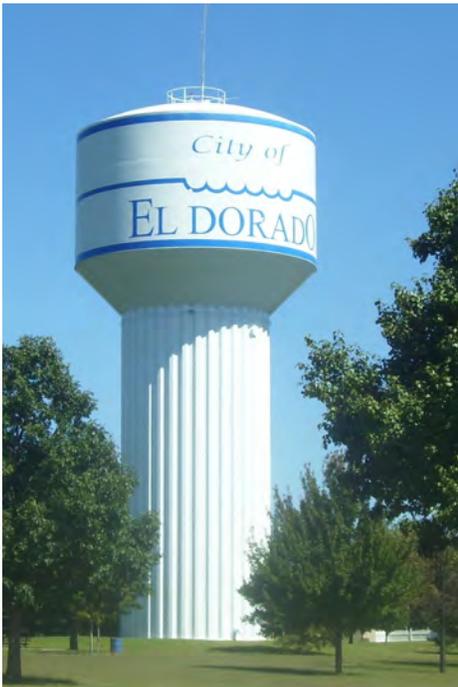




CITY OF EL DORADO

2030 Comprehensive Plan



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CITY OF EL DORADO

MAYOR

Tom McKibban

CITY COMMISSION

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Linda Clark, Position 2

Nick Badwey, Position 3

David Chapin, Position 4

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CITY MANAGER

Herbert E. Llewellyn, Jr.

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ORDINANCE NO. 1076

AN ORDINANCE ENACTED APPROVING AND INCORPORATING BY REFERENCE THE 2030 EL DORADO COMPREHENSIVE PLAN RELATING TO THE DEVELOPMENT OF THE CITY IN AN ORDERELY, EFFICIENT PATTERN AND PROVIDING FOR BASIC COMMUNITY SERVICES AND PUBLISHED IN BOOK FORM BY THE EL DORADO CITY PLANNING COMMISSION.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EL DORADO, KANSAS.

Section 1: Adoption: The El Dorado 2030 Comprehensive Plan is hereby approved and adopted by the Governing Body of the City of El Dorado, Kansas.

Section 2: Public Hearing: The public hearing required by Kansas law was duly held on the 28th day of May, 2009, by the El Dorado City Planning Commission; a full and complete discussion of said Comprehensive Plan was had at said meeting and that the Comprehensive Plan herein adopted is true and correct copy of the plan as adopted by the El Dorado City Planning Commission and amended by the Governing Body.

Section 3: Official Copies: Not less than three copies of the El Dorado Comprehensive Plan, in book form, shall be filed with the City Clerk to be open for inspection and available to the public at all reasonable business hours.

Section 4: Repeal: All other ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

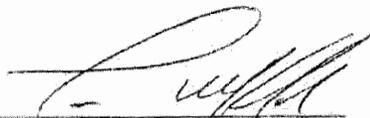
Section 5: Effective Date: This Ordinance shall be in full force and effect from and after its publication in the official city newspaper.

PASSED by the governing Body of the City of El Dorado, Kansas, and

APPROVED BY its Mayor this 20th day of July 2009.




Kendra Porter, City Clerk


Tom McKibban, Mayor

APPROVED AS TO FORM:



EL DORADO

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Acknowledgements

We would like to sincerely thank all community members who participated in the development of the 2030 Comprehensive Plan and all the citizens who provided their input into this vision of El Dorado’s future. A special thanks to Lisa Cooley of the Butler County History Center for her assistance in preparing the history of El Dorado found in Section 4.

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Denny Coellner	Morgan Metcalf
Larry Crouse	Dave Sundgren
Lonnie Currier	Wade Wilkinson
Marvin Dodson	Butler County Staff:
Vince Haines	Rod Compton, Planning & Zoning
Susan Howell	Crystal Noles, Department on Aging

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Section 1 — Comprehensive Plan User’s Guide

Section 1 of this plan is a user’s guide to assist citizens in getting the most out of the 2030 Comprehensive Plan. It includes the following subsections:

- ◆ Planning Basics - Information on planning in general.
- ◆ Planning Process - An outline of the process used to develop the plan.
- ◆ Public Involvement - An overview of the public involvement activities conducted during the plan development process.
- ◆ Plan Organization—An outline of the way the plan is organized.

Planning Basics

One of the primary responsibilities of local government is to protect the health, safety and welfare of the community. Almost all cities and counties conduct various planning activities to guide how they will carry out this important responsibility as their community grows and changes. As stated by time management expert Alan Lakein, “Planning is bringing the future into the present so that you can do something about it now.” Implemented correctly, local governments use planning as a continuous process that provides public policy to guide physical growth and meet the social and economic needs of the community.

Planned growth makes a community’s land use more efficient, decreases infrastructure and service costs, improves the business climate, promotes attractive housing, sustains a strong tax base and improves the quality of life. Unplanned growth results in inefficient land use, traffic congestion, substandard housing and decreased quality of life. Such problems discourage investments in industry, business and housing.

The foundation of planning is to promote the good of the public. No planning effort, however, can provide for the general public good and at the same time accommodate all individual interests. There is a fine line between the two and each community must decide for itself the proper balance. In the end, what is best for the community as a whole must be the basis upon which land use decisions are made. Plans and zoning amendments that are based on benefits to individuals, while becoming detriments to the community as a whole, have usually been declared invalid by the courts.

Planning Tools

There are many tools and documents used in community planning. Figure 1-1 (next page) shows the relationship between the various planning tools.

The 2030 Comprehensive Plan is El Dorado’s primary planning document. Comprehensive plans establish community-wide goals on a variety of topics and serve as the basis for making sound land use decisions for the next 20 years. Generally speaking, all other planning documents and tools, such as zoning, serve to support and implement the comprehensive plan. In fact, most states require communities to have an adopted comprehensive plan in place before a zoning code can be approved.



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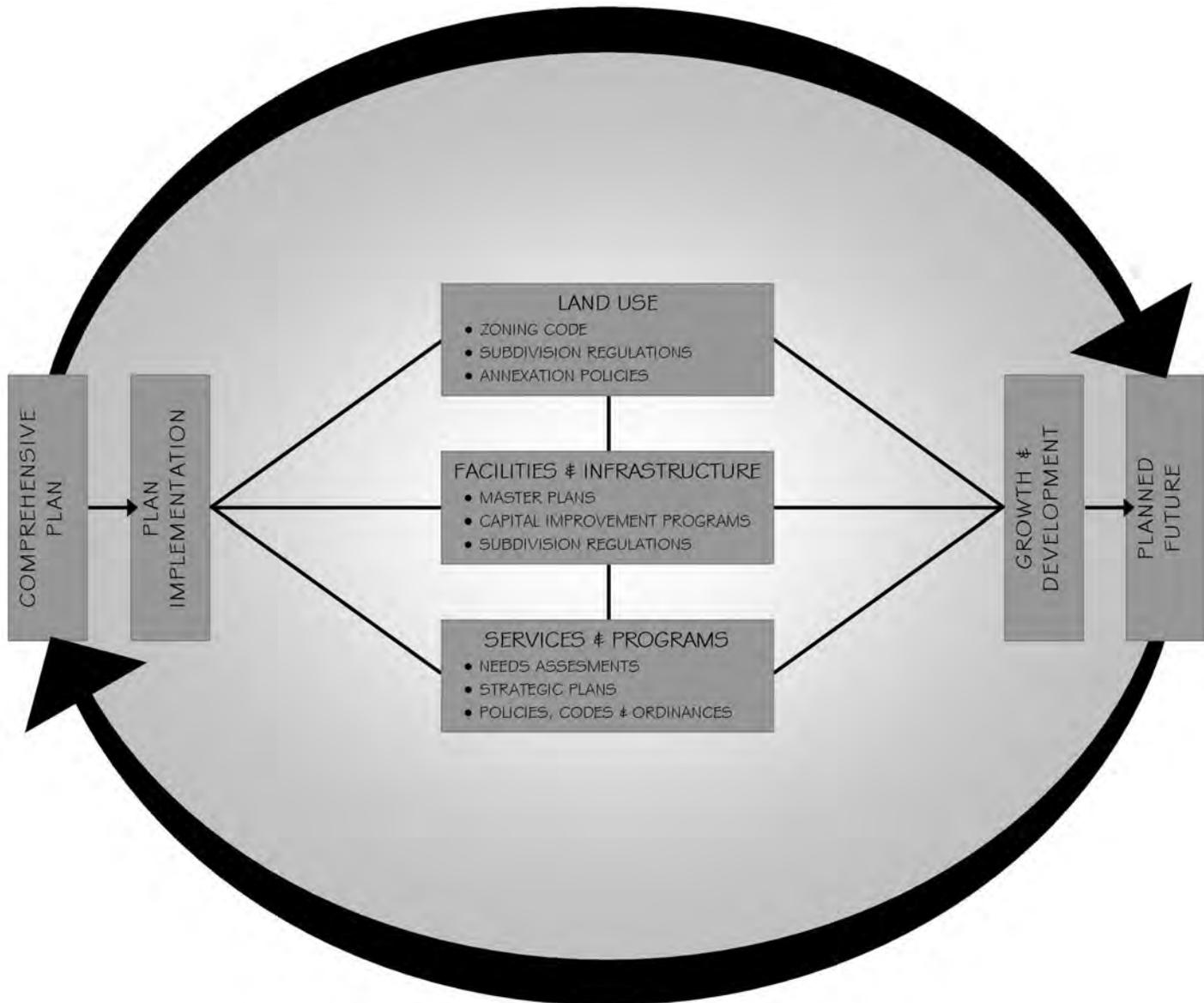


Figure 1-1: Relationship Between Planning Tools

A comprehensive plan is not merely a technical document; it is a community’s vision for its future and the blueprint for achieving that future. Therefore, it is meant for the use of the whole community and not just for the use of City staff. The comprehensive plan should be made available to each citizen and distributed widely in user friendly formats. Citizens should refer to the plan often to ensure that the decisions being made on their behalf are consistent with the community’s desires.

The zoning code is perhaps the most widely recognized planning tool. Most people have at least some familiarity with zoning. Almost anyone who has ever built a structure, run a business or attended a local governing body meeting has been introduced to zoning. Zoning safeguards the rights of land owners, protects community character and preserves property values by controlling where the various types of land uses can occur.



The local zoning code encourages the orderly and sensible use of land by creating zoning districts to control where land uses can occur. Some common land use types include residential, commercial, industrial and agricultural. In other words, land use type refers to the sort of predominant daily activity that occurs on a given parcel. In addition to land use type, the zoning code typically spells out other development requirements such as building setbacks, development density allowances and parking requirements.

In addition to zoning, local governments use subdivision regulations to influence the character of the physical development of the community. Subdivision regulations control how land is divided into smaller parcels and developed with adequate access to public infrastructure. After the development of the land is complete, the local government retains ownership of the new public infrastructure and assumes maintenance responsibilities.

Subdivision regulations help to ensure that the local government will not have to address or fix issues caused by poor development practices by dictating controls over lot sizes, street specifications, utility provision and financing, pedestrian access, street names and addressing. They also facilitate management of property ownership records by simplifying legal descriptions into a format that identifies parcels by lot number, block number and subdivision name.

Annexation policies specify the circumstances under which additional land will be annexed into a jurisdiction, the manner by which the annexation will take place and the services to be provided by the jurisdiction within the newly annexed area. Such policies may take several forms. Often, they are included in documents such as the comprehensive plan or subdivision regulations. However, some jurisdictions choose to adopt stand alone annexation policies. Regardless of the form annexation policies take, they can be very useful ways of managing a community's growth.

A master plan is a document that provides detailed comprehensive policy guidance for a specific local government function, facility or infrastructure system. For example, the comprehensive plan may spell out broad goals and policies for a city's park system while a park master plan may identify items such as specific park locations, park sizes, needed equipment, cost estimates and revenue streams. In this way, a master plan helps to implement the policies outlined in the comprehensive plan. Master planning is commonly conducted for airports, parks, drainage, transportation and utility provision.

A local government's capital improvement program (CIP) is a short-range (typically 5 - 10 years) plan to forecast future public improvements and facilities. A CIP identifies a community's infrastructure, facility and large equipment needs along with the costs, timing, funding sources and budget impacts associated with the identified needs.

A needs assessment, or gap analysis, is a study that is conducted to identify potential improvements to governmental services or programs. Through its planning activities, a community will often identify a desired level of service for the various functions the local government provides. The needs assessment determines current levels of service and identifies the gaps between current and desired service levels. Suggestions are then made regarding ways to fill those gaps.



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Strategic planning is more closely aligned with organizational or functional management than with physical growth management. However, it can be a critical component of implementing the comprehensive plan. Like a CIP, strategic plans are short-term in nature. A local government may develop a strategic plan for the governmental organization or for a function, such as economic development. Regardless, strategic planning identifies a set of performance goals and exactly how those goals will be achieved. Some common components of strategic planning include:

- ◆ Mission Statement
- ◆ Vision Statement
- ◆ Critical Success Factors
- ◆ Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis

Finally, a local government may turn to the adoption of policies, codes and ordinances as a means of implementing the comprehensive plan. A prime example of this is the adoption of a building code, which specifies the criteria by which a structure must be built before it can be inhabited. Other common examples found in municipal codes pertain to business licenses, parking and traffic controls, public safety and public nuisances.

Legal Basis

The Kansas enabling statutes for planning and zoning are found in K.S.A. 12-741, et seq. This portion of the Kansas state statutes authorizes cities to engage in planning for the “protection of the public health, safety and welfare.” The statutes also outline the required terms, provisions and processes of planning and zoning in the State of Kansas.

Local Decision Makers

There are four primary decision makers in the local process of planning and development: City staff, the El Dorado Planning Commission, the El Dorado Board of Zoning Appeals and the El Dorado City Commission. This section includes the roles and responsibilities of each of these.

City staff is responsible for accepting applications for development permits, forwarding such applications to the approving bodies (as applicable) along with a staff recommendation, enforcement of development codes, administrative appeals and variance requests. Staff also serves a customer service role in assisting the public with questions and issues regarding all types of development and land use. In addition, there are certain types of administrative decisions City staff is authorized to make. This includes interpretation of the zoning regulations and issuance of development permits and occupancy certificates.

The Planning Commission acts as chief advisor to the City Commission regarding planning and zoning. Kansas statutes authorize a planning commission to prepare and adopt a comprehensive plan for the development of the City and any unincorporated territory lying outside of the City which, in the opinion of the Commission, forms the "total community" of which the City is part. Before adopting or amending the plan, the planning commission must hold a public hearing.

Under the zoning regulations, a primary duty of the Planning Commission is to hold a public hearing where



public opinion can be expressed regarding zoning applications and text amendments. In this sense, the Planning Commission is a sounding board for community attitudes toward development. It is important for the Planning Commission to establish the facts surrounding each development issue as clearly as possible so that decisions are not based on misinformation or conjecture. The Planning Commission is required to adopt a recommendation to the governing body regarding rezoning of land, special use permits and changes to the comprehensive plan, zoning regulations and subdivision regulations.

Under the subdivision regulations, the Planning Commission has responsibility for approving or disapproving both preliminary and final plats. Guidelines to carry out this responsibility are provided by the design standards set out in the regulations. Kansas statutes dictate that all plats that meet the requirements of the subdivision regulations shall be approved. So, in regards to platting, the only judgment to be made by the Planning Commission is whether or not the submission meets the minimum requirements of the subdivision regulations.

The Board of Zoning Appeals (BZA) is primarily a quasi-judicial body rather than an advisory or legislative one. In other words, it makes judgments regarding existing regulations that are based upon facts that are discovered in its investigations. Its role in zoning administration is specifically limited to two types of tasks:

- ◆ Appeals of administrative decisions or interpretations
- ◆ Granting of variances in cases of hardship

In the first task, the responsibility of the BZA is to interpret the zoning regulations whenever there is an ambiguous provision or an alleged error. Second, variances may be granted for unusual physical constraints. The role of the BZA is to determine if a variance should be granted in a manner consistent with the intent of the zoning regulations and fair to the applicants. It should be noted that Kansas statutes specifically prohibit the BZA from granting variances where the conditions were caused by actions of the applicant or where the use or exception being requested is not specifically allowed in the zoning regulations.

The governing body has responsibility for adopting and amending the comprehensive plan, zoning regulations and subdivision regulations after consideration of the recommendations of the Planning Commission. This responsibility includes amending the zoning regulations or the zoning district map, but does not include approving subdivision plats. The role of the governing body in the subdivision process is limited to accepting or rejecting dedications of easements, rights-of-way and public lands, approving financial guarantees or financing mechanisms to ensure construction of all public improvements and approving engineering drawings.

Planning Process

Figure 1-2 illustrates the planning process and timeline used to develop the 2030 Comprehensive Plan and revise the zoning and subdivision regulations. The process began in July 2008 with the project kickoff. The initial stages included identifying issues, gathering data and developing the plan's goals, objectives and strategies. Public involvement activities have occurred throughout the process and are explained in greater detail in the next subsection. Evaluation and revision are important components of any planning process. These are continuous activities that are not only conducted prior to the adoption of the plan, but should take



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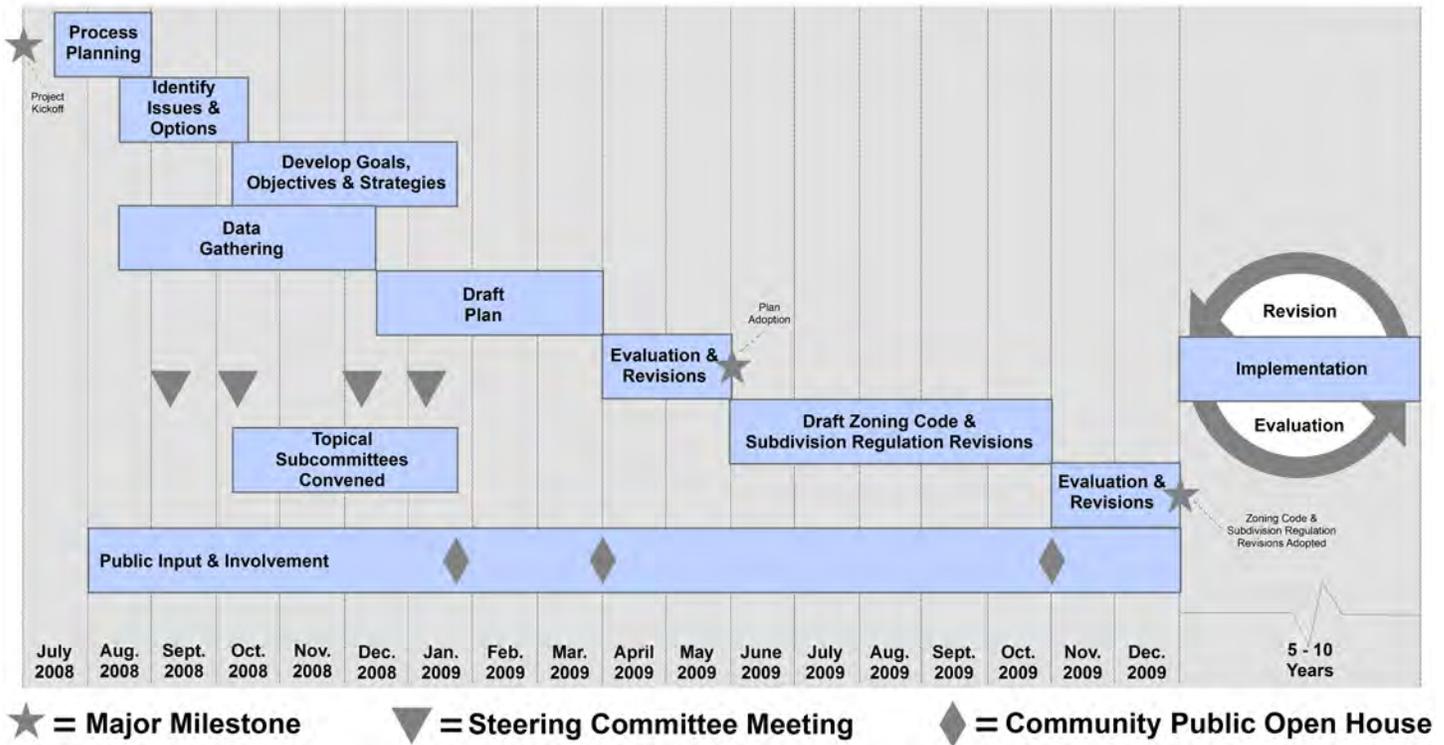


Figure 1-2: Planning Process and Timeline

place through the life of the plan. This is done to ensure that the comprehensive plan constantly reflects the physical, social and technological changes that occur in the community.

Public Involvement

Public involvement activities are necessary to ensure that the interests of the entire community are represented in the planning process and that the plan itself is reflective of the desires of the community. Ideally, public involvement is a constant throughout the plan development process. Every effort was made during the development of this plan to acquire as much citizen input as possible.



The first public involvement item was to convene a steering committee that was characteristic of the community. The steering committee included local citizens that represented El Dorado businesses, educational institutions, the health care industry, the development community and the general public. Their function was to provide the primary input into the development of the plan and to serve as a sounding board for ideas and recommendations. The meetings were advertised and open to the public and the local press was kept informed on the committee's work.



There were four subcommittees formed out of the steering committee, each dealing with a specific topic area. The four topics were Land Use, Growth and Infrastructure; Parks and Public Facilities; Education and Public Services; and Economic Development, Housing and Historic Preservation. The major task of the subcommittees was to develop the goals, objectives and strategies of the plan.

A community survey was developed to gather input on a variety of development related subjects. Over 500 individuals responded to the survey online and in writing between October 2008 and March 2009. Two community public open houses were held to gather input. The first, held on January 21, 2009, presented the plan vision statement, initial plan concepts and the goals, objectives and strategies. Comments were received and several participants took advantage of the opportunity to complete the community survey. The second open house was held on May 5, 2009. At that time, the initial draft of the plan was presented and input was received.

Plan Organization

The 2030 Comprehensive Plan is organized into a series of sections, each paginated with the section number and page number within that section. For example, this is page number 1—7 because it is the seventh page in Section 1. Below is a brief breakdown of the sections that come after Section 1—Comprehensive Plan User’s Guide.

Section 2—Comprehensive Plan Vision

This section contains the vision statement of the 2030 Comprehensive Plan, which summarizes what the community wants to be like within the next 20 years.

Section 3—Goals, Objectives and Strategies

The goals, objectives and strategies of the plan state how the City will achieve its vision for the future.

Section 4—El Dorado’s Past—A Brief History

This is a short summary of the history of El Dorado

Section 5—El Dorado Today

This section includes some general information about El Dorado along with an analysis of demographic and socioeconomic data and trends.

Sections 6—12—Topic Specific Sections

These sections each contain information regarding a specific topic area. They are each broken down into four subsections as follows:



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- ◆ **Existing Conditions and Issues**— Discussion regarding how the section’s topic relates to El Dorado and some of the issues facing the community.
- ◆ **El Dorado Speaks**— Results of the Community Survey related to the specific topic area.
- ◆ **Plan For It**—The goals, objectives and strategies related to the section’s topic area along with other policy recommendations.
- ◆ **Do It**—Implementation strategies the community can use to achieve it’s vision along with cost factors, potential revenue sources and the parties responsible for carrying out each implementation strategy.

Section 13—Appendices

Each appendix contains supporting information meant to enhance the user’s understanding of the 2030 Comprehensive Plan.

- ◆ Appendix A—Information and Data Sources
- ◆ Appendix B—Complete Survey Responses
- ◆ Appendix C—Survey Written Comments
- ◆ Appendix D—Secretary of the Interior Standards



Section 2 — Comprehensive Plan Vision

A vision statement serves as the inspiration of a comprehensive plan. It is a brief summary of what the community wants to look and feel like in the future. The comprehensive plan then builds upon this vision statement to outline a framework for achieving that vision of the future.

The vision statement for the 2030 Comprehensive Plan was developed during a visioning session of the comprehensive plan Steering Committee held on October 3, 2008 and facilitated by the consultant. The Steering Committee was asked to write down three responses for each of the following items:

- ◆ Places in El Dorado where you like to take out of town visitors.
- ◆ Words or phrases that describe El Dorado as a place.
- ◆ Areas or places in El Dorado that should be protected or preserved.
- ◆ Things you would like to change or create in El Dorado.



The responses were then gathered and collated. After the full set of responses were recorded, the Steering Committee voted for their top five responses to each item. The top responses are listed below:

Places in El Dorado where you like to take out of town visitors.	Words or phrases that describe El Dorado as a place.	Areas or places in El Dorado that should be protected or preserved.	Things you would like to change or create in El Dorado.
<ul style="list-style-type: none">◆ Restaurants◆ Museums◆ YMCA◆ El Dorado Lake◆ Bike Path◆ East Park	<ul style="list-style-type: none">◆ Green Opportunities◆ Quality Education◆ Recreation Programs◆ High Quality of Life◆ Quaint Downtown	<ul style="list-style-type: none">◆ El Dorado Lake◆ Main Street/ Downtown◆ Bike Paths◆ Trees/Green Spaces/ Areas along Walnut River◆ Historic houses and buildings, including:<ul style="list-style-type: none">○ Star-Vu Drive-in○ McDonald Stadium○ County Court-house○ Train Depot○ Middle School	<ul style="list-style-type: none">◆ New Football Stadium◆ Updated School Facilities◆ Quality Housing Starts◆ Promote Community Assets and El Dorado Lake◆ Approved Appearance of Gateways into Town◆ Create a Wireless Community

The top responses were then synthesized into the 2030 Comprehensive Plan Vision Statement found on the next page.



2030 Comprehensive Plan Vision Statement

El Dorado is a city that *cherishes our heritage, community values and high quality of life*. We have forged a strong *sense of place* in our *historic downtown* and worked hard to ensure that it remains the *heart of our community*.

We value our *abundant recreational opportunities* and *assets*. We have committed *significant resources* to the development of an *extensive park system* and *excellent recreational programs*.

We have seized opportunities to be *environmentally responsible* through *progressive “green” initiatives* such as our recycling program.

We have funded and developed a *quality public education* system that *prepares our children* for their future endeavors.

The 2030 Comprehensive Plan will serve as a policy framework that will help El Dorado achieve its vision of the future. In addition to the characteristics listed above, by the year 2030 El Dorado will be a community that has:

Protected our community’s heritage and historic places. We have encouraged the *responsible* use of our downtown buildings and streetscapes. We have acted to preserve our historic homes, buildings and places, such as the Star Vu Drive-in, Butler County Courthouse, McDonald Stadium, El Dorado Train Depot and Middle School.

Recognized the importance of our environmental and recreational assets, such as El Dorado Lake, the Walnut River, our urban forest, our green spaces, our picturesque parks and bike paths. We have enacted appropriate measures and development standards that will ensure these assets are available to future generations of residents and visitors.

Created attractive and welcoming gateways into the City. These gateways include design elements that capture our small town atmosphere and portray El Dorado’s history and cultural heritage.

Improved the availability and variety of quality new housing options through the use of reasonable, yet effective development standards.

Leveraged its natural resources and promoted its community assets to create economic and residential growth.

Developed modern community amenities, such as a sports stadium and a conference center, which have facilitated economic development and increased community pride.

Developed a wireless community and technology infrastructure that has augmented business growth and improved community access to technological resources.



Section 3 — Goals, Objectives and Strategies

Goals, objectives and strategies are the backbone of the 2030 Comprehensive Plan. They are the specifics of how the community will achieve its vision of the future. Goals are broad statements that summarize a general direction related to the planning vision. Objectives are more specific than goals and are related to how the goal will be achieved. Strategies are specific action items that will carry out the objectives and goals.

Goal 1: Land Use, Infrastructure and Growth

Ensure that development and land uses in the planning area occur in an orderly manner compatible with the recommendations of this plan.

Objective 1.1: Encourage land use development patterns that maximize the public benefit while encouraging orderly and sensible growth.

Strategy 1.1.1: Encourage the use of the comprehensive plan as the primary development policy document of the City.

Strategy 1.1.2: Market the comprehensive plan to the El Dorado community as the primary development policy document of the City and ensure all citizens have access to the document.

Strategy 1.1.3: Improve coordination between City and development community to ensure that growth is compatible with long-term goals of the City.

Objective 1.2: Require development to be sensitive to environmental concerns and minimize encroachment into flood-prone areas.

Strategy 1.2.1: Develop a drainage master plan that will address storm water runoff issues through policies such as improved development regulations and stream buffers.

Strategy 1.2.2: Explore opportunities to develop drainage facilities that could serve a dual purpose as park and recreation amenities. This might include detention basins or greenway paths.

Strategy 1.2.3: Support the continuing education of City staff in storm water management practices.

Objective 1.3: Provide sufficient public utilities for the long-term growth needs of El Dorado.

Strategy 1.3.1: Investigate opportunities to increase revenue for infrastructure maintenance and improvements to existing infrastructure that facilitate system expansion.

Strategy 1.3.2: Develop or update utility master plans that identify opportunities for logical system expansion and revenue growth.



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Strategy 1.3.3: Determine the feasibility of placing limits on the number of new septic systems allowed in the City’s planning area.

Objective 1.4: Ensure the equitable financing of public utility system expansion that considers the economics of development feasibility while minimizing costs to the general public utility customer.

Strategy 1.4.1: Review current policies on infrastructure development to determine possible revisions that further the goals of this plan.

Strategy 1.4.2: Provide for the public financing of public utilities only in cases where a feasibility study can demonstrate a short-term (5-10 years) return on investment.

Objective 1.5: Encourage and protect land uses that are vital to the health, safety and welfare of the entire community.

Strategy 1.5.1: Develop overlay zoning districts that preserve the central business district, government facilities and the health care complex.

Strategy 1.5.2: Identify potential locations for future governmental and institutional facilities.

Goal 2: Transportation

Develop a comprehensive transportation network based upon the relationship between land use and transportation that promotes travel options and provides adequate access to property parcels.

Objective 2.1: Facilitate safe and efficient movement of traffic within and through El Dorado.

Strategy 2.1.1: Develop a transportation master plan that outlines a system of arterial and collector roadways.

Strategy 2.1.2: Preserve adequate right-of-way for transportation facilities as development occurs.

Strategy 2.1.3: Develop an access management policy that will help preserve roadway capacity and efficient traffic flow.

Objective 2.2: Improve multimodal transportation options for the general public.

Strategy 2.2.1: Encourage development that is built on a pedestrian scale and allows for alternative choices in transportation mode.

Strategy 2.2.2: Develop a feasible policy of providing sidewalks where needed that balances development costs with citizen demand.



Strategy 2.2.3: Encourage development of residential street patterns that connect people with destinations such as schools, shopping, and professional services.

Strategy 2.2.4: Identify future alignment locations for bike lanes and multiuse paths and develop them as transportation facilities that can help provide viable transportation options.

Strategy 2.2.5: Work with existing public transportation providers to expand available transportation services and identify funding opportunities to improve transportation choices.

Objective 2.3: Facilitate safe, efficient multimodal student transportation for all educational levels.

Strategy 2.3.1: Partner with Butler Community College to conduct a feasibility study for a shuttle service.

Strategy 2.3.2: Develop a Safe Routes to School plan that identifies how the City can partner with K-8 education providers to safely transport students who walk, ride bicycles, or ride with parents to and from school.

Goal 3: Economic Development

Responsibly grow the local economy by continuing successful current economic development policies and developing new initiatives that will enhance long-term economic growth.

Objective 3.1: Encourage active coordination between the City of El Dorado and local economic development organizations.

Strategy 3.1.1: Conduct regular periodic economic development summits that include, at a minimum, representatives from the City, El Dorado, Inc., Convention and Visitors Bureau, Chamber of Commerce and Main Street.

Objective 3.2: Attract high paying jobs that will provide opportunities to current and future El Dorado citizens.

Strategy 3.2.1: Ensure all economic development policies and incentives that are implemented support the stated long-term economic development goals of the City.

Objective 3.3: Attract retail and service businesses that fill market gaps and provide an improved mix of services to El Dorado.

Strategy 3.3.1: Implement the recommendations of recent and future studies that support this objective.



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Strategy 3.3.2: Identify target retail and service businesses and aggressively market El Dorado as a good place to do business.

Objective 3.4: Leverage El Dorado’s proximity to El Dorado Lake as a residential and tourism development tool.

Strategy 3.4.1: Develop lake amenities that are attractive to both tourists and potential new residents.

Strategy 3.4.2: Work with the Convention and Visitors Bureau to determine methods to more effectively market El Dorado Lake as a tourist destination.

Strategy 3.4.3: Facilitate opportunities to develop new full-time residences and vacation homes in close proximity to El Dorado Lake.

Objective 3.5: Develop a wireless technology infrastructure that meets both community-wide and public service needs.

Strategy 3.5.1: Create a local wireless technology task force.

Strategy 3.5.2: Conduct a wireless feasibility study that includes, at a minimum, the following elements:

- 1) Potential community impacts and return on investment;
- 2) Analysis of other communities with similar services to determine the optimal system configuration;
- 3) Needs Assessment for services and equipment;
- 4) Security issues, and;
- 5) Potential funding methods such as franchise agreements and public/private partnerships.

Goal 4: Housing

Ensure that all El Dorado citizens have access to affordable, quality housing opportunities.

Objective 4.1: Revitalize existing residential areas in need of improvements.

Strategy 4.1.1: Expand the Neighborhood Revitalization Plan to include more eligible areas.

Strategy 4.1.2: Explore opportunities to increase funding for revitalization through HOME, CDBG and other state and federal programs.



Strategy 4.1.3: Develop new tools and programs to facilitate the redevelopment of depressed residential areas.

Objective 4.2: Increase and improve the supply of quality residential rental properties.

Strategy 4.2.1: Encourage rental property owners to maintain existing properties through proactive code enforcement activities.

Strategy 4.2.2: Study the feasibility of creating a housing authority to monitor, license and inspect residential rental properties.

Objective 4.3: Increase the supply of buildable lots and housing stock to improve housing opportunities at all price points

Strategy 4.3.1: Conduct periodic local builders' forums and/or assist in the formation of a local builders association.

Strategy 4.3.2: Improve communications between the City and developers/home builders.

Strategy 4.3.3: Identify opportunities to encourage the development of spec homes.

Objective 4.4: Meet the special housing needs of our current and future residents and improve housing choices for special needs and underserved populations.

Strategy 4.4.1: Explore options to expand affordable senior-occupied homes, apartments, assisted living, and nursing home facilities.

Strategy 4.4.2: Identify barriers to providing additional housing choices, such as zoning issues, and recommend policies to overcome those barriers.

Strategy 4.4.3: Conduct a needs assessment study to determine community deficiencies in existing and future housing and day facilities.

Strategy 4.4.4: Identify community-wide opportunities for group housing and care options integrated into neighborhoods for those residents who are physically and mentally challenged, recovering from substance abuse and victims of domestic violence.

Goal 5: Public Safety

Provide a high standard of public safety and services to the jurisdiction and plan for improvement and expansion in advance of needs.



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Objective 5.1: Improve public safety services and response times, which in turn will improve the City's Insurance Services Office (ISO) rating.

Strategy 5.1.1: Conduct strategic planning activities that assess public safety strengths, weaknesses, opportunities and threats (SWOT Analysis) and determine ways to improve the provision of services.

Strategy 5.1.2: Identify opportunities for new substations, including potential locations and funding streams.

Strategy 5.1.3: Determine minimum staffing requirements and implement a gradual "phase-in" process.

Strategy 5.1.4: Plan for apparatus/equipment acquisition and replacement on a scheduled basis.

Objective 5.2: Provide for a combined effort in responding to public safety emergencies.

Strategy 5.2.1: Consider shared public safety facilities to improve operational efficiency and maximize return on public investment.

Strategy 5.2.2: Improve training, protocols and operating procedures between public safety agencies.

Objective 5.3: Recruit and retain the best qualified employees possible.

Strategy 5.3.1: Provide attractive benefits packages and competitive wages.

Strategy 5.3.2: Promote the City as a preferred employer.

Objective 5.4: Establish a secure, reliable and interoperable communications system for public safety that meets federal mandates and recognized standards.

Strategy 5.4.1: Transition to a narrow-band (preferably 800 or 900 MHz) communications network.

Strategy 5.4.2: Conduct a feasibility study for a City-managed dispatch center that defines costs and identifies potential funding streams.

Goal 6: Education

Foster a community-wide learning environment that provides quality facilities, equipment, programs and curriculum to benefit future generations of El Dorado citizens.

Objective 6.1: Identify and implement measures to improve continuing education programs.



Strategy 6.1.1: Coordinate with the public school districts, Butler Community College and other appropriate agencies to identify continuing education needs and potential funding opportunities.

Strategy 6.1.2: Expand workforce training that will develop occupational skills in the community that are attractive to existing and potential employers.

Objective 6.2: Ensure that adequate land is available for the future expansion of educational facilities.

Strategy 6.2.1: Encourage a dialogue between the school districts and the City to identify and coordinate expansion issues.

Strategy 6.2.2: Ensure school districts have a role in the site plan review process.

Strategy 6.2.3: Encourage developers to work closely with school districts to identify expansion needs.

Objective 6.3: Ensure local library resources are sufficient to meet the continued needs of the community as growth occurs.

Strategy 6.3.1: Conduct a needs assessment to identify gaps in library facilities, equipment and services.

Strategy 6.3.2: Develop plans to fill the identified gaps and maintain service levels as El Dorado grows.

Strategy 6.3.3: Coordinate with the Library Board and Friends of the Library to ensure adequate funding to provide programming availability to all citizens.

Goal 7: Historic Preservation

Protect El Dorado's heritage by encouraging the preservation, restoration and adaptive reuse of the community's historic buildings.

Objective 7.1: Develop tools to assist the City's historic preservation efforts.

Strategy 7.1.1: Coordinate with appropriate state and federal agencies to create historic districts that provide protective measures for historic structures.

Strategy 7.1.2: Create/leverage incentive and funding programs that encourage the protection of historic structures.

Strategy 7.1.3: Provide adequate staffing and education to administer and promote historic preservation programs.



Strategy 7.1.4: Develop and proactively enforce codes aimed at preventing the deterioration of historic structures.

Strategy 7.1.5: Determine the feasibility of creating historic preservation overlay zoning districts to help protect historic properties, and implement them as necessary.

Goal 8: Parks and Recreation

Provide El Dorado with park and recreation facilities and programs that meet or surpass the ongoing recreation and leisure needs of the community.

Objective 8.1: Provide the most modern and safe equipment and facilities feasible to meet citizen demands.

Strategy 8.1.1: Develop a parks, recreation and open space master plan to determine the current and future needs of the community and identify how those needs can be met.

Strategy 8.1.2: Improve existing park and recreation facilities to keep up with citizen demand and industry trends.

Strategy 8.1.3: Ensure that funding and staffing for maintenance grows as the community grows.

Strategy 8.1.4: Conduct a feasibility study for a new aquatic park that would include, at a minimum, the following elements:

- 1) Needs assessment;
- 2) Ideal location;
- 3) Anticipated costs and projected revenues;
- 4) Funding opportunities, and;
- 5) Alternatives analysis.

Objective 8.2: Provide cost-effective sport and non-sport programming for individuals of all age, income and skill levels.

Strategy 8.2.1: Continually evaluate programming expenses to identify opportunities to improve operational margins while preserving opportunities for low income families.

Strategy 8.2.2: Support and fund opportunities for staff development.

Strategy 8.2.3: Continue to diversify and improve programming offerings as opportunities become available in order to better serve the community.



Goal 9: Sustainability

Maximize opportunities to become a more sustainable community.

Objective 9.1: Reduce the amount of waste going to the landfill.

Strategy 9.1.1: Implement continuous improvements to recycling operations.

Strategy 9.1.2: Expand community education regarding recycling.

Objective 9.2: Identify and implement opportunities to minimize waste in procedures, operations and spending.

Strategy 9.2.1: Develop standards for new City facilities that require a high level of energy efficiency.

Strategy 9.2.2: Determine and identify code revisions that will facilitate opportunities for sustainable development.

Strategy 9.2.3: Identify opportunities to develop alternative energy sources, such as wind turbines and solar cells, to power City needs.



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Section 4 — El Dorado's Past - A Brief History

El Dorado is a Spanish term meaning “the golden.” The naming of El Dorado, Kansas (pronounced “el doe-RAY-doe”) is far removed from the mythical land of gold. Merely a coincidence, El Dorado received its name long before the historic discovery of “black gold” in 1915.

El Dorado's original town site was located one and one half mile south of the present day community. In June 1857 a group of residents from Lawrence, Kansas traveled to Butler County to settle the unpopulated territory. The travelers made their way to the Walnut River where two pioneer trails crossed – the California Trail and the Osage Trail.

During the journey Captain J. Cracklin, a member of the colony, exclaimed “El Dorado” at the beautiful appearance of the country. When the town site was selected a vote was taken and the name El Dorado was approved. For the next twelve years El Dorado remained the farthest western outpost in Kansas.

During those twelve years Kansas became the 34th state, the Civil War began in 1861 and settlement of the area came to a halt. After the end of the Civil War, in 1868 B.F. Gordy platted the present day town site. In 1870 there was an influx of settlers and the town was enlarged by several additions. On March 4, 1870, the first number of the Walnut Valley Times was issued, a flour mill was established and the town began to assume an appearance of permanency. The growth continued and on September 12, 1871, El Dorado was incorporated as a city of the third class. Early residents of El Dorado survived a tornado, won the battle for the county seat in the early 1870s and endured the 1874 grasshopper invasion.



Photo Credit: Scott A. Dunakey, PEC

Although now known for its early twentieth-century role in the state's oil and gas industry, El Dorado's nineteenth century economy was tied closely to its role as a railroad and trade center for the region's thriving farming and ranching industries. In 1877, the Atchison, Topeka and Santa Fe Railroad completed the line from Florence to El Dorado. In 1883, the St. Louis, Fort Scott and Wichita Railroad completed a line between El Dorado and Wichita. By 1913, El Dorado had rail lines radiating in five different directions.

The protein rich grasses of the Flint Hills made El Dorado and surrounding communities a prime location for the cattle industry. Ample farmland and a drought resistant crop called Kafir corn (related to milo and sorghum) created an agricultural boom in the late 1800s and early 1900s.

El Dorado's next boom began when the Stapleton #1, the discovery well of the historic El Dorado Oil Field, struck black gold in 1915. Small boom towns popped up overnight and El Dorado's population soared. The El Dorado Oil Field remains one of the world's oldest continually producing oil fields.

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In 1917, the United States entered World War I and the demand for oil increased dramatically. By 1918 the El Dorado Oil Field was the largest producing oil field in the U.S., accounting for 12.8% of national oil production and 9% of the world's production. This production level played a crucial role in the Allied victory of World War I and would later make a substantial contribution to World War II.

El Dorado's petroleum refining industry began in 1917 when the Midland Refining Company opened its doors. El Dorado has seen several refining companies come and go over the years. Today, El Dorado is home to Frontier Refining Company, one of three refineries in Kansas and a major employer in El Dorado.

June 10, 1958 marks a tragic day in El Dorado's history. On that day a massive tornado approached town from the northwest and ripped through 40 square blocks of a residential area. The storm passed quickly leaving 13 dead and 57 injured in its wake. A monument to the victims was erected in Graham Park by the El Dorado Rotary Club on the storm's 50th anniversary.

El Dorado Lake, located just northeast of town, was completed in 1981 by the US Army Corps of Engineers as a Walnut River flood control project. The approximately 8,400 acre reservoir serves as a local water source and provides recreation for thousands of visitors annually. The lake is surrounded by about 8,000 acres of parkland and wildlife management area controlled by the Kansas Department of Wildlife and Parks.

The El Dorado Correctional Facility (EDCF), a Kansas Department of Corrections maximum security prison, was established in 1991. The facility houses approximately 1,300 inmates and supplies the community with over 450 jobs, having significant impact on the local economy.

Today, El Dorado continues to prosper from the agriculture, ranching and oil industries, but the local economy is more diverse than in the past. El Dorado serves as a regional center for government, education and health care. Tourism is enhanced by El Dorado Lake, El Dorado State Park, local historic preservation efforts and several museums and art galleries. The community actively recruits industry and has recently annexed land for a new industrial park.





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Section 5 — El Dorado Today

Introduction

This section has been prepared to provide a “snapshot” of the conditions that exist in El Dorado today and various trends that caused those existing conditions. Every effort has been made to collect current, relevant data. Yet, it should be noted that the source of much of the information is the decennial United States Census, most recently conducted in 2000. This is the best information available, although it is perhaps a bit out-dated. While the exact numbers provided in the data may not be current, they are indicative of historical trends and are valid in that regard. At any rate, there has not been enough substantive change in El Dorado to justify the costs involved with collecting new data. Rather, after the 2010 US Census data are released, an analysis should be conducted to ensure that the assumptions in this plan are still valid.

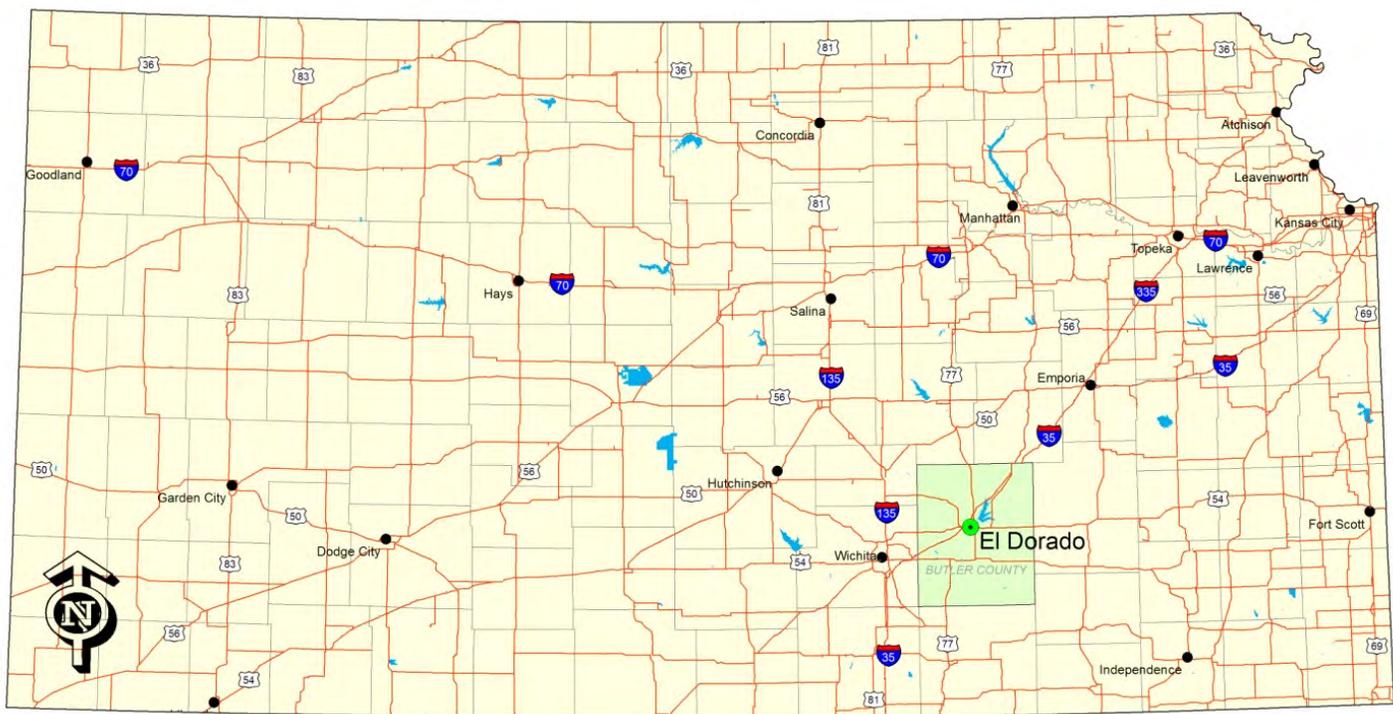


Figure 5-1: Location Map

Location

El Dorado is located in south central Kansas, about 30 miles northeast of Wichita, the most populous city in the state (see Figure 5-1). It is the county seat of Butler County, the largest county in Kansas by area. Access to the rest of the state is facilitated by El Dorado’s location at the intersection of several highways, including the Kansas Turnpike (I-35), US 54, US 77, K 177, K 254, and K 196. The Kansas Turnpike connects El Dorado to points north and east, such as Emporia, Topeka and Kansas City. Fort Scott lies due east on US 54 and Manhattan is directly north via US 77. Meanwhile, El Dorado enjoys direct access to Wichita’s major regional businesses and services by three major routes, the Kansas Turnpike, US 54 and K 254.



El Dorado Lake is located just northeast of town. This 8,400 acre reservoir was created by damming the Walnut River in 1981. The Walnut River meanders to the southwest along the eastern edge of El Dorado. Just east of downtown is the confluence of the Walnut River and its West Branch, which winds north through El Dorado.

Government

The City of El Dorado operates under a Commission-Manager form of government. The governing body or City Commission consists of a mayor, who serves a two-year term and four city commissioners, who each serve four-year terms. The terms are staggered such that every two years, the town elects the mayor and two city commissioners. The day-to-day operations of the City are overseen by a professional city manager, who serves at the will of the City Commission.

DEMOGRAPHICS AND SOCIOECONOMIC DATA

Population Trends

Table 5-A shows comparative population trends for Kansas, Butler County and El Dorado. Actual census counts for 1980, 1990 and 2000 are shown to illustrate the historic population trends. Population growth in El Dorado has remained fairly flat, with the population growing only about 1,500 between 1980 and 2000. The annual growth rate during the 1980s was almost 1.0%. However, the annual growth rate during the 1990s was less than 0.5%. During that same timeframe, Butler County experienced a growth rate well over 1.0%, which is steady, but not explosive growth. Kansas overall grew about 325,000 in the same two decades, which accounts for a growth rate of 0.48% in the 1980s and 0.85% in the 1990s.

The US Census Bureau Population Estimate Program produces annual population estimates. The initial basis for these estimates is the actual population count for the original census year. Each year, the population estimate is determined using formula that takes into account new housing units, new mobile home placements, loss of housing units, housing vacancy rates and known average household sizes as determined by the most recent census. The 2007 population estimates are listed in Table 5-A. As shown, El Dorado currently has a population of about 12,600 with annual population growth of 0.64%. Meanwhile, Butler County has grown annually at 0.86% and Kansas at 0.47%.

Year	Kansas*	Butler County**	El Dorado**
2000 Census	2,688,418	59,482	12,057
2007 Estimate	2,775,997	63,045	12,596
2010 Projection	2,805,470	64,637	12,841
2020 Projection	2,890,566	70,241	13,691
2030 Projection	2,955,172	75,699	14,504

The population projections for Butler County and El Dorado in Table 5-A were based upon the average growth rate of the annual population estimates for the years between 2000 and 2007. These rates were then projected through the year 2030.

* US Census Bureau Population Projections

**Straight line projection method based upon average of recent growth rates.

Source: US Census Bureau, 2000 Census

Table 5-A: Population Trends



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El Dorado's Racial/Hispanic or Latino Characteristics

El Dorado has a relatively homogeneous population with 94.3% of the population being white. The next two most populated racial groups are African-American at 1.4% and American Indian/Alaska Native at 1.1%. Meanwhile, 1.9% of El Dorado's population is made up of two or more races and the remainder of the population is made up of the various other races. For comparison, in the US about 75% of the population is white, 12.3% is African-American and the remainder is divided among the several other racial categories.

It is important to note that the US Census Bureau does not classify Hispanics and Latinos as a separate race, but rather as an ethnicity. As such, a Latino may be one or more of several different races. For comparison purposes, El Dorado has 2.9% of the population that identifies itself as Hispanic or Latino while the US has a proportion of 12.5%.

Racial and ethnic characteristics are largely a function of geographic location, types of jobs available and historical population trends. They are not necessarily indicative of any existing issues within an overall population.

Population Pyramids

A population pyramid is a useful analysis tool that breaks an area's population down into age and sex by percent of total population. The youngest age group is shown at the base of the pyramid with progressively older age groups building upon the base. Percent of male and female population within each age group are illustrated by a bar that extends from either side of the midpoint. A triangular shaped pyramid is indicative of high birth and mortality rates with low life expectancy. This is typical of developing nations. An inverted triangular shaped pyramid is indicative of low birth and mortality rates with high life expectancy. The more square a population pyramid,

El Dorado, Kansas
2000 Population Pyramid

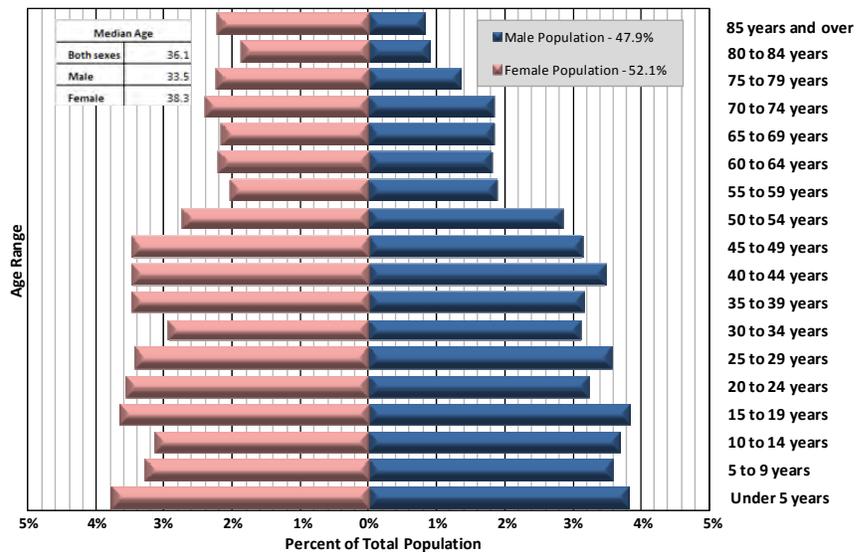


Figure 5-2: El Dorado Population Pyramid

Source: US Census Bureau

Butler County
2000 Population Pyramid

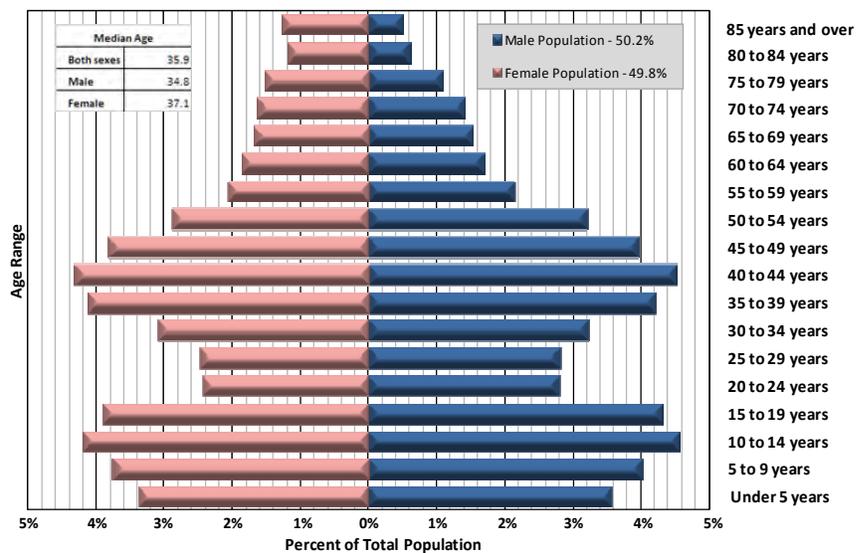


Figure 5-3: Butler County Population Pyramid

Source: US Census Bureau



the more evenly the population is distributed between the age and sex categories. The age of a population is a factor in determining the services and housing choices offered in a community.

Figures 5-2 and 5-3 are the population pyramids for El Dorado and Butler County respectively. These figures also include the male versus female total population percentages and median ages. The source for each of these tables is the US Census Bureau.

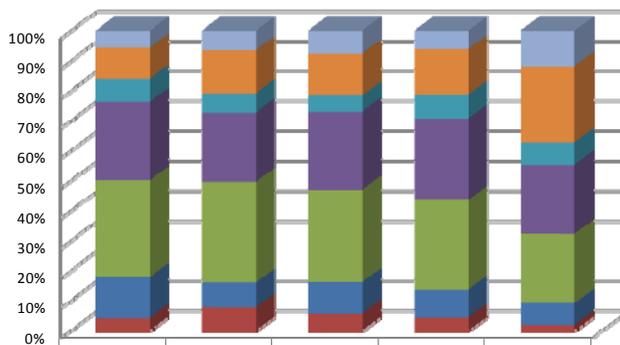
El Dorado displays a fairly aged population with an overall median age of 36.1 years. While this is less than one year older than Butler County, the female age distribution differs significantly. El Dorado’s female median age is 38.3 compared to Butler County at 37.1. This measure illustrates the fact that females have a longer life expectancy than males. Also, El Dorado has a higher proportion of population in the older age groups, particularly among females.

Socioeconomic Data

The following subheadings provide an analysis of selected social and income data of El Dorado versus several other Kansas cities. Due to proximity and/or similar characteristics the cities of Ottawa, Newton, Augusta and Andover were chosen as comparison cities. Similar figures are used in other plan sections to illustrate data.

Stacked column graphs have been used in this report to illustrate a variety of data comparing El Dorado to the selected cities. A stacked column graph shows data much the same way as a pie chart, or series of pie charts would. Each column illustrates a set of data for one of the cities selected for comparison. The height of the column represents 100% of all responses in a category. Each colored section within the column represents the percent of a single response.

Educational Attainment
El Dorado vs. Selected Cities



Educational Attainment

El Dorado’s educational attainment (Figure 5-4) is very similar to that of the other selected cities, with the exception of Andover. But, El Dorado has a lower percentage of the population with a bachelor’s degree or higher at just 16%. At the national level, 24.4% of the population has a bachelor’s degree or higher. The remaining cities are also more educated in that regard, with Ottawa being the closest at 20.7%. El Dorado has a greater proportion of the population with a high school diploma or equivalency than the country as a whole at 82.1% versus 80.4%.

Figure 5-4: Educational Attainment

Source: US Census Bureau



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Household Size and Income

El Dorado’s average household size of 2.33 is the lowest of all the geographic areas selected for analysis. This is likely related to the high median age of the population, particularly among females. Newton and Ottawa both have an average household size of 2.43, which is the next lowest in the group. Both of those communities have very similar population pyramids to El Dorado, illustrating relatively high female populations in the upper age ranges. This measure may indicate that a relatively large proportion of households consist of a single older female, offsetting the larger household size of traditional families. As a point of comparison, the national average household size is 2.59.

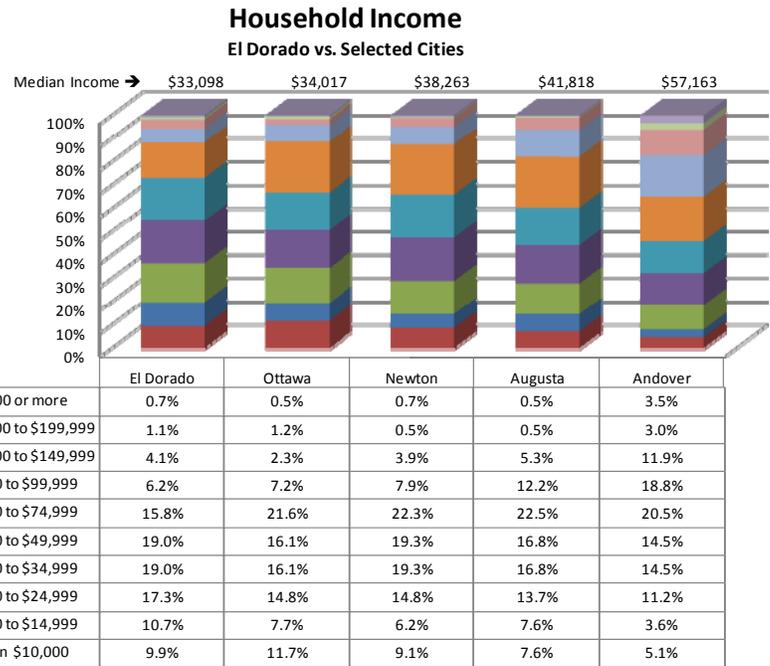


Figure 5-5: Household Income

Source: US Census Bureau

El Dorado’s median annual household income is the lowest of the selected cities at \$33,098 (Figure 5-5). While only slightly less than Ottawa’s \$34,017, it is significantly less than the remaining cities and the national median annual income of \$41,994. This is further demonstrated by the way income ranges are distributed among the population. About 76% of El Dorado’s households earn less than \$50,000 per year and only about 6% make over \$100,000 annually.

However, El Dorado also has the lowest cost of living among the selected cities. Table 5-B compares El Dorado’s cost of living index in several categories against the comparison cities and the national average.

Cost of Living Indexes	El Dorado	Ottawa	Newton	Augusta	Andover	National Average
Overall	75	77	76	79	88	100
Food	98	95	96	97	97	100
Housing	28	38	36	40	67	100
Utilities	107	110	106	108	107	100
Transportation	96	95	94	96	94	100
Health	104	91	99	105	105	100
Miscellaneous	101	100	99	101	100	100

Source: Sperling's Best Places online at www.bestplaces.net

Figure 5-B: Cost of Living Indexes



Section 6 — Public Services and Education

Existing Conditions and Issues

Law Enforcement

The El Dorado Police Department protects the rights of all persons within its jurisdiction to be free from criminal attack, to be secure in their possessions and to live in peace. This is evidenced in the Department's motto, "Community Safety, Partners in Service," which illustrates their commitment to the problem-oriented approach to community policing.



Photo credit: City of El Dorado website

The Chief of Police, who is appointed by the City Manager, leads the El Dorado Police Department and is responsible for planning and overseeing the department's budget and for the overall supervision of the department. The Deputy Chief of Police assists the Chief with administrative duties and is responsible for supervising the three divisions.

The El Dorado Police Department has an authorized strength of 29 positions, including 26 sworn officers. The Department has the following three divisions:

1. Patrol Division
 - ◆ Four five-man details (Patrol Captain, Patrol Sergeant, three Beat Officers)
 - ◆ Responsible for proactive/preventative patrol, criminal investigation, calls for service, community policing activities
2. Criminal Investigation Division
 - ◆ Two Detective Sergeants
 - ◆ Responsible for investigating major person/property crimes, including:
 - Photographing/processing crime scenes
 - Collecting evidence
 - Interviewing victims, witnesses and suspects
3. Service Division
 - ◆ Two Record Clerks
 - ◆ Responsible for record keeping, copying/distributing reports, responding to phone calls, various administrative tasks

All Department vehicles are equipped with video equipment. This allows the Department and public to monitor law enforcement activities and provides a permanent record of those activities. The video can be used to substantiate or refute reported ethical/behavioral violations, provide evidence in criminal cases and facilitate in personnel training.



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Law Enforcement Issues

Strategic planning activities conducted by Department management and community input have identified several law enforcement issues. Community input on law enforcement needs to be carefully scrutinized to determine the validity of concerns. This is due to the fact that often the main source of law enforcement complaints is the individuals who are on the receiving end of law enforcement efforts. This is not to say that such complaints are not useful. To the contrary, they can often uncover real police behavioral/ethical concerns and sometimes can indicate opportunities for additional personnel training.

There is a local concern that the Department does not do enough to curb gang activities. One reason for this concern is likely that some individuals perceived as gang members are in fact not. Rather, there may be some misunderstanding related to fashion trends or behaviors. However, the public should be proactive in reporting suspected criminal activities and allow local law enforcement to investigate such happenings.

Non-emergency public access to police personnel during the evening and on weekends is significantly limited. This is due to two primary reasons. First, the Police Department facility is closed to the public during non-business hours. Second, non-business hour calls are routed to the County's emergency call center.

Some aspects of staffing are a concern to the Department. The ability to recruit and retain qualified police personnel is a challenge with a city the size of El Dorado, particularly given its proximity to the Wichita metropolitan area. There is a great deal of competition with Wichita and suburban departments. When the Department is successful in recruiting qualified personnel, retention can be an issue because the aforementioned agencies often provide higher pay and more attractive benefit packages. This is particularly true for experienced senior-level police positions.

Emergency (911) calls are handled by Butler County Emergency Services and officers are dispatched directly from the call center. Some issues regarding this arrangement have been identified. The main concern appears to be mostly within the communications processes.

The Department faces challenges in being perceived positively within the community. In the Community Survey, law enforcement was the eighth ranked community service out of twelve. The average rating was somewhere between fair and good. There were also several written comments submitted in the survey that viewed law enforcement negatively.

Fire Protection

The mission of the El Dorado Fire Department is “to protect lives and conserve property by minimizing the frequency and effect of fires, hazardous materials incidents, disasters and other like occurrences.” The Department conducts a wide range of activities to carry out this mission, including prevention, control, training and public education.

The Department consists of a combination of paid and volunteer personnel, with seventeen paid employees and up to twenty volunteer members, headed by a Fire Chief who is appointed by the City Manager. The fire protection service area includes approximately 115 square miles of El Dorado and surrounding Butler County.



All of the Department’s paid personnel, as well as many of the volunteers, are Certified Emergency Medical Technicians. The Department responds in cooperation with Butler County Emergency Medical Services (EMS) to a wide variety of medical emergencies.

Their fire inspection program helps to ensure that the community is a safe place to live. Department personnel devote many hours inspecting hundreds of businesses and familiarizing themselves with the business activities that occur on the premises.

The El Dorado Fire Department is responsible for responding to a wide range of hazardous materials calls. In an effort to meet this responsibility, most of the paid staff has been certified as Hazardous Materials Technicians and many of the volunteers have obtained certifications.

The number of response calls fluctuates from year to year based upon demand. Although El Dorado’s population has increased modestly, response calls have increased about 65% since 2004. Although, the trend since 2006 is flat. This increase is driven largely by a substantial increase in rescue and EMS calls. Table 6-C shows the response to calls over the last five years.

Fire Protection Issues

Response time is one indicator of a fire department’s performance. The El Dorado Fire Department uses National Fire Protection Association (NFPA) standards as a benchmark to judge response time performance. The NFPA standards call for a five minute response time on 90% of the calls to which a department responds. Table 6-D shows the Department’s response time performance versus the benchmark for the last five years. On the average, only 55.9% of all calls had a response time less than five minutes, which is 34.1% less than the 90% benchmark.

Call Type	Year				
	2004	2005	2006	2007	2008
Fires (structure, vehicle, wildland, etc.)	155	183	248	144	129
Overpressure rupture, explosion, overheating	1	1	4	2	1
Rescue & EMS	247	321	571	665	752
Hazardous Conditions (no fire)	83	167	51	73	65
Service Calls	103	56	97	84	57
Good Intent Calls	126	189	257	232	230
False Alarms / False Calls	64	49	43	63	45
Severe Weather / Natural Disaster	1	2	1	1	5
Special Incident Type	0	1	0	3	1
TOTAL	780	969	1272	1267	1285

Source: City of El Dorado Fire Department

Table 6-A: Response to Fire Calls by Call Type



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The most likely reason for the poor response time performance is distance. While the City has grown in geographical size and the Department’s response area has grown, there have been no substations added. So, the existing fire station must travel increasingly farther distances to respond to emergency calls.

Year	Actual	Benchmark	Difference
2004	58.6%	90.0%	31.4%
2005	52.4%	90.0%	37.6%
2006	56.7%	90.0%	33.3%
2007	54.4%	90.0%	35.6%
2008	57.5%	90.0%	32.5%
5-yr Avg.	55.9%	90.0%	34.1%

Source: El Dorado Fire Department

Table 6-B: Fire Department Response Time Performance

Of course, expansion costs are very high. Not only must an appropriate facility be built, additional equipment and employees

are needed to fill a new substation. If the community decides a new substation is desirable, then adequate funding must be found. That will require either new funding sources or displacement of funds from other services and projects. Both options will require difficult choices by the public and local decision makers.

Another issue is the Department’s ability to adequately meet staffing needs. While the Department has been able to maintain core staffing needs, it is becoming increasingly harder to compete with other jurisdictions for qualified candidates. The volunteer fire service is also becoming difficult to maintain. The Department has had to transition to a pay-per-call system versus a pure volunteer system in order to meet needs.

Insurance Services Office, Inc. (ISO) has a classification system for fire departments, which rates the level of service a fire department provides on a scale of 1—10, with 1 being the highest level of service. This classification system is one of the main factors upon which many insurance companies base their premium rates. The El Dorado Fire Department currently has an ISO rating of 5 within city limits and a rating of 9 outside city limits. There may be opportunities for the Department to improve its ISO rating. However, the important issue is determining the actual benefits in light of the costs to achieve a higher rating.

Solid Waste

The City of El Dorado provides curbside garbage collection and recycling services. Currently, the City provides recycling and garbage bags to residential customers. There is no limit on the amount of recycling bags that customers may use, but garbage collection is limited to two bags per week. For customers who generate more garbage than the limits provide for, special garbage bags are available at extra cost that may be disposed of in addition to the allowable two bags per week.

The City’s recycling program is quite extensive in scope. Ten different recyclable materials are collected at the curb. There is also a drop off site for those who live outside the service area. Beverage bottle recycling is offered at schools and sporting events, adding further value to their recycling program. Excluded from collection is yard waste, such as grass clippings, brush and tree limbs. However, the City also operates a compost site. Here, yard waste is processed into composted soil and mulch and available to the public free of charge.

In addition to the obvious environmental benefits provided through the extensive recycling program, El Do-



rado also benefits financially. Recycling keeps refuse out of the landfill, which extends its useful life while lowering disposal fees and hauling costs. Plus, the recyclable materials are sold, generating a revenue stream. These combine to offset the costs associated with garbage collection.

Solid Waste Issues

While generally effective, there are some issues associated with the current garbage collection system. The plastic garbage bags are susceptible to tears from scavenging animals and weather events. This allows trash to escape and blow around the community. Also, the system is not as efficient as other collection methods. There is no automated means of collecting the bags, so more labor is required than with an automated system. More labor means higher direct and indirect labor costs.

At the time of this writing, a pilot program has recently been approved by the City Commission that would test an automated garbage collection system. The system requires a truck fitted with a lifting mechanism to be used in conjunction with plastic garbage carts. If successful, the City may approve a full transition to an automated system to address the abovementioned issues.

Airport

Captain Wilbur Jackson Thomas Memorial Airport, located about three miles southeast of downtown, serves as El Dorado's Municipal Airport. The Airport is owned by the City of El Dorado and operated by the City Public Works Department. It is a general aviation airport with 29 based aircraft, which is capable of serving most local civilian and small business aircraft needs.

The Airport terminal facility houses the administrative offices of the Airport and includes pilot/passenger amenities such as equipment, restrooms and a lobby. A Flight Business Operation (FBO) is being sought at the time of this writing. Jet, aviation (100LL) and unleaded motor vehicle fuel is available onsite with sufficient storage capacity to ensure constant fuel availability. Long-term and overnight aircraft storage is offered. Conventional and T-hangars are located at the Airport and there is over 11,000 square yards of paved apron area for aircraft parking and tie-down. An airport tenant offers aircraft repair services.

Two intersecting runways are located at the Airport. Runway 04-22 has an asphalt surface that is 75 feet wide by 4,204 feet long and is served by a non-directional beacon. Global positioning system (GPS) approaches are in place for both directions. Runway 15-33 has a concrete surface measuring 75 feet wide by 4,200 feet long and is served by GPS approaches in





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both directions. The facility is not served by an air traffic control tower. Both runways are served by non-parallel taxiways. There are no known obstructions in the approach paths and most surrounding land uses are agricultural or residential in nature.

Airport Issues

A new airport master plan was completed in 2008, which examines existing conditions, issues and future plans in great detail. Therefore, those issues will not be explored in this section. Refer to the El Dorado Captain Jack Thomas Memorial Airport Master Plan for additional information regarding the airport.

Library

Bradford Memorial Library, located at 611 S. Washington, provides public library services to the El Dorado community. The collection consists of over 60,000 fiction and nonfiction books in their general collection, children's library and young adult collection. In addition, the Library has subscriptions to more than 100 newspapers and magazines. Library cards are free to El Dorado residents. The facility also houses the Clymer Room, a public meeting room with a capacity of 100 people.

Many services are offered by the Library in addition to book loans. There are many offerings in several types of media, such as DVD-ROM, CD-ROM, audio tape and video tape. The Library participates in the Interlibrary Loan program, which gives patrons access to the collections of many other Kansas libraries. Internet access and computer services are available by reservation at several computer terminals. Butler County Library Outreach distributes large print books and senior activity materials, to senior centers, hospitals, assisted living



Photo Credit: Scott A. Dunakey, PEC

centers and nursing homes throughout Butler County. A summer reading program is conducted each year to enhance the reading skills of children throughout the summer months. Library staff and volunteers also schedule preschool and toddler story hours throughout the year. For a minimal fee, the Library has printing, copying and laminating services.

Library Issues

The library is generally well thought of within the community. Only one library issue was identified through the planning process. There was a concern that the size and age of the facility may not be adequate to serve the community into the future. The current facility dates to the 1950's and the concern is valid.

Healthcare

Susan B. Allen Memorial Hospital (SBAMH) is a 74 bed general acute care hospital. This not-for-profit hospital is governed by a board of local citizens and accredited by the Joint Commission. SBAMH has a full staff of more than 20 board certified doctors in numerous specialties. The following services are offered:



- ◆ Adult Diabetes Education Program
- ◆ Ambulatory Services Unit – Outpatient/same-day surgery
- ◆ Cancer Services – Full service treatment facility with medical/radiation oncology services
- ◆ Cardiac Rehabilitation – Outpatient program
- ◆ Diagnostic Imaging—Radiology, CT, MRI, Nuclear Scanning, Digital Mammography, Ultra-sound
- ◆ Emergency Services
- ◆ Home Healthcare – Skilled nursing, physical therapy, speech therapy, occupational therapy, social work services, and home health
- ◆ Lifeline – 24 hour personal response system
- ◆ Home Medical Equipment
- ◆ Kidney Dialysis Services
- ◆ Obstetrics – Family Birth Center with birthing suites and post-partum rooms
- ◆ Physical Rehabilitation – Inpatient and outpatient physical, occupational and speech therapy
- ◆ Sleep Lab
- ◆ Specialty Physician Clinics—Cardiology; Dermatology; Ear, Nose and Throat, Nephrology, Neurology, Pain Management, Plastic Surgery, Wound Care
- ◆ Surgical Services
- ◆ Transitional Life Center (TLC) – Geriatric Psychiatric Unit
- ◆ Volunteer Program

Healthcare Issues

SBAMH offers a relatively wide range of services for a community the size of El Dorado. This is particularly true given its proximity to Wichita, which is a major health care center for Kansas. Overall, the community values the hospital and healthcare rates well compared to other services offered in the community. The major issue identified is related to the ability to expand its campus as needed without negative impact on the fabric of the surrounding residential neighborhood. For various reasons, SBAMH is required to maintain its main campus in its current location, so a new location with room to expand is not feasible.



Education

The community is served by two unified school districts. Circle USD 375 serves the portion of town generally west of Haverhill Rd., while El Dorado USD 490 serves the larger remaining portion of the community.

Oil Hill Elementary is USD 375's only school physically located in El Dorado. Oil Hill has an enrollment of about 189 students, kindergarten through sixth grade. Circle Middle School, located in Benton, is the district's only facility serving seventh and eighth graders and has an enrollment of 268 students. Meanwhile, Circle High School in Towanda has an enrollment of around 536 in grades nine to twelve. USD 375 offers the following:



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- ◆ All day kindergarten
- ◆ Students have opportunity to take college and vocational-technical classes during the school day for dual credit at Butler Community College.
- ◆ College/vocational-technical classes at Circle High School (CHS)
- ◆ School district campus police
- ◆ School owned drug dog purchased by CHS Student Council
- ◆ School nurses/librarians/counselors
- ◆ Student to computer ratio of 2.5 to 1

Total district enrollment for USD 490 is currently 2,130. Of that total, 1,009 students attend five grade schools that serve kindergarten to fifth grade age groups. El Dorado Middle School has an enrollment of 486 sixth to eighth graders. El Dorado High School enrolls 611 students in grades nine through twelve. USD 490 offers the following:

- ◆ Integration of technology into all classrooms
- ◆ Accreditation through the Kansas North Central Association and the Kansas State Department of Education
- ◆ Achievement of school-wide state Standards of Excellence in both reading and math
- ◆ Nationally recognized 1 to 1 Laptop Program for all high school students and all teachers district-wide
- ◆ K-8 student to computer ratio of 1 to 1.5 with wireless access throughout the district
- ◆ All day Kindergarten, a 4-year-old at-risk program, Developmental Preschool, after school tutoring, and Summer Extended Learning programs at all levels
- ◆ New state-of-the art high school facility
- ◆ Career-Service Learning Charter High School
- ◆ 80% of USD 490 graduates attend post-secondary schools
- ◆ Concurrent course agreements with Butler Community College
- ◆ Interactive Distance Learning (IDL) resource to support the needs of higher-level learners
- ◆ Extensive fine arts offerings and extracurricular activities
- ◆ Enhanced educational resources made available through Partners in Education Foundation (PIE)
- ◆ Vision 2020 mentoring partnership between USD 490 and the community that has established: Read Across America, Dolly Parton Imagination Library, Adopt-a-Class program

Butler Community College (BCC), founded in 1927, is a publicly supported community college. The main campus is located in El Dorado and six ancillary campuses are located in other communities throughout the area. BCC has a mission to develop life-long learners that contribute to the communities it serves. As such, over 40 associate degrees and certificates are offered in a wide variety of academic disciplines with curricula/programs for both career training and transfer to four year institutions. Enrollment at BCC is currently over 8,300. BCC is well known for its athletic programs, especially its six-time national champion football team.



Education Issues

There is a negative perception in El Dorado of USD 490 that appears to have an impact on overall community pride. There were many negative comments submitted in the Community Survey and education did not fare well on the questions that were asked.

Much tension exists in the community over the fact that the town is divided between USD 375 and USD 490. Much of the recent industrial and commercial development in El Dorado has occurred within the portion served by USD 375. Many residents feel that the community should either focus new economic growth in areas served by USD 490 or expand the district boundaries to include the areas where the growth is occurring.

While the community approved a bond issue that has allowed for the update and expansion of El Dorado High School, several other facilities are outdated and in need of improvements. Of particular concern in the community is El Dorado Middle School. It is unlikely that this historic building will be able to keep pace with advancements in educational technology without significant investment.

El Dorado Speaks

Key Survey Results

Refer to Appendix B on page 13-3 to view complete survey results.

Question 22: Indicate your level of agreement with the following statements.

Respondents were asked to mark how strongly they agreed or disagreed with several statements and could respond “no opinion.” One statement was “I would be willing to pay additional taxes for new community facilities and services.” Over 44% agreed with this statement. After filtering out the “no opinion/not sure” responses, 8.1% strongly agreed and 42.5% agreed for a total of 50.6% in agreement. The remaining disagreed with 21.9% in strong disagreement. Another statement was “I would be willing to pay additional taxes for improvements to existing community facilities and services.” This garnered a slightly higher percentage in agreement with 50.5%. After filtering out the “no opinion/not sure” responses, 6.7% strongly agreed and 51.7% agreed for a total of 57.8% in agreement. The remaining disagreed with 18.6% in strong disagreement. Just under 34% responded that they were satisfied with the level of communication between Butler County and the City. Over 67% disagreed with the statement, with over 27% in strong disagreement.

Question 23: Where should El Dorado focus its new public facility construction (schools, libraries, government services)?

This question listed five different location options along with a “no preference” response. The highest ranked response was “located regionally, facilities that serve the whole community” with a 36.5% response frequency. This was followed by “within walking/biking distance of the population served by the facility” with 24.3%. The sixth and lowest ranked response was “cheapest land available” with only a 2.6% response frequency.



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Question 24: How would you rate each of the following community services?

This question listed 12 different categories of services found within the community. Respondents were asked to rate the quality of those services either excellent, good, fair or poor. “Excellent” responses were worth four points, “good” worth three, “fair” worth two and “poor” worth one point. Respondents could select “not sure,” which was weighted as zero points and not considered in the average response score. The top three ranked services were City water quality, fire protection and trash/recycling with rating scores of 3.26, 3.17 and 3.11 respectively. The lowest ranked responses were City administration with a score of 2.33 and street maintenance with a score of 2.31.

Question 26: What attracts you to El Dorado?

This question provided 15 specific response categories and one “other” category, which allowed for individualized responses. Several of the response categories were directly related to community services. “Low crime rate” was the fifth ranked response with a 34.1% frequency rate. This was followed in order by “quality of education” (31%), “good air/water quality” (29.2%) and “quality of health care” (27.6%).

Question 27: Written Comments

A complete listing of all written comments is included as Appendix C. For summary purposes, written comments were separated into broad categories. There were many written comments regarding community services. Most conspicuously, there were 36 negative comments about code enforcement/city appearance, 29 negative comments about City management/staff, 20 negative comments about local law enforcement and 16 negative comments about school facilities. Not all comments were negative. There positive comments submitted about City management/staff (11), City services/facilities (5), local education (3), local trash/recycling (2), local health care (1) and local law enforcement (1).

Plan for It

Goal 5: Public Safety

Provide a high standard of public safety and services to the jurisdiction and plan for improvement and expansion in advance of needs.

Objective 5.1: Improve public safety services and response times, which in turn will improve the City’s Insurance Services Office (ISO) rating.

Strategy 5.1.1: Conduct strategic planning activities that assess public safety strengths, weaknesses, opportunities and threats (SWOT Analysis) and determine ways to improve the provision of services.

Strategy 5.1.2: Identify opportunities for new substations, including potential locations and funding streams.

Strategy 5.1.3: Determine minimum staffing requirements and implement a gradual “phase-in” process.

Strategy 5.1.4: Plan for apparatus/equipment acquisition and replacement on a scheduled basis.



Objective 5.2: Provide for a combined effort in responding to public safety emergencies.

Strategy 5.2.1: Consider shared public safety facilities to improve operational efficiency and maximize return on public investment.

Strategy 5.2.2: Improve training, protocols and operating procedures between public safety agencies.

Objective 5.3: Recruit and retain the best qualified employees possible.

Strategy 5.3.1: Provide attractive benefits packages and competitive wages.

Strategy 5.3.2: Promote the City as a preferred employer.

Objective 5.4: Establish a secure, reliable and interoperable communications system for public safety that meets federal mandates and recognized standards.

Strategy 5.4.1: Transition to a narrow-band (preferably 800 or 900 MHz) communications network.

Strategy 5.4.2: Conduct a feasibility study for a City-managed dispatch center that defines costs and identifies potential funding streams.

Goal 6: Education

Foster a community-wide learning environment that provides quality facilities, equipment, programs and curriculum to benefit future generations of El Dorado citizens.

Objective 6.1: Identify and implement measures to improve continuing education programs.

Strategy 6.1.1: Coordinate with the public school districts, Butler Community College and other appropriate agencies to identify continuing education needs and potential funding opportunities.

Strategy 6.1.2: Expand workforce training that will develop occupational skills in the community that are attractive to existing and potential employers.

Objective 6.3: Ensure local library resources are sufficient to meet the continued needs of the community as growth occurs.

Strategy 6.3.1: Conduct a needs assessment to identify gaps in library facilities, equipment and services.

Strategy 6.3.2: Develop plans to fill the identified gaps and maintain service levels as El Dorado grows.



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Strategy 6.3.3: Coordinate with the Library Board and Friends of the Library to ensure adequate funding to provide programming availability to all citizens.

Goal 9: Sustainability

Maximize opportunities to become a more sustainable community.

Objective 9.1: Reduce the amount of waste going to the landfill.

Strategy 9.1.1: Implement continuous improvements to recycling operations.

Strategy 9.1.2: Expand community education regarding recycling.

Objective 9.2: Identify and implement opportunities to minimize waste in procedures, operations and spending.

Strategy 9.2.1: Develop standards for new City facilities that require a high level of energy efficiency.

Strategy 9.2.3: Identify opportunities to develop alternative energy sources, such as wind turbines and solar cells, to power City needs.

Do It

The implementation plan outlines how the strategies, which are the 2030 Comprehensive Plan's action items, can be accomplished by the City. The following items are included in the implementation of each strategy:

1. Prioritization of the strategy
 - ◆ Timeframe each strategy should occur within
 - ◆ Short range - within 10 years
 - ◆ Long range - 10 - 20 years
 - ◆ Continuous - ongoing activity
2. Priority of the strategy within the timeframe
 - ◆ High to medium priority
 - ◆ Medium to low priority
3. Primary actors - The organizations and/or City departments that will likely accomplish the strategy
4. Cost considerations - The actions or items that will incur costs in order to accomplish the strategy
5. Potential funding sources - Possible sources of funding for accomplishing the strategy

Strategy 5.1.1

Conduct strategic planning activities that assess public safety strengths, weaknesses, opportunities and threats (SWOT Analysis) and determine ways to improve the provision of services.



Priority: Continuous /High to Medium

Primary Actors: Fire Department, Police Department, City management

Cost Considerations: staff resources, facilitation, implementation

Potential Funding Sources: City revenues, federal agency programs, state agency programs

Strategy 5.1.2

Identify opportunities for new substations, including potential locations and funding streams.

Priority: Short Range/High to Medium

Primary Actors: Fire Department, Police Department, City management, Butler County (potential partner)

Cost Considerations: staff resources, data analysis, development costs (if implemented)

Potential Funding Sources: City revenues, federal agency programs, state agency programs

Strategy 5.1.3

Determine minimum staffing requirements and implement a gradual “phase-in” process.

Priority: Short Range/Medium to Low

Primary Actors: Fire Department management, Police Department management, City management/human resources

Cost Considerations: staff resources, program development, program implementation

Potential Funding Sources: City revenues, federal agency programs

Strategy 5.1.4

Plan for apparatus/equipment acquisition and replacement on a scheduled basis.

Priority: Continuous/Medium to Low

Primary Actors: Fire Department management, Police Department management, City management

Cost Considerations: staff resources, program development, program implementation, apparatus costs

Potential Funding Sources: City capital funding

Strategy 5.2.1

Consider shared public safety facilities to improve operational efficiency and maximize return on public investment.

Priority: Long Range/Medium to Low

Primary Actors: Fire Department, Police Department, City management, Butler County (potential partner)

Cost Considerations: staff resources, data analysis, development costs (if implemented)

Potential Funding Sources: City revenues, federal agency programs, state agency programs

Strategy 5.2.2

Improve training, protocols and operating procedures between public safety agencies.



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Priority: Continuous/Medium to Low

Primary Actors: Fire Department management, Police Department management, Butler County Emergency Services, state agencies, federal agencies

Cost Considerations: staff resources, program development, program implementation, apparatus costs

Potential Funding Sources: City capital funding

Strategy 5.3.1

Provide attractive benefits packages and competitive wages.

Priority: Continuous/Medium to Low

Primary Actors: Fire Department management, Police Department management, City management/human resources

Cost Considerations: staff resources, program development, program implementation

Potential Funding Sources: City revenues, federal agency programs

Strategy 5.3.2

Promote the City as a preferred employer.

Priority: Continuous/High to Medium

Primary Actors: Fire Department management, Police Department management, City management/human resources

Cost Considerations: staff resources, program development, program implementation

Potential Funding Sources: City revenues, federal agency programs

Strategy 5.4.1

Transition to a narrow-band (preferably 800 or 900 MHz) communications network.

Priority: Short Range/High to Medium

Primary Actors: Fire Department, Police Department, Butler County Emergency Services

Cost Considerations: staff resources, staff training, equipment acquisition

Potential Funding Sources: City revenues, County revenues, federal agency programs

Strategy 5.4.2

Conduct a feasibility study for a City-managed dispatch center that defines costs and identifies potential funding streams.

Priority: Short Range/Medium to Low

Primary Actors: Fire Department management, Police Department management, City management

Cost Considerations: staff resources, consultant services

Potential Funding Sources: City revenues



Strategy 6.1.1

Coordinate with the public school districts, Butler Community College and other appropriate agencies to identify continuing education needs and potential funding opportunities.

Priority: Continuous/Medium to Low

Primary Actors: City staff, school district staff, BCC staff, local employers, economic development organizations

Cost Considerations: staff resources, staff training, program development, program implementation

Potential Funding Sources: local revenue sources, economic development funds, state agencies, local employers

Strategy 6.1.2

Expand workforce training that will develop occupational skills in the community that are attractive to existing and potential employers.

Priority: Short Range/High to Medium

Primary Actors: City staff, BCC staff, local employers, economic development organizations

Cost Considerations: staff resources, staff training, program development, program implementation

Potential Funding Sources: local revenue sources, economic development funds, state agencies, local employers

Strategy 6.3.1

Conduct a needs assessment to identify gaps in library facilities, equipment and services.

Priority: Long Range/Medium to Low

Primary Actors: Library staff, Library Board

Cost Considerations: staff resources, consultant services, data analysis

Potential Funding Sources: local revenue sources, private funding sources

Strategy 6.3.2

Develop plans to fill the identified gaps and maintain service levels as El Dorado grows.

Priority: Long Range/Medium to Low

Primary Actors: Library staff, Library Board

Cost Considerations: staff resources

Potential Funding Sources: local revenue sources, private funding sources

Strategy 6.3.3

Coordinate with the Library Board and Friends of the Library to ensure adequate funding to provide programming availability to all citizens.



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Priority: Continuous/Medium to Low

Primary Actors: City management, Library management, Library Board, Friends of the Library

Cost Considerations: staff resources, staff training

Potential Funding Sources: local revenue sources, private funding sources

Strategy 9.1.1

Implement continuous improvements to recycling operations.

Priority: Continuous/Medium to Low

Primary Actors: Public Works Department, Solid Waste staff

Cost Considerations: staff resources, staff training, program development, program implementation

Potential Funding Sources: City revenues, grant programs

Strategy 9.1.2

Expand community education regarding recycling.

Priority: Short Range/Medium to Low

Primary Actors: Public Works Department, Solid Waste staff, school districts (potential partners)

Cost Considerations: staff resources, staff training, program development, program implementation

Potential Funding Sources: City revenues, grant programs

Strategy 9.2.1

Develop standards for new City facilities that require a high level of energy efficiency.

Priority: Short Range/Medium to Low

Primary Actors: City management, City staff

Cost Considerations: staff resources, staff training, consultant services, program development, program implementation, facility costs

Potential Funding Sources: City revenues, City capital funding, grant programs, federal agency programs

Strategy 9.2.3

Identify opportunities to develop alternative energy sources, such as wind turbines and solar cells, to power City needs.

Priority: Long Range/High to Medium

Primary Actors: City management, City staff

Cost Considerations: staff resources, staff training, consultant services, program development, program implementation, equipment acquisition

Potential Funding Sources: City revenues, City capital funding, grant programs, federal agency programs



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Section 7 — Parks and Recreation

Existing Conditions and Issues

Facilities

The City of El Dorado has a fairly extensive park system with 15 developed parks, a hike/bike trail, a dog park and an activity center operated by the Parks and Recreation Department. The amenities/equipment available at each park varies. But the list of system amenities includes playground equipment, baseball/softball fields, basketball courts, soccer fields, a skate park, picnic tables, open spaces, a BMX track, gymnasiums and a municipal pool. Another amenity in El Dorado, which is not often found in communities, is an accessible playground for children with physical challenges. This facility (pictured to the right) is found at Summit Park.



Photo Credit: Scott A. Dunakey, PEC

The community park network contains four basic types of parks. Each type has different spatial, location and equipment needs. They are as follows:

- ◆ **Regional parks** serve an area larger than a community, perhaps one or more counties and often contain more than 100 acres. The primary attraction of a regional park is a large-scale recreational amenity like a lake, zoo or wildlife conservation area.
- ◆ **Community parks** serve a citywide population, providing separate facilities for quiet and active play. Competitive sports, passive entertainment, large group gatherings and individual usage are characteristics of community parks. They usually contain 10 or more acres.
- ◆ **Neighborhood parks** serve the local residents of the areas immediately surrounding them. They are generally less than eight acres in size and contain facilities like playgrounds, picnic areas and basketball courts. School playgrounds often serve the role of neighborhood parks.
- ◆ **Special use parks** serve a particular purpose for the entire community. This includes dog parks and hike/bike trails. They vary in size and configuration depending upon the purpose they serve.

There may be some overlap between these categories. For instance, community parks often double as neighborhood parks for the immediately surrounding area. It is also common for a park to be in one category based upon size but another based upon function. Table 7-A shows the parks in El Dorado by type. School playgrounds are included in the neighborhood park category.

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Neighborhood Parks		Community Parks		Regional Parks		Special Use Parks	
Controlling Entity	Park Name	Controlling Entity	Park Name	Controlling Entity	Park Name	Controlling Entity	Park Name
City of El Dorado	Gordy Park Graham Park Library Park McCollum Park Rice Park RIO Park Riverview Park South Summit Park Summit Park	City of El Dorado	Central Park East Park Forest Park North Main Park	Kansas Dept. of Wildlife and Parks	El Dorado State Park El Dorado Wildlife Area	City of El Dorado	Dog Park Linear Trail Walnut River Sports Complex
USD 375 USD 490	Oil Hill Elementary Grandview Elementary Jefferson Elementary Lincoln Elementary Skelly Elementary Washington Elementary						

Table 7-A: Park Facilities by Type

The City is not the only entity with park and recreation facilities and programs. Also, located in the vicinity are park and recreation assets that are owned by the two school districts, El Dorado State Park, two golf courses and the YMCA. Table 7-B on page 7-3 is a comprehensive listing of the park and recreation assets located in the area. The table corresponds with Figure 7-1, a map of those assets.

In the past, the National Recreation and Parks Association (NRPA) maintained standards on the types and quantities of park facilities a community should have. Previous City comprehensive plans have included comparisons of existing facilities against the NRPA standards. However, the NRPA currently recommends that each community design their own guidelines based upon its own desired levels of service. Therefore, no such comparison is included in this plan.

Facilities Issues

Funding is an issue with park facilities as with most government facilities. There is no dedicated funding source for capital projects or maintenance, other than what might be collected through park dedication requirements. Since those requirements are tied directly to residential land development, they may not be adequate to maintain desired levels of service. Maintenance is funded from the City General Fund and could fluctuate from year to year depending upon local politics. This issue is compounded by the fact that the Parks and Recreation Department handles the mowing and landscaping of all City rights-of-way and facilities.

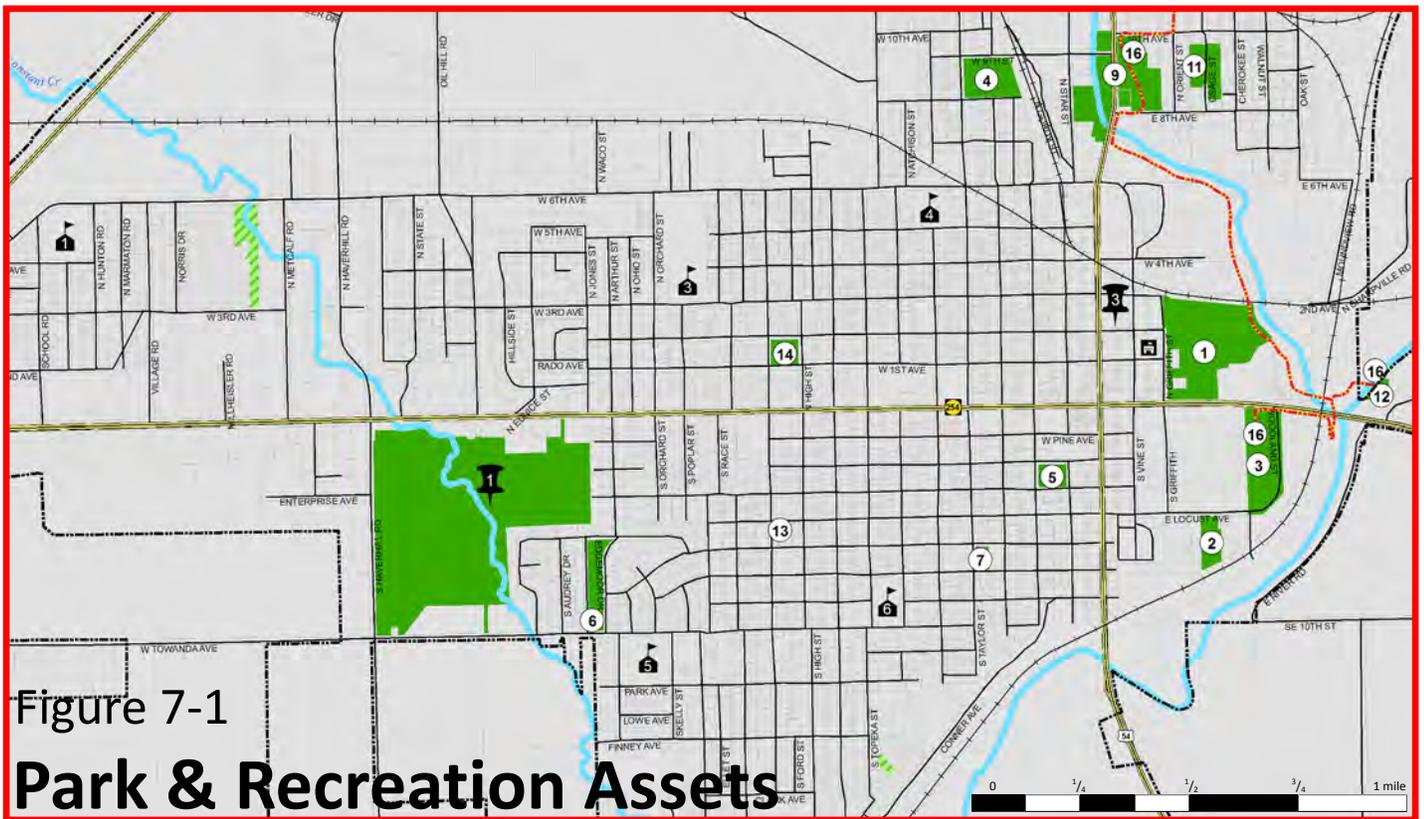
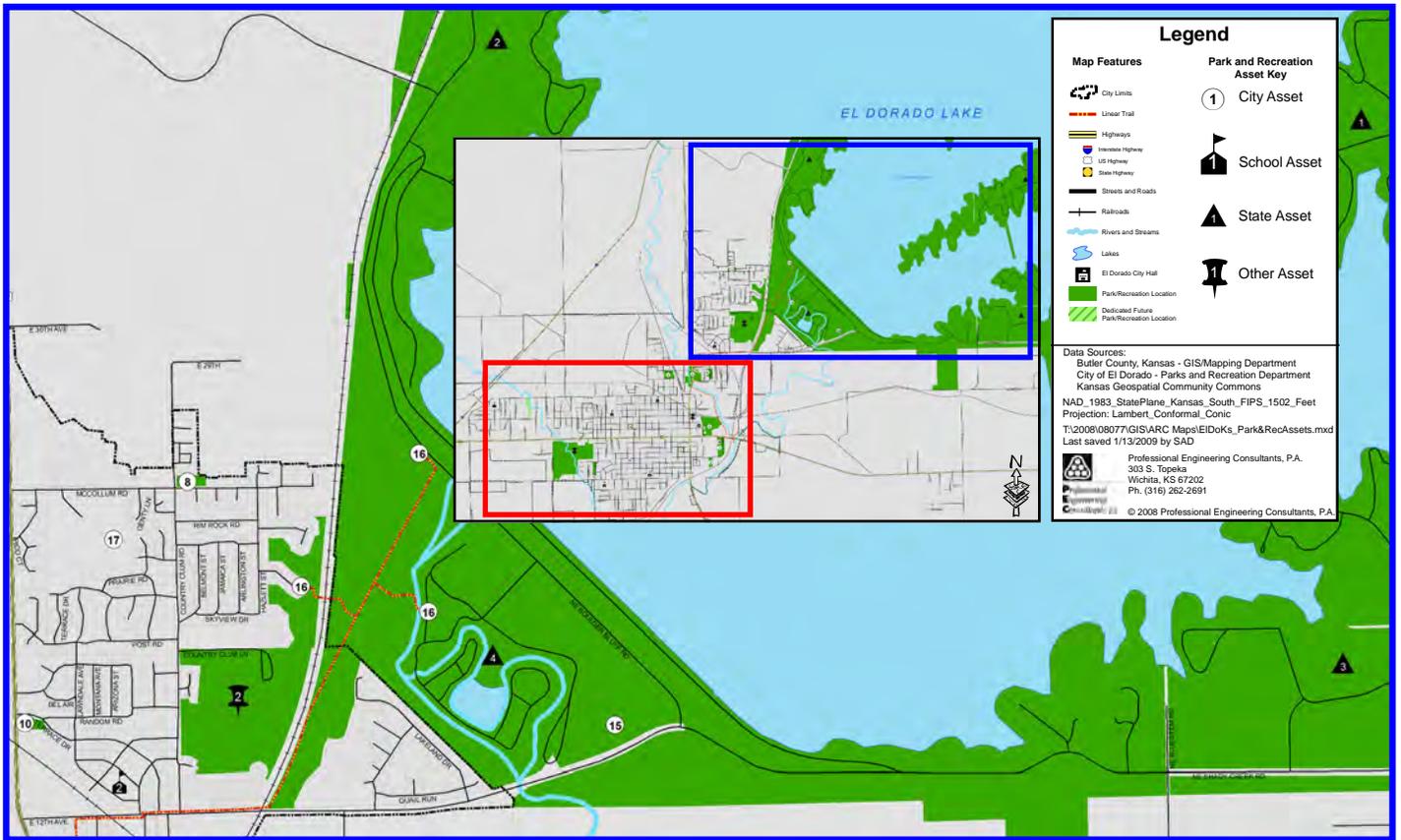
While park equipment is generally in good condition, there appears to be some maintenance issues. This may be attributed to equipment age, lack of appropriate staffing, funding or come combination of the three. Poorly maintained equipment leads to a negative perception of the safety of that equipment, which can translate to a negative perception of El Dorado’s parks in general.

The age of Galen Blackmore Stadium has led to an effort to build a new facility. While the need may be fairly debated, it is obvious that the age, condition and size of the existing stadium does not reflect well upon USD 490 and Butler Community College. This is particularly true given the fact that the BCC football team is six-time national champions at the junior college level.

Continued on pg. 7-5

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Another facilities issue is the municipal pool located at Forest Park. While it does serve an important recreational role within the community, it is an aging facility that does not reflect current trends in the development of aquatic facilities. Examples of the current trend may be found in the cities of Derby and Emporia. Those facilities have a “water park” feel and fill a greater recreation role than just swimming for their respective communities. Such facilities are often regional attractions that draw many visitors from other communities.

While El Dorado State Park is considered a regional park, El Dorado lacks a regional or large community park within the City’s park system. No existing city park is sizable enough with the proper amenities to serve that role. Subsequently, El Dorado lacks such an opportunity to enhance the local quality of life and draw additional visitors.

Recreational Programming

The Parks and Recreation Department provides many recreational programs for the community through both youth and adult programs. Current youth offerings include soccer, flag football, volleyball, instructional basketball, basketball leagues, baseball and softball. Seasonal activities include cheerleading clinics, tennis instruction and Hook-A-Kid on Golf. Various special events are held, such as babysitting clinics and arts and crafts. Adult activities include volleyball, softball and flag football. The municipal pool staff offers swim lessons for youth of all ages and abilities and special community events such as twilight swims, themed parties and special swim times for senior citizens.

Several other community groups conduct recreation programs, the most prominent being the YMCA. In fact, the City and YMCA partner on some of the sports programming provided in the community.

Recreational Programming Issues

The ability to keep up with the rising costs of providing recreational programming has become a concern in recent years. This is particularly true when considering the City’s commitment to provide opportunities for low income families who may not be able to afford recreational programs without some form of subsidy. While most activities are self-supporting, as costs continue to rise creative funding methods and partnership opportunities will need to be explored to greater levels.

Another challenge is to keep up with changing trends in recreation programming. Through the years, different types of activities enjoy varying levels of popularity. Staff must remain educated on recreation trends and be flexible enough to revise programming to meet local demand for different activities.

An issue identified by the Steering Committee is that there is not one centralized website that contains information on community recreational opportunities. An individual of any age seeking such information must access a variety of sources through the City, Butler County, YMCA, Bradford Memorial Library or several other organizations.



El Dorado Speaks

Key Survey Results

Refer to Appendix B on page 13-3 to view complete survey results. There were no survey questions directly related to parks and recreation. However, there were related response categories on several survey questions.

Question 7: What types of growth are needed in El Dorado? (select all that apply)

This question narrows down the preferred types of growth by category. Respondents were able to select multiple responses and enter individualized responses in the “other” category. There were no furnished response categories related to parks and recreation. However, there were two related responses in the “other” category. Six respondents indicated a need for more recreational development while five respondents indicated a need for more sports facilities.

Question 14: What attributes make a residential community appealing to you? (Check all that apply)

This question provided 12 specific response categories and one “other” category, which allowed for individualized responses. Two furnished response categories and one “other” response category related to parks and recreation. The second ranked response was “recreation/play areas with a 58.2% response frequency and “shared-use paths” was the 11th ranked response with a 36.2% response frequency. There was one “other” response that indicated golf as an appealing attribute.

Question 21: What types of businesses/industries do you believe are the most important for El Dorado to attract? (Check all that apply)

This question provided 14 specific response categories, one “none” category and one “other” category, which allowed for individualized responses. “Tourism/outdoor recreation” was the second ranked response with a 54% response frequency. While the subject of tourism is considered in Section 10—Economic Development, outdoor recreational opportunities are directly related to parks and recreation.

Question 22: Indicate your level of agreement with the following statements.

Respondents were asked to mark how strongly they agreed or disagreed with several statements and could respond “no opinion.” There were two statements indirectly related to parks and recreation. One statement was “I would be willing to pay additional taxes for new community facilities and services.” Over 44% agreed with this statement. After filtering out the “no opinion/not sure” responses, 8.1% strongly agreed and 42.5% agreed for a total of 50.6% in agreement. The remaining disagreed with 21.9% in strong disagreement. Another statement was “I would be willing to pay additional taxes for improvements to existing community facilities and services.” This garnered a slightly higher percentage in agreement with 50.5%. After filtering out the “no opinion/not sure” responses, 6.7% strongly agreed and 51.7% agreed for a total of 57.8% in agreement. The remaining disagreed with 18.6% in strong disagreement.



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Question 24: How would you rate each of the following community services?

This question listed 12 different categories of services found within the community. Respondents were asked to rate the quality of those services either excellent, good, fair or poor. “Excellent” responses were worth four points, “good” worth three, “fair” worth two and “poor” worth one point. Respondents could select “not sure,” which was weighted as zero points and not considered in the average response score. “Parks” tied for a fourth place ranking with an average rating score of 3.00. “Recreation programs” was the ninth ranked community service with an average rating score of 2.71.

Question 25: Indicate your level of agreement with the following statements.

Respondents were asked to mark how strongly they agreed or disagreed with several statements and could respond “no opinion.” There were no statements directly related to parks and recreation. However, since parks and recreation play a vital role in a community’s quality of life, that response category is considered here. Almost 72% of respondents agreed that they were satisfied with El Dorado’s quality of life with over 9% agreeing strongly. After filtering out the “no opinion/not sure responses,” 79.5% were in agreement.

Question 26: What attracts you to El Dorado?

This question provided 15 specific response categories and one “other” category, which allowed for individualized responses. “Quality of parks/recreation” was the ninth ranked response with a 25.4% response frequency.

Question 27: Written Comments

A complete listing of all written comments is included as Appendix C. For summary purposes, written comments were separated into broad categories. Several of the categories related to parks and recreation. There were 17 comments regarding the need for more tourism/recreation/entertainment, 8 positive comments about the new stadium proposal, 4 positive comments about the bike path and 4 negative comments about the new stadium proposal.

Plan For It

Goal 8: Parks and Recreation

Provide El Dorado with park and recreation facilities and programs that meet or surpass the ongoing recreation and leisure needs of the community.

Objective 8.1: Provide the most modern and safe equipment and facilities feasible to meet citizen demands.

Strategy 8.1.1: Develop a parks, recreation and open space master plan to determine the current and future needs of the community and identify how those needs can be met.

Strategy 8.1.2: Improve existing park and recreation facilities to keep up with citizen demand and industry trends.



Strategy 8.1.3: Ensure that funding and staffing for maintenance grows as the community grows.

Strategy 8.1.4: Conduct a feasibility study for a new aquatic park that would include, at a minimum, the following elements:

- 1) Needs assessment;
- 2) Ideal location;
- 3) Anticipated costs and projected revenues;
- 4) Funding opportunities, and;
- 5) Alternatives analysis.

Objective 8.2: Provide cost-effective sport and non-sport programming for individuals of all age, income and skill levels.

Strategy 8.2.1: Continually evaluate programming expenses to identify opportunities to improve operational margins while preserving opportunities for low income families.

Strategy 8.2.2: Support and fund opportunities for staff development.

Strategy 8.2.3: Continue to diversify and improve programming offerings as opportunities become available in order to better serve the community.

Additional Recommendations

1. Conduct a survey on community park and recreation preferences. This may be part of a master planning process.
2. Create comprehensive park and recreation guidelines that will serve as community goals on the provision of facilities and services. Performance measures based upon those guidelines should be developed to help the City meet community level of service preferences. This may be part of a master planning process.
3. Conduct a comprehensive inventory of park equipment, which includes the condition of the equipment. Develop a routine maintenance schedule and equipment replacement guidelines. This may be part of a master planning process.
4. The City should identify dedicated funding sources for park maintenance and capital improvements that are sufficient to meet desired levels of service.
5. Identify new opportunities to partner with community organizations on the provision of recreational programming.
6. Publish and market a comprehensive guide or website that lists the community's recreational (sport and non-sport) opportunities for all ages of patrons. Included would be information on costs, sponsoring organizations, special events and perhaps online registration.
7. There is a perception in El Dorado that there are not enough activities and amenities targeted at the local teenage population. The City should identify opportunities to better serve the teenage population with facilities, amenities and programming.



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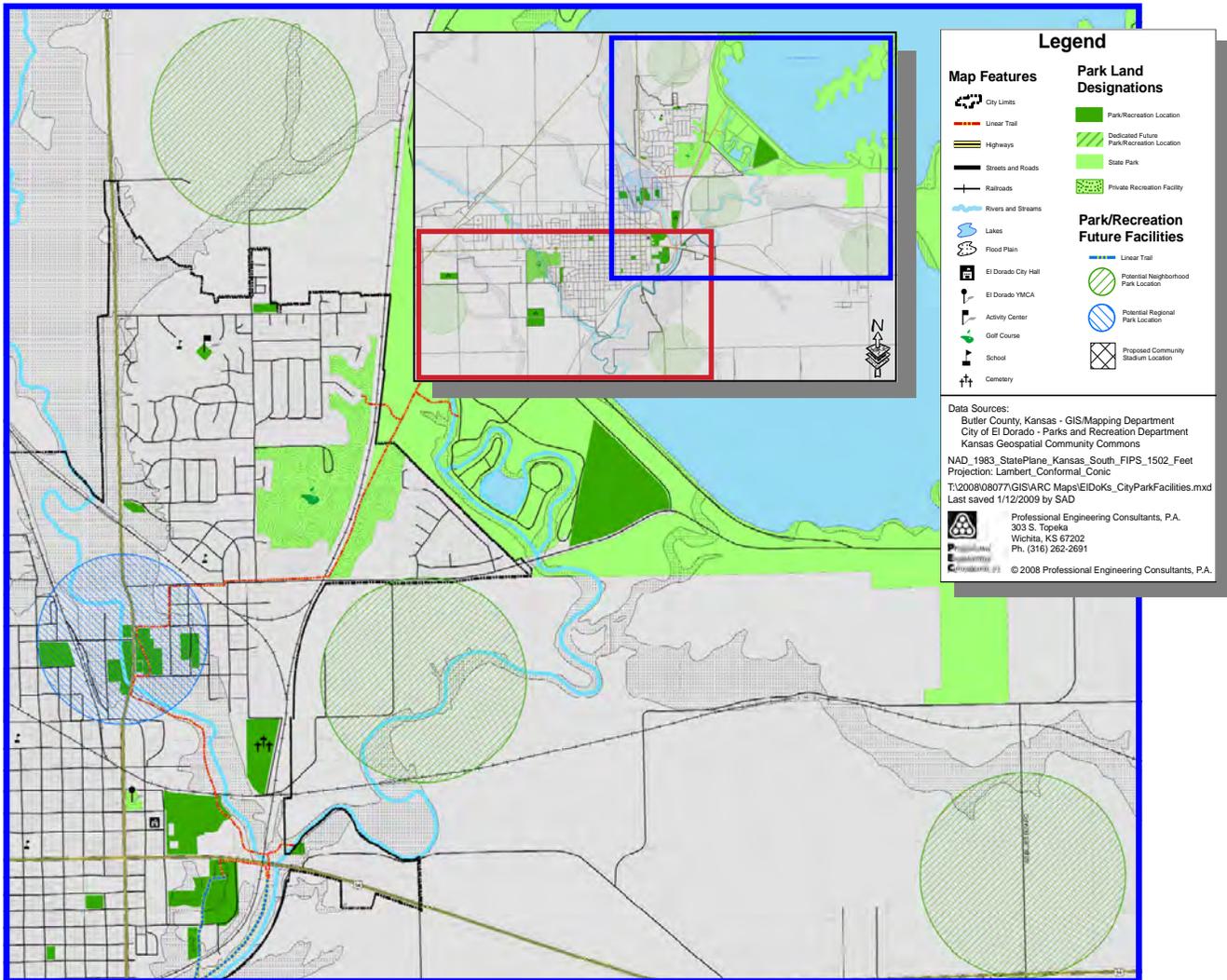




Figure 7-2: Park & Recreation Facilities Map

Figure 7-2 represents current facility locations and potential new facility locations. The areas representing potential future park locations assume that future land use patterns are consistent with the Future Land Use Map (pg. 12-5). If that is the case, a park facility should be built somewhere in the area represented by the corresponding map symbol in order to serve the neighboring population.

The current site of the American Legion Golf Course has been recommended as the location for a new community sports stadium. This facility would replace Galen Blackmore Stadium and could be used for football, soccer and track events for both USD 490 and Butler Community College. At this time, the community is in the early stages of developing such a facility, so full details have yet to be determined. Future updates of this plan should include appropriate details regarding this facility.

Do It

The implementation plan outlines how the strategies, which are the 2030 Comprehensive Plan's action items, can be accomplished by the City. The following items are included in the implementation of each strategy:

1. Prioritization of the strategy
 - ◆ Timeframe each strategy should occur within
 - ◆ Short range - within 10 years
 - ◆ Long range - 10 - 20 years
 - ◆ Continuous - ongoing activity
2. Priority of the strategy within the timeframe
 - ◆ High to medium priority
 - ◆ Medium to low priority
3. Primary actors - The organizations and/or City departments that will likely accomplish the strategy
4. Cost considerations - The actions or items that will incur costs in order to accomplish the strategy
5. Potential funding sources - Possible sources of funding for accomplishing the strategy

Strategy 8.1.1

Develop a parks, recreation and open space master plan to determine the current and future needs of the community and identify how those needs can be met.

Priority: Short Range /High to Medium

Primary Actors: Parks and Recreation Department, Recreation Advisory Board

Cost Considerations: staff resources, consultant services, data analysis

Potential Funding Sources: City revenues

Strategy 8.1.2

Improve existing park and recreation facilities to keep up with citizen demand and industry trends.



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Priority: Continuous /Medium to Low

Primary Actors: Parks and Recreation Department, Recreation Advisory Board

Cost Considerations: staff resources, staff training, program development, program implementation, equipment acquisition, facility improvements

Potential Funding Sources: City revenues, City capital funds

Strategy 8.1.3

Ensure that funding and staffing for maintenance grows as the community grows.

Priority: Continuous /High to Medium

Primary Actors: Parks and Recreation management, City management

Cost Considerations: staff resources

Potential Funding Sources: City revenues

Strategy 8.1.4

Conduct a feasibility study for a new aquatic park.

Priority: Long Range/Medium to Low

Primary Actors: Parks and Recreation Department, Recreation Advisory Board

Cost Considerations: staff resources, consultant services, data analysis

Potential Funding Sources: City revenues

Strategy 8.2.1

Continually evaluate programming expenses to identify opportunities to improve operational margins while preserving opportunities for low income families.

Priority: Continuous /High to Medium

Primary Actors: Parks and Recreation Department, City management, Recreation Advisory Board

Cost Considerations: staff resources, staff training, program development, program implementation

Potential Funding Sources: City revenues, recreation programming revenues

Strategy 8.2.3

Continue to diversify and improve programming offerings as opportunities become available in order to better serve the community.

Priority: Continuous /Medium to Low

Primary Actors: Parks and Recreation Department, Recreation Advisory Board

Cost Considerations: staff resources, staff training, program development, program implementation

Potential Funding Sources: City revenues, recreation programming revenues



Section 8 — Housing

Existing Conditions and Issues

Housing Data

Figure 8-1 gives an overall picture of the type of housing people live in. One unit housing is a typical single family home. Two-unit housing is duplexes or side-by-side townhomes. Three or four unit housing is generally triplex or fourplex apartments or townhomes. Five-unit to twenty-unit housing is typically medium to high density apartment complexes.

El Dorado’s housing mix is very comparable to that of the comparison cities. The exception is Andover, which has a relatively high proportion of mobile homes at 13.6%, a full 6% higher than the nation as a whole. El Dorado, on the other hand, has the lowest proportion of mobile homes and a reasonably high proportion of single family homes at 78%. Nationally, 65.8% of the housing units are single family. El Dorado has a lower percentage of multiple family housing (17.4%) than the national proportion of 26.4%, but has an amount comparable to the other cities examined.

Housing Units by Type
El Dorado vs. Selected Cities

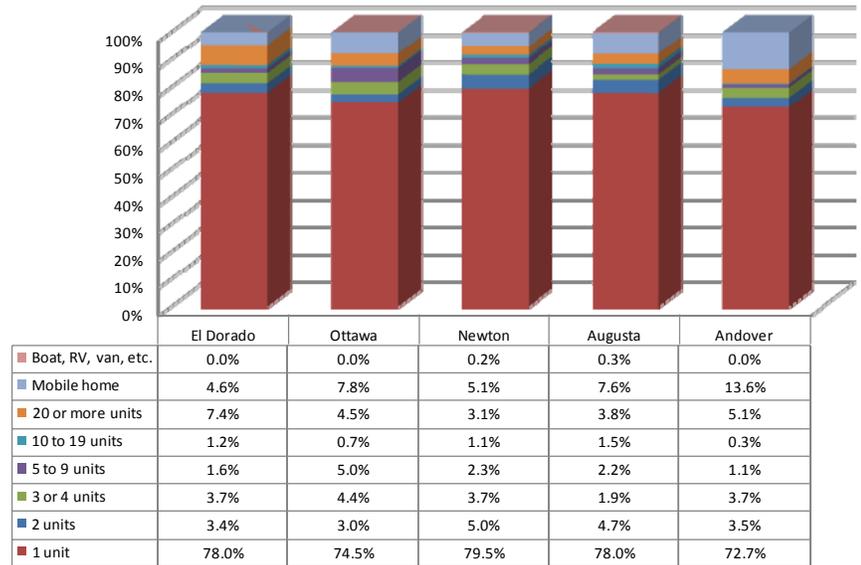


Figure 8-1: Housing Units by Type

Source: US Census Bureau

Housing Age by Year Built

El Dorado vs. Selected Cities

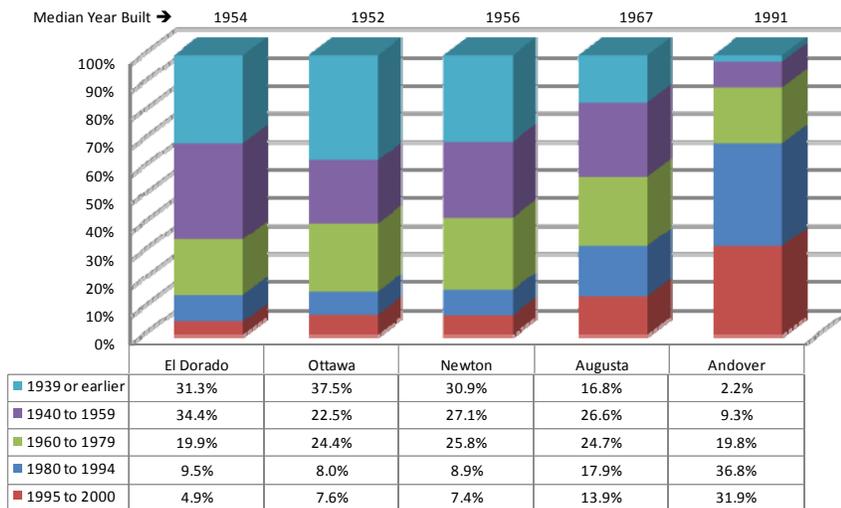


Figure 8-2: Housing Age

Source: US Census Bureau

The age of the housing is a good indicator of the age of a city’s residential infrastructure, such as streets, storm water drainage systems, water lines and sanitary sewer lines. Figure 8-2 indicates that only Ottawa has an older median year built (1952) than El Dorado’s 1954. This indicates that a majority of homes in El Dorado are over 55 years old. More than 65% of El Dorado’s housing stock was built prior to 1960. This is very comparable to Ottawa and Newton. Andover, however, has a median year built of 1991 and almost 70% of its homes were built after 1980, with about 32% having been built since 1995.



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El Dorado has a relatively low median home value at \$62,400 (Figure 8-3). The age and condition of the housing stock are the most likely reasons for this. El Dorado’s median year built is 1954. Generally, older homes are valued lower than newer homes. Meanwhile, Andover’s median home value is over \$135,000. Much of its housing stock is much newer and Andover benefits from its close proximity to Wichita. The majority (53.6%) of El Dorado’s homes is valued in the \$50,000 - \$100,000 range. While this may indicate a good supply of affordable housing, it does not speak to quality or choice.

Housing Conditions

A typical housing conditions analysis is done using a windshield survey, where the condition of each home is rated on a variety of criteria from the street view and an overall condition is assigned. Such an analysis requires a great deal of time and manpower along with limited training for each reviewer to ensure consistency. The scope and budget of this project did not allow for such a detailed analysis of housing conditions. Rather, this analysis was conducted using a Geographic Information System (GIS) and information obtained from the Butler County Appraiser’s Office online database, which contains a general condition used as an appraisal factor. A map was created showing the appraiser’s assigned property condition for each single family home within El Dorado city limits. The results were then field verified and adjusted to take into account livability versus value.

A map of El Dorado’s single family housing conditions is included as Figure 8-4. The map is purposefully generic and vague so that it is difficult to identify specific homes. As one might expect, the poorest housing conditions are generally found in the oldest areas of town, while the best housing conditions tend to be found in the newest residential areas.

Table 8-A is a breakdown of El Dorado’s single family housing condition statistics. While there are no applicable standards, a review of two similar studies in the region indicates that El Dorado has a relatively high proportion of poor and unsatisfactory condition homes. However, neither of the aforementioned studies uses the same condition categories used here. One of the studies shows 11.8% of housing units that equate with the poor or unsatisfactory condition used in this analysis. Another community

has a relatively high proportion of poor and unsatisfactory condition homes. However, neither of the aforementioned studies uses the same condition categories used here. One of the studies shows 11.8% of housing units that equate with the poor or unsatisfactory condition used in this analysis. Another community

Home Values
El Dorado vs. Selected Cities

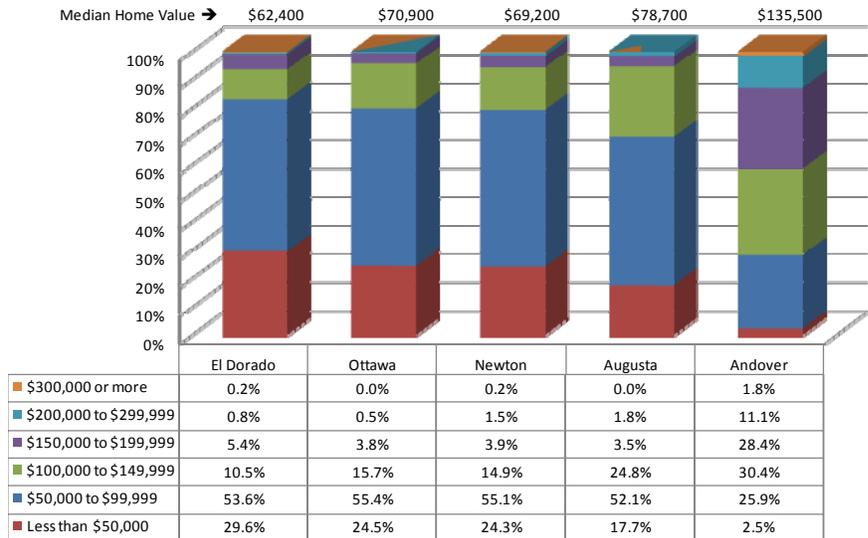


Figure 8-3: Home Values

Source: US Census Bureau

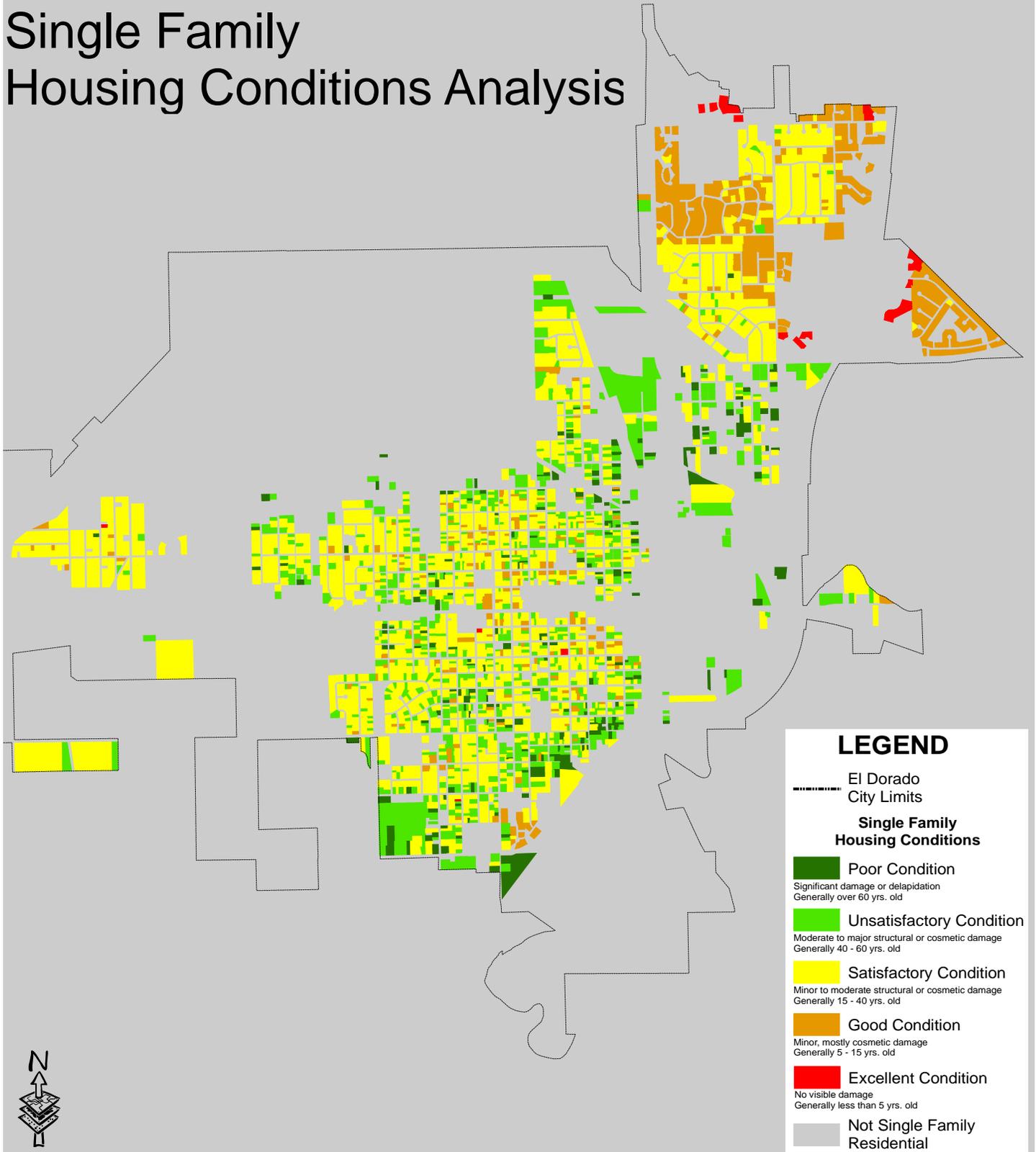
Condition	Number	Percent	Total Value	Average Value
Poor	234	5.2%	\$4,744,952	\$20,278
Unsatisfactory	990	22.0%	\$42,067,625	\$42,493
Satisfactory	2,668	59.4%	\$199,960,777	\$74,948
Good	574	12.8%	\$86,277,891	\$150,310
Excellent	29	0.6%	\$8,050,957	\$277,619
Totals	4,495	100%	\$ 341,102,202	\$ 75,885

Source: Butler County Appraiser

Table 8-A: Single Family Housing Conditions Analysis



Figure 8-4
Single Family
Housing Conditions Analysis





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has 4.1% that correspond to those categories. On a positive note, El Dorado's percentage of good and excellent condition housing compares favorably or exceeds that of those same two communities.

There are two important considerations in understanding this housing conditions analysis. One is that the original Butler County Appraiser's housing condition is for the purpose of determining property values, not livability. Therefore, adjustments were made to account for livability. Another consideration is that the conditions are assigned subjectively. That is to say that they are done based on an individual's best judgment. Therefore, it is difficult to compare housing conditions between communities unless the same individuals participated in both studies. Because of this, such comparisons should only be used as a point of reference and not as a community performance measure.

The City's Neighborhood Revitalization Plan is a program that creates an incentive for the redevelopment of declining areas or properties in El Dorado. Eligible residential properties may receive a tax abatement of 95% on the increased value of a home in specified Neighborhood Revitalization areas or approved dilapidated structures that are at least 25 years old. For example, an eligible home is valued by the County Appraiser at \$50,000 prior to the project but is valued at \$80,000 after the project. The rebate amount is based upon the taxes paid on the additional \$30,000 in value. To date, the program has been credited with helping to renovate over 85 residential properties.

Issues

The major housing issues facing El Dorado, as is evident from the existing conditions data, are housing age, housing condition and housing value. These are all interrelated. Age impacts condition and condition is a primary indicator of value. This is not to say that old homes are necessarily in poor condition. To the contrary, some are in excellent condition. However, there is a general trend that the poorest condition homes are the oldest homes. The impact of condition on value is obvious when viewing Table 8-A. The average home values increase markedly as condition improves.

The primary reason housing age is such an issue is that older homes are more expensive to own and maintain than newer homes. This is because design concepts, construction methods, building materials and mechanical systems technologies change drastically over time. The cost to update any of these becomes increasingly higher as a home gets older. Even mere cosmetic changes become expensive, particularly if maintaining historical integrity is a priority. Due to the relatively high cost of owning an older home, they often fall into disrepair. Elderly home owners on fixed incomes and lower income individuals who often purchase older homes because of lower values frequently find it difficult to afford the maintenance costs. Routine maintenance then gets overlooked and the condition slips.

A recurrent theme during the planning process was the unattractive appearance of some residential areas. Many in the community see this as a code enforcement issue, some see it as a socioeconomic issue, still others see this as a property rights issue. Regardless of the root cause, it is undeniable that poor maintenance and property upkeep has a negative impact on the perception of El Dorado. It detracts from community pride, reinforces negative stereotypes and hampers economic development efforts.



The City’s development codes limit the flexibility of developers and home builders in the type of development and housing style that can be built. Recent residential development trends favor relatively small lots of 5,000 square feet or less with homes close to the street right-of-way. There is no zoning district in El Dorado that permits such a development. Most residential land uses in El Dorado occur within the “R-1” Residential—Low Density zoning district, which calls for a minimum lot area of 8,000 square feet and minimum width of 70 feet.

El Dorado Speaks

Key Survey Results

Refer to Appendix B on page 13-3 to view complete survey results.

Question 7: What types of growth are needed in El Dorado? (select all that apply)

This question asks about the preferred types of growth by category. Respondents were able to select multiple responses and enter individualized responses in the “other” category. The third ranked response was “residential” with a 45.9% response frequency.

Question 10: Do you feel there is an adequate amount of affordable housing in El Dorado?

This question gave the opportunity to answer “yes,” “no” or “no opinion.” Most respondents answered “no” with 53%. After excluding the “no opinion” responses, 59.6% answered “no” and 40.4% answered “yes.”

Question 11: Do you think sidewalks should be required in new residential developments in El Dorado?

This question gave the opportunity to answer “yes,” “no” or “no opinion.” Overall, 65% of respondents answered “yes,” while only 24.8% answered “no.” After filtering out the “no opinion” responses, 72.4% answered “yes” and 27.6% answered “no.”

Question 12: As El Dorado grows, what kinds of housing development would you like to see encouraged? (Check all that apply)

This question provided nine specific response categories and one “other” category, which allowed for individualized responses. “Single family homes” was the highest ranked response with over 88% response frequency. “Assisted/senior living” ranked second with a 53.6% response frequency followed by three multiple family housing options. Over 42% responded “apartments,” “townhouses” garnered a 35.9% response frequency and “condominiums” ranked sixth with a 32.8% response frequency.

Question 13: What area(s) do you think would be most appropriate to locate new multiple family housing? (Check all that apply)

There were six geographic areas to choose from, plus an “other” category. Individualized responses were entered for the “other” category. The overwhelming top choice was “west/southwest near Butler Community College” with a response frequency of almost 66%.



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Question 14: What attributes make a residential community appealing to you? (Check all that apply)

This question provided 12 specific response categories and one “other” category, which allowed for individualized responses. There was very little separation between the top four response categories. “Proximity to work” ranked first with 58.8%. This is followed closely by “recreation/play areas” (58.2%), “proximity to schools” (56.2%) and “sidewalks” with 58.2%. “Cul-de-sacs” [sic] were the lowest ranked amenity with a 15.4% response frequency.

Question 25: Indicate your level of agreement with the following statements.

Respondents were asked to mark how strongly they agreed or disagreed with several statements and could respond “no opinion.” There were two statements indirectly related to housing. Over 83% of respondents believe that deteriorated or dilapidated structures are a local issue, with 31.3% agreeing strongly. After filtering out the “no opinion/not sure” responses, 34.6% strongly agree and 57.4% agree for a total of 92% in agreement. Meanwhile, 62.7% of respondents agreed that El Dorado should more aggressively pursue code enforcement in neighborhoods, which jumps to 75% after excluding the “no opinion/not sure” responses.

Question 26: What attracts you to El Dorado?

This question provided 15 specific response categories and one “other” category, which allowed for individualized responses. “Affordability of housing” was the 10th ranked response with a 21.4% response frequency. “Quality of housing available” ranked 13th with a 10.7% response frequency.

Question 27: Written Comments

A complete listing of all written comments is included as Appendix C. For summary purposes, written comments were separated into broad categories. Two of the categories related to housing. There were 36 negative comments about code enforcement/city appearance, which was the top response category. Also, there were five negative responses about local housing values/costs.

Plan for It

Goal 4: Housing

Ensure that all El Dorado citizens have access to affordable, quality housing opportunities.

Objective 4.1: Revitalize existing residential areas in need of improvements.

Strategy 4.1.1: Expand the Neighborhood Revitalization Plan to include more eligible areas.

Strategy 4.1.2: Explore opportunities to increase funding for revitalization through HOME, CDBG and other state and federal programs.

Strategy 4.1.3: Develop new tools and programs to facilitate the redevelopment of depressed residential areas.

Objective 4.2: Increase and improve the supply of quality residential rental properties.



Strategy 4.2.1: Encourage rental property owners to maintain existing properties through proactive code enforcement activities.

Strategy 4.2.2: Study the feasibility of creating a housing authority to monitor, license and inspect residential rental properties.

Objective 4.3: Increase the supply of buildable lots and housing stock to improve housing opportunities at all price points

Strategy 4.3.1: Conduct periodic local builders' forums and/or assist in the formation of a local builders association.

Strategy 4.3.2: Improve communications between the City and developers/home builders.

Strategy 4.3.3: Identify opportunities to encourage the development of spec homes.

Objective 4.4: Meet the special housing needs of our current and future residents and improve housing choices for special needs and underserved populations.

Strategy 4.4.1: Explore options to expand affordable senior-occupied homes, apartments, assisted living, and nursing home facilities.

Strategy 4.4.2: Identify barriers to providing additional housing choices, such as zoning issues, and recommend policies to overcome those barriers.

Strategy 4.4.3: Conduct a needs assessment study to determine community deficiencies in existing and future housing and day facilities.

Strategy 4.4.4: Identify community-wide opportunities for group housing and care options integrated into neighborhoods for those residents who are physically and mentally challenged, recovering from substance abuse and victims of domestic violence.

Additional Recommendations

1. Investigate the opportunity to create a grant or low interest loan program that would provide funding to low income families specifically for exterior home improvements, such as paint, siding, windows, etc. Such a program should be targeted at homes that are in unsatisfactory or poor condition. There may be opportunities to partner with local vendors.
2. Identify existing houses that are structurally unsound, or dilapidated to the point that rehabilitation is not economically feasible. Determine the feasibility of proactively demolishing unsound homes that are uninhabited.



3. Do more to encourage the development of duplexes, townhouses and apartments, which can increase the supply of affordable housing. Oftentimes, attempts to develop multiple family housing are met with neighborhood resistance. Therefore, care must be taken to mitigate any negative impacts to surrounding land uses. Decision makers must ensure such development occurs in appropriate locations.
4. Proactively enforce codes that focus on maintaining housing and property conditions.
5. Reduce the residential lot size requirements to allow more subdivision design flexibility for residential developers.

Do It

The implementation plan outlines how the strategies, which are the 2030 Comprehensive Plan’s action items, can be accomplished by the City. The following items are included in the implementation of each strategy:

1. Prioritization of the strategy
 - ◆ Timeframe each strategy should occur within
 - ◆ Short range - within 10 years
 - ◆ Long range - 10 - 20 years
 - ◆ Continuous - ongoing activity
2. Priority of the strategy within the timeframe
 - ◆ High to medium priority
 - ◆ Medium to low priority
3. Primary actors - The organizations and/or City departments that will likely accomplish the strategy
4. Cost considerations - The actions or items that will incur costs in order to accomplish the strategy
5. Potential funding sources - Possible sources of funding for accomplishing the strategy

Strategy 4.1.1

Expand the Neighborhood Revitalization Plan to include more eligible areas.

Priority: Short Range/Medium to Low

Primary Actors: City management

Cost Considerations: staff resources, research, community coordination, implementation

Potential Funding Sources: City revenues

Strategy 4.1.2

Explore opportunities to increase funding for revitalization through HOME, CDBG and other state and federal programs

Priority: Continuous/High to Medium

Primary Actors: City management

Cost Considerations: staff resources, staff training

Potential Funding Sources: City revenues



Strategy 4.1.3

Develop new tools and programs to facilitate the redevelopment of depressed residential areas.

Priority: Continuous/Medium to Low

Primary Actors: City management, City Planning staff, City Building staff

Cost Considerations: staff resources, staff training, research, program development, program implementation

Potential Funding Sources: City revenues, state agency programs, federal agency programs

Strategy 4.2.1

Encourage rental property owners to maintain existing properties through proactive code enforcement activities.

Priority: Continuous/High to Medium

Primary Actors: City management, City Code Enforcement staff

Cost Considerations: staff resources, staff training

Potential Funding Sources: City revenues, potential fines

Strategy 4.2.2

Study the feasibility of creating a housing authority to monitor, license and inspect residential rental properties.

Priority: Short Range/High to Medium

Primary Actors: City management

Cost Considerations: staff resources, staff training, program development, program implementation

Potential Funding Sources: City revenues, program revenues (if implemented)

Strategy 4.3.1

Conduct periodic local builders' forums and/or assist in the formation of a local builders association.

Priority: Continuous/Medium to Low

Primary Actors: City management, City Building staff, City Planning staff, local development community

Cost Considerations: staff resources, community coordination

Potential Funding Sources: City revenues, program revenues (if builders association created)

Strategy 4.3.2

Improve communications between the City and developers/home builders.

Priority: Continuous/Medium to Low

Primary Actors: City management, City Building staff, City Planning staff, local development community

Cost Considerations: staff resources, community coordination

Potential Funding Sources: City revenues, program revenues (if builders association created)



Strategy 4.3.3

Identify opportunities to encourage the development of spec homes

Priority: Short Range/Medium to Low

Primary Actors: City management, City Building staff, City Planning staff, local development community

Cost Considerations: staff resources, community coordination

Potential Funding Sources: City revenues

Strategy 4.4.1

Explore options to expand affordable senior-occupied homes, apartments, assisted living, and nursing home facilities.

Priority: Short Range/Medium to Low

Primary Actors: City staff, local development community, Butler County Division on Aging (potential partner)

Cost Considerations: staff resources, staff training, program development, program implementation

Potential Funding Sources: local revenue sources, private revenue sources (if implemented), federal agency programs, state agency programs

Strategy 4.4.2

Identify barriers to providing additional housing choices, such as zoning issues, and recommend policies to overcome those barriers.

Priority: Short Range/Medium to Low

Primary Actors: City Planning staff, Planning Commission, local development community, Butler County Division on Aging

Cost Considerations: staff resources, staff training, program development, program implementation, community coordination

Potential Funding Sources: City revenues

Strategy 4.4.3

Conduct a needs assessment study to determine community deficiencies in existing and future housing and day facilities.

Priority: Short Range/Medium to Low

Primary Actors: **City management**, City Planning staff, Butler County Division on Aging

Cost Considerations: staff resources, staff training, program development, program implementation, community coordination

Potential Funding Sources: City revenues, grant programs, federal agency programs, state agency programs



Strategy 4.4.4

Identify community-wide opportunities for group housing and care options integrated into neighborhoods for those residents who are physically and mentally challenged, recovering from substance abuse and victims of domestic violence.

Priority: Continuous/Medium to Low

Primary Actors: City Planning staff, Butler County Division on Aging, nonprofit organizations, local care providers

Cost Considerations: staff resources, staff training, program development, program implementation, community coordination

Potential Funding Sources: local revenue sources, private revenue sources (if implemented), federal agency programs, state agency programs



Section 9 — Historic Preservation

Existing Conditions and Issues

Existing Conditions

El Dorado has taken many strides in the past two decades to improve their historic downtown area. Local groups, such as Community Action for Retail Revitalization (CARR) and El Dorado Main Street, have been instrumental in preserving and improving the economic viability of downtown El Dorado. In 1997, a \$1.4 million federal grant awarded to CARR helped to improve the downtown infrastructure and enhance the downtown streetscape. El Dorado Main Street has worked with downtown property owners to restore historic building façades. Their efforts, in conjunction with the El Dorado Chamber of Commerce, have also made possible millions of dollars in new investment into the core area. This includes the Butler County Judicial Center, the Civic Center and the YMCA facility.

El Dorado has shown respect for its historic venues throughout the years through preservation efforts. Several historic buildings and homes have been preserved through both public and private means. This includes the El Dorado Missouri Pacific Depot, Butler County Courthouse, McDonald Stadium, El Dorado Middle School, Star-Vu Drive-in and the Carnegie Library Building. Also, many of the buildings in the historic downtown area have been well kept and renovated. To a large extent, the original downtown structures remain intact and are used for a variety of commercial, residential, office and institutional purposes.

The Kansas Historic Preservation Statute (KSA 75-2715—2726) requires the City to notify the State Historic Preservation Officer (SHPO) of any proposed project to occur within 500 feet (historic environs) of a property listed on the State or National Historic Registers. A project is defined as:

1. Any activity directly carried out by state or local government entities;
2. Any activities carried out by individuals, firms, organizations, etc., which receive financial assistance from any state agency or local government entity;
3. Any activity involving the issuance of a lease, permit, license or certificate by a government unit.

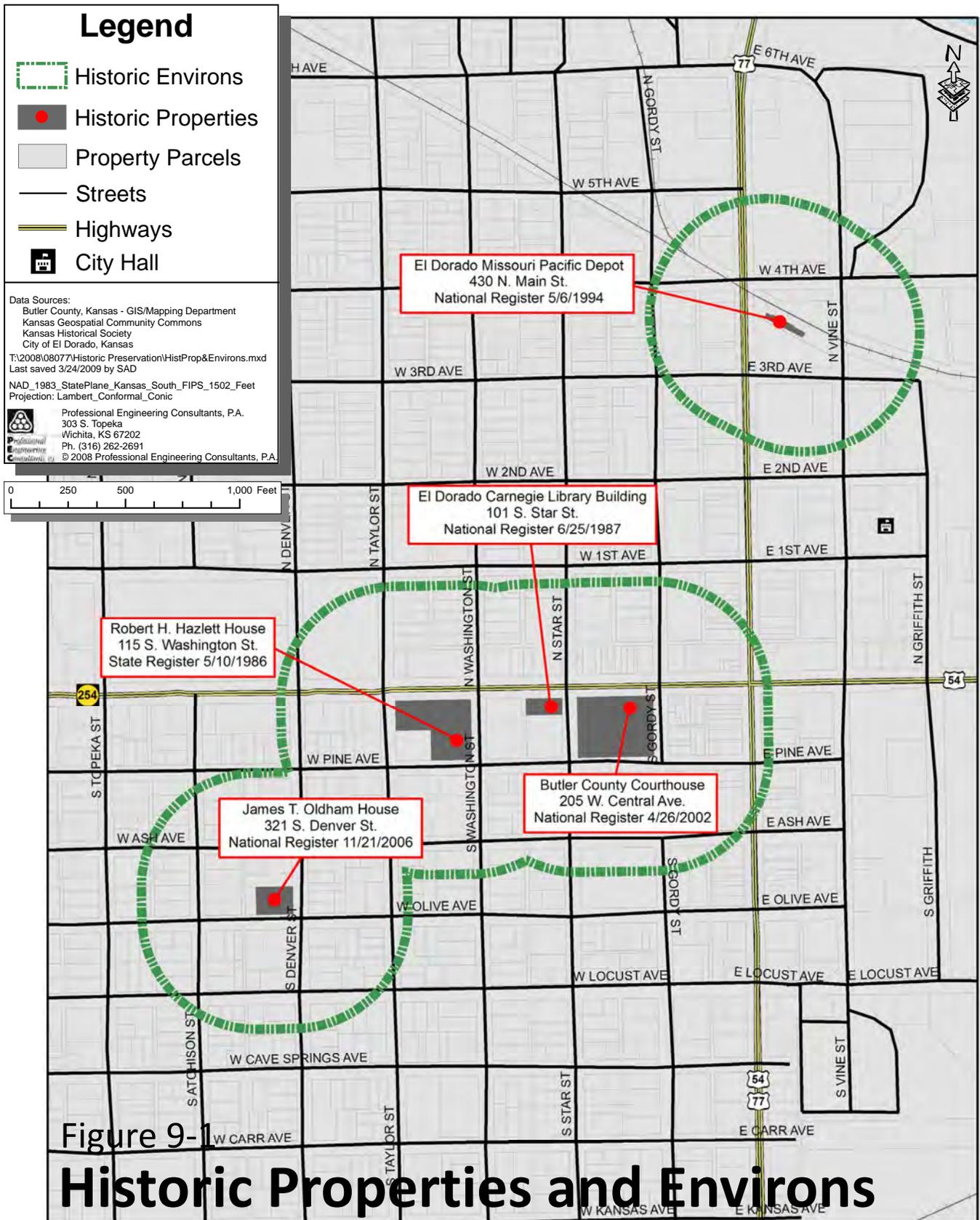
El Dorado currently has four structures listed on the National Register of Historic Places. This includes the Butler County Courthouse, the El Dorado Carnegie Library Building, the El Dorado Missouri Pacific Depot and the James T. Oldham House at 321 S. Denver St. Additionally, one home is listed only on the Kansas Register of Historic Places. That structure is the Robert H. Hazlett House at 115 S. Washington. There are many other structures of varying historical significance that are not listed on either register. The registered properties and their historic environs are illustrated in Figure 9-1.

Historic Preservation Issues

While some of the efforts to preserve or renovate El Dorado's older homes are commendable, most of the older housing stock has not received the same level of attention. In fact, while not based on a formal study, it is obvious that the overall condition of El Dorado's older homes is suffering. However, that issue is largely addressed in Section 8, which tackles the issue of housing.

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There is a difference between old and historic. This section focuses on efforts to preserve the historic. To qualify as historic by National Register criteria, a property must meet three qualifiers: age, integrity and significance. It must be at least 50 years old. It must still look the way it always has (generally). Perhaps most importantly, the property must be historically significant. The National Register relies on four main questions when determining historical significance. “Is the property associated with events, activities, or developments that were important in the past? With the lives of people who were important in the past? With significant architectural history, landscape history, or engineering achievements? Does it have the potential to yield information through archeological investigation about our past?” (National Register website, www.nps.gov/nr). Many historic property owners are hesitant to nominate their properties for the National Register due to a misunderstanding of the process and the requirements of the program. In fact, one participant at the Public Open House held on January 21, 2009, commented that they would be interested in nomination for their home, but they didn’t want to be held to the program standards.

It is true that the Secretary of the Interior, whose office is responsible for the National Register, sets standards regarding the preservation, rehabilitation, restoration and rebuilding of historic properties. It is not true, however, that all National Register properties must adhere to these standards. For reference, these standards are included as Appendix 4. Generally speaking, the standards only apply to properties that will receive Federal grant funding or tax benefits. However, state or local historic preservation programs may also adopt the standards for funding and tax incentives. So, unless a property owner is seeking funding or tax incentives from a program that requires adherence to the standards, it is not a requirement to remain listed on the National Register.

Sometimes it is difficult to determine the point at which a property is worth investing in or should be demolished. The Secretary of Interior Standards in Appendix 4 contains recommendations on when each of the different treatments (preservation, rehabilitation, restoration, rebuilding) are appropriate. These recommendations are useful as general guidelines. The answer to the dilemma lies in the level of architectural integrity of the property and the extent to which the property is damaged. Obviously, if a property has been completely lost due to fire or natural disaster, rebuilding or replacement is the answer. If the damaged property was historically significant, then rebuilding should be strongly considered when there is adequate documentation. Lesser amounts of damage may make one of the less drastic treatments feasible.

The question of feasibility hinges upon two aspects. The first, as previously alluded to, is the level of documentation or evidence that exists to support the treatment efforts. Every attempt should be made to ensure that the finished renovations are as historically accurate as possible. The second aspect of feasibility is cost. Often, it is more expensive to recreate or refurbish an historic property than to replace it. Therefore, funding becomes a major obstacle to many projects.

Another issue is that of expertise. There may not be enough local expertise in historic renovation techniques to address all project opportunities. The construction techniques of the past differ dramatically from those of today. Many historic architectural elements are difficult to produce using modern techniques. Furthermore, when experienced craftsmen are available, such experience often comes at a premium, which drives up renovation costs. The cost issue is further exacerbated when one must look beyond the local area for capable craftsmen and additional travel expenses are incurred.



Even if funding were readily available, the lack of a protection mechanism in El Dorado means that there is no local way of encouraging or requiring historic structures to be maintained or preserved. The owner of any historic property has the ability to alter its architectural or historical significance. While property rights advocates may argue against such measures, the interest of the community would be served by placing safeguards against losing vital pieces of the community's heritage.

It must be remembered that to meet the requirements of the State Historic Preservation Statute, additional time is required for approval of the various City development permits. Anyone conducting a project that meets the definitions found on page 9-1 should be aware of this issue and plan the project accordingly.

El Dorado Speaks

Key Survey Results

Refer to Appendix B on page 13-3 to view complete survey results. There were no survey questions directly related to historic preservation. However, response categories on several questions did relate to historic preservation.

Question 14: What attributes make a residential community appealing to you?

This question provided 12 specific response categories and one "other" category, which allowed for individualized responses. One "other" response indicated that historic homes were an appealing attribute of residential neighborhoods.

Question 20: Indicate your level of agreement with the following statements.

Respondents were asked to mark how strongly they agreed or disagreed with several statements and could respond "no opinion." There was one statement related to historic preservation. Over 85% of respondents agreed that the community should do more to promote the redevelopment of historic downtown El Dorado, with 45.3% in strong agreement.

Question 25: Indicate your level of agreement with the following statements.

Respondents were asked to mark how strongly they agreed or disagreed with several statements and could respond "no opinion." There was one statement related to historic preservation. Almost 92% of respondents believed that the preservation of historic and cultural sites is important, with 43% in strong agreement.

Question 26: What attracts you to El Dorado?

This question provided 15 specific response categories and one "other" category, which allowed for individualized responses. Historic downtown/housing was the 12th ranked response with a 13.1% response frequency.



Plan For It

Goal 7: Historic Preservation

Protect El Dorado's heritage by encouraging the preservation, restoration and adaptive reuse of the community's historic buildings.

Objective 7.1: Develop tools to assist the City's historic preservation efforts.

Strategy 7.1.1: Coordinate with appropriate state and federal agencies to create historic districts that provide protective measures for historic structures.

Strategy 7.1.2: Create/leverage incentive and funding programs that encourage the protection of historic structures.

Strategy 7.1.3: Provide adequate staffing and education to administer and promote historic preservation programs.

Strategy 7.1.4: Develop and proactively enforce codes aimed at preventing the deterioration of historic structures.

Strategy 7.1.5: Determine the feasibility of creating historic preservation overlay zoning districts to help protect historic properties and implement them as necessary.

Additional Recommendations

1. Investigate the possibility of becoming a Certified Local Government (CLG), which would strengthen the City's involvement in historic preservation issues. CLGs work closely with the Kansas Historic Preservation Office to enforce state and federal standards in protecting historic properties. This would require El Dorado to form a local historic preservation commission, but would open additional funding opportunities.
2. Adopt a historic preservation ordinance to establish a local historic register and local protections for historic properties. This might be done in lieu of Strategy 7.1.5.
3. Establish a local program to educate historic property owners on preservation techniques, preservation standards, funding opportunities and technical support.
4. Continue to appropriately notify and receive authorization from the SHPO for projects within historic environs, in accordance with the State Historic Preservation Statute.

Do It

The implementation plan outlines how the strategies, which are the 2030 Comprehensive Plan's action items, can be accomplished by the City. The following items are included in the implementation of each strategy:



1. Prioritization of the strategy
 - ◆ Timeframe each strategy should occur within
 - ◆ Short range - within 10 years
 - ◆ Long range - 10 - 20 years
 - ◆ Continuous - ongoing activity
2. Priority of the strategy within the timeframe
 - ◆ High to medium priority
 - ◆ Medium to low priority
3. Primary actors - The organizations and/or City departments that will likely accomplish the strategy
4. Cost considerations - The actions or items that will incur costs in order to accomplish the strategy
5. Potential funding sources - Possible sources of funding for accomplishing the strategy

Strategy 7.1.1

Coordinate with appropriate state and federal agencies to create historic districts that provide protective measures for historic structures.

Priority: Continuous /High to Medium

Primary Actors: City management, City Planning staff

Cost Considerations: staff resources, staff training, consultant services, program development, program implementation

Potential Funding Sources: City revenues, federal agency programs, state agency programs

Strategy 7.1.2

Create/leverage incentive and funding programs that encourage the protection of historic structures.

Priority: Short Range/Medium to Low

Primary Actors: City management, City Planning staff

Cost Considerations: staff resources, staff training, consultant services, program development, program implementation

Potential Funding Sources: City revenues, federal agency programs, state agency programs

Strategy 7.1.3

Provide adequate staffing and education to administer and promote historic preservation programs.

Priority: Short Range/Medium to Low

Primary Actors: City management

Cost Considerations: staff resources

Potential Funding Sources: City revenues, federal agency programs, state agency programs

Strategy 7.1.4

Develop and proactively enforce codes aimed at preventing the deterioration of historic structures.



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Priority: Continuous /High to Medium

Primary Actors: City management, City Planning staff, City Code Enforcement staff, Planning Commission

Cost Considerations: staff resources, staff training, research, program development, program implementation

Potential Funding Sources: City revenues, federal agency programs, state agency programs

Strategy 7.1.5

Determine the feasibility of creating historic preservation overlay zoning districts to help protect historic properties and implement them as necessary.

Priority: Short Range/Medium to Low

Primary Actors: City management, City Planning staff, Planning Commission

Cost Considerations: staff resources, staff training, research, program development, program implementation

Potential Funding Sources: City revenues, federal agency programs, state agency programs



Section 10 — Economic Development

Existing Conditions and Issues

Economic Development

Median income information for El Dorado is shown on page 5-5 and will not be presented again. However, it is worth mentioning that El Dorado has a relatively low median income. The Economic Census conducted by the US Census Bureau does not collect their full set of data at the City level, except for large cities. So, it is difficult to determine the precise reasons for the low median income. It is likely caused by two primary factors. The first reason is the types of employment available locally. Many of the jobs are blue collar or service sector employment, which do not require a high level of education/training and are fairly low paying. Also, the population is relatively aged and the proportion of retired individuals is relatively high. Retirement income tends to be lower than that of working individuals.

Employer	# of Employees
USD #490	890
El Dorado Correctional Facility	467
Butler Community College	403
Frontier Oil	395
Susan B. Allen Memorial Hospital	352
Butler County Government	350
Pioneer Balloon	310
Blackburn Construction	240
Wal-Mart	215
City of El Dorado	125

Source: City of El Dorado 2007 Comprehensive Annual Financial Report (CAFR)

Table 10-A: Top Employers in El Dorado

Table 10-A lists the top ten employers in El Dorado, ranked by number of employees. El Dorado School District (USD 490) has the greatest number of employees with 890. This list is representative of El Dorado’s diverse economic base in terms of types of industries. Included are employers from an array of industries including government, manufacturing, healthcare, education, retail and construction.

One measure of this diversity is employment by industry type. These data are available for the county level. Employment by industry type for Butler County is shown in Table 10-B (next page). While this is not strictly indica-

tive of conditions in El Dorado, it provides an idea of the types of industries that exist locally. In addition to the raw employment numbers, percent change is also shown to illustrate the changes occurring over time.

The top five industries by number of employees for Butler County in 2006 are: 1) Healthcare and Social Assistance; 2) Retail Trade; 3) Manufacturing; 4) Accommodation and Food Service; and 5) Construction. These top five industries account for 74% of the total employment in Butler County. The top three industries in terms of percentage of employment growth from 1998 to 2006 are: 1) Transportation and Warehousing – 81.6%; 2) Healthcare and Social Assistance – 79.2%; and 3) Arts, Entertainment, and Recreation – 73.1%.

There are three main economic development agencies in El Dorado. These are the El Dorado Chamber of Commerce, El Dorado Main Street and El Dorado, Inc. Each has its own purpose, but they are all working to expand the local economy. Generally, they provide business assistance, expansion information, relocation information and market El Dorado as a good place to do business. The local economic development agencies may be able to assist business in obtaining incentives or assistance for new and existing businesses.



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Industry	1998	2000	2006	% Change		
				1998 - 2000	2000 - 2006	1998 - 2006
Forestry, Fishing, Hunting, and Agriculture Support	0-19	0-19	0-19	0.0%	0.0%	0.0%
Mining	173	102	116	-41.0%	13.7%	-32.9%
Utilities	90	86	67	-4.4%	-22.1%	-25.6%
Construction	1,267	1,384	1,192	9.2%	-13.9%	-5.9%
Manufacturing	1,837	1,793	1,638	-2.4%	-8.6%	-10.8%
Wholesale Trade	342	296	361	-13.5%	22.0%	5.6%
Retail Trade	1,908	2,240	2,061	17.4%	-8.0%	8.0%
Transportation and Warehousing	212	288	385	35.8%	33.7%	81.6%
Information	101	103	106	2.0%	2.9%	5.0%
Finance and Insurance	444	469	450	5.6%	-4.1%	1.4%
Real Estate, Rental, and Leasing	105	106	126	1.0%	18.9%	20.0%
Professional, Scientific, and Technical Services	324	337	375	4.0%	11.3%	15.7%
Management of Companies and Enterprises	100-249	100-249	20-99	*	*	*
Administration, Support, Waste Management, and Remediation Services	322	306	269	-5.0%	-12.1%	-16.5%
Educational Services	20-99	61	100	*	63.9%	*
Healthcare and Social Assistance	1,695	1,885	3,037	11.2%	61.1%	79.2%
Arts, Entertainment, and Recreation	119	75	206	-37.0%	174.7%	73.1%
Accommodation and Food Services	1,219	1,473	1,585	20.8%	7.6%	30.0%
Other Services	577	685	732	18.7%	6.9%	26.9%
Unclassified Establishments	0-19	0-19	0-19	0.0%	0.0%	0.0%
TOTALS	11,075	11,994	12,838	8.3%	7.0%	15.9%

*Percentage Change not available due to interval data.

Source: US Census Bureau

Table 10-B: Butler County Employment by Industry

Economic Development Issues

The low median income impacts El Dorado in several ways. It means the typical citizen has little expendable income to spend on items beyond basic needs. This relatively low community purchasing power limits the ability to attract certain desirable retail businesses, including chain restaurants. Carried a step further, those with expendable income must spend it outside El Dorado when those goods and services are not found locally. Every dollar spent outside of El Dorado means a dollar less to the local economy and lost sales tax revenue. Even relatively modest increases in median income can generate substantial gains to the local economy. To address this issue, the community has chosen a recruitment and retention strategy that focuses on reasonably high paying jobs (in excess of 75% of the national median) and high rates of return on investment.



There is a perception that community economic development activities favor recruitment of outside companies over existing businesses and local entrepreneurs. The activities of El Dorado, Inc. are funded through a public/private partnership with the City of El Dorado and are available to all eligible businesses. This may include assistance with incentives, financing, grants and business plans. Many local businesses may not be utilizing these services to their potential.

Due to a variety of reasons, much of the recent business growth in the community has taken place west of Haverhill Road, within USD 375. Many in the community feel more should be done to increase the tax base within USD 490.

Many in the community feel there is a need to beautify the approaches into El Dorado from the main highways. In fact, one of the clauses in the Vision Statement (pg. 2-2) deals with just this subject. A related issue is raised in Section 8—Housing. Most people are aware of the old adage that “you only get one chance to make a good first impression.” A community’s gateways are its opportunity to make a good first impression. Failure to make that good impression can hamper economic development efforts and leave a poor community impression on visitors. Several things can assist in the effort to beautify a community. This may include:

- ◆ Screening of industrial and commercial storage areas
- ◆ Attractive and cohesive landscaping requirements
- ◆ Inviting streetscapes
- ◆ Sign codes with pleasing and consistent design standards
- ◆ Location appropriate land uses
- ◆ Proactive code enforcement activities

Tourism

El Dorado attracts many thousands of visitors annually. It goes without saying that the historic places mentioned in Section 9 play a role in local tourism. However, there are many other places and events that also contribute.

Two museums of note are located in El Dorado. The Coutts Memorial Museum of Art houses an art collection that includes the works of prominent artists such as Renoir, Thomas Hart Benton and Frederic Remington. The museum was founded by local attorney Warren Hall Coutts, Jr. in honor of his son Warren Hall “Bud” Coutts, III who died in a plane crash in 1965. The Kansas Oil Museum is dedicated to the history of the oil industry in Kansas. It features exhibits that include a historic oil “boomtown” and historic oil field equipment.

Three main festivals also draw many visitors to El Dorado. In June each year, El Dorado Main Street sponsors the Frontier Western Celebration. Events are themed around the western ranching heritage of the area. The last weekend in July of each year, El Dorado is home to the Prairie Port Festival. A variety of events are sponsored by local businesses and organizations including mud volleyball, the Smoke on the Prairie BBQ contest and the Miss Prairie Port Pageant. The Walnut River Festival, held the last weekend each September, is touted as a town block party and showcase for the community’s youth.



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There are abundant opportunities for outdoor activities that bring many people to El Dorado each year. El Dorado Lake has about 8,400 acres of water for swimming, fishing, boating and water skiing. El Dorado State Park has 4,500 acres of park land with campgrounds, cabins, swimming beaches, boat ramps and trails for hiking, mountain biking and horseback riding. The Kansas Department of Wildlife and Parks also manages nearly 4,000 acres of wildlife area that accommodates hunting and fishing activities.

Tourism Issues

One of the recurrent issues during the planning process was the need to leverage El Dorado Lake to attract visitors and residents. Another frequent item was the lack of recreation and entertainment opportunities that could serve tourists. These two issues go hand in hand. It is difficult to attract additional tourists without a diversity of recreational opportunities. But, it is hard to justify additional recreational amenities without the customer base to make them economically feasible.

A May 2006 study commissioned by the Kansas Department of Commerce concluded that it may be feasible to develop El Dorado Lake more fully to attract more residential and tourist development. Given the potential to draw from the large Wichita market area, additional residential development (primary and vacation homes), resort development and outdoor recreation could be economically feasible.

While it is understandable that there is some local desire to create more of a resort feel around El Dorado Lake, it should be remembered that not every place can be Branson, Missouri. In fact, the major factor inhibiting Branson-style development is the fact that most of the land surrounding El Dorado Lake is owned by the US Army Corps of Engineers and managed by the Kansas Department of Wildlife and Parks. This may limit long-term development potential.

An alternate option may be to embrace a more “rustic” approach to tourism development, revolving around outdoor recreation activities such as fishing, hunting, boating and water skiing. While that might not have the economic appeal of a Branson, it may be a more sustainable approach to tourism, less susceptible to economic fluctuations.

El Dorado Speaks

Key Survey Results

Refer to Appendix B on page 13-3 to view complete survey results.

Question 19: At what rate would you like to see population growth occur in El Dorado?

This question provided four response categories ranging from “more than current” to “no growth” and a “no opinion/not sure” category. “More than current” was the top response with a 53.2% response frequency. With the “no opinion/not sure” responses filtered out that frequency jumped up to 59.1%. “No growth” was the lowest ranked response with only a 2.9% response frequency.

Question 20: Indicate your level of agreement with the following statements.

Respondents were asked to mark how strongly they agreed or disagreed with several statements and could



respond “no opinion.” Over 88% of respondents agreed that changes brought by economic development should be balanced with actions to preserve community character, with 43.3% in strong agreement. Meanwhile, 70% of respondents agreed that the City should offer incentives to attract industry and 21.4% disagreed. Over 85% of respondents agreed that the community should do more to promote the redevelopment of historic downtown El Dorado, with 45.3% in strong agreement.

Question 21: What types of businesses/industries do you believe are the most important for El Dorado to attract? (Check all that apply)

This question provided 14 types of industries to choose from, plus “other” and “none” categories. Individualized responses were entered for the “other” category. The top ranked response was “industry/manufacturing (light)” with 54.8%, which was followed closely by “tourism/outdoor recreation” with 54%. There was a tie for the third ranking between “expansion of existing business” and “technology based” each with a 46.7% response frequency.

Question 25: Indicate your level of agreement with the following statements.

Respondents were asked to mark how strongly they agreed or disagreed with several statements and could respond “no opinion.” There was one statement indirectly related to economic development. Almost 72% of respondents were satisfied with the quality of life in El Dorado.

Question 26: What attracts you to El Dorado?

This question provided 15 specific response categories and one “other” category, which allowed for individualized responses. The question is indirectly related to economic development. “Proximity to Wichita” was the highest ranked response with a 61% frequency rate. This was followed in order by “proximity to employment” (56.6%), “proximity to family/friends” (52.8%) and “affordable cost of living” (40.3%).

Question 27: Written Comments

A complete listing of all written comments is included as Appendix C. For summary purposes, written comments were separated into broad categories. There were several response categories related to economic development or tourism. Twenty-seven negative comments about economic development policies were submitted. There were 17 comments regarding the need for more tourism/recreation/entertainment businesses. Negative comments about downtown development constituted 13 responses. Nine responses were received citing the need for more development in USD 490, instead of USD 375 and seven comments spoke to the need to better utilize and promote El Dorado Lake.

Plan For It

Goal 3: Economic Development

Responsibly grow the local economy by continuing successful current economic development policies and developing new initiatives that will enhance long-term economic growth.

Objective 3.1: Encourage active coordination between the City of El Dorado and local economic development organizations.



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Strategy 3.1.1: Conduct regular periodic economic development summits that include, at a minimum, representatives from the City, El Dorado, Inc., Convention and Visitors Bureau, Chamber of Commerce and Main Street.

Objective 3.2: Attract high paying jobs that will provide opportunities to current and future El Dorado citizens.

Strategy 3.2.1: Ensure all economic development policies and incentives that are implemented support the stated long-term economic development goals of the City.

Objective 3.3: Attract retail and service businesses that fill market gaps and provide an improved mix of services to El Dorado.

Strategy 3.3.1: Implement the recommendations of recent and future studies that support this objective.

Strategy 3.3.2: Identify target retail and service businesses and aggressively market El Dorado as a good place to do business.

Objective 3.4: Leverage El Dorado’s proximity to El Dorado Lake as a residential and tourism development tool.

Strategy 3.4.1: Develop lake amenities that are attractive to both tourists and potential new residents.

Strategy 3.4.2: Work with the Convention and Visitors Bureau to determine methods to more effectively market El Dorado Lake as a tourist destination.

Strategy 3.4.3: Facilitate opportunities to develop new full-time residences and vacation homes in close proximity to El Dorado Lake.

Objective 3.5: Develop a wireless technology infrastructure that meets both community-wide and public service needs.

Strategy 3.5.1: Create a local wireless technology task force.

Strategy 3.5.2: Conduct a wireless feasibility study that includes, at a minimum, the following elements:



- 1) Potential community impacts and return on investment;
- 2) Analysis of other communities with similar services to determine the optimal system configuration;
- 3) Needs Assessment for services and equipment;
- 4) Security issues, and;
- 5) Potential funding methods such as franchise agreements and public/private partnerships.

Additional Recommendations

1. Developable vacant properties should be identified. The City could proactively pursue zoning those properties to be consistent with the Future Land Use element of this plan. This may involve close coordination with land owners. However, such an action removes a step from the development process and demonstrates the City's desire to grow responsibly.
2. Develop a marketing strategy to more effectively grow the tourist market, while emphasizing the community's current assets. Many of the events and destinations mentioned earlier in this section appeal to potential visitors. Enhancing and marketing existing assets typically requires less investment than developing new attractions. This may be a strategy to "jump start" the attraction of additional visitors to the area.
3. Local economic development organizations should more effectively market their services to the El Dorado community.
4. There is a relatively strong local art community with several art galleries and Coutts Memorial Museum of Art. Positioning El Dorado as an "arts" community may be an opportunity for additional economic growth. This has been effective in some communities as a downtown development tool.

Do It

The implementation plan outlines how the strategies, which are the 2030 Comprehensive Plan's action items, can be accomplished by the City. The following items are included in the implementation of each strategy:

1. Prioritization of the strategy
 - ◆ Timeframe each strategy should occur within
 - ◆ Short range - within 10 years
 - ◆ Long range - 10 - 20 years
 - ◆ Continuous - ongoing activity
2. Priority of the strategy within the timeframe
 - ◆ High to medium priority
 - ◆ Medium to low priority
3. Primary actors - The organizations and/or City departments that will likely accomplish the strategy
4. Cost considerations - The actions or items that will incur costs in order to accomplish the strategy
5. Potential funding sources - Possible sources of funding for accomplishing the strategy



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Strategy 3.1.1

Conduct regular periodic economic development summits that include, at a minimum, representatives from the City, El Dorado, Inc., Convention and Visitors Bureau, Chamber of Commerce and Main Street.

Priority: Continuous /High to Medium

Primary Actors: City management, economic development organizations

Cost Considerations: staff resources, facilitation, coordination

Potential Funding Sources: City revenues, economic development funding, private revenue sources

Strategy 3.2.1

Ensure all economic development policies and incentives that are implemented support the stated long-term economic development goals of the City.

Priority: Continuous /High to Medium

Primary Actors: City management, economic development organizations

Cost Considerations: staff resources, facilitation, coordination

Potential Funding Sources: City revenues, economic development funding, private revenue sources

Strategy 3.3.1

Implement the recommendations of recent and future studies that support this objective.

Priority: Short Range /High to Medium

Primary Actors: City management, economic development organizations

Cost Considerations: staff resources, facilitation, coordination

Potential Funding Sources: City revenues, economic development funding, private revenue sources

Strategy 3.3.2

Identify target retail and service businesses and aggressively market El Dorado as a good place to do business.

Priority: Short Range /Medium to Low

Primary Actors: economic development organizations

Cost Considerations: staff resources, staff training, program development, program implementation

Potential Funding Sources: economic development funding, private revenue sources

Strategy 3.4.1

Develop lake amenities that are attractive to both tourists and potential new residents.

Priority: Long Range /Medium to Low

Primary Actors: City management, local development community, local entrepreneurs

Cost Considerations: staff resources, community coordination

Potential Funding Sources: City capital funding, private revenue sources



Strategy 3.4.2

Facilitate opportunities to develop new full-time residences and vacation homes in close proximity to El Dorado Lake.

Priority: Long Range /Medium to Low

Primary Actors: City management, City Planning staff, Planning Commission, local development community

Cost Considerations: staff resources, program development, program implementation, community coordination

Potential Funding Sources: City revenues, private revenue sources

Strategy 3.5.1

Create a local wireless technology task force.

Priority: Short Range /Medium to Low

Primary Actors: City management, local community, local technology experts

Cost Considerations: staff resources, community coordination, facilitation

Potential Funding Sources: City revenues

Strategy 3.5.2

Conduct a wireless feasibility study.

Priority: Short Range /Medium to Low

Primary Actors: City management, local community, local technology experts, economic development organizations

Cost Considerations: staff resources, consultation services, community coordination

Potential Funding Sources: City revenues, economic development funding, grant programs



Section 11 — Transportation and Infrastructure

Existing Conditions and Issues

The infrastructure needs of a community are directly tied to land uses. The type of land use in a specific location dictates the type and size of the infrastructure needed to support that use. For example, residential uses require different size water and sanitary sewer service lines than industrial or commercial uses. Also, streets serving industrial or commercial uses are typically constructed to handle heavy truck traffic, where residential streets normally are not. This is the reason it is so important to plan infrastructure and land use years in advance. That way, supporting infrastructure can be anticipated prior to the planned land use being developed or installed in conjunction with development. For this reason, comprehensive planning is good economic development policy that supports local governments and developers in making sound fiscal decisions.

Public Utilities

The City of El Dorado currently provides two public utilities, water and wastewater. Both are overseen by the City's Public Utilities Department. There are no master plans for either utility. Expansion typically occurs based on the demand of new development.

The water utility is responsible for the supply, treatment and distribution of drinking water to El Dorado's residents. El Dorado is recognized for the quality and good taste of their water. This all starts at El Dorado Lake, the source of the City's water supply. The lake has a storage capacity of about 50 billion gallons, which should be sufficient to handle the City's needs for the foreseeable future, even through drought conditions. Water is pumped from the lake to the City's water treatment facility, where it is chemically disinfected and filtered. The water is then pumped to the water storage towers located at several points throughout the City, from where it is pumped into the distribution system as needed. Water from the distribution system eventually makes its way through the pipes to service lines and into homes and businesses, where spigot pressure is typically in the range of 30 – 60 pounds per square inch (psi).

Wastewater is handled in essentially the opposite manner as water is supplied. Sanitary sewer lines collect wastewater from homes and businesses. The wastewater makes its way through a collection system via gravity and pumping. The collection system takes the wastewater to a wastewater treatment plant (WWTP), where it is treated and filtered and sent back into the Walnut River as clean water. The effluent must meet strict standards for cleanliness prior to being pumped back into the river.

A new WWTP went on line in 2007 replacing the old outdated plant. The plant is a 20-year design built with a peak treatment capacity of six million gallons per day through the plant and an additional six million gallons per day through a constructed wetland during wet weather. Current production is approximately two million gallons per day. With the new WWTP, there is plenty of capacity for the foreseeable future, assuming there is no change in treatment standards.



Public Utilities Issues

Water supply is not really an issue in El Dorado as it is in many areas of the country. Rather, the greatest challenges for the water distribution system are increasing pressure to some areas of town and replacing under-sized, unreliable water lines. Of particular concern is aging infrastructure in some of the oldest residential areas, where repairs are relatively frequent. Maintenance and repair costs can sometimes reach the point that it is more economical to replace the infrastructure. Several projects to improve the distribution system issues are in various stages of development.

With the City having control over El Dorado Lake as a fresh water resource, there is the potential to create a revenue stream through the sale of water to other municipal or rural water suppliers. Infrastructure costs for such a project are sizable, regardless of how far the water must be transported. However, projects of that magnitude are often structured such that revenue from the sales can cover the debt service.

Another issue identified during the planning process has to do with funding infrastructure for new residential developments. The Subdivision Regulations specify the public improvement costs for which the developer is responsible and which are the responsibility of the City. Typically, the developer then enters into an agreement whereby the City issues bonds to finance the developer's portion of infrastructure costs. Those costs are then passed along to the home buyers by way of a special assessment tax spread out over a specified period of time. As construction costs have escalated over the years, so have the special assessments to the home buyers. There is a perception among local developers that the special assessment amounts incurred in El Dorado is not competitive with those in other portions of the region.

Transportation

Generally speaking, El Dorado's transportation network consists of two portions, the state highway system and the non-state road system. The state highway system is comprised of federal and state highways and is typically developed, maintained and improved using a mix of state and federal tax revenue. These are commonly high-speed, high-volume roadways. Their function is to safely and efficiently carry large amounts of traffic, so access on and off the roadways is strictly limited or managed. This access management helps to preserve traffic flow and roadway capacity. Often, these are the facilities that carry traffic through a location, such as El Dorado, and to larger, more populous destinations. The state highway system in the El Dorado area includes the Kansas Turnpike (I-35), US Highway 54, US Highway 77, Kansas Highway 196, Kansas Highway 254 and Kansas Highway 177. Through urbanized areas, these roadways can sometimes be locally utilized as principal arterial roadways. This is true of El Dorado, where K 254/US 54 is Central Ave. and US 54/US 77 is Main St.

The non-state road system carries the local traffic in the El Dorado planning area and the roadways are developed, maintained and improved using mostly local tax revenue. However, sometimes funding may be available from state or federal programs to help improve the larger volume streets.

As shown in Figure 11-1, roadways are commonly classified into three functional classifications: arterial streets, collector streets and local streets. Arterials provide the highest level of service at the greatest speeds for the longest uninterrupted distance, with some degree of access control. Collectors, as their name implies,



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collect local traffic and provide connections between property and arterials. They provide a lesser level of service at lower speeds than arterials. Local streets primarily provide direct access to property parcels and allow for little, if any, through movement. They are typified by an abundance of driveways and slow speeds. Local streets funnel traffic to collector streets. Table 11-A identifies the functional classification of El Dorado streets, as well as the designated truck routes.

In terms of street patterns, the central portion of El Dorado is served by a fairly well-developed grid pattern of streets. This is typical of older, more established development and allows for easy access within the grid. A less structured, curvilinear street pattern exists in the newer areas of development, particularly in the residential areas to the northeast and southwest. This is classic post World War II residential suburban-type development that allows for larger lots and more privacy with little through traffic on residential streets. This pattern changes extending away from the developed areas of town and into unincorporated Butler County. Roads in these areas are developed on section lines at one-mile intervals. As needed to access land uses, smaller roads, often gravel roads maintained by the townships, have been built.

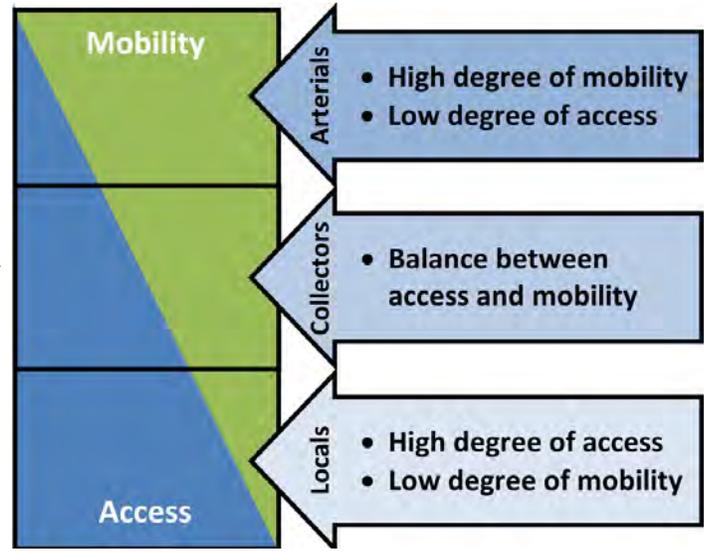


Figure 11-1: Roadway Functional Classification

Transportation Issues

One issue identified was that the existing transportation network does not adequately serve alternative transportation needs, such as those for pedestrians and bicyclists. Unfortunately, many view these needs as recreation issues and not transportation issues. However, these are the most basic forms of transportation and are used daily by some segments of the population. Children oftentimes must walk or bike to school. The ability of the elderly and physically challenged is often hampered by the lack of appropriate sidewalks. As fuel prices increase, so does the proportion of the population that uses bicycles as a primary means of transportation. In El Dorado, sidewalks do not exist throughout much of the City and where present, they are often in disrepair. Also, aside from the existing linear trail, there are no facilities specifically for bicycle transportation.

As previously mentioned, two major highways pass directly through the downtown area of El Dorado. This brings a reasonably significant amount of heavy truck traffic through the central business district. To minimize the negative impacts of that traffic, City code designates several thoroughfares as truck routes. While those designations remove the truck traffic from some of the highest volume roadways, those routes are also on City streets that may not have been designed for the size of the vehicles. The design of several of the intersections on truck routes is a particular concern. Also, the height of the railroad bridge over US 54/77 just south of downtown is not adequate to handle all truck traffic.

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Classification	Name	General Direction	Quadrant Location*
Freeway	I-35/Kansas Turnpike	Northeast-Southwest	Not Applicable
Principal Arterials	US 77/Main St.	North-South	North
	US 54/US 77/Main St.	North-South	South
	US 54/Central Ave.	East-West	East
	K 254/Central Ave.	East-West	West
Minor Arterials	Bluestem Rd.	North-South	Northeast
	Vine St. (between Central Ave. and 6th Ave.)	North-South	Northeast
	6th Ave. (between Vine St. and Main St.)	East-West	Northeast
	McCullum Rd. (west of Country Club Rd.)	East-West	Northeast
	Bluestem Rd. (between US 54 and SE 30th St.)	North-South	Southeast
	Vine St. (between Central Ave. and Locust Ave.)	North-South	Southeast
	SE 30th St. (between US 54/US 77 and Bluestem Rd.)	East-West	Southeast
	Locust Ave. (between Main St. and Vine St.)	East-West	Southeast
	Boyer Rd.	North-South	Southwest
	Haverhill Rd.	North-South	Southwest
	Purity Springs Rd.	North-South	Southwest
	Summit St. (between Towanda Rd. and Central Ave.)	North-South	Southwest
	Taylor St. (between Towanda Rd. and Kansas Ave.)	North-South	Southwest
	Kansas Ave. (between Taylor St. and Main St.)	East-West	Southwest
	Towanda Rd. (between Taylor St. and I-35)	East-West	Southwest
	SW Trafficway/Connor Ave.	East-West	Southwest
	Boyer Rd. (between Central Ave. and 6th Ave.)	North-South	Northwest
	Haverhill Rd. (between Central Ave. and Refinery Rd.)	North-South	Northwest
	Oil Hill Rd. (between Central Ave. and 6th Ave.)	North-South	Northwest
Summit St.	North-South	Northwest	
6th Ave.	East-West	Northwest	
Collectors	Country Club Rd.	North-South	Northeast
	Sharpville Rd.	North-South	Northeast
	12th Ave. (east of Main St.)	East-West	Northeast
	McCullum Rd. (east of Country Club Rd.)	East-West	Northeast
	Meyers Rd.	East-West	Northeast
	Parallel St. (west of Bluestem Rd.)	East-West	Northeast
	River Rd.	East-West	Northeast
	SE 20th St. (between US 54/US 77 and Bluestem Rd.)	East-West	Southeast
	Olive Ave. (between Central Ave. and Locust Ave.)	East-West	Southeast
	Taylor St. (between Kansas Ave. and Central Ave.)	North-South	Southwest
	Olive Ave. (between Arthur St. and Vine St.)	East-West	Southwest
	Oil Hill Rd. (between 6th Ave. and I-35)	North-South	Northwest
	Taylor St.	North-South	Northwest
	Topeka St.	North-South	Northwest
	Village Rd.	North-South	Northwest
	3rd Ave. (between Boyer Rd. and Metcalf Rd.)	East-West	Northwest
3rd Ave. (between Oil Hill Rd. and Main St.)	East-West	Northwest	
14th Ave. (between Topeka Ave. and Taylor Ave.)	East-West	Northwest	
Local Streets	All streets in the planning area not functionally classified above except K 177 and K 196 (state highways)		
Truck Routes**	Main St. (between 6th Ave. and north city limits)	North-South	North
	Main St. (between Locust Ave. and south city limits)	North-South	South
	Central Ave. (between Vine St. and east city limits)	East-West	East
	Central Ave. (between Haverhill Rd. and west city limits)	East-West	West
	Vine St. (between Central Ave. and 6th Ave.)	North-South	Northeast
	6th Ave. (between Main St. and Vine St.)	East-West	Northeast
	12th Ave. (between Main St. and east city limits)	East-West	Northeast
	Vine St. (between Locust Ave. and Central Ave.)	North-South	Southeast
	Locust Ave. (between Main St. and Vine St.)	East-West	Southeast
	Douglas Rd. (between SW Trafficway and south city limits)	North-South	Southwest
	Haverhill Rd. (between Central Ave. and south city limits)	North-South	Southwest
	SW Trafficway (between Douglas Rd. and Main St.)	East-West	Southwest
	Haverhill Rd. (between Central Ave. and 6th Ave.)	North-South	Northwest
	6th Ave. (between Haverhill Rd. and Main St.)	East-West	Northwest

* The E-W dividing line is US 77/Main St. and the N-S dividing line is K 254/US 54/Central Ave.

** Designated by §10.08.030 of the City of El Dorado Municipal Code.

Table 11-A: El Dorado Roadway Functional Classification



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The City does not have a transportation master plan to address transportation issues into the future. While this transportation element is adequate to fulfill the basic needs, a thorough master plan would specify preliminary alignments for future rights-of-way, provide recommended cross-sections for existing and future roadways, identify potential improvement projects, determine likely project costs, identify possible funding methods and outline traffic management policies.

There is currently no public transit provider for the El Dorado, other than the services provided by the Butler County Department on Aging. At this time, there is not enough existing demand to support a public fixed-route transit system. This plan does not account for such a service for the general public. However, depending upon future growth and development, subsequent updates may need to investigate this or other options to meet the needs of citizens.

El Dorado Speaks

Key Survey Results

Refer to Appendix B on page 13-3 to view complete survey results. There wasn't a section of the survey dedicated to transportation and infrastructure issues. However, several of the questions are directly related to the topic. Key answers to those questions are found below.

Question 11: Do you think sidewalks should be required in new residential developments in El Dorado?

This question was asked in the "Residential Development/Housing Questions" portion of the Community Survey. There was an opportunity to provide a "no opinion" response. Overall, 65% of respondents answered yes while only 24.8% answered no. After filtering out the "no opinion" responses, 72.4% answered yes and 27.6% answered no.

Question 14: What attributes make a residential community appealing to you? (Check all that apply)

This question provided 12 specific response categories and one "other" category, which allowed for individualized responses. There were three categories of furnished responses related to transportation and one category of "other" responses. The "sidewalks" category garnered a 56.2% response frequency, followed by "shared-use paths" with 36.2% and "cul-de-sacs" [sic] with 15.4%. There were six responses to the "other" category related to street quality or condition.

Question 24: How would you rate each of the following community services?

This question listed 12 different categories of services found within the community. Respondents were asked to rate the quality of those services either excellent, good, fair or poor. "Excellent" responses were worth four points, "good" worth three, "fair" worth two and "poor" worth one point. Respondents could select "not sure," which was weighted as zero points and not considered in the average response score. There were three service categories related to transportation and infrastructure. "City water quality" was the highest ranked service with an average rating score of 3.26. "City water service" tied for a fourth place ranking with an average rating score of 3.00. "Street maintenance" was the lowest ranked community service with an average rating score of 2.31.



Question 25: Indicate your level of agreement with the following statements.

Respondents were asked to mark how strongly they agreed or disagreed with several statements and could respond “no opinion.” There were two statements related to transportation. Only 18.1% of respondents agreed that noise produced by railroad traffic is an issue. Meanwhile, only 23.3% agreed that the safety of railroad crossings is an issue.

Question 27: Written Comments

A complete listing of all written comments is included as Appendix C. For summary purposes, written comments were separated into broad categories. Several of the categories related to transportation or infrastructure. There were 18 negative comments about streets/traffic management, 12 negative comments about the quality/quantity of sidewalks, 4 positive comments about local water quality, 4 positive comments about the bike path, 4 negative comments about City water rates and 3 comments regarding the need for a highway bypass around El Dorado.

Plan for It

Goal 1: Land Use, Infrastructure and Growth

Ensure that development and land uses in the planning area occur in an orderly manner compatible with the recommendations of this plan.

Objective 1.3: Provide sufficient public utilities for the long-term growth needs of El Dorado.

Strategy 1.3.1: Investigate opportunities to increase revenue for infrastructure maintenance and improvements to existing infrastructure that facilitate system expansion.

Strategy 1.3.2: Develop or update utility master plans that identify opportunities for logical system expansion and revenue growth.

Strategy 1.3.3: Determine the feasibility of placing limits on the number of new septic systems allowed in the City’s planning area.

Objective 1.4: Ensure the equitable financing of public utility system expansion that considers the economics of development feasibility while minimizing costs to the general public utility customer.

Strategy 1.4.1: Review current policies on infrastructure development to determine possible revisions that further the goals of this plan.

Strategy 1.4.2: Provide for the public financing of public utilities only in cases where a feasibility study can demonstrate a short-term (5-10 years) return on investment.



Goal 2: Transportation

Develop a comprehensive transportation network based upon the relationship between land use and transportation that promotes travel options and provides adequate access to property parcels.

Objective 2.1: Facilitate safe and efficient movement of traffic within and through El Dorado.

Strategy 2.1.1: Develop a transportation master plan that outlines a system of arterial and collector roadways.

Strategy 2.1.2: Preserve adequate right-of-way for transportation facilities as development occurs.

Strategy 2.1.3: Develop an access management policy that will help preserve roadway capacity and efficient traffic flow.

Objective 2.2: Improve multimodal transportation options for the general public.

Strategy 2.2.1: Encourage development that is built on a pedestrian scale and allows for alternative choices in transportation mode.

Strategy 2.2.2: Develop a feasible policy of providing sidewalks where needed that balances development costs with citizen demand.

Strategy 2.2.3: Encourage development of residential street patterns that connect people with destinations such as schools, shopping, and professional services.

Strategy 2.2.4: Identify future alignment locations for bike lanes and multiuse paths and develop them as transportation facilities that can help provide viable transportation options.

Strategy 2.2.5: Work with existing public transportation providers to expand available transportation services and identify funding opportunities to improve transportation choices.

Objective 2.3: Facilitate safe, efficient multimodal student transportation for all educational levels.

Strategy 2.3.1: Partner with Butler Community College to conduct a feasibility study for a shuttle service.

Strategy 2.3.2: Develop a Safe Routes to School plan that identifies how the City can partner with K-8 education providers to safely transport students who walk, ride bicycles, or ride with parents to and from school.



Additional Recommendations

1. In cases where cul-de-sac streets are allowed, there should be ample connectivity provided by other streets in the development.
2. Facilitate heavy truck travel to local industry through the development of appropriately designed roads in appropriate locations. Such roads should avoid residential and commercial areas to the extent practical.

Transportation System Map

Figure 11-2 (next page) is the Transportation System map of the City of El Dorado. Current and future transportation alignments are identified. Future transportation facilities shall be generally consistent with this map. It should be noted, however, that the map is conceptual in nature and does not dictate the exact location of future roadways. Precise alignment will be determined through project design and engineering.

Do It

The implementation plan outlines how the strategies, which are the 2030 Comprehensive Plan's action items, can be accomplished by the City. The following items are included in the implementation of each strategy:

1. Prioritization of the strategy
 - ◆ Timeframe each strategy should occur within
 - ◆ Short range - within 10 years
 - ◆ Long range - 10 - 20 years
 - ◆ Continuous - ongoing activity
2. Priority of the strategy within the timeframe
 - ◆ High to medium priority
 - ◆ Medium to low priority
3. Primary actors - The organizations and/or City departments that will likely accomplish the strategy
4. Cost considerations - The actions or items that will incur costs in order to accomplish the strategy
5. Potential funding sources - Possible sources of funding for accomplishing the strategy

Strategy 2.1.1

Develop a transportation master plan that outlines a system of arterial and collector roadways.

Priority: Short Range /High to Medium

Primary Actors: City management, City Planning staff, City Engineering staff, City Public Works staff, community

Cost Considerations: staff resources, consultant services, data analysis, community coordination

Potential Funding Sources: City revenues

Strategy 2.1.2

Preserve adequate right-of-way for transportation facilities as development occurs.

Priority: Continuous /High to Medium

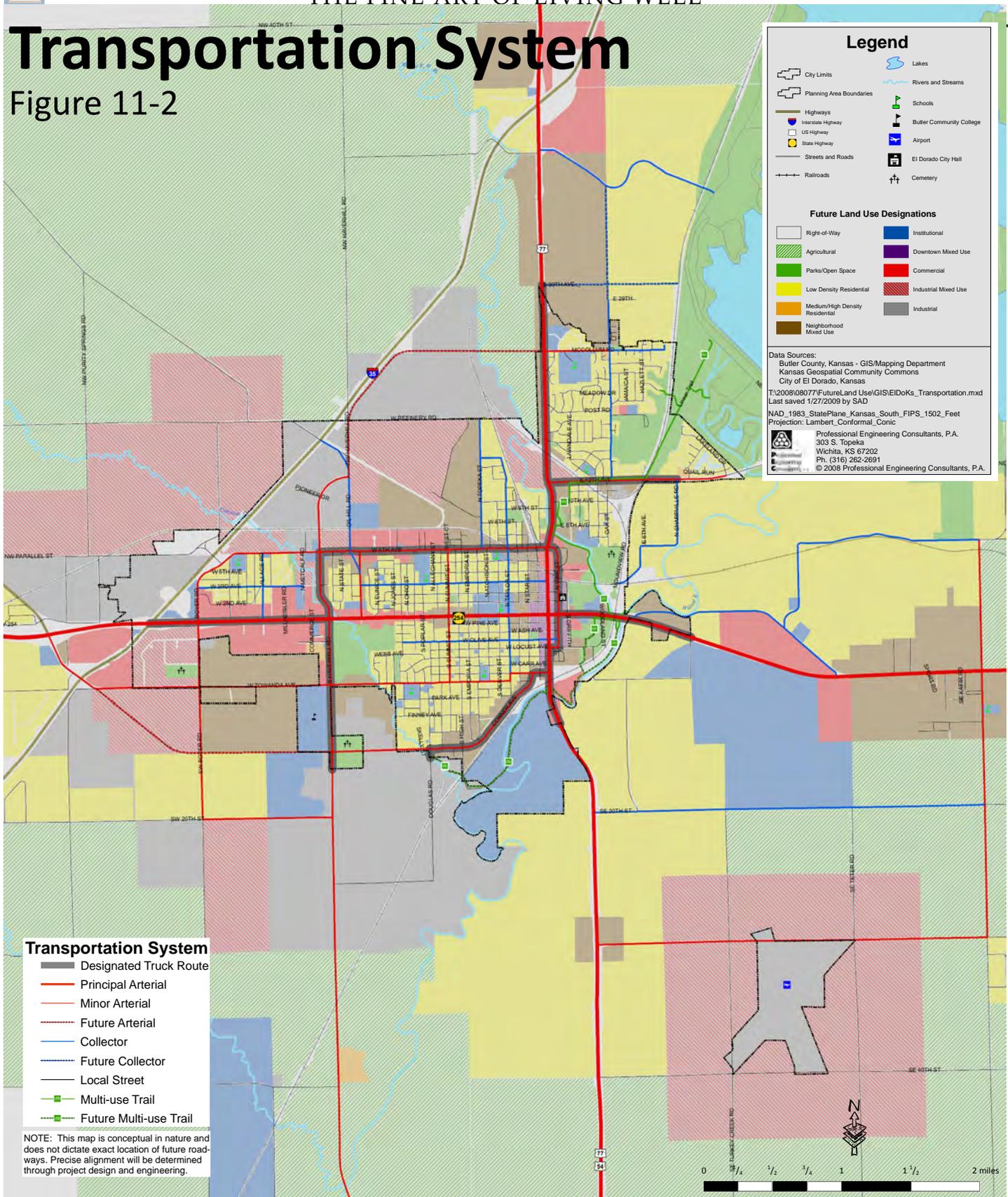


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Transportation System

Figure 11-2



Legend

Future Land Use Designations

Data Sources:
 Butler County, Kansas - GIS/Mapping Department
 Kansas Geospatial Community Commons
 City of El Dorado, Kansas

T:\2008\08077\FutureLand Use\GIS\EIDoKs_Transportation.mxd
 Last saved 1/27/2009 by SAD

NAD 1983_StatePlane_Kansas_South_FIPS_1502_Feet
 Projection: Lambert_Conformal_Conic
 Professional Engineering Consultants, P.A.
 303 S. Topeka
 Wichita, KS 67202
 Ph. (316) 262-2691
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Transportation System

- Designated Truck Route
- Principal Arterial
- Minor Arterial
- Future Arterial
- Collector
- Future Collector
- Local Street
- Multi-use Trail
- Future Multi-use Trail

NOTE: This map is conceptual in nature and does not dictate exact location of future roadways. Precise alignment will be determined through project design and engineering.



Primary Actors: City Planning staff, City Engineering staff, Planning Commission

Cost Considerations: staff resources

Potential Funding Sources: City revenues

Strategy 2.1.3

Develop an access management policy that will help preserve roadway capacity and efficient traffic flow.

Priority: Short Range /High to Medium

Primary Actors: City Planning staff, City Engineering staff, local stakeholders

Cost Considerations: staff resources, staff training, consultant services, community coordination, program development, program implementation

Potential Funding Sources: City revenues

Strategy 2.2.1

Encourage development that is built on a pedestrian scale and allows for alternative choices in transportation mode.

Priority: Continuous /High to Medium

Primary Actors: City Planning staff, City Engineering staff, Planning Commission

Cost Considerations: staff resources, staff training, community coordination

Potential Funding Sources: City revenues

Strategy 2.2.2

Develop a feasible policy of providing sidewalks where needed that balances development costs with citizen demand.

Priority: Short Range /High to Medium

Primary Actors: City Planning staff, City Engineering staff, local development community, Planning Commission

Cost Considerations: staff resources, staff training, community coordination, program development, program implementation

Potential Funding Sources: City revenues

Strategy 2.2.3

Encourage development of residential street patterns that connect people with destinations such as schools, shopping, and professional services.

Priority: Continuous /Medium to Low

Primary Actors: City Planning staff, City Engineering staff

Cost Considerations: staff resources, staff training, community coordination

Potential Funding Sources: City revenues



Strategy 2.2.4

Identify future alignment locations for bike lanes and multiuse paths and develop them as transportation facilities that can help provide viable transportation choices.

Priority: Short Range /Medium to Low

Primary Actors: City Planning staff, City Engineering staff, City Parks and Recreation staff

Cost Considerations: staff resources, research, community coordination

Potential Funding Sources: City revenues, federal agency programs, state agency programs

Strategy 2.2.5

Work with existing public transportation providers to expand transportation services and identify funding opportunities to improve transportation choices.

Priority: Long Range /Medium to Low

Primary Actors: City staff, Butler County, private transportation providers, local nonprofit service providers

Cost Considerations: staff resources, staff training, community coordination

Potential Funding Sources: local revenue sources, federal agency programs, state agency programs, private funding sources, grant programs

Strategy 2.3.1

Partner with Butler Community College to conduct a feasibility study for a shuttle service.

Priority: Short Range/Medium to Low

Primary Actors: City staff, City BCC staff, Butler County staff

Cost Considerations: staff resources, staff training, consultant services, community coordination

Potential Funding Sources: local revenue sources

Strategy 2.3.2

Develop a Safe Routes to School plan that identifies how the City can partner with K-8 education providers to safely transport students who walk, ride bicycles, or ride with parents to and from school.

Priority: Short Range/High to Medium

Primary Actors: City Planning staff, City Engineering staff, public school districts

Cost Considerations: staff resources, consultant services, community coordination

Potential Funding Sources: City revenues, federal agency programs, state agency programs



Section 12 — Land Use and Growth

Existing Conditions and Issues

Existing Conditions

Figures 12-1 and 12-2 are maps of existing land uses (as of the time of this writing) in the downtown area and entire planning area, respectively. The existing land uses have been broken into nine distinct categories. These are listed below in order of intensity of the land use from lowest intensity to highest.

Vacant	Multiple Family Residential
Agricultural	Governmental/Institutional
Parks/Open Space	Commercial/Retail/Office
Single Family Residential	Industrial
Manufactured Home Park	

While there is no well defined pattern of land uses in El Dorado, there are some general patterns that are recognizable. The downtown/central business district area contains a mix of governmental, commercial, residential and park uses. Single family residential land uses are prevalent to the north and west of the downtown area and near El Dorado Lake. Commercial/retail/office uses are concentrated around the arterials of Main St., Central Ave. and Sixth Ave. Industrial uses are mostly found near the Kansas Turnpike. However, there are industrial uses scattered throughout the unincorporated planning area, which are generally related to oil extraction activities. The vast majority of the outer planning area contains agricultural uses, with other uses scattered in various locations. Parks and open spaces surround El Dorado Lake, as most of the land is under the control of the Kansas Department of Wildlife and Parks.

Table 12-A (next page) breaks down land use types by area to illustrate the distribution of land use in El Dorado and the planning area. The following observations can be made:

- ◆ There appears to be a relatively small amount of land dedicated to residential land uses other than single family residential.
- ◆ The land area used for industrial uses appears to be skewed due to the abundance of oil extraction activities in the northwest portion of the planning area. The parcels upon which these activities take place are often large rural parcels and the total acreage of the parcels has been used in the calculations.
- ◆ The abundance of parks/open space land uses reflects the fact that a large portion of land managed by the Kansas Department of Wildlife and Parks is within the planning area.
- ◆ Much of unincorporated Butler County contains agricultural land uses and some of that land area may be available for responsible development in the future.

Issues

Annexation is an issue that was identified during the planning process. Some citizens are not satisfied with recent annexation decisions. The lack of an annexation policy that stipulates the conditions under which annexations will be allowed is likely a contributing factor to this dissatisfaction.



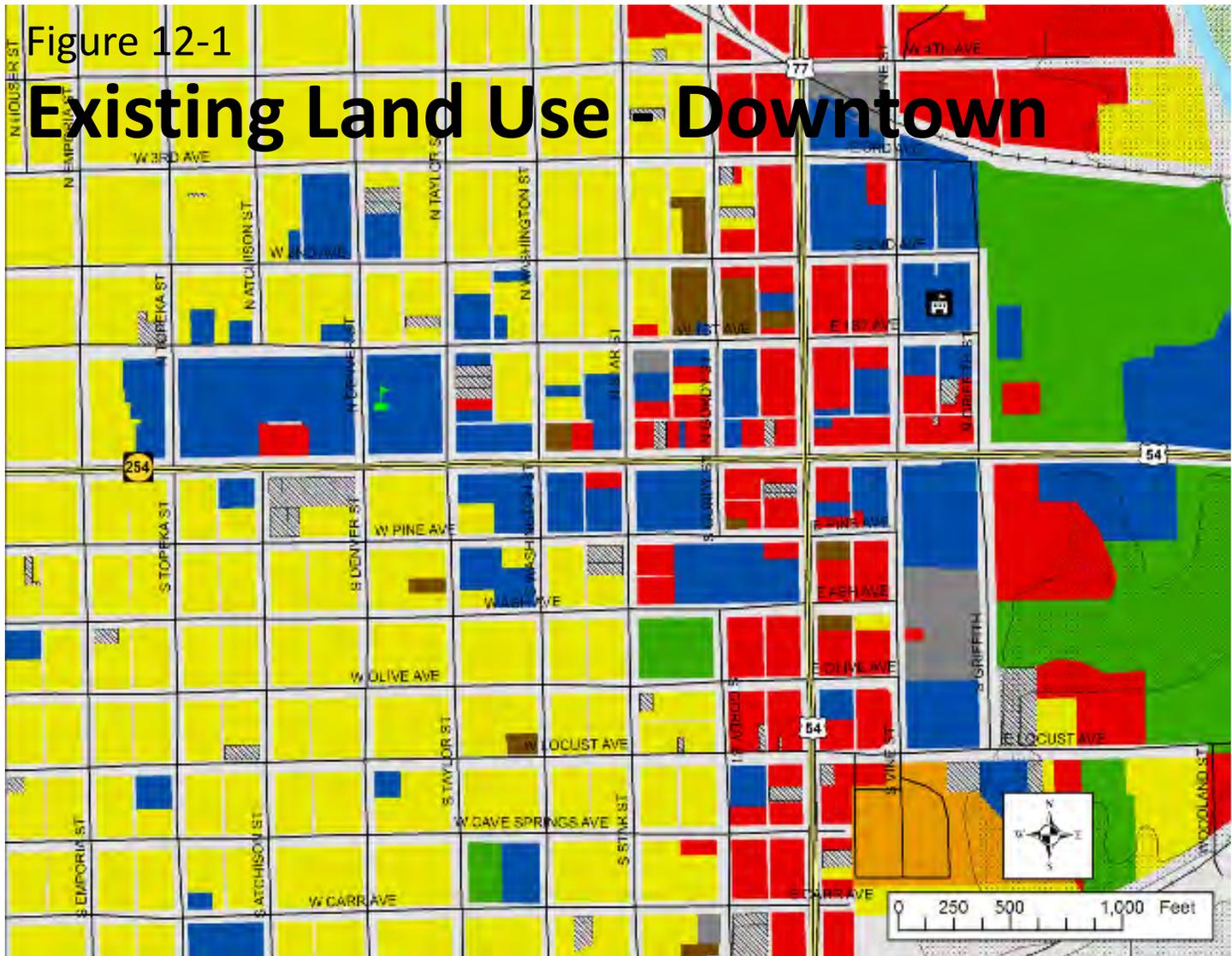
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Land Use	City Limits		Unincorporated Butler Co.		Total Planning Area	
	Acres	% of Total	Acres	% of Total	Acres	% of Total
Vacant	728	12.1%	656	0.9%	1,384	1.8%
Agricultural	325	5.4%	47,451	68.1%	47,776	63.2%
Parks/Open Space	375	6.3%	8,326	12.0%	8,702	11.5%
Single Family Residential	1,336	22.3%	2,376	3.4%	3,712	4.9%
Manufactured Home Park	35	0.6%	44	0.1%	79	0.1%
Multiple Family Residential	47	0.8%	0	0.0%	47	0.1%
Governmental/Institutional	645	10.8%	884	1.3%	1,530	2.0%
Commercial/Retail/Office	425	7.1%	66	0.1%	491	0.6%
Industrial	784	13.1%	4,924	7.1%	5,708	7.5%
Other*	1,302	21.7%	4,915	7.1%	6,218	8.2%
TOTAL	6,004	100.0%	69,642	100.0%	75,646	100.0%

* Includes right-of-way, railroads and water areas

Table 12-A: Land Use Types by Area



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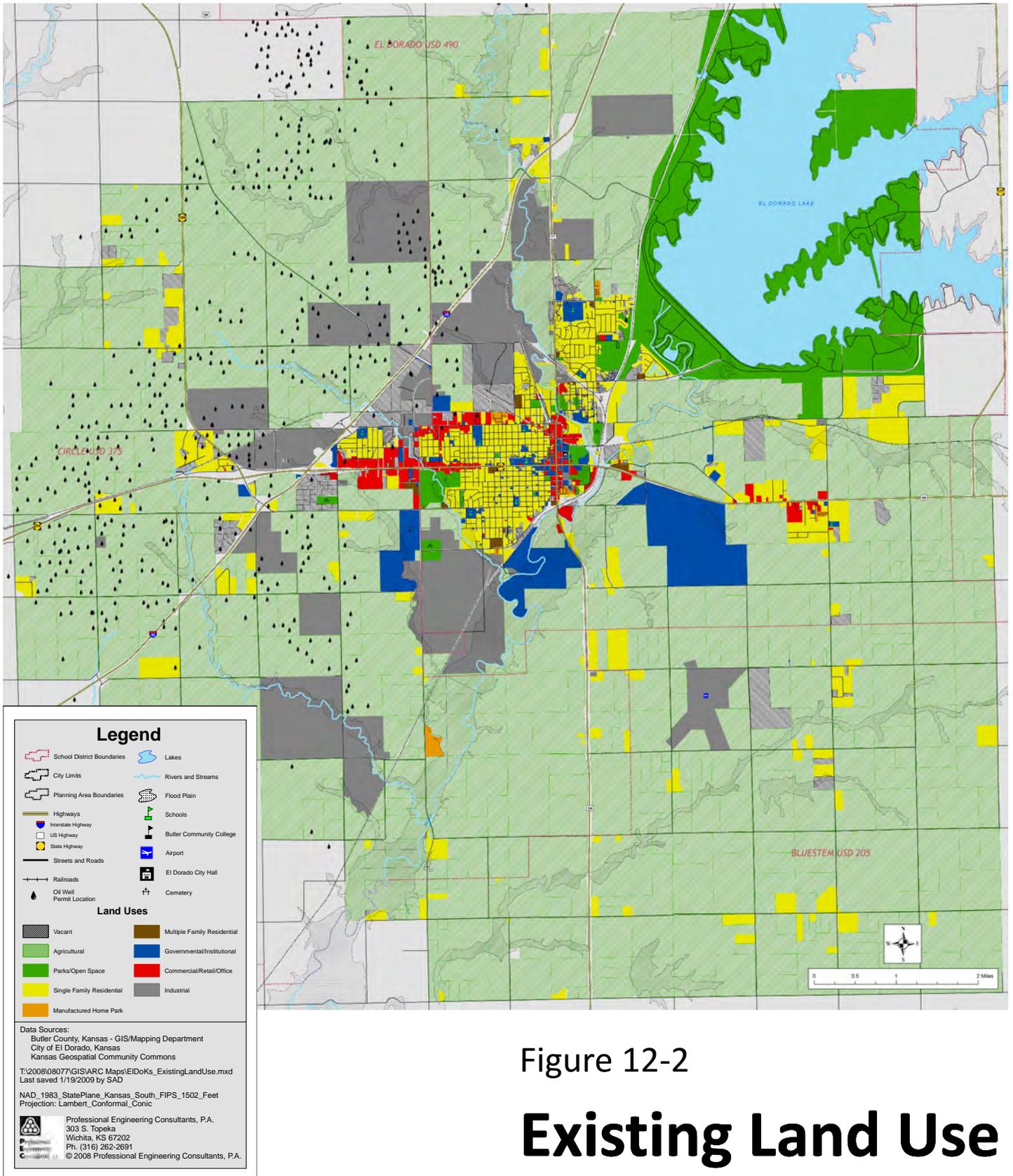


Figure 12-2

Existing Land Use



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While there are no planning standards that dictate land use percentages, there is a relatively small amount of land occupied by multiple family land uses. Such development would provide additional housing opportunities for low income families, students and temporary residents.

The existing comprehensive plan is used mainly by City staff as a technical document for making land use recommendations. However, City management has recognized this as an issue, which is the impetus for this update. While the document is available to the public on the City website, its full purpose does not appear to be understood within the community.

Much of the existing commercial development has occurred in a “strip” development pattern along Central Ave. (K 254) and Main St. (US 54/US 77). This commercial development pattern creates inefficiencies in service delivery, utility provision and customer travel.

El Dorado Speaks

Key Survey Results

Refer to Appendix B on page 13-3 to view complete survey results.

Question 6: Do you think El Dorado should grow?

This is a general growth question that does not specify the preferred type of growth. Overall, there is a pro-growth attitude among the general public with 80% of respondents answering yes. After filtering out the “not sure/no opinion” responses, that figure jumps to 90.8%.

Question 7: What types of growth are needed in El Dorado? (select all that apply)

This question narrows down the preferred types of growth by category. Respondents were able to select multiple responses and enter individualized responses in the “other” category. The top response was “commercial/retail/offices/businesses with 72.1% followed by “industrial/manufacturing/processing/distributing” with 59.8%. The most notable response to the “other” category (26 responses) indicated a preference for additional eating establishments.

Question 8: Indicate your level of agreement with the following statements.

Respondents were asked to mark how strongly they agreed or disagreed with several statements and could respond “no opinion.” Almost 85% of respondents agree that the City should regulate development in flood-prone areas, out of which 49.7% strongly agree. Two-thirds of all respondents agree that agricultural uses and open spaces should be the only uses allowed in flood-prone areas. And finally, over 66% of respondents agree that the City should do more to buffer residential areas from more intense land uses.

Question 15: How important are the design and appearance of new commercial or advertising signs in my community?

Respondents were given a “no opinion/not sure” category. The top responses were “important” with 41.8% and “very important” with 35.1%. After filtering out the “no opinion/not sure” responses those figures jump to 45.7% and 38.4% respectively. Only 14.6% of respondents answered “not important.”



Question 16: How would you rate the overall appearance of commercial areas in El Dorado?

“Attractive” was the top response with 46.9% and “very attractive” added 1.9% for a combined positive response of 48.8%. However, a significant number of respondents answered negatively with 33.4% for “unattractive” and 5.2% for “very unattractive.” Almost 13% responded “no opinion/not sure.”

Question 17: What area(s) do you think would be most appropriate for new commercial/retail development? (Check all that apply)

There were six geographic areas to choose from, plus “other” and “no more should be allowed” categories. Individualized responses were entered for the “other” category. The top four responses were “downtown/central business district” (70.4%), “along Hwy 254/Central” (53.6%), “along Hwy 54/Hwy 77/Main” (46.6%) and “near the Kansas Turnpike/I-35” (39.9%). Response rates decrease significantly after that. Less than 3% responded “no more should be allowed.”

Question 18: What area(s) do you think would be most appropriate for new industrial development? (Check all that apply)

There were six geographic areas to choose from, plus “only adjacent to existing industrial development,” “other” and “no more should be allowed” categories. The top response was “only adjacent to existing industrial development” (58.4%) followed by “near the Kansas Turnpike/I-35” (39.9%) and “undeveloped Butler County” (30.8%). Response rates decrease significantly after that. Only 3.2% responded “no more should be allowed.”

Question 27: Written Comments

A complete listing of all written comments is included as Appendix C. For summary purposes, written comments were separated into broad categories. Several of the categories related to land use. There were 23 negative comments about city development policies, 17 comments regarding the need for more tourism/recreation/entertainment businesses, 14 comments regarding the need for more restaurants/specialty retail and 13 negative comments about downtown development.

Plan for It

Goal 1: Land Use, Infrastructure and Growth

Ensure that development and land uses in the planning area occur in an orderly manner compatible with the recommendations of this plan.

Objective 1.1: Encourage land use development patterns that maximize the public benefit while encouraging orderly and sensible growth.

Strategy 1.1.1: Encourage the use of the comprehensive plan as the primary development policy document of the City.

Strategy 1.1.2: Market the comprehensive plan to the El Dorado community as the primary development policy document of the City and ensure all citizens have access to the document.



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Strategy 1.1.3: Improve coordination between City and development community to ensure that growth is compatible with long-term goals of the City.

Objective 1.2: Require development to be sensitive to environmental concerns and minimize encroachment into flood-prone areas.

Strategy 1.2.1: Develop a drainage master plan that will address storm water runoff issues through policies such as improved development regulations and stream buffers.

Strategy 1.2.2: Explore opportunities to develop drainage facilities that could serve a dual purpose as park and recreation amenities. This might include detention basins or greenway paths.

Strategy 1.2.3: Support the continuing education of City staff in storm water management practices.

Objective 1.5: Encourage and protect land uses that are vital to the health, safety and welfare of the entire community.

Strategy 1.5.1: Develop overlay zoning districts that preserve the central business district, government facilities and the health care complex.

Strategy 1.5.2: Identify potential locations for future governmental and institutional facilities.

Goal 6: Education

Foster a community-wide learning environment that provides quality facilities, equipment, programs and curriculum to benefit future generations of El Dorado citizens.

Objective 6.2: Ensure that adequate land is available for the future expansion of educational facilities.

Strategy 6.2.1: Encourage a dialogue between the school districts and the City to identify and coordinate expansion issues.

Strategy 6.2.2: Ensure school districts have a role in the site plan review process.

Strategy 6.2.3: Encourage developers to work closely with school districts to identify expansion needs.

Goal 9: Sustainability

Maximize opportunities to become a more sustainable community.

Objective 9.2: Identify and implement opportunities to minimize waste in procedures, operations and spending.



Strategy 9.2.3: Determine feasible incentives to encourage more “green” buildings in new developments and identify code revisions that will facilitate opportunities for “green” development.

Additional Recommendations

1. Develop a comprehensive annexation policy that specifies the conditions under which the City will annex territory into its jurisdiction. This might include policies that specify the minimum amount of services to be provided, require a cost/benefit analysis or similar provisions.
2. Discourage or prohibit “leapfrog” development. Such development is characterized by new development on previously undeveloped land that is beyond the practical extension of City services and out of character with the surrounding land uses. Leapfrog development is an inefficient use of land, infrastructure and community resources.
3. Do more to encourage infill development or redevelopment. Vacant lots in developed areas and replacement of deteriorated structures should be targeted. Streamline codes and policies that may be barriers to improving already developed areas.

Land Use Guidelines

Land Use Guidelines associated with various land use categories have been developed to be used as guiding principles in the location of land uses and public facilities. These guidelines are based upon factors that reflect sound planning practice, encourage desirable patterns of development, promote compatibility of land uses and advance good urban design principles. They are to be used in conjunction with the Future Land Use map (Figure 12-3) as a decision-making tool for zoning applications, special use permits and other development permits.

Residential Land Use Guidelines

1. Low density residential uses will be separated from adverse surrounding land use types such as industrial and commercial areas. Appropriate buffering includes open space, water bodies, abrupt changes in topography and landscaping treatments (including berms and fences).
2. In order to minimize access points along major traffic corridors, low density residential lots will not front directly onto arterial streets. They are to be discouraged from fronting onto collector streets and encouraged to front onto local streets.
3. Medium and high density residential uses may serve to buffer low density residential uses from commercial uses.
4. Medium and high density residential uses will be located within walking distance of neighborhood commercial centers, parks and schools (including Butler Community College). These uses should also be in close proximity to concentrations of employment, major thoroughfares and existing utility infrastructure.
5. In order to avoid high traffic volumes in lower density residential neighborhoods, medium and high density residential uses will be directly accessible to arterial or collector streets.
6. Medium and high density residential uses will be sited where they will not overload or create congestion in existing and planned transportation facilities or infrastructure.
7. Manufactured home parks will be located on large tracts buffered from single family neighborhoods by physical barriers (arterial roads, drainage ditches, railways, etc.).



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Government/Institutional Land Use Guidelines

1. Public facilities that serve residential areas (such as libraries, schools and post offices) will be located along with neighborhood commercial centers on arterial or collector roadways and located near parks or trails.
2. Government and institutional facilities will have convenient access to arterial streets and utility infrastructure.
3. Libraries and parks will be located in an equitable manner with placement based on factors consistent with the comprehensive plan.
4. Public safety facilities will be placed in locations that maximize the ability to decrease response times.
5. The expansion of public health and educational campuses shall be consistent with the approved master planning documents and/or policies of the governing bodies of such institutions.
6. Where feasible, incremental encroachment of institutional land uses into residential neighborhoods shall be discouraged.
7. Airports will be sited away from large water bodies, landfills and concentrations of people. Conversely, land uses with concentrations of people will be located away from airports so as not to interfere with their efficient operation and to maximize safety.
8. Utility facilities with significant noise, odor and other nuisance elements will be located away from residential areas.

Commercial Land Use Guidelines

1. Commercial sites will be located adjacent to arterial streets or major thoroughfares and shall be developed to minimize negative impacts on traffic congestion.
2. Commercial development should have required site design features that limit noise, lighting and other aspects of commercial activity that may adversely impact surrounding residential land uses.
3. Commercial uses will be located in compact clusters or nodes versus extended strip developments.
4. Commercial traffic will not feed directly onto local residential streets.
5. Commercial uses that cannot be located in planned centers or nodes (including large freestanding buildings, auto sales and non-retail uses) will be located in areas with existing similar land uses only where traffic patterns, surrounding land uses and utilities can support such development.
6. In order to protect the fabric of residential neighborhoods, incremental, lot by lot conversion of residential uses into commercial uses shall be discouraged.

Office Land Use Guidelines

1. Office uses will be generally located adjacent to arterial streets and in no case will be allowed to directly access local streets.
2. Large scale office developments are encouraged to locate within downtown or business parks that are meant to serve such a purpose.
3. Professional services (such as physicians, attorneys, real estate agencies) will be incorporated within or adjacent to neighborhood commercial development.
4. Low density office uses can serve as a transitional land use between residential uses and higher intensity uses.



Industrial Land Use Guidelines

1. Industrial land uses will be located in close proximity to support services and be provided good access to major arterials, city truck routes, belt highways, utility truck lines, rail spurs, and airports. They will be adjacent to existing industrial uses or within designated industrial parks.
2. Industrial traffic will not feed directly into local streets in residential areas.
3. Industrial uses will be generally located away from existing or planned residential land uses and sited so as not to generate industrial traffic through less intensive land use areas.

Future Land Use Designations

Below is a listing of the categories of future land use designations depicted on the Future Land Use Map along with a brief description of each. They are listed in order of land use intensity from lowest to highest.

Agricultural – The primary land use is agricultural in nature, such as farming or livestock production. May include ancillary uses like residential or storage. May include large lot single-family land uses generally no more dense than one unit per five acres. Oil extraction activities may be included if not the primary land use.

Parks and Open Space – This includes parks (city, county or state), golf courses, cemeteries, and wildlife/nature conservation or management areas.

Low Density Residential – Single or two-family (duplex) residential land uses with a density generally no greater than eight units per acre.

Medium/High Density Residential – This includes multiple family (apartments or townhomes) residential land uses. Manufactured home parks are also included since their density is usually higher than eight units per acre. This may serve as a transition between low density land uses and more intense land uses.

Neighborhood Mixed Use – This includes a mix of residential types and small-scale commercial and institutional uses that are typically meant to serve the needs of the surrounding neighborhood. This serves as a transition between residential land uses and more intense land uses.

Institutional – This includes governmental offices/facilities and land uses related to other institutions such as prisons, hospitals, schools, colleges, churches, and nonprofit organizations.

Commercial – This includes commercial, retail, restaurant and professional office land uses that serve the needs of the community as a whole and perhaps a larger region.

Downtown District – This contains a variety of land uses found within the Central Business District and the surrounding area. Includes medium/high density residential, institutional, commercial, and perhaps limited small-scale light industrial/warehousing land uses.



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Industrial Mixed Use – This contains a mix of heavy/light industrial land uses and other land uses that generally support nearby development, such as warehousing, storage, commercial, restaurants and offices. This serves as a transition between industrial land uses and less intense land uses.

Industrial – This contains heavy and light industrial land uses including manufacturing, warehousing, storage and processing of raw materials. Oil extraction activities may be included when it is the primary land use.

Right-of-way – This is property owned by a government entity or similar organization, such as utility companies and railroads, which is used for a public infrastructure purpose, generally transportation or utility facilities.

Future Land Use Map

The Future Land Use Map (Figure 12-3) represents the preferred land use development scenario for the future of El Dorado and its planning area. Local land use decisions shall be generally consistent with the Future Land Use Map and all other policies contained within this plan. It should be noted, however, that this map is conceptual in nature and does not dictate the exact location of land uses or zoning districts. It represents the preferred future land use alternative. Actual location of land uses and zoning will be determined by the development process and legally issued permits consistent with the policies and guidelines of this plan. The Future Land Use Guidelines should be consulted to determine the appropriateness of land use proposals.

There are cases where the planned future land use is not consistent with the existing land use. It is important to note that such inconsistencies do not place any responsibility on the part of the land owner to change uses or zoning. Nor does it interfere with the vested rights of any property owner.

Do It

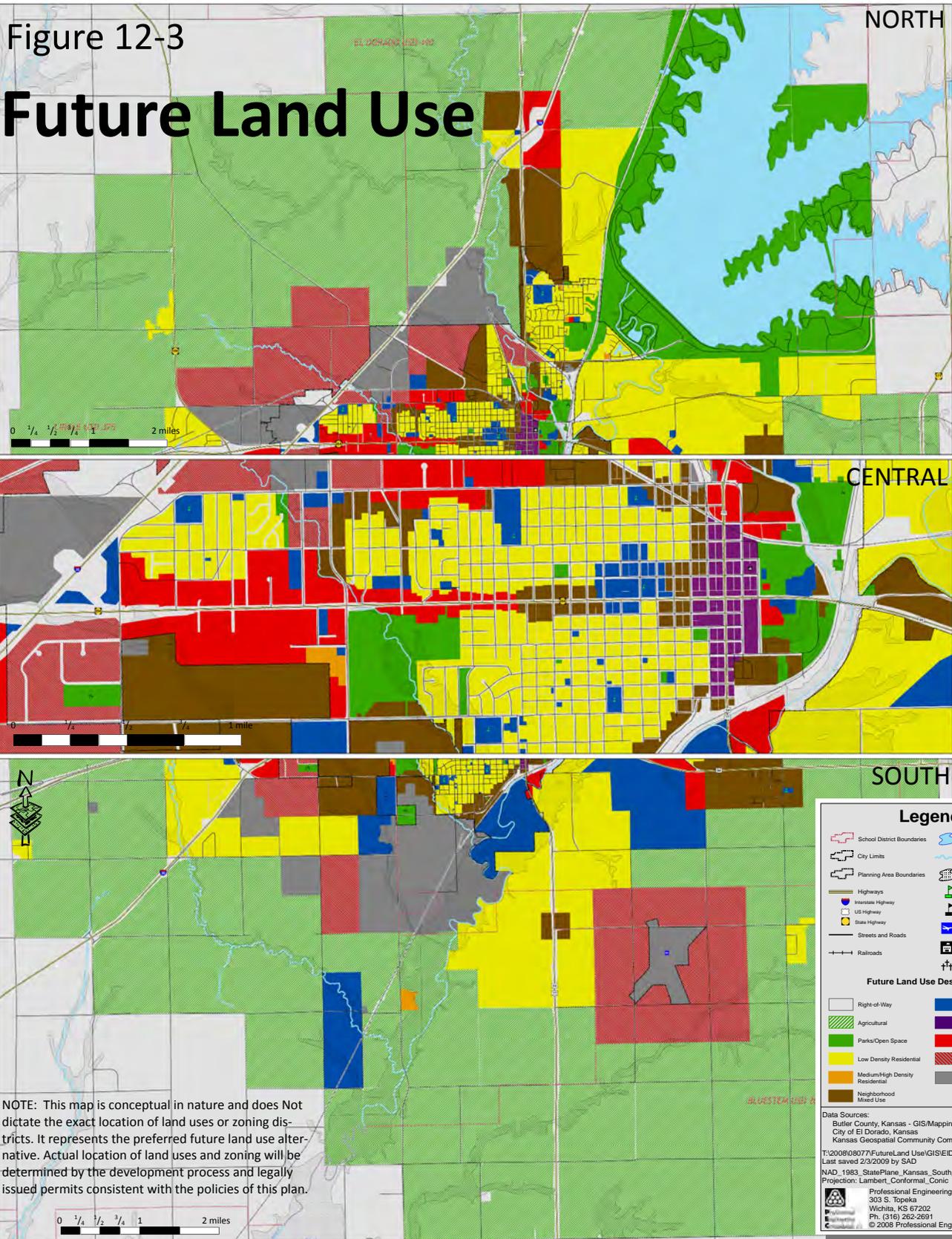
The implementation plan outlines how the strategies, which are the 2030 Comprehensive Plan's action items, can be accomplished by the City. The following items are included in the implementation of each strategy:

1. Prioritization of the strategy
 - ◆ Timeframe each strategy should occur within
 - ◆ Short range - within 10 years
 - ◆ Long range - 10 - 20 years
 - ◆ Continuous - ongoing activity
2. Priority of the strategy within the timeframe
 - ◆ High to medium priority
 - ◆ Medium to low priority
3. Primary actors - The organizations and/or City departments that will likely accomplish the strategy
4. Cost considerations - The actions or items that will incur costs in order to accomplish the strategy
5. Potential funding sources - Possible sources of funding for accomplishing the strategy

Cont. on pg. 12—12

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Strategy 1.1.1

Encourage the use of the comprehensive plan as the primary development policy document of the City.

Priority: Continuous /High to Medium

Primary Actors: City management, City Planning staff, City Engineering staff, City Commission, Planning Commission

Cost Considerations: staff resources

Potential Funding Sources: City revenues

Strategy 1.1.2

Market the comprehensive plan to the El Dorado community as the primary development policy document of the City and ensure all citizens have access to the document.

Priority: Continuous/High to Medium

Primary Actors: City management, City Planning staff, Planning Commission

Cost Considerations: staff resources, printing costs, distribution

Potential Funding Sources: City revenues

Strategy 1.1.3

Improve coordination between the City and development community to ensure that growth is compatible with long-term goals of the City.

Priority: Continuous /High to Medium

Primary Actors: City management, City Planning staff, City Engineering staff, City Commission, Planning Commission

Cost Considerations: staff resources

Potential Funding Sources: City revenues

Strategy 1.2.1

Develop a drainage master plan that will address storm water runoff issues through policies such as improved development regulations and stream buffers.

Priority: Short Range /Medium to Low

Primary Actors: City management, City Planning staff, City Engineering staff, City Storm Water staff, community

Cost Considerations: staff resources, consultant services, data analysis, community coordination

Potential Funding Sources: City revenues

Strategy 1.2.2

Explore opportunities to develop drainage facilities that could serve a dual purpose as park and recreation amenities. This might include detention basins or greenway paths.



Priority: Long Range /High to Medium

Primary Actors: City management, City Planning staff, City Engineering staff, City Storm Water staff, City Parks and Recreation staff

Cost Considerations: staff resources, staff training, program development, program implementation

Potential Funding Sources: City revenues, federal agency programs, state agency programs

Strategy 1.5.1

Develop overlay zoning districts that preserve the central business district, government facilities and the health care complex.

Priority: Short Range /Medium to Low

Primary Actors: City management, City Planning staff, Planning Commission, local stakeholders

Cost Considerations: staff resources, consultant services, data analysis, community coordination

Potential Funding Sources: City revenues

Strategy 1.5.2

Identify potential locations for future governmental and institutional facilities

Priority: Continuous /Medium to Low

Primary Actors: City staff

Cost Considerations: staff resources, research, coordination

Potential Funding Sources: City revenues

Strategy 6.2.1

Encourage a dialog between the school districts and the City to identify and coordinate expansion issues.

Priority: Continuous /Medium to Low

Primary Actors: City management, City Planning staff, public school districts

Cost Considerations: staff resources, coordination, facilitation

Potential Funding Sources: City revenues, school district revenues

Strategy 6.2.2

Ensure school districts have a role in the site plan review process

Priority: Short Range /High to Medium

Primary Actors: City management, City staff, public school districts

Cost Considerations: staff resources, coordination, facilitation

Potential Funding Sources: City revenues, school district revenues

Strategy 6.2.1

Encourage developers to work closely with school districts to identify expansion needs.



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Priority: Continuous /Medium to Low

Primary Actors: City management, City Planning staff, public school districts, local development community

Cost Considerations: staff resources, coordination, facilitation

Potential Funding Sources: City revenues, school district revenues

Strategy 9.2.2

Determine and identify code revisions that will facilitate opportunities for sustainable development.

Priority: Long Range /Medium to Low

Primary Actors: City Planning staff, City Building staff, local development community

Cost Considerations: staff resources, staff training, consultant services, program development, program implementation, coordination, facilitation

Potential Funding Sources: City revenues, federal agency programs, state agency programs, grant programs



Appendix A — Information and Data Sources

The information used to produce the 2030 Comprehensive Plan was obtained from the following sources:

Websites:

American Planning Association website (www.planning.org)
Bradford Memorial Library website (skyways.lib.ks.us/library/bradford/index)
Butler Community College website (www.butlercc.edu)
Butler County website (www.bucoks.org)
Circle USD 375 website (www.usd375.org)
City of El Dorado website (www.eldoks.com)
Coutts Memorial Museum of Art website (skyways.lib.ks.us/museums/coutts)
El Dorado Chamber of Commerce website (www.eldoradokansas.com)
El Dorado Convention and Visitors Bureau website (www.visiteldoradoks.com)
El Dorado, Inc. website (www.eldorado-inc.com)
El Dorado Main Street (www.eldoradomainstreet.org)
El Dorado USD 490 website (www.eldoradoschools.org)
Federal Highway Administration website (www.fhwa.dot.gov)
Kansas Department of Wildlife and Parks website (www.kdwp.state.ks.us)
Kansas Oil Museum (www.kansasoilmuseum.org)
Kansas State Historical Society website (www.kshs.org)
National Recreation and Parks Association website (www.nrpa.org)
Sperling's Best Places website (www.bestplaces.net)
Susan B. Allen Memorial Hospital website (www.sbamh.com)
US Census Bureau website (www.census.gov)

Documents:

City of El Dorado Comprehensive Annual Financial Report (CAFR)(2007)
City of El Dorado Comprehensive Plan (2001), prepared by Bucher, Willis & Ratliff Corporation
El Dorado Captain Jack Thomas Memorial Airport Master Plan (2007), prepared by Burns & McDonnell

The data used to produce the maps contained in this document were obtained from the following sources:

Butler County Appraiser's Office
Butler County GIS/Mapping Department
City of El Dorado
Kansas Corporation Commission
Kansas Geospatial Community Commons
Kansas State Historical Society

The online Community Survey was conducted using Survey Monkey at www.surveymonkey.com.



Appendix B — Complete Survey Responses

Demographic Information

Question 1

Which best explains your living/working relationship with El Dorado?			
Rank	Answer Options	Response Frequency	Response Count
1	Live and work in El Dorado (or retired)	69.8%	370
2	Work in El Dorado and live elsewhere	16.6%	88
3	Live in El Dorado and work elsewhere	8.9%	47
4	Visitor (or no living/working relationship with El Dorado)	4.0%	21
5	Part time El Dorado resident (more than	0.8%	4
<i>Answered Question</i>			530

Question 2

What is your age?			
Rank	Answer Options	Response Frequency	Response Count
1	46 – 65	46.4%	246
2	30 – 45	24.7%	131
3	Over 65	15.3%	81
4	18 – 29	12.8%	68
5	Under 18	0.8%	4
<i>Answered Question</i>			530

Question 3

How far do you travel to work one way?			
Rank	Answer Options	Response Frequency	Response Count
1	Less than 10 miles	52.4%	277
2	Work at home/retired	21.9%	116
3	21 - 50 miles	13.6%	72
4	11 - 20 miles	11.3%	60
5	Over 50 miles	0.8%	4
<i>Answered Question</i>			529

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Question 4

What is your home zip code in five digit format? (ex. 67042)			
Rank	City	Zip Code	Response Count
1	El Dorado, Kansas	67042	425
2	Augusta, Kansas	67010	14
3	Towanda, Kansas	67144	12
4t	Benton, Kansas	67017	8
4t	Leon, Kansas	67074	8
6	Andover, Kansas	67002	7
7t	Rosalia, Kansas	67132	5
7t	Wichita (Bel Aire), Kansas	67226	5
9	Wichita (Eastborough), Kansas	67208	3
10t	Burns, Kansas	66840	2
10t	Douglass, Kansas	67039	2
10t	Goddard, Kansas	67052	2
10t	Rose Hill, Kansas	67133	2
10t	Wichita (Eastborough), Kansas	67206	2
10t	Wichita (Eastborough), Kansas	67207	2
10t	Wichita, Kansas	67211	2
10t	Wichita, Kansas	67212	2
10t	Wichita (Bel Aire), Kansas	67220	2
19t	Allen (Bushong), Kansas	66833	1
19t	Cassoday, Kansas	66842	1
19t	Arkansas City, Kansas	67005	1
19t	Atlanta, Kansas	67008	1
19t	Derby, Kansas	67037	1
19t	Eureka, Kansas	67045	1
19t	Hesston, Kansas	67062	1
19t	Mulvane, Kansas	67110	1
19t	Newton, Kansas	67114	1
19t	Wellington, Kansas	67152	1
19t	Wichita, Kansas	67205	1
19t	Wichita, Kansas	67210	1
19t	Wichita, Kansas	67218	1
19t	Wichita, Kansas	67230	1
19t	Larned, Kansas	67550	1
19t	Denver, Colorado	80224	1
19t	Sun City, Arizona	85373	1
19t	Albuquerque, New Mexico	87121	1
Answered Question			523



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Question 5

What is your work zip code in five digit format? (enter home zip code if retired)			
Rank	City	Zip Code	Response Count
1	El Dorado, Kansas	67042	439
2	Andover, Kansas	67002	7
3	Wichita (Eastborough), Kansas	67206	5
4t	Wichita, Kansas	67210	4
4t	Wichita (Park City), Kansas	67219	4
6t	Augusta, Kansas	67010	3
6t	Eureka, Kansas	67045	3
6t	Towanda, Kansas	67144	3
6t	Wichita, Kansas	67218	3
10t	Leon, Kansas	67074	2
10t	Wichita, Kansas	67202	2
10t	Wichita, Kansas	67211	2
10t	Wichita (Bel Aire), Kansas	67226	2
14t	Saint Marys, Kansas	66536	1
14t	Burns, Kansas	66840	1
14t	Benton, Kansas	67017	1
14t	Derby, Kansas	67037	1
14t	Douglass, Kansas	67039	1
14t	Goddard, Kansas	67052	1
14t	Haysville, Kansas	67060	1
14t	Latham, Kansas	67072	1
14t	Maize, Kansas	67101	1
14t	Newton, Kansas	67114	1
14t	Rosalia, Kansas	67132	1
14t	Valley Center, Kansas	67147	1
14t	Wichita, Kansas	67201	1
14t	Wichita, Kansas	67203	1
14t	Wichita (Eastborough), Kansas	67207	1
14t	Wichita (Eastborough), Kansas	67208	1
14t	Wichita, Kansas	67209	1
14t	Wichita, Kansas	67215	1
14t	Wichita (Park City), Kansas	67204	1
14t	Wichita, Kansas	67277	1
14t	Salina, Kansas	67402	1
14t	Larned, Kansas	67550	1
14t	Mercedes, Texas	78570	1
14t	Denver, Colorado	80216	1
14t	Sun City, Arizona	85373	1
14t	Albuquerque, New Mexico	87102	1
Answered Question			505



General Development Questions

Question 6

Do you think El Dorado should grow?			
Rank	Answer Options	Response Frequency	Response Count
1	Yes	80.0%	396
2	Not Sure/No Opinion	11.9%	59
3	No	8.1%	40
<i>Answered Question</i>			495
Excluding Not Sure/No Opinion			
1	Yes	90.8%	396
2	No	9.2%	40
<i>Answered Question</i>			436

Question 7

What types of growth are needed in El Dorado? (select all that apply)			
Rank	Answer Options	Response Frequency	Response Count
1	Commercial/Retail/Offices/Businesses	72.1%	352
2	Industrial/Manufacturing/Processing/Distributing	59.8%	292
3	Residential	45.9%	224
4	Tourism	35.5%	173
5	Professional Services (ex. medical, legal, real estate)	30.7%	150
6	Other (please specify)	13.5%	66
7	None	5.3%	26
<i>Answered Question</i>			488
With "Other" broken into categories			
1	Commercial/Retail/Offices/Businesses	72.5%	354
2	Industrial/Manufacturing/Processing/Distributing	60.2%	294
3	Residential	46.3%	226
4	Tourism	35.9%	175
5	Professional Services (ex. medical, legal, real estate)	30.7%	150
6t	None	5.3%	26
6t	Dining/Restaurants	5.3%	26
8	Entertainment	2.0%	10
9	Specialty Retail	1.8%	9
10t	Education/Child Care	1.2%	6
10t	Recreation	1.2%	6
12	Sports/Stadium	1.0%	5
13	Gas Station/Truck Stop	0.4%	2
14t	Alternative Energy	0.2%	1
14t	Farmers Co-op	0.2%	1
14t	Downtown Diversity	0.2%	1
14t	Social Services	0.2%	1
14t	Pet Related	0.2%	1
<i>Answered Question</i>			488



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Question 8

Indicate your level of agreement with the following statements.												
Answer Options	Strongly Agree		Agree		Disagree		Strongly Disagree		Not Sure/No Opinion		Response Count	
	#	%	#	%	#	%	#	%	#	%		
The City of El Dorado should limit development in flood-prone areas through zoning and land use regulations.	246	49.7%	173	34.9%	21	4.2%	12	2.4%	43	8.7%	495	
Agricultural land uses and open spaces should be the ONLY uses allowed in flood-prone areas in El Dorado.	165	33.5%	163	33.1%	64	13.0%	21	4.3%	80	16.2%	493	
The City of El Dorado should do more to buffer residential areas from commercial and industrial land uses.	100	20.4%	224	45.7%	63	12.9%	12	2.4%	91	18.6%	490	
Excluding Not Sure/No Opinion												
The City of El Dorado should limit development in flood-prone areas through zoning and land use regulations.	246	54.4%	173	38.3%	21	4.6%	12	2.7%	X	X	452	
Agricultural land uses and open spaces should be the ONLY uses allowed in flood-prone areas in El Dorado.	165	40.0%	163	39.5%	64	15.5%	21	5.1%	X	X	413	
The City of El Dorado should do more to buffer residential areas from commercial and industrial land uses.	100	25.1%	224	56.1%	63	15.8%	12	3.0%	X	X	399	

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Question 9

Do you think that the community should put more or less restrictions on the following?							
Answer Options	More		Less		Not Sure/No Opinion		Response Count
	#	%	#	%	#	%	
Manufactured Home Parks	233	47.5%	81	16.5%	177	36.0%	491
Oil Industry/Extraction	194	39.4%	117	23.8%	181	36.8%	492
Commercial/advertising signs	201	41.1%	144	29.4%	144	29.4%	489
Industrial Land Uses	174	35.4%	149	30.3%	168	34.2%	491
Telecommunication Towers	148	30.1%	148	30.1%	196	39.8%	492
Retail & Commercial Enterprises	103	21.0%	258	52.7%	129	26.3%	490
Residential Developments	136	27.7%	229	46.6%	126	25.7%	491
Tourist Attractions	104	21.3%	244	50.0%	140	28.7%	488
Adult Entertainment	289	59.5%	104	21.4%	93	19.1%	486
Excluding Not Sure/No Opinion							
Manufactured Home Parks	233	74.7%	79	25.3%	X	X	312
Oil Industry/Extraction	194	62.4%	117	37.6%	X	X	311
Commercial/advertising signs	201	58.6%	142	41.4%	X	X	343
Industrial Land Uses	172	53.8%	148	46.3%	X	X	320
Telecommunication Towers	148	50.3%	146	49.7%	X	X	294
Retail & Commercial Enterprises	103	28.7%	256	71.3%	X	X	359
Residential Developments	136	37.5%	227	62.5%	X	X	363
Tourist Attractions	104	30.1%	241	69.9%	X	X	345
Adult Entertainment	289	73.5%	104	26.5%	X	X	393

Residential Development/Housing Questions

Question 10

Do you feel there is an adequate amount of affordable housing in El Dorado?			
Rank	Answer Options	Response Frequency	Response Count
1	No	53.0%	260
2	Yes	35.8%	176
3	No Opinion	11.2%	55
Answered Question			491
Excluding No Opinion			
1	No	59.6%	260
2	Yes	40.4%	176
Answered Question			436



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Question 11

Do you think sidewalks should be required in new residential developments in El Dorado?			
Rank	Answer Options	Response Frequency	Response Count
1	Yes	65.0%	320
2	No	24.8%	122
3	No Opinion	10.2%	50
Answered Question			492
Excluding No Opinion			
1	Yes	72.4%	320
2	No	27.6%	122
Answered Question			442

Question 12

As El Dorado grows, what kinds of housing development would you like to see encouraged? (Check all that apply)			
Rank	Answer Options	Response Frequency	Response Count
1	Single family homes	88.2%	428
2	Assisted/Senior living	53.6%	260
3	Apartments	42.3%	205
4	Townhouses	35.9%	174
5	Condominiums	32.8%	159
6	Subdivisions	32.2%	156
7	Two family units/duplexes	28.0%	136
8	Motel/Hotels	19.6%	95
9	Manufactured home parks	8.9%	43
10	Other (please specify)	4.5%	22
Answered Question			485
With "Other" broken into categories			
1	Single family homes	88.2%	428
2	Assisted/Senior living	54.0%	262
3	Apartments	42.3%	205
4	Townhouses	36.1%	175
5	Condominiums	32.8%	159
6	Subdivisions	32.2%	156
7	Two family units/duplexes	28.0%	136
8	Motel/Hotels	19.8%	96
9	Manufactured home parks	8.9%	43
10	Low Income Homes	1.4%	7
11	Student Housing	0.6%	3
12	Improve/Preserve existing housing	0.4%	2
13t	Special Needs Housing	0.2%	1
13t	Golf Course Community	0.2%	1
13t	Green Housing	0.2%	1
Answered Question			485



Question 13

What area(s) are most appropriate to locate new multiple family housing (apartments, duplexes, etc.)? (Check all that apply)			
Rank	Answer Options	Response Frequency	Response Count
1	West/Southwest near Butler Community College	65.8%	310
2	East/Northeast, near El Dorado Lake	38.2%	180
3	West, near the Kansas Turnpike/I-35	37.6%	177
4	Downtown/Central Business District	34.6%	163
5	South	29.9%	141
6	Undeveloped Butler County	22.1%	104
7	Other (please specify)	5.7%	27
<i>Answered Question</i>			471
With "Other" broken into categories			
1	West/Southwest near Butler Community College	66.0%	311
2	East/Northeast, near El Dorado Lake	38.6%	182
3	West, near the Kansas Turnpike/I-35	37.6%	177
4	Downtown/Central Business District	34.8%	164
5	South	29.9%	141
6	Undeveloped Butler County	22.1%	104
7	North	1.5%	7
8	None	1.1%	5
9t	Infill	0.4%	2
9t	East of Haverhill Rd. (USD 490)	0.4%	2
11t	Away from refinery emissions	0.2%	1
11t	Southeast	0.2%	1
<i>Answered Question</i>			471



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Question 14

What attributes make a residential community appealing to you? (Check all that apply)			
Rank	Answer Options	Response Frequency	Response Count
1	Proximity to work	58.8%	286
2	Recreation/play areas	58.2%	283
3	Sidewalks	56.2%	273
4	Proximity to schools	56.0%	272
5	Privacy	49.4%	240
6	Water (lakes, ponds, streams)	47.9%	233
7	Proximity to shopping	46.9%	228
8	Adequate landscaping	46.1%	224
9	Common open space	38.1%	185
10	Design/layout of subdivision	36.6%	178
11	Shared-use paths	36.2%	176
12	Cul-de-sacs	15.4%	75
13	Other (please specify)	6.6%	32
<i>Answered Question</i>			486
With "Other" broken into categories			
1	Proximity to work	58.8%	286
2	Recreation/play areas	58.6%	285
3	Sidewalks	56.4%	274
4	Proximity to schools	56.0%	272
5	Privacy	49.4%	240
6	Water (lakes, ponds, streams)	47.9%	233
7t	Proximity to shopping	46.9%	228
7t	Adequate landscaping	46.9%	228
9	Common open space	38.3%	186
10	Design/layout of subdivision	37.4%	182
11	Shared-use paths	36.2%	176
12	Cul-de-sacs	15.4%	75
13	Well Maintained Properties	1.4%	7
14	Street Quality/Condition	1.2%	6
15t	Quiet	0.4%	2
15t	Quality of Schools	0.4%	2
15t	Large Lots	0.4%	2
15t	Low Taxes	0.4%	2
15t	Housing Variety	0.4%	2
20t	Historic Homes	0.2%	1
20t	Golf	0.2%	1
<i>Answered Question</i>			486



Commercial/Industrial Development Questions

Question 15

How important are the design and appearance of new commercial or advertising signs in my community?			
Rank	Answer Options	Response Frequency	Response Count
1	Important	41.8%	201
2	Very Important	35.1%	169
3	Not Important	14.6%	70
4	No Opinion/Not Sure	8.5%	41
<i>Answered Question</i>			481
Excluding No Opinion/Not Sure			
1	Important	45.7%	201
2	Very Important	38.4%	169
3	Not Important	15.9%	70
<i>Answered Question</i>			440

Question 16

How would you rate the overall appearance of commercial areas in El Dorado?			
Rank	Answer Options	Response Frequency	Response Count
1	Attractive	46.9%	226
2	Unattractive	33.4%	161
3	No Opinion/Not Sure	12.7%	61
4	Very Unattractive	5.2%	25
5	Very Attractive	1.9%	9
<i>Answered Question</i>			482
Excluding No Opinion/Not Sure			
1	Attractive	53.7%	226
2	Unattractive	38.2%	161
3	Very Unattractive	5.9%	25
4	Very Attractive	2.1%	9
<i>Answered Question</i>			421



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Question 17

What area(s) do you think would be most appropriate for new commercial/retail development? (Check all that apply)			
Rank	Answer Options	Response Frequency	Response Count
1	Downtown/Central Business District	70.4%	335
2	Along Hwy 254/Central	53.6%	255
3	Along Hwy 54/Hwy 77/Main	46.6%	222
4	Near the Kansas Turnpike/I-35	39.9%	190
5	Near El Dorado Lake	17.4%	83
6	Undeveloped Butler County	12.4%	59
7	Other (please specify)	5.7%	27
8	No more should be allowed	2.5%	12
Answered Question			476
With "Other" broken into categories			
1	Downtown/Central Business District	70.6%	336
2	Along Hwy 254/Central	53.8%	256
3	Along Hwy 54/Hwy 77/Main	46.8%	223
4	Near the Kansas Turnpike/I-35	40.8%	194
5	Near El Dorado Lake	17.4%	83
6	Undeveloped Butler County	12.4%	59
7	No more should be allowed	2.9%	14
8	East of Haverhill Rd. (USD 490)	1.3%	6
9	Infill	1.1%	5
10	Near Butler Community College	0.6%	3
11	South	0.2%	1
Answered Question			476

Question 18

What area(s) do you think would be most appropriate for new industrial development? (Check all that apply)			
Rank	Answer Options	Response Frequency	Response Count
1	Only adjacent to existing industrial devel	58.4%	275
2	Near the Kansas Turnpike/I-35	39.9%	188
3	Undeveloped Butler County	30.8%	145
4	Along Hwy 254/Central	18.0%	85
5	Along Hwy 54/Hwy 77/Main	17.2%	81
6	Near El Dorado Lake	6.8%	32
7	Downtown/Central Business District	5.9%	28
8	Other (please specify)	4.7%	22
9	No more should be allowed	3.2%	15
Answered Question			471
With "Other" broken into categories			
1	Only adjacent to existing industrial devel	58.8%	277
2	Near the Kansas Turnpike/I-35	39.9%	188
3	Undeveloped Butler County	30.8%	145
4	Along Hwy 254/Central	18.0%	85
5	Along Hwy 54/Hwy 77/Main	17.2%	81
6	Near El Dorado Lake	7.0%	33
7	Downtown/Central Business District	5.9%	28
8	No more should be allowed	3.4%	16
9	Industrial Park	1.3%	6
10	East of Haverhill Rd. (USD 490)	1.1%	5
11	North	0.4%	2
12	West	0.2%	1
Answered Question			471



Economic Development Questions

Question 19

At what rate would you like to see population growth occur in El Dorado?			
Rank	Answer Options	Response Frequency	Response Count
1	More than Current	53.2%	253
2	Current Rate	29.2%	139
3	No Opinion/Not Sure	10.1%	48
4	Less than Current	4.6%	22
5	No Growth	2.9%	14
<i>Answered Question</i>			476
Excluding No Opinion/Not Sure			
1	More than Current	59.1%	253
2	Current Rate	32.5%	139
3	Less than Current	5.1%	22
4	No Growth	3.3%	14
<i>Answered Question</i>			428



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Question 20

Indicate your level of agreement with the following statements.											
Answer Options	Strongly agree		Agree		Disagree		Strongly Disagree		No Opinion/Not Sure		Response Count
	#	%	#	%	#	%	#	%	#	%	
Changes brought by economic development should be balanced with actions to preserve community character.	202	43.3%	209	44.8%	19	4.1%	9	1.9%	27	5.8%	466
The City of El Dorado should offer incentives to attract industry. (ex. free or discounted land/infrastructure, tax abatements/credits, utility rate reductions)	120	25.9%	204	44.1%	60	13.0%	39	8.4%	40	8.6%	463
El Dorado should do more to promote the redevelopment of the historic downtown business district.	194	41.4%	171	36.5%	45	9.6%	18	3.8%	41	8.7%	469
Excluding No Opinion/Not Sure											
Changes brought by economic development should be balanced with actions to preserve community character.	202	46.0%	209	47.6%	19	4.3%	9	2.1%	X	X	439
The City of El Dorado should offer incentives to attract industry. (ex. free or discounted land/infrastructure, tax abatements/credits, utility rate reductions)	120	28.4%	204	48.2%	60	14.2%	39	9.2%	X	X	423
El Dorado should do more to promote the redevelopment of the historic downtown business district.	194	45.3%	171	40.0%	45	10.5%	18	4.2%	X	X	428



Question 21

What types of businesses/industries do you believe are the most important for El Dorado to attract? (Check all that apply)			
Rank	Answer Options	Response Frequency	Response Count
1	Industry/Manufacturing (Light)	54.8%	255
2	Tourism/outdoor recreation	54.0%	251
3t	Expansion of existing business	46.7%	217
3t	Technology based	46.7%	217
5	Warehousing & distribution	44.1%	205
6	Shopping plazas or malls	38.9%	181
7	Professional services	34.8%	162
8	Agriculture	32.5%	151
9	Medical services	31.6%	147
10	Large retail stores	31.4%	146
11	Aviation related	30.8%	143
12	Oil related	30.8%	143
13	Industry/Manufacturing (Heavy)	28.0%	130
14	Public Sector, Governmental	12.7%	59
15	Other (please specify)	5.8%	27
16	None	1.3%	6
Answered Question			465
With "Other" broken into categories			
1	Industry/Manufacturing (Light)	54.8%	255
2	Tourism/outdoor recreation	54.2%	252
3	Expansion of existing business	46.9%	218
4	Technology based	46.7%	217
5	Warehousing & distribution	44.1%	205
6	Shopping plazas or malls	39.4%	183
7	Professional services	34.8%	162
8	Agriculture	32.5%	151
9	Medical services	31.6%	147
10	Large retail stores	31.4%	146
11	Aviation related	31.0%	144
12	Oil related	30.8%	143
13	Industry/Manufacturing (Heavy)	28.0%	130
14	Public Sector, Governmental	12.7%	59
15	Restaurants	2.6%	12
16	None	1.3%	6
17	Small Businesses	0.6%	3
18t	Specialty Retail	0.4%	2
18t	Alternative Energy	0.4%	2
18t	Entertainment	0.4%	2
21	Education	0.2%	1
Answered Question			465



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Community Services and Facilities Questions

Question 22

Indicate your level of agreement with the following statements.													
Answer Options	Strongly agree		Agree		Disagree		Strongly Disagree		No Opinion/Not Sure		Response Count		
	#	%	#	%	#	%	#	%	#	%	#	%	
I would be willing to pay additional taxes for NEW community facilities and services.	33	7.1%	173	37.0%	112	23.9%	89	19.0%	61	13.0%	468		
I would be willing to pay additional taxes for improvements to EXISTING community facilities and services.	27	5.8%	209	44.7%	93	19.9%	75	16.0%	64	13.7%	468		
I am satisfied with the level of communication between Butler County government and the City of El Dorado.	9	1.9%	96	20.6%	129	27.7%	87	18.7%	144	31.0%	465		
Excluding No Opinion/Not Sure													
I would be willing to pay additional taxes for NEW community facilities and services.	33	8.1%	173	42.5%	112	27.5%	89	21.9%	X	X	407		
I would be willing to pay additional taxes for improvements to EXISTING community facilities and services.	27	6.7%	209	51.7%	93	23.0%	75	18.6%	X	X	404		
I am satisfied with the level of communication between Butler County government and the City of El Dorado.	9	2.8%	96	29.9%	129	40.2%	87	27.1%	X	X	321		



Question 23

Where should El Dorado focus its new public facility construction (schools, libraries, government services)?			
Rank	Answer Options	Response Frequency	Response Count
1	Located regionally, facilities that serve the whole community	36.5%	168
2	Within walking/biking distance of the population served by the facility	24.3%	112
3	No Preference	14.8%	68
4	Wherever existing infrastructure (water, sewer, electric) is located	12.6%	58
5	Downtown/Central Business District	9.1%	42
6	Cheapest land available	2.6%	12
<i>Answered Question</i>			460
Excluding No Preference			
1	Located regionally, facilities that serve the whole community	42.9%	168
2	Within walking/biking distance of the population served by the facility	28.6%	112
3	Wherever existing infrastructure (water, sewer, electric) is located	14.8%	58
4	Downtown/Central Business District	10.7%	42
5	Cheapest land available	3.1%	12
<i>Answered Question</i>			392



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Question 24

How would you rate each of the following community services?												
Rank	Answer Options	Excellent (4)		Good (3)		Fair (2)		Poor (1)		Not Sure (0)		Response Count
		#	%	#	%	#	%	#	%	#	%	
1	City Water Quality	186	40.2%	181	39.1%	47	10.2%	12	2.6%	34	7.3%	463
2	Fire Protection	129	27.8%	245	52.8%	48	10.3%	5	1.1%	37	8.0%	464
3	Trash/Recycling	160	34.4%	185	39.8%	63	13.5%	25	5.4%	32	6.9%	465
4†	City Water Service	110	23.7%	219	47.2%	68	14.7%	22	4.7%	45	9.7%	464
4†	Parks	100	21.4%	266	57.0%	74	15.8%	12	2.6%	15	3.2%	467
4†	Library	99	21.3%	249	53.5%	74	15.9%	13	2.8%	30	6.5%	465
7	Health Care	113	24.5%	213	46.1%	82	17.7%	25	5.4%	29	6.3%	462
8	Law Enforcement	63	13.5%	232	49.9%	111	23.9%	33	7.1%	26	5.6%	465
9	Recreation Programs	52	11.2%	221	47.4%	104	22.3%	34	7.3%	55	11.8%	466
10	Education (public schools K-12)	72	15.8%	202	44.3%	108	23.7%	45	9.9%	29	6.4%	456
11	City Administration	25	5.4%	165	35.8%	144	31.2%	78	16.9%	49	10.6%	461
12	Street Maintenance	38	8.2%	158	33.9%	167	35.8%	93	20.0%	10	2.1%	466



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Indicate your level of agreement with the following statements.

Answer Options	Strongly agree		Agree		Disagree		Strongly Disagree		No Opinion/Not Sure		Response Count
	#	%	#	%	#	%	#	%	#	%	
I believe that the preservation of historic and cultural sites is important.	194	43.0%	220	48.8%	15	3.3%	5	1.1%	17	3.8%	451
I believe that deteriorated or dilapidated structures are an issue in El Dorado.	141	31.3%	234	52.0%	29	6.4%	4	0.9%	42	9.3%	450
I believe that El Dorado is a beautiful city.	50	11.1%	213	47.4%	136	30.3%	18	4.0%	32	7.1%	449
I believe that El Dorado should pursue stronger or more aggressive code enforcement in neighborhoods.	106	23.5%	177	39.2%	74	16.4%	20	4.4%	75	16.6%	452
The noise produced by railroad traffic is an issue in El Dorado.	25	5.6%	56	12.5%	248	55.4%	53	11.8%	66	14.7%	448
The safety of railroad crossings is an issue in El Dorado.	22	4.9%	82	18.4%	239	53.7%	37	8.3%	65	14.6%	445
I am satisfied with the quality of life in El Dorado today.	42	9.4%	280	62.4%	65	14.5%	18	4.0%	44	9.8%	449
Excluding No Opinion/Not Sure											
I believe that the preservation of historic and cultural sites is important.	194	44.7%	220	50.7%	15	3.5%	5	1.2%	X	X	434
I believe that deteriorated or dilapidated structures are an issue in El Dorado.	141	34.6%	234	57.4%	29	7.1%	4	1.0%	X	X	408
I believe that El Dorado is a beautiful city.	50	12.0%	213	51.1%	136	32.6%	18	4.3%	X	X	417
I believe that El Dorado should pursue stronger or more aggressive code enforcement in neighborhoods.	106	28.1%	177	46.9%	74	19.6%	20	5.3%	X	X	377
The noise produced by railroad traffic is an issue in El Dorado.	25	6.5%	56	14.7%	248	64.9%	53	13.9%	X	X	382
The safety of railroad crossings is an issue in El Dorado.	22	5.8%	82	21.6%	239	62.9%	37	9.7%	X	X	380
I am satisfied with the quality of life in El Dorado today.	42	10.4%	280	69.1%	65	16.0%	18	4.4%	X	X	405

Question 25



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Question 26

What attracts you to El Dorado? (Check all that apply)			
Rank	Answer Options	Response Frequency	Response Count
1	Proximity to Wichita	61.0%	274
2	Proximity to employment	56.6%	254
3	Proximity to family/friends	52.8%	237
4	Affordable cost of living	40.3%	181
5	Low crime rate	34.1%	153
6	Quality of education	31.0%	139
7	Good air/water quality	29.2%	131
8	Quality of health care	27.6%	124
9	Quality of parks/recreation	25.4%	114
10	Affordability of housing	21.4%	96
11	Proximity to shopping	16.0%	72
12	Historic downtown/housing	13.1%	59
13	Quality of housing available	10.7%	48
14	Other (please specify)	8.9%	40
15	Cultural activities	8.2%	37
16	Local tax rates	7.8%	35
Answered Question			449
With "Other" broken into categories			
1	Proximity to Wichita	61.0%	274
2	Proximity to employment	59.9%	269
3	Proximity to family/friends	53.0%	238
4	Affordable cost of living	40.3%	181
5	Low crime rate	34.3%	154
6	Quality of education	31.2%	140
7	Good air/water quality	29.6%	133
8	Quality of health care	27.6%	124
9	Quality of parks/recreation	25.4%	114
10	Affordability of housing	21.4%	96
11	Proximity to shopping	16.0%	72
12	Historic downtown/housing	13.1%	59
13	Quality of housing available	10.7%	48
14	Cultural activities	8.2%	37
15	Local tax rates	7.8%	35
16	From El Dorado	2.0%	9
17t	Small town atmosphere	1.6%	7
17t	None of above	1.1%	5
19	Church	0.9%	4
20t	Proximity to BCC	0.4%	2
20t	El Dorado Lake	0.4%	2
Answered Question			449



Question 27

Written Comments - Summary of Response Categories			
Rank	Response Category	Response Frequency	Response Count
1	Negative comment about code enforcement/city appearance	7.7%	36
2	Negative comment about city management/staff	6.2%	29
3	Negative comment about local politics/elected officials	6.0%	28
4	Negative comment about economic development policies	5.7%	27
5t	Taxes too high	4.9%	23
5t	Negative comment about city development policies	4.9%	23
7t	Negative comment about local law enforcement	4.3%	20
7t	Unclassified general comment	4.3%	20
9	Negative comment about streets/traffic management	3.8%	18
10	Need more tourism/recreation/entertainment businesses	3.6%	17
11	Negative comment about local school facilities	3.4%	16
12	Negative comment about local air quality	3.2%	15
13	Need new restaurants/specialty retail	3.0%	14
14t	Negative comment about downtown development	2.8%	13
14t	Need improved citizen attitudes and community pride	2.8%	13
16t	Unclassified positive comment	2.6%	12
16t	Negative comment about sidewalk quality/quantity	2.6%	12
18	Positive comment about city management/staff	2.3%	11
19t	Negative comment about local trash/recycling	2.1%	10
19t	City lacks a vision/plan for future	2.1%	10
21	New growth should benefit USD 490, not USD 375	1.9%	9
22	Positive comment about new stadium proposal	1.7%	8
23t	El Dorado Lake under utilized/under promoted	1.5%	7
23t	Criticism of the survey	1.5%	7
23t	Unclassified negative comment	1.5%	7
26t	Positive comment about city services/facilities	1.1%	5
26t	Negative comment about local education	1.1%	5
26t	Positive comment about downtown development	1.1%	5
26t	Negative comment about local housing value/costs	1.1%	5
26t	Positive comment about local politics/elected officials	1.1%	5
31t	Negative comment about new stadium proposal	0.9%	4
31t	More arts/cultural opportunities needed	0.9%	4
31t	Positive comment about local water quality	0.9%	4
31t	Positive comment about the bike path	0.9%	4
31t	Negative comment about city water rates	0.9%	4
36t	Negative comment about city services/facilities	0.6%	3
36t	Positive comment about local education	0.6%	3
36t	Negative comment about local health care	0.6%	3
36t	Need highway bypass	0.6%	3
40t	Negative comment about library management	0.4%	2
40t	Positive comment about local trash/recycling	0.4%	2
40t	El Dorado has a skunk problem	0.4%	2
43t	Positive comment about local health care	0.2%	1
43t	Positive comment about local law enforcement	0.2%	1
Total Number of Written Comments			470



Appendix C — Survey Written Comments

The Community Survey allowed respondents to insert unrestricted written comments. These comments reflect the opinion of those respondents and do not necessarily reflect the opinions of the consultant, City management, City staff or elected officials. In the interest of accuracy, they have been inserted exactly as submitted. No errors of fact have been edited, nor have grammatical, formatting or typographical errors. The only exceptions are the deletion of obscenities and personal information.

The comments are included for the sake of transparency and to allow the community to understand the opinions that exist. However, these responses do not indicate the level to which an opinion is held within the community. The written comments are presented in random order below. To differentiate between comments, the first word of each is underlined and has bold font.

The community is in dire need of a strong 20-25 year outlook direction.

Anything that can be done to improve the air quality would be good. For example, the refinery.

Property Taxes are too high

Water quality good--though too expensive--air quality, has always been questionable at best, with refinery (ies). In the past citizens have not been told the whole truth about dangers to health from bad air.

El Dorado is a beautiful city. Administration and Commissioners work hard. Many volunteers.

We can not compete with surrounding schools, as we have the oldest facilities. We DO NOT have 21st century schools.

Live in the country outside of Augusta

quit trying to shove north part of town on us for everything new.

I think sidewalks should be put in on all streets. It amazes me that people have not been hit by cars, since most walking must be done in the streets.

Too much croni-ism, good old boy city politics, self serving local politicians

I'm packed in here on the S. side no parking and Taylor is bad. Now more residential construction.

El Dorado is a very clickish and unfriendly community. It is also not a health conscious community.

fire herb

any improvements on the livestock auction would be good and be sure to keep it!

I believe the highways leading to the middle of downtown should be routed around the main intersection. This would allow the main intersection of town to be decorated to attract others to our city.

Some of the questions are leading, answers will be biased

If we build a new stadium, tear down the Jefferson stadium and school and build a new 1st-5th facility for all elementary students

Even though the airport is owned and managed by the City, there should be someone from the county (maybe who lives by the airport) on the board. Those living in the area have input which is not heard until after the fact.

Something about the skunk population.

The taxes are too expensive for what we have to deal with. Just look at the road on Towanda; it is HORRIBLE!

If I am going to pay all I have to, I want decent roads to drive! Plus, too many people think that it is a drag strip.

EL DORADO

THE FINE ART OF LIVING WELL



Great 490 and City administration, need to support and prevent politics from disrupting
Need more openness regarding actions of city government
The refinery smells bad at times and the train traffic and noise is bad.
Some questions were difficult to answer without specifics.
Tell the story of what's good . LOUD AND CLEAR!
Need a new library director - don't care for current one.
When's Denney's going to move in next to the Holiday Inn?. A lot of buisness people drive the turnpike
Housing prices are too high.
The mayor is cold and talks down to citizens.
El Dorado needs to be smoke free.
I drive from N hwy 77 to Haysville to work. I buy 90% of my fuel in Wichita, or Haysville because there is no-where on the west end at the turnpike to shop.
The Turkey hunters have a larger sign than the College does.
Do we have "Cultural Activities"?
We need to promote business growth east of Haverhill so El Dorado Schools get tax benefits./Not USD 375
When business hours end, it is difficult to get a police officer without going through the voice mail at Butler County dispatch. A person should be able to go to the police station 24 hours a day for assistance.
MORE COMMUNITY DAYS WOULD BE NICE, MAYBE AN ADULTS -V- KIDS DAY OR SOMETHING...TUG OF WAR, SOFTBALL, OR OTHER ACTIVITIES THAT CAN INVOLVE VERTUALLY ANYONE. HOMETOWN JEOPARDY OR SOMETHING LIKE THAT.
our downtown area needs improvement in appearance and businesses, has gotten better though
If a house does not meet minimum city code requirements it should be condemed and destroyed.
El Dorado will grow because of 254 highway, taxes in Wichita, Andover, and surrounding areas.
K-5 Schools for all families, not just Grandview
The lake is extremely under utilized by the community.
The area should be using the tax credits for building renovation in the down town area. Call me if interested (personal information deleted)
We need more public parking. Possibly a parking garage.
Need to look to expand the City in all directions. Should find ways to work w/ developers.
More industry to keep our kids here - more hiring in the schools of our own - bring the kids back to our community.
pay more attention to what the refinery is doing to are quality of living i.e health
When having construction going on in the City. It would help if one large construction area would be completed first before starting another one. Especially with the bridge construction going on, on the North end and the turning lane construction going on in the West side of the City. Those are two major roads that are used and it causes havic to some who have to go through both sites.
The newspaper has gone steadily downhill and I am likely to discontinue service
I love living in El Dorado, but would consider another place with lower taxes; another state.
We need new elementary schools.
Ability to build new housing on small lots.
I would like to see either stop signs or yield signs at EVERY intersection in El Dorado. Safety for kids is why.



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I no longer live or work in El Dorado but was born and raised there and all of my family is still living in El Dorado. We might not be current residents but are there at least once a week for various things and plan to "think" about moving back if possible. These above items would really sway us one way or the other.

The school facilities Pre-K to 8th grade need updating, especially the middle school

Housing in El Dorado is not affordable unless you work for the refinery or in Wichita

I see new stadium plans as potential problem. How much money is being spent without seeing what population wants. I'm sure Butler is pushing for something new. With current economy I don't believe average Joe will support new stadium. Personally, I feel we need to do something. I just don't think a few people are making right approach for entire city.

Sidewalks in the residential areas need to be refurbished so they can all be walked on instead of in the streets.

Very poor K - 12 schools.

Taxes are too high.

fire matt

I'm glad to see unproductive employees continue to leave city

The air quality sucks because of the refinery

Need more sidewalks by college

Police patrols should be more noticeable and officers should interact with the citizens of El Dorado more.

As far as population growth, we would only benefit as a community if the growth is with upstanding, honest, taxpaying citizens.

Not aggressive enough getting industry.

Love Small town Charm

All governments need to televise their meetings

develop a database of locals with their talents to match with any incoming industry through said database, offer jobs to locals before outsiders ie: they care more about this town and will be permanent

Have'nt seen the growth in population I expected from a satellite city close to Wichita (last 20 yrs.)

I would like businesses in El Dorado that would benefit USD 490, both in students and finances and not Circle district

I also dislike the way good roads are repaved like Topeka within the last two years and Towanda is torn up worse every year.

More needs to be done with the local evening life. Bringing businesses that interest local college students would keep the local economy strong instead of having all of them drive to Wichita to do business.

We need good sidewalks everywhere

A strong 250 bed minimum expansion at the correctional facility here vs. Yates Center would increase the labor base for city/community maintenance, for greenways, parks, libraries, festivals, historic buildings maintenance, etc.

I believe Heb Lewellen does a fair job overall but he seems to have inconsistencies with the way he runs the City. I feel he handles negativity in regards to people and business in El Dorado in a bad way. I feel his motto is if we ignore it, it will go away.

the parks are excellent in El Dorado

Activities other than sports for the kids.

I would like to see south El Dorado have more attachment to the town

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City administrators lead the commission and often ask for little public input and / or make citizens feel their ideas are not worthy of hearing.

If people are concerned about noise, then the new stadium needs to be moved out of the middle of the City. Football games and track events are very noisy.

El Dorado and Butler County are out of control on spending and Tax's and if I had a choice which I do not have at the moment I would relocate elsewhere. At some point I will have that option and will certainly do so.

Frontier refining stinks and releases toxic material at night.

The administration at the Police Department needs to be gone, what a blessing it is to your officers that Kennedy is out of there I heard he was quite the moral beater. The comments also I get is Boren is not respected, but of course none of the Officers want to say anything because they all need work. Take of the blinders and get the current administration out of there.

If cleanup is done in removing delapidated homes, it is critical that people living in them have a place to live, even if assistance must be provided to them.

The water is great

West Central Ave. should be kept residential and not turned into shops 8-9-10 blocks.

Water/trash/sewage is way too costly.

El Dorado's best bet is to take advantage of Obama fever like Abilene did with Eisenhower. Build an industry around it. Invite him back here with open arms. Embrace him and make him El Dorado's son.

The library is a great asset and needs to be developed further.

I would like to see a sports complex, w/ football stadium, paint McDonald stadium,

When deciding on buying a home in El Dorado or Augusta we chose Augusta. My wife and I both work in El Dorado but could not afford housing in the nicer part of the town. Downtown El Dorado was unattractive to us. Many homes were run down and were not kept up by the residents.

When developing any areas, you have to think about those lives that you might be effecting in the area you are developing whether it be in the City or out by the airport. Increased traffic on the ground or in the air affects neighborhoods and development plans need to remember this in the planning.

need to give Kurt Bookout more responsibility

The City should apply to KDOT for a study of future 54 (now 254) bypass around the City to the south. The main industries, college and refinery would be better served by a better highway system.

Showing support and getting the community involved in helping the schools in trying to receive Standards of Excellence, will boost the students to do better. It will also give El Dorado a better report when new incomers look at the educational status.

THERE NEEDS TO BE MORE DONE TO SOME OF THE ROADS IN THIS TOWN, THERE ARE SOME THAT WHEN YOU GO DOWN THEM AT THE POSTED SPEEDS, YOU ALMOST DESTROY THE SUSPENSION OF YOUR VEHICLE, LIKE DOUGLAS RD. ALSO, SO MANY THAT ARE JUST CRACKED AND TORN UP(SOUTH SIDE OF TOWN)

I am proud of the attractive maintenance of our town that Mainstreet provides.

The portion of 6th street west of Metcalf Road around to Central should just be resurfaced to make driving more decent. It's a disgrace. No need to go overboard with the project.

City is ignoring gang problem and doing nothing about situation. Too much bullying in High School.

Air quality is still an issue. It is better than 20 yrs. ago..... but I am anxious to move from it.

This city hasn't grown any since I was born in fact the population has decreased, hum wonder why?

Lower city taxes might keep people shopping here



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Would truly like to see a more progressive, service oriented attitude within city administration.

Need good roads and sidewalks to promote walking in community

Quality of life doesn't seem to be a concern with this survey. the downtown public sculpture is a good start, but it's only a start, More can be done to enhance streets and intersections

Need to do something about the slum lords

City has undermined and made an ineffective Chamber of Commerce

THE KIDS ARE WHO I WORRY ABOUT THE MOST, THEY NEED MORE THINGS FOR THEM TO DO, SO THEY CAN STAY AWAY FROM THINGS THAT ARE BAD OR HARMFUL TO THEM.

our rec program is definitely not as good as local areas

City government not representative of the "average" citizens in El Dorado.

as i stated earlier i would like to see a co-op stated here in el dorado and for the City of el dorado to strive towards becoming a greener city.

if you make the town attractive people will come, clean up the junk on porches, piles of rubbish on porches, junk cars and weeds in yards.

You didn't mention air quality~El Dorado literally stinks!

solicit contracts with aviation industry. Use people capable here for think-tank. Incorporate into BCCC.

A positive campaign to smother the NAY SAYERS, who would love a Leon size community where they would be important

Law enforcement needs to spend more time on domestic violence/drug related cases than they do sitting in a speed zone or in the QT parking lot

I believe the community of El Dorado needs more services to assist families of poverty, with education and incentives.

I favor additions/renovations to Galen Blackmore Stadium over a new location. I am totally opposed to taking the Legion golf course for the stadium.

I believe a campaign should be undertaken to get rid of the numerous junky houses and lots.

Need more decent restaurants

City / county commissioners should not make public statements that may not be true... (i.e.---do not say that the turn lanes will be ready in 2 weeks and now it's 4)

Cutting funding for El Dorado Inc and the CVB was short-sighted and a mistake. El Dorado needs to find a way to grow by attracting new residents and also new business and industry. No town can stay the same size, it either grows or it slowly dies.

Administration appears to thinning marginal employees. Its about time.

City needs vision for future

There isn't a low crime rate. Maybe it's low for major crimes, but there are far too many petty crimes for a town this size. Thefts, vandalism, assaults, littering, the list goes on.

City of El Dorado management is very errogant and bad for public image.

I know that El Dorado water is the best water anywhere.

I think it would be really great to have more quality apartments in El Dorado. Especially with Butler Community College here.

we need to up grade department heads such as engineerig and public works

I would like to see more sit down restraunts like Apple B's or TGI Fridays.

I question air quality, but have no problem with the water, but you put them together.

EL DORADO

THE FINE ART OF LIVING WELL



Need a city manager not administrator

The conditions of the roads around some of our parks is an eye sore. The city should curb and gutter those roads, so the parks can be attractive to prospective new citizens.

The cost of living in Butler County/El Dorado is high, i.e. taxes, both real estate and personal property.

Water rates are ridiculous

Our downtown is a duplicate of Wichita's ,Brass statues,black benches & light poles,bricks.STOP IT !!

the school system needs a lot of improvement

we have a beautiful lake, let's use it to our advantage and everything else will come with it.

This city is run by intimidation by the City council. The council doesn't care about the input of the citizens, they will do what they want to do, whether we like it or not. Our opinions don't matter, and we are talked down to. REMEMBER -- they are all elected by the citizens. So I believe their time in office is short-lived.

REAL ESTATE TAXES WAY TOO HIGH

Please dont let Wal Mart start selling fuel. They will own the town

I'm very dissappointed on way College Hills people were dealt with. They wanted to maintain rural setting. I see no reason they couldn't be added on sewer like Prospect folks and not be annexed. They gave up a lot to satisfy city movers and shakers.

El Dorado needs MORE law enforcement officers on duty, visible to the community

All neighborhoods should have sidewalks.

The city needs to worry about making some of our "residents" take care of their homes, land, and not use them for their personal dump.

The bike paths are a very nice addition to El Dorado.

IT WOULD BE NICE TO KEEP AS MUCH OF THE GANG ELEMENT AWAY FROM TOWN AS POSSIBLE AND THE LESS THERE IS FOR TEENS TO DO THE BETTER THAT CHANCE FOR THEM TO BE RECRUITED INTO THE GANG LIFE, NOT A GOOD THING.

Keep the City band.

I think the City needs to quit building new carp when we can't afford to maintain or pay for what we have stuck our necks out for

With the economy the way it is, I would think we should be VERY cautious with our spending.

Keep expanding the bike path.

We need a homeless shelter

I think there is to much emphasis on road construction and parks and too little with the police dept. It is the police dept who needs new equip and training. The city has failed the budget for the police dept. It is truly sad to live in a city, where the crime is in increasing and little attention is given to the officers who risk their lives everyday for the people of El Dorado.

This town stinks because of the refinery being so close.

Why does City Hall have such a high empl. turnover rate? Need to survey employees to get real answers!

Why are there so many "centers of the universe" in El Dorado? Each civic organization is promoting only their own interests instead of the broader community good.

El Dorado needs to attract some restaurants like Applebees, Village Inn, etc

The streets are in desperate need of repair in Township Village. You promised curbing and guttering. Needed now!!

We need some good restaurants.



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THE FINE ART OF LIVING WELL

Get our kids under control before you try to bring more families into the City. It is embarrassing that our kids are out vandalizing neighborhoods and private property.

El Dorado needs more good restaurants (not fast food).

I don't believe the present city manager is capable in taking our community forward. We need someone with P.R. skills

run down houses/neighborhoods should be required to fix up and clean up.

an attractive downtown attracts

The City/School System/College /Community needs new sports stadium...help with job,family retention...

We need new schools! Just a new high school is not enough!

Is anyone watching the debt on the El Dorado lake?

El Dorado needs to clean up some Industrial areas like Curbs Plus

We need to attract unique new business to the downtown. Places that market items that WalMart does not sell

Property taxes continue to rise too rapidly.

We need to do something with the railroad switching at 2 o 3 AM. Also BNSF engineers need to be fined or prosecuted for unnecessary horn blowing in the middle of the night.

El Dorado City government is an embarrassment.

I BELIEVE ELDORADO NEEDS A NEW GOLF COURSE COMMUNITY, FOR GOLF & RESIDENTIAL LIVING

El Dorado needs a wider array of non-athletic, secular, leisure time activities and professional entertainment for adults AND teens

I don believe we need to update the present football facility. The field needs to be astroturf. I don't think re-locating the football field needs to be considered.

I think it is good to keep a small town small. Though it is not for me. I think El Dorado should stay the size it is.

Stronger enforcement on slum landlords and owners to clean up their properties.

Common sense!

The question regarding the beauty of El Dorado is difficult to answer. Most south central Kansas towns that grew over many years have limited areas that qualify as beautiful.

I would like to see those persons who have rental properties maintain them as well as they do their own.

This community appears to me to have little coordinated direction over the last 20-30 years - haphazard growth and expansion vs. a community growth vision for 21st century challenges and improvement.

LOWER TAXES EVEN IF SERVICES MUST BE CUT, THEY WILL COME>

There has to be ANOTHER way to get street repair done.

i am very concerned about turn over of city employees since change in city managers

I feel like we are also creating a large gap between lower class and upper class. Part of El Dorado is targeting upper class like Scooters and part is targeting lower class like the above mentioned businesses. We don't have a lot of places to work that are positive as a work environment, stable, and pay well enough to have a decent life.

We need some good restaurants.

a strong need for eating establishments other than fast food restaurants

Perhaps more recreational facilities directed toward families/young people would be of benefit.

eldorado has great leadership from the City commission and city manager

EL DORADO

THE FINE ART OF LIVING WELL



streets and roads could use some help, fix what ya got before you grow. ie: Sixth St. near I-35

All road within city limits should be curbed and paved because it instills pride in the residents.

We can beautify the City (sidewalks, parks etc) at whose expense (the home buyer)--Yards of concrete X amount = \$ to home

Conflict of interest between city manager and local hospital.

We can't afford a new multi million dollar sports complex. The tax supported institutions need to learn to live on a tighter budget, just as the taxpayers do.

Need nice water park facility for children in summer.

Look for a niche, e.g. a nuclear power facility, and give up the oil niche, look to the future not the past.

The City of El Dorado character is NOT one to be proud of when follow example set by City Mgmt. staff.

I also believe our recreation programs need to be more competitive. We again are losing talented athletes to other communities that promote and enhance competitive sports. I believe competitive and non could be offered instead of losing these upcoming athletes.

Thanks for asking my opinion...

City administration should let the private sector lead economic dev. promotion

Some questions we couldn't answer because we don't know existing policies

We need to promote and dispel the misbelief that our schools are not any good. We are losing many families to Andover or even Augusta because of the bad press we have gotten about our schools.

Need to do more to maintain our quality of life than to grow at any price

Trash - the bag pick up system works very well. One of the best systems in the state. The big containers at home in other cities are a mess - more costs.

I would like to see South Haverhill Rd developed to attract more college students.

some of my "no opinion" answers are really "like it the way it is" or "none needed"

Adult entertainment should be allowed to open their doors at least just outside city limits of El Dorado.

I can be reached at (personal information deleted) regarding these comments and would be willing to help out with the planning and cost analysis of construction projects for the City. I do this professionally for large projects all over the US

The city needs more fast food and restaurants in the North end of the City, as well as more big name retail stores.

I do not agree at all of the spot annexation which was voted in for the mayor. It does not make sense at all. Why does he get what is best for him, but the council does not worry about what other people want. They just force it down their throats!

We need more landscaping around town and at our city entrances

ALSO, NEED TO CLEAN UP THE APPEARANCE OF CENTRAL, COMING INTO TOWN FROM THE WEST, STARTING AT THE 196 RAMP

Questions were hard to understand--What you were meaning by some of the questions

El Dorado has been too lax on pursuing and stopping vandalism on our streets. What happens to kids who damage vehicles parked on city streets? Nothing.

I think this city allows special interest groups to control the City which has an impact on any possible growth **AGAIN**, CAN'T STRESS THIS ENOUGH, SOMETHING TO HELP KEEP OUR KIDS OCCUPIED, SAFELY, AND KEEP THEM OUT OF TROUBLE... THEY ARE THE MAIN CONCERN FOR ME AND SHOULD BE FOR EVERYONE. THEY ARE THIS TOWN'S AND OUR FUTURE.



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Although I live near Benton, I visit the YMCA 2-3 times per week and shop in ED when I come.

We need some good restaurants.

any new business/industry needs to be in USD 490 school district to help with the tax base...it will help our school district get even better

DO NOT TEAR UP SO MANY STREETS AT ONCE.... AND CONTRACT THE JOBS SO THAT CREWS ARE ACTUALLY THERE, WORKING AND COMPLETING SOONER

This survey sure seems slanted in favor of certain agendas supported by the relative few in town.

Growth may be inevitable, but preserving community identity is essential. We are not another Andover.

The trash service needs to change our family fluctuates from 4 to 6 persons in the household and there is no way we can survive the two bag a week trash. We have 3 -5 bags of recycling per week and still have at least 4 bags of trash.

Need community football stadium/ sports facility.

nicer park restrooms, better lighting at park restrooms at night

Keep manufacturing (light only, don't need heavy) out west.

capitalize more on El Dorado Lakes' allure for tourism, ie: city and county income

Not everyone is enamored with the college as much as the current city leaders. Yes it's a good institution, but it should do more for local people instead of always trying to attract out-of-state football players. It's just a game!

there have been a multitude of positive changes in Eldorado since we came here in 1959

Storm water plans for developments need to be greatly improved and required by the City. Vintage Place is a joke when it rains. The city let the developer get away with a very poor storm water runoff plan for this area of El Dorado.

I see a lack of entirety of vision and direction for this community.

Excessive incentives to attract businesses and industries in a bidding war are not productive to our city or others.

life is good in Eldorado

The School System needs to continue to improve teaching quality and facilities...new families

City of El Dorado Finance Director extremely inefficient and over-paid for position.

If I could afford it I would move out of El Dorado.

This "comprehensive plan" is fine, but El Dorado needs a shared vision for the Community and civic leaders who will work together to achieve it. Community First! Prima Donna's last.

The current city government may destroy this beautiful town, we need a new city manager.

seek to offer sound, current, non-traditional financial education for locals, possibly tax deeds and such, investing locally

City Officials need to get off their seat and on their feet

I appreciate all the people, administrators etc., that work hard to make this a good place to live.

There should be an ordinance against loud music in cars and homes.

eldorado is a great place to live

I love to shop at Walmart, but we really need another department store, JC Penney's, Kohl's, so that we have other options.

city and 490 need to expand their boundaries

more aviation related industry

EL DORADO

THE FINE ART OF LIVING WELL



Taxes in El Dorado are already too high. We should not take on any more projects until we have an accounting of the money already being spent.

Wasteful spending should end and total community investment begin until a stronger economy exists!

Citizens need to volunteer and the City needs to request volunteers to support/supplement city employees, ie cleaning up parks, downtown, etc.. not on a once a year basis, but weekly or as needed to keep the City beautiful and to help keep crime in check.

El Dorado needs to recognize the gang and drug activity in the community and find a solution to keep the town a safe place to live

Hopefully Eco Dev directo ris working with county as well as local entities

No more storefront churches/prayer rooms downtown.

I do get frustrated with many of the local political games.

i love living in eldorado

Good job on keeping up the maintenance on city streets

City Administrators have been an embarassment as to how they acted over the past election regarding the newly elected officials on how they got elected.

The police department is terrible!!!! I have lived in eldorado in a great neighborhood for 9 years and have been vandalized three times!! Each time unsolved!!

I would be careful about over regulating and over doing code enforcement. Focus efforts on enhancing attitude rather than forced restrictions.

code enforcement should be applied more uniformly. Low income areas should not be neglected, just because they are low income.

was a resident for 24 nearly 24 years.

a strong need for clothing and shoe stores

I don't want to expand on 254 if all tax money goes to the circle district I would explain the other way so the El Dorado School District gets the revenue from the taxes.

El Dorado needs a new football stadium complex.

We need some good restaurants.

The Commission should do everything possible to recruit new industry...new jobs.

If the City wants to get people to move to El Dorado, the school district should consider making all grade schools K-5 again.

This town has a lot of elderly and low income homeowners. Residential property taxes are NOT a good way to fund education. Eventually it will force us to move away.

I don't like how the City council has made some decisions that have changed people's life style and put them at risk of losing their homes. It was a decision that the City wanted and were not concerend about what kinds of effects it would have on the people.

I would like to see better health care at SBAMH.

City needs to improve the future vision

City should get rid of all the crappy signs in town

I checked "cultural activties" on 26, but their could be more of them than we have.

El Dorado needs to do something about so many houses in disrepare---eye sores to future prospects, both business and residents

City manager should tell the same story to everyone.



EL DORADO

THE FINE ART OF LIVING WELL

The City should pay more on replacement cost of the sidewalks in older part of city.

I have to make a trip to the landfill every month to get rid of my excess trash. I drive by several residences in town at any given time and see numerous bags of trash stacked outside, in trucks or old garages.

I've lived here all my life and this is the best City Manager we've ever had

The recent water bills people have received in the past few months are outrageous.

Everyone know how difficult it is to work with the City

City commissioners should not have the right to force residents in outlying areas into the City limits.

El Dorado needs to make better use of the lake, sale of water, development and tourism.

We need to take the City forward--You have an excellent school system (K-12) (BCC)--use this to our advantage

The 9th street bridge should have been more of a utility bridge and not so fancy to save money.

I'd like to see our downtown spruced up even more like Ottawa, KS. Also the mural on S. Main is an eyesore.

The Commission should do everything possible to recruit and support real estate development...new housing

We need some good restaurants.

I think the City leaders are a joke with no clue

K-5 Schools available within walking distance from home

We need to promote business and housing north of El Dorado High School --That's where many people live in our community.

Butler County has Extremely high taxes. - what are they used for? People have moved from this area because of them.

focus on restoring downtown buildings destroyed by fires, it looks terrible

Don't spend time on train noise. The main BN-SF line is not going to relocate. All tracks within the El Dorado area have been in place for years. Property owners and tenants knew this condition when they make decisions to locate.

Work to get Oil Hill as part of USD 490 Schools. Township Village is already part of the City. Oil Hill should be part of El Dorado Schools too.

I think the downtown is attractive and looks well tended.

Also I don't agree with the school district taxes going to Circle district from Haverhill on. That is not right!!! They have better buildings and facilities than El Dorado School Districts. Someone needs to do something about that.

Main artery roads such as Towanda, 6th street, Summit, Country Club, should be paved at citywide expense.

Taxes are already too high in El Dorado. I do not agree with any change that would increase my taxes.

it concerns me to see long time city employees leaving

Something needs to be done about skunks in town. Our neighborhood is over run with them. And we live close to downtown.

You can't support a family on a \$10 an hour job, and there aren't any of those here anyway. You can only get a decent job in this town if you are 'friends' with the right people.

Thanks for using technology to reach out to the community, but please remember that 25% to 50% of our citizens likely do not have internet access and would need to be reached by door-to-door or mailings

El Dorado needs the new football stadium, and new or updated elementary schools --- both vital to future development and increased economic development.

need to review city managers performance as well as chief of police

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A bypass is needed to route traffic around our city. The present truck route lacks proper or adequate signs. Some of the intersections where trucks turn are very hard for a truck to maneuver.

I would like to see one of two things in El Dorado - higher wages or cheaper housing. Our prices are comparable to Kansas City. That seems pretty silly to me.

I'm very impressed with the quality of medical services available here for a town this size so close to Wichita. **strong** and adamant drug enforcement!!

Need to look at neighborhood schools. Having to transport kids after a few years in one school is ridiculous. Only ones that don't do that are the Grandview (NE El Dorado crowd)

We are very fortunate to have Walters Flower Shop. It obviously is the reason we have visitors to our community. They need to be in charge of the future design of downtown. The highway runs both ways from Wichita to El Dorado. I'm sure there creative ideas will really make El Dorado special. We need to use the assets of our community. "The People"

west ctr street is a good safety factor

City should take better care of schools and library, they seem to be low on the priority list.

I believe we need to work on getting more of the higher paid jobs in El Dorado. We are losing many of our educated young people to other communities because of this.

We need someway (codes and enforcement) to deal with places like 200 block of N Residence

Business should be built in El Dorado, where taxes help USD 490, not Circle School District.

Prairie Port is embarrassing. We used to have a FULL craft fair, carnival and better attendance. We should bring in something to spice it up, like a well known band to play DOWNTOWN, not at the lake.

The Arts should be taken more seriously - the sculptures downtown are a benefit to our city and should be appreciated more by the City administrators

REcycling program is good, but could be alot better. Improve it!!!

Education is below standard, No one knows we have a National Champion football team unless you come in on the turnpike.

City commissioners should represent the "people" not the City employees decisions.

I no longer live in El Dorado, but filled out the survey based on the fact that I

The city is always helping new businesses that come to town but what about a small business they don't receive nothing but they are just as important. If you do have special programs you don't communicate that to the small business person. Taxes for these individuals is too high!!

I love El Dorado. I love the fact that I can go wherever I need to go and feel safe. I love it that if there is a problem, someone is there to help. Our town is very attractive and we have some great people. I couldn't think of calling anywhere else, "home". Thank you for listening.

We need better health care (physicians)

There is nothing to do in El Dorado except for the same old thing over and over again.

The true value of this town is it's longtime residents, not the people who move here and try to make us be 'like every other place'. You should listen to them. There are a lot of talented locals who would provide more input if anyone ever listened to them.

El Dorado needs a stronger law enforcement who will not be scared to deal with gang members or young teenagers wanting to be gang members as well as the drug traffic

City council should seek comment/support from professional citizens on issues regarding healthcare and community development and other areas where citizens believe they can help make a difference



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The 911 operates need to be more knowledgeable of the City and polite to people calling in, and not get stuyt with the person calling.

attract aviation and its' industry, Survey who in El Dorado is aviation capable, mechanics, sheet metal, machinists

test water for new city manager also review his past work history

make "landlords" more responsible for their rental units so code enforcement on weeds, trash and porch junk can be taken care of.

Th road department here is a joke. If you even have one. The City public works just blame another department and is useless.

The people at the City office could be more friendly--they act like they are doing us a favor, when in reality we are paying their salaries.

I appreciate Mission El Dorado.

we are back to the days where you guys are shoving your ideas down our throat and ignoring us little people who just struggle to stay alive.

spend money to keep current structures nice(McDonald Stadium- Pool-

I appreciate the community involvement and support with the different churches and Christian activities

Need to raise sales tax to fund needed city facilities.

We can use a city manager with a vision for the City--A vision welcomed by the City Commission, welcomed by the citizens

Local leaders need to put aside personal agendas and religion and work to do what's best for community and people

I think you should play up the attraction of El Dorado being a "City of the Arts". We have a good start - but could do more.

We need to make good choices in what businesses come to town and not accept any business because it's available. The average income is low here and is reflected in the schools, housing, etc.

Need to work on graduates returning to our community - take a look at how many return from college to El D

Please get us a shoe store, men's clothing store and a jewelry store. Wal-Mart just cannot be the answer.

Don't tax the downtown business' so much! You chase everyone away!

W. Central traffic and all the traffic lights are terrible . FIX IT!!

There is nothing for young people to do for fun. The skating rink is run down and the bowling alley is usually booked up with teams. Promote small businesses that want to open something for the kids or family to enjoy.

The boom box noise from cars needs to be enforced MUCH better. It is very disturbing.

El Dorado is a good place for children to grow. It always did great for me but, now I'm older their is not much to offer.

I moved here for work, and have had issues with this town ever since. Too often, nothing is done or taking care of, but the City sure does want to keep raising taxes for unnecessary things.

Bradford Memorial Library could use a new director that has more education/experience and whom LIKES people!

I think current City Manager is improving the City and its services.

Municipal codes need to be detailed and administered similarly to all.

please televise work sessions



need to forget about garbage carts.

Traffic on Towanda needs to be enforced more often. Lack of sidewalks between Taylor and Denver make it dangerous for pedestrians because of ignorant drivers not obeying speed limits or stop signs.

we need to supervise the City manager closer

the City needs to look at traffic signals at Central and Denver. Central Traffic is stopped during the night when no vehicles are on Denver and traffic cannot get across Central at Summit in a reasonable amount of time.

if current codes don't permit the City to make people clean up their properties then enact ones that will allow for the enforcement of this problem

new football facility

the City need to be less stricter to people who are trying to fix their houses and not making them pay for every type of permit that is out there, We are trying to keep our home up and the City puts to many restriction on what homeowner can do.

El Dorado has lots of active civic organizations and volunteers but they are working largely in isolation and pulling in different directions - no wonder progress is slow and underwhelming!

El Dorado needs business, but has to be careful of too many tax breaks, won't have \$ for schools, roads

Housing is much higher than surrounding areas. Including Wichita.

more restrooms for the walking paths.

No moderate housing prices

Our downtown looks like a toothless grin, with the missing buildings. The city should buy the lots and build false front matching the historical photos to preserve the look and a new, possible steel, building hidden behind. We could then offer it to a small business at a "rent to own" rate.

commercial signage codes should be enforced - old signs removed, fewer plastic signs

There is something wrong with our city when compared with Newton, we have little to offer with small businesses. Newton has a Walmart as well so we cant blame our empty downtown on them. Lift the restrictions and help promote small business.

Interaction with Administrative staff and the public should be welcomed instead of tolerated.

Customer service is much improved.

Taxes too high, tax supported entities have champagne taste on our beer budgets.

Increase city trash pick up to twice a week.

neighborhood cleanliness and messy yards are an embarrassment

We need more landscaping on the main streets. As people drive by we want to draw them into town to spend their money here.

There should be more industrial taxes going to district 490 instead of the Circle school district

might as well bring back connie phillips and her bunch. I just don't care anymore

need to stop turnover of police personell

Trash carts would be wonderful addition and would make it possible to store trash bags outside away from animals.

City Code enforcement is a joke and none exstiant. The Appraisers office need people in it that that can d the job. They raised mine \$21.000 and I had my hearing dropped it \$20.000? But i'm still stuck now paying for there stupidity, greed and negligence.

We need to things for kids to do here like a "all-star" sports arcade, center so, the kids will have something to do and stay out of trouble. Also, people will leave them alone!



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A by pass needs to be built around North West side of El Dorado. Just set on Sixth and try to cross between 7 am and 9 am and from 4 to 6 pm

We need to keep all major approaches to El Dorado beautiful. We want the tourist and travelers to be attracted to us, this means infrastructure and store fronts.

more thought into what businesses are promoted in industrial park clean air a problem in northwest now **People** that rent are not paying their fair share of school taxes, if they did the schools would receive more that they are expected.

The pace of progress in El Dorado is painfully SLOW! Where is the sense of urgency? Where is the proactive leadership in this community?

Do we even have an adult literacy program? Do we actively try to get people to go back and get their GEDs? Could we offer some kind of incentive to become more educated?

I think a new football stadium will finally break the community

2 bags of trash per week is unrealistic for a family with infants - any children at all for that matter

need more than the ymca for intertainment for the younger generation to do for intertainment

Neighborhood schools should be brought back. We have lost hundereds of kids leaving our district.

residential & commercial lawn codes should be enforced - weeds are a definite problem all over town and grass heights of residential lawns are not enforced

Cost of affordable living is minimal - is there historic downtown housing? We have great water quality, but Air? not so much

Main Street does an excellent job in promoting the City.

My children do not attend El Dorado Schools due to size, test scores and favoritism

make our lake a place to be all year long with more hookups and more cabins

El Dorado has too many businesses that keep low SES families poor- fast food chains, rent to own stores, pay-day loan businesses and liquor stores. Do we even have an adult literacy program? Do we actively try to get people to go back and get their GEDs? Could we offer some kind of incentive to become more educated?

The community needs to get more involved and show support with their schools. Only two businesses out of this town showed any type of support and positive recognition to the 18 Standards of Excellence that the schools received in last years results.

Elected officials seem to benefit from their positions, once elected "promises" seem to be forgotten.

Side streets need work, several have large dips at intersections causing car damage.

El Dorado needs to promote its wonderful water. A fountain downtown makes more sense than a statue. El Dorado should encourage a bottling company to establish a facility. We pay \$4 a bottle for water when we travel. Water is a prized possession all over the world.

Need to quit doing un-necessary projects, when we have no money to do them. some of us poverty level people can't afford it!!

I think this City commssion is doing a great job. I watch it on TV

our city govt is so crooked

Trash pick up can be extended to 2 times/week...large families living in smaller homes dont have the space to store trash inside and if stored outside attract rodents

Or mayor and city council need to be removed from office and replaced. I'm still waiting to here about what the mayor is going to do with the water drain off problem that s still in Ventage Place Development?

If junk cars in the front yards could be eliminated, it would be wonderful.

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Historical preservation should be followed downtown and downtown empty lots should be filled immediately with historically accurate buildings. City Administrators should be more aware of historic preservation benefits to the economic development of the City

Property taxes are too high. I know this is done through the county but it effects city residents.

For the most part I think El Dorado is beautiful, but then you see place like the 200 block of N Residence

The trash recycling program should allow for an additional bag of trash. I do not have small children; however, for those who do, two bags trash bags is not enough.

El Dorado is still recovering from the negative image of political in-fighting and mud-slinging of prior civic administrations. Some residual effects are still evident.

The police department need to get tougher on cars with loud booming music, when you are in your house with the windows and doors shut and your house still vibrates that is bad

taxes are too high people moving outside od El Dorado because of taxes

Our hospital needs to utilize the area it owns rather than destroy the surrounding residential areas. Storage sites need to be placed outside the City limits.

I think we shouldn't be taxed for things that doesn't pertain to us!!!

Need more oversight of city spending, unnecessary projects that cost, but do not benefit all taxpayers

Program to help home owners update and fix run down homes would make El Dorado look nicer and more appealing.

City government does not represent the "average" El; Dorado citizen

Circle grade school on 6th and all the commercial business in West El Dorado should be brought into 490 school district

I would like to see improvements on removing trees that are a hazard.

Eliminate some of political problems, only the rich folks count.

There needs to be a continuous sidewalk from Summit to Haverhill. It is ridiculous that people have to walk in the road, because the City has been too worried about dog parks, other walking paths, or making a mess out of West Central.

The Commission seems to be trying and I appreciate that.

College Acres should not have been annexed, just provided sewer services. I can't move there now.

we have a good program for senior citizens / do we have transportation to senior center for activities?

Taxes are to high here and are forcing people to move. People that are on fixed incomes then have the City council force higher taxes on them time after time is wrong. Helping the people is lowering taxes. Getting problems fixed in the community. You are doing nethier.

We need to get some businesses downtown so we can make money!!

It seems city engineering has little respect for what people want. Just do it our way and like it.

Too much loud traffic and racing as well as large vehicles on Central Ave. Need quiet zone near hospital and residential area.

I would like to see more done around our lake, like more hookups, more bike and walking trails that are marked.

air quality in Eldorado \check out safe air in Eldorado we are in 10th percentile of safe air for schools

You do have a high crime rate except the police here don't write reports here so you say it's low. And the only way to get the police to do something here is to force them. I had my vehicle broken into three times and in any other city this would have a detective placed on it for review. Not here?



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There seems to be a lot of clashing between the haves and have-nots.

We should not be worried about a football field, when we need to worry about finding an area for new school. They are in shambles!

City should purchase the building for sale at Vine and Central, tear it down and increase the turning radius for trucks turning onto Vine off Central, The current radius is too short and trucks even turning out of inside traffic lane on Central have to cross center line on North Vine. This has been a problem for years and could now be corrected.

I have lived by the railroads for 28 years, and they haven't bothered me or my family at all!!!

I would like to see more traffic enforcement on big rig trucks on Central.

Rather than continuing new housing addition concentration needs to be on existing infrastructure. Every effort needs to be made on preserving and protecting historic homes. Before widening streets thought should be given to trees that add character to our city.

retired people are getting taxed for schools, now that the kids are out of school they should get a break.



Appendix D — Secretary of the Interior Standards

The Secretary of the Interior's Standards for the Treatment of Historic Properties are common sense principles in non-technical language. They were developed to help protect our nation's irreplaceable cultural resources by promoting consistent preservation practices.

The Standards may be applied to all properties listed in the National Register of Historic Places: buildings, sites, structures, objects, and districts.

The Standards are a series of concepts about maintaining, repairing and replacing historic materials, as well as designing new additions or making alterations. They cannot, in and of themselves, be used to make decisions about which features of a historic property should be preserved and which might be changed. But once an appropriate treatment is selected, the Standards provide philosophical consistency to the work.

There are Standards for four distinct, but interrelated, approaches to the treatment of historic properties--preservation, rehabilitation, restoration, and reconstruction.

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.)

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.

Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

Standards for Preservation

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.



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2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Preservation as a Treatment...

When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment.

Standards for Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.



6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation as a Treatment...

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

Standards for Restoration

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.



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6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Restoration as a Treatment...

When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

Standards for Reconstruction

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.



Reconstruction as a Treatment...

When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment.

When the Standards are Regulatory

The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation and protection of all cultural resources listed in or eligible for the National Register of Historic Places.

The Secretary of the Interior's Standards for the Treatment of Historic Properties, apply to all proposed development grant-in-aid projects assisted through the National Historic Preservation Fund, and are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects, and districts. These Standards, revised in 1992, were codified as 36 CFR Part 68 in the July 12, 1995 Federal Register (Vol. 60, No. 133). They replace the 1978 and 1983 versions of 36 CFR 68 entitled "The Secretary of the Interior's Standards for Historic Preservation Projects."

The Secretary of the Interior's Standards for the Treatment of Historic Properties may be used by anyone planning and undertaking work on historic properties, even if grant-in-aid funds are not being sought. Please note that another regulation, 36 CFR 67, focuses on "certified historic structures" as defined by the IRS Code of 1986. The "Standards for Rehabilitation" cited in 36 CFR 67 should always be used when property owners are seeking certification for Federal tax benefits.