

Joint Workshop

Edgerton Comprehensive Plan Kick-Off

Thursday May 26, 2022



CONFLUENCE
GBA

Agenda

- Introductions
- Comprehensive Planning Overview
- Project Scope, Schedule, & Outreach Plan Review
- Issues/Topics Identification + Existing Comprehensive Plan Review
- Community Snapshot
- Visioning Exercises
- What's Next

Team Introduction

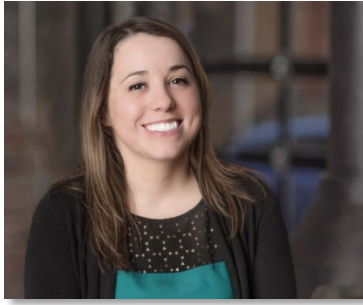
Christopher
Shires



Marshall
Allen



Jane
Reasoner



Abbey
Hebbert



Clint
Loumaster



CONFLUENCE

GBA

Comprehensive Planning Overview

Comprehensive Plan Defined

“ The **comprehensive plan**, also known as a general plan, master plan or land use plan; is a document designed **to guide the future actions of a community**. It presents **a vision for the future**; with **long-range goals** and objectives for all activities that affects the local government. ”

- Gary D. Taylor, Iowa State University

Comprehensive Plan

- 1 Focus Future Development & Public Investment
- 2 Encourage Strong Economic Base
- 3 Serve as Information Management Tool
- 4 Analyze Existing Conditions
- 5 Evolve as Community Changes
- 6 Establish Goals
- 7 Guide and Recommend
- 8 Encourage Community Engagement
- 9 Identify and Build upon Community Character

Relationship to Zoning



Comprehensive Plan Components

What is typically included in a Comprehensive Plan?

- Mapping (existing conditions, future land use plan, small area plans)
- Inventory of existing conditions
 - Natural resources / open space / conservation
 - Historical / cultural identification and protection
 - Housing
 - Economic development
 - Transportation and mobility
 - Services and facilities
- Goals, policies and action items

Comprehensive Planning

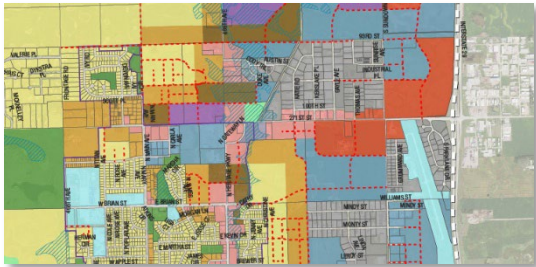
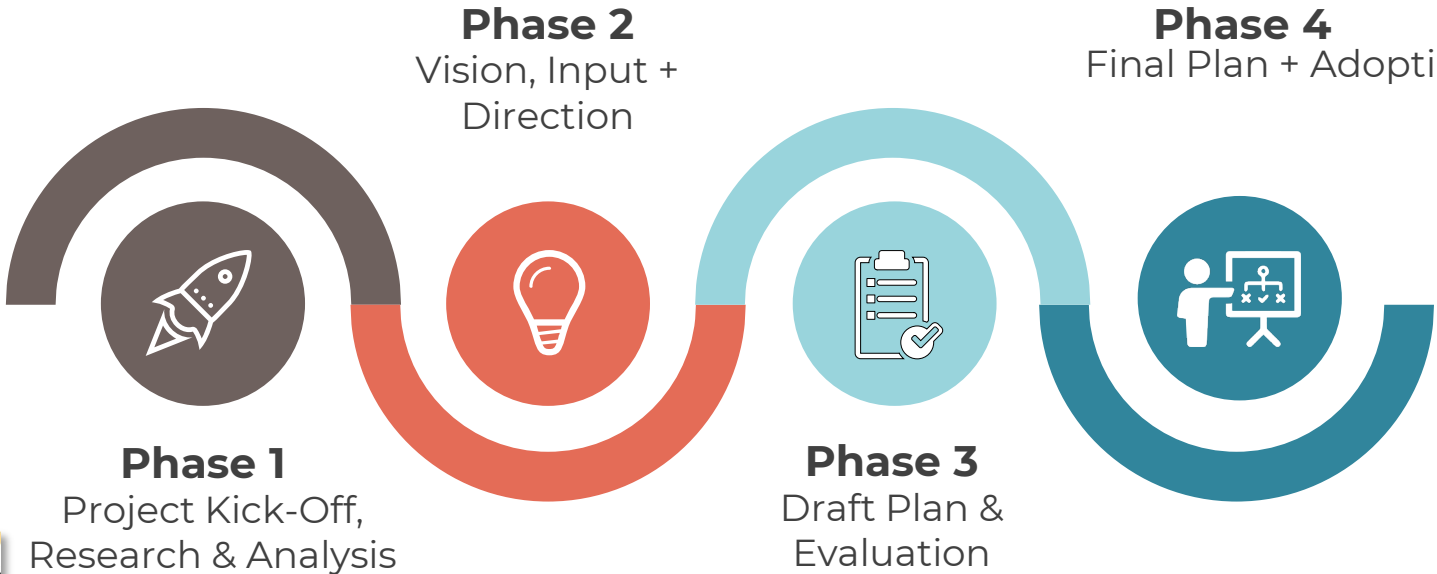
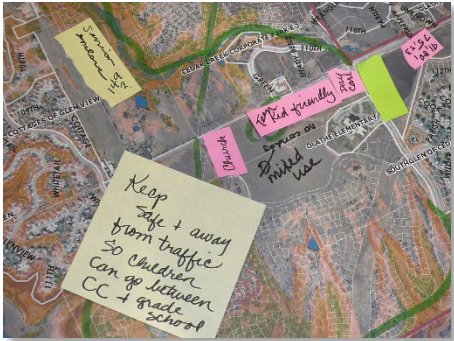
Implementation Measures Fall Into Three Broad Categories:

- 1 Development regulations that control the location, form and character of private projects
- 2 Capital projects which are financed, designed, built and maintained by governments
- 3 Programs that in some cases involve active government participation and in other cases simply mean endorsement or coordination of voluntary private efforts

Effective implementation is the difference between having a good plan on paper and having a great community on the ground.

Project Scope, Schedule, & Outreach Plan

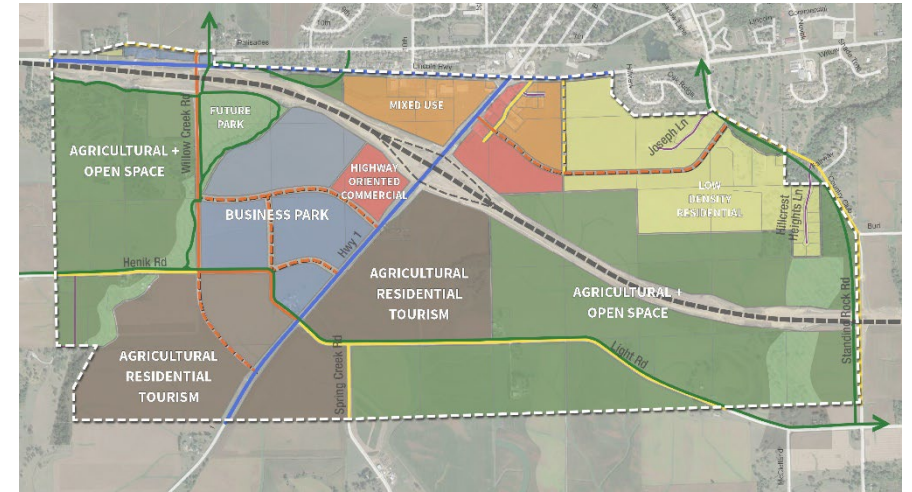
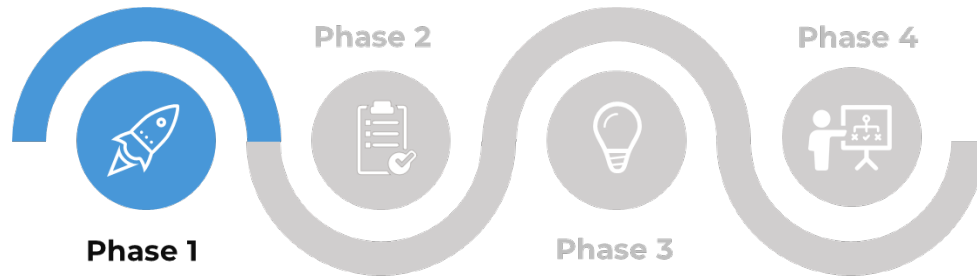
Project Scope + Schedule



Project Scope + Schedule

Phase 1 – Project Kick-Off, Research + Analysis

- Kick-Off Presentation to City Council and Planning Commission (May 26, 2022)
- Kick-Off Meeting with Steering Committee (June 7, 2022)
- Public Outreach Plan + Project Name and Logo
- **Windshield Survey of Existing Housing Conditions (June 7, 2022)**
- Existing Conditions Review and Analysis
- Existing Conditions Analysis Review Meeting with Steering Committee



WELCOME!

Welcome to the Our Ottumwa Comprehensive Plan website! Here you will find information about the

Search

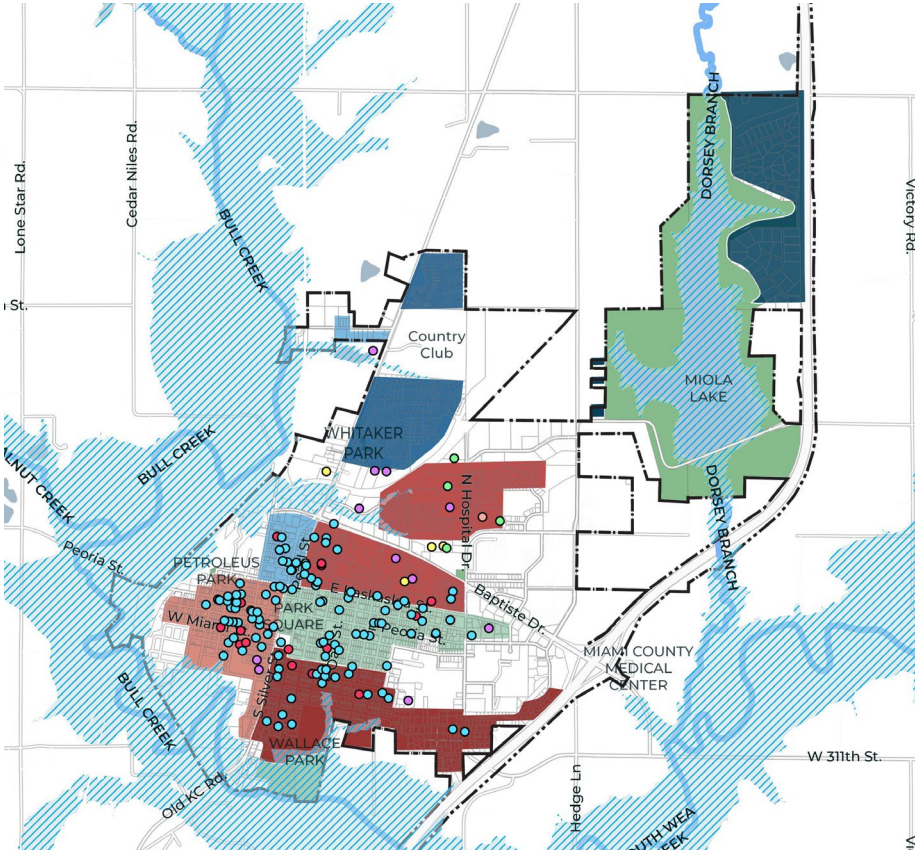
RECENT POSTS

Our Ottumwa Adopted by City Council
on August 18, 2020

Project Scope + Schedule

Edgerton Housing Windshield Survey

Members of the Edgerton Comprehensive Plan consultant team will be conducting a windshield housing survey on June 7, 2022. The consultant team will be assessing exterior conditions of homes to assist the City in providing additional rehabilitation funds for Edgerton homeowners.

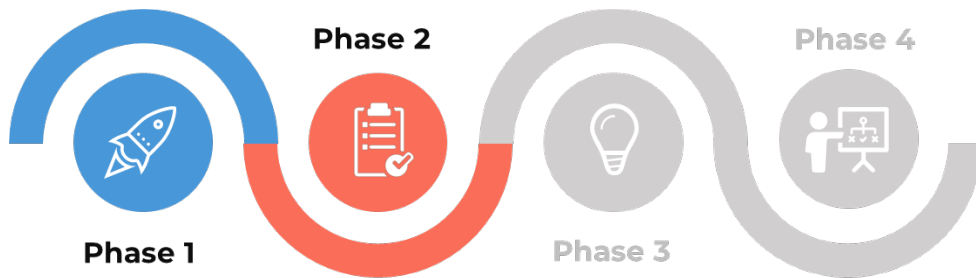
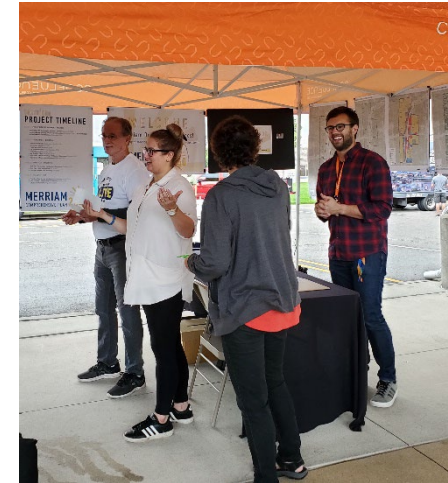


Example map of results from Paola, KS

Project Scope + Schedule

Phase 2 – Vision, Input + Direction

- Online Engagement + Project Website
- Stakeholder Interviews
- Public Visioning Workshop
- Special Event Booths / Youth Workshop / Box City (2-3 events)
- Stakeholder + Public Input Review with Steering Committee



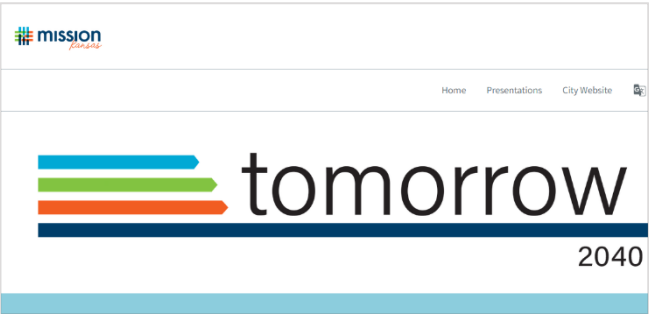
Project Scope + Schedule

Project Logo / Branding



Project Scope + Schedule

Interactive Engagement Website



SCAN ME

Please review each visual preference activity below and vote for the images showing the type of development you'd like to see in Mission!

multi-family residential
visual preference exercise

Multi-Family residential is a term used to describe developments with more than one dwelling unit per lot. These can include townhomes, rowhouses, duplexes, fourplexes, and mid-rise and high-rise apartment buildings. This type of housing provides an alternative to the more traditional single-family home and offers housing options with less maintenance, a greater sense of security, and greater affordability. It also creates greater housing density in commercial corridors such as downtown and provides more vitality to these areas.

Vote!

signage / gateway markers
visual preference exercise

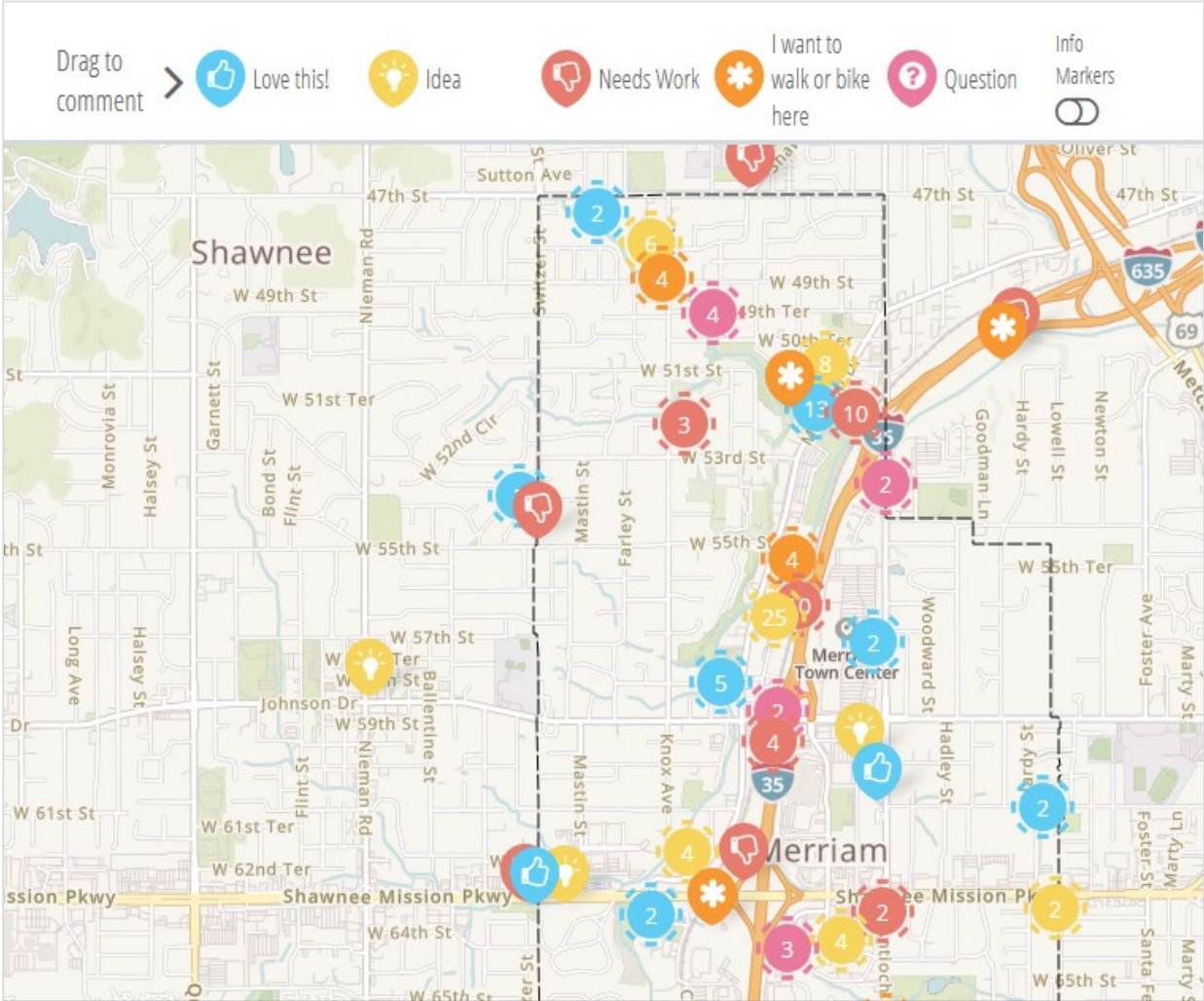
Signage and gateway markers announce your arrival into a community. Having a unified signage brand throughout the community, can enhance the image of the city and provide an identifiable feature that residents can be proud of.

Vote!

infill residential
visual preference exercise

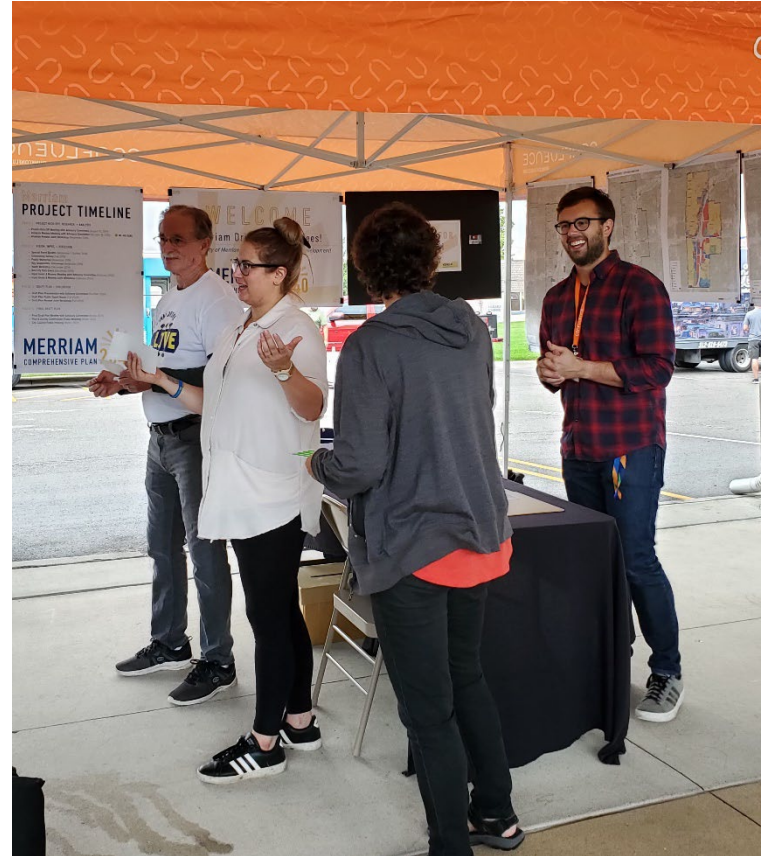
Infill Residential are single-family homes that fit into existing lots and layout of Mission's neighborhood.

Vote!



Project Scope + Schedule

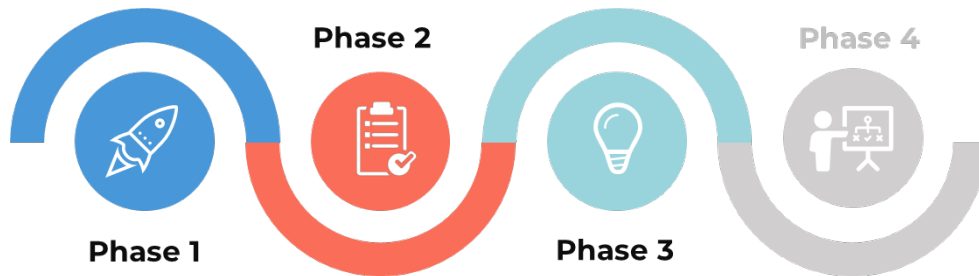
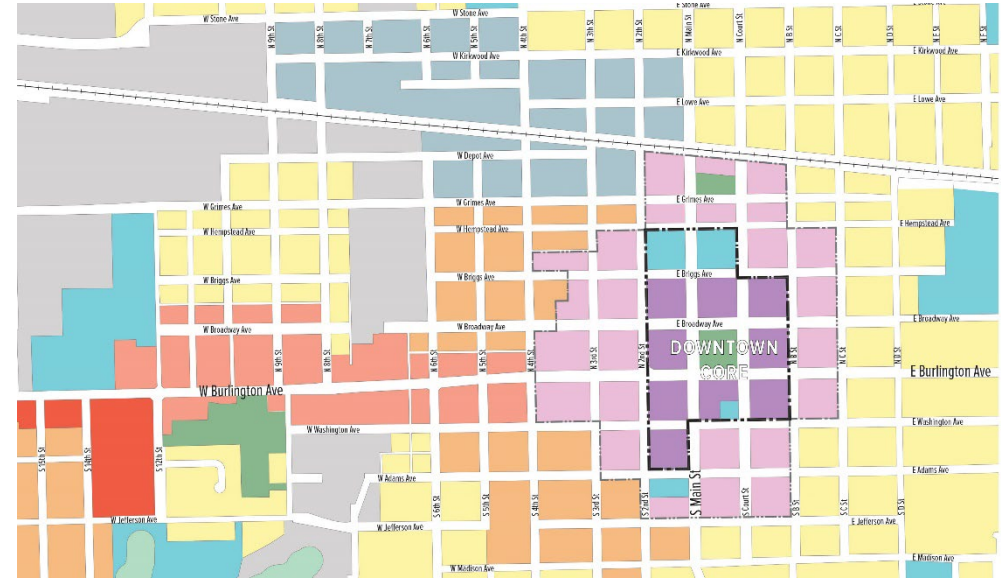
Special Event Booth / Box City / Youth Workshop



Project Scope + Schedule

Phase 3 – Draft Plan + Evaluation

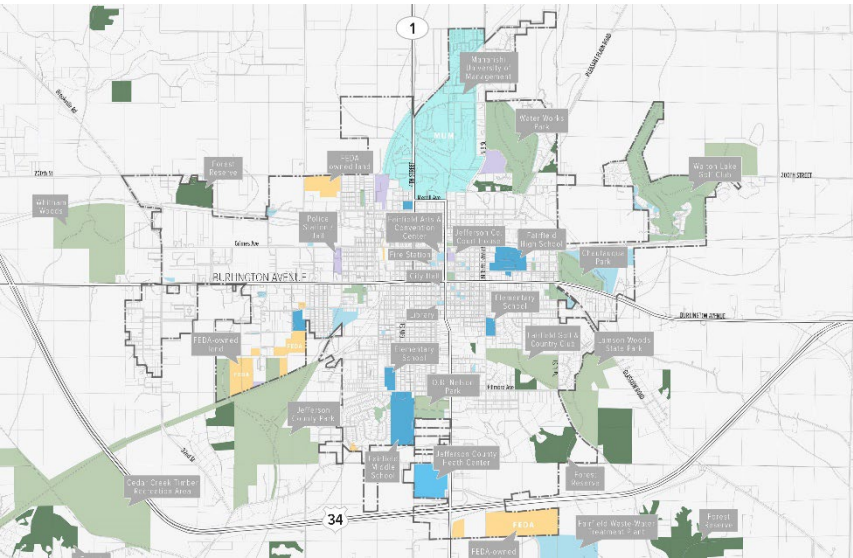
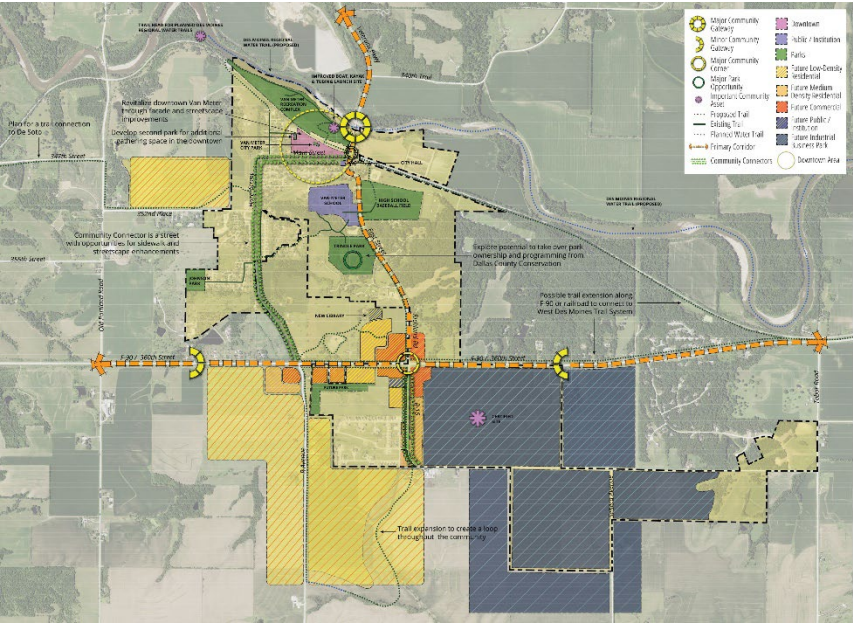
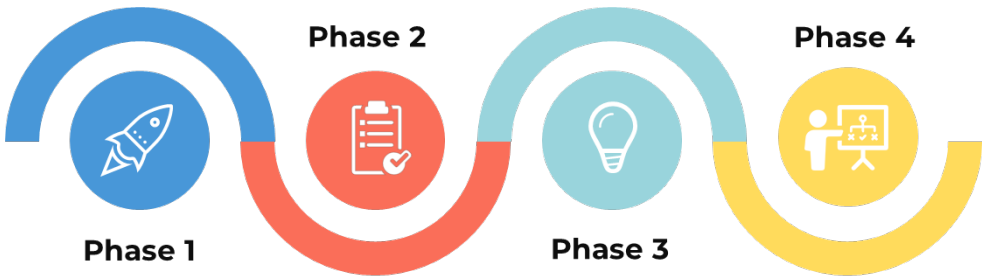
- Draft Plan
- Draft Plan Review Sessions with Steering Committee (2 *meetings*)
- Draft Plan Public Open House
- Draft Plan Presentation Joint Workshop with City Council and Planning Commission



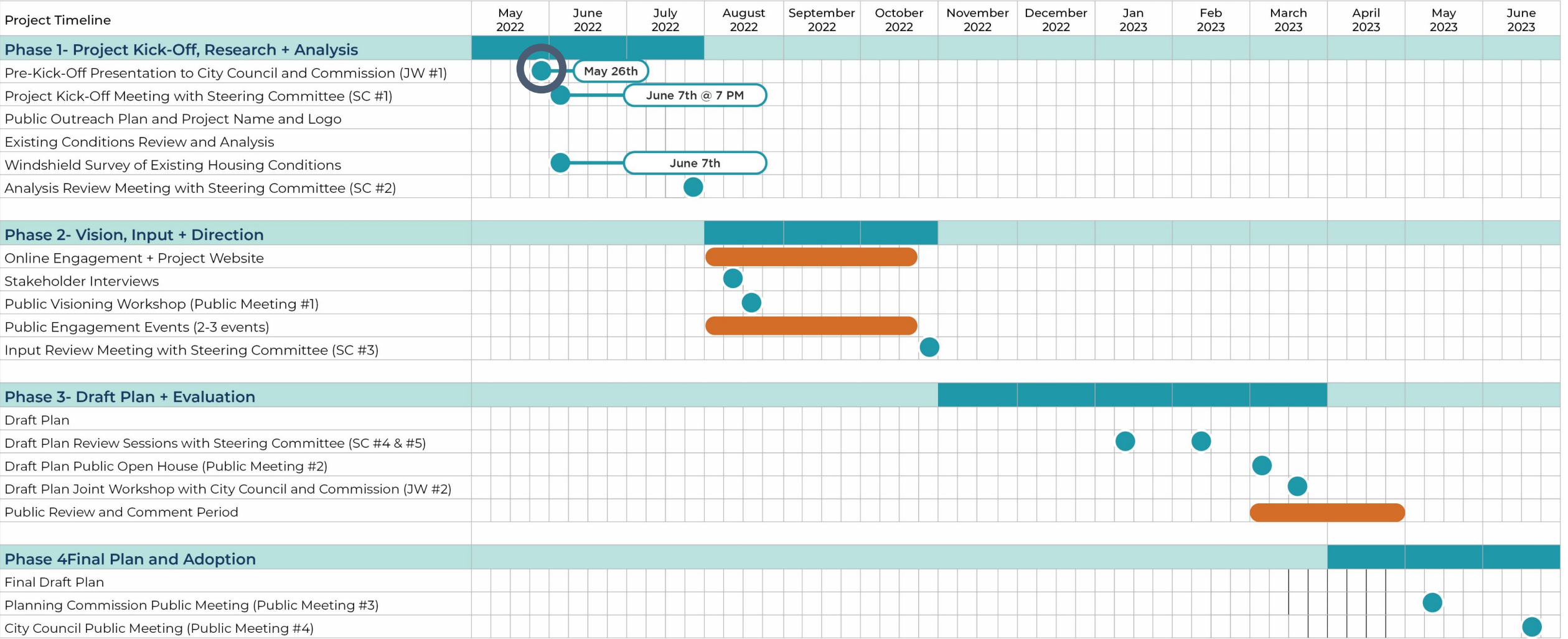
Project Scope + Schedule

Phase 4 – Final Plan + Adoption

- Final Draft Plan
- Planning Commission Public Hearing
- City Council Public Hearing



Project Scope + Schedule



Issues / Topics
Identification +
Existing Comp Plan
Review

Comprehensive Plan Vision Statement

Vision Statement

*“In the year 2040, the City of Edgerton is a **clean, safe, prosperous, energetic, well-managed and pleasant place to live**. Edgerton is recognized as the **“Southern Gateway to Johnson County”**. People are attracted to Edgerton for its small town character and friendly people. Young and old move to Edgerton because of a convenient commute to metropolitan jobs. The scenic beauty of Big Bull Creek Park and natural amenities of the park attract people to visit and live in Edgerton. The implementation of **urban design principles** to ensure neighborhoods function at a human scale where people can walk to nearby activities make Edgerton a preferred place for people seeking a **sense of community**.”*

Source: Edgerton Comprehensive Plan

Comprehensive Plan Goals

Town Planning Goals

1. Promote a balanced and sustainable community by providing a **mix of different types of residential, commercial, and industrial development**.
2. *Create employment opportunities and promote a **diversified economic base**.*
3. *Improve the **traffic connectivity between I-35 and the City of Edgerton** to help promote economic development.*
4. *Promote a **compact growth pattern** and **encourage the redevelopment and revitalization** of existing areas.*
5. *Provide a **range of housing types and price ranges** for all citizens of Edgerton.*
6. *Ensure that **new subdivisions are integrated into an overall neighborhood design concept** where **diversity of housing** is encouraged, the **streets are pedestrian-friendly**, and each **neighborhood has a center public park or square**.*

Comprehensive Plan Goals

Town Planning Goals

7. Undertake a **Downtown Area Study** to determine the best approach to maintaining and revitalizing the civic and business function of Downtown Edgerton and improving the appearance of buildings and streetscape now and when the City is much larger.
8. Protect and preserve the **historic and cultural resources** of the community.
9. Develop a system of **open space corridors** to preserve environmental resources and recreational opportunities.
10. Develop and **implement a strategy** to ensure the coordination of land uses; create appealing entranceways and a landscaped right-of-way; and, ensure safe traffic access for the **Highway 56 Corridor**.
11. Manage new growth and **keep small town character**.
12. Provide **services to senior citizens and the youth**.

Comprehensive Plan Goals

Town Planning Goals

- 13.** Maintain the **quality of police and fire service** as the community grows.
- 14.** Plan to build water, sewers, and roads to **accommodate future growth**.
- 15.** Attract **medical and health care facilities**.

Comprehensive Plan Goals

Town Planning Goals

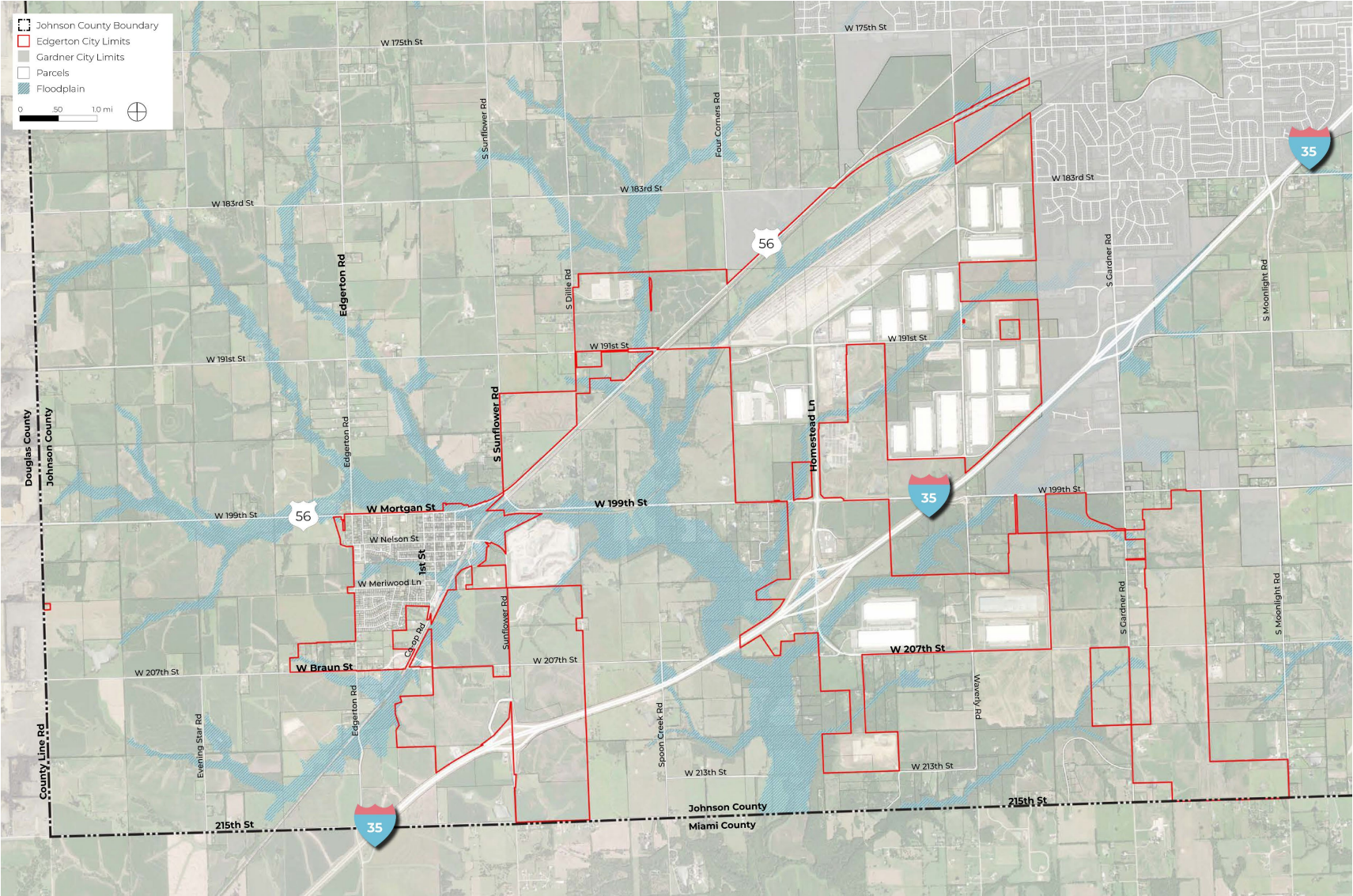
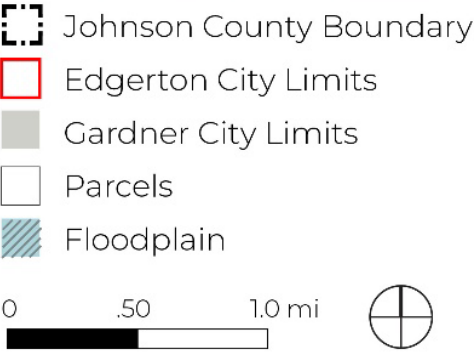
Do all these goals still apply?

Are there any missing major goals?

Community Snapshot

Community Snapshot

Base Map



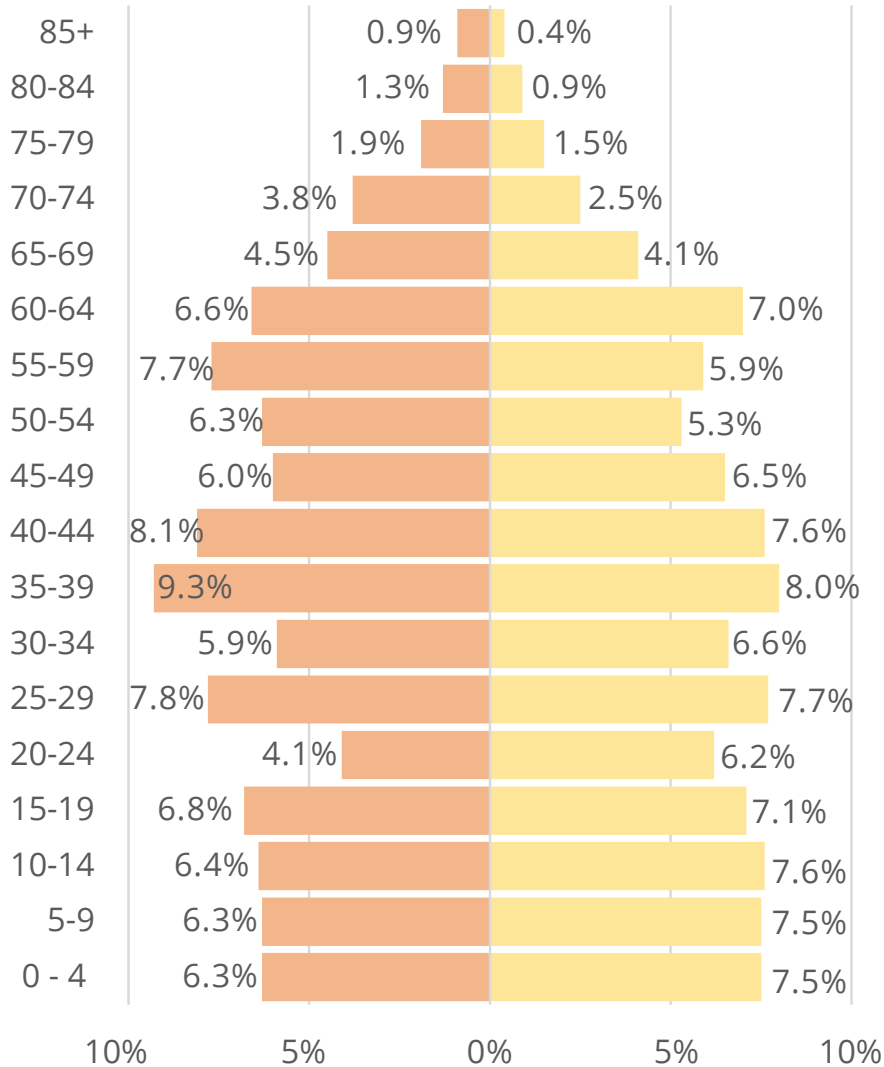
Community Snapshot

Age Breakdown

- Age pyramid suggests a strong family presence with higher percentages in children **0-18** and adults **35-44**
- Lower percentage of young adults aged **20-24**
- Median Age: **36.7 years**

Females
Males

Age Pyramid
Edgerton, KS 2021 (est.)

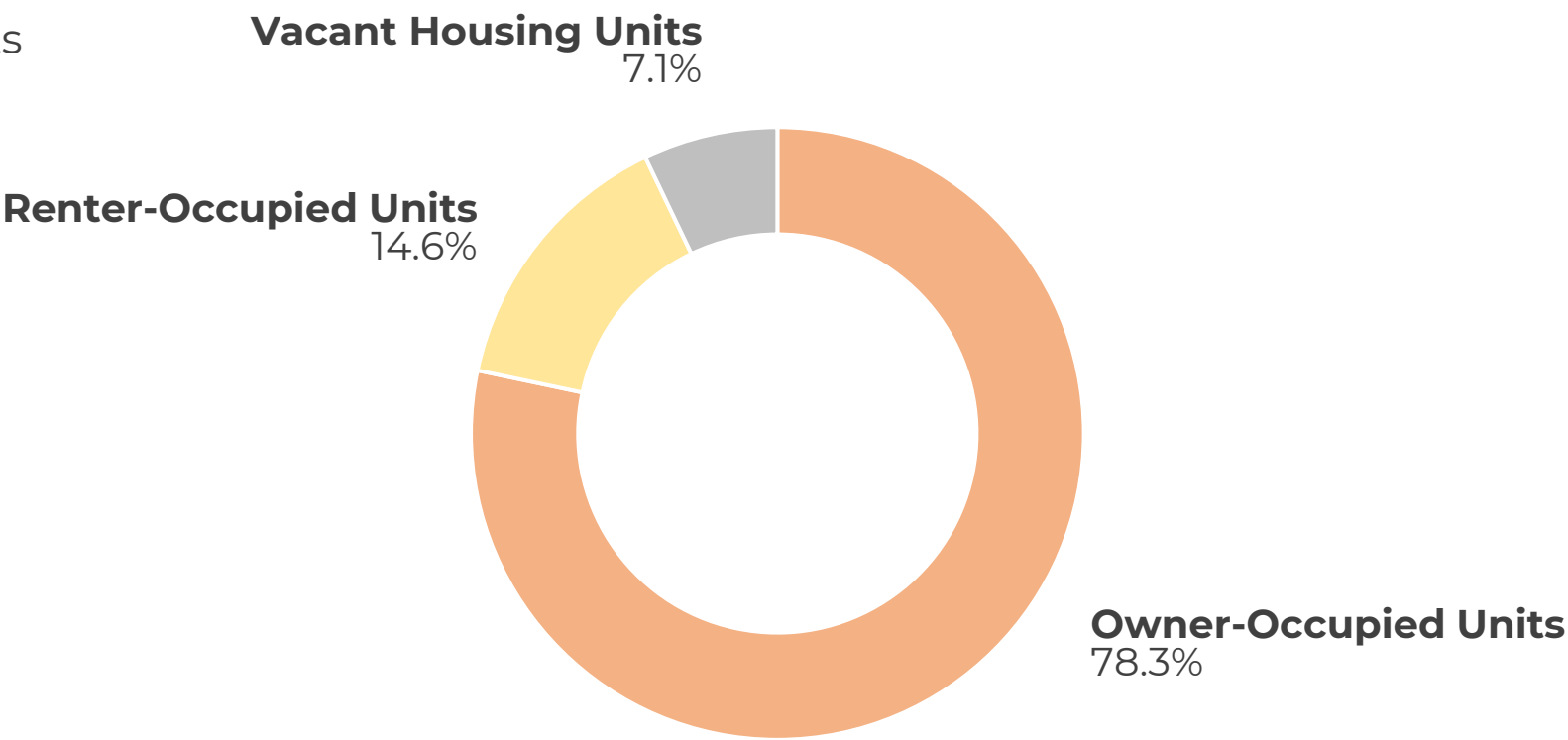


Source: Esri 2021

Community Snapshot

Housing Tenure

- Housing Tenure / Edgerton, KS (2021 est.)
- Majority owner-occupied units

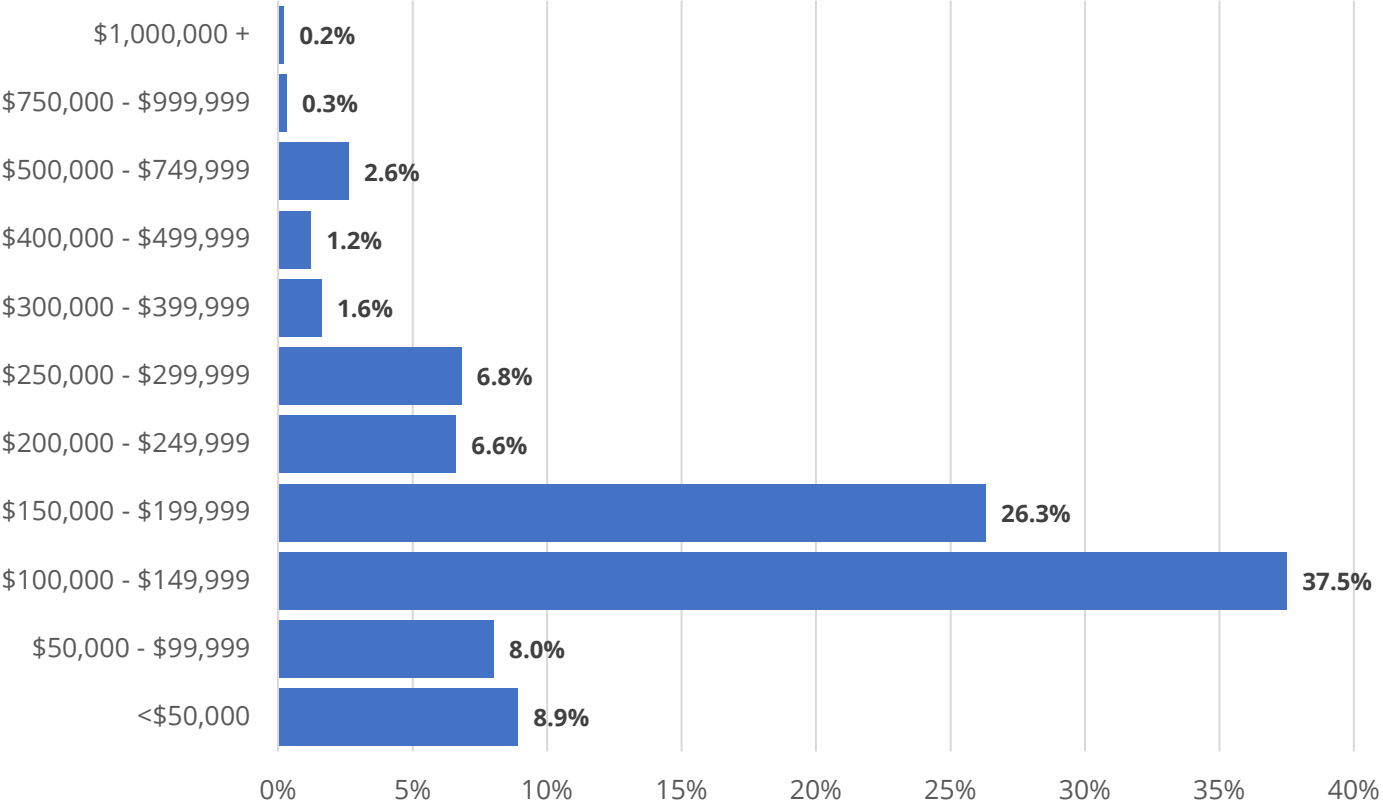


Community Snapshot

Owner-Occupied Home Values

- Average owner-occupied home value: **\$167,204**
- Nearly forty-percent of owner-occupied homes are valued between **\$100,000 - \$149,999**
- Another quarter are valued between **\$150,000 - \$199,999**
- Majority of homes fall between **\$100,000 - \$199,999**

Owner-Occupied Home Values
Edgerton, KS 2021 (est.)



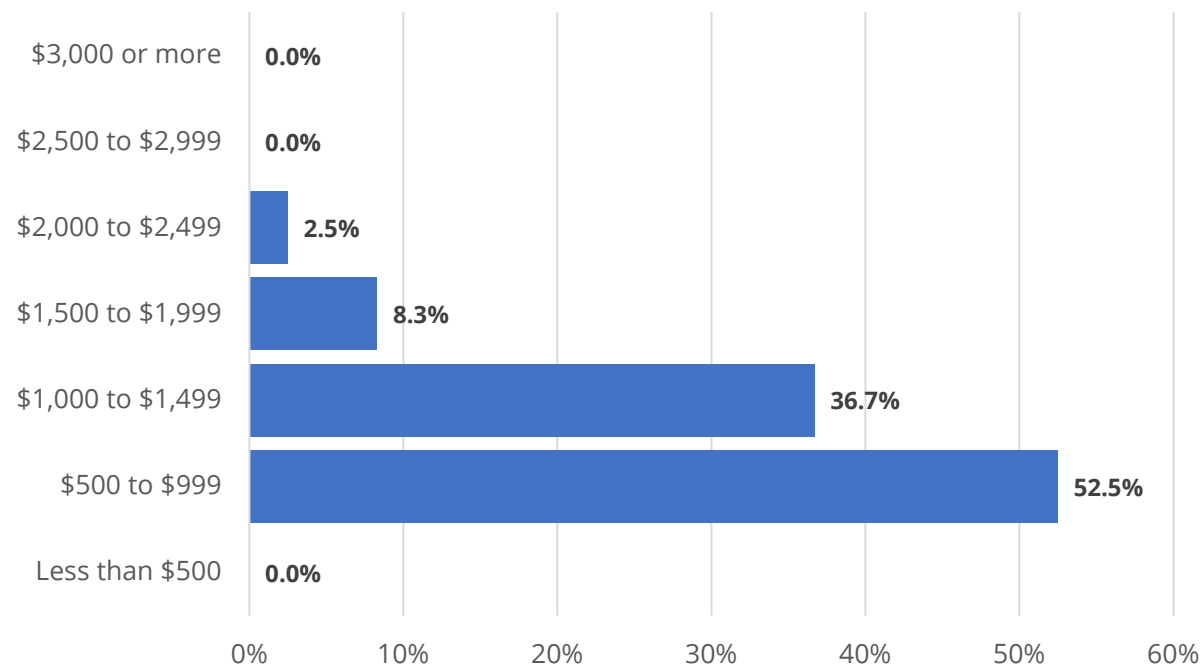
Source: Esri 2021

Community Snapshot

Gross Rent

- Over half of the Edgerton rental population (~120 units) pay an estimated gross rent between **\$500 - \$999**
- Another nearly 40% pay between **\$1,000 - \$1,999**
- Median rent: **\$973**

Gross Rent / Edgerton, KS 2019 (est.)



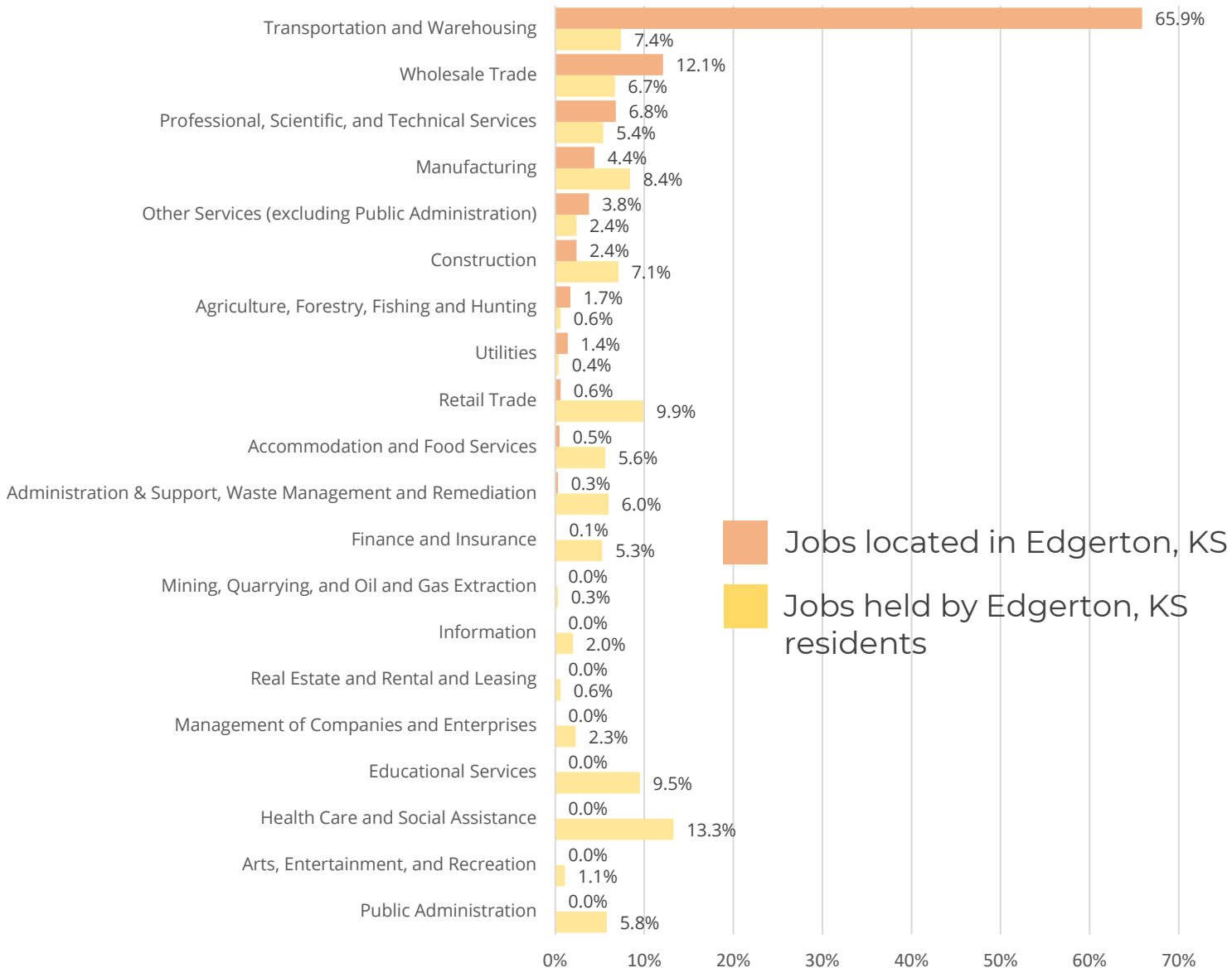
Source: U.S. Census Bureau ACS 2019

Community Snapshot

Employment Totals (2019)

- Largest industry located in Edgerton is clearly **Transportation & Warehousing**, which accounts for over 65% of total jobs in the community
- Other industries in town with a larger presence include **Wholesale Trade** and **Professional, Scientific and Technical Services**
- Largest industries for Edgerton residents are **Health Care & Social Assistance** and **Retail Trade**

Total Employment by Industry / Edgerton, KS 2021 (est.)






Jobs located in Edgerton, KS
Jobs held by Edgerton, KS residents

Source: U.S. Census Bureau, Center for Economic Studies, LEHD 2019

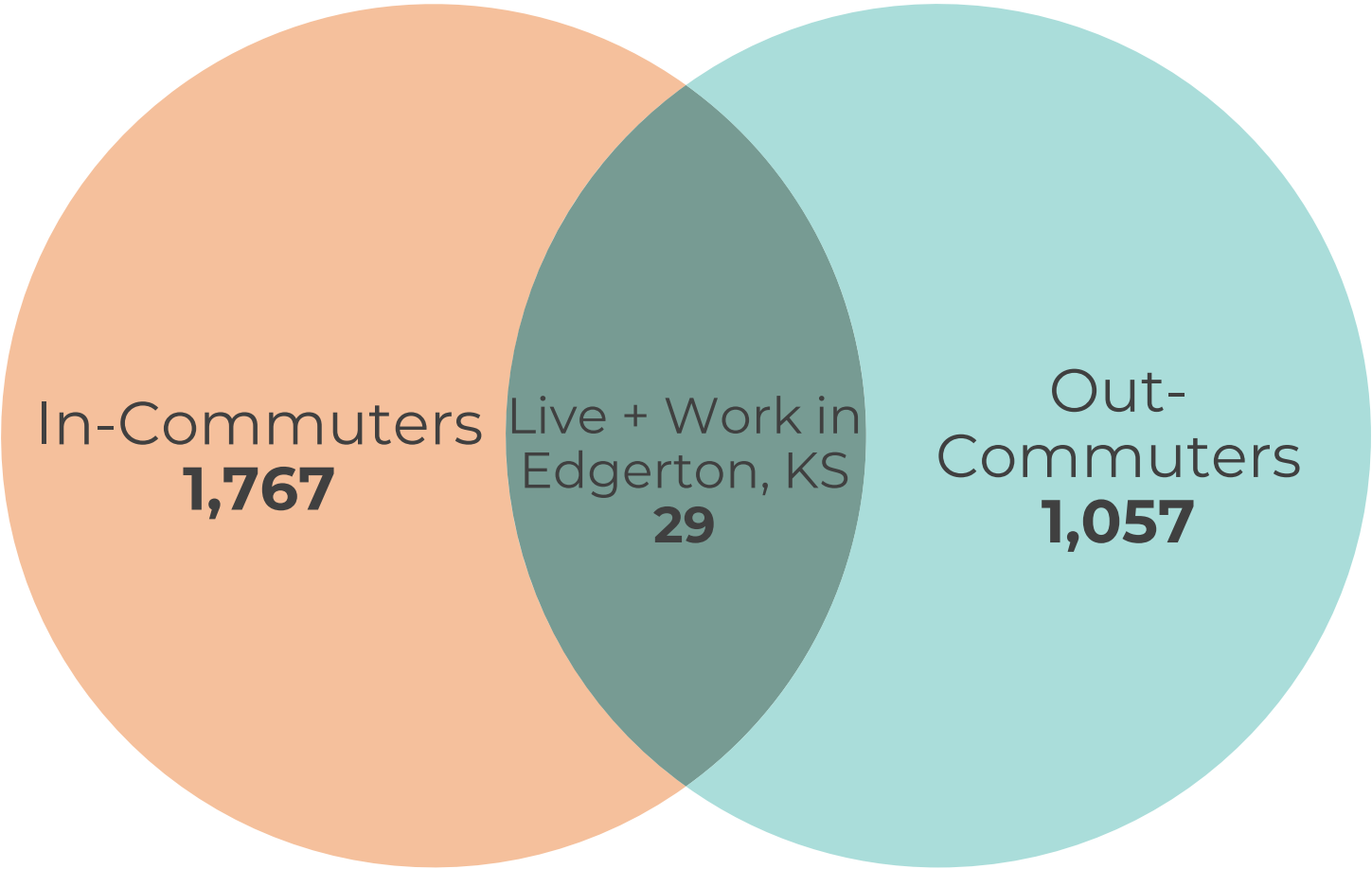
Community Snapshot

Commuting Trends (2019)

- Commuting in/out of Edgerton is fairly even
- Low number of residents that both work and live in Edgerton city limits
- Nearly one-quarter of residents work in Olathe, KS and another nearly 16% in Overland Park, KS

-  In-Commuters (live elsewhere, work in Edgerton)
-  Live + Work in Edgerton
-  Out-Commuters (live in Edgerton, work elsewhere)

In/Out Commute / Edgerton, KS 2019 (est.)



Source: U.S. Census Bureau, Center for Economic Studies, LEHD

Visioning Exercises

Visioning Exercises

What do you think is Edgerton's
biggest advantage?

Visioning Exercises

What will be the **most challenging** aspect of updating this plan?

Visioning Exercises

What are some **HOUSING** issues and opportunities in Edgerton?

Visioning Exercises

What are some **ECONOMIC DEVELOPMENT** issues and opportunities in Edgerton?

What's Next?

What's Next

Next Steps...

- Kick-Off Meeting with Steering Committee (June 7, 2022)
- Housing Windshield Survey (June 7, 2022)

