



GUIDING GROWTH FOR A VIBRANT AND THRIVING
LENEXA
COMPREHENSIVE PLAN

Technical Advisory Committee (TAC) Workshop Summary

November 9, 2021 | 3:30-5:00 p.m.

On Tuesday November 9, 2021, the City of Lenexa and Houseal Lavigne’s project consultant team hosted a Technical Advisory Committee (TAC) Workshop at City Hall. Attendees were given worksheets prompting them to identify the top five issues or concerns confronting the Lenexa community. Next, all responses were written on a large poster board and attendees were asked to select their top three most important issues discussed so far. The group was also asked to identify three specific projects or actions they would like to see undertaken in Lenexa, as well as the City’s primary strengths and assets. The number of attendees who voted or shared the same response is tallied in parentheses. A total of 17 worksheet responses were collected.

Note: The items identified in this summary are not recommendations or observations of the consultant, but rather represent feedback and comments received from those who participated in the workshop.

Most Important Issues and Concerns

A common theme emerged for the most important issues/concerns in the City—keeping the current levels of services and quality of life as the City expands. Other issues and concerns ranged from redevelopment opportunities and public infrastructure to public administration. The issues and concerns that received the most votes were:

- Sustaining a high quality of life (8)
- Expansion of quality services as the City grows (6)
- Maintaining the current infrastructure (5)

Redevelopment

- Lack of affordable housing options (4)
- Revitalization of seasoned areas (4)
- Opposition to multifamily (apartment/condo) development (2)
- Maintaining a balance of residential and commercial development (2)
- Insufficient emphasis on sustainable development
- Public perception issues of the City’s east/west divide (2)

Infrastructure

- Unmet infrastructure needs in western areas of Lenexa (4)
- Lack of alternate transportation infrastructure (2)

Government

- Attracting and retaining quality staff (2)
- Excessive state and regional influences

Current and Emerging Uncertainties

- Addressing population growth (2)
- Uncertainty around retail and work environment (2)
- Global warming and severe weather events (2)
- Managing realistic expectations
- Cost of living
- Uncertainty of future preparedness

Most Desired Actions or Projects

Attendees' desired actions and projects covered a wide range of topics including infrastructure, public services and facilities, real estate development, and administrative concerns. Responses included the following:

Public Services, Parks, and Recreation

- Add new parkland from undeveloped land (3)
- Expand the array of quality services (2)
- Build a new police department
- Build an aquatic center
- Update older park amenities
- Establish a planting program and replace dying trees
- Allocate funding for permanent fire department staff
- Establish a program for improved management of open space

Infrastructure

- Install more bike lanes, trails, and remove gaps in the sidewalk network to improve connectivity (6)
- Replace and maintain the existing, aging infrastructure (2)
- Construct new arterial roadways (2)
- Develop a citywide Wi-Fi network
- Create a strong transportation plan for western Lenexa
- Complete the region's gateway project

Development

- Acquire more land through annexation
- Prioritize affordable housing
- Support and incentivize mixed income development
- Incentivize construction of modest single family homes
- Encourage innovative mixed-use development
- Prohibit the expansion of multifamily zoning
- Add more commercial development in western areas of Lenexa
- Establish a maintenance program for distressed homes
- Publicly solicit opportunities for new development
- Develop the vacant lots along 87th Street in the City Center

Administrative/Economic Development

- Be a leader in the metro area for salaries and benefits to attract best public employees (4)
- Increase the 3/8 cents tax rate (3)
- Establish a method of succession planning for key staff positions (2)
- Expand the City's workforce
- Better meet the needs of the community
- Revise/update the development code for ease of use and address modern trends
- Continue the Town Talk Newsletter
- Educate the community on economic development and urban planning fundamentals
- Expand social grant programs for residents

Top Strengths and Assets

Questionnaire respondents identified a range of strengths and assets including public services, parks, infrastructure, and public administration.

Public Services, Parks, and Recreation

- Small town feel, sense of pride and community (6)
- Quality of life (4)
- Top tier services (3)
- Parks and trails (3)
- Festivals (2)
- Family friendly community
- Quality schools

Public Leadership

- Cooperative, professional, and forward-thinking staff (6)
- Stability in vision, finances, and growth (4)
- Support from the community and elected officials (3)
- The City's proactive approach to development

Infrastructure and Development

- Good location and regional accessibility with the highway system (4)
- Quality infrastructure (2)
- The City's future potential
- Good mix of development types
- Quality City Center

Other Strengths & Assets

- Visually attractive and scenic community (3)
- Quality of the City's workforce (2)
- Good residents