

Comprehensive Plan

Fairway, Kansas



Technical Supplement

July, 2017

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Technical Supplement

June 2017

WELCOME

This document provides the technical information regarding the information and analysis, planning process and discussions to support the Vision, Goals and Policies in the Fairway Comprehensive Plan.

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Planning Commission – 02/27/2017
City Council – 02/27/2017

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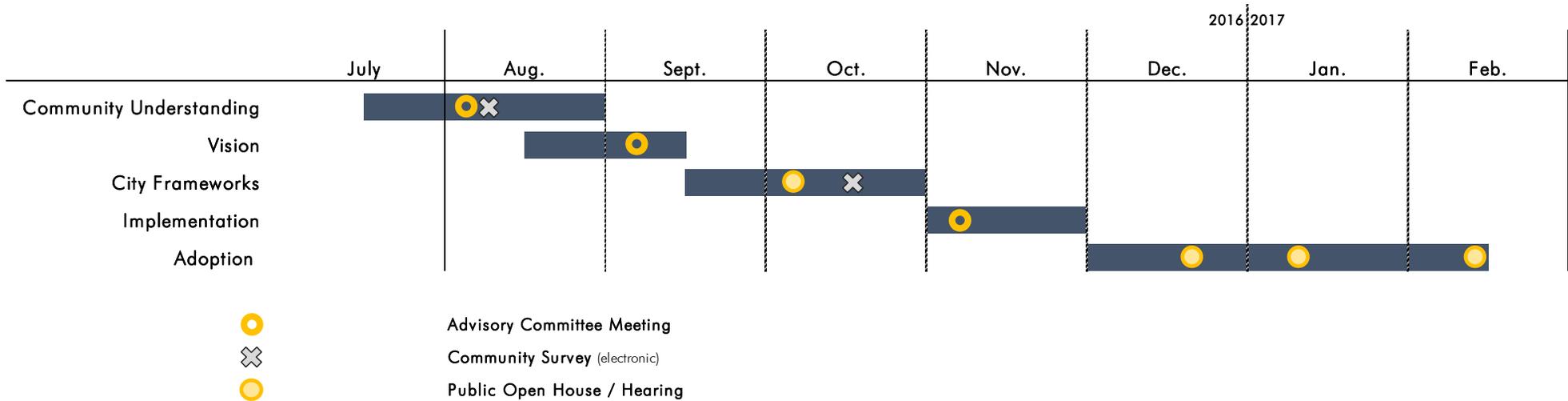
PLANNING PROCESS

The Comprehensive Plan was prepared based on a 7-month process (see Figure 1), that identified issues and opportunities, prepared a community vision and created policies and strategies for implementation. The plan was built upon the information gathered from the community, through several different methods and represents their plan for the future of Fairway.

The planning process was led by an Advisory Committee comprised of planning commissioners and council persons from across the city. This committee was responsible for facilitation of a community-wide perspective for the comprehensive plan. This was accomplished through their thoughtful deliberation of the information and public input received. A list of the Advisory Committee members can be found at the beginning of this document.

The citizens of Fairway were invited to participate in the planning process on three occasions, twice through community surveys and once in a public open house. Over 550 people participated in the surveys providing their input and comments to a myriad of topics concerning the City of Fairway. The results of the surveys and the comments received can be found in the Appendix of this document. The public open house attendance was 25 people that provided thoughts and ideas regarding the information analysis and draft vision and goals.

The comprehensive plan reflects the issues, opportunities, ideas and direction desired by the public input received to define and implement a vision of Fairway.



Meeting Dates

Advisory Committee Meeting #1	: August 4, 2016
Community Survey #1	: Week of August 8 th - Distribution
Advisory Committee Meeting #2	: September 13, 2016
Public Open House	: October 6, 2016
City Council Update	: October 10, 2016
Community Survey #2	: Week of October 17 th - Distribution
Advisory Committee Meeting #3	: November 10, 2016
Planing Commission Worksession	: December 19, 2016
Planning Commission Hearing	: January 30, 2017
City Council Hearing	: February 13, 2017

Figure 1: Project Schedule

COMMUNITY PROFILE

The first phase of the planning process focused on the gathering and analysis of information regarding the City of Fairway. Information pertaining to demographics, housing, economics and employment, land use and development, transportation, infrastructure and natural resources was compiled and analyzed to paint a picture of present day Fairway. This understanding of the current conditions of the community to provide a common foundation of understanding from which the planning process can start. This section of the technical supplement provides the information and analysis prepared to construct the community profile. As a supplement to the comprehensive plan the data in this community profile should be updated on a regular basis to assess the need to change the comprehensive plan and the direction of the community.



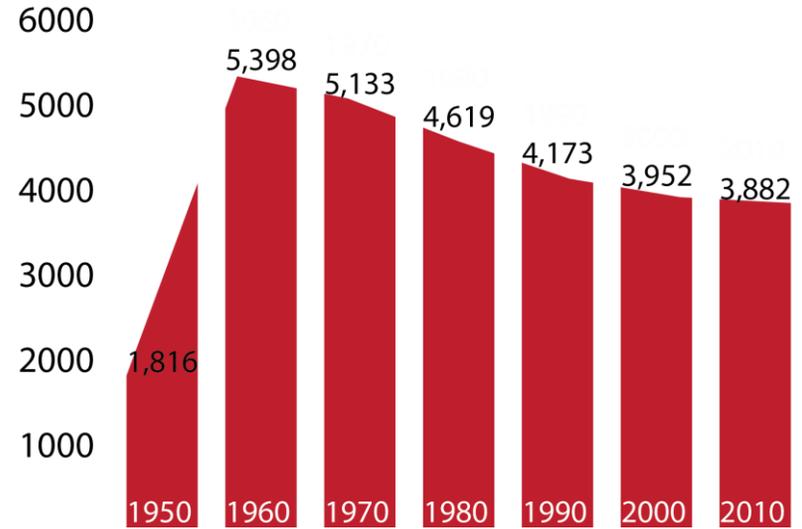


Figure 2: Population Trend, 1950 to 2010

DEMOGRAPHICS

POPULATION TREND

The population of Fairway peaked in the 1960's. Since that time population has steadily decreased. Since 2010 the population has been on the rise, with an estimated population of 3,970 in 2015. Each of the age cohorts (groups) within Fairway have been declining, except the Baby Boomers. The increase in this generation mirrors the national trend. This correlates to the rise in the median age of the community.

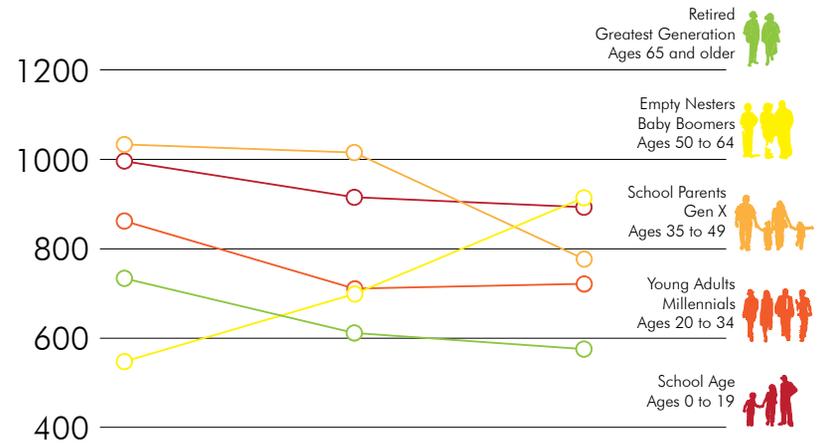


Figure 3: Population Age Trend, 1990 to 2010

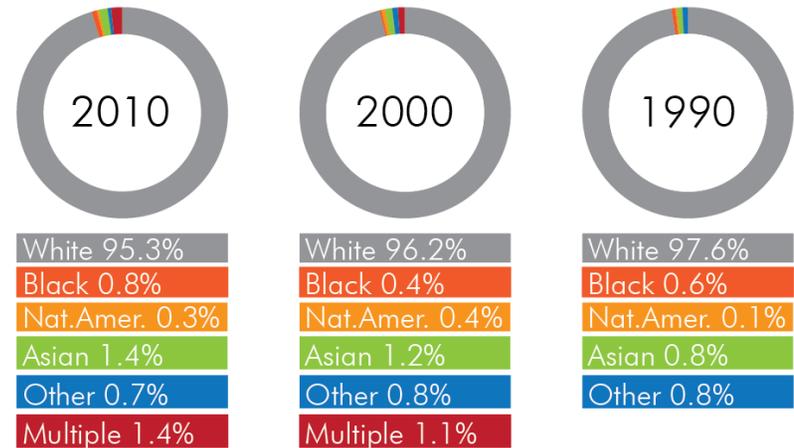


Figure 4: Race Trend, 1990 to 2010

RACE

Fairway's racial composition has remained fairly consistent over the last 20 years. The population has grown more diverse in the last 20 years with almost 5% of the population representing races other than white.

AGE DISTRIBUTION

A median age of 41.4 makes the City of Fairway older than the County and the State. The age distribution of Fairway is dissimilar to Johnson County and Kansas. The city has fewer young adults, less students comparatively, and more seniors and adults. Proportionally the city has more adults over the age of 40.

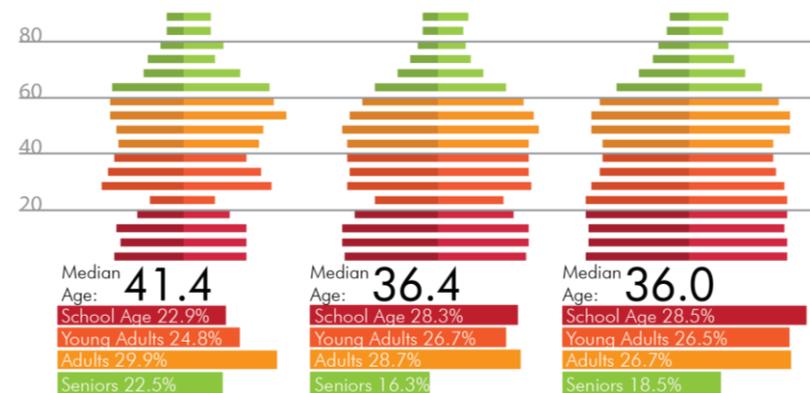


Figure 5: Median Age, 2010

EDUCATION

Education is highly valued in Fairway with almost 75% of the population acquiring a Bachelor's degree or higher. As shown the median income in the community increases with the amount of education. Additionally, more than 94% of school aged children are enrolled in school.

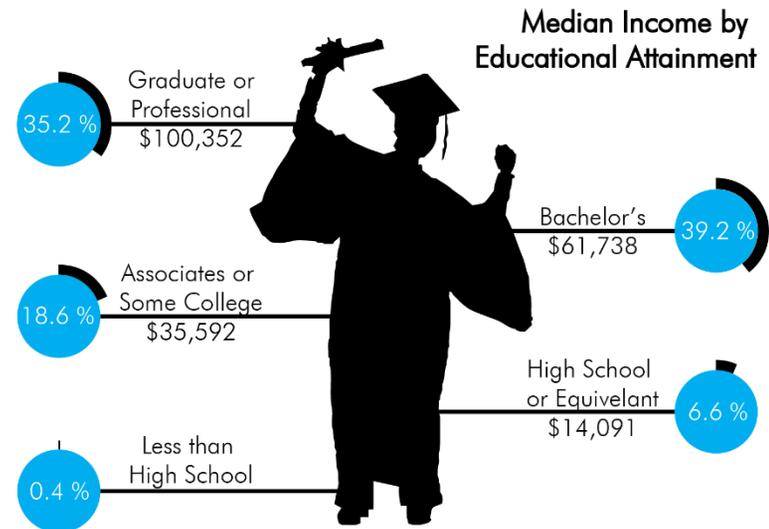
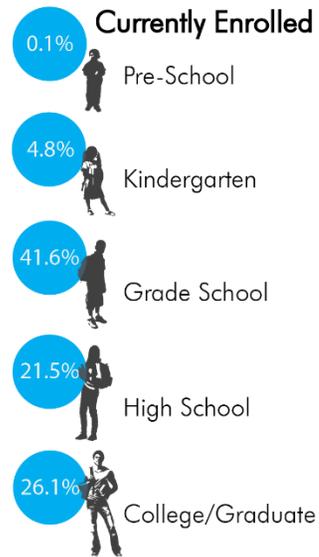


Figure 6: Education and Median Income, 2010



Figure 7: Single Family Housing Stock, 2010

HOUSING

HOUSING TYPES

The housing stock within Fairway is overwhelmingly single-family residences. In comparison to surrounding communities this is one of the highest percentage in NE Johnson County, second only to Mission Hills.

OCCUPANCY

Fairway has a high rate of owner-occupied housing, almost 88%, and a small rental market, 12.1%. Of the owner-occupied homes, 75% are evenly split between married couple families (38.2%) and nonfamily households (36.1%), defined as living alone or with unrelated individuals, and 10.4% are single parent households.



Figure 8: Housing Occupancy, 2010

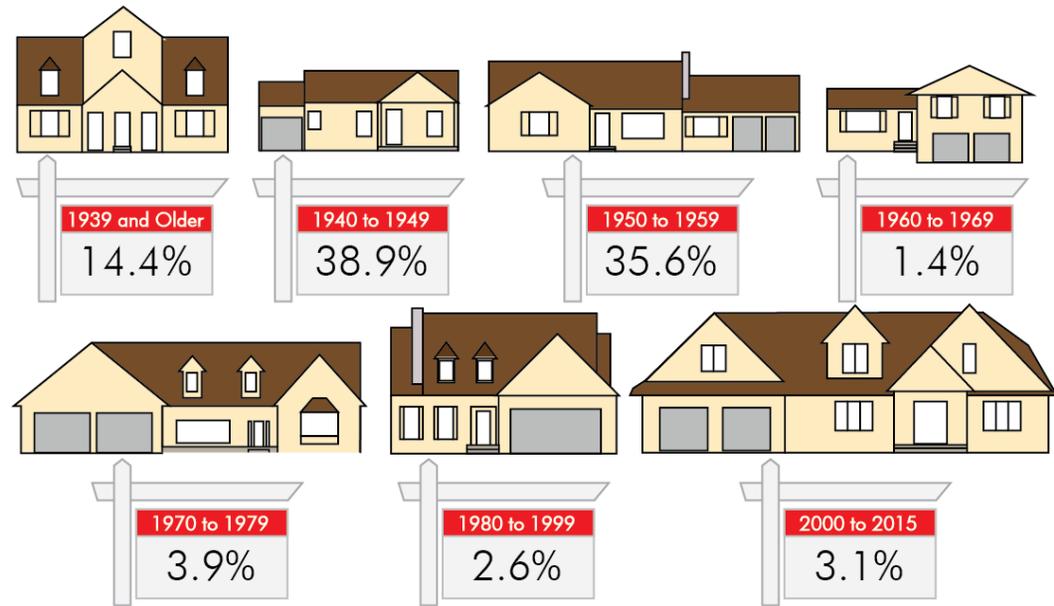


Figure 9: Age of Housing Stock, 2010

HOUSING AGE

A vast majority of the housing in Fairway was built before 1960. Almost 90% has been constructed between 1940 and 1960. The stock has a historic quality which seems to bring a sense of pride and character to the area.

HOUSING PRICE

Housing values within Fairway are diverse, with just over 31% valued at less than \$200,000, almost 50% of the housing in Fairway is priced between \$200,000 and \$500,000, and more than 21% of the housing priced at more than \$500,000.

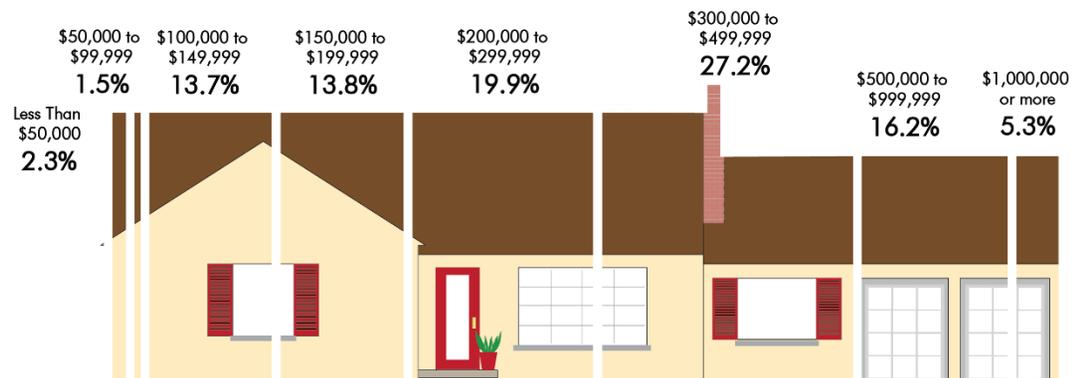


Figure 10: Housing Value, 2010



Figure 11: Workforce Inflow / Outflow, 2014

ECONOMICS & EMPLOYMENT

WHERE THEY WORK

Fairway's work force population primarily works outside of the City, with many employed across state lines in Kansas City, Missouri. Fairway citizen's employment distribution can be seen in the map. Most of those employed in Fairway come from other communities. This indicates that Fairway is a net exporter of jobs.

INCOME

A strong housing market and high percentage of educated residents supports the fact that Fairway has a high household income. The median income of \$104,916 is higher than both the Johnson County and Kansas median income, and is at the top of communities within NE Johnson County.

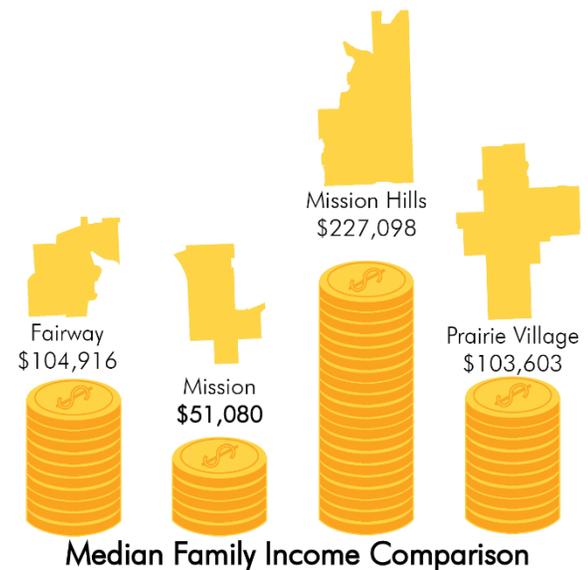


Figure 12: Median Family Income, 2010

EMPLOYMENT

Industries that comprise the majority of employment for the Fairway population include education, professional, finance and retail trade. The unemployment rate in Fairway was estimated to be 2.4% in 2014, which is significantly lower than the National and Kansas averages of near 6% and 4.5%, respectively at that time.

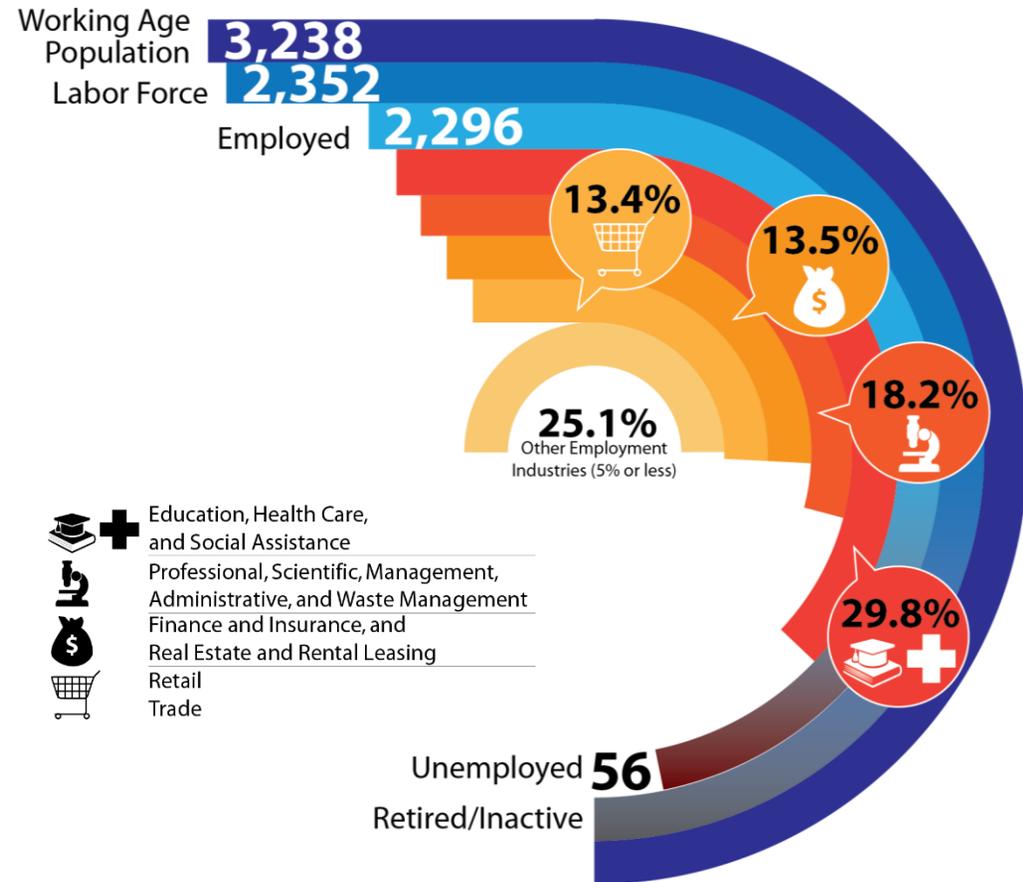


Figure 13: Employment & Industry, 2010

- Primary Arterial
- Minor Arterial
- Minor Collector
- Local Streets

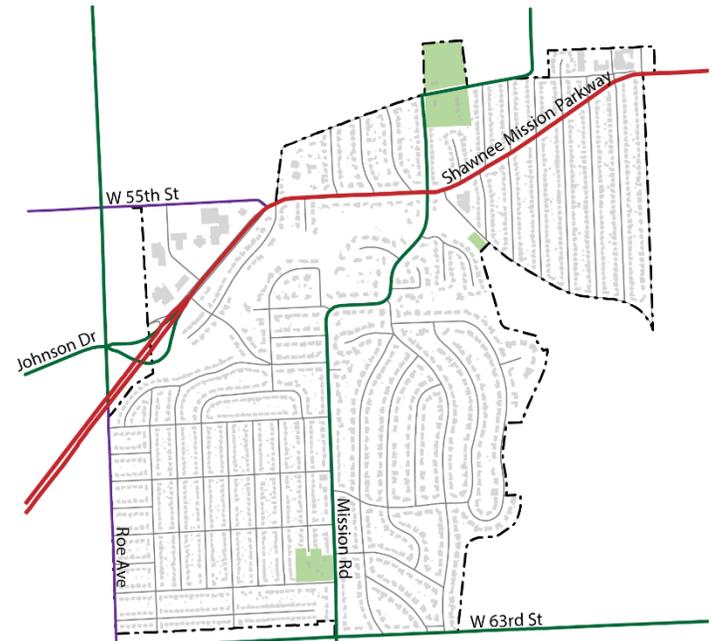


Figure 14: Street Network

TRANSPORTATION

STREETS

Fairway is well connected to the region by Shawnee Mission Parkway (US 56 Highway) and Mission Road. However, these arterial streets also bisect the community and hinder connections within the community by other modes of transportation, including bicycles and pedestrians. Most of the city is comprised of neighborhood streets providing connectivity within neighborhoods and access to individual homes.

MULTI-MODAL NETWORK

Cars are the most obvious form of transportation in Fairway however, the city is accessible by transit and includes plans to be part of a regional multi-use trail system. Overall connectivity by a pedestrian and a cyclist is challenging.

- Bus Station
- Bus Lines 556, 856
- Bus Lines 546, 660, 667, 672
- - - Metrogreen Trail - Phase 3
- Existing Trails
- Major Roads



Figure 15: Multimodal Connectivity

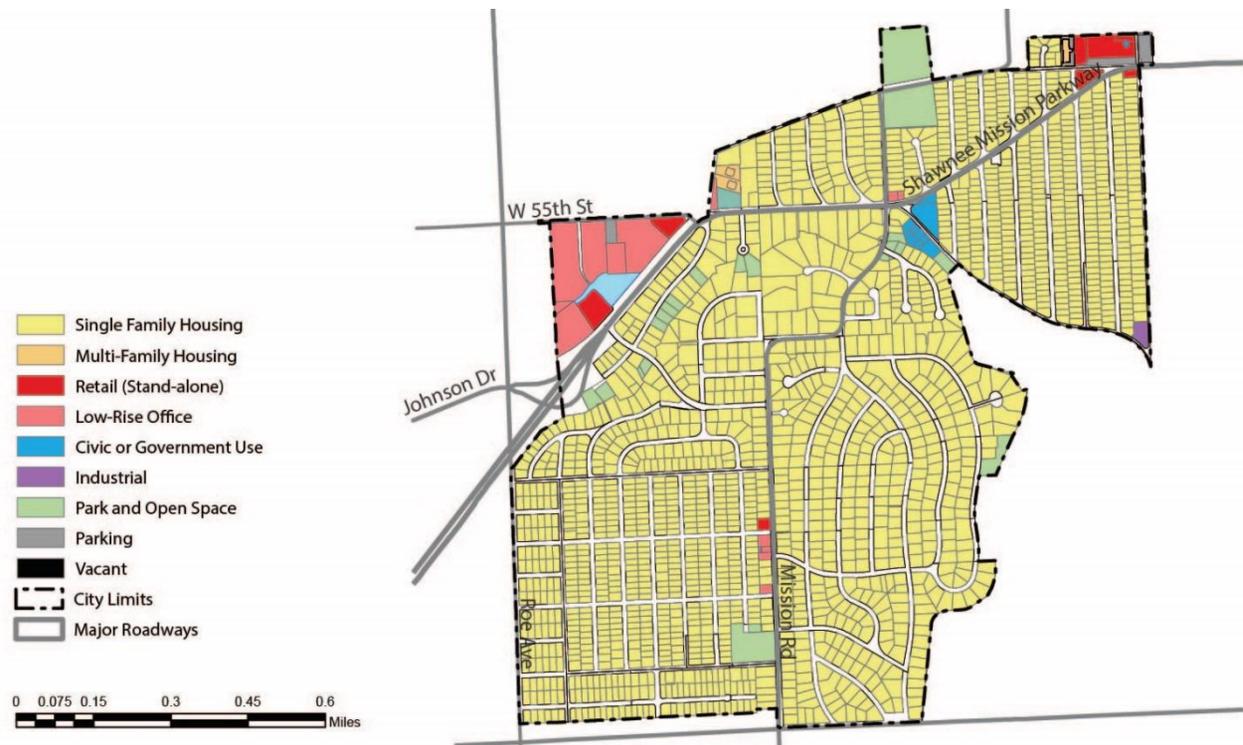


Figure 16: Current Land Use Map

LAND USE & DEVELOPMENT

CURRENT LAND USE

The current land use depicts how each parcel of land within the City of Fairway is being used or the nature of the use on the land. A key element of the Comprehensive Plan being prepared will be a Future Land use Plan which will depict how land should be used in the future.

CURRENT ZONING

Zoning in Fairway is comprised of four zones, two residential and two commercial. Most of the community is zoned R-1 or single family dwellings. Two small pockets of multifamily zoning exist in Fairway accommodating an apartment building and condominiums. The Fairway Shops and the Fairway Office Park are the two primary locations of commercial zoning, however a small area along Mission Road exists.

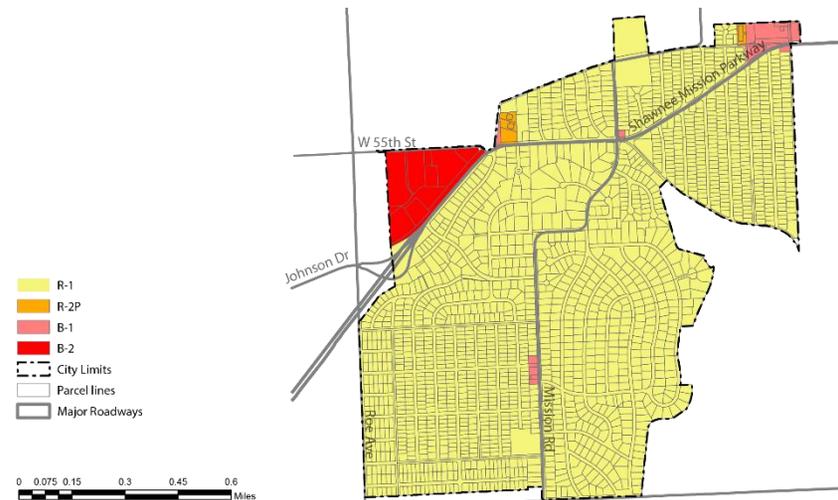


Figure 17: Zoning Map



Figure 18: Tree Cover

NATURAL RESOURCES

VEGETATION

The city has a significant green feel to it, by the presences of parks and natural areas and its tree canopy throughout the city. The greening of Fairway contributes to the character and charm of the city.

WATER RESOURCES

Rock Creek is a significant watercourse within Fairway and has provided challenges to the community. It is important for the city to continue managing its water resources efficiently. Rock Creek also contributes to the natural character of Fairway.

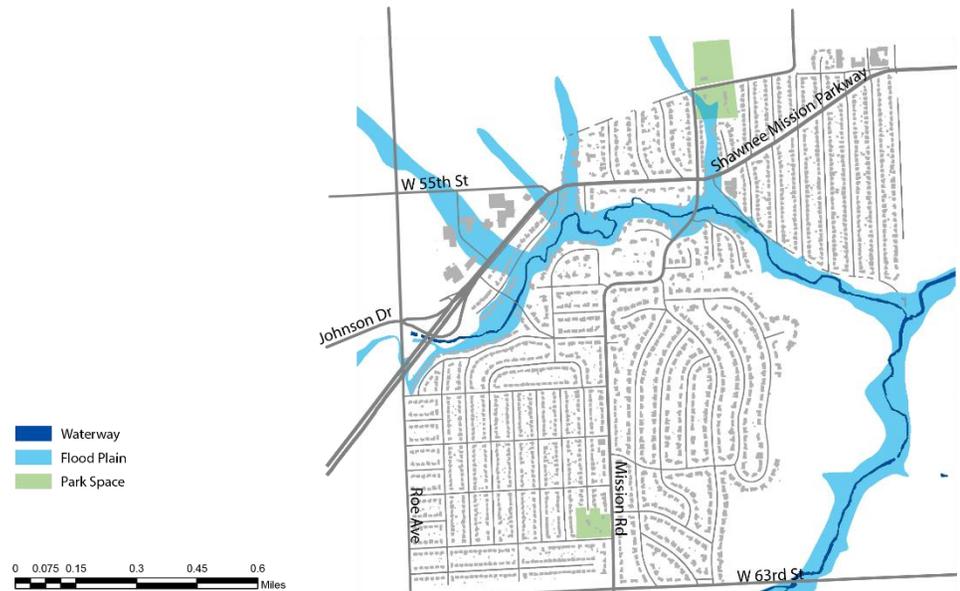


Figure 19: Water Resources

IMPROVEMENT CONCEPTS

Several improvements to the street network, specifically Shawnee Mission Parkway, were prepared to illustrate potential changes that could have a profound effect on the City of Fairway. The proposed changes all accomplish the goals for reducing the impact that the roadway has with respect to travel speeds, noise, visual character and connectivity. Each of the ideas proposed address the issues in a different way.

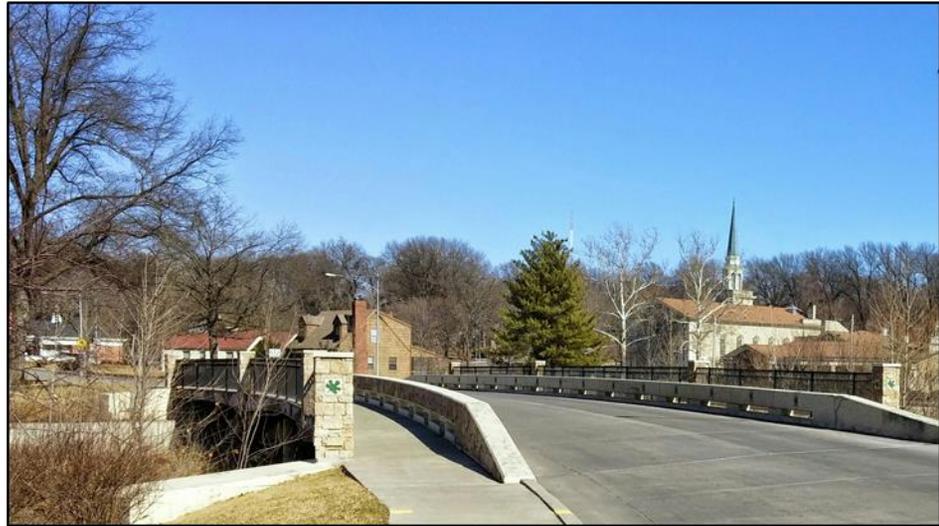
While each of these concepts are merely rough ideas to address the problem, they each have some basic applicability to the problems identified in the segment of Shawnee Mission Parkway proposed. Each concept is intended to frame the community discussion that is necessary to reach an agreement of what should be done. These concepts, in conjunction with the changes to the character of the roadway as identified in the plan, will result in addressing the issues and accomplishing the goals.

SHAWNEE MISSION PARKWAY & MISSION ROAD:

Two options for improvements to the intersection at Mission Road, including the intersection with State Park Road, have been prepared.

OPTION #1:

This option realigns State Park Road to the west to intersect with Mission Road south of Shawnee Mission Parkway. This improvement would create a single 4-way intersection at Shawnee Mission Parkway and Mission Road. A future development site could be created through consolidation of existing church property and the removal of the current alignment of State Park Road.



Mission Road Bridge over Rock Creek

OPTION #2:

This option adds a traffic circle at the intersection to allow all legs of the intersection, including State Park Road, to remain in operation. The idea is that a traffic circle, similar to that at Meyer Boulevard and Ward Parkway, would improve the operation at the intersection allowing the higher volume traffic on Shawnee Mission Parkway traffic to flow and accommodate the Mission and State Park Road cross-traffic. Improved pedestrian and bicycle crossing improvements would have to be design into this improvement.

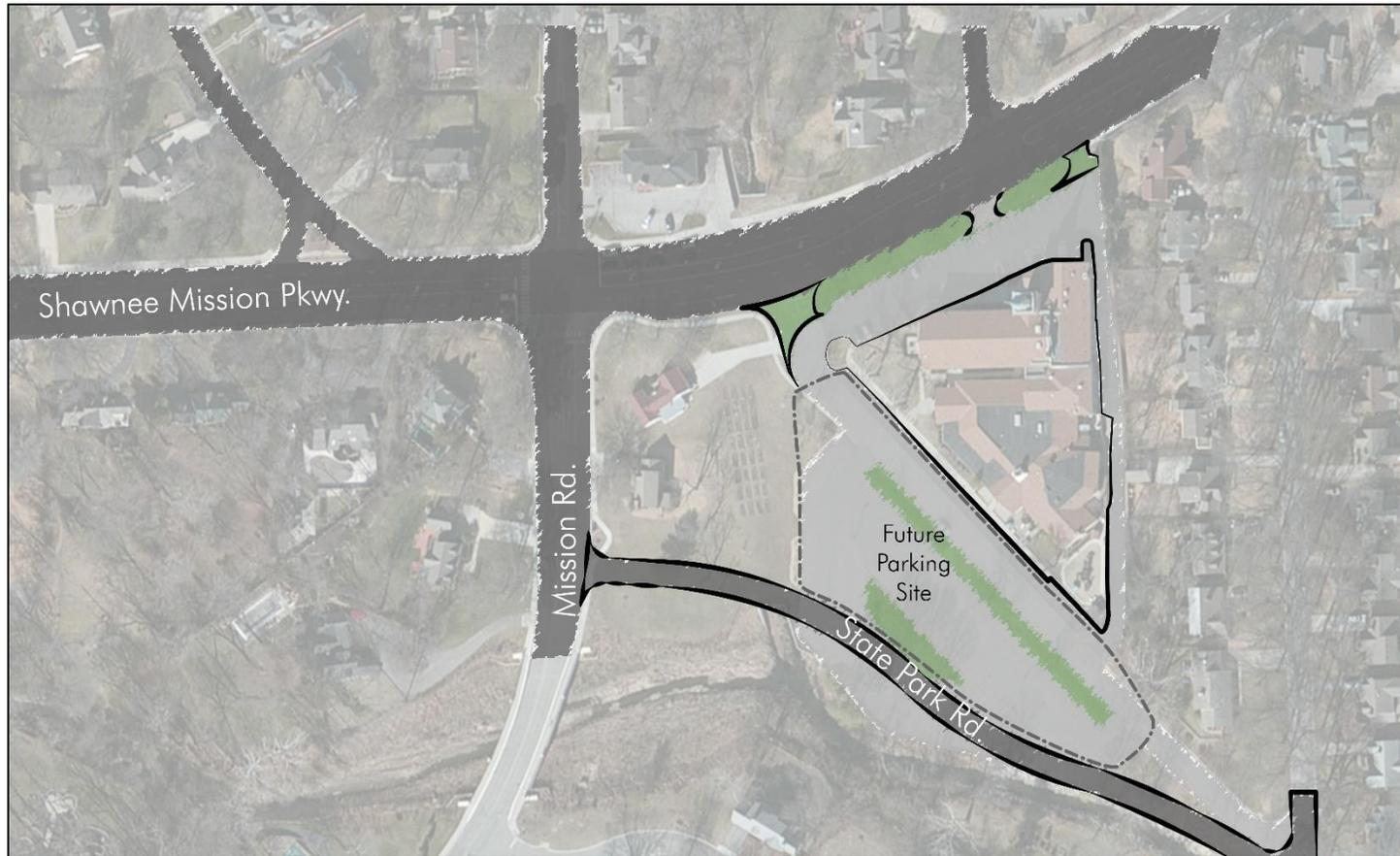


Figure ??: Option #1 - Shawnee Mission Parkway & Mission Road Intersection

OPPORTUNITIES:

- Remove State Park Road intersection and conflict points from Shawnee Mission Parkway.
- Improves safety of Shawnee Mission Parkway and Mission Road intersection.

CHALLENGES:

- Adds traffic to Mission Road, near traffic signal, back-up through State Park Road intersection possible.
- Bring State Park Road over existing culvert.
- Multiple property ownership coordination.

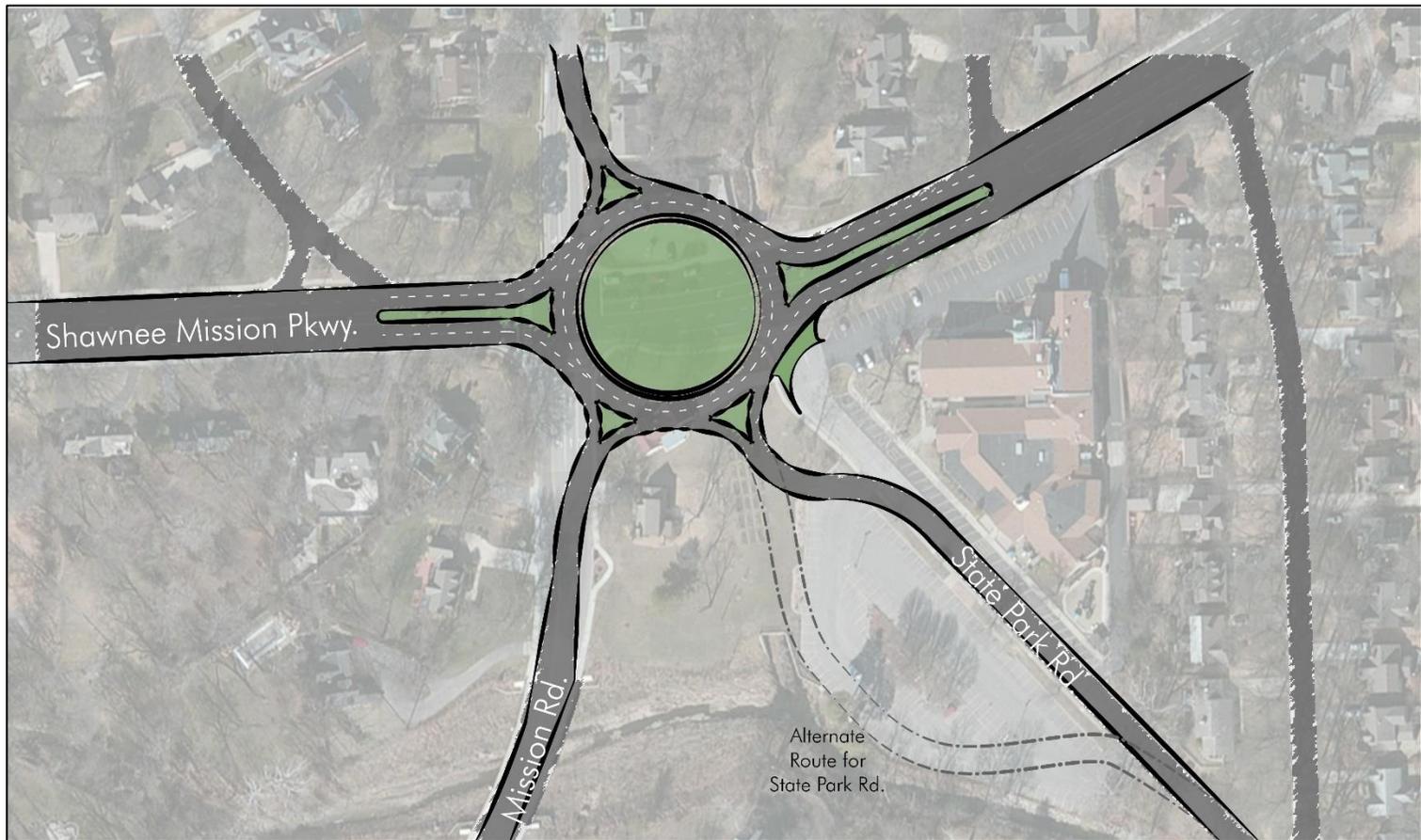


Figure ??: Option #2 - Shawnee Mission Parkway & Mission Road Intersection

OPPORTUNITIES:

- Slows traffic, removes most conflict points and allows Shawnee Mission Parkway traffic to flow more efficiently.
- Realignment of State Park Road could consolidate church properties and operations.

CHALLENGES:

- Significant investment and construction.
- Safe pedestrian and bicycle crossing are more difficult.
- Could impact future viability of multiple properties.
- Multiple property ownership coordination.

SHAWNEE MISSION PARKWAY & BUENA VISTA:

Similar to the previously discussed intersection, the intersection of Shawnee Mission Parkway and Buena Vista has its own set of challenges. Speed, traffic, safety and connectivity are also results of this intersection alignment and changes need to be made. Two options were prepared for this intersection improvement.

OPTION #1:

This option attempts to clean up the intersection by removing to access points, the most prominent being 55th Street from the west, realigning it through the office park. The proposed changes would improve the intersection but the traffic speed and sightlines would remain an issue without other improvements to the roadway.



Fairway Office Park

OPTION #2:

This option introduces traffic circle or roundabout to improve the operation of the intersection and allow all access points to remain in operation. In addition to improving the intersection the use of a traffic circle or roundabout would slow traffic entering Fairway and provide a prominent gateway opportunity.



Figure ??: Option #1 - Shawnee Mission Parkway & Buena Vista Intersection

OPPORTUNITIES:

- Creates 4-way intersection to improve safety by reducing potential conflicts.
- Create additional greenspace through this section of Shawnee Mission Parkway.

CHALLENGES:

- Realigns connection for 55th Street through the office park.
- Impacts viability of adjacent property to the north.
- Site lines for access to Shawnee Mission Parkway from Brookridge Drive to the south remain as issue.



Figure ??: Option #2 - Shawnee Mission Parkway & Buena Vista Intersection

OPPORTUNITIES:

- Maintains all access points to Shawnee Mission Parkway.
- Slows traffic, improves traffic efficiency.
- Creates gateway opportunity.

CHALLENGES:

- Significant investment and construction.
- Potentially impacts viability of adjacent properties.

FAIRWAY SHOPS ACCESS:

Access to and from the Fairway Shops from Shawnee Mission Parkway could be improved. The multiple access points, uncontrolled turning movements and speed of traffic make accessing and leaving the Shops difficult and dangerous. Additionally, the closeness of a couple of the access points to the intersection of Belinder Road adds a layer of difficulty. As redevelopment occurs the access for the Shops should be reconsidered, simplified and improved to create a safer situation for patrons and for traffic. A few ideas have been prepared for consideration as redevelopment occurs or in the interim to provide a safer situation. Similar to the other changes proposed, these suggestions in conjunction with changes proposed to Shawnee Mission Parkway in the comprehensive plan would further improve the safety of this location.



Fairway Shops Access

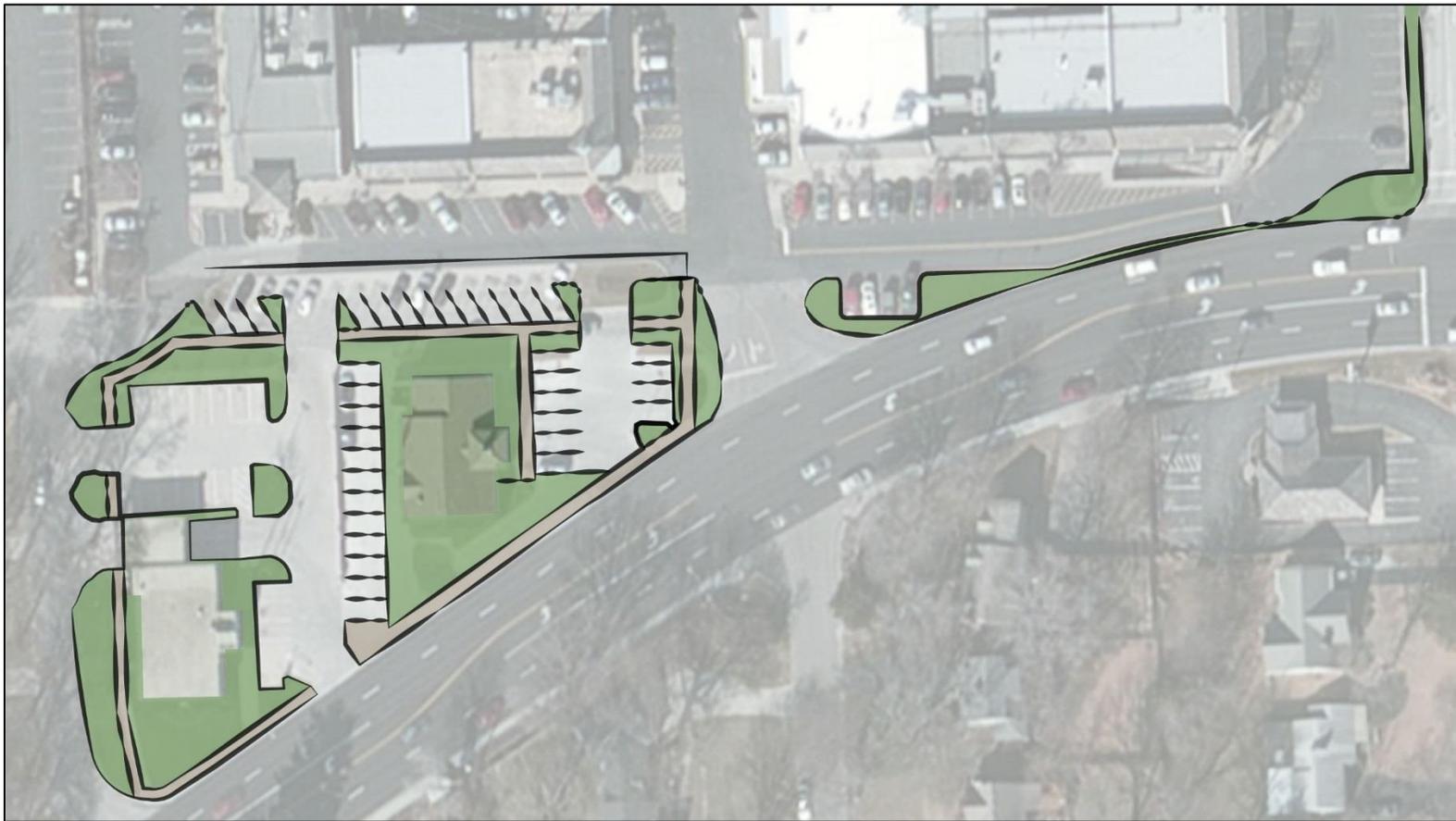


Figure ??: Fairway Shop Access Improvements

OPPORTUNITIES:

- Reduce and better define access points, to reduce confusion and conflict points.
- Move access points further away from the Belinder Road intersection.
- Maintain accessibility and movement throughout the site.
- Does not add additional traffic to the neighborhood,

CHALLENGES:

- Reconfigures some businesses access points.

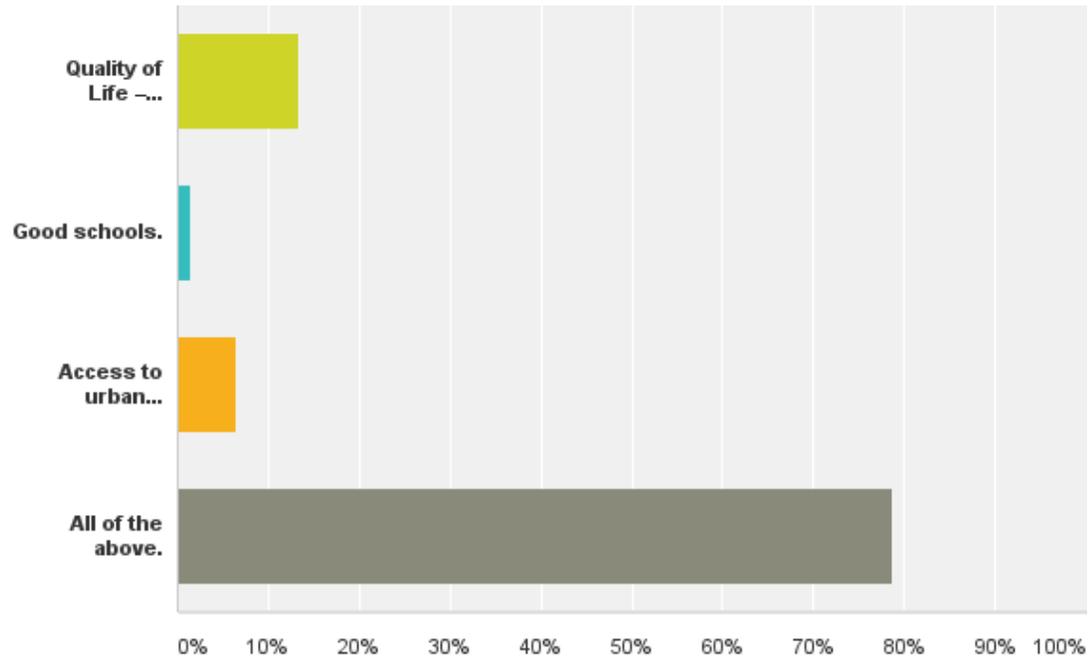
APPENDIX

SURVEY RESULTS:

SURVEY # 1:

The first community survey focused on identifying issues and goals for the community. More than 345 respondents gave their thoughts, ideas and opinions to the process. This section provides the results of the first survey, including the raw comments collected from an open-ended question regarding the Fairway community.

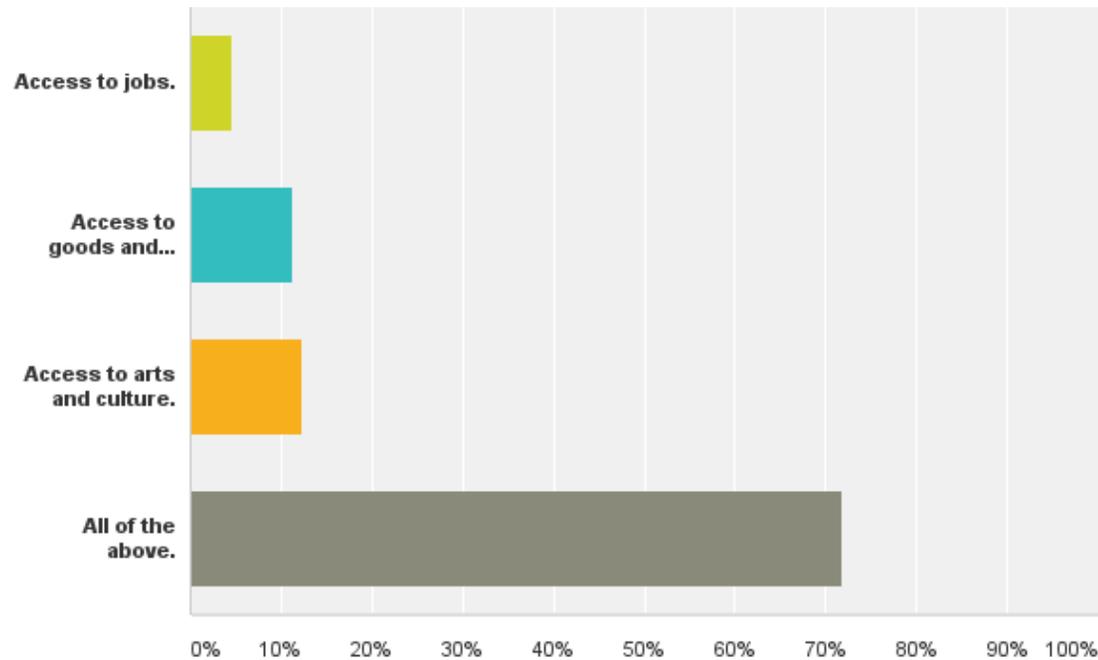
Q1: Why do you choose to live in Fairway?



Answer Choices	Responses
Quality of Life – small-town character, safe, family-oriented.	13.35% 45
Good schools.	1.48% 5
Access to urban amenities.	6.53% 22
All of the above.	78.64% 265
Total	337

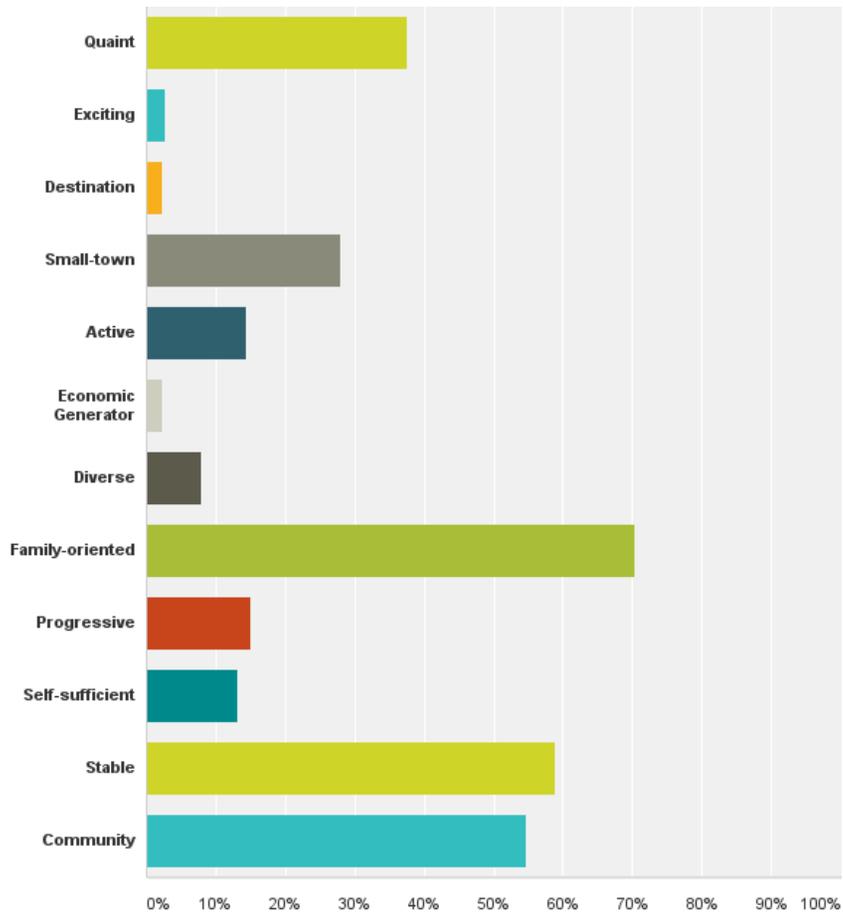
Answered: 337 Skipped: 8

Q2: What is the greatest benefit of Fairway's location within the Kansas City metropolitan area?



Answer Choices	Responses
Access to jobs.	4.60% 15
Access to goods and services.	11.35% 37
Access to arts and culture.	12.27% 40
All of the above.	71.78% 234
Total	326

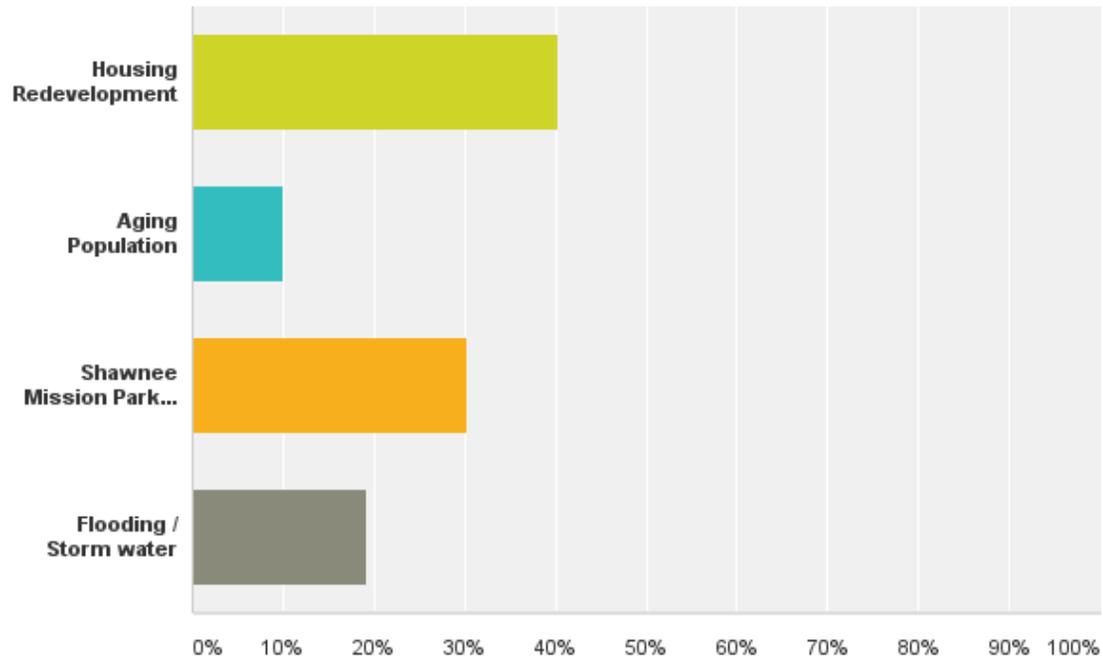
Q3: What words best describe the future of Fairway? Please pick your top 3 choices.



Answer Choices	Responses	Count
Quaint	37.65%	128
Exciting	2.65%	9
Destination	2.35%	8
Small-town	27.94%	95
Active	14.41%	49
Economic Generator	2.35%	8
Diverse	7.94%	27
Family-oriented	70.29%	239
Progressive	15.00%	51
Self-sufficient	13.24%	45
Stable	58.82%	200
Community	54.71%	186
Total Respondents: 340		

Answered: 340 Skipped: 5

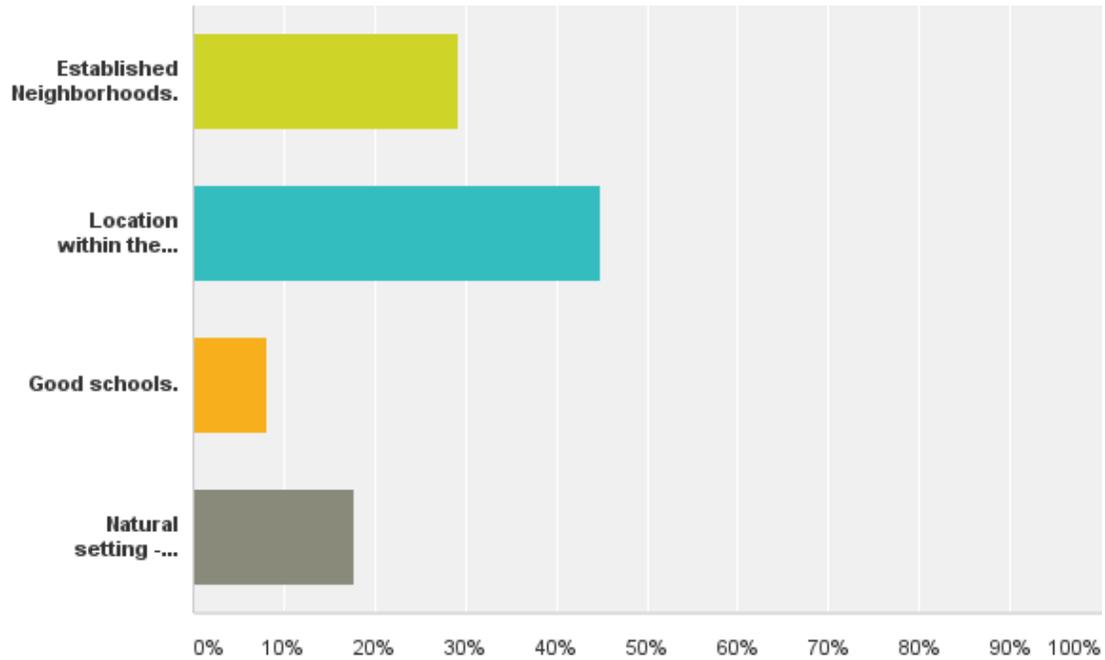
Q4: What is the greatest challenge currently to the future of Fairway?



Answer Choices	Responses
Housing Redevelopment	40.39% 124
Aging Population	10.10% 31
Shawnee Mission Parkway - traffic and character	30.29% 93
Flooding / Storm water	19.22% 59
Total	307

Answered: 307 Skipped: 38

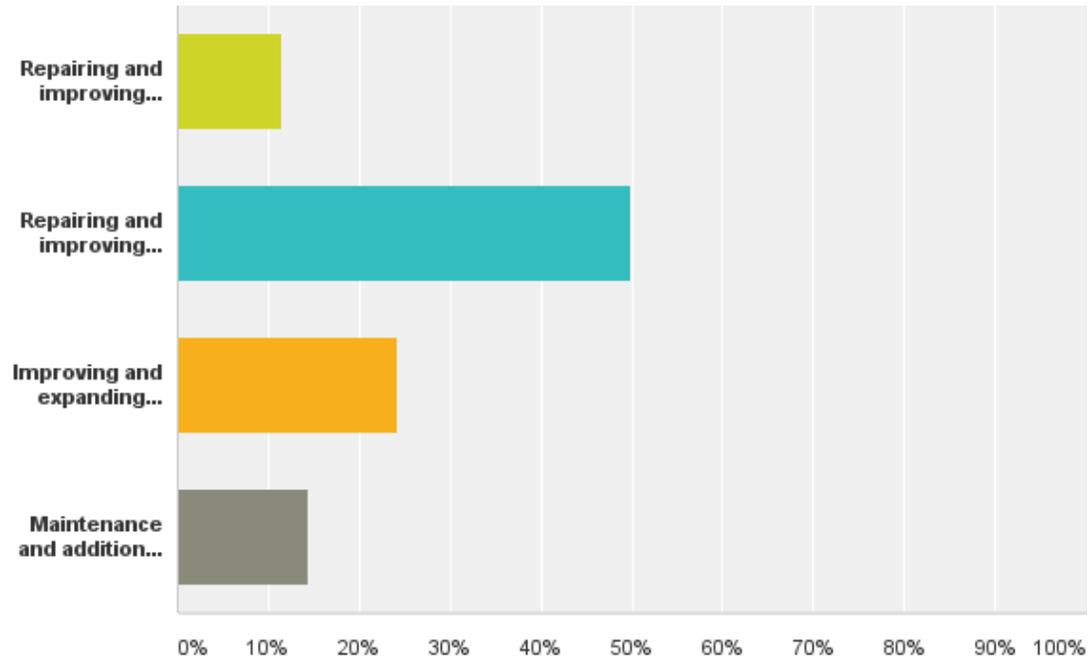
Q5: What is the greatest asset of Fairway today?



Answer Choices	Responses
Established Neighborhoods.	29.22% 97
Location within the Metropolitan area.	44.88% 149
Good schools.	8.13% 27
Natural setting - trees, creeks and topography.	17.77% 59
Total	332

Answered: 332 Skipped: 13

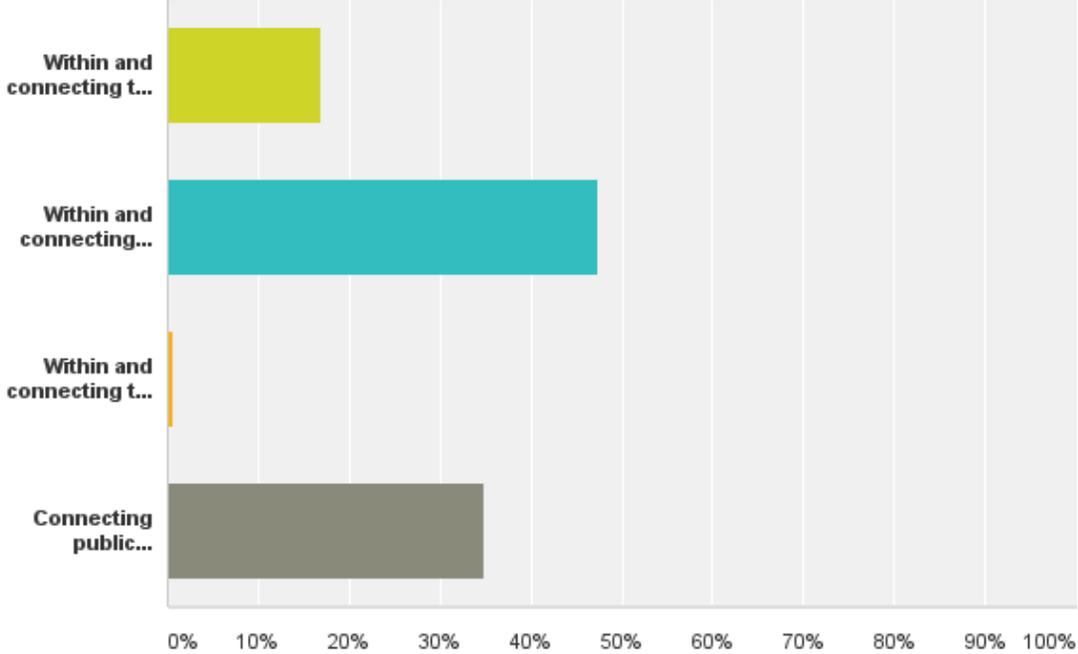
Q6: What future improvements to the City are most important?



Answer Choices	Responses
Repairing and improving streets.	11.46% 36
Repairing and improving infrastructure – water, sewer and storm sewer systems.	50.00% 157
Improving and expanding pedestrian and bicycle connections.	24.20% 76
Maintenance and addition of park and recreation space.	14.33% 45
Total	314

Answered: 314 Skipped:31

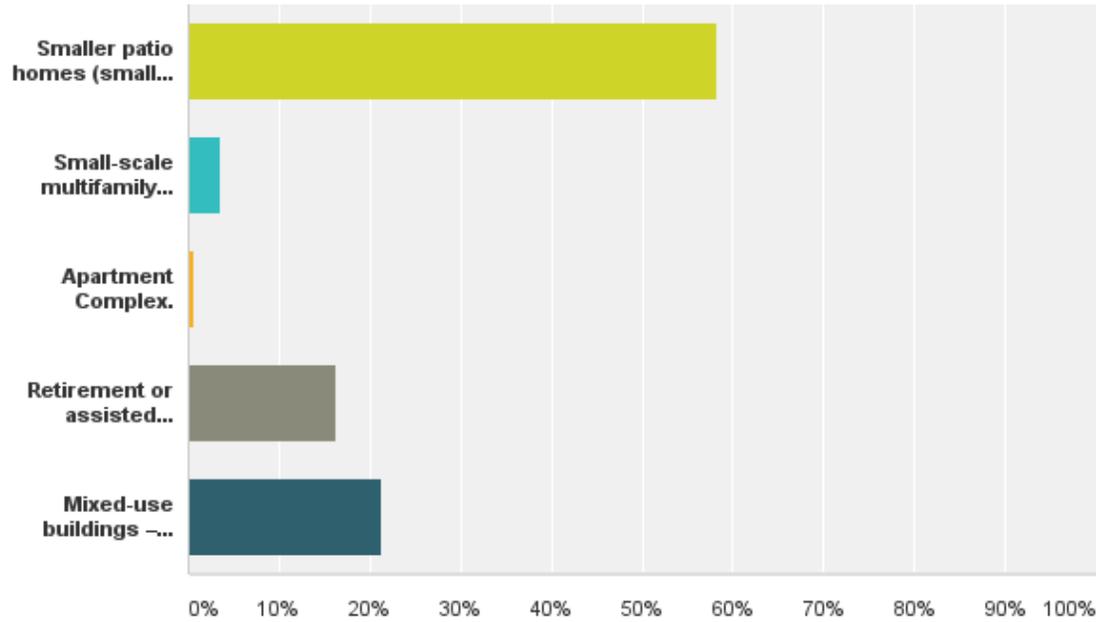
Q7: Where are walking and/or bicycling improvements most needed?



Answer Choices	Responses
Within and connecting to the Fairway Shops.	16.96% 49
Within and connecting neighborhoods to surrounding areas.	47.40% 137
Within and connecting the office park.	0.69% 2
Connecting public facilities, schools and parks, and churches to surrounding neighborhoods.	34.95% 101
Total	289

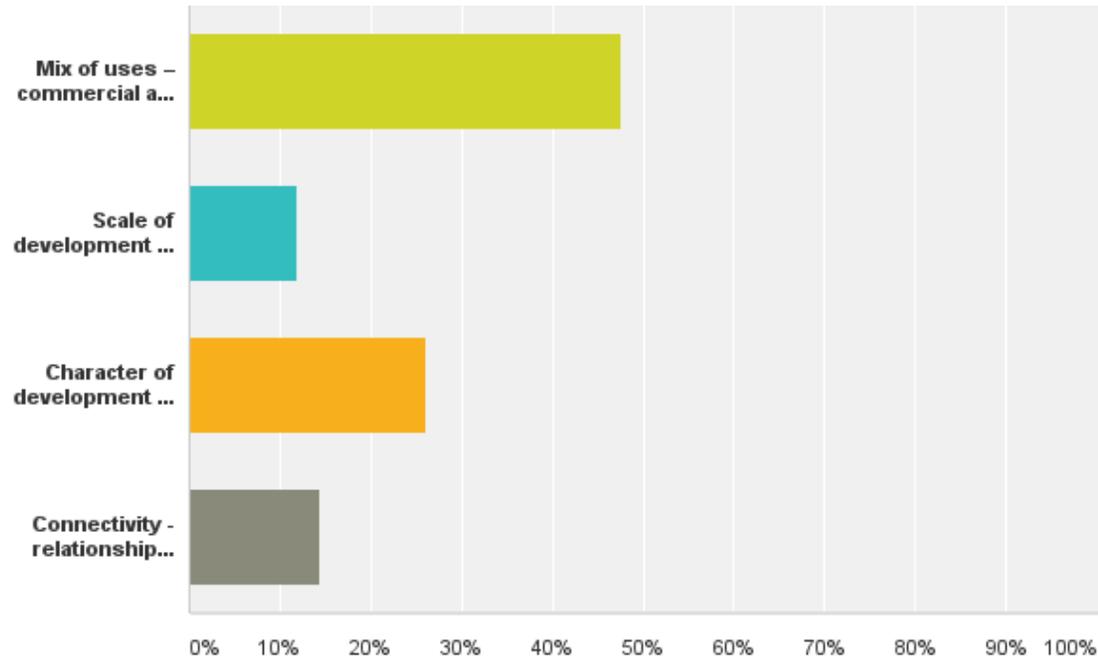
Answered: 289 Skipped: 56

Q8: Does the current housing stock in Fairway meet the needs of the community? If NO, which housing type is most needed in Fairway? If YES, leave blank?



Answer Choices	Responses
Smaller patio homes (smaller lot, single-story, typically maintenance provided).	58.16% 82
Small-scale multifamily units (rental or condominium).	3.55% 5
Apartment Complex.	0.71% 1
Retirement or assisted living.	16.31% 23
Mixed-use buildings – housing above or adjacent to retail or office (in the appropriate areas).	21.28% 30
Total	141

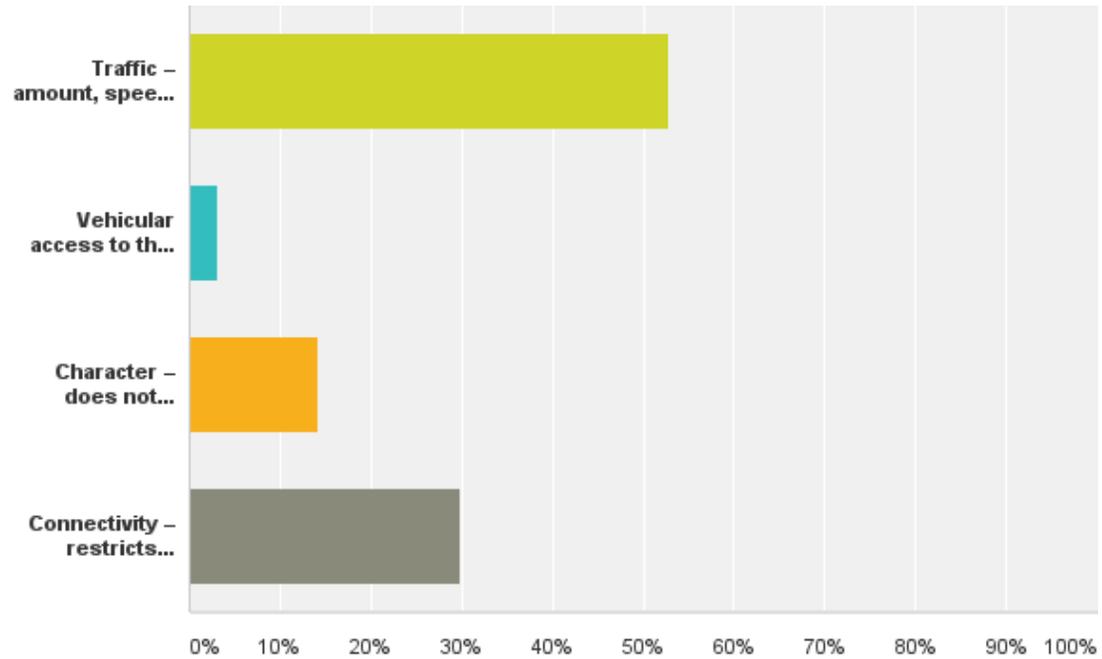
Q9: If the Fairway Shops were to redevelop, what is the most important attribute of that development to support Fairway?



Answer Choices	Responses
Mix of uses – commercial and services uses – grocery, retail, restaurant, small office.	47.63% 161
Scale of development – height and size of development.	11.83% 40
Character of development – design and style of buildings.	26.04% 88
Connectivity - relationship and connections to surrounding neighborhoods.	14.50% 49
Total	338

Answered: 338 Skipped: 7

Q10: What is the greatest issue with Shawnee Mission Parkway in Fairway?



Answer Choices	Responses
Traffic – amount, speed, safety, etc.	52.83% 168
Vehicular access to the community and businesses.	3.14% 10
Character – does not adequately represent Fairway’s character and quality.	14.15% 45
Connectivity – restricts pedestrian and bicycle connections in the community.	29.87% 95
Total	318

Answered: 318 Skipped: 27

ADDITIONAL COMMENTS:

- It would be nice to have a tunnel under SMPKWY at Mission Road as there is at the Fairway shops
- The traffic on SM Parkway has been a challenge this year, especially during rush hour, but I think it's mostly due to the 63rd street closure. That said, I wish there were another major east/west corridor to support the traffic between I-35 to the Plaza area.
- Great police force, helpful and friendly city hall staff and very good and reliable maintenance department. Love improvements to the pool and park. Glad city is managing Shawnee Mission and hope the west building will be renovated soon. Staffing of the mission needs to be increased to actually maintain an ongoing agenda of use.
- I really like the Mission Rd redevelopment between Prairie Village shops and 75th. Fairway should consider slowing traffic down and making more green space and pedestrian friendly sidewalks along Shawnee Mission Parkway.
- Would love to have pickle ball courts in the park!
- I'm glad the community is talking about SMParkway, the biggest nuisance of being a Fairway resident. It just can't accommodate all the people who want to use it at 8a and 5p. It is dangerous near the Fairway Shops and the intersection of it and State Line Rd. is always problematic. Adding a Walmart as part of a mixed use shopping center at SMPkwy and Roe isn't going to help. Also, while Mission might think that is a nice gateway to Mission, it doesn't represent the small town feel of Fairway and will be an ugly gateway to our beautiful city. How can we support the Mission City Council to

keep fighting against the Walmart? Back to SMPkwy, close it at State Line and sell that section of land to Pembroke.

- The Fairway Police Department is a most valuable Asset that keeps our City livable and secure.
- "This survey seems skewed towards getting certain answers."
- We need strong controls on the tear downs in Mission Highlands and Bryantwood South. These are much smaller lots than Reinhardt Estates and the scale of the new construction leaves very little space between the homes.
- needs to be a village with no highway type roads
- I moved to Fairway because of the old small homes. It is extremely disappointing to see the city allowing the destruction of the homes and allowing large homes to

be built in their place. These large homes do not fit into the neighborhoods, and are hugely detrimental to the character of this city. If I wanted to live in a place that looked like Olathe I would have moved to Olathe. I'm very disappointed.

- Please consider regulating the way houses are torn down and rebuilt in the triangle. Large, unattractive homes destroy the quaint, small, community feel of the area. Large homes do not belong on small lots.
- Continuing to facilitate a sense of small town charm is essential. We appreciate the opportunity to connect and meet neighbors at Parks & Rec sponsored activities.
- "a safety concern is the absolute need for a sidewalk along Buena Vista connecting 53rd St. south to the old maintenance facility(SM Pkwy.)

- Amazing number of pedestrians and dog walkers from early morning thru the evening hours."
- Great community to live life fully. New houses replacing older homes will add to tax base. Professional will continue to value the superb location and will continue to invest in new home construction. Younger families will expect safety and good schools for their children. What Fairway must accommodate is the need to keep up with infrastructure improvements.
- No apartments or condo please. The reason we live in fairway is that it is more family oriented. Also, I love the fact that the shops have restaurants and groceries. Would hate if they turned into all business buildings.
- do not like increasingly large homes on small lots
- Love living in Fairway! Thanks for all you do to take care of it and the residents!!

- I liked when fairway has the gas station where tussles drivers is bc the nearest gas station to use is at on 43rd or way down Shawnee parkway or the one in Roeland park by the big Walmart all very far
- More regulations on tear downs. The houses being built are not to scale with surrounding homes. It took my husband and me 2 years to find a home in fairway because developers keep buying homes to tear down.
- Fairway could be a car free environment with minimal improvement. That would make it stand out in NEJC and the metro.
- Excellent community for families. Green, quality, small town feel. Parkway is an intrusion. There are regional examples of traffic calming measures which simultaneously beautify. Perhaps there are urban planners who could help Fairway divert traffic in this

region so we can all distribute the benefits of inviting travelers and divide the detriments of vehicular traffic.

- Have lived in and loved Fairway since 1971!
- Housing redevelopment and rapid gentrification is threatening our neighborhoods and our way of life. Residents are being priced out of their own neighborhood by the increase in property taxes brought on by the absurd mega houses. Shame on you Fairway for selling us out.
- As a member of the Fairway pool.(I love the pool). I feel drivers go way to fast in that long parking lot. Families with little kids are sometimes not safe. I would like to see a couple of speed bumps installed to slow drivers.in 2017.
- I have lived in Fairway for 60 years. I love it here and would love to think I would never have to leave. I

would hate to lose our grocery store or pharmacy. Rainy Day Books is a city Jewel!! Somehow we need to try to control the size of the re-builds. That should be a serious conversation among the members of the council. Thanks for all you do.

- If/when the Gateway project is built, I'm concerned about the amount of traffic it will bring through the Fairway neighborhoods. I know we all want the children of our city to be safe.
- Hate all the tear downs of the original homes & the building of new "Mansions" going up in their place. They are too large for the lot & look stupid! I moved to Fairway for the quaint, small town feel. In my opinion it is ruining what makes Fairway special. If they want a NEW, MANSION, move out South!!

- A while ago the city considered putting a sidewalk along the east side of Belinder. A few people complained about losing trees. The sidewalk was not put in. A couple of those few trees have since died. I'd like to see it reconsidered in order to make it safer for pedestrians.
- Please control all the tear-downs of our quaint, small homes. Or specify what replaces them cannot be monster homes. Please encourage replacing trees removed from the street so we can remain the City of Trees.
- "Great pool area, who designed the down spouts on the West by the main entrance? The design will ruin the sidewalk if a better system isn't put in place, they get algae -AC condensation and look terrible.

- Fairway should survey people more frequently-I hope you get good feedback. "
- The new mcmansions being built are changing the character and quality of Fairway. If I had wanted a southern Johnson county home I would have purchase one south of 119th.
- Traffic on streets, especially where I live, Neosho Lane, is a problem since the speed on the street is so bad, new neighbors want to move unless speed bumps are installed.
- I think SMPky is an asset. Keeps us in an active area. Brings customers
- We've had parking issues on Norwood due to the Thalia house (near the top of the street by Shawnee Mission Parkway). It makes it very dangerous to get on and off of our street.

- I don't live in Fairway. I live in Prairie Village.
- Please stop allowing people to take down lovely homes of character and smaller scale, to build humongous homes with oversize proportions that do not fit within the greenspace or neighborhood. Reinhardt Estates is a travesty. So many McMansions have ruined its character.
- Thanks for getting us thinking about our fantastic little town!
- Just because we don't have a lot of apartment buildings I see no need to go looking to build some. Same with retirement living...there is much of that in our part of JOCO
- Very concerned with the new houses being put up. Nice that people want to invest in the community but it seems a lot of the houses being built west of mission rd

are too big for the lots and don't fit in as far as the look goes. We live next to a rebuild between 60th and 61st street on Alhambra...the house looks ridiculously big and in turn has made our house and the neighbor's house look awkward. We wrongly assumed the city would not have let a house with that big of a footprint to go up. These lots are smaller but we still need green space in them, not all house!! We've received a lot of negative comments about it.

- I am very bothered by the redevelopment in the mission highlands neighborhood. I don't like that developers are buying up small homes, demolishing them and building larger ones. It significantly diminishes the look of the overall neighborhood. I've very frustrated that this was allowed to happen.
- Would be nice for people to maintain their property and trash cans not sitting at curb days after pickup.

- We would love to see more parks that young families could walk to!
- I live south of Shawnee Mission Parkway in the middle between the light at Mission and Belinder. My family is active at St. Agnes and it is impossible to walk the 2 blocks to anything due to the lack of an additional cross way on SMP. The other concern that I have is that we are allowing too big of houses to be built on the lots in Fairway. It is a shame that two perfectly lovely homes will have a monstrosity built between them that impedes their privacy. I fear that someday the same thing will happen to me and I think it is a shame that Fairway is approving the size of some of the houses. We will lose what makes us special in the long term.
- More funds need to be allocated for maintenance of the traffic islands at the street entrances. Weeds, trash, etc. are eyesores and no one is held responsible.
- You ask in question 3 "What words best describe the future of Fairway? Please pick your top 3 choices." but none of the options have any negativity towards them. There is a great fear that fairway is going to price its self out from the types of families that helped raise it to its reputation. When starter homes are being gobbled up to be torn down and resold for 700K we are limiting ourselves to the types of families that can live with in our borders. Where previously there was a great cross politicization.
- If Fairway is going to remain quaint and desired place to live, we must do a better job enforcing rules and regulations regarding lawn/tree maintenance, home maintenance - i.e. exterior paint, roof repairs, etc. Some of our Fairway homes look similar to those in the inner city!

- Fairway is a great place to live and raise a family. City service is excellent. Its governmental body keeps the wheels churning, always looking ahead. Thank you.
- There absolutely needs to be a bigger street presence in monitoring traffic within the neighborhoods, and not just the signs that show how fast we are going. Fairway, specifically Reinhardt, is becoming a place where parents are afraid to have kids out walking and riding their bikes due to increase in traffic. Parents are asking their kids to walk in the grass because of all the speeding and cars veering out of the way of construction trucks parked on the sides of our narrow streets. The needs to be more tickets handed out to residents and nonresidents driving recklessly. Similar to how we all know not to speed on 63rd street because the Mission Hills police are always there, it would be nice to have that on some of our busy streets.

- Need more walkable destinations along Mission Road and Mission Road should be more pedestrian friendly.
- We love living in Fairway/Reinhardt. Jerry Willey has been a great Mayor. Competent leadership like his will be one key to our future.
- I think that Fairway has a bright future ahead of it, the only concern I have is the lack of housing and yard maintenance of houses in the city, especially in the neighborhoods between Mission Road and Roe. It is a great area, but the amount of houses in various stages of disrepair and the yards that are not well kept really can bring down the look of the area.
- Fairway is not "activity" friendly...bicycle and pedestrians safety and access should be a priority.
- We have lived in fairway since 1974. As older residents, we are pleased by the influx of younger families and

the replacement and renewal of the homes in Fairway. Charles Horner, 6143 Reinhardt Drive.

- I strongly believe a good neighborhood needs sidewalks. Watching a little girl slip on the ice in the street in front of a car last winter on her way to school was horrible. Luckily, she wasn't hit but people (and their pets) should not be walking in the street. Supporting a healthy vital and safe area is crucial to our success as in the community.
- The most critical long-term issue is maintenance and improvement of the housing stock in Mission Highlands. Perhaps construction on 2 combined lots should be allowed because the lots are so small
- It's already a great place. If it ain't broke don't fix it.
- Fairway is undergoing a much needed residential redevelopment phase in parts of the city. The Knock

Down Rebuilds still need to be desirable for builders to continue to do them to help out the overall household value of Fairway (i.e. tax revenue)...BUT there are some rules that need to be reevaluated and dealt with to be fair to the existing neighbors. 1) Tree law. The trees for Fairway should absolutely NOT be for sale to builders that "damage" the tree and then have to "purchase" the tree because they damaged it and then get "rewarded" by giving the builder the ability to take out an old tree that adds character to the triangle or city. Fairway is the City of Trees and not the City of Tree Sales. This is a terrible statute the way it is currently written. The builders should definitely be fined for damaging the tree routes but this should NOT allow them the right to buy the tree because they damaged it. If this practice continues...they will keep on "accidentally" damaging the trees when really they

wanted them gone in the first place to accommodate the two car wide driveways and two car garage space on the new build site. Change the law. Enough said. Fairway trees should never be for sale under any circumstance. Fine them, but don't sell the tree or give the builder right to take it down. 2) As a courtesy to the neighbors that live on the block(s) of where a Knock Down Rebuild are taking place some other ordinances should be changed. Building hours should be restricted to 7:00 am to 5:00 pm to prevent the big construction trucks and tree trimming trucks to be done by 5 to make it so they don't block traffic when people are coming home. Also, Knock Down Rebuilds should not be allowed to construct homes on Saturday. It is the weekend and it greatly takes away the charm of the neighborhood by the construction taking place on Saturdays. 3) Finally, State Park Road. State Park Road

is a road but it is also the charm of living in the triangle in Fairway. Many residents enjoy running, walking (or walking the dog), biking and letting the kids enjoy State Park Road. The traffic has increased due to the construction in the area and also due to people taking it as a shortcut to get up to Mission Hills. It would be nice if some things were done to alleviate the traffic. Electronic speeding enforcement (your speed is) signs should be installed along the road. Speed bumps could also be added to slow down traffic and make it safer. Another option is to make it a one way road and add a sidewalk (or the cushion type of running sidewalk) with another area of grass and then turn it into a one way road. Thanks for sending the survey. Hopefully the responses will help and be reviewed accordingly.

- I'm concerned about these "McMansions" popping up on vacant lots in-between other homes and disturbing the neighbors with big trucks and noise and blocking the streets. They look tacky on the block and do not add to the character.
- Shawnee Mission Pkwy is an incredibly important thoroughfare joining NE Johnson County to the Kansas City, MO metro area. It is packed and cannot currently handle the amount of traffic use. It needs to. There is no reason Shawnee Mission Pkwy. Cannot be the connector it should be.
- SM Pkwy is a highway and shouldn't have bicycles or pedestrians on it. It's part of what makes Fairway great...easy access to Plaza, areas West and getting to I-35.

- As houses and cars have gotten bigger, there is more and more trouble driving down the streets and pulling out of one's driveway. Dogs seem to be in every back yard, barking at every hour of the day and night. Fairway is an amazing place; however, the density of the place has really increased, and the laws need to curb the growing numbers.
- I have lived in Fairway for two decades. I do not expect that all services and amenities will exist within the municipality. I live here because of the character of the neighborhoods. "Tear-down" redevelopment with loss of trees and the architectural character of our neighborhoods threatens the unique features of our town and community. I don't want this to look and feel like every other suburban community --Fairway is unique and I hope we can retain that character.

- We appreciate all of the thoughtful energy invested by the mayor and council to achieve a better future for our fantastic community! Jim & Sharrel Houx
- Keep Fairway charming! Let's not allow these mega-stucco houses on the small lots, or any houses which are oversized for their lots, dwarfing original surrounding homes. Require new construction to be in the style of the neighborhood, i.e., Cape Cods in the triangle, etc. Turning onto Shawnee Mission Pkwy can be dangerous. We need to reconfigure the landscaping at the end of Norwood to allow a better view. And crack down on the group home's overuse of street parking and likely unauthorized outpatient services.
- Regarding housing stock in Fairway - PLEASE don't build apartments

- No apartments! Unless they are part of a retail-living arrangement. We have many small homes West of Mission & Large homes in Reinhardt. Apartments typically lower the quality of a neighborhood unless they are an upscale type above shops & restaurants. That could be nice in Fairway shops if they have lots of character - not like the development by Target off Johnson Drive. A quaint/upscale grocery like Brookside Market & liquor store is a must! No large chains!
- Question 8 is poorly worded and leading. The answer is NO, but the City needs to allow housing redevelopment to satisfy consumer desires - tending to larger, multi-story homes. Fairway already has too many rental units. It certainly doesn't need apartments.
- Keep being creative and keep dead weight candidates from being elected and listened to

because their values stink and ideas are too dated. This is not the time to look backwards. Thanks

- I've written multiple times to the mayor on behalf of the people on my block about our eyesore but essentially nothing happens. Why bother to complete a survey? I've been in my little house (6005 ElMonte) since 1988 and I used to love the location. I am now so disappointed, I could scream! Do you hear me? Do you care?
- Save the Trees: restrict developers from cutting down trees to make larger driveways.
- Love this community. Don't ever want it to look like south Johnson County
- I love the feeling of Fairway. Let's strive to keep that while also making necessary improvements to help walkability to shops and attractions.

- We need more vigorous oversight of new homes as a result of tear downs.....especially in Reinhardt!
- I view character, size and scale as equally important for question #9.
- great place to live - keep up the good work
- A very biased survey
- We need good park/playground for children. The pool is an incredible asset that supports healthy lifestyle and safe entertainment for all ages. We need sidewalks for safe walking in the neighborhoods. We need bicycle paths clearly marked and safely maintained. Hedges along Shawnee Mission Parkway desperately need to be trimmed back so that current sidewalk areas can be safely utilized. Speed on SM Parkway is scary and turning into Reinhardt Estates is quite dangerous.

Recent roadwork did not include clear turning lanes.
Thanks for your work on this important project.

- "I am eager to become engaged in working for change on issues mentioned above. Please contact me to address how this is possible. Thanks for providing this opportunity to provide these comments. Bo Smith, 303-242-7876; bo.smith49@yahoo.com
- I look forward to hearing from you."
- "City infrastructure is the basis for growth and the maintenance of our high quality reputation, maintaining the character of our neighborhoods in size and style of homes is paramount in that goal. Any new development of multifamily housing must maintain that style of homes so that they blend in to the surrounding areas

- Redeveloping the fairway shops cannot follow the track of the village and Corinth where long time merchants are pushed out "
- I LOVE living in Fairway. I know progress has to happen but the charm of old Fairway has been LOST because of the huge new houses on small lots. Jan Regan
- Housing availability more than adequate for size of community. NO INCREASED DENSITY!
- This survey is stupid and I doubt that it will reach the general population. Participation was low in the visioning survey a few years ago and the city council ran with the POV of a few.
- As a resident of ward 4, we have seen more car break ins and other foot traffic due to the businesses on 60th and mission. It would be great if those businesses provided more parking and fences to block those

businesses. For example, the doggy day care at hideaway pets often get in our yards or fence fight with animals that live in the houses behind them. I love having a mixed development neighborhood but small improvements like privacy fencing would work. Also, for those of us who live near the pool, can hear the music a few blocks away. Additional bushes or trees along with better fencing could make ward 4 a better place to live. Thanks for doing this survey! I love fairway! Also, thanks for removing the pit bull ban here in the city. I think it will attract more good people to our city.

- FAIRWAY NEEDS TO SPEND MORE FUNDS ON GOOD DESIGN AND MAINTENANCE OF GREEN SPACES...BEGINNING WITH REMOVAL OF INVASIVE SPECIES THAT ARE RAMPANT.
- I encourage the committee to widely invest in infrastructure at the current time. Sidewalks are a top

priority, with street improvements a close second, and any water/sewer/storm water improvements that can be made now will be a good use of the increased property tax revenue from the redevelopment and will spur additional improvements in the community from the private sector (primarily continued residential improvements by homeowners).

- New residential and renovation is important, but size is becoming ridiculous. Many new homes are overpowering very attractive and well done smaller homes. Maybe some limits?
- Concerned about the current development of much larger houses on teardown house lots in Mission Highlands. This survey is difficult because Fairway is very diverse economically ... Upper Fairway (as they say) and Mission Highlands. If Fairway wants to resemble

Prairie Village and Corinth, then go for growth, new, better homes, more retail development

- Tearing down houses to build new monstrosities truly is ruining the flavor of my neighborhood. I purchased a ranch and now there are towering residences all around me. It is a different neighborhood and not that neighborly anymore. Zoning changes have really taken away from the feel of Fairway. If you need 6000 square feet, move to Olathe.
- "Clean up the creek area and Mission road area by the bridge.
- Maintain some of the islands better."
- I don't like question 8. I think those suggestions change the character of the City more than anything else. What gives Fairway character as a primarily residential community is the differences in the houses. I don't like

the idea of a group of similarly designed houses or big apartment complexes or retirement communities. If anything, incentive to rebuild Ward 4 (West of Mission Rd) is needed. Maybe limiting the size of some of the new homes going in those neighborhoods. I think the biggest problem with redevelopment has been trying to stuff too big of a house onto a lot.

- Wish you would have widened the streets when you redid them just a foot or two on each side so it isn't so tight when you go for. The streets.
- We pay high taxes for services. I do not want a decrease in those services to build a new city hall. I also do not want an increase in taxes to pay for it.
- no new city hall
- "Take better care of older citizens. City has no real

- Programs to help seniors, home repairs, referral for service needed. Only. Have lived here for 40 years never seen a real program for seniors.
- "
- Shawnee mission pkwy and mission road have gotten too busy. At the very least I would like to see more police, roundabouts, or other ways to reduce speeds on both in the fairway area. Living on mission road, I see cars speeding excessively almost daily. The mission/SM intersection is a death trap. I see people run the light daily and either causing or almost causing accidents. We don't use the sidewalks with our kids on either street due to the traffic and excessive speeding of cars on both streets.
- The City's current policy allowing tear down of existing homes and replacement with homes too large for City

lots, removal of large, established trees many of which are in excess of 75 years' growth, general elimination of green space and all the damage to roads that goes along with this "redevelopment" is unacceptable. The City on its present course will defeat its long-time status wherein it has provided a stable and beautiful community that has heretofore been balanced with appropriate services and natural amenities.

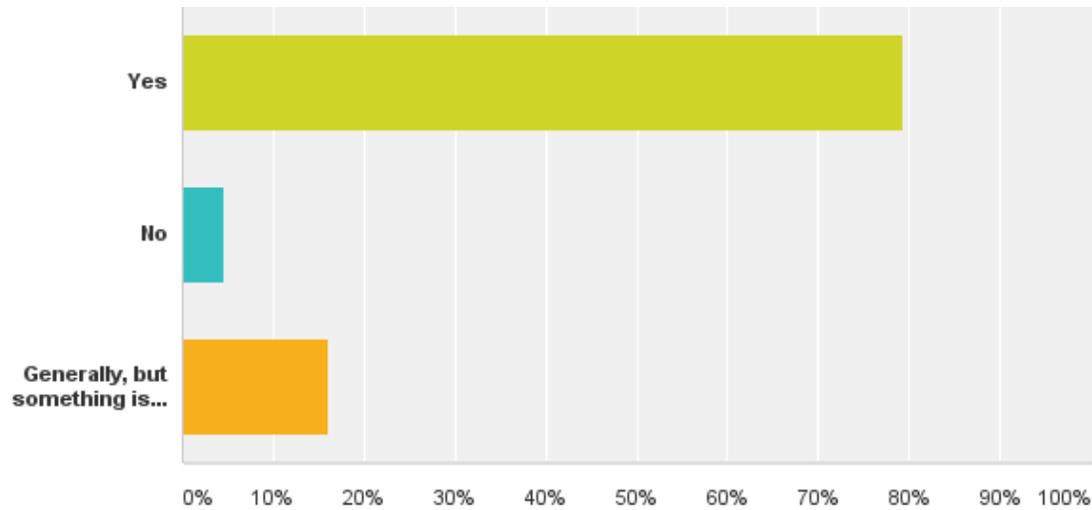
- The bridge on Mission and the new Mission surface is good. The city should try to build a walking path from Mission to State Park road with the cooperation of the Old Mission Methodist Church that avoids SMP. I don't know of a good way to handle it but it would be nice if there was safe access by pedestrians and bikes across SMP. Only if you take the tunnel by Belinder is there effective access. I also don't know how well maintained that tunnel is.

- As long as there is housing redevelopment occurring, there should be a transparent process with known requirements approved by the Fairway community.
- One of the greatest assets within Fairway is the community pool.
- "While I appreciate a budget that starts at zero and evaluates needs from there, this doesn't address the question if we as a city are spending too much as a whole. The meteoric rises in property taxes need to be contained or ordinary citizens are not going to be able to afford to live here. Also, why does it seem like the police get new vehicles each and every year?"
- Thanks"

SURVEY #2:

The second community survey focused on clarifying the vision and goals for the community and identifying potential solutions to address issues and opportunities. More than 200 respondents provided their feedback and comments. This section provides the results of the second survey, including the raw comments collected from a few open-ended question regarding the vision and goals and the City of Fairway in general.

Q1: Does the draft Vision Statement capture a desirable future for Fairway?



Answer Choices	Responses
Yes	79.40% 158
No	4.52% 9
Generally, but something is missing?	16.08% 32
Total	199

Answered: 199 Skipped: 7

Q2: If you think a topic is missing from the Vision Statement for Fairway, what is it and why is it important?

WHAT IS MISSING?

- Maintain sense of Fairway as a safe place
- Maybe it needs to mention families or residents of all ages
- How Fairway is going to change to return to a family friendly neighborhood
- Housing for aging residents
- Public schools
- This vision appears to be the status quo.
- Discourage developments of really large house out of character with surrounding neighborhoods that over-occupy the footprint of each yard. This has been happening hugely in Reinhardt Estates and even in south fairway.
- Great School
- History'...i.e. Shawnee Mission Indian Mission
- Sidewalks and bike lanes.
- walkability
- Ability to finance the wants. Fairway needs point of registration auto tax receipts as a funding source to slow general obligation debt.
- Green Space
- Safety of our neighborhoods?
- Affordability
- Schools
- Nothing. It's already too long.
- A goal of transparency and information dissemination: In 2016, there are a multitude of avenues available to provide information. I would like have information readily available on everything from current project

descriptions, cost, start dates, end dates to the mayor's salary, councilor information, quarterly crime statistics, etc.

- Traffic control on streets, especially Neosho, Mohawk, Pawnee
- I do not think the third sentence is clear. It sounds like something I hear in the business world when Executives sit in a board room and create a vision while being out of touch with those that are really driving the business. What does this really mean? We value the design character of our neighborhoods, safe and efficient access, state of the art infrastructure, and quality services to support our residents as stewards of our community.
- It is not inclusive for all religions and ethnicities
- Health and recreation amenities

- Waste water improvement.
- the security component; we are here in large part because of the responsiveness of the police
- I'm not sure I agree with "regional" connectivity. I prefer the quiet of our neighborhood homes. We aren't a destination. We are a place.
- The Fairway Shops Parking and Traffic In & Out to Streets.
- Community solar
- Specifics - what enhances our character and quality & what do you feel is the foundation for quality development?
- An emphasis is needed on "natural setting" including more rain gardens developed
- What is meant by redevelopment? everything is fine

- Stop allowing the tear downs & building of megamansions
- Maintaining and cultivating a sense of community
- Value the history in location and development of the area.
- community
- A reference to the friendliness and supportiveness of the people who live here
- Home maintenance
- We don't want Fairway to become a typical suburban area
- Maintain and add green space and park space.
- Encourage businesses in ward 4 to be respectful of residents by building privacy fences or screens
- awfully long

- Insert "and their families" after residents in the first line.
- I guess natural setting emphasizes our trees, but it would be nice to state it more explicitly.
- support of excellence in our schools
- Residential construction need more stringent approval process
- Education for our Children
- Add good schools, 2. make it present tense...please use correct grammar
- Senior housing
- Nothing for the old.
- Development of areas for community to gather, such as public-facing businesses, restaurants, child friendly and senior friendly spaces.
- Control the size of homes being built in Fairway.

WHY IS IT IMPORTANT?

- Sense of safety is essential to a sense of well being.
- To show we're a neighborly community
- There are no sidewalks except on extremely busy roads and an outrageous volume of cars parked on the streets currently does not make Fairway attractive to families considering the area. It is virtually impossible to cross SMP now unless you go to the stoplights at Mission or Belinder yet residents are forced to unsafely walk in the busy streets (53rd St on North or Belinder/State Park Road on South) to access them with aggressive drivers annoyed that they have to slow down to go around and end up driving extremely close to prove a point.
- Longtime residents of fairway do not want to leave. Many of the two story houses are not accessible
- Property Values increase with good local schools
- To improve we need to recognize our problems and attempt to fix them.
- Super big houses dwarf surrounding smaller ranch homes and an out of character with this city's character.
- I think it's important that young families know that Fairway supports our great public schools
- It's significant state history, and a major asset to the city with big potential.
- Adults and Kids have to ride in the street.
- dangerous to the many pedestrians
- Possibly Green Space is part of the "expand public space" ?
- I believe Fairway is one of the safest cities in Kansas.

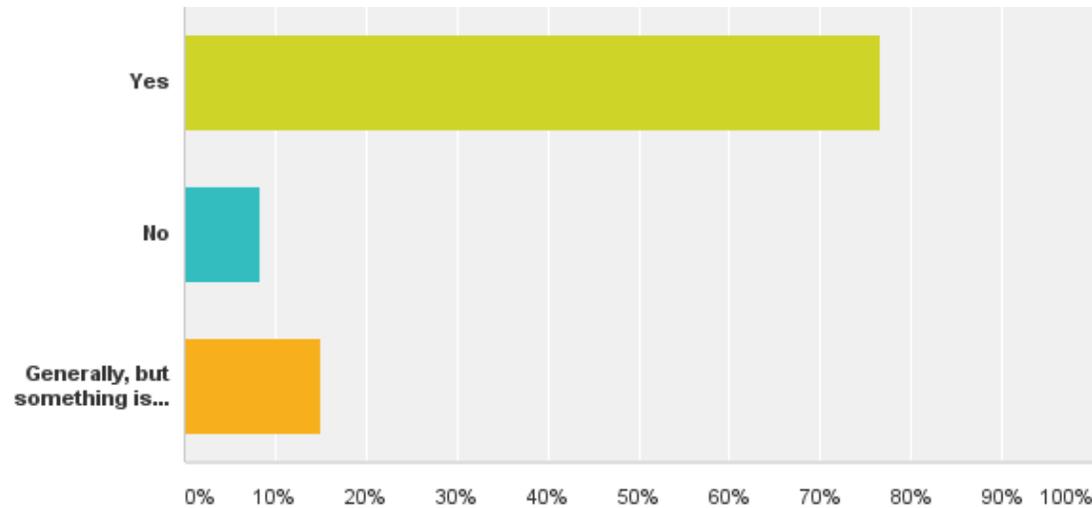
- It would be nice to welcome more diversity to our community.
- While it may be captured in other categories mentioned, Fairway's commitment to the schools should be explicit.
- We would like to know.
- Speed, a child is going to be hit, with no action by the city. Need speed bumps
- It is important to clarify so when all residents of Fairway read it, it is understood and allows each resident to embrace and support it.
- Important for sustainable communities and to draw residents. Not sure if that is captured in goal #3.
- My home gets flooded basement often
- The alternative of KCMO looms large as a counterpoint.

- Increased Customer activity brings more prosperity to Fairway.
- Addresses climate change and energy sustainability and affordability
- With Specifics, the public is now given exact projects and not generalities - which could be anything.
- To help rainwater infiltrate the ground, protecting water quality, quantity, and reducing storm water runoff
- The character of Fairway is the quaint original houses properly sized for the lots
- Because community is essential to social fabric
- else, no one's existence i Fairway matters or is worth anything

- To know that we have a strong sense of community and we look out for each other
- Property values decreasing around poorly maintained homes.
- We could move to bigger homes out south if we wanted that
- We can't lose what we have, and additions would enhance our community
- It decreases noise and makes our neighborhood look better
- it becomes all inclusive
- Each new home that is constructed seems to remove 2-5 trees.
- good schools=buyers for our homes

- Homes being built or remodeled impact value of all properties and at times negatively
- We have exceptional public school options for kids!!!
- Fairway is a highly desirable....
- Aging population
- Ignoring old citizens.
- The upside of relatively high population density (for a suburb) is community, but we often must leave the city to get together.

Q3: Do the draft Goals identified adequately categorizes those important issues / opportunities within Fairway?



Answer Choices	Responses
Yes	76.56% 147
No	8.33% 16
Generally, but something is missing?	15.10% 29
Total	192

Answered: 192 Skipped: 14

Q4: If you think a topic is missing from the Goals identified for Fairway, what is it and why is it important?

WHAT IS MISSING?

- Public safety (see above)
- Monitoring the size of new houses not appropriate to Fairway, i.e., the house at 6208 Reinhardt!
- maintaining trees
- How is Fairway going to change to return to an actual neighborhood
- Public Schools
- The goals are ambiguous and could be met by doing no work at all.
- See #2 above
- Emphasis on public services.
- No goals addressing energy efficiency in new buildings
- specifics of walking and biking
- Multi modal transportation, not. The city wanted to put a bus stop on SMP at the SWC of Belinder road. Th
- What is "multi-modal transportation network" ?
- No need to change any transportation systems. Preserve but do not expand public areas
- Nothing.
- Really need to consider whether a sidewalk on every street is feasible or necessary. Tree loss would be significant on most city streets and most walkers, joggers and bikers do not use the sidewalks we have now.
- I'd like to see something regarding our trees and the city's support to help maintain our City of Trees tagline. I know this could probably fall under #1, but want to be sure.

- a stronger emphasis on preserving and our urban "forest"
- A statement to firmly maintain the green space requirements for redevelopment of private property.
- Not sure why transportation is a primary goal.
- Enhancing the Fairway "brand" as one of the best places to live. For example, the stone signage being developed in PV. Our cure signage is hard to see and not convey much.
- I do not understand what a multimodal transportation network is. If it involves more empty buses and streetcars to nowhere, then I am opposed. Uber is omnipresent and inexpensive. Why should public dollars be spent addressing a problem which the private sector has solved?

- What other public spaces, amenities, and infrastructure are needed?? Let's keep the integrity of our "small town" neighborhood
- Emphasize natural settings as it was in the vision statement.
- Keeping affordable housing
- Transportation - more specifics. So much is going on in KC right now, Specifics help us identify what you all have in mind.
- Sustainability is key to the future of Fairway
- Avoid high-density residential or commercial development beyond that which currently exists in the community.
- Does "maintain and advance public infras.." include updating and improving our flood plan?

- Unclear about #2. #3 & 4 seem very similar.
- Home maintenance again
- Please address lot to size ratio. We are losing the yards and green space in neighborhoods
- Goal #1 lacks specificity. Need to place more focus on the maintenance of the character and quality of the Fairway neighborhoods.
- When expanding on public spaces allow ward 4 residents to have a voice because most of the expansion is in that ward
- Control of multi family and other than single family residential growth
- Maintain city services at the present high standard or higher.

- I do not want a Walmart to be relocated to Roe & Johnson Dr area. I do not know the updated status of what's going in there.
- Maybe define character and quality more explicitly.
- More specifics about pedestrian/bicycle/outdoor friendly
- Use of the Indian Mission
- Ensure builders meet an agreed upon style of home, once they tear down the original home. 2.Goals should include more neighborhood assoc rules about lawns, trees
- Seems to be missing a business aspect and I don't think the transportation one is needed
- What does Multi-model transportation mean?
- Same as above

WHY IS IT IMPORTANT?

- To remain "City of Trees" we need to take care of them.
- Over the course of the last 11 years that I've lived in Fairway, the city has changed from a family friendly neighborhood where neighbors would interact with each other to one that no longer has that neighborhood vibe. Unfortunately, the city has lost that desirable vibe and many people would rather live in PV or Westwood Hills now. With all of the traffic and cars parked on the streets and inability for children to safely play out front or ride their bike to a park or school, Fairway is no longer a top tier city in NEJC
- Goals needs to be attainable and measurable. These are far too ambiguous.

- We need to highlight our police department and how safe our city is...and what were doing to improve and provide excellent public services...fire department at 63rd & Mission, trash and waste services, city pool, etc....our city services should be a major selling point for wanting to be a resident or business in Fairway.
- Cost savings and impact on environment.
- a healthy and safe environment
- Change the priorities in transit with more pedestrian rights of way in crosswalks etc
- Goals 1 and 4 are important
- preserve the trees on every street - cost of putting in sidewalks is too prohibitive
- Trees are aging, ash borer has caused some trees to be removed and I just don't see new trees being planted to continue our beautiful and charming canopy.

- we have self-identified as the "City of Trees"
- The character of Mission Highlands and Ward 1 particularly could be changed, there by changing all of Fairway.
- Property values. NEJC is borderless in most people's minds. For our community investments to effectively support Fairway's tax base. It needs to be obvious what is Fairway.
- The beautiful treed lots define this area.
- Economic pluralism is good the community
- With specifics, residents might come up with additional ideas.
- Don't just maintain, but sustain. Ensure maintenance and preservation over a long period of time, not just the immediate future

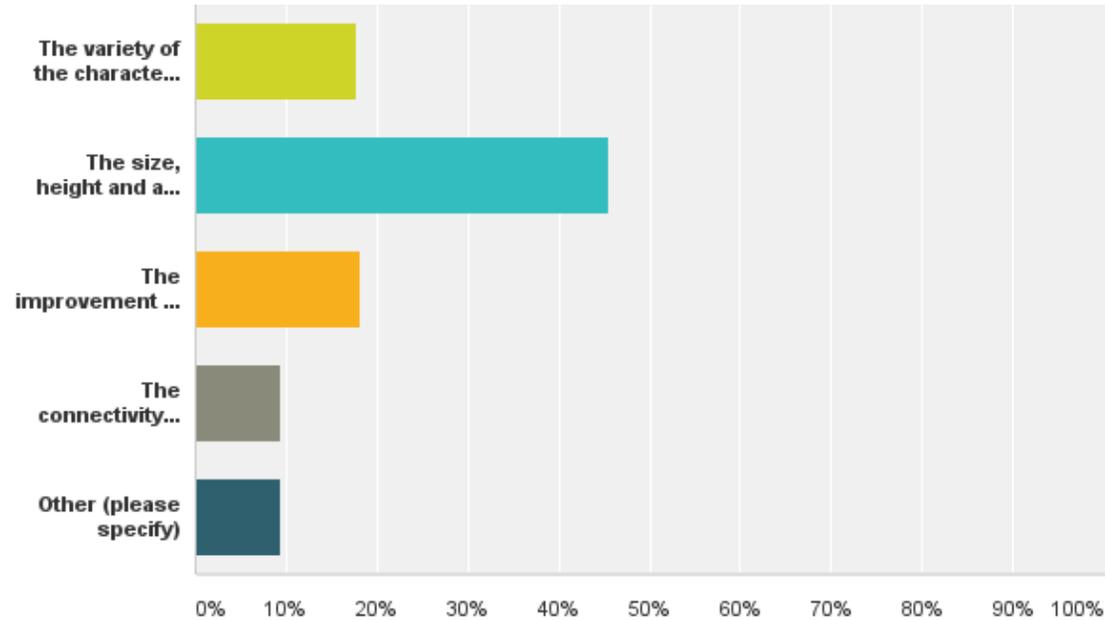
- Fairway's current density is reflective of the character of the city. Increased commercial development and high density commercial and residential development detract from the character of the city.
- Water arguably causes the most damage to Fairway homes costing home owners a lot of money. What are we doing to fix our drainage problems?
- For the same reason as above
- We are known for green spaces
- Seems like nearly all of the new building and renovations are attempting to turn our unique neighborhoods into something more akin to southern Johnson county. Too many McMansions that are all starting to look alike and putting as much house (and garage) as possible on each lot. We need to do what we can to retain the existing uniqueness of the

neighborhoods, which includes ranch-style homes, cape cods, and other housing styles.

- We have no voice from ward 4 on the planning committee
- As increases in multifamily residential facilities mount the stress' on city services and infrastructure grow and the small town atmosphere dissipates
- It really sets us apart from some other cities. And, of course, it is nice to have quick snow removal and tree limb removal and the like.
- Because a Walmart there does NOT fit with #1 in the draft plan goals
- I don't want Fairway to look like southern Overland Park.

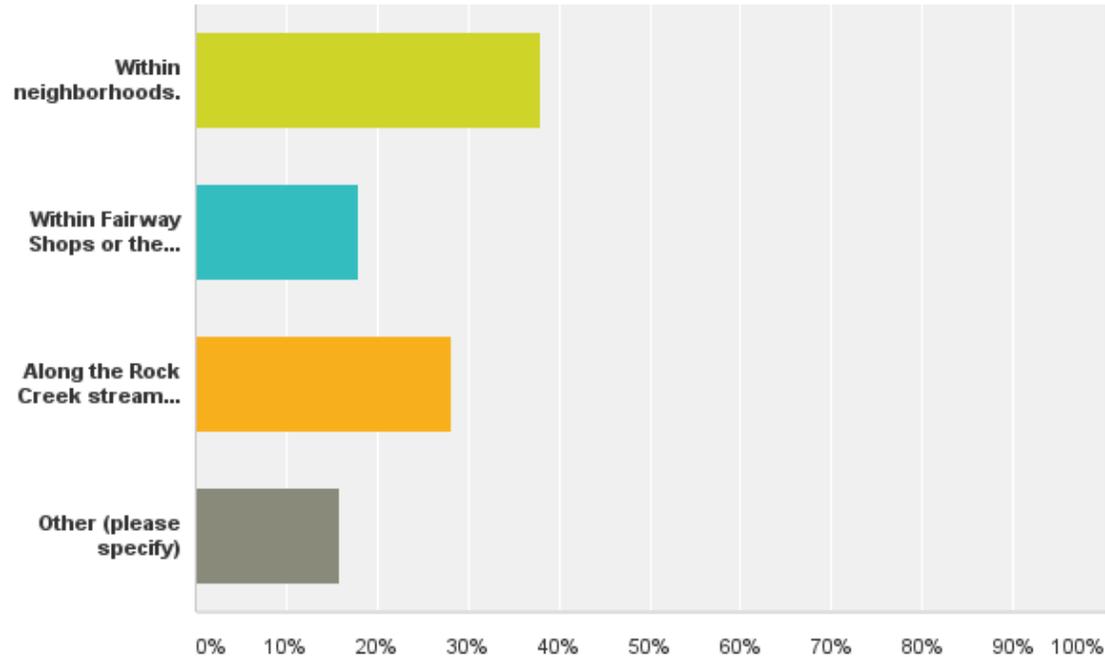
- People out in the community (being eyes) help keep our neighborhood safe but it needs to be safe to be out.
- Preservation and use of a historical treasure
- keeps fairway beautiful
- Good resource

Q5: What attribute is most important to address regarding the redevelopment of Fairway's neighborhoods?



Answer Choices	Responses
The variety of the character or style of housing within a neighborhood?	17.65% 36
The size, height and area of the house, in relationship to the lot and surrounding context?	45.59% 93
The improvement of public spaces within our neighborhoods – streetscapes, parks, and amenities.	18.14% 37
The connectivity and accessibility within neighborhoods and from surrounding neighborhoods.	9.31% 19
Other (please specify)	9.31% 19
Total	204

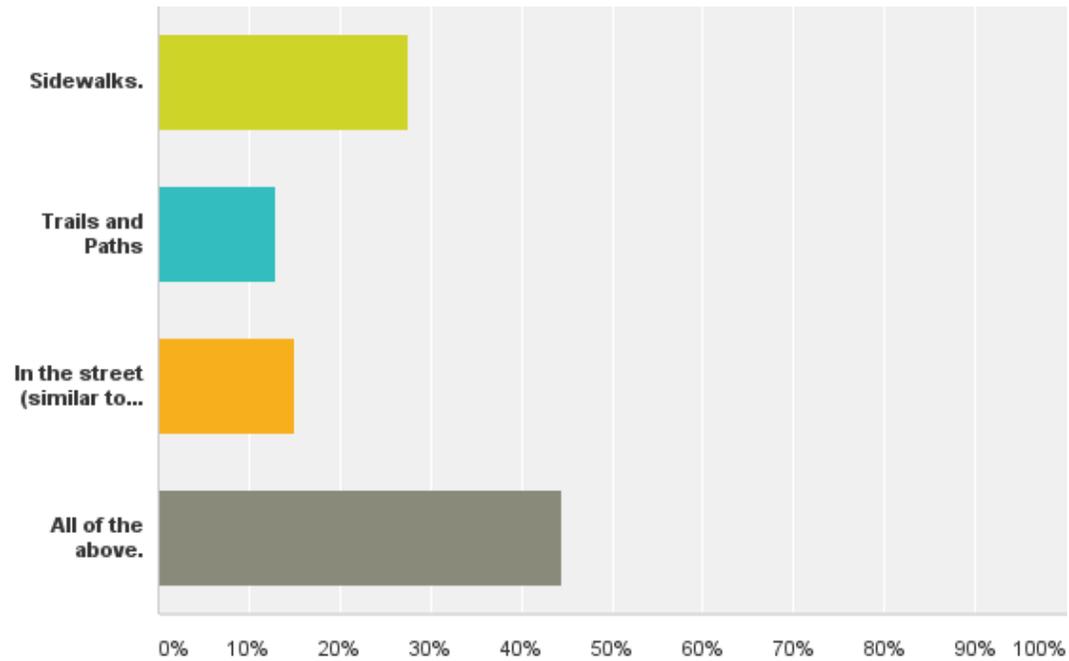
Q6: Where should future public spaces (parks, plazas, recreational areas) be added in Fairway?



Answer Choices	Responses
Within neighborhoods.	37.95% 74
Within Fairway Shops or the Fairway Office Park as they redevelop.	17.95% 35
Along the Rock Creek stream corridor?	28.21% 55
Other (please specify)	15.90% 31
Total	195

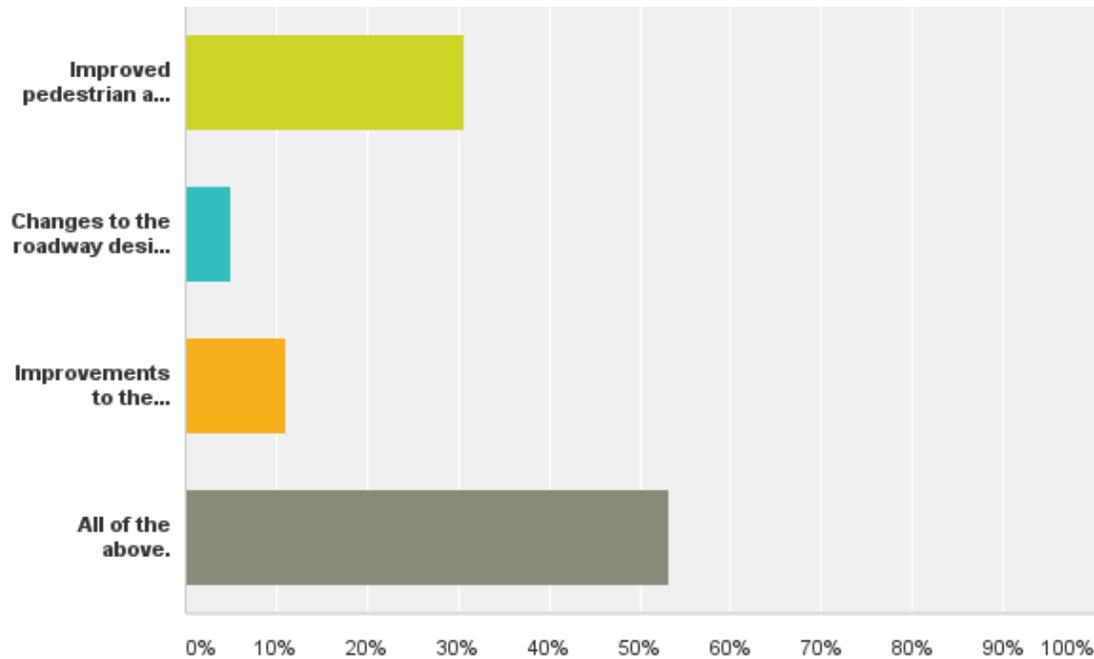
Answered: 195 Skipped: 11

Q7: What pedestrian improvements are most appropriate for connecting pedestrians?



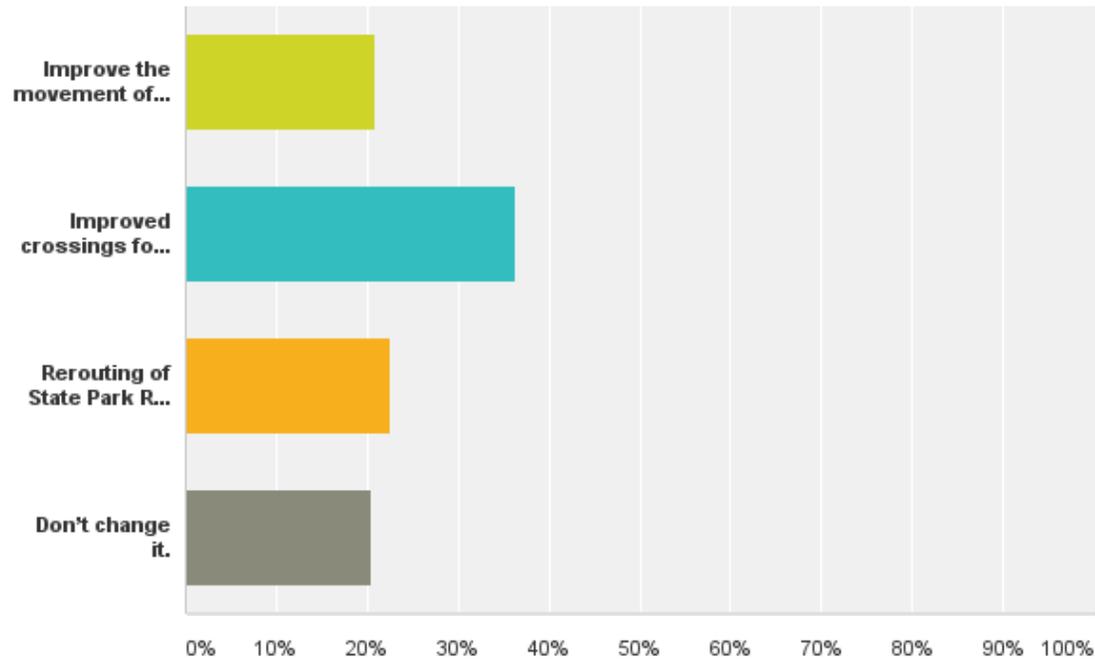
Answer Choices	Responses	
Sidewalks.	27.50%	55
Trails and Paths	13.00%	26
In the street (similar to Fairway neighborhoods today.)	15.00%	30
All of the above.	44.50%	89
Total		200

Q8: To reduce the impact of Shawnee Mission Parkway on the City of Fairway, what improvements are most desirable?



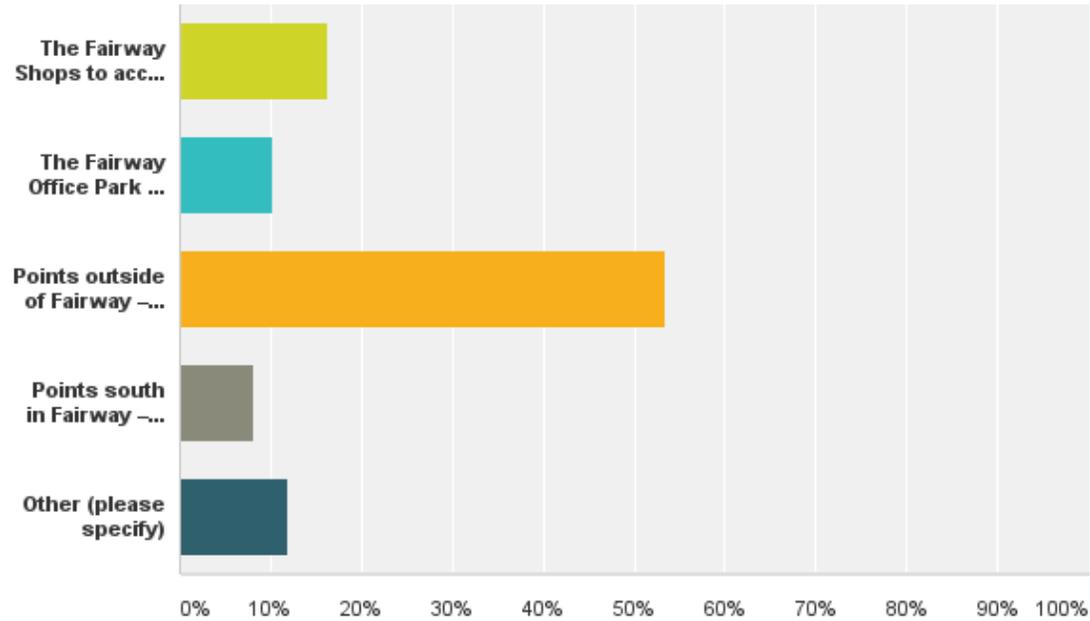
Answer Choices	Responses
Improved pedestrian and bicycle crossings at intersections to improve connectivity and safety across Shawnee Mission Parkway.	30.65% 61
Changes to the roadway design that reduce traffic speeds.	5.03% 10
Improvements to the roadway's character which reduce impacts – noise, visual impacts, etc. – of the corridor.	11.06% 22
All of the above.	53.27% 106
Total	199

Q9: What improvements to the Mission Road & Shawnee Mission Parkway (& State Park Road) Intersection would Fairway benefit most from?



Answer Choices	Responses
Improve the movement of traffic.	20.92% 41
Improved crossings for pedestrians and cyclists.	36.22% 71
Rerouting of State Park Road to lessen traffic movements in that area.	22.45% 44
Don't change it.	20.41% 40
Total	196

Q10: Transit currently serves Fairway along Shawnee Mission Parkway, with stops at the Fairway Shops and near Mission Road. What are the most important destinations within Fairway that should be served by transit?



Answer Choices	Responses
The Fairway Shops to access services.	16.22% 30
The Fairway Office Park to access jobs and services.	10.27% 19
Points outside of Fairway – KU Medical Center, Johnson Drive in Mission, the Country Club Plaza or other areas.	53.51% 99
Points south in Fairway – commercial uses along Mission or Neale Peterson Park and pool.	8.11% 15
Other (please specify)	11.89% 22
Total	185

ADDITIONAL COMMENTS:

- I'm very concerned with safety (both to drivers and pedestrians) concerning traffic entering and exiting the neighborhoods along Shawnee Mission Pkwy. Some of these (especially Norwood) are very dangerous and should warrant additional attention. I would like to see a timed stoplight added at the intersection of Norwood/SM Pkwy to benefit traffic coming in/out of the neighborhood + traffic from Fairway Shops.
- I'm concerned about how big the new houses are, especially some I've seen in Mission Highlands. I don't want to see Fairway lose its charm. We've lived here for 30 years and now our daughters and families have chosen to live here as well. Please don't let our city become like any other suburb in Johnson County.
- We should realize we are not a big city...
- can't think of anything else
- Fairway was once a very desirable, top tier city but has fallen significantly behind its NEJC counterparts and almost has a somewhat trashy vibe to it with all of the street parking blocking residential streets but also lack of sidewalks making it downright dangerous for residents to take a walk/run/bike ride. If fairway does not wake up and start addressing some of these issues, the property values are not going to continue to grow like those in PV because it is no longer remaining a family friendly neighborhood.
- Less predatory police that are set up all over Fairway to write tickets. We need our police to protect, not protect their pay.
- Our beautiful trees can also be a burden on the homeowner. Prevent our power from going out.

- Please don't put up sound barriers along SMPkway, they are so ugly!!
- "Remodel the Fairway shops. Better promote the local businesses in there and attract vibrant new shops.
- We definitely need a dog park. Tons of dogs in the neighborhood and with lack of sidewalks and no dog park close to our area, it would fill a huge void. A new brewpub or local craft beer spot would be nice to cater to the increasing younger demographic.
- More streetlights within the neighborhoods for walking at night."
- Please respect the architectural integrity of the neighborhoods. Allowing large houses that do not improve the or maintain the aesthetics of the beautiful

old neighborhoods is severely disappointing. I bought a home in Fairway solely because of this integrity. If I wanted to live in a neighborhood that looked like Olathe I would have moved to Olathe. Maintain the beauty of these old neighborhoods.

- More art shows and art events! They provide diversity, healthy competition and color for a community.
- We would love to see more parks added if possible. I think it would help families get to know each other and build community.
- I suggest more tunnel crossings under Shawnee Mission Parkway.
- This survey is difficult to complete. Many of these ideas seem to build on what is already adequate for the size of Fairway and ultimately benefit a small percentage of residents. Northeast Johnson County residents as a

whole prefer their own personal vehicle for transportation - not walking, bicycling/public transportation. Many do not work, go to school or even grocery shop in Fairway. Fairway is small with little opportunity for revenue increases without increasing the mill levy or seeking money from another government agency. So often, ideas in the planning stages sound exciting until the price tag or the budget for maintenance is presented. Then the laborious fight begins.

- Addition of solar in area. Should have been part of pool upgrade. Solar water heating could extent pool use and cover in winter could extent exercise options for area residents.
- Comp plans are just guidelines, I.e., reference points in time. Don't stifle innovation by referring to "its in the plan". I don't think the city can control SMP traffic since

it's a state highway. If it were just a two lane, blue highway type of design, then traffic could be reduced. Another idea would be to close the bridge at state park road and belinder to stop through traffic. Make mission hills cc shovel the sidewalk along SMP during the winter as its perhaps the most treacherous in the area. Also, change or eliminate all line of sight interferences for all traffic entering SMP as its just causing/begging accidents to occur. I've got more but enough writing for now. Let's see what you can do with these comments first.

- "Attention to Brushy Creek flooding starting from
- 53rd Street, behind Windsor Lane and along
- State Park Road"
- Stricter regulations on the architecture of the homes to ensure the neighborhood maintains it character and

doesn't become cloned houses of south Johnson County.

- More control of home design/size.
- It would be great to have more locally owned businesses that are within walking distance, and that fit the character of the city. Living at 58th and Mission, the only place I have within walking distance (with small children) is Pizza 51. The retail center in Westwood (Hi Hat coffee shop, the chocolatier) is a great example.
- I am aligned with the vision and goals. Thank you!!
- None that we can think of. Thanks for asking!
- Stop light improvements along Shawnee Mission Parkway. Currently Belinder is the only light East of Mission Rd which causes huge backups northbound on Belinder in the morning as it is the only safe way to head West on Shawnee Mission Pkwy. At the very least

Belinder needs a 3-way signal as the left turns from both north and south are uncontrolled and usually lead to a standstill.

- Need to address the overbuilding of lots in certain neighborhoods while not impeding redevelopment of other neighborhoods by tying limits to lot sizes and context.
- Street maintenance in residential areas.
- The population will be aging and need to make sure transportation/access and housing is available for them. I believe better transit will be needed.
- Storm water and sewer improvements. It is not currently always adequate.
- NA
- "-See my above comment on trees.

- -Drop the dog registration fees. I can't see how those fees are enough to cover the costs of the tags, postcards that go out and the time it takes the office staff to process it all. Go to an online registration system like Mission. Allow residents to go online, and register their pets with no fees attached.
- -Mosquitos - they are TERRIBLE and with Zika Virus starting to spread, it would be great if our city could try and get ahead and handle the mosquito population now.
- -Add glass recycling citywide, or promote a paid service like Glass Bandit. It helps keep our city green by giving residents the option. I've paid for this service for two years and love it. I even encourage my neighbors to add to my bin. "

- Keep the culture and the character of our neighborhoods by protecting our lots, our trees, and reducing stucco siding. That is meant for southern Johnson county, not our older neighborhoods, it doesn't fit.
- Do not change things.
- At Mission Rd and Shawnee Mission Parkway, abolishing right turn on red (except in concert with protected left turns) would cut down on accidents. The SMP unprotected left turns onto Mission should also be abolished.
- Dealing with flood issues from drainage at the park.
- Our city is populated with people who take care of their properties and serviced by dedicated public servants. I am grateful for both. If it ain't broke, don't fix it.

- "I would like to see a sidewalk on state park road on the KCC side of the road.
- Street parking is so tight...could there be parking allowed only on one side? Signs to warn visitors to leave space? "
- Add Bike Trails and a Golf Driving Range
- Redevelopment at the SE corner of Shawnee Mission Parkway and Mission Road
- Infrastructure can't accommodate larger homes that are going up at an alarming rate. Streets are flooding, basements are flooding. Trees are being removed or dying and mosquitos are growing! These large homes aren't appropriate here, and the run-off is resulting in serious problems.

- Keep the small town and quiet feel to Fairway. Maintain the character of the neighborhoods. No monstrous houses that don't fit in like the one that was built right next to my family's house!! There was zero thought of preserving the character of the neighborhood when they built that tragedy!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! Preserving the natural setting of Fairway is extremely important...maybe offer some sort of incentive for homeowners to plant appropriate species of trees for this area so that we have nice trees for the future and are replacing less-than-desirable trees with appropriate ones. Thanks.
- Make West 53rd Street a ONE WAY Street going East in front of The Fairway Shops where it connects to Shawnee Mission Parkway. Wat too people speed coming off of Shawnee Mission Parkway onto West 53rd Street with a Posted 15 Mile Per Hour Sign. Near

collisions frequently occur there. The shrub bush obstructs a clear view of West bound Traffic on Shawnee Mission Parkway at the Northwest corner of Belinder Avenue by The Fairway Shops sign. Make the Alley by Churchill ONE WAY going East where it connects to Belinder Avenue. Way too many people shortcut the Traffic Signal Intersection and cut through The Fairway Shops at speeds in excess of the Posted 15 Miles Per Hour. Way too many people Turn Right on Red at Belinder Avenue going South to Turn West on Shawnee Mission Parkway. Pedestrians need to safely cross Belinder Avenue at that point between KU Med Center and The Fairway Shops. It's an important matter of safety & well-being for all parties.

- Programs to help residents make home improvements with guaranteed low interest loans

- I need to review the plan and familiarize myself with your plans. They sound good with some good thoughts, but perhaps some town meetings with maps, etc. might help getting residents on board.
- More community events, block parties, etc. to connect with neighbors and bring everyone outside and together.
- Why is there an assumption that change is needed? It's an excuse to raise taxes and justify someone's vision and ego. Not assuming it's the mayor just that this seems like a rigged survey--to use a current political term
- A way for pedestrians to get from East of Roe to the future Mission Mall site. There is no safe way to cross Roe under/North of SMParkway.

- We need sidewalks in Reinhardt Estates. We also desperately need slow for children signs. There are too many children for this neighborhood to not care about protecting them. Cars fly down these streets and I fear it will take a child dying before anyone addresses it. If we want this to be a family- friendly neighborhood then we need to consider the little ones of the neighborhood.
- A big focus on infrastructure improvements should be the primary focus. In particular, increased sidewalks within neighborhoods, and a potential dog park area along the rock creek stream to get all the dogs out of the streets and a dedicated space for them to go
- Need more restaurants to raise our income.
- PLEASE make preservation of trees and green spaces a TOP priority. All are dwindling due to the allowance of

housing not in conformity with our neighborhoods and small city lots. Some of our greatest treasures have recently been threatened or destroyed by the current "redevelopment" in our residential neighborhoods. As 35 year residents of Fairway, we find this recent trend most sad and appalling.

- Less cookie cutter housing.
- Address major flooding and drainage issues throughout the neighborhoods. I've been told easements written in 1941 prevent important waterways from being addressed. This is rather unacceptable from government officials who really want to make a change. 1941? C'mon....
- Sidewalk on state park golf course side.
- Would like to see slightly more local restaurants in Fairway areas; along Mission Rd/60th area, Indian

Mission area could be utilized more to attract public, along rock creek/mission rd/SM Pky area.

- With all the new development in Fairway, it is important to have a strategic plan and hopefully give our Commissioners the tools they need to keep the development within reason.
- all of these are actually maybes depending on how it's carried out and is executed, hard to assess w/o more details
- More retail development to increase sales tax collection.
- No parking signs on one side of the street of the narrower streets. The congestion of parking on both sides of the narrower streets is unsafe and very frustrating!

- We are losing the natural drainage we need in this area because of underground springs, lakes etc. New builds are taking up much of the lots with housing and driveways.
- People parking too close to Shawnee Mission Parkway almost blocking the intersection for outgoing and incoming traffic. Stop the parking on the streets opposite each other making it impossible to get through. If an emergency vehicle needed to get through, it would be impossible. People are either clueless or don't care.
- Speed bumps or other effective traffic deterrence/slowing infrastructure on residential streets between busier streets; a regional transit hub (preferably in fairway shops); family-friendly sidewalks set back from streets.

- Support diversity and encourage urban gardening, and green infrastructure
- ongoing oversight and attention to flood water issues outside our city limits i.e. upstream containments that increase the flow and volume of storm water thru our city
- Review zoning code to prevent the building of huge houses on small lots. This has been happening more frequently. We don't want what has happened in Leawood.
- Better city services (eliminate and or maintain "weed" trees in easement and replace or not with good trees,) and roads (resurfacing and repair), do we have a street sweeper????Haven't seen one since spring and it's looking far worse than any town in Johnson County.

- I'm glad the cops aren't sitting on SMP continually nabbing speeders like they used to do. It is so much nicer to not be scared coming or going home. Just saying
- Perhaps consider the importance of the local schools in the area and the role the city can play in working with the district to make sure they remain open.
- House size/proportionality to lot codes consistent throughout CITY
- Redevelopment of the Fairway Shops. Reducing traffic on SMParkway.
- I'm not sure how, but somehow reducing traffic on mission and sm pkwy would be at the top of my list. It particular, that specific intersection. I see people run that red light going east or west on sm pkwy several times a day and it is dangerous. Somehow reducing

that traffic would obviously help, but outside of that I would like to see the police in that area more. I see them in other places sitting and trying to catch speeders when they could sit in the fairway eye center or mission church and catch people speeding and running the red light all day long.

- Home owners maintain yards and homes better. Too much junk left out on drives, in yards, etc. Home Owner Assoc should enforce keeping fairway neighborhoods tidy
- Find a way to increase street lighting or trim trees that block light.
- Increased community use of the Shawnee Indian Mission, publicity on use and access to the Methodist Mission Cemetery, ongoing discussions with Old Mission

United Methodist on community safety in case of major disaster

- better control of the easeway (ie the cable installations was a complete nightmare - I hope the city reconsiders the fee for granting access to the easeway)
- Sidewalk along the east side of Belinder. Also, I'm curious as to why the name of the street (when the new signs went up) changed from Belinder Road (as it reads on the deed to my house and other legal documents) to "Avenue"???
- Services for the old
- I would like to see more neighborhood businesses in fairway. When the bank building on the south side of SMP and west of Belinder reopened to be a bank it was very disappointing.