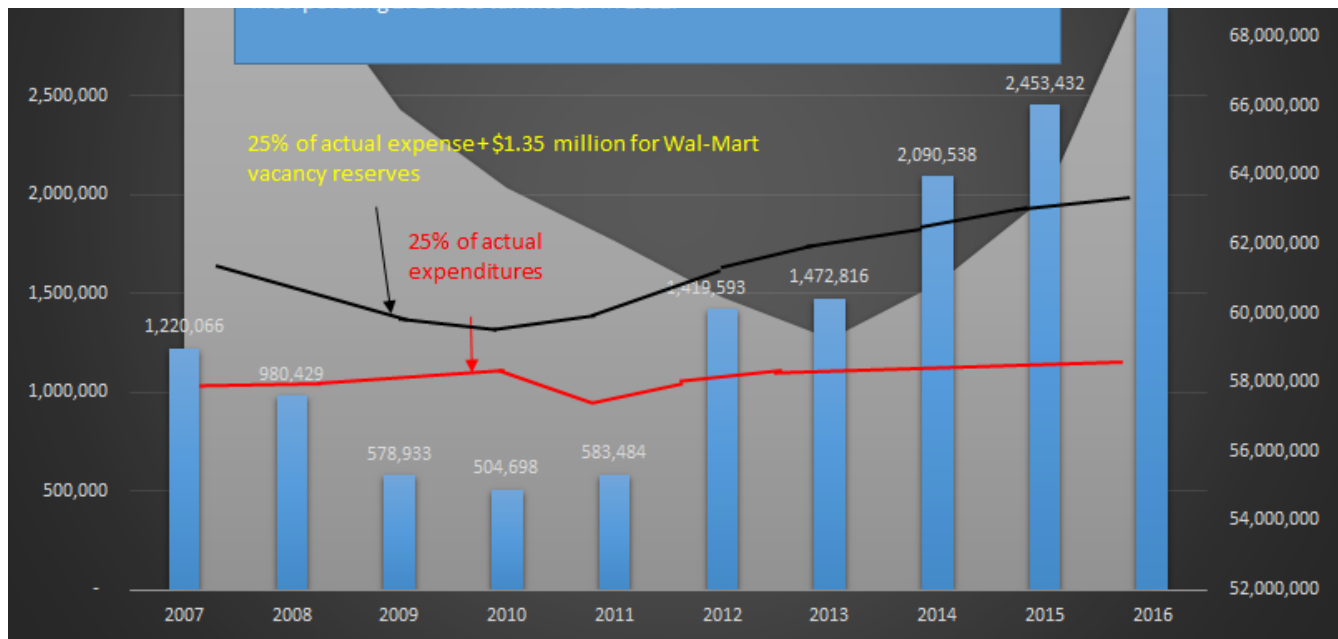
The attached is to help inform the Governing Body on our fund balances and debt service (current and future) to help make informed decisions on the 2018 Budget.

Details:

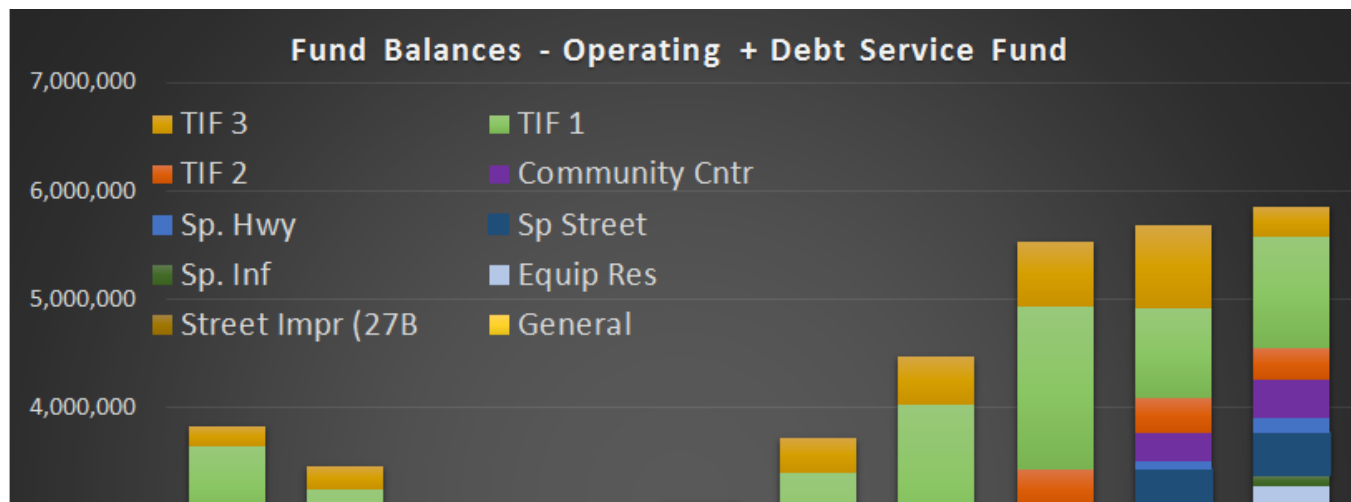
The Capital Improvement Plan (CIP) presented to the Governing Body on at the last workshop illustrated plans to issue debt service around the \$2 million mark every three years to help pay for infrastructure improvements and capital maintenance.

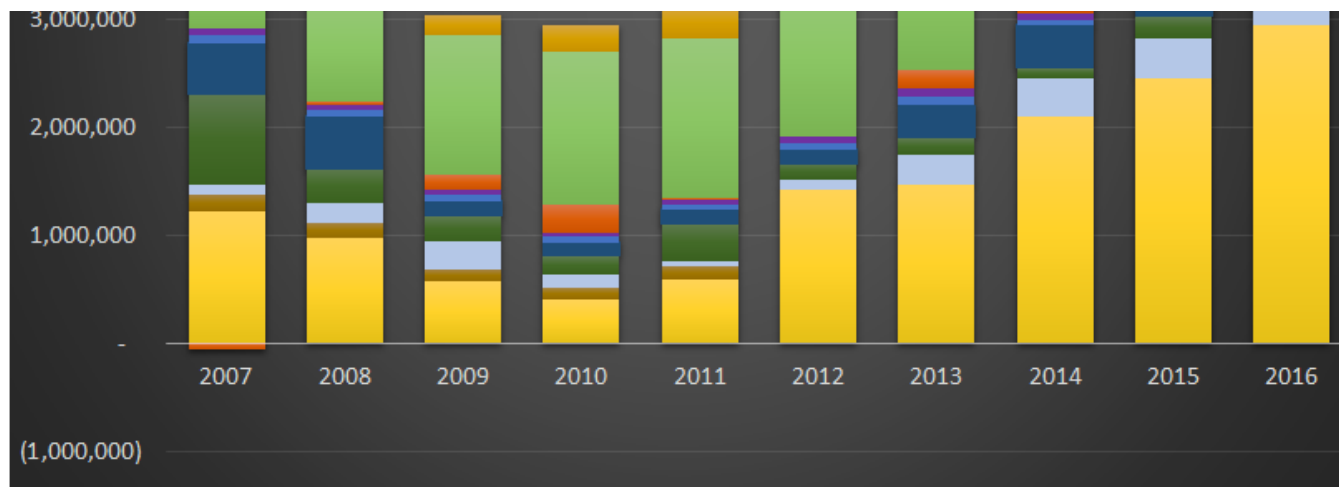
In order to help you better understand the City's current and future debt service structure and its implications on the City's fund balances, staff has put together some information to assist the Governing Body in making an informed decision on the budget. Below is General Fund fund balance history through 2016. The table shows a line for the 25% of actual expenditures as the fund balance base goal. The Governing Body had also hoped to see an additional \$1.35 million available in case of Wal-Mart's departure. That is illustrated by the black line.





The following chart also shows the cumulative fund balance of all funds that are or could be used for the CIP.





Khalen Dwyer from Columbia Capital will also provide a presentation on future debt service and the City's capacity to cover this debt in the future.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Additional Information

Presentation from Columbia Capital on Debt Use to follow once complete.

ATTACHMENTS:

Description	Type
 Presentation - Debt Service/CIP	Presentation



Funding Capital Improvements

Issuing Bonds vs. Paying Cash



May 2017

Page 1

Draft Capital Improvement Plan

The City has an estimated **\$26M** in capital expenditure needs over the next 10 years. The City can fund these improvements with bonds, cash or a combination of both.

The City is contemplating bonding **\$5.2M (20%)** of these projects, illustrated below.

Amounts shown in thousands (000's)

Potential Projects For Bonding	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Roe Lane (Roe Blvd to N. City Limits)		\$500									\$500
Residential Streets		\$100	\$700	\$100	\$700	\$100	\$700	\$100	\$700	\$100	\$3,300
Shelter Hse & Perform. Pav. (R Park)				\$100							\$100
2020 Roe Blvd (Cnty. to Johnson Dr.)	\$ 500										\$500
Permanent Restroom (R Park)					\$130						\$130
Annual Sidewalk Extension					\$50	\$50	\$50				\$150
Nall Ave (51st to 58th)						\$143					\$143
Elledge (Roe Ln to Catalina St)						\$124					\$124
Annual Sidewalk Extension								\$50	\$50	\$50	\$150
Mission Rd. (47th to 53rd)							\$71				\$71
	\$500	\$600	\$ 700	\$200	\$ 880	\$416	\$ 821	\$150	\$750	\$150	\$5,167





Bond Funding

("Pay As You Use")

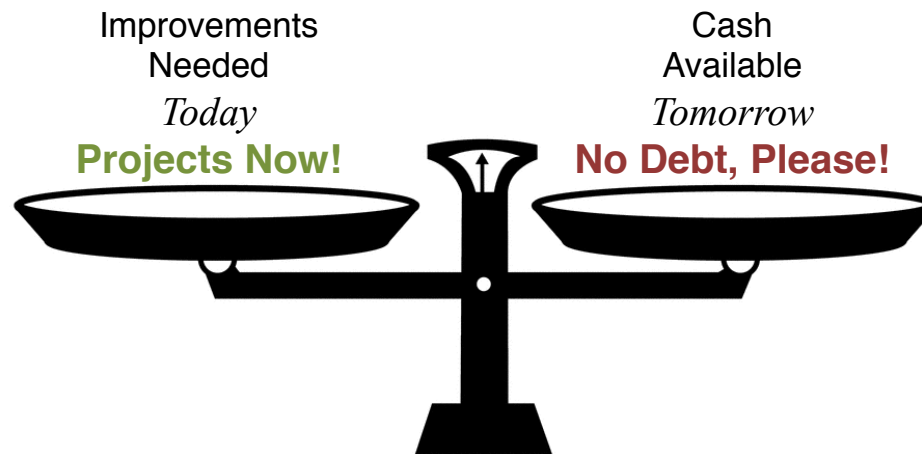
vs.

Cash Funding

("Pay As You Go")

Is there a “correct” funding method?

- There is natural friction between the need for immediate long-term capital improvements and the desire to pay for them in cash over time.
- The City must **balance** (A) its desire to quickly complete projects with (B) its desire to minimize borrowing and total project costs.
- Depending on the City’s goals and priorities, the “correct” approach could be bond funding, cash funding or a combination of both.



Bond Funding (Pros & Cons)

Pros

- Funding projects much sooner
- Achieving **intergenerational equity** (projects are paid for by taxpayers that are using them over time)
- Mitigating project cost uncertainty (e.g. cost inflation)
- Maintaining strong cash position

Cons

- Incurring interest and transaction costs (borrowing isn't free)
- Increasing debt burden



When is bond funding appropriate?

The City should consider bond funding if...

- it needs to fund certain improvements ASAP
- it wishes to maximize its funding capacity
- it has a strong preference for **intergenerational equity** (“whoever uses the projects should pay for them”)
- there is strong public desire for immediate and sizeable improvements



Cash Funding (Pros & Cons)

Pros

- Avoiding interest or transaction costs (lower overall project cost)
- Avoiding increased debt burden

Cons

- Sacrificing intergenerational equity (cash funding means the projects are paid for by today's taxpayers, not necessarily the taxpayers who will use the projects over time)
- Diminishing cash reserves
- Delaying project timelines
- Limiting "local dollar" reserves available to match grant funding
- Increasing uncertainty for long-term planning
- Increasing project cost uncertainty (e.g. inflation)



When is cash funding appropriate?

The City should consider cash funding if...

- its desire to minimize debt outweighs its desire for funding improvements ASAP
- it strongly wishes to minimize project costs (i.e. avoiding loan interest and transaction costs)
- it does not expect to have revenues available for debt repayment
- there is strong public opposition to borrowing



What is intergenerational equity?

- Fundamental tenant of public finance
 - The people that benefit from public infrastructure over time should share in its cost
 - Particularly important concept for projects with long useful lives
 - Critics of cash funding argue that it unfairly burdens **existing** taxpayers, as opposed to **future** taxpayers that will also benefit from the project
- Bond funding
 - Helps accomplish intergenerational equity
 - Incoming tax dollars each year are used to make bond payments through the life of the projects
 - Provides distinct and transparent synchronization of the project's users and funders
 - Only **then-current** taxpayers pay for the projects ("pay for what you use")
- Cash funding
 - Does **NOT** accomplish intergenerational equity
 - Project funded with tax dollars already collected



Quantifying The Cost of Bonding

- Bonding Cost Components

- Total Project Costs: \$ 5.50M *with 2% annual inflation*
- Transaction Costs: 0.19M
- Interest Paid: 1.20M *today's interest rate environment*
- **Total Cost:** **\$ 6.89M** *paid across 15 years from today (accelerated repayment scenario)*

- Cash funding

- Total Project Costs: \$ 5.62M *with 2% annual inflation*
- Transaction Costs: n/a
- Interest Paid: n/a
- **Total Cost:** **\$ 5.62M**

Net Cost of Bonding ≈ \$1.27M





Debt Capacity

Can the City afford to borrow?

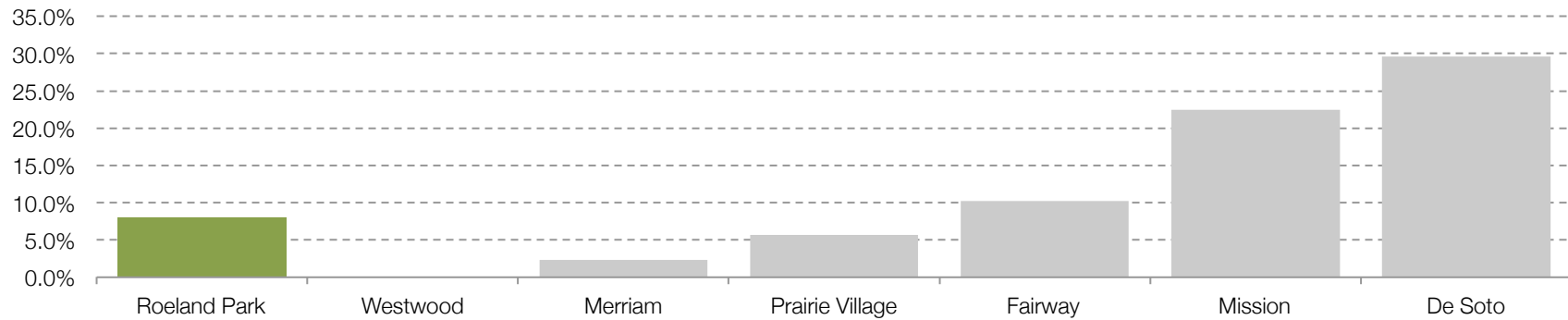
GO Debt as % of Assessed Value

Amounts shown in millions

	Roeland Park	Westwood	Merriam	Prairie Village	Fairway	Mission	De Soto
Tax Roll AV (2016)*	\$ 70.3	\$ 23.3	\$ 187.1	\$ 325.2	\$ 86.4	\$ 132.0	\$ 66.4
GO Debt (2016)	5.6	-	4.4	18.3	8.9	29.6	19.6
GO Debt to AV	8.0%	0.0%	2.3%	5.6%	10.2%	22.5%	29.6%

**Tax roll value only (excludes motor vehicles)*

General Obligation Debt to Assessed Valuation



Statutory Debt Limit

The State imposes a statutory limitation on GO debt

- Cities in Kansas are limited to borrowing general obligation bonds equal to 30% of its total assessed valuation
- City's assessed valuation (including motor vehicles): **\$78.1M**
- City's legal debt limit: $\$78.1\text{M} \times 30\%$: **\$23.4M**

Exemptions to the Debt Limit include bonds issued...

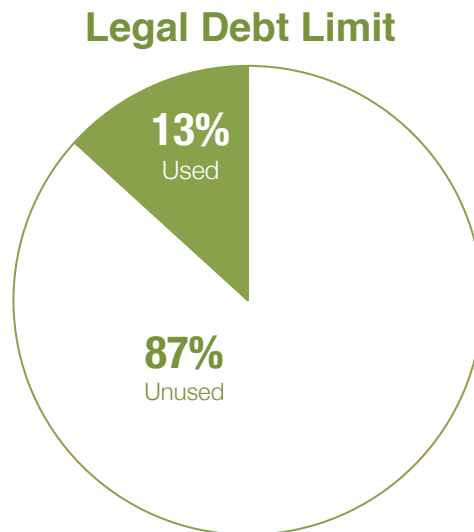
- to refund other debt
- for storm or sanitary sewer system improvements
- for street or alley intersections improvements
- for street improvements immediately in front of city or school district property



Legal Debt Limit Margin

City's Legal Debt Capacity

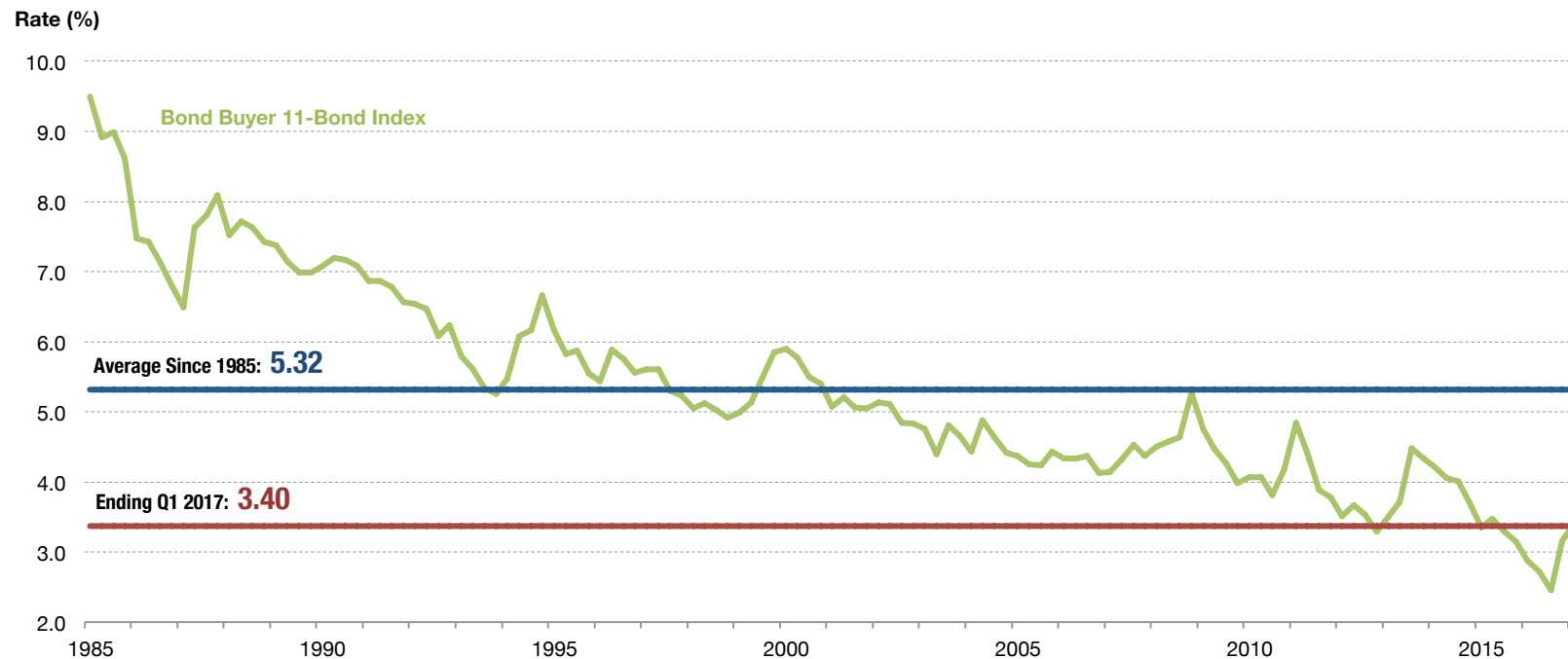
- Outstanding GO Debt: **\$5.6 MM**
- Exemptions: **\$2.5 MM**
 - Exemptions related to storm water utility improvements (Series 2010-1, 2011-2) and refunding bonds (Series 2012-1)
- Net GO Debt Applicable to the limit: **\$3.1 MM**
- $\$23.4 \text{ MM} \text{ minus } \$3.1 \text{ MM} = \textbf{\$20.3 MM in remaining debt capacity}$



Interest Rates Remain Very Low

Historical Bond Buyer 11-Bond Index (Quarterly Averages)

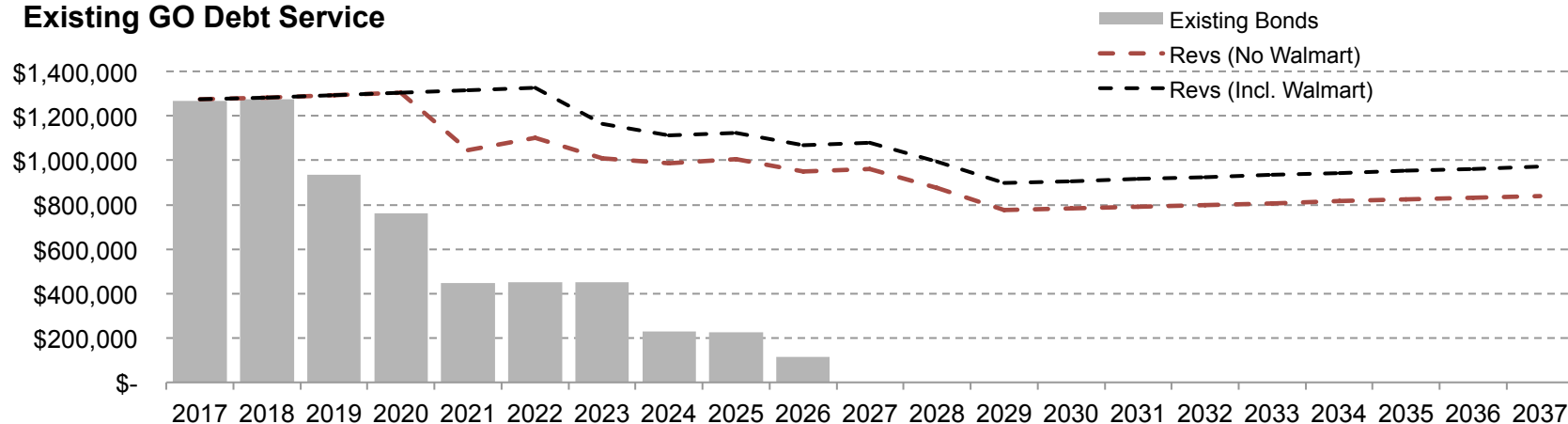
The Bond Buyer 11-Bond Index is comprised of a selection of eleven 20-year general obligation bonds with average credit ratings equivalent to Aa1 (Moody's) and AA+ (S&P)

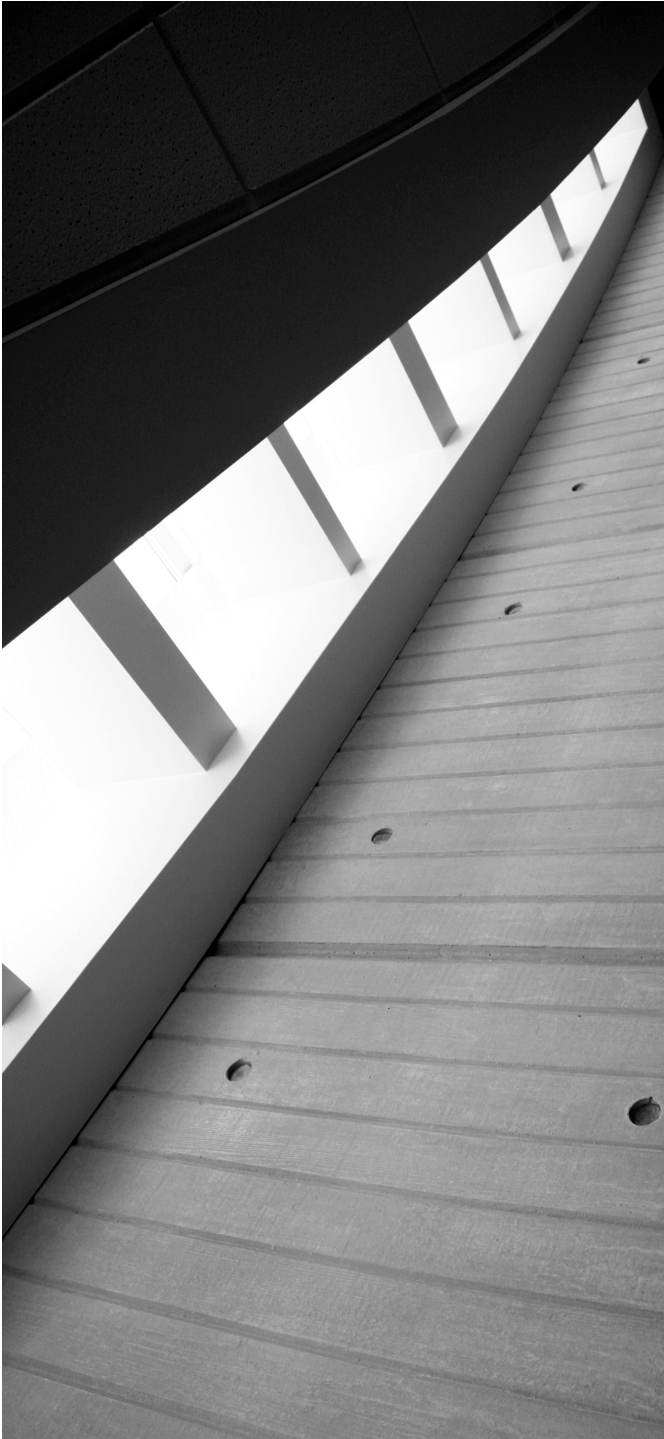


Debt Service Fund Revenues

- The City has substantial bonding capacity given conservative assumptions
 - The City's property and sales tax revenues grow 1% annually
 - Walmart leaves in 2021
- Revenues available for debt service
 - Special Assessments (runs through 2028)
 - Property Taxes (5 mills)
 - 0.50% Street Sales Tax
 - 0.25% Infrastructure Sales Tax (expires in 2023)

Existing GO Debt Service



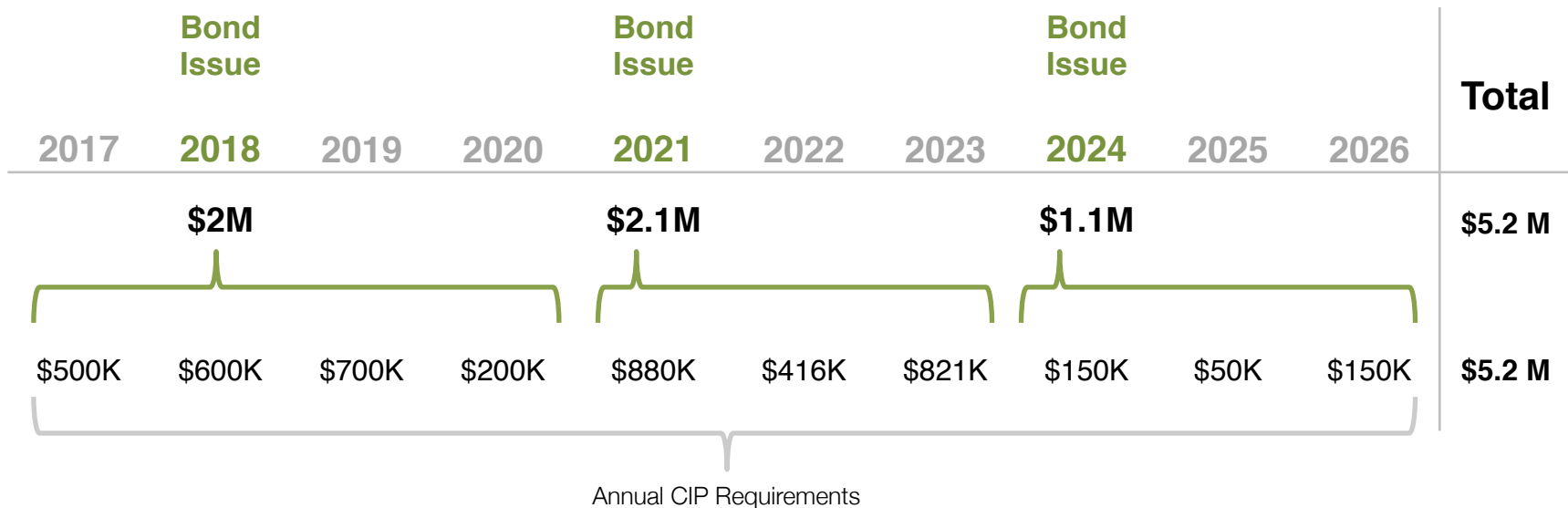


Bonding Scenarios

What would borrowing look like?

Three-Stage Bonding Plan

The previously discussed \$5.2M in projects could be funded with three bond issues in years 2018 (\$2M), 2021 (\$2.1M) and 2024 (\$1.1M).

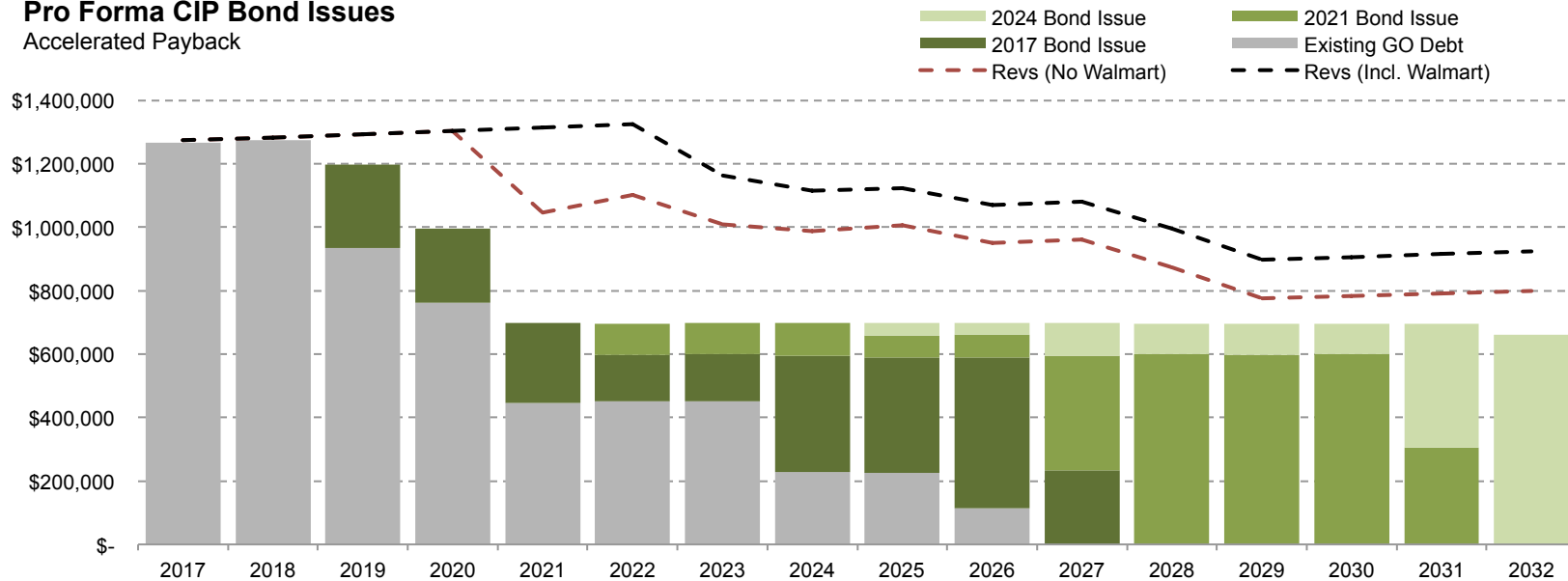


Scenario A: Accelerated Payback

- Demonstrates an **accelerated payback** period (15 years from today) assuming the City limits its annual debt service requirements to \$700K in years 2021 and thereafter.
- Total interest paid: \$1.2M

Pro Forma CIP Bond Issues

Accelerated Payback



Note: Assumes interest on the 2018 bond issue is capitalized for one year.

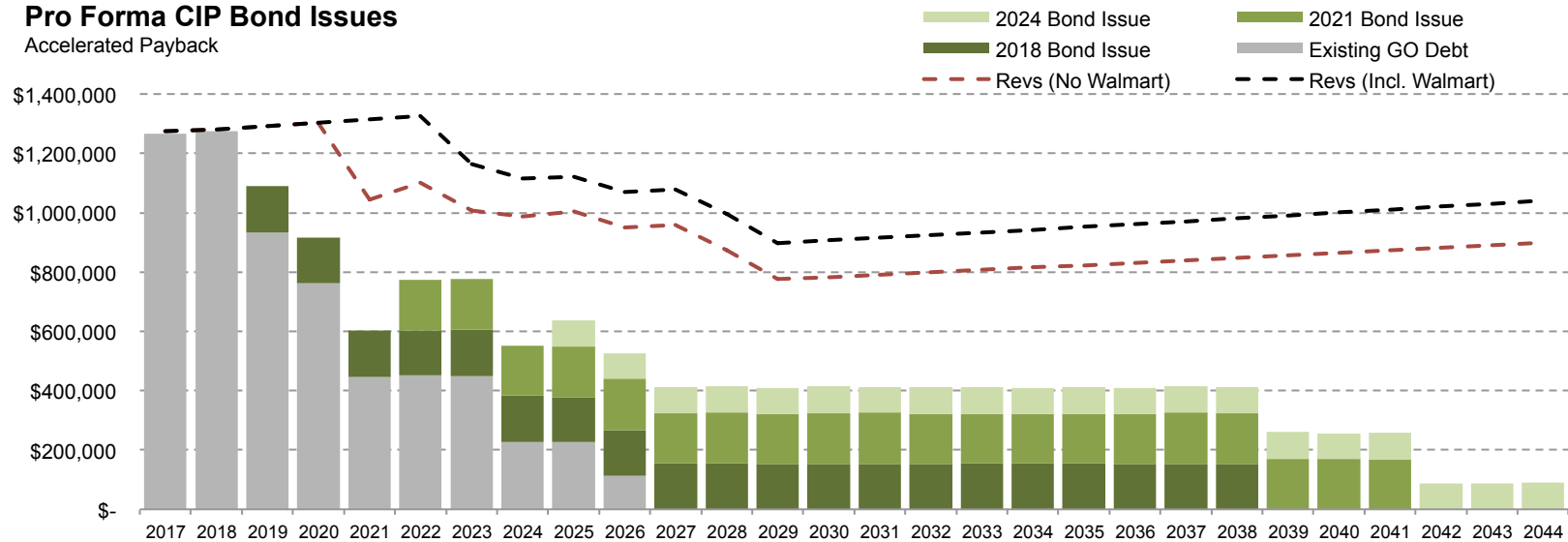


Scenario B: Extended Payback

- Demonstrates an **extended payback** period. Each of the three bond issues are structured individually with level annual debt service over a 20-year period. The final bond issue is paid off in 2044 (27 years from today).
- Total interest paid: \$2.6M
- More budgetary flexibility from year-to-year

Pro Forma CIP Bond Issues

Accelerated Payback



Note: Assumes interest on the 2018 bond issue is capitalized for one year.



Quickly Paying Off The Bonds

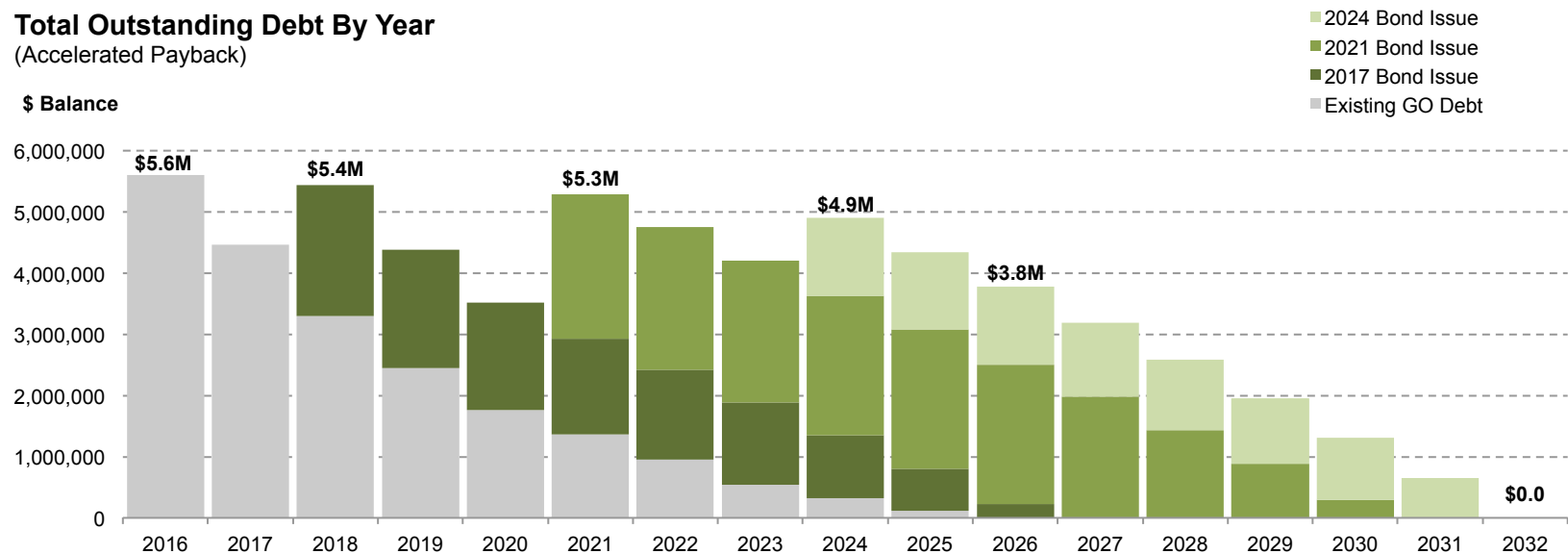
- The City currently pays down its debt at a fast pace, and it could continue to do so with this three-stage plan of finance
- The financing plan does not increase the City's outstanding debt relative to this year (\$5.6 million) for any given reporting period.
- On average, the City's outstanding balance each year would continue to trend downward. This is true whether the City decides to use 10, 15 or 20-year payback periods for each new bond issue.



Shrinking Debt Balance

- This chart shows the City's **outstanding debt balance** in any given year assuming it issued bonds based on the accelerated payback scenario.
- The City's outstanding debt would continue to shrink each year, on average.

Total Outstanding Debt By Year
(Accelerated Payback)





Conclusion

A Quick Recap

- The City is contemplating bond funding approximately \$5.2M (20%) of its \$26M 10-year CIP
- The appropriateness of cash or bond funding is dependent upon the City's goals and priorities
- Bond funding provides quicker completion, intergenerational equity, stronger cash balances and improved planning certainty
- Cash funding provides cost savings and a lower debt burden
- The City has the debt capacity for new borrowing, even given conservative economic assumptions
- Interest rates remain below historical averages
- The City could borrow while continuing to *decrease* its outstanding debt over time relative to today



Item Number: DISCUSSION ITEMS- II.-2.
Committee 5/1/2017
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 5/1/2017
Submitted By: Jennifer Jones-Lacy
Committee/Department:
Title: **Review Trends in Primary Revenues (est. time 5 min.)**
Item Type:

Recommendation:

The attached presentation is for informational purposes designed to help the Council's understanding of our revenues.

Details:

The attached presentation provides historical information on the City's primary revenue categories: property tax, sales tax, franchise fees and court revenues. All of these categories support the General Fund in whole or in part.

How does item relate to Strategic Plan?

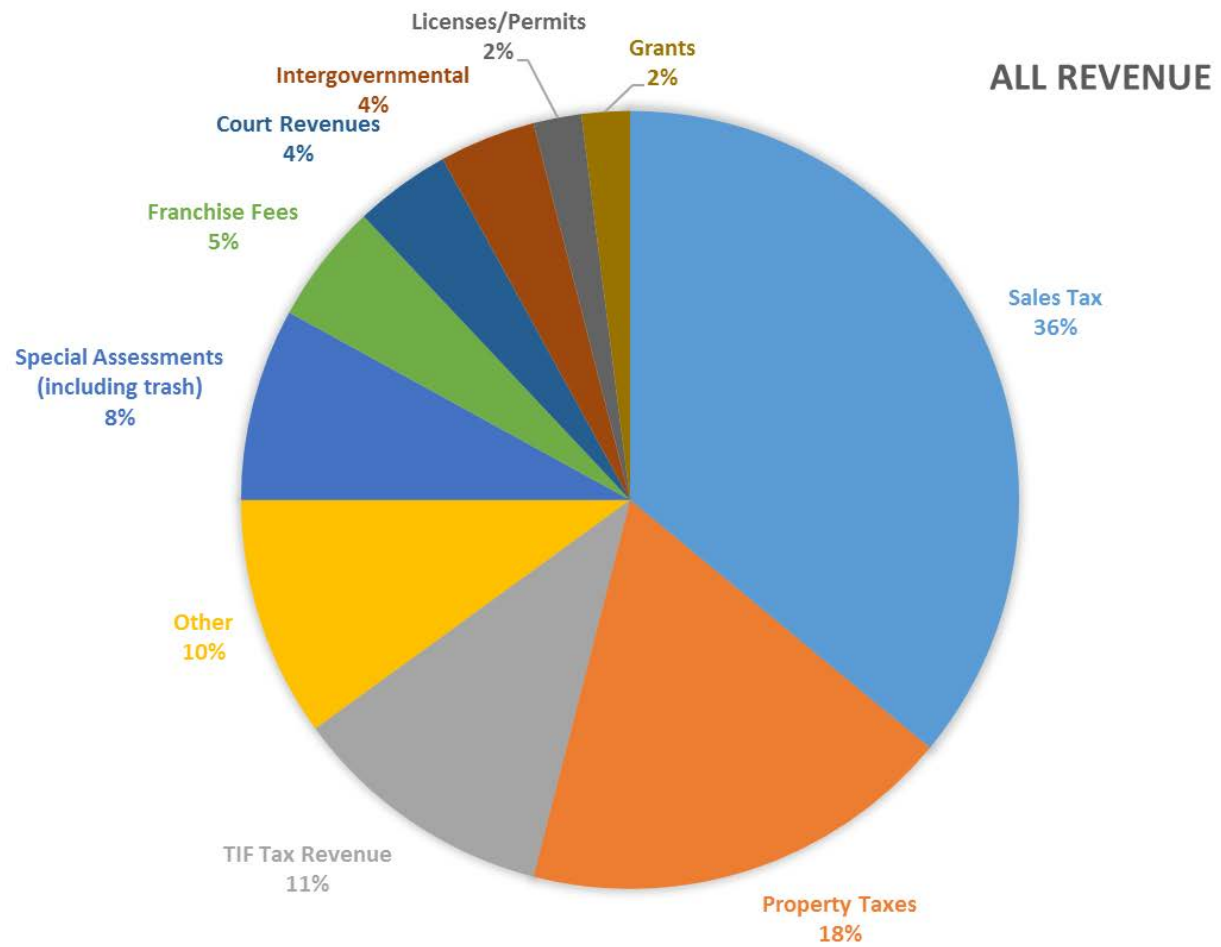
How does item benefit Community for all Ages?

ATTACHMENTS:

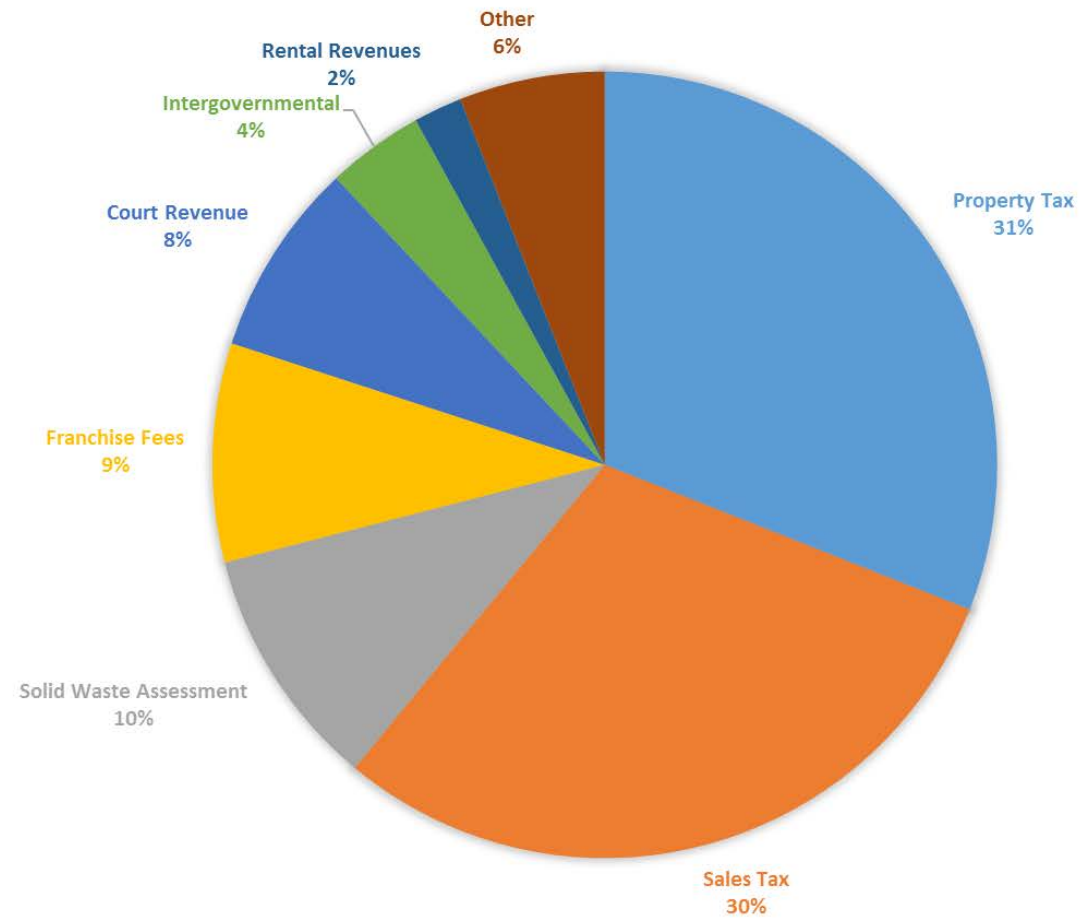
Description	Type
 Revenue Trends Presentation	Cover Memo

REVENUE TRENDS

MAJOR REVENUE CATEGORIES



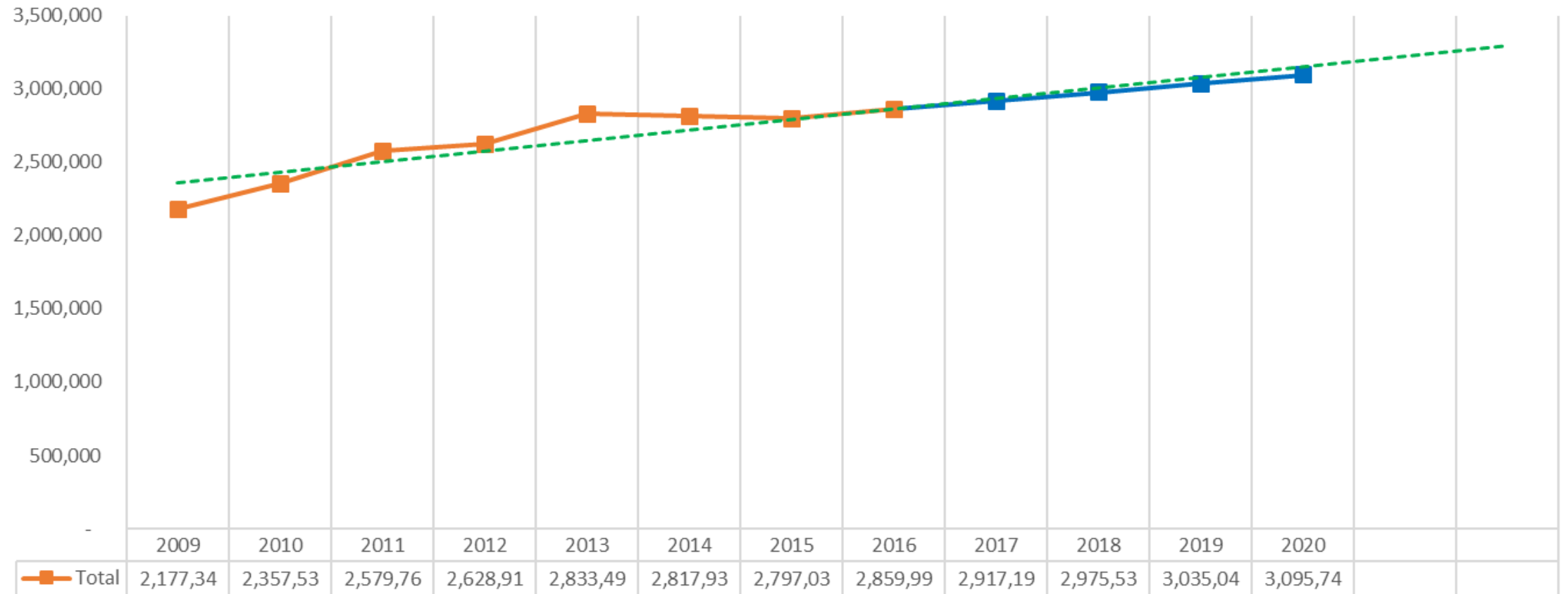
GENERAL FUND REVENUE



SALES TAX

- Sales tax constitutes 36% of all revenues and 30% of General Fund revenues
- Since 2009, sales tax rates have averaged a 4% annual increase
- In 2013, the City received a large distribution after discovering some taxes were paid to Mission instead of Roeland Park creating a bit of an outlier in the annual increase
- Sales taxes are remitted to Cities two months after collection
- The following chart provides a 3% annual projected increase.

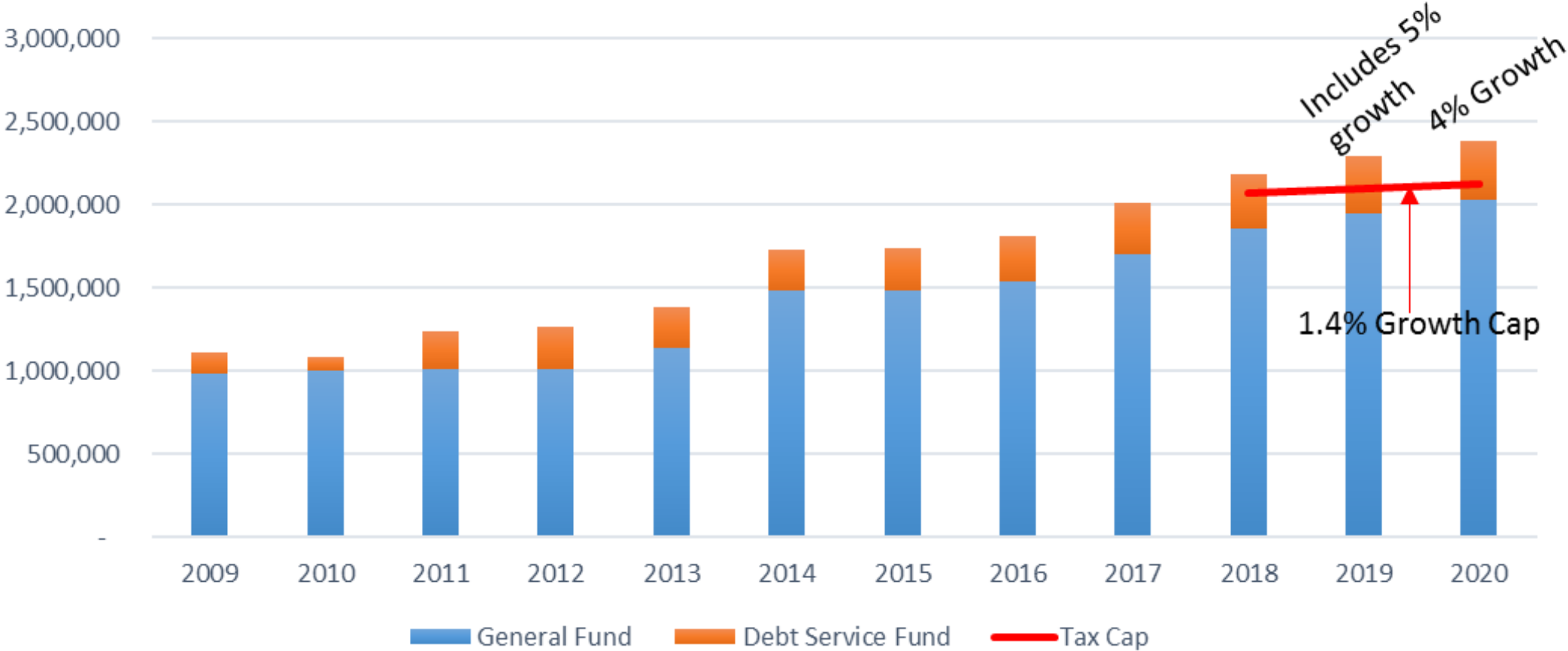
TOTAL CITY/COUNTY SALES & USE TAX BY YEAR



REAL ESTATE PROPERTY TAX

- Property taxes comprise 18% of total revenues and 31% of General Fund revenues
- 97% of all Ad Valorem taxes are collected in January and June
- Since 2009, actual taxes collected and levied has grown an average of 8%
- The following chart assumes an increase in assessed value of 5% in 2019 and 4% in 2020
- The tax lid, which provides for a 1.4% CPI increase for the 2018 budget year will limit the City's ability to take advantage of this assessed valuation increase
- However, growth from new improvements and TIF expirations are exempt from the tax lid. The General and Bond Funds can expect to see an additional \$35,500 in revenue from the expiration of TIF 3.

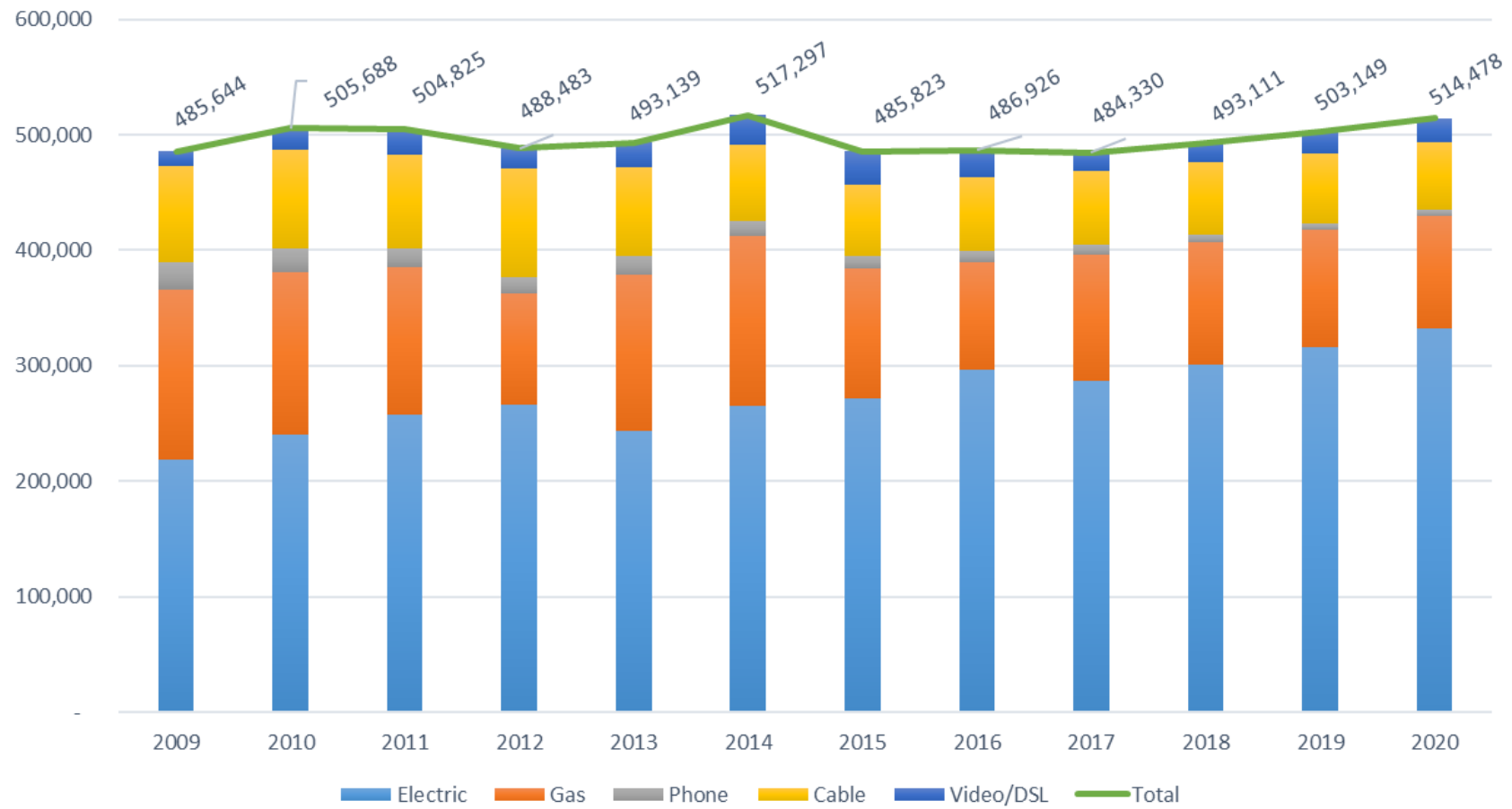
Property Tax Revenues - History and Projection



FRANCHISE FEES

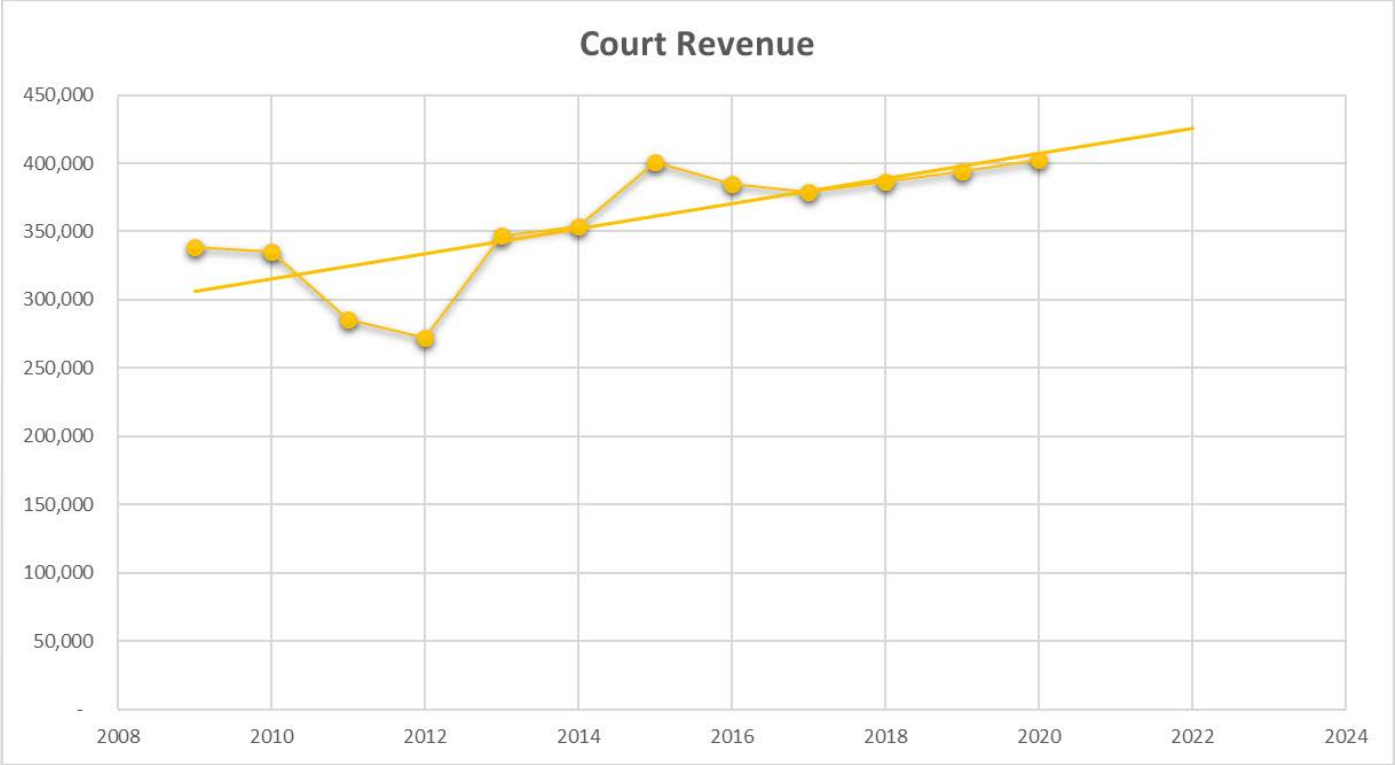
- Franchise fees make up 5% of all revenues and 9% of General Fund revenues
- Franchise fees are collected at a rate of 5% for electric, phone, gas, cable and video/DSL
- Cable and Video receipts are remitted quarterly while the others are remitted monthly one-two months after they are collected
- Since 2009 overall franchise fee revenue have remained relatively stable with an average increase of 0.1%
- The following chart provides projections based on average increase by year.

Franchise Fee Revenues - Collection and Projection



COURT REVENUE

- Court revenues comprise 4% of all revenues and about 8% of General fund revenues.
- Revenues include court fines, court costs imposed by the City and state fees.
- Revenues are greatly impacted by the number of officers on the street. In 2011 and 2012 fines dropped 15% and 5% respectively due to a consistent number of vacancies.
- The spike in 2015 revenues was a result of an increase in the fine schedule, followed by a decrease in that fine schedule in 2016.
- We anticipate a slight decrease in 2017 revenues from the prior year due to a full year of lower fines. From there revenues are projected to increase 2% which is the average.



Item Number: DISCUSSION ITEMS- II.-3.
Committee 5/1/2017
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 3/3/2017
Submitted By: Keith Moody
Committee/Department: Branding Committee
Title: **Branding Creative Brief Discussion (est. time 10 min.)**
Item Type: Other

Recommendation:

Details:

The final branding report is attached as a reference. It consists of five sections (executive summary, data analysis, positioning statement, creative brief, launch plan. Each section constitutes one of the major tasks completed as part of the branding process. The Branding Report will provide insight needed by design firms to respond to our RFP. The Positioning Statement and Creative Brief are intended to provide clear direction to the designer that we would select on how to develop a logo suited to our brand.

Council has provided direction to staff to develop an RFP for logo design. Web based design services are another possibility that were not initially discussed. This option can be affordable, but a web based service provider would need to be selected as well as a service package.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description



Final Branding Report

Type

Backup Material



Roeland Park Branding Proposal

Prepared for: City of Roeland Park

Prepared by: Benedictine College Marketing Program Students

Atchison, KS

March, 2016

Table of Contents



Executive Summary	3
Qualitative Research Report	5
Positioning Statement	22
Creative Brief	25
Design Recommendations	30
Brand Launch Plan Recommendations	36

Executive Summary



In Spring 2016, Benedictine College was awarded the contract to engage in a city rebranding effort for the city of Roeland Park. The RFP specified three phases of the rebranding effort: marketing research, graphic design, and brand launch planning. Over the next 3 semesters, 85 students were involved in collecting and analyzing data, soliciting design concepts, and formulating strategy for the launch of the brand.

The research phase consisted of a series of focus groups, as well as the analysis of citizen survey responses and non-resident interviews. The analysis uncovered common, consistent themes from residents' impressions: 1.) Location or proximity to Kansas City metro amenities is a key decision factor not only in moving to RP, but to remaining. 2.) "Quiet" lifestyles contrast and complement the proximity to other "noisy" areas of the metro. 3.) Progressive social values are a point of pride. 4.) Nature is very important to residents, and they have a great deal of satisfaction with Roeland Park in this area, and 5.) A perceived lack of a defined identity could indicate an openness to a new brand identity.

The research informed the creation of the Positioning Statement and Creative Brief. The position identified highlights the identified strengths of living in Roeland Park and focuses on an identity built on quiet living, proximity, and nature: *For residents and businesses, current and future, Roeland Park is an oasis in the city, where neighbors and nature thrive together, just moments from anywhere.*

The Creative Brief instructed the prospective designers on the parameters of the project: a target market of Millennials and Generation Xers, which comprise 41% of the current population, "starting singles" and young families; that the design should be relatable to a majority of people; that the design must symbolize the unique characteristics of Roeland Park as identified in research; and that the design should require little processing to understand.

A 3-week design competition was opened and promoted both on campus at Benedictine College and to residents of Roeland Park. Nine Roeland Park residents submitted 18 designs, and 16 Benedictine College students submitted 25 designs. The branding committee reviewed and ranked all submissions, and in accordance with their instructions from the city council, submitted 3 finalists for consideration.

Finally, the proposed ideas for a brand launch plan include sustained efforts in social media management, as well as short-term tactics for public relations and content marketing to inform the city residents as well and the Kansas City metro area about the rebranding. In addition, a signature community event is recommended to provide a catalyst for citizen involvement, as well as bring visitors into the community to see the brand attributes embodied in Roeland

Park's neighborhoods. Proposed events include a 5K or 10K race, an arts and music festival, and/or a coordinated neighborhood holiday lighting effort. Total costs for these launch activities are estimated to be \$11,120.



Qualitative Research Report

Prepared for: City of Roeland Park Branding Committee

Prepared by: Benedictine College Marketing Program Students

Atchison, KS

October 25, 2016

Introduction

The City of Roeland Park has contracted with the students of the Benedictine College School of Business Marketing Program to undertake a city rebranding effort. This research report serves as the informational basis of the rebrand, and will guide the creative and media placement efforts of the new brand design, positioning statement, and media launch plan.

Purpose and Scope

The main objective of this research is to uncover qualitative insights from the residents and workers of Roeland Park regarding the core identity of the city, as well as the best elements of living and working there. Studies have found that while city rebranding efforts have a low success rate of short-term acceptance, (<http://www.citymetric.com/business/why-do-most-city-branding-campaigns-fail>), those with the highest rate of success are those that “link up research with an authentic message that resonates” (<http://www.governing.com/topics/economic-dev/gov-municipal-branding-campaigns-worth-price.html>). To this end, our research has set out to identify not what residents and workers would “like” the brand to be, but to identify what is already authentically, verifiably great about living and working in Roeland Park.

Research Objectives

- Through focus groups and interviews, uncover the personal insights of living in Roeland Park of current residents in a variety of demographics
- Study how residents and non-resident workers and shoppers describe the best attributes of living, working and shopping in Roeland Park
- Analyze the qualitative data acquired from the open-ended questions of the 2016 RP Citizen Survey
- Translate these findings into: a) a research report, b) a formal positioning statement, c) a creative brief for the design phase, and d) a campaign slogan

Sample Design

Focus Group participants were chosen by convenience sampling of residents supplied by city council members to ensure all wards of the city were represented. Interview participants were selected from this list, as well as with a mall intercept in front of the local Fantastic Sam’s storefront. Also, text analytics were completed of the Citizen Survey responses to the branding-specific, open-ended questions.

Summary

- The degree of satisfaction with the quality of life among residents is very high. It stems from a sense of community among their neighbors, who they know well, as well as the perceived quality of the city services.
- Recurring themes of positivity include:
 - **Location.** Unsurprisingly, proximity to popular areas of the KC metro is a key decision factor not only in moving to RP, but to remaining.
 - **Quiet.** This term in varying iterations was expressed frequently, which contrasts and complements the proximity to other “noisy” areas of the metro.
 - **Progressive social values.** Many take pride in, and point to the contrast of the perceived inclusiveness of Roeland Park to the rest of Johnson County and the state of Kansas.
 - **Nature.** While being the “City of Trees” was generally not perceived to be the central identity of Roeland Park, nature is very important to residents, and they have a great deal of satisfaction with Roeland Park in this area
 - **Lack of a defined identity.** Beyond the contentious Wal-Mart, residents feel that the city lacks a unique identity or iconic feature. This could indicate an openness to a new brand identity.

Data Analysis

Due to the large sample size and amount of data collected, the ETC Citizen Survey open-ended questions provided a large source of quantifiable insights from a variety of citizens.

Question 22: What has brought you to or kept you here in Roeland Park?

The most common category of positive responses to this question related to “Location within the city” (249 out of 428 responses), followed by “Quality of living/people” (144/428), and “Low cost of Living” (112/428).

- Location: 249/428
- Quality Living Area/Quality People: 144/428
- Cost of Living: 112/428
- Build & Structure of Housing/House/Home Ownership & Inheritance: 55/428
- Work Related: 54/428

- Safety: 52/428
- Schools: 51/428
- Other: 45/428
- Born & Raised Here/Lived Here for a Long Time: 29/428
- Size: 27/428
- Family/Friends: 26/428
- Snow/Leaf Pick Up: 16/428
- Trees: 17/428
- Diversity: 11/428

Location insights:

Common themes refer to proximity to KC Metro amenities, as well as the ease of work commutes. However, the “walkability” factors of the community were evident here, as well. Positive comparisons were made with other metro neighborhoods, especially within Johnson County.

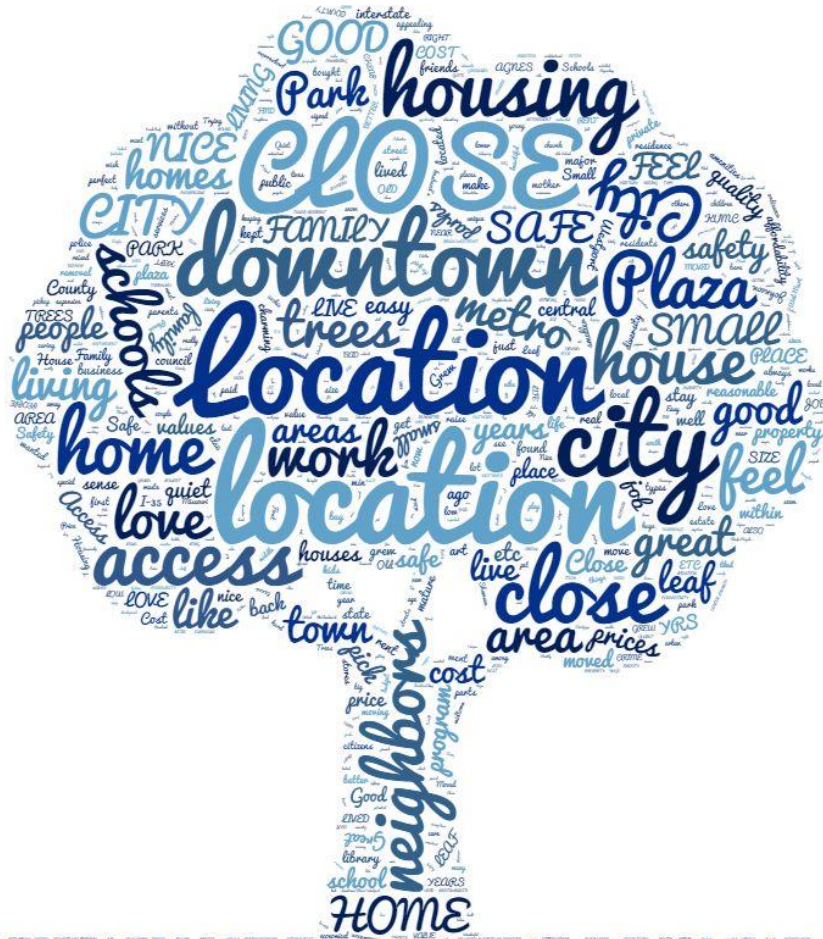
- *“Good location in relation to the city without being in Missouri or KCK”*
- *“I like how accessible it is to the whole metro area. Living in Roeland Park, my husband and I are smack in the middle between my parents in Brookside and his mother in Merriam. Being so close to I-35, we can easily get around the broader metro region. We like being so close to restaurants and cultural events in midtown, downtown, Mission, SW Blvd, etc.”*
- *“I like that I'm within walking distance of parks the pool and Wal-Mart Lowes and price chopper”*
- *“We moved here for the great central location because we work downtown, but wanted to live in Johnson County.”*

Neighborhood Quality insights:

- *“Quiet and peaceful with friendly neighbors. City services and reputation for concerns of citizens”*
- *“Also loved the mature neighborhoods with character (houses are different, huge trees, etc)”*
- *“Love the peacefulness as compared to crowded areas out south”*
- *“We like our neighbors. We like that Roeland Park seems to be free of the right-wind nuts (sorry!) that seem to have taken over other parts of the Kansas-side of metro.”*

Low cost of living insights:

- *"I grew up here and moved away. I came back after living in prairie village because it was better cost of living."*
- *"ROELAND PARK IS ESSENTIALLY SOUTH PLAZA IN TERMS OF LOCATION AND HISTORY/ARCHITECTURE BUT FOR A FRACTION OF THE PRICE."*



Question 23: What differentiates Roeland Park from other communities?

The comparative nature of this question prompted a strong majority of positive remarks. Most common categories were Atmosphere (such as “small town feel,” “quiet,” and “neighbors,” Location, Attribute-specific responses (such as amenities, churches, etc.), Community demographics, diversity and neighbors, and Cost of Living.

Atmosphere responses: 73/346

- *"We have Johnson County quality of life, without being so far south that we miss out on the rest of the city. And we have brave, liberal elected leaders, more similar to Lawrence than to most of the rest of Johnson County. That's something to be proud of."*
- *"Affordability, diversity of residents, pride of services, friendliness."*
- *"Small-town feel in the middle of the metro. Great neighbors. Great location."*
- *"Close to everything. No snobbery for the most part. An inferiority complex."*

Location responses: 62/346

- *"Affordability for a nice neighborhood that is close to everything."*
- *"Centrally located for Kansas City, but not overwhelmed with businesses like Mission."*
- *"NEARNESS/PROXIMITY TO ALL KC HAS WITHOUT LOSING RELAXED FEEL"*
- *"Offer a location for first time homeowners to live close to the heart of the city."*

Attribute-Specific Responses: 40/348

- *"We have nice older homes with character in neighborhoods and close to downtown."*
- *"We have taken advantage of the chicken ordinance, I like the emphasis on art. I think we can promote ourselves as a forward thinking community with art, green/public space, public transportation. I would like to see an emphasis on bringing new, diverse businesses and to continue to be a community that supports ethnic, socio-economic, and sexual orientation diversity."*
- *"We love that the houses/neighborhoods are older and aren't cookie cutter. We love the quiet streets and how well-kept and safe everything is."*

What differentiates Roeland Park from other communities?

With 373 responses to a question specifying a fixed number of words, a word count analysis was combined with categorical analyses. Each entry was broken into 3 pieces and analyzed as 3 separate entries.

Friendly	88	8.70%
Safe	67	6.62%
Quiet	50	4.94%
Convenient	49	4.84%
Proximity	43	4.25%
Community	40	3.95%
Location	38	3.75%
Affordable	33	3.26%
Clean	29	2.87%
Nice	28	2.77%
Home	21	2.08%

[illegible]

12

Only 299 responses to this question could indicate a reluctance to answer or a difficulty processing the question. Similar themes arise with categorical analyses.



“Community” pride led the list by far, with 123 of 299 responses appealing to the sense of community, with multiple responses regarding neighbors, progressive elements, diversity, and quiet.

- *“I have relatives from Denver who have said that they can think of NO WHERE in Denver where there is a community like Roeland Park. The friendliness pride of home owners, which is shown in how homes and yards look the community center/aquatic center the fact that I can WALK to the library.”*
- *“Roeland Park is a progressive city committed to taking care of all residents. I am proud of the non-discrimination stance the city took to support all residents.”*
- *“The safety of the community, the friendliness of the neighbors.”*

The next largest category referred to Government Services (69/299), followed by the city’s cleanliness (58/299), and “friendliness” (52/99)

- *“Community spirit, welcoming attitude, attention to quality of community, while remaining relaxed and accepting of difference. I love the community center! I love that you allow chickens.”*
- *“I am proud that we are willing to lead the way on issues that are good not just for our community but for, well, the future of humanity, like equal treatment for LGBTQ persons, the skateboard park, the charging stations for electric vehicles. We also have a somewhat diverse community, a friendly community, and our own library. I cannot stress how much I think the library is important for Roeland Park. It’s an important resource for so many in NE JOCO, and I personally use it several times a week.”*

Other significant response categories:

KC Access (51)

Diversity (38)

Nature (33)

Beauty (27)

Small Town (24)

What about Roeland Park makes you proud to be a resident?

- *"EVEN MORE WALKABLE/SUSTAINABLE WITH INCREASED RESTAURANTS/SHOPPING THAT WE CAN FREQUENT. WE WANT TO SPEND LOCALLY AND BE ABLE TO WALK OR BIKE FOR MOST OF OUR NEEDS."*
- *"GET RID OF WALMART, CHANGE LIQUOR LICENSE LAWS SO WE CAN GET DECENT RESTAURANTS, PROMOTE THE ROELAND PARK GARDEN AND A FARMERS MARKET"*
- *"I'd like to see it become a "walkable" community with small (mom & pop) shops & restaurants, walking trails, monthly nightly events of some sort, and green. I'd really like to see it partner with Mission, Fairway, and Westwood to make the entire 66205 community the place to be!"*
- *"More walkability, bike/walking paths, green spaces. Crosswalks to cross Roe safely, to promote riding bikes to the library and parks. Increased community bonds & pride."*
- *"Redevelopment of existing shopping areas. They look old and run down. The house offices along Johnson Drive also look old and run down and a little bit of landscaping design would go a long ways to beautifying this entrance into the city. I would also like to see a couple of ""sit-down"" type restaurants added to the mix, we don't need anymore fast food restaurants."*
- *I would also like to see the continued improvement of the city parks ... realizing that it takes money and time. There needs to be a master plan put forth for each of the two larger parks."*

Out of the 200 responses received for this particular question, 97 of those responses mentioned the location of Roeland Park in a positive manner. Nearly 50 percent of responses talked about the location at one point or another, with the next closest category being “friendly environment” at 71 mentions. After the top two categories identified, there is a steep drop off to where our other categories averaged those responses around 10 percent of the time.

15

Work	6%
Quality of Living	10%
Small Town	11%
Diversity	4%
Family	16%

- *"A former mayor once said that RP was the domain of the "newly wed and nearly dead." If we are going to keep RP vibrant, we need to attract the millennial as our "nearly dead" are even nearer. That means we use our funky to our advantage. We capitalize on the art, the antique chic architecture, the accessibility of city politics, our awesome police force, the warm and welcoming, the "be who you really are in Roeland Park" thing. We have vibrant events - so those too. And location. Location. Location."*
- *"Small town feel in the heart of a big city. Charming, friendly, inviting."*
- *"Five minutes away from what's happening with a hometown feel for everyday life."*
- *"A place for everybody, Young, old, families, singles. Small community feel, easy access to popular things in places in all directions. "*
- *"I THINK ANY COMMERCIAL I MADE WOULD HIGHLIGHT ROELAND PARKS PROXIMITY TO THE COUNTRY CLUB PLAZA, DOWNTOWN KC, PRAIRIE VLG, WESTPORT, FAIRWAY/MISSION HILLS. I WOULD ALSO SHOWCASE THE BEAUTY OF HISTORIC NEIGHBORHOODS. I THINK ROELAND PARK IS A HIDDEN GEM IN THAT IT HAS ALL THE BEST ATTRIBUTES OF SOUTH PLAZA AND PRAIRIE VLG BUT SOME PEOPLE DON'T KNOW IT EXISTS OR CONFUSE IT AS BEING PARK OF MISSION"*

If you were writing a commercial about Roeland Park what would it look like and say?



Focus Group and Interview Data

The first focus group consisted of 8 community members, 7 of which had at least one child living in the home. The discussion centered around community identity, current branding, and future dreams of Roeland Park.

- The decision to move to Roeland Park is often due to a family or career change, as is the decision to leave. However, residents are quick to list off reasons to stay.
 - *So I guess that means “space.” We’ve got almost a half acre two blocks away, so it’s pretty remarkable in parts of RP you can have that much land right in the middle of town, which is cool, so we have space for children. We’ve got woods in our lot, thick woods, which attract deer, which is annoying. (laughter)”*
 - *It’s wonderful to be so close to the middle of the city and still be able to have green space, and but still be able to be close to things that I enjoy doing. Everything! 10 minutes to Kauffman, I can walk to the library. Yes. We’ve got it all. Except a nice restaurant (laughter)*

- *"I tell people all the time about our neighbors that this is a place we meant to stay for a year, or two, and our community keeps us here. The longer we are here, the more connections we make, and the harder it gets to think about leaving. So, we tell people all the time that it's close, it's affordable, and we are surrounded by great people, and you are able to get involved, and you can see the same people at the park every night when you go by if you want to, and sometimes you can see different people every night you're there. So, there's a great community feel to it."*
- There is a common sense that Roeland Park lacks an identity and recognition from the rest of the metro area
 - *"I generally have to say it's west of the Plaza. Most of the time people don't know RP and the other, this is probably a bad association, but, the Walmart on Roe. Everyone seems to either know the Walmart on Roe for one reason or another, or the Price Chopper that seems to have all the Mexican produce. Those are 2 main factors that can usually tie to RP, but its west of the plaza that's the descriptor."*
 - *I did I had a friend that was like "you live in Roeland Park? That is where you get to push your things to the curb!" And I was like "yeah, I mean I don't really".. that is something we are known for among certain groups of people (laughter)*
 - *"There's no downtown. There's no strip."*
- There's a sense that residents are quite happy leaving things the way they are.
 - *I think that's one of the things that's kind of attractive in a way. We're all residents, and I'd rather be in a neighborhood feel community, than have these features. They're close enough. The plaza's close enough, Mission's close enough. They're all close enough that I'm okay keeping them on the peripheral...because of the traffic that it brings through neighborhoods. Because there are a lot of kids playing."*
 - *I totally agree because I feel like when people have a kid and then they move out south. I hope more millennials who feel like they don't need these huge houses to raise a family in. When we got pregnant with our second people assumed we would be leaving.*
- They like things walkable, green, and progressive, and feel like they get that here.
 - *I think that it is a great neighborhood. I think it is really neat that you are walking around and you see people year round walking and going to the parks and stuff so I think I just wish they knew more of that.*

- *There is no business that we have that I am really ashamed of and that when I look at social justice issues and the loan you know the pay day loan companies and so forth and our community really took a stand and again I was really pleased and proud of that. And I think we have do I dare I really think that we are probably the most progressive area in the whole of Johnson County and I really like that.*
- A city's brand doesn't seem valuable at first blush to them, but they're aware of the current state of branding, and have a few descriptors as to what future brand elements could hold.
 - *You could have no logo and I think I'd still love the city of Roeland Park.*
 - *I'd like to see little houses that would show the community. That's the best part.*
 - *Walkability, community service, library is another one. So that would play on this idea of these small tight knit neighborhoods and communities.*
- They see a future of small, incremental, positive changes for Roeland Park.
 - *I wouldn't go as far to say entertainment district, but a coffee shop. I want a coffee shop and don't tell me QuikTrip, I know it's cheap, but come on there is better coffee than QuikTrip.*
 - *Something that brings people to the city as a destination point, but not lots of people.*
 - *A craft brewery*
- And there's a real sense of community pride and togetherness that occurs daily, and weekly in neighborhoods and events in parks.
 - *And it's your neighbors you are seeing... the pirate event... we see the same kids that we play with at the park... I don't know what's driving people from all over the metro, but I'm okay with that.*
 - *You see a lot of your neighbors there... we see lots of your neighbors there and it's a community feel... and I love these small events and I would love to see this to continue on rather than just we do it for five years and nobody else wants to continue until it stops.*

The second focus group consisted of 7 residents age 55+ with children out of the home.

- They are long-term Roeland Park residents; only one had been a resident for under 10 years; two had been in the same home since the 1950s.
- They are huge fans of city services.
 - *Great library.*

- *We love the community center. It's a big part of the community.*
- *There's not a lot of bureaucracy in the city management; if you have problems, you can reach out and get feedback.*
- They know its history intimately and long for businesses and buildings long since past
 - A "downtown" district
 - The Katz Drug Store
 - The Skyline School
- Many said they had initially planned to leave eventually when they moved to Roeland Park, but never did because they couldn't find a reason.
- There was strong agreement on the good police, the well-built and affordable houses, the good location, the nice trees, the idea of getting a nice restaurant, the nice parks, the walkability of the area, and the desire for a new 'downtown' shopping area.
- Like the first group, there was broad agreement that it is hard to describe what Roeland Park is - it has a lack of recognition and identity.

Non-Resident Interviews

- Most non-residents interviewed found the town clean and quiet, and would consider moving there.
 - *It seems safe. Safer than where I am now.*
 - *I have a friend that lives over that way. There are some nice apartments over there.*
 - *The police are always out.*
 - *It's a great area. Really quiet and the people are nice.*
 - *I wouldn't move back here. It's too quiet. I needed something more urban.*
- Location and proximity to other metro amenities were apparent, even to short-term workers.
 - *A lot of convenient places to go.*
 - *About 15 minutes from anything.*
- Like the residents, they perceived a lack of recognition.
 - *They say "where's that? They think it's far because of how it sounds.*
 - *It looks like a new area, so I think there will be a lot more landmarks, like a car dealership or something like that, but not much more, since it's already so new.*

Positioning Statement

Prepared for: City of Roeland Park Branding Committee

Prepared by: Benedictine College Marketing Program Students

Atchison, KS

October 25, 2016

For residents and businesses, present and future,
Roeland Park is an oasis in the city,
where neighbors and nature thrive together,
just moments from anywhere.

Definition and Discussion

“Oasis” refers to the calm, quiet quality of life inherent in the neighborhoods of Roeland Park. As a “first tier” suburb, located so centrally to much of Kansas City’s amenities and districts, its secure serenity is a welcome contrast to its neighboring communities. An oasis is defined as a fertile spot in a desert, which also reflects the natural beauty of its green spaces.

“Neighbors and Nature” brings to light the true identity and strengths of life in Roeland Park, the people who share in the community and the green trees and spaces that define its walkable streets and parks.

“Thrive Together.” The neighbors and nature of Roeland Park are dependent upon one another. The trees and elements of nature are symbols of residents’ civic pride while they provide the calming aesthetic of their neighborhoods. Together, they grow the quality of life that attracts more great neighbors and businesses that form a community.

“Moments from Anywhere.” More residents, workers, and shoppers praise Roeland Park’s location than any other attribute. Its proximity to some of the metro area’s most-visited districts and amenities, while retaining its uniquely quiet, walkable, family-friendly lifestyle is one of Roeland Park’s defining characteristics.

A Positioning Statement

In marketing, a brand's "position" is defined as "the space a brand or product occupies in its target audience's minds, relative to its competition." Positioning is a marketing practice of choosing specific tactics that will lead target audiences to form attitudes, beliefs, opinions and feelings about a brand that closely reflect the brand's desired position, or "mind space."

A positioning statement is a concise, formal statement that clarifies a brand's position. Though they often sound similar to a piece of advertising copy, it is not a tagline, or even meant to share with the public. Rather, it is a resource to be used in crafting marketing strategy.

A positioning statement serves a number of purposes:

- It describes how Roeland Park wishes to be perceived by our target audiences.
- It acts as a guide to marketing decision makers, giving direction to marketing strategy, and providing a "filter" for marketing decisions
- It focuses messaging and marketing strategy when used consistently, which strengthens the target audience's brand perception.

Roeland Park Rebranding Creative Brief

Prepared for: City of Roeland Park Branding Committee

Prepared by: Benedictine College Marketing Program Students

Atchison, KS

October 25, 2016

Background/Overview



Roeland Park is engaged in a rebranding campaign for their city. The Benedictine College Marketing team is tasked with differentiating Roeland Park from surrounding cities. The goal is to properly display the values of this close-knit community. We need to captivate the current residents, people searching to live here, and people who do business in Roeland Park. This may be challenging because of the fierce competition of surrounding cities, but sticking to Roeland Park's friendliness, location, and pricing (housing) will attract the right crowd.

Objectives:

The objective of this rebranding opportunity is to establish Roeland Park's identity properly through a new logo and town slogan. If implemented correctly, this will assist in efforts to attract new residents and businesses, and will strengthen the current townspeople's sense of pride in their city.

- For new residents the objective is to show Roeland Park's community values and perfect location to live for KC metro jobs.
- Regarding new business opportunities, it is our goal to attract businesses to come into this thriving location.
- The objective of the rebranding for the current residents is to properly represent their thoughts and love for their hometown.

Target Audiences:

1. Current Residents

- Our largest group of residents are Generation X and Millennials (23% are from 25-34; 18% are 45-54). With an average household size of 2.2 and a population density of 4,212 per square mile on average, we can deduce that Roeland Park is a relatively densely populated town but with a low percentage of families. With an average of 2.2 per home we can see that most homes house single residents or a couple.
- Our objective for current residents is to keep them informed as to plans for the future we envision for Roeland Park as well as progress being made to make that vision realized.
 - Details would include our interest in business growth, town "walkability", regular events, etc.

3. Potential Residents

- This is our main target market which we will dedicate most of our energy and resources. We will market towards younger to middle-aged families looking for a good town to reside in.
- To market Roeland Park, we will emphasize the following such things as public safety (Roeland Park currently boasts a phenomenal police force), and because of Roeland Park's accessibility to Kansas City, it creates an attractive balance between city and suburb life.
- In addition to these, Roeland Park has a low cost of living, and boasts excellent civil upkeep services and lastly has an existing sense of community which can only be improved. Roeland Park has an existing strong community, such as its seasonal festivals that it holds annually (including the Christmas decoration festival), but for our marketing we will make it a point to emphasize our optimization of this sense of belonging through increased community events and small businesses.

2. Businesses

- Start-up companies
 - Since Roeland Park already has the “essential” businesses already present (such as Walmart and CVS), Roeland Park has the potential to host small businesses: this would be optimal for the small businesses with willing local buyers and it could increase community.

Primary Message:

The main message needs to communicate that we are a place to not just start a family but to sustain one. We want people not to just use us as a stepping stone onto another city but think of Roeland Park as a thriving place to live their whole life.

Competition:

Westwood- Right next door to Roeland Park. Commonly viewed as a more expensive, upscale neighbor to Roeland Park. Liked for its convenient location to the Country Club Plaza.

Mission- Mission is a big competitor to Roeland Park due to the fact that it also looks to get residents with low cost living close to the city. They draw young couples to their city are considered a direct competitor to Roeland Park

Overland Park- Expensive cost of living and further from the city. But very well-known and recognized for its safety of living and high rated school system. Homes have larger yards and typically more spread out from their neighbors.

Prairie Village- Very popular as of recently for young couples to live and younger people. It has nice restaurants and shopping areas and is enjoying success currently. Also hosts a Jazz Festival and House Crawl that have really helped bring in a younger crowd.



Leawood- Known as one of the top suburbs in the KC Metro area. It boasts many parks and highly rated schools. Known as a very expensive area to live and is located 6 miles south of Roeland Park

Lenexa- Longer commute to the city than Roeland Park. Lenexa has large family homes with large yards. Most homes in Lenexa can be found at a fair price but it does not share the location as close to the city as Roeland Park.

Brand Attributes:

1. Location- Roeland Park's proximity to the everything Kansas City is its strongest attribute. Roeland Park is located right on the outside of downtown and this attribute is very attractive to people looking to buy a house and raise a family, yet still get to experience part of the city life.

2. Price (affordability)- Price is the next strongest attribute that Roeland Park has. Roeland Park has a very attractive price range to living there. They are able to preach affordability to younger house buyers that make them a more realistic option in a respectable community.

3. Friendly Environment- The residents of Roeland Park take pride in a friendly, diverse, and safe environment that you can raise a family in.

Design Imperatives:

- Must be relatable to the majority of people (namely stretching from younger Millennials to older Generation X.)
- Must symbolize unique characteristics that only Roeland Park possesses
- Must not be hard to digest in the sense that people will be able to gain the knowledge as to what we as a city are offering them
- Your design should be dynamic, unique, creative, and incorporate the full name of the city: Roeland Park. The logo may incorporate other imagery, abstract symbols, so long as the full city name is included somewhere in the image.

- Please submit the design in .jpg file format (Resolution of 300 dpi) AND as a .pdf file (less than 10MB). If the logo incorporates non-standards fonts, provide us with the font used in your submission.



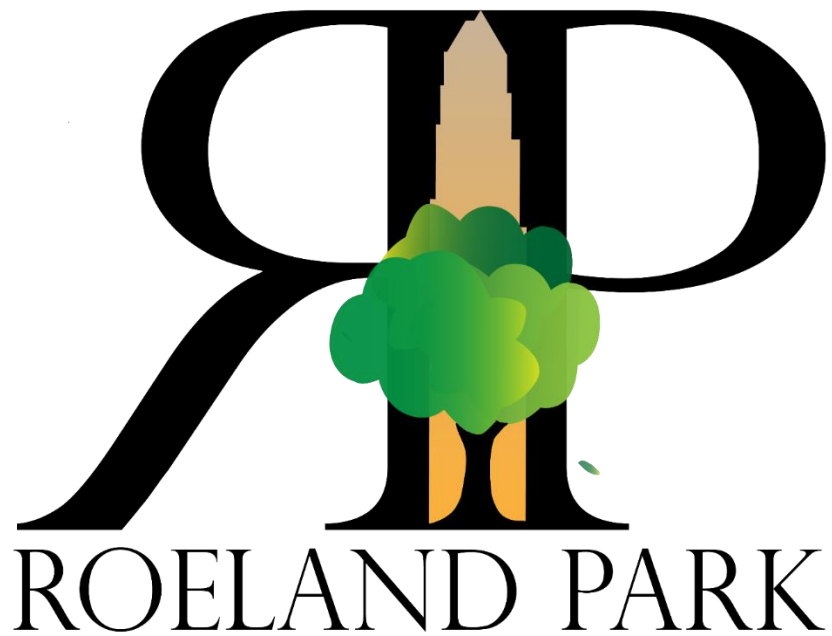
Support Materials:

The positioning statement for the branding of the city is “Roeland Park is an oasis in the city, where neighbors and nature thrive together, just moments from anywhere.”

The degree of satisfaction with the quality of life among residents is very high. It stems from a sense of community among their neighbors, who they know well, as well as the perceived quality of the city services.

- Recurring themes of positivity include:
 - **Location.** Unsurprisingly, proximity to popular areas of the KC metro is a key decision factor not only in moving to RP, but to remaining.
 - **Quiet.** This term in varying iterations was expressed frequently, which contrasts and complements the proximity to other “noisy” areas of the metro.
 - **Progressive social values.** Many take pride in, and point to the contrast of the perceived inclusiveness of Roeland Park to the rest of Johnson County and the state of Kansas.
 - **Nature.** While being the “City of Trees” was generally not perceived to be the central identity of Roeland Park, nature is very important to residents, and they have a great deal of satisfaction with Roeland Park in this area
 - **Lack of a defined identity.** Beyond the contentious Wal-Mart, residents feel that the city lacks a unique identity or iconic feature. This could indicate an openness to a new brand identity.

Design Recommendations



Design Concept 2



DESCRIPTION

"Small-town feel in the middle of the metro. Great neighbors. Great location."
-Current resident

Homes modeled after actual homes in Roeland Park.

The trees represent the peaceful and quiet atmosphere.

Location within the city is accessible, peaceful, and provides character to the neighborhood.

Representing Kansas City's Bartle Hall, The Plaza, and the Kaufman Concert Hall.

COLOR PALETTE



OFL Sorts Mill Goudy

Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll
Mm Nn Oo Pp Qq Rr Ss Tt Uu Vv
Ww Xx Yy Zz





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Design Concept 3



Rebranding Launch Proposal Plan

Prepared for: City of Roeland Park Branding Committee

Prepared by: Benedictine College School of Business

Atchison, KS

February, 2017

This is a prospective plan. The information and proposed activities within are suggestions based on the research conducted by Benedictine College. This plan is non-binding, and acceptance of this document does not require actions upon any of the content within.

1 Executive Overview

Roeland Park is engaging in a rebranding process in an effort to assist in attracting new residents and businesses to the area, as well as to increase the satisfaction and cultural identity of current residents and businesses. Research has revealed that the top three reasons people choose to live and work in Roeland Park are the location, quality of life, and the affordable cost of housing. The new brand will illustrate these three identifying characteristics of the city.

This Integrated Marketing Communications plan is designed to launch the new brand identity within the city of Roeland Park, as well as the Kansas City metropolitan area as a whole. Using events, content marketing, public relations efforts, and updating media assets.

1.1 *Scope of this Integrated Marketing Communications Plan*

This plan outlines the communications objectives, strategies, and tactics required for a successful execution of integrated marketing. Additionally, this plan provides the framework for the product launch communications activities.

1.1.1 **MARKETING OBJECTIVES**

- Increase the visibility and awareness of Roeland Park in the Kansas City metro
- Communicate the unique brand of Roeland Park, along with the story of its rebranding effort, to the Kansas City metro
- Increase the general satisfaction and enthusiasm of current residents and business owners with the identity of their community
- Assist in efforts to attract new residents and businesses, as well as retain current residents and businesses
- Increase media presence of Roeland Park in the Kansas City metro

1.2 *Communications Strategies*

- **Media Assets Updates.** The first phase of the brand launch will include the planned replacement and update of existing branding to city-owned assets. The redesign of digital media assets, such as websites, social media, and other outbound-facing digital media, as well as the redesign and manufacturing of print materials such as business cards and letterhead can be accomplished in a relatively short period. The manufacture and installation of signage and applied graphics to vehicles, signs, and other assets can be a phased rollout as budget allows.

These media assets include, but are not limited to:

- Digital Assets:
 - Official city website: update CSS design
 - Facebook
 - Next Door
 - Constant Contact
 - Citizen Serve
 - Municode
 - Novicagenda
- Print assets:
 - Letterhead
 - Business Cards

- Public circulars:
 - Roeland Parker
 - Pamphlets
 - City Maps
- Signage:
 - Door entrances of City Hall
 - Cedar Roe Library
 - Community Center
 - Pool
 - Nall Park
 - R Park
 - Skate Park
 - Public Works
- Window/Auto Graphics:
 - Police
 - Public Works
 - Neighborhood Services
- Areas of Opportunity within Media Assets:
 - City entrances
 - Roeland Park water tower
 - Temporary banners
 - Pop-up tent canopy graphics for outreach events
- **Content Marketing.** Using a combination of social media outreach, as well as digital public relations strategies, the stories highlighting the strengths of Roeland Park will be strategically published and promoted using social media and SEO strategies.

Students at Benedictine College will produce a series of 6 videos illustrating the lives of different families and residents of Roeland Park at different stages of their family life cycle: New College Graduate, First-Time Parents, Young Single Commuter, Outdoor Enthusiast, Busy Full Nest Family, Active Retirees. These brief vignettes will be released over a 1 year period on the City of Roeland Park's YouTube channel, and promoted via social media sharing strategies.

In addition, a number of brief articles and posts will be crafted and published on various online content hubs and media sites focusing on specific quality of life issues of which Roeland Park's strengths are highlighted (ex. Best KC suburbs for Millennials, etc.) These will be promoted via SEO tactics and shared through social media.

- This strategy will:
 - Promote awareness in the KC metro
 - Shape a positive brand image among potential residents
 - Sustain the rebranding effort in the media for a full year
 - Increase community pride and involvement by encouraging social media shares.
 - Increase curatable content for future content marketing strategies
- Actions needed:
 - Article content research and creation
 - Media relations and online publishing
 - Identifying and recruiting 6 residents/families
 - Crafting and approving scripts
 - Shooting and editing

- Creation of YouTube channel
- SEO and social media sharing strategy
- Recruiting and training volunteer “Social Media Coordinators,” or a “Virtual Street Team.” These volunteer ambassadors of the city would be assigned “beats” to cover in order to increase and enhance social media presence. All social media content created would be held for approval by an appointed city employee before being shared or broadcast.

- **Public Relations.** The creation and promotion of specific messages to KC Metro media is essential in order to achieve the objectives of this plan. The creation of this new brand, as well as the launch and outreach of this promotion project is a newsworthy story that has a high likelihood to generate positive press if managed effectively.

By identifying local media with the highest likelihood of sharing our branding message and creating the appropriate message for each, we can manage the sharing of the story of this rebranding effort. Local lifestyle blogs (Finding Kansas City, KC Mom’s Blog, KCParent, etc.), local lifestyle magazines (435, HERlife, Simply KC, etc.), daytime news shows (KSHB’s Kansas City Live, KCTV’s “Better Kansas City, etc.), and local radio shows (KMBZ’s Dana and Parks or TrendKC) are strong targets for our message with a high probability of positive coverage.

- This strategy will:
 - Promote awareness and a positive brand image in the KC metro among potential residents and business owners
 - Increase media relations with the City of Roeland Park
 - Create more content to curate, share and promote
- Actions needed:
 - Identify and prioritize media outlets
 - Customize a unique story and/or talking points for each outlet
 - Conduct a media relations campaign to “sell” each story
 - Track media mentions, shares and impressions

- **Social Media Strategy.** A focused, ongoing social media strategy will enhance the rebranding efforts, and help in positioning the city as a responsive, vibrant community. Also, this will aid in the content marketing efforts, increasing the positive digital “footprint” of Roeland Park, and engage more citizens in discussion and sharing of photos, videos, events, and discussion.

While social media is not without an investment in time and resources, much of the activities can be delegated to devoted, trained volunteers and interns with city staff supervision and approval.

- This strategy will:
 - Promote awareness and a positive brand image in the KC metro among potential residents and business owners
 - Increase digital media assets of Roeland Park, and aid in search optimization
 - Enhance citizen engagement
 - Promote events and activities in the city
- Actions needed:
 - Identify and appoint volunteer 2-3 Social Media “Street Team” members, and train in the city’s branding objectives, media voice, and posting guidelines.
 - Appoint a city employee to serve as the Social Media Project Manager, approving social media posts and scheduling and guidance to the “Street Team”
 - Track media mentions, shares and impressions

- **Community Event.** A signature, kick-off community event will draw neighbors and neighborhoods together in service and in recreation, as well as draw people from the wider metro to visit Roeland Park, perhaps for the first time.



Sponsorships and volunteers can help alleviate much of the expense.

- Many possibilities for events have been proposed by Benedictine student plan. Effective event plan concepts *may include, but are not limited to:*
 - 5K/10K race
 - Communicates importance of healthy lifestyles to the community
 - Draws active, young, diverse running community to Roeland Park
 - Runners experience Roeland Park neighborhoods in an authentic setting
 - Art and music festival
 - Communicates the importance of the arts to the community
 - Brings people to central location to experience community
 - Draws active art community to Roeland Park
 - Coordinated neighborhood Christmas lighting displays
 - Buy-in from neighborhoods builds sense of community
 - Draws metro residents into Roeland Park to experience neighborhoods at a slow pace
 - High likelihood of press coverage

2 Situation Analysis

2.1 SWOT analysis

- Strengths
 - Proximity to metro amenities
 - Affordability
 - Safety
 - Housing types attractive to Millennials, small families
 - Positive resident perception
 - School Districts & Churches
 - Established green spaces
 - City services
 - Aquatic & Community Centers
- Weaknesses
 - Number of businesses in Roeland Park
 - Amount of jobs available in Roeland Park
 - Resident perception of low awareness in metro
 - Housing types not attractive to larger families with adults in prime earning years
 - Lack of differentiation from other cities in the minds of consumers
- Opportunities
 - Recruiting new businesses
 - Attracting new residents
 - Growth of current businesses
 - Diversity of residents
 - Enhancing media relations and metro perception
 - Enhancing already high resident satisfaction
- Threats
 - Competing suburbs

- Changes in housing market
- Changes in economy
- Poor reception of new brand assets



3 Target Audiences

This plan focuses on three main target audiences:

1. Current residents
2. Potential residents
3. Future businesses

Current Residents

Our goal is to influence permanence by energizing hometown pride and enthusiasm. In other words, we are aiming to reduce “turnover” where residents “come and go” and emphasize the following attributes of Roeland Park:

- A sense of belonging
- City Pride
- The cohesive and concrete community.

Our strategy for these goals is to implement more “reasons” for Roeland Park’s residents to become excited and involved in Roeland Park through annual events that will strengthen community pride and create a reason for excitement at specific seasonal gathering.

By focusing first on current residents, we are able to further establish the bedrock of Roeland Park to build upon it for new residents and businesses. If we are successful it will stimulate both hometown spirit and permanence. The other method to enhance town pride is to communicate our message effectively to the current residents. The efforts already taken to rebrand Roeland Park and enhance the resident experience in Roeland Park is proof of the genuine care the administration of Roeland Park has taken, and that alone can show a strong commitment to community. Thus, our strategy for current residents is to increase and emphasize the strengths of Roeland Park, and to make our message and branding efforts known to execute our finished integrated marketing plan.

Potential Residents

Potential residents are also a target for Roeland Park since a growing population is healthy for a city’s economy and sense of community. This group most likely consists of first-time home buyers, young married couples, empty nesters, and small/new families. This young population not only brings energy

to for Roeland Park, but will likely be the most responsive to Roeland Park’s qualities of being a serene and safe neighborhood just miles from Kansas City’s best amenities.



Potential Businesses

Business openings are often a lagging indicator of population and economic factors. If greater awareness is established throughout the metro, and more potential residents take notice, it will increase overall attractiveness of Roeland Park among entrepreneurs and expanding businesses.

3.1 Target Audience

AUDIENCE	GOAL
College Graduate	Inform them that Roeland Park is an ideal city to place roots because of its proximity to job opportunities, recreation, and night life at a lesser expense than other areas in the city with similar proximity.
First Time Home Buyer	Communicate that Roeland Park provides a quality community in which to start out, combining proximity to city amenities with the quality of neighbors and nature, with walkable neighborhoods.
Young Family	Promote safety, affordability, and convenience of location. Having kids means needing places to take them to burn energy, buy clothes, refuel, educate, etc. Families are going to want to live in safe areas where they can feel okay about their kids playing in the yard or crossing the street to get their football.
Empty Nest	Promote that Roeland Park is a calm, quiet, and nostalgic neighborhood. It is near all major necessities and is a community filled with friendly and outgoing people.

4 Branding and Messaging

4.1 Positioning Statement

- For residents and businesses, present and future, Roeland Park is an oasis in the city, where neighbors and nature thrive together, just moments from anywhere.

4.2 Value Propositions

According to the research conducted by Benedictine College, and contained in the included research documents, the Value Propositions identified by community members include:

- Location/Proximity

- Community
- Safety
- Parks
- Cost of Living

4.3 Major Messages

- Safe, inviting community
- Optimal location
- Desirable, affordable housing
- Beauty of nature

4.3.1 MAJOR MESSAGES FOR CUSTOMERS

MAJOR MESSAGES FOR FAMILIES	
MESSAGE NAME and Core Message	Message Substantiation
Welcoming	Diversity Traditional neighborhoods
Safe	Low crime rates Neighbor reliance

MAJOR MESSAGES FOR THE FIRST TIMER	
MESSAGE NAME and Core Message	Message Substantiation
Location	First-tier suburb of Kansas City 15-minute commute to downtown, Wesport, the Plaza, Overland Park
Affordability	Affordable real estate Low cost of living, travel
Community	Small town feel, big city access Strong sense of unity within the community

5 Communications Vehicles

- YouTube, Facebook, Instagram
 - Volunteer Community Marketing Coordinators (Virtual Street Team?)
 - Content Marketing on blog sites
- Public relations outreach
 - Daytime local “lifestyle news” programs
 - Local talk radio
 - Regional lifestyle magazines
 - Local lifestyle blogs
- Event
 - 5K
 - Coordinated Neighborhood Christmas lighting displays
 - Music and arts festival

COMMUNICATIONS VEHICLES TACTICAL CALENDAR

Vehicle	Owner	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
City Assets: Digital	Designee	Approve digital redesign, implement across site DSS, social media, other assets	Monitor site engagement				
City Assets: Print	Designee	Approve print redesigns, Approve vendors for printing and publishing	Harvest old design media, rollout replacement of new media				
City Assets: Signage	Designee	Approve signage designs, RFP for manufacturing and installation vendors	RFPs approved, orders placed, installation schedule approved	Oversee installation across sites			
Social Media	Street Team	Account setup, design, media training and schedule coordination	Social Media Team assigned "beats," begin promotion	Continued promotions, coordinated with events calendars	Continued promotions, coordinated with events calendars	Continued promotions, coordinated with events calendars	Continued promotions, coordinated with events calendars
Event	Branding Committee	Event identified, date and location selected	Sponsors acquired, social media and promotion begins, website created	Event logistics acquired: permits, staging, volunteers, entertainment, vendors, facilities	Continued promotion and collection of entry fees (race) or vendor fees (event)	Media coverage coordinated; volunteer jobs assigned, contracts finalized	Event production, cleanup, project post mortem
Public Relations	Intern	Creation of press releases and talking point memos; targeted media relations; establish media	Con'd media relations, begin appearances and publication. Maintain media metrics and	Con'd media relations, begin appearances and publication. Maintain media metrics and	Plan schedule of media releases on social media sites		

metrec collection and reporting methods

reporting, curate for content marketing

reporting, curate for content marketing

7 Budget

COMMUNICATIONS VEHICLES BUDGET

Vehicle	Explanation	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
City Assets: Digital	Designer fees, Web designer fees	\$1,200					
City Assets: Print	Designer fees, printing fees.	\$1,200					
City Assets: Signage	Interior metal cut signs, fleet car graphics	\$3,920					
Social Media	Web designer fees, intern	\$600	\$100	\$100	\$100	\$100	\$100
Event		\$0	\$200	\$500	\$4,500	\$100	\$0
Public Relations	intern	\$200	\$200	\$200	\$200	\$200	\$200
Content Marketing	intern	\$200	\$200	\$200	\$200	\$200	\$200
TOTAL							\$11,120

7.1 Budget Assumptions

Print media:

- Business cards will be issued as needed by employees, and will not incur additional non-budgeted printing costs.
- Letterhead: \$470 for 5,000 full color prints (OvernightPrints.com)
- Brochures: \$492 for 5,000 full color tri-fold brochures (OvernightPrints.com)

Signage and Graphics:

- Automotive decals: \$35.99 per decal, 2 decals per city owned vehicle, 30 vehicles (StickerYou.com) Installation est. \$25 per vehicle
- Entry door vinyl graphics: 12 decals \$235 (signs.com) Installation est. \$20 per graphic
- Brushed Aluminum custom cut 60" indoor sign: 6 signs at \$235 (signs.com) Installation est. \$50 per sign



Item Number: DISCUSSION ITEMS- II.-4.
Committee 5/1/2017
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 3/30/2017
Submitted By: Staff
Committee/Department: Admin.
Title: **Update on May Appointments - Committee Liaisons (est. time 5 min.)**
Item Type: Other

Recommendation:

Arts Advisory Committee (Expires 12/31 of each year)
At Least 3 Members - 2 Residents, 1 Council

1. Michael Poppa 4/10
Alternate Tim Janssen 4/17

Community Events Committee (Expires 12/31 of each year)
Up to 10, 8 Members - 6 Residents, 2 Council

1. Erin Thompson 4/3
2.

Parks/Tree Advisory Committee (Expires 12/31 of each year)
At Least 5 Members - 4 Residents, 1 Council

1. Becky Fast 4/17
Alternate

Sustainability Committee (Expires 12/31 of each year)
5 Members - 4 Residents, 1 Council

1. Teresa Kelly 4/17

47th & Mission Road Steering Committee

1. Sheri McNeil 4/17
2. Tim Janssen 4/17
Alternate Michael Rhoades 4/17

MARC – Bike & Pedestrian

1. Teresa Kelly 3/30
2. Becky Fast 4/17

MARC – First Tier Suburbs

1. Teresa Kelly 3/30
- 2.

NE Animal Control

1. Sheri McNeil 4/17
2. Ryan Kellerman 4/17

Stormwater Management Advisory Council (SMAC)

1. Jose Leon
2. Ryan Kellerman 4/17

Details:

Current 2016-2017

Arts Advisory Committee (Expires 12/31 of each year)

At Least 3 Members - 2 Residents, 1 Council

1. Tim Janssen
- Alternate Sheri McNeil

Community Events Committee (Expires 12/31 of each year)

Up to 10, 8 Members - 6 Residents, 2 Council

1. Erin Thompson
2. Michael Poppa

Parks/Tree Advisory Committee (Expires 12/31 of each year)

At Least 5 Members - 4 Residents, 1 Council

1. Becky Fast
- Alternate Erin Thompson

Sustainability Committee (Expires 12/31 of each year)

5 Members - 4 Residents, 1 Council

1. Teresa Kelly

47th & Mission Road Steering Committee

1. Tim Janssen
 2. Michael Rhoades
- Alternate Sheri McNeil

MARC – Bike & Pedestrian

1. Sheri McNeil
2. Becky Fast

MARC – First Tier Suburbs

- 1. Teresa Kelly
- 2. Erin Thompson

NE Animal Control

- 1. Sheri McNeil
- 2. Ryan Kellerman

Shawnee Indian Mission Foundation

- 1. Bill Art

Stormwater Management Advisory Council (SMAC)

- 1. Jose Leon
- 2. Ryan Kellerman

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description		Type
☐	Council Committee	Cover Memo
☐	City Code Arts	Cover Memo
☐	City Code - Community Events	Cover Memo
☐	Cit Code Parks	Cover Memo
☐	City Code Sustainability	Cover Memo
☐	Appontments	Cover Memo

Roeland Park Council Committee Appointments suggestions for Council to approve

Arts	Tim (no alternate)
Events	Erin (no alternate)
Parks	Becky (no alternate)
Sustainability	Teresa
47 th & Mission	Tim Michael Rhoades Sheri (alternate)
MARC – Bike & Pedestrian	NO SIGN UP
Shawnee Indian Mission	NO SIGN UP
Stormwater Advisory (SMAC)	Ryan
MARC – 1 st Tier Subrubs	Teresa Erin
NE Animal Control	Sheri
Redevelopment	Michael Poppa (7/16) Teresa (7/12) Alt. Michael Rhoades (7/19) Alt. Tim (7/26)

Michael P.	Teresa	Erin	Ryan	Michael R.	Tim	Sheri	Becky
Redevel.	MARC 1 st	<u>Events</u>	(SMAC) 47 th & Mission	47 th & Mission	<u>Arts</u>	<u>Animal Cont.</u>	<u>Parks</u>
	Redevel.	MARC 1 st		Redevel. Alt.	47 th M.	47 th Mission Alt.	
	<u>Sustainability</u>				Redevel. Alt.		

CHAPTER I. ADMINISTRATION

ARTICLE 11. ARTS ADVISORY COMMITTEE

- 1-1101. **PURPOSE.** The purpose of the Arts Advisory Committee is to make recommendations to the City Council concerning the public display of art on City owned property. (Ord. 710, Sec. 1; Code 2003)
- 1-1102. **CREATION AND ESTABLISHMENT.** There is hereby created and established an Arts Advisory Committee for the City which shall consist of not less than three persons, including one member of the City Council and two additional individuals, of which at least one shall be a resident of the City. All of the individuals shall be nominated by the Mayor and approved by the City Council. The terms of all members shall be for one year beginning January 1st of each year. In the event a vacancy should occur during the term of any member, his or her successor shall be appointed in the same manner for the unexpired portion of the term. There shall be no limitation on the number of times an individual may be re-appointed. Any member of the committee may be removed at any time by a majority vote of the City Council. Neither the committee nor any individual member shall have any authority to financially obligate, commit or contract on behalf of the City. (Ord. 710, Sec. 2; Code 2003)
- 1-1103. **COMPENSATION.** Members of the Arts Advisory Committee shall serve without compensation. Provided, however, that the Art Commissioner shall receive \$100 per month as an expense allowance. (Ord 801, Sec. 1)
- 1-1104. **DUTIES AND RESPONSIBILITIES.** It shall be the responsibility of the Arts Advisory Committee to make recommendations for and coordinate the public display of art on City owned property. (Ord. 710, Sec. 4; Code 2003)
- 1-1105. **ADVISORS.** The City Council may designate or employ, with or without compensation, such advisors to the Arts Advisory Committee as the City Council shall hereafter determine to be necessary and advisable to accomplish the purposes of this article. (Ord. 710, Sec. 5; Code 2003)
- 1-1106. **MEETINGS, RULES AND REGULATIONS.** The Arts Advisory Committee shall meet at such times and places as it shall agree upon or upon call by the City Council. The committee shall elect a chair and vice chair at its first meeting of each calendar year. Any bylaws or other rules and regulations relating to its meetings and proceedings must be approved by the City Council. The committee shall keep minutes of its meetings and provide a copy thereof to the City clerk. A majority of the members appointed to the Arts Advisory Committee shall constitute a quorum for the transaction of the business of the committee. (Ord. 710, Sec. 6; Code 2003)
- 1-1107. **CODE OF ETHICS.** The Code of Ethics for Elective and Appointive Offices, as adopted pursuant to Charter Ordinance No. 12, and any amendments thereto, shall apply to the appointed members of the Arts Advisory Committee. (Ord. 710, Sec. 7; Code 2003)

CHAPTER I. ADMINISTRATION

ARTICLE 13. SUSTAINABILITY COMMITTEE

- 1-1301. PURPOSE. The purpose of the Sustainability Committee is to make recommendations to the Governing Body concerning issues relating to or affecting environmental sustainability. (Ord. 814, Sec 2)
- 1-1302. CREATION AND ESTABLISHMENT. There is hereby created and established a Sustainability Committee for the City which shall consist of no less than five members, of which at least four shall be residents of the City and at least one shall be a member of the City Council. All of the individuals shall be nominated by the Mayor and approved by the City Council. The terms of all members shall be for one year beginning January 1st of each year. In the event a vacancy should occur during the term of any member, his or her successor shall be appointed in the same manner for the unexpired portion of the term. There shall be no limitation on the number of times an individual may be re-appointed. Any member of the Committee may be removed at any time by a majority vote of the Governing Body. Neither the Committee nor any individual member shall have any authority to financially obligate, commit or contract on behalf of the City. (861, Sec 1)
- 1-1303. COMPENSATION. Members of the Committee shall serve without compensation. (Ord. 814, Sec 4)
- 1-1304. DUTIES AND RESPONSIBILITIES. It shall be the responsibility of the Committee to review current uses and practices as they relate to environmental sustainability, including a review of the City's own practices and procedures, and to make recommendations to the Governing Body relating to policies, guidelines or programs, including but not limited to, maintaining and enhancing air quality, reducing waste disposal and need for landfills, increasing awareness of the need to conserve natural resources and generally educating the public on methods to protect the environment. (Ord. 814, Sec 5)
- 1-1305. ADVISORS. The City Council may designate or employ, with or without compensation, such advisors to the Sustainability Committee as the City Council shall hereafter determine to be necessary and advisable to accomplish the purposes of this article. (Ord. 814, Sec 6)
- 1-1306. MEETINGS, RULES AND REGULATIONS. The Sustainability Committee shall elect a Chairperson and a Vice Chairperson at its first meeting of each calendar year. The Committee shall meet at such times and places deemed appropriate upon the call of the Chairperson, the Vice Chairperson or by any three members of the Committee. Any bylaws or other rules and regulations relating to the Committee's meetings and proceedings must be approved by the City Council. The Committee shall keep minutes of its meetings and shall provide a copy thereof to the City Clerk. A majority of the members appointed to the Committee shall constitute a quorum for the transaction of the business of the Committee. (Ord. 814, Sec 7)
- 1-1307. CODE OF ETHICS. The Code of Ethics for Elective and Appointive Offices, as adopted pursuant to Charter Ordinance No. 12, and any amendments thereto, shall apply to the appointed members of the Sustainability Committee. (Ord. 814, Sec 8)

CHAPTER I. ADMINISTRATION

ARTICLE 10. COMMUNITY EVENTS COMMITTEE

- 1-1001. **PURPOSE.** The purpose of the Community Festival Committee is to make recommendations to the city council concerning the annual community festival and such other community events as may from time to time be sponsored, endorsed and/or planned by the city. (Ord. 711, Sec. 1; Code 2013)
- 1-1002. **CREATION AND ESTABLISHMENT.** There is hereby created and established a Community Events Committee for the city which shall consist of two members of the city council and up to 8 additional individuals, of which at least six shall be residents of the city. All of the individuals shall be nominated by the mayor and approved by the city council. The terms of all members shall be for one year beginning January 1st of each year. In the event a vacancy should occur during the term of any member, his or her successor shall be appointed in the same manner for the unexpired portion of the term. There shall be no limitation on the number of times an individual may be re-appointed. Any member of the committee may be removed at any time by a majority vote of the city council. Neither the committee nor any individual member shall have any authority to financially obligate, commit or contract on behalf of the city. (Ord. 710, Sec. 2; Code 2013)
- 1-1003. **COMPENSATION.** Members of the Community Events Committee shall serve without compensation. (Ord. 710, Sec. 3; Code 2013)
- 1-1004. **DUTIES AND RESPONSIBILITIES.** It shall be the responsibility of the Community Events Committee to plan, organize and carry out community events as may from time to time be sponsored by the city and the coordination and scheduling of events planned by other committees. (Ord. 710, Sec. 4; Code 2013)
- 1-1005. **ADVISORS.** The city council may designate or employ, with or without compensation, such advisors to the Community Events Committee as the city council shall hereafter determine to be necessary and advisable to accomplish the purposes of this article. (Ord. 710, Sec. 5; Code 2013)
- 1-1006. **MEETINGS, RULES AND REGULATIONS.** The Community Events Committee shall meet at such times and places as it shall agree upon or upon call by the city council. The committee shall elect a chair and vice chair at its first meeting of each calendar year. Any bylaws or other rules and regulations relating to its meetings and proceedings must be approved by the city council. The committee shall keep minutes of its meetings and provide a copy thereof to the city clerk. A majority of the members appointed to the Community Events Committee shall constitute a quorum for the transaction of the business of the Committee. (Ord. 710, Sec. 6; Code 2013)
- 1-1007. **CODE OF ETHICS.** The Code of Ethics for Elective and Appointive Offices, as adopted pursuant to Charter Ordinance No. 12, and any amendments thereto, shall apply to the appointed members of the Community Events Committee. (Ord. 710, Sec. 7; Code 2013)

CHAPTER XII. PUBLIC PROPERTY

ARTICLE 2. PARKS ADVISORY COMMITTEE

- 12-201. PURPOSE. The purpose of the parks advisory committee is to make recommendations to the Governing Body concerning City owned parks and parkland. The committee shall also act as a tree board to recommend regulations relating to the planting of trees, shrubs and other plantings upon City owned property; to promote beautification of the City and the protection of the public health and safety; and to provide for the preservation and removal of diseased tree, shrubs and plantings. (Ord 797, Sec 1)
- 12-202. CREATION AND ESTABLISHMENT. There is hereby created and established a Parks Advisory Committee for the City which shall consist of no less than five members, of which at least four shall be residents of the City and at least one shall be a member of the City Council. All of the individuals shall be nominated by the Mayor and approved by the City Council. The terms of all members shall be for one year beginning January 1st of each year. In the event a vacancy should occur during the term of any member, his or her successor shall be appointed in the same manner for the unexpired portion of the term. There shall be no limitation on the number of times an individual may be re-appointed. Any member of the Committee may be removed at any time by a majority vote of the Governing Body. Neither the Committee nor any individual member shall have any authority to financially obligate, commit or contract on behalf of the City. (Code 2014)
- 12-203. COMPENSATION. Members of the Committee shall serve without compensation. (Ord. 750, Sec. 2; Code 2007)
- 12-204. DUTIES AND RESPONSIBILITIES.
- (a) It shall be the responsibility of the committee to review current uses and practices as they relate to City parkland, including islands, medians and rights-of-ways, and to make recommendations regarding same.
 - (b) In its capacity as the tree board, it shall be the responsibility of the committee to make recommendations to assure the proper development and maintenance of the trees and shrubs on City owned property, including the care, preservation, trimming, planting, replanting, removal or disposition of trees and shrubs in the public ways, streets and alleys. It shall further be the responsibility of the committee to make recommendations concerning tree care and landscaping in all City parks and to recommend the location and purchase of equipment for the parks. The committee shall recommend any needed budget allocations for the accomplishment of agreed upon projects and shall recommend such projects for inclusion in the City's capital improvement program.
 - (c) When requested by the City Council, the committee shall consider, investigate, make findings and report upon any matter coming within the scope of its work. (Ord 797, Sec 2)

CHAPTER XII. PUBLIC PROPERTY

- 12-205. ADVISORS. The City Council may designate or employ, with or without compensation, such advisors to the parks advisory committee as the City Council shall hereafter determine to be necessary and advisable to accomplish the purposes of this Article. (Ord. 708, Sec. 5; Code 2003)
- 12-206. MEETINGS, RULES AND REGULATIONS. The parks advisory committee shall meet at such times and places as it shall agree upon or upon call by the City Council. The committee shall elect a chair and vice chair at its first meeting of each calendar year. Any bylaws or other rules and regulations relating to its meetings and proceedings must be approved by the City Council. The committee shall have an agenda for its meetings and keep minutes of its meetings and provide a copy thereof to the City Clerk. A majority of the members appointed to the parks advisory committee shall constitute a quorum for the transaction of the business of the committee. (Ord. 708, Sec. 6; Code 2003)
- 12-207. CODE OF ETHICS. The Code of Ethics for Elective and Appointive Offices, as adopted pursuant to Charter Ordinance No. 12, and any amendments thereto, shall apply to the appointed members of the parks advisory committee. (Ord. 708, Sec. 7; Code 2003)

CHAPTER I. ADMINISTRATION

ARTICLE 13. SUSTAINABILITY COMMITTEE

- 1-1301. **PURPOSE.** The purpose of the Sustainability Committee is to make recommendations to the Governing Body concerning issues relating to or affecting environmental sustainability. (Ord. 814, Sec 2)
- 1-1302. **CREATION AND ESTABLISHMENT.** There is hereby created and established a Sustainability Committee for the City which shall consist of no less than five members, of which at least four shall be residents of the City and at least one shall be a member of the City Council. All of the individuals shall be nominated by the Mayor and approved by the City Council. The terms of all members shall be for one year beginning January 1st of each year. In the event a vacancy should occur during the term of any member, his or her successor shall be appointed in the same manner for the unexpired portion of the term. There shall be no limitation on the number of times an individual may be re-appointed. Any member of the Committee may be removed at any time by a majority vote of the Governing Body. Neither the Committee nor any individual member shall have any authority to financially obligate, commit or contract on behalf of the City. (861, Sec 1)
- 1-1303. **COMPENSATION.** Members of the Committee shall serve without compensation. (Ord. 814, Sec 4)
- 1-1304. **DUTIES AND RESPONSIBILITIES.** It shall be the responsibility of the Committee to review current uses and practices as they relate to environmental sustainability, including a review of the City's own practices and procedures, and to make recommendations to the Governing Body relating to policies, guidelines or programs, including but not limited to, maintaining and enhancing air quality, reducing waste disposal and need for landfills, increasing awareness of the need to conserve natural resources and generally educating the public on methods to protect the environment. (Ord. 814, Sec 5)
- 1-1305. **ADVISORS.** The City Council may designate or employ, with or without compensation, such advisors to the Sustainability Committee as the City Council shall hereafter determine to be necessary and advisable to accomplish the purposes of this article. (Ord. 814, Sec 6)
- 1-1306. **MEETINGS, RULES AND REGULATIONS.** The Sustainability Committee shall elect a Chairperson and a Vice Chairperson at its first meeting of each calendar year. The Committee shall meet at such times and places deemed appropriate upon the call of the Chairperson, the Vice Chairperson or by any three members of the Committee. Any bylaws or other rules and regulations relating to the Committee's meetings and proceedings must be approved by the City Council. The Committee shall keep minutes of its meetings and shall provide a copy thereof to the City Clerk. A majority of the members appointed to the Committee shall constitute a quorum for the transaction of the business of the Committee. (Ord. 814, Sec 7)
- 1-1307. **CODE OF ETHICS.** The Code of Ethics for Elective and Appointive Offices, as adopted pursuant to Charter Ordinance No. 12, and any amendments thereto, shall apply to the appointed members of the Sustainability Committee. (Ord. 814, Sec 8)

2015/2016
MAY APPOINTMENTS
Mayor-Appointed Committee Representatives

47th & Mission Road Steering Committee
Every Other Month, 3rd Friday (except in May, 1st Friday)

(16-1602) The mayor shall appoint three members to the committee, with the advice and consent of the city council, and consistent with the qualification requirements in Section [0](#). Of the three initial appointments, one shall be for one year, one shall be for two years, and one shall be for three years. Upon the expiration of any initial appointment, successor appointments shall all be for a period of three years. Committee members shall serve their full term, or until a successor is appointed. Committee members may be appointed to more than one successive term.

QUALIFICATIONS:

- a) Committee members may serve in any other elected or appointed position.
- b) The mayor shall appoint three committee members, each having one of the following designations: a current planning commission member, a current city councilmember, and a current resident from Ward 2.
- c) If the qualifications in subsection (b), above, cannot be satisfied, a Committee member shall, at a minimum, have at least one of the following special qualifications that will enable him/her to fulfill the purposes of this Section: (1) a resident with professional experience in a development profession such as planning, architecture, real estate development, or engineering; (2) a business owner within the 47th and Mission Road Area Design Review Overlay District; (3) a resident with experience in other elected or appointed municipal positions dealing with planning, zoning, or community development; (4) a resident with membership in a neighborhood association or committee within the area covered by 47th and Mission Road Area Design Review Overlay District; or (5) a resident with any other demonstrated civic involvement that will enable the committee member to understand and enhance the implementation of the 47th and Mission Road area concept plan.

Tim Janssen, (Ward 2 Resident)
(Planning Commission) – Kyle Rogler
Michael Rhoades, 4916 Mohawk Dr (City Councilmember)
Sheri McNeil (Alternate)
Bill Ahrens

Jo Co Parks & Rec Pool Advisory Board

Becky Fast
JoAnna Rush
Jan Grebe

MARC – Bike & Pedestrian

Teresa Kelly
Erin Thompson

MARC – First Tier Suburbs

Becky Fast
Erin Thompson
Michael Poppa

NE Animal Control

Sheri McNeil
Ryan Kellerman

Redevelopment Committee

Sheri McNeil, City Council
Michael Rhoades, City Council
Tim Janssen (Alt), City Council
Michael Poppa (Alt), City Council
Darren Nielsen, Planning Commission
, Planning Commission

Shawnee Indian Mission Foundation

Bill Art

Stormwater Management Advisory Council (SMAC)

Jose Leon
Ryan Kellerman Council

Item Number: DISCUSSION ITEMS- II.-5.
Committee 5/1/2017
Meeting Date:



City of Roeland Park

Action Item Summary

Date:	5/1/2017
Submitted By:	Jennifer Jones-Lacy, Asst. City Administrator/Finance Director
Committee/Department:	Finance
Title:	Rezoning of Old Pool Site (The Rocks) Ordinance (est. time 10 min.)
Item Type:	Discussion

Recommendation:

Approve rezoning at 4800 Roe Parkway to CP-2 allowing for a hotel, an adventure/ropes course and a sit-down bar and restaurant.

Details:

The Planning Commission reviewed and recommended approval of the Rezoning of "The Rocks" development at their meeting on April 18th. The City is looking to rezone and submit a preliminary development plan (PDP) for 4800 Roe Parkway. City Engineers SKW worked with the City to develop the PDP and rezoning request.

Prior to meeting with the Planning Commission, the applicant was vetted by the Redevelopment Committee which met on April 5th. The only comment made by the Committee was a recommendation to include an internal sidewalk in the plan to show an internal pedestrian flow from one site to another. SKW has included that connection on the PDP.

Rezoning Request to CP-2 from SFR

The property is the location of the City's Public Works facility and the former site of the municipal pool and is zoned Single Family Residential. Staff has evaluated and determined Planned General Business (CP-2) to be the most appropriate zoning for this property. The comprehensive plan specifically identifies CP-1 or MXD. However, in section 5.3 of the comp plan it states the goals of the project are to

1. Promote the development of single or multi-story buildings

2. Promote quality redevelopment with various mix of residential, office and/or retail
3. Create a landmark to promote a positive image of Roeland Park.

Additional site goals mentioned are to create a regional landmark with an anchor tenant, a mix of lodging and restaurants. We believe the City's redevelopment plans to install a hotel, the adventure course and restaurant space would fulfill the goals of the comp plan. CP-2 specifically identifies hotels and recreational-type activities as uses within the zoning designation. As such, staff believes this would be the appropriate zoning designation, while still satisfying the comprehensive plan parameters.

The applications for rezoning attached as *Exhibit #1* and includes the legal description and narrative statement.

The Rezoning Request will accompany an ordinance when presented to Council on May 15th.

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description		Type
	Applications	Exhibit

Fee: _____
Rec'd By _____
Date Paid _____

**APPLICATION FOR
DEVELOPMENT PLAN APPROVAL**
City of Roeland Park, Kansas
PLEASE PRINT

Case No.: _____
Planning Commission
Date _____

Requested Action:

	Fee
☐ Preliminary Development Plan	\$400.00
☐ Revised Preliminary Development Plan	\$400.00
☐ Final Development Plan	\$650.00
☐ Revised Final Development Plan	\$650.00
☐ Landscaping Plan	\$125.00
☐ Site Plan (non-residential development in residential district)	\$150.00

Name of Development: The Rocks on Roe

Location: 4800 Roe Parkway

Range 25E Township 12S Section: _____ Quadrant: _____

Existing Zoning: Single Family Residential

Present use of Property: Public

Is Property subject to rezoning? ☒ Yes ☐ No

Is Property subject to Special Use Permit? Yes ☐ No ☒

Applicant: City of Roeland Park

Address: 4600 W. 51st Street

Phone: 913-722-2600

City: Roeland Park

State: KS

Zip: 66205

Property Owner: City of Roeland Park

Address: 4600 W. 51st Street

Phone: 913-722-2600

City: Roeland Park

State: KS

Zip: 66205

Engineer/Surveyor/Architect: SKW - Howard Lubliner

Address: 11250 Corporate Avenue

Phone: (913) 307-2550

City: Lenexa

State: KS

Zip: 66219

Applicant signature _____

Date 4/4/17

To be completed by the City:

Fee Paid \$ N/A

Date _____

Received by: _____

Proof of ownership and/or authorization of agent affidavit(s) submitted. Date: _____

☐ Rezoning Case No. _____

☐ Special Use Permit No. _____

☐ Previous Plan Approval: _____

☐ City Engineer review and comment submitted

Technical studies required? ☐ Yes ☐ No If yes, what type and when submitted? _____

Assurances of adequate public facilities received. ☐ Yes ☐ No If yes, date received _____

Supporting materials required: _____

Date Submitted: _____

Date application deemed complete: _____

Surrounding property owners notified: _____

Date of publication: _____

Sign Posted _____

Date notices sent: _____

Public Hearing date: _____

Planning Commission recommendation: _____

Date: _____

City Council Action: _____

Date: _____

PRELIMINARY DEVELOPMENT PLANS CHECKLIST [CODE 16-323]

Date Submitted _____

Name of Project The Rocks on Roe

Case # _____

Description/Type of Project: Rezone and plat to establish a CP-2 Zoning for Zip KC (ropes course)

I, Keith Moody (Contact Person's Name - Printed), hereby certify the attached and completed application contains the information as specified in accordance with the Roeland Park City Code. I understand the submission of incomplete or inaccurate information may result in a delay in processing and action on this application.

Signature of Contact Person _____

Date 4/4/17

NOTE: Some plans, because of their scale and complexity may require additional information not indicated on this checklist. You are encouraged to work closely with the Staff in advance of your actual application submittal. Please submit **ONLY THOSE DRAWINGS** necessary to provide information required by this checklist. Submission of construction drawings or other nonessential drawings may delay the review process. Please check appropriate boxes (I = Included or N/I = Not Included) as the form is completed.

☐ I ☐ N/I

1. Application form
2. Eight copies of the preliminary site development plan that must include the following information:

☐ I ☐ N/I**GENERAL INFORMATION**

- a. North arrow;
- b. Scale;
- c. Date of plan preparation;
- d. Name and address of landowner.

☐ I ☐ N/I**SITE DEVELOPMENT**

- a. Location and dimension of buildings and other structures;
- b. Location and dimensions of parking areas;
- c. Location and dimensions of drives and walks;
- d. Location and dimension of public streets and all easements;
- e. General extent and character of proposed landscaping and screening;
- f. Proposed drainage patterns.
- g. Adjacent development (property within 200 feet) including lot lines, building footprints, access points and parking areas;
- h. Existing topography with contours at 5-foot intervals, and delineating any land areas within the 100-year flood plain;
- i. Location and size of any drainage structures, such as culverts, paved or earthen ditches or storm water sewers and inlets;
- j. Preliminary sketch drawings of elevations and floor plans depicting the general style, size and exterior construction materials of the buildings.

☐ I ☐ N/I**ADDITIONAL INFORMATION**

- a. Schedule indicating total floor area and land area;
- b. Parking Schedule showing the number of space provided and required for all existing buildings, and all spaces required for proposed buildings;
- c. Name and address of architect, landscape architect, planner, engineer, surveyor, or other person involved in the preparation of the plan.

3. All required studies pursuant to section 16-304.

☐ I ☐ N/I**TECHNICAL STUDIES**

- a. Traffic Study;
- b. Parking Study;
- c. Lighting Study;
- d. Drainage Study;
- e. Geo-technical Study;
- f. Other (specify) _____

4. Assurances of adequate public facilities as required by section 16-305.

5. Assurances of proof of ownership and/or authorization of agent as required by section 16-302.

FINAL DEVELOPMENT PLANS CHECKLIST [CODE 16-327]

Date Submitted _____

Name of Project The Rocks on Roe Case # _____

Description/Type of Project: _____

I, Keith Moody, (Contact Person's Name - Printed), hereby certify the attached and completed application contains the information as specified in accordance with the Roeland Park City Code, I understand the submission of incomplete or inaccurate information may result in a delay in processing and action on this application.

Signature of Contact Person _____

Date 4/4/17

NOTE: Some plans, because of their scale and complexity may require additional information not indicated on this checklist. You are encouraged to work closely with the Staff in advance of your actual application submittal. Please submit **ONLY THOSE DRAWINGS** necessary to provide information required by this checklist. Submission of construction drawing's or other nonessential drawings may delay the review process. Please check appropriate boxes (I = Included or N/I = Not Included) as the form is completed.

☐ I ☐ N/I

1. Application form.
2. Eight copies of the preliminary site development plan to be drawn to a standard engineer's scale. The actual scale used will depend on the development and shall be subject to the approval of the city engineer. The plans must include the following information:

☐ I ☐ N/I **GENERAL INFORMATION**

- a. North arrow;
- b. Scale;
- c. Date of plan preparation;
- d. Name and address of landowner;
- e. A small key map indicating the location of the property within the City.

☐ I ☐ N/I **SITE DEVELOPMENT**

- a. All existing and proposed adjacent public street right-of-way with centerline location;
- b. All existing and proposed adjacent public street and public drive locations, widths, curb cuts and radii;
- c. Location, width and limits of all existing and proposed sidewalks;
- d. Location, size and radii of all existing and proposed median breaks and turning lanes;
- e. Distance between all buildings. between buildings and property lines and between all parking areas and property lines;
- f. Location of all required building and parking setbacks;
- g. Location, dimensions, number of stories and area in square feet of all proposed buildings;
- h. Area of land on site plan in square feet or acres.

☐ I ☐ N/I **PARKING**

- a. Location and dimensions of all driveways;
- b. Location and dimensions of all parking lots;
- c. Location and dimensions of all parking stalls and aisles;
- d. Location and dimensions of all loading and service areas and docks;
- e. Location, height, candle power and type of outside lighting fixtures for parking lots.

☐ I ☐ N/I **LANDSCAPE AND SCREENING**

- a. Location, size and materials to be used for all screening, including screening of outside trash enclosure areas.

☐ I ☐ N/I **GRADING AND DRAINAGE DESIGN PLAN**

- a. Finished grades or contours for the entire site at 2 foot contour intervals;
- b. Limits, location, size and material to be used in all proposed retaining walls;

☐ I ☐ N/I **ADDITIONAL INFORMATION**

- a. Location, height, candle power and type of outside lighting fixtures for buildings;
- b. Location, size, type of material and message of all proposed monument or detached signs;
- c. Pertinent peripheral information to include adjacent developments, alignment and location of public and private driveways and streets, medians, public and semi-public easements

☐ I ☐ N/I

One copy of the proposed site plan and one copy of the proposed building elevations shall be reduced onto 8-1/2

1. inch by 11 inch bond paper.
2. Assurances of adequate public facilities as required by section 16-305.
3. Proof of filing of the statement required by section 16-325 (a).
4. Deeds of dedication for all rights-of-way or easements required as a result of preliminary development plan approval if conveyance thereof is not to be made by plat or by the filing of the final development plan pursuant to Section 16-329.
5. A copy of all covenants and restrictions applicable to the development, if required by the terms of the preliminary development plan.
6. Evidence of the establishment of the agency for the ownership and maintenance of any common open space and all assurances of the financial and administrative ability of such agency required pursuant to approval of the preliminary development plan, if required by the terms of the approved preliminary development plan.
7. Evidence of satisfaction of any stipulations of the preliminary development plan approval which were conditions precedent to consideration of the final development plan.

Fee: _____
 Rec'd By _____
 Date Paid _____

APPLICATION FOR REZONING
City of Roeland Park, Kansas
 PLEASE PRINT

Case No.: _____
 Planning Commission
 Date _____

Applicant/Agent's Name(s) Keith Moody **Phone:** 913-722-2600

Mailing Address 4600 W. 51st Street Roeland Park KS 66205
Street City State Zip

Property Owner's Name(s) City of Roeland Park **Phone:** 913-722-2600

Mailing Address 4600 W. 51st Street Roeland Park KS 66205
Street City State Zip

Requested Rezoning From: SFR **to** CP-2
Present Zoning District Proposed Zoning District

Location of property 4800 Roe

Subdivision: N/A **Lot:** _____ **Block:** _____

Legal description Attached

(Attached legal description must be typed).

Current Land Use Public **Proposed Land Use:** General Commercial

Reasons for requesting zoning Vacant land will be leased or sold for commercial purposes for hotel, restaurants and ropes course.

KELLEY BOHON
Notary Public-State of Kansas
My Appt. Expires 4/16/17

Applicant signature _____ **Date** 4/4/17

Note: For rezoning procedure, see application form for Development Plan Approval.

Kelley Bohon
Johnson County, KS

To Be Filled in by the City:		Fee Paid \$ <u>N/A</u>	Date _____	Received by: _____
Proof of ownership and/or authorization of agent affidavit(s) submitted. Date: _____				
Technical studies required? ☐ Yes ☐ No If yes, what type and when submitted? _____				
Assurances of adequate public facilities received. ☐ Yes ☐ No If yes, date received _____				
Date application deemed complete: _____				
Surrounding property owners notified: _____		Date of publication: _____		Sign Posted _____
Date notices sent: _____		Public Hearing date: _____		
Planning Commission recommendation: _____		Date: _____		
City Council Action: _____		Date: _____	Ordinance # _____	Publication Date: _____

PROOF OF OWNERSHIP AFFIDAVIT

STATE OF _____)
) SS
COUNTY OF _____)

_____, being first duly sworn upon his/her oath deposes and states as follows:

(1) [FILL IN ONLY IF APPLICATION SUBMITTED ON BEHALF OF THE LEGAL OWNER]

That _____
(Name of owner signing Affidavit; if owner is a corporation or business, name of individual signing Affidavit, capacity and exact name and legal status of said corporation or business) is/are the legal owner/authorized official of the legal owner of the property that is the subject of Rezoning No. ____
_____/Special Use Permit No._____/ (Other)_____. (ALL OWNERS OF RECORD MUST FILE AN AFFIDAVIT).

(2) [FILL IN ONLY IF APPLICATION SUBMITTED ON BEHALF OF A CONTRACT PURCHASER]

That _____
(Name of contract purchaser signing Affidavit; if a corporation or business, exact name and legal status of said corporation or business) is the holder of a contract to purchase the property that is the subject of Rezoning No. ____/ Special Use Permit No._____/ (Other)_____ from the owner(s) and is therefore a "landowner" within the meaning of the Zoning Regulations.

Signature

Subscribed and sworn to before me this _____ day of _____, 200__.

Notary Public

My commission expires:

REZONING CHECKLIST [CODE 16-317]Date Submitted 4/4/2014Name of Project The Rocks on Roe

Case # _____

Description/Type of Project: Rezone and plat to establish a CP-2 Zoning for Zip KC (ropes course)I, Keith Moody

(Contact Person's Name - Printed), hereby certify the attached and completed application contains the information as specified in accordance with the Roeland Park City Code, I understand the submission of incomplete or inaccurate information may result in a delay in processing and action on this application.

Signature of Contact Person Date 4/4/12

NOTE: Some plans, because of their scale and complexity may require additional information not indicated on this checklist. You are encouraged to work closely with the Staff in advance of your actual application submittal. Please submit **ONLY THOSE DRAWINGS** necessary to provide information required by this checklist. Submission of construction drawing's or other nonessential drawings may delay the review process. Please check appropriate boxes (I = Included or N/I = Not Included) as the form is completed.

The following items shall be submitted in support of any application for rezoning:

☐ I ☐ N/I

1. Legal description of the property;
2. A statement of the reasons why rezoning is being requested;
3. The written comments of the Redevelopment Committee on the concept plan, if applicable pursuant to section 16-322;
4. A preliminary development plan, except for rezonings to a Single-Family Residence District and Duplex Residence District;
5. All studies as may reasonably be required pursuant to section 16-304;
6. Assurances of adequate public facilities as required by section 16-305.

March 31, 2017

LEGAL DESCRIPTION
SALE TRACT
NW 1/4, SEC. 4, TWP. 12, RNG. 25
CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS

All that part of the NW 1/4 of Section 4, Township 12, Range 25, in the City of Roeland Park, Johnson County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of the NW 1/4 of said Section 4; thence N 2° 32' 08" W, along the East line of said NW 1/4, a distance of 1302.36 feet, to a point on the southerly extension of the East right-of-way line of Roe Boulevard, as now established; thence N 20° 45' 37" W, along said southerly extension, a distance of 101.72 feet, to the point of intersection of said east right-of-way line with the North right-of-way line of West 48th Street, as now established, said point being the Point of Beginning; thence continuing N 20° 45' 37" W, along said East line, a distance of 8.35 feet; thence Northwesterly along a curve to the right having an initial tangent bearing of S 71° 04' 04" W, a radius of 210.00 feet, a central angle of 76° 28' 47", an arc distance of 280.31 feet, to a point of tangency; thence N 32° 27' 09" W, a distance of 275.65 feet, to a point on the Westerly extension of the North line of a tract of land recorded in Book 200910 at Page 003803, in the Register of Deeds Office, Johnson County, Kansas; thence N 44° 06' 03" E (N 46° 42' 10" E, Deed), along said North line, and its Westerly extension, a distance of 396.21 feet; thence N 77° 59' 53" E (N 80° 36' E, Deed), along said North line, a distance of 374.00 feet, to a point on the West right-of-way line of Roe Lane, as now established; thence S 12° 04' 07" E (S 9° 28' E, Deed), along said West right-of-way line, a distance of 317.23 feet, to the intersection of said West right-of-way line with the North right-of-way line of West 48th Street, as now established; thence S 7° 24' 18" W (S 10° 38' 47" W, Deed), along said North right-of-way line, a distance of 30.04 feet; thence S 38° 45' 04" W (S 41° 59' 33" W, Deed), a distance of 236.73 feet; thence Southwesterly along said North right-of-way line, being a curve to the left having an initial tangent bearing of S 38° 45' 09" W, a radius of 300.00 feet, a central angle of 1° 58' 16", an arc distance of 10.32 feet, to a point of tangency; thence S 36° 46' 53" W, along said North right-of-way line, a distance of 112.35 feet; thence S 52° 32' 53" W, along said North right-of-way line, a distance of 4.61 feet; thence Southwesterly along a curve to the right having an initial tangent bearing of S 43° 02' 45" W, a radius of 210.00 feet, a central angle of 19° 00' 15", an arc distance of 69.65 feet, to a point on said North right-of-way line; thence S 52° 32' 53" W, along said North right-of-way line, a distance of 34.43 feet, to the true point of beginning.

The above described tract of land contains 316,198 square feet, or 7.259 acres, more or less.



SHAFFER, KLINE & WARREN, INC.
11250 Corporate Avenue
Lenexa, Kansas 66219
Phone: (913) 888-7800
Fax: (913) 888-7868



City of Roeland Park

MEMO

TO: Members of the Redevelopment Committee
FROM: Keith Moody, City Administrator
DATE: March 10, 2017
RE: Rezoning Request for 4800 Roe Pkwy

The City is requesting to rezone the property located at 4800 Roe Parkway from Single Family Residential to Planned General Business District (CP-2). The land was previously the site of the City's municipal swimming pool. For the past 20 years the land has been mostly vacant on the lower portion of the property fronting W. 48th Street. The upper portion of the land is home to the City's Public Works facility.

The land is encompassed by a TIF that was approved with the expectation of redevelopment for commercial use. The City currently has a letter of intent and a draft lease in place for Zip KC which would like to operate a ropes course on the lower portion of the site. The City also has a Letter of Intent from the Sunflower Hotel group to construct a hotel on the upper portion of the property with driveway access from Roe Blvd. The City would like to sell or lease additional pad sites on the western portion of the property to restaurants. These improvements to the property require rezoning from SFR to CP-2.

Staff has evaluated and determined CP-2 to be the most appropriate zoning for this property. The comprehensive plan specifically identifies CP-1 or MXD. However, in section 5.3 of the comp plan it states the goals of the project are to

1. Promote the development of single or multi-story buildings
2. Promote quality redevelopment with various mix of residential, office and/or retail
3. Create a landmark to promote a positive image of Roeland Park.

Additional site goals mentioned are to create a regional landmark with an anchor tenant, a mix of lodging and restaurants. We believe the City's redevelopment plans to install a hotel, the adventure course and restaurant space would fulfill the goals of the comp plan. CP-2 specifically identifies hotels and recreational-type activities as uses within the zoning designation. As such, staff believes this would be the appropriate zoning designation, while still satisfying the comprehensive plan parameters.

Item Number: DISCUSSION ITEMS- II.-6.
Committee 5/1/2017
Meeting Date:



City of Roeland Park

Action Item Summary

Date:	5/1/2017
Submitted By:	Jennifer Jones-Lacy, Asst. City Administrator/Finance Director
Committee/Department:	Finance
Title:	Preliminary Development Plan (The Rocks) (est. time 10 min.)
Item Type:	Other

Recommendation:

Approve the Preliminary Development Plan for "The Rocks" at 4800 Roe Parkway as submitted.

Details:

On April 18th, the Planning Commission reviewed and recommended approval of the Preliminary Development Plan for "The Rocks" Development.

Dan McGhee, City Engineer with SKW developed and submitted the PDP which includes all elements required of the PDP with the exception of the landscaping and screening proposal which will accompany the final development plans. It is too early at this point to determine the nature and location of these features. The PDP also notes that the City intends to develop The Rocks in phases with Phase 1 consisting of Lot 3, Phase 2 consisting of lots 1 and 2 and Roe Blvd Improvements and Phase 3 including Lot 4 and Roe Pkwy as needed. The PDP is *Exhibit #1*.

Also attached is the traffic analysis memo from Cheryl Bornheimer, Traffic Engineer with SKW. The memo explains current and proposed traffic counts, queue lengths at various peak times of the day and turning movement information. The memo is *Exhibit #2*.

The Preliminary stormwater summary conducted by Dan McGhee of SKW is attached as *Exhibit #3*. The PDP also notes that the developer of each lot will be responsible for providing stormwater management facilities on each individual lot unless a regional stormwater management system is desired by the developer(s) and approved by the City.

Exhibit #4 are the letters from utility companies assuring you that they can service this location with water, sewer, gas and electric service. Water service is available along Roe Parkway and additional improvements for fire protection and hydrants will need to be determined at the final development stage. In addition, Johnson County Waste Water is currently reviewing a sewer main relocation request for this project.

How does item relate to Strategic Plan?

This plan contributes to the Economic Development Goals of the Strategic Plan

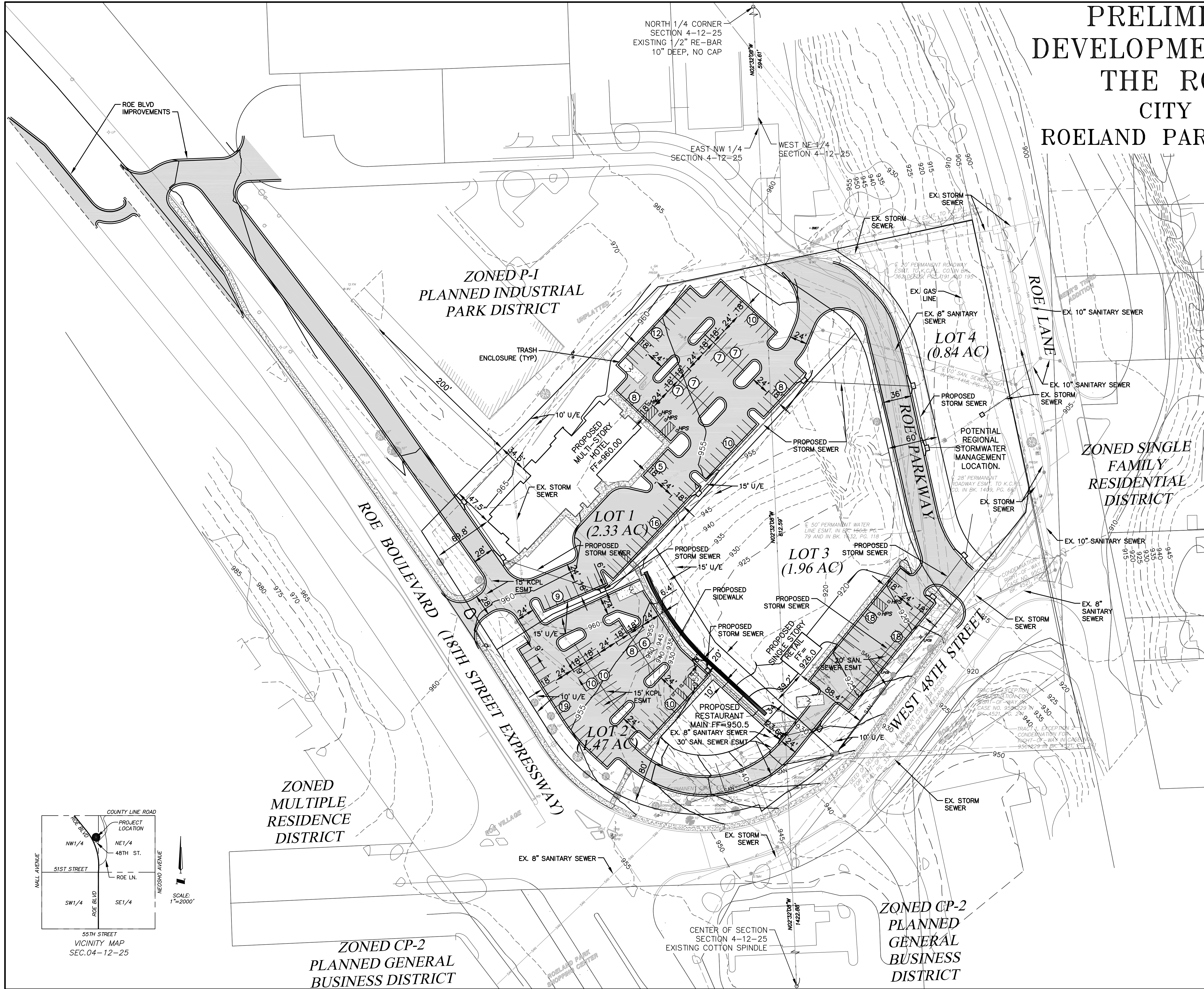
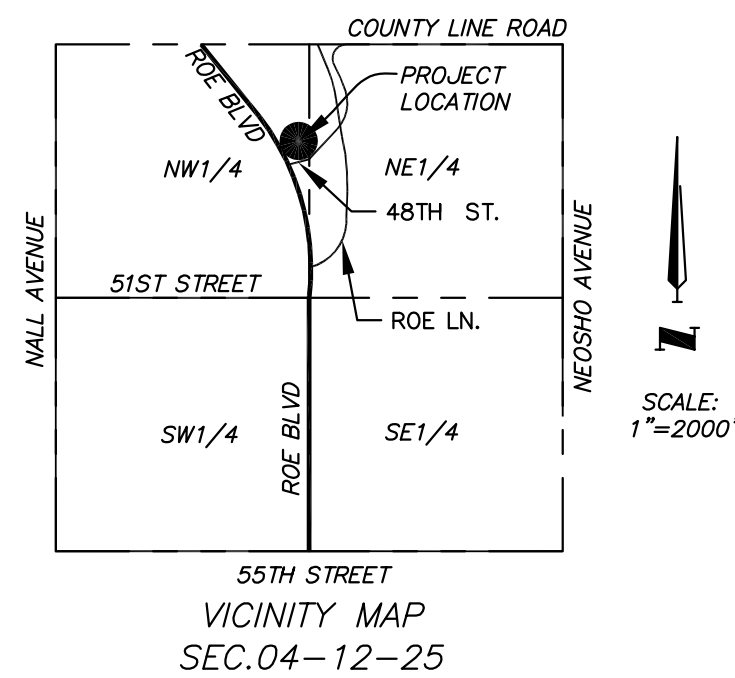
How does item benefit Community for all Ages?

N/A

ATTACHMENTS:

Description	Type
☐ Exhibit #1 - PDP	Exhibit
☐ Exhibit #2 - Traffic Analysis	Exhibit
☐ Exhibit #3 - Storm water Analysis	Exhibit
☐ Exhibit #4 - Verification of Utilities	Exhibit

LE-PROJECT PROJECTS\130099-220\CAD\CIVIL\PDF\130099-220 PDF.DWG
LAYOUT: LAYOUT1 BY: DAN.MCGHEE DATE: 4/10/2017
XREF DWG1: NONE XREF DWG2: NONE
XREF DWG3: NONE XREF DWG4: NONE



OWNER:

CITY OF ROELAND PARK, KANSAS
4600 WEST 51ST STREET
ROELAND PARK, KANSAS 66205
ATTN: KEITH MOODY
PHONE: (913) 722-2600
EMAIL: kmoody@roelandpark.org

NOTES:

- LANDSCAPING: PLANS TO BE PROVIDED IN ACCORDANCE WITH CHAPTER XVI ARTICLE 6 ROELAND PARK CODE OF ORDINANCES WHEN FINAL DEVELOPMENT PLANS ARE SUBMITTED FOR EACH INDIVIDUAL LOT.
- PHASING:
PHASE 1 = LOT 3
PHASE 2 = LOT 1, LOT 2 AND ROE BLVD. IMPROVEMENTS
PHASE 3 = LOT 4 AND ROE PARKWAY AS NECESSARY.
- STORMWATER MANAGEMENT: THE DEVELOPER OF EACH LOT SHALL PROVIDE STORMWATER MANAGEMENT FACILITIES ON EACH INDIVIDUAL LOT UNLESS REGIONAL STORMWATER MANAGEMENT IS DESIRED BY LOT DEVELOPER AND APPROVED BY CITY.
- WATER SERVICE IS AVAILABLE ALONG ROE PARKWAY. ADDITIONAL IMPROVEMENTS FOR FIRE PROTECTION, INCLUDING FIRE HYDRANTS, TO BE DETERMINED AT FINAL DEVELOPMENT PLAN STAGE.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF JOHNSON COUNTY, KANSAS AND INCORPORATED AREAS, MAP NO. 20091C0009G, PANEL NO. 9 OF 161 AND DATED AUGUST 3, 2009.

SITE DATA

SITE AREA: 7.259 ACRES
EXISTING ZONING: SINGLE FAMILY RESIDENTIAL DISTRICT
PROPOSED ZONING: CP-2 PLANNED GENERAL BUSINESS DISTRICT

PARKING DATA: LOT 1
SITE AREA: 2.33 ACRES
PROPOSED USAGE: HOTEL
TOTAL BUILDING AREA: 12,675 SF
PARKING: 12,675 SF
REQUIRED: 90 + EMPLOYEES/2 (1 SPACE FOR EACH TWO EMPLOYEES, 1 SPACE FOR EACH GUEST ROOM)
PROVIDED: 106 SPACES

PARKING DATA: LOT 2
SITE AREA: 1.47 ACRES
PROPOSED USAGE: RESTAURANT
TOTAL BUILDING AREA: 6,000 SF
PARKING: 6,000 SF
REQUIRED: 1 SPACE FOR EACH THREE SEATS
PROVIDED: 63 SPACES (195 SEATS MAX)

PARKING DATA: LOT 3
SITE AREA: 1.96 ACRES
PROPOSED USAGE: OUTDOOR ELEVATED OBSTACLE COURSE
TOTAL BUILDING AREA: 1,200 SF
PARKING: 1,200 SF
REQUIRED: TBD
PROVIDED: 36 SPACES

PARKING DATA: LOT 4
SITE AREA: 0.84 ACRES
TOTAL BUILDING AREA: TBD
PARKING: 4,100 GSF MIN
PROVIDED: TBD
ALL STALLS ARE 9' WIDE UNLESS NOTED



SCALE: 1"=50'
50 25 0 50

SHAHER, KLINE & WARREN

11250 Corporate Avenue
Lenexa, KS 66219-1392
913.888.7800 FAX: 913.888.7868

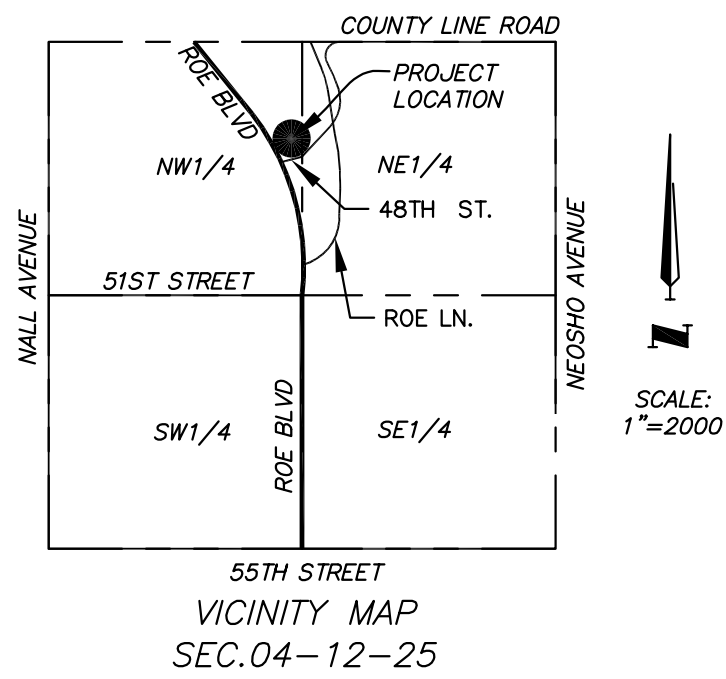
THE ROCKS
ROELAND PARK, KANSAS

PRELIMINARY DEVELOPMENT PLANS
PRELIMINARY DEVELOPMENT PLAN

130099-220
SHEET NO.
1 OF 2

DESIGNED BY	DRAWN BY	CHECKED BY	ISSUE DATE	REV.	DATE	REVISIONS	BY	APPD
MM	ELM	MM	04/10/17	1				
				2				
				3				
				4				
				5				

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*ZONED
MULTIPLE
RESIDENCE
DISTRICT*

~~ZONED CP-~~
PLANNED
GENERAL
BUSINESS
DISTRICT

OWNER
CITY OF ROELAND PARK, KANSAS
4600 WEST 51ST STREET
ROELAND PARK, KANSAS 66205
ATTN: KEITH MOODY
PHONE: (913) 722-2600
EMAIL: kmoodys@roelandpark.org



SCALE: 1"=50'

A horizontal scale bar with a black top half and a white bottom half. The bar is divided into segments by vertical tick marks. Below the bar, the numbers 50, 25, 0, and 50 are printed from left to right, indicating distances in feet. The 0 is at the center of the bar.

*ZONED P-I
PLANNED INDUSTRIAL
PARK DISTRICT*

LOT 3
(1.96 AC)

LOT 2
(1.47 AC)

LOT 1
(2.33 AC)

LOT 4
(0.84 AC)

~~ZONED SINGLE
FAMILY
RESIDENTIAL
DISTRICT~~

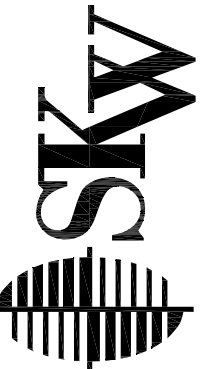
ZONED
CP-2
PLANNED
GENERAL
BUSINESS
DISTRICT

LEGAL DESCRIPTION

ALL THAT PART OF THE NW 1/4 OF SECTION 4, TOWNSHIP 12, RANGE 25, IN THE CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 4; THENCE N 2° 32' 08" W, ALONG THE EAST LINE OF SAID NW 1/4, A DISTANCE OF 1302.36 FEET, TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ROE BOULEVARD, AS NOW ESTABLISHED; THENCE N 20° 45' 37" W, ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 101.72 FEET, TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE WITH THE NORTH RIGHT-OF-WAY LINE OF WEST 48TH STREET, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING N 20° 45' 37" W, ALONG SAID EAST LINE, A DISTANCE OF 8.35 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S 71° 04' 04" W, A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 76° 28' 47", AN ARC DISTANCE OF 280.31 FEET, TO A POINT OF TANGENCY; THENCE N 32° 27' 09" W, A DISTANCE OF 275.65 FEET, TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND RECORDED IN BOOK 200910 AT PAGE 003803, IN THE REGISTER OF DEEDS OFFICE, JOHNSON COUNTY, KANSAS; THENCE N 44° 06' 03" E (N 46° 42' 10" E, DEED), ALONG SAID NORTH LINE, AND ITS WESTERLY EXTENSION, A DISTANCE OF 396.21 FEET; THENCE N 77° 59' 53" E (N80°36'E, DEED), ALONG SAID NORTH LINE, A DISTANCE OF 374.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ROE LANE, AS NOW ESTABLISHED; THENCE S 12° 04' 07" E (S92°28'E, DEED), ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 317.23 FEET, TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE WITH THE NORTH RIGHT-OF-WAY LINE OF WEST 48TH STREET, AS NOW ESTABLISHED; THENCE S 7° 24' 18" W (S103°34'7" W, DEED), ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 30.04 FEET; THENCE S 38° 45' 04" W (S41°59'33" W, DEED), A DISTANCE OF 236.73 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE, BEING A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S 38° 45' 09" W, A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 1° 58' 16"; AN ARC DISTANCE OF 10.32 FEET, TO A POINT OF TANGENCY; THENCE S 36° 46' 53" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 112.35 FEET; THENCE S 52° 32' 53" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 4.61 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S 43° 02' 45" W, A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 19° 00' 15", AN ARC DISTANCE OF 69.65 FEET, TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE; THENCE S 52° 32' 53" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 34.43 FEET, TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 316,198 SQUARE FEET, OR 7.259 ACRES, MORE OR LESS.

KEY NUMBER	PROPERTY ID	OWNER
1	PF251204-3021	KAW ASSOCIATES GENERAL PARTNERSHIP
2	PF251204-3022	ROELANE PARTNERS, L.L.C.
3	PP62000000 0005	ALDI INC.
4	PP62000000 0003	JL GROUP HOLDINGS
5	PP62000000 0002	TA OPERATING LLC
6	PP67250000 0T0A2	BELLA ROE LOTS 2,3 AND 6 07 A LLC
7	PP67250000 0T0A	BELLA ROE LOTS 2,3 AND 6 07 A LLC
8	PP67250000 0001	BELLA ROE LOTS 2,3 AND 6 07 A LLC
9	64000000 0000	BOULEVARD APARTMENTS, LLC
10	PF251204-1019	BH ACQUISITION LLC
11	PP63350000 0001	PI REAL ESTATE LLC
12	PP63350000 0002	PI REAL ESTATE LLC
13	PF251204-1001	KCP&L
14	PF251204-1021	ROE BODY SHOP. INC.
15	PF251204-1005	CITY OF FAIRWAY
16	PP0300000000 0003A	DAVID R AND SUSAN BUFORD SOLENBERGER TR.
17	PP0300000000 0003	BRADLEY SCOTT SIMMONS
18	PP0300000000 0004E	DAVID R AND SUSAN BUFORD SOLENBERGER TR.
19	PP0300000000 0004D	BETH K MILLIGAN
20	PP0300000000 0005	PHILLIP G & KELLIE L BOLLINGER
21	PP0300000000 0006B	SUSAN E. HOGSETT-DUNCAN & THOMAS EDWARD DUNCAN
22	PP0300000000 0007B	SEAN P & KIMERLY J. MURPHY
23	PP0300000000 0008C	FERRY PROPERTIES, LLC
24	PP0300000000 0010	JAMES L. STRINE
25	PP0300000000 0011B	RYAN M. HOLTHAUS
26	PP0300000000 0011C	BONNIE M. & STEVEN M LATERRA
27	PP0300000000 0011A	MARK JENNINGS

SHAFFER, KLINE & WARREN

11250 Corporate Avenue
Lenexa, KS 66219-1392
913.888.7800 FAX: 913.888.7868

THE ROCKS
ROELAND PARK, KANSAS

PRELIMINARY DEVELOPMENT PLANS
PROPERTY MAP

30099-220
SHEET NO.
2 OF 2

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SURVEYING | ENGINEERING | CONSTRUCTION

PROPERTY MAP

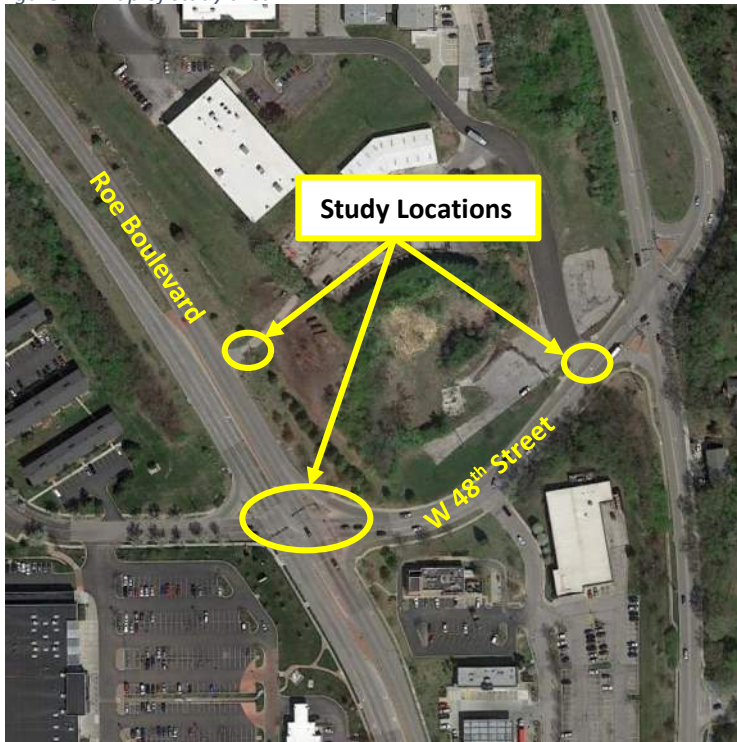


April 10, 2017

Mr. Keith Moody
City Administrator
City of Roeland Park
4600 W 51st Street
Roeland Park, KS 66205

Re: SKW Traffic Analysis of Caves Development at the Corner of 48th Street and Roe Boulevard

Figure 1 - Map of study area



A development is proposed in Roeland Park, KS, at the northeast corner of Roe Boulevard and 48th Street. Included in this development are a 90 room hotel, 6,500 square foot restaurant, and an elevated obstacle course experience to be run by ZipKC. This traffic analysis was completed to evaluate the impact of the additional trips created by this development at the right-in right-out on Roe Boulevard, intersection of Roe Parkway and 48th Street, and nearby intersection of Roe Boulevard and 48th Street, as shown in Figure 1. The proposed right-in right-out intersection is approximately 300 feet north of the Roe Boulevard and 48th Street intersection. Roe Parkway is approximately 600 feet east of Roe Boulevard on 48th Street.

Peak hour morning and evening traffic counts previously collected on Tuesday, July 26th, 2016, at Roe Boulevard and 48th Street for the Roe Boulevard corridor study were used in evaluating the intersections. These counts are included in the attached Appendix.

To estimate the traffic generated by the development, the methods from the Institute of Transportation Engineers (ITE) report Trip Generation Manual, 9th Edition were used.

The Trip Generation report documents historical vehicular trips counted at a variety of land uses. The trips are then plotted against independent variables, such as “number of employees” or “gross leasable square footage of buildings” to develop correlations between these independent variables and the vehicular trips generated by the various land uses. These correlations can then be used to estimate trips generated by future development of similar land uses. Estimates of daily, AM peak hour and PM peak hour vehicular trips were developed using the development plan contained in the Appendix. This same methodology was also used to help estimate the number of current trips created by the existing businesses on Roe Parkway.

While trips were able to be generated using ITE’s report for the proposed hotel and restaurant, there is no obstacle course or similar activity as a land use in their manual. Instead, trips were best estimated using engineering judgment and information provided from ZipKC. This includes the maximum number of people allowed on the course at a time (112 people maximum) and what expectations they have from their customer. They expect their customers to stay for one to one and a half hours, with three to four people coming in a vehicle. They also expect about 70% of their customers to



walk up to the activity as opposed to making reservations, so there is a strong possibility that there can be people waiting to get on during peak hours. The trips estimated used for this study are contained in the Appendix, and the traffic diagrams for existing and proposed traffic movements are included in the attached Exhibits.

The morning and evening peak hours were analyzed using methodology contained in the publication Highway Capacity Manual (HCM). The manual provides a methodology of calculating the expected average delay of vehicles subjected to stop and yield conditions. The expected average delay is further equated to a level of service (LOS) which is a letter designation between A and F. A level of service designation “A” describes the best of operating conditions, a movement where delays are very short and there is significant remaining capacity to accommodate additional vehicle movements before traffic operations begin to degrade significantly. A level of service designation “F” describes a movement where more traffic demand is present than what can be adequately accommodated. And therefore, average delays that are long, over 50 seconds per vehicle, will cause a rapid decline in traffic operations.

There are two corresponding software packages that allow us to evaluate the LOS of intersections. The first is Synchro, which is software that compliments the HCM when evaluating intersections with traffic signals. Synchro was used to calculate the existing and expected LOS for the intersection of W 48th Street and Roe Boulevard. Signal operations were evaluated with both the existing signal timing and optimized timings. Synchro’s corresponding software SimTraffic was also used to verify queuing lengths.

The second software package is the Highway Capacity Software (HCS). This software provides a way to evaluate the LOS for stop-controlled intersections, like the proposed right-in, right-out intersection and the Roe Parkway and 48th Street intersection. When calculating the LOS for stop-controlled intersections, the LOS is calculated for each leg, and the LOS for the stop-controlled legs are noted as they experience delay. All Synchro, SimTraffic, and HCS reports can be found in the Appendix.

Some assumptions were made in the number of through vehicles at the intersection of 48th Street and Roe Parkway. Using the counts for the west leg of 48th Street and Roe Boulevard, the through movements were then calculated. These were adjusted at the intersection to account for vehicles that may have entered the developed area to the south and for vehicles turning onto Roe Parkway. It was also assumed that the left and right turning vehicles exiting via Roe Parkway onto 48th Street with both have their own lane. The measured distance curb to curb at the entrance is 40 feet.

Table 1 shows the summary of LOS at the impacted and proposed intersections with existing and proposed volumes.

Table 1 - Existing and Proposed LOS at Impacted Intersections

	Right-in on Roe Blvd	Right-out Roe Blvd & 48 th St	48 th St & Roe Pkwy
Existing Peak AM LOS	N/A	B	B*
Existing Peak PM LOS	N/A	B	B*
Proposed Peak AM LOS	C*	B	B*
Proposed Peak PM LOS	B*	B	C*

* LOS for the stop-controlled leg



The LOS for the intersections are maintained with the additional traffic except during the evening peak hour at 48th Street and Roe Parkway. The increase in traffic and vehicles wanting to turn left from Roe Parkway onto 48th Street has an increase in delay that lower's that leg's LOS from a B to a C. In all cases, the LOS is very acceptable, even with the increase in delay at 48th Street and Roe Parkway.

The length of turning lanes is also considered when reviewing the increase in traffic. The four impacted turning movements are listed in Table 2 with the existing turn lane length currently available. All queue lengths fall within the existing turning bays at existing locations. The right turns into the development from Roe Boulevard are expected to be low – 18 and 17 vehicles entering in the morning and evening peak hours respectively. This will likely not need a dedicated right turn lane, as many municipalities require a right turn lane when those turning volumes exceed 100 vehicles during any hour.

Table 2 - 95% Queue Lengths

	SB Left – Roe Blvd at 48 th St	WB Left – 48 th St at Roe Blvd	SB Left – Roe Pkwy at 48 th St	WB Right – Roe Blvd from Development
Available Queue Length	250'	200'	N/A	N/A
Existing 95% Queue Length – Peak AM	61'	15'	2'	N/A
Proposed 95% Queue Length – Peak AM	72'	16'	4'	N/A
Existing 95% Queue Length – Peak PM	113'	185'	4'	10'
Proposed 95% Queue Length – Peak PM	177'	187'	8'	10'

SHAHER, KLINE & WARREN, INC.



By: Cheryl Bornheimer, P.E.
Project Engineer

Cc: Jose Leon
Enclosure(s)

Exhibit 1: Existing Traffic Counts

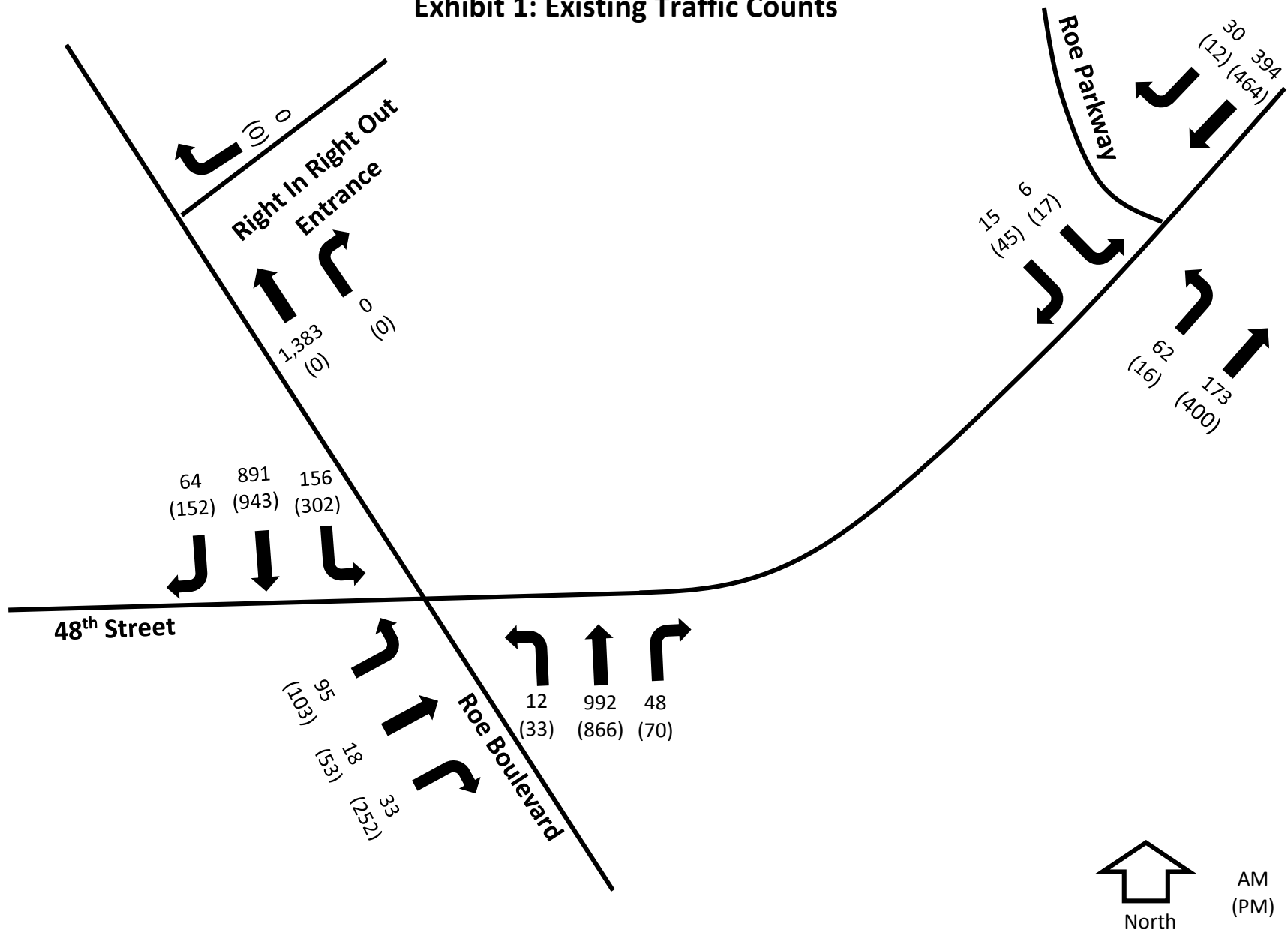
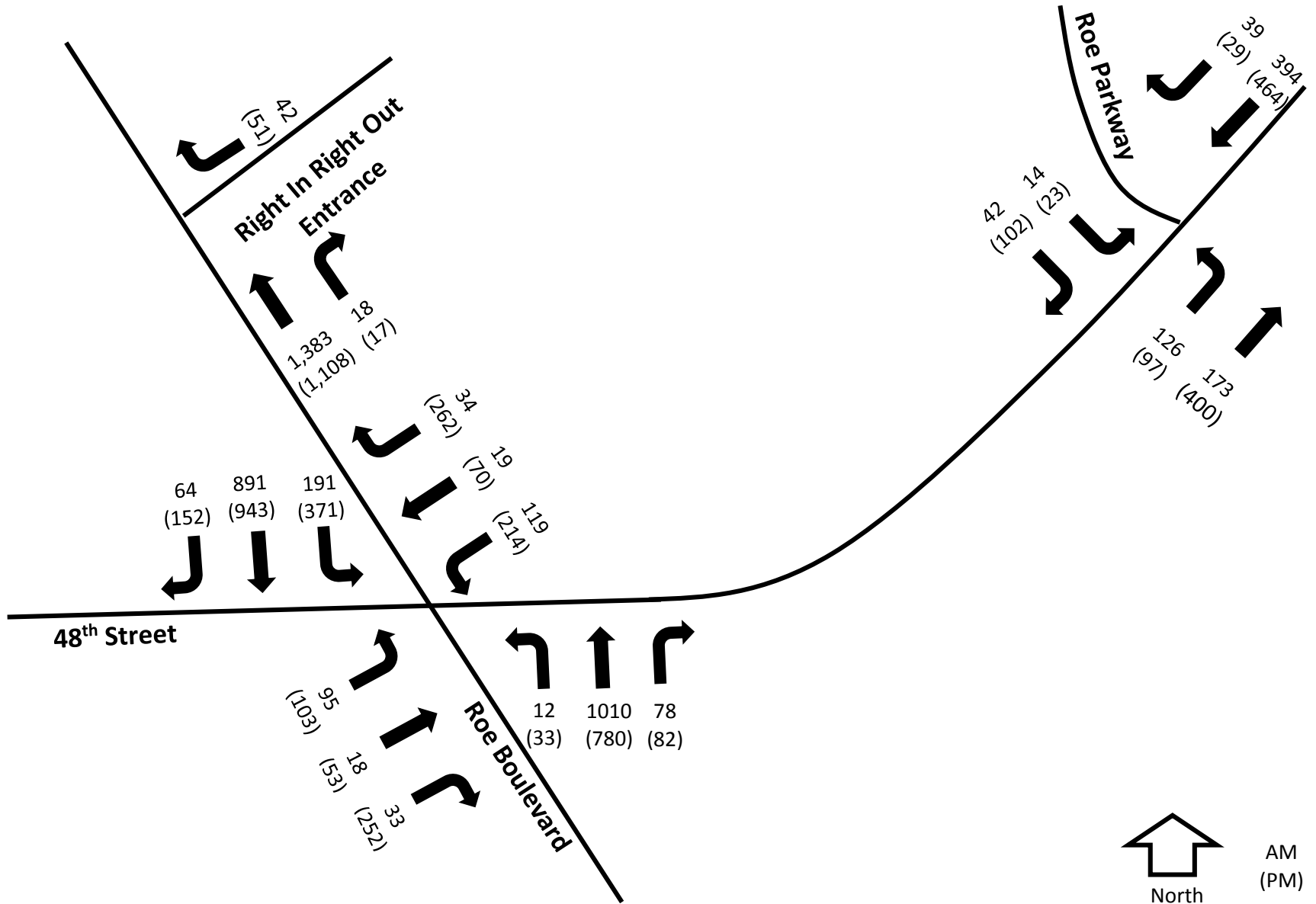


Exhibit 2: Proposed Traffic Counts





Shafer, Kline & Warren
11250 Corporate Ave

Lenexa, Kansas, United States 66219
913-888-7800 jason.koehler@skw-inc.com
Forming Partnerships - Delivering Results

Count Name: 48th & Roe
Site Code:
Start Date: 07/25/2016
Page No: 1

Turning Movement Data

Start Time	Roe Ave Southbound						48th Street Westbound						Roe Ave Northbound						Skyline Dr Eastbound						Int. Total
	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	
6:00 PM	32	222	57	0	0	311	57	18	35	0	0	110	20	187	5	0	0	212	8	17	22	0	0	47	680
6:15 PM	41	166	61	0	0	268	38	19	25	0	0	82	29	176	3	0	0	208	8	17	24	0	0	49	607
6:30 PM	40	168	49	0	0	257	60	20	26	0	3	106	19	156	3	0	3	178	15	16	25	0	0	56	597
6:45 PM	32	139	59	0	0	230	46	16	17	0	0	79	27	146	9	1	1	183	7	14	16	0	0	37	529
Hourly Total	145	695	226	0	0	1066	201	73	103	0	3	377	95	665	20	1	4	781	38	64	87	0	0	189	2413
7:00 PM	29	127	36	0	0	192	51	17	27	0	0	95	23	144	4	0	0	171	6	13	27	0	2	46	504
7:15 PM	23	139	48	0	0	210	45	9	19	0	0	73	19	130	3	0	0	152	3	25	18	0	0	46	481
7:30 PM	14	133	38	0	0	185	42	13	30	0	0	85	21	115	4	1	0	141	4	11	18	0	0	33	444
7:45 PM	25	101	34	0	0	160	38	14	10	0	0	62	9	109	8	0	0	126	3	10	16	0	0	29	377
Hourly Total	91	500	156	0	0	747	176	53	86	0	0	315	72	498	19	1	0	590	16	59	79	0	2	154	1806
8:00 PM	20	105	32	0	0	157	36	9	22	0	0	67	14	115	2	0	1	131	4	13	24	0	0	41	396
8:15 PM	19	91	34	0	0	144	30	8	25	0	0	63	5	116	4	0	0	125	1	9	18	0	0	28	360
8:30 PM	19	102	38	0	0	159	29	8	19	0	0	56	7	105	3	0	2	115	4	10	20	0	0	34	364
8:45 PM	26	87	32	0	0	145	38	5	11	0	0	54	10	97	4	0	1	111	2	8	15	0	0	25	335
Hourly Total	84	385	136	0	0	605	133	30	77	0	0	240	36	433	13	0	4	482	11	40	77	0	0	128	1455
9:00 PM	21	69	44	0	0	134	36	9	11	0	0	56	12	86	4	0	0	102	5	6	13	0	0	24	316
9:15 PM	21	78	40	0	0	139	33	7	11	0	0	51	10	97	2	0	0	109	1	10	21	0	0	32	331
9:30 PM	14	61	34	0	0	109	22	3	13	0	0	38	11	82	7	0	0	100	2	3	17	0	0	22	269
9:45 PM	15	77	33	0	0	125	16	4	12	0	0	32	5	53	2	0	0	60	9	6	11	0	0	26	243
Hourly Total	71	285	151	0	0	507	107	23	47	0	0	177	38	318	15	0	0	371	17	25	62	0	0	104	1159
10:00 PM	12	54	25	0	0	91	14	4	11	0	0	29	10	70	6	0	3	86	3	8	12	0	0	23	229
10:15 PM	12	37	23	0	0	72	17	2	5	0	0	24	6	38	5	0	0	49	4	8	3	0	0	15	160
10:30 PM	6	42	27	0	0	75	15	6	2	0	0	23	8	59	3	1	0	71	4	3	8	0	0	15	184
10:45 PM	9	35	21	0	0	65	7	4	5	0	0	16	5	40	3	0	0	48	5	1	5	0	0	11	140
Hourly Total	39	168	96	0	0	303	53	16	23	0	0	92	29	207	17	1	3	254	16	20	28	0	0	64	713
11:00 PM	6	31	27	0	0	64	13	5	2	0	0	20	3	43	2	0	0	48	2	5	3	0	0	10	142
11:15 PM	8	33	20	0	0	61	6	1	4	0	0	11	1	24	2	0	0	27	1	3	6	0	0	10	109
11:30 PM	10	13	19	0	0	42	6	1	1	0	0	8	2	21	1	0	0	24	3	3	5	0	0	11	85
11:45 PM	4	14	16	0	0	34	9	0	3	0	0	12	3	15	3	0	0	21	3	0	7	0	0	10	77
Hourly Total	28	91	82	0	0	201	34	7	10	0	0	51	9	103	8	0	0	120	9	11	21	0	0	41	413
12:00 AM	6	10	8	0	0	24	9	1	3	0	0	13	3	13	0	0	0	16	0	0	4	0	0	4	57
12:15 AM	5	7	12	0	0	24	6	0	1	0	0	7	3	9	1	0	0	13	0	0	1	0	0	1	45
12:30 AM	3	8	7	0	0	18	2	0	2	0	0	4	0	5	1	0	0	6	0	0	0	0	0	0	28
12:45 AM	2	11	12	0	0	25	1	2	1	0	0	4	0	8	0	0	0	8	0	0	1	0	2	1	38
Hourly Total	16	36	39	0	0	91	18	3	7	0	0	28	6	35	2	0	0	43	0	0	6	0	2	6	168
1:00 AM	3	11	5	0	0	19	6	0	4	0	0	10	2	5	0	0	0	7	1	0	1	0	0	2	38

1:15 AM	0	7	5	0	0	12	1	0	1	0	0	2	0	6	0	0	0	6	0	0	1	0	0	1	21
1:30 AM	5	6	3	0	0	14	5	0	1	0	0	6	0	9	1	0	0	10	0	0	1	0	0	1	31
1:45 AM	0	3	3	0	0	6	2	0	3	0	0	5	0	6	0	0	0	6	0	0	0	0	0	0	17
Hourly Total	8	27	16	0	0	51	14	0	9	0	0	23	2	26	1	0	0	29	1	0	3	0	0	4	107
2:00 AM	0	5	5	0	0	10	4	1	0	0	0	5	0	3	2	0	0	5	0	0	1	0	0	1	21
2:15 AM	1	4	1	0	0	6	1	3	2	0	0	6	0	6	0	0	0	6	0	1	0	0	0	1	19
2:30 AM	1	3	3	0	0	7	6	0	2	0	0	8	1	5	0	0	0	6	0	0	0	0	0	0	21
2:45 AM	2	4	1	0	0	7	3	1	0	0	0	4	2	6	0	0	0	8	0	0	0	0	0	0	19
Hourly Total	4	16	10	0	0	30	14	5	4	0	0	23	3	20	2	0	0	25	0	1	1	0	0	2	80
3:00 AM	2	3	3	0	0	8	6	0	1	0	0	7	0	7	0	0	0	7	0	0	3	1	0	4	26
3:15 AM	2	11	4	0	0	17	3	1	0	0	0	4	1	1	0	0	0	2	0	0	2	0	0	2	25
3:30 AM	0	5	5	0	0	10	6	0	0	0	0	6	0	5	0	0	0	5	0	0	0	0	0	0	21
3:45 AM	2	7	2	0	0	11	4	1	3	0	0	8	1	3	0	0	0	4	1	0	1	0	0	2	25
Hourly Total	6	26	14	0	0	46	19	2	4	0	0	25	2	16	0	0	0	18	1	0	6	1	0	8	97
4:00 AM	1	6	3	0	0	10	9	0	1	0	0	10	2	10	0	0	0	12	0	0	1	0	0	1	33
4:15 AM	1	4	2	0	0	7	6	0	1	0	0	7	0	9	0	0	0	9	0	0	2	0	0	2	25
4:30 AM	2	7	4	0	0	13	10	0	1	0	0	11	0	17	1	0	0	18	2	1	3	0	0	6	48
4:45 AM	2	13	5	0	0	20	11	0	1	0	0	12	2	11	0	0	0	13	0	1	4	0	0	5	50
Hourly Total	6	30	14	0	0	50	36	0	4	0	0	40	4	47	1	0	0	52	2	2	10	0	0	14	156
5:00 AM	1	19	6	0	0	26	16	1	1	0	0	18	0	21	0	1	0	22	1	0	4	0	0	5	71
5:15 AM	1	29	7	0	0	37	16	0	3	0	0	19	0	27	0	0	0	27	0	1	5	0	0	6	89
5:30 AM	6	32	10	0	0	48	31	1	1	0	0	33	2	47	1	0	0	50	2	1	11	0	0	14	145
5:45 AM	10	42	18	0	0	70	37	1	3	0	0	41	1	56	1	0	0	58	3	0	3	0	0	6	175
Hourly Total	18	122	41	0	0	181	100	3	8	0	0	111	3	151	2	1	0	157	6	2	23	0	0	31	480
6:00 AM	10	31	12	0	0	53	41	2	3	0	0	46	6	67	1	0	0	74	5	5	13	0	0	23	196
6:15 AM	10	53	19	0	0	82	53	1	3	0	0	57	6	82	4	0	0	92	6	2	17	0	0	25	256
6:30 AM	12	103	39	0	0	154	80	1	5	0	0	86	3	124	3	0	0	130	6	1	18	0	0	25	395
6:45 AM	11	147	36	0	0	194	68	2	14	0	0	84	10	135	4	0	0	149	5	4	15	0	0	24	451
Hourly Total	43	334	106	0	0	483	242	6	25	0	0	273	25	408	12	0	0	445	22	12	63	0	0	97	1298
7:00 AM	7	115	33	0	0	155	76	4	8	0	0	88	4	163	1	0	0	168	9	4	24	0	0	37	448
7:15 AM	14	123	36	0	0	173	86	7	8	0	0	101	13	203	1	0	0	217	3	5	22	0	0	30	521
7:30 AM	13	175	39	0	0	227	90	5	19	0	0	114	10	252	1	0	1	263	15	8	32	0	0	55	659
7:45 AM	12	197	39	0	0	248	70	6	15	0	0	91	14	277	2	0	0	293	6	7	24	0	0	37	669
Hourly Total	46	610	147	0	0	803	322	22	50	0	0	394	41	895	5	0	1	941	33	24	102	0	0	159	2297
8:00 AM	19	142	38	0	0	199	61	7	20	0	0	88	11	236	4	0	2	251	6	2	25	0	0	33	571
8:15 AM	20	157	40	0	0	217	75	5	21	0	0	101	13	227	5	0	0	245	6	1	14	0	0	21	584
8:30 AM	19	122	23	0	0	164	62	2	19	0	0	83	13	214	1	0	0	228	8	3	14	0	0	25	500
8:45 AM	15	149	57	0	0	221	59	3	20	0	0	82	8	168	1	0	0	177	8	6	23	0	0	37	517
Hourly Total	73	570	158	0	0	801	257	17	80	0	0	354	45	845	11	0	2	901	28	12	76	0	0	116	2172
9:00 AM	11	123	28	0	0	162	41	4	21	0	0	66	13	162	1	0	0	176	7	7	12	0	0	26	430
9:15 AM	11	102	22	0	0	135	40	7	15	0	0	62	10	139	5	0	0	154	6	6	10	0	0	22	373
9:30 AM	12	126	16	0	0	154	46	4	22	0	0	72	17	142	3	0	0	162	3	6	9	0	0	18	406
9:45 AM	11	137	24	0	0	172	38	3	12	0	0	53	8	122	1	0	0	131	2	4	13	0	0	19	375
Hourly Total	45	488	90	0	0	623	165	18	70	0	0	253	48	565	10	0	0	623	18	23	44	0	0	85	1584
10:00 AM	21	120	29	1	0	171	18	6	16	0	0	40	10	130	1	0	0	141	6	2	14	0	0	22	374
10:15 AM	15	101	28	0	0	144	42	10	20	0	0	72	10	109	3	0	0	122	4	5	11	0	0	20	358
10:30 AM	16	127	28	0	0	171	31	4	20	0	0	55	11	113	1	0	0	125	2	7	19	0	0	28	379
10:45 AM	16	119	41	0	0	176	42	12	21	0	0	75	5	129	2	0	0	136	6	8	18	0	0	32	419
Hourly Total	68	467	126	1	0	662	133	32	77	0	0	242	36	481	7	0	0	524	18	22	62	0	0	102	1530
11:00 AM	21	104	33	1	0	159	35	12	24	0	0	71	15	106	1	0	0	122	2	6	14	0	0	22	374
11:15 AM	22	112	40	0	0	174	43	11	30	0	0	84	19	120	2	0	1	141	6	16	17	0	0	39	438
11:30 AM	29	135	46	0	0	210	52	16	39	0	0	107	22	134	3	0	0	159	4	12	16	0	0	32	508

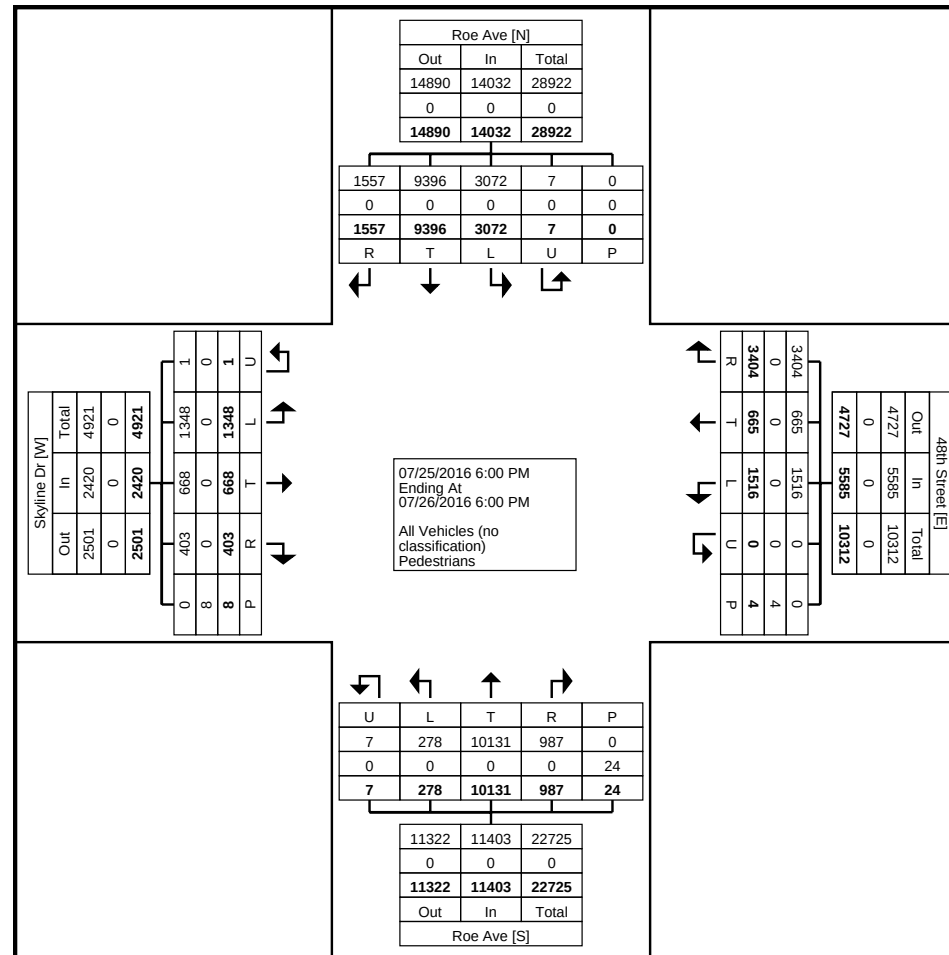
11:45 AM	22	146	47	0	0	215	45	10	22	0	0	77	23	140	3	0	0	166	2	11	21	0	0	34	492
Hourly Total	94	497	166	1	0	758	175	49	115	0	0	339	79	500	9	0	1	588	14	45	68	0	0	127	1812
12:00 PM	14	146	39	0	0	199	49	14	27	0	0	90	18	136	1	0	0	155	6	16	28	0	0	50	494
12:15 PM	27	139	56	0	0	222	36	13	30	0	0	79	19	134	4	0	0	157	4	13	20	0	0	37	495
12:30 PM	20	143	42	0	0	205	44	11	27	0	0	82	18	160	6	0	0	184	5	15	25	0	0	45	516
12:45 PM	30	140	53	0	0	223	52	8	23	0	0	83	18	135	4	0	0	157	7	13	30	0	0	50	513
Hourly Total	91	568	190	0	0	849	181	46	107	0	0	334	73	565	15	0	0	653	22	57	103	0	0	182	2018
1:00 PM	22	138	47	0	0	207	38	10	24	0	0	72	24	131	3	0	1	158	9	16	23	0	0	48	485
1:15 PM	17	132	32	0	0	181	50	7	19	0	0	76	17	150	4	0	0	171	7	11	19	0	0	37	465
1:30 PM	22	130	37	0	0	189	37	12	25	0	1	74	15	135	6	0	1	156	7	13	21	0	0	41	460
1:45 PM	21	133	49	1	0	204	41	15	23	0	0	79	14	140	5	0	0	159	7	14	12	0	0	33	475
Hourly Total	82	533	165	1	0	781	166	44	91	0	1	301	70	556	18	0	2	644	30	54	75	0	0	159	1885
2:00 PM	28	137	43	0	0	208	55	17	27	0	0	99	11	154	6	0	1	171	8	11	23	0	0	42	520
2:15 PM	23	140	40	0	0	203	40	13	32	0	0	85	14	154	4	0	1	172	3	14	13	0	0	30	490
2:30 PM	21	136	54	1	0	212	40	10	23	0	0	73	22	165	4	1	0	192	9	9	19	0	0	37	514
2:45 PM	25	138	38	0	0	201	54	12	21	0	0	87	14	145	5	2	0	166	3	13	18	0	0	34	488
Hourly Total	97	551	175	1	0	824	189	52	103	0	0	344	61	618	19	3	2	701	23	47	73	0	0	143	2012
3:00 PM	24	122	46	0	0	192	52	13	22	0	0	87	18	151	7	0	0	176	4	12	21	0	0	37	492
3:15 PM	19	163	55	1	0	238	59	14	29	0	0	102	28	157	2	0	0	187	5	11	22	0	2	38	565
3:30 PM	22	156	57	0	0	235	54	10	30	0	0	94	17	192	5	0	1	214	3	8	21	0	0	32	575
3:45 PM	32	173	53	0	0	258	52	9	31	0	0	92	7	157	6	0	0	170	8	12	21	0	0	41	561
Hourly Total	97	614	211	1	0	923	217	46	112	0	0	375	70	657	20	0	1	747	20	43	85	0	2	148	2193
4:00 PM	46	170	65	0	0	281	43	10	24	0	0	77	20	198	3	0	0	221	6	10	23	0	0	39	618
4:15 PM	32	215	69	0	0	316	58	6	35	0	0	99	17	208	5	0	1	230	6	14	21	0	0	41	686
4:30 PM	32	220	65	0	0	317	52	21	31	0	0	104	13	182	3	0	0	198	7	19	18	0	0	44	663
4:45 PM	40	225	78	0	0	343	59	19	38	0	0	116	19	192	9	0	0	220	6	14	25	0	0	45	724
Hourly Total	150	830	277	0	0	1257	212	56	128	0	0	396	69	780	20	0	1	869	25	57	87	0	0	169	2691
5:00 PM	42	242	65	0	0	349	71	23	52	0	0	146	19	182	8	0	0	209	9	18	25	0	0	52	756
5:15 PM	39	253	84	1	0	377	64	11	43	0	0	118	19	211	7	0	1	237	7	9	24	0	0	40	772
5:30 PM	31	223	75	1	0	330	48	14	47	0	0	109	13	178	9	0	2	200	10	12	29	0	2	51	690
5:45 PM	43	235	56	0	0	334	57	14	34	0	0	105	20	171	8	0	0	199	7	9	29	0	0	45	683
Hourly Total	155	953	280	2	0	1390	240	62	176	0	0	478	71	742	32	0	3	845	33	48	107	0	2	188	2901
Grand Total	1557	9396	3072	7	0	14032	3404	665	1516	0	4	5585	987	10131	278	7	24	11403	403	668	1348	1	8	2420	33440
Approach %	11.1	67.0	21.9	0.0	-	-	60.9	11.9	27.1	0.0	-	-	8.7	88.8	2.4	0.1	-	-	16.7	27.6	55.7	0.0	-	-	-
Total %	4.7	28.1	9.2	0.0	-	42.0	10.2	2.0	4.5	0.0	-	16.7	3.0	30.3	0.8	0.0	-	34.1	1.2	2.0	4.0	0.0	-	7.2	-
All Vehicles (no classification)	1557	9396	3072	7	-	14032	3404	665	1516	0	-	5585	987	10131	278	7	-	11403	403	668	1348	1	-	2420	33440
% All Vehicles (no classification)	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	-	100.0	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	100.0	-	100.0	100.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	4	-	-	-	-	-	24	-	-	-	-	-	8	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-



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Count Name: 48th & Roe
Site Code:
Start Date: 07/25/2016
Page No: 4



Turning Movement Data Plot



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Site Code:
Start Date: 07/25/2016
Page No: 5

Turning Movement Peak Hour Data (6:00 PM)

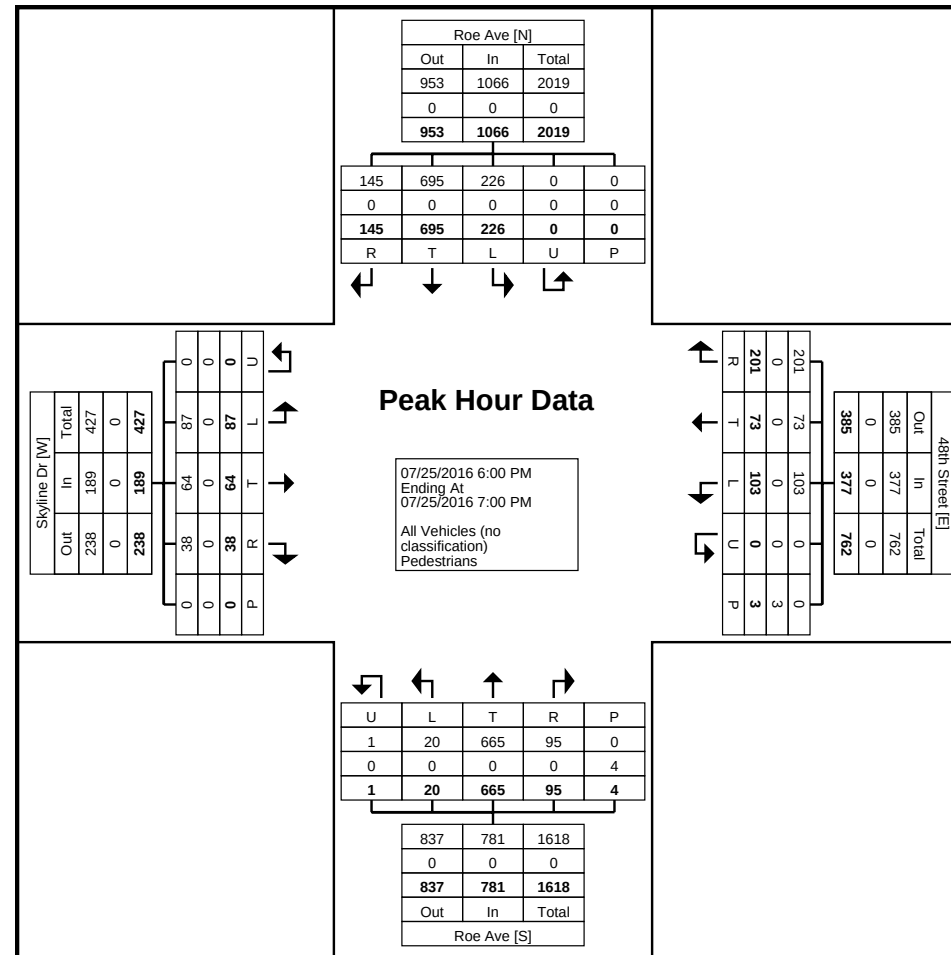
Start Time	Roe Ave Southbound						48th Street Westbound						Roe Ave Northbound						Skyline Dr Eastbound						Int. Total
	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	
6:00 PM	32	222	57	0	0	311	57	18	35	0	0	110	20	187	5	0	0	212	8	17	22	0	0	47	680
6:15 PM	41	166	61	0	0	268	38	19	25	0	0	82	29	176	3	0	0	208	8	17	24	0	0	49	607
6:30 PM	40	168	49	0	0	257	60	20	26	0	3	106	19	156	3	0	3	178	15	16	25	0	0	56	597
6:45 PM	32	139	59	0	0	230	46	16	17	0	0	79	27	146	9	1	1	183	7	14	16	0	0	37	529
Total	145	695	226	0	0	1066	201	73	103	0	3	377	95	665	20	1	4	781	38	64	87	0	0	189	2413
Approach %	13.6	65.2	21.2	0.0	-	-	53.3	19.4	27.3	0.0	-	-	12.2	85.1	2.6	0.1	-	-	20.1	33.9	46.0	0.0	-	-	-
Total %	6.0	28.8	9.4	0.0	-	44.2	8.3	3.0	4.3	0.0	-	15.6	3.9	27.6	0.8	0.0	-	32.4	1.6	2.7	3.6	0.0	-	7.8	-
PHF	0.884	0.783	0.926	0.000	-	0.857	0.838	0.913	0.736	0.000	-	0.857	0.819	0.889	0.556	0.250	-	0.921	0.633	0.941	0.870	0.000	-	0.844	0.887
All Vehicles (no classification)	145	695	226	0	-	1066	201	73	103	0	-	377	95	665	20	1	-	781	38	64	87	0	-	189	2413
% All Vehicles (no classification)	100.0	100.0	100.0	-	-	100.0	100.0	100.0	100.0	-	-	100.0	100.0	100.0	100.0	-	-	100.0	100.0	100.0	100.0	-	-	100.0	100.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	3	-	-	-	-	-	4	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-



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Count Name: 48th & Roe
Site Code:
Start Date: 07/25/2016
Page No: 6





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Count Name: 48th & Roe
Site Code:
Start Date: 07/25/2016
Page No: 7

Turning Movement Peak Hour Data (7:30 AM)

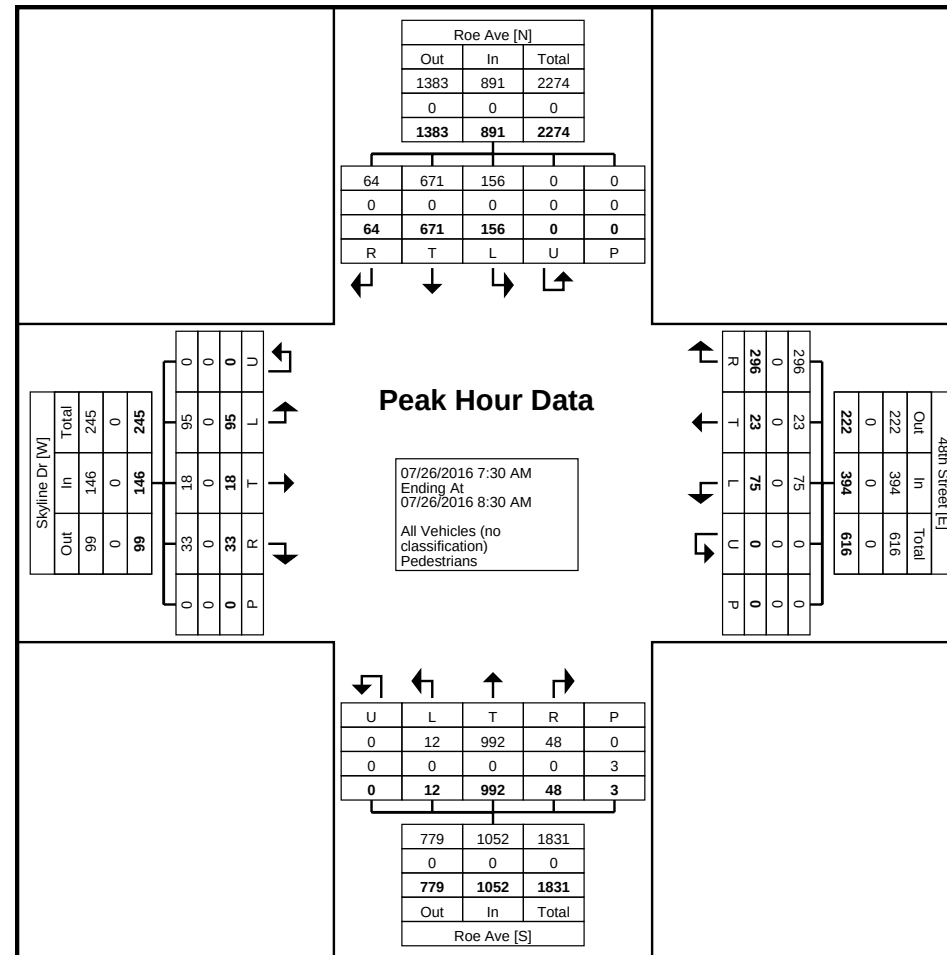
Start Time	Roe Ave Southbound						48th Street Westbound						Roe Ave Northbound						Skyline Dr Eastbound						Int. Total
	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	
7:30 AM	13	175	39	0	0	227	90	5	19	0	0	114	10	252	1	0	1	263	15	8	32	0	0	55	659
7:45 AM	12	197	39	0	0	248	70	6	15	0	0	91	14	277	2	0	0	293	6	7	24	0	0	37	669
8:00 AM	19	142	38	0	0	199	61	7	20	0	0	88	11	236	4	0	2	251	6	2	25	0	0	33	571
8:15 AM	20	157	40	0	0	217	75	5	21	0	0	101	13	227	5	0	0	245	6	1	14	0	0	21	584
Total	64	671	156	0	0	891	296	23	75	0	0	394	48	992	12	0	3	1052	33	18	95	0	0	146	2483
Approach %	7.2	75.3	17.5	0.0	-	-	75.1	5.8	19.0	0.0	-	-	4.6	94.3	1.1	0.0	-	-	22.6	12.3	65.1	0.0	-	-	-
Total %	2.6	27.0	6.3	0.0	-	35.9	11.9	0.9	3.0	0.0	-	15.9	1.9	40.0	0.5	0.0	-	42.4	1.3	0.7	3.8	0.0	-	5.9	-
PHF	0.800	0.852	0.975	0.000	-	0.898	0.822	0.821	0.893	0.000	-	0.864	0.857	0.895	0.600	0.000	-	0.898	0.550	0.563	0.742	0.000	-	0.664	0.928
All Vehicles (no classification)	64	671	156	0	-	891	296	23	75	0	-	394	48	992	12	0	-	1052	33	18	95	0	-	146	2483
% All Vehicles (no classification)	100.0	100.0	100.0	-	-	100.0	100.0	100.0	100.0	-	-	100.0	100.0	100.0	100.0	-	-	100.0	100.0	100.0	100.0	-	-	100.0	100.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	3	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-



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Site Code:
Start Date: 07/25/2016
Page No: 8





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Forming Partnerships - Delivering Results

Count Name: 48th & Roe
Site Code:
Start Date: 07/25/2016
Page No: 9

Turning Movement Peak Hour Data (4:45 PM)

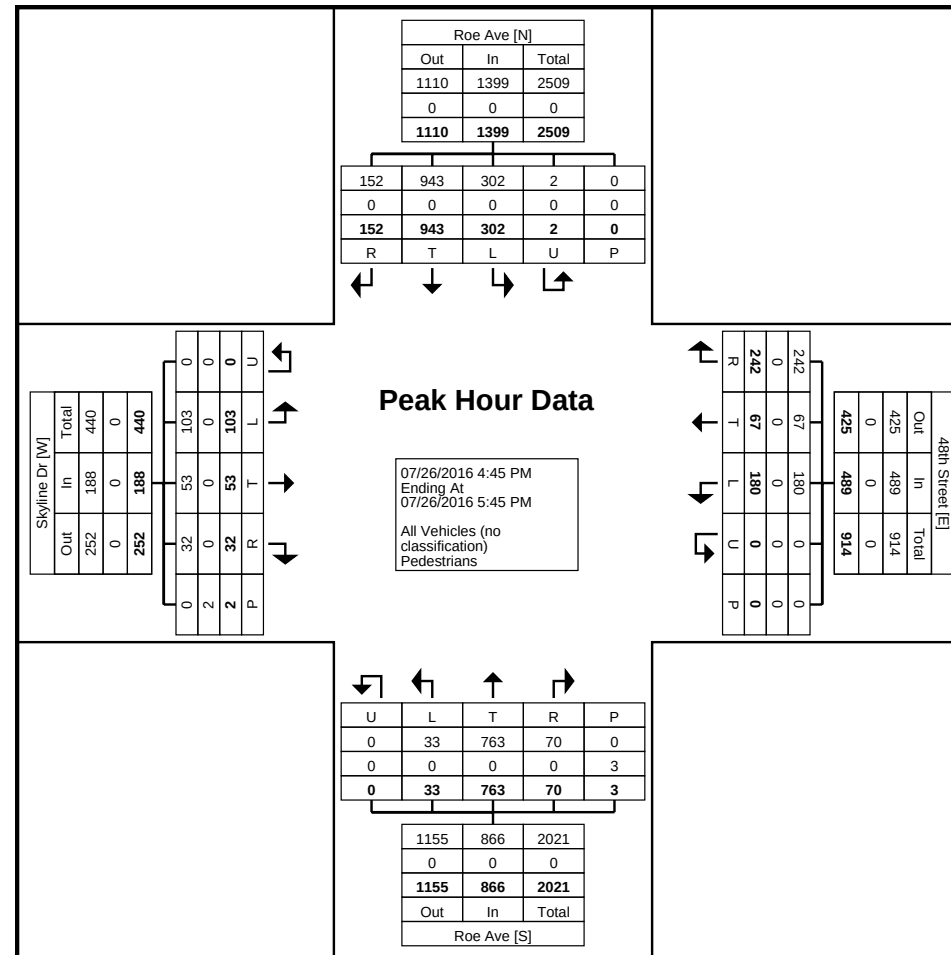
Start Time	Roe Ave Southbound						48th Street Westbound						Roe Ave Northbound						Skyline Dr Eastbound						Int. Total
	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	
4:45 PM	40	225	78	0	0	343	59	19	38	0	0	116	19	192	9	0	0	220	6	14	25	0	0	45	724
5:00 PM	42	242	65	0	0	349	71	23	52	0	0	146	19	182	8	0	0	209	9	18	25	0	0	52	756
5:15 PM	39	253	84	1	0	377	64	11	43	0	0	118	19	211	7	0	1	237	7	9	24	0	0	40	772
5:30 PM	31	223	75	1	0	330	48	14	47	0	0	109	13	178	9	0	2	200	10	12	29	0	2	51	690
Total	152	943	302	2	0	1399	242	67	180	0	0	489	70	763	33	0	3	866	32	53	103	0	2	188	2942
Approach %	10.9	67.4	21.6	0.1	-	-	49.5	13.7	36.8	0.0	-	-	8.1	88.1	3.8	0.0	-	-	17.0	28.2	54.8	0.0	-	-	-
Total %	5.2	32.1	10.3	0.1	-	47.6	8.2	2.3	6.1	0.0	-	16.6	2.4	25.9	1.1	0.0	-	29.4	1.1	1.8	3.5	0.0	-	6.4	-
PHF	0.905	0.932	0.899	0.500	-	0.928	0.852	0.728	0.865	0.000	-	0.837	0.921	0.904	0.917	0.000	-	0.914	0.800	0.736	0.888	0.000	-	0.904	0.953
All Vehicles (no classification)	152	943	302	2	-	1399	242	67	180	0	-	489	70	763	33	0	-	866	32	53	103	0	-	188	2942
% All Vehicles (no classification)	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	-	100.0	100.0	100.0	100.0	-	-	100.0	100.0	100.0	100.0	-	-	100.0	100.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	3	-	-	-	-	-	2	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

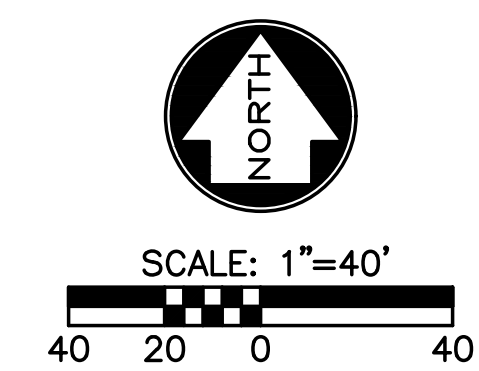
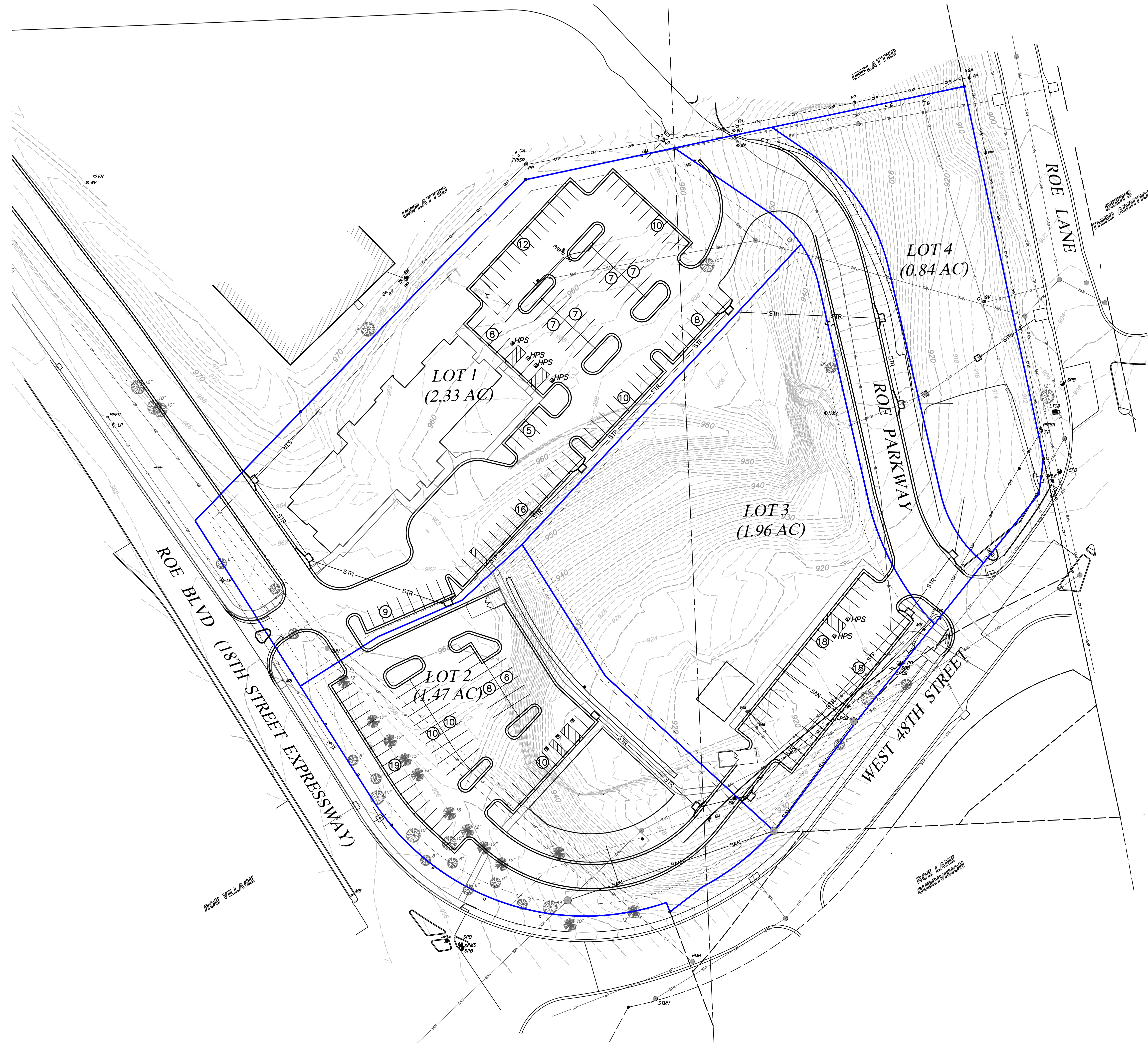


Shafer, Kline & Warren
11250 Corporate Ave

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Forming Partnerships - Delivering Results

Count Name: 48th & Roe
Site Code:
Start Date: 07/25/2016
Page No: 10





Lot	Building Use	Units	Building Configuration	Building Size Sq Ft	ITE Land Use Code	ITE Page Number	Comments	AM Total	PM Total	Am Enter	Am Exit	PM Enter	PM Exit	% PM Pass Thru Trips	# PM Pass Thru Trips Total	
(#)	(text)	(#)	(text)	(sq ft)	(#)	(#)	(text)	(trips)	(trips)	(trips)	(trips)	(trips)	(trips)	%	(trips)	
1	Hotel	90	Hotel		310	613	Hotel by # of Rooms	48	54	28	20	28	26			
2	Restaurant		Restaurant	6,500	932	1885	High Turnover (sit-down) restaurant	70	64	39	32	38	26			
3	Zip KC		Obstacle Course				Estimated by numbers provided		0	25	25	50	62			
4	Empty Lot															
	TOTAL	0						118	118	92	76	116	114			

Lanes, Volumes, Timings
13: Roe Avenue & Skyline Dr/48th Street

Existing AM
4/4/2017

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	103	53	32	95	18	33	12	992	48	156	671	64
Future Volume (vph)	103	53	32	95	18	33	12	992	48	156	671	64
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	120		0	240		0	75		165	250		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	80			25			75			130		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.91	0.91
Frt		0.944			0.904				0.850		0.987	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1758	0	1770	1684	0	1770	3539	1583	1770	5019	0
Flt Permitted	0.517			0.714			0.338			0.133		
Satd. Flow (perm)	963	1758	0	1330	1684	0	630	3539	1583	248	5019	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		35			36				164		25	
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		405			337			523			412	
Travel Time (s)		9.2			7.7			10.2			8.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	112	58	35	103	20	36	13	1078	52	170	729	70
Shared Lane Traffic (%)												
Lane Group Flow (vph)	112	93	0	103	56	0	13	1078	52	170	799	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			16			16	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		6			6			6			6	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		15	15		15	15		15	15		15
Number of Detectors	1	1		1	1		1	1	1	1	1	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	50	50		50	50		50	50	50	50	50	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	50	50		50	50		50	50	50	50	50	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	7	4		3	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		9.5	22.5	22.5	9.5	22.5	
Total Split (s)	9.5	22.5		9.5	22.5		9.5	28.5	28.5	9.5	28.5	

Lanes, Volumes, Timings
13: Roe Avenue & Skyline Dr/48th Street

Existing AM
4/4/2017

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (%)	13.6%	32.1%		13.6%	32.1%		13.6%	40.7%	40.7%	13.6%	40.7%	
Maximum Green (s)	5.0	18.0		5.0	18.0		5.0	24.0	24.0	5.0	24.0	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5		4.5	4.5	4.5	4.5	4.5	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None		None	C-Max	C-Max	None	C-Max	
Walk Time (s)		7.0			7.0			7.0	7.0		7.0	
Flash Dont Walk (s)		11.0			11.0			11.0	11.0		11.0	
Pedestrian Calls (#/hr)		0			0			0	0		0	
Act Effect Green (s)	12.8	8.0		10.6	7.8		39.7	34.0	34.0	47.4	46.2	
Actuated g/C Ratio	0.18	0.11		0.15	0.11		0.57	0.49	0.49	0.68	0.66	
v/c Ratio	0.43	0.40		0.44	0.26		0.03	0.63	0.06	0.47	0.24	
Control Delay	26.7	24.3		28.2	17.1		6.8	19.0	0.1	11.2	7.4	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	26.7	24.3		28.2	17.1		6.8	19.0	0.1	11.2	7.4	
LOS	C	C		C	B		A	B	A	B	A	
Approach Delay		25.6			24.3			18.0			8.1	
Approach LOS		C			C			B			A	

Intersection Summary

Area Type: Other

Cycle Length: 70

Actuated Cycle Length: 70

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 70

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.63

Intersection Signal Delay: 15.1

Intersection LOS: B

Intersection Capacity Utilization 59.7%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 13: Roe Avenue & Skyline Dr/48th Street

9.5 s	28.5 s	9.5 s	22.5 s
9.5 s	28.5 s	9.5 s	22.5 s

Queues
13: Roe Avenue & Skyline Dr/48th Street

Existing AM
4/4/2017



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	112	93	103	56	13	1078	52	170	799
v/c Ratio	0.43	0.40	0.44	0.26	0.03	0.63	0.06	0.47	0.24
Control Delay	26.7	24.3	28.2	17.1	6.8	19.0	0.1	11.2	7.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	26.7	24.3	28.2	17.1	6.8	19.0	0.1	11.2	7.4
Queue Length 50th (ft)	39	24	36	8	2	190	0	26	47
Queue Length 95th (ft)	73	61	68	37	9	#344	0	68	108
Internal Link Dist (ft)		325		257		443			332
Turn Bay Length (ft)	120		240		75		165	250	
Base Capacity (vph)	258	478	232	459	451	1717	852	362	3320
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.43	0.19	0.44	0.12	0.03	0.63	0.06	0.47	0.24

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Summary of All Intervals

Start Time	7:20
End Time	8:30
Total Time (min)	70
Time Recorded (min)	60
# of Intervals	2
# of Recorded Intervals	1
Vehs Entered	4015
Vehs Exited	4037
Starting Vehs	87
Ending Vehs	65
Travel Distance (mi)	966
Travel Time (hr)	65.9
Total Delay (hr)	33.9
Total Stops	4530
Fuel Used (gal)	51.8

Interval #0 Information Seeding

Start Time	7:20
End Time	7:30
Total Time (min)	10

Volumes adjusted by Growth Factors.

No data recorded this interval.

Interval #1 Information Recording

Start Time	7:30
End Time	8:30
Total Time (min)	60

Volumes adjusted by Growth Factors.

Vehs Entered	4015
Vehs Exited	4037
Starting Vehs	87
Ending Vehs	65
Travel Distance (mi)	966
Travel Time (hr)	65.9
Total Delay (hr)	33.9
Total Stops	4530
Fuel Used (gal)	51.8

Intersection: 13: Roe Avenue & Skyline Dr/48th Street

Movement	EB	EB	WB	WB	NB	NB	NB	SB	SB	SB	SB
Directions Served	L	TR	L	TR	L	T	T	L	T	T	TR
Maximum Queue (ft)	116	124	118	17	18	218	256	92	142	198	49
Average Queue (ft)	48	36	53	8	3	105	120	25	49	48	12
95th Queue (ft)	93	78	98	21	15	189	202	61	109	119	37
Link Distance (ft)		337		268		440	440		359	359	359
Upstream Blk Time (%)											
Queuing Penalty (veh)											
Storage Bay Dist (ft)	120		240		75			250			
Storage Blk Time (%)	0	0				9	2				
Queuing Penalty (veh)	0	0				1	1				

HCS7 Two-Way Stop-Control Report

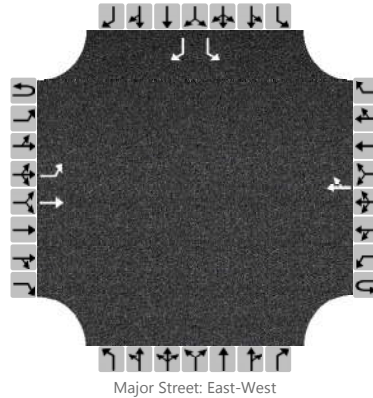
General Information

Analyst	CLB
Agency/Co.	SKW
Date Performed	3/10/2017
Analysis Year	2017
Time Analyzed	Existing Peak AM
Intersection Orientation	East-West
Project Description	48th St & Roe Pkwy

Site Information

Intersection	48th St & Roe Parkway
Jurisdiction	Roeland Park, KS
East/West Street	48th Street
North/South Street	Entrance
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		1	0	1
Configuration		L	T					TR						L		R
Volume, V (veh/h)		62	173				394	30						6		15
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		67												7		16
Capacity, c (veh/h)		1094												347		611
v/c Ratio		0.06												0.02		0.03
95% Queue Length, Q ₉₅ (veh)		0.2												0.1		0.1
Control Delay (s/veh)		8.5												15.6		11.0
Level of Service, LOS		A												C		B
Approach Delay (s/veh)	2.2												12.4			
Approach LOS													B			

Lanes, Volumes, Timings
13: Roe Avenue & Skyline Dr/48th Street

Existing Peak PM

3/10/2017

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	103	53	32	180	67	242	33	763	70	302	943	152
Future Volume (vph)	103	53	32	180	67	242	33	763	70	302	943	152
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	120		0	240		0	75		165	250		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	80			25			75			130		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.91	0.91
Frt		0.944			0.883				0.850		0.979	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1758	0	1770	1645	0	1770	3539	1583	1770	4979	0
Flt Permitted	0.460			0.619			0.230			0.183		
Satd. Flow (perm)	857	1758	0	1153	1645	0	428	3539	1583	341	4979	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		35			263				179		48	
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		405			337			523			412	
Travel Time (s)		9.2			7.7			10.2			8.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	112	58	35	196	73	263	36	829	76	328	1025	165
Shared Lane Traffic (%)												
Lane Group Flow (vph)	112	93	0	196	336	0	36	829	76	328	1190	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			16			16	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		6			6			6			6	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		15	15		15	15		15	15		15
Number of Detectors	1	1		1	1		1	1	1	1	1	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	50	50		50	50		50	50	50	50	50	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	50	50		50	50		50	50	50	50	50	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	7	4		3	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		9.5	22.5	22.5	9.5	22.5	
Total Split (s)	9.5	22.5		9.5	22.5		9.5	22.5	22.5	9.5	22.5	

Lanes, Volumes, Timings
13: Roe Avenue & Skyline Dr/48th Street

Existing Peak PM

3/10/2017

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (%)	14.8%	35.2%		14.8%	35.2%		14.8%	35.2%	35.2%	14.8%	35.2%	
Maximum Green (s)	5.0	18.0		5.0	18.0		5.0	18.0	18.0	5.0	18.0	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5		4.5	4.5	4.5	4.5	4.5	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None		None	C-Max	C-Max	None	C-Max	
Walk Time (s)		7.0			7.0			7.0	7.0		7.0	
Flash Dont Walk (s)		11.0			11.0			11.0	11.0		11.0	
Pedestrian Calls (#/hr)		0			0			0	0		0	
Act Effect Green (s)	13.7	9.8		13.8	9.8		24.3	18.3	18.3	36.7	33.2	
Actuated g/C Ratio	0.21	0.15		0.22	0.15		0.38	0.29	0.29	0.57	0.52	
v/c Ratio	0.44	0.31		0.66	0.71		0.12	0.82	0.13	0.62	0.46	
Control Delay	21.3	17.8		29.5	15.1		9.2	24.1	1.3	21.2	13.4	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	21.3	17.8		29.5	15.1		9.2	24.1	1.3	21.2	13.4	
LOS	C	B		C	B		A	C	A	C	B	
Approach Delay		19.7			20.4			21.7			15.1	
Approach LOS		B			C			C			B	

Intersection Summary

Area Type: Other

Cycle Length: 64

Actuated Cycle Length: 64

Offset: 54.5 (85%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 75

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.82

Intersection Signal Delay: 18.2

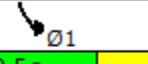
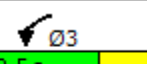
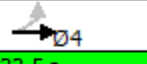
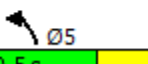
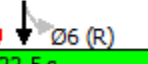
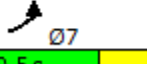
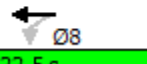
Intersection LOS: B

Intersection Capacity Utilization 77.0%

ICU Level of Service D

Analysis Period (min) 15

Splits and Phases: 13: Roe Avenue & Skyline Dr/48th Street

							
9.5 s		22.5 s		9.5 s		22.5 s	
							
9.5 s		22.5 s		9.5 s		22.5 s	

Queues
13: Roe Avenue & Skyline Dr/48th Street

Existing Peak PM

3/10/2017



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	112	93	196	336	36	829	76	328	1190
v/c Ratio	0.44	0.31	0.66	0.71	0.12	0.82	0.13	0.62	0.46
Control Delay	21.3	17.8	29.5	15.1	9.2	24.1	1.3	21.2	13.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	21.3	17.8	29.5	15.1	9.2	24.1	1.3	21.2	13.4
Queue Length 50th (ft)	33	21	61	26	4	48	0	59	80
Queue Length 95th (ft)	56	49	91	86	m19	#235	5	#262	#205
Internal Link Dist (ft)		325		257		443			332
Turn Bay Length (ft)	120		240		75		165	250	
Base Capacity (vph)	254	519	297	651	289	1013	580	526	2608
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.44	0.18	0.66	0.52	0.12	0.82	0.13	0.62	0.46

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

m Volume for 95th percentile queue is metered by upstream signal.

Summary of All Intervals

Start Time	4:35
End Time	5:45
Total Time (min)	70
Time Recorded (min)	60
# of Intervals	2
# of Recorded Intervals	1
Vehs Entered	4301
Vehs Exited	4279
Starting Vehs	60
Ending Vehs	82
Travel Distance (mi)	1060
Travel Time (hr)	74.1
Total Delay (hr)	38.5
Total Stops	4804
Fuel Used (gal)	56.2

Interval #0 Information Seeding

Start Time	4:35
End Time	4:45
Total Time (min)	10
Volumes adjusted by Growth Factors.	
No data recorded this interval.	

Interval #1 Information Recording

Start Time	4:45
End Time	5:45
Total Time (min)	60
Volumes adjusted by Growth Factors.	

Vehs Entered	4301
Vehs Exited	4279
Starting Vehs	60
Ending Vehs	82
Travel Distance (mi)	1060
Travel Time (hr)	74.1
Total Delay (hr)	38.5
Total Stops	4804
Fuel Used (gal)	56.2

Intersection: 13: Roe Avenue & Skyline Dr/48th Street

Movement	EB	EB	WB	WB	NB	NB	NB	SB	SB	SB	SB
Directions Served	L	TR	L	TR	L	T	T	L	T	T	TR
Maximum Queue (ft)	130	134	228	208	42	140	177	136	153	175	56
Average Queue (ft)	51	44	103	38	13	81	99	66	63	63	35
95th Queue (ft)	97	91	185	102	33	134	159	113	119	130	68
Link Distance (ft)		337		268		440	440		359	359	359
Upstream Blk Time (%)											
Queuing Penalty (veh)											
Storage Bay Dist (ft)	120		240		75			250			
Storage Blk Time (%)	1	0	0			9	0				
Queuing Penalty (veh)	1	0	0			3	0				

HCS7 Two-Way Stop-Control Report

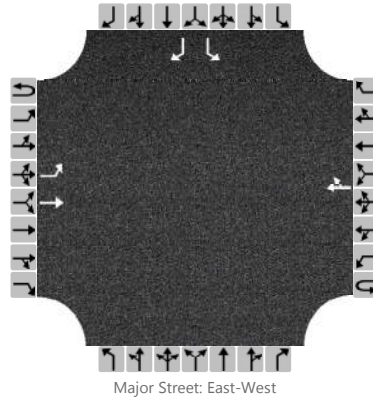
General Information

Analyst	CLB
Agency/Co.	SKW
Date Performed	3/10/2017
Analysis Year	2017
Time Analyzed	Existing Peak PM
Intersection Orientation	East-West
Project Description	48th Street Entrance

Site Information

Intersection	48th Street Entrance
Jurisdiction	Roeland Park, KS
East/West Street	48th Street
North/South Street	Entrance
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		1	0	1
Configuration		L	T					TR						L		R
Volume, V (veh/h)		16	400				464	12						17		45
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		17												18		49
Capacity, c (veh/h)		1043												271		561
v/c Ratio		0.02												0.07		0.09
95% Queue Length, Q ₉₅ (veh)		0.0												0.2		0.3
Control Delay (s/veh)		8.5												19.2		12.0
Level of Service, LOS		A												C		B
Approach Delay (s/veh)	0.3												14.0			
Approach LOS													B			

Lanes, Volumes, Timings
13: Roe Avenue & Skyline Dr/48th Street

With Development AM

4/3/2017

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	103	53	32	119	19	34	12	1010	78	191	671	64
Future Volume (vph)	103	53	32	119	19	34	12	1010	78	191	671	64
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	120		0	240		0	75		165	250		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	80			25			75			130		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.91	0.91
Frt		0.944			0.904				0.850		0.987	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1758	0	1770	1684	0	1770	3539	1583	1770	5019	0
Flt Permitted	0.521			0.697			0.338			0.132		
Satd. Flow (perm)	970	1758	0	1298	1684	0	630	3539	1583	246	5019	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		35			37				153		25	
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		405			337			523			412	
Travel Time (s)		9.2			7.7			10.2			8.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	112	58	35	129	21	37	13	1098	85	208	729	70
Shared Lane Traffic (%)												
Lane Group Flow (vph)	112	93	0	129	58	0	13	1098	85	208	799	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			16			16	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		6			6			6			6	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		15	15		15	15		15	15		15
Number of Detectors	1	1		1	1		1	1	1	1	1	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	50	50		50	50		50	50	50	50	50	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	50	50		50	50		50	50	50	50	50	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	7	4		3	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		9.5	22.5	22.5	9.5	22.5	
Total Split (s)	9.5	22.5		9.5	22.5		9.5	32.0	32.0	11.0	33.5	

Lanes, Volumes, Timings
13: Roe Avenue & Skyline Dr/48th Street

With Development AM

4/3/2017

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (%)	12.7%	30.0%		12.7%	30.0%		12.7%	42.7%	42.7%	14.7%	44.7%	
Maximum Green (s)	5.0	18.0		5.0	18.0		5.0	27.5	27.5	6.5	29.0	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5		4.5	4.5	4.5	4.5	4.5	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None		None	C-Max	C-Max	None	C-Max	
Walk Time (s)		7.0			7.0			7.0	7.0		7.0	
Flash Dont Walk (s)		11.0			11.0			11.0	11.0		11.0	
Pedestrian Calls (#/hr)		0			0			0	0		0	
Act Effct Green (s)	12.9	8.1		10.8	8.0		43.0	37.2	37.2	52.3	51.0	
Actuated g/C Ratio	0.17	0.11		0.14	0.11		0.57	0.50	0.50	0.70	0.68	
v/c Ratio	0.46	0.42		0.59	0.27		0.03	0.63	0.10	0.54	0.23	
Control Delay	30.1	26.3		37.3	18.6		6.6	19.0	0.7	13.3	7.0	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	30.1	26.3		37.3	18.6		6.6	19.0	0.7	13.3	7.0	
LOS	C	C		D	B		A	B	A	B	A	
Approach Delay		28.4			31.5			17.6			8.3	
Approach LOS		C			C			B			A	

Intersection Summary

Area Type: Other

Cycle Length: 75

Actuated Cycle Length: 75

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 75

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.63

Intersection Signal Delay: 15.8

Intersection LOS: B

Intersection Capacity Utilization 63.0%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 13: Roe Avenue & Skyline Dr/48th Street

Ø1	Ø2 (R)	Ø3	Ø4
11 s	32 s	9.5 s	22.5 s
Ø5	Ø6 (R)	Ø7	Ø8
9.5 s	33.5 s	9.5 s	22.5 s

Queues
13: Roe Avenue & Skyline Dr/48th Street

With Development AM

4/3/2017



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	112	93	129	58	13	1098	85	208	799
v/c Ratio	0.46	0.42	0.59	0.27	0.03	0.63	0.10	0.54	0.23
Control Delay	30.1	26.3	37.3	18.6	6.6	19.0	0.7	13.3	7.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	30.1	26.3	37.3	18.6	6.6	19.0	0.7	13.3	7.0
Queue Length 50th (ft)	43	26	50	9	2	208	0	33	47
Queue Length 95th (ft)	79	64	89	40	8	#334	5	93	108
Internal Link Dist (ft)		325		257		443			332
Turn Bay Length (ft)	120		240		75		165	250	
Base Capacity (vph)	244	448	217	432	448	1756	862	385	3422
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.46	0.21	0.59	0.13	0.03	0.63	0.10	0.54	0.23

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Summary of All Intervals

Start Time	7:20
End Time	8:30
Total Time (min)	70
Time Recorded (min)	60
# of Intervals	2
# of Recorded Intervals	1
Vehs Entered	4093
Vehs Exited	4082
Starting Vehs	71
Ending Vehs	82
Travel Distance (mi)	984
Travel Time (hr)	65.0
Total Delay (hr)	32.4
Total Stops	4438
Fuel Used (gal)	51.5

Interval #0 Information Seeding

Start Time	7:20
End Time	7:30
Total Time (min)	10
Volumes adjusted by Growth Factors.	
No data recorded this interval.	

Interval #1 Information Recording

Start Time	7:30
End Time	8:30
Total Time (min)	60
Volumes adjusted by Growth Factors.	
Vehs Entered	4093
Vehs Exited	4082
Starting Vehs	71
Ending Vehs	82
Travel Distance (mi)	984
Travel Time (hr)	65.0
Total Delay (hr)	32.4
Total Stops	4438
Fuel Used (gal)	51.5

Intersection: 13: Roe Avenue & Skyline Dr/48th Street

Movement	EB	EB	WB	WB	NB	NB	NB	SB	SB	SB	SB
Directions Served	L	TR	L	TR	L	T	T	L	T	T	TR
Maximum Queue (ft)	83	142	209	38	18	226	249	98	78	82	54
Average Queue (ft)	40	38	73	9	4	117	115	34	33	32	26
95th Queue (ft)	78	93	151	29	16	206	199	72	67	62	61
Link Distance (ft)		337		268		440	440		359	359	359
Upstream Blk Time (%)											
Queuing Penalty (veh)											
Storage Bay Dist (ft)	120		240		75			250			
Storage Blk Time (%)		1				14	3				
Queuing Penalty (veh)		1				2	2				

HCS7 Two-Way Stop-Control Report

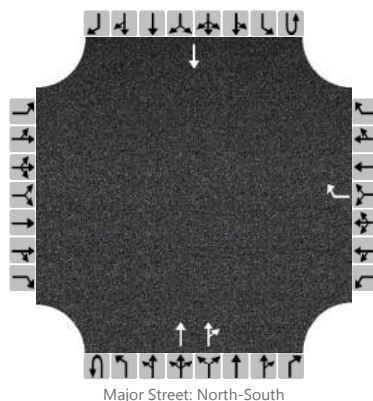
General Information

Analyst	CLB
Agency/Co.	SKW
Date Performed	3/10/2017
Analysis Year	2017
Time Analyzed	Peak AM Proposed
Intersection Orientation	North-South
Project Description	NE Corner of Roe & 48th Development

Site Information

Intersection	Right-in Right-out on Roe
Jurisdiction	Roeland Park, KS
East/West Street	Prop. Right-in Right-out
North/South Street	Roe Blvd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	2	0	0	0	1	0
Configuration								R			T	TR			T	
Volume, V (veh/h)								42			1383	18			1146	
Percent Heavy Vehicles (%)								3								
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								46								
Capacity, c (veh/h)								345								
v/c Ratio								0.13								
95% Queue Length, Q ₉₅ (veh)								0.5								
Control Delay (s/veh)								17.0								
Level of Service, LOS								C								
Approach Delay (s/veh)					17.0											
Approach LOS					C											

HCS7 Two-Way Stop-Control Report

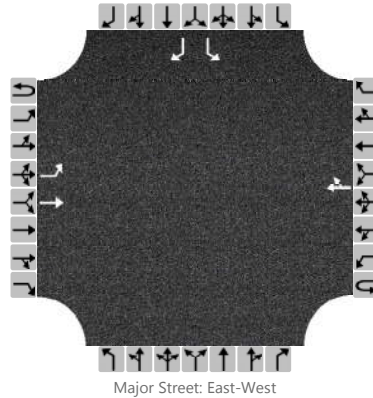
General Information

Analyst	CLB
Agency/Co.	SKW
Date Performed	3/10/2017
Analysis Year	2017
Time Analyzed	Proposed Peak AM
Intersection Orientation	East-West
Project Description	48th St & Roe Pkwy

Site Information

Intersection	48th St & Roe Parkway
Jurisdiction	Roeland Park, KS
East/West Street	48th Street
North/South Street	Entrance
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		1	0	1
Configuration		L	T					TR						L		R
Volume, V (veh/h)		126	173				394	39						14		42
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		137												15		46
Capacity, c (veh/h)		1085												265		607
v/c Ratio		0.13												0.06		0.08
95% Queue Length, Q ₉₅ (veh)		0.4												0.2		0.2
Control Delay (s/veh)		8.8												19.4		11.4
Level of Service, LOS		A												C		B
Approach Delay (s/veh)	3.7												13.4			
Approach LOS													B			

Lanes, Volumes, Timings
13: Roe Avenue & Skyline Dr/48th Street

With Development Peak PM

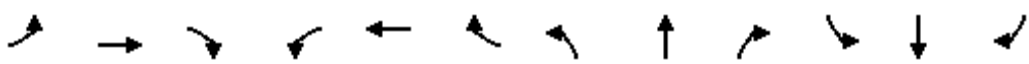
4/3/2017

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	103	53	32	211	70	260	33	780	82	371	943	152
Future Volume (vph)	103	53	32	211	70	260	33	780	82	371	943	152
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	120		0	240		0	75		165	250		0
Storage Lanes	1		0	1		0	1		1	1		0
Taper Length (ft)	80			25			75			130		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.91	0.91
Frt		0.944			0.882				0.850		0.979	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1758	0	1770	1643	0	1770	3539	1583	1770	4979	0
Flt Permitted	0.348			0.631			0.225			0.157		
Satd. Flow (perm)	648	1758	0	1175	1643	0	419	3539	1583	292	4979	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		35			217				205		47	
Link Speed (mph)		30			30			35			35	
Link Distance (ft)		405			337			523			412	
Travel Time (s)		9.2			7.7			10.2			8.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	112	58	35	229	76	283	36	848	89	403	1025	165
Shared Lane Traffic (%)												
Lane Group Flow (vph)	112	93	0	229	359	0	36	848	89	403	1190	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			16			16	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		6			6			6			6	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		15	15		15	15		15	15		15
Number of Detectors	1	1		1	1		1	1	1	1	1	
Detector Template	Left	Thru		Left	Thru		Left	Thru	Right	Left	Thru	
Leading Detector (ft)	50	50		50	50		50	50	50	50	50	
Trailing Detector (ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0		0	0	0	0	0	
Detector 1 Size(ft)	50	50		50	50		50	50	50	50	50	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	7	4		3	8		5	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		9.5	22.5	22.5	9.5	22.5	
Total Split (s)	9.6	22.6		9.8	22.8		9.5	28.6	28.6	19.0	38.1	

Lanes, Volumes, Timings
13: Roe Avenue & Skyline Dr/48th Street

With Development Peak PM

4/3/2017

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (%)	12.0%	28.3%		12.3%	28.5%		11.9%	35.8%	35.8%	23.8%	47.6%	
Maximum Green (s)	5.1	18.1		5.3	18.3		5.0	24.1	24.1	14.5	33.6	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0	1.0	1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5		4.5	4.5	4.5	4.5	4.5	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lag	Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None		None	C-Max	C-Max	None	C-Max	
Walk Time (s)		7.0			7.0			7.0	7.0		7.0	
Flash Dont Walk (s)		11.0			11.0			11.0	11.0		11.0	
Pedestrian Calls (#/hr)		0			0			0	0		0	
Act Effct Green (s)	16.5	12.5		16.9	12.7		34.7	29.0	29.0	50.7	44.4	
Actuated g/C Ratio	0.21	0.16		0.21	0.16		0.43	0.36	0.36	0.63	0.56	
v/c Ratio	0.55	0.31		0.80	0.81		0.13	0.66	0.13	0.80	0.43	
Control Delay	31.9	21.0		46.1	27.3		10.6	26.4	0.4	30.2	13.0	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	31.9	21.0		46.1	27.3		10.6	26.4	0.4	30.2	13.0	
LOS	C	C		D	C		B	C	A	C	B	
Approach Delay		26.9			34.6			23.4			17.4	
Approach LOS		C			C			C			B	

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green

Natural Cycle: 80

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.81

Intersection Signal Delay: 22.7

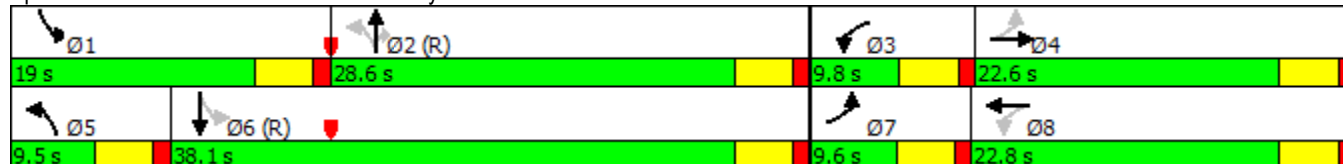
Intersection LOS: C

Intersection Capacity Utilization 82.5%

ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 13: Roe Avenue & Skyline Dr/48th Street



Queues
13: Roe Avenue & Skyline Dr/48th Street

With Development Peak PM

4/3/2017



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	112	93	229	359	36	848	89	403	1190
v/c Ratio	0.55	0.31	0.80	0.81	0.13	0.66	0.13	0.80	0.43
Control Delay	31.9	21.0	46.1	27.3	10.6	26.4	0.4	30.2	13.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	31.9	21.0	46.1	27.3	10.6	26.4	0.4	30.2	13.0
Queue Length 50th (ft)	43	25	93	66	7	203	0	122	138
Queue Length 95th (ft)	75	61	143	152	21	273	0	#316	194
Internal Link Dist (ft)		325		257		443			332
Turn Bay Length (ft)	120		240		75		165	250	
Base Capacity (vph)	205	424	288	543	279	1282	704	502	2786
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.55	0.22	0.80	0.66	0.13	0.66	0.13	0.80	0.43

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Summary of All Intervals

Start Time	4:35
End Time	5:45
Total Time (min)	70
Time Recorded (min)	60
# of Intervals	2
# of Recorded Intervals	1
Vehs Entered	4415
Vehs Exited	4412
Starting Vehs	89
Ending Vehs	92
Travel Distance (mi)	1090
Travel Time (hr)	84.0
Total Delay (hr)	47.3
Total Stops	4888
Fuel Used (gal)	59.6

Interval #0 Information Seeding

Start Time	4:35
End Time	4:45
Total Time (min)	10

Volumes adjusted by Growth Factors.

No data recorded this interval.

Interval #1 Information Recording

Start Time	4:45
End Time	5:45
Total Time (min)	60

Volumes adjusted by Growth Factors.

Vehs Entered	4415
Vehs Exited	4412
Starting Vehs	89
Ending Vehs	92
Travel Distance (mi)	1090
Travel Time (hr)	84.0
Total Delay (hr)	47.3
Total Stops	4888
Fuel Used (gal)	59.6

Intersection: 12: Roe Avenue & Wal Mart Access/51st Street

Movement	EB	EB	WB	WB	NB	NB	NB	SB	SB	SB	SB
Directions Served	L	TR	L	TR	L	T	TR	L	T	T	R
Maximum Queue (ft)	67	88	113	93	49	166	166	134	155	163	26
Average Queue (ft)	23	23	51	49	17	85	77	45	71	73	8
95th Queue (ft)	55	58	91	82	43	160	148	92	138	150	26
Link Distance (ft)	153	153		278					328	328	328
Upstream Blk Time (%)											
Queuing Penalty (veh)											
Storage Bay Dist (ft)			200		96			80			
Storage Blk Time (%)						4		1	4		
Queuing Penalty (veh)						1		3	4		

Intersection: 13: Roe Avenue & Skyline Dr/48th Street

Movement	EB	EB	WB	WB	NB	NB	NB	SB	SB	SB	SB
Directions Served	L	TR	L	TR	L	T	T	L	T	T	TR
Maximum Queue (ft)	158	139	212	241	149	230	265	336	190	196	144
Average Queue (ft)	48	45	102	40	16	134	142	87	63	77	30
95th Queue (ft)	103	99	187	108	62	213	230	177	141	164	86
Link Distance (ft)		337		268		440	440		359	359	359
Upstream Blk Time (%)											
Queuing Penalty (veh)											
Storage Bay Dist (ft)	120		240		75			250			
Storage Blk Time (%)	2	0		0	0	20	4	1			
Queuing Penalty (veh)	2	0		0	0	6	3	3			

Intersection: 14: Roe Avenue & Roe Lane/50th Terrace

Movement	EB	EB	WB	WB	B9	NB	NB	NB	SB	SB	SB	SB
Directions Served	L	TR	L	TR	T	L	T	TR	L	T	T	R
Maximum Queue (ft)	167	230	48	98	67	106	171	235	51	225	224	111
Average Queue (ft)	150	166	45	74	19	28	69	77	8	102	108	40
95th Queue (ft)	202	250	59	111	65	62	143	170	31	178	184	74
Link Distance (ft)		171		48	52		328	328		550	550	550
Upstream Blk Time (%)	20	39	10	19	3							
Queuing Penalty (veh)	0	132	0	0	0							
Storage Bay Dist (ft)	142		108			122			85			
Storage Blk Time (%)	62	18	10	19		0	1			13		
Queuing Penalty (veh)	103	31	9	20		0	1			2		

Intersection: 17: Roe Avenue & 52nd Street

Movement

Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 19: Roe Lane

Movement	EB	WB	NB	SB	SB
Directions Served	TR	L	LTR	L	TR
Maximum Queue (ft)	120	70	92	93	54
Average Queue (ft)	42	17	67	44	30
95th Queue (ft)	101	52	85	87	50
Link Distance (ft)	105		53		78
Upstream Blk Time (%)	1		65	11	
Queuing Penalty (veh)	0		0	0	
Storage Bay Dist (ft)		65		120	
Storage Blk Time (%)	1	1		11	
Queuing Penalty (veh)	0	1		8	

Intersection: 23: Roe Avenue & CVS/Wal Mart Access/Sycamore Drive

Movement

Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Network Summary

Network wide Queuing Penalty: 331

HCS7 Two-Way Stop-Control Report

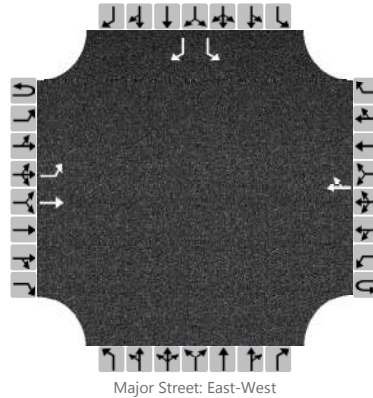
General Information

Analyst	CLB
Agency/Co.	SKW
Date Performed	3/10/2017
Analysis Year	2017
Time Analyzed	Proposed Peak PM
Intersection Orientation	East-West
Project Description	48th Street Entrance

Site Information

Intersection	48th Street Entrance
Jurisdiction	Roeland Park, KS
East/West Street	48th Street
North/South Street	Entrance
Peak Hour Factor	0.92
Analysis Time Period (hrs)	1.00

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	1	0	0	0	1	0		0	0	0		1	0	1
Configuration		L	T					TR						L		R
Volume, V (veh/h)		97	400				464	29						23		102
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		105												25		111
Capacity, c (veh/h)		1026												192		554
v/c Ratio		0.10												0.13		0.20
95% Queue Length, Q ₉₅ (veh)		0.3												0.4		0.7
Control Delay (s/veh)		8.9												26.6		13.1
Level of Service, LOS		A												D		B
Approach Delay (s/veh)	1.7												15.6			
Approach LOS													C			

HCS7 Two-Way Stop-Control Report

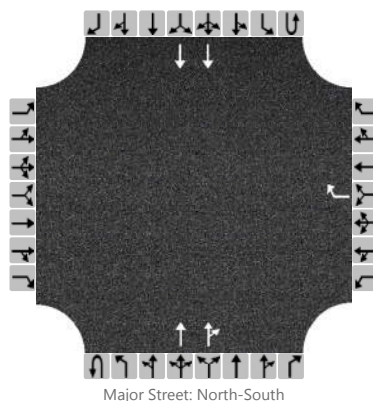
General Information

Analyst	CLB
Agency/Co.	SKW
Date Performed	3/10/2017
Analysis Year	2017
Time Analyzed	Peak PM Proposed
Intersection Orientation	North-South
Project Description	NE Corner of Roe & 48th Development

Site Information

Intersection	Right-in Right-out on Roe
Jurisdiction	Roeland Park, KS
East/West Street	Prop. Right-in Right-out
North/South Street	Roe Blvd
Peak Hour Factor	0.90
Analysis Time Period (hrs)	1.00

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	2	0	0	0	2	0
Configuration								R			T	TR			T	
Volume, V (veh/h)								51			1108	17			1466	
Percent Heavy Vehicles (%)								3								
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								57								
Capacity, c (veh/h)								425								
v/c Ratio								0.13								
95% Queue Length, Q ₉₅ (veh)								0.5								
Control Delay (s/veh)								14.8								
Level of Service, LOS								B								
Approach Delay (s/veh)					14.8											
Approach LOS					B											

April 10, 2017

Mr. Keith Moody
City Administrator
City of Roeland Park
4600 W 51st Street
Roeland Park, KS 66205



RE: The Rocks – Preliminary Stormwater Summary

Dear Mr. Moody:

This letter summarizes preliminary stormwater calculations to support the proposed Rocks development at the northeast corner of Roe Boulevard and West 48th Street, which is also known as the Caves / Swimming Pool redevelopment project. The project includes a hotel, restaurant and outdoor elevated obstacle course experience.

An existing one story public works facility with associated parking and storage areas, as well as the former pool site parking is located on the 7.25 acre site. The site discharges to storm infrastructure along 48th Street and Roe Lane on the east boundary of the site. The stormwater system on 48th Street connects to Roe Lane, so Roe Lane is considered the outfall location for both predevelopment and post development conditions. The underlying soils are Sharpsburg-Urban land complex, 4 to 8 percent slopes, with a hydrologic soil group rating of C, and Vinland-Rock outcrop complex, 15 to 45 percent slopes, with a hydrologic soil group rating of D. The hydrologic soil group C rating has been downgraded to D soils, to account for significant previous development on the site including the public works facility and Kansas Turnpike Authority onramp. The existing impervious area covers 3.07 acres or 42.3% of the site. See attached Exhibit A for a delineation of existing impervious area. The site lies within flood zone X (areas outside the limits of the 0.2% annual chance floodplain); see attached Exhibit B for a FEMA flood insurance rate map.

The existing buildings, pavement, and gravel storage areas will be removed for the redevelopment of the property. The proposed buildings, sidewalks, and parking areas will cover 3.35 acres or 46.2% of the total site area. As this is an increase of more than 5,000 square feet of impervious area for this redevelopment project, APWA 5600 requires that post development discharge rates from the site do not exceed pre development discharge rates for the 50%, 10%, and 1% storm events. See attached Exhibit B for a delineation of proposed impervious area.

The table below summarizes the peak site discharge rate for existing and proposed conditions (no stormwater detention controls), for a SCS Type II 24-hour rainfall.

Condition	Area (ac)	CN	Tc (min)	Peak Discharge		
				50% storm (cfs)	10% storm (cfs)	1% storm (cfs)
Existing	7.25	87	10	23.63	39.27	63.11
Proposed	7.25	88	7	26.73	43.73	69.50

Therefore stormwater detention is necessary to reduce post development discharge rates to allowable pre development conditions. Utilizing the target release rate for each regulatory storm event,

Hydraflow Hydrographs can estimate the required storage volume for stormwater management facilities. The following table summarizes the estimated required detention volumes for each storm event.

Storm Event	Post Development Discharge Rate (cfs) (no controls)	Target Release Rate (cfs)	Estimated Required Detention Volume (cf)	Estimated Required Detention Volume (ac-ft)
50% (2-yr)	23.63	23.5	8,864	0.20
10% (10-yr)	39.27	39.0	13,638	0.31
1% (100-yr)	63.11	63.0	12,690	0.29

The 10% (10-yr) storm controls the detention facility sizing at approximately 13,700 cf or 0.31 ac-ft. One stormwater detention facility could be provided to regionally serve the proposed Lots, or each Lot could provide their own surface or underground detention system. Schematically either an underground detention chamber system or a surface detention basin providing this volume could be installed west of Roe Lane, near the outfall of this redevelopment site. A Hydraflow Hydrographs Report summary containing peak discharge rates, time of concentration, and curve number calculations is attached. HYD 1 is the pre-development condition and HYD 2 is the post-development condition of the site for the 50% (2-yr), 10% (10-yr) and 1% (100-yr) storm events.

The Mid-America Regional Council Manual of Best Management Practices for Stormwater Quality, will be utilized for the selection and design of BMP's on each lot. Stormwater BMP's will be provided to treat the net increase in impervious area over the required treatment area, which is the existing condition pervious area. Specific treatment methods will be determined during final design. Given the limited increase in impervious area, it is anticipated that catch basin inserts will provide adequate treatment for the improvements.

Please contact Dan McGhee, P.E., should you have any questions regarding this letter.

SHAFFER, KLINE & WARREN, INC.

Enclosure(s)

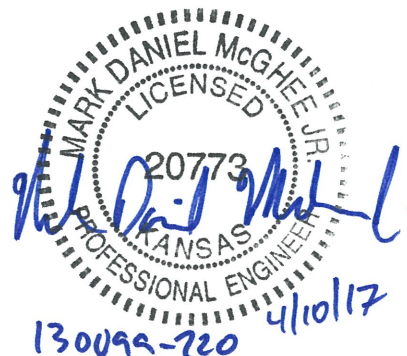


EXHIBIT A

EXISTING PAVED IMPERVIOUS (TYP)

SITE DISCHARGE LOCATION

HSG TYPE BOUNDARY

EXISTING GRAVEL (TYP)

EXISTING ROCK OUTCROP (TYP)

PROJECT LIMITS

ROE BLVD (18TH STREET EXPRESSWAY)

WEST 48TH STREET

ROE LANE SUBDIVISION

ROE PARKWAY

ROE VILLAGE

NORTH

1" = 120'

SHAFER, KLINE & WARREN		
11250 Corporate Avenue Lenexa, KS 66219-1392 913.888.7800 FAX: 913.888.7868		
SURVEYING ENGINEERING CONSTRUCTION		
PROJECT NO.130099-220	DATE: 04/10/17	BY:MDM

EXISTING CONDITIONS



$1'' = 120'$

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED
WITHIN TOWNSHIP 11 SOUTH, RANGE 25 EAST AND
TOWNSHIP 12 SOUTH, RANGE 25 EAST.

City of Roeland Park
200176

ZONE X

W 51ST ST

4

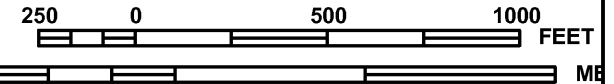
ROELN
W 41ST ST

ROE AVE

PROJECT
SITE



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0009G

FIRM

FLOOD INSURANCE RATE MAP

JOHNSON COUNTY,
KANSAS
AND INCORPORATED AREAS

PANEL 9 OF 161

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FAIRWAY, CITY OF	205185	0009	G
MISSION, CITY OF	200170	0009	G
ROELAND PARK, CITY OF	200176	0009	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



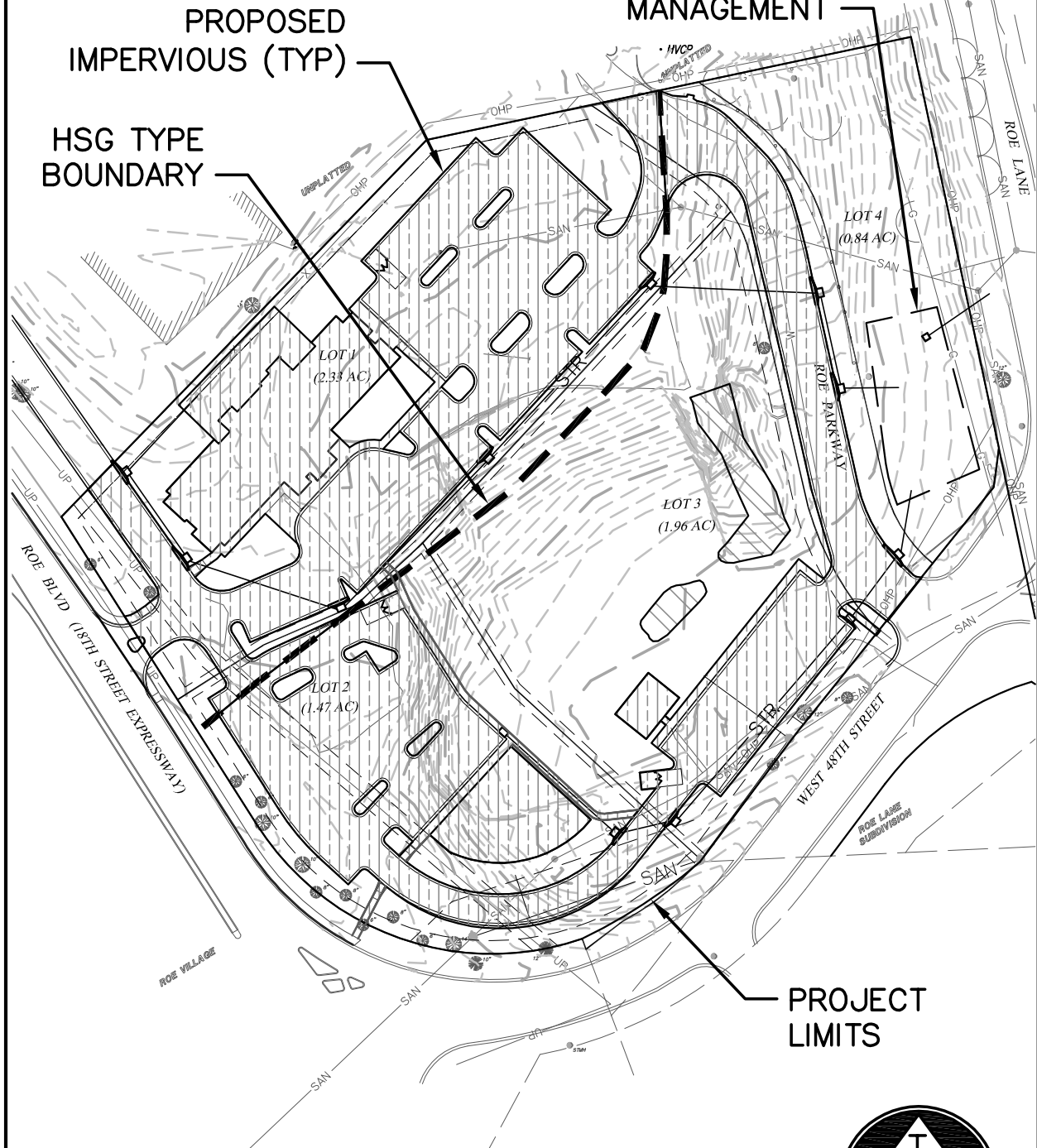
MAP NUMBER
20091C0009G

MAP REVISED
AUGUST 3, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

EXHIBIT C POTENTIAL STORMWATER MANAGEMENT



SHAHER, KLINE & WARREN

11250 Corporate Avenue
Lenexa, KS 66219-1392
913.888.7800 FAX: 913.888.7868



SURVEYING | ENGINEERING | CONSTRUCTION

PROJECT NO.130099-220 | DATE: 04/10/17 | BY:MDM

PROPOSED CONDITIONS



1" = 120'

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	23.63	2	720	61,676	-----	-----	-----	PRE DEVELOPMENT
2	SCS Runoff	26.73	2	718	62,110	-----	-----	-----	POST DEVELOPMENT
The Rocks Redevelopment SWM.gpw					Return Period: 2 Year			Monday, 04 / 10 / 2017	

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5

Monday, 04 / 10 / 2017

Hyd. No. 1

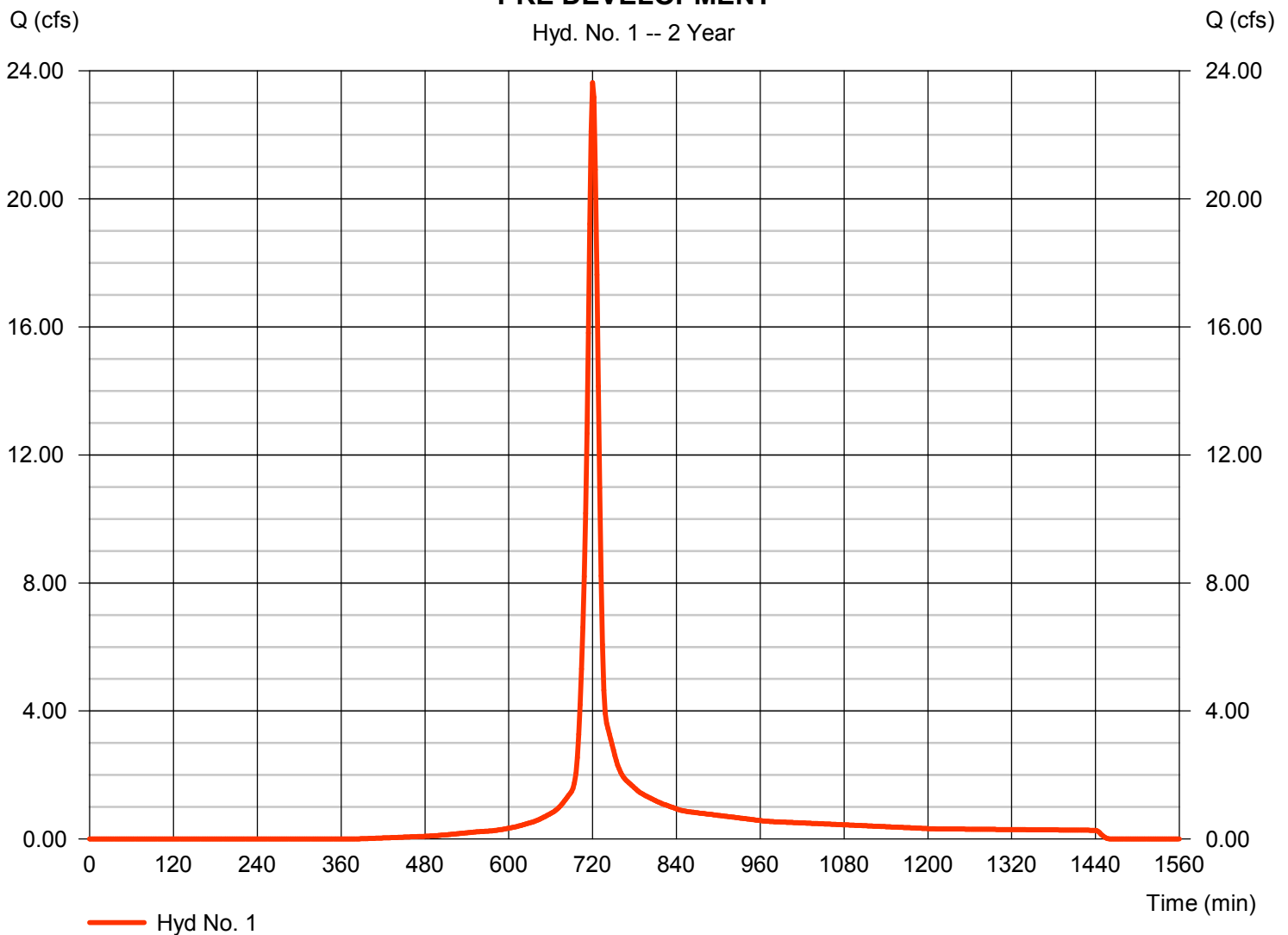
PRE DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 23.63 cfs
Storm frequency	= 2 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 61,676 cuft
Drainage area	= 7.250 ac	Curve number	= 87*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 10.00 min
Total precip.	= 3.60 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(4.180 \times 80) + (0.520 \times 91) + (2.550 \times 98)] / 7.250$

PRE DEVELOPMENT

Hyd. No. 1 -- 2 Year



<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
--------------------	----------	----------	----------	---------------

Manning's n-value	=	0.240		0.011		0.011
Flow length (ft)	=	100.0		0.0		0.0
Two-year 24-hr precip. (in)	=	3.60		0.00		0.00
Land slope (%)	=	8.00		0.00		0.00
Travel Time (min)	=	7.73	+	0.00	+	0.00 = 7.73

Flow length (ft)	=	110.00		0.00		0.00
Watercourse slope (%)	=	3.60		0.00		0.00
Surface description	=	Unpaved		Paved		Paved
Average velocity (ft/s)	=	3.06		0.00		0.00
Travel Time (min)	=	0.60	+	0.00	+	0.00 = 0.60

X sectional flow area (sqft)	= 1.00	1.00	1.00	
Wetted perimeter (ft)	= 1.00	1.00	1.00	
Channel slope (%)	= 2.00	15.00	3.70	
Manning's n-value	= 0.055	0.055	0.015	
Velocity (ft/s)	=3.83			
		10.49		
			19.11	
Flow length (ft)	({0})215.0	230.0	480.0	
Travel Time (min)	= 0.94	+ 0.37	+ 0.42	= 1.72

Total Travel Time, Tc 10.00 min

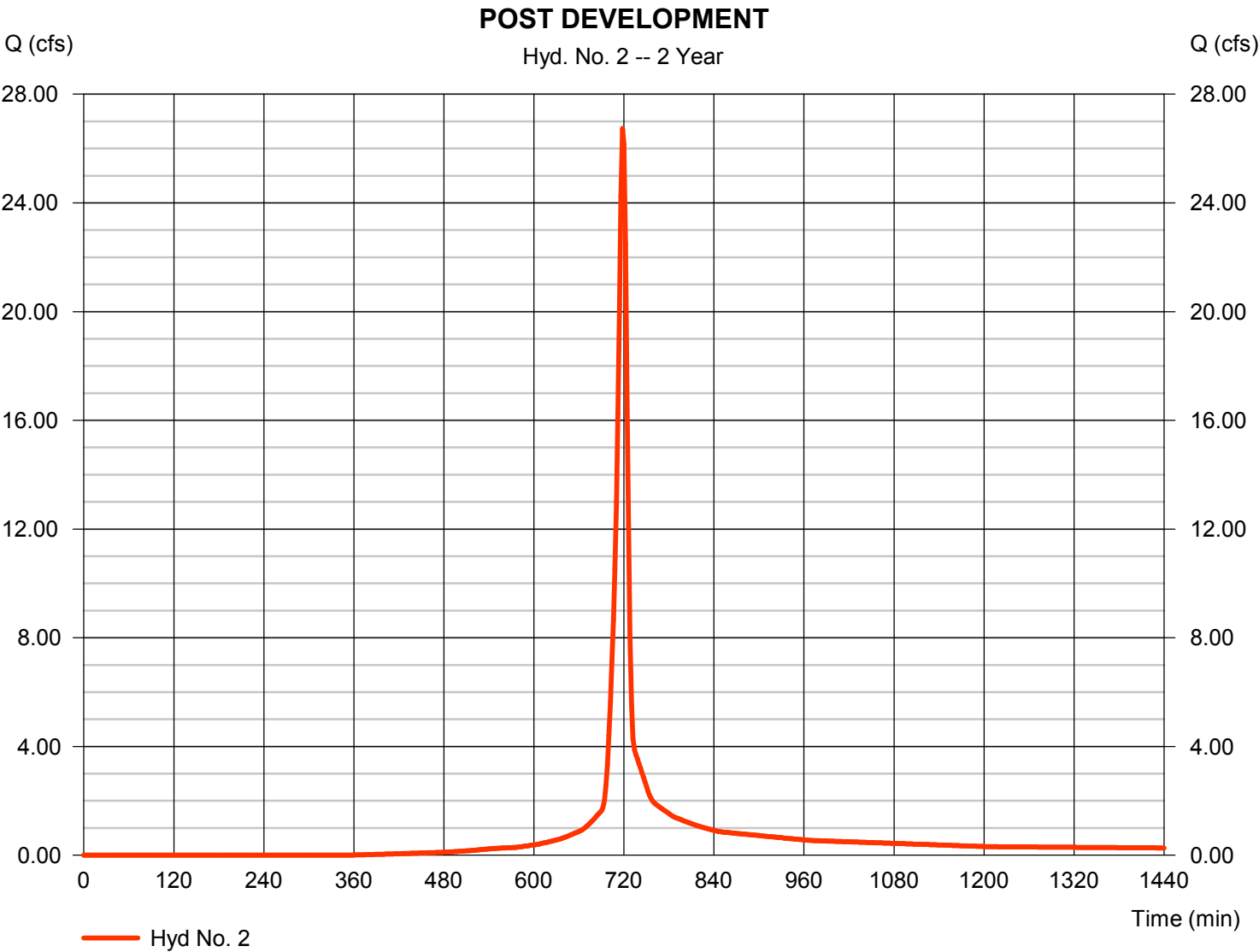
Hydrograph Report

Hyd. No. 2

POST DEVELOPMENT

Hydrograph type	=	SCS Runoff	Peak discharge	=	26.73 cfs
Storm frequency	=	2 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	62,110 cuft
Drainage area	=	7.250 ac	Curve number	=	88*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	7.00 min
Total precip.	=	3.60 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(3.900 x 80) + (0.120 x 91) + (3.230 x 98)] / 7.250



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	39.27	2	720	104,506	-----	-----	-----	PRE DEVELOPMENT
2	SCS Runoff	43.73	2	718	104,075	-----	-----	-----	POST DEVELOPMENT
The Rocks Redevelopment SWM.gpw					Return Period: 10 Year			Monday, 04 / 10 / 2017	

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5

Monday, 04 / 10 / 2017

Hyd. No. 1

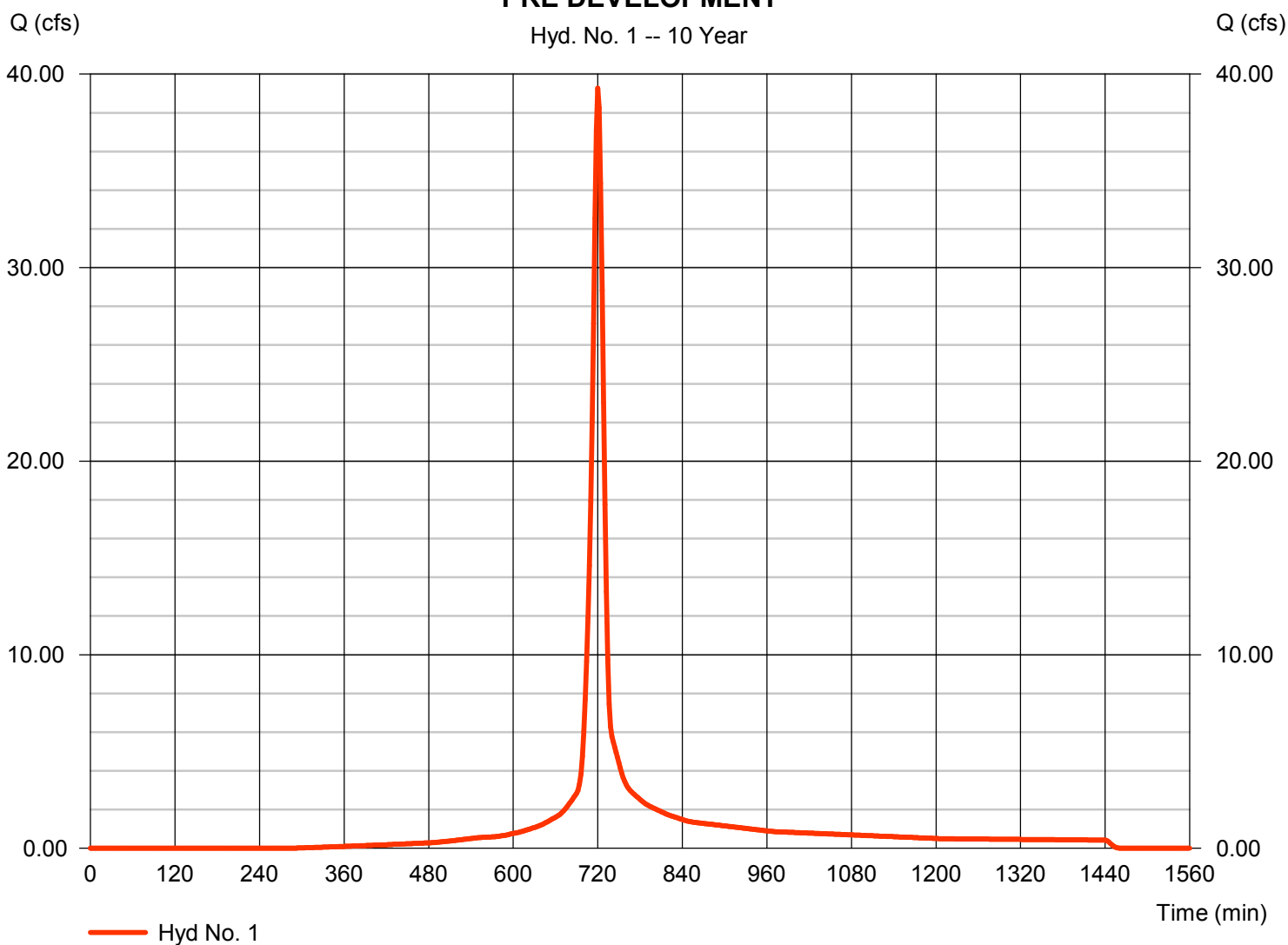
PRE DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 39.27 cfs
Storm frequency	= 10 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 104,506 cuft
Drainage area	= 7.250 ac	Curve number	= 87*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 10.00 min
Total precip.	= 5.30 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(4.180 \times 80) + (0.520 \times 91) + (2.550 \times 98)] / 7.250$

PRE DEVELOPMENT

Hyd. No. 1 -- 10 Year



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5

Monday, 04 / 10 / 2017

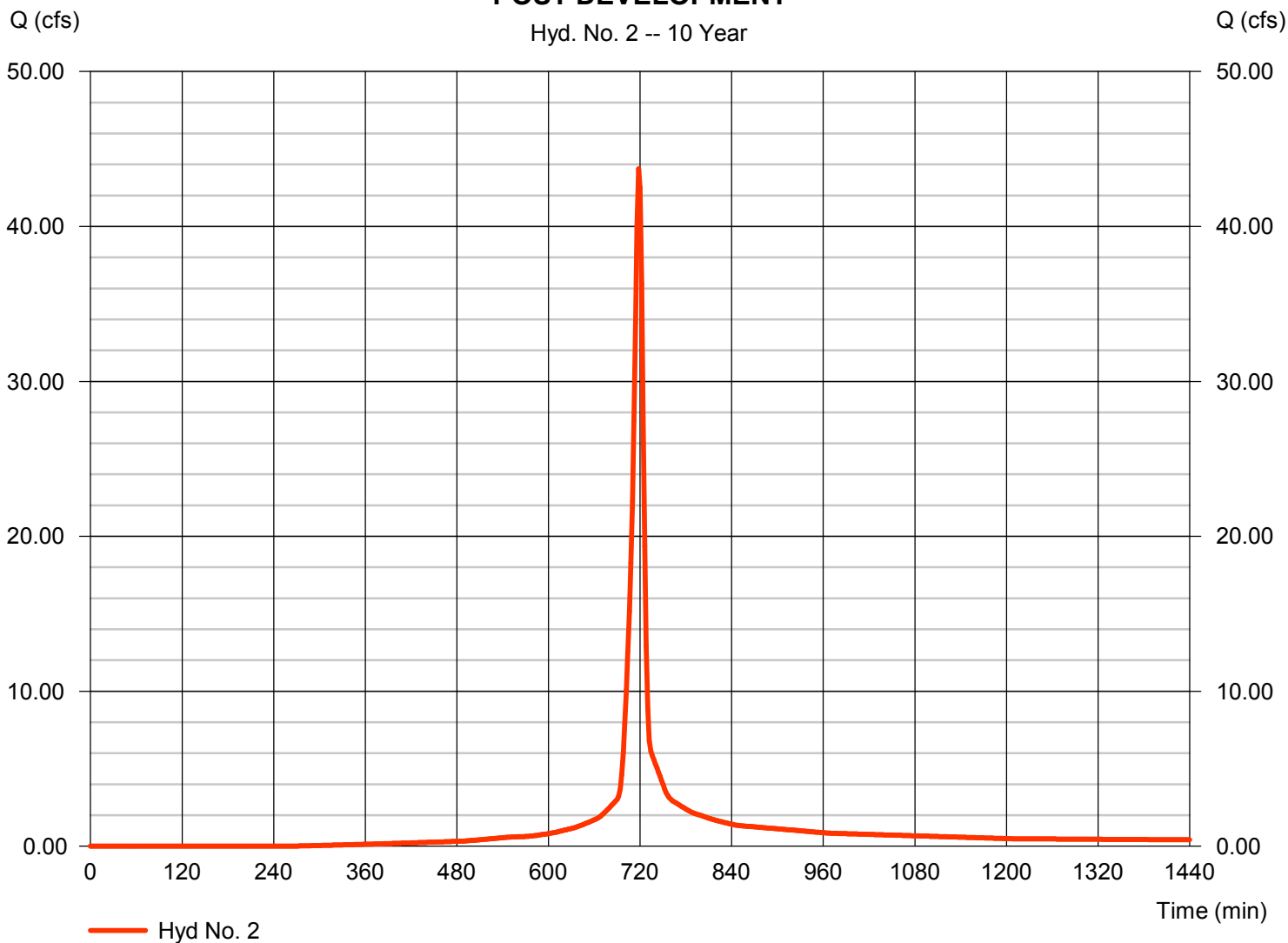
Hyd. No. 2

POST DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 43.73 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 104,075 cuft
Drainage area	= 7.250 ac	Curve number	= 88*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 7.00 min
Total precip.	= 5.30 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(3.900 x 80) + (0.120 x 91) + (3.230 x 98)] / 7.250

POST DEVELOPMENT



Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	63.11	2	720	172,403	-----	-----	-----	PRE DEVELOPMENT
2	SCS Runoff	69.50	2	718	170,286	-----	-----	-----	POST DEVELOPMENT
The Rocks Redevelopment SWM.gpw					Return Period: 100 Year			Monday, 04 / 10 / 2017	

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5

Monday, 04 / 10 / 2017

Hyd. No. 1

PRE DEVELOPMENT

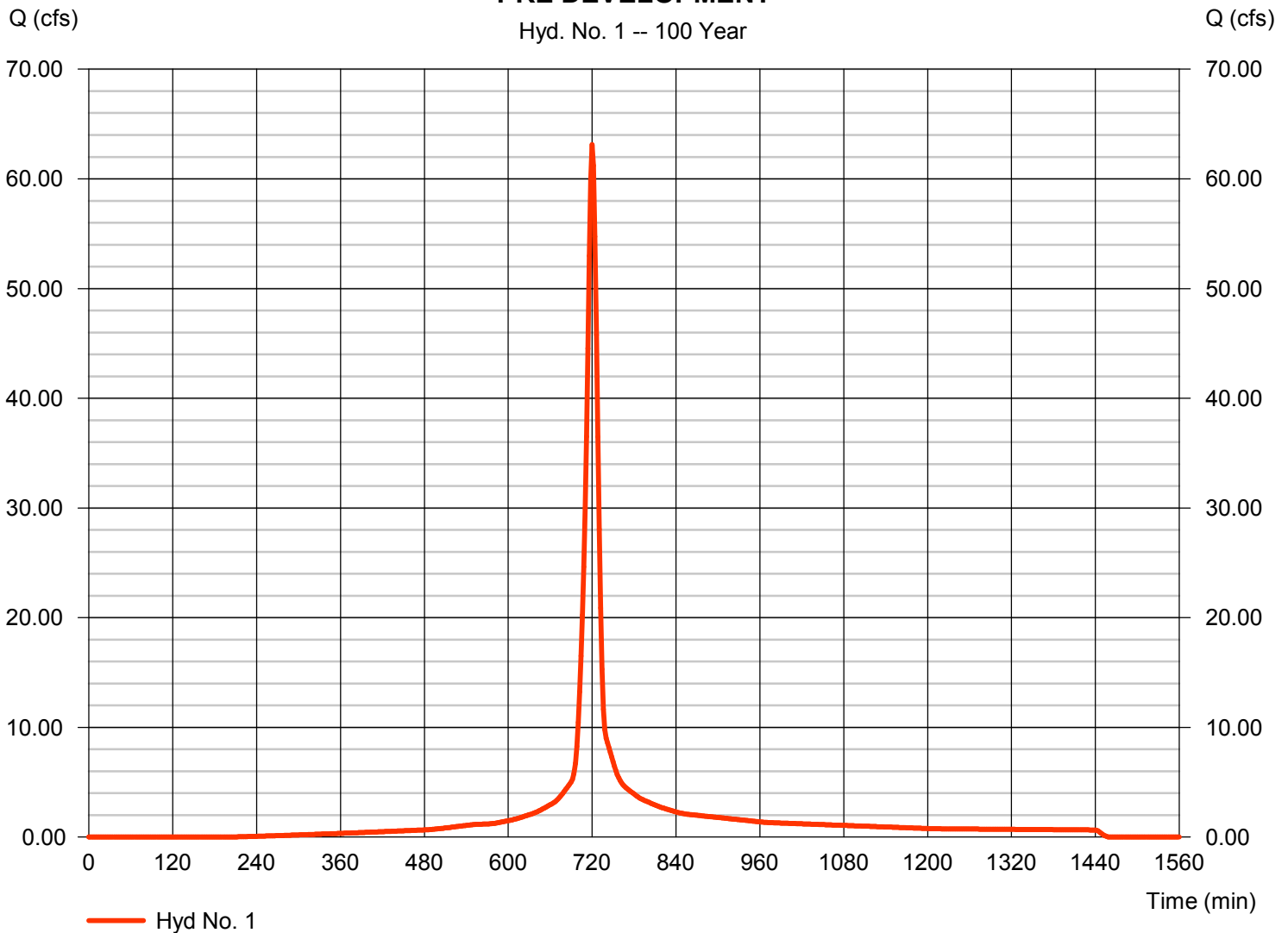
Hydrograph type = SCS Runoff
 Storm frequency = 100 yrs
 Time interval = 2 min
 Drainage area = 7.250 ac
 Basin Slope = 0.0 %
 Tc method = TR55
 Total precip. = 7.90 in
 Storm duration = 24 hrs

Peak discharge = 63.11 cfs
 Time to peak = 720 min
 Hyd. volume = 172,403 cuft
 Curve number = 87*
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 10.00 min
 Distribution = Type II
 Shape factor = 484

* Composite (Area/CN) = $[(4.180 \times 80) + (0.520 \times 91) + (2.550 \times 98)] / 7.250$

PRE DEVELOPMENT

Hyd. No. 1 -- 100 Year



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5

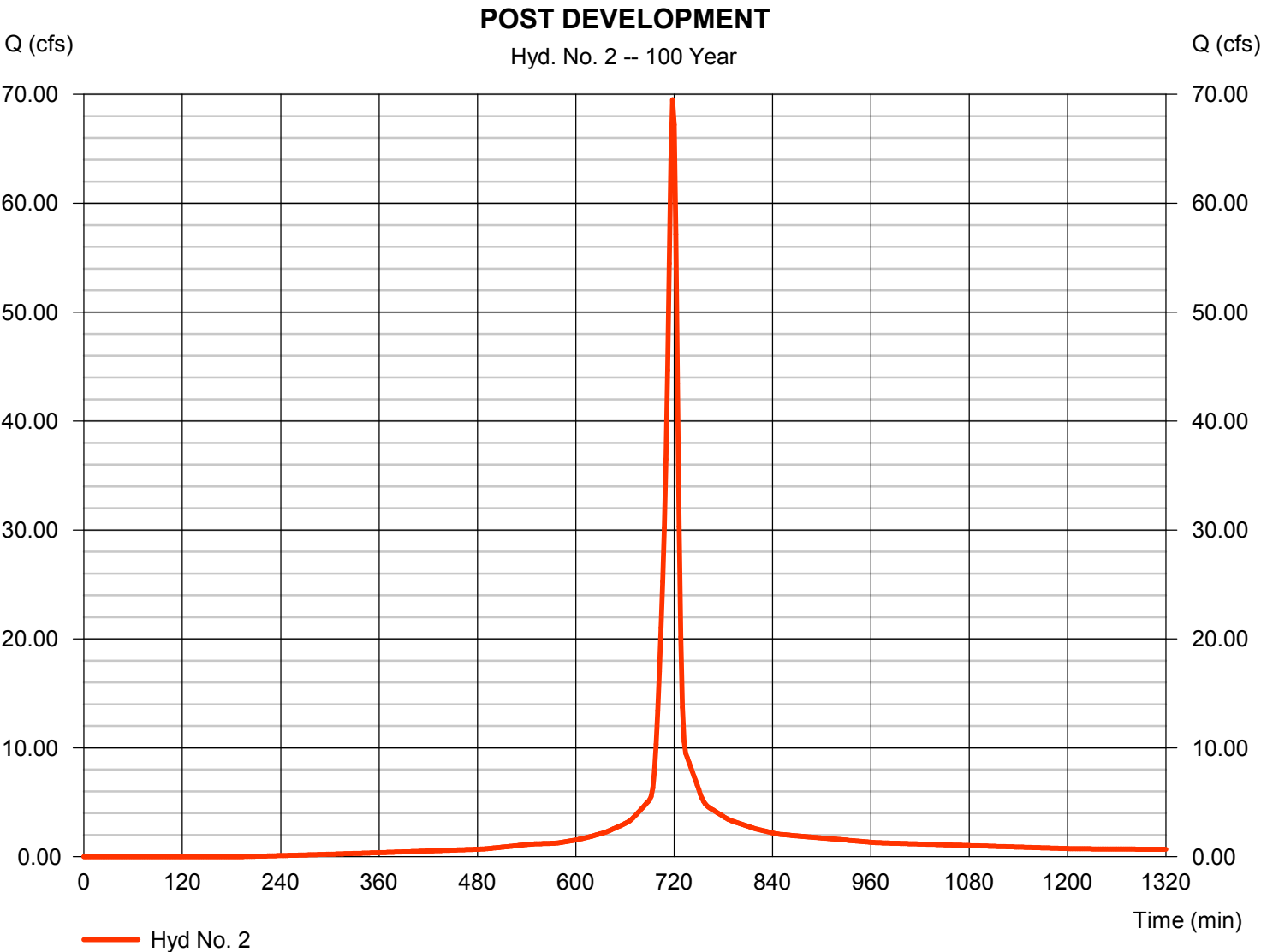
Monday, 04 / 10 / 2017

Hyd. No. 2

POST DEVELOPMENT

Hydrograph type	= SCS Runoff	Peak discharge	= 69.50 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 170,286 cuft
Drainage area	= 7.250 ac	Curve number	= 88*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 7.00 min
Total precip.	= 7.90 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(3.900 x 80) + (0.120 x 91) + (3.230 x 98)] / 7.250



Wastewater

March 14, 2017

Mr. Keith Moody
Roeland Park City Administrator
4600 W 51st Street
Roeland Park, KS 66205

RE: Sanitary Sewer Availability for 4800 Roe Pkwy – PID# PF251204-3014

Dear Mr. Moody:

Sanitary sewer service for parcel # PF251204-3014 at 4800 Roe Pkwy., located at the NE corner of Roe Ln. & 48th St. is available. A sewer main relocation project is currently being reviewed by JCW for the proposed development at this property.

If you have any questions, please contact me at 913-715-8524.

Sincerely,

Jeena John, P.E.
New Development Compliance Engineer

cc: Jennifer Harder, PE, New Development Engineering Manager
Kevin Figge, Senior Engineering Compliance Specialist



March 16, 2017

City of Roeland Park
Keith Moody-City Administrator

Location to serve:
48th & Roe-East Side(Old Pool Area)

To Whom It May Concern:

Kansas City Power & Light Company will provide electrical service for the above referenced project. As the franchise electrical utility for this area, KCP&L has the electrical capacity to serve your project in accordance with our Standard Practices, Rules and Regulations. Developer must submit application for electrical service in a timely manner and provide all requested items as stated on KCP&L's Commercial Application.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Wienstroer".

John Wienstroer
Field Design Supervisor
Kansas City Power & Light Company
16215 W. 108th St.
Lenexa, Ks. 66219
913-894-3060
John.Wienstroer@kcpl.com

April 5, 2017

Dan McGhee
11250 Corporate Avenue
Lenexa, KS 66219

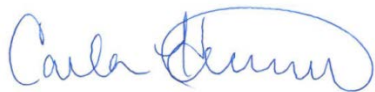
Re: Water Availability Letter for The Rocks – 4800 Roe Pkwy

Dear Mr. McGhee

This letter is in reference to the water availability for property located at 4800 Roe Pkwy in Roeland Park, KS. At the time of this writing, there is an existing 6" water main located on the west side of Roe Pkwy and a 6" water main located on the north side of W 48th St that ends approximately 120ft east of the west property line. There are no known issues at this time with providing domestic service. Because of the location and nature of the existing infrastructure, anticipated fire flow demands should be verified against existing hydrant flows.

If you have further questions, please let me know.

Thank you,



Carla Hussey, P.E.
Manager-Developer Services
913/895-5773



**Kansas
Gas Service™**

A Division of ONE Gas

7421 West 129th Street
Overland Park, KS 66213
kansasgasservice.com

March 16, 2017

Mr. Keith Moody
City Administrator
City of Roeland Park
4600 W. 51st St.
Roeland Park, KS 66205

Re: "Will Serve" Letter – W. 48th St. & Roe Blvd., Roeland Park, KS

Dear Mr. Moody:

This letter is to confirm Kansas Gas Service has gas main facilities adjacent to your property at the northeast corner of W. 48th St. & Roe Blvd., Roeland Park, KS. The best route to get service to the site, installation of new gas main, easements, changes to existing pipe location or size, grade changes, location of gas meters, termination of old services, or any cost associated would still need to be determined. Please consult with us prior to finalizing your plans so Kansas Gas Service can determine the best route to provide service to the project, adequate space and safe locations for all gas meters. A map of our facilities is attached for your information.

Feel free to contact me if you have any questions.

Sincerely,

Bill Ahrens
Project Manager

