

# WELCOME!



THANK YOU FOR COMING TO THE PUBLIC OPEN HOUSE FOR THE

# TWIN LAKES MASTER PLAN

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HOW SHOULD THE TWIN LAKES AREA OF SHAWNEE BE IMPROVED AND ENHANCED  
TO SERVE THE LONG-TERM NEEDS OF RESIDENTS AND VISITORS?

COME IN AND SHARE YOUR THOUGHTS!





# YOUR VISION FOR TWIN LAKES

“ THE TWIN LAKES AREA IS AN ESSENTIAL COMMUNITY RESOURCE AND TRANQUIL PUBLIC AMENITY THAT SERVES THE RESIDENTS OF SHAWNEE THROUGH THE PROVISION OF A HIGH-QUALITY AND PROTECTED SUPPLY OF WATER, ACCESS TO NATURAL AND RURAL LANDSCAPES, AND THE AVAILABILITY OF DIVERSE RECREATIONAL AMENITIES THAT SUPPORT THE PASSIVE ENJOYMENT OF THE LAKES AND SURROUNDING PROPERTY. ”



# THE GUIDING PRINCIPLES THAT SUPPORT YOUR VISION...

## **PROMOTE FISCALLY RESPONSIBLE GROWTH PATTERNS**

WE WILL PROMOTE LAND DEVELOPMENT PATTERNS AND FISCALLY-SOUND INVESTMENTS THAT SUPPORT THE TWIN LAKES AREA'S PUBLIC RESOURCES AND PASTORAL CHARACTER.

## **EMBRACE THE STEWARDSHIP OF OUR NATURAL RESOURCES**

WE WILL PRIORITIZE THE PROTECTION OF WATER QUALITY AND CONSERVATION OF NATURAL LANDSCAPES WHEN CONSIDERING GROWTH/INVESTMENT OPPORTUNITIES AND PUBLIC SERVICE INITIATIVES IN THE TWIN LAKES AREA.

## **PROVIDE BELOVED AND BENEFICIAL RECREATIONAL AMENITIES**

WE WILL PRO-ACTIVELY MAINTAIN AND IMPROVE EXISTING RECREATIONAL ASSETS, PROVIDE NEW RECREATIONAL OPPORTUNITIES AND PROMOTE COMMUNITY EVENTS IN THE TWIN LAKES AREA THAT ENCOURAGE HEALTHY LIVING, GENERATE COMMUNITY PRIDE, AND ELEVATE THE QUALITY OF LIFE OF OUR RESIDENTS.

## **FACILITATE THE EFFICIENT DELIVERY OF PUBLIC SERVICES**

WE WILL ENHANCE THE DELIVERY OF PUBLIC SERVICES TO TWIN LAKES RESIDENTS AND VISITORS THAT ARE ESSENTIAL TO SUPPORTING OUR COMMUNITY'S GROWTH AND DEVELOPMENT VISION.

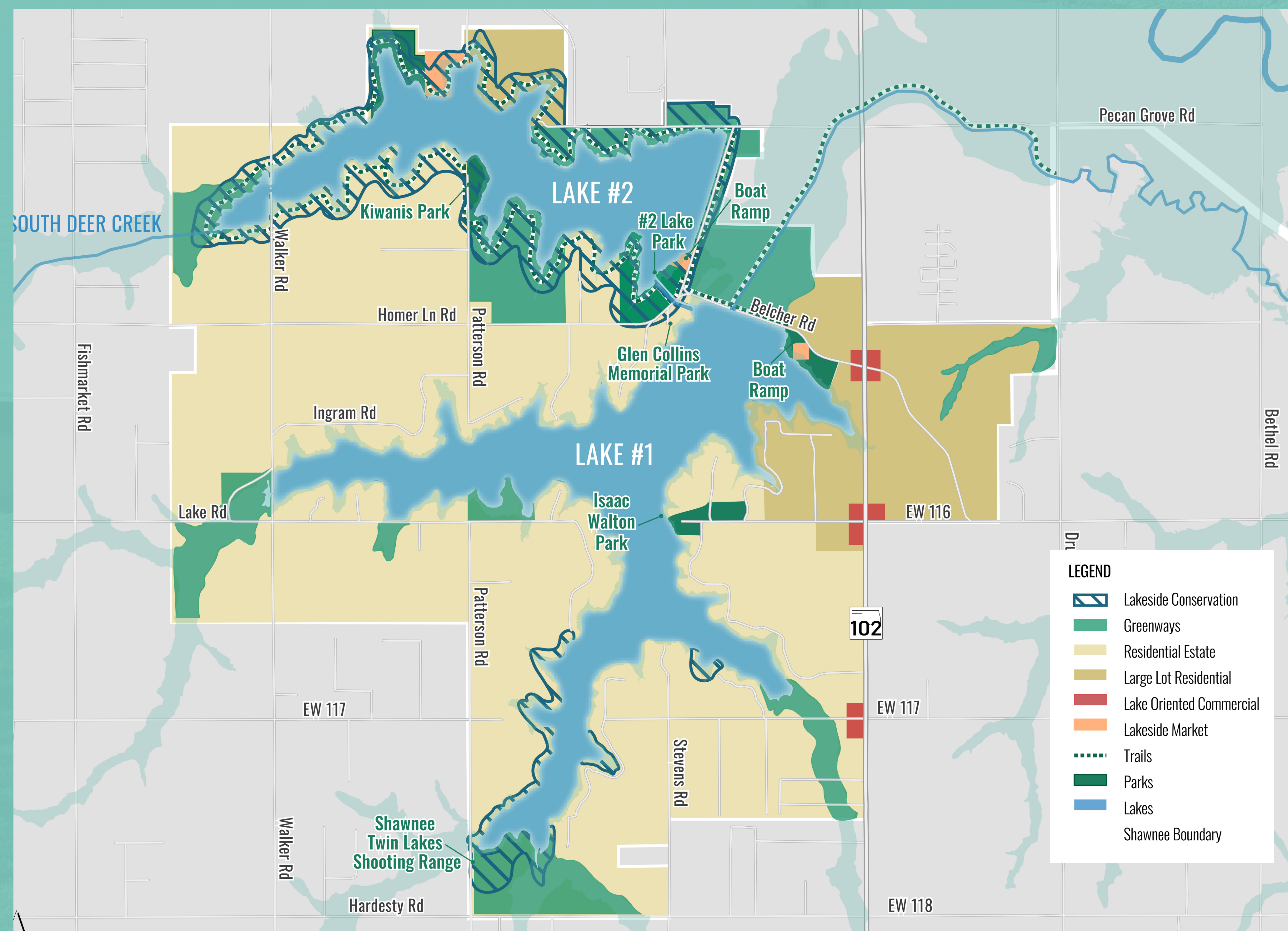


# BOARD 3: THE SCENARIO PROCESS

TWO POTENTIAL FUTURE GROWTH SCENARIOS FOR THE STUDY AREA (THE AREA WITHIN THE CITY LIMITS) WERE CREATED TO DISCUSS THE BENEFITS AND TRADE-OFF'S ASSOCIATED WITH DIFFERENT LEVELS OF DEVELOPMENT. THE TWO SCENARIOS WERE BLENDED TO CREATE THE DRAFT TWIN LAKES DEVELOPMENT PLAN.

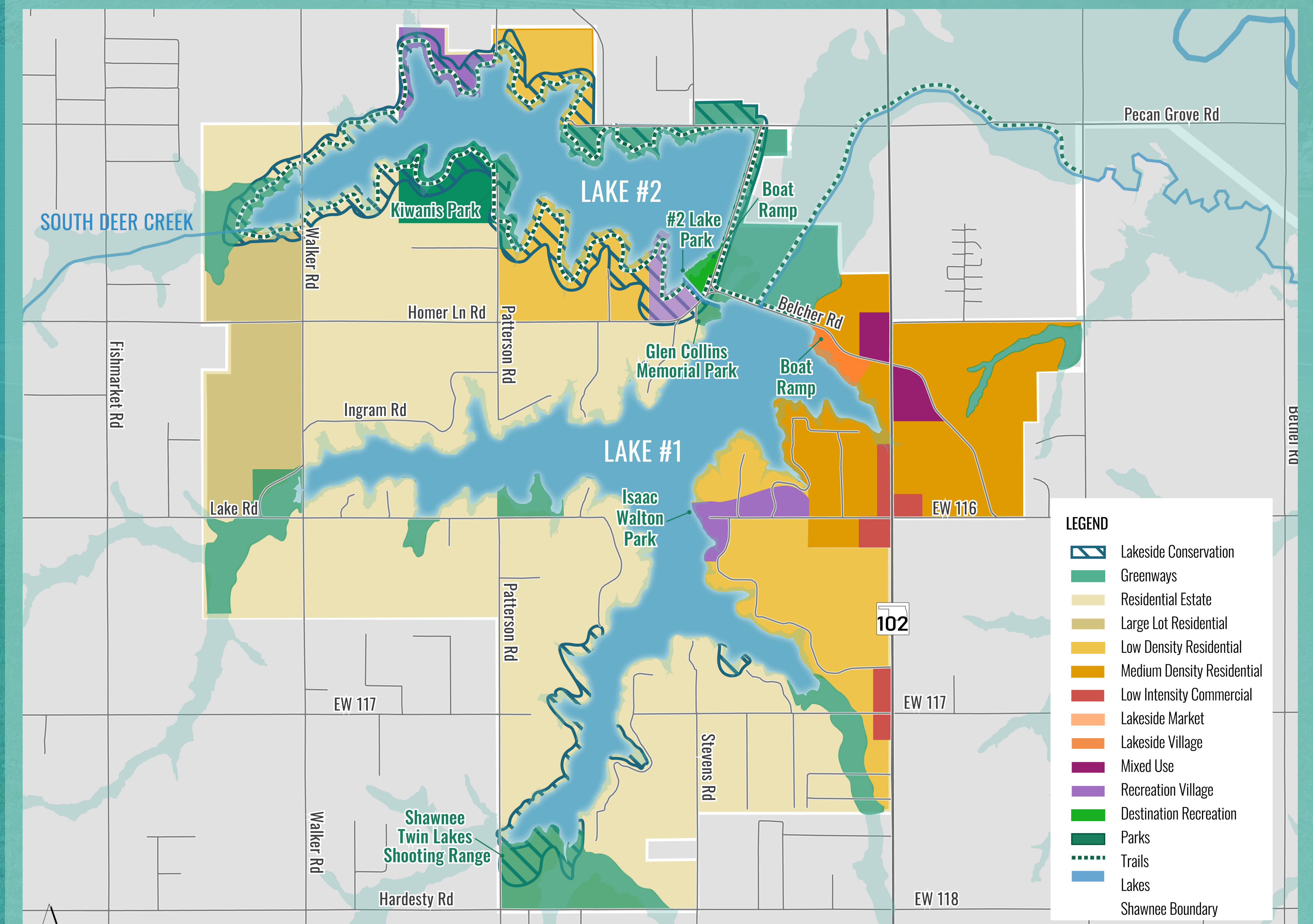
## STEP IT UP

THE “STEP IT UP” SCENARIO ASSUMES AN INCREASE IN RESIDENTIAL DEVELOPMENT ON THE EAST SIDE OF THE LAKES, COMMERCIAL DEVELOPMENT ALONG OK-102 AT KEY INTERSECTIONS, AND THE ADDITION OF RECREATIONAL AMENITIES WITH SMALL-SCALE COMMERCIAL USES (SUCH AS BAIT SHOP OR FOOD TRUCK COURT).



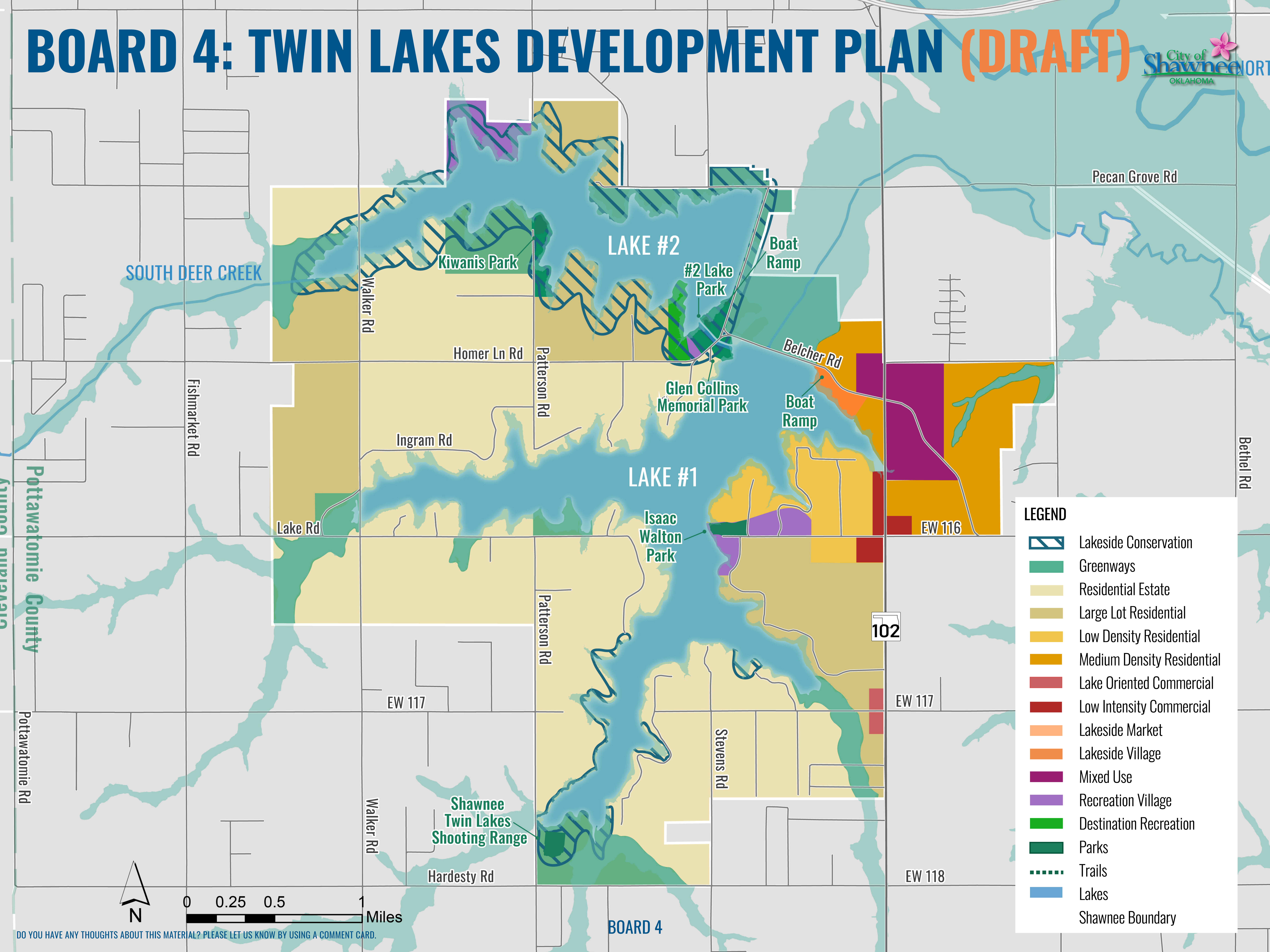
## THINK BIG!!!!

THE “THINK BIG” SCENARIO ASSUMES THE EXPANSION OF WATER AND SEWER INTO THE STUDY AREA WITH A GREATER INTENSIFICATION OF LAND USES. MIXED-USE CENTERS, COMMERCIAL AREAS, AND DIVERSE HOUSING OPTIONS WERE IDENTIFIED EAST OF THE LAKES. IMPROVED RECREATION OFFERINGS PROVIDE OVERNIGHT STAY ACCOMODATIONS AND ADDITIONAL ACTIVITIES FOR RESIDENTS AND VISITORS.





# BOARD 4: TWIN LAKES DEVELOPMENT PLAN (DRAFT)





# BOARD 5: PLACE TYPE INTRODUCTION

## WHAT IS A PLACE TYPE

THE TWIN LAKES FUTURE DEVELOPMENT PLAN USES A 'PLACE BASED' APPROACH TO LAND USE AND DEVELOPMENT PATTERNS. THIS APPROACH LOOKS BEYOND THE BASIC USE OF LAND TO ALSO CONSIDER BUILDING AND SITE DESIGN CHARACTERISTICS - INCLUDING DEVELOPMENT INTENSITY AND FORM, APPEARANCE, AND PHYSICAL ARRANGEMENT - TO PRESENT THE PREFERRED IMAGE OF THE AREA OVER TIME.

## RURAL PLACE TYPES

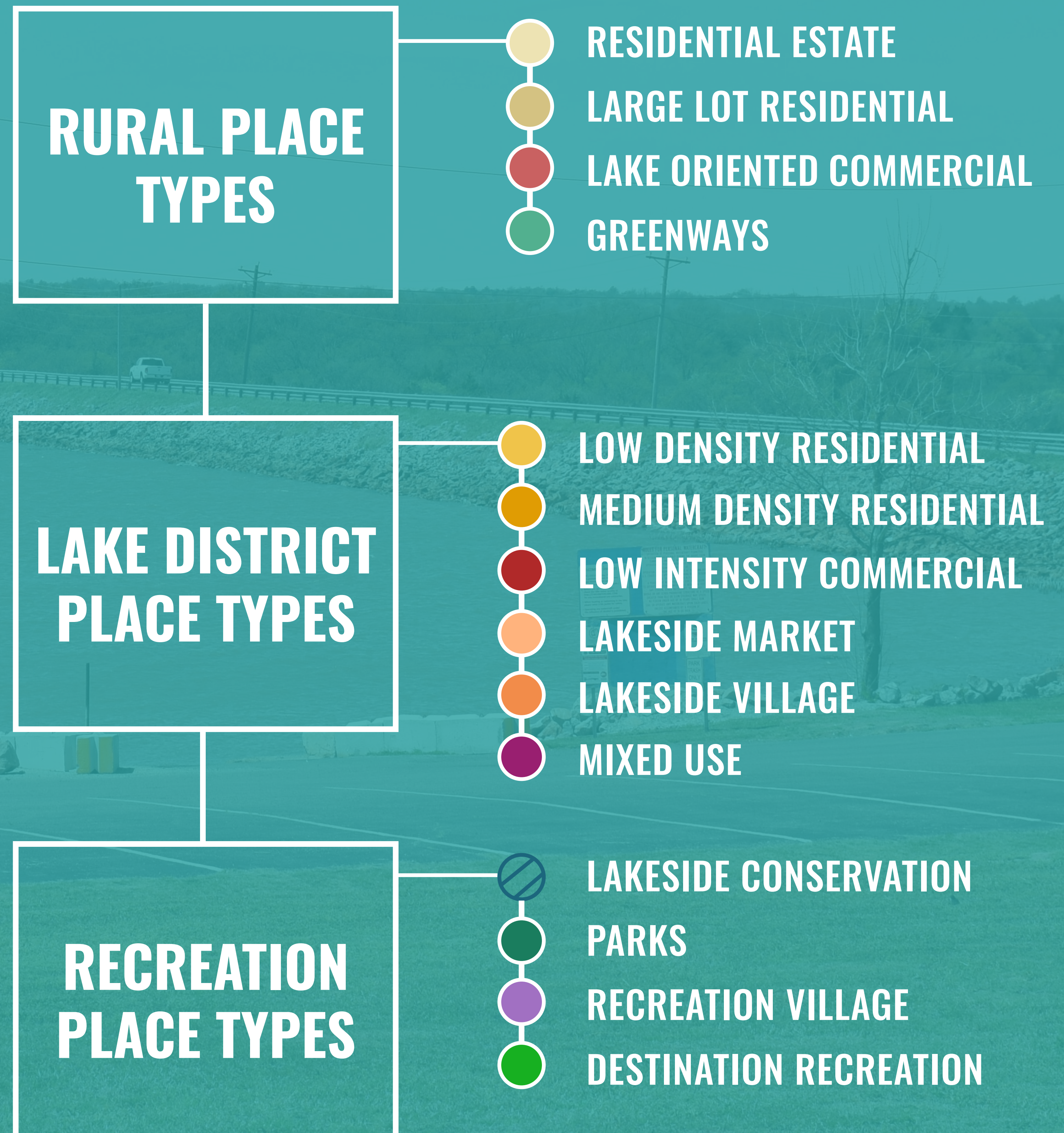
RURAL PLACE TYPES ARE AREAS THAT ARE SPARSELY DEVELOPED AND INCLUDE SIGNIFICANT AREAS OF OPEN SPACE. THESE AREAS MAY INCLUDE LOW DENSITY RESIDENTIAL, FARMING, AGRICULTURAL USES, AND FLOODPLAINS. THE AREAS ARE SERVICED BY WELL AND SEPTIC AND HAVE RURAL ROADWAY CHARACTERISTICS (I.E., GRAVEL SURFACE, DRAINAGE DITCHES).

## LAKE DISTRICT PLACE TYPES

LAKE DISTRICT PLACE TYPES ARE IN AREAS WHERE HIGHER LEVELS OF GROWTH AND DEVELOPMENT ARE ANTICIPATED. THESE AREAS ARE INTENDED TO CREATE AN ENVIRONMENT TO SUPPORT WALKABILITY, RETAIL, SERVICES, AND RESIDENTIAL USES. THEY ARE SERVICED BY WATER AND SEWER AND HAVE URBAN ROADWAY CHARACTERISTICS (I.E., CURB AND GUTTER, SIDEWALKS, STREET TREES).

## RECREATION PLACE TYPES

RECREATION PLACE TYPES ARE UNIQUE TO THE TWIN LAKES AREA AND INCLUDE PARKS, OVERNIGHT STAY AREAS, AND LARGE DESTINATION FACILITIES. THESE PLACE TYPES PROMOTE REGIONAL AND LOCAL USE OF THE PARKS.





# RURAL PLACE TYPES

## FINAL DEVELOPMENT PLAN (DRAFT)

### RESIDENTIAL ESTATE

MAP LEGEND:  
(SEE BOARD 4)



#### DESCRIPTION

THESE AREAS ARE INTENDED FOR LARGE LOT (5+ ACRE) RURAL LIVING. RESIDENTIAL AREAS MAY INCLUDE THEMED SUBDIVISIONS OR CLUSTERED TO PRESERVE OPEN SPACE.

#### USES

LARGE LOT RESIDENTIAL, RANCHETTES, AGRICULTURE RELATED SERVICES

#### DEVELOPMENT CONSIDERATIONS

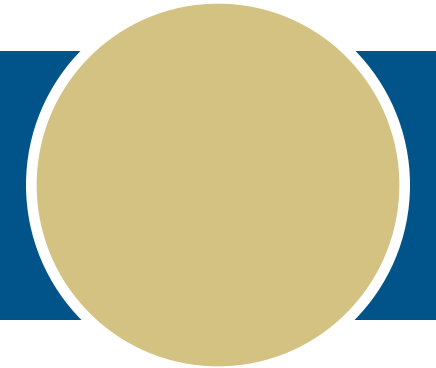
- LARGER RESIDENTIAL DEVELOPMENT LOTS (5+ ACRES) ON WELL AND SEPTIC WILL BE SERVICED BY RURAL ROADWAYS
- DEEP SETBACKS AND WIDE LOTS PROMOTE A SENSE OF MORE RURAL LIVING

#### REPRESENTATIVE IMAGES



### LARGE LOT RESIDENTIAL

MAP LEGEND:  
(SEE BOARD 4)



#### DESCRIPTION

NEIGHBORHOODS EMPHASIZING SINGLE-FAMILY DETACHED HOMES ON LOTS GREATER THAN ONE ACRE.

#### USES

LARGE LOT RESIDENTIAL, SUBDIVISIONS

#### DEVELOPMENT CONSIDERATIONS

- LARGE LOT RESIDENTIAL DEVELOPMENT (1+ ACRES) ON WELL AND SEPTIC WILL BE SERVICED BY RURAL ROADWAYS
- DEVELOPMENTS SHOULD PROVIDE CONNECTIVITY FOR CARS & PEDESTRIANS. THE STREET NETWORK SHOULD CREATE A SENSE OF NEIGHBORHOOD
- THE USE OF CLUSTER OR CONSERVATION SUBDIVISIONS SHOULD BE CONSIDERED

#### REPRESENTATIVE IMAGES



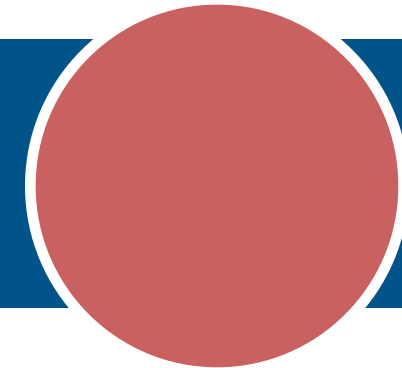


# RURAL PLACE TYPES

## FINAL DEVELOPMENT PLAN (DRAFT)



### LAKE ORIENTED COMMERCIAL



#### DESCRIPTION

COMMERCIAL AREAS WILL SERVE RESIDENTS AND VISITORS USING THE LAKES FOR RECREATIONAL PURPOSES.

#### USES

- A MIX OF COMPLEMENTARY SMALL SCALE COMMERCIAL

#### DEVELOPMENT CONSIDERATIONS

- SHOULD BE LOCATED ALONG ARTERIAL STREETS
- PROVIDE GOOD PEDESTRIAN & BIKE ACCESS TO THE LAKE AREA AND BETWEEN BUSINESSES
- LANDSCAPING SHOULD BE USED ALONG STREET FRONTAGES & WITHIN PARKING LOTS

#### REPRESENTATIVE IMAGES



### GREENWAYS

MAP LEGEND:  
(SEE BOARD 4)



#### DESCRIPTION

AREAS INTENDED TO REMAIN UNDEVELOPED AND ENCOMPASS THE FLOODPLAIN AND SURROUNDING AREAS.

#### USES

- LIMITED, PRIMARILY NATURAL

#### DEVELOPMENT CONSIDERATIONS

- SHAWNEE'S MANY DRAINAGE & FLOODPLAINS, SHOULD BE PRESERVED AND INCORPORATED INTO THE CITY'S STORMWATER MANAGEMENT SYSTEM
- ADDITIONAL GREENWAY AREAS NOT WITHIN THE FLOODPLAIN SHOULD REMAIN NATURAL TO PRESERVE THE SHORELINE

#### REPRESENTATIVE IMAGES





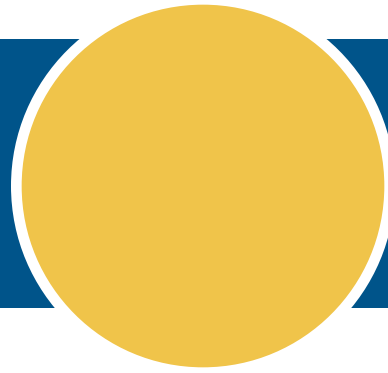
# LAKE DISTRICT PLACE TYPES

FINAL DEVELOPMENT  
PLAN (DRAFT)



## LOW DENSITY RESIDENTIAL

MAP LEGEND:  
(SEE BOARD 4)



### DESCRIPTION

NEIGHBORHOODS EMPHASIZING SINGLE-FAMILY DETACHED HOMES, ALTHOUGH OTHER SINGLE-FAMILY ATTACHED & SMALL LOT SINGLE-FAMILY HOMES MAY BE PERMITTED BASED ON LOCATION.

### USES

- SINGLE-FAMILY DETACHED DEVELOPMENT AT 1-4 UNITS PER ACRE WITH CIVIC USES ALLOWED

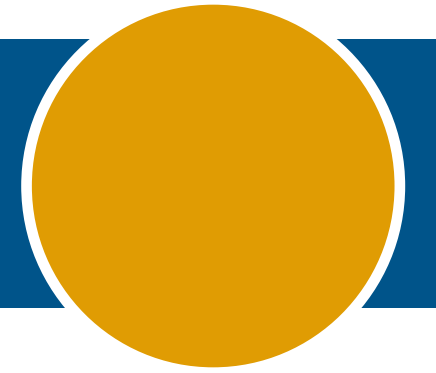
### DEVELOPMENT CONSIDERATIONS

- CONNECTIVITY SHOULD BE PROVIDED WITHIN & BETWEEN DEVELOPMENTS FOR BOTH CARS & PEDESTRIANS
- A FRAMEWORK OF STREETS & OPEN SPACE SHOULD CREATE A SENSE OF NEIGHBORHOOD
- DENSITIES SHOULD BE HIGHER AT TRANSITION POINTS WITH OTHER MORE INTENSE USES OR DISTRICTS
- DEVELOPMENTS WILL BE PROVIDED WITH FULL CITY SERVICES

### REPRESENTATIVE IMAGES



## MEDIUM DENSITY RESIDENTIAL



### DESCRIPTION

NEIGHBORHOODS THAT INCORPORATE A MIX OF HOUSING TYPES AT VARYING DENSITIES, INCLUDING SINGLE-FAMILY, TOWNHOUSES, AND LIMITED MULTI-FAMILY.

### USES

- A MIX OF HOUSING STYLES INCLUDING SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, & TOWNHOUSES AT 4-12 UNITS PER ACRE.
- LIMITED MULTI-FAMILY DEVELOPMENT MAY BE ALLOWED WITH SPECIAL REVIEW
- CIVIC USES ARE ALLOWED

### DEVELOPMENT CONSIDERATIONS

- HIGH LEVEL OF CONNECTIVITY BETWEEN & WITHIN DEVELOPMENTS
- CONNECTIONS TO NEIGHBORHOOD COMMERCIAL SERVICES & CIVIC DESTINATIONS SHOULD PROVIDE A SENSE OF NEIGHBORHOOD
- DEVELOPMENTS SHOULD HAVE ARTICULATED SCALE & MAINTAIN THE IDENTITY OF INDIVIDUAL UNITS
- DENSITIES SHOULD BE HIGHER AT TRANSITION POINTS WITH OTHER MORE INTENSE USES OR DISTRICTS

### REPRESENTATIVE IMAGES



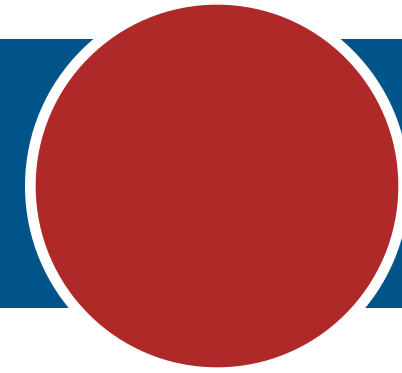


# LAKE DISTRICT PLACE TYPES

FINAL DEVELOPMENT  
PLAN (DRAFT)



## LOW INTENSITY COMMERCIAL



### DESCRIPTION

AREAS WITH EASILY ACCESSED NEIGHBORHOOD COMMERCIAL SERVICES. THESE AREAS WILL PROVIDE SERVICES TO THE IMMEDIATE AREA BUT MAY ALSO DRAW CUSTOMERS & EMPLOYEES FROM THE LARGER CITY.

### USES

- SMALLER SCALE COMMERCIAL USES WITH LIMITED HIGHER DENSITY RESIDENTIAL USES (7-12 UNITS PER ACRE) & CIVIC USES
- AMENITIES SUCH AS PARKS, PLAZAS AND QUALITY STREETScape SHOULD ACT AS NEIGHBORHOOD CENTERS

### DEVELOPMENT CONSIDERATIONS

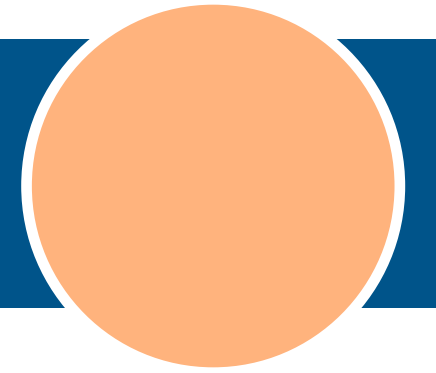
- A HIGH-CONNECTIVITY GRID PATTERN EXPANDS VIABLE LOCATIONS FOR COMMERCIAL LAND USES & ALLOWS MULTIPLE ACCESS POINTS & ROUTE CHOICES BETWEEN USES
- ENCOURAGES CLOSER PROXIMITY BETWEEN TRANSPORTATION, HOUSING, & SHOPPING
- SIDEWALKS SHOULD PROVIDE GOOD CONNECTIVITY BETWEEN DEVELOPMENTS

### REPRESENTATIVE IMAGES



## LAKESIDE MARKET

MAP LEGEND:  
(SEE BOARD 4)



### DESCRIPTION

LAKESIDE MARKET INCLUDES SMALL-SCALE COMMERCIAL LOCATED ALONG THE TWIN LAKES THAT PROVIDE SERVICES DIRECTLY RELATED TO PARK AND LAKE USERS. THE MARKET MAY BE LOCATED WITHIN A PUBLIC PARK.

### USES

- SMALL SCALE RECREATION-BASED COMMERCIAL USES TO INCLUDE QUICK STOP RETAIL (I.E., CONVENIENCE STORE), RETAIL, AND TEMPORARY COMMERCIAL SPACES
- RECREATION RENTALS

### DEVELOPMENT CONSIDERATIONS

- SMALL ESTABLISHMENT SERVICED BY A WELL AND SEPTIC, IF NECESSARY
- SIDEWALKS SHOULD PROVIDE GOOD PEDESTRIAN & BIKE ACCESS TO THE LAKE
- ANY PERMANENT DEVELOPMENT SHOULD INCORPORATE LOW IMPACT DEVELOPMENT TECHNIQUES TO SUPPORT WATER QUALITY

### REPRESENTATIVE IMAGES





# LAKE DISTRICT PLACE TYPES

FINAL DEVELOPMENT  
PLAN (DRAFT)



## LAKESIDE VILLAGE

MAP LEGEND:  
(SEE BOARD 4)



### DESCRIPTION

THESE AREAS INCLUDE A MIX OF COMMERCIAL AND RESIDENTIAL USES ON THE SAME PARCEL NEAR THE LAKE SHORE. THE VILLAGE WILL ACTIVATE THE LAKES FOR A VARIETY OF USES, INCLUDING RESIDENTIAL, COMMERCIAL, RETAIL, AND OFFICE, AND WILL BE DESIGNED TO BE WALKABLE AND PROVIDE ACCESS TO THE LAKE SHORE.

### USES

- INTEGRATED MIXED-USE DEVELOPMENT INCLUDING COMMERCIAL, MULTI-FAMILY (12+ UNITS PER ACRE), AND OFFICE TO SUPPORT A DYNAMIC LAKESIDE COMMUNITY
- LAKE SUPPORTING USES (RESTAURANT, SHOPS, RENTALS, ETC.)

### DEVELOPMENT CONSIDERATIONS

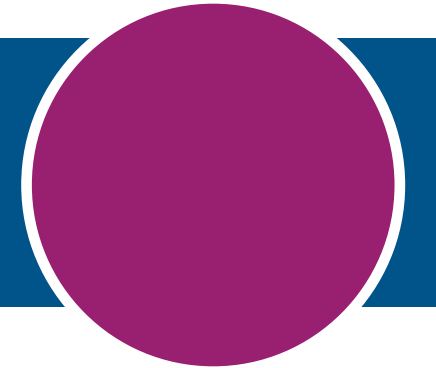
- REQUIRES WATER AND SEWER TO SUPPORT DEVELOPMENT
- AN INTERCONNECTED NETWORK OF STREETS TO SUPPORT CONNECTIVITY WITHIN THE DEVELOPMENT AND PROVIDE ACCESS TO THE LAKES
- LOW IMPACT DEVELOPMENT TECHNIQUES SHALL BE UTILIZED AS A PROTECTION MEASURE FOR THE LAKES

### REPRESENTATIVE IMAGES



## MIXED USE

MAP LEGEND:  
(SEE BOARD 4)



### DESCRIPTION

THESE AREAS IMPROVE ECONOMIC PERFORMANCE & OPPORTUNITIES FOR SOCIAL INTERACTION, BY LOCATING DIVERSE AND COMPLEMENTARY USES IN CLOSE PROXIMITY. HIGHER-DENSITY MIX OF HOUSING, MAJOR COMMERCIAL, OFFICE, & SERVICE USES.

### USES

- INTEGRATED MIXED-USE DEVELOPMENT INCLUDING COMMERCIAL, MULTI-FAMILY (12+ UNITS PER ACRE), AND OFFICE TO SUPPORT A DYNAMIC COMMUNITY
- RESIDENT SUPPORTING USES (RESTAURANT, SHOP, SERVICES, ETC.)

### DEVELOPMENT CONSIDERATIONS

- REQUIRES WATER AND SEWER TO SUPPORT DEVELOPMENT
- AN INTERCONNECTED NETWORK OF STREETS TO SUPPORT CONNECTIVITY WITHIN THE DEVELOPMENT AND PROVIDE ACCESS TO THE LAKES
- BUILDINGS SHOULD BE VERTICALLY INTEGRATED MIXED-USE BUILDINGS WITH HIGH CONNECTIVITY WITHIN AND TO OTHER AREAS

### REPRESENTATIVE IMAGES





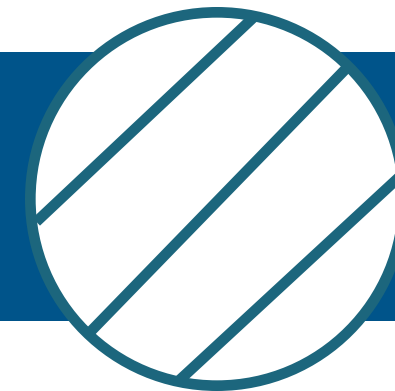
# RECREATION PLACE TYPES

FINAL DEVELOPMENT  
PLAN (DRAFT)



## LAKESIDE CONSERVATION

MAP LEGEND:  
(SEE BOARD 4)



### DESCRIPTION

AN OVERLAY AREA ALONG THE LAKESIDE WITH STANDARDS TO PROTECT THE SHORELINE.

### USES

- LIMITED, NATURAL AREAS
- ANY DEVELOPMENT IS LOW IMPACT IN NATURE (SUCH AS CONSERVATION NEIGHBORHOOD)

### DEVELOPMENT CONSIDERATIONS

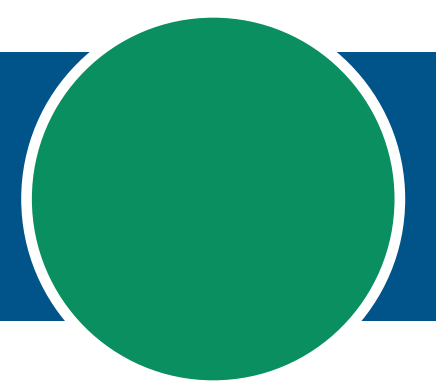
- CONSERVATION AREAS WILL MAINTAIN NATIVE WITH NATURAL VEGETATION AND LANDSCAPES
- CONTEXT SENSITIVE DESIGN STANDARDS WILL BE USED FOR ANY DEVELOPMENT WITHIN THE LAKESIDE CONSERVATION AREA
- DEVELOPMENT WITHIN THE LAKESIDE CONSERVATION AREA WILL BE SET BACK A MINIMUM OF 50' FROM THE LAKE SHORELINE HIGH WATER LINE

### REPRESENTATIVE IMAGES



## PARKS

MAP LEGEND:  
(SEE BOARD 4)



### DESCRIPTION

AREAS THAT PROVIDE RECREATION OPPORTUNITIES ALONG TWIN LAKES.

### USES

- RECREATION ELEMENTS SUCH AS: LIMITED CAMPING, TRAILS, BOAT LAUNCHES, PAVILIONS, PLAY STRUCTURES, ETC.
- OPEN SPACE

### DEVELOPMENT CONSIDERATIONS

- CLUSTER RECREATION TO PRESERVE OPEN SPACE
- PROVIDE INTERNAL CONNECTIVITY AND CONNECTIONS TO WIDER TRAIL AND SIDEWALK FACILITIES

### REPRESENTATIVE IMAGES





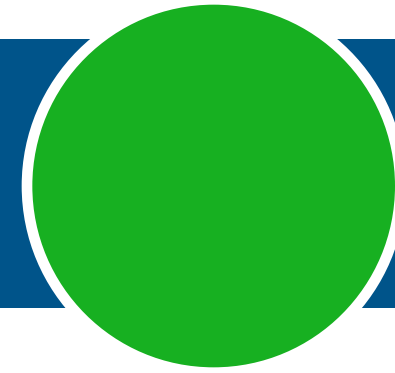
# RECREATION PLACE TYPES

FINAL DEVELOPMENT  
PLAN (DRAFT)



## DESTINATION RECREATION

MAP LEGEND:  
(SEE BOARD 4)



### DESCRIPTION

A LARGE-SCALE RECREATION FACILITY THAT IS A DRAW FOR TOURISM. DESTINATION RECREATION WILL INCLUDE ELEMENTS NOT TYPICALLY FOUND IN OTHER PARKS.

### USES

- ADA ACCESSIBLE FACILITIES SUCH AS KAYAK LAUNCHES, PLAY EQUIPMENT, AND TRAILS
- SMALL-SCALE COMMERCIAL WITHIN THE PARK (I.E., RESTAURANT, STORE)

### DEVELOPMENT CONSIDERATIONS

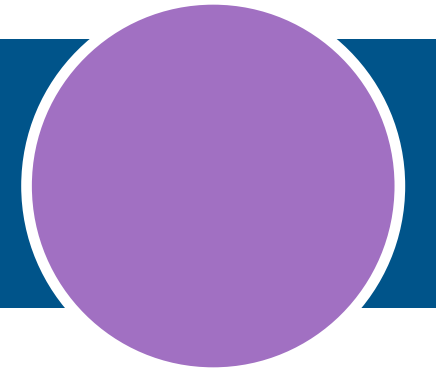
- INTERCONNECTED STREET NETWORK AND PARKING AREAS TO ADJACENT PARK AREAS AND DESTINATIONS
- CONNECTED TO OTHER AREAS AND PARKS THROUGH AN EXPANSIVE TRAIL AND SIDEWALK NETWORK
- DESIGNED TO BE FULLY ADA ACCESSIBLE AND MAY REQUIRE ADMISSION FEES TO ENTER.

### REPRESENTATIVE IMAGES



## RECREATION VILLAGE

MAP LEGEND:  
(SEE BOARD 4)



### DESCRIPTION

AN OVERNIGHT STAY PARK WITH A WIDE VARIETY OF RECREATION FACILITIES & SERVICES

### USES

- RECREATIONAL USES LIKE TRAILS, PLAY EQUIPMENT, BOAT LAUNCHES, PARKING
- OVERNIGHT STAY FACILITIES SUCH AS CABINS, LODGE/HOTEL, RV HOOK UPS, PRIMITIVE CAMPING
- SMALL SCALE COMMERCIAL USES TO SUPPORT OVERNIGHT CAMPERS

### DEVELOPMENT CONSIDERATIONS

- NETWORK OF RECREATION AMENITIES TO SUPPORT GUESTS (TRAILS, PICNIC AREAS, BEACHES, ETC.)
- FLOODPLAINS AND OPEN SPACE SHOULD BE INCORPORATED INTO THE RECREATION VILLAGE
- THERE SHOULD BE ADEQUATE SPACE FOR CAMPING AREAS AND APPROPRIATE BUFFERING BETWEEN EACH OVERNIGHT STAY LOCATIONS

### REPRESENTATIVE IMAGES





# BOARD 13: DRAFT DEVELOPMENT PLAN (DRAFT)

