



GUIDING GROWTH FOR A VIBRANT AND THRIVING  
**LENEXA**  
COMPREHENSIVE PLAN

## **Business Workshop Summary**

November 10, 2021 | 11:00 a.m. - 1:00 p.m.

On Wednesday November 10, 2021, the City of Lenexa and Houseal Lavigne’s project consultant team hosted a Business Workshop at City Hall. Attendees were given worksheets prompting them to identify 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 for or shared the same response is tallied in parentheses. A total of 12 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**

Respondents listed several unique issues and concerns ranging from land use and development to City services and economic development. The top-voted issues and concerns were:

- Lack of affordable housing (5)
- Maintaining the level of public safety (5)
- Land use uncertainties in western area of Lenexa (4)
- Conflict between developers and residents (4)

### **Other Issues and Concerns**

- Need to expand the workforce (3)
- New development is prohibitively expensive to create (3)
- Vacant buildings and storefronts (2)
- Traffic
- Securing the City’s tax base
- Planning for an aging community
- Maintaining the quality of schools

## **Most Desired Actions or Projects**

Workshop attendees expressed a wide range of desires related to infrastructure, business and real estate development, public services, and planning initiatives. The desire for affordable/workforce housing stood out among the actions and projects with five participants identifying its construction as a priority project.

### **Infrastructure**

- Turn the railroad crossing in Old Town into a railfanning tourism attraction
- Continue the implementation of the City's Complete Streets Plan
- Build a tunnel/bridge/walkway over I-435 to connect 87<sup>th</sup> Street with Sonoma and the City Center
- Finish the construction of Gleason Road and 99<sup>th</sup> Street so the northwest corner of the highway K-7 and K-10 interchange so the area has roads to promote new development

### **Development**

- Encourage the construction of walkable workforce/affordable housing communities, including options for seniors (5)
- Attract a new hospital
- Encourage the revitalization of the soon-to-be former police campus
- Develop initiatives to upgrade and redevelop older areas
- Reduce requirements in preliminary development plan application to encourage more concepts
- Develop a set of architecture guidelines

### **Local Businesses**

- Bring national anchor tenant businesses
- Create incentives for businesses to stay in Lenexa
- Add a convenience store west of K-7
- Improve quality and mix of businesses on 87<sup>th</sup> Street between I-35 and I-435
- Attract new businesses to the light industrial area near 95<sup>th</sup> Street

### **Planning & City Services**

- Allow Project 1020 (homeless shelter) to operate year-round and expand the number of beds
- Expand the police force and their presence
  - Increase bike/pedestrian safety patrols
  - Establish a co-responders/crisis intervention team
- Launch a public safety and fire department effort to study their coverage
- Promote population growth
- Continue cooperation between the City, Planning Department, and Chamber of Commerce
- Establish branding promoting Lenexa as a quality community
- Create a public quality of life survey
- Survey businesses to understand their levels of satisfaction with City services
- Update the Comprehensive plan
- Educate residents on the importance and dynamics of the tax base

- Provide more community activities

## **Top Strengths & Assets**

While attendees listed a range of strengths and assets for Lenexa, the standout features included parks, trails, and green space (7), highway accessibility/location of the City (5), and public safety (5). Responses were grouped into the categories of community features, infrastructure, facilities & services, development, and public administration & economics.

### **Community Features**

- Public safety (5)
- Quality of life (2)
- Strong faith community
- Community pride

### **Infrastructure, Facilities, & Services**

- Parks, trails, and green space (7)
- Highway accessibility/location of City (5)
- Quality schools (4)
- Roadway network

### **Development**

- New thriving city center (2)
- Quality new development at I-435 and 87<sup>th</sup> Street
- High standard of quality for development
- Strong business base
- Room for growth

### **Public Leadership & Economics**

- Existing tax base (4)
- Stable and strong leadership (3)
- Forward thinking planning (2)
- Fiscal responsibility
- Accessible City leaders