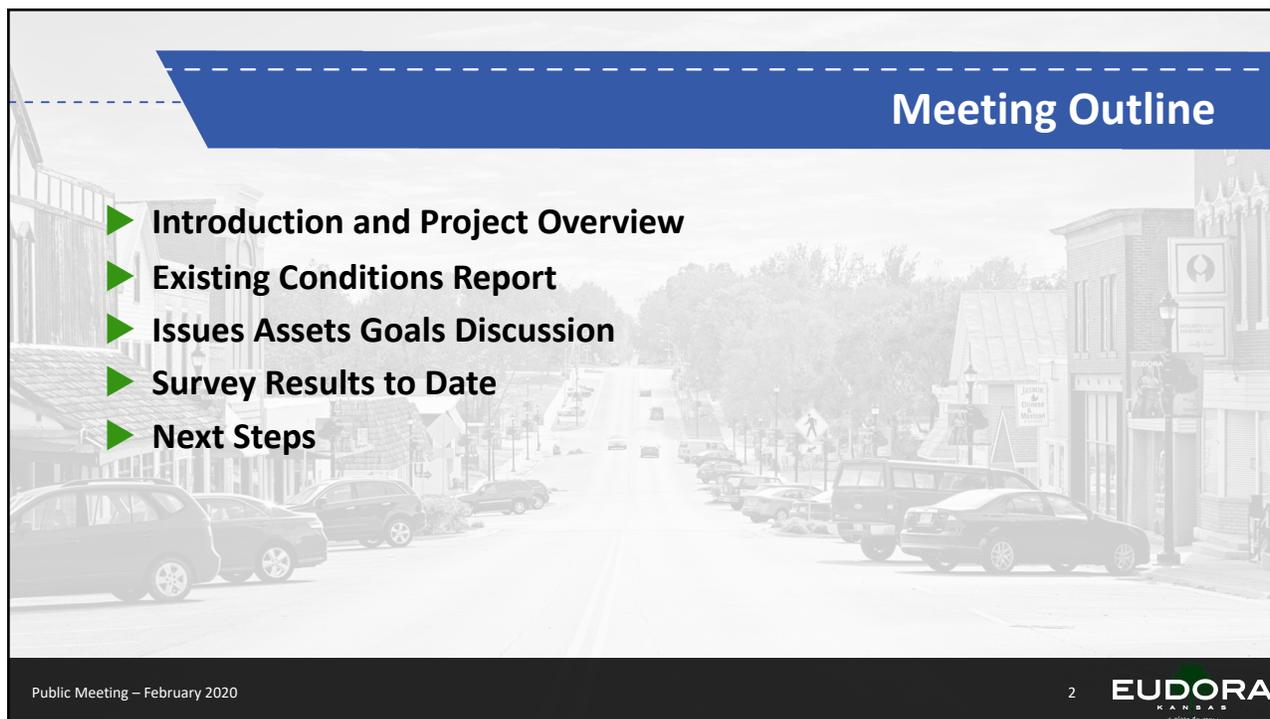
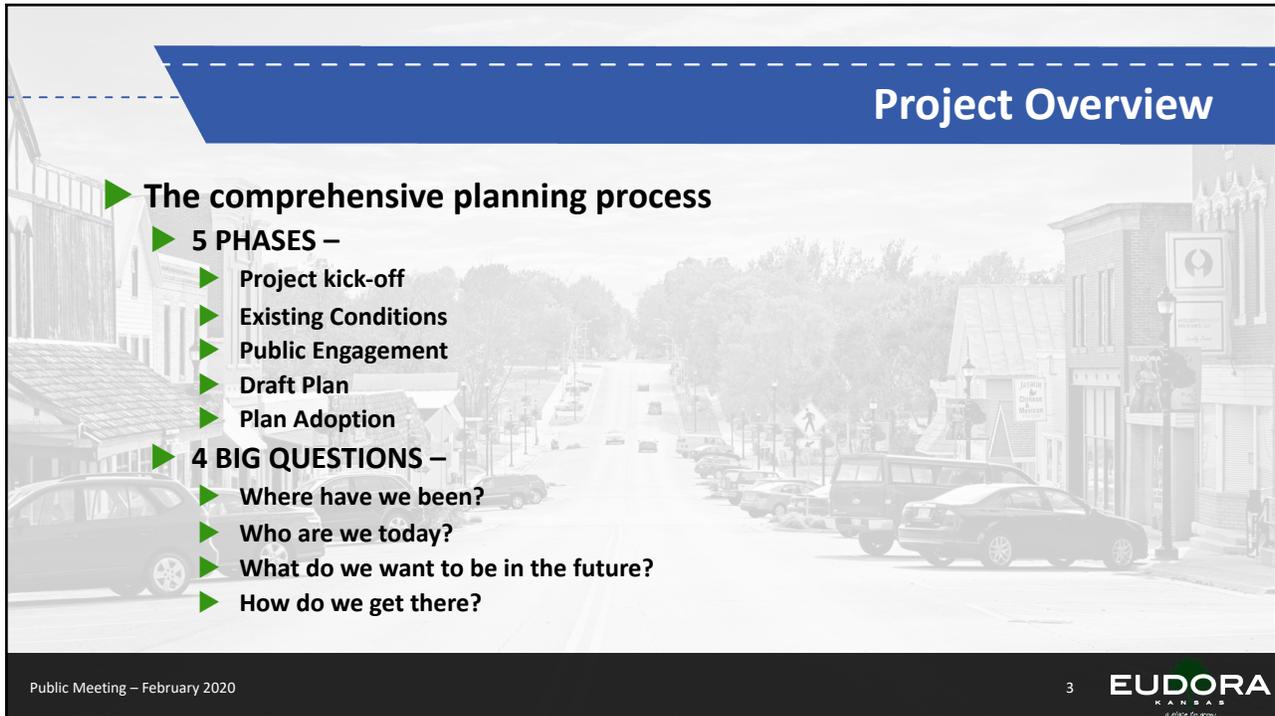


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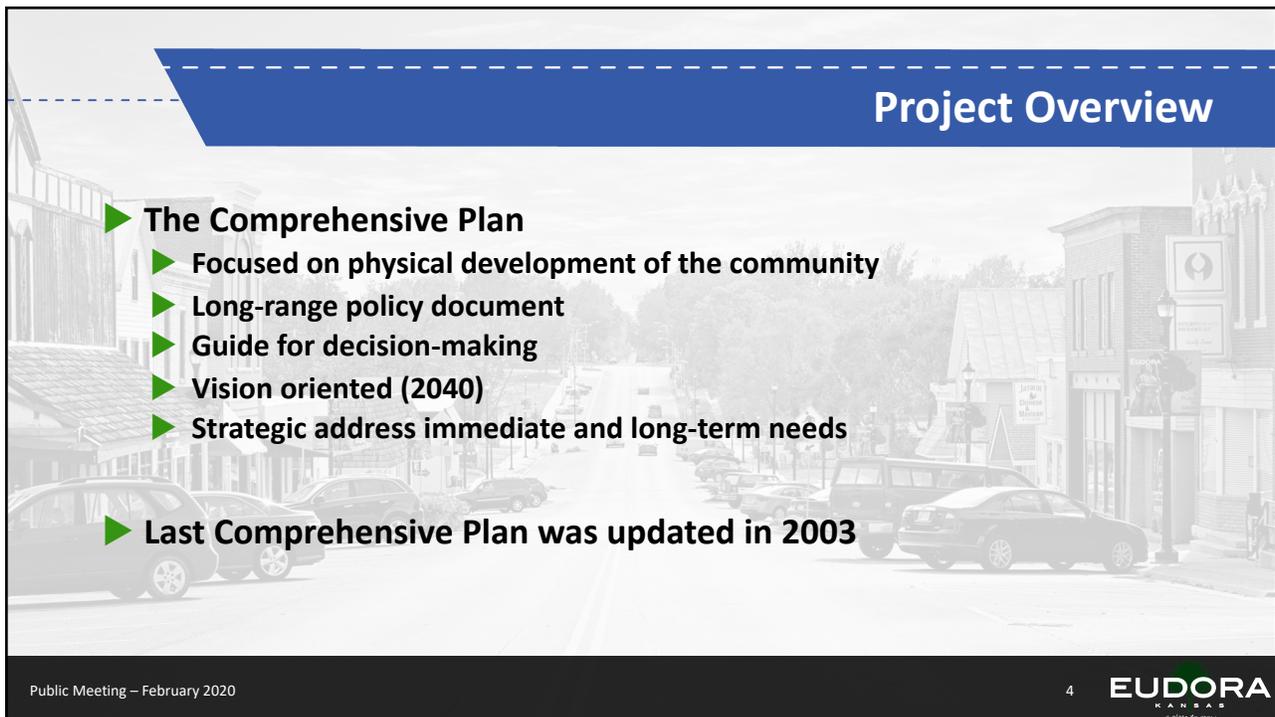


Project Overview

- ▶ **The comprehensive planning process**
 - ▶ **5 PHASES –**
 - ▶ Project kick-off
 - ▶ Existing Conditions
 - ▶ Public Engagement
 - ▶ Draft Plan
 - ▶ Plan Adoption
 - ▶ **4 BIG QUESTIONS –**
 - ▶ Where have we been?
 - ▶ Who are we today?
 - ▶ What do we want to be in the future?
 - ▶ How do we get there?

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Project Overview

- ▶ **The Comprehensive Plan**
 - ▶ Focused on physical development of the community
 - ▶ Long-range policy document
 - ▶ Guide for decision-making
 - ▶ Vision oriented (2040)
 - ▶ Strategic address immediate and long-term needs
- ▶ **Last Comprehensive Plan was updated in 2003**

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1840s
United Tribe of Shawnee first settles Eudora. The Shawnee reservation included all of Douglas and Johnson Counties and parts of five other counties.

1843-1870s
The Oregon Trail passes through Eudora.

1857
Shawnee Chief Pascal Fish sold 774.5 acres to the Chicago Settlement Company for development by German immigrants.

1858
The City of Eudora was first incorporated in 1858. The first public buildings, the Town Hall and schoolhouse, were built in 1860.

1872
The first train ride through Eudora occurred in 1872 by the St. Louis, Lawrence and Denver Railroad.

1901
In 1901 the Central Protective Agency (C.P.A.) Lodge No. 191 was formed to protect against horse thievery and other property protections.

1902
In 1902 the Eudora Mutual Telephone Company was formed. Electricity was brought to the City in 1917.

1936
With the rise of the automobile, graded streets gave way to hard surfaced streets, and the first street paving was done in 1936.

1942
The town's population doubled, then tripled with the opening of the Sunflower Ordnance Complex, later renamed the Sunflower Army Ammunition Plant.

1951
The Great Flood of 1951 resulted in \$935 million dollars in damages including losses of homes and livestock. In total, 518,000 people were displaced, and 17 people died during this catastrophic flooding.

Existing Conditions

- ▶ **The Existing Conditions Report includes five chapters:**
 - ▶ **Historical Context**
 - ▶ **Physical Context**
 - ▶ **Demographic / Economic Context**
 - ▶ **Facility / Service Context**
 - ▶ **Key Planning Implications**
- ▶ **This draft report is available at <https://www.cityofeudoraks.gov/381/Eudora-Comprehensive-Plan>**

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Existing Conditions – Physical Context

- ▶ **Natural Environment**
 - ▶ Floodplains and topography limit the potential for development and infrastructure expansion in areas
 - ▶ Access to river/water and topography lends itself to outdoor recreation opportunities
- ▶ **Built Environment**
 - ▶ City limits nearly doubled over the last 20 years
 - ▶ Downtown “place” fabric
 - ▶ Primarily an auto-oriented transportation network; however there are goals for pedestrian and bicycle mobility
- ▶ **Location Context / Connectivity**
 - ▶ proximity to Lawrence and KC metro

Legend

- District
- Path
- ⚡ Railroad
- 🌳 Park
- 🌊 Hydrology
- 🌟 Edge
- 📍 Node
- 🏛️ Landmark
- ▭ County
- ▭ City Limits

0 0.25 0.5 0.75 1 mi

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Existing Conditions – Demographics / Economics

- ▶ Pop. growth – (2000-2010, 42.5%) (2010-2017, 2.2%)
- ▶ Average growth rate since 1970 leads to a population of 9,400 in 2040
- ▶ 69% of population in 4 age cohorts (family oriented)
- ▶ Only 8% of housing stock vacant / 1993 median year houses built
- ▶ 8.8% unemployment / 11.7% live below poverty line
- ▶ Employment concentrations – information, educational services, and health care and social assistance.

| Eudora | Lawrence MSA |
|---|---|
| 3 Persons per Household | 2.4 Persons per Household |
| \$72,477 Median Household Income | \$54,370 Median Household Income |
| \$155,300 Median Property Value | \$188,100 Median Property Value |

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Existing Conditions – Facilities / Services

- ▶ **Government Structure / Public Safety**
 - ▶ City Commission, Planning Commission, City Departments
 - ▶ Eudora Police Department, Douglas County Sheriff's Office, Eudora City Fire and EMS Department, Eudora Township Fire Protection
- ▶ **City Operated Utilities**
 - ▶ City Utilities - Water, Sewer, Electrical and Storm Sewer
- ▶ **Education**
 - ▶ 1,736 students - early childhood center, elementary school, middle school, and high school
 - ▶ Eudora Public Library
- ▶ **Parks & Recreation**
 - ▶ City maintains 88 acres of public space and community facilities
 - ▶ Eudora School District (USD 491) includes play equipment and ball fields at schools
- ▶ **19th most connected community in Kansas**

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Existing Conditions – Planning Implications

- ▶ Can the history of Eudora play a role in defining Eudora’s future sense of community?
- ▶ Are the physical qualities of Eudora advantageous for supporting future community growth / development (quality not just quantity)?
- ▶ Where does the community see itself – family oriented; retirement oriented; wanting to attract back young college educated individuals?
- ▶ Where does the community need to invest to strengthen the community facilities and services network?
- ▶ Is there a willingness to grow to support potential commercial development?
- ▶ Is Eudora a destination or a bedroom community in the future? Center or fringe community?

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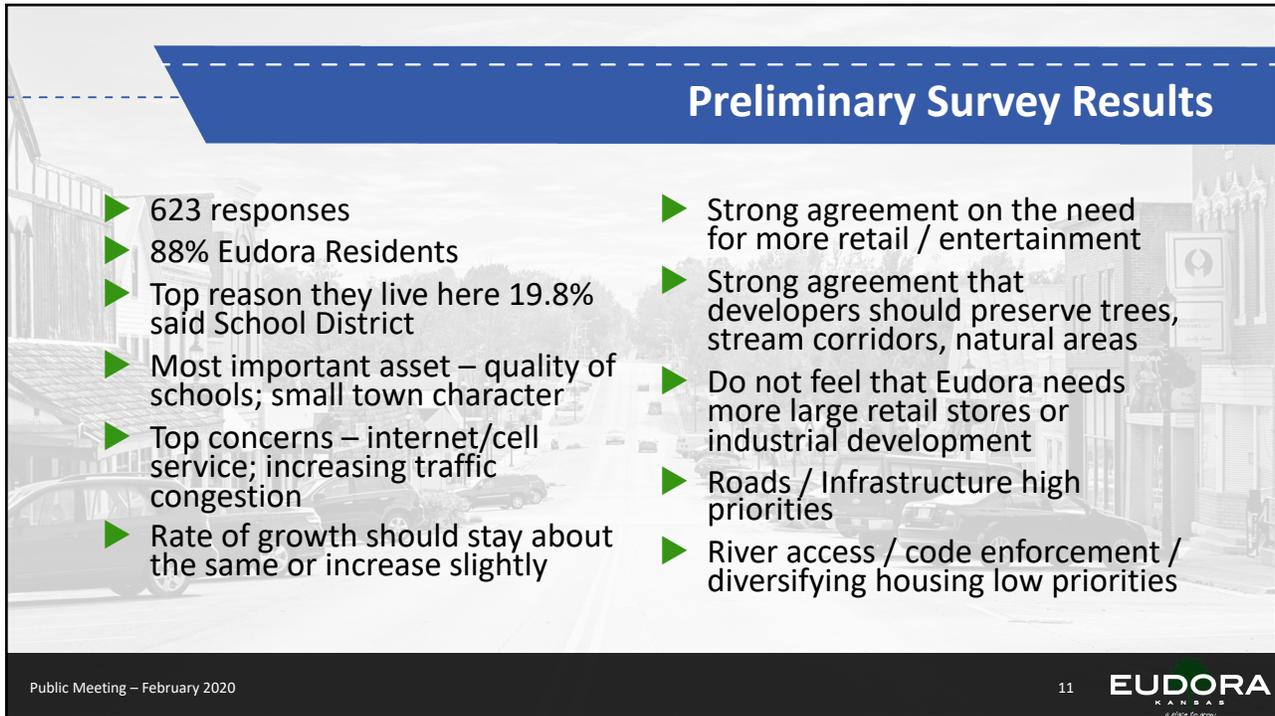
Discussion

- ▶ **ISSUES**
 - ▶ What are the most critical issues facing Eudora today?
- ▶ **Vision / Goals**
 - ▶ Describe your vision for Eudora.

- ▶ **ASSETS**
 - ▶ What are Eudora’s biggest assets or strengths?
- ▶ **PRIORITIES**
 - ▶ What is the top priority for Eudora to address moving into the future?

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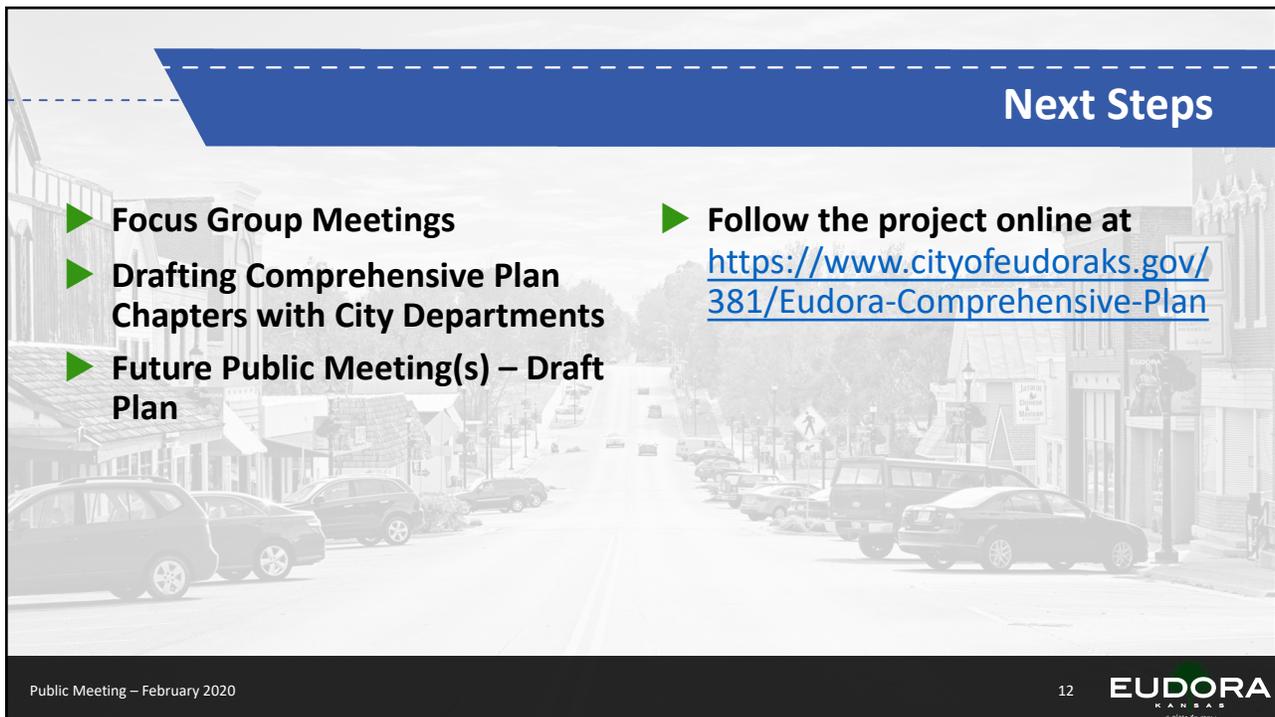


Preliminary Survey Results

- ▶ 623 responses
- ▶ 88% Eudora Residents
- ▶ Top reason they live here 19.8% said School District
- ▶ Most important asset – quality of schools; small town character
- ▶ Top concerns – internet/cell service; increasing traffic congestion
- ▶ Rate of growth should stay about the same or increase slightly
- ▶ Strong agreement on the need for more retail / entertainment
- ▶ Strong agreement that developers should preserve trees, stream corridors, natural areas
- ▶ Do not feel that Eudora needs more large retail stores or industrial development
- ▶ Roads / Infrastructure high priorities
- ▶ River access / code enforcement / diversifying housing low priorities

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Next Steps

- ▶ **Focus Group Meetings**
- ▶ **Drafting Comprehensive Plan Chapters with City Departments**
- ▶ **Future Public Meeting(s) – Draft Plan**
- ▶ **Follow the project online at <https://www.cityofeudoraks.gov/381/Eudora-Comprehensive-Plan>**

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