

## 2.3 Leavenworth

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### 2.3 Leavenworth County History

Named after Henry Leavenworth, an officer in the War of 1812, Leavenworth County was formed from free territory on August 30, 1866. Its earliest known inhabitants were the Kansa Indians, although the name of their tribe has been spelled many ways, from Kanza, Canceas and Kaw to Konza. Moving their Nation to the land now known as Manhattan, the Kansas Indians ceded their land to the United States by treaty on June 3, 1825, at which time the Delaware Trust Lands was set up. The last remaining tract of this land was called the Delaware Reserve and was ceded to the United States on May 30, 1860.

The first land occupied or claimed in Kansas by citizens of the United State, after passage of the Kansas-Nebraska act was within the present limits of Leavenworth City. Because of its close proximity to Missouri, which was a pro-slavery state, conflicts and controversy sometimes led to bloodshed.

In 1863, the Kansas State Penitentiary was approved to be built in Lansing by the legislature. Due to lack of funding because of the Civil War, the penitentiary was not outfitted with prisoners until 1868.

In 1875, Fort Leavenworth was chosen as the site for a military prison. This 'early' prison housed more than 300 prisoners in a remodeled, supply-depot building. In 1896 it was recommended the current 'prison' be replaced and Congress authorized a new federal penitentiary. Interesting to note that in 1897, Warden French marched prisoners every morning two and a half miles from Ft. Leavenworth to the new site of the federal penitentiary to work. This work went on for two and a half decades. In 1903 there was enough space under the new roof to permit the first 418 prisoners to move into the new penitentiary. By 1906 all prisoners were housed at the new facility.

Notable explorers to Leavenworth County were Lewis and Clark as well as Daniel Boone.

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### **2.3.1 Leavenworth County Geography/Topography**

Leavenworth is located in the northeastern portion of the State of Kansas. Bounded on the north by Atchison County, northeast by the Missouri River (which serves to separate Kansas from Missouri), the east by Wyandotte County and on the south by the Kansas River (which separates it from Johnson County and Douglas County), and the west by Douglas and Jefferson counties.

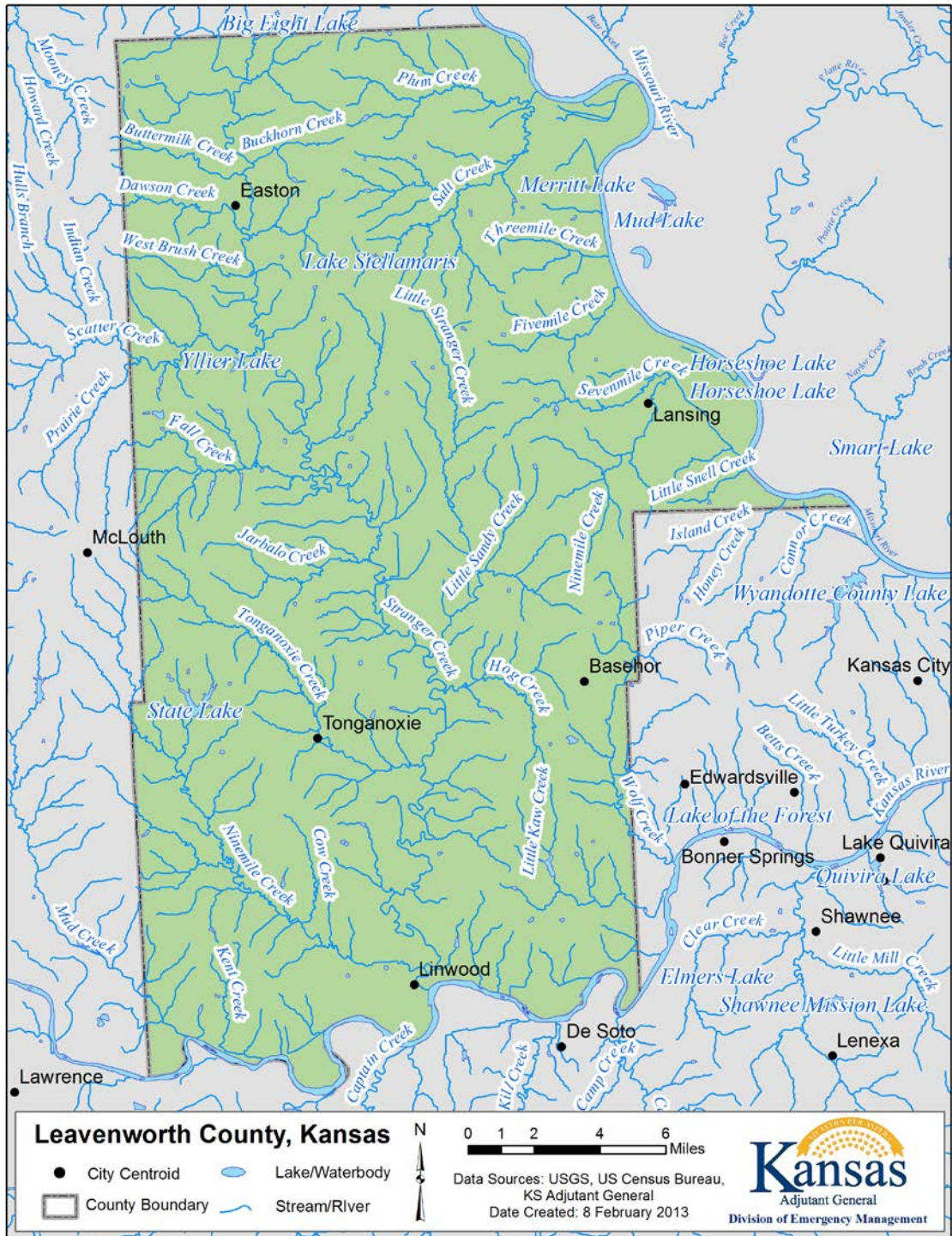
Leavenworth County lies totally within the Glaciated Region of the Central Lowlands physiographic province. The glaciated region is characterized by rolling hills and scattered deposits of rocks and boulders transported from other geographic areas as glacial debris.

The Missouri River lies in the northeast corner of the county, with the Kansas River in the extreme southern portion. The Stranger Creek basin is the most significant of the Kansas River tributaries and drains nearly the entire county from north to south. The Missouri River and its tributaries drain the northeastern corner of the County. In the northwest corner lies the highest point of the county at 1,550 feet above sea level and the lowest point of 680 feet above sea level is located along the southern and eastern edges of the county.

The four river basins that hold Leavenworth County are the Missouri River Drainage Basin, Lower Kansas River Drainage Basin, Lower Republican River Drainage Basin, and the Independence/Sugar Creek River Drainage Basin. Along with the 34 streams and creeks located within the county, it's 9 lakes, and river boundaries, Leavenworth has an issue with flooding. Specifically, where it abuts the border of the Missouri River.

Following is a map of the Leavenworth County planning area:

Figure 2.24. Leavenworth County Planning Area



### 2.3.2 Leavenworth County Climate

The average rainfall in Leavenworth County is 38.6 inches per year, with the national average being 36.5. Average snowfall is 14.8 inches per year, with the national average being 25 inches.

There are approximately 218 sunny days in the county. The average July high is 90 degrees, and the average January low is 18.1. The comfort index, which is based on humidity during the hot months is a 32 out of 100, with the national average being 44 out of a 100 – higher values being more comfortable.

The aforementioned climate statistics do not account for the severe drought that the State of Kansas has been in for 2 years. As of the end of 2012, Leavenworth County was down 16.45 inches of precipitation, and for year 2012 they were down 6.55 inches from the average.

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### 2.3.3 County Population/Demographics

According to the U.S. Census Bureau, the total population of Leavenworth County in 2010 was 76,227. The population in the County has increased over the past decade by 10.97%. Table 2.35 below shows the population trends for the participating jurisdictions within Leavenworth County:

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**Table 2.35. Leavenworth County Jurisdiction Population**

Jurisdiction	2007 Population	2010 Population	Difference 2000 –
Leavenworth City	35420	35,251	(169)
Lansing City	10,705	11,265	560
Fairmount Township	4,191	8,788	4,597
Tonganoxie City	2,728	4,996	2,268
Basehor City	2,238	4,613	2,375
High Prairie Township	1,939	2,002	63
Kickapoo Township	1,928	1,770	(158)
Reno Township	1,293	1,398	105
Delaware Township	1,027	1,019	(8)
Alexandria Township	1,019	882	(137)
Linwood City	374	375	1
Easton City	362	253	(109)
Bonner Springs (pt)	8	6	(2)
Unincorporated	10,395	3,609	(6786)
Total County	73,628	76,227	2,599

Bonner Springs' jurisdictional profile is included under the Wyandotte County section and the De Soto profile is included under the Johnson County profile.

In Table 2.36 are Census Bureau demographic and social characteristics for Jurisdictions within Johnson County.

**Table 2.36. Leavenworth County Jurisdictional Demographics**

Jurisdiction	White %	Black or African American	Hispanic/Latin (Any Race) (%)	Average Per Household (people)	Bachelor Degree or Higher (%)
Leavenworth	84.9	9.7	6.0	2.67	28.7
Leavenworth	74.5	15.1	8.1	2.56	29.6
Lansing City	80.2	13.2	5.1	2.93	29.7
Fairmont	94.8	1.8	3.1	2.73	NA
Tonganoxie	95.2	1.0	3.8	2.6	22.2
Basehor City	94.1	2.5	3.6	2.63	16.2
High Prairie	94.5	1.3	2.4	2.72	NA
Kickapoo	95.8	.7	1.5	2.64	NA
Reno	95.6	.9	2.8	2.66	NA
Delaware	93.4	1.0	1.8	2.79	NA
Alexandria	96.4	.3	1.1	2.75	NA
Linwood City	92.5	0	6.9	2.70	10.3
Easton City	98.8	.4	1.2	2.64	8.0
Total County	84.9	9.7	6.0	2.67	28.7

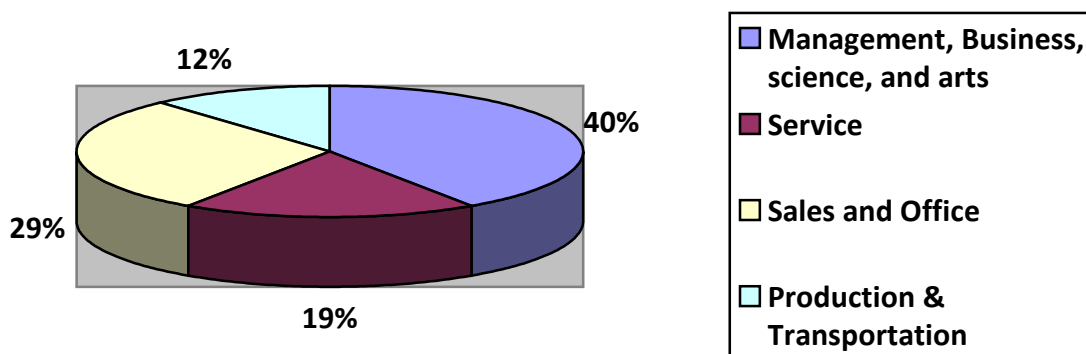
According to the U.S. Census Bureau, by gender breakdown, males represent 53.1 percent of the population, and females represent 46.9 percent of the population.

### 2.3.4 County Economics

INDUSTRY	Estimate	%
Civilian employed population 16 years and over	31,931	74.7
Agriculture, forestry, fishing and hunting, and mining	326	1.0
Construction	2,648	8.3
Manufacturing	2,359	7.4
Wholesale trade	701	2.2
Retail trade	3,713	11.6
Transportation and warehousing, and utilities	1,875	5.9
Information	636	2.0
Finance and insurance, and real estate and rental and leasing	2,204	6.9
Professional, scientific, and management, and administrative and waste management	2,705	8.5
Educational services, and health care and social assistance	7,630	23.9
INDUSTRY	Estimate	%

Arts, entertainment, and recreation, and accommodation and food services	2190	6.9
Other services, except public administration	1371	4.3
Public administration	3573	11.2

Industry-wise, Leavenworth County employs more individuals in education services, health care and social assistance than any other class at 23.9 percent. Coming in second at 11.6 percent is retail trade followed closely by public administration at 11.2 percent. Occupation-wise, the county is heavily weighted in the management, business, science, and arts at 36.0 percent. A distant second is the sales and office occupations, then service occupations. Rounding out the bottoms occupations is production, transportation, material moving, and natural resources, construction, and maintenance. The chart below shows the top four employments by occupation percentages for Leavenworth County, rounded:



Private wage and salary workers make up 69.9% of the class of workers, with Government coming in second at 24.7%. Self-employed workers in unincorporated business is 5.1%..

### 2.3.5 Leavenworth County Capabilities

The mitigation capabilities are profiled in the following section and include: organizational structure; staff, fiscal, and technical resources; adopted plans, policies, and regulations, if any.

## Overview

The jurisdiction of Leavenworth County includes all unincorporated areas within the County boundaries. Leavenworth County has sufficient staff and organizational resources to initiate and complete hazard mitigation strategies. The following are the capabilities:

County Commissioners	County Clerk	Treasurer	Register of Deeds
County Attorney	Sheriff	Noxious Weed and Solid Waster	
Health Department	County Coroner	Council on Aging	District Court
Public Works	Juvenile Services	Emergency Medical Svs	
Extension Agent	GIS	Information Technology	
Emergency Management	Planning and Zoning	Appraiser	

## Land Use and Development Trends

As depicted in the regional information section, Leavenworth is growing at a steady rate. Since 2000, the population has grown by 10.97%, which affects construction, employment, services, and all other aspects of the economy. Because of its urban and rural footprint, it is attractive to young adults and the elderly who are entering retirement and/or want to be closer to advanced medical facilities. Leavenworth County is not growing at as fast a pace as some of its nearby counties, however, it has grown marginally. Leavenworth County is also home to Fort Leavenworth, which is a planning factor in the county through development and land use.

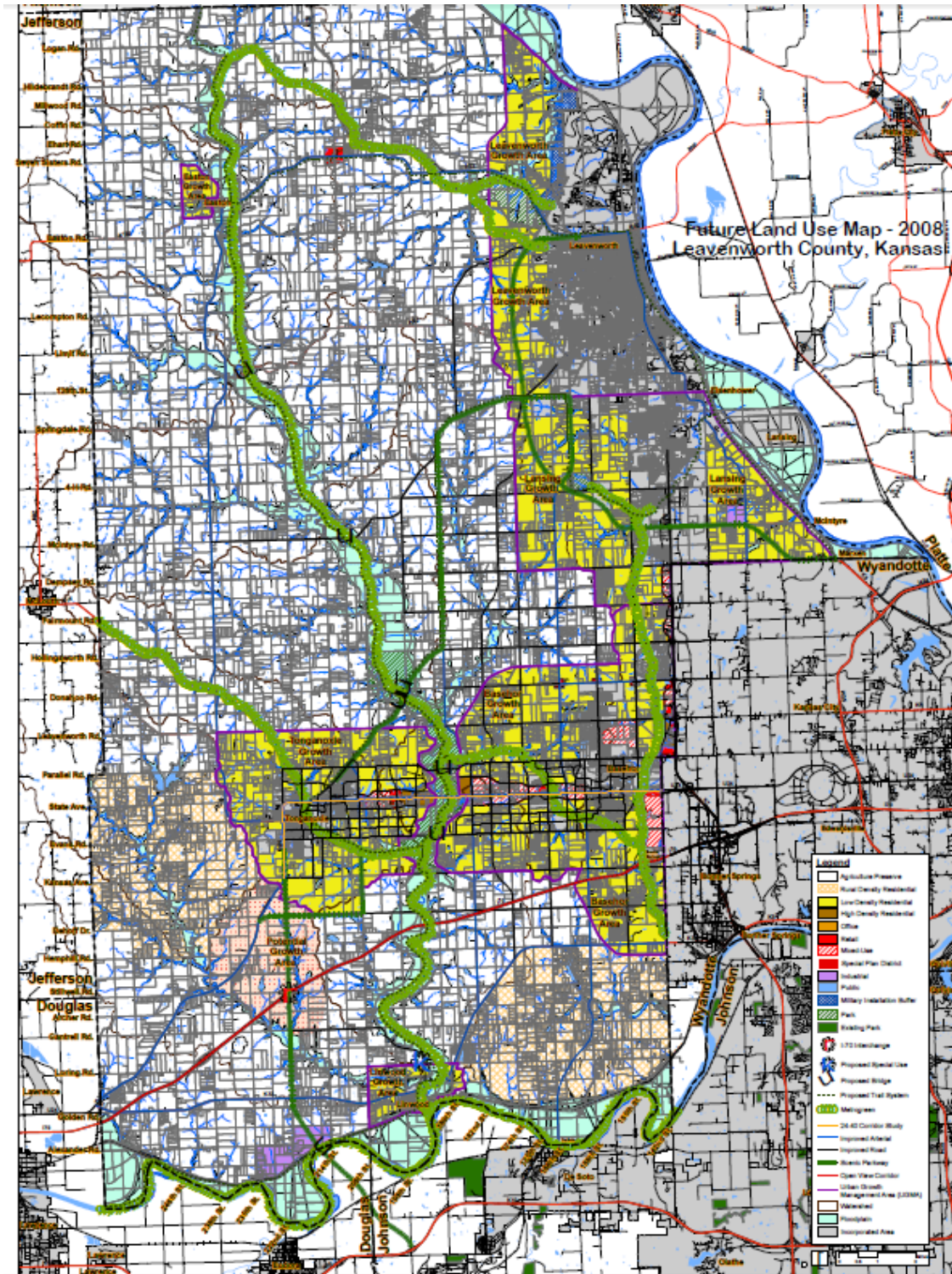
Leavenworth County is committed to maintaining the integrity of the floodplain and flood management through its mitigation efforts, actions, and programs.

[www.leavenworthcounty.org](http://www.leavenworthcounty.org)

Following is a map of the land use for Leavenworth County.



Figure 2.26. Leavenworth County Future Land Use Map



## Technical and Fiscal Resources

Leavenworth County is included in the definition of the Metro Region, and along with that nomenclature, it has the resources to fund staff resources in planning, engineering, floodplain management, storm water management, emergency management, and GIS services. Table 2.37 depicts Leavenworth County personnel resources in 2013.

**Table 2.37. Leavenworth County Administrative and Technical Resources**

<b>Personnel Resources</b>	<b>Filled(?)</b>	<b>Department/Position</b>
Building Code Official	No	Do have a code enforcement Officer
Building Inspector	No	
Mapping Specialist (GIS)	Yes	
Engineer	Yes	
Development Planner	Yes	
Public Works Official	Yes	Public Works
Emergency Management	Yes	Emergency Management & Homeland Security
NFIP Floodplain Administrator	Yes	Emergency Management
<b>Personnel Resources</b>	<b>Filled(?)</b>	<b>Department/Position</b>
Bomb Squad	Yes	
Arson Squad	Yes	
Emergency Response Team	No	
Hazardous Materials Expert	Yes	
Local Emergency Planning Committee	Yes	
County Emergency Management Commission	No	Have a community partners committee
Sanitation Department	Yes	
Transportation Department	Yes	
Economic Development Department	Yes	
Housing Department	No	
Historic Preservation	No	

Fiscally, Leavenworth County has a wide array of funding sources that could help them to achieve the goals of their mitigation actions. These include:

- Capital improvement Project Funds
- Levy Taxes for specific purposes
- Fees for water, sewer, gas, or electric services (sewer connection fees)
- Impact fees for new development (transportation and roads)
- Debt through Special Tax Bonds

- Withhold spending in hazard prone areas (by board only).

### Existing Plans and Policies

The following table lists the plans and policies that exist in Leavenworth County:

**Table 2.38. Leavenworth County Plans and Policies**

Element	In Use, Yes, No, N/A	Comments
<b>Planning Capabilities</b>		
Comprehensive Plan	Yes	
Capital Improvement Plan	Yes	
City Emergency Operations Plan	N/A	
County Emergency Operations Plan	Yes - 2011	
Local Recovery Plan	No	
County Recovery Plan	No	Do have a COOP plan
Debris Management Plan	Yes – 2011	Fema approved
Economic Development Plan	No	
<b>Element</b>		
<b>In Use, Yes, No, N/A</b>		
<b>Comments</b>		
<b>Planning Capabilities</b>		
Transportation Plan	Yes	
Land-use Plan	Yes	
Flood Mitigation Assistance (FMA) Plan	No	
Watershed Plan	Yes	Stream studies on Stranger Creek and 5 mile creek
Firewise or other fire mitigation plan	No	
Critical Facilities Plan	No	
<b>Other Mitigation Activities</b>		
<p>Leavenworth County is proactive in its stance for programs that alleviate the threat of hazards, whether natural, man-made, or technological. The following table depicts various programs that the County uses as a mitigation tool:</p>		
<b>Policies/Ordinance</b>		
Zoning Ordinance	Yes	
Building Code	No	
Floodplain Ordinance	Yes	
Subdivision Ordinance	Yes	
Tree Trimming Ordinance	N/A	
Storm Water ordinance	Yes	

Drainage Ordinance	Yes	
Site Plan Review Requirements	Yes	
Historic Preservation Ordinance	No	
Landscape Ordinance	No	
Wetlands/Riparian Areas Conservation Plan	No	

Leavenworth County has numerous studies, reports, and maps so they know what their hazards and vulnerabilities are.

**Table 2.39. Leavenworth County Studies/Reports/Maps**

Element	In Use, Yes, No, N/A	Comments
<b>Studies/Reports/Maps</b>		
Hazard Analysis/Risk Assessment (County)	Yes	
Evacuation Route Map	Yes	
Critical Facilities Inventory	Yes	
Vulnerable Population Inventory	Yes	Through MARC
Land Use Map	Yes	

### 2.3.6 Critical Facilities:

An essential component of this Mitigation Plan is the inventory and identification of Leavenworth County's critical facilities. The objective of the critical facilities inventory is to maintain information on buildings and support infrastructure that are vital to the response and recovery from a disaster in the community. While it is important to reduce or eliminate risks to various sites throughout Leavenworth County, there are several types of structures that should be prioritized because damage to these critical facilities can delay recovery, impact the delivery of vital services, cause greater damages to other sectors of the county, or can put special populations at risk. For these reasons, emphasis on planning and protection of critical facilities is a priority for this mitigation plan. Leavenworth County's critical facilities and infrastructure list and maps are contained in Appendix C.

### Utilities and Transportation

Leavenworth-Jefferson Electric COOP and Westar Energy Corp. provide electricity to the county. A map of these entities is provided in Appendix C.

## **Water**

The Leavenworth Water Department provides water for the Lan Del Water District (which includes the City of Lansing), and six rural water districts surrounding the city of Leavenworth. Water systems in the county include the City of Easton, Ft Leavenworth American Water Ent. Inc., Lan Del Water District, Lansing Correctional Facility, Leavenworth Co. Consolidated RWD 1, Leavenworth Co. RWD 1, 10, 2, 5, 6, 7, 8, 9, Leavenworth Water Department, city of Linwood, Paradise park mobile home court, Public wholesale WSD 6, Suburban Water Co., the City of Tonganoxie, and Heartland Community Church.

Water treatment plants are operated by the Lansing Correctional Facility, City of Lansing, City of Leavenworth, City of Tonganoxie, and Leavenworth Water Works (Kansteiner Plant), Easton, Linwood, and Basehor, Ft. Leavenworth, and the US Federal Penitentiary.

## **Telecommunications**

Telecommunications for Leavenworth County are provided by Sprint and AT&T. Appendix C contains a map that shows the telecommunications grids.

## **Transportation**

There are three Federal highways and four State highways that traverse Leavenworth County. Total estimated mileage for state and federal roadways in the county is 108.4 miles. The total estimated mileage for federal, state, and county roads is 1,455.8 miles. A map of this infrastructure can be found in Appendix C.

### **2.3.7 Other Assets**

The vulnerability of Leavenworth to disaster also involves inventorying the natural, historic, cultural, and economic assets of the county. This is important for the following reasons:

- These types of resources warrant a greater degree of protection due to their unique and irreplaceable nature and contribution to the overall economy.
- A proactive stance before a disaster strikes can potentially reduce the damages incurred.
- The rules for reconstruction, restoration, rehabilitation, and/or replacement are often complex.
- Loss of these economic assets could potentially have severe impacts on a community and its ability to recover from disaster.
- Historic resources: There are 34 Leavenworth County properties on the National Register of Historic Places. Information on these properties is provided below:

- Abernathy Furniture Company, 200-210 Seneca St, Leavenworth, 2004
- Angell, A.J., House, 714 S. Broadway, Leavenworth, 1977
- Arch Street Historic District, Bounded by Arch, Pine, S. Second, and S. Third St, Leavenworth, 2002

- Atchison, Topeka and Santa Fe Railroad Passenger Depot, 781 Shawnee St., Leavenworth, 1986
- Begley Bridge, 1 mi. W of jct with 227<sup>th</sup> St, and roe Rd, 1.75 mi. NW of Millwood, Millwood, 2003
- Biehler Barn, 2.5 mi N of Easton, Easton, 1999
- Brewer, David J., House, 403 5<sup>th</sup> Ave, Leavenworth, 1972
- Burt, Nathaniel H., House, 400 Fifth Ave., Leavenworth, 1987
- Carroll, Edward, House, 334 Fifth Ave., Leavenworth, 1986
- Evans Site, Tonganoxie, 2004
- Fort Leavenworth, Leavenworth, 1966
- Fort Leavenworth National Cemetery, Fort Leavenworth, 1966
- Harris, Senator William A., House, NW of Linwood on KS32, Linwood, 1974
- Harvey, Fred, House, 624 Olive St., Leavenworth, 1972
- Hollywood Theater, 401 Delaware St., Leavenworth, 1990
- Hund School, 31874 179<sup>th</sup> St., Leavenworth, 2000
- Insley, Merritt, House, 602 Seneca St., Leavenworth, 1986
- Lansing Man Archeological Site, Lansing, 1971
- Leavenworth County courthouse, 300 Walnut St., Leavenworth, 2002
- Leavenworth Downtown Historic District, Leavenworth, 2002
- Leavenworth Historic Industrial District, Leavenworth, 2002
- Leavenworth Public Library, 601 S. Fifth St., Leavenworth, 1986
- North Broadway Historic District, Leavenworth, 2002
- North Esplanade Historic District, 203 – 515 N. Esplanade, Leavenworth, 1982
- Old Union Depot, 123 N. Esplanade, Leavenworth, 1982
- Powers, David W., House, 2 mi NW of Leavenworth off US 73, Leavenworth, 1977
- Quarry Creek Archeological Site, Leavenworth, 1973
- Scott Site, Tonganoxie, 2004
- South Esplanade Historic District, Leavenworth, 2002
- Third Avenue Historic District, Leavenworth, 2002
- Union Park Historic District, Leavenworth, 2002
- Western Branch, National Home for Disabled Volunteer Soldiers, Leavenworth, 1999
- Zacharias Site, Leavenworth, 1987
- AXA Building, 205 S. 5<sup>th</sup> St., Leavenworth, 1972

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### 2.3.8 Cities

#### The City of Basehor

Located approximately 14.5 miles south of Leavenworth, the City of Basehor's government is comprised of a Mayor and five member city council.

#### Land Use and Development Trends

According to the 2010 census, Basehor has a



population of 4,613 people, an increase of 2,375 people since 2007. Comprised of 6.68 square miles, the population density of Basehor is 691 people per square mile. Extrapolating Basehor's growth rate, Basehor has the potential to grow to 15,000 or more in the next 20 years with a footprint of 15 square miles. Basehor's growth is limited to K-7 going East, Lansing's city limits North, Tonganoxie's city limits west, and I-70 towards the south. In the near term, growth will continue along K-7 and US-24/40. The city has in development the plans for a new city hall and police station that includes a community room. The following maps show Basehor's current zoning, and future land use for the city. [www.cityofbasehor.org](http://www.cityofbasehor.org).

**Figure 2.27. City of Basehor Current Zoning Map**

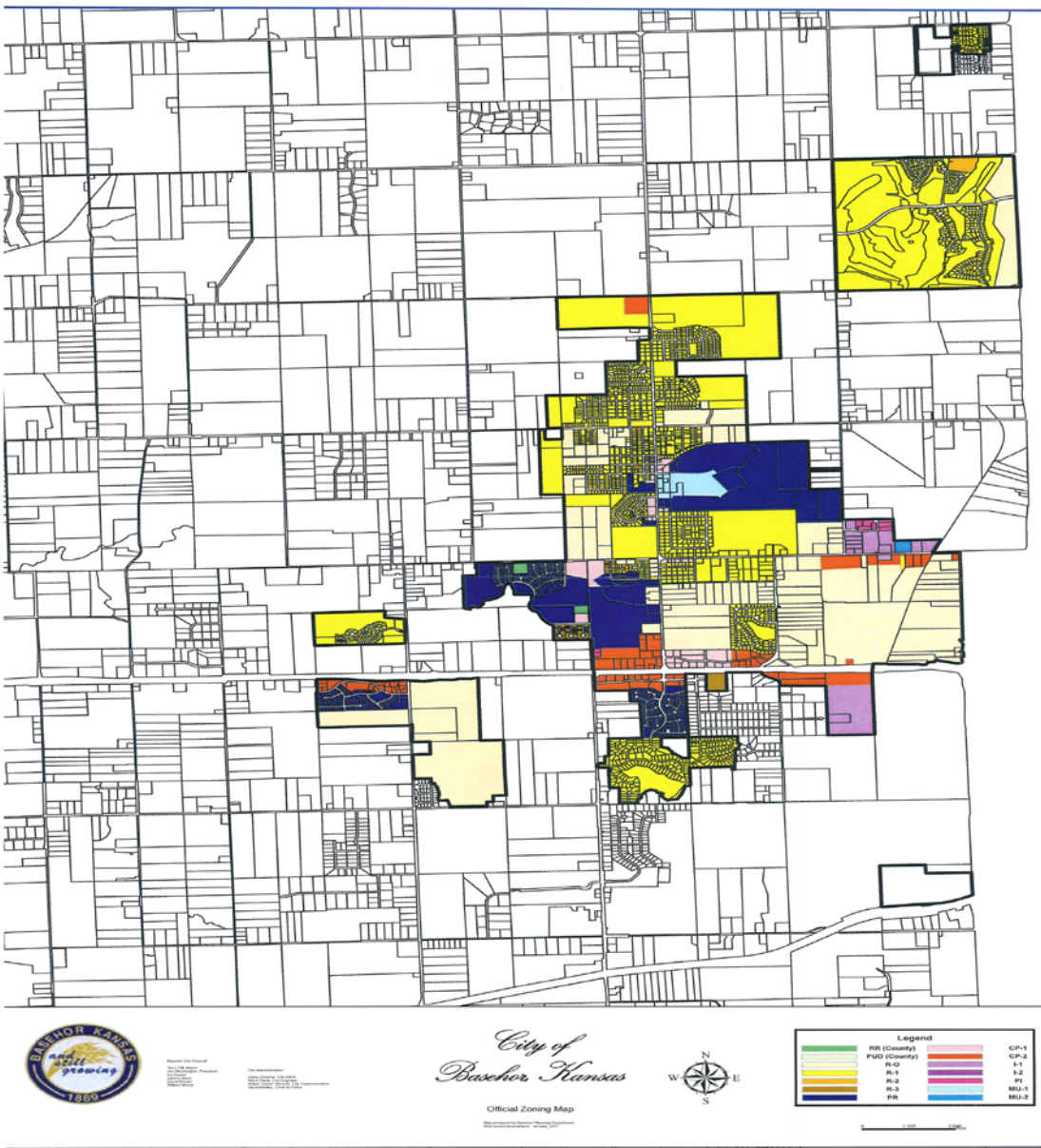
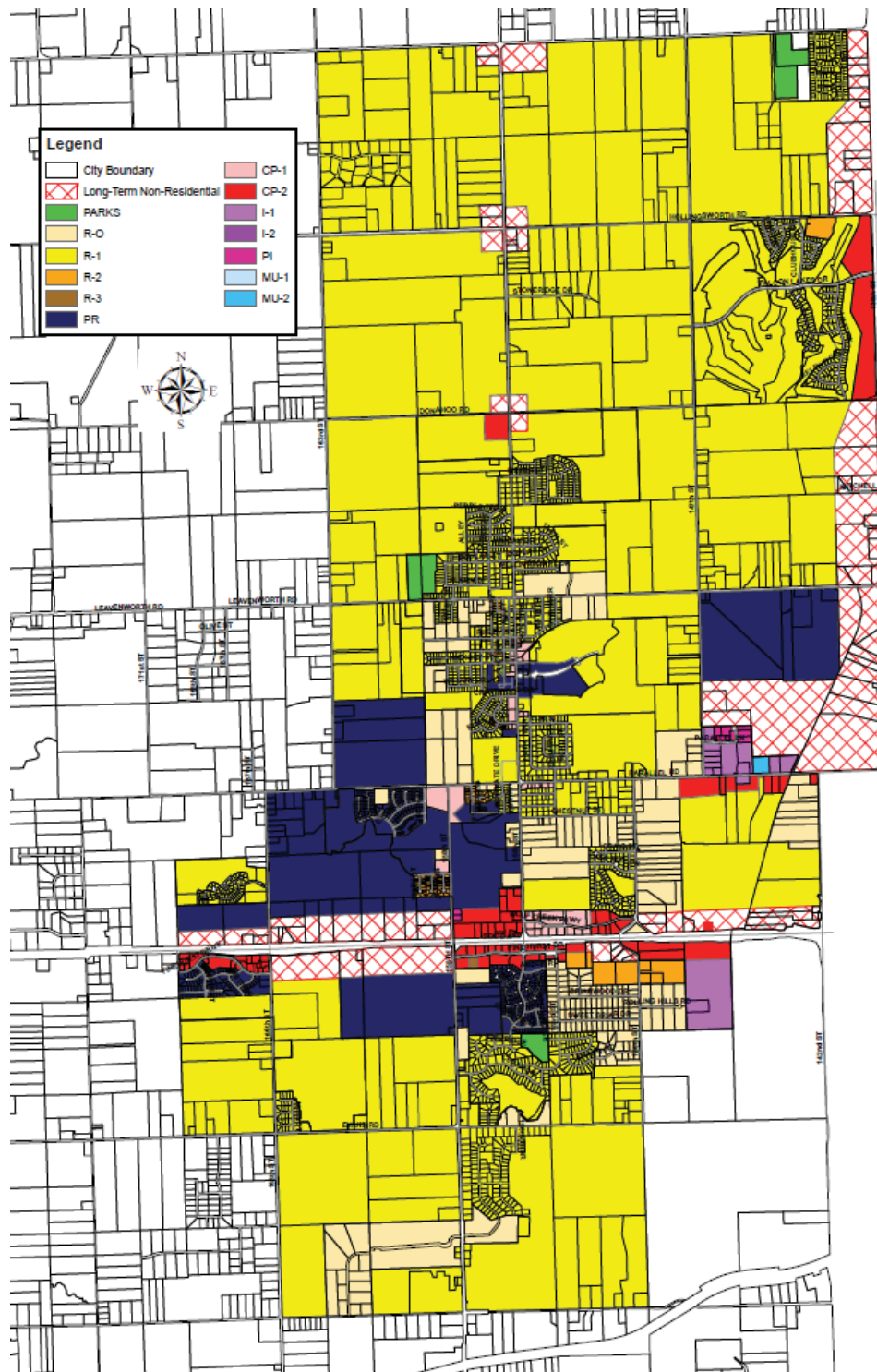


Figure 2.28. City of Basehor Future Land Use



## Technical and Fiscal Resources

Basehor is a small community that utilized the county for many of their technical resources such as the Emergency Management Coordinator and NFIP Floodplain Administrator.

The Fiscal resources that the City can use in order to fund mitigation activities, include:

- The Community Development Block Grants
- Capital Improvements Funding
- Taxes for Specific Purposes
- Fees for Solid Waste and Sewer Services
- Fees for New Development
- Debt through General Obligation Bonds

Basehor joined the NFIP on December 7, 1984 and has maintained its good standing.

## Other Mitigation Activities

The City of Basehor has developed plans to include a saferoom in their new city hall and police station when construction begins. This will be a community saferoom for the whole populace.

## Property Valuation

Table 2.45 below depicts the appraised values from the 2013 Abstract of Appraised and Assessed Values report.

**Table 2.45. Appraised Property Valuation, 2013**

Appraised Property Valuation		
Building Type	Real Estate Structures (\$)	Median Home Value (2011)(\$)
Residential	267,178,900	\$183,438
Agricultural	3,103,160	
Commercial/Industrial	16,599,130	
Not for Profit	0	
<b>Total</b>	<b>\$286,881,190</b>	

Source: Leavenworth County Assessor Office/U.S. Census Bureau

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## City of Easton

Easton is located approximately 13.5 miles northwest of Leavenworth, and is mainly a rural area. It has a Mayor and City Council style of government.

### Land Use and Development Trends

According to the 2010 census, Easton has a population of 253 people, a decrease of 109 since 2007. The land area is 0.1 square mile, and the population density is 10 per square mile. New development is not at the forefront for the city, mainly due to the loss of population.



**Figure 2.28a. City of Easton Land Use Map**



### Technical and Fiscal Resources

Easton is a small city and staffing is sparse. They do have a city clerk who also serves as the NFIP Floodplain Administrator. The County supplements staffing services for the city.

Fiscal resources are available to the City for funding of mitigation activities:

- Community Development Block Grants
- Capital Improvements Funding
- Taxes for Specific Purposes
- Fees for water, sewer, gas, or electric services
- Debt through General Obligation Bonds
- Debt through Special Tax Bonds
- Debt through Private Activities

### Existing Plans and Policies



along the K-7 corridor and Eisenhower Road Corridor within the MSOD boundary. The city is committed to to maintain the following guidelines: ([www.lansing.ks.us](http://www.lansing.ks.us))

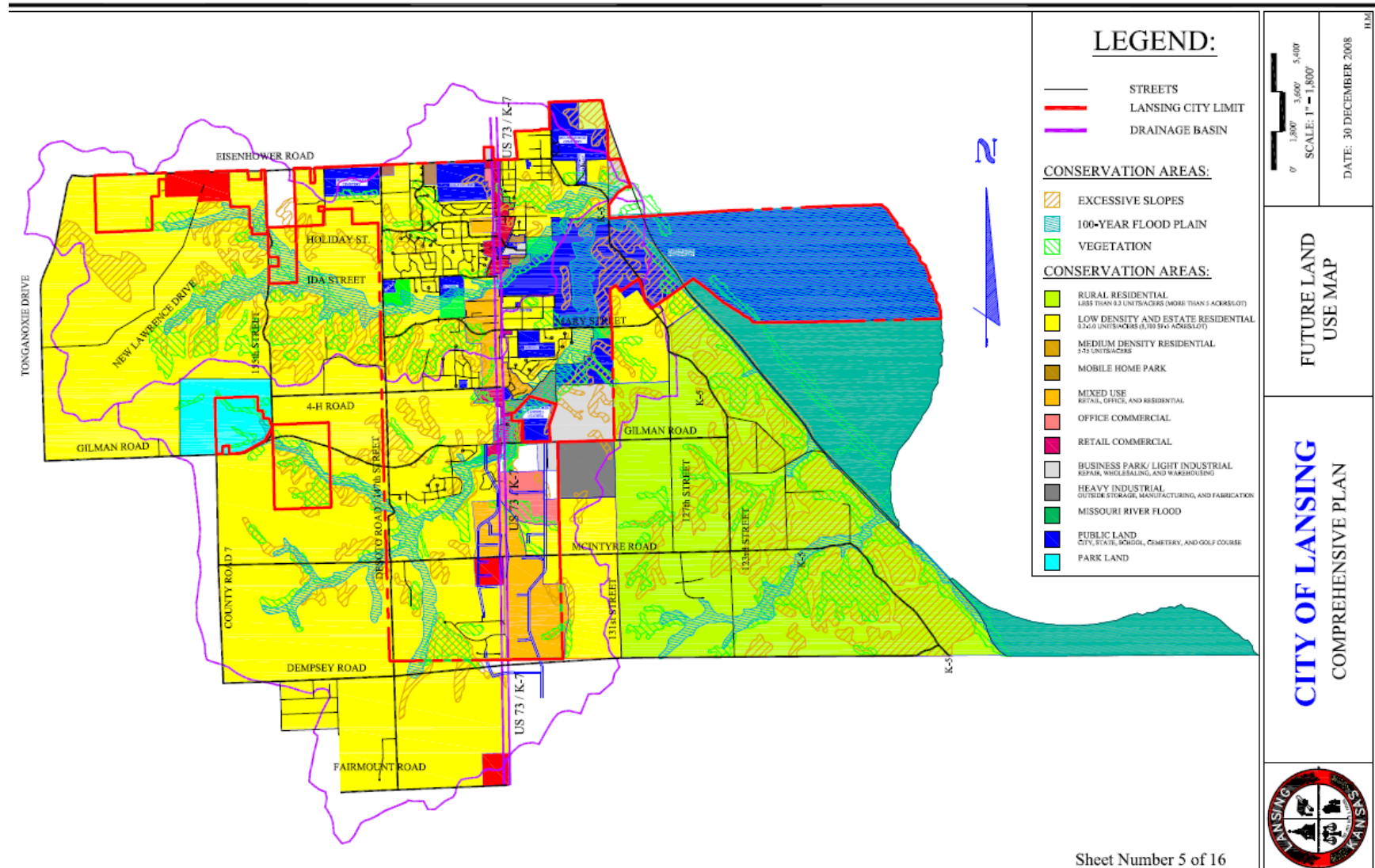
- Open space, greenways and pedestrian connections within developments, between adjacent developments, and throughout the community;
- Business developments that are aesthetic and incorporate high quality building materials, appropriate building orientation, and parking designed to minimize impact on the overall development;
- Diverse development opportunities for residential neighborhoods, including cluster housing and rural residential; and significant landscape and street tree amenities throughout the community.
- Anchor business districts that complement existing and future businesses and incorporate uniform architectural and landscaping themes.
- Commercial services that are easily and safely accessible and attract residents and visitors to the area.
- A range of commercial services that satisfies the full spectrum of consumer requirements.
- Aggressive control of commercial planning and development programs in order to facilitate and enhance future growth.

Maintaining open and green space is important to the current and future land use, and ensuring development includes conservation easements or land dedications that protect valuable

natural resources (flood plain, excessive slopes, trees) so that those areas can continue to benefit the entire community.

The map below depicts the future land use for the city.

Figure 2.29. City of Lansing Future Land Use



## Technical and Fiscal Resources

The City of Lansing is a fully functioning entity and has all the technical resources typical of a city. Following are these staff and technical resources:

**Table 2.42. City of Lansing Technical Resources**

Personnel Resources	Yes/No	Comments
Building Code Official	Yes	
Building Inspector	Yes	
GIS	Yes	
Engineer	Yes	Contract
Development Planner	Yes	
Public Works Official	Yes	
Emergency Manager	No	
NFIP Floodplain Administrator	Yes	
Economic Development Department	Yes	

The following are the fiscal resources that can be used to fund potential mitigation activities:

- Capital Improvements Funding
- Taxes for Specific Purposes
- Fees for sewer services
- Impact Fees for New Development
- Debt through General Obligation Bonds
- Debt Through Special Tax Bonds

## Existing Plans and Policies

In addition to being a member in good standing with the NFIP since August 15, 1980, Lansing also maintains the following plans and policies:

- Comprehensive Plan
- Capital Improvement Plan
- Emergency Operations Plan
- County Emergency Operations Plan
- Transportation Plan
- Land-use Plan
- Zoning Ordinance
- Building code
- Floodplain Ordinance
- Subdivision Ordinance
- Storm Water Ordinance
- Drainage ordinance

## Other Mitigation Activities

The City of Lansing has ongoing public education programs for water use, fire safety, environmental education, Community Rating System, flood awareness, flood safety, etc. The City also has a storm water detention requirement for new development that has been implemented.

## Property Valuation

Table 2.43 below depicts the appraised values from the 2013 Abstract of Appraised and Assessed Values report.

**Table 2.43. Appraised Property Valuation, 2013**

Appraised Property Valuation		
Building Type	Real Estate Structures (\$)	Median Home Value (2011)(\$)
Residential	403,454,660	163,900
Agricultural	6,966,620	
Commercial/Industrial	34,161,181	
Not for Profit	9,050	
<b>Total</b>	<b>\$444,591,511</b>	

Source: Leavenworth County Assessor Office/U.S. Census Bureau

## City of Leavenworth

The City of Leavenworth is a semi-urban community, as well as the county seat. The City of Leavenworth's government consists of a Mayor and five member Commission.

### Land Use and Development Trends

According to the 2010 census, the City of Leavenworth has a population of 32,251 people, a gain of 167 people since 2007. The land area is 23.5 square miles, with a population density of 1,372 people per square mile. Current land use in the city shows older residential single-family homes which surround the original central business district. Growth has primarily occurred to the south in the form of commercial land-uses and to the south and west for residential and additional uses.



The City of Leavenworth has a Comprehensive Plan that lays out the ground work for the redevelopment of its downtown area, and includes the northeastern area of the city. A city-wide integrating bicycle and pedestrian arterials into the city's existing transportation mix is on-schedule. Future land use avoids environmentally sensitive areas, high slope areas, or other

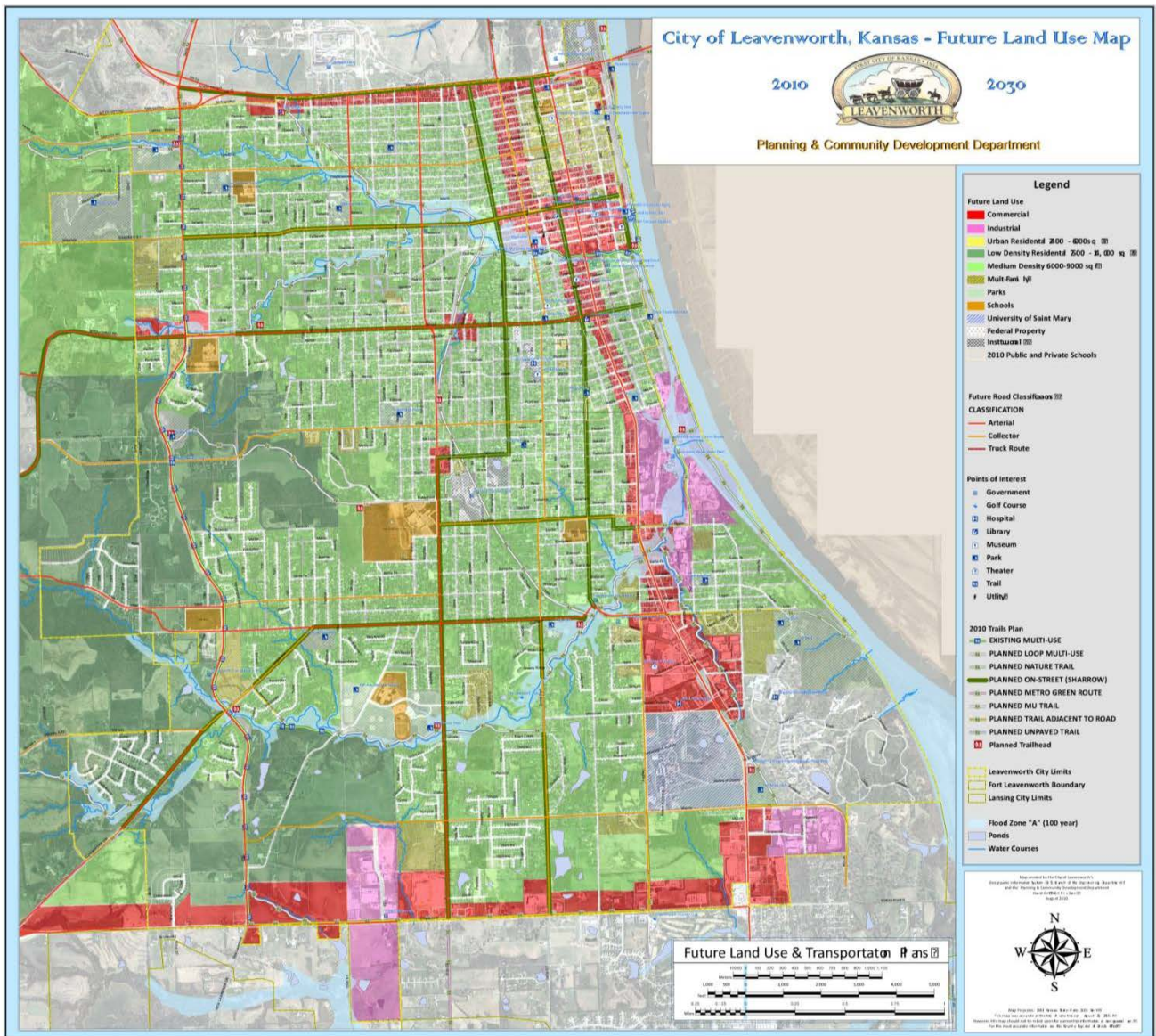
areas possessing high development risk. The strategies that the City of Leavenworth have adopted are intended to improve the visual appearance of the gateway including greater setbacks, native vegetation, a community trail, welcome center, and Metropolitan Avenue bridge improvements.

Land use action steps for the City of Leavenworth can be found at [www.lvks.org](http://www.lvks.org) in its entirety, however a few are shown below:

1. Promote in-fill redevelopment over growth into new areas.
2. Conduct a thorough review of city codes, subdivision regulations, and zoning ordinances and revise all ineffective, obsolete, or inconsistent requirements and definitions.
3. Develop and adopt new street design and storm water management standards.
4. Adopt stream setback standards.
5. Promote and allow for public input.

The follow figure shows the future land use map for the City of Leavenworth.

Figure 2.30. City of Leavenworth Future Land Use



**Technical and Fiscal Resources**

The City of Leavenworth is a fully functioning entity and has all the technical resources typical of a city. The following table lists the staff and technical resources.

**Table 2.40. City of Leavenworth Technical Resources**

Personnel Resources	Yes/No	Comments
Building Code Official	Yes	
Building Inspector	Yes	
GIS	Yes	
Engineer	Yes	



**Table 2.41. Appraised Property Valuation, 2013**

Appraised Property Valuation		
Building Type	Real Estate Structures (\$)	Median Home Value (2011)(\$)
Residential	899,088,010	123,100
Agricultural	5,171,290	
Commercial/Industrial	152,264,180	
Not for Profit	233,470	
<b>Total</b>	<b>\$1,056,756,950</b>	

Source: Leavenworth County Assessor Office/U.S. Census Bureau

### The City of Linwood

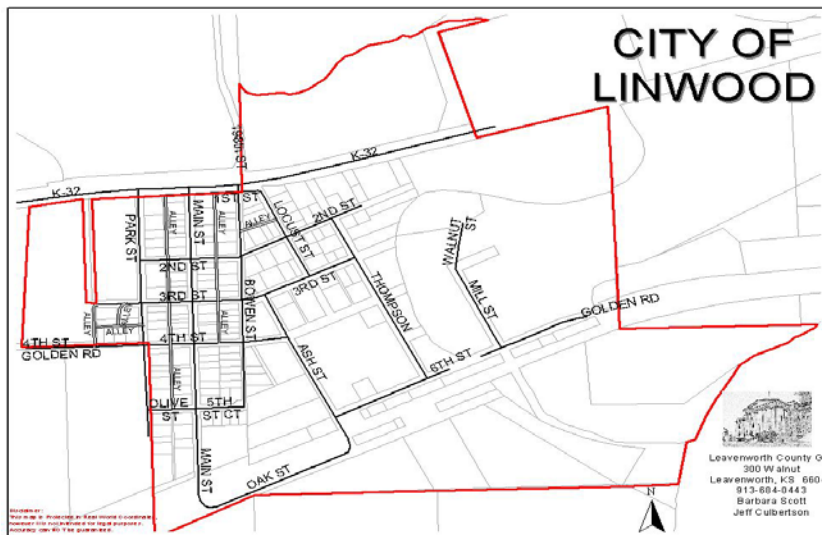
The City of Linwood is located approximately 15 miles east of Lawrence, Kansas.

### Land Use and Development Trends

The census of 2010 puts the population of Linwood at 375 people. The land area makes up .73 square miles, and the population density is 514 people per square mile. Growth in the City is fairly stagnant with no significant future development planned.



**Figure 2.30a. City of Linwood Land Use Map**



## **Technical and Fiscal Resources**

The City of Linwood has staff on its payroll to ensure mitigation projects have oversight. They are:

- Building Code Official
- Mapping Specialist (GIS)
- Engineer
- Public Works Official
- Emergency Management Coordinator
- NFIP Floodplain Administrator
- Emergency Response Team

Linwood also has financial resources available in order to help fund mitigation projects:

- Community Development Block Grants
- Capital Improvements Funding
- Taxes for Specific Purposes
- Fees for water, sewer, gas, or electric services
- Debt through General Obligation Bond

## **Existing Plans and Policies**

Linwood joined the NFIP on August 1, 1979. The following plans and policies are maintained by the city:

- Comprehensive plan
- Capital Improvement Plan
- City Emergency Operations Plan
- County Emergency Operations Plan
- Flood Mitigation Assistance Plan
- Watershed plan
- Firewise or other fire mitigation Plan
- Critical Facilities Plan
- Zoning Ordinance
- Building Code
- Floodplain Ordinance
- Subdivision Ordinance

## **Other Mitigation Activities**

None

## **Property Valuation**

Table 2.46 below depicts the appraised values from the 2013 Abstract of Appraised and Assessed Values report.

**Table 2.46. Appraised Property Valuation, 2013**

Appraised Property Valuation		
Building Type	Real Estate Structures (\$)	Median Home Value (2011)(\$)
Residential	7,913,120	\$127,200
Agricultural	476,350	
Commercial/Industrial	502,350	
Not for Profit	13,760	
<b>Total</b>	<b>\$8,893,196</b>	

Source: Leavenworth County Assessor Office/U.S. Census Bureau

## City of Tonganoxie

The City of Tonganoxie is located approximately 19 miles southwest of the City of Leavenworth. The government of Tonganoxie consists of one Mayor and five Council Members.



### Land Use and Development Trends

According to the 2010 census, Tonganoxie has 4,996 residents, an increase of 2,268 people since 2007. The land area is 3.1 square mile, and the population density is 1,611 people per square mile.

The City expects development to occur along County Road 1 where traffic comes in from I-70 through Tonganoxie. Tonganoxie expects commercial growth particularly after improvements are made to the I-70 interchange. Additional commercial development is expected in the 24-40 corridor through town. The industrial park property located on an island annexation on the southwest section of the City is planned and available for large-scale industrial businesses. The City is still seeking tenants for this land. The U.S. Army Reserve has purchased a recently annexed property in the southwest section of Tonganoxie just west of Hwy 24-40 and the industrial park property. This development will bring in 300 reservists one weekend per month. We anticipate additional development to stem from the installation of the Army Reserve. The Urban Hess industrial park is available for moderate industrial operations and currently houses several businesses of this nature. In addition, the City hopes to increase residential construction per increased business development in and around the Legends development in Kansas City, KS. The City of Tonganoxie has stated the following Comprehensive Plan Strategies:

1. Identify all sites within the City and the planning area that pose a possibility of environmental contamination.
2. Work with owners of identified sites to create and implement mitigation and/or clean-up strategies

- 
3. Revise regulations to establish zoning strategies to strictly regulate uses with the city that may cause a risk to the public health and welfare.
  4. Identify areas to protect, including, but not limited to, flood hazard areas, wetlands, prairie grasslands, ponds, and drainage ways, and areas containing steep slopes with soils unsuitable for development.
  5. Continue to limit or restrict development in areas highly susceptible to irreparable damage.
  6. Identify areas with quality natural vegetation that should be protected withing the city and planning area.
  7. Protecyt important existing hydrologic feathrues such as the 100-year flood plain to restrict growth that harms the environment.
  8. Review all development plans using the Stormwater Detention Plan.
  9. Create Comprehensive Stormwater Management Plan for the City.
  10. Review and revise Floodplain Plan every five years.

The City of Tonganoxie's strategies and objectives can be found in its entirety at [www.tonganoxie.org](http://www.tonganoxie.org).

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The following maps show the current Land Usage and the Future Land Usage for the City of Tonganoxie.

Figure 2.31. City of Tonganoxie Current Land Use

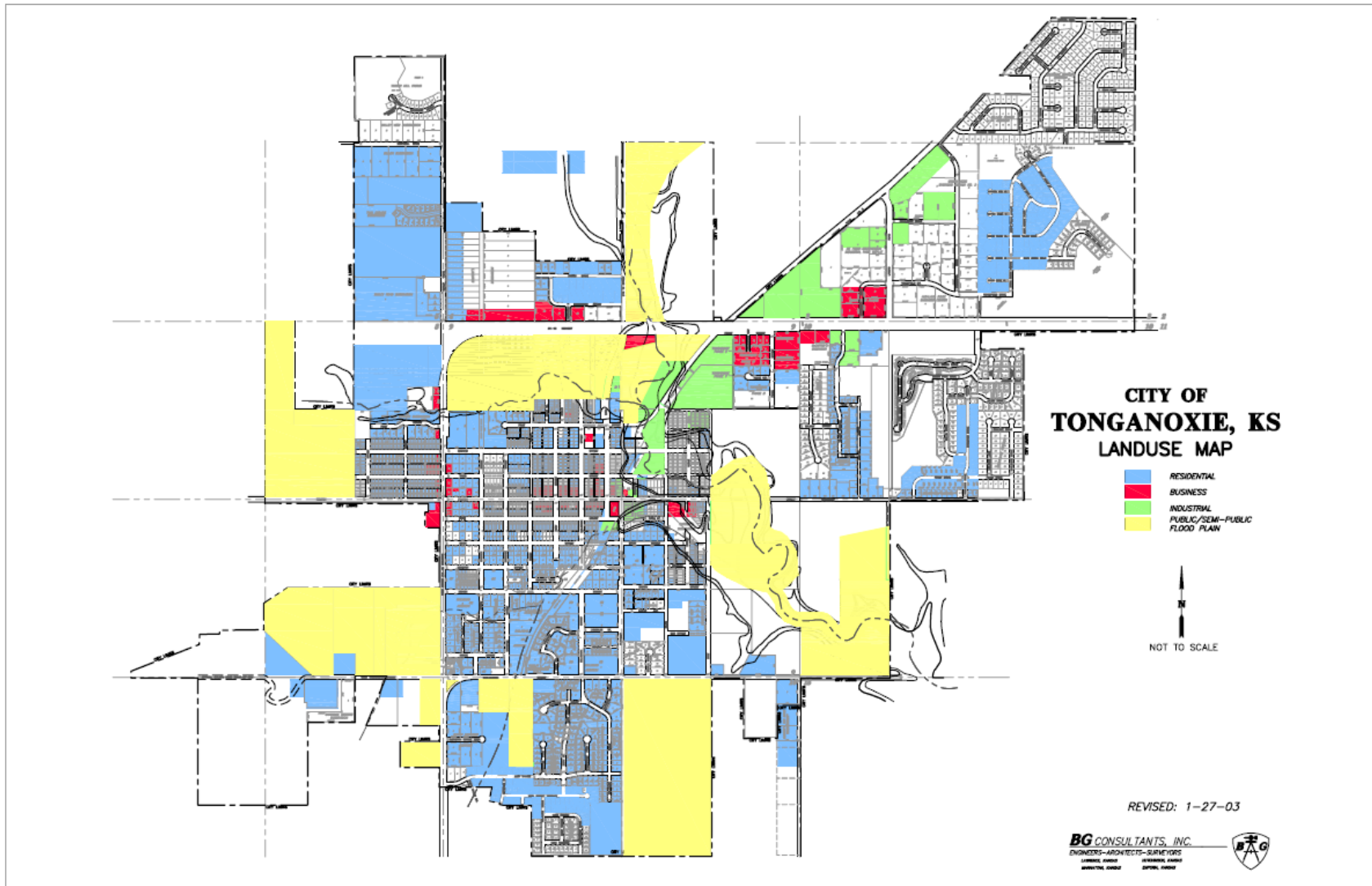
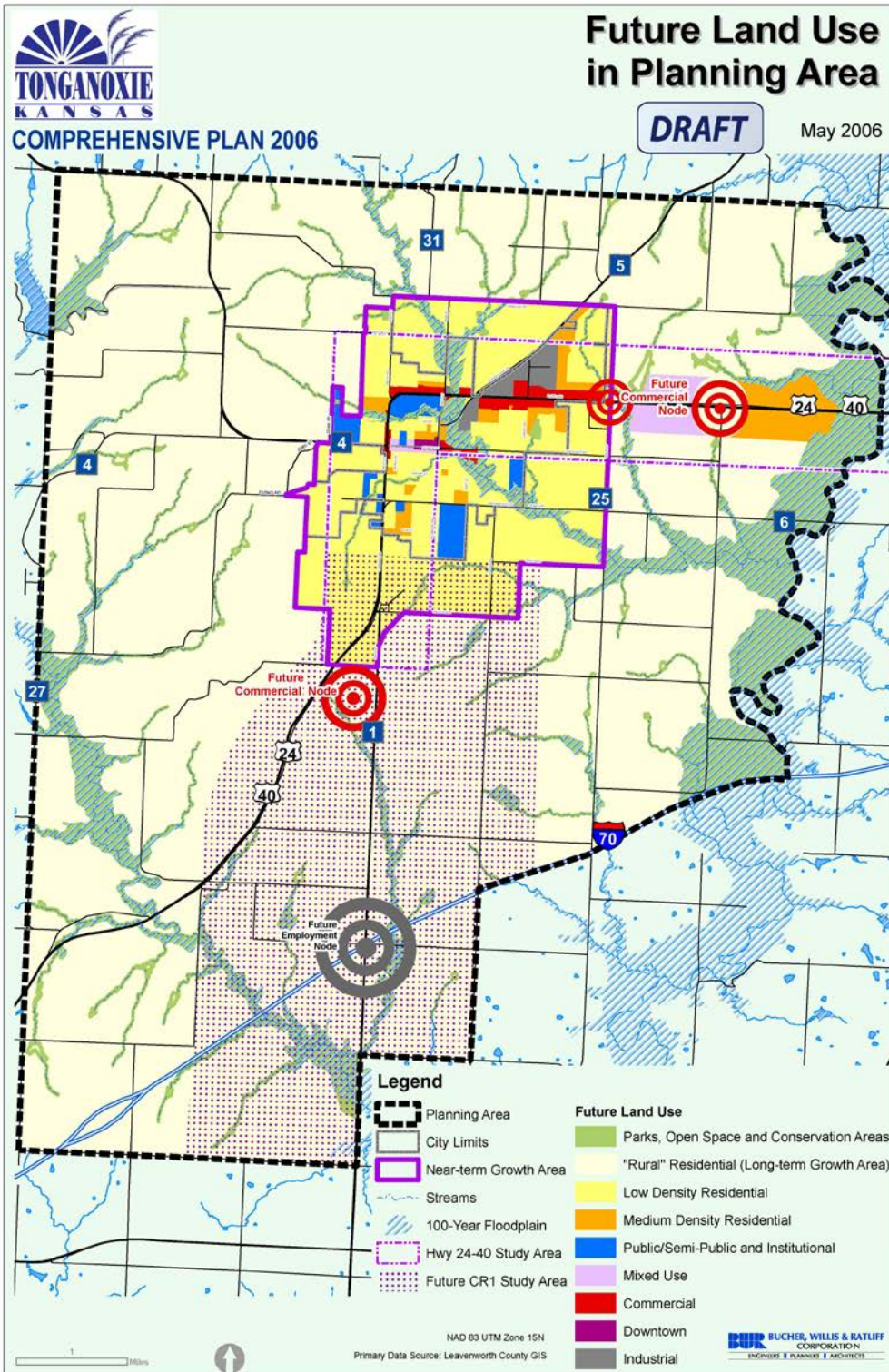


Figure 2.32. City of Tonganoxie Future Land Use



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## **Technical and Fiscal Resources**

Tonganoxie is a small city that has the staff needed to oversee mitigation activities as well as day-to-day business. Following are the positions on staff:

- Building Code Official
- Building Inspector
- Engineer
- Development Planner
- Public Works Official
- Emergency Management Coordinator
- NFIP Floodplain Administrator
- County Emergency Management Commission

The Fiscal resources that the City can use in order to fund mitigation activities, include:

- The Community Development Block Grants
- Capital Improvements Funding
- Taxes for Specific Purposes
- Fess for Water and Sewer Services
- Fees for New Development
- Debt through General Obligation Bonds
- Debt Through Special Tax Bonds
- Withhold Spending in Hazard Prone Areas

## **Existing Plans and Policies**

Tonganoxie joined the NFIP on November 1, 1979 and has the following plans and policies in place:

- Comprehensive Plan
- Capital Improvement Plan
- County Emergency Operations Plan
- County Recovery Plan
- Economic Development Plan
- Transportation Plan
- Land-use Plan
- Watershed Plan
- Firewise or other fire mitigation Plan
- Zoning Ordinance
- Floodplain Ordinance
- Subdivision Ordinance

## **Other Mitigation Activities**

The City of Tonganoxie continues with its public outreach programs such as the fire pup program for fire prevention. They have also received a firefighter grant through FEMA/DHS –

critical facilities fire station upgrade generator and smoke exhaust removal. Another grant in 1993 allowed the city to do an acquisition of a mobile home park for flood mitigation.

### Property Valuation

Table 2.44 below depicts the appraised values from the 2013 Abstract of Appraised and Assessed Values report.

**Table 2.44. Appraised Property Valuation, 2013**

Appraised Property Valuation		
Building Type	Real Estate Structures (\$)	Median Home Value (2011)(\$)
Residential	175,617,330	149,500
Agricultural	1,627,430	
Commercial/Industrial	17,582,310	
Not for Profit	37,760	
<b>Total</b>	<b>\$194,864,830</b>	

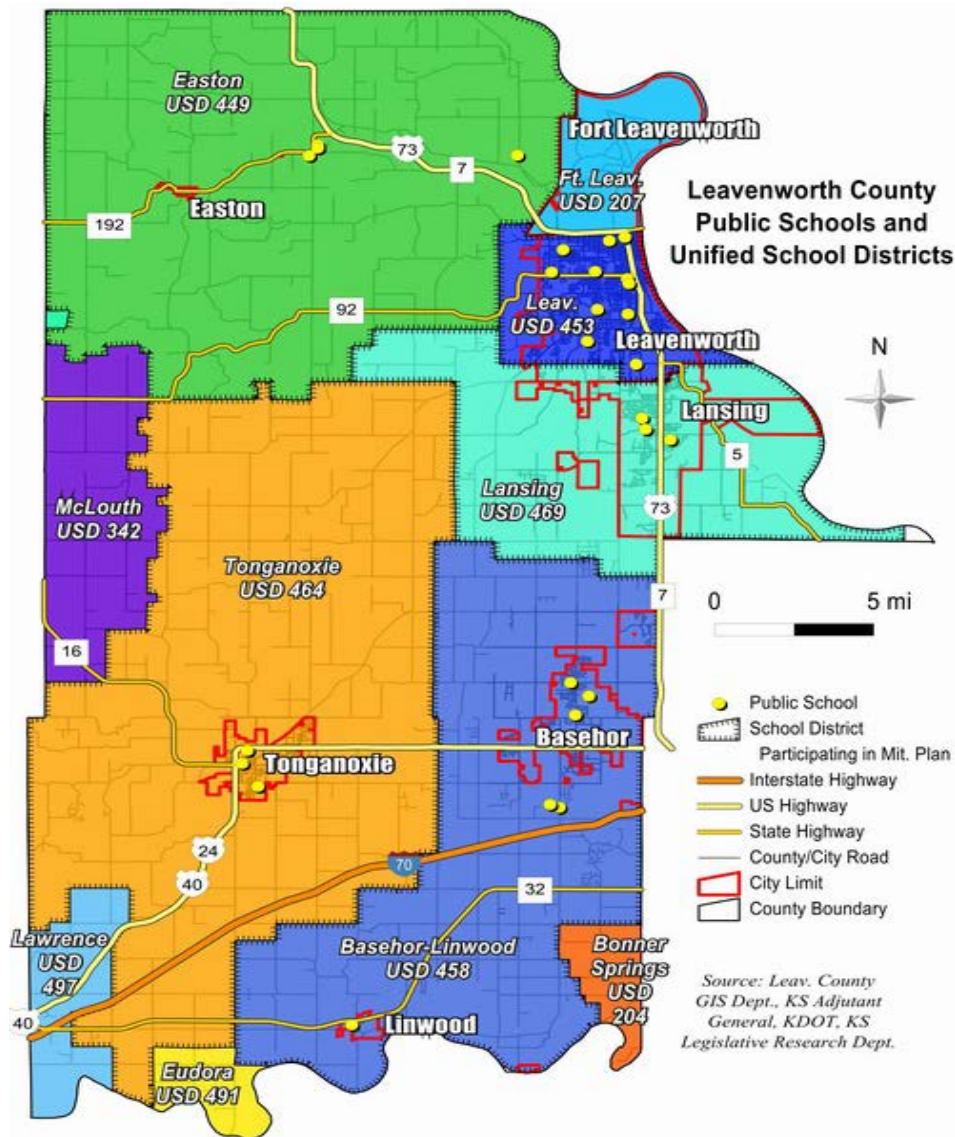
Source: Leavenworth County Assessor Office/U.S. Census Bureau

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### 2.3.9 Unified School Districts

Leavenworth County has six Unified School Districts and the University of St. Mary's. Following are the profiles for each one. Figure 2.7 on the next page shows the district lines.

Figure 2.33. Leavenworth County Unified School Districts



### USD 207 Fort Leavenworth

USD 207 serves Fort Leavenworth Army Post in Leavenworth County. Enrollment for the 2012 – 2013 school year is 2,224 students. The district consists of three elementary schools, one middle school, and zero high schools. Senior high school students attend the Leavenworth High School, USD453.



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## Technical and Fiscal Resources

The school currently employs the following positions as technical resources for the purpose of this plan:

- Full-time Building Official (Principle)

Financial Resources available to the school district include:

- Capital Improvements Project Funding
- Local Funds
- State and Federal Funds

## Existing Plans and Policies

- Master Plan
- Capital Improvement Plan
- School Emergency Plan
  - Shelter in Place Protocols
  - Evacuation Protocols
- Weapons Policy

## Other Mitigation Activities

USD 207 conducts fire drills monthly, annual trips to the local fire stations, in addition to tornado drills twice a year. The district also conducts lock-down security training for staff and students.

The school district has installed emergency back-up generators at each of their buildings, and was approved for funding through FEMA for a safe room in their new school.

**Table 2.48. USD 207 Asset Inventory**

Asset	Address	Sq Feet	Replacement Value (insured)	Contents Value	Occupancy/Capacity #
Bradley Elementary School	1 Bradley Circle, Ft. Leavenworth, KS	118,000	\$20M	\$850K	644
Eisenhower Elementary School	1 Eisenhower Circle, Ft Leavenworth, KS	94,000	\$18M	\$750K	590
MacArthur Elementary School	1 MacArthur Circle, Ft. Leavenworth, KS	96,000	\$11M	\$750K	580
Patton Jr. High School	1 Patton Circle, Ft. Leavenworth, KS	116,695	\$20M	\$750K	410
Board of Ed	207 Education	12,484	\$1.7M	\$150K	20

Central Office	Way, Ft. Leavenworth, KS				
Maintenance & Transportation Facility	207 Warehouse Road, Ft. Leavenworth, KS	21,769	\$3.7M	\$20K	25
<b>Total</b>			<b>\$74.4M</b>	<b>\$3.27M</b>	<b>2269</b>

### USD 449 Easton

USD 449 serves 117 square miles in Leavenworth County. Enrollment for the 2012 – 2013 school year is 668 students and consists of one elementary school, one middle school, and one high school. The District also operates a Vocational Education program for grades 9 – 12 that consists of curriculums in the Industrial Arts and Vocational Agriculture.



### Technical and Fiscal Resources

The school currently employees the following positions as technical resources for the purpose of this plan:

- Full-time Building Official – superintendent

Financial resources available to the district to help fund mitigation activities include:

- Capital Improvements Project Funding
- Local Funds
- General Obligation Bonds

### Existing Plans and Policies

The following plans and policies are in place at USD 449:

- Master Plan
- Capital Improvement Plan
- School Emergency Plan
  - Shelter in Place Protocols
  - Evacuation Protocols
- Weapons Policy

### Other Mitigation Activities

USD 449 conducts fire and tornado drills once a month, in addition to lock-down security training for all staff and students. Also, the County Sheriff Office conducts emergency preparedness drills in all the schools.

**Table 2.49. USD449 Asset Inventory**

Asset	Address	Sq Feet	Replacement Value (insured)	Contents Value	Occupancy/Capacity #
Pleasant Ridge High School	32500 Easton Rd. Easton, KS	72,530	\$9M	\$1.7M	275
Pleasant Ridge Middle School	32504 Easton Rd. Easton, KS	50,000	\$6.5M	\$800K	188
Asset	Address	Sq Feet	Replacement Value (insured)	Contents Value	Occupancy/Capacity #
Pleasant Ridge Elementary	20753 Easton Rd., Easton, KS	60,892	\$9.2M	\$1M	270
Vocation Education Bldg	32501 Easton Rd., Easton, KS	8,500	\$1.2M	\$65K	30
Board of Education Office	32502 Easton Rd., Easton, KS	2,100	\$78K	\$64K	3
<b>Total</b>			<b>\$25,978,000</b>	<b>\$3,629,000</b>	<b>766</b>

## USD 453 Leavenworth

USD 453 services the City of Leavenworth. Enrollment for the 2012-2013 school year is 3,539 students and consists of four elementary schools, one middle school, and one high school.



### Technical and Fiscal Resources

The school district currently employs the following positions as technical resources for the purposes of this plan:

- Full-time Building Official (Principal)
- Emergency Manager (Director of Support Services)
- Public Information Officer (Director of Public Relations)

Financial resources available to the district to help fund mitigation activities include the following:

- Capital Improvements Project Funding
- Local Funds
- General Obligation Bonds
- Private Activities/Donations



The school district currently employs the following positions as technical resources for the purpose of this plan:

- Full-time Building Official (Principals)
- Public Information Officer (District Office)

The financial resources available to the district to help fund mitigation activities include the following:

- Capital Improvements Project Funding
- Local Funds
- Private Activities/Donations
- State and Federal Funds

**Existing Plans and Policies**

The plans and policies in place for USD 458 include the following:

- Weapons Policy
- School Emergency Plan
  - Shelter in Place Protocols
  - Evacuation Protocols

**Other Mitigation Activities**

Fire drills are conducted on a monthly basis, and tornado drills are performed 3 to 4 times per year. The district has a public address system and is equipped with NOAA weather radios. Lock-down security training is conducted for the staff and students.

**Table 2.51. USD458 Asset Inventory**

Asset	Address	Sq Feet	Replacement Value (insured)	Contents Value	Occupancy/Capacity #
Basehor-Linwood High School	2108 N. 155 <sup>th</sup> St	130,000	\$40M	\$1M	900
Basehor-Linwood Middle School	15900 Conley Road	110,000	\$25M	\$1M	750
Basehor Elementary	15602 Leavenworth Rd.	50,000	\$15M	\$500K	415
Basehor Intermediate	15241 Basehor Blvd.	53,000	\$15M	\$700K	400
Glenwood Ridge Elementary	17550 157 <sup>th</sup> Terrace	50,000	\$15M	\$700K	400
Linwood Elementary	215 Park Street Linwood	75,000	\$12M	\$500K	200
<b>Total</b>			<b>\$122,000,000</b>	<b>\$4,400,000</b>	<b>3065</b>

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## USD 464 Tonganoxie

USD 464 serves the cities of Tonganoxie, and parts of Linwood, Basehor, Lawrence, and McLouth. Enrollment for the 2012-2013 school year is 1,999 students and consists of one elementary school, one middle school, and one high school that is divided between the east and the west.



### Technical and Fiscal Resources

Currently the school has the following staffed positions as technical resources for the purpose of this plan:

- Full-time Building Official (Principals)
- Emergency Manager
- Grant Writer

Fiscal resources available to fund mitigation initiatives include:

- Capital Improvements Project Funding
- Local Funds
- General Obligation Bonds
- Special Tax Bonds
- State and Federal Funds
- 

### Existing Plans and Policies

The following plans and policies are currently in place at USD 464:

- Master Plan
- Capital Improvement Plan
- Weapons Policy
- School Emergency Plan
  - Shelter in Place Protocols
  - Evacuation Protocols

### Other Mitigation Activities

The school district conducts fire and tornado drills once a month in addition to conducting lock-down security training for all staff and students. They are equipped with a public address system, video surveillance, fire alarms, and do have weather radios.

The school district is currently in the process of building a covered walkway between the east and west high school buildings.

### Table 2.52. USD 464 Asset Inventory

Asset	Address	Sq Feet	Replacement Value (insured)	Contents Value	Occupancy/Capacity #
Tonganoxie Elementary	304 Shawnee	72,236	\$12.3M	\$2M	700
High School West	300 24-40 Hwy	67,346	\$11,4M	\$5.2M	325
High School East	404 E. 24-40 Hwy	113,240	\$19.3M	\$3.1M	340
Middle School	824 Washington	75,841	\$12.9M	\$4.2M	640
<b>Total</b>			<b>\$55,900,000</b>	<b>\$14,500,000</b>	<b>2005</b>

## USD 469 Lansing

USD serves 49 square miles in Leavenworth County. Enrollment for the 2012-2013 school year is 2,650 students. The district has one elementary school, one middle school, and one high school.



### Technical and Fiscal Resources

The school district currently employs the following positions as technical resources for the purpose of this plan:

- Full-time building official (Principals)
- Emergency Manager
- Public Information Officer

Financial resources that the district can potential use to fund mitigation activities include:

- Contingency Funds

### Existing Plans and Policies

- Master Plan
- Capital Improvement Plan
- Weapons Policy
- School Emergency Plan
  - Shelter in Place Protocols
  - Evacuation Protocols

### Other Mitigation Activities

USD 469 conducts fire and tornado drills in accordance with state and municipal regulation. They rely on a variety of technology for emergency alerts such as the intercom, radios/buses, text, and the internet.

**Table 2.53. USD 469 Asset Inventory**

Asset	Address	Sq Feet	Replacement Value (insured)	Contents Value	Occupancy/Capacity #
Lansing High School	220 Lion Lane, Lansing, KS	125,000	\$25.8M	\$1.6M	750
Old HS & Int. Bldg	300 E. Olive, Lansing, KS	44,545	\$11.1M	Leased to others	228
Vocation Education Bldg.	220 Lion Lane, Lansing, KS	2,000	\$2.8M	\$26.4K	0
District Office	200 E. Mary, Lansing, KS	15,327	\$2.5M	162K	0
Asset	Address	Sq Feet	Replacement Value (insured)	Contents Value	Occupancy/Capacity #
Special Education	210 E. Mary, Lansing, KS	34,817	\$5.2M	1.1M	0
Leased by LV Co. Ext.	613 Holiday Plaza, Lansing,	2,800	\$584.2K	Leased to others	0
Lansing Middle School	509 W. Ida, Lansing, KS	128,000	\$18.6M	\$1.4M	750
Industrial Bldg (Bus Barn)	1102 Industrial St., Lansing, KS	25,000	\$2.3M	0	0
Lansing Elementary	450 W. Mary St., Lansing, KS	147,000	\$20.9M	\$1.3M	900+
<b>Total</b>			<b>\$89,784,200</b>	<b>\$5,588,400</b>	<b>2628+</b>

### 2.3.10 University of Saint Mary

The University of Saint Mary serves Leavenworth and the surround communities. This is a private university that currently has 1,100 students enrolled for the 2012 – 2013 school year.



#### Technical and Fiscal Resources

The University currently employs the following positions as technical resources for the purpose of this plan:

- Full-time Building Official (President)
- Emergency Manager (Facilities/EHS Engineer)
- Public Information Officer (Director of Marketing)

Fiscal resources available to the University for the funding of mitigation activities include:

- Capital Improvements Project Funding
- Private Activities/Donations

## Existing Plans and Policies

The University of Saint Mary has the following plans and policies currently in place:

- Master Plan
- Capital Improvement Plan
- Weapons Policy
- School Emergency Plan
  - Shelter in Place protocols
  - Evacuation Protocols

## Other Mitigation Activities

Fire evacuation drills are conducted quarterly and tornado sheltering exercises are conducted yearly for the staff and students who live in the two dorms. Campus-wide drills will also be conducted.

Text alerts are utilized to alert staff and students during an emergency, as well as a phone alert system that is available to the two dorms. While the University does not hold lock-down security training, discussions are on-going about conducting some table-top exercises once the Emergency Management Plan is updated this year.

**Table 2.54. University of Saint Mary Asset Inventory**

<b>Asset</b>	<b>Address</b>	<b>Sq Feet</b>	<b>Replacement Value (insured)</b>
Maria Hall	4100 S. 4 <sup>th</sup> St.	59,388	
Berkel Hall	4100 S. 4 <sup>th</sup> St.	28,500	
DePaul Library	4100 S. 4 <sup>th</sup> St.	38,086	
Miege Hall	4100 S. 4 <sup>th</sup> St.	50,176	
McGilley field House	4100 S. 4 <sup>th</sup> St.	29,725	
Ryan Sports Center	4100 S. 4 <sup>th</sup> St.	29,703	
Berchman's Hall	4100 S. 4 <sup>th</sup> St.	73,100	
Saint Joseph Dining Hall	4100 S. 4 <sup>th</sup> St.	4,500	
Mead Hall	4100 S. 4 <sup>th</sup> St.	60,821	
Saint Mary Hall	4100 S. 4 <sup>th</sup> St.	33,975	
Xavier Hall	4100 S. 4 <sup>th</sup> St.	26,287	
Brooder House	4100 S. 4 <sup>th</sup> St.	800	
<b>Total for all</b>		<b>435,061 sq ft</b>	<b>\$178,495,000</b>

## Leavenworth Rural Water District #7

RWD7 services the counties of Leavenworth and Wyandotte. They currently employ a mapping specialist and an engineer. Funding they have available includes Capital

Improvements Funds, Fees for water, sewer, gas, or electric services, impact fees for new development, debt through general obligation bonds, and special tax bonds.

RWD 7 sends out responsible water use flyers as part of their mitigation activities. They currently have a new water district office at 142nd St. and K-32 Hwy.