

BUILDING SUSTAINABLE PLACES

# SHAWNEE MISSION PARKWAY CORRIDOR PLAN



# A FLEXIBLE REDEVELOPMENT STRATEGY

## POISED FOR QUALITY GROWTH

The City of Merriam created a proactive corridor plan to guide the future redevelopment of a key gateway site adjacent to the intersection of Interstate 35 and Shawnee Mission Parkway. This 25-acre site is located just south of IKEA, and is ideally positioned to take advantage of the 170,000+ vehicles that pass through the area each day.

A series of redevelopment alternatives were explored during the planning process in an effort to identify challenges and opportunities. These alternatives ranged from minor alterations of the existing commercial properties to full scale mixed-use redevelopment of the entire site. Anticipated redevelopment costs and the role of public incentives as part of the redevelopment process are incorporated in the final plan. The end result is a strategy designed with flexibility in mind.

During the planning process, local community stakeholders participated in a number of public engagement activities to receive input on different strategies for the area. The plan incorporates many of these recommendations to guide development efforts, and create a proactive and flexible framework to set the stage for the future of this area.



The City of Merriam welcomes redevelopment proposals, and is interested in finding the best long-term fit for this area. There are many opportunities available in this strategy to fully realize the potential of redevelopment along the significant Interstate 35 and Shawnee Mission Parkway corridors.

## COMMUNITY DISTINCTIONS

- » Ranked Best Place to Start a Business in Kansas by Nerdwallet
- » Ranked #76 of 12,000 Best Small Towns by Livability
- » Reasonable cost of living and affordable accommodations
- » Big city amenities, small town hospitality
- » Diverse culture with fantastic arts and entertainment opportunities
- » Easy access to I-35 corridor and metro Kansas City
- » Numerous beautiful parks, green space and trails
- » 550 businesses employ more than 10,000 people



# SHAWNEE MISSION PARKWAY CORRIDOR PLAN

City of Merriam, Kansas

## GATEWAY SITE ADVANTAGES

### DEVELOPMENT FLEXIBILITY

This plan provides for a variety of redevelopment opportunities, and the city remains flexible to collaborate with potential developers to achieve the highest value and best use of this key gateway site.

### PROXIMITY + VISIBILITY

This 25-acre site is ideally situated to benefit from more than 170,000 cars per day along both the Shawnee Mission Parkway and Interstate 35 corridors. It is also directly south of the new IKEA and Hobby Lobby retail developments, which have brought a steady stream of additional consumers to town.

### COMMUNITY SUPPORT

The planning process for this redevelopment strategy included numerous meetings with stakeholders and members of the surrounding community. Future redevelopment proposals are anticipated to incorporate enhanced visual character elements and sustainable design approaches, and the flexibility to meet the needs of a high-quality, market-driven development.

### PUBLIC/PRIVATE PARTNERSHIP

The city is open to exploring opportunities for a public/private partnership that supports redevelopment activities in this area. All ideas are welcome — let's roll up our sleeves and explore the possibilities together!

## REDEVELOPMENT CONCEPTS

The Corridor Plan provides a number of alternative land use recommendations, including mixed-use, civic, commercial, hotel, residential, and office space. A focal point of the plan is to encourage connectivity between all transportation modes, focusing on greenspace and pedestrian amenities.

**LEGEND:** □ Existing Building   □ Civic   □ Commercial   □ Hotel   □ Residential   □ Senior Living   □ Commercial/Office Mixed-use   □ Residential Mixed-use   ●●● Trail



## GATEWAY SITE LOCATION



## RECENT DEVELOPMENT



# MERRIAM AT A GLANCE

## Merriam Vicinity



6 miles to Country Club Plaza  
10 miles to Downtown Kansas City  
25 miles to Kansas City Airport

### SURROUNDING COMMUNITIES

Mission (Pop. 9,500)  
Shawnee (Pop. 64,300)  
Overland Park (Pop. 181,300)

## Demographics

Population ..... 11,288  
Median Age..... 36.5  
Total Area ..... 4.32 sq miles  
Density ..... 2,613 pop/sq mile  
Median Family Income ..... \$55,103  
Median Home Value ..... \$144,682  
Mean Travel Time to Work ..... 20.7 min  
Daytime Population Change ..... 30%



## Attractions & Recreation

- 15 historic landmarks and sites
- 11 parks with 6.5 miles of trails
- Antioch Library
- Cinemark Theatres
- Flags4Freedom
- Happy Feet Indoor Soccer
- IKEA-Merriam
- Merriam Aquatic Center
- Merriam Farmers' Market
- Merriam Historic Plaza
- Merriam Marketplace
- Merriam Town Center
- Pump it Up
- Skate City
- Tim Murphy Art Gallery
- Turkey Creek Car Show
- Turkey Creek Festival

## Education

**Shawnee Mission School District**  
Merriam residents are part of a nationally ranked, prestigious, public education system.

**Nearby Colleges & Universities**  
University of Kansas (*local branch*)  
Kansas State University (*local branch*)  
University of Missouri-Kansas City  
Johnson County Community College

## Top Employers



Learn more about the Shawnee Mission Parkway Corridor Plan  
<http://merriam.org/DocumentCenter/View/1073>

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