



APPENDIX F

PUBLIC INVOLVEMENT DOCUMENTS

WIFT
INTERNODAL



July 27, 2012

**MEETING MINUTES-
Transportation and Land Use Area Plan for SW Johnson County
FHU No. 12-114-01**

**Core Team Kick-off Meeting- July 16, 2012
Johnson County Administration Building
111 S. Cherry Street, Room 201
Olathe, KS**

1. Introductions – the meeting began with self-introductions (see attached sign-in sheet). Thomas Dow opened the discussion by thanking everyone for attending. He said since 2005 when BNSF announced plans to open their Intermodal Facility, the various jurisdictions have been working to address the impacts that will come with a development of this size. This plan will provide a coordinated guide for zoning and infrastructure decisions for each jurisdiction.
2. Partnership Agreement and Payment Schedule- David Gurss reviewed the payment schedule for Johnson County and MARC as well as the terms for Edgerton and Gardner.
3. Scope Review
 - 3.1. Review Scope of Services-
 - Sec. 1.1 Update CARNP- The Johnson County Arterial Roadway Network Plan (CARNP) will be updated within the limits of the study area. Dean Palos indicated that the modifications recommended within the study area should include sufficient text to explain the amendments and the reasons for selecting them.
 - Sec. 1.2 Review Local Transportation Plans- Kyle indicated that the planning team will be reviewing and summarizing existing documents where applicable to the current project.
 - Sec 1.3 Typical Sections and Design Standards-The team will begin reviewing existing documents.
 - Sec. 1.4 Traffic Forecasting- There are two traffic forecasting models, the Olathe model (2030) is more detailed but has less coverage out to 199th Street and Sunflower Road. The 5-County Study regional travel model (2040) has less detail but more coverage. Both will be used as a basis for traffic forecasting for the study. Mell Henderson indicated that MARC will be developing updated land use forecasts based on the 2010 Census and those could be available as base data later this fall.
 - Sec. 2- US 56 - Kyle indicated that some preliminary concept work could begin on US 56 but most of the effort will need to wait until forecasts are available. Thomas indicated that even if US 56 remains on the current alignment some improvements will be needed along 199th Street.

David Gurs indicated that the US 56 study showed a growth in east-west travel feeding into 199th Street but little growth along the current US 56 corridor. Marty observed that current US 56 would become more of a local arterial rather than a regional roadway.

David also mentioned the need to meet early on with BNSF about their circulation plans for the area between US 56 and the tracks, other than Waverly Road to 199th Street to Homestead, specifically at 191st and Four Corners Road.

Access Management- Beth Linn stressed that guidance on access management is needed sooner rather than later due to the number of inquiries and proposals that are being received by the City of Edgerton. It was agreed by everyone that control of access will be critical to protecting the investment of the Homestead interchange and the roads leading to it. Pressure is picking up particularly along Homestead as developers / property owners want to begin platting and building now. The current CARNP is set up more for residential than commercial / industrial. Homestead will be constructed as four-lanes initially while 191st Street will be 3-lanes. The access management plan is envisioned to provide the general guidelines with deviations requiring that a full traffic impact study be submitted.

Geoffrey and Burt Morey indicated that KDOT's control of access only goes from the interchange to ½ mile north of 199th Street.

Thomas stated that originally no access was planned between the interchange and 199th Street given the projected 10,000 trucks per day but KDOT did agree to allow a right-in / right-out only at the point ½ mile north of 199th Street.

Beth indicated that a bridge is located at the ½ mile point north of 199th Street which would interfere with access at that location.

David Greene indicated that Gardner has a draft access management policy similar to Olathe's that they hope to bring forward for adoption in the near future.

Sec. 3.1- 3.5 – Marty indicated that RDG will be reviewing the land use around similar intermodal facilities on the fringe of major metro areas. The team will review land use assumptions in the current models and talk to people to confirm the land use inventory and determine appropriate densities. He also indicated that it is important for the team to be kept informed on what is being discussed locally.

Thomas indicated that BNSF conservatively estimated that the intermodal facility would generate the demand for 14,000,000 S.F. of warehouse and distribution centers with approximately one-half of that within the logistics park and the remainder outside of the park itself.

Patrick Robinson of the Allen Group was suggested as a contact to get further background since he is very knowledgeable of the demographics and logistics. The BNSF facilities of Ellwood in Chicago and Alliance in Dallas and the UPRR Centerpointe facility at Belton were mentioned as potential case studies.

Beth indicated that Edgerton has a conceptual plan of the logistics park that she will forward to the consultant team. She went on to say that the City of Edgerton is condemning land and to construct a wastewater treatment plant on the SW quadrant of I-35 and Homestead with a September 2013 completion date, which will open up the area generally north of I-35 for development.

Sec 3.6- Dan Holloway indicated that they will be gathering information on both existing and future utilities within the study area. Everything north of US 56 flows towards Edgerton but there is no connection planned within the next five years. Beth indicated that the current Edgerton treatment facility will be converted to a pump station when the new plant comes on board.

Sec.4- Marty indicated that the team will be reviewing existing plans and opportunities to provide active transportation facilities within the study area.

Sec. 5-Pat Boddy described the watershed approach that will be used to consider green infrastructure utilizing open waterways as much as possible.

Paul Greeley advised everyone that AIMS Mapping is working on a county-wide storm water inventory and mapping.

David Greene indicated that maps are also available showing where wells are being drilled. David Holloway said that they would collect that information.

Dean Palos indicated that Johnson County' Parks Department would have background and interest and should be added to the Core Team.

3.2. Communications Protocol

It was agreed that initial contacts should go through the primary agency contact, but more detailed discussions such as questions on the traffic forecasting model could be handled on the technical level with documentation summaries provided later to the primary consultant and agency contacts.

3.3. Process for Reporting Conversations

A similar process for reporting conversations with stakeholders was agreed upon.

4. Data Collection

Kyle presented a checklist of items (attached) depicting the status of the data collection effort so far.

- It was pointed out that the I-35 Moving Forward Plan has just started.
- Beth will provide a copy of the Edgerton Quiet Zone Study.
- The Johnson County Trails Plan should be available through AIMS Mapping.
- David Greene will provide copies of the Gardner Municipal Airport Plan and the Gardner Wastewater Master Plan
- The link to Outlook 2040 that was broken is now fixed.
- Dean will provide a copy of the Johnson County Rural Comprehensive Plan
- Beth will provide a copy of the Allen Group's market study (after July 31)
- David Gurs will provide a weigh station location study conducted by KDOT and the Kansas Highway Patrol but not supported by the City of Gardner since it would limit future interchange locations.

Kyle indicated that he had forwarded the FHWA Freight / Land Use Model to members of the consultant team.

Paul Greeley indicated that counts on the county road network are taken on three-year cycle.

David Cronister indicated that KDOT has other count data available.

Sue Stringer indicated that the Kansas Transportation Center conducted a study in the area that included traffic counts.

5. Status of Area Development

It was agreed that any serious proposals received by any of the agencies within the Plan boundaries should be forwarded to the consultant with a commitment for confidentiality.

6. Advisory Committee

- 6.1. Committee Representation- Each agency would nominate two representatives, a council person and a planning commission member. It was suggested to include a Johnson County Parks board member as well. Core team members will provide names of candidates to fill the at-large property owner positions on the committee.
- 6.2. Target Date for Appointments- within 2 weeks.
- 6.3. Date or Week for Advisory Committee Kick-off Meeting- 3-4 weeks out shoot for week of August 13, not Thursday AM. Late afternoon would probably work best for most.

7. Branding

7.1. Brainstorming Discussion with Core Team

Ideas discussed included:

- Multi-Modal not Intermodal
- Freight District
- Transportation / Land Use Plan for SW Johnson County / Edgerton / Gardner
- Watershed Plan
- Integrated Land Use / Transportation Plan for SW Johnson County

7.2. Follow-up with KDOT staff (Sue & Kim)

7.3. Objective: Go into Advisory Committee meeting with logo and project name

8. Public Involvement

8.1. Extent of Participation

8.2. Schedules of Relevant Boards

- Johnson County Board meets every Thursday in the morning
- The Johnson County Planning Commission meets on the 4th Tuesday of each month in the evening
- MARC TTPC meets on the 3rd Tuesday of each month at 9:30 AM

8.3. Public Participation Plan- Consultant team will work with Sue & Kim to develop plan with first meeting in September

9. Deliverable Format/Design

Set up and build upon in a format that each jurisdiction can reference their section or adopt as a whole. The final document should be in 8 ½" x 11" portrait, spiral bound, with graphics legible when copied in black and white.

It would be acceptable to format the electronic copy different than the hard copy size wise.

10. Review of Project Schedule

10.1. Next Meeting with Core Committee- joint with Advisory Team- shoot for the week of August 13.

Schedule a pre-meeting huddle with Core team

Meet at Park Space

Consider a bus tour for one of the Advisory Team meetings, may want to include media?

11. Special Priorities/Concerns of Core Committee Members

Thomas asked that adequate review time of items be allowed (two weeks before meeting to discuss or obtain comments).

12. Adjournment – Meeting adjourned at 12:30 PM.

Action Items:

- 1- Consultant to meet early on with BNSF about their circulation plans for the area between US 56 and the tracks.
- 2- Consultant team will also contact Patrick Robinson of the Allen Group to get further background on Logistics Park.
- 3- Consultant team will begin drafting Access Management Plan for Edgerton
- 4- David Greene will forward Gardner's draft access management policy.
- 5- Beth will forward conceptual plan of the logistics park to the consultant team.
- 6- Beth will provide a copy of the Edgerton Quiet Zone Study
- 7- David Greene will provide copies of the Gardner Municipal Airport Plan and the Gardner Wastewater Master Plan
- 8- Beth will provide a copy of the Allen Group's market study (after July 31)
- 9- David Gurss will provide a weigh station location study conducted by KDOT and the Kansas Highway Patrol
- 10- Any serious proposals received by any of the agencies within the Plan boundaries should be forwarded to the consultant
- 11- Each agency will nominate their representatives within two weeks, including suggestions for the at-large public members.
- 12- Consultant will follow-up with KDOT staff (Sue & Kim) to develop branding and public involvement plan
- 13- Consultant to provide adequate review time of items be allowed (two weeks before meeting to discuss or obtain comments)



September 24, 2012

**MEETING MINUTES-
SW Johnson County Area Plan
FHU No. 12-114-01**

**Advisory Committee Kick-off Meeting- September 10, 2012
KDOT Olathe Area Office
1290 South Enterprise
Olathe, KS**

1. Introductions – the meeting began with self-introductions (see attached sign-in sheet).
2. Purpose of the Plan -Thomas Dow opened the discussion by thanking everyone for attending. He said since 2005 when BNSF announced plans to open their Intermodal Facility, the various jurisdictions have been working to address the impacts that will come with a development of this size. This plan will provide a coordinated guide for zoning and infrastructure decisions for each jurisdiction. KDOT has done a lot of transportation planning but this is exciting because we are including land use and this should make the future clearer for all, including developers.

Johnson County wants to adopt this as an amendment to their comprehensive plan. It would become a formal part of the Johnson County Plan.

Thomas indicated that KDOT's concern is that area development must not overwhelm transportation system improvements that are currently underway.

3. Advisory Committee
 - 3.1. Committee Representation- The committee representation was discussed with the members present from the Johnson County Board and Planning Commission, the Edgerton City Council and Planning Commission, and the Gardner City Council and Planning Commission, as well as representation from the Johnson County Park and Recreation District Board. Representatives of SW Johnson County Economic Development, Miami County Economic Development, the Allen Group, the other private sector members were also invited to attend.
 - 3.2. Role of Committee—The primary purpose of the Committee would be to act as a sounding board for ideas and as a reliable means of communication with their colleagues, sharing first hand information being considered as part of the Plan as it evolves.
 - 3.3. Future Meeting Dates and Times for Advisory Committee meetings- It was generally agreed that Mondays in late afternoon work best for most of the Advisory Committee

members in attendance. Mildale Farm was mentioned as a possible location for future meetings.

4. Data Collection- Initial thoughts

Kyle indicated that the consultant team had reviewed the large volume of previous studies and plans.

Marty Shukert indicated that this plan recognizes the multimodal facility as a catalyst for an integrated plan that includes transportation land use, and natural resources for the SW Johnson County area.

George Schlagel indicated that Johnson County owns park land on the west side of Four Corners Road between 191st and 199th Streets that could be considered for some time of rest area, staging, and active recreation.

Beth Linn mentioned that the Memphis facility provides cellular phones and cafeterias for drivers while the Alliance facility has electric outlets. This service would allow truckers to plug in to the electric grid for a small hourly fee and run devices in their cabs without having to idle their engines. These services may develop naturally as the facility come on-line and larger trucking firms will likely identify locations for their drivers.

It was mentioned that FHWA has an Innovative Rest Stop Grant Program that could be investigated for possible ideas on what is being implemented around the country. It was also suggested that inquiries be made to some of the larger trucking companies to gage the level of interest in a driver facility. Pull off areas on shoulders should be considered for selective enforcement and setting up portable scales along 191st Street, Homestead Lane and other roadways in the area.

5. Status of Area Development

It was agreed that any serious proposals received by any of the agencies within the Plan boundaries should be forwarded to the consultants. Meetings are also being held with individual stakeholders to obtain more background on development activities.

6. Branding-logo and project name

Marty Shukert presented the preliminary variations of a plan logo and title. These will be finalized with KDOT Public Affairs.

7. Public Involvement Plan

7.1. Extent of Participation-

Kyle Anderson handed out the draft Public Involvement Plan and highlighted the meetings and opportunities for input throughout the process as outlined in the scope of services for the Plan.

Joel Riggs expressed a concern for holding only one public information meeting. He felt that there was considerable passion for land use in the rural areas of Johnson County.

It was also mentioned that the term Freight District should be removed from KDOT's Plan Area Map. David Gurss indicated that that will be done on future documents.

Thomas Dow indicated that the message we want to convey through the public involvement process is “how do we make this a great place to live, work, and play?”

Calvin Hayden indicated that there are generational farms in this part of Johnson County that could be impacted. He also indicated that it should be recognized that this area is going to be a rail hub for the US.

7.2. Schedules of Relevant Boards

It would be preferable to hold public information meetings prior to the meetings of public bodies.

Kim Qualls indicated that workshop format may want to be considered for the early public meetings.

Marty indicated that there are three special studies in the plan and that perhaps one of these could address land use in the county's rural areas and fill that role by holding them in a workshop format.

Brian Pietig indicated that he is mainly concerned with impacts to CARNP and the associated land uses since five public hearings were held before adopting the CARNP.

Kim indicated that KDOT will be pushing out information to communities through a variety of media as they do on any project.

Mell Henderson indicated that it is important that we focus on what is the message we want to convey.

8. Special Priorities / Concerns of Advisory Committee Members- None

9. Adjournment – Meeting adjourned at 5:30 PM.

PUBLIC INVOLVEMENT PLAN
for the
Southwest Johnson County
Transportation & Land Use Plan
KDOT Project No. 46 KA-2641-01

Kansas Department of Transportation
Johnson County
MARC
City of Gardner
City of Edgerton

September 2012

Prepared by:

Felsburg Holt & Ullevig
11422 Miracle Hills Drive, Suite 115
Omaha, NE 68154

FHU Reference No. 12-114

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TABLE OF CONTENTS

	<u>Page</u>
1.0 INTRODUCTION -----	1
1.1 Project Description -----	1
2.0 PUBLIC INVOLVMENT GOAL AND OBJECTIVES -----	1
2.1 Public Involvement Goal -----	1
2.2 Public Involvement Objectives-----	1
3.0 PUBLIC INVOLVEMENT COORDINATION AND PROGRAM -----	2
3.1 Stakeholders-----	2
3.2 Public Participation Opportunities-----	3
4.0 COMMUNICATION METHODS -----	4
5.0 DOCUMENTATION -----	5
6.0 MEASUREMENT AND REFINEMENT -----	5

1.0 INTRODUCTION

The Kansas Department of Transportation (KDOT) in coordination with Johnson County, Mid-America Regional Council (MARC) and the Cities of Gardner and Edgerton is undertaking a 12-month integrated Transportation and Land Use Plan for a southwest portion of Johnson County general described from 175th Street to 215th Street and from Sunflower Road to ½ mile east of Gardner Road, more specifically detailed on the attached map. This project will develop and evaluate alternative transportation and land use plans, along with other improvements planned by (KDOT), Johnson County, the City of Gardner, the City of Edgerton, the BNSF Railway Intermodal Facility, the KC Logistics Park by the Allen Group, and other private investments in the area.

The purpose of this Public Involvement Program (PIP) is to set forth the public involvement process for the project and describe how state, county, and local governmental officials, regional transportation planning entities, citizen groups, community groups, civic and professional organizations, businesses, citizens, and low-income and minority populations will be involved in the process. Environmental justice outreach efforts for this project are included in this PIP. The public involvement process includes the provision of complete information, timely public notice, full access to key decisions, and opportunities for early and continuing participation. This PIP is as comprehensive and specific as possible, but will evolve as information is developed and more is learned about the project.

1.1 Project Description

Southwest Johnson County will soon be home to the 1,000 acre BNSF Intermodal Facility and Logistics Park which includes plans for up to seven million square feet of distribution center and warehouse facilities on site. There is significant potential for millions of square feet of additional distribution centers and warehouse and other truck oriented development. There may also be potential for retail development that will serve this emerging employment center and the surrounding region as it develops. Additional residential development is anticipated in this area as the cities and demand for employees continue to grow. This project will complete the needed land use planning and transportation planning for the area surrounding the BNSF Intermodal Facility and Logistics Park site.

2.0 PUBLIC INVOLVEMENT GOAL AND OBJECTIVES

Public involvement opportunities, communication methods, and outreach efforts should involve and inform as many stakeholders as possible. Agencies and public stakeholders should have access to project information as it evolves and partake in meaningful roles for discussion and input.

2.1 Public Involvement Goal

The goal of the public involvement program is:

- To work cooperatively with stakeholders reflecting a broad range of viewpoints to incorporate the interests of as many segments of the community as possible in the Transportation and Land Use Plan.
- To learn from and inform the public, gain input on specific alternatives, and discuss tools that will best meet the transportation needs in the area.

2.2 Public Involvement Objectives

The objectives of conducting public involvement are to provide:

- An atmosphere of trust between the various agencies working together on the plan

- Information that allows them to understand and consider decisions made throughout the plan process
- Awareness and opportunities for the public to offer input at each stage of the plan
- User-friendly media tools that allows public to stay informed and provide direct input to the study team
- Support for the necessary process and specific projects that will be necessary to implement the plan

3.0 PUBLIC INVOLVEMENT COORDINATION AND PROGRAM

A successful plan incorporates diverse public viewpoints by ensuring agency and public involvement as a way to help state, county, and local government and transportation agencies make informed decisions about land use development scenarios and transportation system options.

3.1 Stakeholders

The consultant team is committed to involving agencies and the public throughout the study process. This team will work cooperatively with the affected community to provide accurate and timely information, gain input, and discuss alternative development and transportation improvement concepts.

3.1.1 Core Team

The Southwest Johnson County Transportation and Land Use Plan Core Team consists of the following agency representatives:

- KDOT – Thomas Dow, KDOT Planning; David Gurss, KDOT Planning; Jim Pickett, KDOT Metro North Engineer; Kim Qualls, KDOT District One Public Affairs Manager
- Johnson County – Dean Palos, JoCo Planning; Brian Pietig, JoCo Public Works; Cliff Middleton, JoCo Parks & Recreation District
- Mid-American Regional Council (MARC) – Mell Henderson
- City of Gardner – Tim McEldowny, Amy Kynard
- City of Edgerton – Beth Linn
- Consultant team – Kyle Anderson & Rick Haden (FHU), Marty Shukert & Pat Boddy (RDG), Dan Holloway (CFS)

3.1.2 Public Involvement Team

The Consultant Public Involvement Team (PI) consists of the Consultant Public Involvement Lead (Kyle Anderson), Marty Shukert (Land Use leader), the KDOT Project Manager (David Gurss), and KDOT District One Public Affairs Manager (Kimberly Qualls). This team meets as appropriate to consider the various aspects of public involvement as it relates to the project. All public involvement activities will be coordinated with appropriate involvement of Johnson County, MARC and the Cities of Gardner and Edgerton.

3.1.3 Advisory Committee

An Advisory Committee was established to provide guidance and input to the Core Team and the Consultant Team. The Advisory Committee consists of the following individuals:

- Edgerton

- Glyn Powers, council member
- Ron Conus, planning commissioner
- Gardner
 - Randy Gregorcyk, council member
 - Dan Popp, planning commissioner
- Johnson County
 - Calvin Hayden, county commissioner
 - Joel Riggs, planning commissioner
 - George Schlagel, JO County Park and Recreation District board member
- Property/business owners (one assigned from each of the 3 community partners)
 - Gardner – Andy Copeland
 - Edgerton - to be determined.
 - JO County - J.P. Lefmann (township zoning board member)
- Others
 - Tom Riederer, SW Johnson County Economic Development president
 - Janet McRae, Miami County Economic Development director
 - Patrick Robinson, Allen Group (BNSF logistics park) director of engineering
 - Jerry Williams, attorney that is knowledgeable about oil wells

While the Core Team will manage this study, the 14 person Advisory Committee will be involved with all of the project meetings, receive project correspondence and review project documents. The Core Team will assist in determining the composition of the Advisory Committee from key project stakeholders. A project kick-off meeting and workshop will be conducted with the Advisory Committee. The meeting and workshop will consist of a two hour session with the Advisory Committee to develop goals and objectives of the study, obtain background information and reports and to discuss the community engagement process. The meeting and workshop will be held in Southwest Johnson County near the study area.

3.1.4 Branding/ Logo

The Consultant Team will be responsible for creating a brand identity and logo for the study. The brand identity and logo will be incorporated into all of the project documents, public meetings and press releases. This effort will also include a new name for the study that is descriptive of the vision for the area. The CORE TEAM will provide assistance in the selection of the brand identity. Up to three alternative logos and project names will be developed for review and selection.

3.2 Public Participation Opportunities

3.2.1 Project Meetings

Core Team Meetings- This team meets monthly or as appropriate in the vicinity of the project study area in Southwest Johnson County throughout the project to review its overall progress of the research, planning documents, report production, and public involvement processes. The meeting site will vary depending upon availability and schedule.

Advisory Committee Meetings- The Consultant Team will meet with the Advisory Committee for four (4) progress meetings, and prepare minutes of the meetings. Meetings will be held in Southwest Johnson County near the study area.

Council/Commission Meetings - Since all or some portions of the area plan will be adopted by the local jurisdictions, the Consultant Team will meet with the City Councils, County Commissioners and Planning Commissions throughout the course of the study. One meeting will be held with each jurisdiction during the study, and a second meeting will be held near completion of the study. When possible, these meetings will be held in conjunction with regularly scheduled progress meetings and combined when possible. The following meetings are anticipated:

- Johnson County Board of Commissioners Meeting (2)
- Johnson County Planning Commission Meeting (2)
- City of Edgerton City Council/Planning Commission Meeting (2)
- City of Gardner City Council/Planning Commission Meeting (2)
- MARC's Total Transportation Policy Committee (TTPC) (1)

Public Information Meeting -The Consultant Team will assist the Core Team in conducting one Public Information Meeting (PIM). Prior to the meeting, the Consultant Team will work with the Core Team to develop a plan to address public notifications, develop a database of project stakeholders and plan for the PIM, one-on-one meetings, or agency meetings that might be necessary. Johnson County will be responsible for inviting the property owners and other stakeholders, advertising for the meetings, and securing a suitable location for the meetings.

The Consultant Team will prepare materials for the PIM consisting of:

- (1) Aerials with proposed alternatives and potential impacts; and
- (2) Fact Sheet suitable for a mailer or handout at the PIM. The Fact Sheet will include the project purpose and need, summary of the project design criteria, features and relevant facts, as well as a project map.

The materials shall be provided in electronic format suitable for agency partners to place on their individual websites.

Consultant Team representatives will attend the meetings and be available to address questions. The team will also take notes summarizing the general comments, and review written comments. A summary document of the public comments will be prepared for the file records. For those comments requesting/warranting a response, written responses will be drafted for the Core Team to reply.

Special Studies. The project scope will include up to three special studies, each of which will consist of a two-day on-site work session, supporting graphic concepts, and concise narratives. Each of these will address a strategic opportunity within or near the study area. The subjects of the special studies will be determined by the Core Team and the Advisory Committee.

Input from the public should be considered throughout the decision-making process. Various opportunities to engage the public will be provided by KDOT.

4.0 COMMUNICATION METHODS

Timely information will be distributed to increase stakeholder awareness opportunities to participate in the study process. The PI team will work with Johnson County and the Cities of Gardner and Edgerton public involvement contact persons in accordance with their protocols.

5.0 DOCUMENTATION

An interactive and comprehensive public involvement process with the study team and stakeholders serves as a valuable tool in identifying project information needs and areas of interest in the community. Documentation of public comments is essential for consideration and coordination of responses by the study team.

Comments received through letters, emails, and phone calls will be routed to the appropriate study team member for a response in a timely manner. A Public Involvement representative will respond to inquiries regarding general information (i.e. meeting dates, locations, etc). Messages leaving contact information will be added to project contact database, but will not receive a specific response.

Copies of agency and public involvement documents, including correspondences, comment forms, and emails will be organized and included in the appendices of the Southwest Johnson County Transportation and Land Use Plan document.

6.0 MEASUREMENT AND REFINEMENT

While this plan relies heavily on techniques and approaches presented, it is also designed as a flexible approach that can and should be refined during the project to ensure stakeholders remain educated, engaged and involved throughout. Team evaluation will be used to monitor the overall success of this program and to identify opportunities to enhance its effectiveness.



Welcome!

Public Open House

Southwest Johnson County Area Plan

Project No. 46 KA-2641-01

November 1, 2012 - 6:00 pm to 8:00 pm City of Edgerton Community Center

Study Description

Southwest Johnson County will soon be home to the 1,000 acre BNSF Intermodal Facility and Logistics Park which includes plans for up to seven million square feet of distribution center and warehouse facilities on site, with the potential for additional distribution centers, warehouses and other truck oriented development.

There may also be potential for retail and residential development that will serve this emerging employment center and the surrounding region. The purpose of this project is to complete the needed land use planning and transportation planning for the area surrounding the BNSF Intermodal Facility and Logistics Park site.

Key Components of the Area Plan

- An update to Johnson County's Comprehensive Arterial Roadway Network Plan (CARNP)
- Evaluation of the potential realignment of US-56 along 199th Street from Edgerton to I-35
- A bicycle/pedestrian trail plan/concept plan for Johnson County Parks District land
- A land use component testing alternative land use scenarios
- A natural resource component to protect Hillsdale Lake and JOCO Parkland as development occurs

Project Schedule

The Southwest Johnson County Area Plan is scheduled for completion prior to the opening of the BNSF Intermodal Facility in the summer of 2013. Key milestone dates for the development of this plan are as follows:

Draft Report - March 2013 **Final Report - Summer 2013**

Project Team

Sponsors

- City of Edgerton
- City of Gardner
- Johnson County
- Mid-America Regional Council (MARC)
- Kansas Department of Transportation

Consultant Team

- Felsburg Holt & Ullevig
- RDG Planning and Design
- CFS Engineering

Project Contacts

Your feedback is important to us. We look forward to hearing from you and thank you for your participation.

DAVID GURSS

Project Manager
Kansas Department of Transportation
785-296-3267
dgurss@ksdot.org

KYLE ANDERSON

Project Manager
Felsburg Holt & Ullevig
402-445-4405
kyle.anderson@fhueng.com





Guest Register

Department of Transportation

Guest Register

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PLEASE PRINT CLEARLY

Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E. Nelson, Edgerton, KS

Mr. Mrs. Ms. (Other) BRIAN NORRIS

38590 W. 183rd St.
Mailing Address

Organization you're representing (if applicable)
Edgerton State KS Zip 66021 Phone (913) 982-6746

briantr88@hotmail.com
E-mail Address

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Virgil Florence

605 W Hulett
Mailing Address

Organization you're representing (if applicable)
Edgerton State KS Zip 66021 Phone (913) 882-9683

ragtag43@yahoo.com
E-mail Address

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) GAIL A. LARD

20450 Waverly Rd, Edgerton,
Mailing Address

Organization you're representing (if applicable)
Edgerton, KS State KS Zip 66021 Phone (816) 835-7988

Emily farm KDOT
E-mail Address

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) MARIA O'NEILL/ Bob

605 W MARTIN ST
Mailing Address

Organization you're representing (if applicable)
Edgerton State KS Zip 66021 Phone (913) 8826715

rmofam4@gmail.com
E-mail Address

How did you learn about today's meeting?



Guest Register

Department of Transportation

Guest Register

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Project No: 46 KA-2641-01

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

S 46

PLEASE PRINT CLEARLY

Mr. Mrs. Ms. (Other) Lisa Huppe Name
 Organization you're representing (if applicable)
17535 Edgerton Rd Edgerton KS 66021 City State Zip
 Phone (913) 893-6975
Lisathuppe@ReeceAndNichols.com email E-mail Address
 How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Jay Lowrie Name
 Organization you're representing (if applicable)
Crown Realty Organization you're representing (if applicable)
 Phone ()

Mailing Address
Jay Lowrie @ crown realty . com City State Zip
 E-mail Address
 How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Tom Michelle Corbin Name
 Organization you're representing (if applicable)
18275 Four Corners Rd Edgerton KS 66021 City State Zip
 Phone (913) 856-5789
Michelle.corbin@emburgmail.com + tcorbin@gmail.com sign website E-mail Address
 How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Jason Brueck Name
 Organization you're representing (if applicable)
KC STAR Organization you're representing (if applicable)
 Phone ()

Mailing Address
 City State Zip
 Phone

E-mail Address
 How did you learn about today's meeting?



Guest Register

PLEASE PRINT CLEARLY

Project No: 46 KA-2641-01 Purpose: SW Johnson County Area Plan (Land Use) Public Open House
Date: Thursday, November 1, 2012 Time: 6:00-8:00 p.m. Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

Mr. Mrs. Ms. (Other) Esther Seim & Harvey Seim Organization you're representing (if applicable)
21898 Sunflower Edgerton KS 66021 () Phone
Mailing Address City State Zip

E-mail Address _____ How did you learn about today's meeting?
 Mr. Mrs. Ms. (Other) Suzanne Townley Organization you're representing (if applicable)
15415 Lake Rd 3 Gardner KS 66030 (913) 208-2873
Mailing Address City State Zip Phone

E-mail Address _____ How did you learn about today's meeting?
 Mr. Mrs. Ms. (Other) Brenda Machlachlan Organization you're representing (if applicable)
P.O. BOX 53 Edgerton KS 66021 (913) 599-8218
Mailing Address City State Zip Phone

E-mail Address _____ How did you learn about today's meeting?
 Mr. Mrs. Ms. (Other) Michael Mabry City of Edgerton Organization you're representing (if applicable)
1200 W Bram Edgerton KS 66021 (913) 893-6801
Mailing Address City State Zip Phone

E-mail Address _____ How did you learn about today's meeting?
mmabry@edgertonks.org



Guest Register

Department of Transportation

Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

4

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Mr. Mrs. Ms. (Other) Donna Bratton Name
Box 32 Mailing Address Edgerton City KS State 66021 Zip (913) 882-6271 Phone
 Organization you're representing (if applicable)

E-mail Address City Council Meeting
 How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Peggy Reed Name
401 S Washington St Spring Hill Mailing Address KS State 66083 Zip (913) 963-2944 Phone
 Organization you're representing (if applicable)

E-mail Address peggyreed@crownreality.com
 How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Karl Allen Name
19535 S. Waverly Rd Mailing Address Gardner City KS State 66030 Zip (913) 238 5705 Phone
 Organization you're representing (if applicable)

E-mail Address SWZB
 How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Steve GANTHER Name
4526 Sand Creek Rd Wellsville Mailing Address KS State 66092 Zip (913) 634-2890 Phone
 Organization you're representing (if applicable)

E-mail Address Steve.GANTHER@ATT.NET
 How did you learn about today's meeting?



Guest Register

Department of Transportation

PLEASE PRINT CLEARLY

Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E. Nelson, Edgerton, KS

Mr. Mrs. Ms. (Other) Brian Hanna
 31065 West 199th Edgerton KS 66021
 Mailing Address City State Zip
 Organization you're representing (if applicable) _____
 Phone _____

E-mail Address _____
 How did you learn about today's meeting? _____

Mr. Mrs. Ms. (Other) Rauney Gurgosyk
 620 E. Hawthorn Edgerton KS 66030
 Mailing Address City State Zip
 Organization you're representing (if applicable) City of Ganswer
 Phone (316) 644-0292

E-mail Address Rgurgosyk@ganswerkansas.gov
 How did you learn about today's meeting? _____

Mr. Mrs. Ms. (Other) PATY HOFFMAN
 34400 W. 16th Gardner KS 66030
 Mailing Address City State Zip
 Organization you're representing (if applicable) Co. Planning
 Phone (913) 856-6722

E-mail Address Sthoffman@embanzamil.com
 How did you learn about today's meeting? _____

Mr. Mrs. Ms. (Other) Andy Copeland
 418 W Cheyenne Gardner KS 66030
 Mailing Address City State Zip
 Organization you're representing (if applicable) _____
 Phone _____

andy@arjinfusion.com
 How did you learn about today's meeting? Tasyl force

4
32



Kansas

Department of Transportation

Guest Register

PLEASE PRINT CLEARLY

Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E. Nelson, Edgerton, KS

Mr. Mrs. Ms. (Other) Steve Cant Name

Organization you're representing (if applicable)

Mailing Address 1208 S. Lennox Drive Olathe City Kansas State 66042 Zip 913 280-4234 Phone

E-mail Address sdcanr24e@global.net

How did you learn about today's meeting? sign on board of Edgerton

Mr. Mrs. Ms. (Other) Judy White Name

Organization you're representing (if applicable)

Mailing Address 33965 W-199th St. Edgerton City Ks. State 66021 Zip (913) 893-6857 Phone

E-mail Address JudywhiteRE@aol.com

How did you learn about today's meeting? sign on 199th

Mr. Mrs. Ms. (Other) Karry Donna Pearce Name

Organization you're representing (if applicable)

Mailing Address 20315 S Gardner Rd Gardner City Ks State 66030 Zip (913) 856-8502 Phone

E-mail Address dpearce4@aol.com

How did you learn about today's meeting? Gardner News

Mr. Mrs. Ms. (Other) MARK & MACY DOWNER Name

Organization you're representing (if applicable)

Mailing Address 32642 W 172nd Ter City GARDNER State KS Zip 66030 Phone (913) 852-5380

E-mail Address mdonner@gasbcs.com

How did you learn about today's meeting? EDGERTON FFA CITY HALL EDGERTON / GARDNER FAX



Kansas

Department of Transportation

Guest Register

PLEASE PRINT CLEARLY

Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

Mr. Mrs. Ms. (Other) Cliff & Colleen CCR Organization you're representing (if applicable)
19911 Peppertree Lane Edgerton KS 66021 (913) 530-8671
 Mailing Address City State Zip Phone

CliffC@earthlink.net Ryan Parks
 E-mail Address How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) George Schlegel JCPRO Organization you're representing (if applicable)
PO Box 10 Osaka KS 66051 (913) 782-5885
 Mailing Address City State Zip Phone

gschlegel@schlegelkinzer.com
 E-mail Address How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Joel Johns Gardner Edge Organization you're representing (if applicable)
814 E. Main St. Gardner KS 66030 (913) 461-6909
 Mailing Address City State Zip Phone

joel@gardneredge.com Beth
 E-mail Address How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Joan Taylor Organization you're representing (if applicable)
104 E Meriwood Edgerton KS 66021 ()
 Mailing Address City State Zip Phone

joan@gardnernews.com
 E-mail Address How did you learn about today's meeting?



Kansas

Department of Transportation

Guest Register

PLEASE PRINT CLEARLY

Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

Mr. Mrs. Ms. (Other) Janet M' Rae Name Miami County Organization you're representing (if applicable)
201 S Pearl Switc 202 City KS State 66071 Zip (913) 2944045 Phone

jmcrare@miamicountyks.org E-mail Address
 How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) MARSHALL WOLFE Name KS Organization you're representing (if applicable)
20090 PEBBLETREE City EDGERTON State KS Zip 66021 Phone (913) 893-9799

E-mail Address
 How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Carroll Hosh Name
17725 Four Corners Gardner City KS State 66030 Zip (913) 856-6227 Phone

theroofingman@msn.com E-mail Address
 How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Paul Greeley Name Johnson County Planning Organization you're representing (if applicable)
 Mailing Address City State Zip Phone

paul.greeley@jocogov.org E-mail Address
 How did you learn about today's meeting?



Guest Register

PLEASE PRINT CLEARLY

Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

Mr. Mrs. Ms. (Other)

Name: William W. Lewis

Organization you're representing (if applicable)

Mailing Address: 17795 Four Corners City: BARNER State: KS Zip: 66030 Phone: (913) 856-621

E-mail Address: WJwillis@CenturyLink.net How did you learn about today's meeting? Email / Signs

Mr. Mrs. Ms. (Other)

Name: Kevin Miller

Organization you're representing (if applicable)

Mailing Address: 22332 SHourston St City: Spring Hill State: KS Zip: 66083 Phone: (913) 568-5221

E-mail Address: Kevin.miller@crow Realty.com How did you learn about today's meeting?

Mr. Mrs. Ms. (Other)

Name: Edward + Melody Cabwat

Organization you're representing (if applicable)

Mailing Address: 4151 Shawnee Rd City: Wellsville State: KS Zip: 66092 Phone: (913) 575-8699

E-mail Address: MelodyCabwat@yahoo.com How did you learn about today's meeting? gandhere@ge.com

Mr. Mrs. Ms. (Other)

Name: Robert McCallin

Organization you're representing (if applicable)

Mailing Address: 15215 Edgerton Rd City: Gardner State: KS Zip: 66030 Phone: (913) 8939614

E-mail Address: _____ How did you learn about today's meeting?



Guest Register

PLEASE PRINT CLEARLY

Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

Mr. Mrs. Ms. (Other) Don K Burrows ARROW REALTY
 Organization you're representing (if applicable)
B36 So Platan ESTADIA KS 66667 (785) 241-2877
 Mailing Address City State Zip Phone

How did you learn about today's meeting?
spotted word on CRWP Realty.com

Mr. Mrs. Ms. (Other) BAUCE PATER UNITED METHODIST CHURCH
 Organization you're representing (if applicable)
6401 NORBOSTON SHAWNEE KS 66208 (816) 830.0936
 Mailing Address City State Zip Phone

How did you learn about today's meeting?
UUCPASTOR@YAHOO.COM CITY COUNCIL MEETING

Mr. Mrs. Ms. (Other) CAROL HATFIELD —
 Organization you're representing (if applicable)
37275 W 151st SHAWNEE Ks 66030 (913) 873-9770
 Mailing Address City State Zip Phone

How did you learn about today's meeting?
— PAPER

Mr. Mrs. Ms. (Other) Paul Middleton Organization you're representing (if applicable)
4921 Shawnee Terr Wellsville K.S. 66092 (913) 915-3542
 Mailing Address City State Zip Phone

How did you learn about today's meeting?



Guest Register

PLEASE PRINT CLEARLY 17 4

Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

Mr. Mrs. Ms. (Other)

W.M. EDWARDS
Name

Organization you're representing (if applicable)

3843200 171st

Edgerton
City

KS 66221
State Zip

(913) 726-2758
Phone

Mailing Address

E-mail Address

In on the Planning Commission
How did you learn about today's meeting?

Mr. Mrs. Ms. (Other)

Kenneth Bailey
Name

Organization you're representing (if applicable)

30600 W 191st
Mailing Address

Gardner
City

KS 66030
State Zip

() -
Phone

E-mail Address

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other)

Al Thompson
Name

Crown Realty
Organization you're representing (if applicable)

203 W South
Mailing Address

Spring Hill KS 66063
City State Zip

(913) 530 1730
Phone

E-mail Address

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other)

FRED ROWE
Name

Organization you're representing (if applicable)

15030 W. 223rd
Mailing Address

Spring Hill
City

KS 66083
State Zip

(913) 5332604
Phone

E-mail Address

bbyrowe@yahoo.com
How did you learn about today's meeting?



Kansas

Department of Transportation

Guest Register

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Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

Mr. Mrs. Ms. (Other) Jeff Booten Name
113 W. 8th Mailing Address
Edgerton City
KS State 66021 Zip
(913) 208-4373 Phone
 Organization you're representing (if applicable)

jeffbooten@comcast.net E-mail Address
 How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Glyn R Powers Name
606 W. 8th St, Mailing Address
Edgerton City
KS State 66021 Zip
(913) 893-6750 Phone
 Organization you're representing (if applicable)

jeffbooten@comcast.net E-mail Address
 How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Linda Jensen Name
36400 W 150th Mailing Address
Edgerton City
KS State 66030 Zip
(913) 8936418 Phone
 Organization you're representing (if applicable)

linda.jensen@me.com E-mail Address
 How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) _____ Name
 _____ Mailing Address
 _____ City
 _____ State _____ Zip
 _____ Phone
 Organization you're representing (if applicable)

_____ E-mail Address
 How did you learn about today's meeting?



Kansas

Department of Transportation

Guest Register

Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

4
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Mr. Mrs. Ms. (Other) Cheryl Conklin Name Candid marketing & Communications Organization you're representing (if applicable)

13313 S Spruce Mailing Address Gardner City KS State 66030 Zip () Phone

CherylWhite@gmail.com E-mail Address - Bethynn

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) CASSANDRA TUCKER Name Organization you're representing (if applicable)

13360 S. Spoon Creek Rd Olathe Mailing Address KS State 66061 Zip (913) 856-6799 Phone

desertkid2@yahoo.com E-mail Address KMBC9 News

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) SANDRA NOE Name Organization you're representing (if applicable)

PO Box 331 Mailing Address EDGERTON City KS State 66021 Zip (913) 206 5894 Phone

DON'T HAVE ONE E-mail Address FLIER

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Nancy Kirkland Name Organization you're representing (if applicable)

19180 S. Davenport Rd Mailing Address Gardner City KS State 66030 Zip (913) 856-7440 Phone

KirklandKorner@aol.com E-mail Address

How did you learn about today's meeting?



Guest Register

PLEASE PRINT CLEARLY

Project No: 46 KA-2641-01 Purpose: SW Johnson County Area Plan (Land Use) Public Open House
Date: Thursday, November 1, 2012 Time: 6:00-8:00 p.m. Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

Mr. Mrs. Ms. (Other) Michelle Kreiser
Mailing Address 19905 Pepper tree Edgerton KS 66021 (913) 893-6610
Organization you're representing (if applicable)

E-mail Address jhawkgrad@embargo.mail.com
How did you learn about today's meeting? Gardnersedge article from neighbor

Mr. Mrs. Ms. (Other) Karl Grant
Mailing Address 4230 Rock Creek Rd Edgerton KS 66029 (913) 617 0682
Organization you're representing (if applicable) Rental Farms LLC

E-mail Address KarlGrantDO@gmail.com
How did you learn about today's meeting? Friend in Edgerton

Mr. Mrs. Ms. (Other) Thomas (Betty) Rhumbrey
Mailing Address 21065 Evening Star Edgerton KS 66021 (913) 893-6281
Organization you're representing (if applicable) Edgerton Planning

E-mail Address betsy's.junque@gmail.com
How did you learn about today's meeting? Email, Garden Edge, TV News

Mr. Mrs. Ms. (Other) Jennifer Crane
Mailing Address 6305 Lackman Rd Shawnee KS 66207 (913) 715-2552
Organization you're representing (if applicable) Johnson County Museum

E-mail Address jennifer.crane@jocogov.org
How did you learn about today's meeting? my director



Kansas
Department of Transportation

Guest Register

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Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

Mr. Mrs. Ms. (Other) ART CARLWRIGHT Name Organization you're representing (if applicable)
20890 CLARE RD SPRING HILL KS 66083 Mailing Address City State Zip Phone (816) 536-2148

ARTCARLWRIGHT@CROWNREALTY.COM E-mail Address
 How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) RICHARD NUSSSEN Name Organization you're representing (if applicable)
33425 W 303rd PAOLA KS 66071 Mailing Address City State Zip Phone (913) 731-6045

POSTMASTER IN EDGERTON KS E-mail Address
 How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Darius Crist Name Organization you're representing (if applicable)
510 W Braun St Edgerton KS 66021 Mailing Address City State Zip Phone (913) 963-6346

Newspaper E-mail Address
 How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) TOM RIESEN Name Organization you're representing (if applicable)
P.O. Box 456 GARNER KS 66030 Mailing Address City State Zip Phone (913) 715-6007

Tom @ Business mouds Here, Com. E-mail Address
 How did you learn about today's meeting?



Guest Register

588
PLEASE PRINT CLEARLY

Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

Mr. Ms. (Other) Don Scano Name
19913 Peppertree Ln City Edgerton State KS Zip 66021 Organization you're representing (if applicable) (913) 238-2754 Phone
 Mailing Address

E-mail Address _____ How did you learn about today's meeting?

Mr. Ms. (Other) Brian Andrew Name
22927 Sunflower Rd City Edgerton State KS Zip 66021 Organization you're representing (if applicable) Reece & Nichols Realtor - RWD #7 Board Secretary Phone
Brian A C Reece And Nichols.com City Mike Mabrey City Super & Gardner News
 Mailing Address
 E-mail Address

Mr. Ms. (Other) Patricia Robinson Name
5740 W 19th St. City Edgerton State KS Zip 66201 Organization you're representing (if applicable) The Allen Group Phone
 Mailing Address

robbrone@allengrp.com City e-mail invitation
 E-mail Address
 Mr. Ms. (Other) Bill & Pally Gay Name
32100 W. 143rd St City Gardner State KS Zip 66030 Organization you're representing (if applicable) (913) 856-6487 Phone
 Mailing Address

E-mail Address _____ How did you learn about today's meeting?
NewsPaper



Kansas

Department of Transportation

Guest Register

Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

4
83
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Mr. Mrs. Ms. (Other) Ramy TEAFORD Name
517 N MULBERRY City KS State 66030 Zip
rrtedford@gmail.com Organization you're representing (if applicable)
(913) 375-5622 Phone

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Sharon & Morgan (Waldmer Farms) Name
19333 Four Corners Rd Edgerton City KS State 66021 Zip
Spans on Rd Organization you're representing (if applicable)
(913) 893-6650 Phone

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Kenny PRITCHARD Name
P.O. BOX 53 City Edgerton KS State 66021 Zip
Kenny Pritchard 3699 mail.com Organization you're representing (if applicable)
(913) 522 2509 Phone

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Todd Cameron Name
101 E. Martin City Edgerton KS State 66021 Zip
Waldmer Farms LLC Organization you're representing (if applicable)
(913) 709-5227 Phone

How did you learn about today's meeting?

E-mail Address



Kansas

Department of Transportation

Guest Register

PLEASE PRINT CLEARLY

Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E. Nelson, Edgerton, KS

Mr. Ms. (Other) Phyllis K. Harris Edgerton Planning Commission
 Name Organization you're representing (if applicable)
118 W. Nelson St. Edgerton KS 66021 913 893-6806
 Mailing Address City State Zip Phone

Mr. Ms. (Other) Phyllis K. Harris
 Name
phyllisk@embargo.com
 E-mail Address
 How did you learn about today's meeting?

Mr. Ms. (Other) Dale Crowford Kan Bike Walk
 Name Organization you're representing (if applicable)
512 W. Contis Okla KS 66061 (913) 822-6588
 Mailing Address City State Zip Phone

Mr. Ms. (Other) kenbike@concessnot.
 Name
kenbike@concessnot.
 E-mail Address
 How did you learn about today's meeting?

Mr. Ms. (Other) Ron Conus Edgerton Planning Comm
 Name Organization you're representing (if applicable)
605 W. Mansfield Lane Edgerton KS 66021 ()
 Mailing Address City State Zip Phone

Mr. Ms. (Other) Tom McCurdy
 Name
Tom McCurdy
 E-mail Address
 How did you learn about today's meeting?

Mr. Ms. (Other) Tom McCurdy
 Name Organization you're representing (if applicable)
 Mailing Address City State Zip Phone

Mr. Ms. (Other) Tom McCurdy
 Name Organization you're representing (if applicable)
 E-mail Address City State Zip Phone
 How did you learn about today's meeting?



Kansas

Department of Transportation

Guest Register

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Project No: 46 KA 2641-01

Purpose: Sw Johnson County Area Plan (Land Use) Public Open House
Place: Edgerton Community Hall

Date: Nov. 1, 2012

Time: 6-8 pm

Mr. Mrs. Ms. (Other) Cliff Middleton Johnson County Park & Recreation
Organization you're representing (if applicable)
7904 Renner Rd Shawnee KS 66219 (913) 894-3392
Mailing Address City State Zip Phone

Cliff.Middleton@jocogov.org
E-mail Address

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) David Green City of Gardner
Organization you're representing (if applicable)
120 E Main Gardner KS 66050 ()
Mailing Address City State Zip Phone

dsgreen@gardnerks.org
E-mail Address

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Chris Cigan Property Source LLC
Organization you're representing (if applicable)
814 E. Main #245 Gardner KS 66030 (913) 884-4500
Mailing Address City State Zip Phone

chris.cigan@earthlink.net
E-mail Address

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Craig Swope FTL
Organization you're representing (if applicable)
701 S 38th St KC KS 66106 (816) 912-7804
Mailing Address City State Zip Phone

CSwope@ftlchicago.com
E-mail Address

How did you learn about today's meeting?



Kansas

Department of Transportation

Guest Register

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Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

Mr. Mrs. Ms. (Other)

Name Greg Laver

Organization you're representing (if applicable) Taliferro + Browne, Inc.

Mailing Address 1020 E 8th St

City KC

State MO

Zip 64106

Phone ()

E-mail Address glaver@bengr.com

How did you learn about today's meeting? email

Mr. Mrs. Ms. (Other)

Name ALAN SOETAERT

Organization you're representing (if applicable) WATER DIST #7 Johnson County

Mailing Address PO Box 7

City

State KS

Zip 66030

Phone (913) 856-7375

E-mail Address ASOETAERT@WATER7.COM

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other)

Name Jim + Betty Wiseman

Organization you're representing (if applicable) Homeowners

Mailing Address 23360 Oakview Dr. Spring Hill

City

State KS

Zip 66083

Phone (913) 856-2345

E-mail Address bjwiseman@embargmail.com

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other)

Name David R. Ruckey

Organization you're representing (if applicable) Homeowner

Mailing Address PO Box 282

City

State KS

Zip 66021

Phone (913) 226-5290

E-mail Address

How did you learn about today's meeting?



Kansas

Department of Transportation

Guest Register

Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

4
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Mr. Mrs. Ms. (Other) Margie Davis Organization you're representing (if applicable)

38430 W. 191st City Edgerton State KS Zip 66021 Phone (913) 893-6260

Mailing Address

Edgerton UMC notice How did you learn about today's meeting?

E-mail Address

Mr. Mrs. Ms. (Other) Tony Eaton Organization you're representing (if applicable)

100 W. Crestview Cir, Louisburg City ks. State 66057 Zip (913) 904-8107 Phone

Mailing Address

toneaton@Crownreality.com City E-mail How did you learn about today's meeting?

E-mail Address

Mr. Mrs. Ms. (Other) Jerry Holly Organization you're representing (if applicable)

490 New Century Draking New Century City KS State 66080 Zip (913) 927-4376 Phone

Mailing Address

Jerry.holly@jocofx7.org City Reese Reserve How did you learn about today's meeting?

E-mail Address

Mr. Mrs. Ms. (Other) Raymond McIntire Organization you're representing (if applicable)

17890 Pillie Rd City Edgerton State KS Zip 66021 Phone (913) 893-6897

Mailing Address

Sign in Gardner How did you learn about today's meeting?

E-mail Address



Kansas

Department of Transportation

Guest Register

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4
62

Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

Mr. Mrs. Ms. (Other) Arnon Winkler Name Fire Dist. 1 Organization you're representing (if applicable)

131 W Manor Pl Mailing Address US 66030 State Gardner City (913) 980-0321 Phone

Arnon.winkler@jocofld.org E-mail Address

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Kristina Harrison Name Gardner City Council Organization you're representing (if applicable)

740 Valerie Mailing Address KS 66030 State Gardner City (913) 4850151 Phone

Kharrison@gardnerkansas.gov E-mail Address

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Alex Fiv Name Self Organization you're representing (if applicable)

20270 Co-op Rd Mailing Address KS 66030 State Edgerton City (913) 582-6849 Phone

E-mail Address

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) CAROL SHORE Name

21050 S. GARDNER RD Mailing Address KS 66030 State GARDNER City (913) 884-6501 Phone

E-mail Address

How did you learn about today's meeting?



Guest Register

Project No: 46 KA-2641-01

Date: Thursday, November 1, 2012

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

4 58

PLEASE PRINT CLEARLY

Mr. Mrs. Ms. (Other) Tim Miller Name
233 Eastmain Mailing Address
tr Miller2@amfam.com E-mail Address
Chamber City
KS 66030 State 66030 Zip
American Family Insurance Organization you're representing (if applicable)
(913) 856 6177 Phone

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) John M. Allen Name
5405 NE Scenic Dr Mailing Address
john.allen@jacobd1.org E-mail Address
Lee's Summit City
MO 64064 State 64064 Zip
Fire District #1 Organization you're representing (if applicable)
(913) 406-4988 Phone

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Janere L. Rawles Name
PO Box 282 Mailing Address
janrawles@aol.com E-mail Address
Edgerton City
KS 66021 State 66021 Zip
City of Edgerton Organization you're representing (if applicable)
(913) 226-2560 Phone

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Pam Sill Name
20468 Co-op Rd Mailing Address
pam_sille@yahoo.com E-mail Address
Edgerton City
KS 66021 State 66021 Zip
Methodist Church Organization you're representing (if applicable)
(913) 893-6404 Phone

How did you learn about today's meeting?



Guest Register

Department of Transportation

Project No: 46 KA-2641-01

Purpose: SW Johnson County Area Plan (Land Use) Public Open House

Date: Thursday, November 1, 2012

Time: 6:00-8:00 p.m.

Place: Edgerton Community Hall, 404 E Nelson, Edgerton, KS

4
54

PLEASE PRINT CLEARLY

Mr. Mrs. Ms. (Other) Donald Roberts Name
Edgerton City
KS State 66021 Zip City of Edgerton Organization you're representing (if applicable)
(913) 893-6231 Phone

Mailing Address
Mayor @ Edgerton KS.org
 E-mail Address

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Mary Pritchard Name
Edgerton City KS State 66021 Zip (913) 988-7050 Phone
P.O. Box 53 Mailing Address

Organization you're representing (if applicable)

Council mtg.

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) [Signature] Name
[Signature] Mailing Address
Edgerton City KS State 66021 Zip [Signature] Phone

Organization you're representing (if applicable)

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Steve Smyth Name
Box 412 Mailing Address Spring Hill City KS State 66083 Zip Crown Realty Organization you're representing (if applicable)
(913) 226-3741 Phone

Organization you're representing (if applicable)

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other) Steve Smyth Name
Steve Smyth @ crownrealty.com E-mail Address



Guest Register

PLEASE PRINT CLEARLY

Project No: 46 KA 264FE1

Purpose: Sw Johnson County Area Plan (Local Use) Public Open House

Date: Nov. 1, 2012

Time: 6-8pm

Place: Edgerton Community Ctr.

Mr. Mrs. Ms. (Other)

WILLIAM WATKINS

Name

Organization you're representing (if applicable)

20937 Spoon Creek Edgerton KS 66021 (913) 238 4061

Mailing Address

City

State

Zip

Phone

E-mail Address

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other)

Curt & Lou Ann Longenecker

Name

Organization you're representing (if applicable)

P.O. Box 424 Gardner KS 66030 913 (927) - 8319

Mailing Address

City

State

Zip

Phone

E-mail Address

How did you learn about today's meeting?

Mr. Mrs. Ms. (Other)

Randy Kasa

Name

Organization you're representing (if applicable)

18215 Troost Olathe KS 66062 (913) 592 9404

Mailing Address

City

State

Zip

Phone

E-mail Address

How did you learn about today's meeting?

randy@cleversoul.com

KDOT

Mr. Mrs. Ms. (Other)

Name

Organization you're representing (if applicable)

Mailing Address

City

State

Zip

Phone

E-mail Address

How did you learn about today's meeting?

Kansas

Department of Transportation

Project Title: SW Johnson County Area Plan Public Open House

KDOT Project #: 46-KA-2641-01

Date/Time: November 1, 2012; 6-8:00 p.m.

Location: Edgerton Community Hall, 404 E Nelson, Edgerton

TELL US HOW WE ARE DOING!

INFORMING YOU

How did you hear about this meeting?

- Newspaper
 Radio / Television
 Mail
 Posted announcement / flyer
 Roadside message board
 Other: _____

What is the best way to inform you about meetings?

- Newspaper
 Radio / Television
 Mail
 Posted announcement / flyer
 Roadside message board
 Other phone

ACCOMMODATING YOU

Was the meeting notice timely?

- Yes
 No

Was the meeting time and location convenient?

- Yes
 No

SHARING INFORMATION

Were your questions answered satisfactorily?

- Yes
 No

Were the handouts and displays easy to understand?

- Yes
 No

If you answered "no" to either question, please explain on back.

LISTENING

Did the following individuals genuinely listen to your questions or concerns?

- Yes No KDOT
 Yes No Consultants
 Yes No Public Officials

To be contacted, please indicate your preferred method of communication:

- Phone 913-893-9770
 E-mail _____

Would you like a follow-up contact?

- Yes No

Name: Carol Hatfield
Address: 37275 W. 151st
City/State/Zip: GARDNER, KS 66430

OVERALL RATING

- Great Good Average Below Average Poor

Please share your comments and/or concerns about this project:

The displays need to be bigger to see the street names. You need to ~~exp~~ expand the area to include up to the Sunflower plant. It will all be involved in this project.

Thank you for your input!

You may leave this completed form here at the meeting, or you may take it with you and send the completed form via U.S. mail to: Kansas Department of Transportation, Public Involvement, 121 SW 21st Street, Topeka, Kansas 66612-1249.



Department of Transportation

Project Title: SW Johnson County Area Plan Public Open House

KDOT Project #: 46-KA-2641-01

Date/Time: November 1, 2012; 6-8:00 p.m.

Location: Edgerton Community Hall, 404 E Nelson, Edgerton

TELL US HOW WE ARE DOING!

INFORMING YOU

How did you hear about this meeting?

- Newspaper
- Radio / Television
- Mail
- Posted announcement / flyer
- Roadside message board
- Other: Neighbor

What is the best way to inform you about meetings?

- Newspaper
- Radio / Television
- Mail
- Posted announcement / flyer
- Roadside message board
- Other _____

ACCOMMODATING YOU

Was the meeting notice timely?

- Yes
- No

Was the meeting time and location convenient?

- Yes
- No

SHARING INFORMATION

Were your questions answered satisfactorily?

- Yes
- No

Were the handouts and displays easy to understand?

- Yes
- No

If you answered "no" to either question, please explain on back.

LISTENING

Did the following individuals genuinely listen to your questions or concerns?

- Yes No KDOT
- Yes No Consultants
- Yes No Public Officials

To be contacted, please indicate your preferred method of communication:

- Phone _____
- E-mail _____

Would you like a follow-up contact?

- Yes No

Name: Robert McCollum
 Address: 15215 Edgerton Rd
 City/State/Zip: Edgerton, KS, 66030

OVERALL RATING

- Great
- Good
- Average
- Below Average
- Poor

Please share your comments and/or concerns about this project:

I think it should include the sun slower plant and 10 HWY

Thank you for your input!

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Department of Transportation

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- Roadside message board
- Other: _____

What is the best way to inform you about meetings?

- Newspaper
- Radio / Television
- Mail
- Posted announcement / flyer
- Roadside message board
- Other: _____

ACCOMMODATING YOU

Was the meeting notice timely?

- Yes
- No

Was the meeting time and location convenient?

- Yes
- No

SHARING INFORMATION

Were your questions answered satisfactorily?

- Yes
- No

Were the handouts and displays easy to understand?

- Yes
- No

If you answered "no" to either question, please explain on back.

LISTENING

Did the following individuals genuinely listen to your questions or concerns?

- Yes No KDOT
- Yes No Consultants
- Yes No Public Officials

To be contacted, please indicate your preferred method of communication:

- Phone 913-884-6501
- E-mail _____

Would you like a follow-up contact?

- Yes No

Name: RAY & CAROL SHOBE
 Address: 21050 S BARDNER RD
 City/State/Zip: GARDNER, KS 66030

OVERALL RATING

- Great
- Good
- Average
- Below Average
- Poor

Please share your comments and/or concerns about this project:

There is great concern about the traffic on Gardner Rd & the potential truck traffic. We live on Gardner Rd between 207th & 215th. What will limit the trucks coming down Gardner Rd when they need to go south?

Concern for farm equipment on Gardner Rd. There is no patience now. It will get worse, I'm sure.

Thank you for your input!

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Project Title: SW Johnson County Area Plan Public Open House

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- Roadside message board
- Other: _____

What is the best way to inform you about meetings?

- Newspaper
- Radio / Television
- Mail
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- Roadside message board
- Other: _____

ACCOMMODATING YOU

Was the meeting notice timely?

- Yes
- No

Was the meeting time and location convenient?

- Yes
- No

SHARING INFORMATION

Were your questions answered satisfactorily?

- Yes
- No

Were the handouts and displays easy to understand?

- Yes
- No

If you answered "no" to either question, please explain on back.

LISTENING

Did the following individuals genuinely listen to your questions or concerns?

- Yes No KDOT
- Yes No Consultants
- Yes No Public Officials

To be contacted, please indicate your preferred method of communication:

- Phone _____
- E-mail _____

Would you like a follow-up contact?

- Yes No

Name: Arroll Glosch
 Address: 17725 Four Corners
 City/State/Zip: Gardner, Kansas 66030

OVERALL RATING

- Great
- Good
- Average
- Below Average
- Poor

Please share your comments and/or concerns about this project:

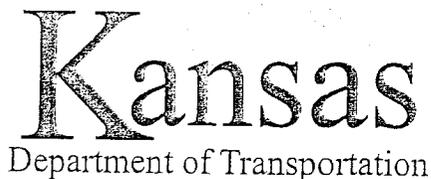
I would like to see the north side of 56 hwy remain rural / rural residential / agriculture / oil producing land as it currently exists. Four corners roads currently contains multiple large lot residential homes that were built on the basis that the existing land would remain the same, and/or parks and parkways would be added. The basis for moving there was based on Johnson County and the City of Gardner's future use plans.

Although the intermodal was not repeated, it can still function on the south side of 56 hwy with the "least" amount of poor affects on our community.

My concerns include heavy traffic, bright night lights, noise etc, that would impact not only the natural resources of our area, but the rural "feel" of what is the best portion of the county not overdeveloped.

Thank you for your input!

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Project Title: SW Johnson County Area Plan Public Open House
 KDOT Project #: 46-KA-2641-01
 Date/Time: November 1, 2012; 6-8:00 p.m.
 Location: Edgerton Community Hall, 404 E Nelson, Edgerton

TELL US HOW WE ARE DOING!

INFORMING YOU

How did you hear about this meeting?

- Newspaper
 Radio / Television
 Mail
 Posted announcement / flyer
 Roadside message board
 Other: email

What is the best way to inform you about meetings?

- Newspaper
 Radio / Television
 Mail
 Posted announcement / flyer
 Roadside message board
 Other _____

ACCOMMODATING YOU

Was the meeting notice timely?

- Yes
 No

Was the meeting time and location convenient?

- Yes
 No

SHARING INFORMATION

Were your questions answered satisfactorily?

- Yes
 No

Were the handouts and displays easy to understand?

- Yes
 No

If you answered "no" to either question, please explain on back.

LISTENING

Did the following individuals genuinely listen to your questions or concerns?

- Yes No KDOT
 Yes No Consultants
 Yes No Public Officials

To be contacted, please indicate your preferred method of communication:

- Phone _____
 E-mail _____

Would you like a follow-up contact?

- Yes No

Name: _____

Address: _____

City/State/Zip: _____

OVERALL RATING

- Great Good Average Below Average Poor

Please share your comments and/or concerns about this project:

Have you considered improving Homestead south to 207th + East to Gardner Road to as a way to open up development (probably residential) and access to Hillsdale Lake?

Are you planning on keeping truck traffic off of 175th St. West of New Century + East of Waverly?

What is the likely route from I-70/K-10 south to intermodal west of Gardner? ~~How~~ Sunflower? Edgemoor Rd? Why was it not incl. in study area?

Thank you for your input!

You may leave this completed form here at the meeting, or you may take it with you and send the completed form via U.S. mail to: Kansas Department of Transportation, Public Involvement, 121 SW 21st Street, Topeka, Kansas 66612-1249.

Kansas

Department of Transportation

Project Title: SW Johnson County Area Plan Public Open House

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Date/Time: November 1, 2012; 6-8:00 p.m.

Location: Edgerton Community Hall, 404 E Nelson, Edgerton

TELL US HOW WE ARE DOING!

INFORMING YOU

How did you hear about this meeting?

Newspaper

Radio / Television

Mail

Posted announcement / flyer

Roadside message board

Other: _____

What is the best way to inform you about meetings?

Newspaper

Radio / Television

Mail

Posted announcement / flyer

Roadside message board

Other: mail

ACCOMMODATING YOU

Was the meeting notice timely?

Yes

No

Was the meeting time and location convenient?

Yes

No

SHARING INFORMATION

Were your questions answered satisfactorily?

Yes

No

Were the handouts and displays easy to understand?

Yes

No

If you answered "no" to either question, please explain on back.

LISTENING

Did the following individuals genuinely listen to your questions or concerns?

Yes No KDOT no

Yes No Consultants

Yes No Public Officials no

To be contacted, please indicate your preferred method of communication:

Phone _____

E-mail desert.kt@z.earthlink.com

Would you like a follow-up contact?

Yes No

Name: Cassandra Tucker

Address: 13360 S Spoon Creek Rd

City/State/Zip: 01670 KS 66211

OVERALL RATING

Great

Good

Average

Below Average

Poor

Please share your comments and/or concerns about this project:

I live @ 135th + S. Spoon Creek Rd. We always have bicycle + walkers/joggers going East/West and there is a lot of traffic and the road is narrow. There is no sidewalk for this "active transportation" as you put it.

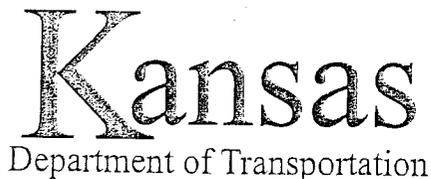
It would be best to allow for wide sidewalks, even in the areas where you don't think there will be much truck traffic. Because either truck or increased car traffic + pedestrians do not make good company!

So maybe East/West sidewalks, or North/South - a both! And not just the areas immediately around the park entrances.

Also, one last thing. I almost got killed by a dump truck at 135th + Gardner Road, because he did not STOP soon enough to stop at the sign. So in places where there is a high-speed approach - even if the speed limit is 25-30-45 - you know people come screaming up to STOP signs. So maybe vibrating bumps in the road, a large - STOP AHEAD + STOP signs - and also reflective tapes in the road at where they should stop.

Thank you for your input!

You may leave this completed form here at the meeting, or you may take it with you and send the completed form via U.S. mail to: Kansas Department of Transportation, Public Involvement, 121 SW 21st Street, Topeka, Kansas 66612-1249.



Project Title: SW Johnson County Area Plan Public Open House

KDOT Project #: 46-KA-2641-01

Date/Time: November 1, 2012; 6-8:00 p.m.

Location: Edgerton Community Hall, 404 E Nelson, Edgerton

TELL US HOW WE ARE DOING!

INFORMING YOU

How did you hear about this meeting?

- Newspaper
- Radio / Television
- Mail
- Posted announcement / flyer
- Roadside message board
- Other: Email / Edgerton

What is the best way to inform you about meetings?

- Newspaper
- Radio / Television
- Mail
- Posted announcement / flyer
- Roadside message board
- Other: Email

ACCOMMODATING YOU

Was the meeting notice timely?

- Yes
- No

Was the meeting time and location convenient?

- Yes
- No

SHARING INFORMATION

Were your questions answered satisfactorily?

- Yes
- No

Were the handouts and displays easy to understand?

- Yes
- No

If you answered "no" to either question, please explain on back.

LISTENING

Did the following individuals genuinely

listen to your questions or concerns?

- Yes No KDOT
- Yes No Consultants
- Yes No Public Officials

To be contacted, please indicate your preferred method of communication:

- Phone 913 856-6621
- E-mail billwillis@centurylink.net

Would you like a follow-up contact?

- Yes No

Name: Bill Willis
 Address: 1795 FOUR CORNERS
 City/State/Zip: GEDDNER KS 66730

OVERALL RATING

- Great
- Good
- Average
- Below Average
- Poor

Please share your comments and/or concerns about this project:

Spoke w/ several people from SW TOCO Planning Committee
I presented our concerns w/ the RTR zoning remaining
such and as farmland/oil wells / (possible residential)
North of 56 Hwy especially along Four Corners Rd to 175th
& Even North.

On East side of Four Corners north of 183rd are several
10 acre tracts including homes - on west side 3 homes &
many oil wells which are o.k. behind these wells area
from North to South 1/2 mile? Off Four Corners to West
is a planned streamway park in Gardner's future plan
We would like to be able to keep the area as is as
much as possible - especially since the creek for streamway
runs south to Big Bull & into Hillsdale - No major
development would be good so not to allow for any
environmental problems from there south.

This area being kept RTR would allow for better
development of residence.

If any industrial area would be allowed then
the residents would have problems w/ traffic /
night lights & noise 24/7 across the street from
several homes. Also the Four Corners is a traffic way for
school buses & students and the corner of 56 Hwy & Four Corners
is a dangerous ~~other~~ intersection for traffic now
due to a blind hill to west & sharp turn to North from
56 Hwy.

Thank you for your input!

concerned

You may leave this completed form here at the meeting, or you may take it with you and send the completed form via U.S. mail to: Kansas Department of Transportation, Public Involvement, 121 SW 21st Street, Topeka, Kansas 66612-1249.



Project Title: SW Johnson County Area Plan Public Open House
 KDOT Project #: 46-KA-2641-01
 Date/Time: November 1, 2012; 6-8:00 p.m.
 Location: Edgerton Community Hall, 404 E Nelson, Edgerton

TELL US HOW WE ARE DOING!

INFORMING YOU

<p>How did you hear about this meeting?</p> <p><input type="checkbox"/> Newspaper</p> <p><input type="checkbox"/> Radio / Television</p> <p><input type="checkbox"/> Mail</p> <p><input type="checkbox"/> Posted announcement / flyer</p> <p><input type="checkbox"/> Roadside message board</p> <p><input checked="" type="checkbox"/> Other: <u>Email from pastor of EUMC</u></p>	<p>What is the best way to inform you about meetings?</p> <p><input type="checkbox"/> Newspaper</p> <p><input checked="" type="checkbox"/> Radio / Television</p> <p><input type="checkbox"/> Mail</p> <p><input type="checkbox"/> Posted announcement / flyer</p> <p><input type="checkbox"/> Roadside message board</p> <p><input type="checkbox"/> Other _____</p>
---	---

ACCOMMODATING YOU

<p>Was the meeting notice timely?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p>Was the meeting time and location convenient?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
---	--

SHARING INFORMATION

<p>Were your questions answered satisfactorily?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p>Were the handouts and displays easy to understand?</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
---	---

If you answered "no" to either question, please explain on back.

LISTENING

<p>Did the following individuals genuinely listen to your questions or concerns?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No KDOT</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Consultants</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Public Officials</p>	<p>To be contacted, please indicate your preferred method of communication:</p> <p><input type="checkbox"/> Phone _____</p> <p><input type="checkbox"/> E-mail <u>jrepshire@hotmail.com</u></p>
---	---

<p>Would you like a follow-up contact?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Name: <u>James Repshire</u></p> <p>Address: <u>910 W 7th St</u></p> <p>City/State/Zip: <u>Edgerton, KS 66021</u></p>
---	---

OVERALL RATING

Great
 Good
 Average
 Below Average
 Poor

Please share your comments and/or concerns about this project:

My wife Tari and I are very much in support of hiking/biking trails. Not only is this a great form of relaxation + entertainment, we feel a bike trail between/linking Gardner and Edgerton would be a tremendous way to provide safe and enjoyable forms of fun/play for the children of Edgerton. We have no specific plans or ideas where to put this link, but feel that any pathway between the two cities would be beneficial. Please let us know how we can help make this happen.

James Repshue
Tari Repshue

Thank you for your input!

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Kansas

Department of Transportation

Project Title: SW Johnson County Area Plan Public Open House

KDOT Project #: 46-KA-2641-01

Date/Time: November 1, 2012; 6-8:00 p.m.

Location: Edgerton Community Hall, 404 E Nelson, Edgerton

TELL US HOW WE ARE DOING!

INFORMING YOU

How did you hear about this meeting?

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Radio / Television

Mail

Posted announcement / flyer

Roadside message board

Other: _____

What is the best way to inform you about meetings?

Newspaper

Radio / Television

Mail

Posted announcement / flyer

Roadside message board

Other: _____

ACCOMMODATING YOU

Was the meeting notice timely?

Yes

No

Was the meeting time and location convenient?

Yes

No

SHARING INFORMATION

Were your questions answered satisfactorily?

Yes

No

Were the handouts and displays easy to understand?

Yes

No

If you answered "no" to either question, please explain on back.

LISTENING

Did the following individuals genuinely listen to your questions or concerns?

Yes No KDOT

Yes No Consultants

Yes No Public Officials

To be contacted, please indicate your preferred method of communication:

Phone 913-6418

E-mail tracy@k3rd.com

Would you like a follow-up contact?

Yes No

Name: Roy + Linda Jensen

Address: 3640 121st St

City/State/Zip: Granger KS

OVERALL RATING

Great

Good

Average

Below Average

Poor

00217 →

Please share your comments and/or concerns about this project:

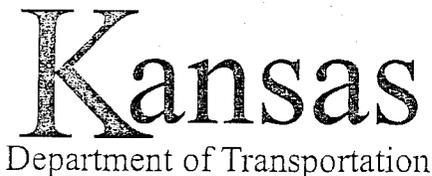
Please stay away from Sunflower and 159th St
We just built a large house there. There
is a very nice creek located on our property
& it is beautiful & wooded area.

There are also many oil wells, as well
as natural gas wells & lines.

To go from a small gravel road
with almost no traffic to a county
corridor would be very difficult for the
many farmers and families that have
lived there for decades.

Thank you for your input!

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- Roadside message board
- Other: KDOT

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- Roadside message board
- Other KDOT

ACCOMMODATING YOU

Was the meeting notice timely?

- Yes
- No

Was the meeting time and location convenient?

- Yes
- No

SHARING INFORMATION

Were your questions answered satisfactorily?

- Yes
- No

Were the handouts and displays easy to understand?

- Yes
- No

If you answered "no" to either question, please explain on back.

LISTENING

Did the following individuals genuinely listen to your questions or concerns?

- Yes No KDOT
- Yes No Consultants
- Yes No Public Officials

To be contacted, please indicate your preferred method of communication:

- Phone _____
- E-mail _____

Would you like a follow-up contact?

- Yes No

Name: _____

Address: _____

City/State/Zip: _____

OVERALL RATING

- Great
- Good
- Average
- Below Average
- Poor

Please share your comments and/or concerns about this project:

- THE MOST CRITICAL ASPECT OF THIS FOR ME IS MAINTAINING ^{SAFE} BIKE/PED ACCESS THROUGH THE AREA, BOTH FOR RECREATION - ACCESS TO PARKLAND, PAVED ROAD ROUTES, GRAVEL ROAD ROUTES, ACCESS TO HILLSDALE LAKE - AND FOR TRANSPORTATION TO WORK, SCHOOL, SHOPPING.
- BOTH ON-ROAD ~~BIKE~~ BICYCLE-SAFE ROUTES AND OFF-ROAD TRAILS FOR BICYCLISTS & PEDESTRIANS ARE NECESSARY
- THERE ARE ALSO EXISTING LONG-DISTANCE BICYCLE ROUTES (THE AMERICAN DISCOVERY TRAIL AND THE SANTA FE HISTORICAL TRAIL) THAT NEED TO BE PRESERVED.
- THE CURRENT ACCESS TO THE GARDNER CROSSING HISTORIC SITE IS POOR FOR BIKE/PED. NEITHER US-56 (HEAVY TRAFFIC, NARROW SHOULDERS) OR 183RD (GRAVEL) ARE ACCESSIBLE.

Thank you for your input!

You may leave this completed form here at the meeting, or you may take it with you and send the completed form via U.S. mail to: Kansas Department of Transportation, Public Involvement, 121 SW 21st Street, Topeka, Kansas 66612-1249.



**SOUTHWEST
JOHNSON
COUNTY
AREA PLAN**

January 10, 2013

**MEETING MINUTES
SW Johnson County Area Plan
KDOT # 46 KA-2641-01**

**Core Team Meeting- December 10, 2012
Gardner City Hall
120 East Main Street
Gardner, KS**

-
1. Introductions – the meeting began with self-introductions (see attached sign-in sheet). Kim Qualls indicated that she would compile and send out the written comments received from the public meeting of November 1, 2012.
 2. Land Use Discussion- Marty Shukert led the discussion on Land Use Planning using slides (attached).
 - 2.1. Marty indicated that the Floor Area Ratio (FAR) of 0.30 appeared to be reasonable based on the review of comparable intermodal facilities. This would result in the need for 382.61 to 765.23 Acres to accommodate 5-10 million GFA of warehouse and distribution facilities. The GFA per employee based on the peer facilities would be just under 2500 Sq Ft. This translates to a need for 2,000 to 4,000 households (DUs) to provide for 5-10 million GFA. Assuming a local retainage of DUs at 33% and 2.5 du/acre results in a forecasted need for 264-528 acres of residential land to support the intermodal facilities.
 - 2.2. Marty reviewed the historic population growth of the Cities of Gardner and Edgerton between 1980 and 2010. Based on those rates he indicated that a base Annual Growth Rate of 2.00% (2010 to 2030 and beyond) was reasonable to expect for the City of Gardner and a base Annual Growth Rate 1.486% (2010 to 2030 and beyond) was reasonable for the City of Edgerton. These population forecasts would result in a increase of 12,403 persons for the City of Gardner and 573 persons for the City of Edgerton between 2010 and 2030.

The base population growth for the two cities would translate into an increase of 1,853.72 acres for base growth residential demand by 2030 (at 2.8 persons/household and 2.5 DU/acre). When combined with the 528 acres of additional residential need to serve the intermodal facility results in a total forecasted need of 2381.72 additional residential acres in SW Johnson County by 2030.

Marty went on to discuss the additional commercial land needs between 2010 and 2030 to serve the total growth in population of 16,672 persons (12,403 Gardner base, 573 Edgerton base, plus 3,696 Intermodal). Using an average estimate of 1.5 acres per 100 persons would equate to 250.08 acres of commercially zoned land.
 - 2.3. Marty presented preliminary land use ideas and the associated street network (attached). Highlights of the sketch plan included lower density residential south of I-35, a 400-foot north-south buffer generally along Poplar Street between the existing Gardner City limits and new light industrial and business park development to the west.

The area west of Waverly Road between 199th Street and US 56 would be primarily warehouse/distribution with the exception of property on the north side of 199th Street between Four Corners Road and Homestead Lane which could be used for detention east of Big Bull Creek Tributary and residential to the west across from Mildale Farm.

Approximately 50 Acres of Visitor Service was shown on the east side of Homestead Lane between I-35 and 199th Street. It was pointed out by Beth Linn that the west side of Homestead Lane is already zoned commercial. Beth went on to say that the existing zoning on the land north of I-35 on the west side of Sunflower is mixed use with a band of commercial closer to the interchange and residential north.

The north side of US 56 west of the airport was shown as a commercial and mixed use. It was noted that the oil wells in this area could also impact the future land use.

The Initial Land Use Concept yielded 15,322,860 Sq. Ft of GFA for Warehouse / Distribution, 326,700 Sq. Ft. of GFA for Visitor Service, 3,643,794 Sq. Ft. of GFA for Business Park, and 2,308,680 Sq Ft. of GFA for Commercial / Mixed Use. The concept also provided 1,124 Acres of low density residential (2,809 DUs), 107 acres of medium density residential (639 DUs) and 34 acres of high density residential (408 DUs) providing land for a total of 3,856 du's.

3. Road Network- Rick Haden led a discussion of the road network and the preliminary assumptions to be included in the modeling for the future road network.

3.1 - Adjustments to Functional Classification- Rick handed out maps that depict the current functional classification network within the SW Johnson County Plan Area with one suggested revision, adding Homestead Lane between I-35 and 191st Street as a Minor Arterial (see attached). It was suggested that a definition be added for each classification (see attached). Mell Henderson also noted that other revisions may be forthcoming due to the new federal transportation bill (MAP-21) which limits the mileage of Principal Arterials.

3.2 - Future & Committed Road Network - Rick led a discussion on the potential road improvements that would likely occur within the next four to five years, including those related to the triggers in initial stages of development of the intermodal and logistics facilities (see attached map and list). He referred to the projects listed as numbers 1-13 on the map as the projects to consider as most likely to occur in the near future.

Kyle Anderson asked members of the Core Team to consider the materials presented as preliminary in nature and to forward any additions, corrections, and edits to the consultant team prior to the next meeting in January so the team can begin to firm up recommendations to present to the various policy making bodies. It was noted that all future maps and materials be stamped "Preliminary-Subject to Change".

4. Kyle discussed the schedule and indicated that the next Core Team meeting is tentatively scheduled for January 14th, 2013 followed by a Core Team, Advisory Team, and Public meeting in February. The goal would be to present the conceptual land use and preliminary road network at the February meetings.

5. Adjournment – Meeting adjourned at 4:35 PM.

Action Items:

- 1- Consultant will refine conceptual land use plans.
- 2- Consultant will refine road network.
- 3- Consultant will develop preliminary truck generation, distribution, and assignments.
- 4- Any serious proposals received by any of the agencies within the Plan boundaries should be forwarded to the consultant.
- 5- **See attachments – provide additions and corrections to FHU for updating.**

Floor Area Ratios: W&D Facilities at Comparable IMF's

Facility	Site Area (SF)	Building Area (SF)	FAR
Elwood, IL (BNSF)	21,725,265	6,423,859	0.2957
Denver, CO (BNSF)	2,533,414	949,134	0.3746
Alliance, TX (BNSF)	3,550,280	951,055	0.2679
Dallas, TX (KCS)	36,27,284	1,353,134	0.3730
Composite	31,436,243	9677182	0.307835195

Land Area Needs for Various Market Projections

Projected GFA	Average FAR	Site Area (SF)	Site Area (A)
5,000,000	0.3	16,666,666.67	382.61
7,000,000	0.3	23,333,333.33	535.66
10,000,000	0.3	33,333,333.33	765.23

GFA's per Employee at Selected W&D Facilities

	GFA	Claimed Jobs	GFA/Job
Home Depot (AZ)	466,000	300	1553
Deere (TN)	1,000,000	150	6666,
	150,000	52	2884,
	180,000	120	1500
Menards	700,000	350	2000
	500,000	100	5000
Rubbermaid	839,000	300	2797
Ascena	834,000	240	3475
Elizabeth NJ	524,000	350	1497
Old Dominion (NC)	122,000	183	667
South Carolina	10,000,000	4000	2500
Dollar General	900,000	500	1800
Madison Co IL	2,400,000	800	3000
Amazon (IN)	1,000,000	1200	833
	19,615,000	8645	2268.94

Projected Population and Residential Land Needs: KCLP

GFA	FTE factor	Units (HH)	Local retainage (HH)	Density du/A	Res Acres
5,000,000	2,500	2,000	660	2.5	264
10,000,000	2,500	4,000	1,320	2.5	528

Gardner and Edgerton: Base Growth Rates

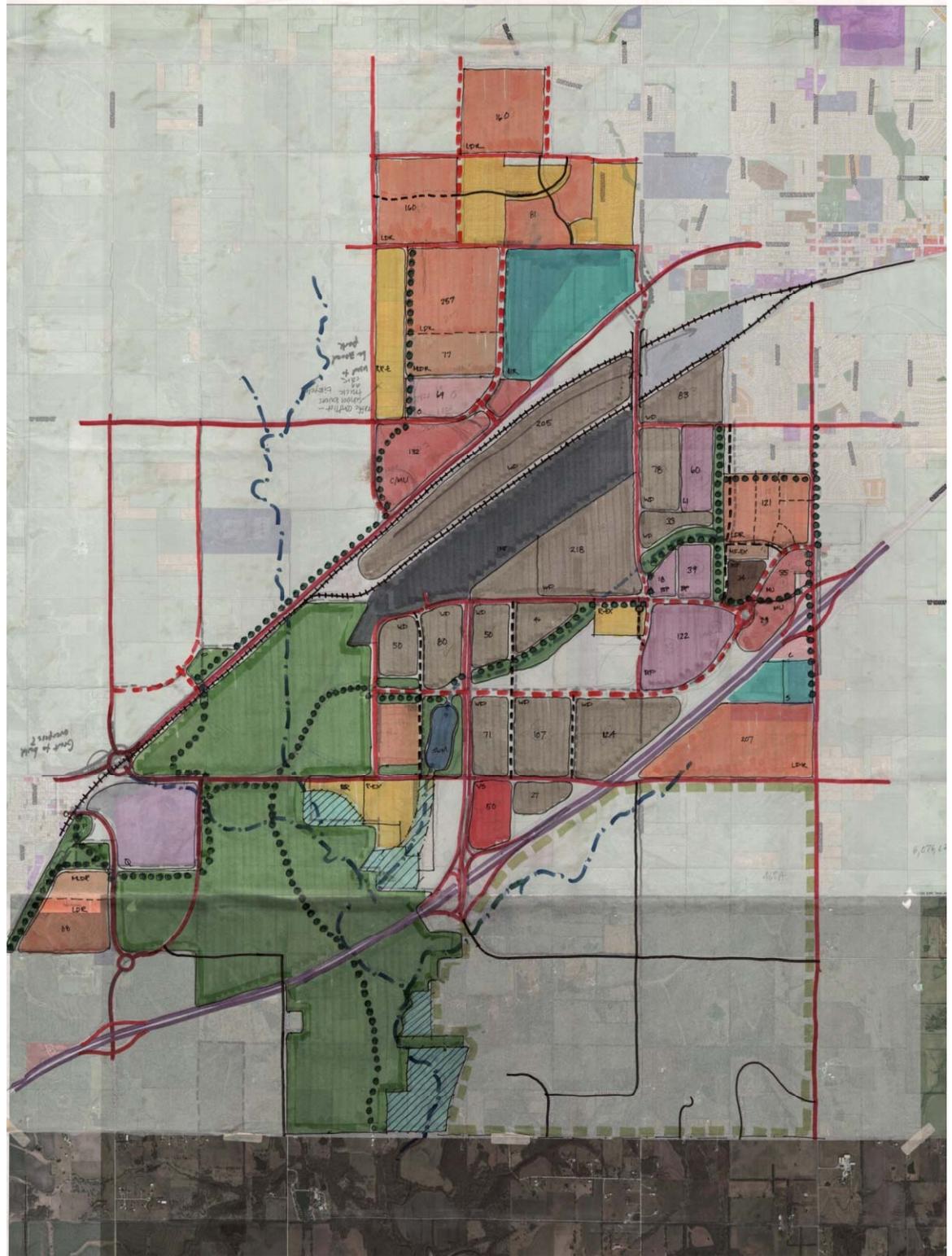
	1980	1990	2000	2010	1980-2010	2020	2030
Gardner							
Population	2392	3191	9396	19433		26,116	31,836
Period Ratio		1.334	2.944	2.068	6.090	1.344	1.219
Annual Growth Rate		2.92	11.4	7.53	6.21	3	2
Edgerton					Total 90-10		
Population		1244	1440	1671		1,937	2,244
Period Ratio			1.158	1.160	1.343	1.159	1.159
Annual Growth Rate			1.473	1.498	1.486	1.486	1.486

Overall Additional Residential Land Needs: SW JoCo

	Population Delta, 2010- 2030	Population/HH	Unit Needs	Density (du/A)	Projected Area Needs (A)
Gardner Growth	12,403	2.8	4,430	2.5	1,771.81
Edgerton Growth	573	2.8	205	2.5	81.91
Total residential needs					1,853.72
Growth from Intermodal (10,000,000 SF)					528.00
Total					2381.72

Additional Commercial Land Needs: 2010-2030

Comm A/100 people	
New Gardner Growth-Base	12,403
New Edgerton Growth-Base	573
New Intermodal Growth (10 m SF)	3,696
Total increase	16,672
Comm Acres (1.5 acres/100 people)	250.08



Initial Concept Yield

Use	In KCLP	SW Area	FAR od du/A	GFA (KCLP)	GFA (SW Area)	Total
Industrial/ Warehouse	584	589	.30	7,631,712	7,619,148	15,322,860
Visitor Service		50	.15		326,700	326,700
Business Park		239	.35		3,643,794	3,643,794
Commercial/ MU		265	.20		2,308,680	2,308,680
Low density Residential		1,124	2.5 du/A		2,809	
Medium density Residential		107	6 du/A		639	
High density residential		34	12 du/A		408	



**SOUTHWEST
JOHNSON
COUNTY
AREA PLAN**

January 22, 2013

**MEETING MINUTES
SW Johnson County Area Plan
KDOT # 46 KA-2641-01**

**Core Team Meeting- January 14, 2013
Johnson County Administration Building
Room 200, Lower Level
111 S. Cherry Street, Olathe, KS**

-
1. Opening Remarks- Kyle began the meeting with self-introductions (see attached sign-in sheet) and turned the discussion over to Marty and Pat.
 2. Natural Resources-Pat began her discussion on Natural Resources (attached) with an overview of the Watershed Approach to planning for development.
 - 2.1. Watershed Approach – Pat stated that the watershed approach is based on eight goals to manage water quality and quantity. The approach begins with an inventory and understanding of the resources that make up the watershed systems including wetlands, floodplains, streams, and lakes. The watersheds within the SW Johnson County Area Plan are the Bull Creek watershed to the south and Kill Creek watershed to the north. The floodplains related to these two streams frame suitable for development. Groundwater depths, hydrological soils, ground slopes, as well as wetland and streams also determine suitability of land for various types of development.
 - 2.2. Natural Resource – The roll-up of all of the resources and attributes within the watersheds shapes the land use plan by defining critical preservation boundaries, and identifying areas suitable for development versus those more appropriate for green infrastructure.
 - 2.3. Examples “Lot Scale” – Pat and Marty presented several case studies that demonstrated the principles of the watershed approach to site development, a residential site and a high school site in Iowa. In each case the number of living units and building square footages were similar to traditional site development. However the natural resources were protected and enhanced with open space providing an amenity to overall development.

Pat and Marty went on to lead a discussion on how best management practices can treat stormwater as an amenity and enhancement to site development. MARC has a BMP manual for storm water that Johnson County has adopted. The County has adopted the Phase 2 MS4 guidelines which address stormwater quality and quantity.

The focus in Gardner is to look at impacts downstream in determining what storm water restrictions to impose. The cost of detention compared to conveyance is a consideration. One key goal should be to keep water as slow as possible as it moves through the developed areas. Water quality as well as quantity are a concern and the potential impacts downstream (Hillsdale Lake).

It was agreed that the Area Plan should include an inventory of what the various jurisdictions have in place with regard to storm water detention and runoff. Consistency between jurisdictions

is important to avoid regulation shopping by developers. One result of this study could be a greenway that crosses multiple boundaries that might need to be addressed regionally although this can be more challenging. Local models of waterway enhancement would include Brush Creek in Missouri (KC metro area) and Turkey Creek in Merriam, KS (below).

(<http://www.marc.org/watershed/watershed.asp?ID=52>)

There could be different standards for the open undeveloped areas not currently served by city utilities that might be tighter than in the developed areas in order to encourage redevelopment and contiguous expansion of cities. There needs to be consideration of maintenance as well as construction. Some jurisdiction have looked at creating storm water utilities to manage funding drainage improvements.

While water quantity generally focuses on larger storms, water quality needs to address more frequent less intense storms as well since urban pollutants are likely more concentrated and carried off in the first two inches of rainfall.

Permeable pavers, porous asphalt, and underground precast structures that are adequate for heavy loads are more expensive but may be reasonable for managing stormwater run-off on tighter industrial sites. Marty summed up the greenway impact on land use by highlighting the approximate 100-foot wide greenway running through the plan area.

3. Land Use-

- 3.1. Review of Overall Concept Changes- Marty indicated that there are generally three variables used in generating alternate land use scenarios: density, build-out, and geography. Varying density doesn't make much sense in this setting since there are limited incentives to influence densities. Therefore, the focus in the land use scenarios is based on market demand for warehouse / distribution and geography.
- 3.2. Market Variable Scenarios- Marty reviewed the base population growth rates discussed last month and how the numbers carry forward to the year 2040. He also presented three levels of residential demand based on KCLP demand of 12, 14, and 16 million square feet (GFA). The overall additional residential growth by 2040 with 16 million square feet of KCLP is projected to be approximately 2,400 acres.

Scenario 1a depicts industrial land primarily northwest of the greenway and along Homestead with a mix of residential southeast of the drainageway. This scenario yields 12,000,000 square feet of industrial (warehouse & distribution) GFA. It also provides 6,729 residential housing units. Two areas could warrant additional attention, the northwest corner of 191st Street & Waverly Road, and the west side of Homestead Lane between 195th and 199th Streets. Waverly Road was broken at 191st Street.

Scenario 1b depicts what 14,370,000 GFA of industrial land use would look like in terms of a footprint with some industrial northwest of 195th Street and Waverly Road crossing the greenway. This scenario would include 6,932 housing units. Waverly Road could be extended south of 191st Street to 195th Street.

Scenario 1c showed industrial uses extending to I-35 generally west of Waverly Road. This option would yield over 15,000,000 GFA of industrial uses and provide nearly 5,000 housing units.

3.3. Geographic Variable Scenarios- **Scenario 2** presented 200 acres of industrial land uses yielding 2,400,000 GFA north of US 56 on the east and west sides of Four Corners Road. The remaining area south of US 56 is similar to Scenario 1a. This results in an overall GFA of nearly 16,000,000 for industrial uses. The area north of US 56 would be a very late phase of development for industries that would benefit from the proximity to highway and rail but not require routine direct access to the intermodal facility. In order for the area north of US 56 to serve warehouse and distribution, more direct access to the intermodal facility would likely be required. A grade separation on Four Corners Road over the BNSF and US 56 would be expensive and unlikely to be funded in the near to mid-term.

Each of the scenarios need to address the proposed future mixed use near I-35 and Sunflower (Edgerton Plan) and the northeast quadrant of the I-35 and Gardner Road interchange (commercial).

3.4. Development Site Diagrams- It was agreed that some range of examples and guidelines for site development would be incorporated into the Area Plan. The policy makers would need to decide whether to encourage or require site development standards.

4. Transportation Elements- Rick reviewed the maps presented at the last meeting and highlighted the changes.

4.1. Review and approve Functional Classification Map (attached). It was clarified that the functional classifications as shown on these maps is the regional designation for funding and modeling purposes and are distinct from the Cities' definitions in their ordinances. David indicated that MARC would agree with showing Homestead Lane as a Minor Arterial as long as it is noted as an Intermodal Connector. David asked that the Urban & Major Rural Collectors be given a color to better distinguish them from the other roads.

4.2. Review and approve Existing and Committed Road Network(attached)

4.3. Review and update project listing (attached). After some discussion it was agreed that projects listed below project # 9 should not be included on the Existing & Committed Street network since the Stage 3 and beyond funding is less certain.

4.4. Major transportation variables for each land use scenario- Kyle asked for input on whether the US 56 designation should remain on its current alignment or shifted to 199th Street between Sunflower and Homestead. There are pros and cons to moving the US 56 designation since it could influence not only route selection by travelers but also potential funding sources for improvements. It was decided that a recommendation would be withheld until the traffic assignments are available. It was noted that the previous model assignments showed 199th Street as an attractive route for commuters wishing to reach I-35. It was also mentioned that 199th Street is used by trucks to reach industrial sites in Spring Hill.

There was considerable discussion on trucks currently bypassing the scales on I-35 and being aware that that pattern could increase if not properly addressed. There will need to be coordinated enforcement between all law enforcement agencies to have compliance with any weight restrictions.

The major variables discussed in the land use scenarios above that will need to be considered in the model are:

- The possible break in Waverly Road (Scenario 1a & 2)
- The extension of Four Corners Road over the BNSF corridor (Scenario 2)

Other roadways would have a minor impact on assignments and would primarily relate to loading of trips on the network.

5. Project Schedule Update

5.1. Meeting Schedule- Kyle indicated that the next Core Team meeting was tentatively scheduled for February 11 and was to include an Advisory Committee meeting on the same day. It is important to get input from the Advisory Committee before the next Public Information Meeting which we would also like to hold in February. There were concerns expressed about presenting the various land use scenarios to the public without first briefing the policy makers. It was decided that the public meeting should be held two weeks after the February 11 Core Team & Advisory Committee meetings to allow refinements to the plans. In previous meetings a bus tour was discussed for the Advisory Committee. It was felt that this could only serve a purpose if there were specific features to highlight. Depending on timing, daylight and accessibility of sites due to construction could also be factors.

5.2. Boards and Commissions- It was agreed that there was merit in providing a sneak preview to a joint work session of public officials of the same information to be presented at the public information meeting. All officials would be invited allowing 45 minutes of presentation and 45 minutes of Q & A. The public could also attend and hear the discussion but not participate. This meeting would ideally be held 6:30-8:00 PM at the Johnson County Administrative Building a day or two in advance of the public meeting.

5.3. Public Information Meeting- The next Public Information meeting would be the week of February 25th between 6:00-8:00 PM.

6. Other items- None

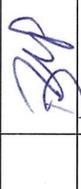
7. Adjournment- The meeting adjourned at 4:45 PM.

Action Items:

- 1- Consultant will refine conceptual land use plans.
- 2- Consultant will refine road network.
- 3- Consultant will develop preliminary truck generation, distribution, and assignments.
- 4- Any serious proposals received by any of the agencies within the Plan boundaries should be forwarded to the consultant.
- 5- Consultant team will prepare materials for Officials Briefing & Public Information Meeting and present to Core Team & Advisory Committee at February 11 meetings.
- 6- **See attachments – provide additions and corrections to FHU for updating.**

Core Team Meeting
 January 14, 2013
 2:00 pm to 4:00 pm

Southwest Johnson County Plan
 Core Team Members

Name	Agency	Phone #	Email	Present
Thomas Dow	KDOT Planning	785-296-2552	tdow@ksdot.org	
David Gurrss	KDOT Planning	785-296-3267	dgurss@ksdot.org	
Kim Qualls	KDOT District One Public Affairs Manager	785-296-3881	kqualls@ksdot.org	
Joel Skelley	KDOT Multi-Modal Planner	785-296-4209	joelsk@ksdot.org	
Howard Lubliner	KDOT Metro South Area Engineer		howardl@ksdot.org	
Dean Palos	Johnson County Planning	913-715-2220	dean.palos@jocogov.org	
Cliff Middleton	Johnson County Parks & Recreation	913-826-3425	cliff.middleton@jocogov.org	
Brian Pietig	Johnson County Public Works		brian.pietig@jocogov.org	
Mell Henderson	Mid-American Regional Council (MARC)	816-474-4240	mellh@marc.org	
Amy Kynard	City of Gardner Planner	913-856-0912	akynard@gardnerkansas.gov	
Tim McEldowney	City of Gardner City Engineer	913-856-0959	tmceldowney@gardnerkansas.gov	
Beth Linn	City of Edgerton	913-893-6231	blinn@edgertonks.org	
Anna-Marie Keena	City of Edgerton	913-893-6231	akeena@edgertonks.org	
Geoffrey Vohs	Johnson County Public Works	913-785-8312	geoffrey.vohs@jocogov.org	
Paul Greeley	Johnson County Planning	913-715-2205	paul.greeley@jocogov.org	

Core Team Meeting
January 14, 2013
2:00 pm to 4:00 pm

Southwest Johnson County Plan
Core Team Members

Name	Agency	Phone #	Email	Present
Kyle Anderson	Felsburg Holt & Ullevig	402-445-4405	kyle.anderson@fhueng.com	✓
Marty Shukert	RDG Planning & Design	402-392-0133	mshukert@rdgusa.com	✓
Pat Boddy	RDG Planning & Design	515-288-3141	pboddy@rdgusa.com	✓
Dan Holloway	CFS Engineers	785-272-4706	holloway@cfse.com	✓
Sabin Yanez	CFS Engineers	816-333-4477	svanez@cfse.com	
Rick Haden	Felsburg Holt & Ullevig	402-438-7530	rick.haden@fhueng.com	✓
Daryl Reese	Johnson County Sheriff's Office	913-715-5400	Daryl.Reese@jocogov.org	✓
KEVIN CAVANAUGH	Jo Co SHERIFF'S OFFICE	913-715-5500	kevin.cavanaugh@jocogov.org	✓
Alicia Turner	KDOT Metro Office Olathe	913-764-4525	aturner@ksdot.org	✓
Penny Postowick Ferguson	JoCo Gov - Dep Co. mgr.	913-742-2744	penny.postowick@jocogov.org	✓

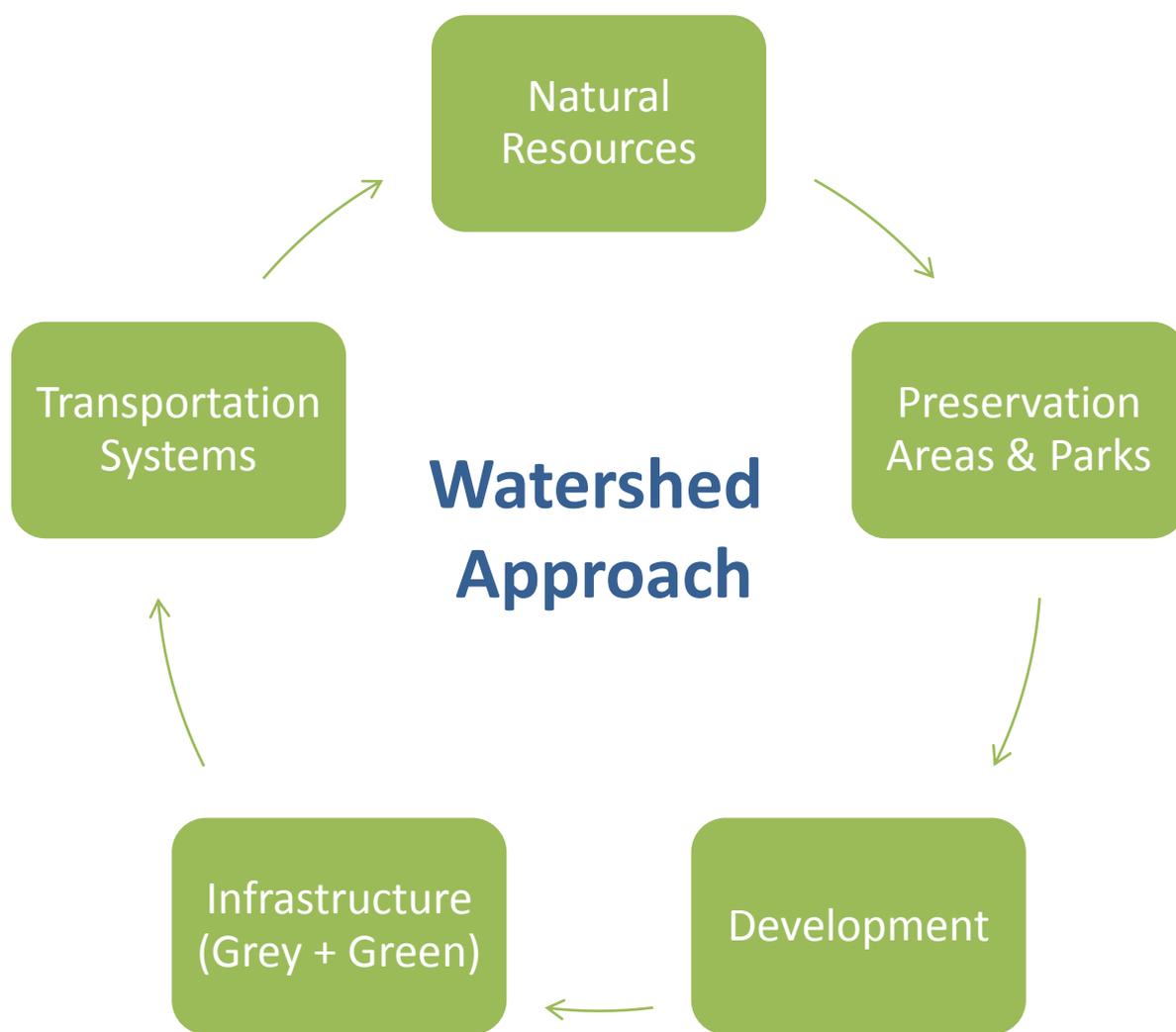
Natural Resources Determinants



Agenda

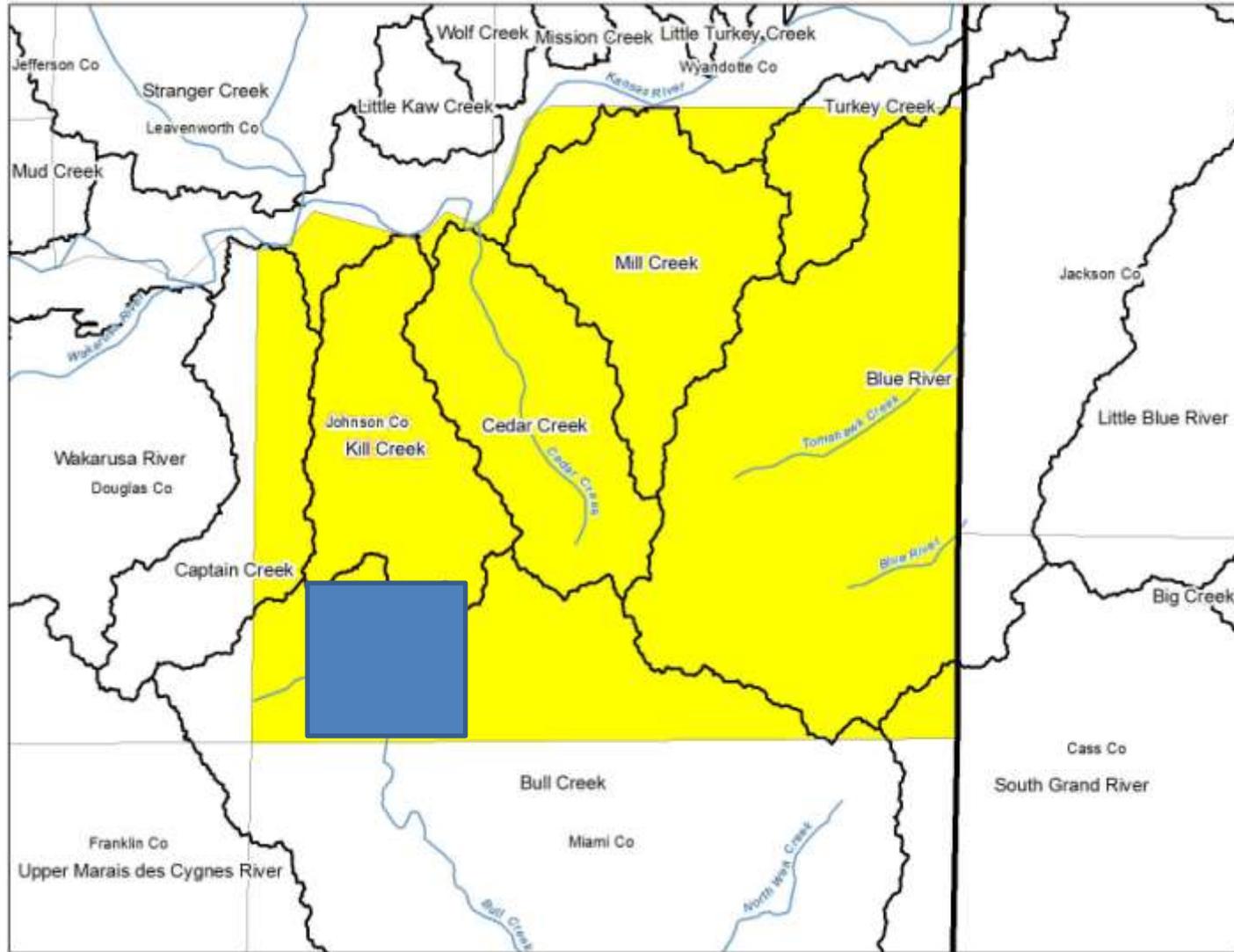
1. Goals
2. Watershed Approach
 1. Wetlands, Floodplains, Streams & Lakes
 2. Parks & Trails
 3. Sloped & Erosion
 4. Water Table
 5. Hydrological Soils
 6. Hydric Soils
3. Analysis
 1. Development Suitability
 2. Preservation Areas
 3. Green Infrastructure Suitability
4. Example





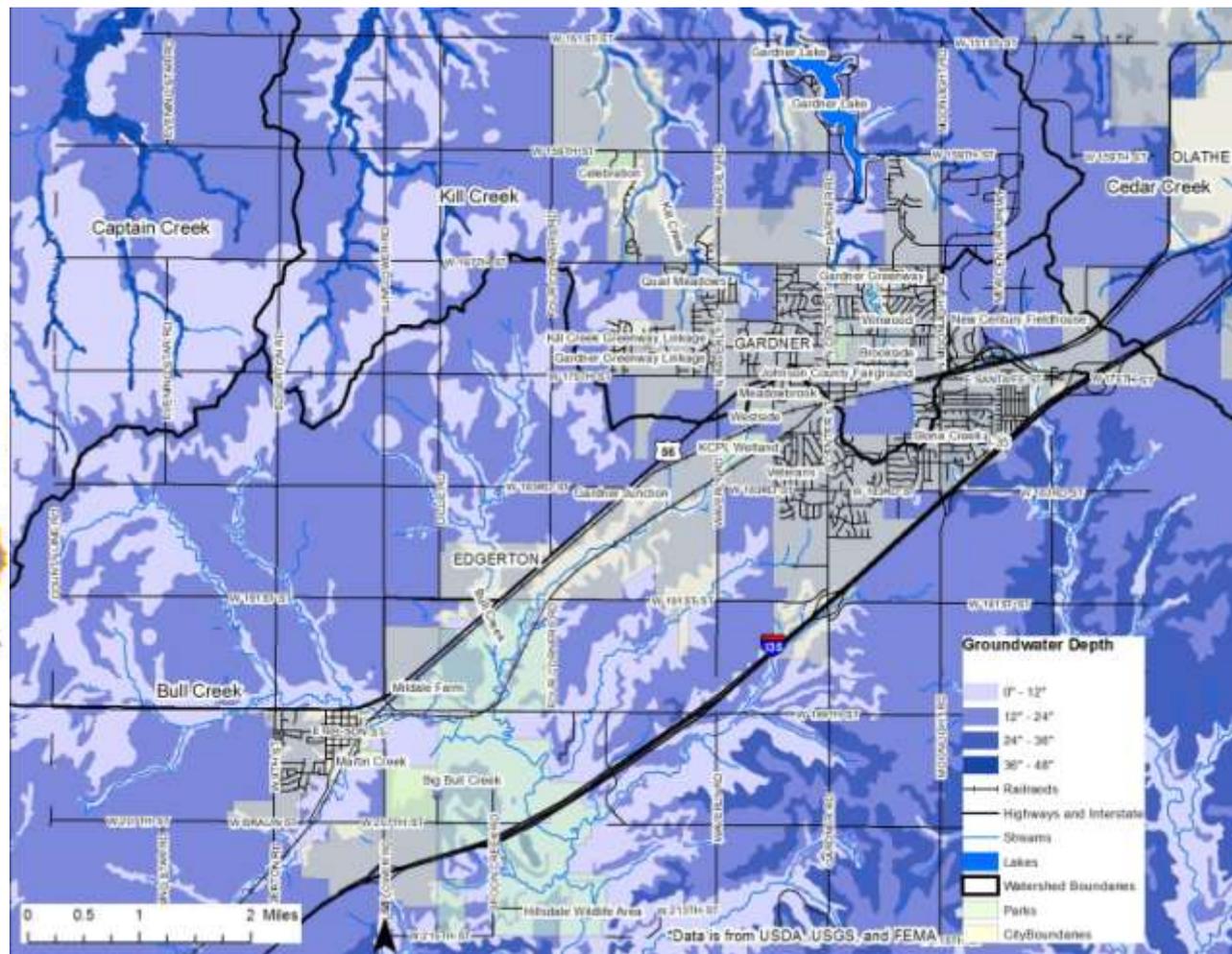
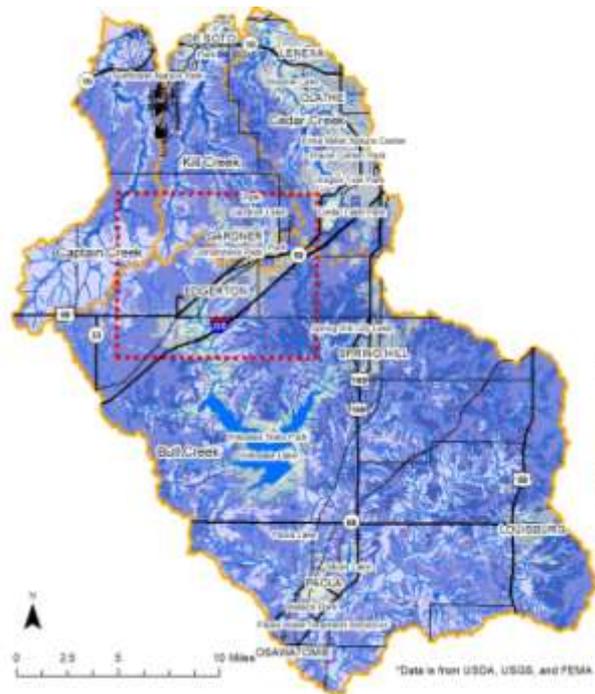
Goals

1. Avoid water quality/quantity degradation
2. Specifically, aim for no net runoff increase for the 1, 10, 100 year events
3. Manage water quality volume on-site
4. Attain associated water quality improvements
5. Identify monitoring options
6. Create and restore habitat and open space
7. Connect greenways and parklands
8. Buffer streams and wetlands



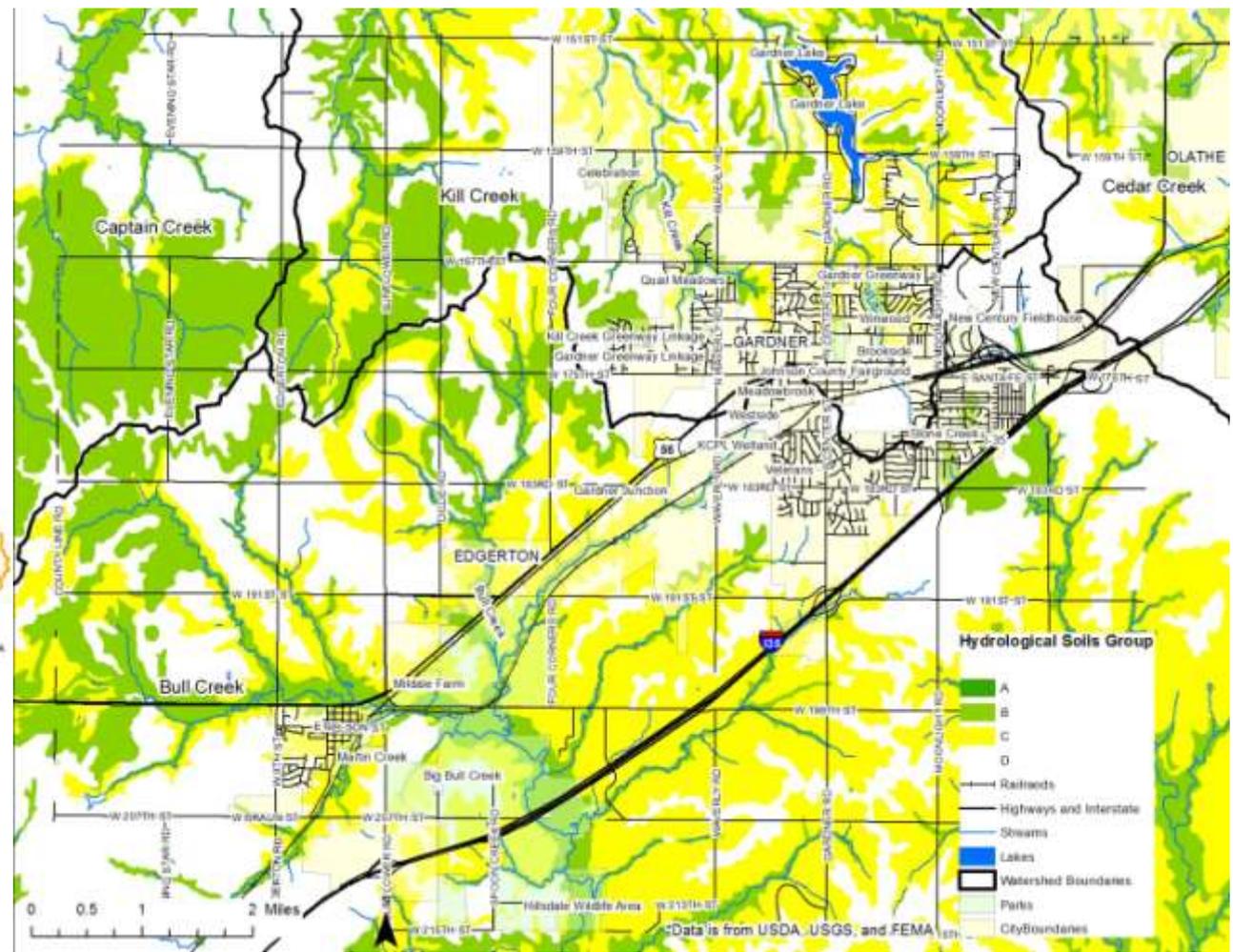
Watershed Systems

1. Systems
 1. Wetlands, Floodplains, Streams & Lakes
 2. Parks & Trails
 3. Sloped & Erosion
 4. Water Table
 5. Hydrological Soils
 6. Hydric Soils

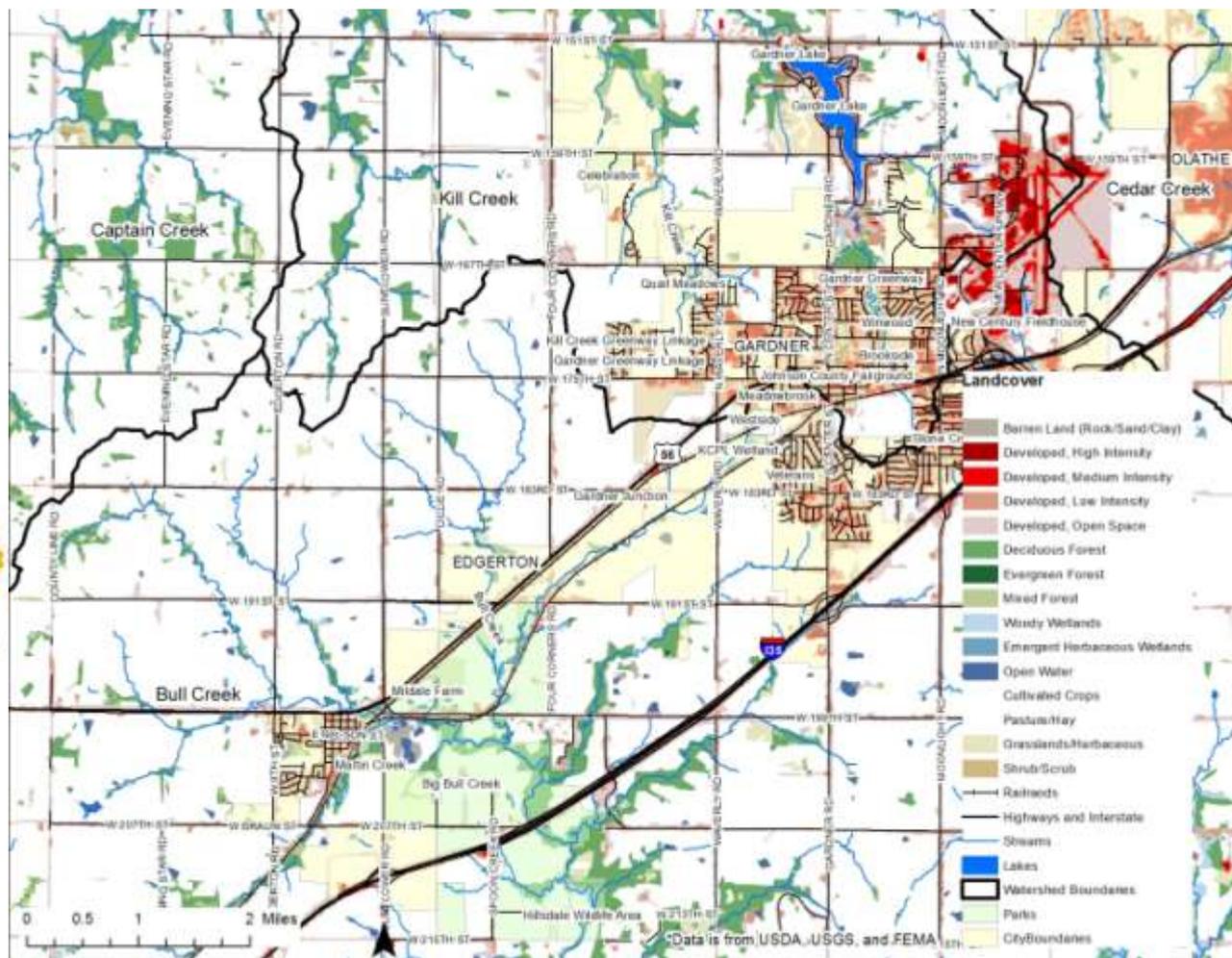


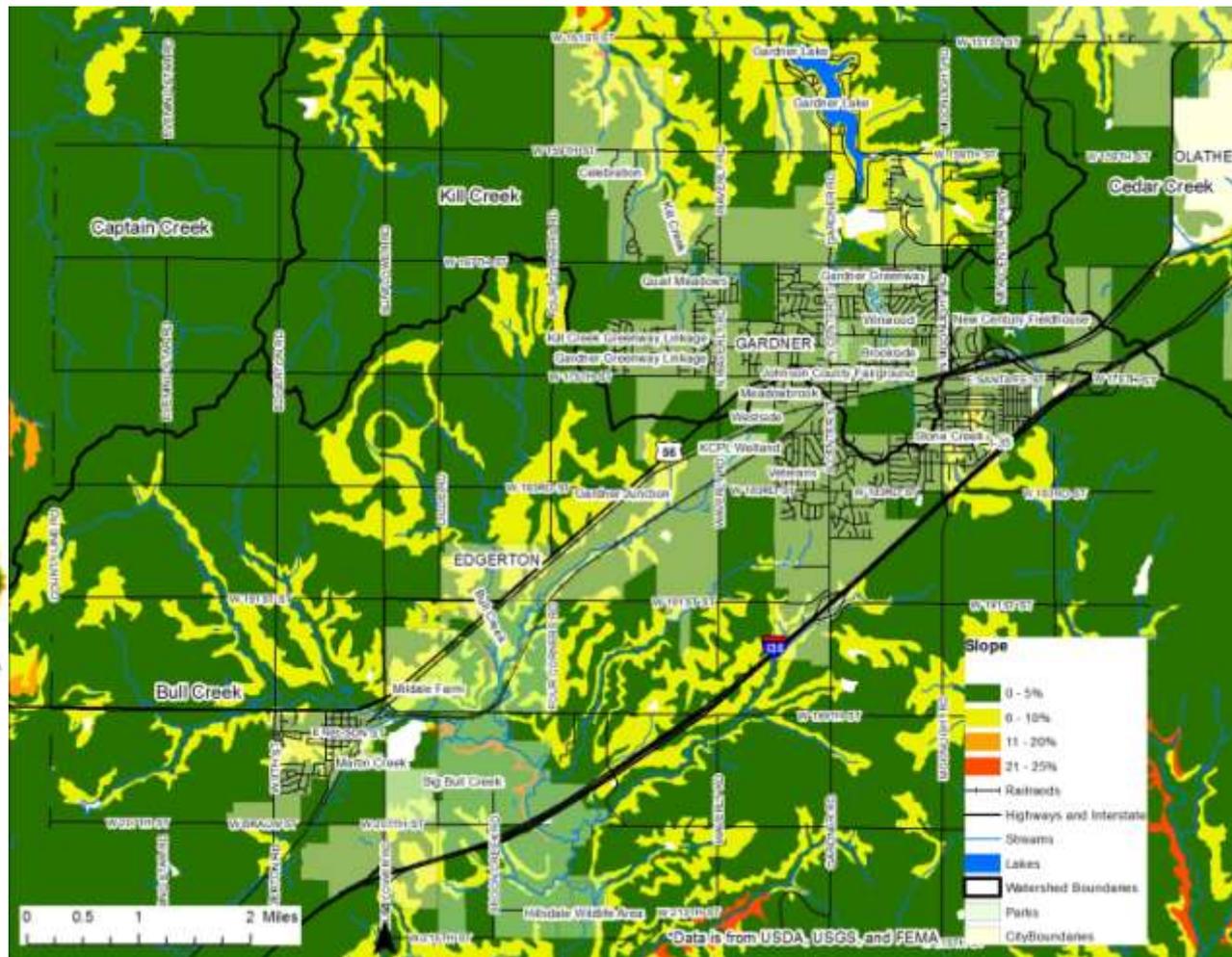


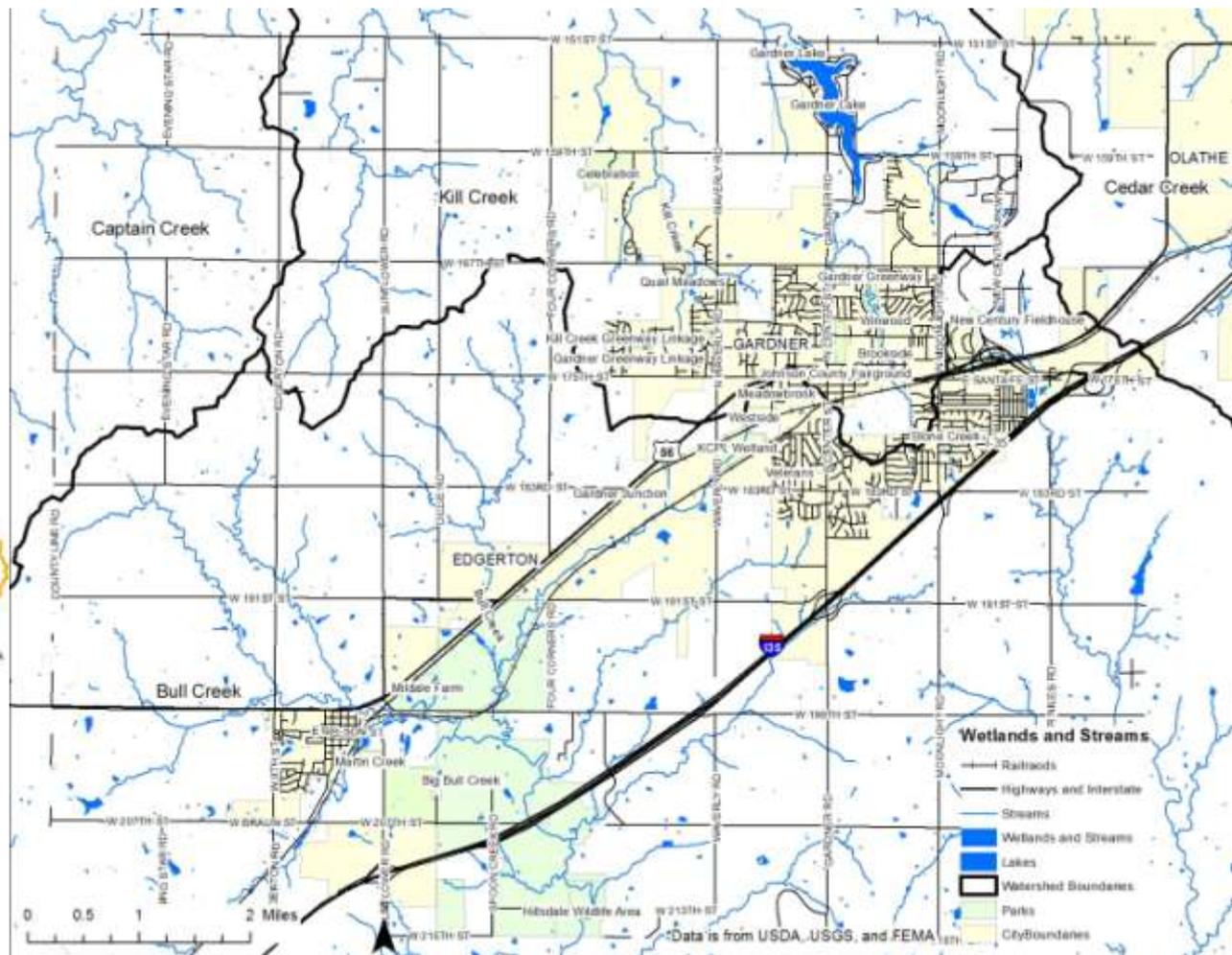
Data is from USDA, USGS, and FEMA



Data is from USDA, USGS, and FEMA

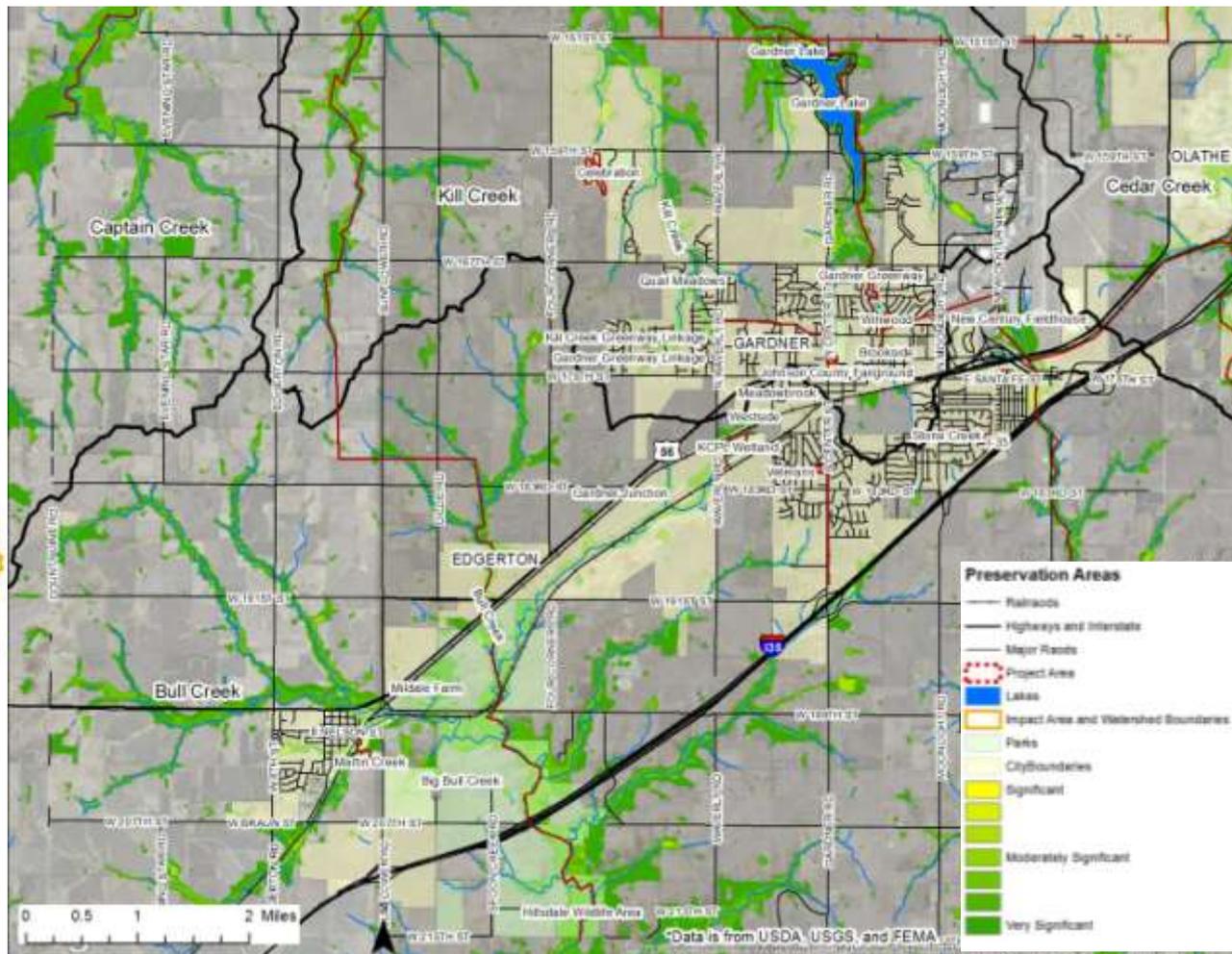


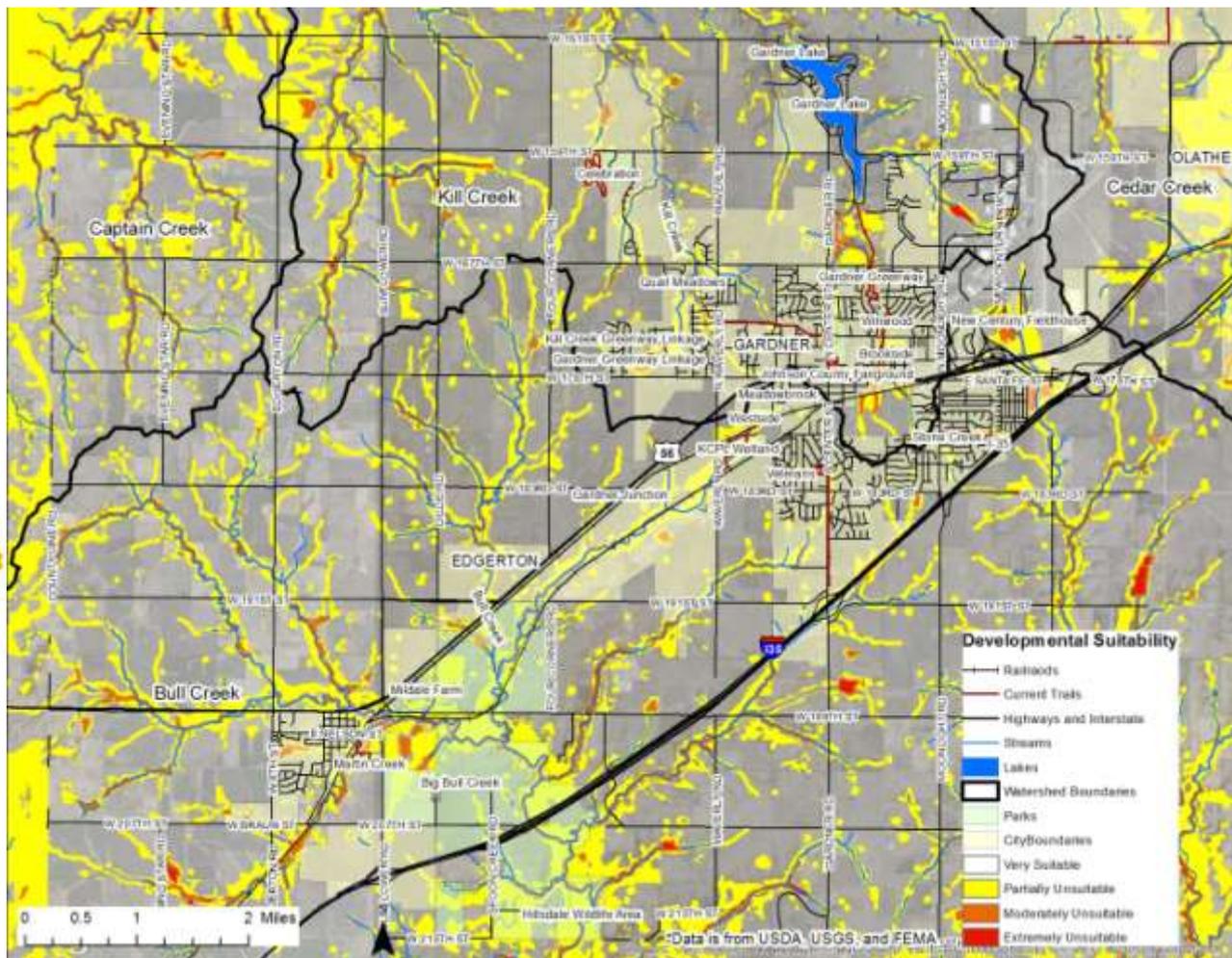


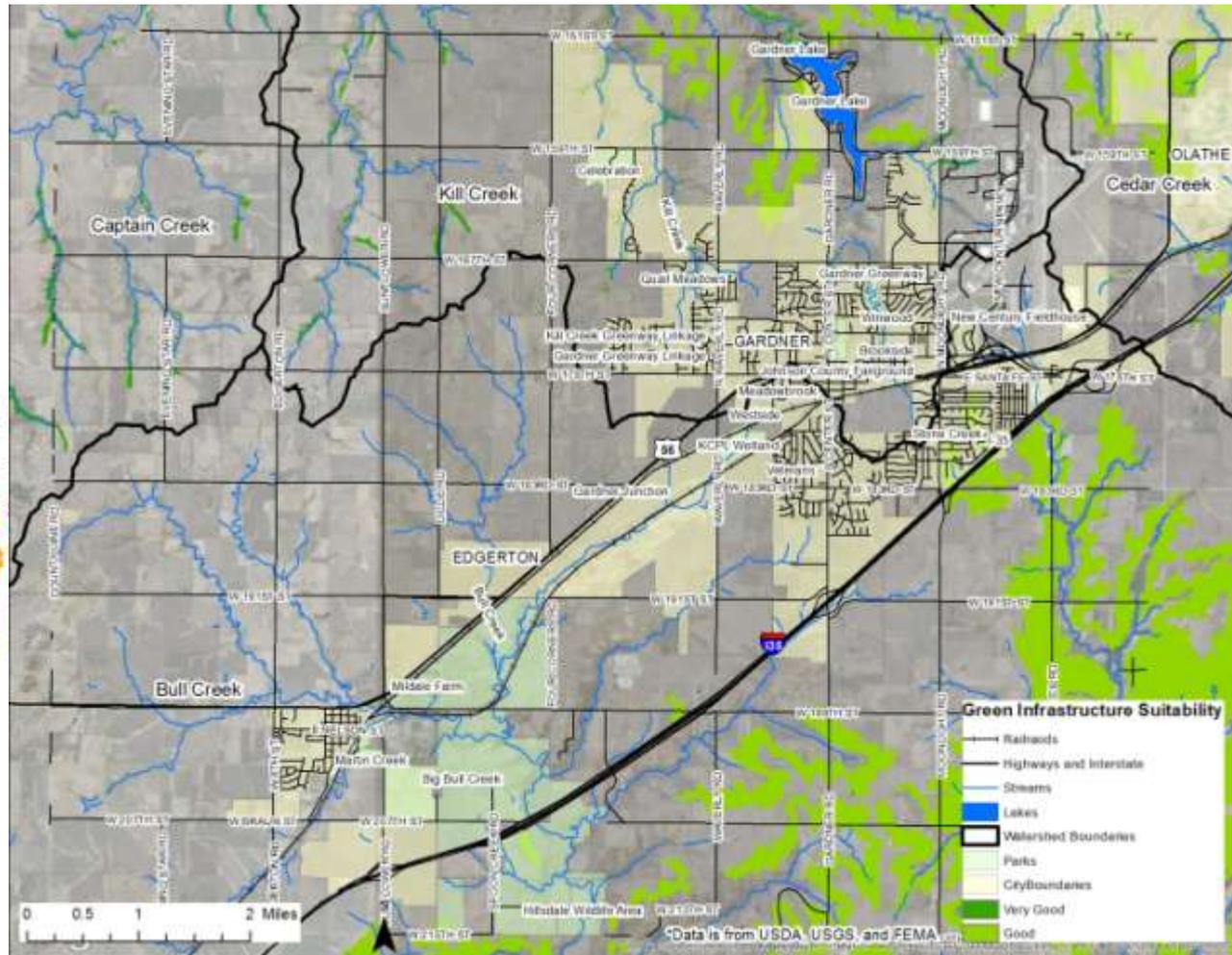


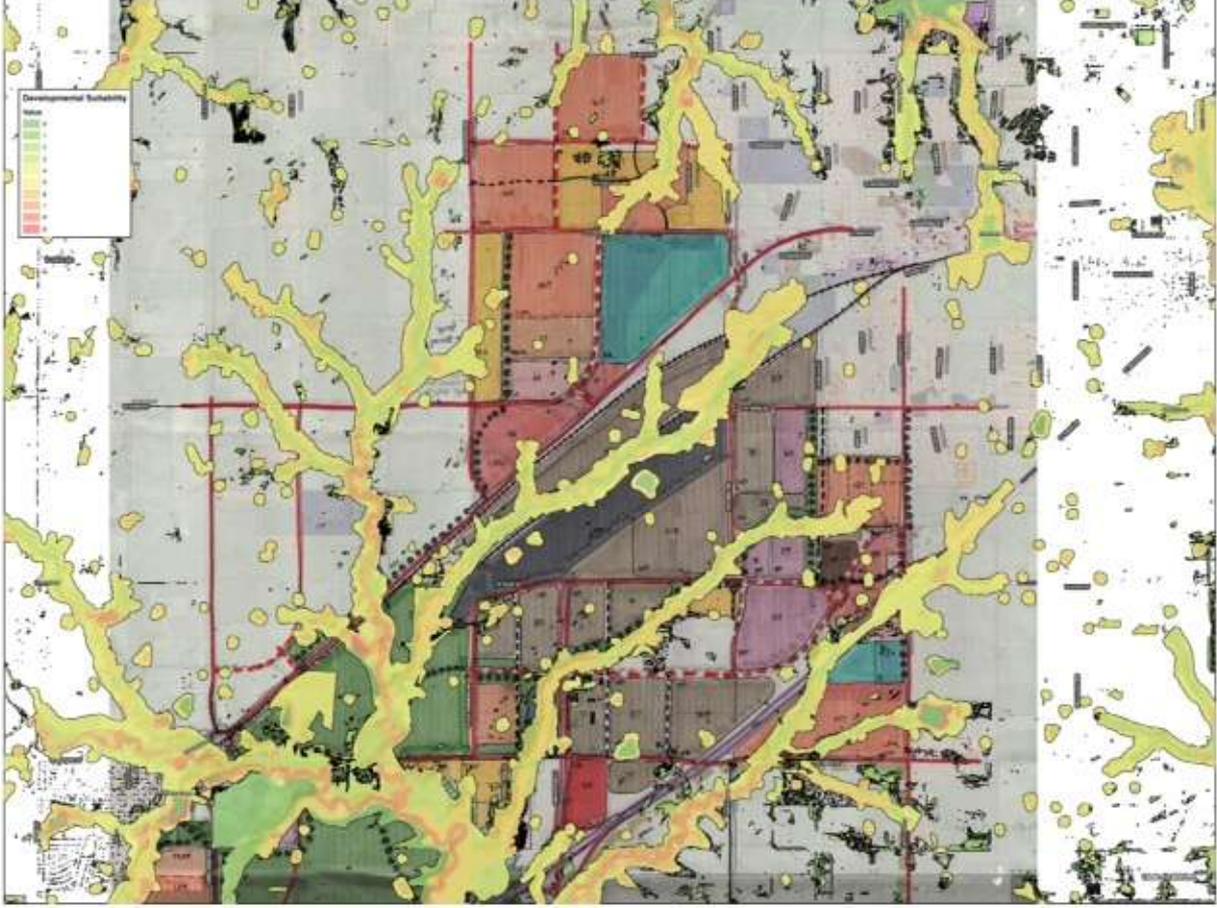
Watershed Analysis & Impacts on Project Area

1. Preservation Areas
2. Development Suitability
3. Infiltration Based Best Management Practice



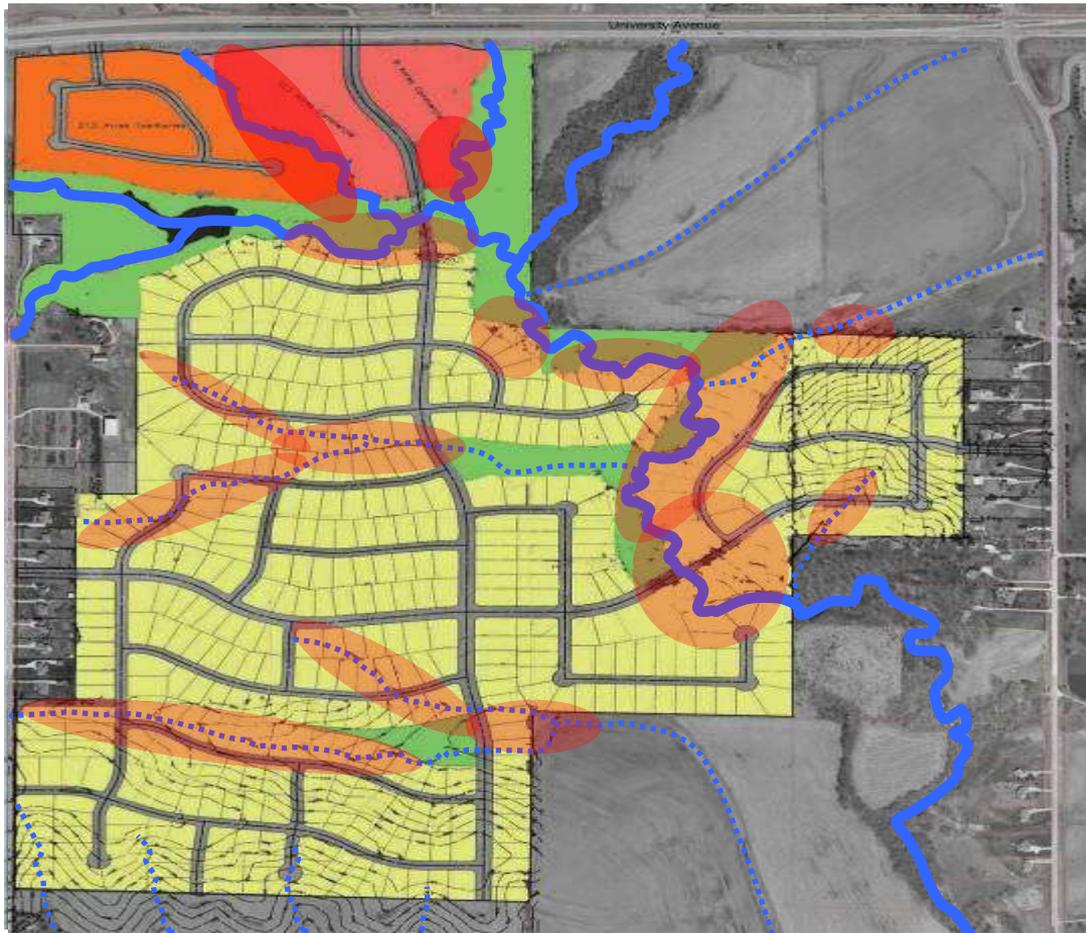






Case Study:
Residential Development, Bondurant
Iowa





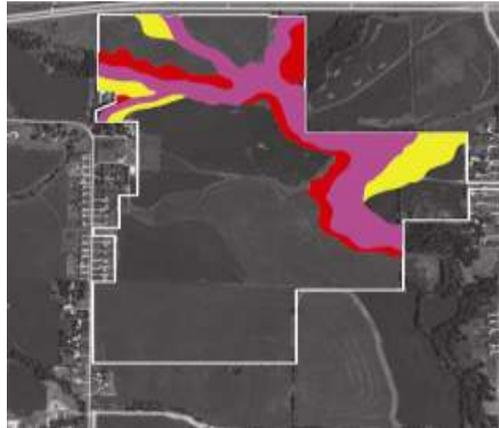
Yield Plan



Waterways



Vegetation & Major Swales



Hydric Soils and Slopes

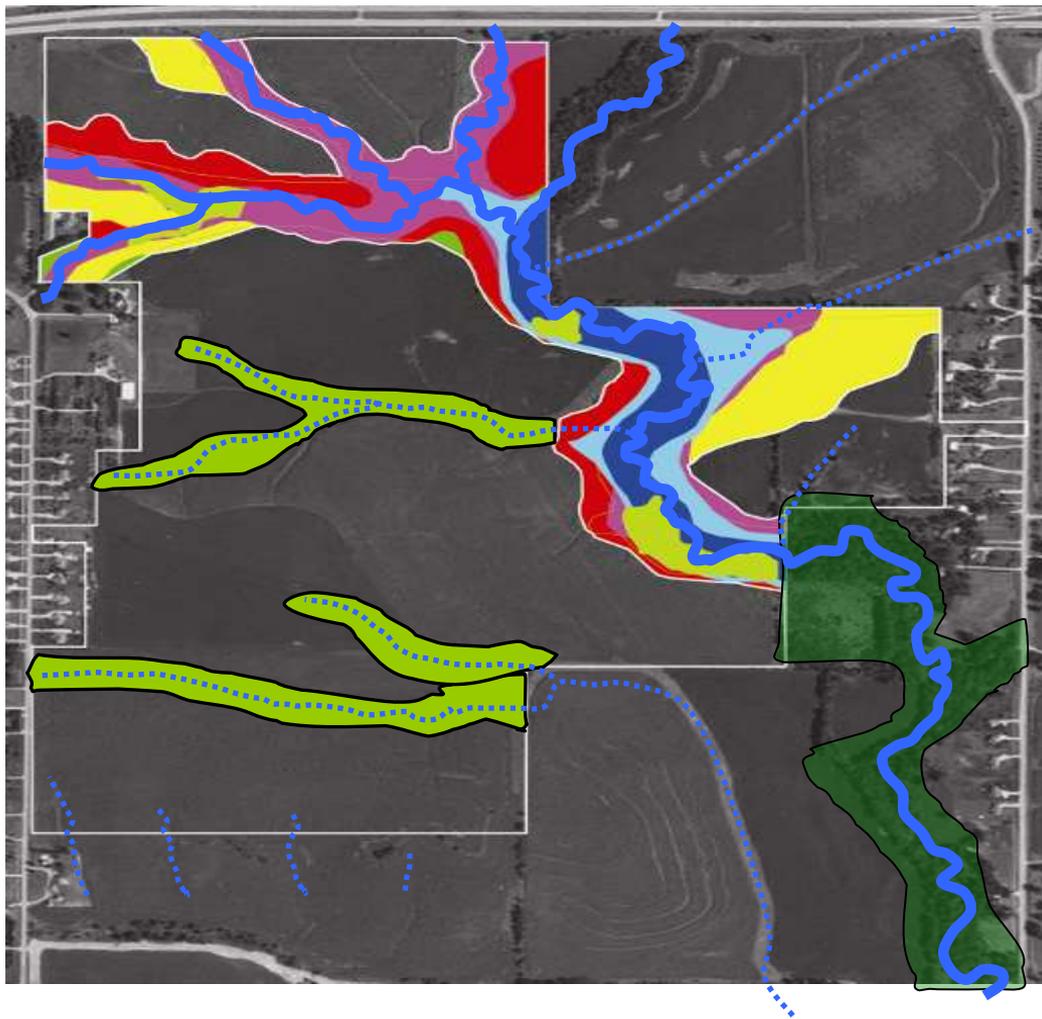
- Vegetation & Major Swales
- 9-14% Slopes
- 15-18% Slopes
- Hydric Soils (water logged)
- 100 Year Storm
- 5 Year Storm
- Wetlands



FEMA Flood Areas



Designated Wetlands



Inventory Composite of
Critical Areas

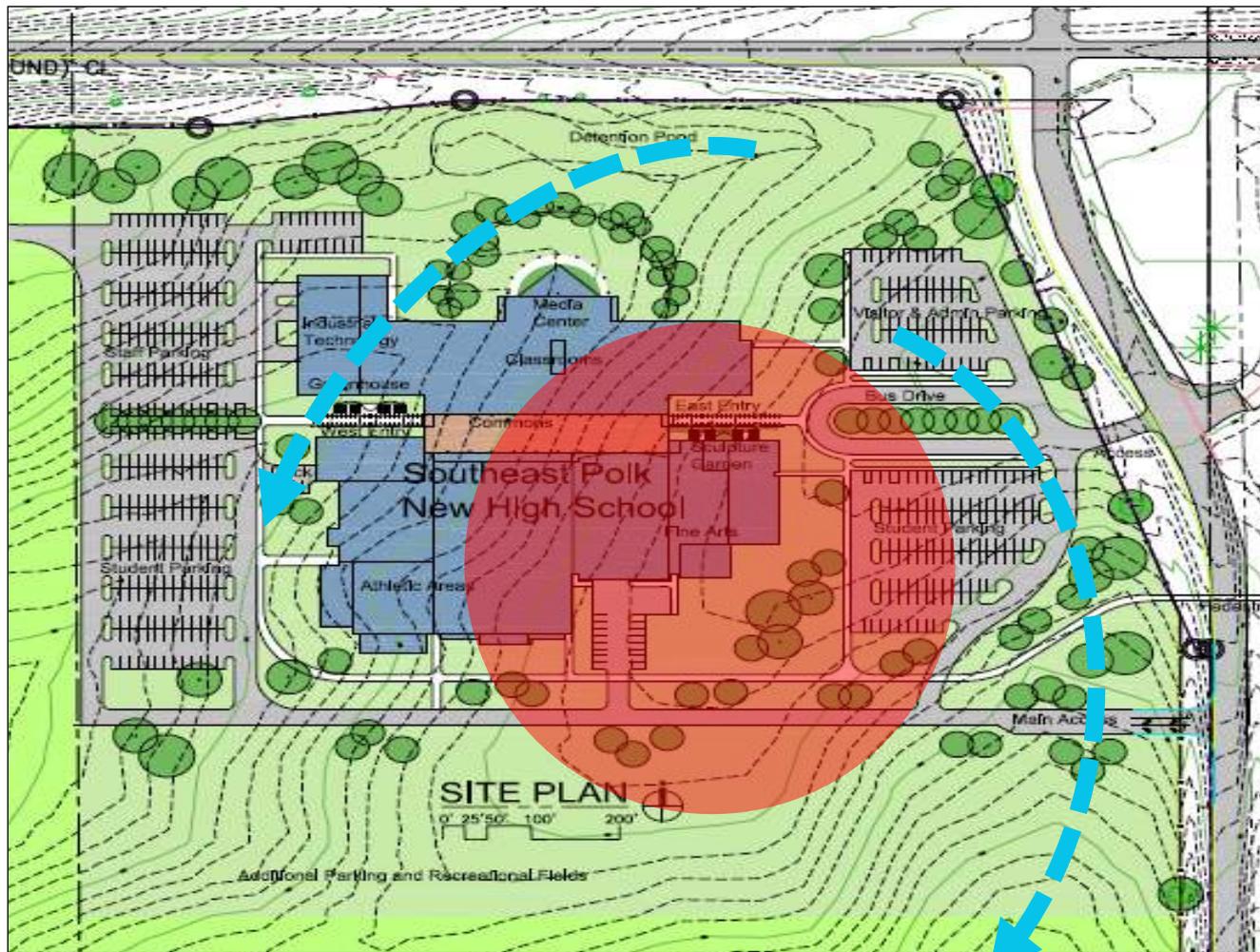


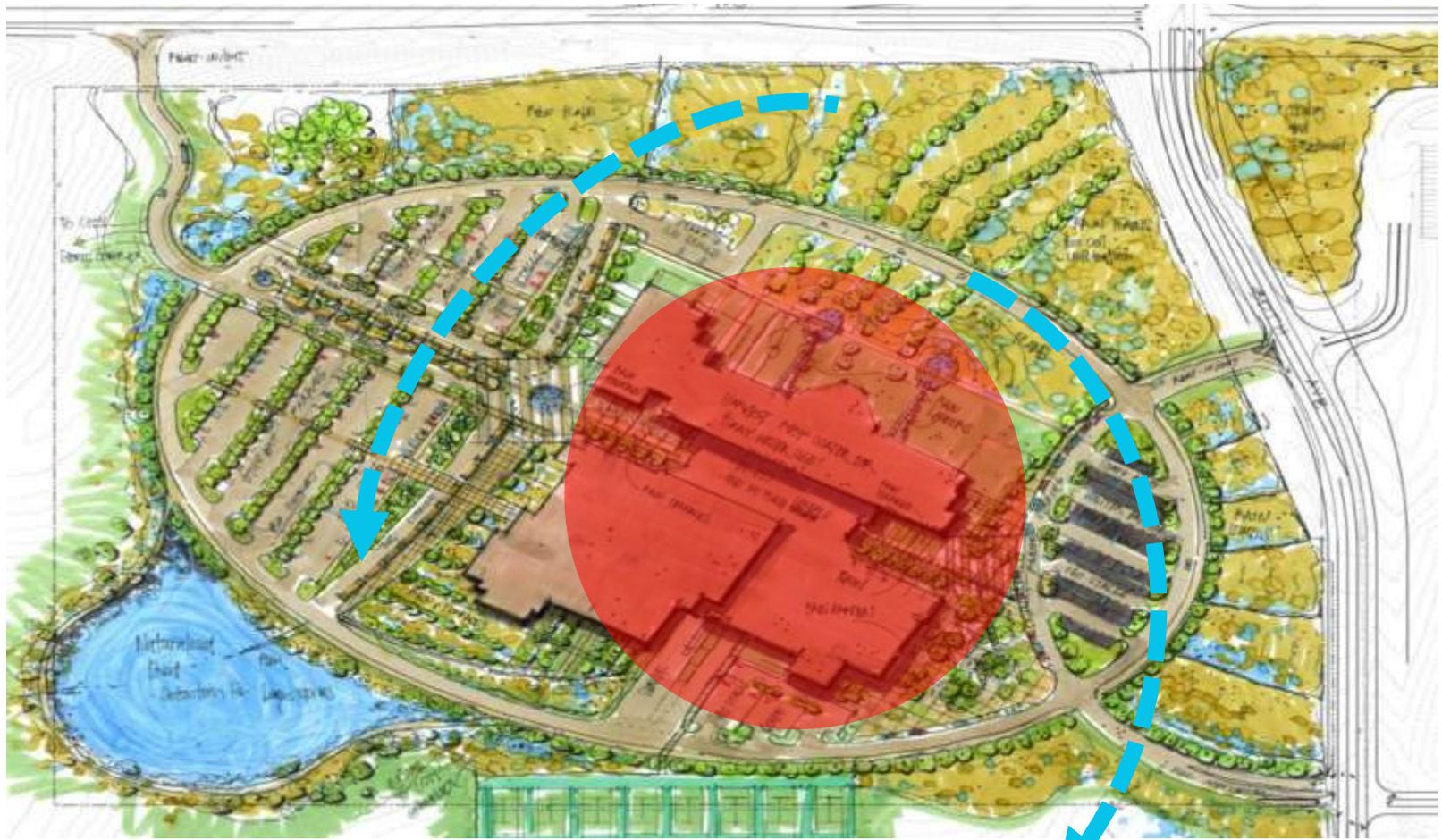
Conservation Village

Comparison Summary
Conservation Subdivision

	Yield	Conservation	Net Change
Total Acres	424.0	424.0	0
Multi-Family Residential	27.2	27.3	.1
Multi-Use (Commercial)	21.3	16.6	(4.7)
Single Family Lots	518	580	61
Linear Feet of Streets	38,182	31,434	(6,748)
Open Space (acres)	43.2	192.0	148.8
% Open Space	10%	45%	450%
% Lots Adjacent to Green Space	10%	90%	900%
Approximate Walkout Lots	50	200	150

Case Study:
Southeast Polk High School

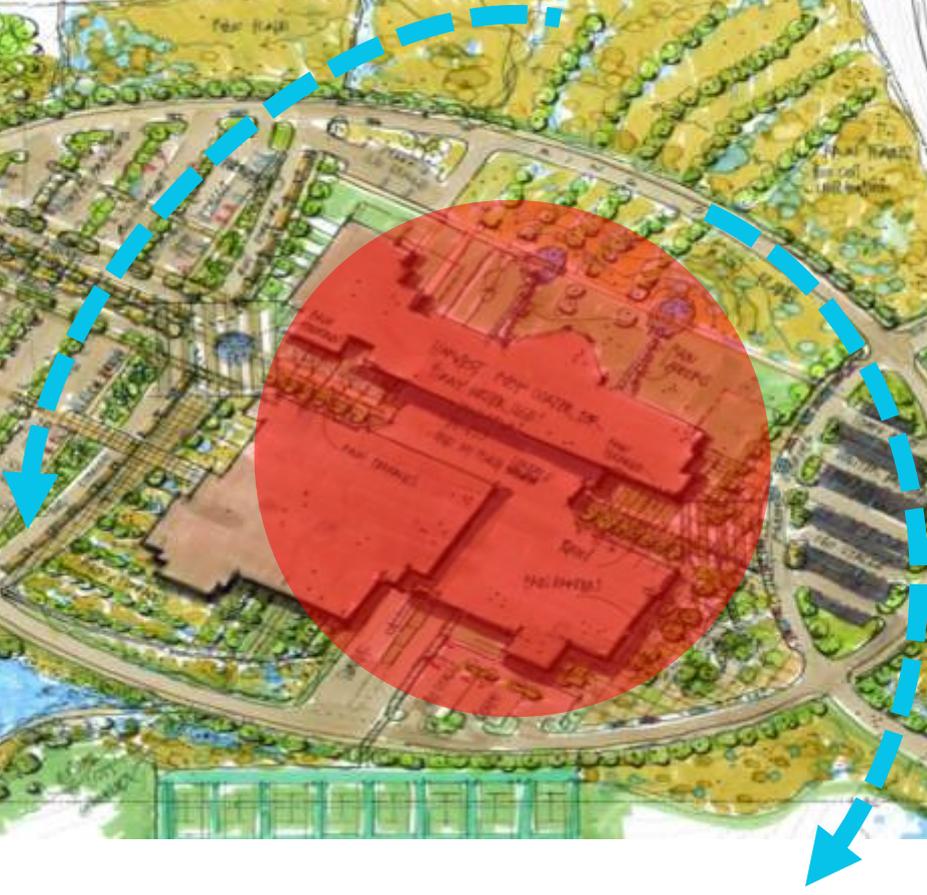


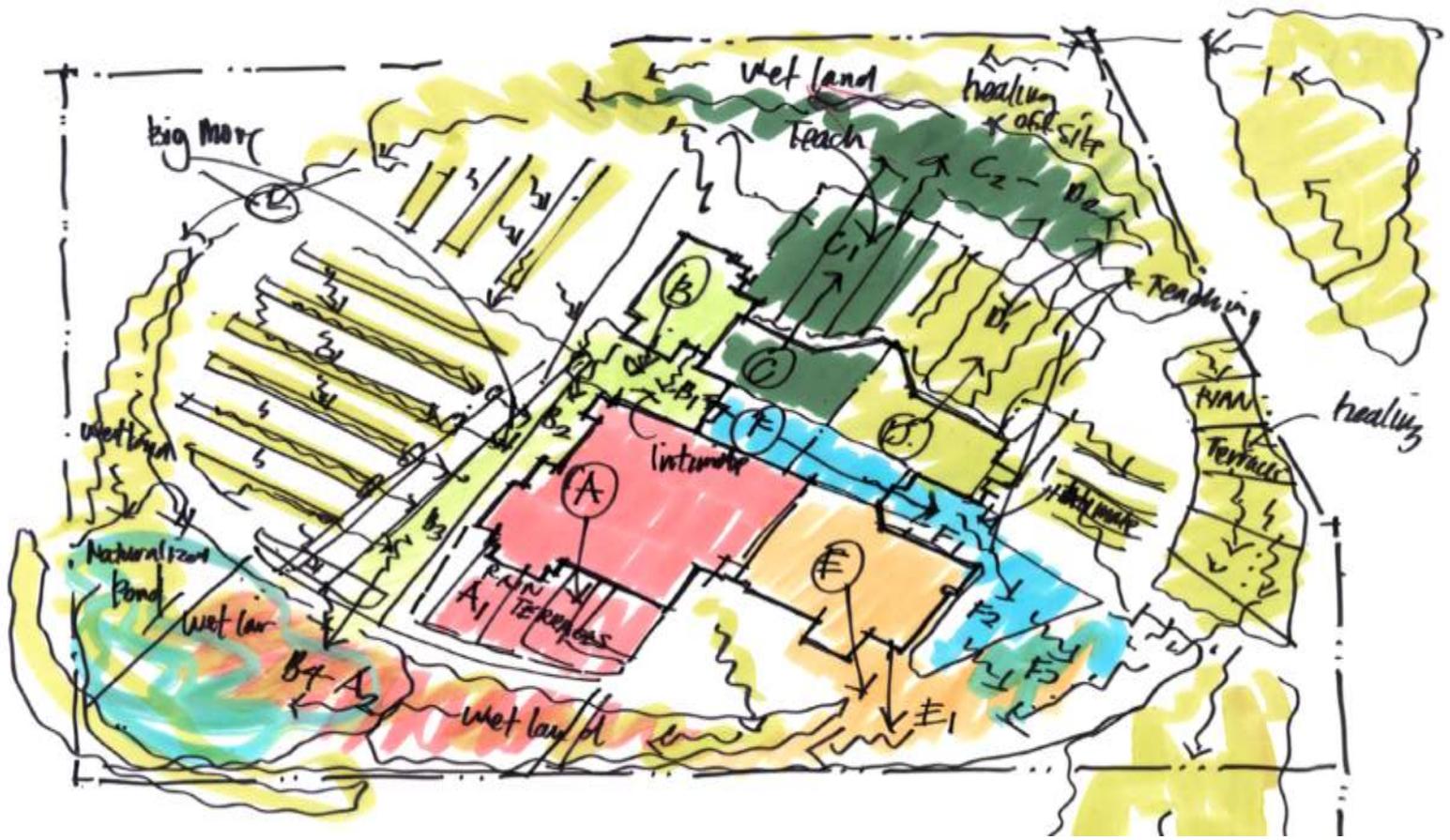


PARKING LOT

To Court
Observation

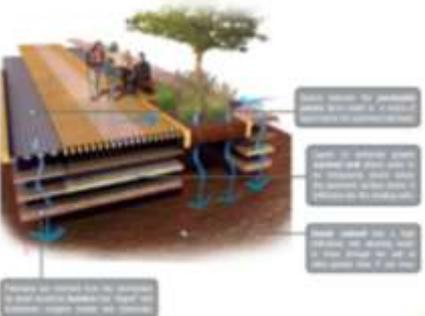
McFarland
Court
Observation
Platform





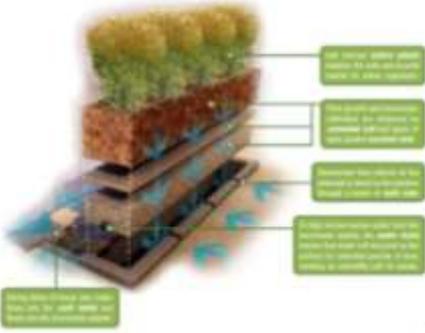
Permeable Pavers

Permeable pavers promote the infiltration of stormwater through a series of small openings within the pavement surface. This reduces the amount of runoff that causes flooding and helps remove pollutants from stormwater.



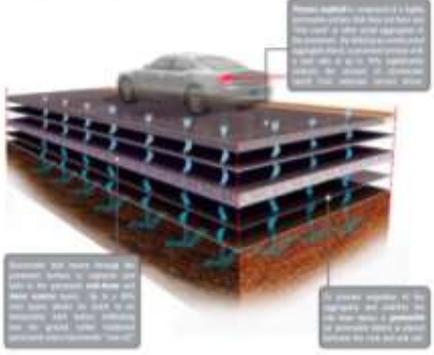
Stormwater Planters

Stormwater planters capture the street's stormwater runoff before it enters into city's storm sewer. By promoting stormwater infiltration, the planters remove pollutants and debris, that would otherwise be missed directly into the Mississippi River.



Porous Asphalt

Porous asphalt is a flexible pavement that promotes the infiltration of stormwater through the pavement surface. Stormwater filters its way through a sequence of sub base layers filtering pollutants, heavy metals and other harmful chemicals.



Raingardens

Raingardens are an infiltration-based stormwater management practice that work to clean water, reduce flooding and recharge the groundwater.



Stormwater as an Amenity



Natural Resource Enhancement



Land Use/Development Scenarios



Scenario Variables



1. Development Density
2. Industrial Build-Out
3. Geography



Gardner and Edgerton: Base Growth Rates

Gardner	1980	1990	2000	2010	1980-2010	2020	2030	2040
Population	2392	3191	9396	19433		26,116	31,836	37,867
Period Ratio		1.334	2.944	2.068	6.090	1.344	1.219	1.189
Annual Growth Rate		2.92	11.4	7.53	6.21	3	2	1.75
Edgerton					1990-2010			
Population		1244	1440	1671		1,937	2,244	2,601
Period Ratio			1.158	1.160	1.343	1.159	1.159	1.159
Annual Growth Rate			1.473	1.498	1.486	1.486	1.486	1.486

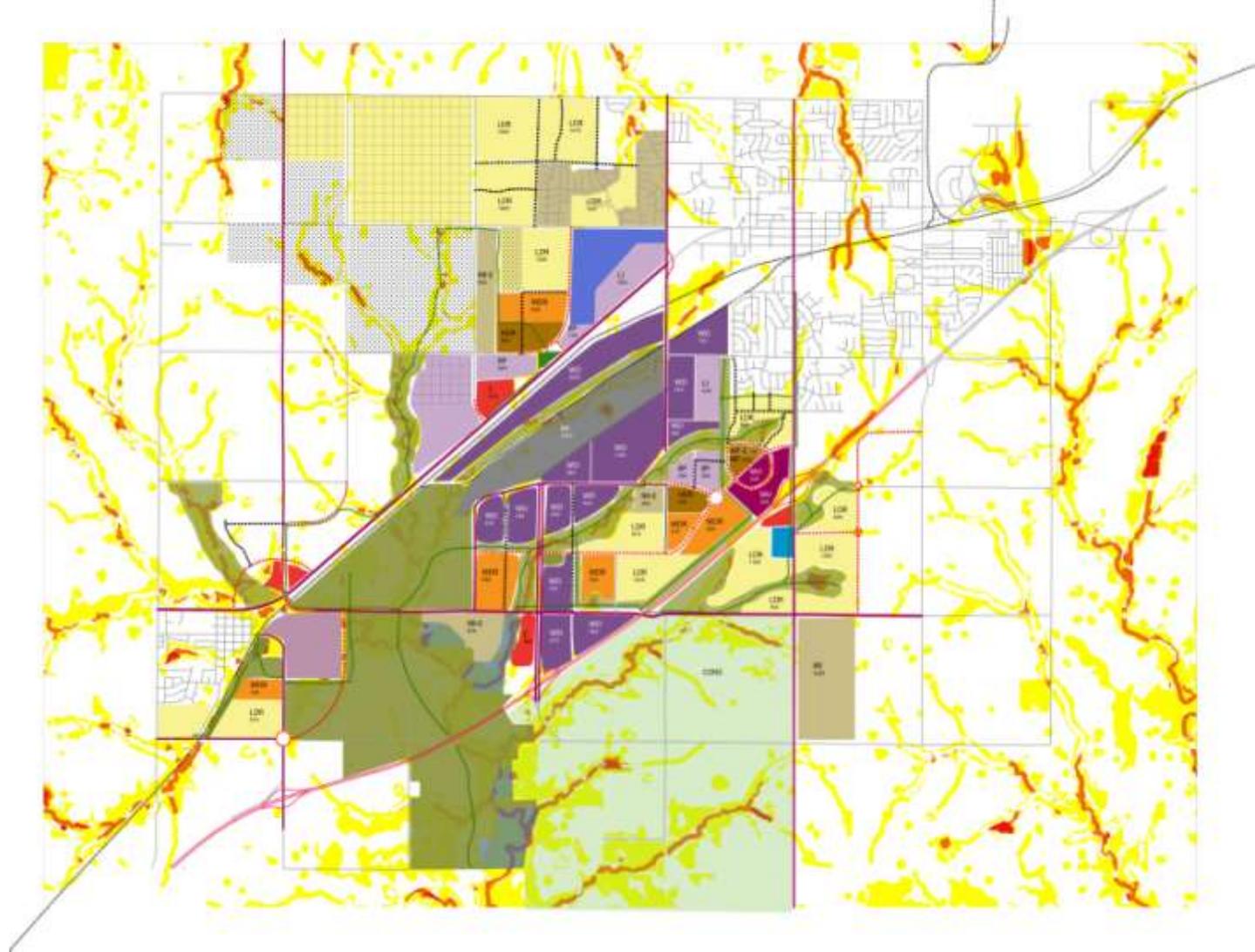
Projected Population and Residential Land Needs: KCLP

GFA	FTE factor	Units (HH)	Local retainage (HH)	Density du/A	Res Acres
12,000,000	2,500	4,800	1,600	3.75	427
14,000,000	2,500	5,600	1,850	3.75	493
16,000,000	2,500	6,400	2,100	3.75	560

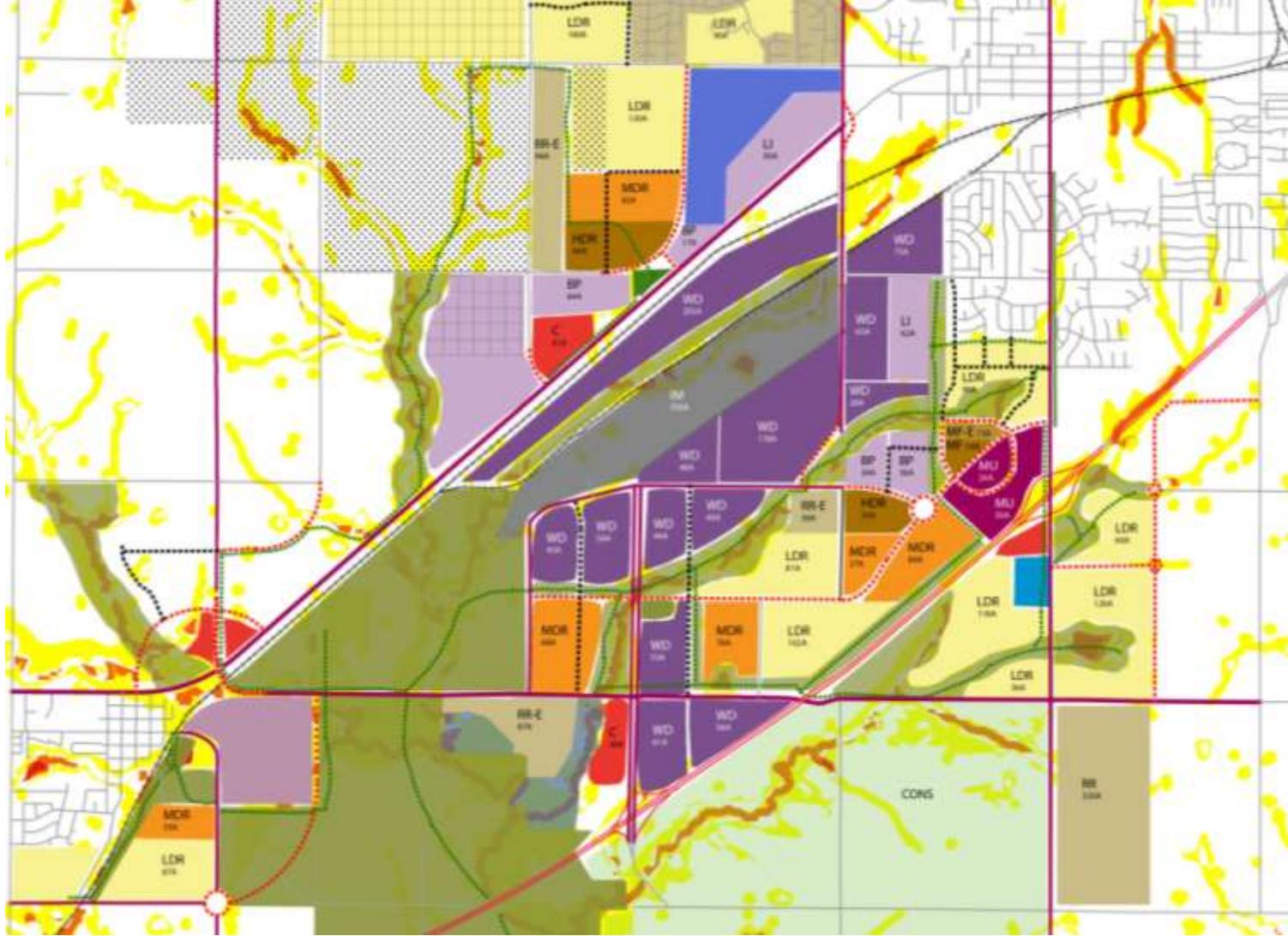
Overall Additional Residential Land Needs: SW JoCo

	Population Delta, 2010-2040	Population/HH	Unit Needs	Density (du/A)	Projected Area Needs (A)
Gardner Growth	18,434	2.8	6,583	3.75	1,771.81
Edgerton Growth	930	2.8	332	3.75	89.33
Total residential needs					1,861.14
Growth from Intermodal (@16,000,000 SF)					560.00
Total					2,421.14

Scenario 1a



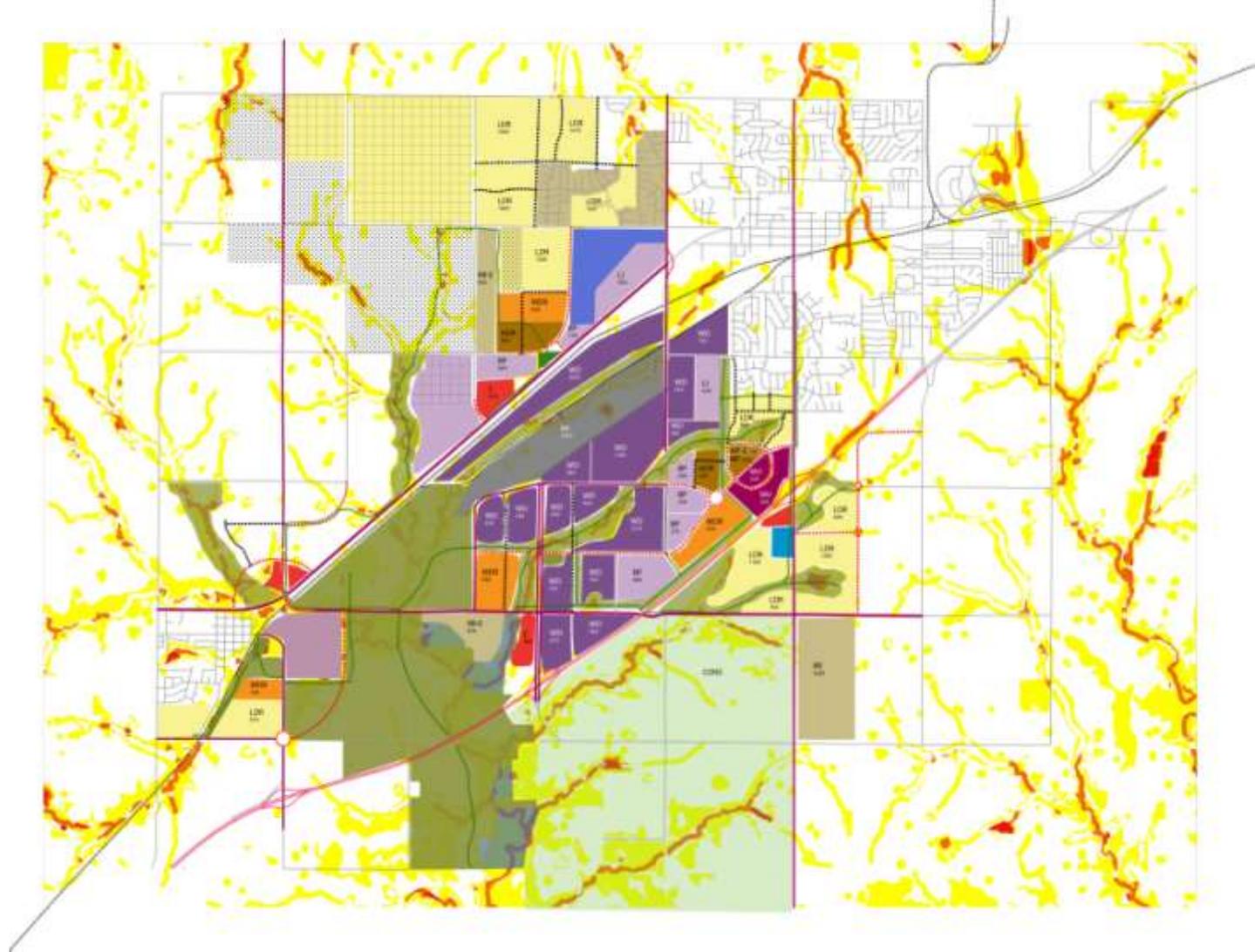
Scenario 1a



Scenario 1a Yield

Use	In KCLP	Planning Area	FAR or du/A	GFA (KCLP)	GFA (Planning Area)	Total
Industrial/ W&D	584	342*	.30	7,631,712	4,473,438	12,105,150
Visitor Service		71	.15		463,914	463,914
Business Park		141	.30		1,842,588	1,842,588
Commercial/MU		74	.20		644,688	644,688
LDR 56 South		754	2.5 du/A		1,885	
LDR 56 North		677	2.5 du/A		1,693	
MDR		333	6 du/A		1,998	
HDR		113	12 du/A		1,356	
Housing Total		1,796 (74.2% of TRD)			6,729	

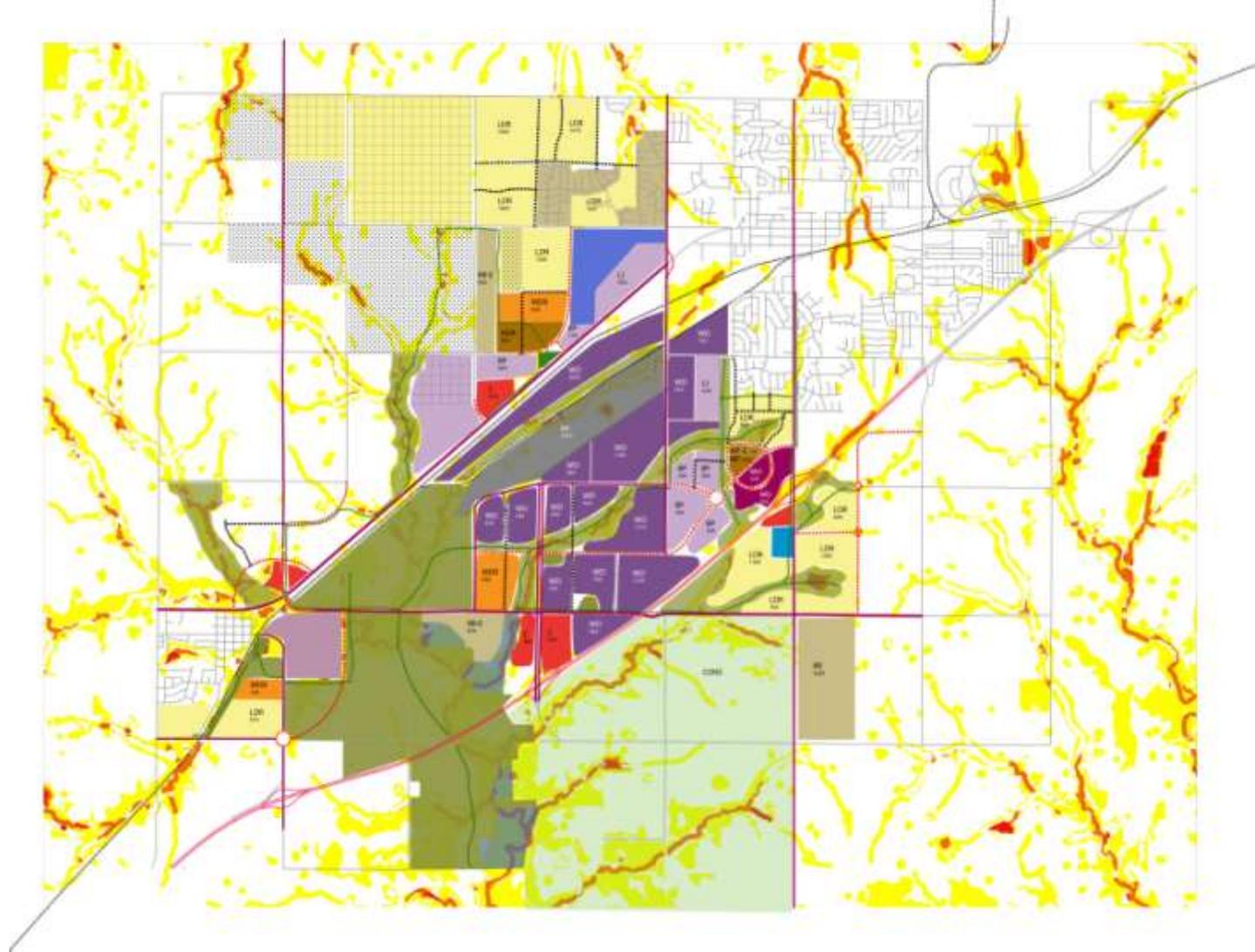
Scenario 1b



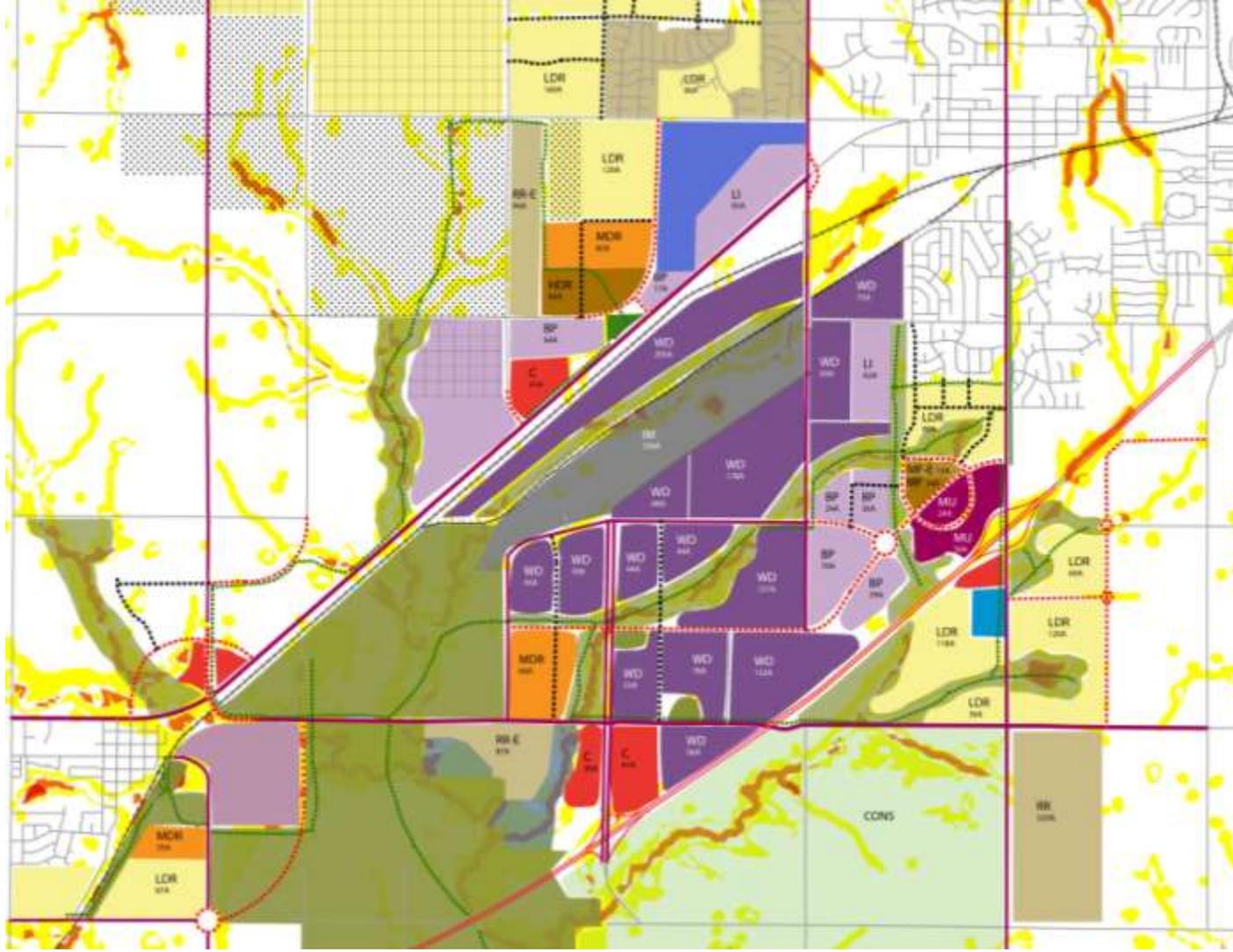
Scenario 1b Yield

Use	In KCLP	Planning Area	FAR or du/A	GFA (KCLP)	GFA (Planning Area)	Total
Industrial/ W&D	584	516*	.30	7,631,712	6,738,906	14,370,618
Visitor Service		30	.15		196,020	196,020
Business Park		245	.30		3,201,660	3,201,660
Commercial/MU		74	.20		644,688	644,688
LDR 56 South		673	2.5 du/A		1,683	
LDR 56 North		677	2.5 du/A		1,693	
MDR		333	6 du/A		1,998	
HDR		113	12 du/A		1,356	
Housing Total		1,877 (77.5 of TRD)			6,932	

Scenario 1c



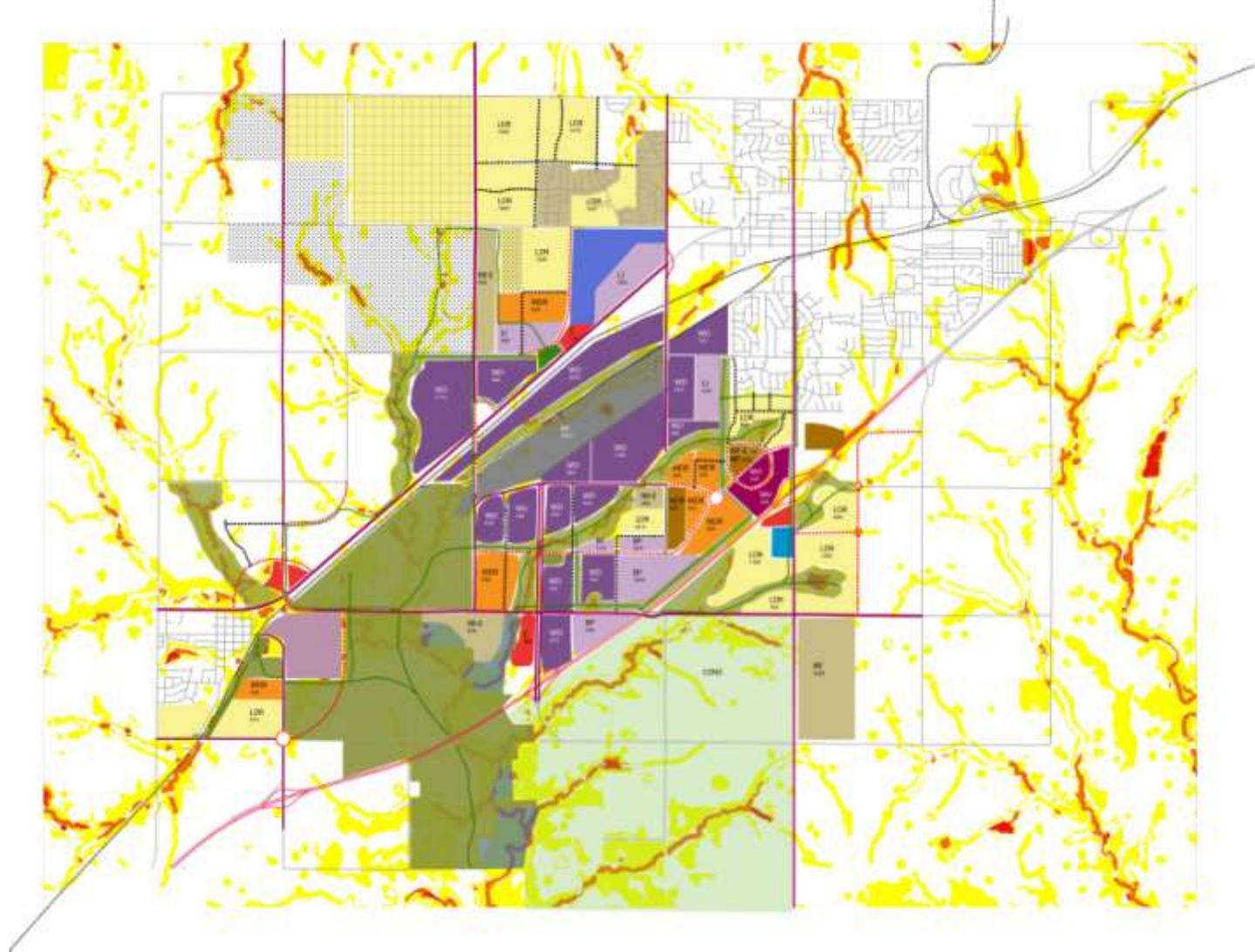
Scenario 1c



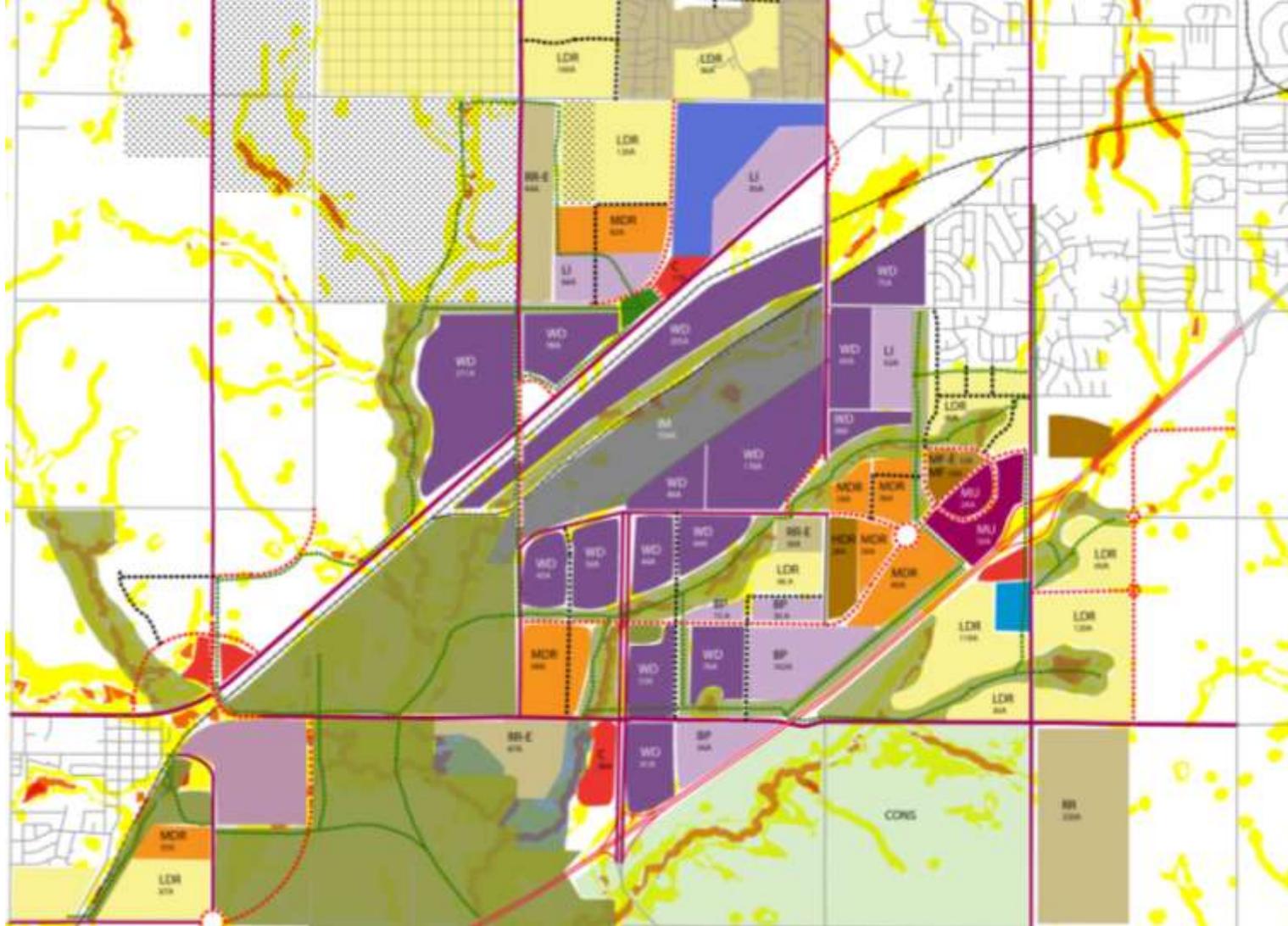
Scenario 1c Yield

Use	In KCLP	Planning Area	FAR or du/A	GFA (KCLP)	GFA (Planning Area)	Total
Industrial/ W&D	584	578*	.30	7,631,712	7,555,395	15,187.107
Visitor Service		157	.15		862,488	862,488
Business Park		250	.30		3,267,000	3,267,000
Commercial/MU		74	.20		644,688	644,688
LDR 56 South		571	2.5 du/A		1,428	
LDR 56 North		677	2.5 du/A		1,693	
MDR		150	6 du/A		900	
HDR		80	12 du/A		960	
Housing Total		1,478 (61.1% of TRD)			4,980	

Scenario 2



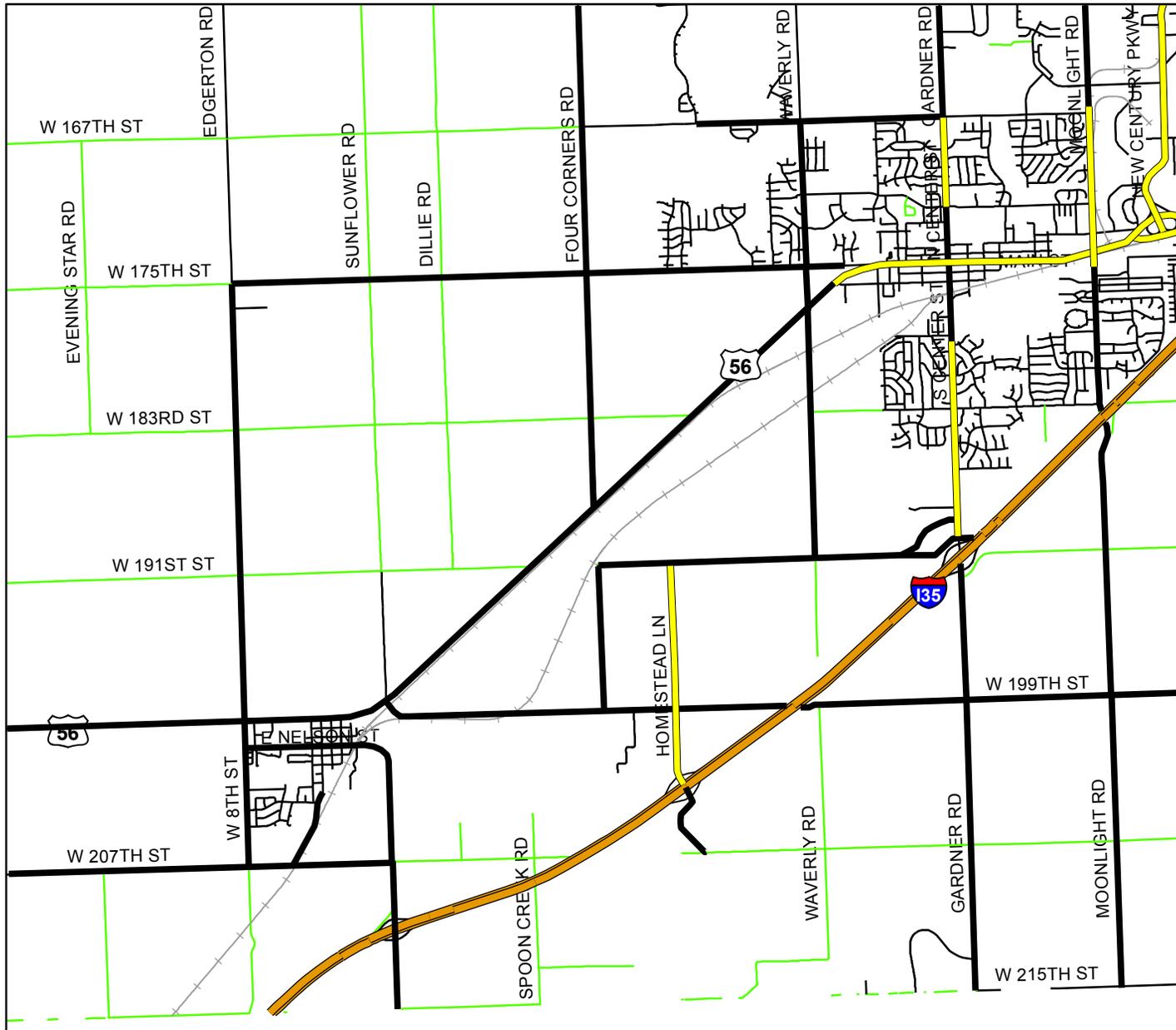
Scenario 2



Scenario 2 Yield

Use	In KCLP	Planning Area	FAR or du/A	GFA (KCLP)	GFA (Planning Area)	Total
Industrial/ W&D	584	632*	.30	7,631,712	8,256,885	15,888,597
Visitor Service		47	.15		307,098	307,098
Business Park		349	.30		4,560,732	4,560,732
Commercial/MU		74	.20		644,688	644,688
LDR 56 South		617	2.5 du/A		1,543	
LDR 56 North		677	2.5 du/A		1,693	
MDR		326	6 du/A		1,956	
HDR		42	12 du/A		504	
Housing Total		1,662 (68.7% of TRD)			5,695	

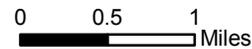
Existing and Committed Streets



**SOUTHWEST
JOHNSON
COUNTY
AREA PLAN**

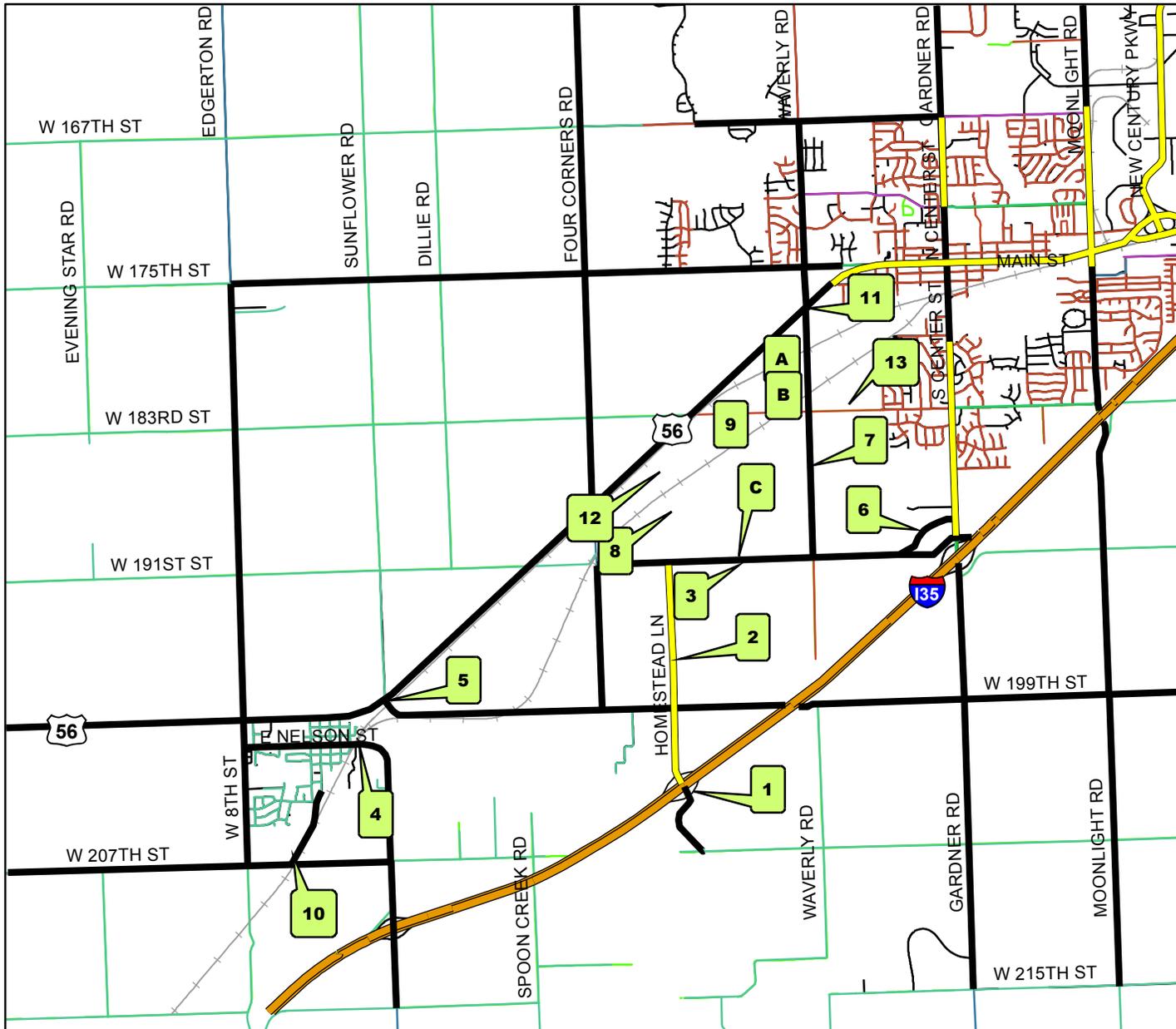
Legend

-  Interstate Highway
-  4 - Lane Rd
-  2 - Lane Rd
-  Paved
-  Unpaved
-  BNSF Railway



Project Number: 46 KA-2641-01
SW Johnson County Area Plan

Existing and Committed Streets



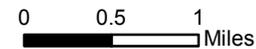
**SOUTHWEST
JOHNSON
COUNTY
AREA PLAN**

Legend

-  Interstate Highway
-  4 - Lane Rd
-  2 - Lane Rd
-  Paved
-  Unpaved
-  BNSF Railway



Project Number: 46 KA-2641-01
SW Johnson County Area Plan

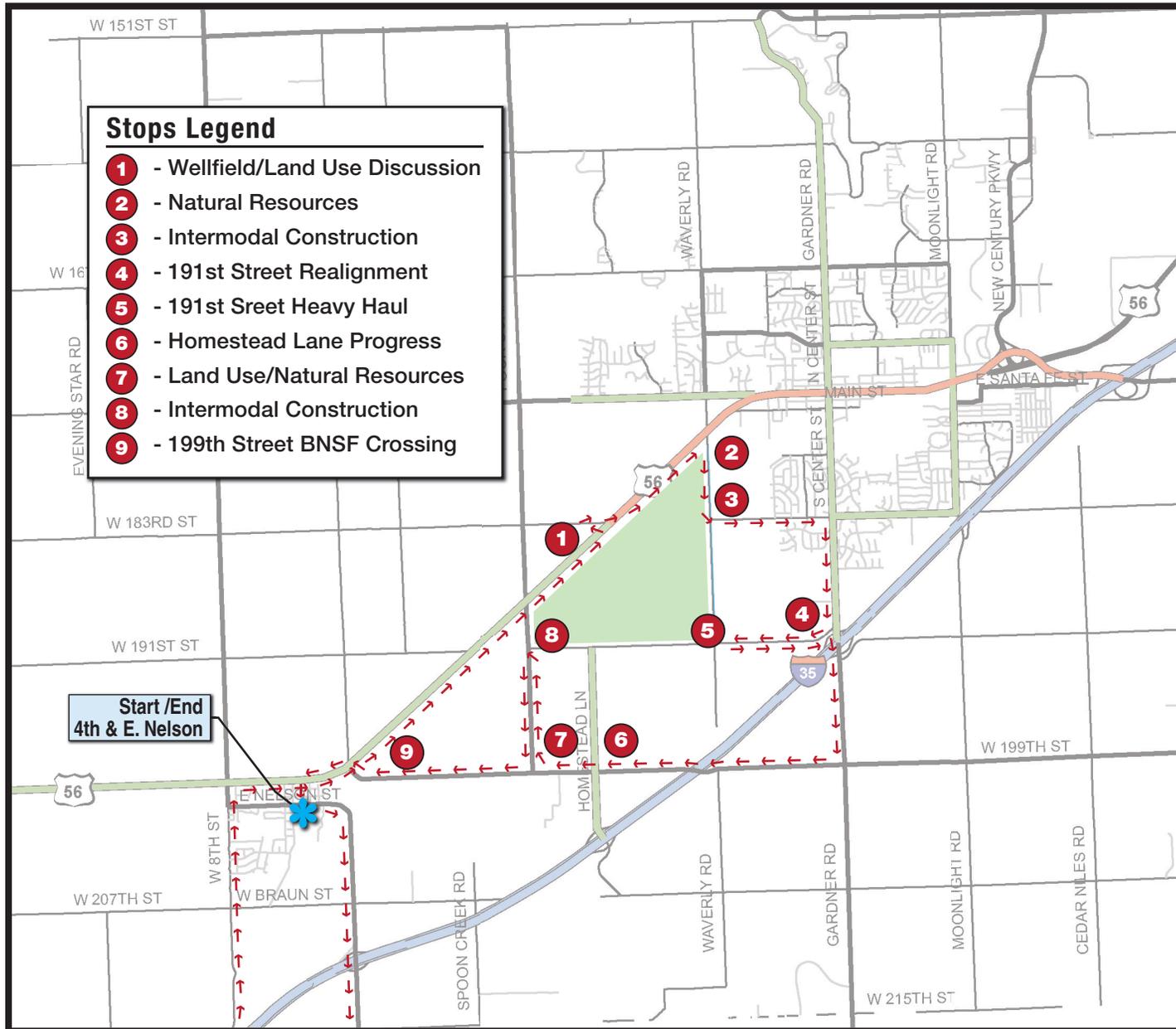


Project Map No.	Location	Description	Lead Agency	Cost Estimate	Funding	Trigger	Current Status	Schedule
<u>Private Development</u>								
A	191st Street, Four Corners to Waverly Rd.	BNSF Intermodal Facility	BNSF		Private		Under Const.	Completion Sept. 2013
B	191st Street to Waverly Road	Logistics Park- Rail Served North	The Allen Group		Private		Under Const.	
C	191st Street, Four Corners to Waverly Rd.	Warehousing / Distribution	The Allen Group		Private		Under Const.	
<u>Roadway Improvements</u>								
1	I-35 at Homestead	New Interchange	KDOT				Under Const.	Completion Sept. 2013
2	Homestead Road, I-35 to 191st Street	4-Lane Divided Roadway	KDOT				Under Const.	Completion Sept. 2013
3	191st Street, Four Corners to Waverly Rd.	Three Lane Paving (14" Concrete)	Johnson Co.				Under Const.	Completion Sept. 2013
4	Nelson Street at BNSF	Quiet Zone Improvements	Edgerton	\$300,000	KITRF	Stage 1		
5	199th Street at BNSF	Quiet Zone Improvements	Edgerton	\$300,000	KITRF	Stage 1		
6	191st Street Waverly Rd. to Gardner Rd.	Realign to 188th- 3-Lane (4-Lane Future)	Johnson CO. ?	\$6,000,000	?	?	?	
			Gardner ?	\$3,971,000			CIP - 2016	
7	Waverly Road, 191st Street to US-56	Paving- 2 Lanes W/Ditch Section	Edgerton ?	\$5,769,000	KITRF	Stage 2		
			Gardner ?	\$3,250,000			CIP - 2016	
8	Public Road South	?	Edgerton	\$1,353,000	KITRF	Stage 2		
9	Public Road North (East Portion)	?	Edgerton					
10	207th Street at BNSF	Grade Separation	Edgerton	\$5,485,000	KITRF	Stage 3		
11	Waverly Road at BNSF South of US-56	Grade Separation (South Tracks)	Edgerton	\$5,032,000	KITRF	Stage 4		
12	Public Road North (West Portion)	?	Edgerton	\$5,470,000	KITRF	Stage 5		
13	183rd Street Waverly Road to Poplar		Edgerton	\$1,367,000	KITRF	Stage 5		
14	191st Street Connector at BNSF	Underpass	Edgerton	\$2,843,000	KITRF	Stage 6		
15	I-35 Interchange Connector	?	Edgerton	\$4,200,000	KITRF	Stage 6		
16	Gardner Quiet Zone -BNSF	Improvements at Grand & Poplar	Gardner	\$1,500,000			CIP- 2016	
17	199th Street at US-56 & Sunflower	Grade Separation	KDOT					
18	199th Street, US- 56 to Homestead	Type II / 2 Lanes 120' ROW	Johnson Co.				CARNP	
19	199th Street , Homestead to Waverly Rd.	Type II / 2 Lanes 120' ROW	Johnson Co.				CARNP	
20	Waverly Road, 191st Street to 199th Street	Grading & Paving	?					
21	I-35 at Gardner Road	Interchange Improvements	Gardner	\$337,000			CIP>2017	
22	Waverly Road, US-56 to 167th Street	Two-Lane Urban (4-Lane Future)	Gardner	\$6,783,000			CIP>2017	Concept Engineering Study
23	I-35 at Edgerton Road	New Interchange	Johnson Co.				CARNP	
24	Edgerton Road, I-35 to K-10	Type III / 4 Lanes 120-150' ROW	Johnson Co.				CARNP	
25	Four Corners, 199th to 175th Street	Type II / 2 Lanes 120' ROW	Johnson Co.				CARNP	
26	Sunflower, I-35 to 215th Street	Type II / 2 Lanes 120' ROW	Johnson Co.				CARNP	
27	Sunflower, I-35 Interchange	Bridge Replacement	KDOT	\$4,200,000			Under Study	Construction ~ 2017
<u>Other Infrastructure Improvements</u>								
O-1	Phase 1 Wastewater Improvements		Edgerton	\$1,963,000	KITRF	Stage 1		
O-2	Edgerton Wastewater Treatment Plant	Expansion to Serve SW Gardner area	Edgerton	\$9,000,000	Gardner		Under Const.	Serve Area SE of 191st & Waverly
O-3	191st Street and Waverly Road	Lift Station	Gardner	\$1,800,000	Gardner		?	Serve 800 A. NE of 191st & Waverly
O-4	Phase 2 Wastewater Improvements		Edgerton	\$1,500,000	KITRF	Stage 3		
O-5	?	Water Tower	Edgerton	\$1,444,000	KITRF	Stage 3		
O-6	Phase 3 Wastewater Improvements		Edgerton	\$1,500,000	KITRF	Stage 5		

Advisory Committee Bus Tour 2-11-2013



**SOUTHWEST
JOHNSON
COUNTY
AREA PLAN**



Stops Legend

- 1** - Wellfield/Land Use Discussion
- 2** - Natural Resources
- 3** - Intermodal Construction
- 4** - 191st Street Realignment
- 5** - 191st Street Heavy Haul
- 6** - Homestead Lane Progress
- 7** - Land Use/Natural Resources
- 8** - Intermodal Construction
- 9** - 199th Street BNSF Crossing

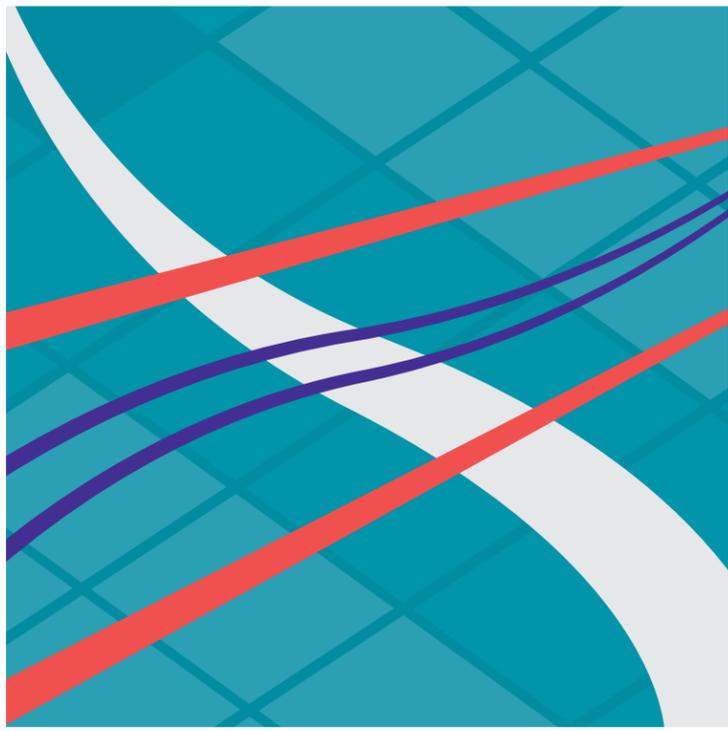
Legend

- = Advisory Committee Bus Tour Route
- = Intermodal Facility & KC Logistics
- = Stops



Project Number: 46 KA-2641-01
SW Johnson County Area Plan





SOUTHWEST JOHNSON COUNTY AREA PLAN

WHEN:

Thursday,
February 28, 2013
6:00-8:00 pm

WHERE:

Gardner City Hall
120 East Main
Gardner, Kansas

WHO SHOULD ATTEND:

- Citizens
- Property Owners
- Developers
- Outdoor Enthusiasts
- Public Officials
- Anyone interested in Southwest Johnson County's future

A CHANCE TO DISCUSS IDEAS FOR:

- Land Use
- Area Development
- Transportation
- Open Space
- Trails
- Other Areas of Interest

at

OPEN HOUSE 2

The second public open house for the Southwest Johnson County will display land use and transportation alternatives and ways to develop the area in harmony with both neighbors and nature. Please join us for identical short presentations at 6:00 or 7:00 pm, with informal discussion to follow.

After the presentations, the Planning Team will talk personally with citizens, owners, and other interested people about the alternatives, answer questions, and discuss preferences. Your participation will help plan for the future of Southwest Johnson County.

The Southwest Johnson County Area Plan is a unique partnership of the Cities of Edgerton and Gardner, Johnson County, the Kansas Department of Transportation, and the Mid-America Regional Council, to create a plan to guide the future for transportation, development, open space, natural resources, and special features in the area of the new BNSF Intermodal Facility and Logistics Park Kansas City.

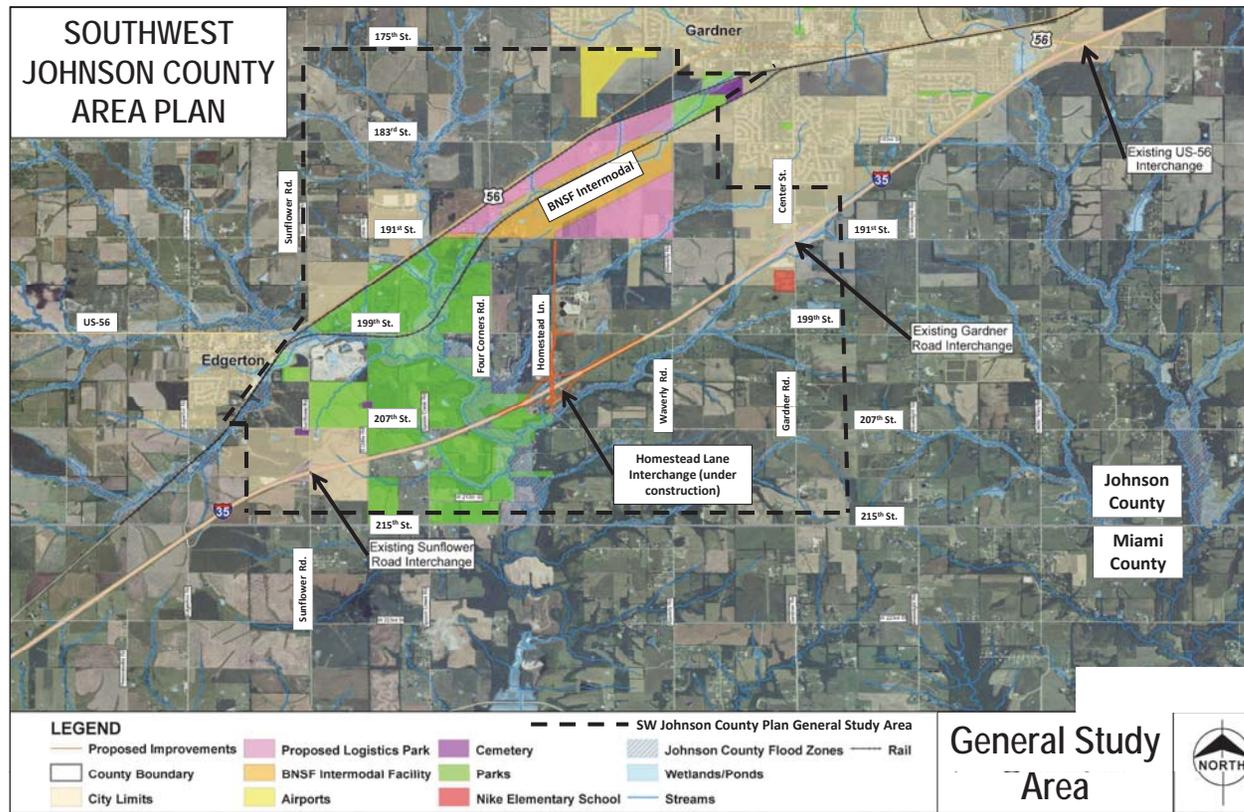
For more information, contact Kimberly Qualls at 1-877-550-KDOT or 785-296-3881



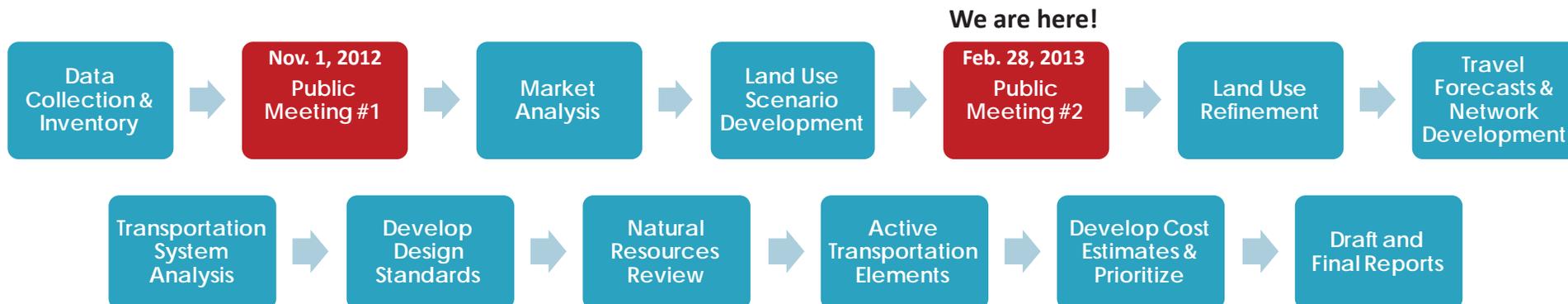
Study Area and Project Description

Key Study Components

- Testing alternative land use scenarios
- Identify additional transportation system improvements needed to accommodate future growth, along with a project phasing plan for implementation
- Update to Johnson County's Comprehensive Arterial Roadway Network Plan (CARNP)
- Evaluation of the U.S. 56/ 199th Street connection
- Active transportation concept plan for Johnson County Parks District land
- Natural resources component to protect Hillsdale Lake and JOCO Park land



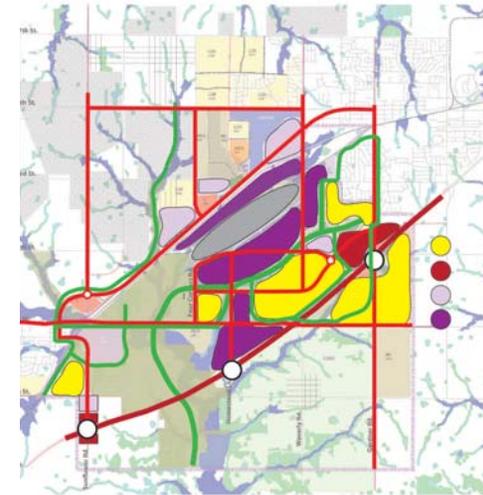
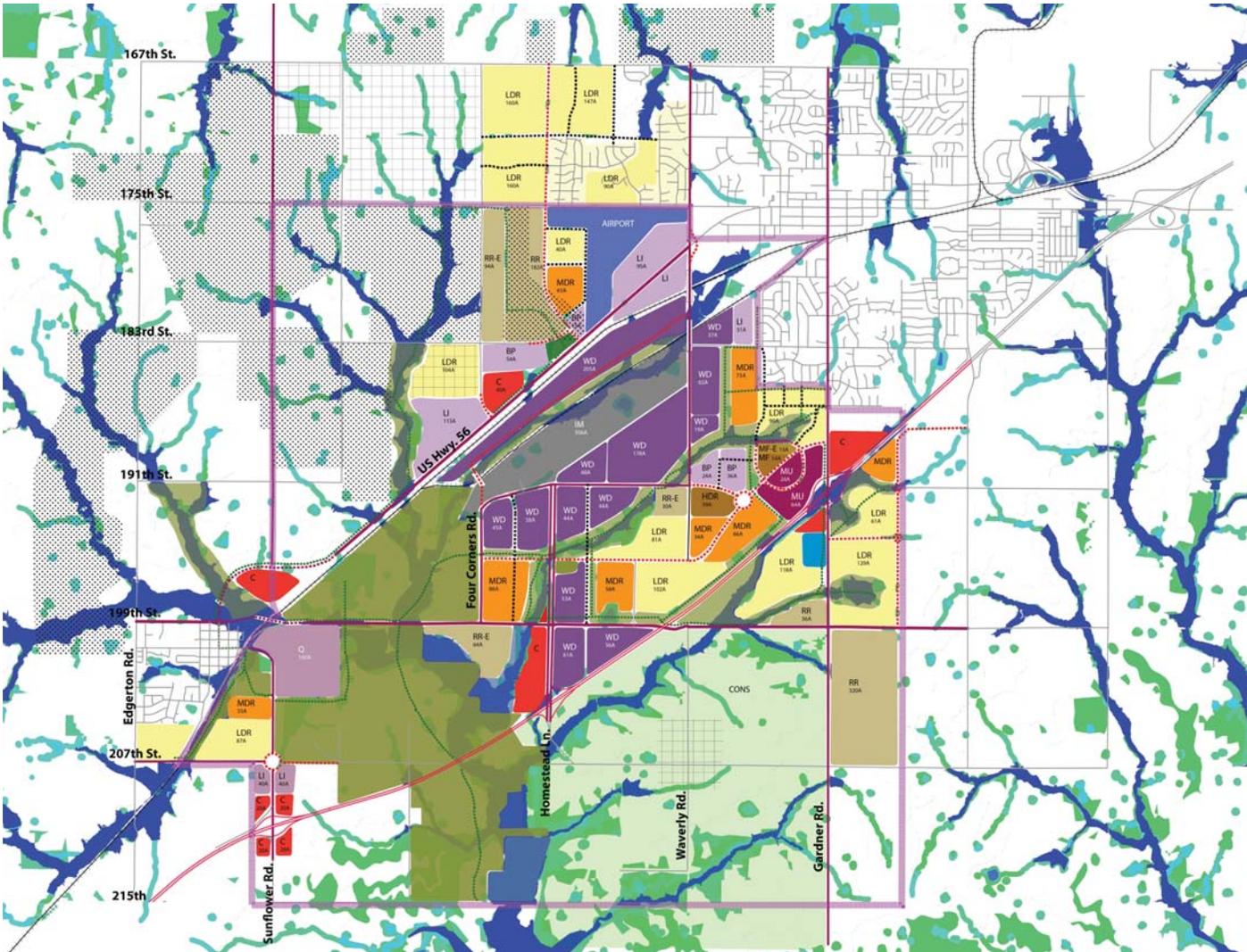
Study Process



Land Use Scenarios



1 Land Use Scenario One: Low Warehouse Build-out



- Highlights and Variables:**
- Moderate warehousing build-out
 - Warehousing clustered around intermodal and along Homestead Lane
 - Substantial urban residential north of 199th Street
 - Mixed use cluster at Gardner Road interchange
 - Limited industry along U.S. 56
 - New overpasses at 199th Street-U.S. 56 and Waverly Road
 - Residential use between greenway and Big Bull Creek Park along Four Corners Road
 - Residential south of I-35 along Gardner Road

Scenario 1 Yields

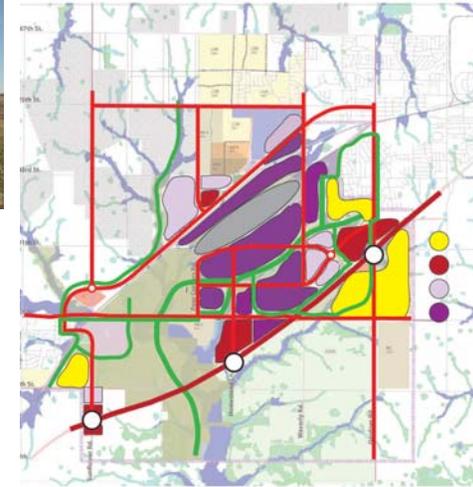
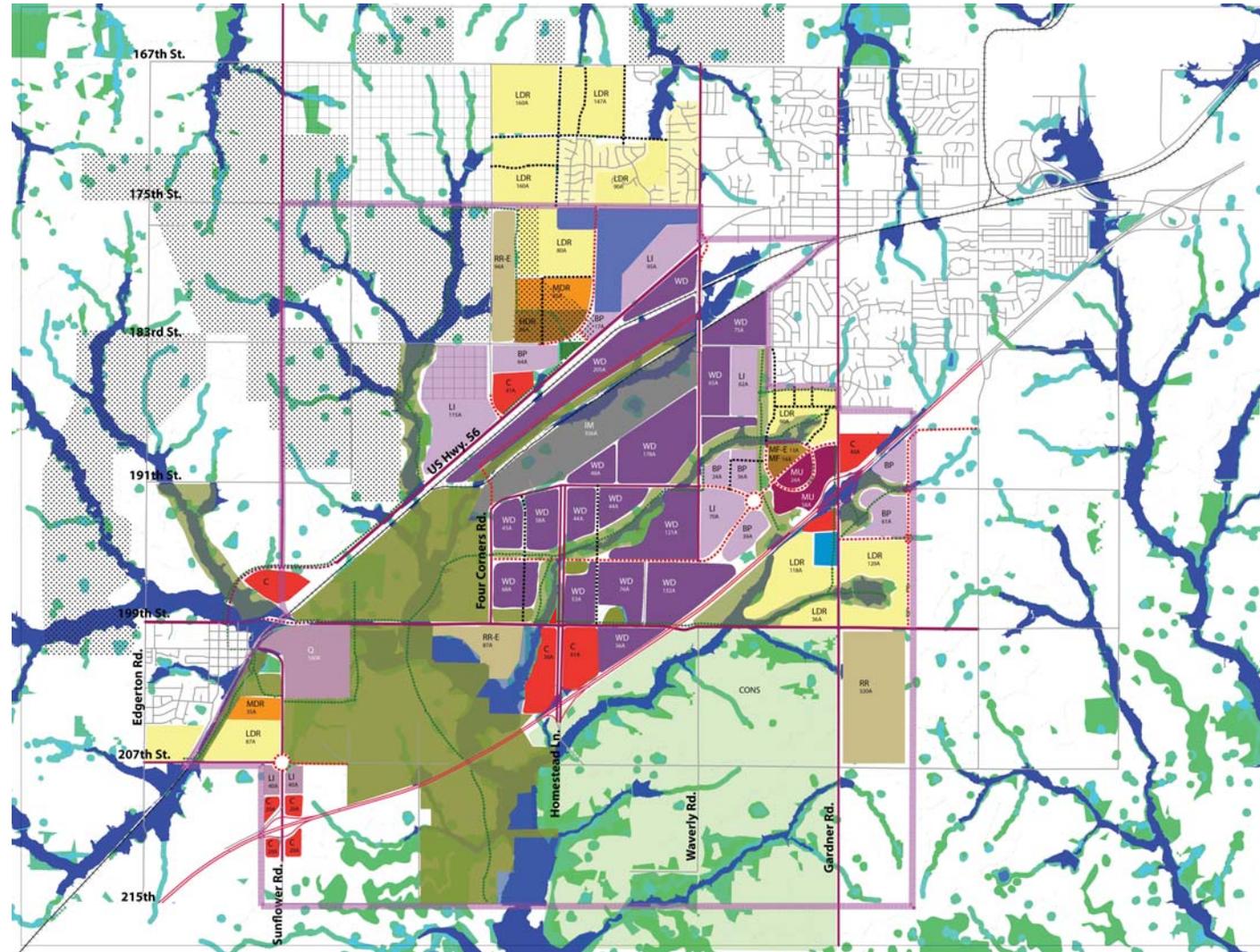
Use	Ac/ECF	Planning Area	FAR or du/A	GA (ECF)	GA (Planning Area)	Total
Industrial/W&D	543	318	.30	7,108,992	4,151,442	11,260,434
Light Industrial	31	290	.15	202,554	1,894,860	2,097,414
Visitor Service		75	.15		490,050	490,050
Business Park	129	25	.25		1,404,810	1,404,810
Commercial/MU	154	20	.20		1,385,208	1,385,208
RR		602	0.5 du/A			301
LDR 56 South		732	2.5 du/A			1,830
LDR 56 North		677	2.5 du/A			1,693
MDR		399	6 du/A			2,394
CON		53	12 du/A			636
Housing Total		2,463				6,854

- Rural Residential (RR)
- Conservation Development (CONS)
- Low Density Urban Residential (LDR)
- Medium Density Urban Residential (MDR)
- High Density Urban Residential (HDR)
- Commercial (C)
- Mixed Use (MU)
- Business Park or Limited Industry (BP and LI)
- Warehousing and Distribution (WD)
- Civic
- Parks and Open Space
- Areas with Concentrations of Oil Wells

Land Use Scenarios



2 Land Use Scenario Two: High Warehouse Build-out



- Highlights:**
- Moderate warehousing build-out
 - Warehousing clustered around intermodal and along Homestead Lane
 - Warehousing potential east of Big Bull Creek Park along Four Corners Road
 - Substantial urban residential north of 199th Street
 - Mixed use cluster at Gardner Road interchange
 - Limited industry along U.S. 56
 - New overpasses at 199th Street-U.S. 56 and Waverly Road
 - Residential south of I-35 along Gardner Road and around Nike School
 - Business park uses at southeast quadrant of Gardner Road interchange

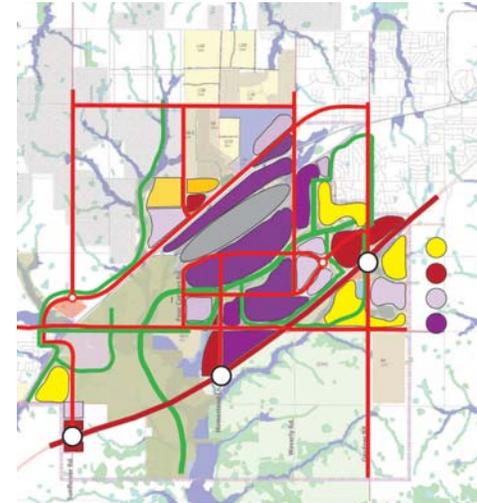
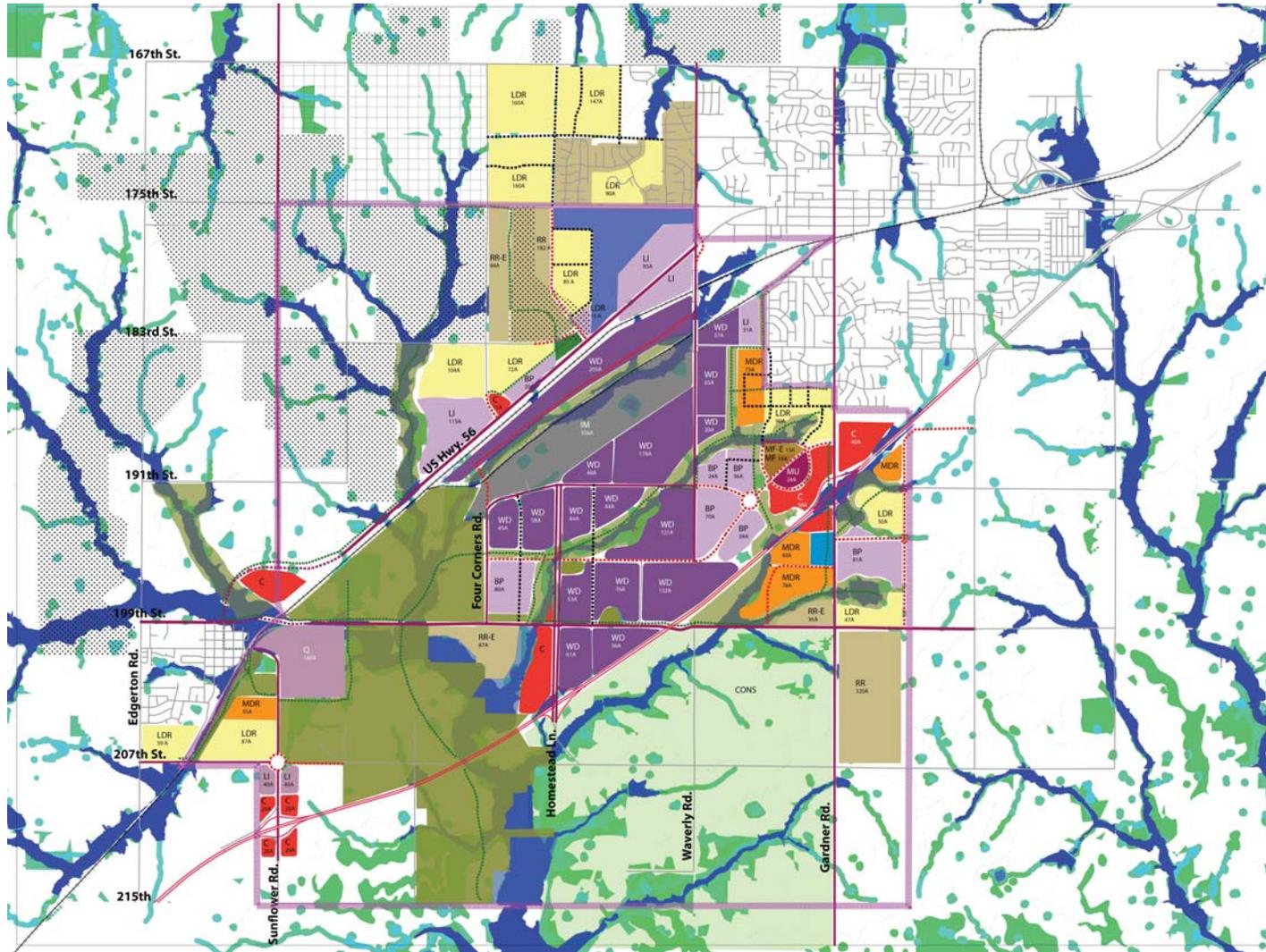
Scenario 2 Yields

Use	In RCLP	Planning Area	100 ac du/A	QA (RCLP)	QA (Planning Area)	Total
Industrial/WID	581	624*	.30	7,592,508	8,154,432	15,746,940
Light Industrial		342	.15		2,234,628	2,234,628
Visitor Service		136	.15		888,624	888,624
Business Park		228	.25		2,979,504	2,979,504
Commercial/MU		194	.20		1,690,128	1,690,128
RR		420	0.5 du/A			210
LDR 56 South		520	2.5 du/A			1,300
LDR 56 North		637	2.5 du/A			1,593
MDR		135	6 du/A			810
CDM		80	12 du/A			960
Housing Total		1,442				4,663

- Rural Residential (RR)
- Conservation Development (CONCS)
- Low Density Urban Residential (LDR)
- Medium Density Urban Residential (MDR)
- High Density Urban Residential (HDR)
- Commercial (C)
- Mixed Use (MU)
- Business Park or Limited Industry (BP and LI)
- Warehousing and Distribution (WD)
- Civic
- Parks and Open Space
- Areas with Concentrations of Oil Wells



3 Land Use Scenario Three: Mid-Level Warehouse Build-out/ Gardner Road Interchange Focus



Highlights:

- Moderate to high warehousing build-out
- Warehousing dominant between I-35 and U.S. 56
- Business park buffer between Waverly Road and Gardner Road area
- Business park/light industrial buffer between warehouse centers and Big Bull Creek park
- Light industrial corridor along U.S. 56
- Mixed use focus around Gardner Road interchange
- New overpasses at 199th Street-U.S. 56 and Waverly Road
- Business park and residential south of I-35 along Gardner Road corridor

Scenario 3 Yields

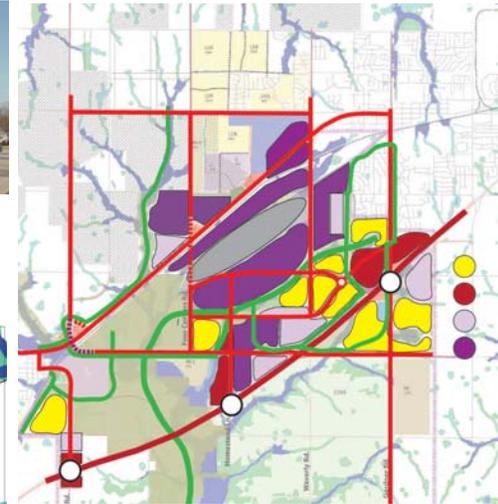
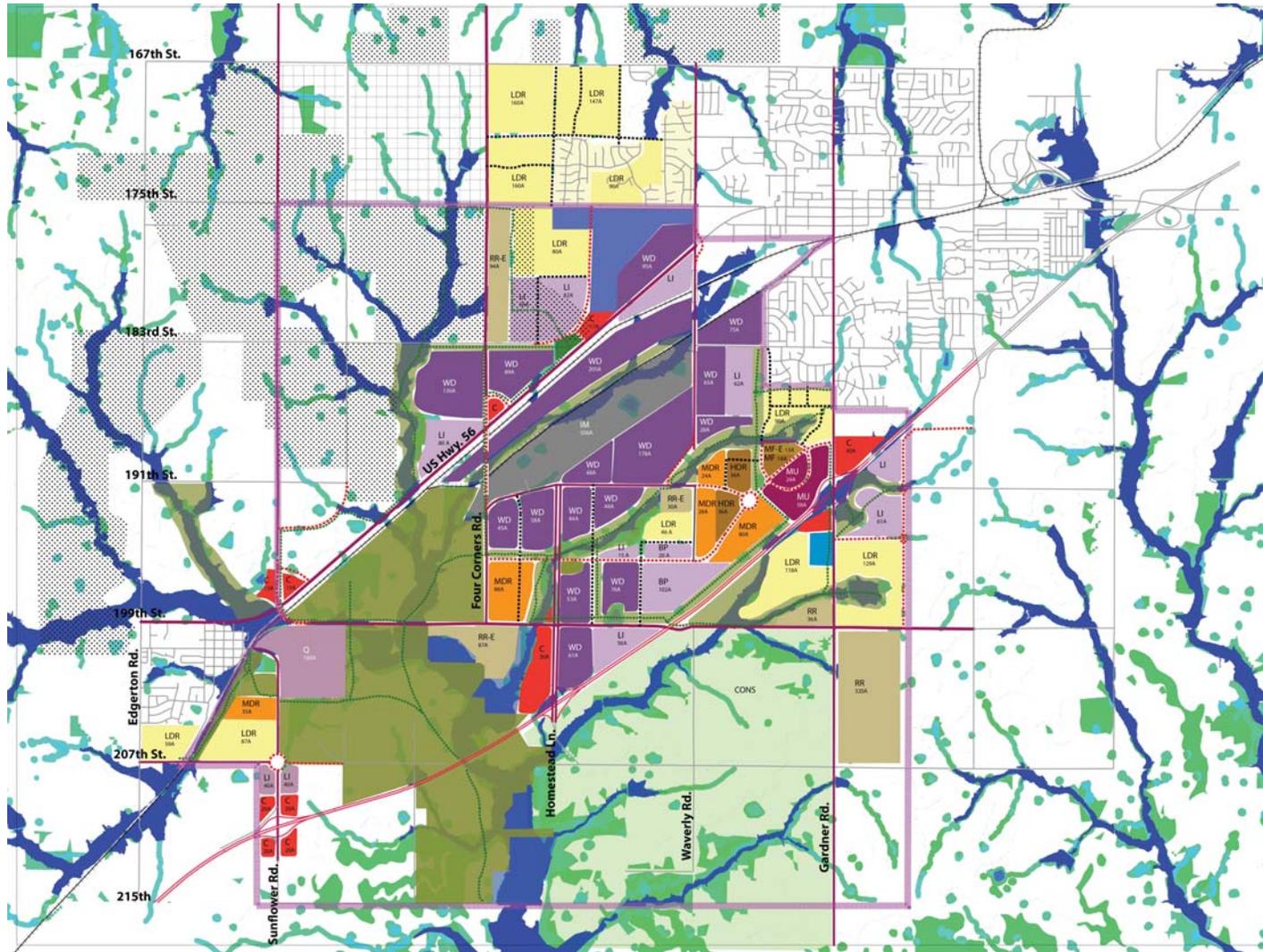
Use	In ACP	Planning Area	100 ac du/A	(GA) (ACP)	(GA) (Planning Area)	Total
Industrial/WLD	543	550	.30	7,095,924	7,187,400	14,283,324
Light Industrial	31	290	.15	202,554	1,894,860	2,097,414
Visitor Service	75		.15	490,050	490,050	490,050
Business Park	316		.25	3,441,240	3,441,240	3,441,240
Commercial/MU	222		.30	1,934,064	1,934,064	1,934,064
RR 56 South	356		0.5 du/A			178
RR 56 North	276		0.5 du/A			138
LDR 56 South	276		2.5 du/A			690
LDR 56 North	823		2.5 du/A			2,058
MDR	289		6 du/A			1,734
BP	27		12 du/A			324
Housing Total		2,047				5,122

- Rural Residential (RR)
- Conservation Development (CONS)
- Low Density Urban Residential (LDR)
- Medium Density Urban Residential (MDR)
- High Density Urban Residential (HDR)
- Commercial (C)
- Mixed Use (MU)
- Business Park or Limited Industry (BP and LI)
- Warehousing and Distribution (WD)
- Civic
- Parks and Open Space
- Areas with Concentrations of Oil Wells

Land Use Scenarios



4 Land Use Scenario Four: High Warehouse Build-out/ U.S. 56 Northside Development



Highlights:

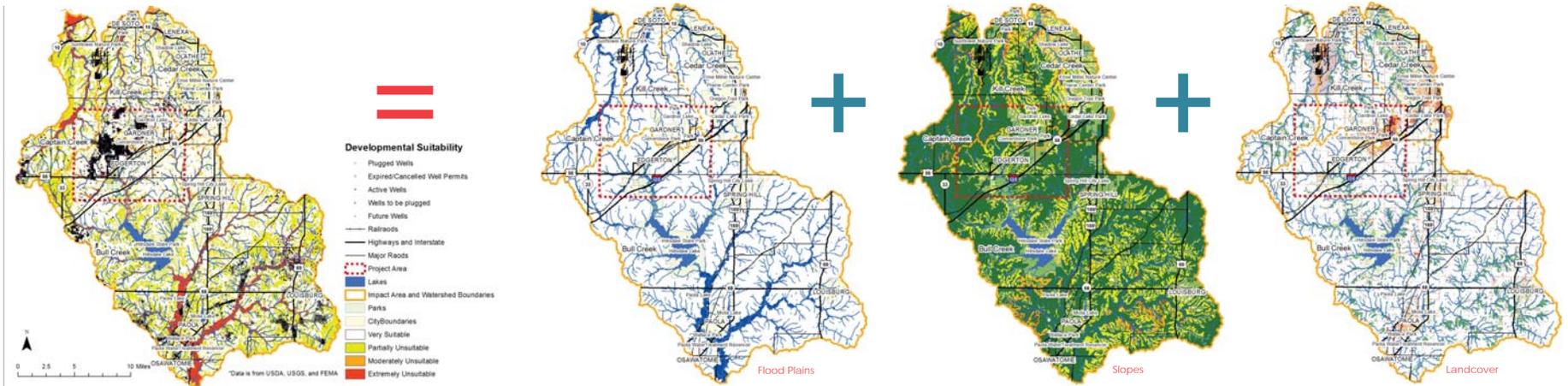
- High warehousing build-out
- Major warehousing adjacent to intermodal and along Homestead lane and north side of U.S. 56
- Business park buffer between industrial and residential areas
- Mixed use around Gardner Road interchange, surrounded by urban residential
- New overpasses at 199th Street-U.S. 56, Waverly Road, and Four Corners Road
- Business park south of I-35 and east of Gardner Road

Scenario 4 Yields

Use	INCLP	Planning Area	FAR or du/A	GFA (INCLP)	GFA (Planning Area)	Total
Industrial/W&D	581	612*	.30	7,592,508	7,992,389	15,584,897
Light Industrial	502	.15		3,280,068	3,280,068	
Visitor Service	70	.15		457,380	457,380	
Business Park	192	.25		2,090,880	2,090,880	
Commercial/MU	165	.20		1,437,480	1,437,480	
RR	420	0.5 du/A				210
LDR 56 South	589	2.5 du/A				1,473
LDR 56 North	677	2.5 du/A				1,693
MDR	230	6 du/A				1,380
HD	42	12 du/A				504
Housing Total		1,607				5,049

- Rural Residential (RR)
- Conservation Development (CONS)
- Low Density Urban Residential (LDR)
- Medium Density Urban Residential (MDR)
- High Density Urban Residential (HDR)
- Commercial (C)
- Mixed Use (MU)
- Business Park or Limited Industry (BP and LI)
- Warehousing and Distribution (WD)
- Civic
- Parks and Open Space
- Areas with Concentrations of Oil Wells

A Process Example: Developmental Suitability

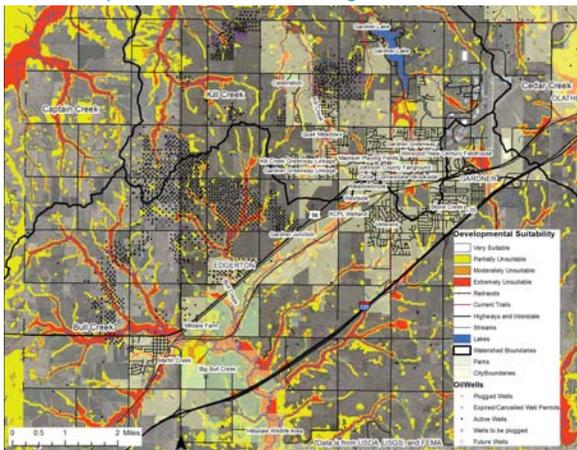


We review these layers of data in combination. We "weight" the importance of these layers depending on which scenario we're considering...

- What land should be preserved and managed as wildlife habitat and recreational open space?
- Where green space can help manage storm water?
- Are we looking at best fits for development?

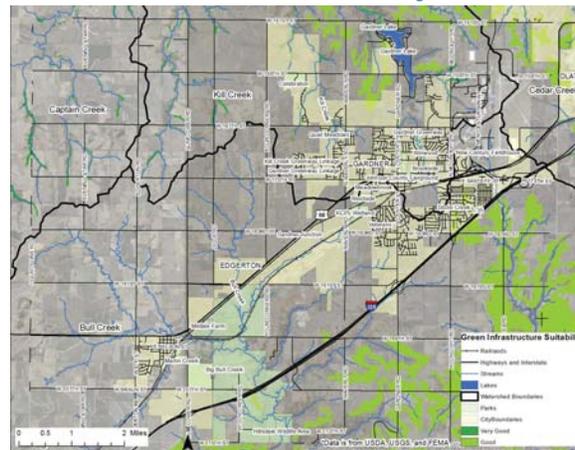
Primary Results:

Developmental Suitability



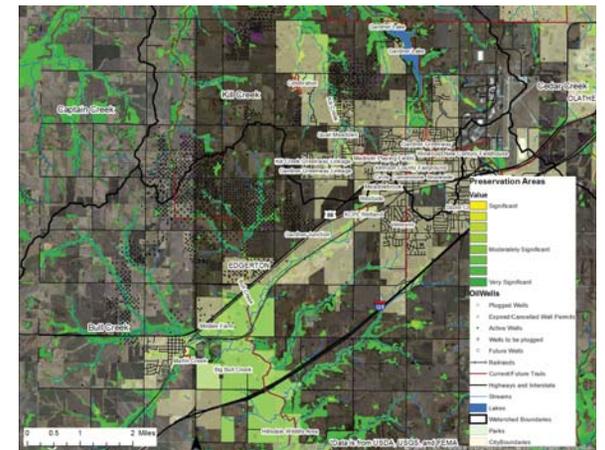
Flood Plains 25%	Hydrological Soils Group 15%
Wetlands and Streams 25%	Slope 15%
Existing Landcover 20%	

Green Infrastructure Suitability



Hydrological Soils Group (A & B) 33%
Depth to Groundwater 33%
Soil Slope 33%

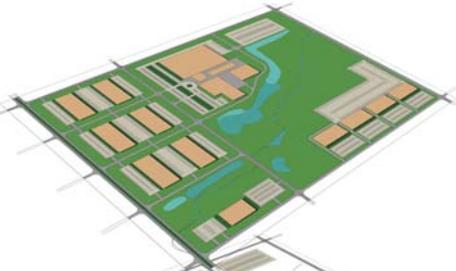
Preservation Areas



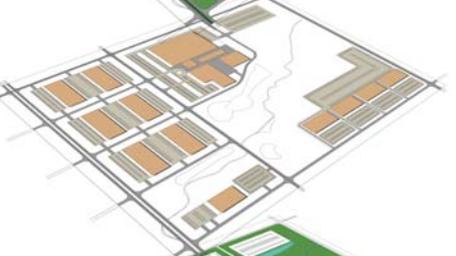
Flood Plains 20%	20%
Parks and Trails 20%	Landcover 16%
Wetlands and Streams 12%	Hydrological Soils Group (C & D) 12%
	Slopes 12%

Warehouse Site: Using Conservation Principles

Site Plan



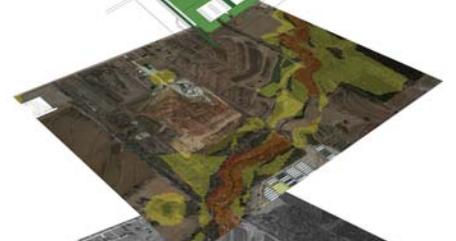
Impervious
Surface



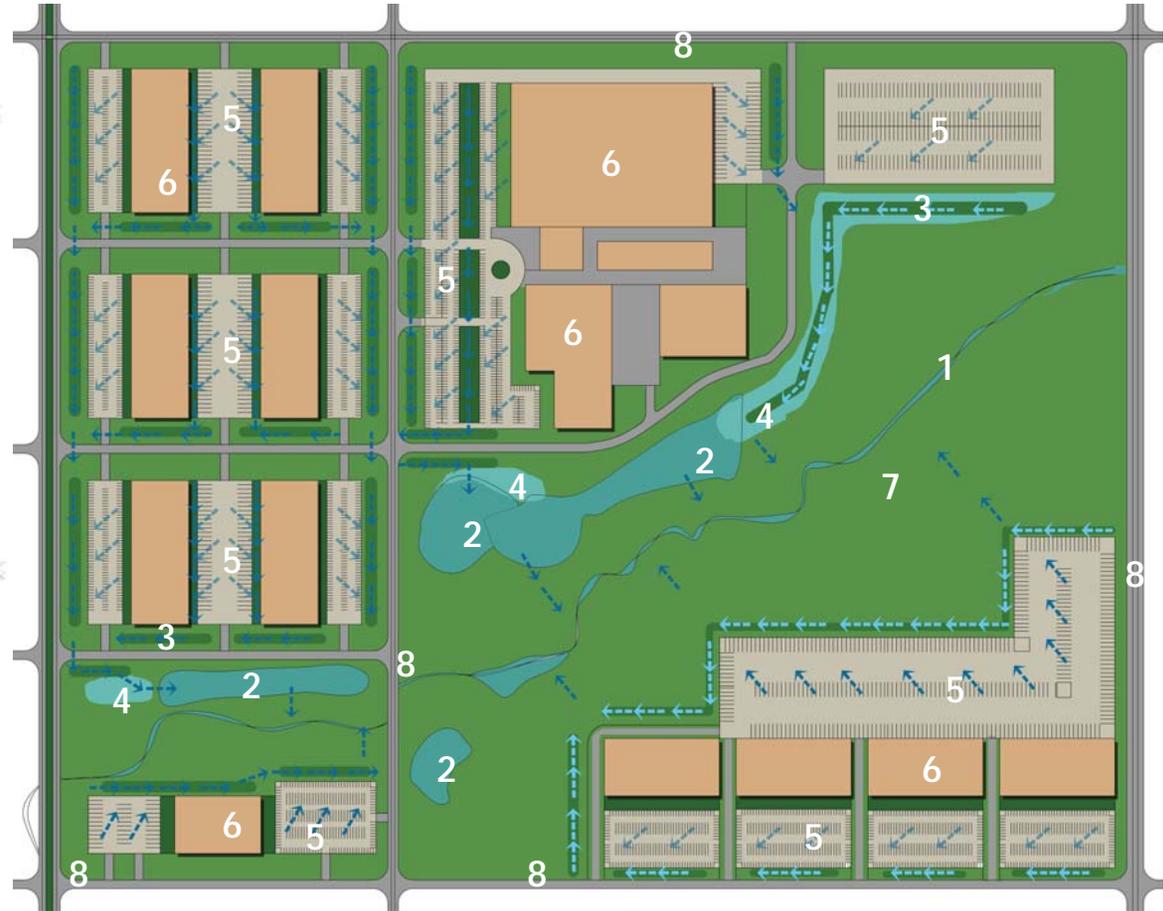
Green Infrastructure
& Land Preservation



Critical Areas



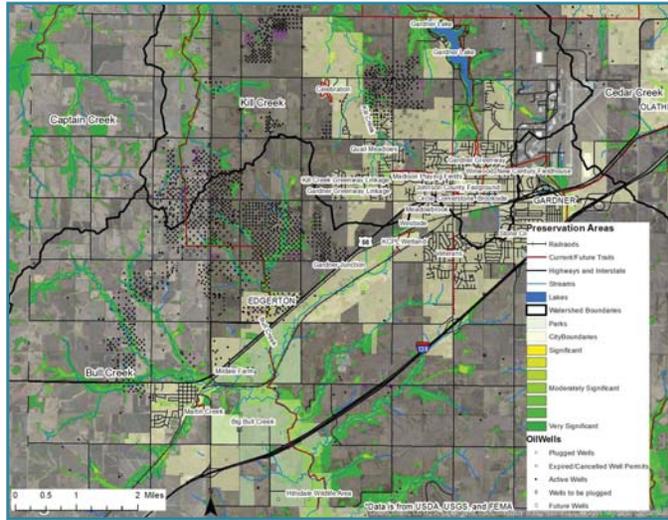
Base Aerial



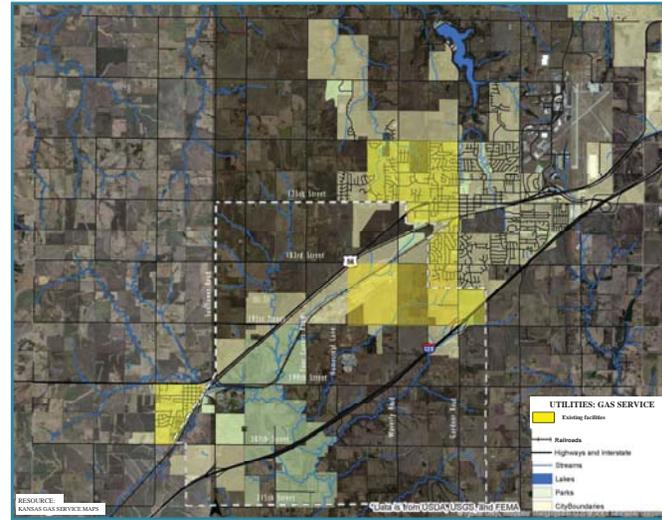
LEGEND

- | | |
|-----------------------------|-------------------------------|
| 1 - Receiving Stream | 6 - Building |
| 2 - Stormwater Wetland | 7 - Greenway |
| 3 - Bioswale / Bioretention | 8 - Future Roadway |
| 4 - Forebay | —▶ Stormwater Treatment Train |
| 5 - Impervious Pavement | |

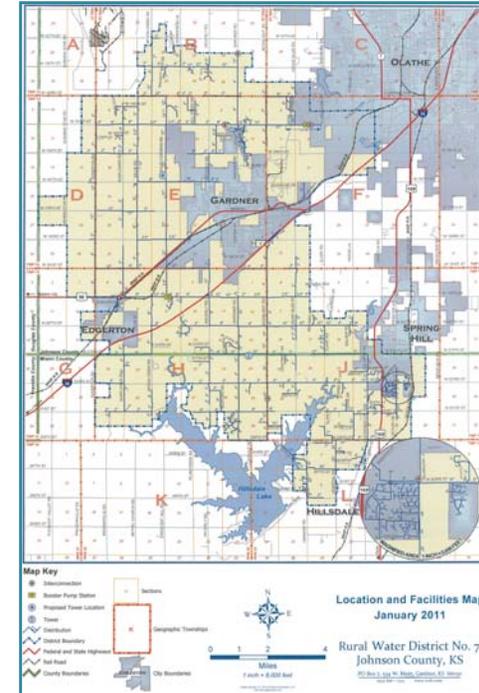
Oil-Gas Wells



Gas Distribution



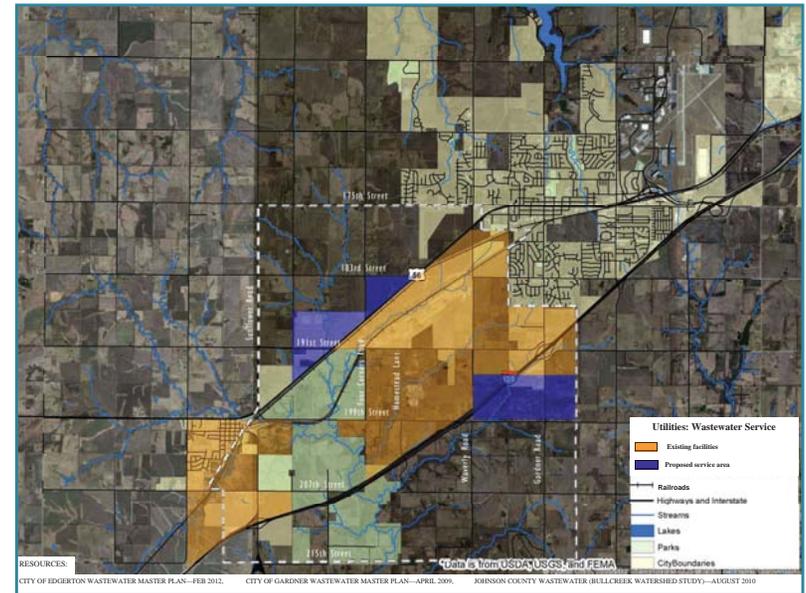
Water Distribution



Electrical Distribution

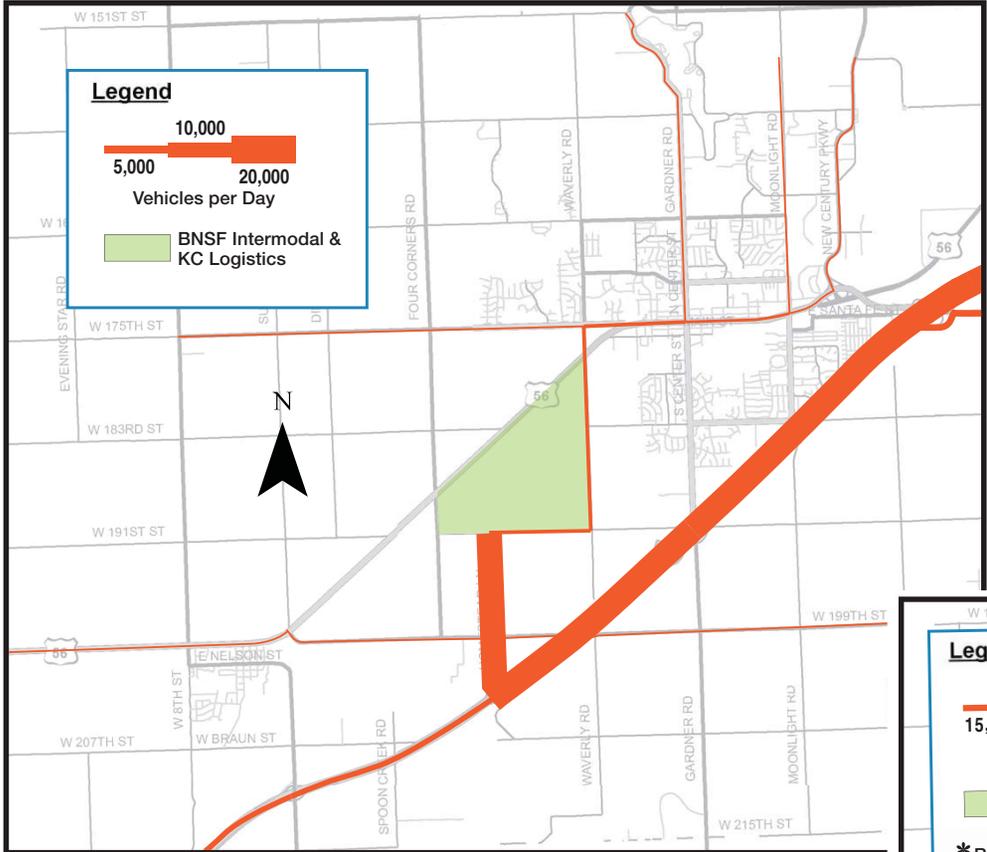


Wastewater Collection



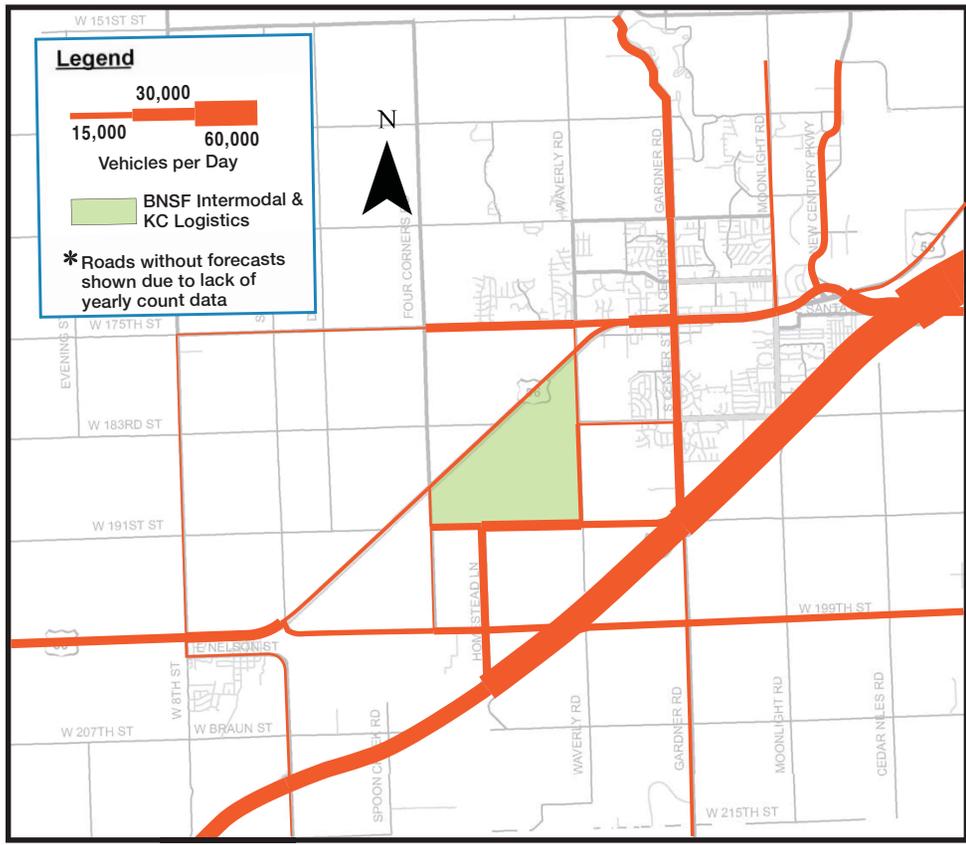


Transportation Element of Plan



2040 Truck Assignments - Scenario 3

2040 Total Traffic Assignments - Scenario 3





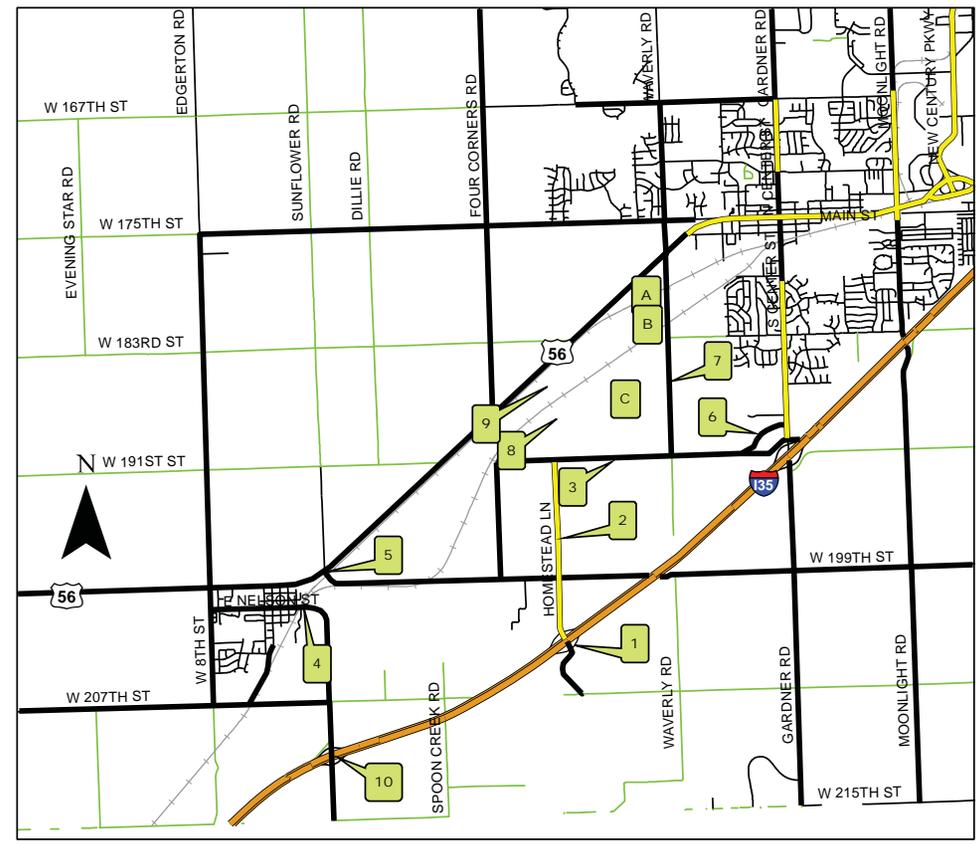
Transportation Element of Plan

Project Map No.	Location	Description	Lead Agency	Trigger	Current Status
Private Development					
A	191st Street, Four Corners to Waverly Rd.	BNSF Intermodal Facility	BNSF		Under Const.
B	191st Street to Waverly Road	Logistics Park- Rail Served North	The Allen Group		Under Const.
C	191st Street, Four Corners to Waverly Rd.	Warehousing / Distribution	The Allen Group		Under Const.
Roadway Improvements					
1	I-35 at Homestead	New Interchange	KDOT		Under Const.
2	Homestead Road, I-35 to 191st Street	4-Lane Divided Roadway	KDOT		Under Const.
3	191st Street, Four Corners to Waverly Rd.	Three Lane Paving (14" Concrete)	Johnson Co.		Under Const.
4	Nelson Street at BNSF	Quiet Zone Improvements	Edgerton	Stage 1	
5	199th Street at BNSF	Quiet Zone Improvements	Edgerton	Stage 1	
6	191st Street Waverly Rd. to Gardner Rd.	Realign to 188th- 3-Lane (4-Lane Future)	Johnson CO. Gardner		CIP -2016
7	Waverly Road, 191st Street to US-56	Paving- 2 Lanes W/Ditch Section	Edgerton Gardner	Stage 2	CIP - 2016
8	Public Road South	Internal Logistics Roadway	Edgerton	Stage 2	
9	Public Road North (East Portion)	Internal Logistics Roadway	Edgerton		
10	Sunflower at I-35 Interchange	Rebuild Grade Separation over I-35	KDOT		2016

Existing and Committed Streets

Legend

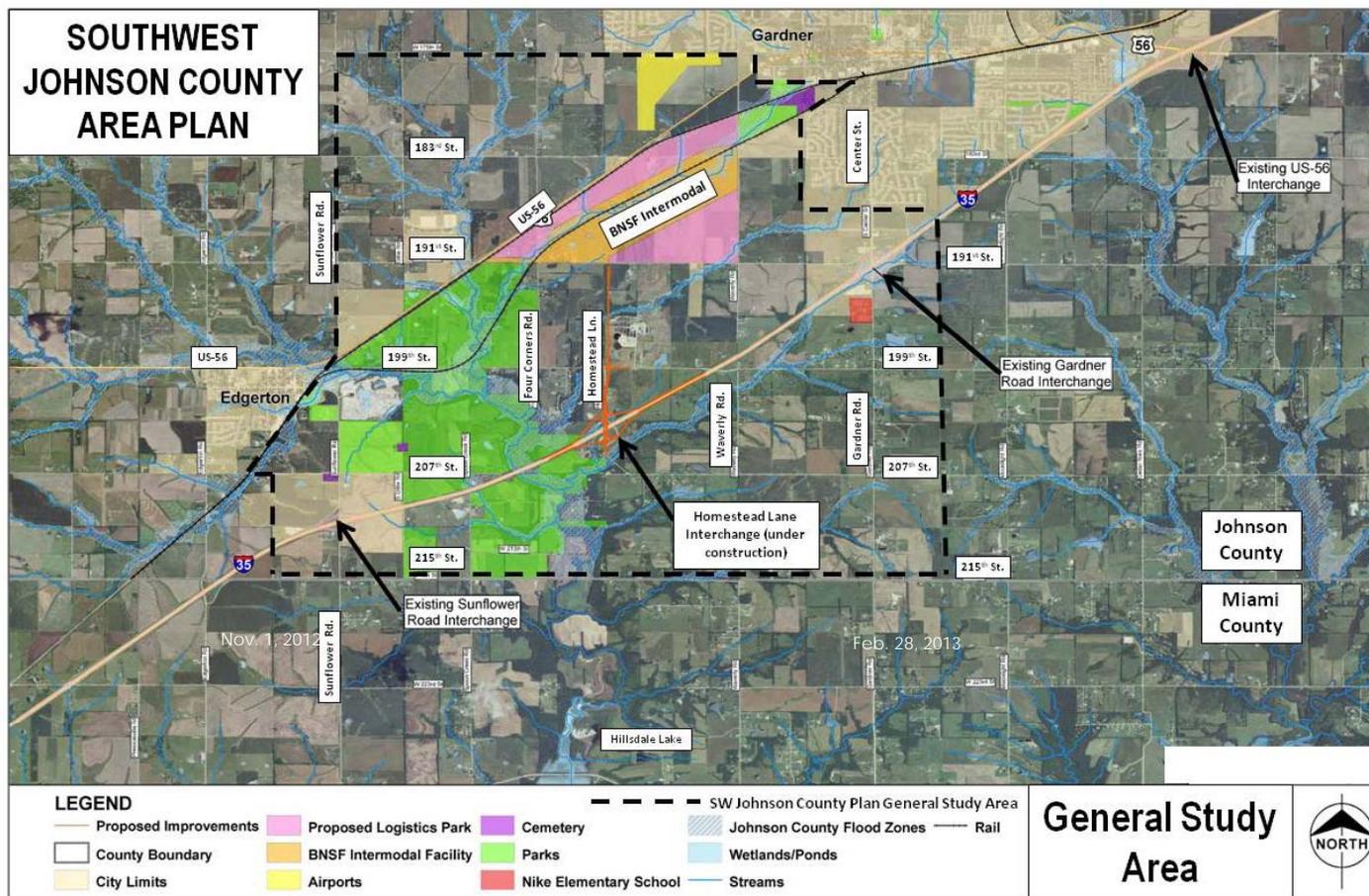
- Interstate Highway
- 4 - Lane Rd
- 2 - Lane Rd
- Paved
- Unpaved
- BNSF Railway



The Southwest Johnson County Area Plan



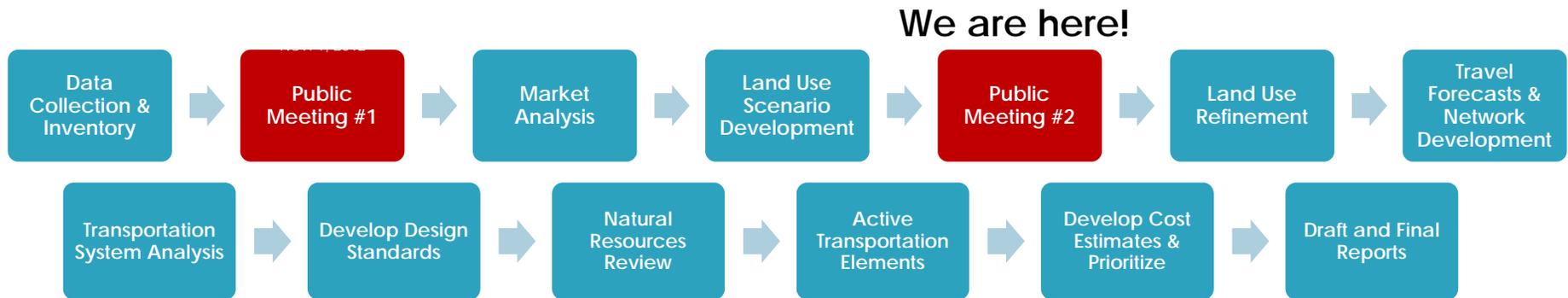
Study Area and Project Components



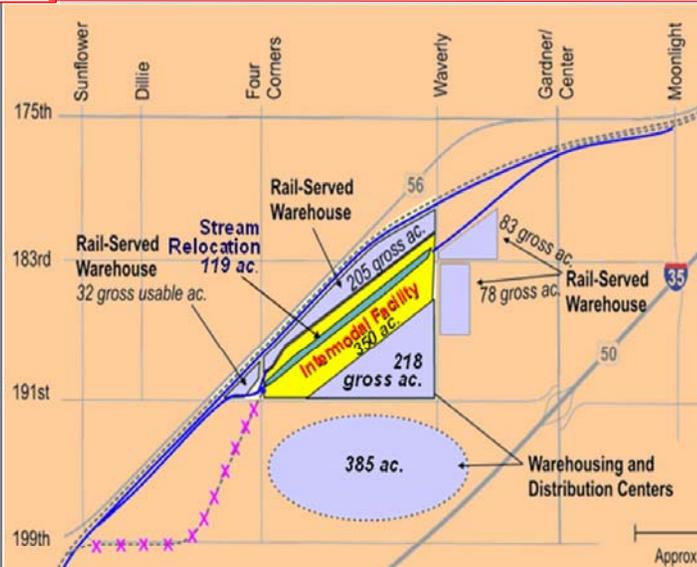
Key Study Components

- Land use alternatives and plan
- Transportation necessary to serve growth
- CARNP update
- Plan US 56/ 199th Street connection
- Active transportation concept plan
- Natural resources policies

Study Process



Projected Warehouse Demand



Initial BNSF Estimate: **12 million SF**
 Allen Group Methodology:

- 10,000 lifts = 1 million SF
- Total KCIMF capacity = 1.5m lifts
- KCIMF increases 500,000 lifts
- 500,000 lifts = 50 million SF
- 60% capture rate in KC market = **30 million SF**



Overall Additional Residential Land Needs: SW Johnson County Region

	Base Character	Unit Needs	Density (du/Acre)	Projected Area Needs (Acres)
Gardner Growth		6,583	3.75	1,771.81
Edgerton Growth		332	3.75	89.33
New IMF related growth		2,100	3.75	560.00
Total		9,015		2,421.14

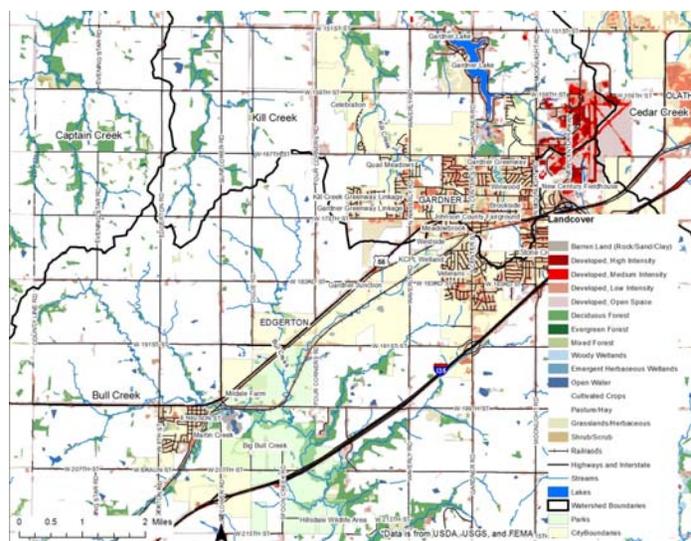
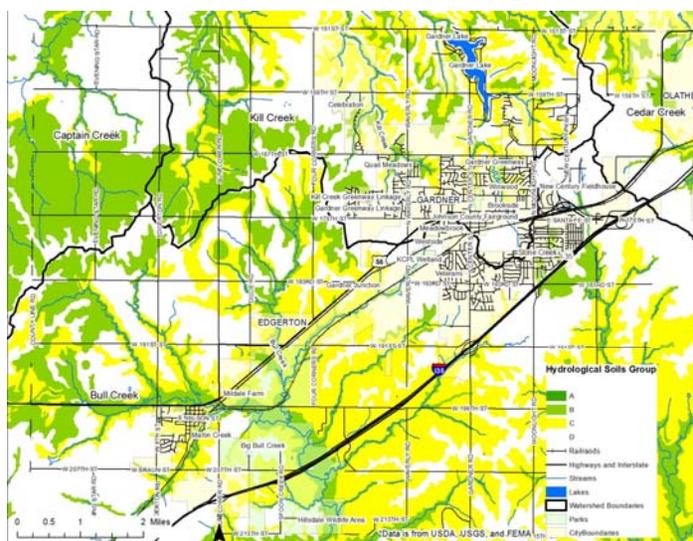
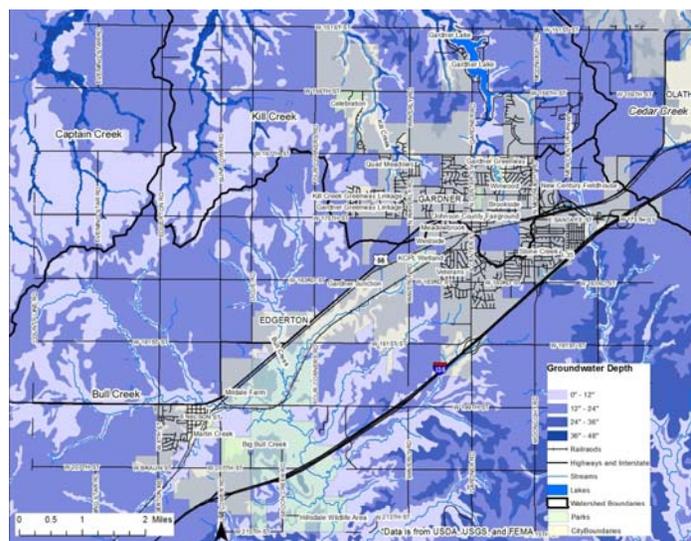
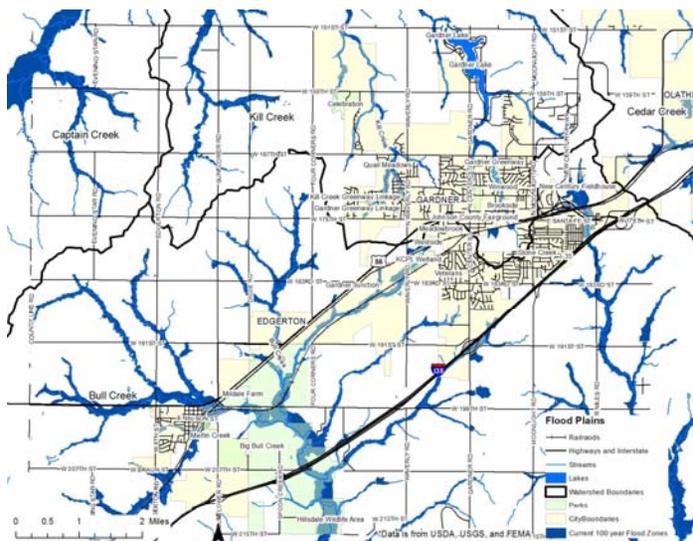


Information Clusters

- **Natural Resources**
- Utilities
- Land Use
- **Transportation**

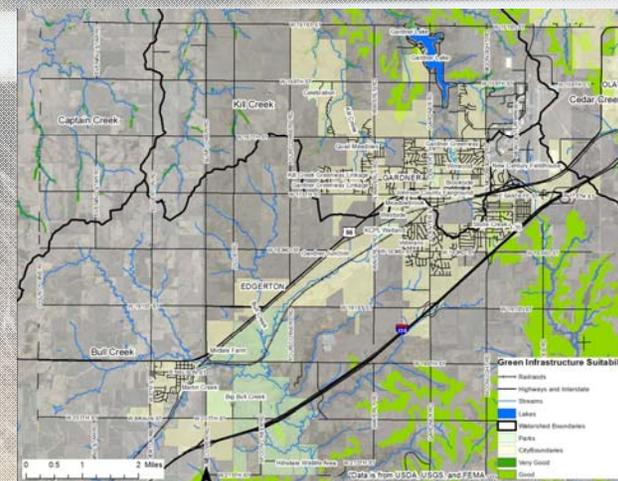
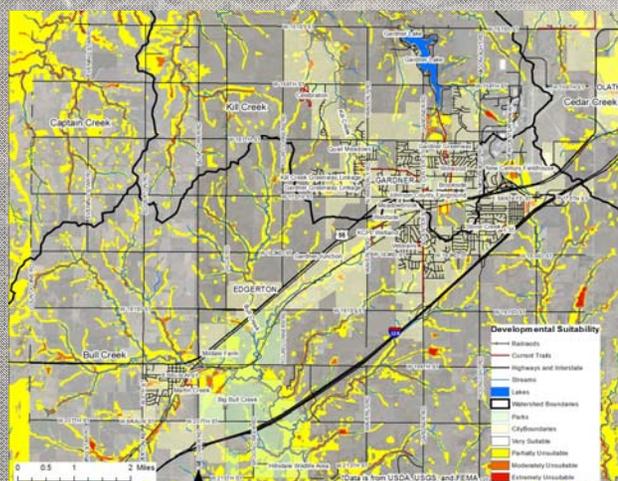
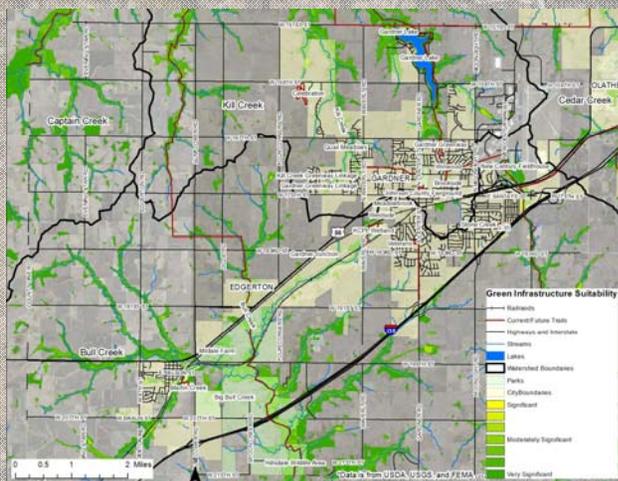


Natural Resources



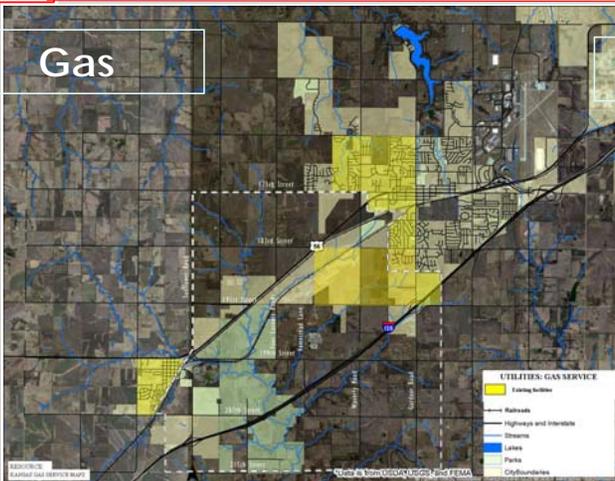
Watershed Analysis & Impacts on Project Area

1. Preservation Areas
2. Development Suitability
3. Infiltration Based Best Management Practice



Utilities + Oil Wellsites

Gas



Water



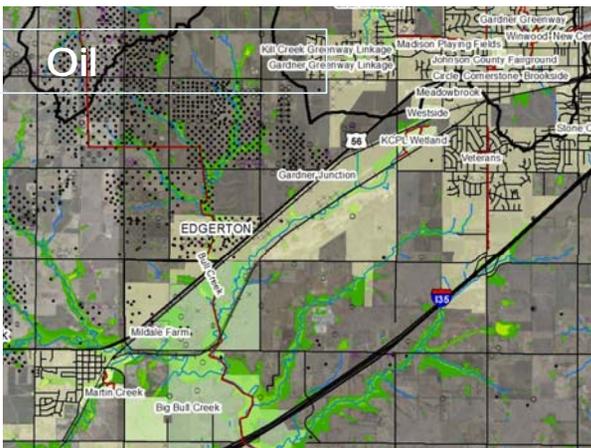
Electric



Wastewater Service



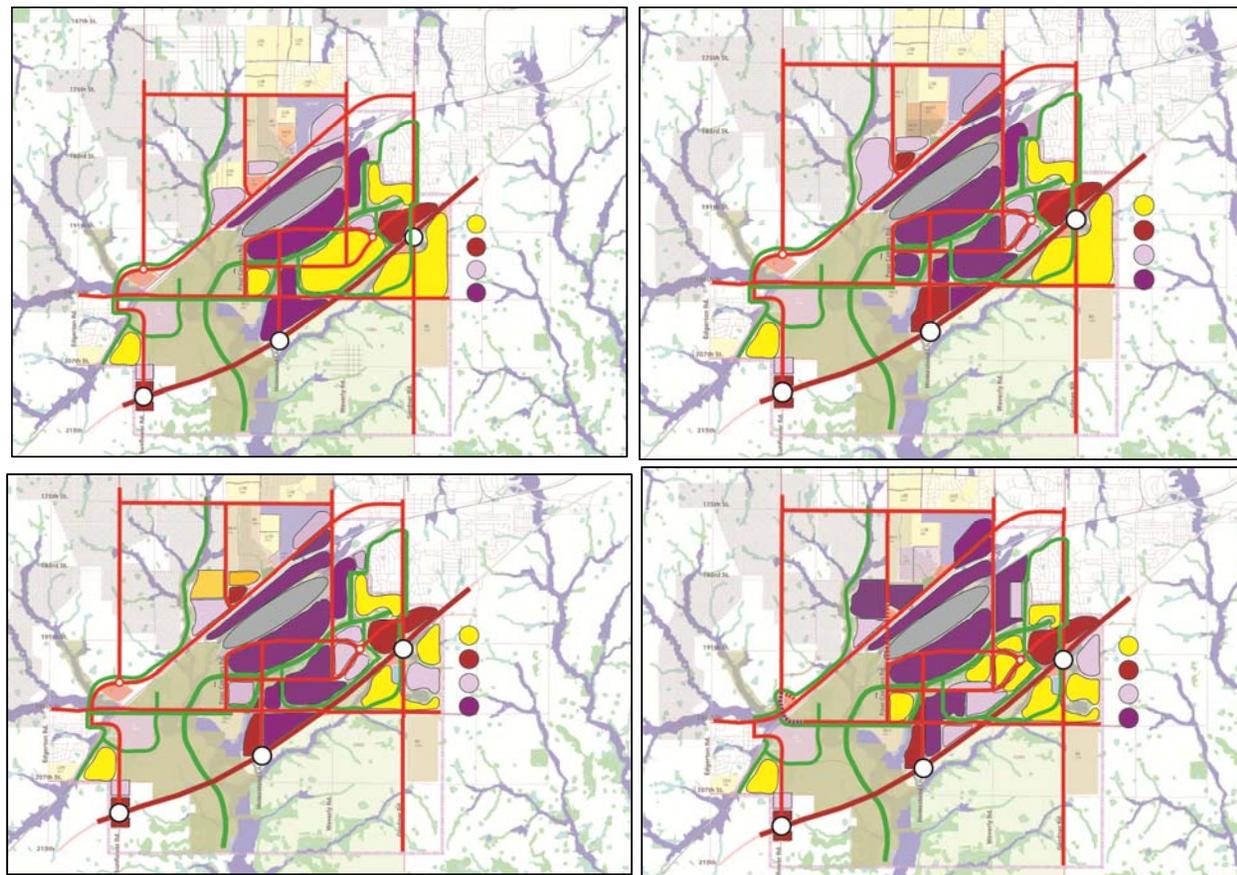
Oil



Scenario Variables

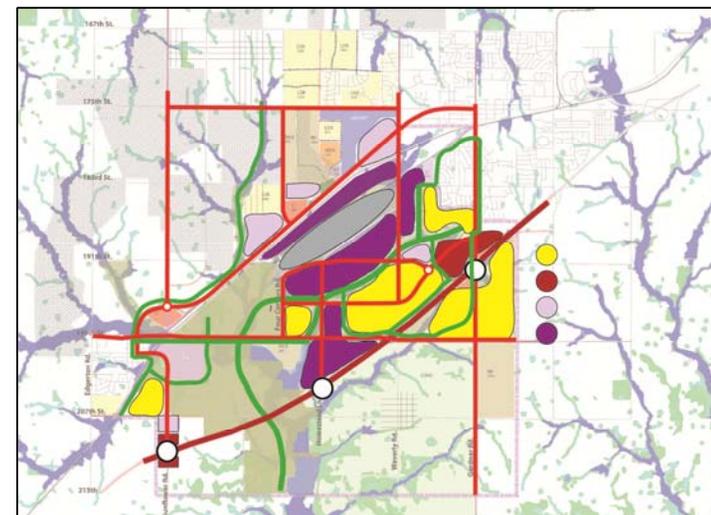
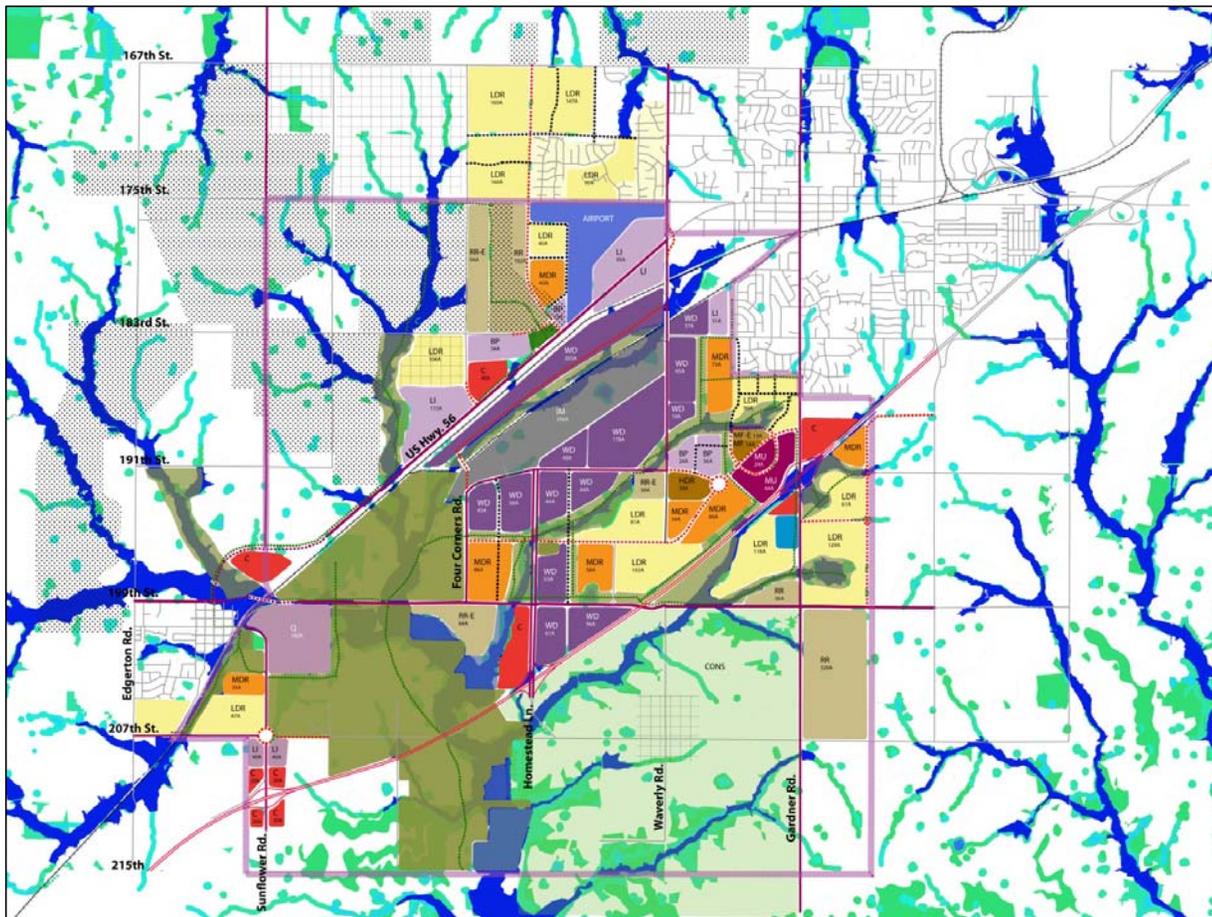
- 
1. Residential Density
 2. Industrial Build-Out
 3. Geography
 4. Environmental Preservation
 5. Feasibility/Relative Cost

Scenarios



- Not proposals or plans, but different ideas about how the area could grow in the future.
- Used to test transportation, infrastructure, public reactions
- Help to define issues that need resolution, areas for detailed study.

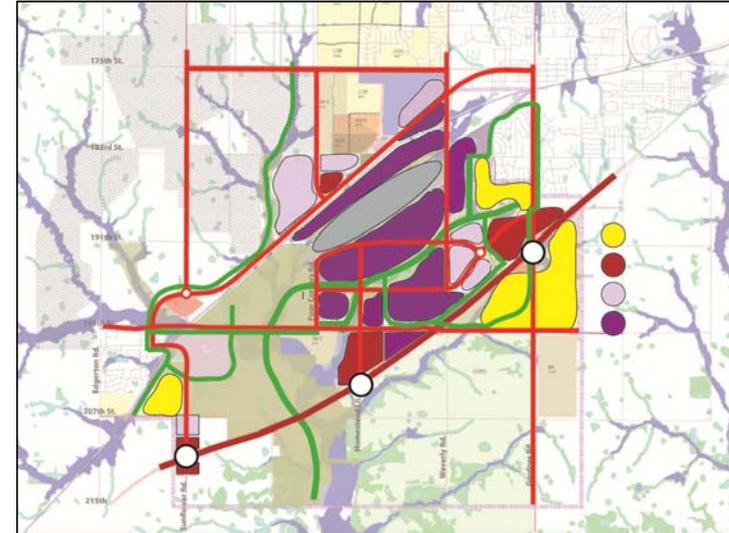
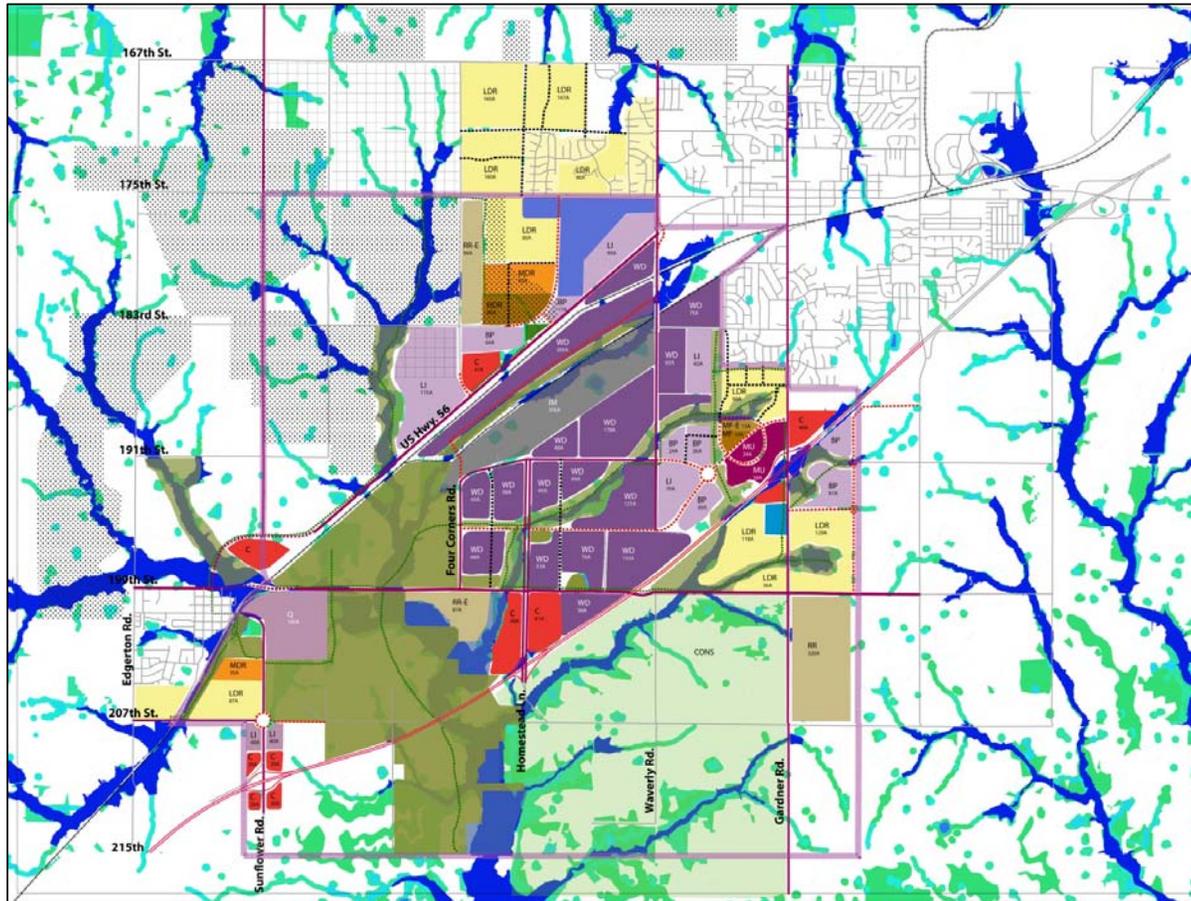
Scenario 1: Low Warehouse Buildout



Use	In KCLP	Planning Area	FAR or du/A	GFA (KCLP)	GFA (Planning Area)	Total
Industrial/W&D	543	318	.30	7,108,992	4,151,442	11,260,434
Light Industrial	31	290	.15	202,554	1,894,860	2,097,414
Visitor Service		75	.15		490,050	490,050
Business Park		129	.25		1,404,810	1,404,810
Commercial/MU		154	.20		1,385,208	1,385,208
RR		602	0.5 du/A			301
LDR 56 South		732	2.5 du/A			1,830
LDR 56 North		677	2.5 du/A			1,693
MDR		399	6 du/A			2,394
HDR		53	12 du/A			636
Housing Total		2,463				6,854

Scenario 2:

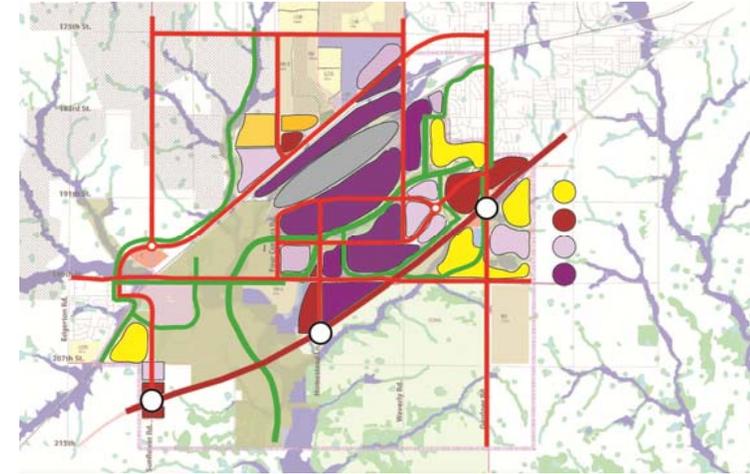
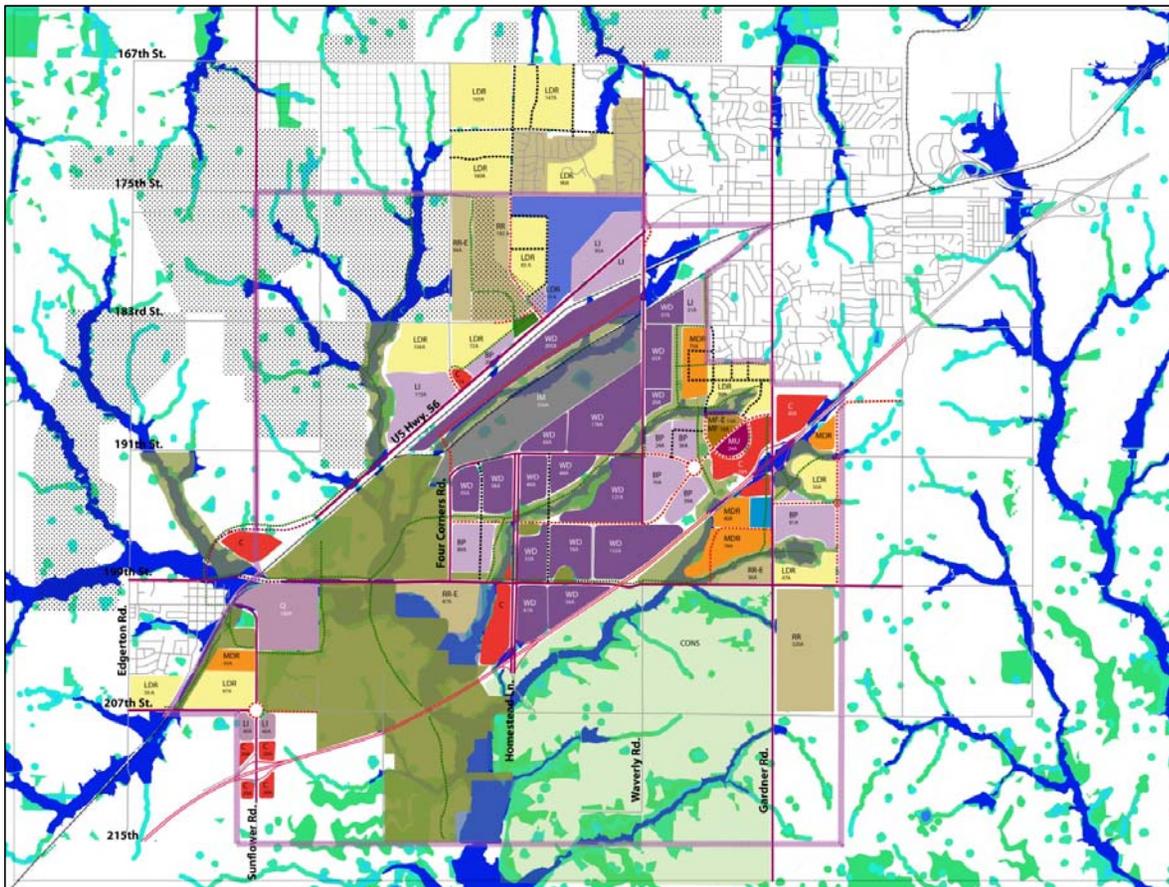
High Warehouse Buildout



Use	In KCLP	Planning Area	FAR or du/A	GFA (KCLP)	GFA (Planning Area)	Total
Industrial/W&D	581	624*	.30	7,592,508	8,154,432	15,746,940
Light Industrial		342	.15		2,234,628	2,234,628
Visitor Service		136	.15		888,624	888,624
Business Park		228	.25		2,979,504	2,979,504
Commercial/MU		194	.20		1,690,128	1,690,128
RR		420	0.5 du/A			210
LDR 56 South		520	2.5 du/A			1,300
LDR 56 North		637	2.5 du/A			1,593
MDR		135	6 du/A			810
HDR		80	12 du/A			960
Housing Total		1,442				4,663

Scenario 3:

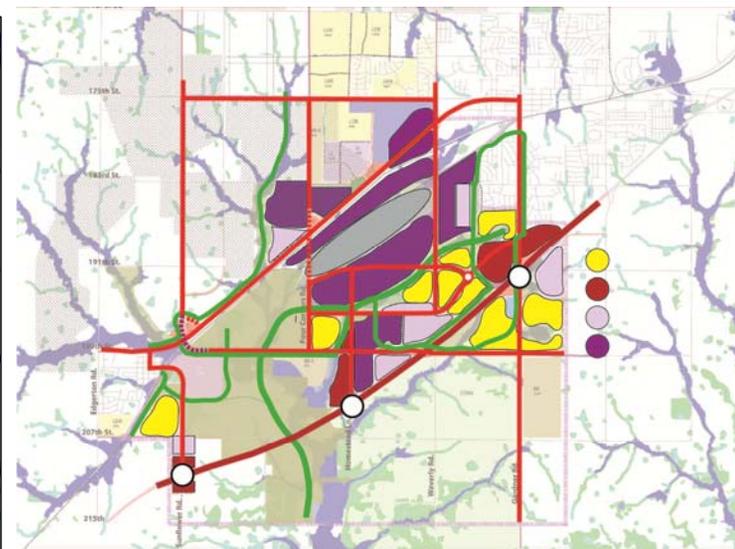
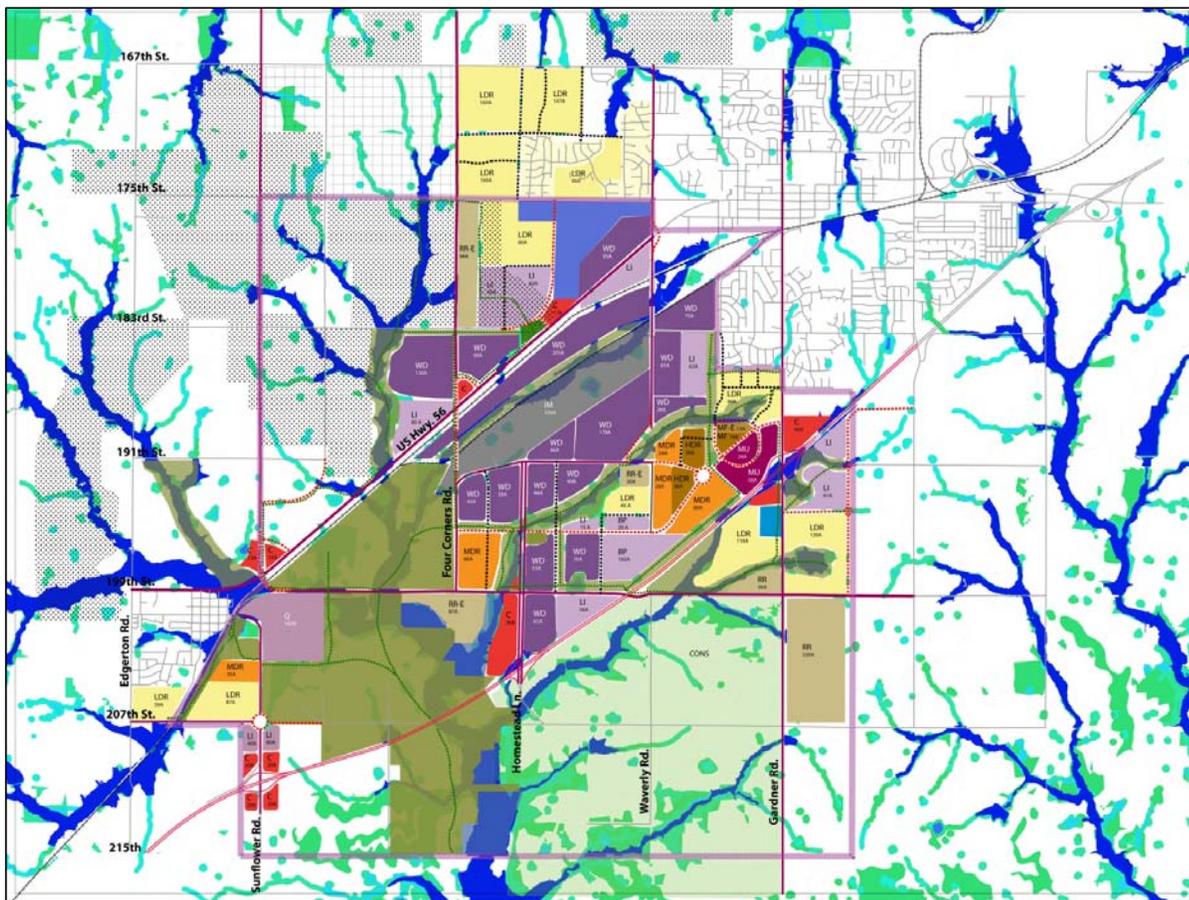
Mid-Level Buildout/Gardner Interchange



Use	In KCLP	Planning Area	FAR or du/A	GFA (KCLP)	GFA (Planning Area)	Total
Industrial/W&D	543	550	.30	7,095,924	7,187,400	14,283,324
Light Industrial	31	290	.15	202,554	1,894,860	2,097,414
Visitor Service		75	.15		490,050	490,050
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RR 56 North		276	0.5 du/A			138
LDR 56 South		276	2.5 du/A			690
LDR 56 North		823	2.5 du/A			2,058
MDR		289	6 du/A			1,734
HDR		27	12 du/A			324
Housing Total		2,047				5,122

Scenario 4:

High Buildout/Northside Development



Use	In KCLP	Planning Area	FAR or du/A	GFA (KCLP)	GFA (Planning Area)	Total
Industrial/W&D	581	612*	.30	7,592,508	7,992,389	15,584,897
Light Industrial		502	.15		3,280,068	3,280,068
Visitor Service		70	.15		457,380	457,380
Business Park		192	.25		2,090,880	2,090,880
Commercial/MU		165	.20		1,437,480	1,437,480
RR		420	0.5 du/A			210
LDR 56 South		589	2.5 du/A			1,473
LDR 56 North		677	2.5 du/A			1,693
MDR		230	6 du/A			1,380
HDR		42	12 du/A			504
Housing Total		1,607				5,049

Other Features to Look For. . .

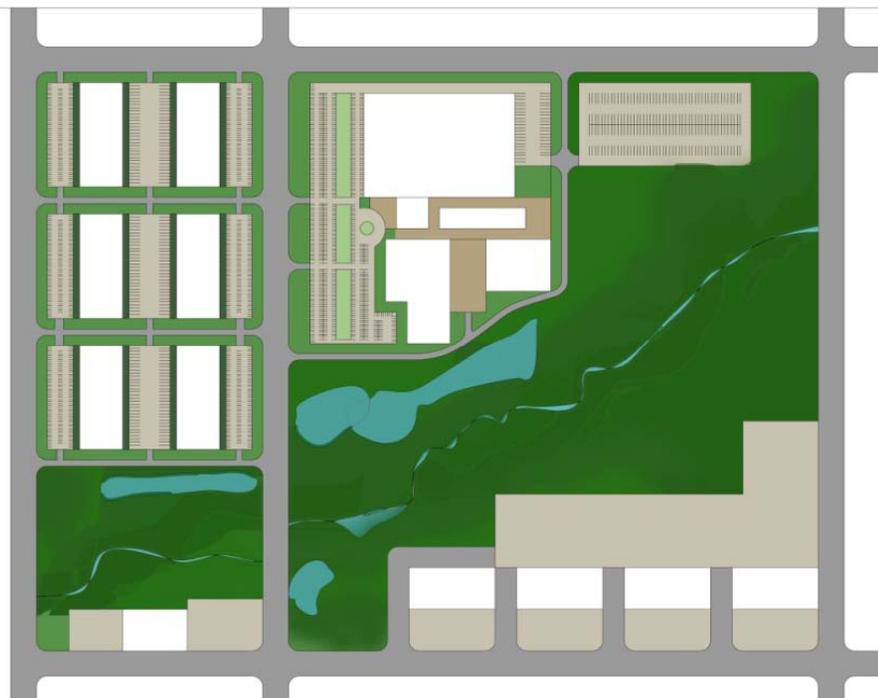
- Street Frameworks
- Greenways and Open Space
- Trails and Active Transportation
- Buffers
- Best Practices. . .



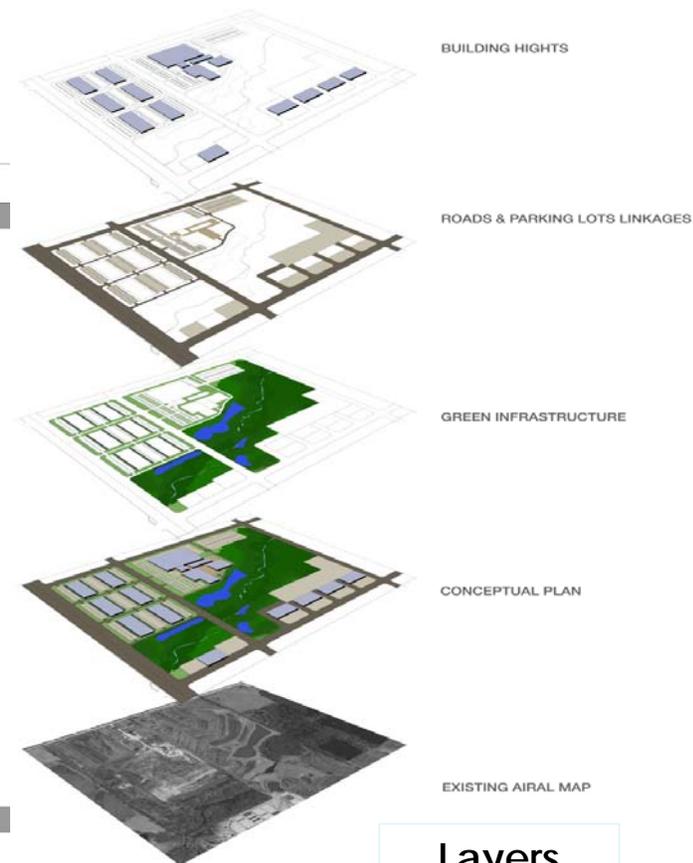
Warehouse Development with Conservation Design



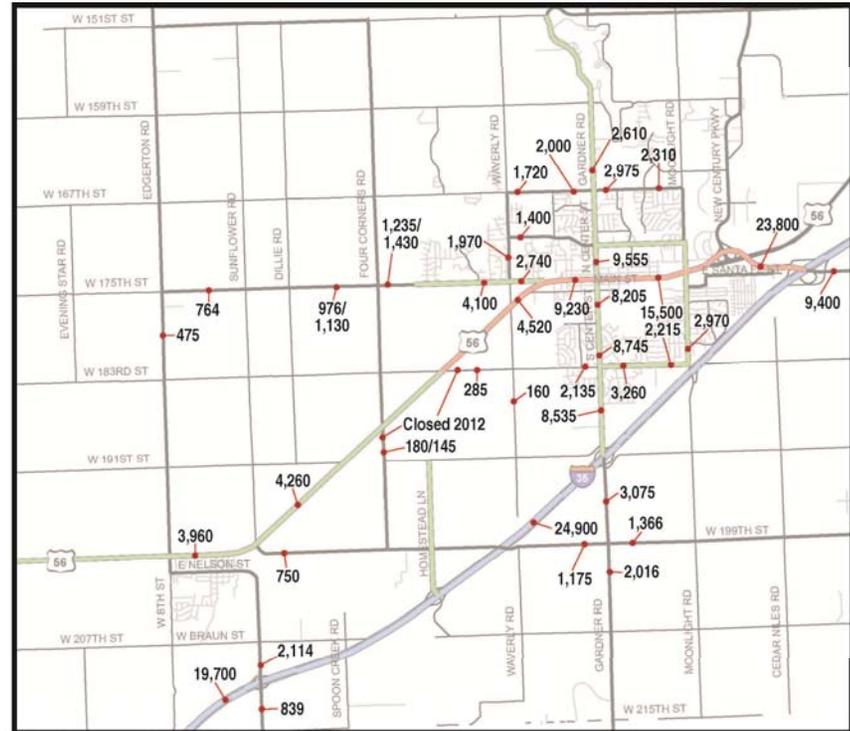
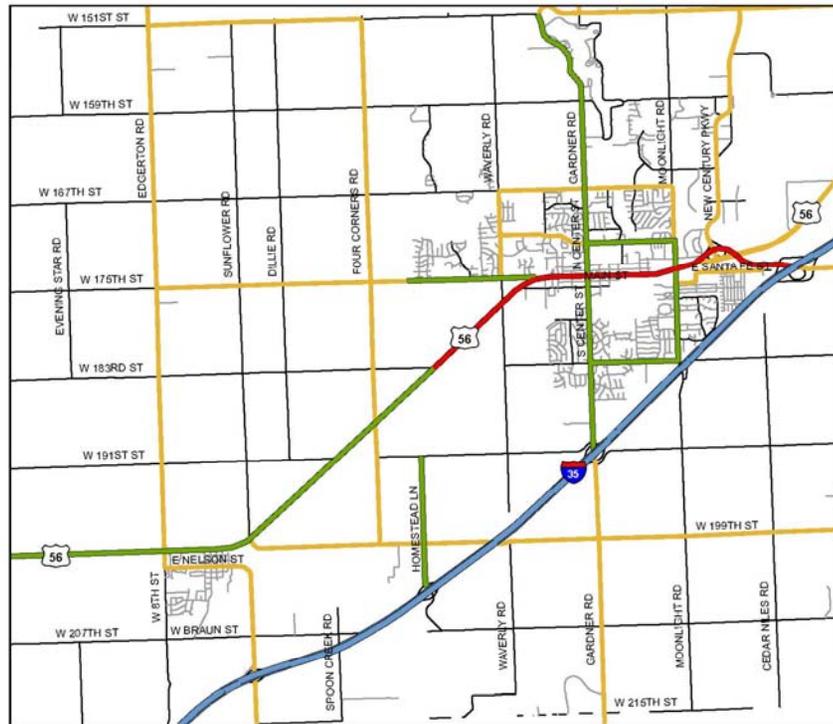
Site



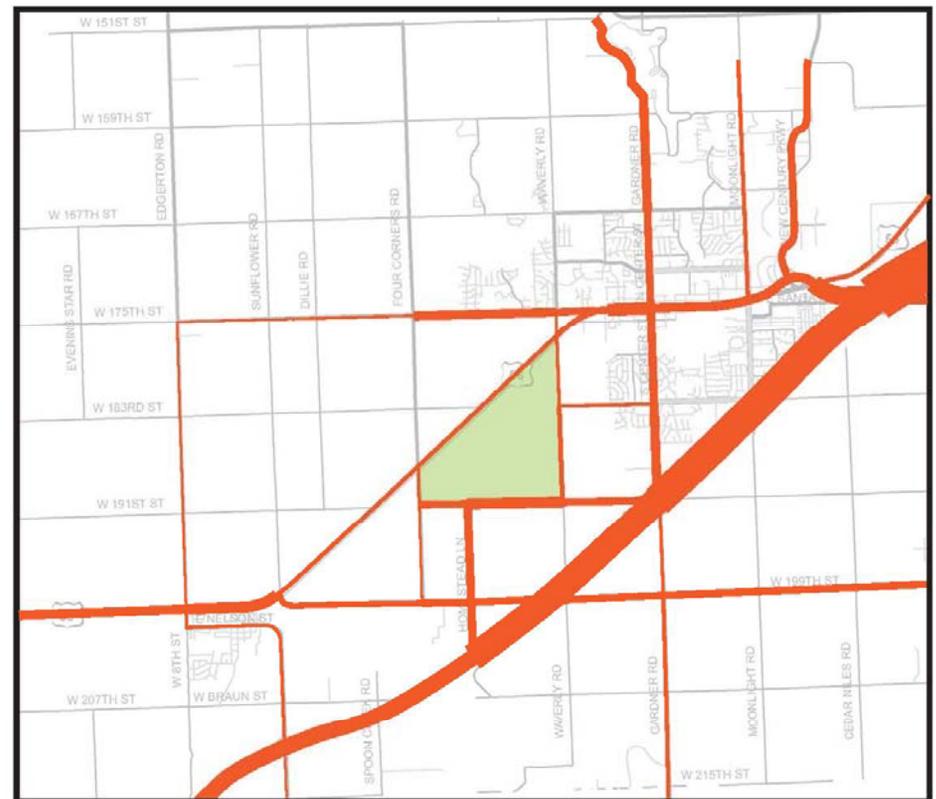
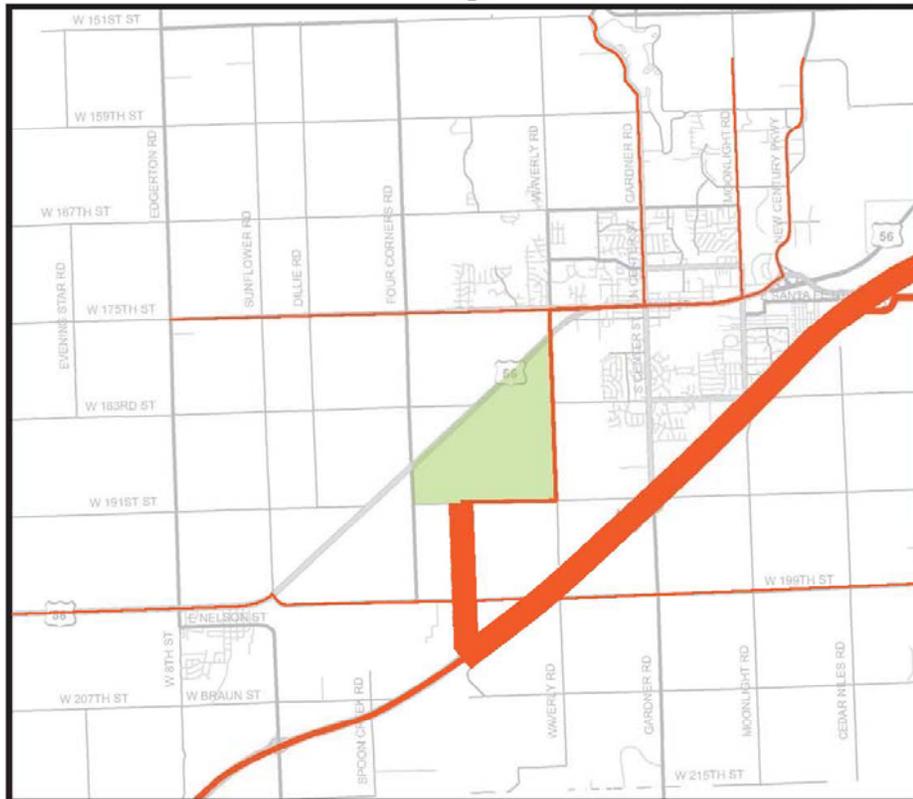
Site Plan



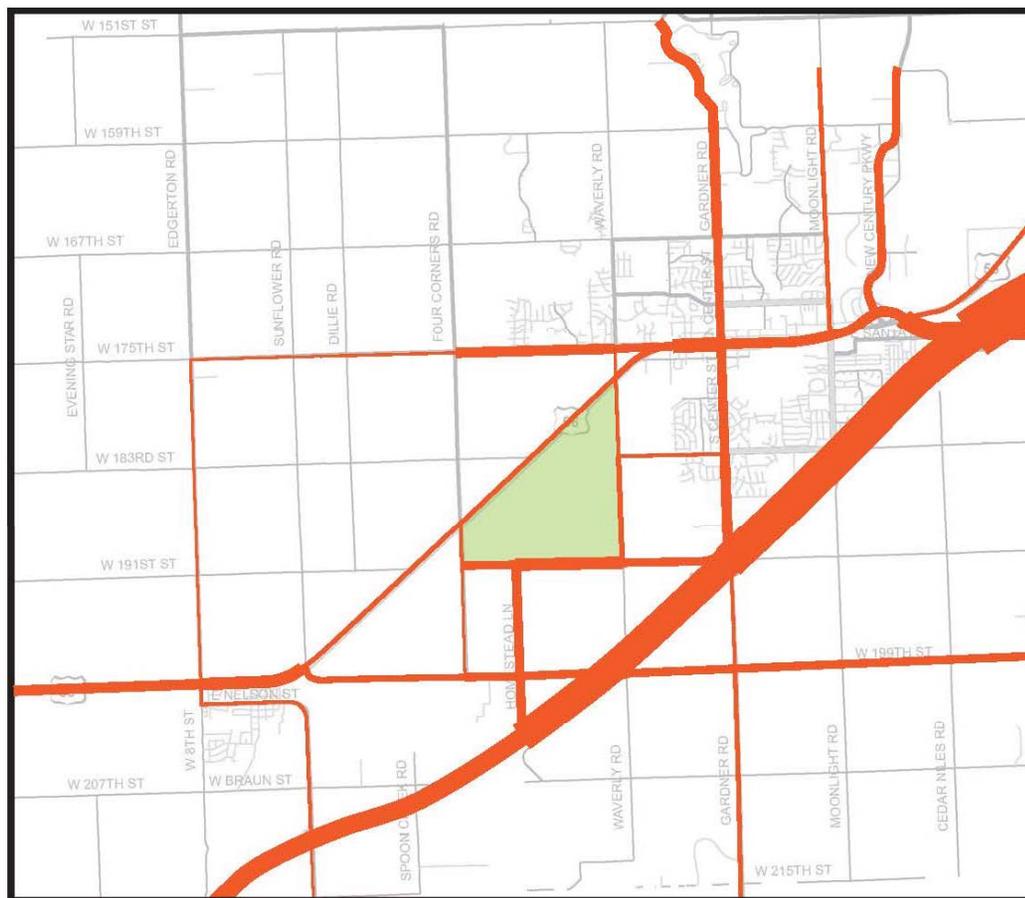
Transportation: Existing



Transportation: Future



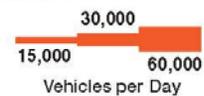
2040 Total Traffic Assignment



- Intermodal – 1,500,000 lifts/yr.
- Scenario 3 Land Use
- 15,000,000 GFA Warehouse/Distribution



Legend

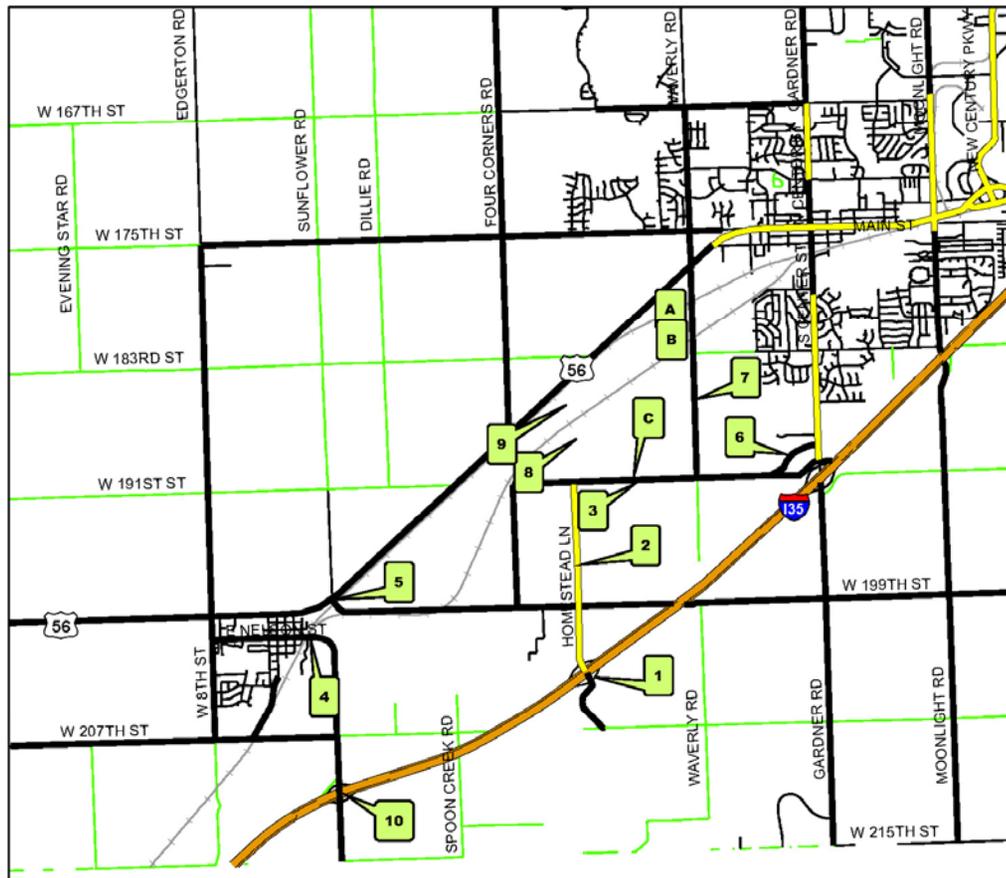


■ BNSF Intermodal & KC Logistics

* Roads without forecasts shown due to lack of yearly count data



Necessary Improvements



The Southwest Johnson County Area Plan

- Study displays
- Talk to us tonight/ask questions
- Share your reactions, issues, and ideas
- Write comments
- Refer to take-homes and stay in touch



**SOUTHWEST
JOHNSON
COUNTY
AREA PLAN**

June 19, 2013

**MEETING MINUTES
SW Johnson County Area Plan
KDOT # 46 KA-2641-01**

**Core Team Meeting- June 10, 2013
Edgerton Community Hall
404 East Nelson Street, Edgerton, KS**

1. Opening Remarks

- Kyle began the meeting with self-introductions (see attached sign-in sheet) and noted that Paul Bertrand with GBA was joining us for the meeting for discussion regarding the proposed improvements at the intersection of US 56, 199th Street and Sunflower Road.

2. Review of Draft Land Use Section

- Marty provided an overview and summary of the draft Land Use section of the report. Comments and discussion focused on the key elements and assumptions. More detailed and specific comments were requested to be provided following the meeting. The following comments were provided:
 - Relate the growth projections to what is anticipated within the study area and what portion takes place outside of the study area.
 - Provide more discussion and explanation on the green infrastructure recommendations.
 - A study of the Hillsdale watershed was recently completed. A link to the "Hillsdale Watershed Restoration & Protection Strategy" was provided by MARC.
 - There is another small watershed provided within the study area called Kill Creek that should be designated in the study. We should also distinguish between Little Bull Creek and Big Bull Creek watersheds.
 - Large open spaces may be hard to protect as property owners and developers submit plans.
 - Johnson County is happy with the land use projections in the unincorporated portions of the County. Will leave comments within the City jurisdiction up to Gardner and Edgerton.
 - Need to clarify that the Land Use Plan is not a "policy" document.
 - Important to describe the land use definitions for each category. Some of the land uses on the map don't match the information in the tables. All of the categories are needed for use in developing the traffic forecasts, but some may be blended together for implementation purposes.
 - Should Civic Uses and other generators like schools should be shown and incorporated into the traffic forecasts? Marty – yes.
 - Show the location of Gardner's new sewer treatment facility.
 - Approximately 80 acres of ball fields will be included in Big Bull Creek Park, but the location hasn't yet been determined or taken to the public yet.
 - For the Present Day scenario, include a new 300,000 SF building by 191st & Waverly and a 0.7 acre site on the northeast corner of 191st & Homestead. Beth will provide the anticipated traffic volumes for this site.

- A description of the 2025 land use scenario assumptions (50% build-out) will be provided.
- 80 acres of park land south of I-35 and east of Sunflower Road are not shown on our map. Marty was given a park map to use for information on park property.
- We discussed how to minimize the size of the final document by identifying what can be moved to the Appendix. David suggested that the Natural Resources section was very long. It was suggested that the body of the report contain the Preferred Scenario, and the other land use scenarios be included in the Appendix.

3. Transportation Elements

- Kyle and Mark discussed the preliminary results of the traffic forecasts for the Preferred Scenario, the US 56/199th Street/Sunflower Road connection and the update to CARNP. The following comments were provided:
- For the interim development scenario (2025), the plan will identify what roadway improvements are needed and when.
- If the current alignment of US 56 is taken off of the system, it will not be designated as a business route. We need to identify what is involved with the relinquishment of the highway, pros and cons.
- When Northpoint Development gets a rail use customer, the Waverly Road grade separation will need to be constructed.
- Dean asked a question about the section of Waverly Road south of 191st Street, and if traffic forecast volumes would be provided there. Kyle replied that with the proposed roadway network configuration, that segment of Waverly Road would be treated more like an internal connecting link. The model will be reviewed to determine if traffic forecast volumes will be reported on that link.
- There was a consensus that no one would like to see heavy truck traffic in downtown Gardner or Edgerton.
- There was discussion about the future grade separations on Waverly Road and if the at-grade crossings would discourage truck traffic. Brian suggested that there may be alternative methods to calm traffic besides relying on the at-grade crossings. SKW developed the preliminary Waverly Road grade separation profiles.
- Johnson County will provide the construction plans for the intersection of 191st and Waverly Road.
- Add 183rd Street from Waverly Road to Gardner Road to the traffic forecasts.
- Add a link through Edgerton to I-35 on Sunflower Road and provide the traffic analysis at the interchange.
- Get new train forecasts from BNSF on the mainline and for the intermodal facility. Previous discussions have indicated that the number of trains passing through may not change very much until the later development stages.
- The traffic forecast models for the following conditions are being developed:
 - Opening Day
 - Interim Development (2025)
 - Preferred Scenario (2040)
 - Warehouse Development along US 56 without the Four Corners overpass
 - Warehouse Development along US 56 with the Four Corners overpass
- A memo detailing the model development and assumptions will be developed and submitted to KDOT, Johnson County and MARC for review and comment.

- The Level of Service preliminary results for the Preferred Scenario were discussed. The distribution of traffic might be over a 24 hour period, however, it is anticipated that the warehouses and distribution centers will generally work two shifts, with AM and PM peak hours. Some facilities like grain might have off peak operations.
- The proposed roundabout on 191st Street won't be analyzed for peak hour operations at this level of detail. If that concept moves forward, a more detailed analysis should be conducted once the adjacent land use plans are submitted.
- It was noted that the ADT projection on US 56 east of Gardner Road looks low.
- The intersection of US 56/199th Street/Sunflower Road was discussed with regard to necessary improvements in the short term, medium and long term. Paul Bertrand with GBA is working with KDOT to determine what improvements need to be constructed or installed along with the opening of the intermodal facility. The following items summarizes that discussion:
 - This intersection should be an immediate priority due to the potential for turning vehicles from US 56 onto 199th Street to block through traffic movements on the highway.
 - The immediate improvements should address safety associated with truck traffic stopped to turn onto 199th Street. Paul suggested the addition of an EB right turn lane and a WB left turn lane, along with an advanced warning system upstream of the intersection. With the current profile, the WB left turn lane should extend beyond the crest of the vertical curve on US 56 to provide adequate stopping sight distance.
 - It may be desirable to identify what interim improvements would be needed to completely rebuild the intersection and improve the profile along US 56, construct turning lanes and a traffic signal tied in with pre-emption at the railroad crossing.
 - Concern was expressed about emergency vehicle access across 199th Street due to the volume and speed of trains at the crossing. Currently, there have been reports of trains blocking the crossing for up to an hour at a time.
 - Joel indicated that there are currently around 80 trains per day and 4 per day will slow down for entry to the intermodal facility.
- The following discussion related to the update of CARNP:
 - The full CARNP document was provided by Johnson County. The 3 page summary, map and table represent the essence of the plan.
 - In addition to providing the updated information in the SW Johnson County Area Plan, a separate document will be provided to Johnson County for formal adoption.
 - The following questions should be addressed in the update to CARNP:
 - o Address roadway segment closures and determine if roadway classifications change.
 - o Is Edgerton Road the right roadway for a Type III road, or should it be along Sunflower Road?
 - o If 199th Street becomes US 56, it is anticipated that other roadway classifications will change also.

4. Special Study Areas

- Marty briefly discussed some of the special study areas:
 - A detailed development concept of the 191st Street connection between Waverly Road and Gardner Road will be prepared.

- The transition edge between the City of Gardner and Edgerton will be addressed in more detail.
 - The Best Management Practices for industrial development sites will be updated.
 - A bike/ped connection plan for the Nike School will be developed.
5. Report Format and Adoption
- The format used for the draft Land Use section will be used for the development of the Area Plan.
 - The implementation and adoption process will need to be determined by each jurisdiction.
 - Wording will be developed to clearly state that this Area Plan is not a new official Land Use Plan, but a set of assumptions to develop a transportation network to accommodate new growth and development.
6. Project Schedule Update
- The next Core Team meeting will still be held on July 15th at the City of Gardner (exact location to be determined). The focus of the meeting will be on the transportation elements of the plan.
 - The Advisory Committee meeting will be rescheduled for sometime in August, closer to the completion of the draft plan.
 - The Public Officials meeting will be scheduled near the same time as the Advisory Committee meeting to present the draft plan.
7. Other items- None
8. Adjournment- The meeting adjourned at 4:40 PM.

These meeting minutes were prepared by Kyle Anderson (Felsburg Holt & Ullevig). Please contact me at kyle.anderson@fhueng.com or 402-445-4404 for corrections or clarifications.



**SOUTHWEST
JOHNSON
COUNTY
AREA PLAN**

July 24, 2013

**MEETING MINUTES
SW Johnson County Area Plan
KDOT # 46 KA-2641-01**

**Core Team Meeting- July 15, 2013
Gardner Senior Center
128 East Park Street, Gardner, KS**

1. Opening Remarks

- Kyle began the meeting with self-introductions (see attached sign-in sheet) and reviewed the agenda.

2. Transportation Elements

- Rick provided an overview of previously discussed transportation items and a summary of the draft results of the modeling completed to date. Comments and discussion focused on the key elements and assumptions. The following comments were provided:
 - FHU will provide Beth with the list of Existing and Committed Street improvements so she can update the lead agency.
 - Improvements are scheduled to be completed by the end of next year at the intersection of Center Street and Main Street.
 - Johnson County has plans to improve 199th Street from Homestead Road to Gardner Road with paved shoulders by the end of next year.
 - It was confirmed that 60% of the truck trips will stay generally within the I-435 loop and 40% are external to the KC Metro area.
 - Look at 199th Street, east of I-35. Why is it showing 7,400 vehicles per day (vpd) in 2025 and 14,300 VPD in 2040?
 - The modeling network in the vicinity of I-35 and Sunflower Road was discussed. A centroid connector in the model was attached to 199th Street, so that traffic will be manually reassigned on the network since the only actual connection in that area will be on Sunflower Road, north of I-35. This will increase trips on Sunflower and reduce the number on 199th Street.
 - It was noted that the heavy haul road on 191st Street will extend from Waverly Road all the way to Four Corners on the west.
 - FHU will conduct a queue length analysis at the interchange of I-35 and Gardner Road to determine if there is enough storage length between the ramp terminals.
 - The number of trains into the intermodal facility will be checked with BNSF.
 - Raising the elevation of US 56 at Sunflower would improve the approach grades at the BNSF crossing in the near term but make construction phasing more difficult in long term, pros and cons need to be considered.
 - The advantages and disadvantages for keeping or relinquishing US 56 from the highway network will be summarized, including impact on design, ability to restrict trucks, maintenance (roadway & bridges).
 - There was discussion of whether to have existing US 56 between Sunflower and Waverly Road as a continuous three-lane roadway or a two lane with left turn lanes at cross streets only. If followed, the proposed access control plan in the US 56

Study would not provide any additional driveways on US 56, only access from the side streets. However, additional public streets could be dedicated between the existing major streets. The existing vertical profiles along US 56 could limit where street intersections can be introduced.

- Intersections and street segments that show the need for capacity improvements by 2040 will also be analyzed in 2025. Two examples would be the intersection of US 56, Sunflower and 199th Street and the intersection of 199th & Homestead. Other intersections would include the interchange of I-35 at Gardner.
- Specific amendments to CARNP plan were discussed in addition to removing closed streets from the network and adding the Homestead interchange. The section of 199th Street could be proposed as a Type II (120' ROW) rather than Type III (150'-200' ROW) through the park area from US 56 to Four Corners. An alternative would be to show it as a Type III with the abandoned railroad right-of-way and bikeway included in the 150'-200' ROW.
- It was agreed that CARNP generally stops at City limits.
- A Western Johnson County N-S Arterial was included to the Phase 2 Final Report of the 5-County Regional Study connecting to US 56 near Sunflower. The connection and forecasted volumes will be reflected in the SW Johnson County Plan. CARNP will need to be amended accordingly by shifting the Type III roadway from Edgerton to Sunflower.

3. Active Transportation Components

- Marty and Pat went over their recommendations for Trail improvements and Park Natural Resource Concepts within the study area, including Big Bull Creek Park.
 - Gardner suggested that we refer to their Park Master Plan. There is a Kill Creek North Trail north of the high school that should be shown.
 - Address the need for sidewalks construction along streets- complete streets concept
 - Sidewalk should be provided if Transit is present
 - Sidewalks are proposed within logistics park
 - Future trail is shown on Center Street Overpass
 - Trail not feasible along wetlands corridor of Intermodal since it would negate security
 - Show a dashed line for the trail on the south side of I-35
 - The trail along 175th Street should be shown on the north side of the street
 - Gardner Road adjacent to Golf Course proposed as a conversion from 4-lane to 3-lane with bike lanes
 - Show a trail along Sunflower south of Edgerton, including crossing I-35
 - A table will be provided identifying the lead agency for implementing the various trails

4. Project Schedule Update

- There is an August 20, 2013 at MARC of the Total Transportation Policy Committee (TTPC). They would like a presentation of the transportation elements of the Area Plan.
- We will schedule the Public Officials briefing for Wednesday, August 28, 2013 at the Johnson County building in Olathe.

- Each agency representative needs to look at the membership on the Advisory Committee (attached). Both Gardner and Edgerton lost representatives in the last election.
 - Handouts will be provided at the meetings and covered in detail.
5. Report Format and Adoption
- The implementation and adoption process will need to be determined by each jurisdiction.
 - Stormwater best management practices will be included with the level of detail adopted to be determined by each agency.
6. Adjournment- The meeting adjourned at 4:50 PM.

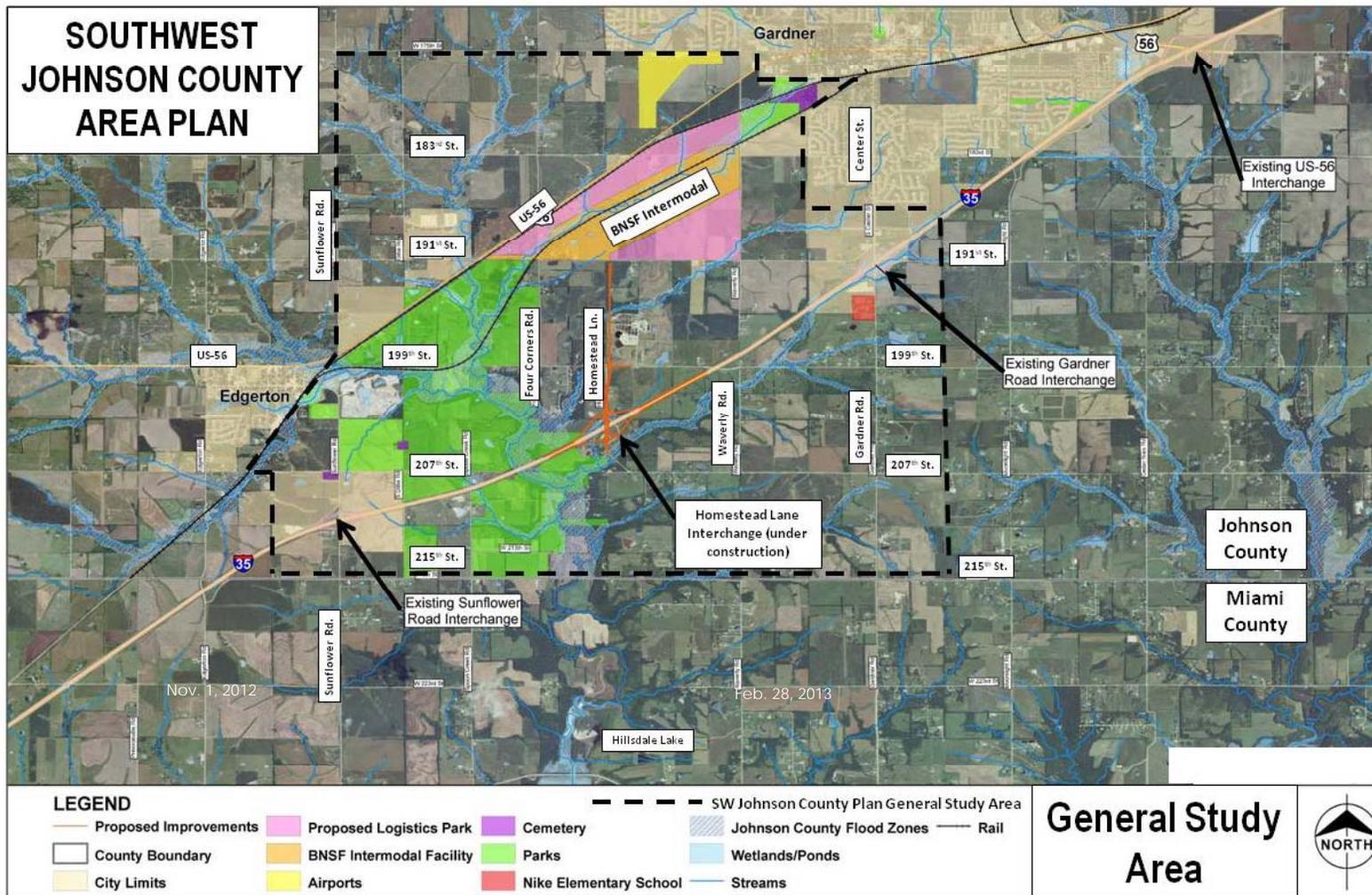
These meeting minutes were prepared by Rick Haden (Felsburg Holt & Ullevig). Please contact me at rick.haden@fhueng.com or 402-438-7530 for corrections or clarifications.

**SW Johnson County Area Plan
Core Team Members**

**Core Team Meeting
July 15, 2013
2:00 pm to 4:00 pm**

Name	Agency	Phone #	Email	Present
Amy Kynard	City of Gardner Planner	913-856-0912	akynard@gardnerkansas.gov	✓
Beth Linn	City of Edgerton	913-893-6231	blinn@edgertonks.org	✓
Brian Pietig	Johnson County Public Works		brian.pietig@jocogov.org	X
Cliff Middleton	Johnson County Parks & Recreation	913-826-3425	cliff.middleton@jocogov.org	✓
Dan Holloway	CFS Engineers	785-272-4706	holloway@cfse.com	✓
David Gurss	KDOT Planning	785-296-3267	dgurss@ksdot.org	✓
Dean Palos	Johnson County Planning	913-715-2220	dean.palos@jocogov.org	X
Frank Denning	Johnson County Sheriff's Office		frank.denning@jocogov.org	✓
Geoffrey Vohs	Johnson County Public Works	913-785-8312	geoffrey.vohs@jocogov.org	✓
Howard Lubliner	KDOT Metro South Area Engineer		howardl@ksdot.org	✓
Joel Skelley	KDOT Multi-Modal Planner	785-296-4209	joelsk@ksdot.org	✓
Kevin Cavanaugh	Johnson County Sheriff's Office	913-715-5500	kevin.cavanaugh@jocogov.org	✓
Kim Qualls	KDOT District One Public Affairs Manager	785-296-3881	kqualls@ksdot.org	✓
Kyle Anderson	Felsburg Holt & Ullevig	402-445-4405	kyle.anderson@fhueng.com	✓
Marty Shukert	RDG Planning & Design	402-392-0133	mshukert@rdgusa.com	✓

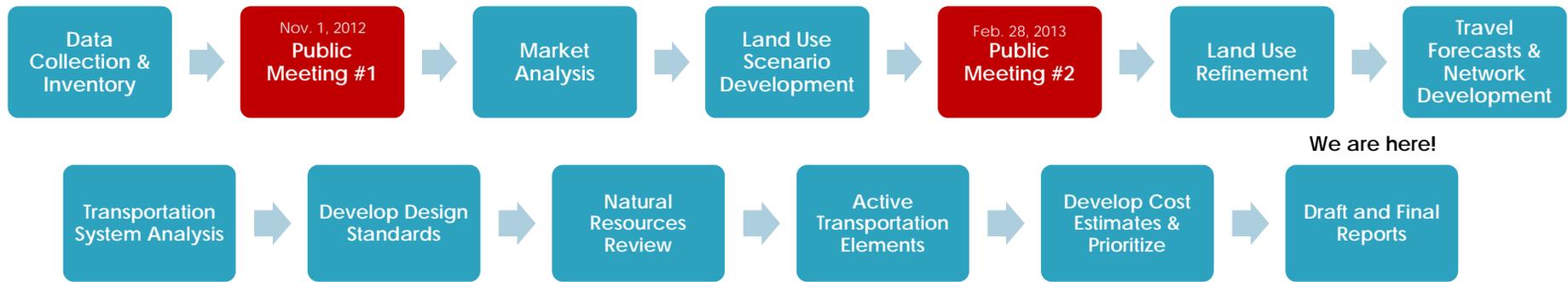
Study Area and Project Description



Key Study Components

- Testing alternative land use scenarios
- Identify and recommend transportation system improvements needed to accommodate future growth and development.
- Update to Johnson County's Comprehensive Arterial Roadway Network Plan (CARNP)
- Evaluation of the US 56/ 199th Street connection
- Active transportation concept plan for Johnson County Parks District land
- Natural resources component to protect Hillside Lake and JOCO Park land

Study Process



2040 Intermodal Facility Truck Distribution



- Intermodal Facility
 - Regional Truck Network
 - 86% of External Towards Distribution Facilities in KC Metro & Beyond
 - Route of Choice I-35

Legend

XX% = Truck Distribution Percentage

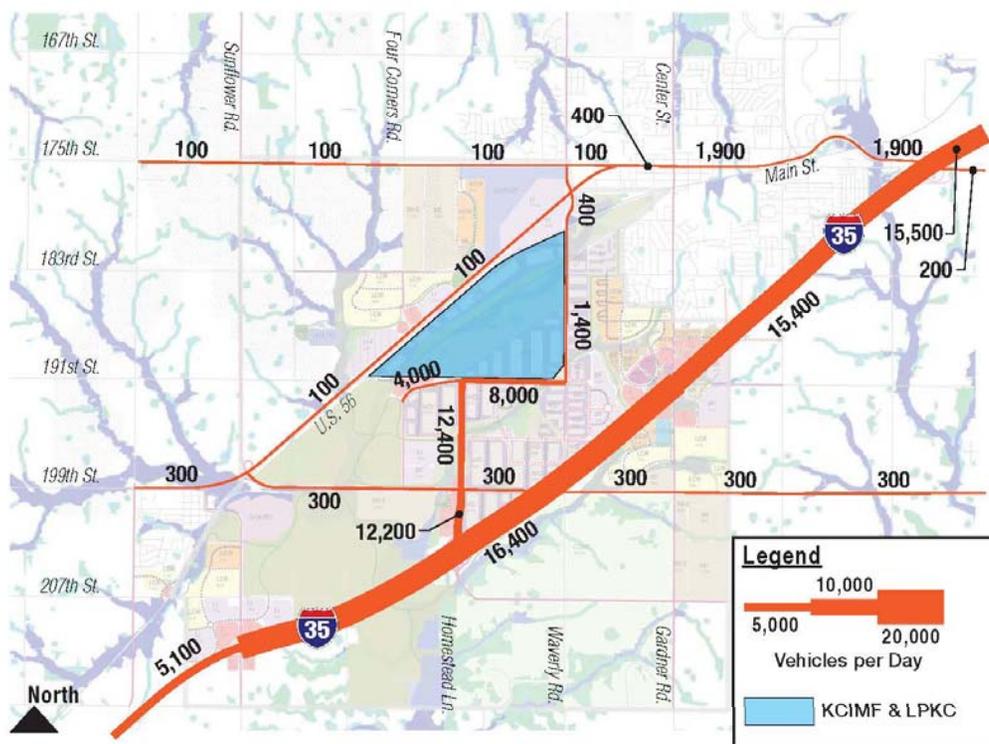
Percentages Taken from Figure A-10 of Traffic Technical Report, May 2006 for Gardner Intermodal Facility

(Based on BNSF High-Volume Shipper Survey and SmartPort Metro-Wide Inventory of Distribution Centers)

"Freight Issues Extend Beyond Political Boundaries"

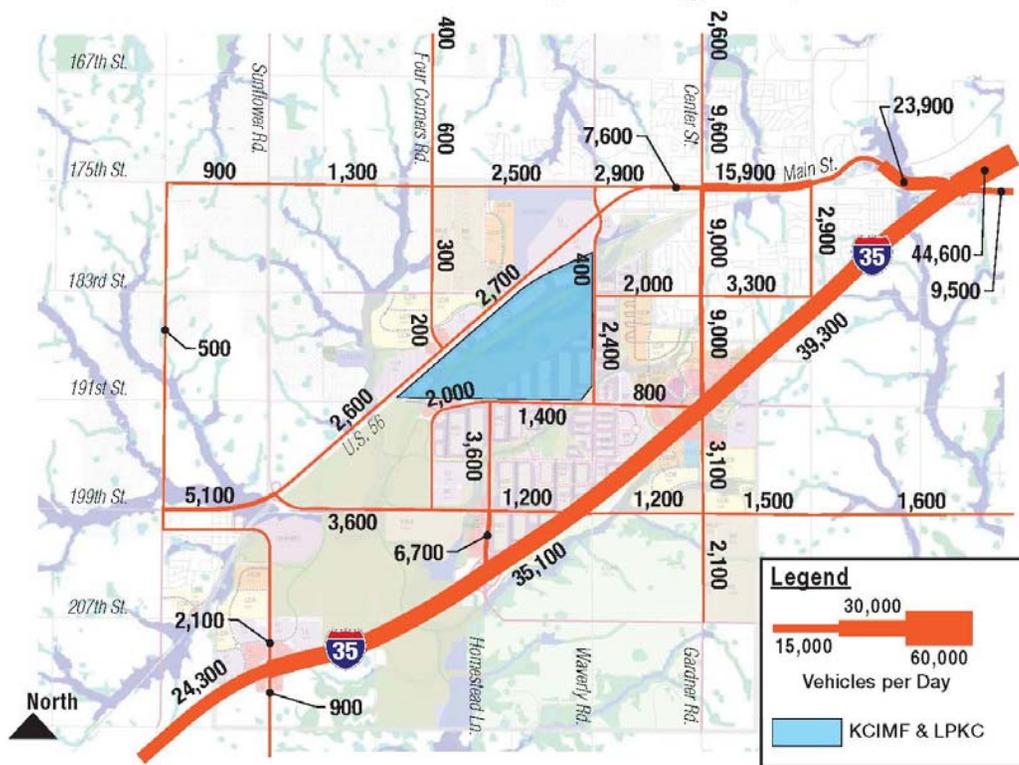
(Talking Freight Seminar – 2013 Supply Chain State of Logistics Report)

2040 Truck Assignments - Preferred Alternative



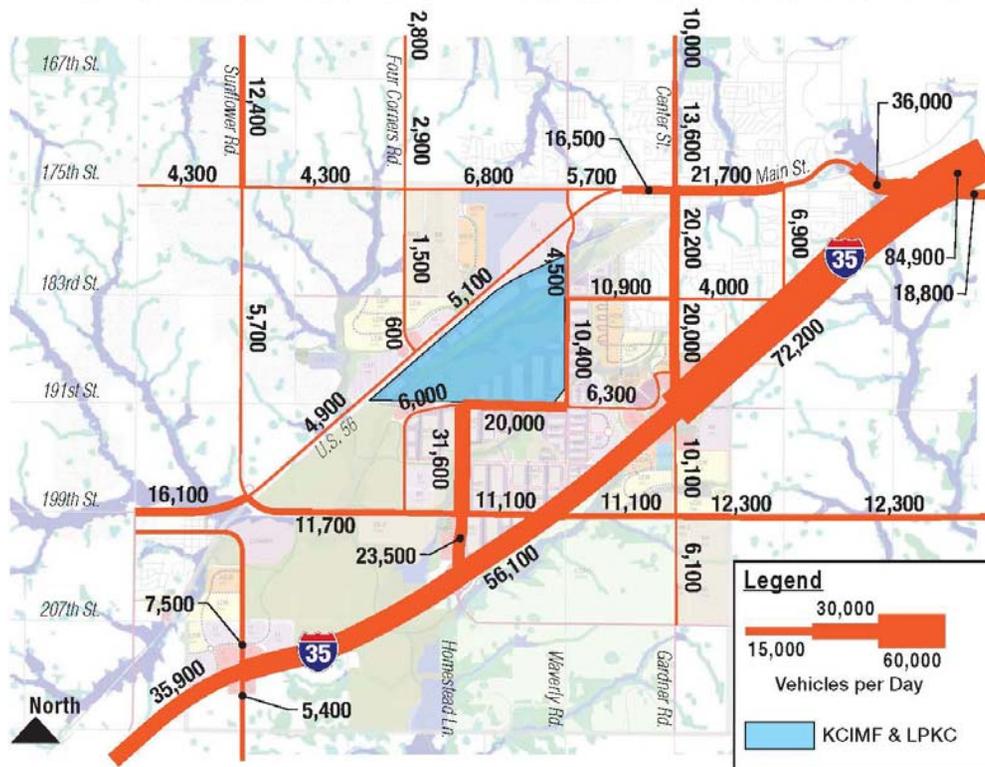
- Future Truck Traffic
 - Intermodal Activity 1.5 Lifts / Year
 - 15-16,000,000 Sq. Ft. New Warehouse/Distr.
 - I-35 Background Traffic

Total Traffic - Opening Day



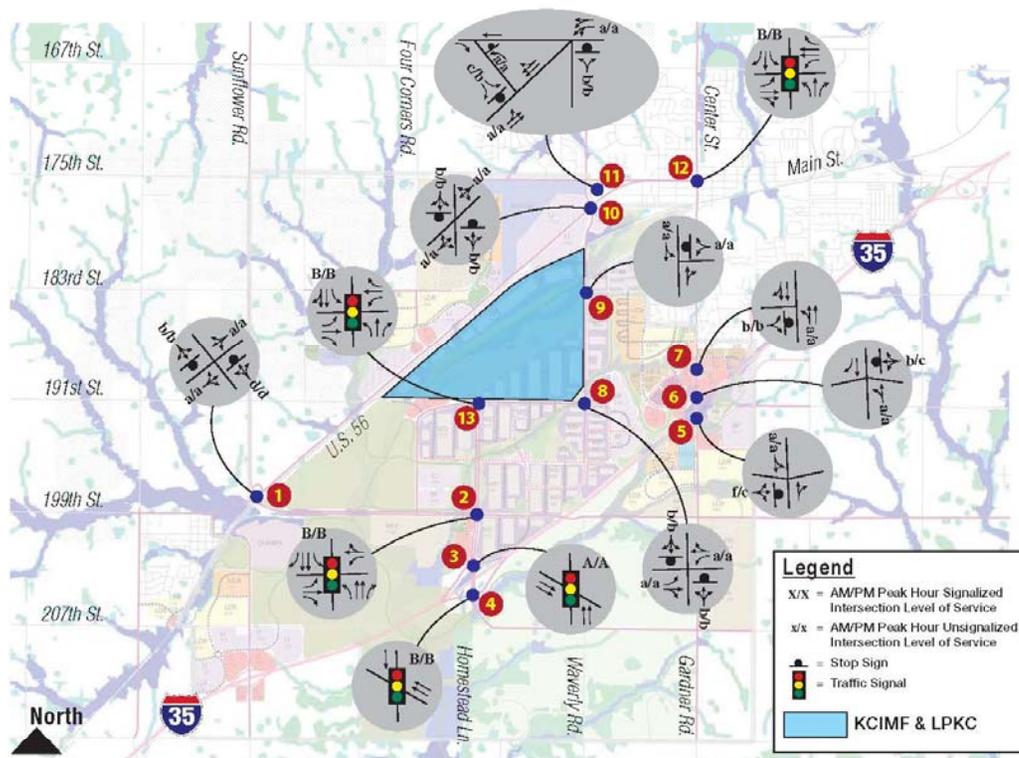
- Intermodal – 500,000 lifts/yr.
- 800,000 Sq. Ft. New Warehouse/Distribution
- Shift in Traffic U.S. 56 to 199th Street to New Homestead Interchange

2040 Total Traffic - Preferred Alternative



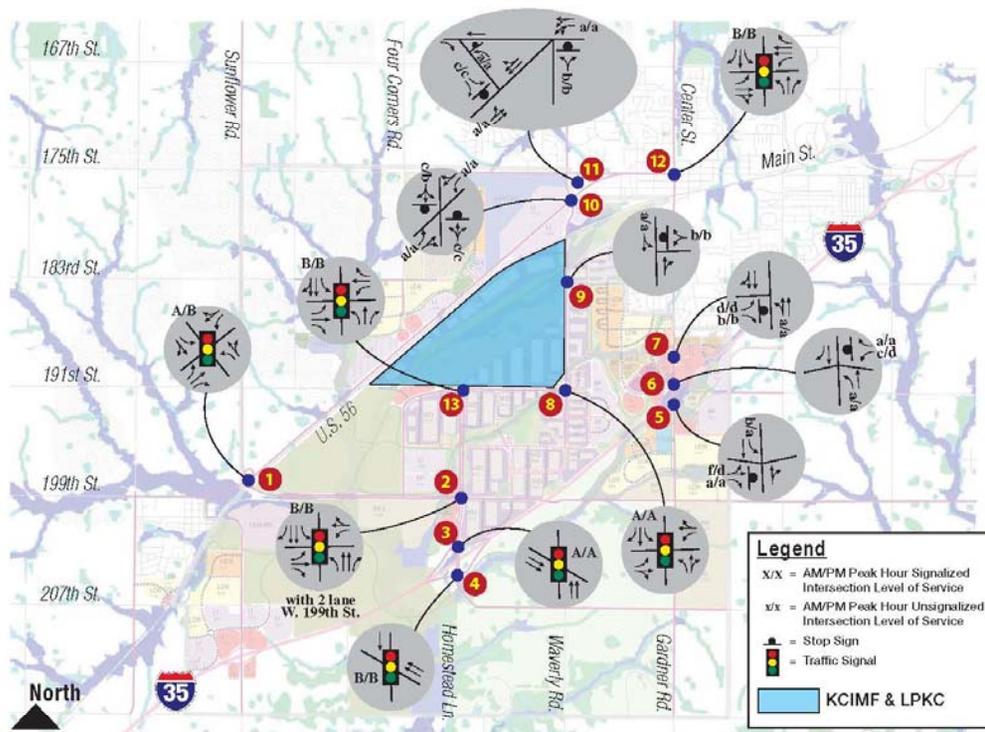
- Preferred Land Use Plan
- Intermodal – 1,500,000 lifts/yr.
- 15-16,000,000 Sq. Ft. New Warehouse/Distribution

2013 Opening Day Levels of Service



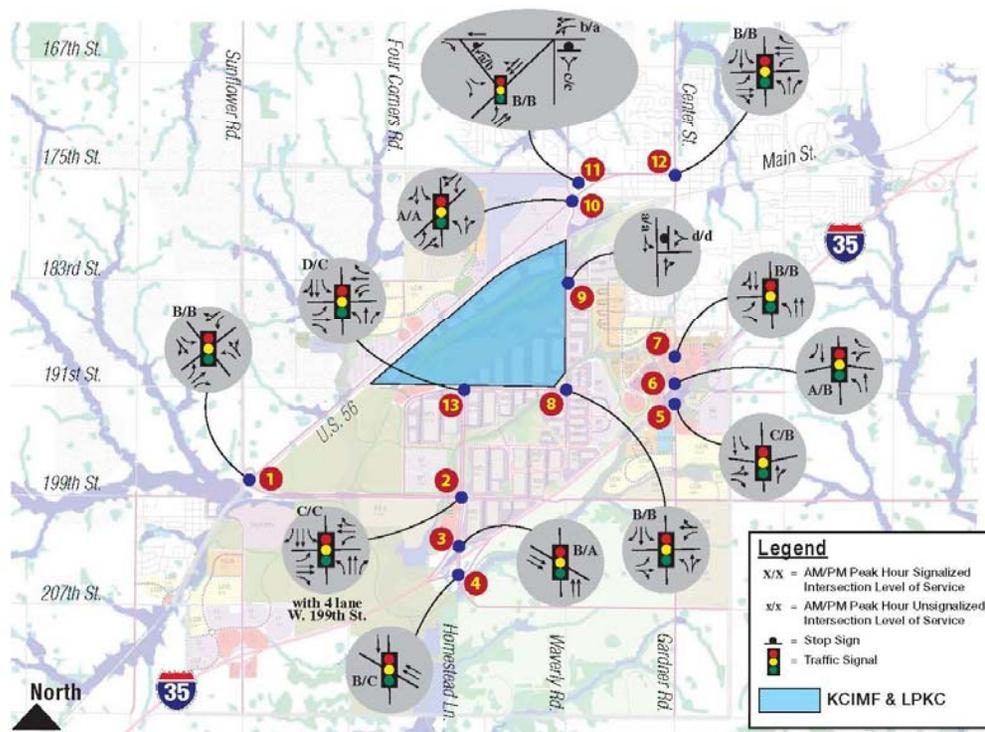
- 1 U.S. 56 / 199th St. / Sunflower Rd.
 - NW Bound 199th Street LOS d in AM & PM Peak Hours
- 5 Gardner Road & I-35
 - NE Bound Off- Ramp LOS f in AM Peak Hour

2025 Preferred Alternative Levels of Service



- 1 **U.S. 56 /199th St. / Sunflower Rd.**
 - NE Bound U.S. 56 to199th Street Rt. Lane
 - Lt Lanes Four ways
 - Traffic Signal (MUTCD Warrant 9)
- 5 **Gardner Road & I-35**
 - NE Bound Off- Ramp Lt Lanes SB & EB / Potential Signal
- 6
 - SW Bound Off-Ramp Lt Lanes NB & WB
- 7 **Gardner Road & 191st Street**
 - Lt. Lane EB (Relocated)
- 8 **Waverly Road & 191st Street**
 - North- South Lt Lanes & Traffic Signal

2040 Preferred Alternative Levels of Service



- 2 **Homestead Lane & 199th Street**
 - Four Through Lanes E-W
- 5 **Gardner Road & I-35**
 - NE Bound Off- Ramp - Traffic Signal
 - SW Bound Off-Ramp – Traffic Signal
- 6 **Gardner Road & 191st Street**
 - Relocated Traffic Signal
 - NB LT Lane
- 7 **Gardner Road & 191st Street**
 - Relocated Traffic Signal
 - NB LT Lane
- 10 **U.S. 56 & Waverly Road**
 - Traffic Signal
 - NB LT Lane
- 11 **U.S. 56 & Santa Fe Street**
 - Traffic Signal
 - NE Bound LT Lane
- 13 **Homestead Lane & 191st Street**
 - Dual Lt Lanes WB to SB

Transportation – Chapter 6

Gardner Road at I-35 Exit / Entrance Ramps

Table 6.5 - 95% Queue Length Summary with Normal Operation – AM / PM Peak Hour

Intersection No.	Location	Critical Movement	95% Queue Length (ft)		
			2013 Opening Day	2025 Interim	2040 Preferred
5	Gardner Road with I-35 NB Ramps	SB Left-Turn	N/A	55/25	495/305
		EB Left-Turn	25/25**	195/40	125/80
		EB Right-Turn		25/25	25/25
6	Gardner Road with I-35 SB Ramps	NB Left-Turn	N/A	25/25	45/50
		WB Left-Turn	75/175**	25/140	80/180
		WB Right-Turn		N/A	N/A

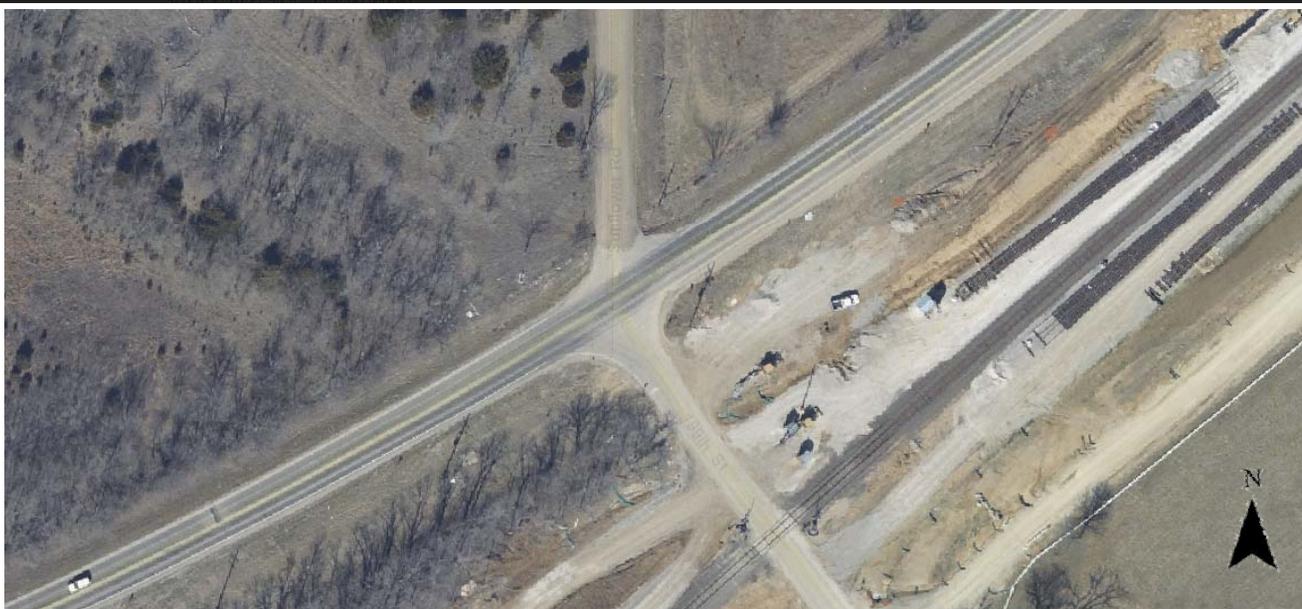


Transportation – Chapter 6

U.S. 56, 199th Street & Sunflower Road

Table 6.5 - 95% Queue Length Summary with Normal Operation – AM / PM Peak Hour

Intersection No.	Location	Critical Movement	95% Queue Length (ft)		
			2013 Opening Day	2025 Interim	2040 Preferred
1	U.S. 56 with 199th Street/Sunflower Road (with Normal Operations)	EB Right-Turn	N/A	25/25	65/80
		WB Left-Turn	N/A	45/50	70/80
1	U.S. 56 with 199th Street/Sunflower Road (with Train Present)	EB Right-Turn	260/180	415/365	310/285
		WB Left-Turn	60/55	125/125	110/105



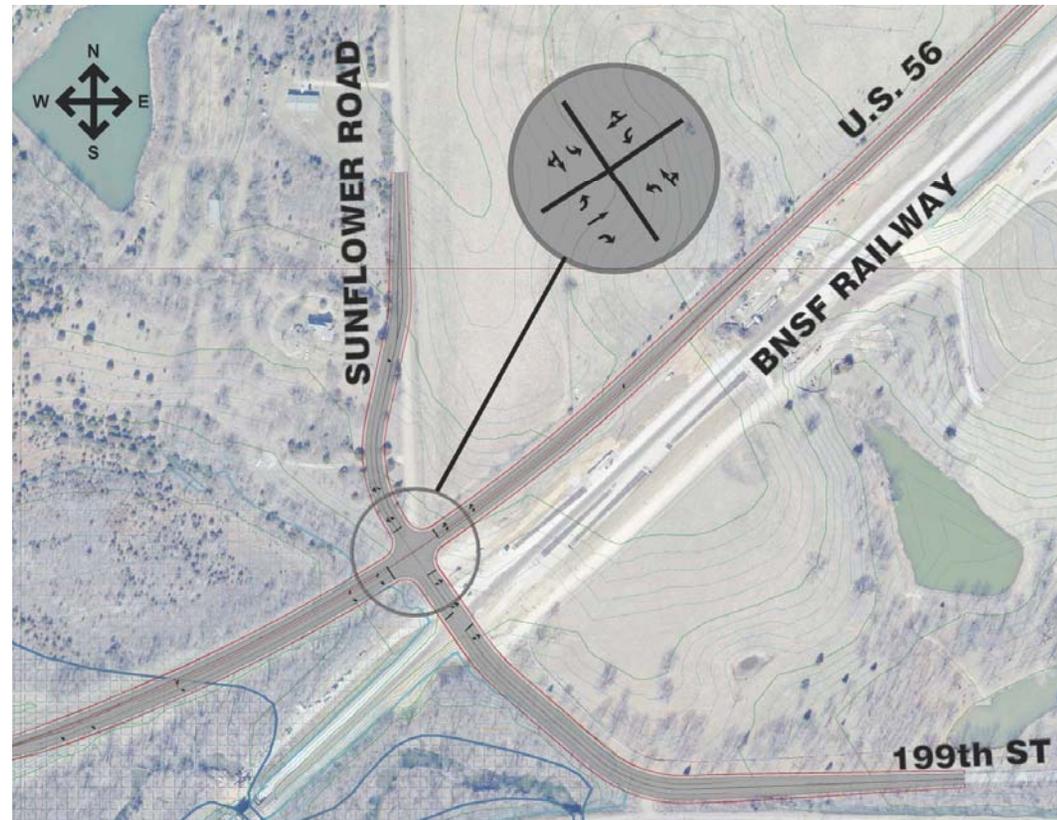
U.S. 56 / 199th Street / Sunflower Road

- Opening Day Improvements
 - Install advance warning signs
 - Install flashing beacon at intersection



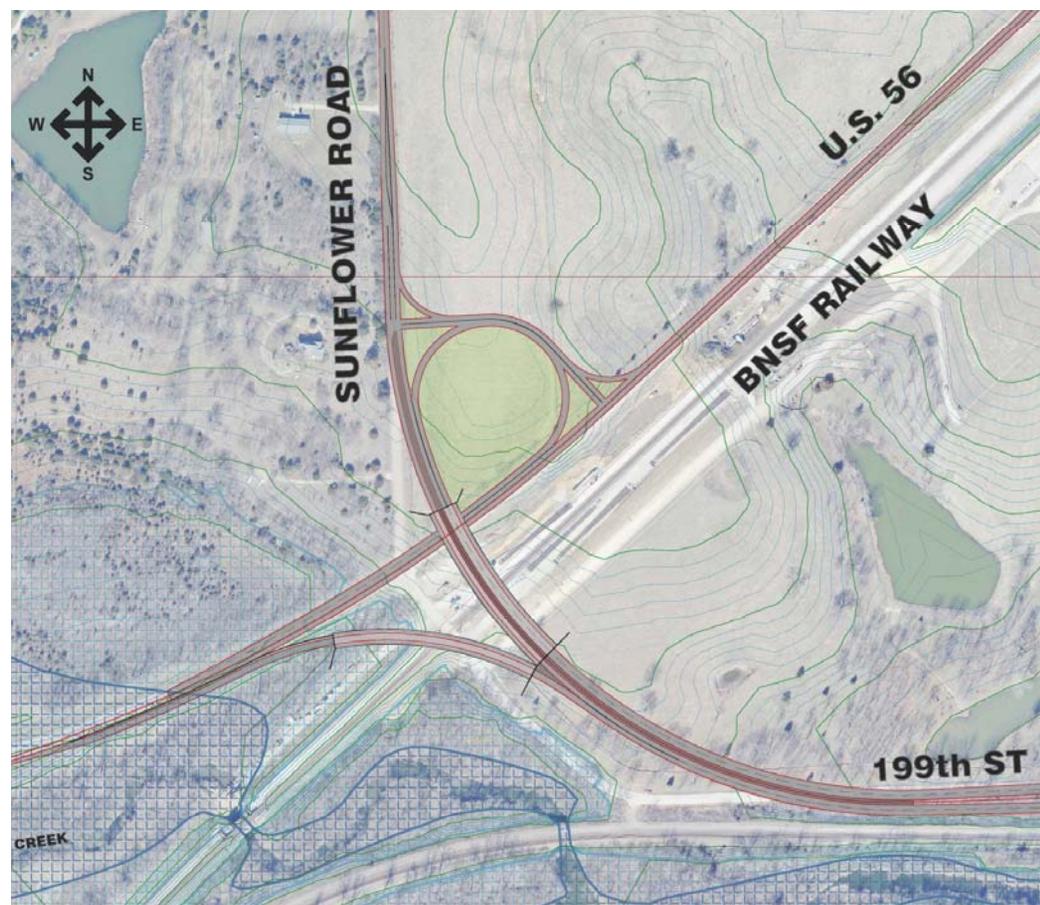
U.S. 56 / 199th Street / Sunflower Road

- Interim Improvements (by 2025)
 - Widen U.S 56 to 3-lanes
 - Construct EB right turn lane from U.S. 56 to 19th Street
 - Reconstruct Sunflower Road approach to provide perpendicular intersection
 - Widen the 199th Street approach to a four-lane section
 - Install traffic signal with railroad crossing pre-emption
 - Construction Cost = \$5.0 million



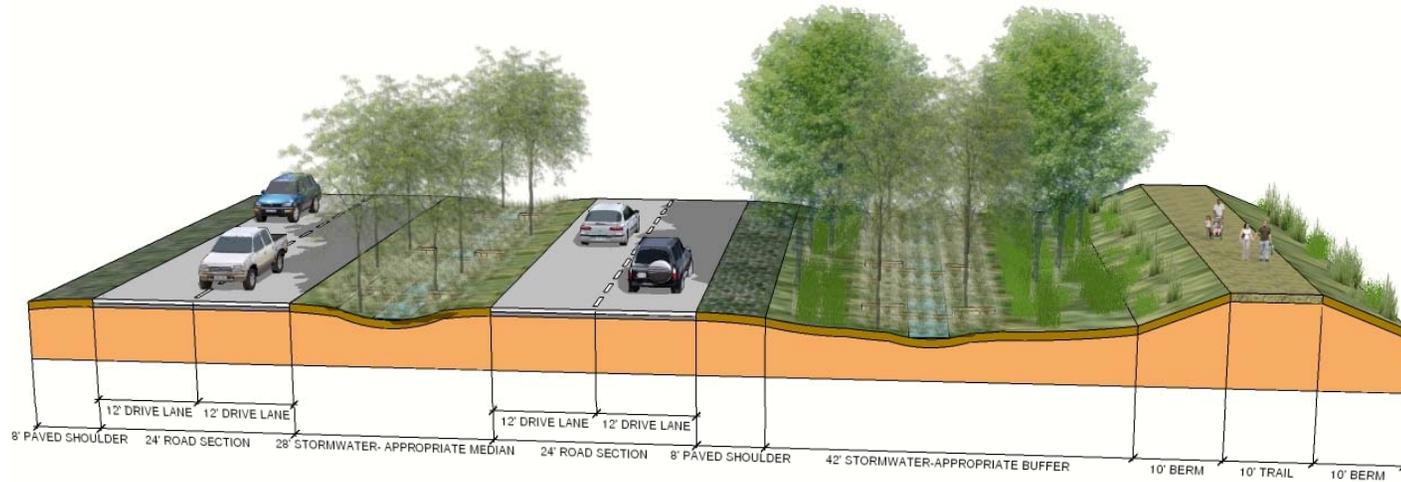
U.S. 56 / 199th Street / Sunflower Road

- Ultimate Improvements (by 2040)
 - Construct grade separation over BNSF tracks and U.S. 56
 - Direct fly-over for EB U.S. 56 to EB 199th Street movement
 - Direct connection from 199th Street to Sunflower Road
 - Construction Cost = \$21.5 million



Transportation – Chapter 6

199th Street Corridor Adjacent to Mildale Farm



Potential Current U.S. 56th Highway Shift & Relinquishment

Current U.S. 56th Highway Corridor Considerations:

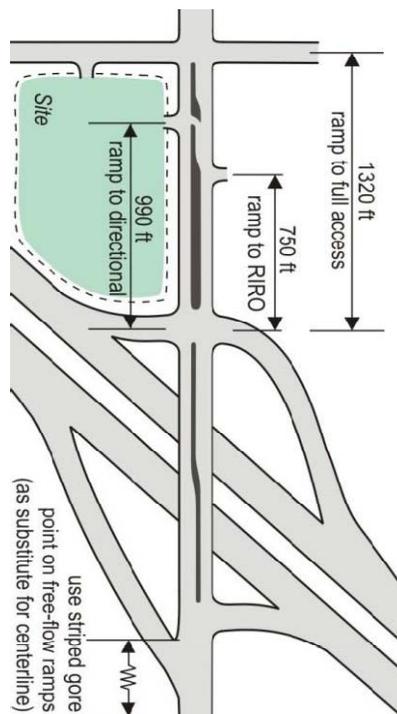
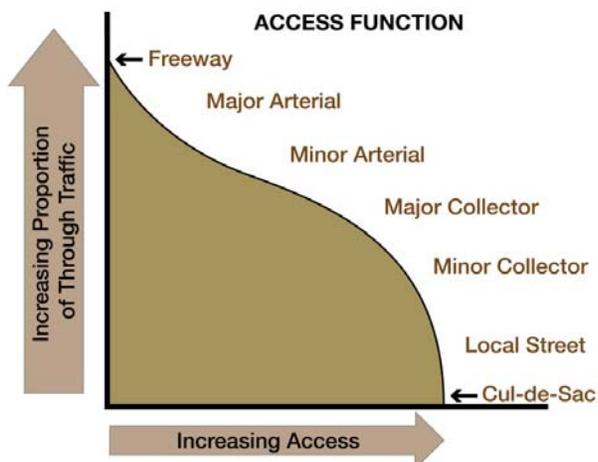
- Pavement Width, Profile, and Surface
- Longer-Term Improvements (Bridge Replacements)
- Recognize Future Maintenance Costs (RR Crossing, Bridges, & Interchange Approaches)
- Potential Diversion of Traffic
- Benefits to City Include Flexibility in Design

U.S. 56th Highway Shifted to 199th Street Corridor Considerations:

- Pavement Width, Profile, and Median Treatments Through Mildale Farm
- Longer-Term Improvements (Bridge Over BNSF)
- Shifted Maintenance Costs (Bridges, Homestead Lane, & Interchange Approaches)
- Potential Attraction of Traffic

KDOT Access Management & CARNP Design Standards

Gardner Access Management Code



Access Management / Design Standards

Table 6.6 East-West Roadways

Street	Segment	State Functional Classification	Proposed CARNP Type	Highest 2040 ADT	ROW Width	Future Lanes	Lane Width	Median Width	Driveway Spacing	Median Break/ Street Spacing
175th Street	Sunflower Road to Waverly Road	Major Rural Collector	Type II	6,800	120'	2	12'	NA	660'	1/4 mile
183rd Street	Sunflower Road to U.S. 56	Local	Local	500	100'	2	11'	NA	200'	N/A
183rd Street	Waverly Road to 1/2 mile east	Local	Local	10,900	100'	2	11'	NA	200'	N/A
191st Street	Sunflower Road to U.S. 56	Local	Local	500	100'	2	11'	NA	200'	N/A
191st Street	Four Corners to Waverly Road	Local	Type II	20,000	120'	4	12'	16'	660'	1/4 mile
191st Street	Waverly Road to Gardner Road	Local	Local	6,300	100'	2	11'	NA	200'	N/A
U.S. 56 Highway	Sunflower to Waverly Road	Minor Arterial	N/A	5,100	100'	3	12'	NA	200'	N/A
199th Street	U.S. 56 to Homestead Lane	Rural Major Collector	Type II	11,700	120'-200'	2 or 4	12'	28'	1000'	1/2 mile
199th Street	Homestead Lane to 1/2 mile east of Gardner Road	Rural Major Collector	Type III	11,100	150'-200'	4	12'	28'	1000'	1/2 mile
Nelson Street	BNSF to Sunflower Road	Urban Collector	NA	7,500	100'	2	12'	NA	200'	N/A
207th Street	Edgerton to Sunflower Road	Local	Type II	500	120'	2	12'	NA	660'	1/4 mile
207th Street	Homestead to 1/2 mile east of Gardner Road	Local	Local	500	100'	2	11'	NA	200'	N/A
215th Street	1/2 mile west of Sunflower Road to 1/2 mile east of Gardner Road	Local	Local	500	100'	2	11'	NA	200'	N/A

Access Management / Design Standards

Table 6.7 North-South Roadways

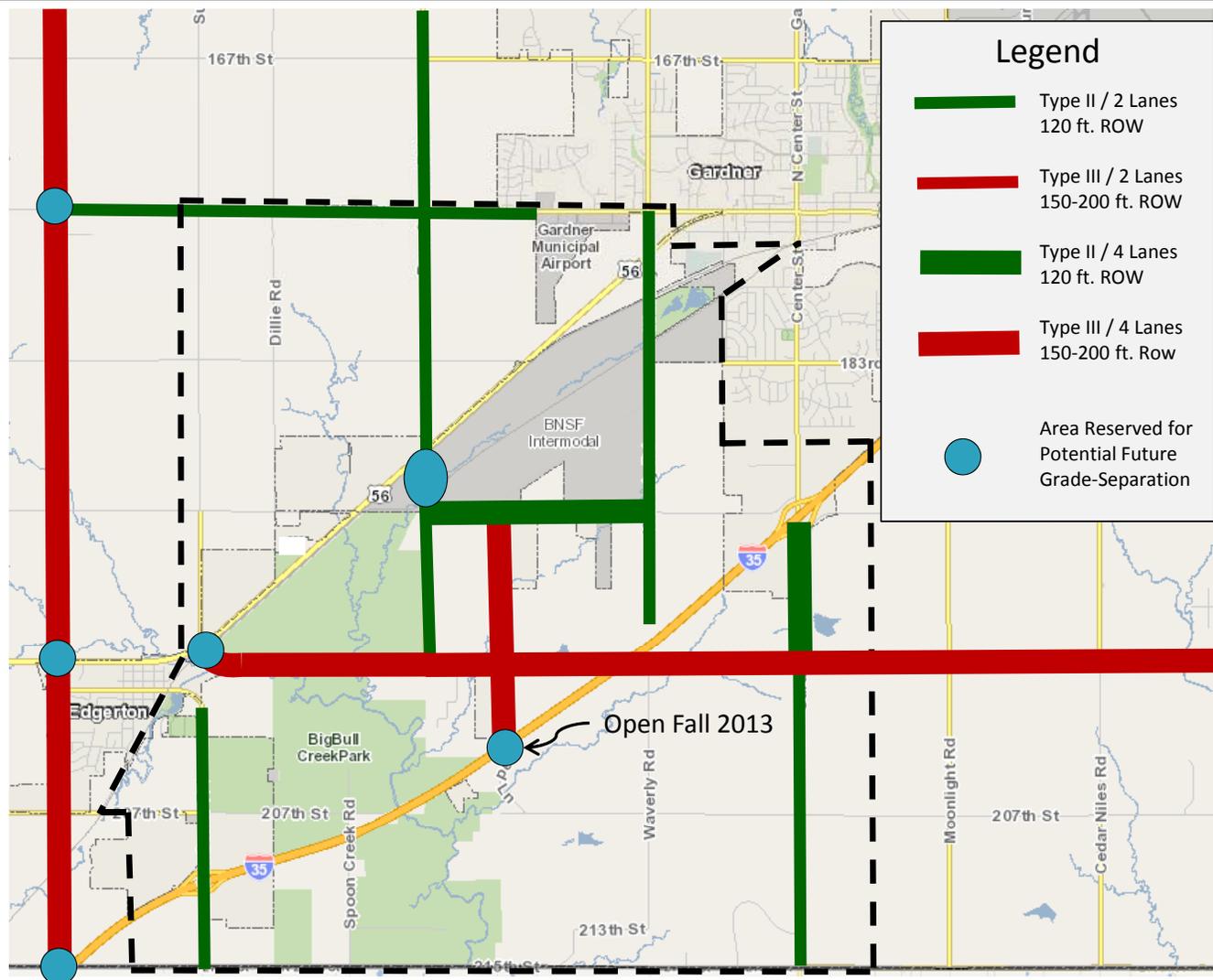
Street	Segment	State Functional Classification	Proposed CARNP Type	Highest 2040 ADT	ROW Width	Future Lanes	Lane Width	Median Width	Driveway Spacing	Median Break/ Street Spacing
Edgerton Road	I-35 to 175th Street	Rural Major Collector	Type III	500	150'-200'	4	12'	28'	1000'	1/2 mile
Sunflower Road	215th Street to I-35	Rural Major Collector	Type II	5,400	120'	2	12'	NA	660'	1/4 mile
Sunflower Road	I-35 to Nelson Street	Urban Collector	Type II	7,500	120'	2	12'	NA	660'	1/4 mile
Sunflower Road	U.S. 56 to 175th Street	Local	Type I	5,700	120'	2	12'	NA	400'	1000'
Four Corners Road	199th Street to 191st Street	Rural Major Collector	Type II	6,000	120'	2	12'	NA	660'	1/4 mile
Four Corners Road	191st Street to U.S. 56	Rural Major Collector	Reserved for Potential Grade Separation	N/A	120'	2		NA	1000'	1/2 mile
Four Corners Road	U.S. 56 to 175th Street	Rural Major Collector	Type II	1,500	120'	2	12'	NA	660'	1/4 mile
Homestead Lane	207th Street to I-35	Local	Type II	500	120	2	12'	NA	660'	1/4 mile
Homestead Lane	I-35 to 191st Street	Minor Arterial	Type III	31,600	150'-200'	4	12'	28'	1000'	1/2 mile
Waverly Road	207th Street to 199th Street	Local	Local	500	100'	2	11'	NA	200'	N/A
Waverly Road	Dead-End S/O 191st Street to U.S. 56	Local	Type II	10,400	100'	2	12'	NA	660'	1/4 mile
Waverly Road	U.S. 56 to 175th Street	Urban Collector	Local	500	100'	2	11'	NA	200'	N/A
Gardner Road	215th Street to I-35	Rural Major Collector	Type II	10,100	100'	2	12'	NA	660'	1/4 mile
Gardner Road	I-35 to 191st Street	Minor Arterial	Type II	20,000	100'	4	12'	28'	660'	1/4 mile



Transportation – Chapter 6

CARNP Modifications

- Deletions from CARNP
- Type I / 2 Lanes
 - 183rd Street, Waverly Road to U.S. 56
 - 191st Street, Four Corners Road to U.S. 56
- Type II / 2 Lanes
 - Four Corners Road, 191st Street to U.S. 56
 - Gardner Road, 175th Street to 0.43 miles north of 199th Street (within Gardner City Limits)
- Remove future interchange at Waverly Road and I-35





Transportation – Chapter 6

CARNP Modifications

- **Changes to CARNP**

- **Type I / 2 Lanes to Type II / 2 Lanes**

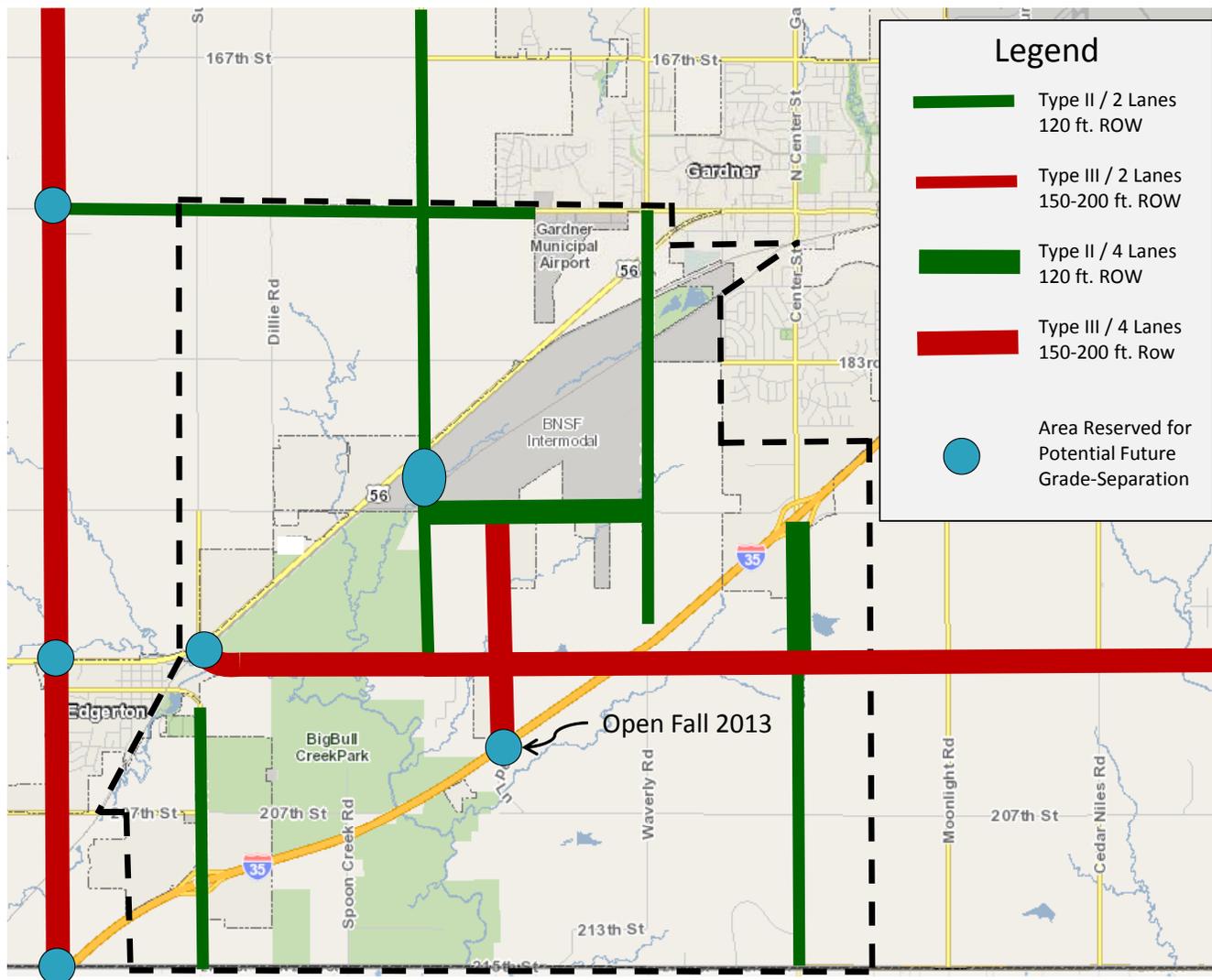
- Waverly Road, 175th Street to 0.70 miles south of 191st Street
- Sunflower Road, I-35 to 0.65 miles north of 207th Street

- **Type I / 2 Lanes to Type II / 4 Lanes**

- 191st Street, Four Corners Road to Waverly Road

- **Type I / 2 Lanes to Type III / 4 Lanes**

- Homestead Lane, I-35 to 191st Street

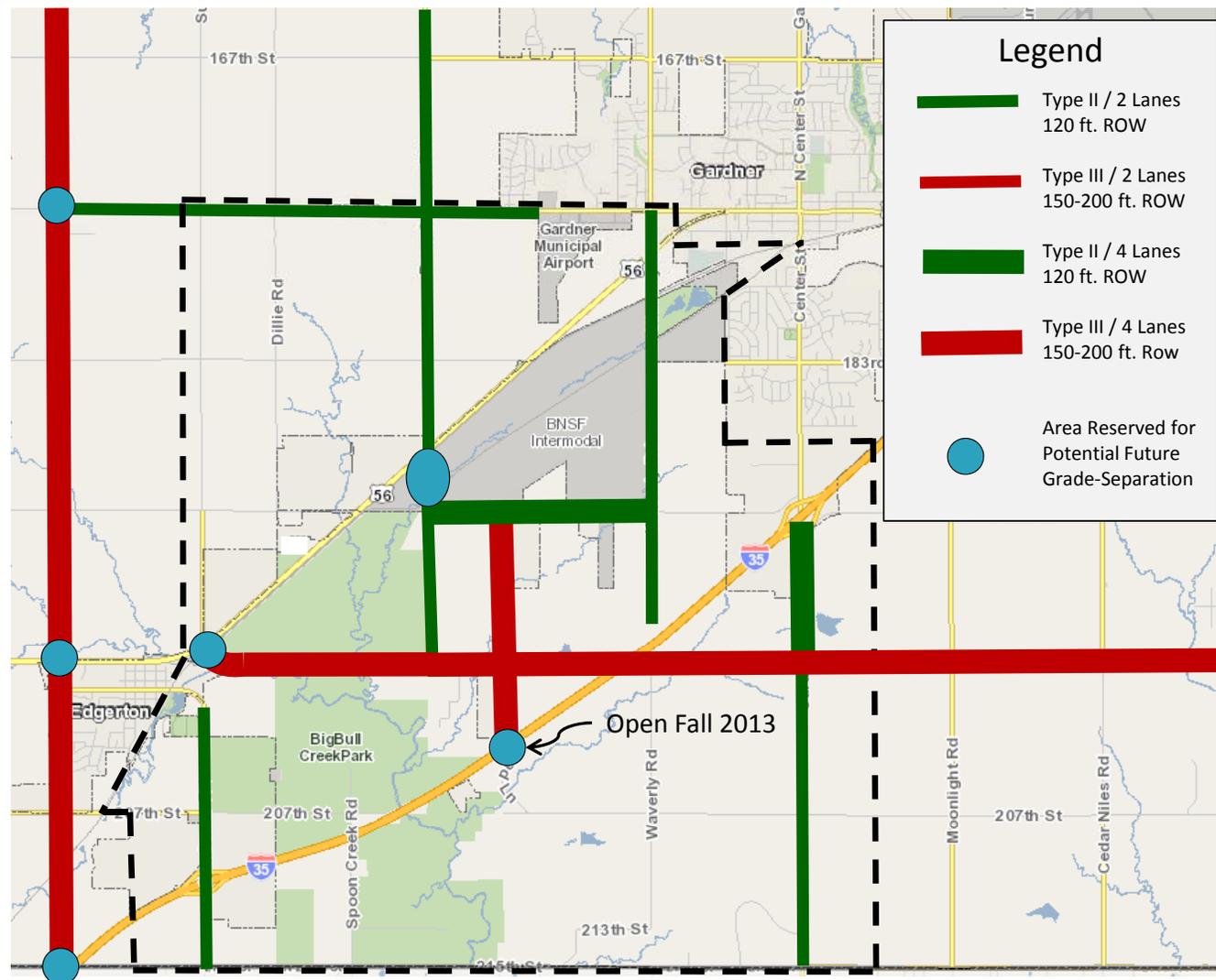




Transportation – Chapter 6

CARNP Modifications

- Changes to CARNP
 - Type II / 2 Lanes to Type II / 4 Lanes
 - Gardner Road, 199th Street to I-35
 - Type II / 2 Lanes to Type III / 4 Lanes
 - 199th Street, I-35 to U.S. 56



Recommended Improvements

Table 6.8 Committed Roadway Network Improvements

Committed Improvements	Location
U.S. 56	Intersection with 199th St. and Sunflower Road
Install Intersection Signing and Beacons	
Nelson Street Quiet Zone	BNSF Crossing
Install Delineator Posts	
199th Street Quiet Zone	BNSF Crossing
Install Delineator Posts	
191st Street	Waverly Road to Gardner Road
Relocate intersection with Gardner Road further north with 3-lane section	
Waverly Road	U.S. 56 to 191st Street
Pave two-lane roadway	
Sunflower Road	I-35 Interchange
Reconstruct bridge over I-35	
Main Street	Center Street
Add east-west left lanes and north-south right lanes	
199th Street	U.S. 56 to Spoon Creek
Construct shoulders	



Transportation – Chapter 6

Recommended Improvements

Table 6.9 2025 Recommended Roadway Network Improvements

2025 Recommended Improvements	Location
<p>U.S. 56</p> <p>Widen U.S. 56 to 3-lanes and improve profile</p> <p>Construct NB left turn lane on 199th Street</p> <p>Construct SB left turn lane on Sunflower Road</p> <p>Construct EB right turn lane on U.S. 56</p> <p>Install traffic signal with RR pre-emption</p>	<p>Intersection with 199th St. and Sunflower Road</p>
<p>Gardner Road</p> <p>Widen Gardner Road Bridge over I-35 to 3-lanes and sidewalk or trail on west side</p> <p>Construct right turn lane on NB off-ramp</p> <p>Construct right turn lane on SB off-ramp</p>	<p>I-35 Interchange</p>
<p>Waverly Road</p> <p>Construct NB and SB left turn lanes</p> <p>Construct SB right turn lane</p> <p>Install traffic signal</p>	<p>Intersection with 191st Street</p>
<p>Sunflower Road</p> <p>Reconstruct bridge over I-35 with 3-lanes, sidewalk on west side, relocate frontage road</p>	<p>I-35 Interchange</p>
<p>U.S. 56</p> <p>Construct EB and WB left turn lanes on U.S. 56</p>	<p>Intersection with Waverly Road</p>

Recommended Improvements

Table 6.10 2040 Recommended Roadway Network Improvements

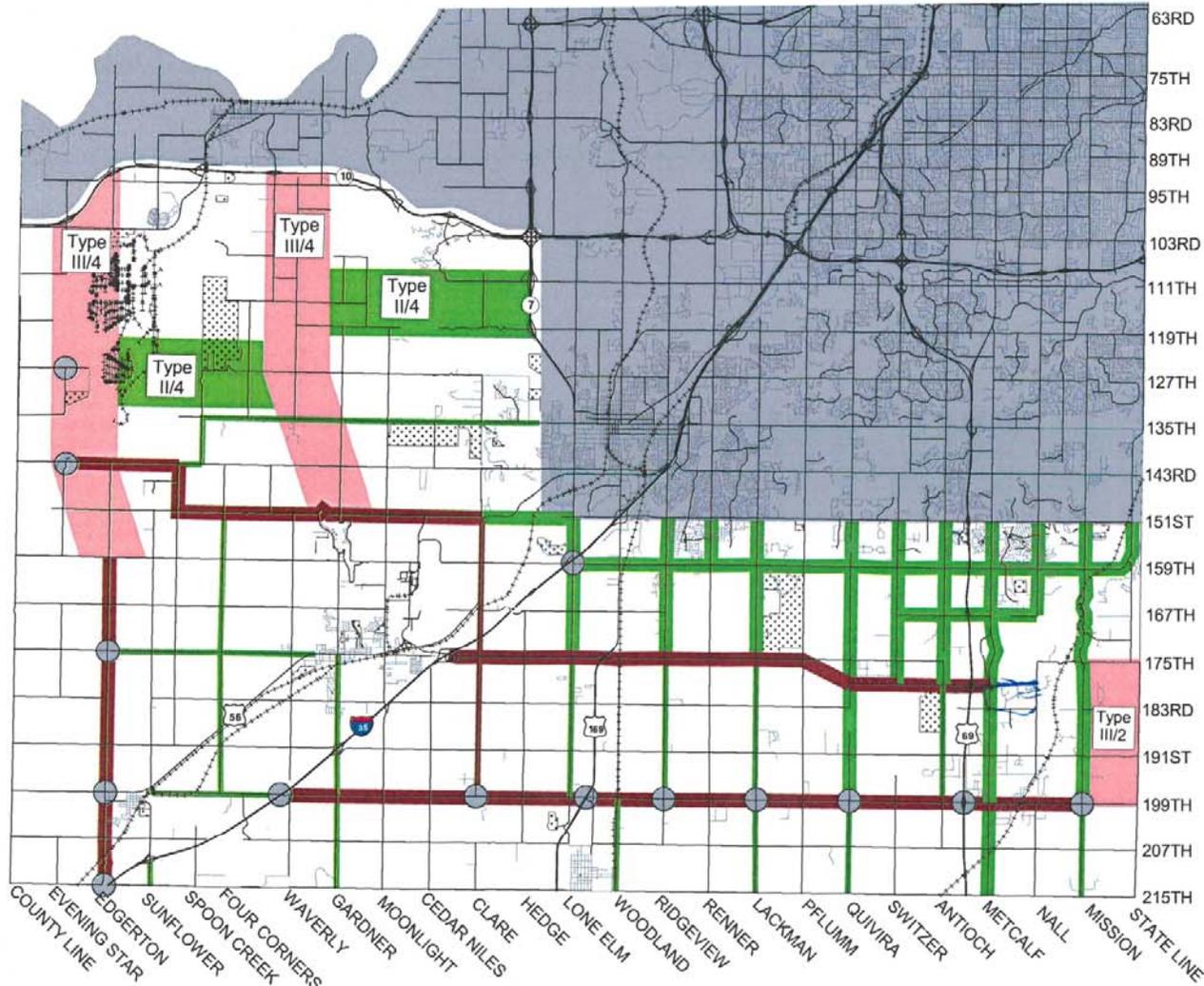
2040 Recommended Improvements	Location
199th Street	U.S. 56 to KS/MO State Line
Widen 199th Street to 4 lanes	
199th Street	Intersection with Homestead Lane
Construct EB right turn lane	
199th Street	Intersection with U.S.56 and Sunflower Road
Construct Grade Separation over BNSF and U.S. 56	
Gardner Road	I-35 Interchange
Install traffic signal on NB off-ramp	
Install traffic signal on SB off-ramp	
U.S. 56	Intersection with Waverly Road
Construct NB and SB left turn lanes on Waverly Road	
U.S. 56	Intersection with Poplar Street/Sante Fe Street
Construct Roundabout as shown in U.S. 56 Corridor Management Plan	
--OR--	
Install traffic signal	
Construct EB left turn lane on U.S. 56	



Recommended Improvements

Table 6.10 2040 Recommended Roadway Network Improvements

2040 Recommended Improvements	Location
191st Street Provide dual WB left turn lanes	Intersection with Homestead Lane
Waverly Road Construct Grade Separation over BNSF Intermodal Tracks	Crossing with BNSF Intermodal Tracks
183rd Street Raise the grade of 183rd Street approximately 25 feet to match the Viaduct grade on Waverly Road and pave as a 3-lane roadway	Waverly Road east 1/2 mile
207th Street Viaduct Construct a Viaduct over the BNSF Mainline	Over the BNSF east of Edgerton Road



Legend

Recommended CARNP

- Type I / 2 Lanes
120 ft. ROW
- Type II / 2 Lanes
120 ft. ROW
- Type III / 2 Lanes
150-200 ft. ROW
- Type II / 4 Lanes
120 ft. ROW
- Type III / 4 Lanes
150-200 ft. ROW
- Corridor to be Determined
- Area Reserved for Potential Future Grade-Separation
- Locals
- Railroads
- Parks



BWR BUCHER, WILLIS & RATLIFF CORPORATION
 7920 Wind Parkway
 Kansas City, Missouri
 64114-2021
 816/363-5696
 Fax: 816/363-0027
 www.bwrcorp.com

Base data provided by Johnson County AIMS (2/98)
 Projected to: UTM, Zone 15, NAD83, Meters, 1:200,000
 d:\projects\camp\pa apr [Alt 3a], 3-10-05, PWH

SW Johnson County Area Plan**Advisory Committee Members****Advisory Committee Meeting****August 28, 2013****4:00 pm to 5:30 pm**

Name	Agency	Phone #	Email	Present
Glyn Powers	Edgerton Council Member		glynrd@embarqmail.com	
Ron Conus	Edgerton Planning Commissioner		josephcompany@gmail.com	
Randy Gregorcyk	Gardner Council Member		rgregorcyk@gardnerkansas.gov	
Dan Popp	Gardner Planning Commissioner		dpopp@kc.rr.com	
John Toplikar	Johnson County Commissioner		john.toplikar@jocogov.org	
Roger Mason	Johnson County Planning Commission			
George Schlagel	JO County Park and Recreation District Board Member (attorney)		gschlagel@schlagelkinzer.com	
Andy Copeland	ARJ Infusion Services		andyc@arjinfusion.com	
J.P. Lefmann	Jo. Co .Township Zoning Board Member		glefmann@embarqmail.com	
Tom Riederer	SW Johnson County Economic Development President		tom.riederer@jocogov.org	
Janet McRae	Miami County Economic Development Director		jmrae@miamicountyks.org	
Patrick Robinson	NorthPoint - V.P. of Development		patrick@northpointkc.com	
Jerry Williams	Attorney		jerryjayhawk@kc.rr.com	
Gary Diener	Director of Operations Gardner Edgerton USD 231		dienerg@usd231.com	
James Joerke	Jo Co Deputy Director of Health & Envir.			

**SW Johnson County Area Plan
Core Team Members**

**Core Team Meeting
August 27, 2013
2:00 pm to 4:00 pm**

*Advised Niles
Cowan*

Name	Agency	Phone #	Email	Present
Amy Kynard ✓	City of Gardner Planner	913-856-0912	akynard@gardnerkansas.gov	✓
Beth Linn ✓	City of Edgerton	913-893-6231	blinn@edgertonks.org	✓
Brian Pietig ✓	Johnson County Public Works		brian.pietig@jocogov.org	✓
Cliff Middleton ✓	Johnson County Parks & Recreation	913-826-3425	cliff.middleton@jocogov.org	✓
Dan Holloway ✓	CFS Engineers	785-272-4706	holloway@cfse.com	✓
David Gurrss ✓	KDOT Planning	785-296-3267	dgurss@ksdot.org	✓
Dean Palos ✓	Johnson County Planning	913-715-2220	dean.palos@jocogov.org	✓
Frank Denning	Johnson County Sheriff's Office		frank.denning@jocogov.org	
Geoffrey Vohs ✓	Johnson County Public Works	913-785-8312	geoffrey.vohs@jocogov.org	✓
Howard Lubliner	KDOT Metro South Area Engineer		howardl@ksdot.org	
Joel Skelley	KDOT Multi-Modal Planner	785-296-4209	joelsk@ksdot.org	
Kevin Cavanaugh	Johnson County Sheriff's Office	913-715-5500	kevin.cavanaugh@jocogov.org	✓
Kim Qualls	KDOT District One Public Affairs Manager	785-296-3881	kqualls@ksdot.org	
Kyle Anderson ✓	Felsburg Holt & Ullevig	402-445-4405	kyle.anderson@fhueng.com	✓
Marty Shukert ✓	RDG Planning & Design	402-392-0133	mshukert@rdgusa.com	✓

PUBLIC OFFICIALS BRIEFING
 2W5000 Area Plan

8/28/13

Name	Phone Number	Organization
Bill Wilks	8913 856 6121	SEKING RESIDENT
Janet M' Rae	913 294 4045	Miami County
Heidi Wiseman	913-980-5944	City of Edgerton
Beth Ann	913 893 0231	Edgerton
James Joerke	913 715 6901	JC DHE
Chris Cliff	913-645-5559	Jo. Co. Planning
Steve Skote	913-732-3134	City of Gardner
John Topolka		Commission
Pete Oppermann	913/844-9407	Jo. Co. Plan Comm.
Daren Shafer	913-787-3447	Sw Consol. zoning Bd
Larry Fotovich	913-963-3123	Gardner City Council
MIKE HALL	913-856-0913	CITY OF GARDNER STAFF
FLOYD DANWON	913 897 2618	Jo Co Planning Comm.
Tory Roberts	913-449-5522	Gardner City Council
Katy Hoffman	913 856 6745	Sw Co zoning Bd & Planning
JOHN DEGRANDI	913-709-4700	N/A
Mark Hugans	913-856-6356	Jo. Co. Planning
Steve Kliska		Commissioner

Name	Phone Number	Organization
Carroll Hosh	856-6227	Jo Co Co Resident
Chris Morrow	265-8495	Gardner
Don Conus	882-6717	Edgerton Planning Comm-
Roger Mason	816 863 0063	CPC Fishman
Patrick Wombar	913 915 7950	Northland BPAW
Thomas Dow	785 979 5822	Olathe
Reginae Ormel	913-681-8624	JCPC
Amy Kynard		Gardner
Dave Clements		Olathe
Mike Moriarty	785-296-8864	KDOT
David Gurst	785-296-3267	KDOT
Geoffrey Vohs	913-715-8312	JoCo Public Works
ED Schmitt		JoCo Commission