

**Prairie Village City Council Work Session**

**Monday, November 9, 2020**

**6:00 p.m.**

**Via Zoom at <https://us02web.zoom.us/j/82600261885>**

- I. Brief Presentation from Gould Evans
- II. Discussion/Q&A with City Council regarding the following topics:
  - a. Wrap Up Discussion from Work Session #1 regarding ADU's, density, and workforce housing
  - b. Neighborhood Patterns
  - c. Civic Campus

Members of the public may watch the meeting via the Zoom platform via the following link:

<https://us02web.zoom.us/j/82600261885>

Members of the public may also provide feedback on Village Vision 2.0 by emailing [councilmembers@pvkansas.com](mailto:councilmembers@pvkansas.com) or submitting feedback via this survey:

<https://www.surveymonkey.com/r/VillageVision20>.

# WORK SESSION #1 OVERVIEW

## PLAN ADJUSTMENTS

### Accessory Dwelling Units

- Add language clarifying that appropriateness of an accessory dwelling unit will depend on a number of factors including lot size and existing standards. Leadership will need to determine under what conditions variances to standards may be considered as zoning updates are pursued (i.e. within a percentage of standard, with a drainage plan, with affordable unit for X years, etc.).

### Existing Workforce Housing

- Plan suggests increasing the exterior grant program. The City currently matches 20% up to \$12,500, so the most a resident can receive is \$2,500 every 10 years.
- The City may consider additional support as part of a Housing Strategy following adoption of the Comprehensive Plan.
  - Should the City consider down payment assistance programs (to help free up cash to pay for repairs)?
  - Can low or no interest loans be provided for existing homes in Prairie Village?
  - Can the City help preserve properties that require more than just exterior improvements?

### Incentives & Density

- Plan will tie both incentives and density explicitly to affordability
- The currently calls for Council to develop an incentive strategy for housing.

### Unresolved – how many stories are appropriate, and where?

- Option 1 – Define number of stories appropriate for each Village Center. (i.e. 3 Stories for Village Shops, 6 Stories for 95th/Nall). Though it is difficult to judge conceptual development projects based on height, providing a range and potential exceptions will provide a greater level of expectation for a property owner.
- Option 2 – Omit specific number of stories completely from the plan. Instead, call for new development to reinforce existing development patterns (both scale and height), with exception that bonuses/exceptions may be considered if the developer is contributing to the Plan’s stated policies in an exceptional way, particularly if providing lower cost housing units.

### Unresolved – Defining “Affordable Housing”

A standard measure of housing affordability is the comparison of the home/property value to the median household income in that community. The area median income (AMI) in Prairie Village was \$88,635, and in the Kansas City Metropolitan Area was \$66,960, in 2018. The average home cost in Prairie Village has been reported at approximately \$333,000, which represents 88% of 2018 AMI for the City, or 117% of AMI for the Kansas City Metropolitan Area. However, much of the housing being built in Prairie Village exceeds the \$333,000 price. To ensure that a mix of housing affordability is maintained within the community, the following housing affordability definitions should be considered when contemplating future housing development/redevelopment.

- Workforce Housing – opportunities for housing that are affordable to those making less than 80% of AMI.
- Attainable Housing – opportunities for housing that are affordable to those making between 80% and 120% of AMI.
- Moderate Priced Housing - opportunities for housing that are affordable to those making between 120% and 200% of AMI.

Additionally, there is benefit to people falling in the lower end of the affordability ranges if the Area Median Income (AMI) for the Kansas City Metropolitan Statistical Area (KC-MSA) of \$66,960 is used. The following definitions have been suggested for further discussion:

Descriptions	Income Level	KC Metro AMI %	Monthly Housing Cost (Maximum)	Mortgage Cost (Maximum)
<i>Prairie Village Average Median Income</i>	\$88,635	132%	\$2,393	\$404,797
<i>Average Metro Income* for: Athletic Trainers, Dental Laboratory Technicians</i>	\$53,568	80%	\$1,344	\$235,353
<i>Average Income for jobs within Prairie Village</i>	\$40,176	60%	\$945	\$170,702

# NEIGHBORHOOD PATTERNS

In recent years, Prairie Village has seen a significant increase in teardowns and rebuilds of aging housing stock. In response to community concerns, the City adopted new residential development standards that mitigate the impact of new construction and aim to preserve the characteristics of the community. However, the new regulations do not address the topic of irregularly sized lots areas within Prairie Village neighborhoods. Some of these lots pre-date the modern zoning ordinance, and have a lot size that does not conform with their assigned zoning district. As reinvestment occurs, this irregularity may result in a lack of clarity for how these properties should evolve.

## What the Plan Says About Neighborhood Patterns

These changes can be disruptive to existing neighborhood patterns if not managed intentionally.

- The implementation section of the plan recommends zoning standards support lot splits in specific locations (pg. 68).
- The plan calls for consideration for housing variety on unusually large lots, such as “cottage courts” (right) (pg. 65).
- The plan generally discourages lot consolidation, unless there is a clear community benefit, such as workforce housing (pg. 65).

## Important Considerations

The Comprehensive Plan can provide broad, citywide implementation guidance relating to changes in neighborhood patterns. Consider the following:

- Requests to split lots are occurring in areas with unusually large lots compared with adjacent blocks, and are currently zoned R1-A. Although the large blocks conform with R1-A, the majority of lots in this area are nonconforming.
- There are several concentrations of lots zoned inaccurately based on their smaller lot size. Requests to combine those lots to conform with their zoning district would significantly disrupt neighborhood patterns and the existing efficiency of development characteristic of northern Prairie Village.
- If adjacent to a Neighborhood Hub or Village Center, consider whether or not large lots may be better suited for “missing middle” housing types, such as cottage courts (right) or townhouses.
- Lot splits create a more efficient development pattern with regard to housing supply and property taxes.
- Consider whether or not the Comprehensive Plan should call for further study of this issue, or explicitly state a direction on this issue.
- Development consistency (height, scale, setbacks) and flood mitigation were the two highest-ranked concerns in the recent survey regarding lot splits.

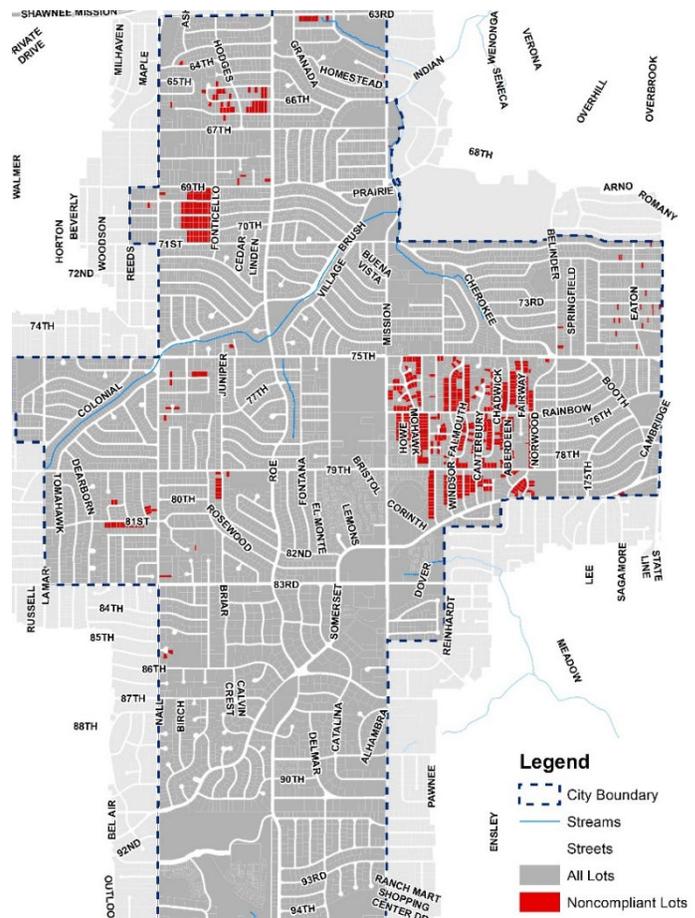


Figure 1 Nonconforming Lot Size



# CIVIC CAMPUS

The Civic Campus is the heart of Prairie Village. It includes City Hall, as well as Harmon Park, the YMCA, Shawnee Mission East High School, the Prairie Village Community Center, and other important community assets. Though well-established, it is expected that facilities will evolve over time. The Comprehensive Plan currently recommends the City pursue a more focused study of the Civic Center to determine prioritization of potential projects, engage non-municipal stakeholders, and identify improvements.

## What the Plan Says About the Civic Campus

- There are a number of anticipated changes for the area, including the redevelopment of the YMCA to create a community center, reinvestment in the pool, need for safer crossings and street design surrounding the Campus, and the library relocation.
- Some changes to the Civic Campus may be more urgent than others and could occur without a comprehensive strategy in place.
- Prioritization of this action was originally drafted as a “short-term” implementation step (pg. 65) and has been changed to a “medium-term” priority with the fiscal impact of Covid-19 now unclear.



## Important Considerations

The fiscal impact of Covid-19 to the City and other organizations within the Civic Center is unclear currently. The draft Comprehensive Plan recommends the City undertake a Civic Campus master planning process at some point in the future, and the following should be considered:

- Consider whether a Civic Campus master plan is necessary for facilitating the evolution of the area.
- Pursuing the creation of a new community center was a common piece of feedback from the recent survey.



## Village Vision 2.0 – Summary of Policy Revisions

	2007 VILLAGE VISION	2020 VILLAGE VISION 2.0
<b>Quality Public Space</b>		
<i>Transportation</i>	Encourages a variety of transportation choices, better connectivity, and maintenance. The recently adopted Bike/Ped Plan has been achieved with this principle in mind.	Incorporates the recently adopted Bike/Ped Plan into the broader Public Space Policy Map, including street design illustrations that show how multi-modal facilities (sidewalks, bike lanes) can be incorporated into existing streetscapes.
	Calls for City to create "complete streets" and enhance roadway corridors as more than moving "autos" only by including accommodations for moving "people."	The Public Space Policy Map identifies the various street types within Prairie Village, providing guidance for how these streets can support multi-mobility and including recommendations of the recently adopted Bike/Ped Plan.
<i>Linkages / Connections</i>	Talks about providing linkages wherever possible.	Analysis specifically identifies Village Centers and Village Neighborhoods (apartment complexes) as areas where pedestrian connectivity tends to erode due to large block sizes, disconnected networks, and auto-oriented driveway designs. Updated plan provides additional guidance for how these areas can be improved to enhance overall walkability in Prairie Village.
<i>75<sup>th</sup> Street</i>	Plan identifies 75 <sup>th</sup> Street as having excess capacity, leading to speeding and other issues, and calls for other facilities to be integrated into the design of 75 <sup>th</sup> Street including on-street parking.	Substantial changes to 75 <sup>th</sup> Street have not been achieved and the subject continues to be controversial. Discussions with Planning Commission and City Council are exploring potential improvements to 75 <sup>th</sup> Street, keeping in mind the need for both supporting a safe residential environment and facilitating regional traffic.
<i>Social Spaces</i>	Calls for placing civic (plazas, squares, major gathering places) uses in underutilized commercial areas.	Defines a vocabulary for different types of open spaces, including plazas and squares that would be most appropriate in commercial areas. These types are carried through the plan where opportunities for Village Centers are considered.
	Talks about locating civic uses (parks, playgrounds, schools, etc.) on vacant or underutilized sites within existing neighborhoods, preferably toward the center of the neighborhood. This has been achieved in several places in Prairie Village.	Defines a vocabulary for different types of open spaces, including types that would be most appropriate in neighborhood contexts. These types are carried through the plan for all recommendations concerning neighborhoods.
<i>Civic / Institutional</i>	Does not discuss recommendations for the Civic Center. Focuses on Somerset and Mission Valley redevelopment opportunities.	Discusses reuse of vacant religious institutions and focuses on the Civic Center as a central community destination and amenity.
<i>Community Center</i>	Calls for feasibility study for a new community center.	Calls for a new community center, as well as a Civic Center Master Plan to coordinate many improvements expected to take place.

<b>Strong Neighborhoods</b>		
<i>Community Facilities</i>	Calls for more multimodal investments throughout the community and implementing park spaces on vacant land within neighborhoods.	Focuses more on mobility and access, including recommendations from the recently adopted Bike/Ped Plan, while also supporting and defining various open space types.
<i>Housing Rehabilitation</i>	Calls for the City to find ways of encouraging rehabilitation of existing housing stock.	The City has developed a popular exterior grant program that the revised plan suggests expanding. In recent years, the housing market has surpassed expectations and market pressure is favoring existing homes to be torn down and rebuilt. Additional recommendations in the plan are could proactively support preservation of existing homes (in addition to the Neighborhood Design Standards that coordinate new development) – including potential tax abatement programs and calling for ability to build accessory dwelling units.
<i>New Development – Neighborhoods</i>	Focuses on the need for new development to “repair” or enhance existing neighborhoods. Recently adopted Neighborhood Design Standards (for single-family houses) have been achieved with this principle in mind.	Focuses on how other types of development projects, including missing middle housing, commercial, and mixed-use, can enhance other contexts in the community, including Village Neighborhoods, Village Centers, and Neighborhood Hubs.
<i>Housing Diversity</i>	Broadly calls for development of the edges of neighborhoods with a diversity of housing in order to promote “aging in place” and greater access to options beyond single-family.	Defines each housing type more specifically, including imagery (Appendix B), provides specific location criteria for where each types of housing might be most appropriate based on Neighborhood Place Type, and gives a greater variety of options for “aging in place”, including accessory dwelling units, tax abatement programs, and expanding the exterior grant program.
<i>Urban Design – Housing</i>	Broadly calls for image and character of development to respond to “best traditions” and support consistency. Additional details are not provided. Plan recognizes principle of encouraging design that promotes “eyes on the street” (a principle founded by author Jane Jacobs – Death and Life of Great American Cities). Calls for Neighborhood Design Guidelines.	Neighborhood Design Guidelines have been completed to facilitate development of new single-family homes. The Land Use Policy Plan provides more detailed urban design principles for neighborhood contexts, defining and further illustrating three distinct Neighborhood Place Types – Village Neighborhood, Traditional Neighborhood, and Suburban Neighborhood.
<i>Social Diversity</i>	Calls for cultivation of an environment that celebrates diversity.	Recognizes housing cost and lack of broader housing options as a barrier to welcoming people with a broader range of socioeconomic backgrounds into the community. Identifies both market-driven and public policy approaches that can expand living opportunities in Prairie Village at a more affordable price point for both renters and owners.
<i>Code Enforcement</i>	Calls on the City to continue aggressive codes enforcement.	Calls on the City to continue aggressive codes enforcement.
<i>Housing Affordability</i>	Calls for the City to establish an incentive policy for affordable housing.	Recognizes the definition of “affordability” is relative and often changing, and provides several strategies for improving housing access in the community, including market-oriented strategies such as enabling accessory dwelling units and diversifying housing types and public policy strategies such as establishing an incentive policy for workforce housing development, tax abatement programs, and exterior grant expansion. These discussions should be informed by continuing regional research and participation in regional discussions.

<b>Viabile Commercial Centers</b>		
<i>Mixed-Use Development</i>	Calls for the City to promote the creation of mixed-use developments to support employment growth, recreation, daily needs, and civic and cultural institutions.	Defines two types of “mixed-use” development contexts – Village Centers and Neighborhood Hubs – whereas Village Centers are more appropriate for medium-scale mixed-use buildings (“vertical mixed-use”), and Neighborhood Hubs are more appropriate for neighborhood-scale commercial adjacent to homes (“horizontal mixed-use”).
<i>Urban Design – Commercial</i>	Broadly calls for image and character of development to respond to “best traditions” and support consistency. Plan recognizes principle of encouraging design that promotes “eyes on the street” (a principle founded by author Jane Jacobs – Death and Life of Great American Cities). Plan calls out many principles that can be applied to commercial centers to improve urban design, which are including in updated plan.	The Land Use Policy Plan provides more detailed urban design principles for commercial and mixed-use development projects. A conceptual urban design framework is provided for each of the 4 Village Centers in Prairie Village, providing specific guidance for public space, development form, land use, and adjacencies. Basic urban design principles which are included in the former Village Vision are included in the updated plan.
	Identifies issues with existing commercial zoning regulations, requiring substantial building setbacks and parking ratios.	Identifies need to update commercial zoning regulations to promote better site and building design, providing specific urban design principles for public space, development form, land use, and adjacencies.
<i>Density / Increased Development Scale</i>	Identifies Corinth Square and Village Shops as “underutilized”, calling for greater density and mixed-use.	Updated plan defines Corinth Square and Village Shops as “established” Village Centers, and identifies specific areas located within the centers that may be more appropriate for more intense development height, yet recognizing that commercial buildings directly adjacent to neighborhoods must maintain their height and scale. Updated plan also identifies 95 <sup>th</sup> /Nall and State Line Commons as “emerging” Village Centers, providing similar guidance for how these areas might evolve over time.
<i>Commercial Market</i>	Recognizes underutilized retail spaces and lack of speculative office space, as well as a very segregated land use pattern and composition.	Calls for diversification of uses within Village Centers to serve a variety of markets, especially as retail becomes less prominent. A “mixed-use” context within Village Centers may also include cultural and civic destinations, public spaces, offices, and increased residencies within and adjacent to the centers.

<b>Sustainability</b>		
<i>Land Resources</i>	Encourages high-quality natural and manmade environments that preserves community character.	Gives more specific policies for encouraging green infrastructure, district-wide and regional strategies for flood mitigation, and street tree preservation.
<i>Flooding</i>	Recognizes flooding issues associated with various parts of the community, particularly the former Mission Valley school site.	Recommends district-wide and regional strategies for managing flood hazards, recognizing the City's newly established focus on drainage within internal departments. The plan calls for green infrastructure solutions as well.
<i>Sustainability, generally</i>	The plan does not include much information regarding sustainability issues.	A major component of the updated plan includes sustainability issues, including flood mitigation, alternative energy use, walkability and multi-modal infrastructure, sustainable building, adaptive reuse, native plantings, and tree preservation.
<b>Productivity</b>		
<i>Leadership and Governance</i>	Calls on the City to communicate effectively with the public and to work cooperatively with communities.	Builds on existing sentiment, calling on Prairie Village to take a leadership role in the region on important issues and model governance.
<i>Prosperity</i>	Calls for the City to promote a strong economy through diversification of businesses, both meeting the needs of residents and attracting visitors.	Plan builds on existing principles, recognizing the importance of commercial area's to the City's tax base, and how stability, growth, and prosperity in commercial areas can offset potential tax abatement programs to reduce tax burdens on residents.
<i>Targeted Productivity</i>	Indicates that neighborhood retail, office, and higher density housing should be built at the edge of the neighborhoods on underutilized sites along corridors and at major intersections.	Identifies a concentric model for commercial development by identifying Neighborhood Hubs (small, neighborhood-serving commercial areas) and Village Centers (large, regional-serving commercial areas), rather than simply sprawling commercial development along auto-oriented corridors in an incoherent manner.
<i>Development Process</i>	Talks about changing the zoning ordinance and building codes to enable developers to leverage opportunities, including for greater development intensity in commercial areas.	Defines more specifically where greater intensity may be appropriate, calling for code updates that integrate commercial design standards. Neighborhood Design Standards have recently been adopted for single-family infill, and plan calls for additional standards for "missing middle" housing types and rehabilitation codes for preservation of existing single-family.
<i>Meadowbrook</i>	Calls for redevelopment of former country club.	Meadowbrook development has been achieved, and plan focuses on how the Village Center at 95 <sup>th</sup> and Nall can build off momentum in this area.

<i>Civic Communications</i>	Calls for more aggressive marketing and better public communications.	This has been achieved and will continue to be a priority. Today, the focus has been to build on the community's leadership role in the region.
<i>Fiscal Stress</i>	Plan identifies the need for property values and sales tax revenues to increase more rapidly in order to improve the City's fiscal position.	The fiscal health of Prairie Village has changed substantially over the past 15 years, and the City is now more focused on lessening the tax burden on long-term homeowners who have seen their home values increase very rapidly, and instead focusing on the productivity of commercial centers to offset potential subsidy.
<i>Infrastructure</i>	Calls out fact that many sewer, water, and roads which are over 40 years old, and are at a point in their lifecycles where many will require extensive repairs or need to be replaced.	While infrastructure has been reinvested in over time, many areas do have aging infrastructure. The plan focuses on how productive development patterns and activity can support cost of upgrading aging infrastructure.
<i>Parks &amp; Recreation Department</i>	Calls for creation of a Parks & Recreation Department. This has been achieved.	N/A

**PRAIRIE VILLAGE, KANSAS | 2040 COMPREHENSIVE PLAN**

# **VILLAGE VISION 2.0**



**PRAIRIE VILLAGE**  
THE STAR OF KANSAS

## ACKNOWLEDGMENTS

We would like to thank everyone who participated in public meetings, responded to surveys and requests for feedback that ultimately helped shape this Comprehensive Plan. Your insights and local knowledge were invaluable to the planning process. It is our hope that our local residents will continue to stay active in our community, ensuring the 2040 vision is accomplished and policies are upheld into the future.

### GOVERNING BODY

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Mayor Eric Mikkelson, Mayor  
Chad Herring, Ward I  
Jori Nelson, Ward I  
Ron Nelson, Ward II  
Inga Selders, Ward II  
Tucker Poling, Ward III  
Bonnie Limbird, Ward III  
Sheila M. Myers, Ward IV  
Piper Reimer, Ward IV  
Courtney McFadden, Ward V  
Dan Runion, Ward V  
Terrence Gallagher, Ward VI  
Ian Graves, Ward VI

### PLANNING COMMISSION

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Jon Birkel  
Jim Breneman, Vice Chair  
Melissa Brown  
Patrick Lenahan  
Jeffrey Valentino  
Nancy Wallerstein  
Greg Wolf, Chair

### PREPARATION OF PLAN

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The City of Prairie Village, KS  
Gould Evans - Studio for City Design

### ADOPTION DATE

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Planning Commission XX.XX.2020  
City Council XX.XX.2020

# COMPREHENSIVE PLAN CONTENTS

Throughout 2019, the City of Prairie Village, Kansas conducted a planning process to update the 2007 Comprehensive Plan for the community. In the 12 years since the creation of the original Village Vision, the community has evolved and now faces different challenges and opportunities than it did in previous years. Village Vision 2.0 aims to provide both the simplicity and specificity necessary for moving Prairie Village forward, addressing contemporary challenges the community now faces, and leveraging opportunities that support the interest of the community.

The plan content provides the road map to achieve the vision defined by the community through the day-to-day decisions and actions made. The plan should serve as a tool to assist residents, developers, businesses, city staff and elected and appointed officials guide future change to the community.

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## TABLE OF CONTENTS

### 01 01 Introduction

- 02 About this Plan
- 03 Community Profile Overview

### 02 07 Village Vision 2.0

- 08 Vision Statement & Goals
- 10 Development Principles
- 12 Policy Plans -- Public Space
- 30 Policy Plans -- Land Use

### 03 43 Implementation

- 44 Strategies
- 50 Development & Redevelopment Opportunities
- 64 Action Plan

### 71 Appendices

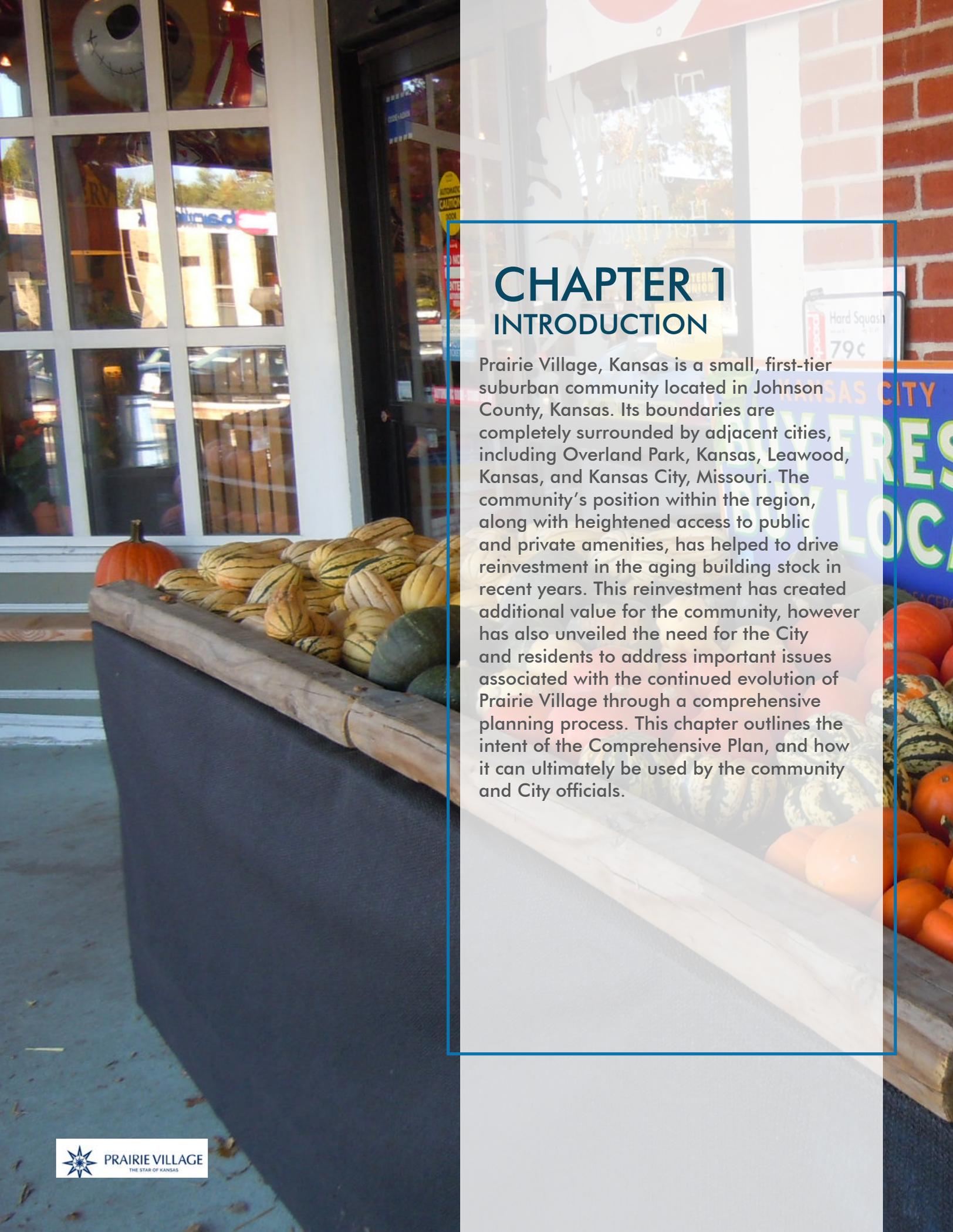
- 72 Appendix A: Community Profile
- 73 Appendix B: Residential Building Types

# EXECUTIVE SUMMARY | VILLAGE VISION 2.0

Written for final adoption.



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# CHAPTER 1

## INTRODUCTION

Prairie Village, Kansas is a small, first-tier suburban community located in Johnson County, Kansas. Its boundaries are completely surrounded by adjacent cities, including Overland Park, Kansas, Leawood, Kansas, and Kansas City, Missouri. The community's position within the region, along with heightened access to public and private amenities, has helped to drive reinvestment in the aging building stock in recent years. This reinvestment has created additional value for the community, however has also unveiled the need for the City and residents to address important issues associated with the continued evolution of Prairie Village through a comprehensive planning process. This chapter outlines the intent of the Comprehensive Plan, and how it can ultimately be used by the community and City officials.

## ABOUT THIS PLAN

This document, collaboratively produced by the City of Prairie Village Planning Commission, City Council, city staff, and residents, is a collective vision for the future of the community, and will provide guidance the next 20 years of the city's evolution. The Comprehensive Plan provides guidance for future action within the community, regarding both public and private investments. Not only does this plan provide a common framework by which decisions can be made, but also supports the desires of the community at-large to guide the evolution of Prairie Village while maintaining the high quality of life enjoyed by existing residents.

## HOW THIS PLAN WAS CREATED

The City of Prairie Village began the planning process in 2019 to identify existing challenges and opportunities, engage residents on a number of topics, build the community's vision and goals, and develop a guide for future growth and development.

### **PHASE 1: COMMUNITY ASSESSMENT**

The first phases of the process led to the creation of the Community Profile. The Comprehensive Plan utilizes this data and the feedback of residents, property owners, business owners, and city leaders to produce policies, strategies, and actions intended to achieve the vision and goals of Prairie Village.

### **PHASE 2: COMMUNITY DIRECTION**

The Community Profile provided vital information that defined the primary components of this plan -- Quality Public Space, Strong Neighborhoods, Viable Commercial Centers, Sustainability, Productivity. Through community feedback and several work sessions with the City's Planning Commission, the fundamental direction, including the Policy Plans, for the updated Comprehensive Plan was established.

### **PHASE 3: IMPLEMENTATION**

Based on the community direction, the planning team presented a number of potential policies and ideas that could help achieve the overall Vision, Goals, and high-level Policies defined. The implementation section of this plan lays out potential strategies that the community can pursue, as well as identifies opportunities for reinvestment and specific actionable steps that can help support the community's overall Vision and Goals.

## How To Use This Plan

A community's Comprehensive Plan is meant to guide the future policy and action, giving city officials and staff, as well as residents, a common framework for discussing the continued evolution of Prairie Village. Village Vision 2.0 provides a three-part structure defined further below.

### VISION

#### GOALS

#### DEVELOPMENT PRINCIPLES

The high-level goals for Prairie Village are organized by 5 components - Quality Public Space, Strong Neighborhoods, Viable Commercial Centers, Sustainability and Productivity. Each of these goals are partnered with Development Principles that provide specific directions for supporting each goal.

### POLICY PLANS

#### PUBLIC SPACE

#### LAND USE

Policy Plans provide guidance for the physical makeup of the community, both for development of private property and public improvements. The Public Space Policy Plan outlines best practices for sustaining the vibrancy and character of streets, parks, and other civic places. The Land Use Policy Plan recognizes the various "place types" within Prairie Village, documenting important patterns that will help reinforce the character of the community, even as change occurs.

### IMPLEMENTATION

#### STRATEGIES

#### OPPORTUNITIES

#### ACTION PLAN

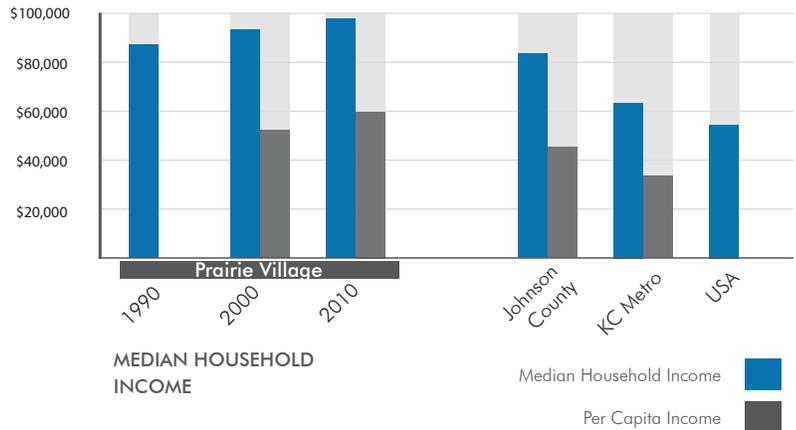
Implementation is organized to support the defined Vision, Goals, and Development Principles, and Policy Plans. This section lays out Strategies, Opportunities, and a specific Action Plan that can be leveraged by both the public and private sector for years to come.

# COMMUNITY PROFILE OVERVIEW

A Community Profile document was prepared to provide an overview of data gathered during the initial phases of the planning process. This information builds a historical perspective of Prairie Village, as well as an outline of the recent trends that will impact the community's future. The Community Profile provides the foundation of the engagement process by uncovering important issues and opportunities to expand the community's understanding about a variety of topics. The information below represents a summary of the Community Profile, and the full document is available online at [www.pvkansas.com](http://www.pvkansas.com).

## Demographics

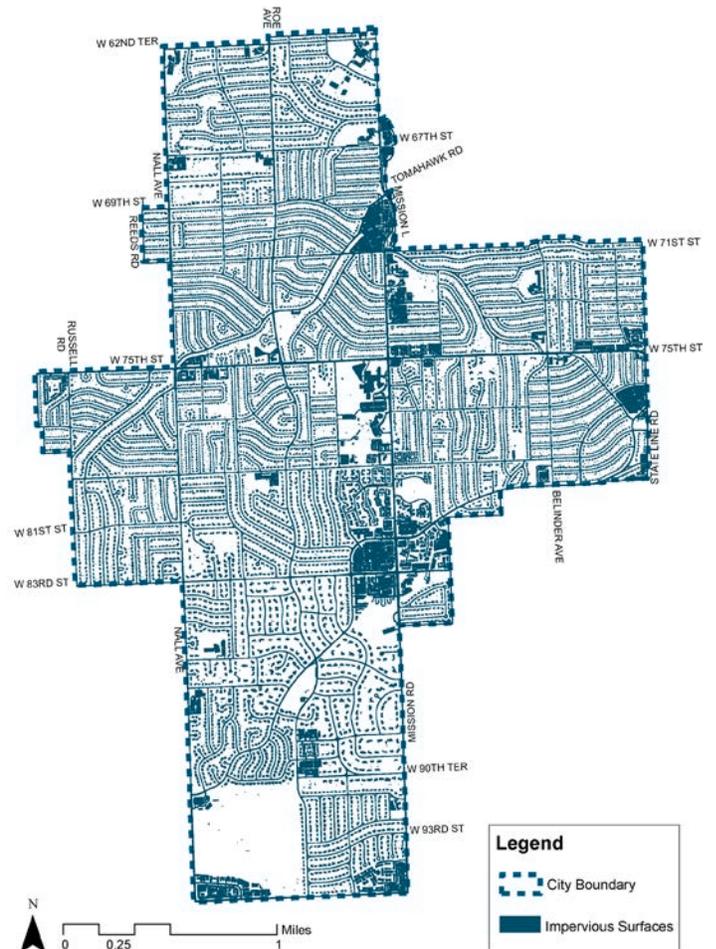
Prairie Village is an affluent suburb with a growing rental market. Rents have been relatively stable, though prices are increasing with demand in both rental and owned housing units. As a landlocked city, Prairie Village's growth outlook is limited physically, though demographic trends may also limit population growth due to trends associated with low household sizes. The city has a relatively high median age and proportion of people over the age of 64, a growing number of non-family households, and a growing proportion of long-term homeowners.



## Environs

As a landlocked, first-tier suburb, land use in Prairie Village has stayed relatively consistent. The majority of land consists of established residential neighborhoods. The community's development pattern is mostly automobile-oriented, though many neighborhoods are of a relatively high density and are within a walk or bike-ride of a small- or medium-sized commercial hub. Many civic destinations, such as schools, parks, or religious institutions, are also readily accessible by a short walk. There is a large proportion of impervious surface coverage throughout the community that poses limitations in infrastructure capacity.

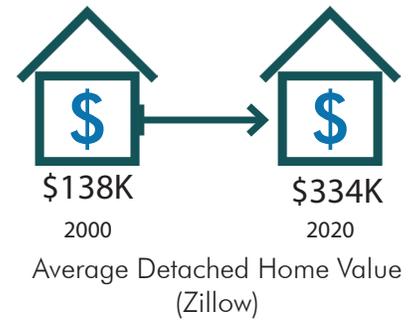
Impervious Surfaces (right)



# COMMUNITY PROFILE | PRIMARY FINDINGS (CONTINUED)

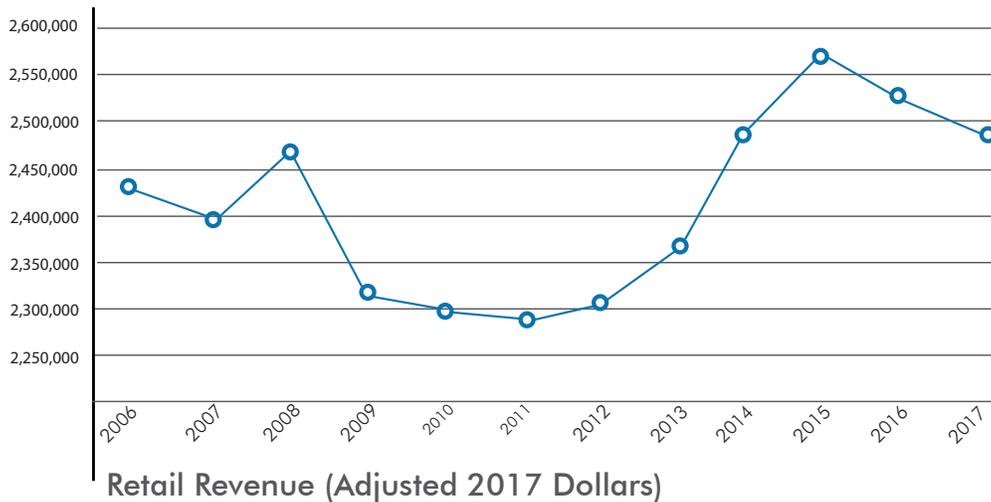
## Housing

Housing in Prairie Village is dominated by single-family (detached) houses, though there is a range of moderately-scaled multifamily house types proximate to commercial and civic areas, and along major streets. The majority of homes were built before 1970, and a rapidly increasing number of aging houses are being replaced, causing value in the city to increase. To mitigate the aesthetic and environmental impact of new houses on older neighborhoods, Prairie Village recently adopted new standards for residential development that can be accessed on the City’s website or at City Hall. Still, the community is in need of ways to fulfill the high demand for housing.



## Destinations

As intended, Prairie Village continues to be a bedroom community of walkable neighborhoods with both civic and commercial destinations throughout. As the community evolves, there are opportunities to diversify the employment and consumer offerings of commercial centers and mixed-use areas, especially as retail becomes a less strong primary anchor. There are also a number of religious facilities that no longer have use for their buildings. As these destinations face change, it will be important for the community to promote strong alternatives.



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## CHAPTER 2

### VILLAGE VISION 2.0

This chapter contains official policy guidance developed through the planning process intended to support continuing decision-making of elected and appointed officials, as well as municipal staff. The Vision Statement provides a high-level statement that summarizes the desired path forward for Prairie Village. This statement is then supported by goals for 5 components identified as vital to the community -- Quality Public Space, Strong Neighborhoods, Viable Commercial Centers, Sustainability, and Productivity. Each of these 5 components provide the organization for the City's updated Development Principles. These principles provide more specific priorities that have gained consensus in the process of developing this plan.

The final section of this chapter provides specific Policy Plans that provide guidance for the physical makeup of the community, both for development of private property and public improvements. The Public Space Policy Plan recognizes public space as an incredibly important asset supported by the entire community, and outlines best practices for sustaining the vibrancy and character of streets, parks, and other civic places. The Land Use Policy Plan recognizes the various "place types" within Prairie Village, documenting important patterns that will help reinforce the character of the community, even as change occurs.

# 2040 VISION

Prairie Village has established itself as a vibrant first-ring suburb composed of walkable residential neighborhoods and charming activity centers. Though well-established, the community's continuous evolution will be carefully guided to ensure Prairie Village is a resilient place where people and businesses thrive, and the unique physical characteristics of the city are sustained.

# IN PURSUIT OF OUR VISION, WE WILL FOCUS ON FIVE PRIMARY COMPONENTS & THEIR GOALS:

## **Quality Public Space.**

Encourage the design of public spaces, including streets, parks and gathering spaces that support recreation, social/community life, a healthy environment, connectivity, and access in Prairie Village.

## **Strong Neighborhoods.**

Allow neighborhoods to evolve in ways that reinforce their defining physical characteristics, while also supporting the progressing needs of existing and future residents.

## **Viable Commercial Centers.**

Guide reinvestment in activity centers to support dynamic, walkable, and bike-able places with a diverse offering of commercial, civic, and living opportunities, while responsibly growing the sales and commercial property tax bases.

## **Sustainability.**

Protect the natural and built systems within Prairie Village and beyond through environmentally sustainable practices.

## **Productivity.**

Ensure the City's development activities and investments create more community value than liabilities.

# VILLAGE VISION 2.0

## DEVELOPMENT PRINCIPLES

### Quality Public Space

Invest in multi-modal streets by identifying opportunities to improve facilities for people walking, biking, or in need of access assistance.

Reinforce walkable development patterns by preserving small blocks and safe crossings.

Define and invest in street typologies to support their adjacent land use contexts.

Emphasize a network of gathering places and recreational destinations within the city.

### Strong Neighborhoods

Diversify the size, type, and price point of the housing portfolio in Prairie Village.

Maintain the integrity of Prairie Village neighborhoods.

### Viable Commercial Centers

Strengthen the vitality within village centers by diversifying tenant size and use and leveraging opportunities to reinforce the centers as a community destination.

Enable small-scale neighborhood hubs that support walkable access to neighborhood-friendly goods and services.

Adapt streets surrounding commercial centers to support public parking, support safe multi-modal access, and create a more seamless connection to adjacent neighborhoods.

### Sustainability

Encourage development that has a positive impact on the natural environment and that minimizes energy use of both buildings and associated transportation needs.

Mitigate flood hazards.

Establish Prairie Village as a sustainability leader by leading by example through internal practices and policies, encouraging residents and businesses to enact their own pollution reduction strategies, and reducing the community's overall carbon footprint.

### Productivity

Strategically invest in infrastructure to sustain and enhance community value.

Leverage the value of activity centers by supporting their evolution as a community destination with varied environments supporting residential, employment, and cultural spaces.

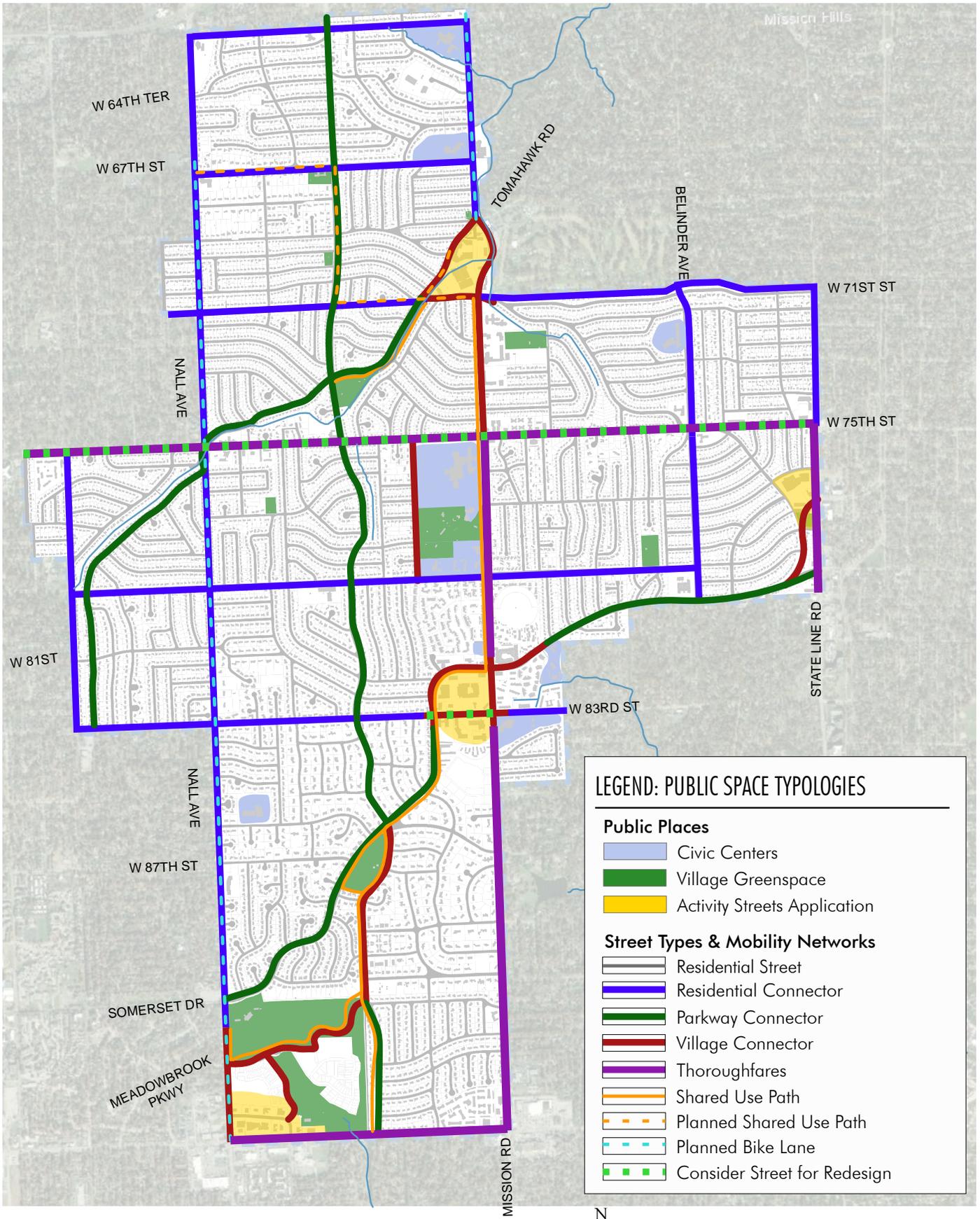
Continue to be a model of efficient government.



## POLICY PLANS -- PUBLIC SPACE

Public spaces establish the framework for all other activity that takes place in Prairie Village. The character of the streets, open spaces, and civic destinations have and continue to be vital to the community, thus creating the need for specific policy planning intended to document, preserve, and enhance public spaces. The Public Space Plan provides a definition and framework for Prairie Village's important collective investment in streetscapes, parks, and civic places. The following section is intended to guide improvements in the public realm to support overarching goals and development principles established in this plan.





**LEGEND: PUBLIC SPACE TYPOLOGIES**

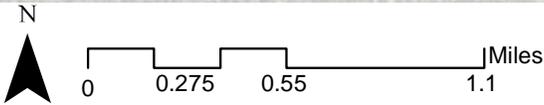
**Public Places**

- Civic Centers
- Village Greenspace
- Activity Streets Application

**Street Types & Mobility Networks**

- Residential Street
- Residential Connector
- Parkway Connector
- Village Connector
- Thoroughfares
- Shared Use Path
- Planned Shared Use Path
- Planned Bike Lane
- Consider Street for Redesign

**PRAIRIE VILLAGE: PUBLIC SPACE POLICY MAP**



## PUBLIC PLACES | CIVIC CENTERS

The Civic Center is intended to provide a hub of institutional destinations that serve the community. This district is arranged to create a campus setting with institutional, recreational, and some residential uses, such as apartments.



## PUBLIC PLACES | VILLAGE GREENSPACE

Village Greenspace includes the public and semi-public open spaces in the community, both established and future. These spaces are critical for supporting social life in Prairie Village, and include community and neighborhood parks, linear greenways, squares, plazas, and patios. Although parks make up a small portion of the overall land mass of the city, their design and use are intentionally oriented to elevate the city's longstanding value in community, health, and quality of life.

### Community Park

*A moderate to large sized open space, typically larger than 5 acres with active and passive recreational space, which may include sports fields and exercise spaces. Open and sheltered spaces as well as amenities support small or community gatherings.*

### Neighborhood Park

*A smaller open space typically less than 5 acres in size with active and passive recreational spaces that is integrated into a neighborhood*



## PUBLIC PLACES | VILLAGE GREENSPACE (CONTINUED)

### Greenway

*A linear greenspace that is typically adjacent to a natural feature such as a creek or drainage-way. Greenways can contribute to the connectivity system through the addition of a trail to connect neighborhoods and community destinations.*



### Commercial Square or Plaza

*A formal open space found within a development that supports the commercial and residential activities and provides a gathering space for patrons.*



## PUBLIC PLACES | VILLAGE GREENSPACE (CONTINUED)

### Residential Courtyard

*A small open space within development that is typically connected to the sidewalk and provides a direct connection to a residential building. Courtyards provide a semi-public gathering place to support adjacent uses.*



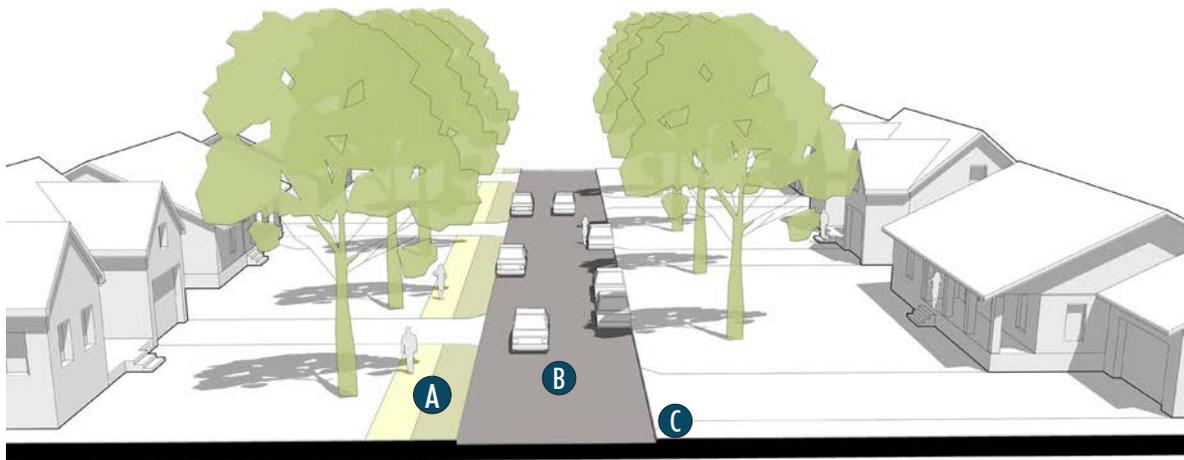
### Pocket Park

*A small social space, usually created as an extension of the sidewalk, using irregular and undeveloped pieces of land, or part of a large development project.*



## STREET TYPES | NEIGHBORHOOD

Neighborhood streets are intended to provide a safe and inviting environment for residents to utilize in various ways, including walking, leisurely activities, and connecting with neighbors. Neighborhood streets are comfortable environments for people walking, oftentimes without sidewalk facilities, by ensuring traffic speeds are limited. A typical cross-section includes a 25-foot wide street that accommodates two-way traffic, and may include parallel parking on one or both sides. Sidewalks may be located on one or both sides of the street, preferably set back from the curb.



Typical Section -- Local Neighborhood

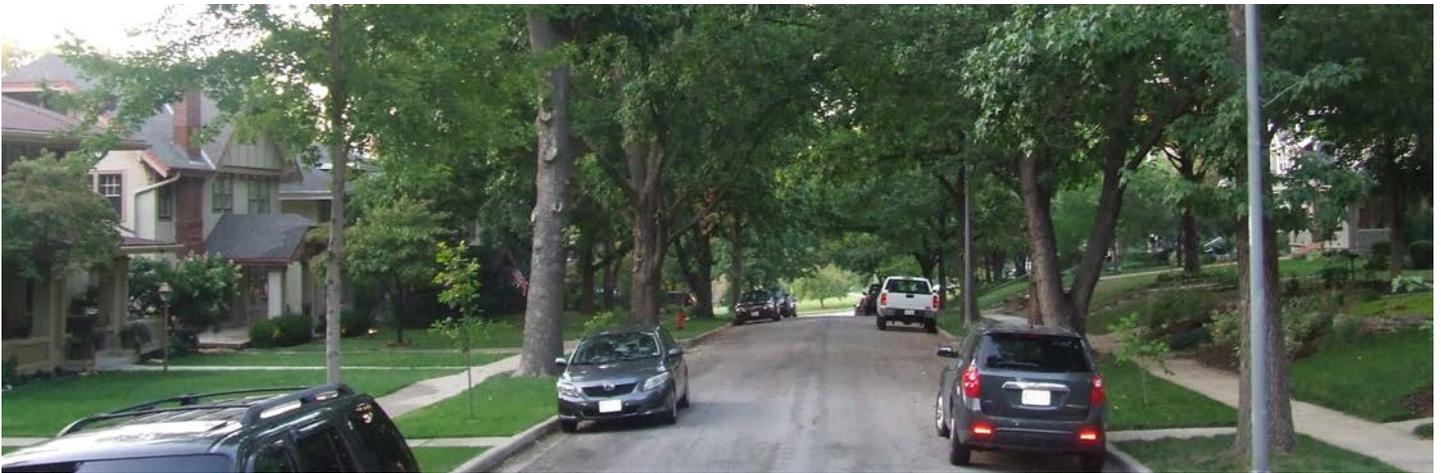
### BEST PRACTICES:

- A** Sidewalks located directly along the curb create an illusion that the street is wider than it is to drivers, which may induce faster speeds and cause unsafe environments for people walking. Where the Bike/Ped plan is implemented to add sidewalk facilities, sidewalks should be set back at least 5 feet from the curb when possible, so as to not cause the streetscape to appear wider than it is to people driving.
- B** Designed traffic speeds can be limited further by allowing on-street parking, curb extensions, raised crosswalks, or other speed reduction strategies.
- C** The width and turning radius for driveways accessing single-family detached houses should be limited to ensure slow speeds when accessing one's home.

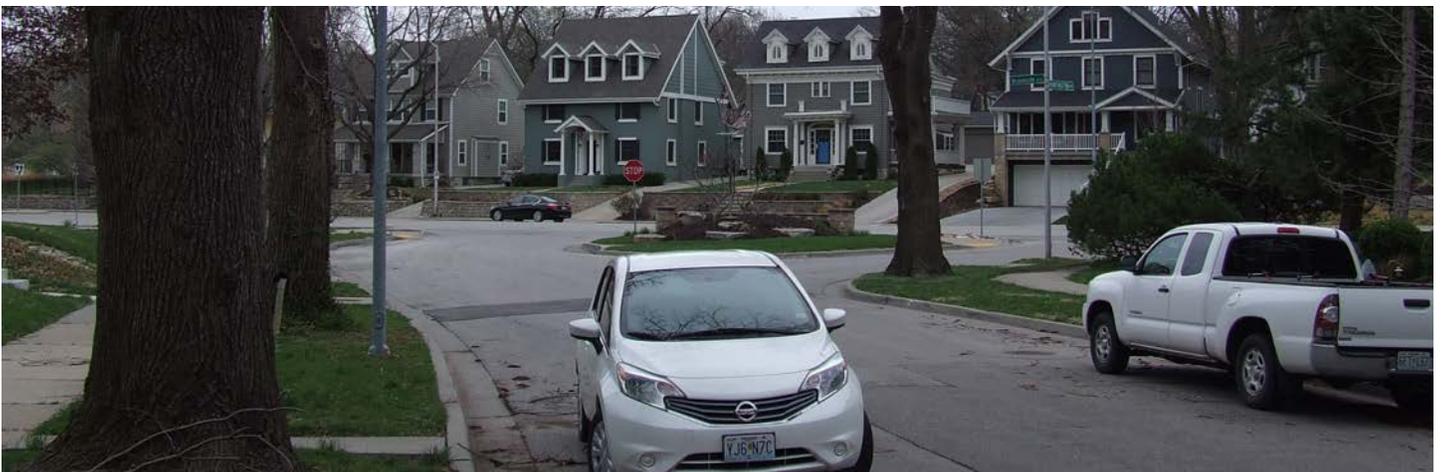
## STREET TYPES | LOCAL NEIGHBORHOOD



Example: Prairie Village, KS



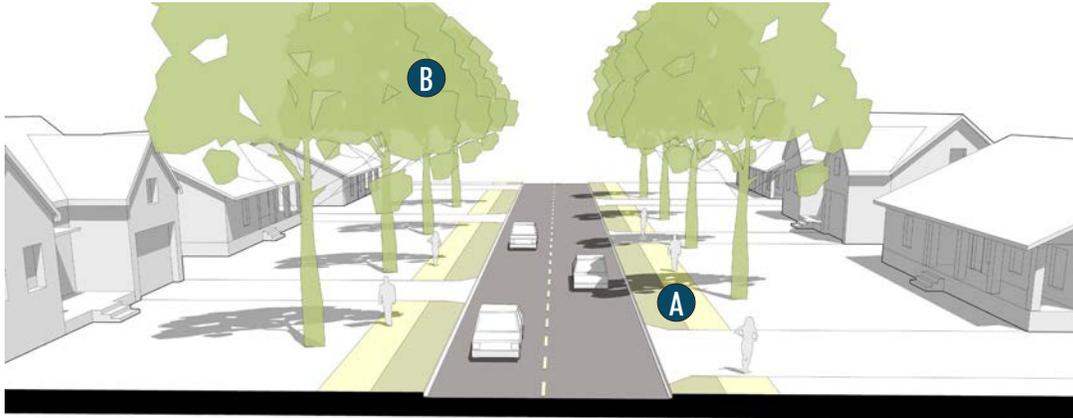
Example: Brookside, Kansas City, MO



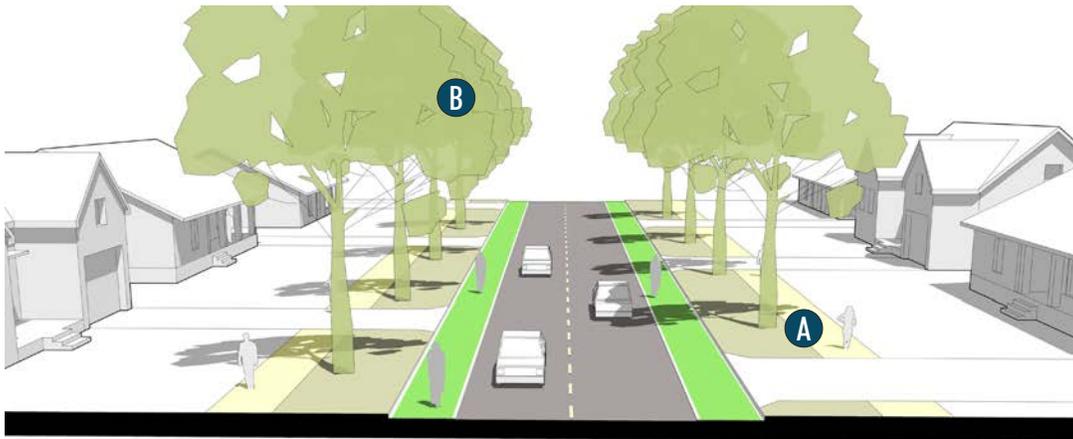
Example: Brookside, Kansas City, MO

## STREET TYPES | RESIDENTIAL CONNECTOR

Residential connector streets are intended to provide connections between neighborhoods throughout the city, as well as access to commercial destinations for people walking, biking, or driving. Similar to thoroughfares, connector streets may provide access in and out of the city, though accommodating slower speeds and less traffic. A typical cross-section for residential connector streets in Prairie Village includes two vehicular travel lanes (one lane in each direction), and sidewalks on one or both sides of the street. Low intensity residential and civic uses are appropriate along residential connector streets.



Typical Section -- Residential Connector



Bike/Ped Plan Implementation Section -- Residential Connector

### BEST PRACTICES:

- A** Sidewalks located directly along the curb create an illusion that the street is wider than it is to drivers, which may induce faster speeds and cause unsafe environments for people walking. Where the street is further widened to add bicycle lanes, sidewalks should be reconstructed beyond the tree lawn in order to support safer paths for people walking.
- B** Street trees along residential connector streets should be preserved as the street is altered or private property is improved.

# STREET TYPES | RESIDENTIAL CONNECTOR



Example: Prairie Village, KS



Example: Toronto, ON, Canada



Example: Mountain Brooke, AL

## STREET TYPES | PARKWAY CONNECTOR

Parkway connector streets provide broader connectivity through and beyond Prairie Village, primarily supporting internal connectivity within the city for various neighborhoods and parks. Parkway connector streets are similar to residential connectors in both their layout, designed speed, and residential characteristic of adjacent land uses. However, parkway connector streets are arranged curvilinear throughout the city, creating a parkway system that is resonant of the City Beautiful movement that was first initiated in the region by Kessler in the late 19th century. As such, parkway connector streets in Prairie Village provide prominent gateways with more expansive streetscape lined with large, mature street trees. A typical cross-section for parkway connector streets in Prairie Village includes two vehicular travel lanes (one lane in each direction), wide tree lawns with mature street trees, and sidewalks on both sides of the street. Low intensity residential and civic uses are appropriate along Parkway Connector streets.



Typical Section -- Parkway Connector



Bike/Ped Plan Implementation Section -- Parkway Connector

### BEST PRACTICES:

- A** Sidewalks along parkway connector streets are largely set back from the curb at least 10 feet to accommodate large street tree lawns. As changes are made to the streetscape or to private property, street tree preservation should be of great priority.
- B** Additional or replacement street trees along parkway connectors should be located in the tree lawn and be of a reasonably complementary species as the adjacent historic street trees.
- C** Per the recommendations of the adopted Bike/Ped plan, bicycle routes along parkway connector streets should be located on shared-use paths, rather than on-street bicycle lanes.

## STREET TYPES | PARKWAY CONNECTOR



Example: Prairie Village, KS



Example: Brookside, Kansas City, MO



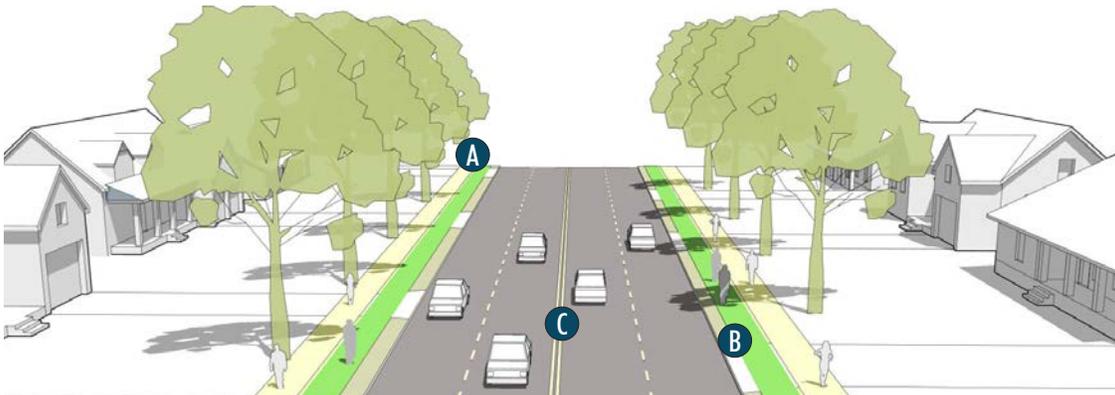
Example: Mountain Brooke, AL

## STREET TYPES | THOROUGHFARES

While limited in number, thoroughfares in Prairie Village are intended to connect the city to the overall region by accommodating the movement of vehicles, buses, and bicycles traveling in and out of the community. Thoroughfare streets are typically 4 lanes in width (two lanes in either direction), often with left and/or right turn lanes at intersections. These streets are intended to support higher volumes of traffic than other streets in the city, particularly during peak hours, and are designed appropriately for accommodating land uses such as offices, retail, apartments, and civic destinations along them, in key locations such as Neighborhood Hubs (pg. 41) and Village Neighborhoods (pg. 36).



Typical Section -- Thoroughfare



Bike/Ped Plan Implementation Section -- Thoroughfare

### BEST PRACTICES:

- A** Thoroughfares are the widest and most intense streets in Prairie Village, connecting the city regionally, but also creating internal barriers for people walking and biking. Any alterations to thoroughfares in Prairie Village should be geared towards multi-mobility, improving the comfort of pedestrians and bicyclists.
- B** Sidewalks along thoroughfares should be set back from the curb. Sidewalks located directly along the curb create an illusion that the street is wider than it is to drivers, which may induce faster speeds and cause unsafe environments for people walking.
- C** The high number of travel lanes can be a deterrent for people crossing the street. Pedestrian safety islands (6-10ft in width) should be considered at major intersections, particularly where left/right turn lanes exist. Pedestrian safety islands may be reinforced to drivers with bollards, curbs, and well-maintained plantings.

## STREET TYPES | THOROUGHFARES



Example: Prairie Village, KS



Example: Brookside, Kansas City, MO



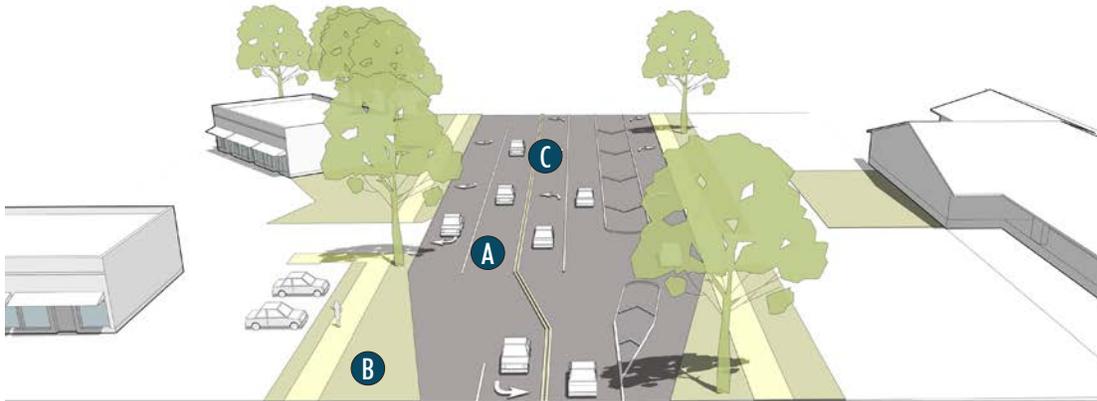
Example: Somerville, MA

## STREET TYPES | VILLAGE CONNECTOR

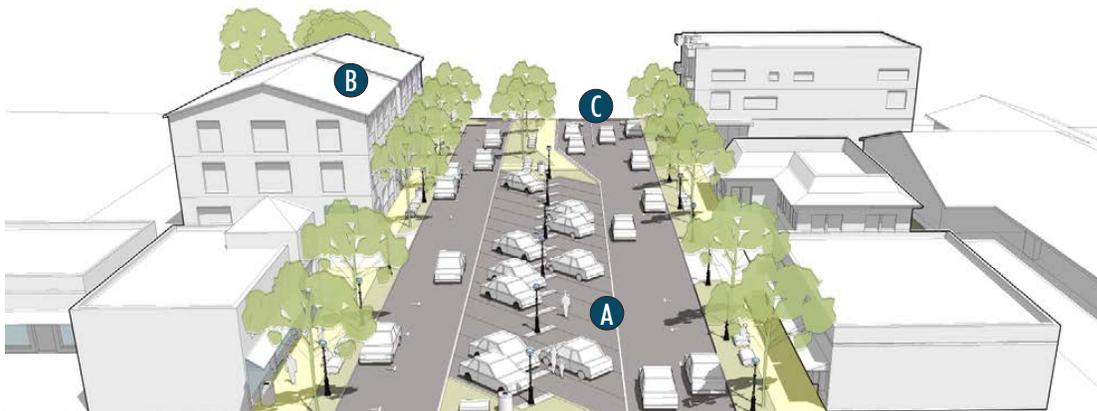
Village Connector streets are typically a continuation of another street type, where the cross-section changes significantly in order to accommodate multi-modal access, primarily to Village Centers and Village Greenspaces. Adjacent to hubs of activity and increased volumes of people walking, biking, and driving, Village Connector streets contain a variety of unique elements that are dependent on context. These elements include but not limited to center turning lanes, enhanced crosswalks, pedestrian safety medians, on-street parking (angled or parallel), and shared-use paths.

### CONCEPTUAL EXAMPLE

83rd Street -- Today



83rd Street -- Village Connector Visioning Concept



### BEST PRACTICES:

- A** Village Connector streets should enable two driving lanes, one in either direction. Median areas may serve a variety of purposes, including the installment of turning lanes, pedestrian safety areas, greenspace and plantings, or even on-street parking facilities.
- B** Surrounding more intense development patterns with less pervious surface, Village Connector streets should be geared towards storm water management as determined by the City. Installments might include bio-swales, flow-through planters, pervious strips, or pervious pavement.
- C** Excess space on the street can cause driving speeds to increase inadvertently. While turning lanes are appropriate and often necessary at intersections, this excess width of street pavement can be utilized for parking, pedestrian safety zones, or planting areas between intersections.

## STREET TYPES | VILLAGE CONNECTOR



Example: Prairie Village, KS



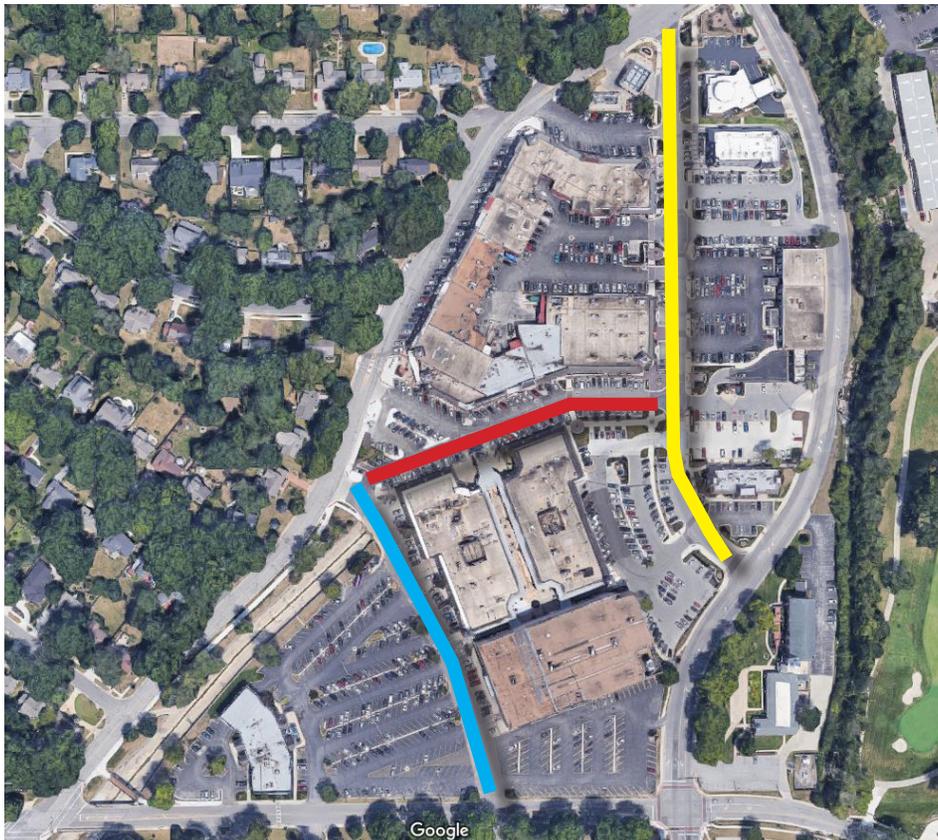
Example: Lancaster, CA



Example: Mountain Brooke, AL

## PUBLIC PLACES | ACTIVITY STREETS APPLICATION

Village Centers, defined within the Land Use Policy Plan (pg. 31), generally require large amounts of land. In order to manage circulation properly, these centers have been planned with a network of internal streets. The more traditional Village Centers in the community have arranged and designed these networks to function as Activity Streets that support multi-modal movement and street front buildings. However, there are many cases where internal driveways are not designed as streetscapes, and rather function solely as a utility for automobile traffic, parking, and loading. As reinvestment occurs, it will be important to protect the integrity of the traditional development pattern by emphasizing public spaces for people, and to reinforce a “streets first” approach to planning for “emerging” Village Centers (pg. 54).



Prairie Village Shops



**"A" Streets**

An "A" Street supports environments within a Village Center that are most comfortable for pedestrians. Automobile parking is understated by being integrated into the street design, and located behind building fronts.



**"B" Streets**

A "B" Street supports multi-modal movement through the Village Center. In this case, one side of the street emphasizes pedestrians, while the other emphasizes parking.



**"C" Streets**

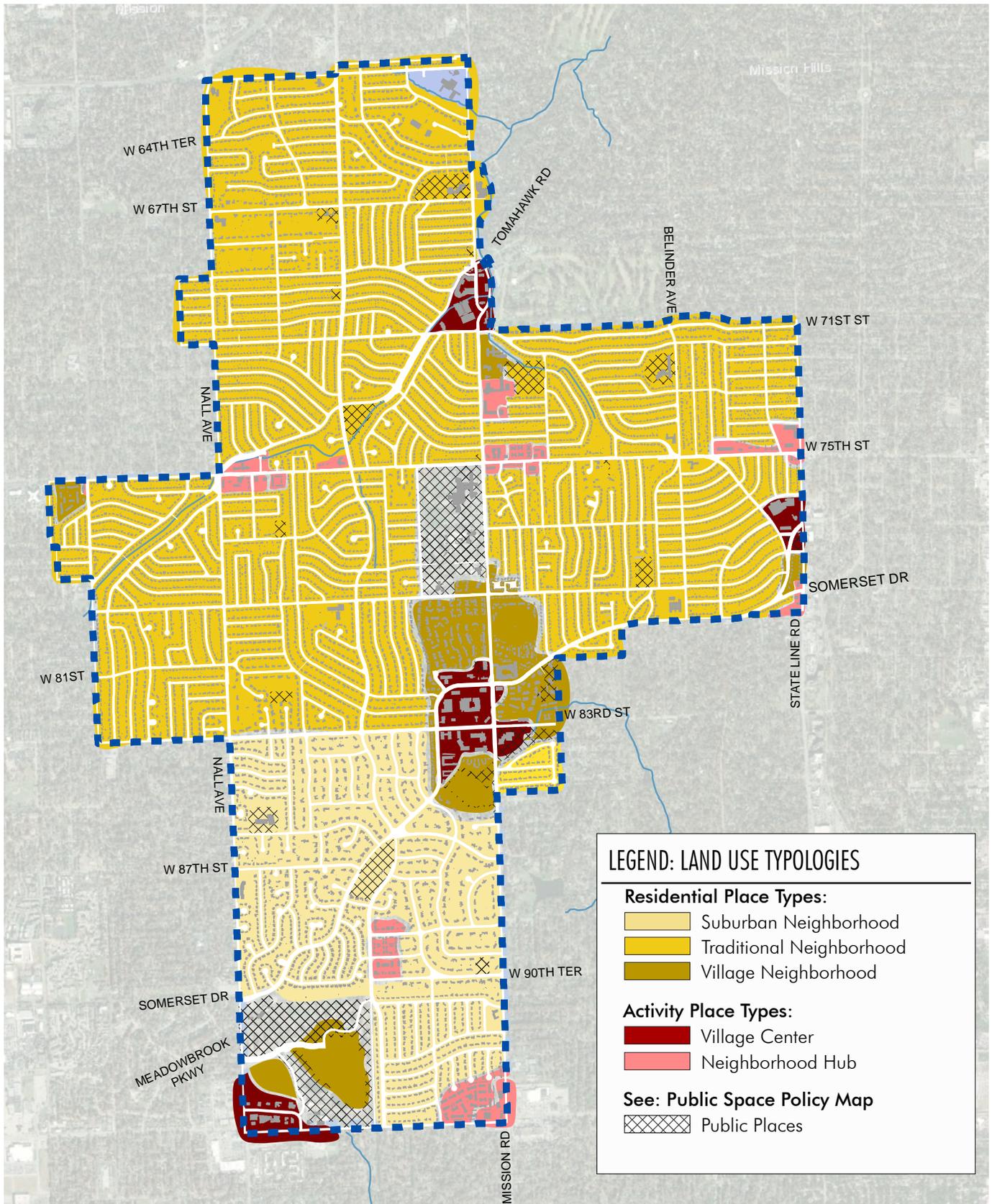
A "C" Street acts primarily as a utility for parking, loading, and other needs. "C" Streets should be understated and carefully placed within a Village Center so the village pattern is not disrupted.



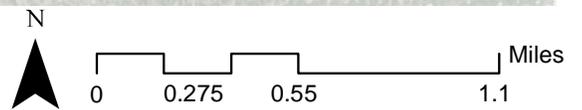
## POLICY PLANS -- LAND USE

The use of land in Prairie Village drives social and economic functions in the community. As originally planned, Prairie Village is made up of several villages with neighborhood- and community-centric destinations integrated into a primarily residential development pattern. The Land Use Plan documents important development patterns through the definition of several "Place Types". These typologies are intended to document, preserve, and evolve land use in ways that are complimentary and reinforce the community's village pattern. The following section provides guidance for future development in the community to support overarching goals, principles, and policies.





# PRAIRIE VILLAGE: LAND USE POLICY MAP



## PLACE TYPES | NEIGHBORHOODS

### PUBLIC SPACE

- **Design Slow Neighborhood Streets.** Prairie Village neighborhoods draw a substantial portion of their value and character from how well streetscapes are designed. Our most valued neighborhood streets are defined by slow vehicle speeds and are best experienced on foot.
- **Build Generous Sidewalks.** Generous sidewalks signal that walking is a reasonable transportation option and that the public realm is designed for people first.
- **Create Comfort and Enclosure with Street Trees.** Street trees are an essential part of infrastructure for walkable streets, due to their aesthetic, spatial, environmental, and social functions. They improve property values, calm traffic, protect pedestrians, define spaces, provide shade and comfort, infiltrate storm water, and protect paved surfaces.
- **Design Active Gathering Places.** Open and civic spaces incorporated into streets or designed as an extension of streetscapes invite people to linger and activate streetscapes. The location, types and design of different gathering places also help shape the unique identity of different places.

### DEVELOPMENT FORM

- **Create a Variety of Engaging, Human-scale Entry Features.** Human-scale design uses an approach that deemphasizes the car and prioritizes the pedestrian. Human-scale design features might include multi-modal streets, street trees, well-defined entry features on buildings. A few simple patterns can create compatibility among a wide range of contexts, and subtle variations in those patterns can be a source of unlimited diversity between similar building types.
- **Promote Understated Driveways and Garages.** The orientation of lots and buildings to the streetscape affects the character of neighborhoods. Garages and driveways are important urban design elements that are often left unmanaged in most cities, but can severely disrupt the character of the streetscape. Managing the prominence of driveways, garages, and parking lots is a crucial strategy to ensure compatibility of new development.



New Detached House | Kirkwood, MO



Rowhouses | Kansas City, MO



Small Apartment | Irvington, Indianapolis, IN

## PLACE TYPES | NEIGHBORHOODS (CONTINUED)

### LAND USE

- **Broaden the Variety of Housing Types.** A diversified housing portfolio of compatible building and lot scales allows housing options to become more flexible over time and enables a broader range of price points that will expand housing access and economic mobility in the community. Specific definitions for each housing type can be found in the Appendix on [page. 73](#).

House Type Recommendations	NEIGHBORHOOD PLACE TYPE		
	SUBURBAN NEIGHBORHOOD	TRADITIONAL NEIGHBORHOOD	VILLAGE NEIGHBORHOOD
DETACHED HOUSE (LARGE LOT)	■		
DETACHED HOUSE (SMALL LOT)	■	■	
DETACHED HOUSE (NARROW LOT)		■	
ACCESSORY DWELLING UNIT (“ADU”)	■	■	■
DUPLEX (TWIN HOUSE)	□	□	■
ROWHOUSE	◻	□	■
MULTI-UNIT HOUSE	◻	□	■
SMALL APARTMENT		◻	■
MEDIUM APARTMENT			■
LIVE/WORK	◻	◻	■

■ Recommended Housing Type

□ Recommended in specific locations: adjacent to Thoroughfares, civic places such as parks and public buildings, and Village Centers/Neighborhood Hubs.

◻ Recommended in specific locations: adjacent to Thoroughfares and adjacent to or within Village Centers/Neighborhood Hubs.

### ADJACENCIES

- **Promote Connected Networks.** A connected network of streets, blocks, and pedestrian passages shorten walking distances, increases the variety of routes, and limits or eliminates barriers to walkable places.
- **Prioritize Access to Destinations.** Destinations, including Village Centers, Neighborhood Hubs, and civic places, are a vital asset for Prairie Village neighborhoods. Connections between destinations and neighborhoods should be enhanced with facilities that better support people walking, biking, or in need of access assistance.



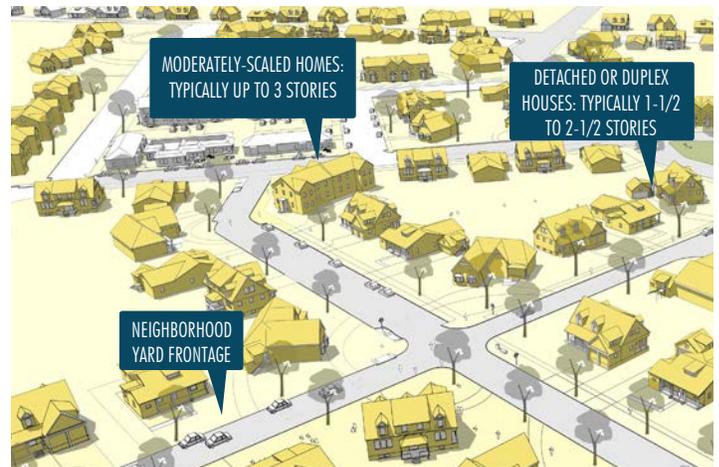
Small Apartment | Indianapolis, IN

## PLACE TYPES | SUBURBAN NEIGHBORHOOD

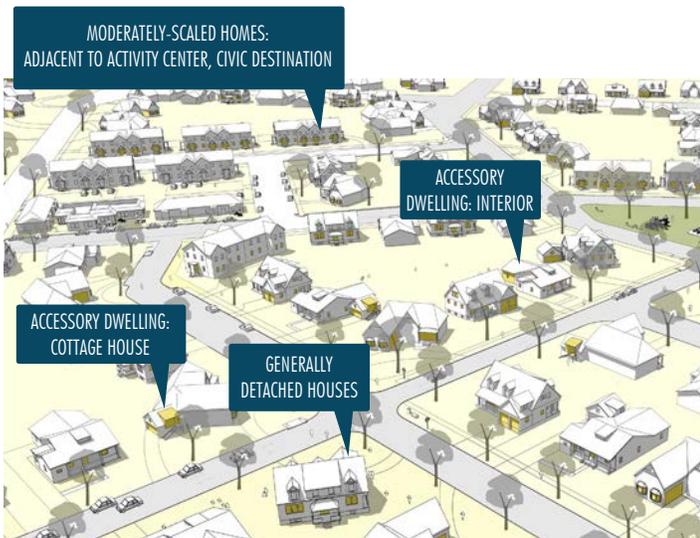
Suburban Neighborhoods consist of residential areas generally south of 83rd Street. This place type predominately provides single-family detached houses on relatively large lots, but may be diversified with duplexes, multi-unit houses, and accessory dwelling units in appropriate locations. Anticipated locations for expanding housing diversity may include sites adjacent to Thoroughfares, Village Centers, or Village Greenspace. Accessory units may be integrated into neighborhoods where they do not disrupt the established neighborhood character.



PUBLIC SPACE



DEVELOPMENT FORM



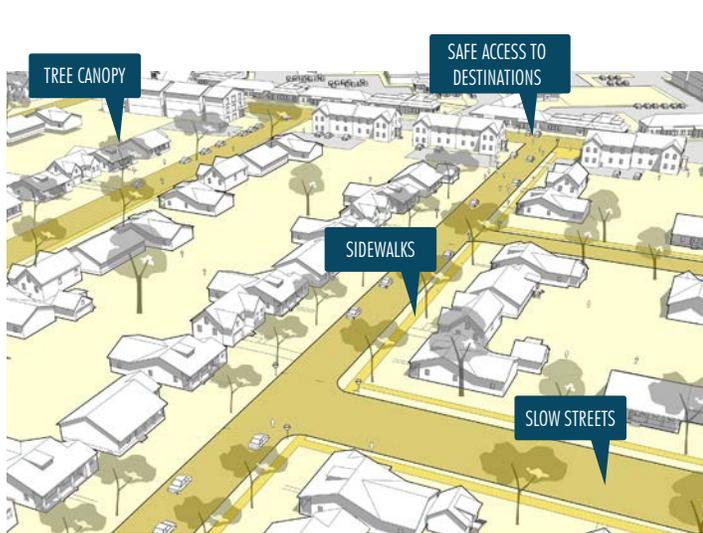
LAND USE



ADJACENCIES

## PLACE TYPES | TRADITIONAL NEIGHBORHOOD

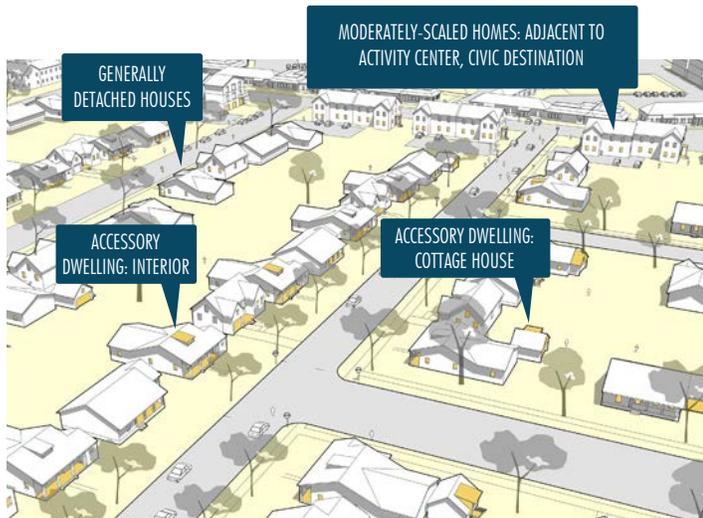
The Traditional Neighborhood consists of neighborhoods generally north of 83rd Street. This place type is characterized by narrow residential lots arranged along well-connected streetscapes with a mature tree canopy. A broader range of housing types is desired in these areas, including accessory dwelling units, duplexes, multi-unit houses, and rowhouses in appropriate locations. Anticipated locations for expanding housing diversity may include sites fronting on Thoroughfares, Village Centers, or Village Greenspace. Accessory units may be integrated into neighborhoods where they do not disrupt the established neighborhood character.



**PUBLIC SPACE**



**DEVELOPMENT FORM**



**LAND USE**



**ADJACENCIES**

## PLACE TYPES | VILLAGE NEIGHBORHOOD

The Village Neighborhood provides the broadest range of housing types to accommodate the varied needs of Prairie Village residents. Village Neighborhoods are intended to provide a transition between more intense hubs of activity and less intense residential neighborhoods. The Village Neighborhood place type is encouraged adjacent to Village Greenspace, integrated with Village Centers or Neighborhood Hubs, and along Thoroughfares.



PUBLIC SPACE



DEVELOPMENT FORM



LAND USE



ADJACENCIES

"TRADITIONAL" OR "SUBURBAN" NEIGHBORHOOD



## PLACE TYPES | ACTIVITY CENTERS

### PUBLIC SPACE

- **Integrate a Variety of Street Types.** Diverse places require a network with a variety of different street types with many different functions and urban design qualities. Some are great people places, others are multi-modal connectors, while others serve utility functions.
- **Slow the Traffic.** Street and lane widths need to balance the desired vehicle speeds, the anticipated traffic volume, and maximize on-street parking.
- **Build Generous Sidewalks.** Generous sidewalks signal that walking is a reasonable transportation option and that the public realm is designed for people first.
- **Create Comfort and Enclosure with Street Trees.** Street trees are an essential part of infrastructure for walkable places, due to their aesthetic, spatial, environmental, and social functions. They improve property values, calm traffic, buffer pedestrians, define spaces, provide shade and comfort, infiltrate storm water, and protect paved surfaces.
- **Design Active Gathering Places.** Smaller and compact open spaces, such as plazas, squares, and pocket parks, invite people to linger and activate streetscapes. The location, types and design of different gathering places also help shape the unique identity of different places.



Generous Sidewalks | Serenbe, GA



Active Gathering Space | Irvington, Indianapolis, IN



Village Center | Mountain Brook Village, AL

### DEVELOPMENT FORM

- **Build to the Street.** The “street wall” shaped by many buildings and frontage designs define public spaces. Placing buildings close to sidewalks and designing frontages for social space creates enclosure of public spaces and elevates the needs of people over cars.
- **Design Permeable Facades.** Connecting the inside (private realm) to the outside (public realm) is a key attribute of vibrant, walkable places. It creates interest in public space, makes people comfortable, and activates streets.
- **Hide / Minimize the Parking.** Manage parking at the largest scale and internalize it into blocks and behind buildings at the site scale. While vehicle access and parking may always be necessary, the design and location must avoid disrupting connections and social spaces for people.

## PLACE TYPES | ACTIVITY CENTERS (CONTINUED)

### LAND USE

- **Create Capacity.** A critical mass of trip origins (typically households) and destinations (typically services or employment) creates capacity to support multiple Village Centers and Neighborhood Hubs.
- **Concentrate Investment.** A variety of different uses supports variety and the longevity of commercial destinations.
- **Make the Small Easy.** More, smaller investments maintain diversity, adaptability, economic stability, and the ability to integrate many uses in a walkable village setting.
- **Create Many Reasons to Be There.** Places thrive when there is a variety of reasons to be there, and this principle scales exponentially. A use with 10 things to do, a block with 10 of these uses, and a place with 10 of these blocks quickly generates active and valuable places.



Village Center | Black Mountain, NC

### ADJACENCIES

- **Promote Connected Networks.** A connected network of streets, blocks, and pedestrian passages shortens walking distances, increases the variety of routes, and limits or eliminates barriers from adjacent neighborhood settings. Connections between destinations and neighborhoods should be enhanced with facilities that better support people walking, biking, or in need of access assistance.



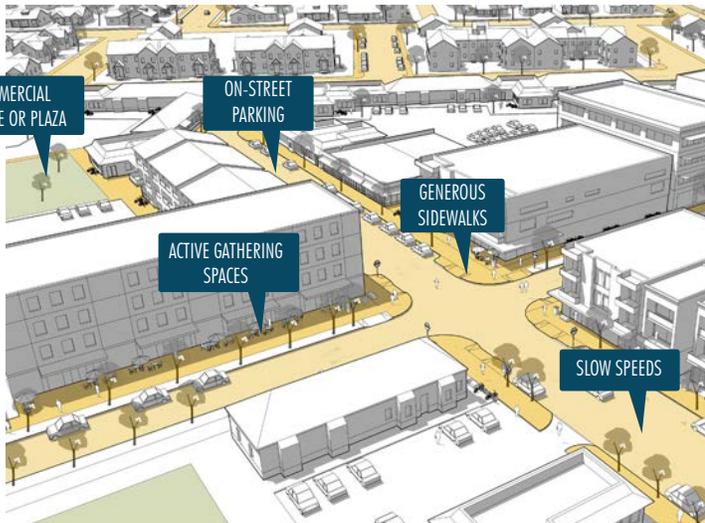
Multi-modal Facilities -- Bike Access | Brookside, Kansas City, MO



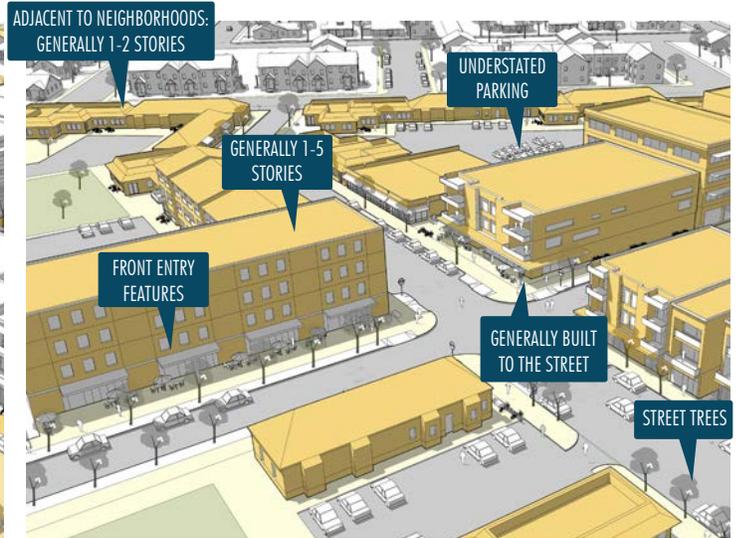
Multi-modal Facilities -- Shared-Use Path

## PLACE TYPES | VILLAGE CENTER

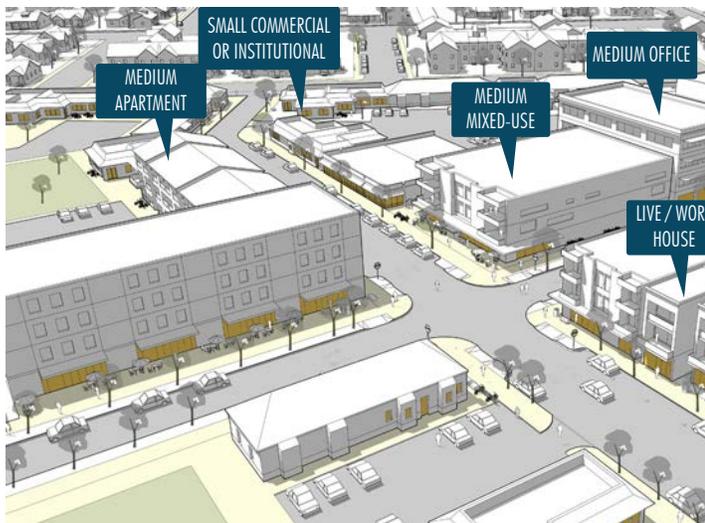
The Village Center provides a broad range of retail, service, entertainment, and civic uses, while also supporting accessory office and residential uses in a compact and walkable format. Development within these centers is intended to emphasize walkability with a high level of civic design, compact urban patterns, and a concentration of diverse, small-scale uses.



PUBLIC SPACE



DEVELOPMENT FORM



LAND USE



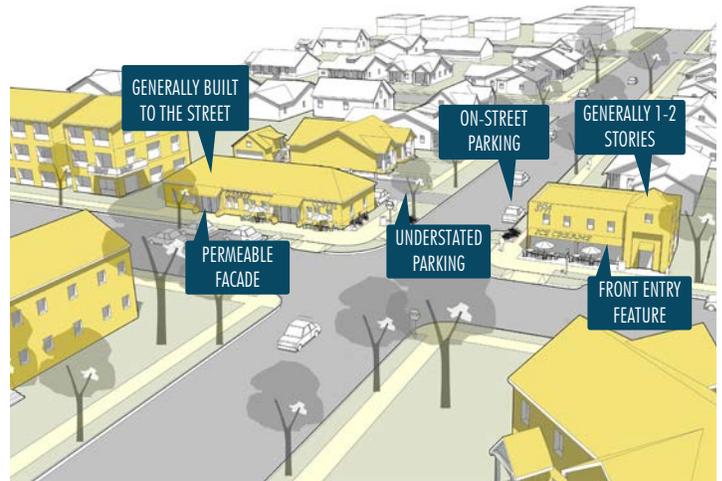
ADJACENCIES

## PLACE TYPES | NEIGHBORHOOD HUB

The Neighborhood Hub provides small-scale retail, service, civic and employment uses adjacent to or within neighborhoods. This district should be used to create destinations for nearby neighbors and should be seamlessly integrated into the surrounding character and pattern to produce walkable access to everyday needs.



**PUBLIC SPACE**



**DEVELOPMENT FORM**



**LAND USE**



**ADJACENCIES**

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Natural Food Sto

## CHAPTER 3 IMPLEMENTATION

This chapter presents implementation steps supporting the Vision, Goals, and Development Principles defined in the previous chapters. The Strategies address issues facing the city, including proactive and reactive strategies. The proposed Development/Redevelopment Opportunities are conceptual and illustrate application of the Principles and Polices for specific areas of the city. The Action Plan defines specific changes desired within the community

# IMPLEMENTATION

## STRATEGIES

Each Goal, as defined in Chapter 2, is supported by a series of proposed Strategies intended to assist in decision-making of City staff, as well as appointed and elected officials. These Strategies are intended to help support continued conversations and decision-making processes regarding physical change in Prairie Village, addressing both public and private investments and their impact on the community. Specific, actionable items can be found in the Action Plan defined further in this chapter.



## RECOMMENDED STRATEGIES

### Quality Public Space -- Encourage the design of public spaces, including streets, parks and gathering spaces, that support recreation, social/community life, a healthy environment, connectivity, and access in Prairie Village.

Public space, including parks, open space, and streets, defines the framework within which everyone experiences the community, representing and providing visitors an impression about the community's collective values. In Prairie Village, public spaces have been established and refined over time to support a connected network of recreational amenities, quality greenspace, and compact, suburban development patterns that have become an integral part of the community's character. As Prairie Village continues to evolve, public space will continue to be an important public investment that must adequately support desired private investment.

- Create context-appropriate street designs that support adjacent land uses and multi-modal access from surroundings.
- Implement the recommendations of the adopted Bike-Ped Plan.
- Create a citywide complete streets framework to ensure multi-modal access options throughout the community.
- Preserve and enhance the community tree canopy, particularly as reinvestment in property occurs.
- Reinforce slow travel speeds in neighborhoods through design of narrow travel lanes, on-street parking, street trees, and other necessary pedestrian facilities and amenities.
- Design streets that support activity centers by encouraging safe pedestrian activity and connectivity from adjacent neighborhoods; including on-street parking, transit stops, wide sidewalks, bike facilities, and pedestrian facilities and amenities (crosswalks, lighting, seating, shade, trash, etc.).
- Maintain and enhance the community and neighborhood park network.
- Incorporate public gathering spaces and pedestrian access within activity centers to support social activities, community gatherings, and connectedness.
- Program public space to encourage both active and passive use.



Pedestrian Crossing | Prairie Village, KS



Wide Sidewalks | Prairie Village, KS



Bikeable Street | Prairie Village, KS



Wide Tree Lawn | Prairie Village, KS

## RECOMMENDED STRATEGIES (CONTINUED)

**Strong Neighborhoods -- Allow neighborhoods to evolve in ways that reinforce their defining physical characteristics, while also supporting the progressing needs of existing and future residents.**

Strong neighborhoods have always defined Prairie Village and they will continue to play a key role in the future of the community. Neighborhoods are more than just houses, they are defined by the development pattern and scale, streets and streetscapes, landscape and design aesthetics, and social spaces; They are also defined by the people, and Prairie Village neighborhoods should aim to provide a broader range of opportunities for housing. The demographics of Prairie Village are changing, and its neighborhoods need to respond by providing a variety of living and community experiences that appeal to existing and future neighbors.

- Encourage infill and redevelopment that is appropriate to the physical context of established neighborhoods or commercial centers.
- Enable a wider range of compatible housing types within neighborhoods, particularly where pedestrian access to employment opportunities, resources, and amenities can be improved.
- Encourage the preservation and development of workforce and affordable housing in Prairie Village, as defined by local resources such as the Regional Housing Summit Report.
- Emphasize the public realm as a valuable social space, beyond its function as a utility, to support neighborhood development and community use.
- Ensure accountability and maintenance of rental housing.
- Expand and strengthen resources for home maintenance programs.
- Explore resources and tools to support the housing needs of long-term residents.



Townhouse | Prairie Village, KS



Townhouse | Prairie Village, KS



Multi-modal Street | Prairie Village, KS



Apartment Building | Prairie Village, KS

## RECOMMENDED STRATEGIES (CONTINUED)

**Viable Commercial Centers --** Guide reinvestment in activity centers to support dynamic, walkable, and bike-able places with a diverse offering of commercial, civic, and living opportunities, while responsibly growing the sales and commercial property tax bases.

The commercial centers within Prairie Village have long served the community, providing goods and services, as well as public events particularly within the Village Shops and Corinth Shops. These destinations not only provide essential daily needs, but are also important centers of community life for residents and activity centers for visitors. The evolution of these centers should continue to improve their physical integration and connectedness to neighborhood settings, with support for uses that reflect changing needs and desires of the surrounding community. Recognizing and supporting the mixed-use nature of these destinations and their surroundings will enhance daily life for residents and attract new visitors to the community.

- Encourage Village Centers to evolve in their size, scale and provision of goods, services, to support local job growth and businesses.
- Incorporate small-scale, low-intensity commercial uses and a variety of housing types into defined Neighborhood Hubs.
- Promote the development of mixed-use buildings, a variety of housing options, and gathering spaces within and surrounding Village Centers.
- Invest in infrastructure that supports the redevelopment and long-term evolution of the Village Centers and Neighborhood Hubs, with regard to the defined Goals of this plan.
- Connect Neighborhood Hubs to the neighborhoods they serve through multi-modal improvements that encourage walking and biking.
- Encourage the incorporation of alternative energy production in the redevelopment of Village Centers and Neighborhood Hubs.



Small Condo Apartment | Prairie Village, KS



Pedestrian-Oriented Frontage | Prairie Village, KS



Commercial Plaza | Prairie Village, KS



Neighborhood Hub | Prairie Village, KS

## RECOMMENDED STRATEGIES (CONTINUED)

### Sustainability – Protect the natural and built systems within Prairie Village and beyond through environmentally sustainable practices.

Prairie Village can enhance its sustainability as redevelopment occurs and the needs of the community change. The Development Principles, Strategies, and Action Plan were developed to incorporate values of sustainability across all components of this plan. Special attention is given to the pattern and intensity of development, efficiency of the infrastructure systems, and housing options for current and future generations to focus limited resources and create a lighter imprint on the natural resources within Prairie Village. The following practices will not only improve environmental sustainability for Prairie Village, but will improve the long-term fiscal resiliency and productivity of the community. For additional information regarding sustainable practices, please consult the Climate Action Playbook developed by the Mid-America Regional Council.

- Encourage the rehabilitation and reuse of existing structures through modest modifications and upgrades.
- Encourage new commercial and residential development to meet a green building standard.
- Expand multi-modal transportation options to everyday destinations and between neighborhoods.
- Seek district-wide strategies, and cooperate regionally, to address storm water challenges and improve drainage.
- Create and expand programs that encourage sustainable development practices, specifically to encourage connected development patterns, green design and construction, and multi-modal investments.
- Reduce any local regulatory or process-related barriers to implementing alternative energy production.
- Encourage the greening of Prairie Village through the planting of trees, shrubs, and vegetation that reduces the heat island effect, manages storm water, and improves the air quality.
- Minimize the impact of the built environment using best management practices for site design.
- Prohibit new development, or modifications to existing development, within the floodway and 100-year floodplain.
- Reduce the City's contribution to waste and carbon emissions.
- Use sustainable building practices for the construction of new civic buildings.



Solar Panels



Bioswale | Broadview, WA



Dedicated Bike Lane



Street Trees | Kansas City, MO

## RECOMMENDED STRATEGIES (CONTINUED)

### Productivity – Ensure the City’s development activities and investments create more community value than liabilities.

There are several systems that are fundamental to the functionality of Prairie Village, including the infrastructure for water, sewer, storm water, and streets. These systems require continuous upkeep and long-term maintenance to adequately support the development and redevelopment in the City. Additionally, the public amenities found in Prairie Village, such as parks, community centers, and trails, are incredibly important to residents. To ensure that these systems continue to provide a solid foundation for the community, and amenities are supported long-term, strong financial resources generated through property and sales tax are necessary. These resources are vital to addressing the construction, maintenance, and ultimately replacement of physical infrastructure systems, as well as supporting strong amenities currently enjoyed by Prairie Village residents. Fiscal resilience requires ongoing attention to public costs and tax revenues, and what actions impact both sides of the ledger.

- Enable a development pattern throughout Prairie Village that supports the long-term maintenance and necessary upgrades to infrastructure.
- Invest in infrastructure that supports productive development patterns.
- Annually allocate a sufficient budget sum for ongoing maintenance and improvements of infrastructure.
- Encourage a variety of commercial offerings, including retail and office, to provide a stable sales tax base for Prairie Village.
- Recognize the value of public spaces, including streets and social open spaces, and their role in supporting commercial and residential settings.
- Continue to build meaningful relationships with other municipal and utility organizations to leverage resources, guidance, and support for public improvements.
- Continue to strive for effective and efficient coordination of internal departments.
- Continue to provide productive management of city services.



# IMPLEMENTATION

## DEVELOPMENT & REDEVELOPMENT OPPORTUNITIES

Prairie Village has continued to attract investment over the years due to the many qualities and amenities illustrated in this plan -- the quality public space that emphasizes mobility and recreation, the strong and community-centered neighborhoods, the viable commercial centers that continue to meet the needs of residents and visitors alike, the sustainable fabric that helps Prairie Village be a regional leader, and the productivity and responsible city management that allows the community to access high-quality amenities.

Because Prairie Village is such a unique place, it continues to attract investment. How this investment is guided is very important and will impact whether or not the community achieves the intent of their Comprehensive Plan. The following section identifies incoming opportunities that are likely to see reinvestment and/or redevelopment in the coming years. While not regulating plans, the guidance provided is intended to help steer discussions that residents and civic leaders will need to have as places evolve.

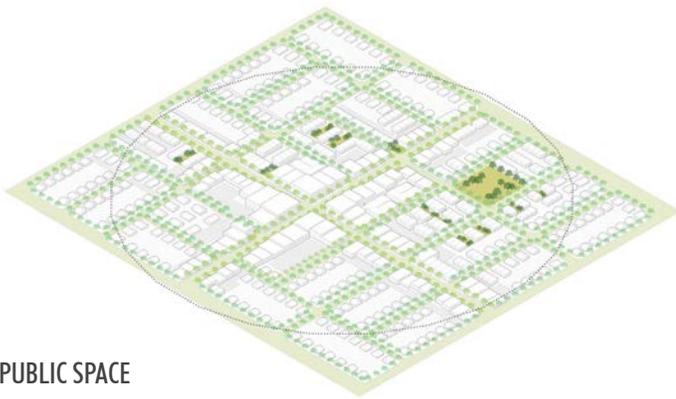




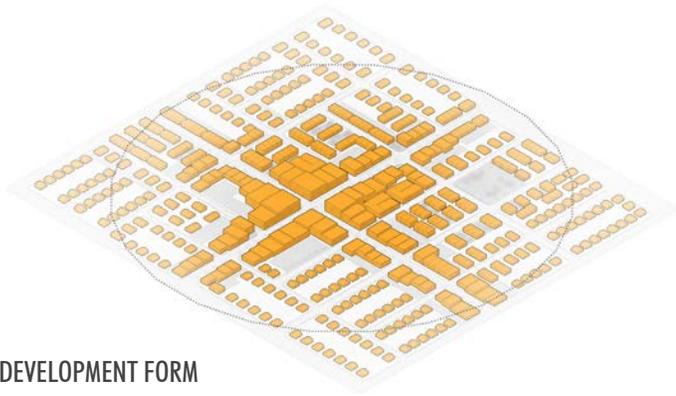
## ACTIVITY CENTERS -- VILLAGE CENTERS & NEIGHBORHOOD HUBS

Activity centers are the foundation of development patterns that establish the character of Prairie Village. The location and design of the centers defines the village development pattern that is walkable, accessible, and community-oriented – the hallmark of Prairie Village. Prairie Village should leverage opportunities for reinvestment that enhance these desirable qualities to better serve the community for existing and future residents.

To address change within the activity centers, there are four elements that require attention to ensure that the physical pattern, form, and character of the centers are reinforced. Those elements are: Public Space, Development Form, Land Use, and Adjacencies. Each provides direction to influence future changes to the activity centers, both Village Centers and Neighborhood Hubs. These four elements will be important to accommodate change while protecting the character of Prairie Village. Other commercial areas should also be encouraged to incorporate these elements into their designs as redevelopment occurs.



PUBLIC SPACE



DEVELOPMENT FORM

**Public Space** — Public space defines the way in which all people experience a community, both through the public rights-of-way (streets) and public spaces (parks and open space). The importance of public space to the activity centers lies in multi-modal connectivity and access, creating comfort for all users, especially pedestrians. Reinforcing the public spaces as active space within the centers will support their use and the businesses, as well as create community gathering space within Prairie Village.

- Internal driveways and roadways should be improved to establish a clear network of activity streets that prioritize people walking while also supporting bicycle and automobile movements.
- Village Connector streets that border the centers should be designed to better accommodate pedestrian and bicycle connectivity and access from adjacent neighborhoods.
- Public spaces such as plazas, squares, and pocket parks should be added and enhanced to promote informal and formal social gathering spaces.

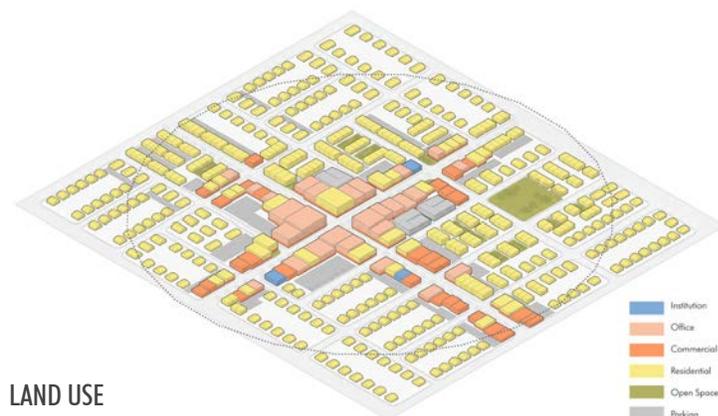
**Development Form** — The form, including height, building orientation, and façade transparency, of buildings is important to defining the spaces within the activity centers. The relationship of development to the public spaces characterizes the quality and function of those spaces. Creating human-scaled, pedestrian friendly spaces has been an important priority and should be paramount as reinvestment in Activity Centers occurs. This can be achieved by enforcing the appropriate height of buildings to give a sense of comfort and enclosure within public spaces, building orientation that provides direct access for people walking, and transparency of the first floor façade that creates a visual relationship between the building activities and public space. These simple rules can enhance the development pattern and character of the Activity Centers.

- Village Centers — Allow for increased intensity and scale of development up to 5 stories within the middle of Village Centers, limiting intensity to 3 stories adjacent to neighborhood settings.
- Neighborhood Hubs — Limit intensity of development to 2 stories within neighborhood settings and allow up to 3 stories where buildings front on Thoroughfares and are adjacent to Village Centers.
- Promote building fronts that are built to the street, oriented with direct access from the sidewalk, and with first-floor transparency to relate the internal use of building with the outside activity and streetscape.

## ACTIVITY CENTERS -- VILLAGE CENTERS & NEIGHBORHOOD HUBS

**Land Use** — The uses within a center, including residential, commercial, institutional, and civic spaces, support the needs of the community and attract people to Activity Centers. Creating a broad mix of uses provides many reasons for people to use the center and can provide economic stability as retail and commercial markets continue to change. There is an opportunity to diversify how both Village Centers and Neighborhood Hubs can be used by integrating residential and institutional uses, while also promoting a greater variety of retail, service, and office uses.

- Enable a variety of uses beyond retail, including offices, residential, institutional, and small-scale maker options.
- Parking should be consolidated in a manner that serves the entire center and, former parking lots should be re-purposed with appropriate infill development.
- Parking lots should be minimized and shared, when possible, and alternative parking facilities including parking for bicycles and electric vehicles, should be accommodated.



LAND USE

**Adjacencies** — The relationship between the center and adjacent neighborhoods is an important part of the success of the community's village development pattern and character. Care must be given to enhance this relationship through a recognition of the development pattern, connectivity and accessibility, use, and scale, where two different contexts meet. Site and landscape design can support an appropriate relationship between two contexts where transitions occur.

- Enhance pedestrian and bicycle connectivity and access from the adjacent neighborhoods to encourage alternative modes of access to both Village Centers and Neighborhood Hubs.
- Ensure that the development pattern, scale, and use of buildings at the edges of a center relate to the adjacent neighborhood.



ADJACENCIES

## VILLAGE CENTERS



PRAIRIE VILLAGE SHOPS



CORINTH SHOPS



STATE LINE COMMONS



95th/NALL

### Established

The established Village Centers include the Prairie Village Shops and the Corinth Shops. These centers are strong, well-defined, commercial centers that are destinations for the community and provide goods and services for daily life and space for interaction and community. Strengthening the centers for the future while maintaining their pattern, form, and character of development is essential to their future success. While these centers have many of the important elements of successful centers their improvement is the focus of future change and redevelopment.

### Emerging

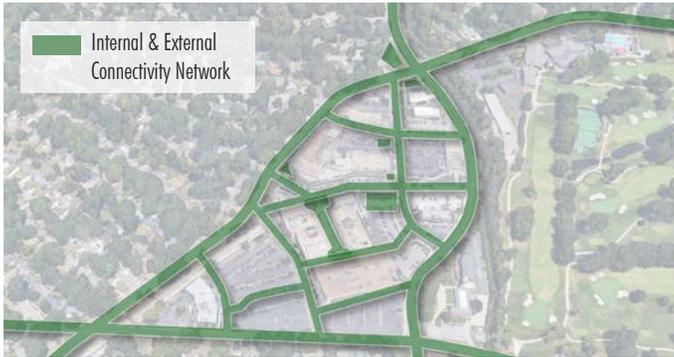
The commercial areas, State Line Commons and the northeast corner of the 95th Street and Nall Avenue (adjacent to Meadowbrook), have been defined as “emerging” Village Centers. These areas are important commercial destinations, but their design does not reinforce the “village” development pattern characteristic of Prairie Village, and instead emphasizes automobile access while discouraging multi-modal networks.

Though less defined as Village Centers, the areas are physically connected to their surroundings/neighborhoods. 95th Street and Nall Avenue, for example, is directly adjacent to the recently developed Meadowbrook neighborhood and park, which has become a valuable community destination. However, the center at 95th Street and Nall Avenue is experiencing a significant amount of vacancy and limited new tenants.

These emerging centers have the necessary ingredients to become celebrated community destinations. Redevelopment of these centers, similar to the “established” centers, should focus on arrangement of public space and development form, the variety of land uses, and their relationship to adjacent neighborhoods.

## PRAIRIE VILLAGE SHOPS

The Prairie Village Shops (“The Shops”) are often thought of as the heart of Prairie Village, and certainly are a vital commercial and community destination enjoyed by residents and visitors alike. As this center continues to evolve, redevelopment efforts should focus on expanding and enhancing the public space to support walkability, strategically improving the urban development form, diversifying the types of businesses within, and improving the physical relationship between the center and adjacent neighborhoods. Specific attention should be paid to the following opportunities.



### PUBLIC SPACE

- Improve internal connections with better-defined “A” streets. (pg. 28)
- Redesign Tomahawk Road to prioritize pedestrian movement along and across the street and slow automobile traffic. See Village Connector concept for design ideas.
- Maintain Mission Road’s ability to move through traffic in the area around the Prairie Village Shops while providing access.
- Encourage the addition and enhancement of gathering spaces for individual use as well as community event use as development and redevelopment occurs.
- Incorporate green infrastructure to manage storm water and add natural areas to the center.

### FORM

- Expand the walkable, urban development pattern throughout the center by promoting development that engages public space.
- Maintain commercial, retail, and entertainment/restaurant uses on the first floor of buildings and allow residential and offices uses on upper floors of mixed-use buildings.
- Leverage the redevelopment of the Macy’s site to create a more human-scaled and pedestrian-oriented setting, while supporting a mixed-use development approach.
- Encourage the incorporation of alternative power sources, solar or wind, within the center, that do not detract from the character of the place.

### LAND USE

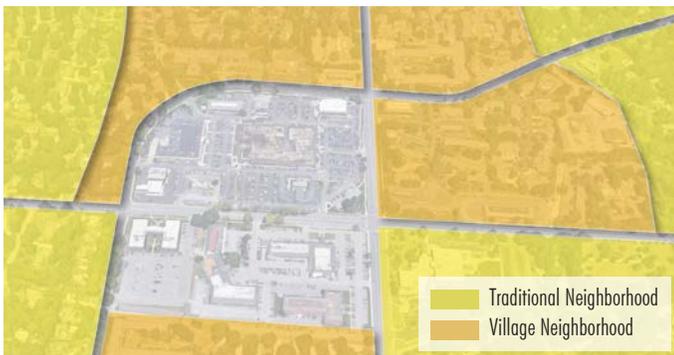
- Encourage the development of mixed-use buildings to expand the variety of uses, increasing the reasons for people to use the shops.
- Encourage the development of a variety of higher intensity housing types within the center, ranging from moderately scaled mixed-use buildings at the center, to townhomes, rowhouses, and other small-scale residential buildings at the edges.
- Replace the surface parking lots along 71st Street with moderately scaled housing types, such as rowhouses, that support a transition between the Traditional Neighborhood context to the south, and potentially more intense development directly north.

### ADJACENCIES

- Encourage a variety of neighborhood-scale housing types at the edges of the center that directly relate to the adjacent neighborhood scale and character.
- Continue to design and clearly delineate pedestrian crossings and access points to the center, particularly on Tomahawk Road and 71st Street.
- Enable the development of accessory dwelling units (“ADUs”) within adjacent neighborhoods to expand housing opportunities and improve access to the center.

## CORINTH SHOPS

As a well-defined commercial destination, Corinth has provided important retail, service, office, and entertainment purposes to the residents of Prairie Village for decades. Recent efforts to modernize the center have strengthened the character of the northern portion with aesthetic improvements. Currently, redevelopment within the southwestern portion are underway. As reinvestment in the Corinth Shops continues, attention needs to be focused beyond aesthetics and towards improvements to connectivity and access, the pedestrian experience, and the diversification of the uses within the center.



### PUBLIC SPACE

- Redesign 83rd Street to reduce the width of the street and stitch the two halves of the center back together, by prioritizing pedestrian and bicycle movement, safety, and on-street parking while accommodating slower through traffic for automobiles.
- Expand the quality and quantity of public social spaces and gathering areas throughout the center.
- Maintain Mission Road’s ability to move through traffic around the center while also improving access to and from adjacent contexts.

### FORM

- Create a more compact, walkable, urban development pattern throughout the center, that deemphasizes the prominence of large surface parking lots.
- Encourage infill / redevelopment along 83rd Street that is oriented to the street, in conjunction with repositioning the roadway to support development and pedestrian activity.
- Maintain commercial, retail, and entertainment/restaurant uses on the first floor of buildings and allow residential and offices uses on upper floors of mixed-use buildings.
- Encourage the incorporation of alternative power sources, solar or wind, within the center that do not detract from the character of the place.
- Define redevelopment opportunities along Mission Road that enable an increase in the intensity and scale of development.

### LAND USE

- Prioritize the continued presence of a grocery store.
- Encourage the development of mixed-use buildings to expand the variety of uses.
- Encourage the development of a variety of higher intensity housing types within the center, ranging from moderately scaled mixed-use buildings at the center, and rowhouses and small-scaled apartment buildings at the edges.
- Incorporate offices uses into a mixed-use development environment.
- Encourage shared parking arrangements between different uses to reduce the need for large parking areas.

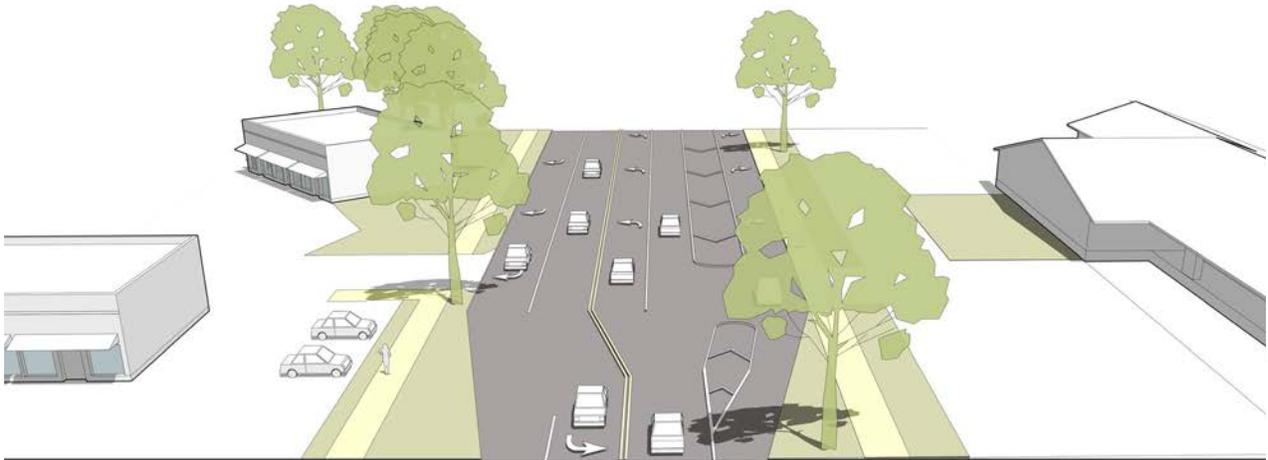
### ADJACENCIES

- A challenge specific to Corinth is the development patterns of the adjacent apartment complexes, creating a physical barrier hindering connections between neighborhoods and the center. New investment in adjacent neighborhoods and apartment complexes should establish streets and pedestrian networks that provides better access to Corinth for people walking or biking.
- Reposition the pattern and form of development north of Somerset Drive, west of Mission Road to create a better relationship between this area and the center.
- Enable the development of accessory dwelling units (“ADUs”) within adjacent neighborhoods to expand housing opportunities and improve access to the center.

CORINTH SHOPS (Continued)

CONCEPTUAL EXAMPLE

83rd Street -- Today



83rd Street -- Village Connector Visioning Concept



## STATE LINE COMMONS

“The Commons” represent an important commercial destination for the residents of Prairie Village and in neighboring communities. The presence of a grocery store creates a community and, in some case, regional destination for goods and services. Today this center is primarily accessed by automobiles and designed to accommodate such access. However, when looked at within the broader context the State Line Commons has all the ingredients to create a Village Center. Redevelopment of this center should focus on rearrangement and integration of the elements that define a Village Center, the public space, the development form and pattern, the mixing of uses, and the relationship to adjacent neighborhoods.



### PUBLIC SPACE

- Improve the internal pedestrian connectivity within the center to create “park-once” opportunities for patrons using multiple destinations at the center.
- Redesign Cambridge Street and Booth Drive as Village Connectors to prioritize pedestrian movement along and across the street and slow automobile traffic, creating safe convenient access.
- Create an improved pedestrian access across W 76th Street to improve access to the center from the neighborhood to the north.
- Incorporate usable public space — plazas, courtyards, pocket parks, or open space within the center to support development and provide social spaces.
- Maintain the ability of State Line Road to move through traffic adjacent to the center, while improving connectivity and providing access for people crossing.

### FORM

- Encourage redevelopment to occur in compact, connected, walkable format.
- Define redevelopment opportunities to increase the intensity and scale of development along State Line Road.
- Define neighborhood-scaled redevelopment opportunities along the edges of the center the relate to the adjacent neighborhoods.

### LAND USE

- Prioritize the continued presence of a grocery store.
- Encourage the diversification of uses including services, office, institutional, and residential within the center.

### ADJACENCIES

- Improve pedestrian connectivity to Weltner Park from the center and adjacent neighborhoods.
- Encourage neighborhood-scale redevelopment along W 76th Street and along Booth Drive to create better relationships between the center and the adjacent neighborhoods.
- Enable the development of accessory dwelling units (“ADUs”) within adjacent neighborhoods to expand housing opportunities and improve access to the center.

## 95th / NALL

The 95th Street and Nall Avenue Center is well-positioned for reinvestment, presenting a valuable opportunity to reinforce a Village Center development pattern that is characteristic of Prairie Village. The significant investment in the Meadowbrook neighborhood and park has created new destination in proximity to the center that can support redevelopment. Creating a cohesive, connected, mixed-use center that supports new residents and visitors will expand the amenities of the neighborhood and support its continued development. While present along two significant Thoroughfares, the center should strive to meet the design elements of established centers and those outlined previously.



### PUBLIC SPACE

- Redesign W 94th Terrace as an internal activity street to prioritize pedestrian connectivity within a repositioned center, with consideration for public on-street parking, pedestrian bump-outs, clearly marked crosswalks, street trees, and other safety features.
- Redesign Nall Avenue Street as a Village Connector to balance pedestrian, bicycle, and automobile traffic accessing the center and Meadowbrook Park.
- Maintain the ability of 95th Street and Nall Avenue to move through traffic adjacent to the center, while improving connectivity and providing access for people.
- Provide additional pedestrian and vehicle connections to Meadowbrook Park so that the center can become a natural extension of the newly developed neighborhood.

### FORM

- Redevelopment should focus on creating a compact, connected, walkable Village Center.
- Create new connections through the site north and south to provide internal connectivity and access from 95th Street and the adjacent Meadowbrook Neighborhood.
- Define redevelopment opportunities along 95th Street to increase the intensity and scale of development.

### LAND USE

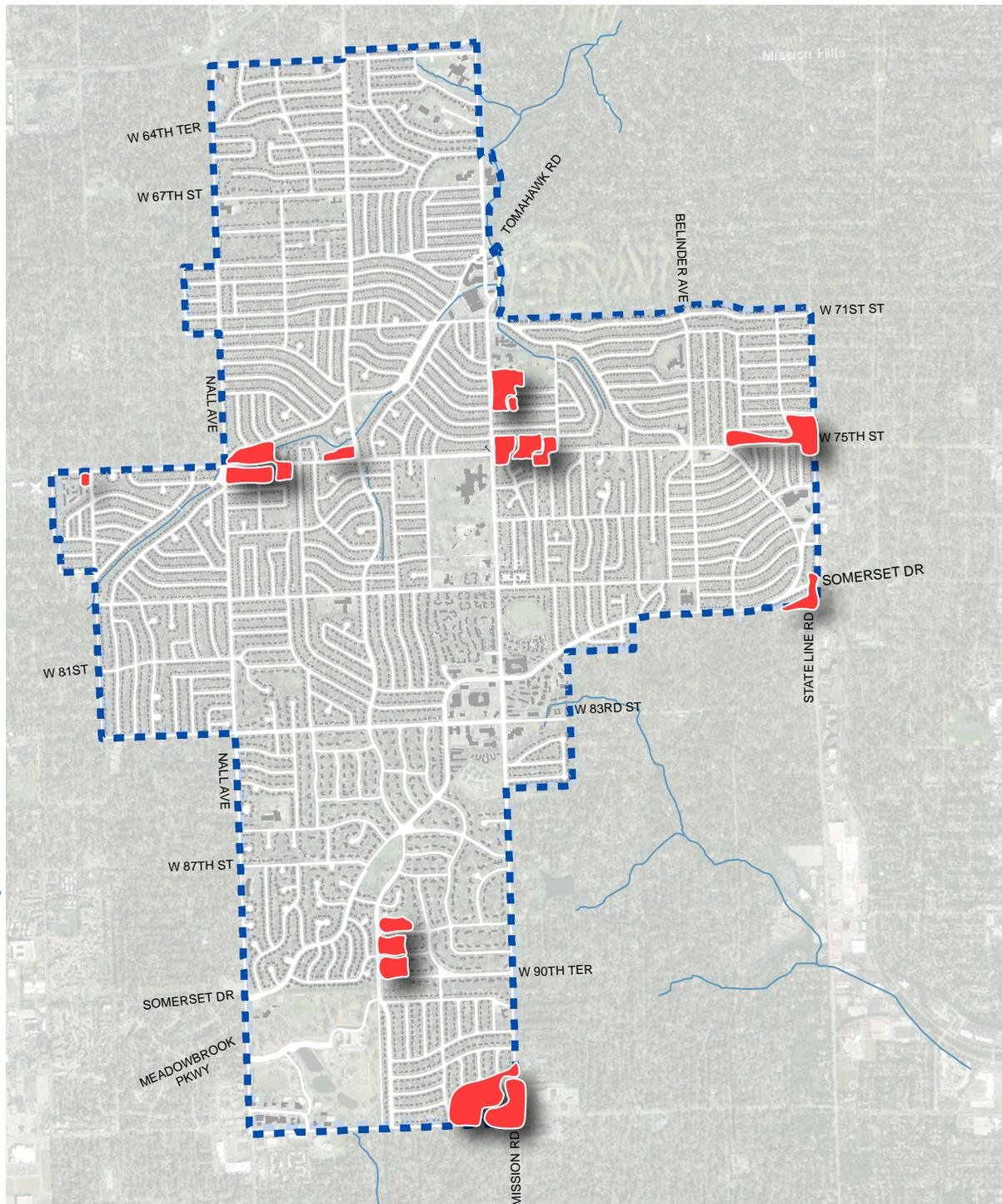
- Encourage the mixing of uses throughout the center.
- Encourage the continued development of a variety of higher intensity housing types within the center, ranging from moderately scaled mixed-use buildings to townhomes, rowhouses, and other small-scale residential buildings at the edge, near the Meadowbrook Neighborhood.

### ADJACENCIES

- Redevelopment should strive to extend the public space in the Meadowbrook Neighborhood into the center as a focal point for development, improved connectivity, and creation of social spaces.
- Coordinate with Meadowbrook to provide additional pedestrian and vehicle connections between destinations.
- Coordinate improvements along 95th Street and Nall Avenue with adjacent cities to support safer access.

## NEIGHBORHOOD HUBS

There are a number of smaller neighborhood-scaled destinations throughout the community that provide important goods, services, and employment opportunities for residents and visitors alike. These small-scale commercial areas are also important in supporting small businesses, entrepreneurs, and housing diversity in the community. Improvements to Neighborhood Hubs should emphasize multi-modal connectivity and access including adequate sidewalks, bicycle facilities, on-street parking, and flexible standards for development and use. Similarly, the scale of redevelopment should respect the existing context in which the hub is located.



PRAIRIE VILLAGE: NEIGHBORHOOD HUBS

## NEIGHBORHOOD HUBS | 75TH STREET CORRIDOR

Today, the 75th Street corridor spans through Prairie Village from Overland Park to the west, to Kansas City to the east. This corridor is currently designed as a Thoroughfare, and primarily serves as a regional automobile connection. The impact of this roadway, and its function in serving the region, has had some negative effects to the function of adjacent land use and urban design within Prairie Village. As a Thoroughfare, the design of the street supports higher volumes and higher speeds of traffic, making the area unfriendly to surrounding neighborhood-scale development patterns that include single-family houses, small and medium apartments, neighborhood hubs, and the Civic Center. In addition, Thoroughfares typically result in a physical edge or barrier between adjacent neighborhoods. This is true of 75th Street, creating a physical separation of Prairie Village to the north and south.



Repositioning the corridor in a meaningful manner means that the design of the street and traffic capacity needs to be addressed. Reimagining 75th Street can be a significant and helpful exercise for the community to pursue and will be important to assisting in the implementation of this plan. Opportunities include:

- Redesigning 75th Street to create a multi-modal corridor that prioritizes local connectivity and access, that balances all modes of travel, and better prioritizes people walking and biking to create a safe public space while still accommodating regional traffic flow.
- Prioritize the edges of the 75th Street right-of-way as important social space that acts as a “seam”, rather than an “edge” within Prairie Village by making significant pedestrian improvements.
- Promoting future development proposals that respond to a slower, lower volume, street that has improved access to adjacent property.
- Expand the multiple Neighborhood Hubs to support pedestrian connected, small-scale, mixed-use destinations that support neighborhood-oriented businesses, offices, and housing variety for surrounding neighborhoods.
- Enable a greater variety of housing types along the corridor to expand the housing portfolio of the City, including small and moderately scaled multifamily building types such as duplexes, rowhouses, multi-unit houses, and small and medium apartments.

Further detailed study of the 75th Street corridor should be undertaken to better understand the desired changes and potential impacts to the community, development, and traffic.

## CIVIC CAMPUSES

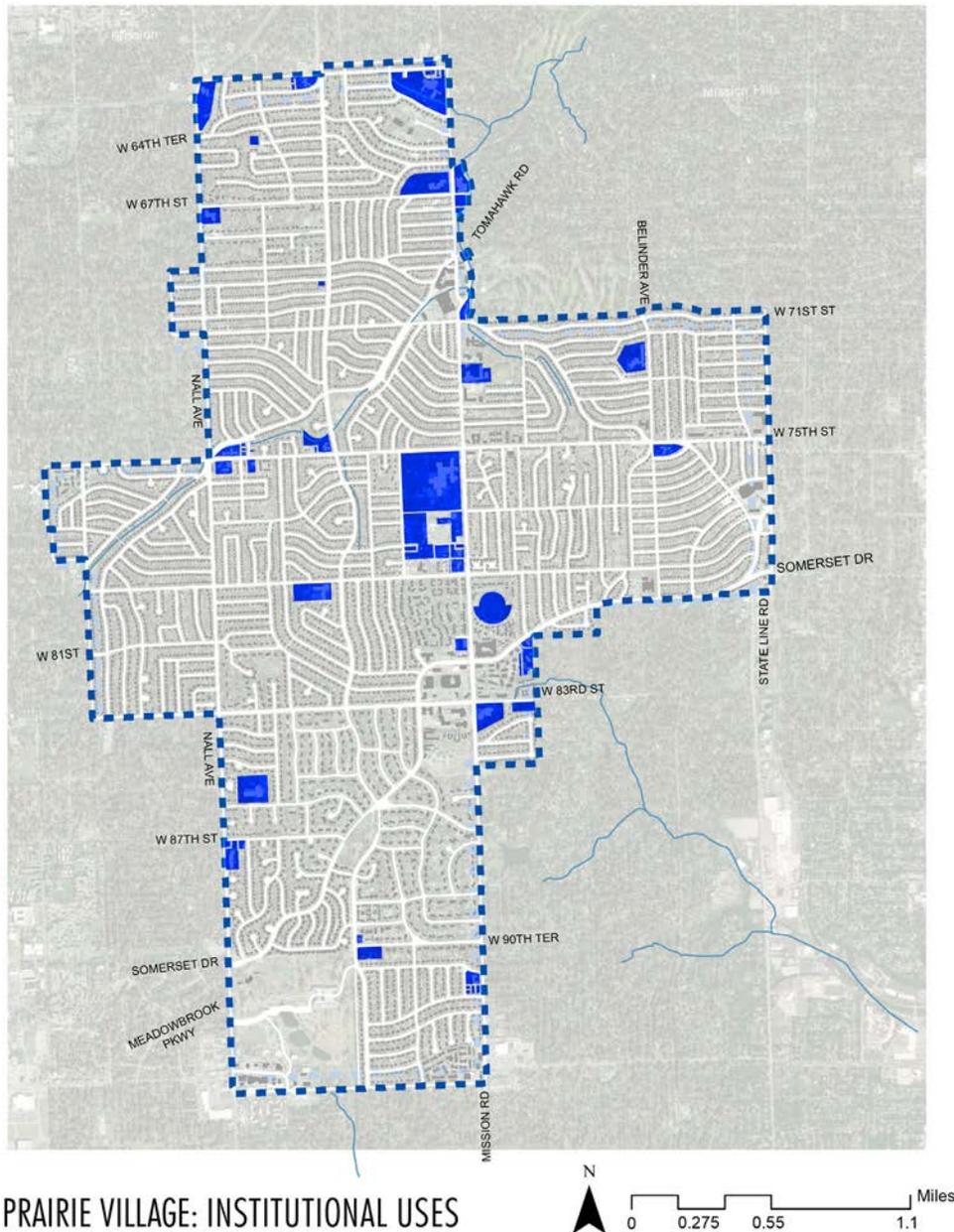
The block bounded by 75th Street on the north, 79th Street on the south, Mission Road on the east and Delmar Street on the west, represents the civic campus that serves the Prairie Village community. This general area block currently contains City Hall, the Police Department, the City's swimming complex and skate park, a Johnson County Fire Station, Shawnee Mission East High School, Austin Harmon Park, the YMCA, two places of worship, and townhomes. In addition to these uses, there are opportunities to reposition other community amenities and services within this civic campus, as well as reinvest in existing ones. To appropriately serve the needs of residents, the civic campus should be planned accounting for all the desired uses and their long-term status on the site and in the community.



A Civic Campus Master Plan will ensure that future investments, now and in the future, are coordinated and leverage supporting facilities most effectively (i.e. parking that can be shared at different peak times), create meaningful outdoor spaces between development sites, and enhance the user experience. Building on this important public anchor within Prairie Village will allow residents to use city and public services efficiently and strengthen community interaction. If public uses and services relocate to the civic campus, the reuse and redevelopment of those public site should follow the guidance prepared for the reuse of Institutional Uses.

## INSTITUTIONAL USES

Several of the religious and civic institutions have closed recently and their properties have become available for reuse and redevelopment. If this trend continues, the redevelopment of those properties should be leveraged as an opportunity to achieve the vision and goals of this Comprehensive Plan, observing the policies and development principles for the future. Can those sites — diversify the housing stock, improve environmental and fiscal sustainability, provide needed goods and services, or create public space for residents, or other positive impacts to the community? The key to the reuse of these properties is to support and strengthen the context and character of their location. An example of this reuse can be seen in the redevelopment of a former church site in to the new Wassmer Park at 67th Street and Roe Avenue.



Reuse and redevelopment of these properties should support the needs of adjacent neighborhoods and respond to the context with the uses and pattern of development that is appropriate and/or complementary. Depending on the context and uses that exist, a variety of uses could be appropriate — including a range of housing types, office, commercial services and retail, institutional and public uses, including parks and open space. As an example, the development that would be appropriate within a neighborhood would be different in scale and use (smaller scale, less intense level of activity) than that found along a thoroughfare or adjacent to an Activity Center (medium scale, more intense level of activity). As reinvestment and redevelopment occurs, it is critical that the landowner work with the neighborhood to define the appropriate pattern and scale of development as well as the uses that are appropriate.

# HOLD: INSERT SECTION FOR HOUSING DIVERSITY, SCALE/HEIGHT, WORKFORCE HOUSING



## ACCESSORY DWELLING UNITS

A variety of housing types can provide renters and owners the opportunity to live in Prairie Village throughout their life, even as their housing needs change. While Prairie Village currently has some housing variety, there are opportunities to create additional options for existing and future residents of the community.

One of the most pressing concerns in Prairie Village, like many cities, is the ability to create and maintain housing stock that is attainable and supports a more equitable community. The current demand for lower cost housing options in Prairie Village is under-served, and diversification of the community's housing portfolio has been defined as a development principle through this planning process. However, external realities related to construction and land cost make it unlikely that most new development projects will result in low-cost housing in the community in the immediate future.

Accessory dwelling units ("ADUs", "granny flats", "mother in-law suites", etc.) are more likely to result in lower cost housing options within Prairie Village than other types of added housing. Though ADUs have many benefits, their implementation requires nuanced consideration to preserve the character of Prairie Village neighborhoods.

- ADUs within walking distance of a Village Center or Neighborhood Hub can enable local employees to live in Prairie Village, and ease the burden of transportation costs associated with commuting.
- ADUs provide existing homeowners with an opportunity to diversify their income, easing the burden of rising property values.
- ADUs provide an alternative living option for independent aging residents who are unable to or uninterested in maintaining a larger home.
- Many Prairie Village neighborhoods have streets adequate for supporting an on-street parking space for people living in ADUs.
- The existing Neighborhood Design Standards would ensure any accessory structure conforms architecturally with the primary house, yet contain coverage and greenspace standards that may prevent ADUs from being built. These standards should be further considered with regard to ADUs.
- Ability to build an ADU may create enhance the financial feasibility of preserving existing housing stock, rather than demolishing and rebuilding houses.



# IMPLEMENTATION

## ACTION PLAN

The action plan identifies current priorities of the community based on the vision and goals of Village Vision 2.0, but will need further prioritization based on available resources.

Four time frames are identified - Short (0-2 years), Medium (2-5 years), Long (5+ years) and On-going, allowing strategic implementation. Additionally, various groups are identified to assist with implementation include City Leadership, City Staff, the community, developers and others.



# ACTION PLAN

ACTION	PRIORITY				RESPONSIBILITY
	SHORT 0-2 years	MEDIUM 2-5 years	LONG >5 years	ONGOING	
<b>PUBLIC SPACE</b>					
Continue exploring the feasibility of working with the YMCA to provide an up-to-date community center for residents, as part of the Civic Campus.	X				LEADERSHIP
Consider creating a Master Plan for the Civic Campus including all existing uses and any additional public / institutional uses.	X				LEADERSHIP, ADMINISTRATION
Prepare a redesign of 83rd Street between Mission Road and Somerset Drive that rejoins the north and south Corinth Shops, including an incremental demonstration project that implements temporary change prior to reconstruction that would occur as investment or redevelopment in the shops occurs adjacent to 83rd Street.	X	X			LEADERSHIP, PUBLIC WORKS, BUSINESSES, RESIDENTS
Study the redesign of 75th Street to a local street that prioritizes access within Prairie Village. The creation of a Neighborhood Connector could be appropriate to support redevelopment along pieces of the corridor.		X			PUBLIC WORKS, LEADERSHIP, RESIDENTS
Consider burying power lines and utilities to enhance the appearance of Prairie Village.			X		ADMINISTRATION, PUBLIC WORKS
Complete implementation of the adopted Bike/Ped Plan.				X	
Continue the street tree planting program for the City and for residents. More information about appropriate tree species can be found here: <a href="#">Great Trees for the Kansas City Region</a> .				X	
Implement Neighborhood Street design standards to slow traffic and improve safety and use of neighborhood streets.				X	CITY PLANNING/ PUBLIC WORKS
Enhance the multi-modal function of key corridors and encourage pedestrian oriented development.				X	

# ACTION PLAN

ACTION	PRIORITY				RESPONSIBILITY
	SHORT 0-2 years	MEDIUM 2-5 years	LONG >5 years	ONGOING	
<b>STRONG NEIGHBORHOODS</b>					
Expand the exterior grant program to support rehabilitation of the existing building stock.		X			LEADERSHIP, ADMINISTRATION
Update the zoning code to enable a greater variety of housing types, with specific standards to address appropriate location criteria, scale, and design for various types of housing.	X				LEADERSHIP, CITY PLANNING
Adopt a rehabilitation building code to allow incremental life-safety improvements to the existing housing stock.		X			ADMINISTRATION
Coordinate with neighboring communities to address development patterns and scale along the city borders.				X	
Ensure quality infrastructure that support neighborhood investment.				X	ADMINISTRATION, PUBLIC WORKS
Enable the development of accessory dwelling units (ADUs) in the zoning code.	X				
Ensure subdivision and development regulations maintain neighborhood development patterns by limiting lot consolidation, which reduces the number of housing units.	X				ADMINISTRATION, CITY PLANNING
Ensure development regulations support rezoning and lot split requests, for example in the Reinhardt area, in order to encourage reinvestment.	X				
Ensure subdivision regulations establish internal streets and pedestrian connectivity for large parcels, particularly for Village Neighborhoods.				X	
Continue code enforcement to ensure strong neighborhoods and reinvestment.				X	CITY STAFF, RESIDENTS, BUSINESS OWNERS
Continue to participate in regional discussions regarding workforce housing.				X	
Consider establishing a tax abatement program to ease burden of increased taxes caused by rapid investment.	X				
Establish incentive policies regarding affordable housing development, including potentially creating a Housing Trust Fund funded by demolition permit fees.	X				LEADERSHIP

# ACTION PLAN

ACTION	PRIORITY				RESPONSIBILITY
	SHORT 0-2 years	MEDIUM 2-5 years	LONG >5 years	ONGOING	
<b>VIABLE COMMERCIAL CENTERS</b>					
Coordinate needed infrastructure upgrades with redevelopment projects.				X	LEADERSHIP, PUBLIC WORKS
Promote Prairie Village as a regional retail and employment destination.				X	LEADERSHIP, BUSINESSES
Ensure quality infrastructure that supports investment in the Activity Centers.				X	ADMINISTRATION
Adopt a rehabilitation building code to encourage the reuse of existing building stock through incremental life-safety improvements.		X			
Enable the mixing of uses within commercial districts, including residential uses, within the zoning code.	X				CITY PLANNING, PROPERTY OWNERS
Create commercial development standards for Village Centers and Neighborhood Hubs to ensure buildings are oriented to public space, pedestrian active streetscape design, active ground-floor uses and building transparency, including for mixed-use buildings.	X				CITY PLANNING, PROPERTY & BUSINESS OWNERS
Create commercial driveway standards that mirror those of a pedestrian street incorporating sidewalks, street trees, on-street parking and narrow, slow travel lanes.		X			CITY PLANNING, PUBLIC WORKS

# ACTION PLAN

ACTION	PRIORITY				RESPONSIBILITY
	SHORT 0-2 years	MEDIUM 2-5 years	LONG >5 years	ONGOING	
<b>SUSTAINABILITY</b>					
<p>Create and/or expand programs that encourage sustainable development practices, specifically to encourage connected development patterns, green design and construction, alternative energy production, and multi-modal investments.</p> <p>Continue to minimize the local regulatory or process-related barriers to implementing alternative energy production.</p> <p>Adopt green building standards for public buildings.</p> <p>Continue to convert City-owned vehicles to electric.</p> <p>Provide resources for sustainable building practices for residents and commercial building-owners, including information about alternative energy options.</p>		X			LEADERSHIP, ADMINISTRATION
<p>Review city parking and landscaping standards to ensure development is not overbuilding impervious surfaces and that proper storm water mitigation practices are in place.</p> <p>Conduct an energy audit of City facilities and implement solutions to ensure that public buildings are environmentally sustainable.</p>	X	X			
<p>Continue to participate in regional discussions to implement transit-improvements in NE Johnson County, with a local focus on serving Activity Centers.</p>				X	

# ACTION PLAN

ACTION	PRIORITY				RESPONSIBILITY
	SHORT 0-2 years	MEDIUM 2-5 years	LONG >5 years	ONGOING	
<b>PRODUCTIVITY</b>					
Continue to measure the city's value per acre to better understand and assess changes in development patterns.				X	LEADERSHIP, ADMINISTRATION
Continue to responsibly manage assets and liabilities, with the goal of creating value in assets that outweigh liabilities to the city.				X	
Prepare future Capital Improvement Programs with criteria that assesses the productivity of a project.		X			
Prioritize infrastructure investments that support productive development / redevelopment patterns.		X			

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# APPENDICES

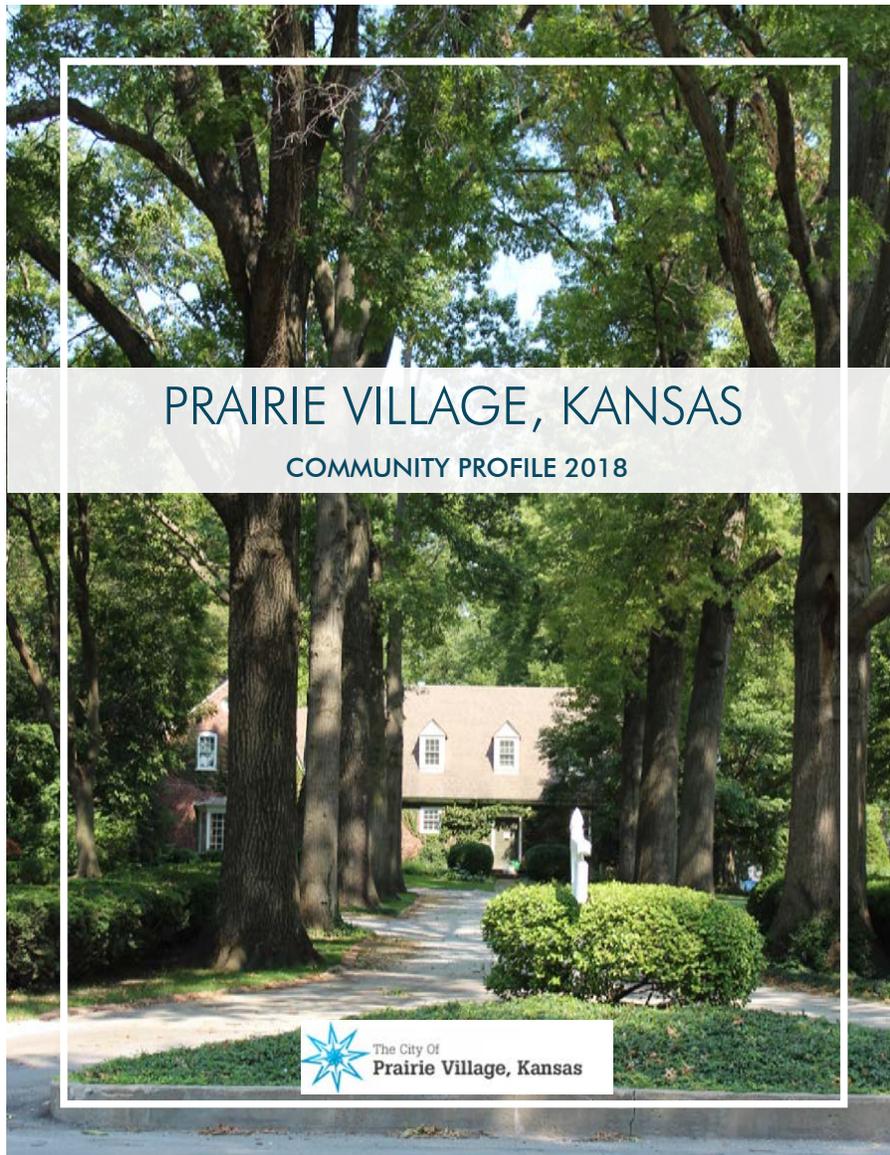
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# APPENDIX A: COMMUNITY PROFILE

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The Community Profile has been prepared to provide an overview of information gathered for the Prairie Village comprehensive plan update, Village Vision 2.0. The information gathered has provided the planning team, community members, and leaders with a better understanding of the current state of the city, as well as opportunities and challenges that will steer future policies.

The Community Profile document is available at Prairie Village City Hall, or online at: [www.pvkansas.com](http://www.pvkansas.com).



## APPENDIX B: RESIDENTIAL BUILDING TYPES

Housing policy is an important element of this plan, and one of the most important actions that can be done today is to enable diversification of the housing portfolio of Prairie Village. Just like any investment, diversity is key for ensuring changing needs can be met and cost can be balanced. As traditionally built, Prairie Village offers a range of housing types that should be appropriately reinforced and expanded upon. This section is intended to provide clear definitions that can support future discussions around housing types, while also illustrating the endless variety in architectural style various housing types can take.



**Detached House (Large Lot).** A residential building designed for one primary dwelling unit in a suburban neighborhood setting. Housing style is currently guided through the recently adopted Neighborhood Design Guidelines.



**Detached House (Small Lot).** A residential building designed for one primary dwelling unit in a traditional neighborhood setting. Housing style is currently guided through the recently adopted Neighborhood Design Guidelines.



**Detached House (Narrow Lot).** A residential building designed for one primary dwelling unit in a neighborhood setting with narrow lots.



**Accessory Dwelling.** A small residential space that is accessory to a principal residential use on the lot, designed to maintain the architectural design, style, and appearance of the principal building. Examples may include carriage houses, attached ADUs, or interior ADUs.



**Townhouse / Twin Villa.** A residential building designed to accommodate two primary dwelling units in a neighborhood setting. Townhouse units that share a single common wall may be on a single lot, or it may be platted as separate lots along the common wall line subject to platting restrictions. All other townhouses should be on a single lot. Townhouses should have a scale, design and orientation of access and entrance features that maintain the appearance and form similar to a Detached House.



**Rowhouse.** A multi-unit residential building designed for 3-8 dwelling units within a neighborhood and sometimes mixed-use context. Rowhouses abut one another sharing an adjoining party wall. These units are conjoined however, each unit has its own private entry. Units may be on a single lot subject to common ownership restrictions or platted on separate lots along the common wall subject to platting restrictions.



**Multi-Unit House.** A residential building designed to accommodate 3-4 primary dwelling units in a neighborhood setting. Units may be on a single lot, or it may be platted as separate lots along the common wall line subject to platting restrictions. Multi-unit houses should have a scale, design and orientation of access and entrance features that maintains the appearance and form similar to a Detached House.



**Small Apartment (4-12 units).** A small-scale, multi-unit residential building designed on a small lot in a walkable neighborhood or mixed-use setting. The building is accessed by a common lobby entrance at building frontage, is designed with a compatible scale and frontage to surrounding residential building types, and arranged to integrate into the block structure of a neighborhood. Variants of this type are based primarily on building scale, lot size and context.



**Medium Apartment (More than 12 units).** A medium-scale, multi-unit residential building designed on a medium-sized lot adjacent to walkable neighborhoods or within a mixed-use setting. The building is accessed by a common lobby entrance at building frontage, is designed with a compatible scale and frontage to surrounding residential building types, and arranged to integrate into the block structure of a neighborhood. Variants of this type are based primarily on building scale, lot size and context.



**Apartment Complex.** A grouping of small or medium apartment buildings in a common development arranged around an internal system of streets/internal access, walkways and common open space.



**Live/Work.** A residential building type designed with a single dwelling unit, but where an additional component of the structure is designed for a small-scale business function run by the occupant. Live / Work units can either be detached structures or attached with common party walls with other Live/Work units similar to the Row House configuration



**Small Mixed-Use.** A building of less than 3 stories designed primarily for street level retail or service or employment uses, where dwelling units are accommodated on upper stories, or otherwise separated from the principal commercial function of the building.



**Medium Mixed-Use.** A building of greater than two but less than 5 stories designed primarily for street level retail or service or employment uses, where dwelling units are accommodated on upper stories, or otherwise separated from the principal commercial function of the building.

