Shaping Downtown Shawnee:
Where we’ve been and where we’re going

Shawnee EDC Investor Social
April 30, 2019
Welcome

Overview

- Downtown Shawnee

- Timeline of revitalization efforts

- Downtown studies and action plans
  - Implementation & incentives

- Future of Downtown
Downtown Shawnee
2002 Downtown Action Agenda

- Goal to develop a strategy to further revitalize downtown Shawnee
- Define a vision with input from local businesses, downtown residents, community members, and the City
- Advice for public-private partnerships
- Develop a framework for implementation
Action Agenda Accomplishments

- Shawnee Downtown Partnership created
- Zoning Regulation amendments
  - Live/work allowances (TSQ)
  - No specific parking requirements (TSQ)
  - Limited auto-oriented uses (TSQ & CH(O))
**Action Agenda Accomplishments**

**Pedestrian Zone 1**
- Enhancement efforts to stress historic preservation and pedestrian orientation

**Pedestrian Zone 2**
- Focus on upgrading existing structures and public properties, expansion of Zone 1

**South Nieman Road Zone**
- Destination services with greatest potential for mixed-use sites/structures

**Shawnee Mission Parkway Zone**
- Gateway, larger regional commercial
Action Agenda Accomplishments

Public investments

- Infrastructure
  - street & stormwater improvements
Public investments

- Civic Resources
  - Splash Cove
  - Sister Cities Park
  - Pioneer Crossing Park
  - Expansion of Shawnee Town 1929
Action Agenda Accomplishments

- Framework for new construction and renovation in the pedestrian zones
- Focuses on preservation of historical character and pedestrian scale improvements
- Identifies preferred:
  - building materials
  - design features
  - general form and design requirements
  - signage and more
Downtown Improvement Program - Policy Statement 47

- Effective 2003
- Appearance plays a vital role in perception of the community
- Encouragement to business and property owners to improve the appearance of their buildings
- Goal to make downtown more attractive to customers and new businesses, contributing to the viability of downtown
  - Downtown Improvement Grant Program (2003)
  - Downtown Improvement Loan Program (2003)
  - Downtown Business Incentive Program (2008, updated 2010)
  - Downtown Restaurant Incentive Program (2015)
Neighborhood Revitalization Fund (KNRA)

- Economic incentive to promote rehabilitation, conservation, and redevelopment

- 90% tax rebate for 10 years based on the incremental increase of qualified improvements to residential and commercial properties
Objectives

- Guide to shape redevelopment efforts
- Develop key destinations and community assets

Goals:
- comfortable, walkable, safe,
- contributes to the economic vitality of the community,
- multi-modal travel,
- facilitates place-making, and
- supports environmentally friendly development
Key Takeaways

- Improve vehicle and pedestrian connectivity
- Increase transit
- Minimize surface parking – move between or behind buildings
- Prioritize funding and incentives
- Public / Private partnerships for redevelopment
Creating a “Place”
- Enhanced landscaping
- Civic plazas or parks
- Distinctive branding
- Incorporation of public art
Community Connections: Nieman Road

- Goal to provide direction for public and private investments along the corridor

- Objectives:
  - Increase the economic viability
  - Re-introduce natural features
  - Improve circulation
  - Enhance the identity of the corridor
RECOMMENDED DIRECTIONS

1. ECONOMIC INVESTMENT STRATEGIES

FOOD

SERVICES

BEFORE

AFTER

RECOMMENDED DIRECTIONS

2. RESTORE THE STREAM / CREATE A CENTRAL GREEN

MULTIMODAL PATH

PAVILION

NATURALIZE STREAM

3. ENCOURAGE INFILL HOUSING

ACCESSORY DWELLING UNITS

ARTFUL SIGNS

FOOD AND SERVICES

RECOMMENDED DIRECTIONS

4. ELEVATE THE IMAGE OF THE CORRIDOR

LIGHTING

HISTORY

RECOMMENDED DIRECTIONS

4. ELEVATE THE IMAGE OF THE CORRIDOR

TREES

COTTAGES
Community Connections: Nieman Road

- Land Use Opportunities
### Community Connections: Nieman Road

- Short term and long term action items

<table>
<thead>
<tr>
<th>IMPLEMENTATION PROGRAM – TIME FRAME</th>
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<tbody>
<tr>
<td>TASK</td>
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<tr>
<td>-------------------------------------</td>
</tr>
<tr>
<td>1 Tree Planting on Nieman Road</td>
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<td>2 Lighting / Interpretive Signs on Nieman Road</td>
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<tr>
<td>3 Apply for Grants</td>
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<td>4 Attract 5-10 New Food Purveyors</td>
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<td>5 Attract 100 New Housing Units</td>
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<td>6 Promote Business Incentive Programs</td>
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<td>7 Analyze Need for Code Changes</td>
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<td>8 Construct Multipurpose Path</td>
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<td>9 Restore Stream</td>
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<td>10 Reconstruct Nieman Road with Transit Improvements</td>
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<td>11 Construct a pedestrian/bicycle bridge over the stream</td>
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2014 Action Plan Update

- Update to the 2002 Downtown Action Agenda and a compilation of recommendations from the SMPKY study and Community Connections - Nieman Road study
- Identifies goals and actions to continue investment in the area over the next decade
- Focuses on the Nieman Road corridor
- Commitment by City to undertake and support various projects
2014 Action Plan Update

Key Actions

1. Walkable, safe and convenient multi-modal corridor
2. Offer more “Live, Work, Play” choices
3. Better pedestrian connectivity within the district
4. Enhance the economic value of businesses and properties
5. Develop alternative means of community outreach
6. Reintroduce natural features and to enhance the habitat
7. Enhance the identity of the corridor
8. Continue to upgrade the development potential along Shawnee Mission Parkway
Action Plan Accomplishments

- Single Family Residential Overlay - R-1(O)
- Enhanced sign allowances
Action Plan Accomplishments

- PS-47 revisions for additional targeted incentives
- Public / Private partnerships
- Private Investment – Stag’s Creek, QT, McAlister’s, Centra Care, Discount Tire, CityWide, Back In Motion, Andy’s Frozen Custard, Raising Cane’s, Complete Construction Services, Aztec Theater, Transport Brewery, Servaes Brewing
  - $3.7 million public & private investment August 2017-July 2018
  - $101.2 million total investment since 2002
Objectives:

- Accomplish next steps of implementation from previous City efforts
  - Develop plan for corridor to improve the image and multi-modal movement
    - Lane reconfigurations
    - Intersection improvements
    - Streetscape/Placemaking
    - Access management
    - Utility “cleanup”
Final study recommendations

- Reconstruct Nieman
  - 3-Lane Street
  - 10’ Multi-Use trail on east side (sidewalk)
  - Upgrade traffic signal at Johnson Drive
  - Utility “Undergrounding”
Final study recommendations

- **Access Management**
  - Eliminate “extra” drives if multiple entrances
  - Adjust a few driveway locations to better align
  - Look for future opportunities to continue to simplify
- Four stormwater projects and a major enhancement to Nieman Road

- Addresses flooding issues, enhances development opportunities for the corridor, and improves aesthetics
Wild Bill Hickock Park

Nieman road side amenities

Nieman/SMPKY entry signs

Nieman Bus Shelters
Recent Updates

- Recommendations for implementing compatible, quality renovation and new development
- Intended to preserve and enhance the built environment, while allowing flexible, innovative design
Recent Updates

South Nieman Road Downtown Design Guidelines

- Key elements – new construction at the property line along primary streets, parking behind buildings, pedestrian scale storefronts, multi-modal accommodations, quality building materials, and general compatibility
Recent Updates

- For all properties directly on Nieman Rd., residential uses are permitted only when associated with office, retail, and/or other primary permitted uses.
- Non-residential uses shall be the primary use along the ground floor that fronts Nieman Rd.

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>PO</th>
<th>CN</th>
<th>CH</th>
<th>TSQ</th>
<th>PI</th>
<th>Special Conditions</th>
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<tr>
<td>Dwelling, in conjunction with business</td>
<td></td>
<td>S(O)</td>
<td>P*</td>
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Recent Updates

- Minimum yard setback reductions
- Development allowances determined on contextual basis, site-by-site guided by Zoning Regulations and Design Guidelines
Catalyst Site

- Development concept for City-owned property at 6115 Nieman
Putting it all Together - Placemaking

Destination Dining

Active Art Park

Food Trucks

Community Pavilion

Indoor/Outdoor Seating

Day-to-Night Dining

Specialty Treats

Active Storefronts
Putting it all Together - Placemaking

- Residential with Active Retail
- Active Lobby Space
- Co-working Options
- Recreation Tenants
- Outdoor Amenity
- Rooftop Amenity
- Dog Park
- Open Mezzanines
Wrap-Up

- Nieman Now completion
- Nieman Rd. Catalyst Site development
- Comprehensive Plan Updates
- Private investment role in downtown

Questions?