

2.4 Wyandotte County

Wyandotte County History

Wyandotte County is named after the Wyandot Indians, also known as the Huron by the French in Canada. The Wyandotte of today was once divided between Leavenworth and Johnson counties, much to the chagrin of the population that inhabited this land. Having little say in the affairs of government and politics, and tired of the influx of Missourians, the people living in this area were determined to become their own political force.

It was the Wyandotte Constitutional Convention that created Wyandotte County in 1859. This Constitutional Convention was a key event in the creation of the present Constitution of the State of Kansas also. This Convention ensured that Kansas; became a state, was a state that was free from slavery, women were given some rights in voting and holding property, and Wyandotte County was created and established as a free and independent political entity.

In 1997, Wyandotte County through a unanimous vote, consolidated the city and county governments to become the Unified Government of Wyandotte County/Kansas City, Kansas.

2.4.1 Wyandotte County Geography/Topography

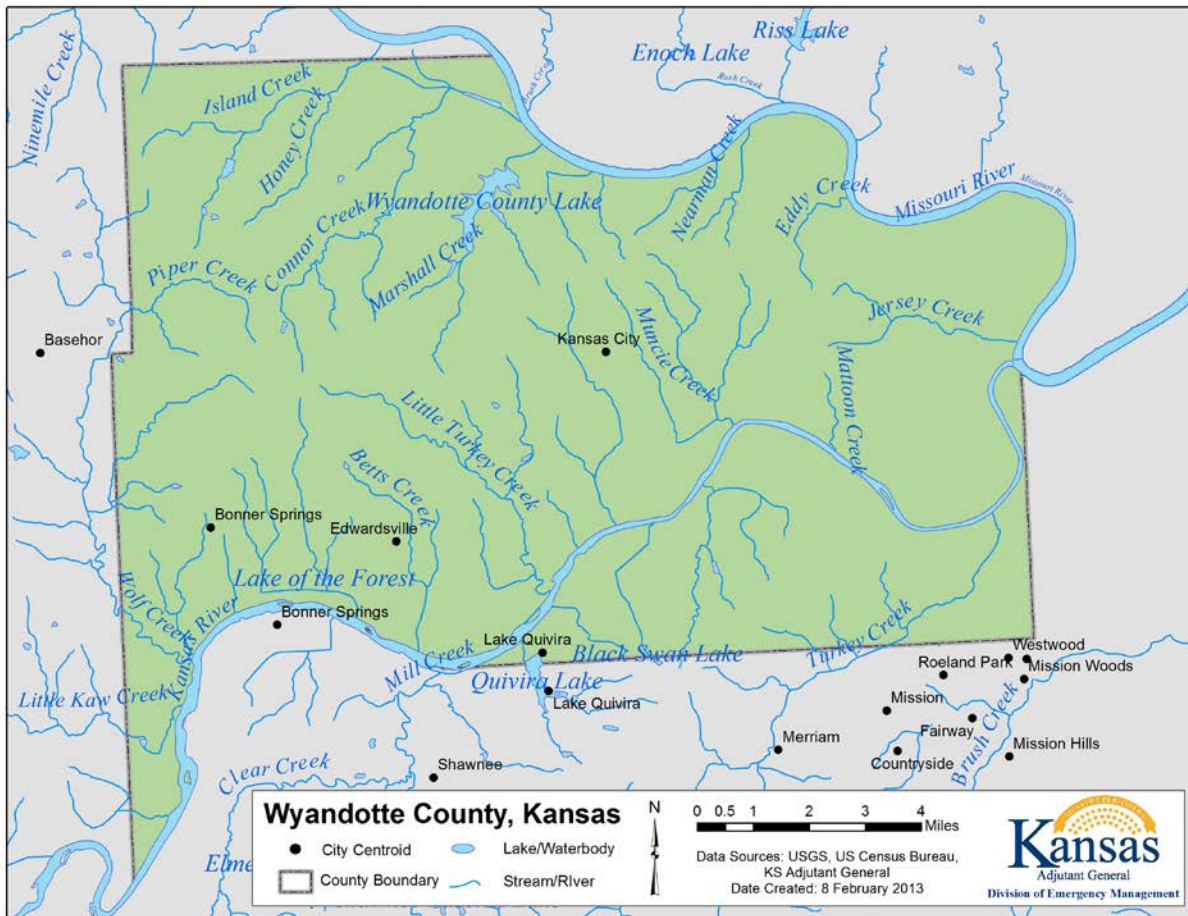
The 143 square miles that make up Wyandotte County resides within the Kansas-Lower Republican basin. The planning area boast six major waterways which are the Kansas, Republican, Big Blue, Little Blue, Delaware, and Wakarusa Rivers. Streams and lakes cover 16 square miles of Wyandotte County and include the Vermillion and Stranger creeks.

Roughly triangular in shape, Wyandotte County lies principally between the Missouri and Kansas Rivers and is completely enveloped within the Glaciated Region. Leavenworth County borders it on the north and west, the Missouri River on the east, and to the south by Johnson County and the Kansas River.

The uplands in the western part of the county are comprised of deeply dissected hills and are approximately 1,060 feet above sea level.. Steep slopes and breaks formed by differential erosion of limestone, shale, and sandstone lie along the Kansas River and its tributaries. The lower level of the county is 740 feet above sea level where the Kansas and Missouri Rivers meet. Wyandotte County is the smallest county within the State of Kansas, yet boasts a hearty population of 157,505 people.

The following is a map of the Wyandotte County planning area:

Figure 2.34. Wyandotte County Planning Area



2.4.2 Wyandotte County Climate

The average rainfall is 37.1 inches per year as compared to the United States as a whole which is 36.5 per cent. Average snowfall is 18.2 inches per year, whereas the average for the United States is 25 inches per year. There are approximately 89 days with some form of precipitation in the county for a given year. Sunny days make up 216 days per year with the average high in July being 89.9 degrees. The average January low is 20.7 degrees. The Comfort Index for Wyandotte County, with higher being more comfortable, is 33 out of a 100. The national average is 44. The aforementioned statistics do not take into account the recent drought that the whole State of Kansas has been under, since the numbers would be skewed if the drought years were included. As an example, Wyandotte County was 4.37 inches below average in precipitation for 2011, and 17.08 inches below normal for 2012.

2.4.3 County Population/Demographics

According to the U.S. Census Bureau, the total population of Wyandotte County in 2010 was 157,505. The population between the 2000 and the 2010 census decreased by 377 people, or .24%. Table 2.34 belows shows the population trends for the participating jurisdictions that make up Wyandotte County:

Table 2.34. Wyandotte County Jurisdictional Population/Demographics, 2000 to 2010.

Jurisdiction	2000 Population	2010 Population	Difference 2000 – 2010
Bonner Springs (pt)	6,767	7,314	547
Edwardsville	4,146	4,340	194
Kansas City	146,866	145,786	(1,080)
Bal. of Wyandotte Co.	54	65	11
Total County	157,882	157,505	(377)

In Table 2.35 are the 2010 Census Bureau demographic and social characteristics for jurisdictions within Wyandotte County:

Table 2.35. Wyandotte County Jurisdictional Demographics

Jurisdiction	White %	Black or African	Hispanic/Latin (Any Race) (%)	Average Household	Bachelor Degree or
Bonner Springs (pt)	84.8	5.4	10.8	2.70	27.8
Edwardsville	86.6	6.0	7.3	2.55	10.1
Kansas City	52.2	26.8	27.8	2.68	10.1
Wyandotte Co.	67.6	25.1	26.7	2.71	15.2

Source: U.S. Census Bureau (2010)

According to the U.S. Census Bureau for 2010, by gender breakdown, males represent 49.3% of the populations for Wyandotte County, and females represent 50.7%.

2.4.4 County Economics

Table 2.36 shows the industry trends for Wyandotte County:

Table 2.36. Wyandotte County Economics

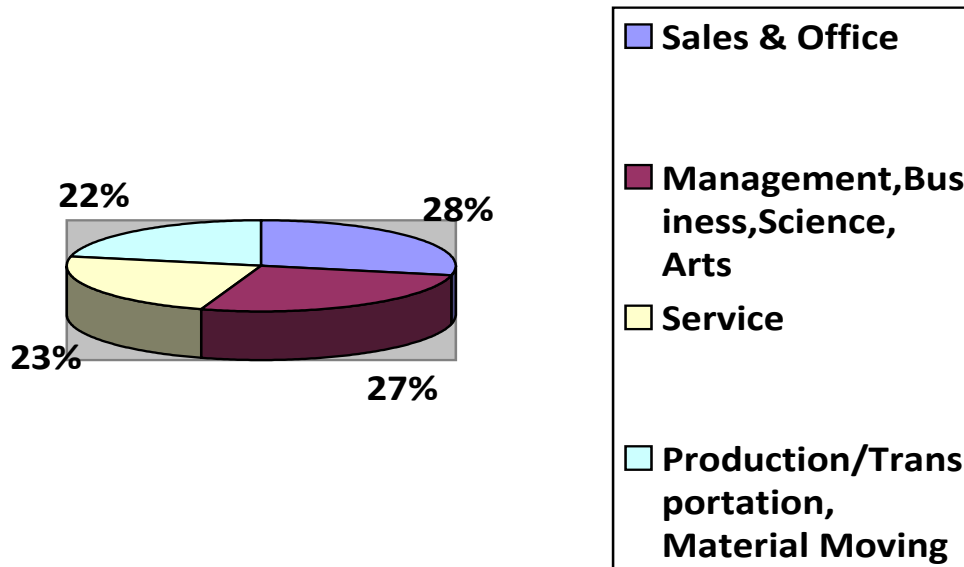
INDUSTRY	Estimate	%
Civilian employed population 16 years and over	68,067	
Agriculture, forestry, fishing and hunting, and mining	514	.8
Construction	6,242	9.2
Manufacturing	8,652	12.7
Wholesale trade	1,775	2.6
Retail trade	7,040	10.3
Transportation and warehousing, and utilities	5,149	7.6
Information	1,214	1.8
Finance and insurance, and real estate and rental and leasing	3,957	5.8
Professional, scientific, and management, and administrative and waste management	7,087	10.4
Educational services, and health care and social assistance	13,628	20.0
Arts, entertainment, and recreation, and accommodation and food services	5,960	8.8
Other services, except public administration	3,401	5.0
Public administration	3,448	5.1

Source: U.S. Census Bureau (2010)

According to the data collected by the U.S. Census Bureau (2010), educational services, and health care and social assistance were the leading industries in Wyandotte County at 20%, followed by manufacturing by a distant second at 12.7%. Rounding out the bottom is agriculture at .8% of the workforce.

By occupation, sales and office constitutes 24.8% of the sector, followed closely by management, business, science, and arts at 23.2%. Service occupations round out the top three at 20.3%. Last on the list are occupations dealing with natural resources, construction, and maintenance at 12.6%. Production, transportation, and material moving occupations are second to last at 19%.

Following is a chart that depicts the top four occupational fields within Wyandotte County:



2.4.5 Wyandotte Capabilities

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

As mentioned in the history of Wyandotte County, the county and city governments joined together in 1997 to form the Unified Government of Wyandotte County, which services the entire County for county level services and City level municipal services for the City of Kansas City, Kansas. For this reason Kansas City, Kansas will not be profiled separately from the county in this plan. Currently, the Unified Government is staffed and managed by the following 51 offices and departments:

- | | | |
|-----------------------|---|---|
| 3-1-1 Call Center | Economic Development | Neighborhood Resource Center |
| Air Quality | Election Commissioner | Operation Brightside |
| Animal Control | Emergency Management | Parks and Recreation |
| Appraiser | Ethics Commission | Police Department |
| Area Agency on Aging | Finance | Property Management/Marketing |
| Auto Licensing | Fire Department | Public Health Department |
| Building Inspection | Housing and Urban
Redevelopment (Community
Development) | Public Relations Public Safety
Business Office |
| Business License | Human Resources | Public Works |
| Code Enforcement | Human Services | Purchasing |
| Commissioner's Office | K State Research & Extension | Register of Deeds |
| Community Policing | Land Bank | Rental Licensing |
| County Administrator | Legal Department | Sheriff |
| County Clerk's Office | Legislative Auditor's Office | Technology |

Court Trustee
Delinquent Real Estate Office
District Attorney
District Court

Liveable Neighborhoods
Maps
Mayor's Office
Municipal Court

UG Transit
Urban Planning and Land Use
Water Pollution Control
Wyandotte County Museum

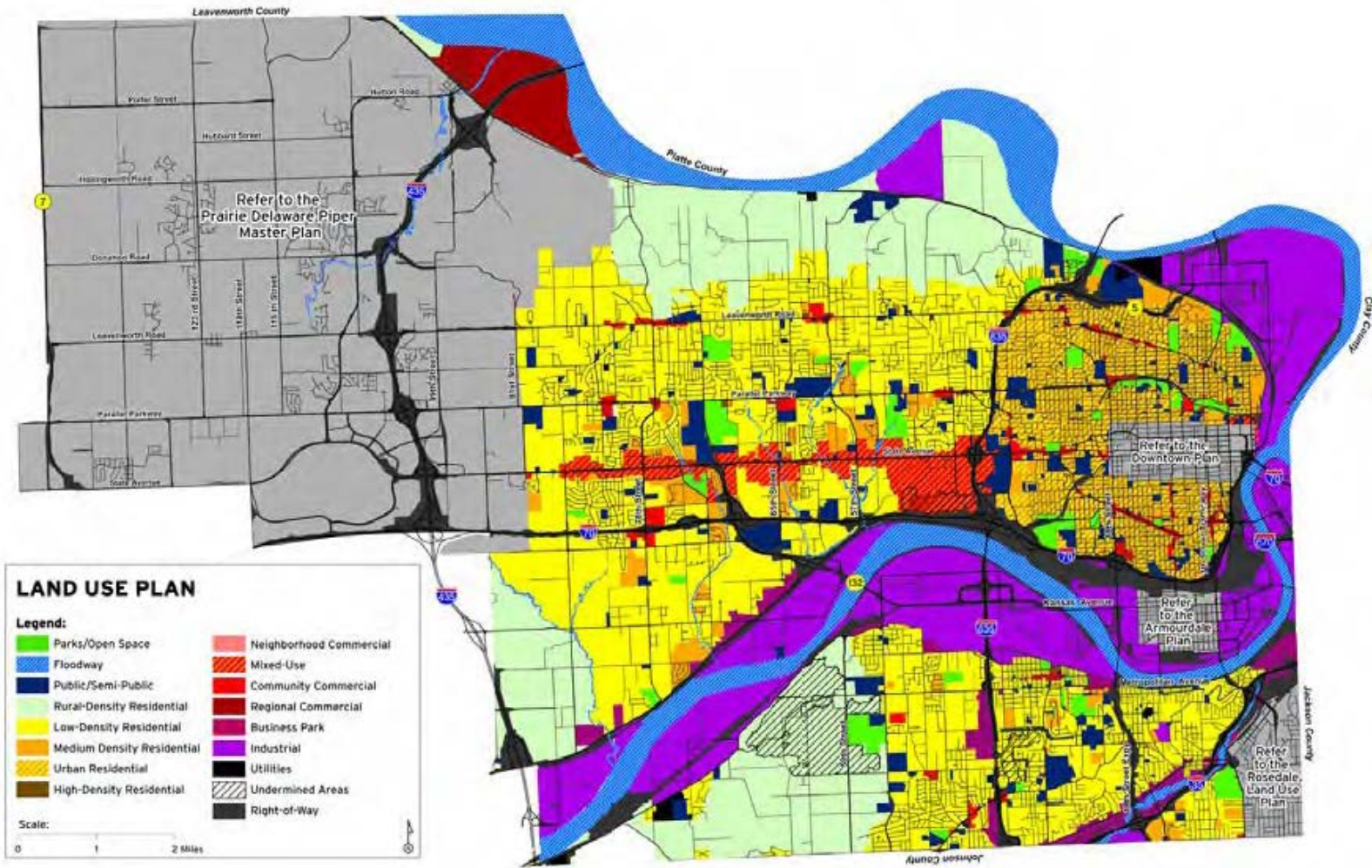
Land Use and Development Trends

Wyandotte County is the only county in Region L to lose a percentage of their population; however, it is unique due to its large Kansas City urban area, which tends to the industrial. While Wyandotte is the smallest county in Kansas, Kansas City makes up a large percentage of the county. The county must also deal with the Missouri and Kansas River flooding that can be problematic in some years. This occurred as recently as 2011 with the Missouri River flood which caused damage in Wyandotte County.

While Wyandotte County has seen a decrease in population between the 2000 and 2010 census, it continues to have housing gains. During the ten year period between 2000 and 2010, housing increased by 1.3%. One area of immense growth is the Legends shopping area which is also home to a casino, speedway, Cabela's, and Nebraska Furniture Mart. The Legends shopping area brings in consumers across Kansas and surrounding states as well. The following map shows the Land Use for the Unified Government of Wyandotte County.

www.wycokck.org

Figure 2.35. Unified Government Land Use Map.



The Unified Government of Wyandotte County has a comprehensive Land Use Plan that details future development. In their plan they indicate that they want to ‘...balance the desire to protect and enhance the natural environment through green principles and sustainable development approaches with the need to create jobs and diversify the local economy. The Plan also places a significant emphasis on quality neighborhoods through guidelines for infill development, redevelopment and new development’ (Land Use Plan, Unified Government of Wyandotte County/Kansas City, Kansas). They have incorporated guiding principle that discuss the following:

- Future development will emphasize storm water detention and flood control and or mitigation approaches which enhance environmental stewardship and natural resource preservation.
- Provide incentives for community economic generators east of I-635 and along I-35.
- Incentives for retail uses should be targeted to existing key intersections or activity centers on State Avenue and nodes east of I-635.
- New industrial, commercial and office development should use high quality and environmentally sustainable materials. Leadership in Energy and Environmental Design (LEED) compliant construction and National Association of Home Builders (NAHB) Green Building Council standards should be encouraged for all new construction. In addition, all new developments should strive to meet the Environmental Protection Agency (EPA) benchmarks for achieving an Energy Star Qualified rating for industrial, commercial and office buildings as well as single-family homes and multi-family residences.
- Protect established neighborhoods from incompatible development. New, infill and redevelopment should be compatible in terms of design, density, massing and scale to adjacent uses.
- Infill development and redevelopment should be well integrated with existing development and the natural environment.
- Restrict intrusion of intensive land uses within established residential areas. Intensive uses include businesses that generate excessive traffic, noise, noxious uses, outdoor storage, etc. These uses are the least compatible with residential areas and should be encouraged to locate in areas of the City where such uses already occur.
- Enhance neighborhood cultural amenities and resources; use these amenities as:
 - An opportunity to preserve, enhance and celebrate historic buildings, structures and sites.
 - A catalyst for development and reinvestment.
 - To reinforce and enhance neighborhood identity.
 - A source community pride.

- Walkability and access to transit should be a priority within all new development and redevelopment projects

Projects that are approved, incorporating the guiding principles, will utilize the following potential financing strategies and incentive programs:

Impact Fees: Defined as new growth's fair share of the cost to provide necessary capital facilities.

Excise Taxes: Often used to fund new infrastructure and services necessitated by new growth.

Special Assessment District: an area in which property owners voluntarily tax themselves to provide public improvement projects designed to help upgrade the area and establish a district identity.

Developer Exactions: Developer funded in-kind contributions of land, facilities, or services that are demanded as a condition of development approval.

CDBD: Directed by the Department of Housing and Urban Development, it provides funding for a wide variety of community development projects via annual direct grants.

STAR Bonds: These provide Kansas municipalities the opportunity to issue bonds to finance the development of major commercial entertainment and tourism areas and use sales tax revenue generated by the development to pay off the bonds.

Tax Increment financing District: Allows the Unified Government to use its power of eminent domain to acquire property needed for a development project and to use the funds generated by the tax increment in the projects.

Transportation Development District: Established by voluntary petition for a specific area by resolution and public hearing to fund, promote, plan, design, construct, improve, maintain, and operate one or more transportation projects.

Unified Government Existing Plans:

Existing Area Plans

The following Unified Government area plans were prior to the completion of the Master Plan, however are current for specific land use recommendations, policies and strategies for these areas. As a result of the Master Plan process, some strategic updates were identified. A brief summary of each plan as well as a list of modifications and additions are noted for each plan on the following pages. The following communities are integral to the make-up of the Unified Government/Kansas City area.

Downtown, Kansas City, Plan

The Downtown Plan, adopted in 2007, is intended to serve as the vision and development framework for future actions in the downtown and its surrounding areas. The following general principles serve as the foundation for creation of the land use, mobility and design frameworks depicted in the Downtown Plan.

- Place Diversity - Encourage and promote the cultural, historic and ethnic diversity unique to Downtown and surrounding neighborhoods by maximizing opportunities created by such diversity.
- Safety and Image - Acknowledge and proactively address negative perceptions and realities tied to safety, cleanliness and image.
- History of Place - Protect and promote the local and regionally significant historical assets of Downtown Kansas City, Kansas and Wyandotte County.
- Connections - Promote movement through a variety of transportation methods within downtown and between the adjacent neighborhoods and the Riverfront.

Figure 2.36. Land Use Kansas City



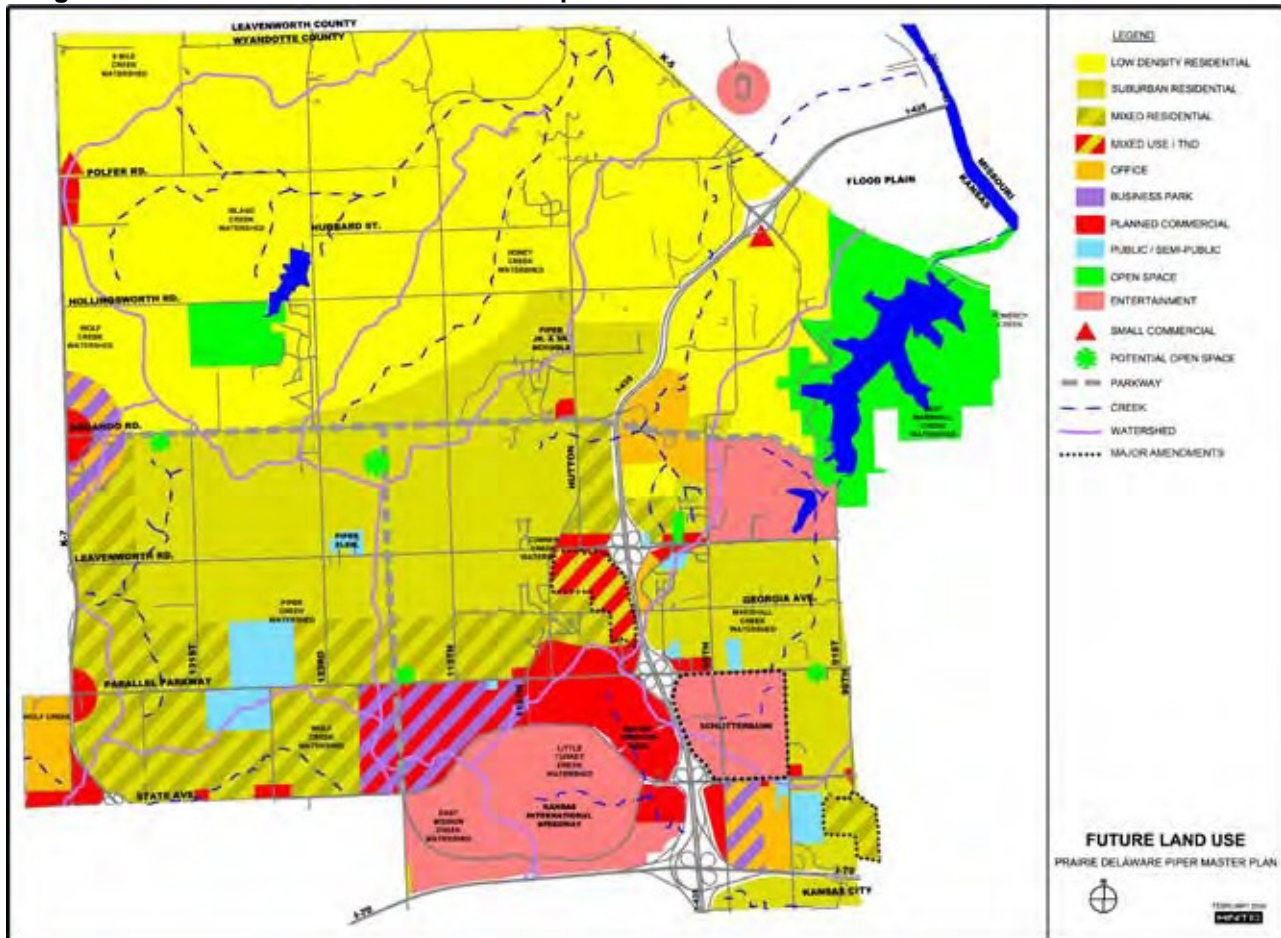
- Location - Take full advantage of the central geographic location of Downtown within the context of the metropolitan area.
- Vitality - Improve the vitality of Downtown through the creation of an influx of people seeking housing, employment, commerce, entertainment and arts, education, and regional destination opportunities.
- Infrastructure and Facilities - Plan, provide and maintain efficient and effective infrastructure and facilities that promote sustained development, connect neighborhoods and centers, are aesthetically pleasing and environmentally sound, and evoke community pride.
- Economic Development - Create an economic environment that attracts business, encourages entrepreneurship and seeks diversified employment growth and opportunities that support surrounding neighborhoods and draw people into downtown.

Prairie Delaware Piper Master Plan

The Prairie Delaware Piper Master Plan was last updated in 2004. The recommendations in the plan are organized around four plan components:

- Future Land Use Plan
- Development Policy/Phasing Plan
- Transportation Plan

Figure 2.37. Land Use Prairie Delaware Piper



- Open Space Plan

Since 2004, major changes include:

- K-7 Corridor Management Plan. This study was ongoing at the time the Prairie Delaware Piper Plan was adopted. Some of the initial access recommendations were modified within the final plan. Property owners along K-7 should review the Corridor Management Plan to understand how future improvements may impact future development.
- New Market Development. This development within this area will be based on the principles of traditional neighborhood design (TND).
- The Schlitterbahn Development Plan. The 376 acre project's first portion, the 40 acre Schlitterbahn Water Resort, will open in summer 2009 and include the water park, several lodging components, and shops and restaurants. Additional components will open through the summer of 2011, when the project will offer an enclosed climate-controlled area for year-round operation, more than 750,000 square feet of retail and more than 1,500 lodging units.
- A potential casino. Senate Bill No. 66 adopted by the 2007 Kansas Legislature, signed by the Governor provides the authorization and legal framework for the establishment and operation of State owned gaming facilities in four geographically

defined zones through- out the State of Kansas. Wyandotte County in its entirety comprises one gaming zone. The Unified Government, Edwardsville and Bonner Springs each are in the process of evaluating proposals, which include potential sites within the Prairie Delaware Piper area.

Figure 2.38. Rosedale Land Use Plan



Rosedale Land Use Plan

Adopted in 2005, the Rosedale Land Use Plan has had no significant changes. It was created with the input of Rosedale's residents, community leaders and shareholders. Key plan goals include:

- Make Rosedale an ideal community for family housing.
- Encourage new housing and retail/community services.
 - Create 39th Street Mixed-Use Center.
 - Develop/Redevelop Rainbow Boulevard and Southwest Boulevard.
 - Promote business attraction, retention and expansion.
 - Develop a community center.
- Plan for the necessary expansion of the University of Kansas Medical Center (KUMC).
- Improve Rosedale's image and make it a place of beauty.
- Provide improved transportation, infrastructure and services.
- Increase safety and the perception of safety.

Several concerns identified by participants were identified below:

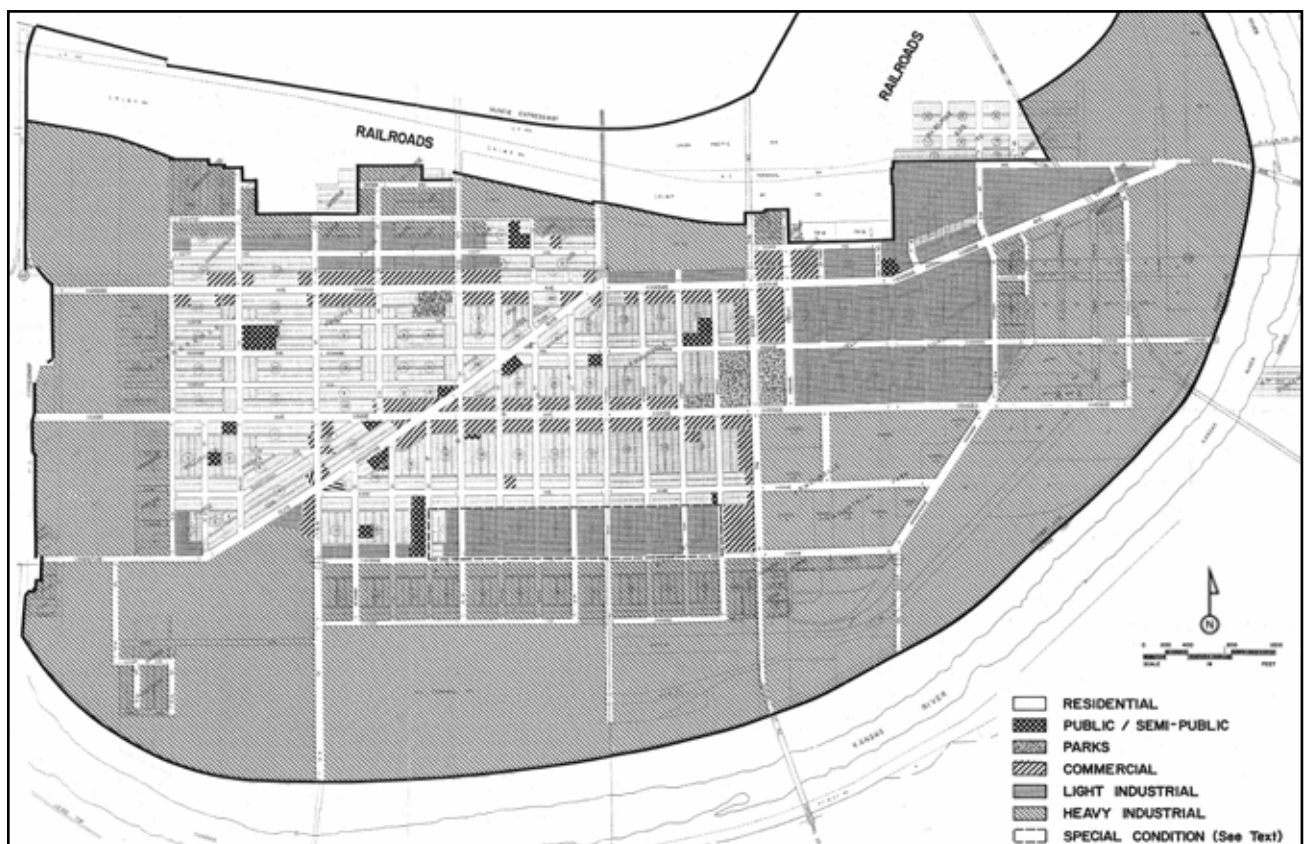
- The City should continue to work with the Rosedale Development Association (RDA) to proactively address land use issues, housing, crime, youth programming, business recruitment and retention and other area needs.
- The City should continue to work with KUMC and adjacent neighborhoods to plan for future needs and facilities.
- Industrial uses should be limited to the areas identified on the Future Land Use Plan along I-35 and the rail tracks.
- Commercial and commercial/mixed use areas should be limited to existing nodes and major corridors as shown on the Future Land Use Map. Intrusions into adjacent single family neighborhoods is highly discouraged.

Armourdale Land Use Plan

Adopted in 1979, the Armourdale Land Use Plan is intended to provide a long term land use vision for the area. The primary recommendations in this plan include the following:

- The City strives to reinforce the residential quality of Armourdale through the neighborhood stabilization and rehabilitation capabilities of the Community Development Program.
- The City should refrain from approving additional non-residential zoning and development.
- A code enforcement program concentrating on exterior problems and nuisances be initiated to help improve the overall visual image.

Figure 2.39. Armourdale Land Use Map.



- City Commissioners should encourage financial institutions to provide assistance for improvements with- in the Armourdale area.

While this plan was adopted in 1979, the community has noted that the recommendations were still valid. Implementation of the plan continues to be problematic in regards to industrial and commercial intrusions into established residential areas.

As noted in the original Armourdale Plan, the relatively low price of land, vacant parcels and under-utilized buildings, combined with its proximity to major transportation corridors, makes this area desirable for industrial and service uses. Due to these factors, the City should consider the following approaches:

- Existing residential pockets and established neighborhoods should be protected from industrial intrusions.
- Where practical, vacant buildings or structures within established single family areas should be redeveloped for residential uses.
- Industrial developments should be limited to large tracks adjacent to existing industrial areas.
- New industrial development on the fringe of residential areas should be required to provide buffer zones and adequate screening of potential visual blight including but limited to outdoor storage, etc.
- The City should continue to emphasize code enforcement to protect established residential areas.

In general, growth in the area that makes up the Unified Government of Wyandotte County is anticipated and planned for. One area of concern for the planning area is the floodway. These are areas that carry the runoff from the adjacent floodplain without causing the flood elevation to increase by 1 foot or more at any point along the basin. The following guiding principles have been established:

- Allowed uses are passive parks and open space.
- Discouraged uses are permanent structures. Significant disturbances or development would require construction of a levee and other improvements upon approval by the Army Corps of Engineers

Technical and Fiscal Resources

Planning, engineering, floodplain management and emergency management are fully staffed positions within the Unified Government. They have a 911 dispatch center as well as 76 outdoor warning sirens. Table 2.37 depicts the Unified Government personnel resources in 2013.

Table 2.37. Personnel Resources

Personnel Resources	Yes/No	Department/Position
Planner/Engineer with knowledge of land development/land management practices	Yes	Director of Planning
Engineer/Professional trained in construction practices related to buildings and/or infrastructure	Yes	County Engineer
Planner/Engineer/Scientist with an understanding of natural hazards	Yes	County Engineer
GIS	Yes	Director, Geo-Spatial Services
Full time building official	Yes	Director, Neighborhood Resource Center
Personnel Resources	Yes/No	Department/Position
Floodplain Manager	Yes	Director of Planning
Emergency Manager	Yes	Emergency Management Department
Grant Writer	Yes	Director, Economic Development

Fiscally, Wyandotte County has several funding resources that can potentially fund mitigation activities. The following is a list of these resources:

- Community Development Block Grants
- Capital Improvements project funding
- Authority to levy taxes for specific purposes
- Fees for water, sewer, gas, or electric services
- Authority for impact fees for new development
- Ability to withhold spending in hazard prone areas
- Ability to incur debt through general obligation bonds, special tax bonds, and private activities

Existing Plans and Policies

The following table list the plans and policies that exist within Wyandotte County:

Element	In Use, Yes, No, N/A	Comments
Planning Capabilities		
Comprehensive Plan	Yes	All 3 Cities
Capital Improvement Plan	Yes	All 3 Cities
County Emergency Operations Plan	Yes	
Debris Management Plan	Yes	County
Economic Development Plan	No	
Flood Mitigation Assistance (FMA) Plan	No	
Firewise or other Fire Mitigation Plan	No	
Transportation Plan	Yes	County
Other Mitigation Activities		
Wyandotte 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:		
Policies/Ordinance		
Zoning Ordinance	Yes	
Building Code	Yes	Varies by City
Floodplain Ordinance	Yes	Varies by City
Storm Water Ordinance	Yes	All 3 Cities
Drainage Ordinance	Yes	All 3 Cities
Site Plan Review Requirements	Yes	All 3 Cities
Landscape Ordinance	Yes	All 3 Cities
Historic Preservation Ordinance	Yes	Kansas City, KS
Zoning/Land Use Restrictions	Yes	
Tree Trimming Ordinance	Yes	Utility Contracts

Wyandotte County has expended many resources into various studies, reports, and maps in order to illustrate what their hazards and vulnerabilities are.

The following table represents some of these:

Element	In Use, Yes, No, N/A	Comments
Studies/Reports/Maps		

Hazard Analysis/Risk Assessment	Yes	City
Hazard Analysis/Risk Assessment	Yes	County
Evacuation Route Map	Yes	
Critical Facilities Inventory	Yes	
Vulnerable Population Inventory	Yes	
Land Use Map	Yes	

2.4.6 Critical Facilities and Infrastructure

An essential component of this Mitigation Plan is the inventory and identification of Wyandotte 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 Wyandotte 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. Wyandotte County's critical facilities and infrastructure list are contained in Appendix C.

2.4.7 Other Assets

Other vulnerable assets in Wyandotte County involves the inventory of the natural, historic, cultural, and economic assets of the area. Some of the reasons this is so important is:

- Due to their unique and irreplaceable footprint and their contribution to the overall economy.
- A proactive stance to protect them from damage should hazards be imminent.
- Rules for reconstruction and restoration are complex.
- Historic resources: There are 35 Wyandotte County properties on the National Register of Historic Places. They are:
 - Argentine Carnegie Library, 28th St. and Metropolitan Ave., Kansas City, 1986
 - Bonner Springs High School, 200 E. Third, Bonner Springs, 2002
 - Castle Rock, 852 Washington Blvd., Kansas City, 2000
 - Fairfax Hills Historic District, Kansas City, Kansas, 2007
 - Fire Station No. 9, 2 S. 14th St., Kansas City, 1985
 - Gates, Judge Louis, House, 4146 Cambridge St., Kansas City, 1980
 - Granada Theater, 1013 – 1019 Minnesota Ave., Kansas City, 2005
 - Grinter Place, 1420 S. 78th St., Muncie, 1971
 - H.W. Gates Funeral Home, 1901 Olathe Blvd, Kansas City, 2010
 - Hanover Heights Neighborhood Historic Drive, Kansas City, 1990
 - Huron Building, 905 N. 7th St., Kansas City, 2000

- Huron Cemetery, Minnesota Ave., Kansas City, 1971
- KCK Hall and Fire Headquarters, 805 & 815 N. Sixth St., Kansas City, 1986
- Lake of the Forest Historic District, KS 32, 9 mi. W. of Edwardsville, Bonner springs, 1996
- Lowell Elementary School, 1040 Orville Ave., Kansas City, 2008
- NE Junior High School, 400 Troup Ave, Kansas City, 2008
- Quindaro Townsite, Kansas City, 2002
- Rosedale WWI Memorial Arch, Kansas City, 1977
- Sauer Castle, 945 Shawnee Dr., Kansas City, 1977
- Schleifer-McAlpine House, 608 Splitlog Ave., Kansas City, 2007
- Scottish Rite Temple, 803 N. 7th St., Kansas City, 1985
- Shafer, Theodore, House, 2518 N. 10th St., Kansas City, 2000
- Shawnee St. Overpass, NW of US35, Kansas City, 1984
- Soldiers and Sailors Memorial Building, 600 N. 7th St., Kansas City, 1985
- St. Augustine Hall, 3301 Parallel Ave., Kansas City, 1971
- St. Mary's Church, 800 N. Fifth St., Kansas City, 1982
- Sumner High School and Athletic Field, 1610 N. 8th St., Kansas City, 2005
- Trowbridge Archeological Site, Kansas City, 1971
- Westheight Manor District, 18th and 24th Sts., Kansas City, 1975
- Westheight Manor Historic District, Kansas City, 1982
- White church Memorial Church & Delaware Indian Cemetery, Kansas City, 1982
- Whitefeather Spring, 3818 Ruby Ave., Kansas City, 1982
- Williamson, Roy, House, 1865 Edwardsville Dr., Edwardsville, 2007
- Wyandotte County Courthouse, 710 N. 7th St., Kansas City, 2002
- Wyandotte High School, 2500 Minnesota, Kansas City, 1986

Property Valuation

Table 2.)) below depicts the appraised values from the 2013 Abstract of Appraised and Assessed Values report for Kansas City, KS.

Table 2.. Appraised Property Valuation, 2013, Kansas City, Kansas

Appraised Property Valuation		
Building Type	Real Estate Structures (\$)	Median Home Value (2011)(\$)
Residential	3,122,017,860	93,300
Agricultural	50,937,720	
Commercial/Industrial	1,078,387,860	
Not for Profit	2,421,240	
Total	4,253,764,680	

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

2.4.7 Cities

City of Bonner Springs

Bonner Springs was the first commercial center and white settlement in Kansas in 1812. It is governed by a Mayor-Council-Manager form of government consisting of eight council members elected from four wards and a Mayor elected at large.



Land Use and Development Trends

Potential growth areas for the City are west of the city limits into Leavenworth County and the northern portion of the City, north of 1-70. Because there is no sewer to serve these two areas, it will be many years before anything develops at either location. Other trends and patterns contained in the Comprehensive Master Plan for the City of Bonner Springs can be summarized as follows: (www.bonnerrsprings.org)

- Housing is still relatively affordable in Bonner Springs, which helps attract new home buyers.
- The Wolf Creek basin and the area in proximity to the new Wolf Creek sanitary sewer interceptor should be considered the most appropriate area for new growth.
- An area for long-term business and industrial development needs to be identified and supported. Possible areas may include the Shawnee Rock property and the Nettleton interchange east of K-7 Highway. The Loring area is not conveniently located to regional highways, complicating its potential: traffic generated by new development in the Loring area and Wolf Creek basin needs to be addressed for east-west thoroughfares, including K-32 and Front Street through downtown.
- The K-7 Corridor will likely accommodate new commercial and office uses in upcoming years. However, the frontage road system must be funded and developed to support new development.
- The city needs to establish a development policy and address issues such as developer and city infrastructure responsibilities, development guidelines, etc. so developers know what to expect and that the requirements will be applied consistently and equitably.
- A development / growth financing system based on a consistently applied formula should be developed.
- Standards for new development and redevelopment should be promoted to establish and maintain a unique character.
- Planning for future annexation of growth areas should occur, and outline the appropriate considerations and procedures to annex growth areas.

- The Park Master Plan will address new park needs and facilities. However potential parks and recreation uses along the Kansas River have been identified as desirable opportunities.
- Riverfront trails and river access opportunities have been discussed for further study.

In addition to the trends, the City of Bonner Springs has identified some key objectives for the future development of their jurisdiction. This list in its entirety can be found on their website at www.bonnerrsprings.org:

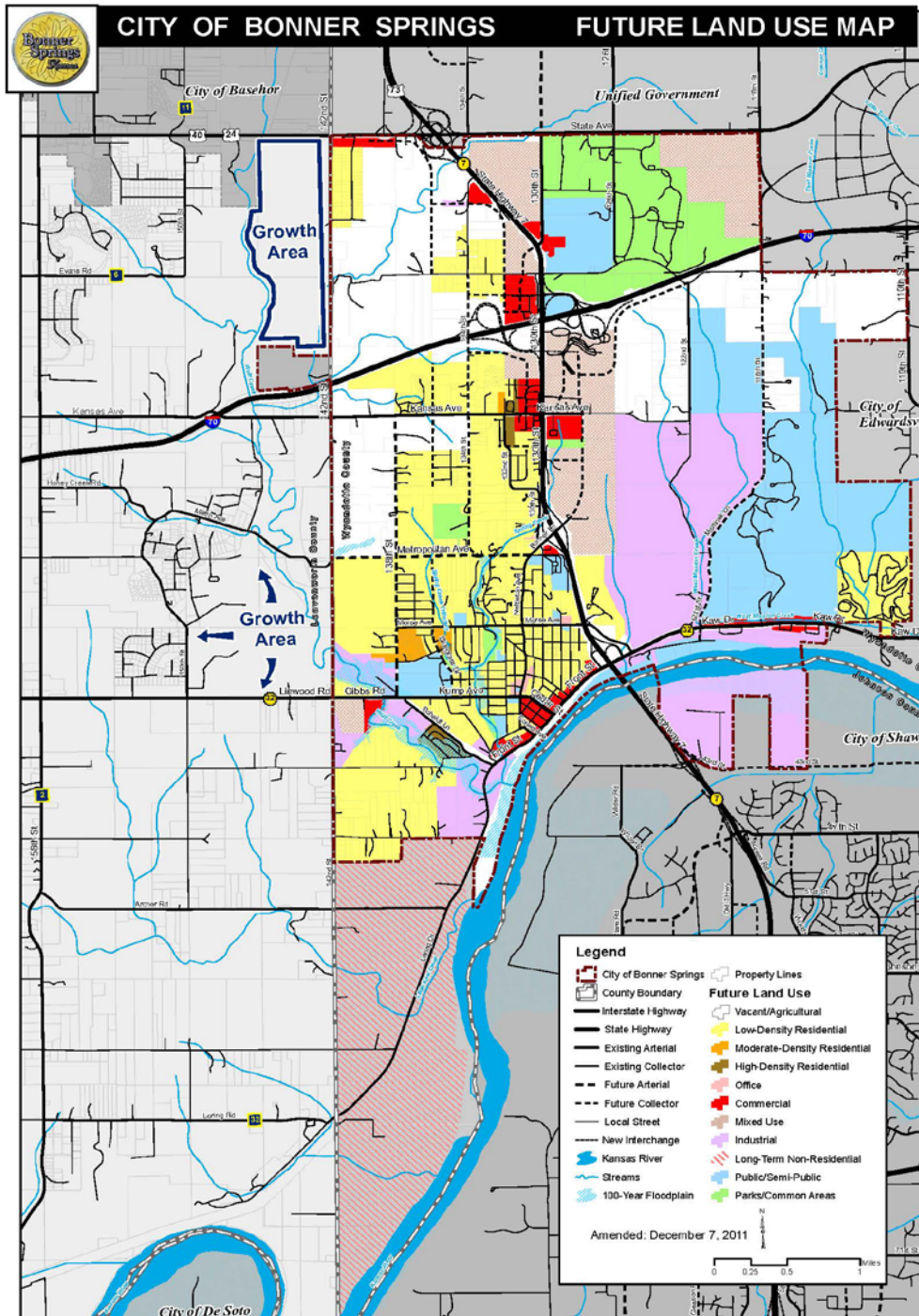
- Limit development in the 100-year floodplain to recreational uses and parks.
- Promote annexation of unincorporated “infill” areas contiguous to the city limits in response to growth.
- Require developments to analyze their impact on public utilities and to make improvements to accommodate the development’s impact.
- Create a new Mixed Use zoning district classification to accommodate changing market demand and avoid multiple zoning map amendments.
- Locate new developments in areas which are free of environmental hazards or problems relating to soil, slope, bedrock and water table.
- Implement practices in new developments that increase storm water infiltration and adequately treat storm water runoff from a site before discharge.
- Standards for new development and redevelopment should be promoted to establish and maintain a unique character.
- Update high-density land use development standards to include:
 - a. Location on a major thoroughfare street,
 - b. Incentives for enhanced building design and amenities,
 - c. Incentives for enhanced site design and amenities, and
 - d. Assurances of compatibility with neighboring land uses of lesser intensity.
- Revise the regulations and list of permitted uses in the downtown zoning districts to ensure development consistent with the character of downtown.
- Coordinate with the updated Parks Master Plan and plan for improvement of future park locations for land acquisition.
- Study how to connect more to the Kansas River, including linear park linkages to Johnson County systems.

- Possible development of a grassy area along the river, from the industrial park.
- Plan for a trail along abandoned railroad from 138th at K-32 Highway, west and north, with a small park at head of trail south of Whispering Woods.
- Pursue land and easement donation / dedications for trails and bike lanes, and secure land or easements from landowners and new developments.
- Promote retail-commercial along K-7 Highway and at new KTA interchange at I-70.
- Promote new developments: hotel and hospital development.
- Create zoning overlay regulations to promote positive gateway images/maintenance at key gateway entrances to the city, including standards to promote attractive architecture, lighting, signage, parking, etc.
- Develop and promote continued development of business areas for long term office and employment growth.
- Develop non-residential south on Front Street along Loring Lane.
- Provide a major street system which allows safe and efficient travel citywide.
- Evaluate the impact of new development to determine Road Impact Fees, including: Woodend, Stilwell, and Riverview west of K7; KDOT plans for 136th Street; and Kansas Avenue east of Hwy 7; Kump Street; Metropolitan; and 138th Street.
- Require new developments to fund infrastructure improvements, both on-site and a proportionate share of off-site improvements, that primarily serve property owners of that subdivision (i.e. deceleration lanes, drainage structures, etc.).
- Implement the K-7 corridor study access management standards over time in cooperation with KDOT as corridor development continues in the future.
- Encourage city/county coordination and cooperation regarding municipal infrastructure extension into growth area to maximize resources, supply, facilities and distribution of utility services.
- Consider regional storm water detention options rather than individual site by site facilities—a stormwater utility fund should be considered as an option to fund regional improvements
- Implement stream buffer standards to all stream corridors identified.

On-going and short term action items can be found in the Comprehensive Plans at www.bondersprings.org.

Following is a map that depicts the future land use of the City of Bonner Springs.

Figure 2.40. Future Land Use Map for the City of Bonner Springs, Kansas



Technical and Fiscal Resources

Table 2. details staff resources for Bonner Springs:

Personnel Resources	Yes/No	Comments
Planner/Engineer with knowledge of land development/land management practices	Yes	City Planner
Engineer/Professional trained in construction practices related to buildings and/or infrastructure	Yes	Private – outsourced
Planner/Engineer/Scientist with an understanding of natural hazards	Yes	Project Manager Public Works Director
GIS	Yes	Project Manager Public Works Director
Full time building official	Yes	Building Official
Floodplain Manager	Yes	City Planner
Emergency Manager	Yes	
Grant Writer	No	

Financial tools that the city can potentially use to help fund mitigation activities include:

- Taxes for Specific Purposes
- Fees for Water, Sewer, or gas
- Impact Fees for New Development
- Debt through General Obligation Bonds
- Withhold spending in Hazard Prone Areas
- Debt through Special tax bonds

Existing Plans and Policies

Bonner Springs joined the NFIP on January 3, 1979 and has the following plans and policies in place:

- Master Plan
- Zoning Ordinance
- Subdivision Ordinance
- Floodplain Ordinance
- Stormwater Ordinance
- Building Code
- Fire Department ISO Rating 5
- Site Plan Review Requirements

- Local Emergency Operations Plan
- Flood Insurance Study
- Elevation Certificates
- Comprehensive Plan

Other Mitigation Activities

The City of Bonner Springs has seven outdoor warning sirens which are activated by the county Emergency Management Department Command Center. We have built a new library in the past several years with a partially funded FEMA approved safe room. We purchased five homes that were in the flood plain with FEMA mitigation funds and put a walking trail across that location. Along Spring Creek, the city has done stabilization work due to its flood prone nature as well as constructed a bridge over Spring Creek at Kump Avenue which eliminated an old, undersized culvert.

Property Valuation

Table 2.)) below depicts the appraised values from the 2013 Abstract of Appraised and Assessed Values report.

Table 2.. Appraised Property Valuation, 2013

Appraised Property Valuation		
Building Type	Real Estate Structures (\$)	Median Home Value (2011)(\$)
Residential	254,702,280	153,200
Agricultural	6,394,810	
Commercial/Industrial	41,092,660	
Not for Profit	16,230	
Total	302,205,980	

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

City of Edwardsville

Located south of the Kansas Speedway adjacent to I-70 and I-435, Edwardsville is governed by a Mayor/Council/Administrator form of governance.

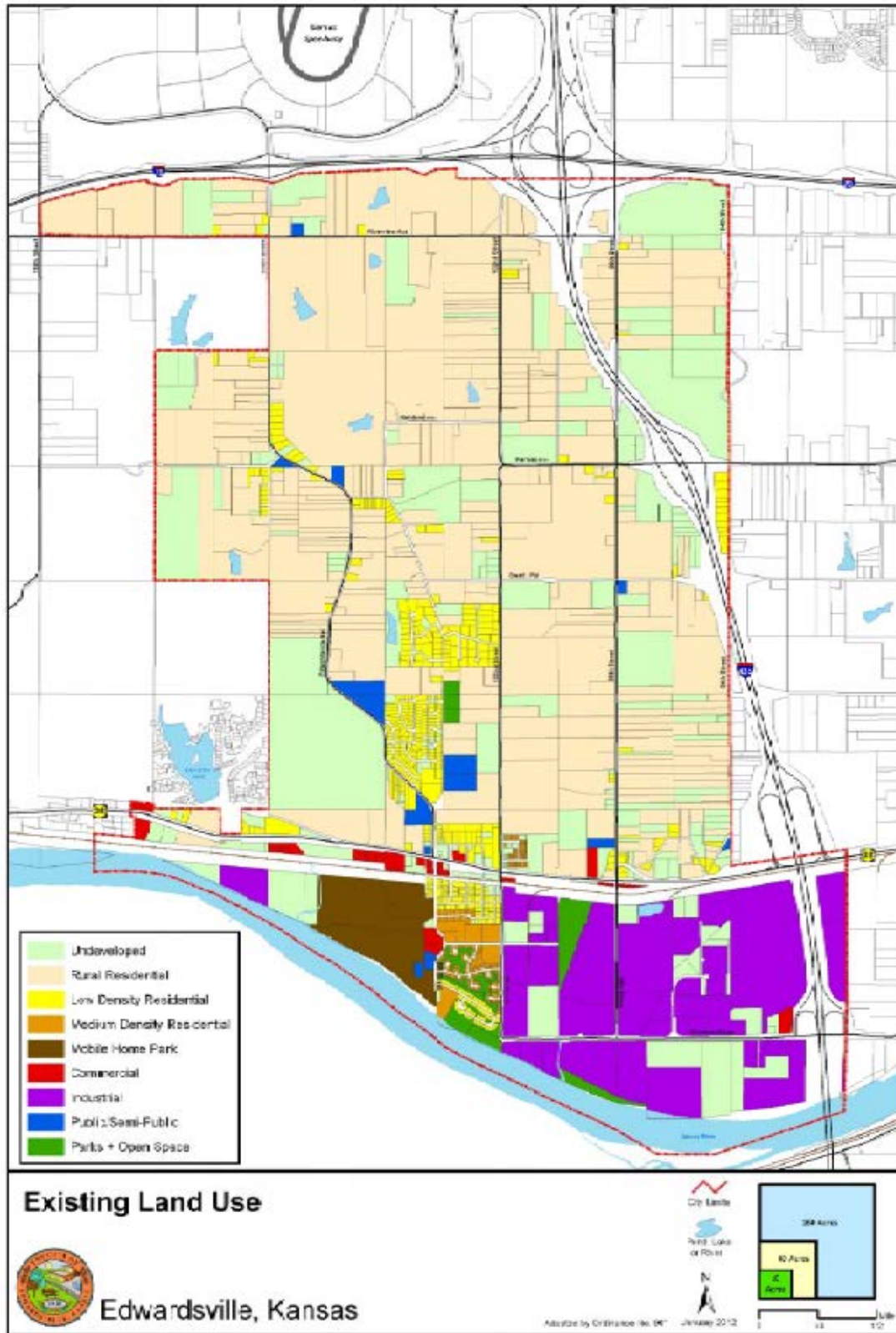


Land Use and Development Trends

According to the 2010 census, the population of Edwardsville was 4,340, an increase of 194 people since the 2000 census was taken. Land are of the city is 9.2 square miles, and population density is 472 people per square mile.

According to the City of Edwardsville Comprehensive Plan, development trends have resulted in a moderate pattern for residential developments and a consistent immigration of new industries. Commercial developments are concentrated along K-32 and 4th street and while this is expected to continue, K-32 east of 4th street has less probability of developing due to the steep terrain on the north, and floodplain designation on the south. Following is a map of the existing land use in the City of Edwardsville: (www.edwardsvilleks.org)

Figure 2.41. City of Edwardsville Land Use



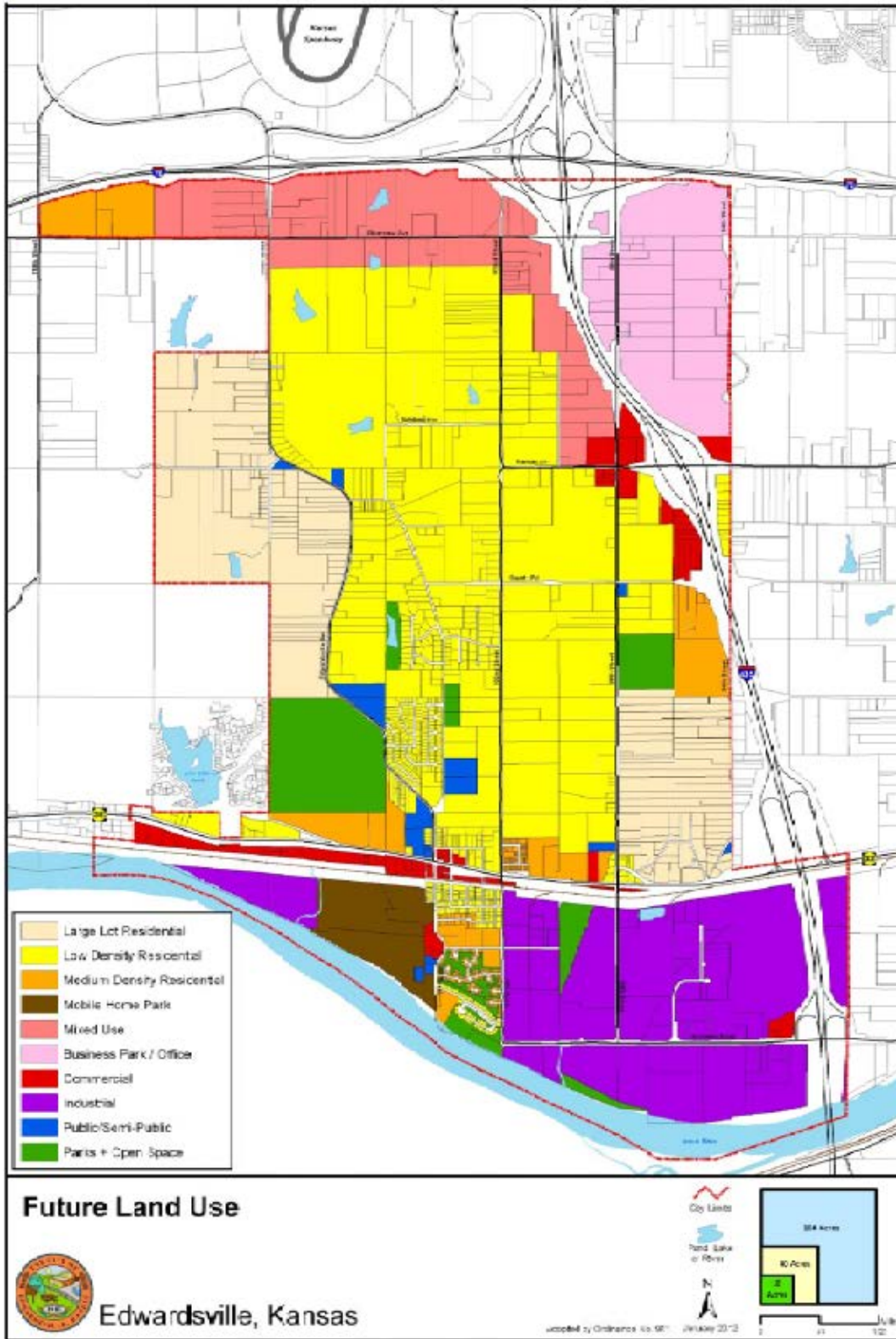
The City of Edwardsville has a comprehensive plan that outlines future land use and takes into consideration the following policies:

- Adhere to the Future Development Plan
- Neighborhoods in a Range of Densities. Encourage the development of neighborhoods in a range of densities to provide a sense of community, and to complement and preserve natural features in the area.
- Encourage Proper Lot Orientation. Encourage subdivision design in which peripheral lots face inward toward the neighborhood, of which they are a part, especially those lots which are adjacent to collectors or thoroughfares. No home shall front on a designated thoroughfare.
- Allow Small-Lot and Duplex Subdivisions.
- Commercial Development. Target specific areas for commercial development that will meet the community's needs through the planning period.
- Use Appropriate Transitional Methods. Appropriate transitional methods should be considered at all locations where the development or expansions of nonresidential and medium-density residential land uses abut low-density residential property (either built or zoned). In general, transitions between different types of intensities of land use should be made gradually, particularly where natural or man-made buffers are not available.
- Promote the assembling of small tracts to form larger, more cohesive parcels to enable well planned, and orderly development to occur.
- Allow the Option of Parks, Recreation and Open Space as a Transitional Use.

These policies can be found at www.edwardsvilleks.org in their entirety.

Following is the Future Land Use Map for the City of Edwardsville, Kansas.

Figure 2.42. Future Land Use Map for the City of Edwardsville, KS



Technical and Fiscal Resources

The City of Edwardsville retains technical staff on contract for the positions of Building Code Official, Building Inspector, Development Planner and Public Works Official.

Fiscal resources that the city can use to potentially fund mitigation activities are as follows:

- 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

The City of Edwardsville has been a participant in the NFIP since September 29, 1978 and has the following plans and policies in place:

- Comprehensive Plan
- Land-use Plan
- Zoning Ordinance
- Building Code
- Floodplain Ordinance
- Subdivision Ordinance
- Storm Water Ordinance
- Site Plan Review Requirements
- Codes Building Site/Design
- National Flood Insurance Program

Other Mitigation Activities

The City of Edwardsville has incorporated a safe room/storm shelter into its community center to protect its citizens from increment weather. They continue to participate in the NFIP, and also provide public education through various programs to include the Fire Alarm Program.

Property Valuation

Table 2.)) below depicts the appraised values from the 2013 Abstract of Appraised and Assessed Values report.

Table 2.. Appraised Property Valuation, 2013

Appraised Property Valuation		
Building Type	Real Estate Structures (\$)	Median Home Value (2011)(\$)
Residential	117,909,040	\$83,400
Agricultural	7,548,050	

Commercial/Industrial	61,432,410
Not for Profit	0
Total	186,889,500

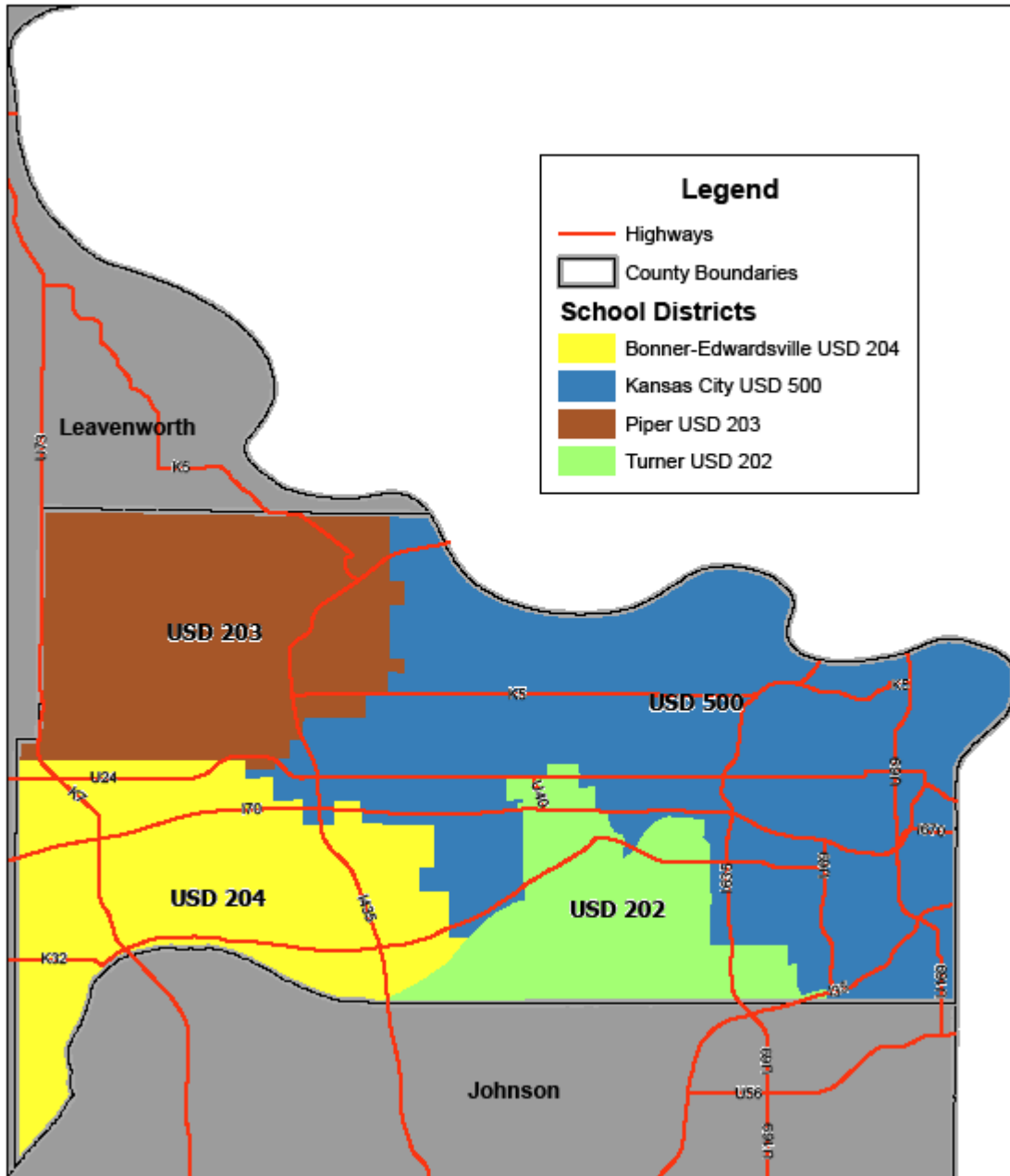
Source: Wyandotte County Assessor Office/U.S. Census Bureau

Lake Quivira – profile and demographics can be found on page 2.225 – 2.226.

2.4.9 Unified School Districts

Wyandotte County has four Unified School Districts (USD), as well as a State School - the Kansas School for the Blind in Kansas City. Turner USD 202, Piper USD 203, Bonner-Edwardsville USD 204, and Kansas City USD 500, as well as the Kansas School for the Blind. Only USD 204, Bonner – Edwardsville, and the Kansas School for the Deaf and Blind participated in this plan. However, all are represented on the following map.

Figure 2.43. Unified School Districts of Wyandotte County



Source: Kansas Data and Access Support Center, Wyandotte County/AMS, Wyandotte Multi-jurisdictional Hazard Mitigation Plan, 2009.

U.S.D. 204 Bonner-Edwardsville

Bonner Springs and Edwardsville is serviced by USD 204. The enrollment for the 2012 – 2013 school year was 2,500 students. The district has one high school, one middle school, three elementary schools, and an early childhood center.

Technical and Fiscal Resources

The Superintendent has the dual role of Emergency Manager for the district. Fiscal resource to help fund potential mitigation activities include a capital improvements project fund, local funds, general obligation bonds, private donations, and state and federal funds.

Existing Plans and Policies

The Bonner-Edwardsville school district has a master plan, school emergency plan, and a weapons policy.

Other Mitigation Activities

The school district performs routine fire, tornado, and evacuation drills yearly. All school buildings are equipped with NOAA weather radios and public address systems in all classrooms.

2.4.10. Kansas School for the Blind

Since the last plan, the Kansas School for the Blind has merged with the School for the Deaf and is now the KSSB&D. For the purposes of this plan, the School for the Deaf is contained in Johnson County and the School for the Blind is contained within Wyandotte's portion.

The Kansas School for the Blind is located in Kansas City, Kansas on State Avenue and sets on approximately 10 acres. With approximately 88 staff members, the school serves 120 blind/visually impaired children through 12th grade. More than 300 students have access to KSSB Outreach Services. The school houses, feeds, provides health services, teaches, and provides outreach during the week for ten months out of the year.

Technical and Fiscal Resources

The Superintendent serves as the full-time building official and PIO. The Human Resources Director and Facilities Operations Manager serves as the Emergency manager with a team approach for emergencies. The KSSB can access capital improvements funds, state and federal funds with the approval of the state legislature for fiscal resource to fund potential mitigation activities.

Existing Plans and Policies

The School for the Blind has a master plan, a capital improvements plan, and a school emergency plan.

Other Mitigation Activities

The KSSB provides fire safety, environmental education, and household preparedness as part of the curriculum. By law, the school conducts routine fire, tornado, and evacuation drills. The emergency alert system uses the phone lines. Any employee can access the emergency announcements. All buildings are equipped with NOAA weather radios.

2.4.11 Kansas City, Kansas Community College

Kansas City Kansas Community College is centrally located in Wyandotte County with 14 major buildings on the main campus. The average student enrollment per semester is approximately 7,200 students.

Technical and Fiscal Resources

KCKCC has an Emergency Response Plan which details the warning and emergency notification system for faculty, staff, and students. The Director of Campus Police acts as an emergency manager, the Dean of Finance & Administration is the full-time building official, and the Director of College Advancement is the public information officer. Fiscal resources include a capital improvements project funds, local funds, general obligation bonds, special tax bonds, private donations, and state and federal funds.

Existing Plans and Policies

The college maintains a master plan, capital improvement plan, school emergency plan, disease containment plan, and a weapons policy.

Other Mitigation Activities

None reported.

Asset Inventory

Located on Main Campus of 7250 State Ave:

Baseball Office/Locker Room, Fieldhouse, Flint, Nursing, Math, Jewell, Performing Arts Center, Science, Henry Louis, Humanities, Library, Allied Health, Community Education Building, Print Shop, Conference Center, Child Care Center, Maintenance Building, Motorcycle Training Building, Lustrum House, Baseball and Softball Bathroom/Concession buildings.

Located at 6565 State Avenue: The Dr. Thomas R. Burke Technical Education Building and Plaza.

Located at 6736 State Avenue: The Dr. Thomas R. Burke Technical Education Auto Collision and Auto Mechanical Buildings, and student union.

Total of replacement value insured: \$180,700,000

Total of Contents Value: \$32,595,000

Occupancy of all buildings: 7,965

2.4.12 Medical Care Entities

The University of Kansas Hospital is a non-profit, academic medical center located in Kansas City, Kansas. The hospital provides opportunities for clinical experience and residency positions.

University of Kansas Hospital is a participating jurisdiction in this plan update.

The community hospitals in Wyandotte County participate in the Kansas City Hospital Bioterrorism Preparedness Region which consists of Wyandotte, Johnson, and Leavenworth counties. The hospital region, as well as each community hospital receives funding from the Kansas Department of Health and Environment's Center for Public Health Preparedness as a part of the Health and Human Services (HHS) Hospital Preparedness Program (HPP) grant. The hospitals also participate in the Mid-America Regional Council (MARC) Regional Homeland Security Coordinating Committee Hospital Subcommittee. MARC serves counties in the Kansas City Metropolitan Area.

The University of Kansas Hospital has approximately 4,599 full time employees. They have 644 licensed beds, 508 staffed beds, and an admission rate of 19,992 people per year. Emergency room visits exceed 41,194. Planning resources the hospital maintains are:

- On Site Security
- Comprehensive Plan
- Capital Improvement Plan
- Disease Outbreak Protocols
- Pandemic Influenza plan
- Mass Prophylaxis Plan
- Emergency Operations Plan

University of Kansas Medical Center

The University of Kansas Medical Center is located on Rainbow Boulevard in Kansas City, KS and is considered a campus of the University of Kansas. It offers educational programs through its Schools of Allied Health, Medicine, Nursing, and Graduate Studies. The campus is comprised of academic units operating alongside the University of Kansas Hospital, which provides opportunities for clinical experience and residency positions.

Technical and Fiscal Resources

The full-time building official is the Administration/Vice Chancellor of Administration. The Chief of Police for the University of Kansas Medical Center Police serves as the emergency manager. The Public Information Officer is the full-time Senior Director for Public Affairs.

Financial tools available that could potentially be used to fund mitigation activities are:

- Capital Improvements Project Funding
- Debt through General Obligation Bonds
- Debt through Special Tax Bonds
- Private Activities/Donations
- State and Federal Funds

Existing Plans and Policies

UKMC has established plans and policies. These include a Comprehensive Plan and a Hazard Awareness program.

Other Mitigation Activities

The faculty and staff have annual safety training in order to keep up to date on evacuation and safety procedures.

All campus buildings are equipped with ALERTUS alarm units. There is also a wireless warning system called RAVE and a web-based system that can provide alert notifications via email.

There is a full police department that has authority "on property owned or operated by the University, on the streets, property and highways immediately adjacent to the university, within the city limits (Kansas City, Kansas), with appropriate agreement by the local law enforcement agencies, and in any area (in Kansas) when a request for assistance has been made by the law enforcement officers from the area for which assistance is requested".

The Medical Center is working towards an outdoor notification systems and an approved FEMA safe room.

2.4.13 Drainage and Water Districts

The Fairfax and Kaw Valley Drainage Districts, along with representatives from the Leavenworth Rural Water District #7 and WaterOne (Johnson Water District #1) participated in the planning process. The drainage district's levee responsibilities are discussed in chapter 3 under the Dam and Levee Hazard.

Fairfax Drainage District

The Fairfax Drainage District (FDD) is located along the right bank of the Missouri River between river mile 367.9 and river mile 373.9. These river miles correlate approximately to levee stations 31+50 and 313+72, respectively.

The FDD is responsible for routine maintenance and operation of the upstream portion of Kansas City's flood control project that is designated as the Fairfax-Jersey Creek Unit. This Unit protects approximately 2,036 acres of developed and undeveloped industrial property in the northeast corner of the City of Kansas City, KS. The Fairfax-Jersey Creek Levee Unit includes levees, floodwalls, stop log gap and riprap slope protection, drainage structures, pressure relief wells, seepage collection systems, interior drainage systems, the Jersey Creek box sewer, and eleven active pump stations.

Technical and Fiscal Resources

The FDD employs a General Manager, four maintenance and operations staff, and an administrative assistant. Governance is by three Board Members. The General Manager is a planner/engineer and also serves as the emergency manager in flood events.

Financial tools and resources available for potential mitigation activities include:

- Capital Improvements Funding
- Taxes for Specific Purposes
- Debt through General Obligation Bonds

Existing Plans and Policies

The FDD is a participating member of the NFIP, and maintains an Emergency Flood Plan that defines procedures for levee protection and sandbagging operations among other things.

Other Mitigation Activities

The FDD provides annual information regarding drainage district matters via Fairfax Industrial Association luncheon meetings and newsletter. They are also regular participants in the Corps of Engineer sponsored flood fighting seminars. Improvements to the concrete floodwall at BPU/Quidero Power Plant are being planned for eventual construction in 2014-2015.

Kaw Valley Drainage District

The southern portion of the Fairfax-Jersey Creek Levee Unit, Argentine Levee Unit, Armourdale Levee Unit, and Central Industrial District levee Unit are maintained by the Kaw Valley Drainage District (KVDD). Several of the flood protection facilities within the KVDD directly affect the FDD's operations. These facilities extend along the right bank of the Missouri River from Station 31+50 to near the mouth of the Kansas River. FDD and KVDD share responsibility for operation and maintenance of the Fairfax-Jersey Creek Unit.

Technical and Fiscal Resources

The KVDD has a General Manager and five maintenance and operations staff to manage their district. They are governed by a three Member Board. The General Manager also acts as the emergency manager in flood events.

Financial resources available for potential mitigation activities include:

- Capital Improvements Project Funding via government Obligation Bonds
- Debt through Special Tax Bonds such as No Fund Warrants

Existing Plans and Policies

The KVDD has a Flood Plan that includes emergency procedures for levee protection and sandbagging operations.

Other Mitigation Activities

The KVDD annually provides flood protection updates to the Fairfax Industrial Association.

Kansas City Power and Light

KCP&L is an electric utility company that services more than 800,000 customers, to include eastern Kansas Counties. Its service territory covers approximately 18,000 square miles in NW Missouri and Eastern Kansas with over 3,000 miles of transmission lines, 24,000 miles of distribution lines and 320 substations. KCP&L has 3 Director's, a Chief Executive Officer and numerous vice presidents that oversee its day to day operations.

Kansas Gas Service

Kansas Gas Service is the largest natural gas distribution company in Kansas, operating in 82 counties which include Region L.

Leavenworth Rural Water District #7

(See page 2.103. RWD#7 services Wyandotte and Leavenworth Counties).

2.4.14 Private Non-Profits

The following private non-profit organization(s) participated in the planning process:

- Boy Scouts of America – The Boy Scouts of America provides a program for young people that builds character, trains them in the responsibilities of participating

citizenship, and helps them to develop personal fitness. The Heart of America Council, Boy Scouts of America services the areas of eastern Kansas and Western Missouri, of which Region L falls within. They are proactive in mitigation, not only in their teaching and education of their members about the environment and natural resources, but also in their efforts to protect them from natural disasters. The Heart of America Council of the Boy Scouts of America, founded and runs the Theodore Naish Scout Reservation which is a camp located in Bonner Springs, Kansas. In 2011 the camp completed the installation of 11 safe rooms built in accordance with FEMA 361 to protect its visitors from various disaster scenario's which include tornadoes and wind storms.