

Chapter Four

Nottingham Area





City of Eudora Economic Development Plan

Nottingham Area

SITE CHARACTERISTICS

This development target area consists primarily of property to the northwest and southwest of the 14th and Church intersection. The site south of 14th Street is currently occupied by Nottingham Elementary School and Laws Field. The Eudora Recreation Center is directly south of the site. The elementary school will no longer be used due to the construction of a new elementary school on East 10th Street. Laws Field will continue to be used in the short term but the school district has plans to construct a new football stadium near the high school. Both of these sites are on one parcel owned by the Eudora School District.

There are a variety of development opportunities, both short and long-term. These opportunities are further described in the “Developable Areas” section. This area is the primary gateway into Eudora for residents and visitors exiting from K-10. High-quality development with careful attention to aesthetics will be critical at this location.

STRENGTHS AND OPPORTUNITIES

- Prominent location in Eudora with close proximity, visibility, and easy access to K-10 Highway via Church St.; prominent location
- Next to Eudora Recreation Center
- Existing water, sewer, and electric service to site
- There are a variety of potential development opportunities in the area
- Central location, closer to development and schools south of K-10 than other potential development sites.
- Large sites for development, allowing unique design and the possibility of larger retailers.
- Future opportunity to be served by regional public transit
- Opportunity for park space at 14th and Main as a recreation opportunity and gateway feature.

WEAKNESSES AND THREATS

- Uncertain timing of land availability
- Remediation of environmental issues may be needed for redevelopment
- Currently not zoned for commercial development

Figure 4.1: Nottingham School Aerial Photo



DEVELOPABLE AREAS

The Nottingham school area consists of several sites:

- Nottingham Elementary School site (8.1 acres): near-term redevelopment opportunity as the school will no longer be used. Target uses are community retail, such as a supermarket, discount department store, restaurant, or offices would be appropriate for this location. The large site creates an opportunity for larger-scale development.
- Laws Field site (7.3 acres): long-term development opportunity, once a new stadium is built at the high school south of K-10. Target development is also community retail, and the Eudora Recreation Center may want to expand onto this site in the future.
- Vacant block north of 14th Street (2.5 acres): this property has been split into two lots and a site plan for a bank has been approved on the south lot, but is unlikely to be built. Smaller retail, restaurant, and/or office uses are most likely for this site.
- K-10 right-of-way at the southeast corner of 15th & Church (0.5-2.3 acres): BWR is currently discussing this site with KDOT, as the development feasibility in this area will depend on how much (if any) right-of-

way KDOT is willing to give up. One option is using the piece of land on the southeast corner of 15th & Church as a park and ride facility on the existing ROW. However, it may be possible to create a large enough parcel for private development.

Figure 4.2: Nottingham Site



Figure 4.3: Laws Field Site



Figure 4.4: 14th & Church



Figure 4.5: KDOT ROW



PLANNING BACKGROUND

Past community planning efforts have recognized Church street just north of K-10 as an important location in the community for commercial growth.

COMPREHENSIVE PLAN AND ZONING

While the Comprehensive Plan does not specifically address the commercial development of this site, a number of goals and policies clearly support the location as appropriate for commercial expansion.

Planning Issues and Objectives:

- Goal: Provide for a variety of uses, services and retail outlets which are convenient and attractive to consumers in order to strengthen the community's economic base.
- Objective: Promote development of new business and institutions as well as retention and expansion of existing establishments to meet the demand for local goods, services and employment opportunities.



The Nottingham Elementary School building, vacated in 2009.



Playground at the southwest corner of 14th & Church, north of the school building.

- Action: Proactively foster and promote development opportunities to meet local niches and fill market voids.
- Action: Promote the clustering of development with strong access to Eudora and the K-10 Highway
- Goal: Provide cost-effective services by promoting development that is compact and close to existing urbanized areas.
- Action: Support expansion in close proximity to existing services.
- Action: Promote opportunities for development contiguous to existing utilities and within drainage basins currently served by sanitary sewer.
- Action: Limit higher density development to areas where adequate utilities exist or can be readily extended.
- Goal: Develop and preserve gateways into Eudora that help reflect the character and image of the Eudora community.

Future Land Use - Commercial Policies

- New commercial nodes should be primarily located only along existing and planned interchanges with K-10 highway.
- Commercial development proposals should not be approved where there is a lack of contiguous urban development.

The Comprehensive Plan also further outlines policies for how commercial development should occur, such as by limiting curb cuts on arterial streets, providing adequate parking while limiting its visual impact, providing strong pedestrian connections, and attractive signage.

The school district property (Nottingham school and Laws Field) is zoned Single-Family Residential (RS). In addition, future development of the property will be subject to the K-10 Overlay District, which lists design guidelines for setbacks, architecture, signage, setbacks, vegetation, lighting, parking, and other requirements. The Commercial Corridor Design Guidelines also would apply to this site, which include guidelines for building arrangement, access, and service facilities. The Hoover property north of 14th Street is zoned Commercial.

COMMUNITY INPUT

The following comments, concerns and ideas from public workshops in 2007 and 2008 are relevant to economic development in the Nottingham school area:

- Pursue commercial development at the Nottingham school site once the school is vacant
- Improve Church Street throughout the city
- Consider a bus stop and park-and-ride facility near K-10 to connect by transit to Lawrence and Johnson County, and/or
- Provide carpool parking near K-10
- Preserve the K-10 corridor for commercial use

Laws Field on the west side of Church Street



SITE ANALYSIS

The Nottingham Area is the highest-traffic location in Eudora and has existing infrastructure to the site, although some improvements may be necessary.

TRAFFIC

The Nottingham site sits just northwest of the K-10 interchange at Church Street. K-10 highway is a major regional limited-access highway that connects Eudora with both Lawrence and the Kansas City metropolitan area. Church Street is the primary north-south arterial in Eudora, connecting the city's core with more recent development south of K-10. The amount of traffic near the site provides an opportunity for regional development:

- K-10 Highway (west of Church St. exit): 26,600 AADT (KDOT, 2009)
- K-10 Highway (east of Church St. exit): 26,200 AADT (KDOT, 2009)

UTILITIES

The Nottingham area is currently served by existing water, sewer, and electric service. An 8-inch sanitary sewer line and 4-inch water lines serve the Nottingham site.

To serve the future commercial development of this area, a larger water line may be needed on 14th Street.

Figure 4.6: Sanitary Sewer Infrastructure

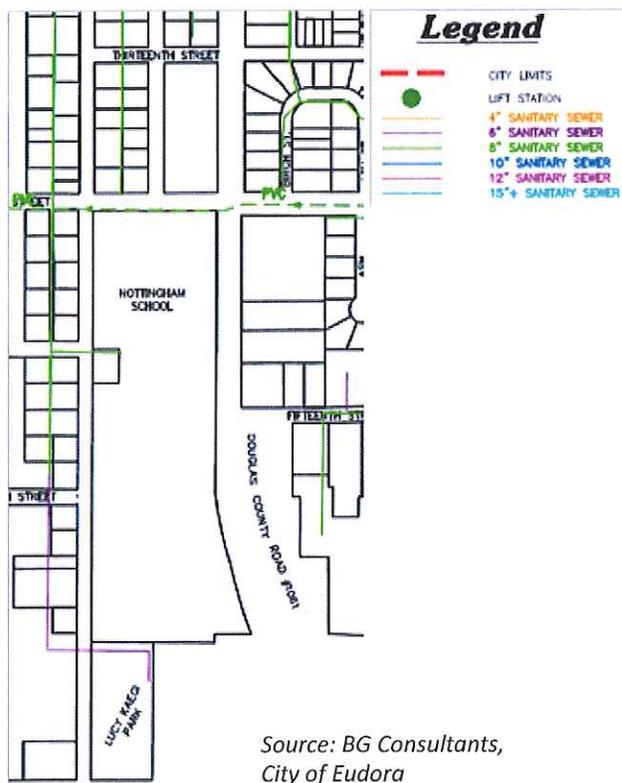
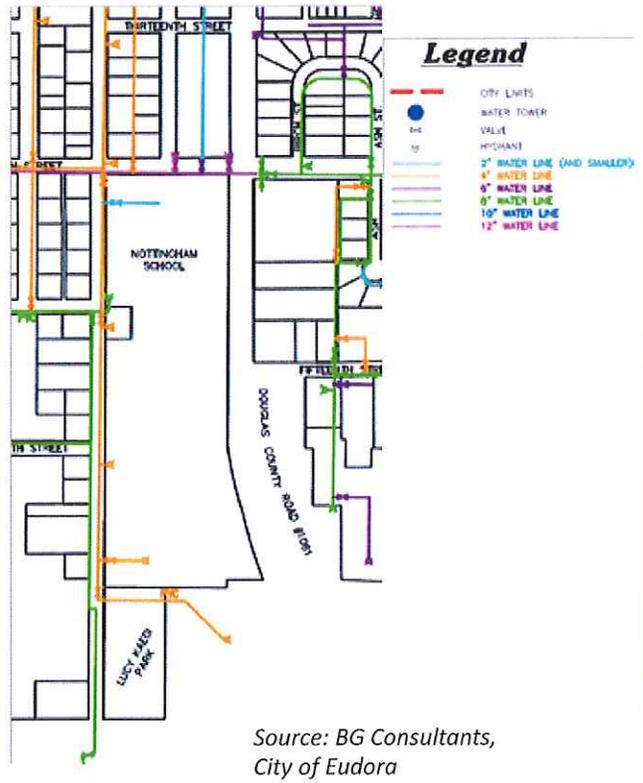


Figure 4.7: Water Infrastructure



OBJECTIVES AND POLICIES

As a primary gateway to the community, the future development of the Nottingham area should present an attractive and functional entrance to the community. The following policies and improvements are recommended to strengthen the development potential of this area.

Objective: Ensure that this community gateway is attractive and development is high-quality.

Policy: Provide landscape, facade, and signage improvements on both sides of Church Street, including at a future park-and-ride site near K-10.

Policy: Require higher design standards for development of the site, but should not be too burdensome.

Objective: Provide access to multi-modal transportation.

Policy: Provide a carpool parking lot (near-term) near K-10 highway.

Policy: Plan for a future bus stop for K-10 bus routes (long-term) should be considered along K-10.

Policy: Provide new and improved sidewalks throughout the area.

Policy: Provide pedestrian access across K-10 (along Elm or Church).

Policy: Work with regional partners to construct the SmartTrail regional trail system along K-10.

Policy: Incorporate space for parks and recreation uses as a part of new development at the Nottingham and Laws Field sites.

Objective: Improve the transportation infrastructure and street network in the area.

Policy: Work with KDOT and Douglas County for future K-10 improvements such as widening the highway and interchange improvements.

Policy: Conduct a traffic study of the 14th and Church intersection.

Policy: Provide for a connection of 14th Street throughout the city.

Policy: Reconfigure the driveway on the east side of Church between 14th and 15th streets to better accommodate pedestrians.

Policy: Extend 15th Street from Church to Elm.

Objective: Pursue retail opportunities that are appropriate for the area and require the large tracts of land that the site offers.

Policy: Focus marketing of the Nottingham site towards larger and “mainstream” retail, as opposed to the niche specialty stores that are expected to thrive in downtown.

Objective: Maintain and provide for future parks and recreation opportunities in the area.

Policy: Assess the feasibility and demand for and expansion of the Eudora Recreation Center.

Policy: Require that future redevelopment of the Nottingham and Laws Field area include parks, recreation and/or open space.

ACTION STEPS

Specific implementation actions are listed in **Chapter 7**.