

# DOWNTOWN LOUISBURG REVITALIZATION PLAN

City of Louisburg, Kansas  
January 2014



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# Study Partners

City of Louisburg  
Mid-America Regional Council



# Project Team

dPlanit  
Shockey Consulting  
MHS Engineering



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# SECTION 1: PROJECT OVERVIEW AND CONTEXT

## INTRODUCTION

The Downtown Louisburg Revitalization Plan is a strategic vision and action plan for this town of 4,315 residents. Through significant public engagement, detailed later in this report, Louisburg residents came together to develop goals and objectives for the future of Downtown Louisburg.

### Purpose and Intent

The Downtown Louisburg Revitalization Plan establishes a community-based vision, plan and implementation strategy that will serve as a foundation for the incremental and sustainable improvement of Downtown Louisburg. The plan identifies a community vision for improving downtown along with goals and action steps, thus providing a framework for an implementation strategy or “roadmap” that helps to define projects, phasing, and responsibilities for pursuing the vision of the plan.

### Project Funding

In October 2010, a consortium of more than 60 regional partners, led by the Mid-America Regional Council, received a \$4.25 million planning grant from the U.S. Department of Housing and Urban Development to advance the implementation of the Regional Plan for Sustainable Development, Creating Sustainable Places. As part of that grant, the City of Louisburg in 2012 applied and was awarded funding for one of 18 planning studies in the region. With this grant assistance and a local match provided by the City, a budget of approximately \$67,000 was established for this study.

### Project Timeline and Phasing

In May 2013, the City of Louisburg selected dPlanit teamed with Shockey Consulting Services and MHS Engineering Solutions, to conduct the planning study. The five-phase plan targeted completion in five months and the inclusion of significant stakeholder and public involvement. The 5-month schedule and description of project phases is in the following chart and narrative.

## Study Schedule (2013)

	July	August	September	October	November
Phase 1: Project Initiation	████████████████████				
Phase 2: Existing Conditions Analysis	████████████████████████████				
Phase 3: Visioning /Public Engagement	██				
Phase 4: Plan Development			████████████████████		
Phase 5: Implementation Strategy/Final Plan					████████████████



# SECTION 1: PROJECT OVERVIEW AND CONTEXT

## Phase 1: Project Initiation

During this phase the project team members worked closely with the City of Louisburg staff to establish key foundational elements of the project. The project management, logistical and communication framework was developed. Additionally, a community engagement and outreach strategy was developed to identify the specific methods and activities that were undertaken throughout the project.

## Phase 2: Existing Conditions Analysis

Phase 2 established a solid foundation of information related to the important aspects of Downtown Louisburg. Pertinent data was reviewed and analyzed, and site visits were made to observe and record conditions.

## Phase 3: Visioning/Public Engagement

This phase focused efforts on public engagement that established factual and perceptual issues; needs and desires as potential goals; and a guiding vision for Downtown Louisburg. Activities associated with the development of public engagement tools and services in support of creating and communicating the plan vision throughout the project were completed concurrently with other phases.

## Phase 4: Plan Development

With a guiding vision in hand and having engaged key stakeholders (including business, property and development interests) the specific downtown revitalization plan addressing the vision, goals and objectives identified through the project was developed.

## Phase 5: Implementation Strategy/Final Plan

This phase focused on delivering the plan implementation strategy, final plan documentation and adoption of the plan.

## Project Goal and Content

A primary goal of the Downtown Louisburg Revitalization Plan is to outline a vision and strategy to maximize and sustain the value of downtown in the future. This was completed by using a robust public engagement process and incorporating integrated land use, transportation and environmental strategies into an implementation strategy.

The plan addresses goals and objectives to guide the sustainable revitalization of the Downtown Louisburg, by incorporating:

- A vision for the future of downtown Louisburg;
- A land use plan based upon the established vision and long-term community needs;
- Strategies related to the incorporation of pedestrian and bicycling connections;
- Strategies for improved vehicular parking and traffic circulation scenario;
- Strategies for improved stormwater management within the area; and
- Strategies for infrastructure (including utilities) upgrades;
- Consensus around the vision with key stakeholders, including businesses and property owners; and
- A roadmap to implementation that defines projects and future funding sources

# SECTION 1: PROJECT OVERVIEW AND CONTEXT

### The Planning Process

With a solid foundation of leadership and entrepreneurship, local stakeholders and business owners played a critical role in the creation of this plan by providing guidance and insight into the ideas put forth by the consultant team throughout the planning process.

### Project Organization

Working with city staff, the consultant team reached out to involve a variety of stakeholders during the planning process, including elected officials, downtown entities and business owners, the Chamber of Commerce, and the general public.

The planning process was organized around and guided by the community outreach and involvement of Louisburg residents and business owners. This community involvement included committee meetings, door-to-door business outreach, a visioning workshop, a community survey, and two public meetings.

### Community Outreach and Involvement

Over the course of five months, numerous opportunities were provided for the Louisburg community to be engaged in defining its vision, goals, objectives and action steps for Downtown Louisburg. The timeline for the process is displayed on the right. The meeting summaries from the community outreach and involvement efforts summarized on the following pages can be found in the plan appendices.

### Community Outreach Timeline (2013)

Activity	July	August	September	October	November
City Council Update	✓	✓	✓	✓	✓
Visioning Work Session		✓			
Downtown Walk-About		✓			
Downtown Business Owner Meeting		✓			
Community Survey		✓	✓		
Public Meeting #1			✓		
Halloween on Broadway				✓	
Public Meeting #2				✓	

### Visioning Work Session

Members of the project team met with a few designated stakeholders on July 30, 2013 to help define a vision for Downtown Louisburg. The meeting began with background information about the study and what the community should expect over the next several months. Next, participants were asked to share their answers from a “homework assignment” that was given to them in advance of the meeting. The remainder of the meeting revolved around the questions asked in that assignment. The questions included:

- What one word would you use to describe or define Downtown Louisburg today?
- What is the most important issue or concern that you believe needs to be addressed in Downtown Louisburg?
- What do you believe is Downtown Louisburg’s biggest asset or strength that can be built upon in the future?
- Please rate the following items in order of importance.
- Please list names of other downtowns that you like.
- Briefly describe your vision for what Downtown Louisburg could/should be in the future.

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The discussions in the Visioning Work Session revolved around the need for a cohesive plan and vision for downtown. Participants expressed the desire to make downtown a better place and explained that many business owners are looking forward to a change. Other items discussed included the need for improved sidewalks, enhancing relationships between business owners, and finding ways to promote the small town quaintness of Louisburg.

## Downtown Walk-About

On August 6, 2013, consultant team members performed a visual assessment of the project area and visited with business owners in Downtown Louisburg. The purpose of the visits was to allow the team members to introduce the study, answer any questions that business owners may have, and encourage them to get involved in the planning process. The team members took notes and pictures while walking around downtown.

Conversations took place with about ten downtown business owners or stakeholders who all expressed support for the plan. Since the project team was able to view issues and opportunities first-hand, these observations became a topic of discussion with stakeholders, particularly issues with sidewalks and drainage improvements.

## Downtown Business Owner Meeting

On August 8, 2013, a focus group meeting was held with downtown business owners before significant outreach to the general public occurred. This meeting provided an opportunity for business owners to discuss the issues, assets and goals they felt are important to the future improvement of the downtown area and potential success of their own business in Downtown Louisburg. Twelve Louisburg business owners and stakeholders attended the meeting. Similar to the visioning workshop, participants were asked to share their answers from a “homework assignment” given to them in advance of the meeting either through mail, email or hard copy during the business contact on August 6. The participants were asked to answer the following questions:

- What one word would you use to describe or define Downtown Louisburg today?
- What are the three most important issues or concerns that you believe are facing Downtown Louisburg today?
- What do you believe are the three biggest assets or strengths that Downtown Louisburg can build upon in the future?
- Briefly describe your vision of what Downtown Louisburg could/should be in the future.

The discussions in this meeting were similar to the visioning committee discussions. In addition, the business owners and downtown stakeholders shared information about previous initiatives to improve downtown and how those initiatives were unsuccessful.

## Community Survey

Following the visioning workshop and downtown business owner meeting, an online community survey was developed to help confirm initial themes. The questions were based on information heard at those previous meetings. People were encouraged to respond to the survey through the City’s Facebook page and through the newspaper- the Louisburg Herald. An email was sent out to local business owners asking them to share the survey information with their customers.

The survey consisted of 10 questions and was active from August 28 through September 23, 2013. More than 120 people responded to the survey. The results of the survey can be found in the appendices.

In general, the survey respondents were positive. Respondents leaned toward attracting and retaining businesses and less towards adding housing choices. Survey respondents were also interested in having more places to gather as a community, through community events and activities.

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## Public Meeting #1

The first opportunity for the general public to fully participate in the planning process was at a September 10, 2013 open house. Attendees were given an overview of the planning process and what they should expect over the next several months. The team members presented some initial technical information, encouraged participants to help define a vision, and received feedback on some preliminary ideas. More than 30 people attended the meeting and enjoyed food provided by a local business, Chris Cakes.

The public meeting participants were encouraged by the information they viewed. As a community that has not participated in a lot of visioning, it was difficult for some participants to visualize the potential for downtown, while others were excited and hopeful for any future change.



## Halloween on Broadway

Members of the project team attended a Downtown Louisburg community event called "Halloween on Broadway". This free event allows Louisburg residents to learn more about Louisburg businesses, while allowing their children to receive candy and celebrate Halloween. More than 1,000 children attended this year's event, and an estimate of 3,000 to 4,000 people attended in total. The project team had a booth at the event, located directly on Broadway Street, and passed out candy, displayed information about the planning process, encouraged people to learn more about the plan, and asked them to attend the next public meeting.

This fast-paced event did not allow much time for feedback and conversation; although the event-goers responded well to the study. Some others didn't know there was a downtown study and reacted positively when they heard about the work that was being done.



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## Public Meeting #2

The second and final public meeting was held October 28, 2013. The purpose of this meeting was to present the drafted vision, goal statements and objectives. Participants were asked to help prioritize which goals and objectives were most critical and most important for long-term success. More than 25 people attended the meeting, most of which were new participants in the process. The meeting was promoted on the City's Facebook page, through an announcement in the Louisburg Herald, email distribution lists, flyers at the library and senior center, and an announcement in the school district newsletter. Meeting announcements were also distributed at the "Halloween on Broadway" event on October 26, 2013. In order to receive additional feedback on the drafted goal statements, a survey was posted on the project website for four additional days. During that time, an additional 10 people provided input on information that was presented at the public meeting.

Public meeting participants continued to be encouraged by the information that was presented at the meeting. Since a majority of attendees were new to the planning process, several participants asked more general questions about the study. Most drafted ideas were confirmed and only a few new ideas were recommended. Meeting participants stressed the importance of keeping the library downtown, improving sidewalks, and adding more businesses.

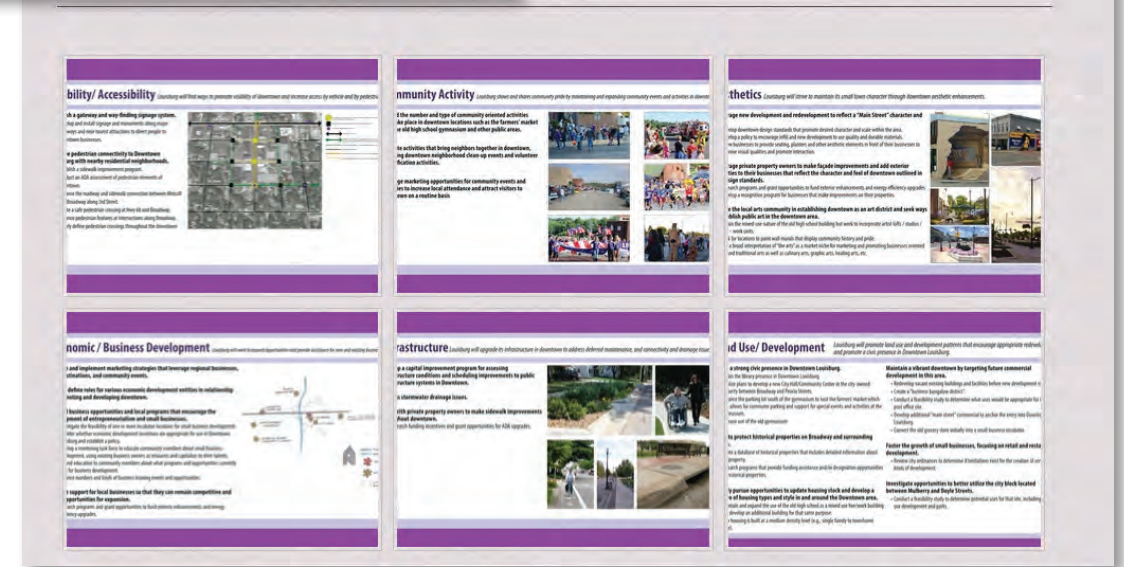
## Website and Online Engagement

In addition to the formal public engagement activities, two other methods were used to convey information to the general public throughout the project.

- Website: A website was developed for the project: <http://downtownlouisburg.weebly.com>. The website provided background information about the study, updates, public meeting announcements, and opportunities for feedback.
- Facebook: Project information was provided to the City for them to post on their existing Facebook page. Information included public meeting announcements and information about how to participate in the community survey.



Downtown Louisburg Revitalization Plan was held Monday, October 28. All will be posted soon. In the meantime, please view the drafted below!



# SECTION 1: PROJECT OVERVIEW AND CONTEXT

## Existing Context/Conditions Analysis

In order to devise an effective plan for the future of a place, it is important to understand the influencing historical factors and existing context that have shaped the way people view and experience the place. The following summary analysis supplements the information gathered through the community outreach and involvement process described previously. These combined findings establish a foundation for the vision and plan for Downtown Louisburg.

Downtown Louisburg is no different than any other place. It has a unique history. It has a number of physical problems to overcome. Its role has changed as the community has grown. Yet it is the heart of the community, a place of value.

In addition to understanding this physical area, the study must take into consideration the activities and uses along the K-68 and Metcalf corridors as well as a number of other businesses and destinations in the area – e.g., Powell Observatory, Rabbit Creek, Chris Cakes, Louisburg Cider Mill. Leveraging these corridors, businesses and destinations will be essential to creating an effective vision for the downtown area.



*For the purposes of this plan, Downtown Louisburg is bounded on the north by K-68, on the east by Elm Street, on the south by 4th Street, and on the west by Doyle Street. This sixteen square block area consists of a six block commercial core surrounded by ten blocks, which are primarily residential, but also include some office and commercial uses.*

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### History

The town of Louisburg dates back to the 1820s, however it wasn't until the 1860s that the community began to be developed. The community at that time was called "New St. Louis" or "Little St. Louis". Due to the close proximity to the larger city with a similar name in Missouri, the town was renamed and became an official city in 1880 when it had a population of 400 people.

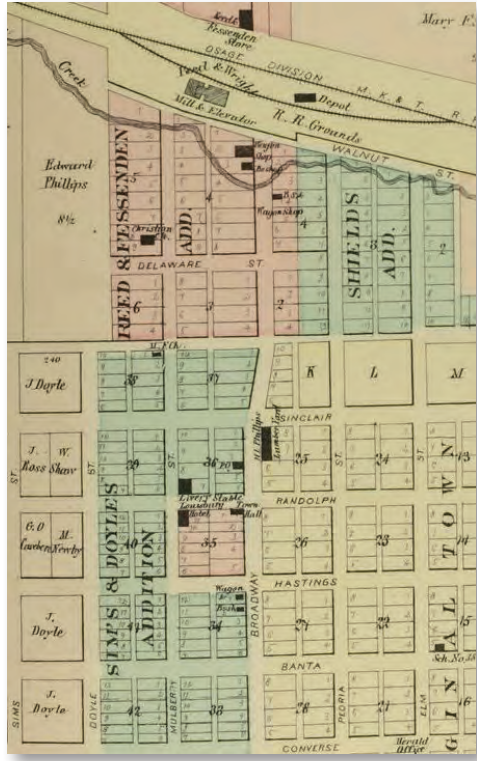
The community was first settled north and south of the Missouri Kansas Texas (MKT) Railroad tracks. Over time, though, many homes and businesses began moving further south of the tracks to locate where the downtown exists today. In the early 1900s downtown Louisburg was bustling with retail and supply stores, two livery stables, a hotel, and automobiles lining Main Street, which was later named Broadway.

The downtown area has endured several fires in the past which impacted the historical character of the area. In 1925, a fire destroyed several businesses on the east side of Main Street. In 1977, an entire block on the west side of Broadway was destroyed.



Downtown Louisburg; Source: Louisburg Historical Society

Louisburg Historical Atlas- (Miami County Illustrated Historical Atlas; Source: Kansas Historical Society)

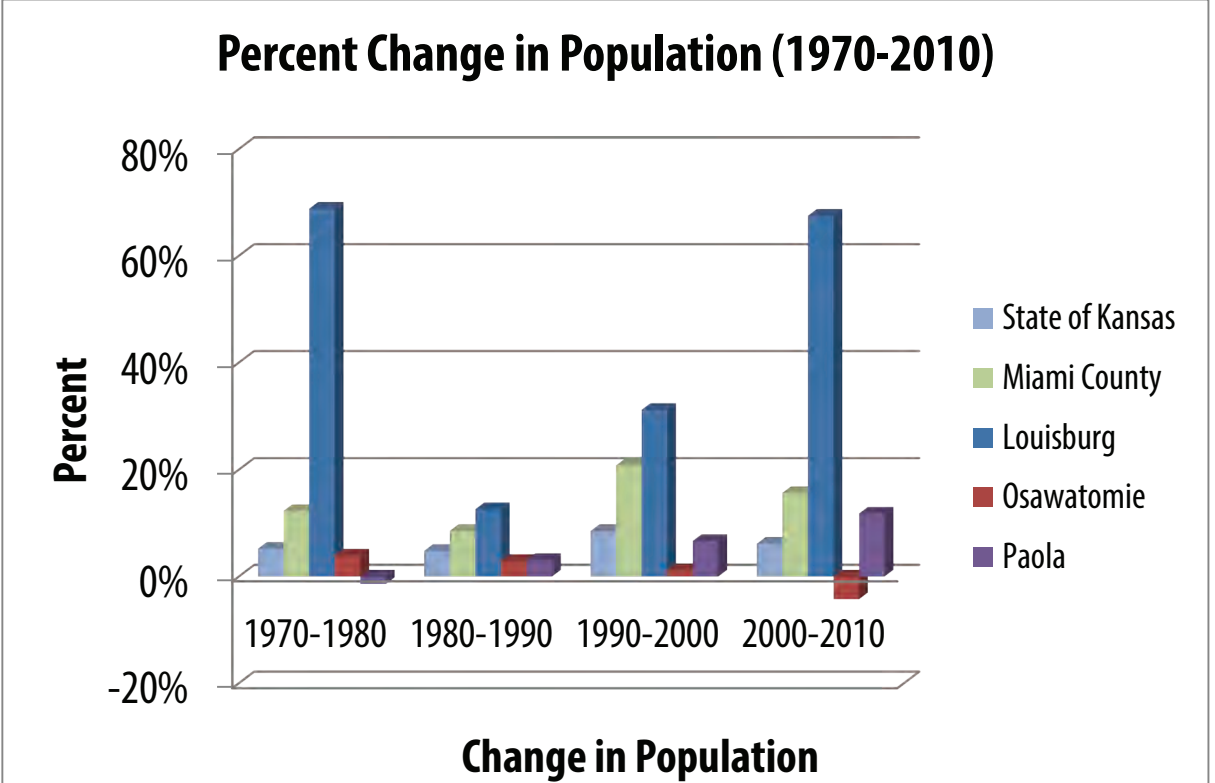


### Demographics

According to the 2010 U.S. Census Bureau, the population of Louisburg was 4,315. That is a significant increase of nearly 320 percent over the past 40 years when the population was 1,033. Although Louisburg is Miami County's third largest community, it has surpassed its peer communities of Osawatomie and Paola in terms of growth dating back to the 1970s. The largest gain in population occurred between 1970 and 1980 (68.8 percent), followed closely by the last decade with a 67.5 percent population growth.

Chart 1.1 displays the changes in population in Louisburg, peer communities, Miami County and the state of Kansas. The increase in population is substantially larger than the county as a whole, as well as for the state of Kansas. In fact, between 2000 and 2010, Louisburg had the eighth highest percentage of population growth for the entire state. A slight decline in population has been estimated for the current decade, declining from the 2010 population of 4,315 to 4,282 as of July 1, 2012.

Chart 1.1: Percent Change in Population (1970 to 2010)



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One of the most important elements of population change over time is the median age. A total count of the population only indicates whether population is growing or declining. In contrast, the median age is an indicator of population vitality as reflected in changes in the aging structure and birth rate.

Chart 1.2 shows the relationships among the various measures of median age in the United States, State of Kansas, Miami County, peer communities of Osawatomie and Paola, and Louisburg from 2000 and 2010. The median age for the United States in 2010 was 37.2 years, up from 35.3 in 2000. The median age for the State of Kansas had a similar increase from 35.2 years in 2000 to 36.0 in 2010.

All geographical areas reviewed showed that their communities are not changing or are getting older. The population of Louisburg however is getting younger as shown with the median age decreasing from 35.1 in 2000 to 33.9 in 2010.

Along with an increase in population there was an increase in the number of households in Louisburg between 1970 and 2010. The significant population increases from 1970 and 1980 and also between 2000 and 2010 prompted a significant increase in households. In 1970, Louisburg had 376 households, increasing to 1,583 in 2010. According to the U.S. Census, a household is defined as “consisting of a person living alone or multiple unrelated individuals or families living together.”

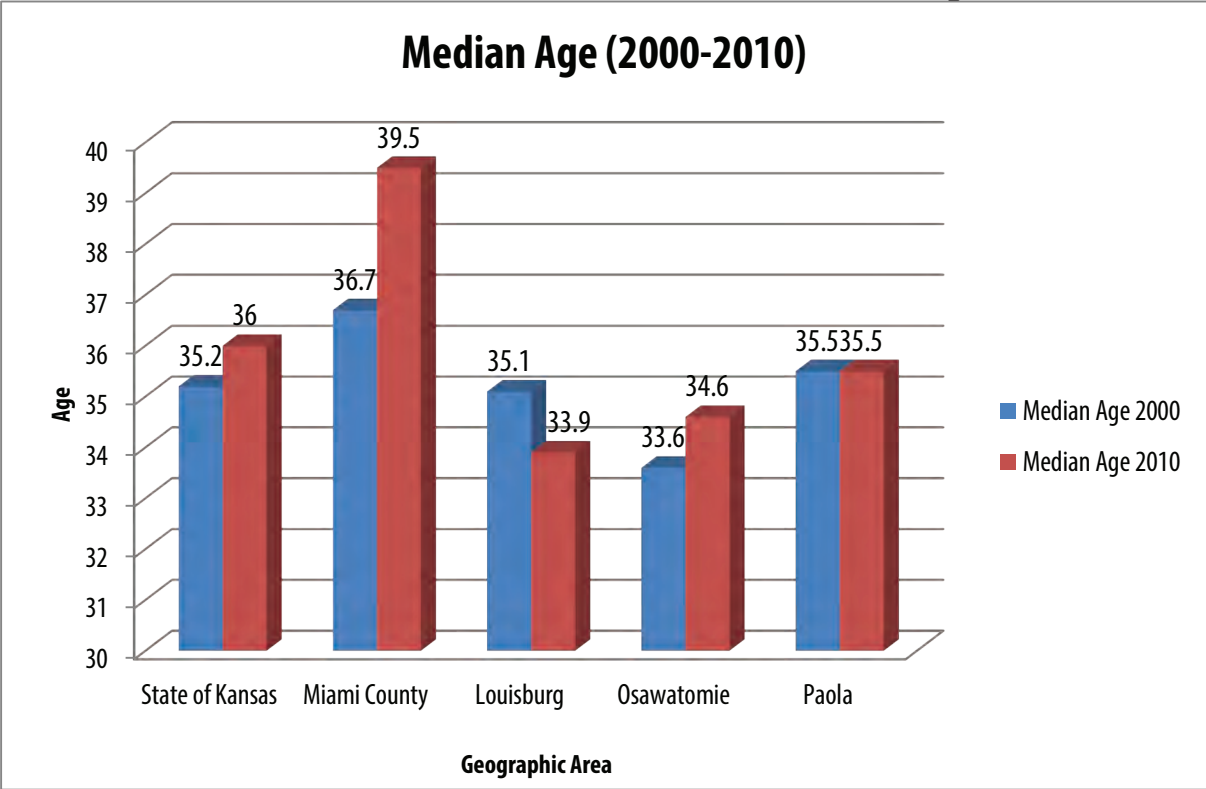
Additionally, the number of Louisburg residents with college degrees has increased since 2000 and the number of residents that did not have a high school diploma decreased. As education level rises, the need for accessibility to skilled jobs in and around Louisburg will be required to retain these highly educated residents.

Louisburg residents have similar educational attainment compared with Miami County and the State of Kansas. Approximately 25 percent of residents have received at least a Bachelor’s Degree (Bachelor’s or Graduate or Professional Degree), which is slightly more than Miami County (23 percent), but slightly less than the percentage for the State of Kansas (29 percent).

The mean travel to work time, according to the 2010 U.S. Census, was 26.3 minutes. Of those that commuted to work, 81 percent said that they drove to work alone and slightly more than 10 percent said they carpooled. More than 5 percent said that they worked from home.

The median household income according to the 2010 U.S. Census was \$56,196, up from \$46,500 in 2000. Those that are considered to be impoverished, according to the State of Kansas, were 5.5 percent of the community, which is below the Miami County poverty rate of 8 percent and State of Kansas rate at 12.4 percent.

**Chart 1.2: Median Age (2000 and 2010)**



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## *Housing*

Housing plays a key role in every community. Communities need a variety of housing types in different price ranges in order to meet the housing needs of people in various lifecycle stages. In a community like Louisburg, the available selection of housing products and range of affordability is an important factor.

According to the 2010 Census, Louisburg had 1,718 housing units. This includes all types of housing- apartments, single-family homes and duplexes. Of those units, 1,583 were occupied. The remaining 135 units were considered vacant; 29 were listed for rent and 70 were for sale. Since 1970, the number of housing units has grown proportionally with the growth of the population and number of households, resulting in an increase of 331.7 percent in housing units.

A majority of housing units are considered to be owner-occupied (1,205), but according to the 2010 Census, there were roughly 378 renter-occupied units (24 percent). People aged 35-44 years were the age group with the highest percentage of owner-occupied units; those aged 25-34 were the age group with the highest percentage of renter-occupied units.

The median home value in Louisburg was estimated to be \$158,200 in 2011. That is higher than nearby Paola at \$128,100, but lower than Overland Park (\$224,200) to the north. Though the median home value differs, Louisburg residents carry more burden compared to nearby communities with housing costs. More than 21 percent of residents with a mortgage and nearly 40 percent of renters spent more than 35 percent of their monthly income on housing expenses, indicating that there is a potential housing affordability issue in the community. These numbers contribute to an overall affordability index which also includes costs for transportation. In addition to housing, Louisburg residents spend more than 15 percent of their monthly income on transportation costs. The H&T Affordability Index, a product of the Center for Neighborhood Technology, recommends that costs for housing and transportation should not exceed 45 percent, which is the case for much of Louisburg.

## *Economic Context*

According to the 2010 U.S. Census, 78 percent of those 16 years and over were in the labor force, with an unemployment rate of 7.8 percent. Unemployment numbers are unavailable at the local level, however it is assumed that the unemployment rate has decreased along with the county's unemployment rate; the county rate has decreased from 7.6 percent in 2010 to 6.3 percent as of June 2013.

For those who are employed, nearly 30 percent are employed in the educational services and health care industry. Others are employed in the retail and construction industry. Louisburg is home to a number of businesses which employ residents of Louisburg and surrounding communities. Some of those businesses include Crown Realty, L&K Services, Louisburg Care Center, City of Louisburg, and Rabbit Creek Products. The largest employer is the Unified School District #416, which employs 185 people. Of the top ten employers in Louisburg, only two are located in or adjacent to downtown.

At this time, the City of Louisburg does not conduct any formalized economic development or business recruitment activities. Much of the recruitment is currently conducted by Miami County.

The Miami County Economic Development Department has a microloan program that provides support, mentoring, and financial assistance. The program is designed to help first-time and expanding entrepreneurs who need help funding their project. Potential borrowers are also offered assistance completing their business plan, credit counseling and other training specific to the borrower's needs.

The Louisburg Chamber of Commerce is a local chamber, dedicated to promoting activities in the local community. The chamber promotes community events and sponsors a community website. The chamber promotes local businesses and activities through the website and its Facebook page, which has over 1,200 fans. The chamber also promotes business training activities; however the chamber does not conduct training itself.

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## *Social / Cultural Events*

Louisburg offers events throughout the year geared towards local residents and others in the region. These events contribute to the economic context as people from across the state travel to Louisburg to attend the community events that are offered. Most of the events are organized and sponsored by the Louisburg Chamber of Commerce; many events are held downtown. Events include:

- Antique Car Show
- 4th of July Celebration and Fireworks Display
- Labor Day Parade
- Blazin' the Burg
- Ciderfest
- Halloween on Broadway
- Miracle on Broadway

Surrounding Louisburg are several area tourist attractions, including the Louisburg Cider Mill, Powell Observatory, Cedar Cove Conservatory and Powell Pumpkin Patch. Recently, several wineries have opened nearby.



## *Land Use / Infrastructure*

The City of Louisburg is a relatively low density community at approximately 774.7 people and 308.4 housing units per square mile in the city.

The community has recently developed in a more suburban pattern, focusing development away from downtown and instead on the exterior rings of the community. This includes a significant amount of single-family homes and strip center type commercial development. In the past 10 years, the post office also moved from downtown to an outer area of the community.

## *Transportation/Circulation/Parking*

Located just 30 minutes from Corporate Woods in Overland Park, Louisburg has ideal automobile connections to nearby communities, businesses and industries. Improvements are planned for K-68, which runs through town, that will eventually provide an enhanced route to I-35 in Franklin County. To the east, K-68 becomes Missouri Highway 2 which leads to I-49 21 miles away in Harrisonville, Missouri. In addition, U.S. Hwy 69, which passes through western Louisburg, is part of the designated historical Frontier Military Scenic Byway.

The street system in the downtown area has not been repaired in recent times. Sealant has been applied as recently as 2011 along Broadway and the streets in the area have been chipped and sealed. The City assesses a 1/8% sales tax for infrastructure repair city-wide, passed by voter initiative in 2000. The City also has an excise tax designated for roads in new subdivisions tied to the platting process.

The typical right-of-way is 50 feet wide for north/south roads and 60 feet wide for east/west roads; although along Broadway, the right-of-way varies from 60-75 feet.

Traffic counts generated by the K-68 Corridor Study indicate that traffic heading east bound and

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west bound from the intersection of Amity and Metcalf (east of the study area) is highest in the afternoon. More than 500 trips were recorded heading west, towards downtown in the morning, indicating that a number of cars travel from the developments on the east of town. Very little traffic is considered heavy or truck traffic.

## *Downtown Neighborhood*

Ten blocks within the study area surround the downtown core. These blocks are primarily residential in character and use. A few exceptions include the blocks where the gymnasium is located and the farmers' market block.

The development on these residential blocks consists primarily of single-family homes with a few four-plex buildings. The conditions of the structures range from poor to good on a scattered property-by-property basis. A visual survey of the area does not reveal any aggregation of poor conditions in a concentrated area. Most of the structures are older wood frame construction and are modest in character and history.

Many property owners have invested in minor aesthetic and structural improvements to their property, but there has been little investment in newer residential development, even during the periods of rapid growth. Therefore the style and features that people are looking for in a new home are not readily available in the area.



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## *Downtown Commercial Core*

Six blocks within the study area make up the commercial core. About half of the downtown buildings in this area are original to the community; the remaining buildings were built in the last few decades, including a strip center on the north end of Broadway built in 1980. Downtown businesses include a used car dealership, banks, library, hair stylist, spa, dog grooming, chiropractor, restaurant, boutique and several other commercial and professional services that support the community. The condition of the buildings in downtown is primarily in fair to good condition. Some façade improvements are needed with several buildings and some character improvements for other buildings would be beneficial. A breakdown of information about the commercial buildings and vacant lots is listed in Chart 1.3.

**Chart 1.3: Downtown Buildings and Vacant Lots**

Street #	Street Name	Lot Sq. Ft.	Building Sq. Ft.	Type	Name
1	Broadway		945	Comm.	Spector's Motors
4	Peoria		780	Comm.	Foxfire Herbals
5	Peoria		33,024	Comm.	Louisburg Plaza
13	Broadway		1,008	Comm.	Chiropractor
15	Broadway		1,704	Comm.	Louisburg Herald
16	Broadway		8,040	Comm.	Strip mall
17	Broadway		3,278	Comm.	The Tavern
102	Broadway		3,936	Comm.	Twist/Antisdel's Photography
103	Broadway		2,273	Comm.	First Option Bank
106	Broadway		1,902	Comm.	Edward Jones
112	Broadway		4,704	Comm.	MoKan Dial Office
119	Broadway		2,395	Comm.	Country Care Pet Grooming/Vacant
120	Broadway		2,800	Comm.	Funeral Home
201	Mulberry		2,880	Comm.	MoKan Dial Storage
206	Broadway		9,100	Comm.	Library
212	Broadway		6,397	Comm.	People's Bank
405	3rd Street	1,431		Comm.	Bungalow Boutique
501	1st Street	2,280		Comm.	L&K
	Fox Hall		3,015	Comm.	auditorium
	Gymnasium (Peoria)		11,868	Comm.	Old high school gymnasium
1	Mulberry	9,345		Vacant	open space
107	Broadway		4,596	Vacant	old grocery store
108	Broadway		4,187	Vacant	Chinese restaurant- for sale
215	Broadway		6,468	Vacant	city purchased
302	Broadway		1,979	Vacant	old post office
402	1st Street	10,000		Vacant	open space
402	3rd Street	13,200		Vacant	parking lot- city owned
508	2nd Street	6,900		Vacant	Utility
604	2nd Street	57,600		Vacant	farmers' market/city-owned

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## *Infrastructure and Utilities*

### Communications

Mo-Kan Dial provides local communication services, including telephone and internet in Louisburg. The company is owned by Townes Tele-Communications, Inc. of Lewisville, Arkansas. A local office is open downtown during the weekdays. There currently is no cable provider in the community.

### Stormwater

The stormwater system in Louisburg is currently not mapped. There are several storm inlets located throughout the downtown area, including a pair of twinned curb inlets at K-68 and Broadway Street. There are two storm inlets located at K-68 and Doyle Street, as well as at K-68 and Elm Street. Ponding occurs along K-68 near downtown. Businesses have also been impacted by ponding and flooding, including a property located on 2nd Street, east of Broadway. Since 2003, the City has charged utility customers \$4 per month as a storm sewer charge.

### Wastewater

The wastewater system in the downtown area is primarily located in the alleyways. The system consists of 8 inch vitrified clay pipe with brick manholes. Sewer gravity flows to the north and the south with the approximate ridge line located around 3rd Street. Sewer lagoons that service the area were constructed in the 1970s and the City has eight lift stations. The City has not conducted inspections of their sewer lines. Most recently, the City has been collecting data on sewer back-ups.

### Water Supply

The water supply system was believed to be installed in the 1940s. The existing water supply system consists of 4-12 inch PVC or cast iron pipe. There are no known pressure measurements for fire flows. The water tower located downtown has had inspections, although the dates of those inspections are not known. The fire chief has expressed concern about the location of fire hydrant locations, because many are located further than 500 feet apart, which is not the ideal separation distance.



# SECTION 1: PROJECT OVERVIEW AND CONTEXT

## *Planning Implications*

This quick snapshot provides information about some of the influencing factors that serve as a framework for the future development of Downtown Louisburg. The information in and of itself is not as important as the planning implications that may be drawn from the data and field analysis that has been conducted. Below are a few critical implications that need to be taken into consideration as the planning process moves forward.

- Louisburg has experienced several growth spurts over the past few decades. Given the most recent period of no to slow growth in terms of both population and economic activity, it is important to recognize that the future of downtown cannot be dependent upon on community growth.
- Recent growth has primarily been from younger families. Of note, the median age of the community decreased in the last decade. The population of Louisburg was getting younger, but this trend will likely become more reflective of national aging trends in the short term (next 10+ years) after which the median age of the population may again become younger. The dynamic of growing older and younger will be influenced by the ability of the community to support older residents, while offering opportunities for younger residents. Downtown Louisburg provides a physical framework / location for small business development and residential / neighborhood reinvestment that can appeal to both groups.
- The City of Louisburg is predominately a bedroom community, with most employment taking place in communities to the north. In the past, the ease / affordability of commuting made this an ideal location for those who sought lower cost housing, good schools and a small town atmosphere. The increased cost of commuting has impacted the growth of Louisburg and will continue to do so. Developing more employment opportunities close to home and commuting alternatives will provide a more economically sustainable foundation for more residents in Louisburg.
- Communications and technology appear to be an issue within the community. The community does not have cable service and has limited internet options provided by one carrier, located in the community. To assist in the growth of Louisburg (population and business development),

this infrastructure will need to be enhanced to be competitive with other communities.

- Within Downtown Louisburg there are a number of possibilities for future development given the inventory of vacant / underutilized buildings and land. Additionally, the future development and use of properties that are currently owned and operated by public entities (e.g., City, School District, Library District) will be essential parts of the overall improvement of downtown.
- The location of downtown with regard to a state highway is a benefit to the community. The existing visibility and accessibility is an opportunity to take advantage of that traffic and promote downtown development.
- Infrastructure issues, in particular stormwater and sidewalks, are of particular concern in the downtown area. Broadway and other roadways in the downtown area are subject to flooding during rain events. Many sidewalks in and adjacent to downtown lack connection, are not ADA compliant, or are in poor condition.

These are not the only factors influencing Downtown Louisburg. There are a number of savvy business people in downtown; a number of regional attractions and businesses that can be leveraged; a sense of a growing partnership between the City and the private sector; and a number of creative approaches to addressing some of the implications identified above. The key is identifying a future vision that residents, businesses and local government can buy into and pursue through a continuous commitment to improve Downtown Louisburg.



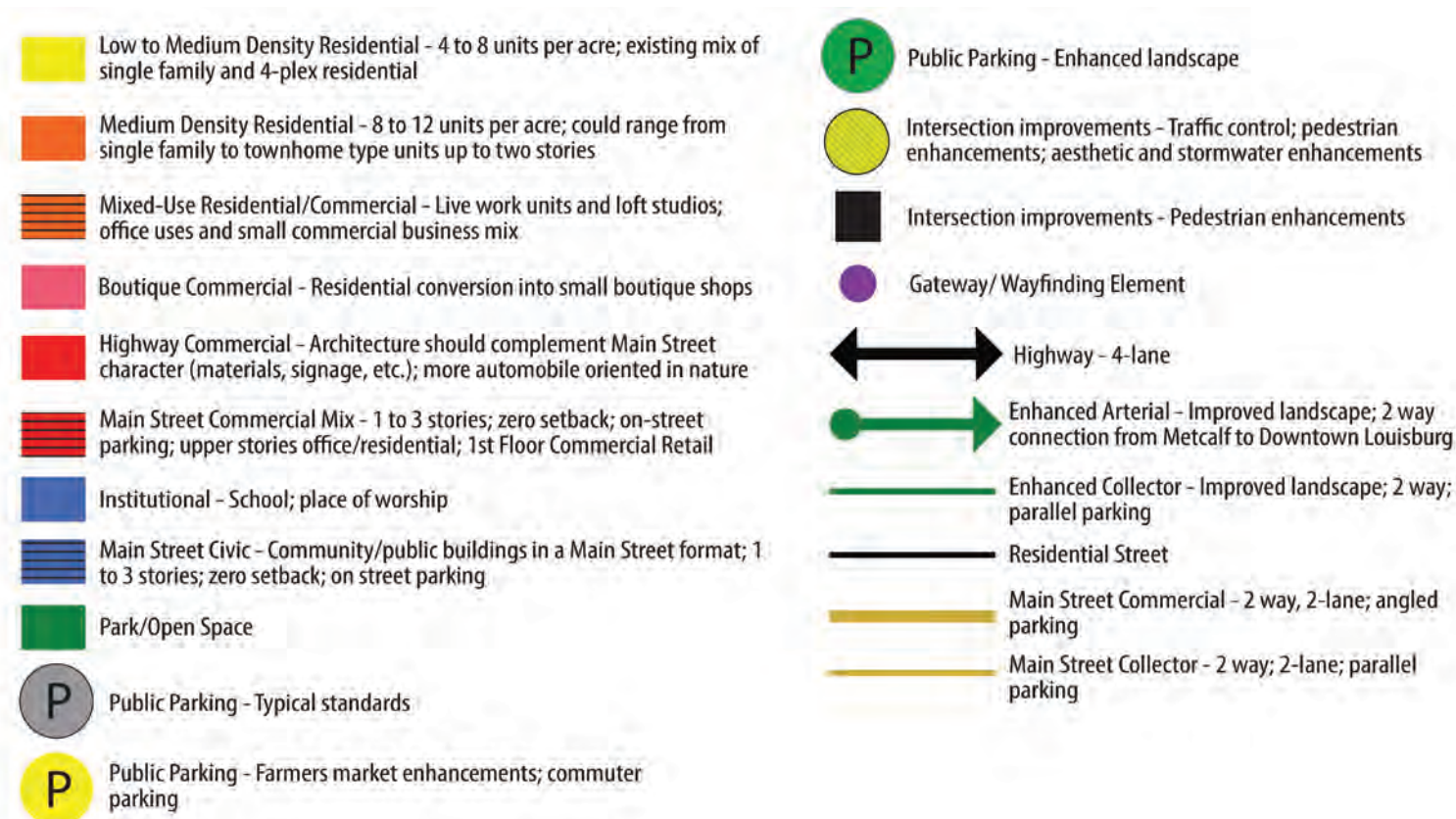
# SECTION 2: DOWNTOWN VISION

## Future Downtown Plan Map

The physical framework for the Downtown Louisburg vision is embodied in the Future Downtown Plan Map, which depicts future land use and circulation elements of Downtown Louisburg.

The future Downtown Plan Map identifies the location of a variety of land uses that are important to building and sustaining future success in Downtown Louisburg. As can be seen on the map residential, commercial and civic land uses make up the core future development pattern, supported by an integration of public open spaces and parking opportunities. The future land use and development pattern is placed on a framework of streets with specific identities and functions that provide a comprehensive circulation and accessibility network for Downtown Louisburg.

This framework is further described through the goal and objectives statements, and supportive narrative and graphics that follow.



# SECTION 2: DOWNTOWN VISION

## Goal Statements

Through a public outreach process, six target goal areas were identified for Louisburg to work on to help achieve the vision of the future for downtown. Each target goal area has a goal statement, objectives, and specific action steps.

## LAND USE/DEVELOPMENT

**GOAL:** Louisburg will promote land use and development patterns that encourage appropriate redevelopment and promote a civic presence in Downtown Louisburg.

Downtown Louisburg has struggled to retain its destination qualities for quite some time. The citizens of Louisburg have recognized that, as has happened with many other small communities, businesses have moved away from downtown to other areas of town or even out of the community. When the post office moved out of downtown, it was an indicator to the community that downtown was truly losing its value as a place.

But there is good news. The City has recently purchased a block of land on which the desire is to locate a new city hall and potentially a community center. The civic presence that city hall and a community center can bring will be felt significantly downtown. Additionally, there is a core business community that desires to see downtown Louisburg succeed and they have established successful businesses in downtown.

A strong civic presence is key to establishing the destination quality of downtown. In addition to the investment in a new city hall / community center, retention of the library downtown is important. Study participants have overwhelmingly indicated that they want the library to remain downtown, although this differs from the plans of the library district. The City working with the community, should continue to find ways to work with the library district to see if their needs can be met at their current location or a location nearby.

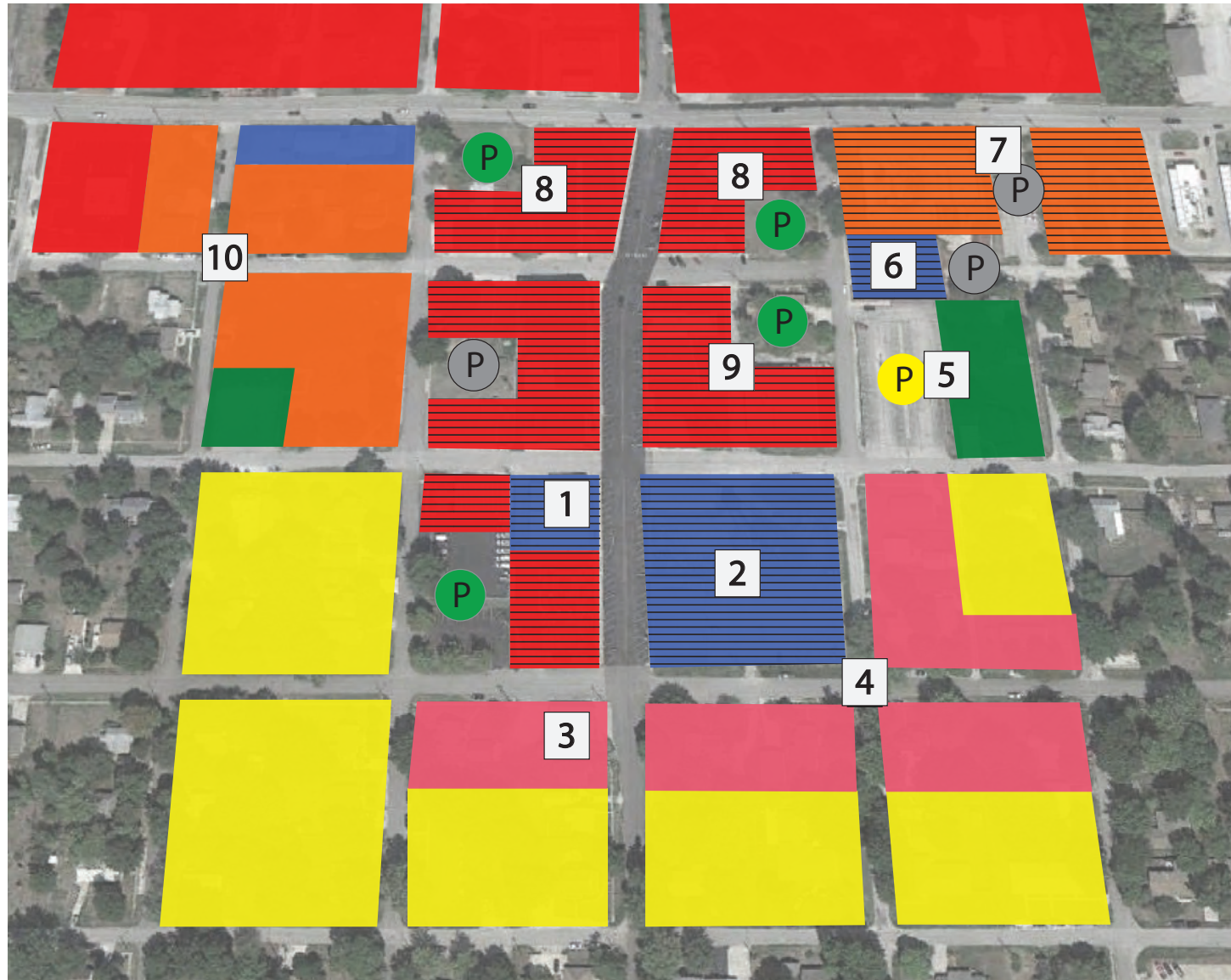
In addition to a strong civic presence, study participants have also said that they would like to see more opportunities to purchase goods and food downtown. Additional retail businesses and restaurants scored high on the community survey. Restaurants in town are mostly located near the highway or are in the eastern or western parts of town. The only restaurant that was located downtown recently closed. Another restaurant business that closed has left a vacant building, which is seen as a missed opportunity.

Louisburg residents recognize that downtown may not be an appropriate location for a large big box store and they are ok with that. Instead, they would like to see more boutique businesses that provide different types of goods that may not be found in nearby towns. Niche and specialty businesses fit the context of a downtown better than in a strip mall, making for a unique and creative mix of businesses, activities and experiences. Finding ways to fill vacant and underused buildings in downtown and encouraging businesses to choose downtown first is the challenge that will need to be overcome in the future.

Although not officially listed on the federal or state registry, Louisburg has several areas of older structures with unique character and charm. Downtown is one of those areas. An organized historical society was recently formed and the City will play a supportive role in the preservation of select properties.

Finally, Louisburg has a significant amount of single-family housing, which has grown substantially over the past several decades. Demographic trends indicate though that people are waiting longer to get married and communities are aging. Demands for different types of housing are increasing. Making use of existing facilities and sites, Louisburg residents will have more choices in housing including live/work units and medium density housing in or near downtown. One potential location for new housing could be at the city property between Mulberry and Doyle Streets, and 1st and 2nd Streets. Although this location is currently a community green space, the site could be redesigned to also allow for medium-density housing.

# SECTION 2: DOWNTOWN VISION



## Objective A: Retain a strong civic presence in Downtown Louisburg.

- Continue the effort to retain the presence of the Louisburg Library in downtown. If the Library does move, efforts should be made to use the building for another civic use or as a mixed-use building with commercial activities on the first floor and residential on the second floor. (1)
- Develop the City Hall / Community Center block. (2)
- Develop a program of uses that brings a variety of community residents into the area, which can include the senior center and Fox Hall functions. (2)
- Increase public use of the old high school gymnasium for community recreation and entertainment events. (6)
- Enhance the parking area south of the old high school gymnasium into a multiple use farmers' market, commuter carpool / transit and public parking lot. The creation of a public open space or buffer to the adjacent neighborhood may be part of this enhancement. (5)

## Objective B: Maintain a vibrant downtown by targeting future commercial development and fostering the attraction and growth of small businesses.

- Review and revise city ordinances to determine if limitations exist for the creation of the development and design pattern sought by the plan. Such limitations may include the lack of rehabilitation building codes; the prevention of mixed-uses; and the use of standards that are oriented toward typical commercial development verses a "main street" development pattern or character.
- Create a "bungalow business district" that supports the conversion of small format / older buildings and properties into a walkable mix of retail and restaurant venues. (4)
- Work with the current property owner to conduct a feasibility study to determine potential conversion uses that would be appropriate for the old post office site. This site should complement the "bungalow business district". The study could serve as the basis for issuing a redevelopment Request for Proposals (RFP) to attract development / business interests. (3)
- Work with the current property owner to initially convert the old grocery store property into a small business incubator for "homegrown" small business start-ups. (9)

# SECTION 2: DOWNTOWN VISION

- Work with property owners to create specific site plans for the redevelopment of the two blocks at Broadway and K-68 so as to extend the “main street” feel and create a downtown entry / anchor character along the highway. (8)
- Focus on establishing programs that promote the rehabilitation and reuse of existing vacant properties for commercial purposes.

## Objective C: Strive to protect historical properties on Broadway and surrounding streets.

- Create a database of historical properties that includes detailed information regarding the property.
- Research programs that provide funding assistance and/or designation opportunities for historical properties.

## Objective D: Actively pursue opportunities to update housing stock and develop a mixture of housing types and style in and around the Downtown area.

- Maintain and expand the use of the old high school as a mixed-use live/work building and develop an additional building for that same purpose.
- Promote reinvestment in both public infrastructure and private property improvement to retain residential property values and stabilize the attractiveness of single-family neighborhoods adjacent to Downtown Louisburg. Municipal codes may need to be adapted to allow for multi-generational housing opportunities.
- Investigate opportunities to promote the development of medium-density housing on and north of the city-owned block bounded by Doyle, 1st, Mulberry and 2nd Streets. (10)

**Study participants** support Fox Hall and the library in its current location.

**61% of community survey respondents said** they would like to see more retail opportunities in Downtown Louisburg.



*Conduct feasibility studies for adaptive reuse of existing underutilized buildings and attract targeted development and business interests.*

*Support the conversion of smaller / older format residential properties near downtown to create a “bungalow business district.”*



*Upgrade the existing underutilized parking lot into a multi-use farmers market and commuter / downtown district / special event parking area.*

# SECTION 2: DOWNTOWN VISION

## COMMUNITY ACTIVITY

**GOAL:** Louisburg shows and shares community pride by maintaining and expanding community events and activities downtown.

There is a desire to maintain and expand activities in Downtown Louisburg. As the City begins to develop their civic presence downtown, it is only natural that community activities continue to be focused downtown. Finding ways to maximize the use of the facilities will not only help draw more people to the area, but will also support more opportunities for community entertainment, education and business activities.

Louisburg residents have a strong sense of community pride; however this pride hasn't translated into a feeling of ownership of the downtown area. Residents in the city and area must understand that the health of the community is related to the health of downtown. Downtown Louisburg is everyone's neighborhood.

Additional activities and opportunities for community gathering in downtown can only improve the community's pride and ownership in the downtown. These opportunities will include community based clean-up events and volunteer beautification activities such as planting flowers in the future.

Louisburg has opportunities for attracting tourists into the surrounding community- either through the Louisburg Cider Mill, Powell Observatory, and Cedar Cove Conservatory. In the future the community will find ways to capitalize on and leverage these area attractions to extend the visitors Louisburg experience by leading people to downtown.

**Objective A:** Expand the number and type of community oriented activities that take place in downtown - leveraging locations such as the farmers' market site, the old high school gymnasium and other public areas.

- Create a multi-agency committee representing the City, the School District; the Louisburg Area Recreation Association and the Chamber of Commerce to investigate programmatic possibilities for use of the old high school gymnasium.
- Develop a downtown event / activity of the month calendar, ensuring that a special community or area activity is happening downtown on a monthly basis.
- Promote and execute annual downtown clean-up and volunteer beautification efforts, and create meaningful partnerships with community service groups to assist in these efforts.

**Objective B:** Leverage marketing opportunities for community events and activities to increase local attendance and attract visitors to downtown on a routine basis.

- Develop downtown marketing materials that can be distributed through larger Louisburg business networks – such as Louisburg Ford, Chris Cakes, and Rabbit Creek.
- Supplement community activities or events, which occur outside of downtown, with downtown activities or events that extend the visit of out of town people. As an example – during Cider Fest conduct apple themed community competitions or contests held downtown and make it convenient for people to travel between places during such events.

**64% of community survey respondents said** that more community events and outdoor community gathering & event spaces are things they'd like to see downtown.

**93% of community survey respondents agreed** that "special events and unique activity venues will draw people to Downtown Louisburg."

# SECTION 2: DOWNTOWN VISION

## ECONOMIC/BUSINESS DEVELOPMENT

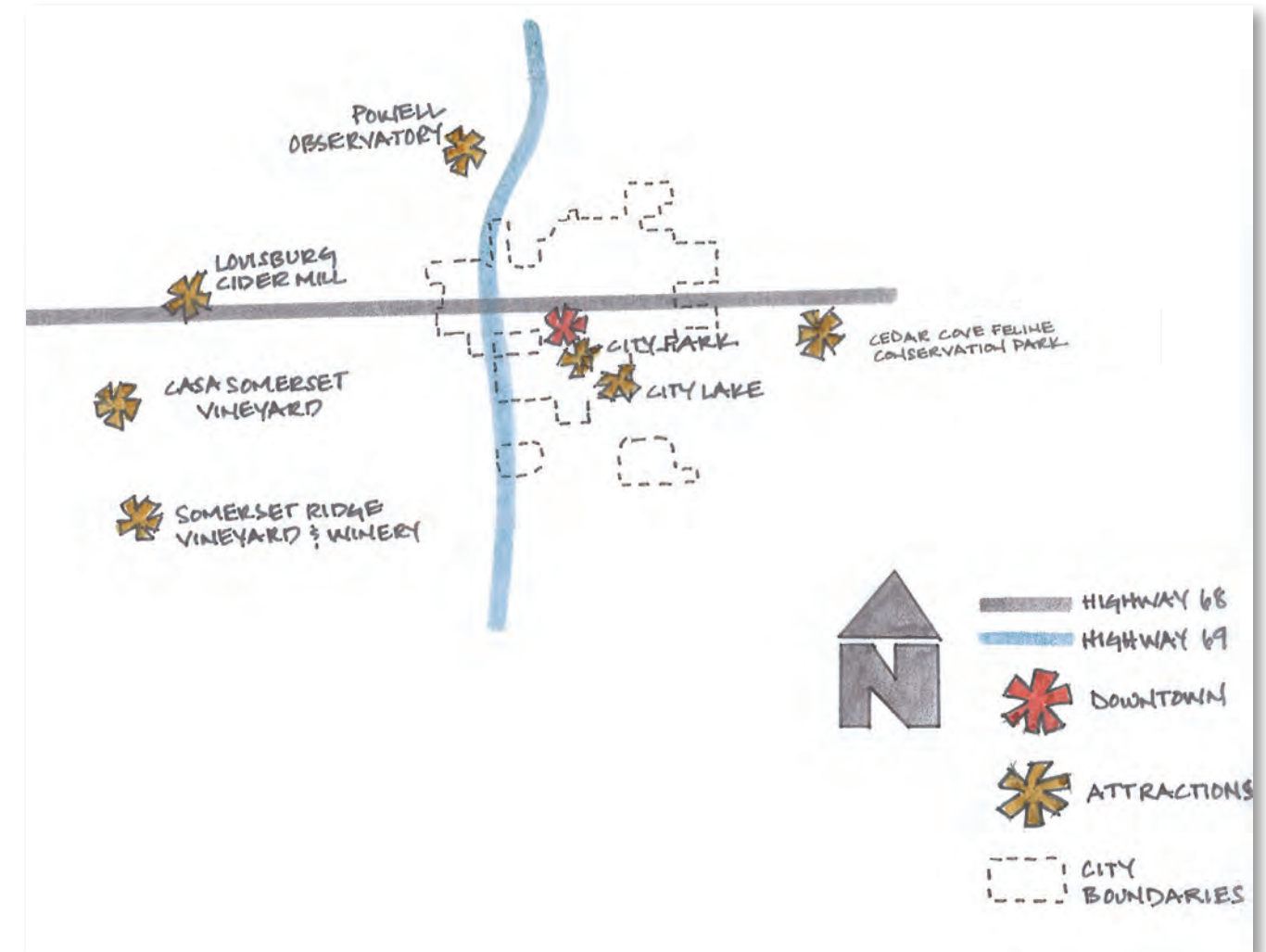
**GOAL:** Louisburg will work to expand opportunities and provide assistance for new and existing businesses.

Through information received from the steering committee, public meetings, and the online survey, people feel that economic and business development are critical issues that need to be addressed in order for Downtown Louisburg to be successful. Louisburg will need to find the right balance of maintaining and valuing the businesses that are currently here while also attracting new businesses.

Louisburg business owners are unique and savvy business people. They understand their market and their limitations. Many businesses located downtown recognize that regionalism is key to the success of their business and often market to the suburban communities to the north of town. A marketing strategy that hones in on this reality will allow businesses to continue to be successful, putting Louisburg on the map.

In the past, the City has been the sole driver of business development in the community. Now, working with the Chamber and Miami County's Economic Development Department, the City is in a better position to attract new businesses. Clearly defining the roles and responsibilities of these groups will have a positive impact on Louisburg.

Louisburg has a long-standing history of successful local businesses. This community has steered away from big box retailers and embraces the opportunity for the development of local businesses such as boutiques and restaurants. Encouraging the continued expansion of existing businesses and growth of new local businesses is something that is important to Louisburg residents. A part of that support is being able to recognize and celebrate businesses, promote those businesses and provide assistance. Assistance can come in the way of training opportunities, mentoring programs and funding programs that can help businesses keep up with best practices and remain competitive.



*Cedar Cove Conservatory  
Photo Credit: kansastravel.org*



*Powell Observatory  
Photo Credit: KCPT*



*Louisburg Cider Mill  
Photo Credit: Out.of.Focus*

## SECTION 2: DOWNTOWN VISION

Objective A: Explore and implement marketing strategies that leverage existing regional businesses and destinations.

- Form a Downtown Business Association that works to develop marketing partnerships, promotions and opportunities with Louisburg Ford, Chris Cakes, Rabbit Creek, Louisburg Cider Mill and other Louisburg based businesses.
- Use a broad interpretation of “the arts” as a marketing niche for attracting, supporting and promoting business development around traditional arts, as well as culinary arts, graphic arts, healing arts, etc.

Objective B: Expand business opportunities and local programs that encourage the development of entrepreneurialism and small businesses.

- Develop a comprehensive program with clearly defined roles for various economic development entities (e.g., Miami County Economic Development, Louisburg Chamber of Commerce, City of Louisburg) for encouraging the development of entrepreneurialism and small business development in Louisburg.
- Create a business incubator for small business creation and establishment in downtown.
- Work with local education entities to create an entrepreneurialism curriculum for youth and residents of Louisburg.
- Create an on-line resource / clearinghouse of information related to job creation / training; small business management / marketing education; and small business incentive and loan programs.

Objective C: Provide support for local businesses so that they can remain competitive and have opportunities for expansion.

- Investigate the use of tax incentive programs for businesses in Downtown Louisburg – sales tax and/or property tax reduction or abatement for business.
- Utilizing local banks, develop a low interest loan pool for private improvements to buildings and properties, as well as new commercial development in downtown.

**58% of community survey respondents said** they believe that “providing incentives to entice more businesses to locate in downtown” is important to improve downtown.

**92% of community survey respondents agreed** that promoting the development of new businesses & retention of existing businesses in downtown is a top priority.

# SECTION 2: DOWNTOWN VISION

## VISIBILITY/ACCESSIBILITY

**GOAL:** Louisburg will find ways to promote visibility of downtown and increase access by vehicle and by pedestrians.

When driving into town, most people are not aware that Louisburg has a downtown and the nature of K-68 makes it difficult to know when you have even arrived. Gateway or monument signage should be developed in several locations to allow for better wayfinding in and around town. People from U.S. 69 should know where to go to get to downtown. Visitors from Cedar Cove and from the Powell Observatory should all know how to get to downtown from their locations.

Travelers need to be able to access downtown by car, by foot and by bicycle. In addition to wayfinding, pedestrian facilities need to be improved. Sidewalks downtown are crumbling and are in need of safety upgrades. The City is headed in the right direction to correct this by completing an Urban Trail Master Plan and a Safe Routes to School program, however having the appropriate infrastructure in place to support auto, bicycle and pedestrian activity in and around downtown will support the land use development pattern envisioned for Downtown Louisburg.

**46% of community survey respondents said** they believe that improving sidewalks and connections is important to improve downtown.



- Intersection improvements - Traffic control; pedestrian enhancements; aesthetic and stormwater enhancements
- Intersection improvements - Pedestrian enhancements
- Gateway/ Wayfinding Element
- Highway - 4-lane
- Enhanced Arterial - Improved landscape; 2 way connection from Metcalf to Downtown Louisburg
- Enhanced Collector - Improved landscape; 2 way; parallel parking
- Residential Street
- Main Street Commercial - 2 way, 2-lane; angled parking
- Main Street Collector - 2 way; 2-lane; parallel parking

## SECTION 2: DOWNTOWN VISION

### Objective A: Establish a gateway and way-finding signage system.

- Partner with the Louisburg Council of the Arts to investigate the design and development of a wayfinding / gateway system that blends public art with downtown gateway / signage design.
- Incrementally install wayfinding signage and gateways at key locations:

#### Gateways

- *K-68 and Broadway*
- *3rd Street and Broadway*

#### Wayfinding Signage

- *Louisburg Cider Mill entrance on K-68*
- *U.S. 69 and K-68*
- *Doyle and K-68*
- *Approximately Elm and K-68*
- *Metcalf and K-68*
- *Cedar Cove entrance on K-68*
- *Along the path between Powell Observatory and the intersection of Broadway and K-68*
- *Elm and 3rd Street*
- *Metcalf and 3rd Street*

### Objective B: Improve connectivity to and circulation within Downtown Louisburg via auto, pedestrian and bicycle improvements.

- Conduct an ADA assessment of pedestrian elements of downtown.
- Establish a sidewalk improvement program that sets parameters for phasing and funding of improvements.
- Enhance 3rd Street as a downtown connector between Metcalf and Broadway, such enhancements should include pedestrian / bicycle paths, drainage swales, on-street parking and pedestrian scale lighting.
- Establish all roadway segments within Downtown as two-way streets.
- Create a safe pedestrian crossing at K-68 and Broadway.
- Clearly define pedestrian crossings throughout downtown.
- Create enhanced intersection features along Broadway between K-68 and 3rd Street to address pedestrian crossings, bicycle and street furniture opportunities, stormwater drainage, public art and streetscape enhancements.

# SECTION 2: DOWNTOWN VISION

## AESTHETICS

**GOAL:** Louisburg will strive to maintain its small town character through downtown aesthetic enhancements.

Study participants have expressed a desire to improve the look of Downtown Louisburg. When asked in the survey how they thought downtown looked, people responded either neutrally or negatively. Downtown lacks a sense of place and identity and even a sense of cohesion. Working towards design standards and policies that encourage new development and redevelopment to have a consistent look will help define this much needed identity for downtown.

Facility improvements are also needed. While expensive, there may be funding programs available to assist private businesses in making façade improvements and adding exterior improvements such as benches and flower pots.

Another way to improve the aesthetics of downtown is through art. Louisburg has an existing arts council and many artists already in town. The City will need to find ways to take advantage of these talented individuals to spruce up several locations with blank walls that can better define downtown. The large white wall at the Casey's General Store is one example of a blank wall that is an ideal location to paint a mural or piece of art that would add character and assist in directing people to the downtown area.

**Objective A:** Encourage new development and redevelopment to reflect a "Main Street" character and feel.

- Develop downtown design standards that promote the desired character and scale within the area.
- Develop a policy to encourage infill and new development to use quality durable materials.
- Allow businesses to provide seating, planters and other aesthetic elements in front of their

businesses to improve visual qualities and promote interaction along the street.

**Objective B:** Encourage private property owners to make façade improvements and add exterior amenities to their businesses that reflect the character and feel of downtown outlined in the design standards.

- Research the implementation of additional programs and grant opportunities to fund exterior enhancements and energy efficient upgrades.
- Develop a recognition and incentive program for business that make improvements on their properties.

**Objective C:** Engage the local arts community in establishing downtown as an art district and seek ways to establish public art in the downtown area.

- Retain the mixed-use nature of the old high school building but work to incorporate artist lofts / studios / live/work units.
- Look for locations (e.g., sides of two story buildings, retaining wall at Casey's General Store) to paint wall murals that display community history and pride or carry a unique theme or art application.



**Study participants said** they would like to see property improvements in downtown such as flower baskets, art, trees, decorations and street lamps.

**Study participants stated** that they want downtown to maintain its small town character and feel.

# SECTION 2: DOWNTOWN VISION

## INFRASTRUCTURE

**GOAL:** Louisburg will upgrade its infrastructure in downtown to address deferred maintenance, and connectivity and drainage issues.

A community that provides a good quality infrastructure system with reliable services can attract businesses and can also improve the quality of life for the residents who live there. A first step to doing so is understanding the existing state of the various infrastructure and service system and developing an incremental program and approach toward improving and maintaining the system utilizing best practices.

Developing an effective capital improvement program that guides dedicated investments in public infrastructure should be outlined and prioritized. These investments should include stormwater, street and sidewalk improvements. Stormwater issues to be addressed should include a combination of improvements such as rain garden, bio-retention facilities and conventional conduits to help alleviate ponding and flooding issues that occur even during minor rainstorms. Privately owned businesses need guidance on how they can make American with Disabilities Act (ADA) improvements to their businesses, in particular with sidewalk improvements.

Private service infrastructure improvements also need to be assessed and made with regard to communications and other services. The existing communications infrastructure is not keeping up with current trends with Google Fiber arriving in many towns just 20-25 minutes away. The Louisburg business community needs to have the best solutions in regard to telecommunications and internet services to continue to compete effectively in the extended region and the global marketplace.

46% of community survey respondents said they believe that "improving sidewalks and connections" is important to improve downtown.

84% of community survey respondents agreed that K-68 is an asset for the future success of Downtown Louisburg.

**Objective A:** Develop a capital improvement program for scheduling improvements to public infrastructure systems in Downtown.

- Conduct an assessment of all public infrastructure items in Downtown Louisburg to determine the level of repair or replacement needed.
- Conduct a boundary survey to establish the location of public rights-of-way and private property.
- Determine and dedicate annual funding for public improvements and proactive maintenance in Downtown Louisburg.
- Prioritize sidewalk and stormwater drainage issues to address, creating a methodical and incremental approach to resolving identified system problems.
- Research and seek out alternative / creative funding, through both public and private grant and program sources, to address sustainable approaches to infrastructure provision – through stormwater best management practices (BMPs) applications; solar lighting; sidewalks; etc. Such funding may assist private property owners with sidewalk improvements.
- Identify a 5 to 10 year program for making improvements.



**Objective B:** Research opportunities to expand telecommunications and internet services.

- Work with local providers to enhance and upgrade existing telecommunications and internet services.
- Proactively approach additional providers to research expanded and enhanced competitive telecommunications and internet service alternatives.



# SECTION 3: PLAN IMPLEMENTATION

## PLAN IMPLEMENTATION

### Prioritization

At the last public meeting on October 28, participants were asked to identify the three objectives that they felt are the most critical or should be done immediately and also what goals they think are most important for sustaining long-term success. The results of the exercise are listed in Chart 3.1. The objectives are listed in order of the scores received, from highest to lowest.

It's important to note that after receiving feedback at the public meeting in October, additional objectives were developed; therefore, those new objectives were not included in the prioritization table. In addition, the language of some objective statements was better defined or revised.

**Chart 3.1: Community Prioritization Exercise**

Target Area	Objective	Immediate	Long-Term
Land Use / Development	Retain a strong civic presence in Downtown Louisburg.	23	9
Aesthetics	Encourage new development and redevelopment to reflect a "Main Street" character and feel.	12	4
Economic / Business Development	Expand business opportunities and local programs that encourage the development of entrepreneurialism and small businesses.	10	3
Community Activity	Promote activities to bring neighbors together, including downtown neighborhood clean-up events and volunteer beautification activities.	9	1
Infrastructure	Address stormwater drainage issues.	8	2
Economic / Business Development	Provide support for local businesses so that they can remain competitive and have opportunities for expansion.	7	2
Infrastructure	Work with private property owners to make sidewalk improvements throughout downtown.	7	5
Land Use/ Development	Foster the growth of small businesses, focusing on retail and restaurant development.	4	4
Land Use / Development	Strive to protect historical properties on Broadway and surrounding streets.	4	2

Target Area	Objective	Immediate	Long-Term
Land Use / Development	Maintain a vibrant downtown by targeting future commercial development in this area.	3	6
Visibility / Accessibility	Improve pedestrian connectivity to Downtown Louisburg with nearby residential neighborhoods.	3	6
Aesthetics	Engage the local arts community in establishing downtown as an art district and seek ways to establish public art in the downtown area.	3	2
Infrastructure	Develop a capital improvement program for assessing infrastructure conditions and scheduling improvements to public infrastructure systems in downtown.	3	7
Community Activity	Expand the number and type of community-oriented activities that take place in downtown locations such as the farmers' market site, the old high school gymnasium and other public areas.	2	12
Community Activity	Leverage marketing opportunities for community events and activities to increase local attendance and attract visitors to downtown on a routine basis.	2	8
Visibility / Accessibility	Establish a gateway and wayfinding signage system.	2	1
Aesthetics	Encourage private property owners to make façade improvements and add exterior amenities to their businesses that reflect the character and feel of downtown outlined in the design standards.	1	4
Land Use/ Development	Actively pursue opportunities to update housing stock and develop a mixture of housing types and style in and around the downtown area.	0	0
Land Use / Development	Investigate opportunities to better utilize the city block located between Mulberry and Doyle Streets.	0	2
Economic / Business Development	Explore and implement marketing strategies that leverage regional businesses, and destinations, and community events.	0	2
Economic / Business Development	Clearly define roles for various economic development entities in relationship to promoting and developing downtown.	0	2
Land Use/ Development	Actively pursue opportunities to update housing stock and develop a mixture of housing types and style in and around the downtown area.	0	0

# SECTION 3: PLAN IMPLEMENTATION

## Action Matrix

Based on feedback received throughout the planning process, action steps have been identified. The action steps listed in Chart 3.2 are specific steps that should be taken in order to achieve the objectives outlined previously.

For each action step, one or more organizations are identified to take responsibility for addressing that action step and a desired timeline for completion is set. The timeline incorporated the priorities expressed from the general public's support of certain objectives.

**Chart 3.2: Community Prioritization Exercise**

Action Step	Responsible Party	Short Term (< 3 Years)	Long Term (3+ Years)
Retain the library.	Louisburg Library District; City of Louisburg	On-going	
Develop the City Hall/ Community Center block.	City of Louisburg	✓	✓
Develop a program of uses that brings a variety of community residents into the area.	Chamber of Commerce	✓	
Increase public use of the old high school gymnasium for community recreation and entertainment events.	USD 416; Louisburg Area Recreation Association	On-going	
Enhance the parking area south of the old high school gymnasium into a multiple use farmers' market, commuter carpool/ transit and public parking lot.	USD 416; Chamber of Commerce; Downtown Business Association; City of Louisburg		✓
Review and revise city ordinances to determine if limitations exist for the creation of certain kinds of development and design pattern sought by the plan.	City of Louisburg	✓	
Create a "business bungalow district" that supports the conversion of small format/ older buildings and properties into a walkable mix of retail and restaurant venues.	City of Louisburg		✓
Work with the current property owner to conduct a feasibility study to determine potential conversion uses that would be appropriate for the old post office site.	City of Louisburg; Miami County Economic Development Corporation	✓	
Work with the current property owner to initially convert the old grocery store into a small business incubator for "homegrown" small business start-ups.	City of Louisburg; Miami County Economic Development Corporation	✓	

Action Step	Responsible Party	Short Term (< 3 Years)	Long Term (3+ Years)
Work with property owners to create specific site plans for the redevelopment of the two blocks at Broadway and K-68 so as to extend the "main street" feel and create a downtown entry/ anchor character along the highway.	City of Louisburg; Miami County Economic Development Corporation		✓
Focus on establishing programs that promote the rehabilitation and reuse of existing vacant properties for commercial properties.	City of Louisburg; Miami County Economic Development Corporation	On-going	
Create a database of historical properties that includes detailed information about the property.	Louisburg Historical Society	On-going	
Research programs that provide funding assistance and/or designation opportunities for historical properties.	Louisburg Historical Society; City of Louisburg	On-going	
Maintain and expand the use of the old high school as a mixed-use live/work building and develop an additional building for that same purpose.	City of Louisburg; Private property owner		✓
Promote reinvestment in both public infrastructure and private property improvement to retain residential property values and stabilize the attractiveness of single-family neighborhoods adjacent to Downtown Louisburg.	City of Louisburg; Chamber of Commerce; Downtown Business Association	On-going	
Investigate opportunities to promote the development of medium-density housing on and north of the city-owned block bounded by Doyle, 1st, Mulberry and 2nd Streets.	City of Louisburg		✓
Create a multi-agency committee to investigate programmatic possibilities for use of the old high school gymnasium.	City of Louisburg; USD 416; Louisburg Area Recreation Association; Chamber of Commerce	✓	
Develop a downtown event/ activity of the month calendar.	Chamber of Commerce; Community organizations	✓	
Promote and execute annual downtown clean-up and volunteer beautification efforts and create meaningful partnerships with community service groups to assist in these efforts.	Chamber of Commerce; Community organizations	✓	
Develop downtown marketing materials that can be distributed through larger Louisburg business networks.	Chamber of Commerce; Downtown Business Association	On-going	

# SECTION 3: PLAN IMPLEMENTATION

Action Step	Responsible Party	Short Term (< 3 Years)	Long Term (3+ Years)
Supplement activities or events which occur outside of downtown within downtown activities or events that extend the vision of out of town people.	Chamber of Commerce	✓	
Form a Downtown Business Association that works to develop marketing partnerships, promotions and opportunities with Louisburg-based businesses.	Chamber of Commerce; Downtown business owners	✓ On-going	
Use a broad interpretation of “the arts” as a marketing niche for attracting, supporting and promoting business development around traditional arts, as well as culinary arts, graphic arts, healing arts, etc.	Louisburg Council of the Arts; Chamber of Commerce; Miami County Economic Development Corporation		✓
Develop a comprehensive program with clearly defined roles for various economic development entities for encouraging the development of entrepreneurialism and small business development in Louisburg.	Miami County Economic Development Corporation; Chamber of Commerce; Downtown Business Association	✓	
Create a business incubator for small business creation and establishment in downtown.	City of Louisburg; Private property owner; Miami County Economic Development Corporation	✓	
Work with local education entities to create an entrepreneurialism curriculum for youth and residents of Louisburg.	Chamber of Commerce; USD 416; Miami County Economic Development Corporation; Higher Education Institutions		✓
Create an on-line resource/ clearinghouse of information related to job creation/ training; small business management; marketing education; small business incentives; and loan programs.	Chamber of Commerce; Miami County Economic Development Corporation	✓	
Investigate the use of tax incentive programs for businesses in Downtown Louisburg.	Miami County Economic Development Corporation; City of Louisburg	✓	
Utilizing local banks, develop a low interest loan pool for private improvements to buildings and properties, as well as new commercial development in downtown.	Miami County Economic Development Corporation; Private banking institutions		✓
Partner with the Louisburg Council of the Arts to investigate the design and development of a wayfinding/ gateway system that blends public art with a downtown gateway/signage design.	Louisburg Council of the Arts; Chamber of Commerce; City of Louisburg; Kansas Dept. of Transportation	✓	
Incrementally install wayfinding signage and gateways at key locations.	City of Louisburg; Kansas Dept. of Transportation	✓	✓
Conduct an ADA assessment of pedestrian elements of downtown.	City of Louisburg	✓	

Action Step	Responsible Party	Short Term (< 3 Years)	Long Term (3+ Years)
Establish a sidewalk improvement program that sets parameters for phasing and funding of improvements.	City of Louisburg	✓	
Enhance 3rd Street as a downtown connector between Metcalf and Broadway.	City of Louisburg		✓
Establish all roadway segments within downtown as two-way streets.	City of Louisburg	✓	
Create a safe pedestrian crossing at K-68 and Broadway.	City of Louisburg; Kansas Dept. of Transportation		✓
Clearly define pedestrian crossings throughout downtown.	City of Louisburg	On-going	
Create enhanced intersection features along Broadway between K-68 and 3rd Street to address pedestrian crossing, bicycle and street furniture, stormwater drainage, public art, and streetscape enhancements.	City of Louisburg; Kansas Dept. of Transportation	✓	✓
Develop downtown design standards that promote desired character and scale within the area.	City of Louisburg	✓	
Develop a policy to encourage infill and new development to use quality and durable materials.	City of Louisburg	✓	
Allow businesses to provide seating, planters and other aesthetic elements in front of their businesses to improve visual qualities and promote interaction along the street.	City of Louisburg; Downtown Business Association	✓	
Research the implementation of additional programs and grant opportunities to fund exterior enhancements and energy efficiency upgrades.	City of Louisburg; Miami County Economic Development Corporation; Downtown Business Association	On-going	
Develop a recognition program for businesses that make improvements on their properties.	Chamber of Commerce; Downtown Business Association	✓	
Retain the mixed-use nature of the old high school building, but work to incorporate artist lofts / studios / live/work units.	Private property owner; City of Louisburg		✓
Look for locations to paint wall murals that display community history and pride or carry a unique theme or art application.	Louisburg Council of the Arts; Downtown Business Association	✓	
Conduct a boundary survey to establish the location of public rights-of-way and private property.	City of Louisburg	✓	

# SECTION 3: PLAN IMPLEMENTATION

Action Step	Responsible Party	Short Term (< 3 Years)	Long Term (3+ Years)
Determine and dedicate annual funding for public improvements and proactive maintenance in Downtown Louisburg.	City of Louisburg	On-going	
Prioritize sidewalk and stormwater drainage issues to address, creating a methodological and incremental approach to resolving identified system problems.	City of Louisburg	On-going	
Research and seek out alternative/ creative funding, through both public and private grant and program sources, to address sustainable approaches to infrastructure provisions, which may assist private property owners with sidewalk improvements.	City of Louisburg; Downtown Business Association	On-going	
Identify a 5 to 10 year program for improvements.	City of Louisburg	On-going	
Work with local providers to enhance and upgrade existing telecommunications and internet services.	City of Louisburg; Chamber of Commerce; Downtown Business Association	✓	
Proactively approach additional providers to research expanded and enhanced competitive telecommunications and internet service alternatives.	City of Louisburg; Miami County Economic Development Corporation; Chamber of Commerce; Downtown Business Association	✓	

## Public Investment

The previous action matrix outlines a variety of responsible parties and partnerships that will need to work effectively if implementation is to be successful in the future. A number of the implementation actions must be lead by the City of Louisburg. These actions are focused on public investment in downtown enhancements and infrastructure that set the framework for private investment. The following are thoughts and initial cost estimates related to action steps associated with public investment in Downtown Louisburg.

### *Capital Improvements Program / Annual Funding*

This is a critical first step in identifying and making public investments in Downtown Louisburg. A majority of City maintained utilities in the downtown area are located within alleyways. These utilities are vital to the operation of businesses and the functioning of the community. The condition of the utilities is unknown and could be nearing the end of their life cycle. A detailed Conditions Assessment of each utility system should be conducted noting the age, condition, size, material, capacity, etc. for development of a Capital Improvements Program (CIP). The CIP and Conditions Assessment will be vital tools for the City and Downtown Business community in developing a comprehensive and strategic plan for maintaining these essential services.

The water and sanitary sewer infrastructure are primarily located in alleyways, making these systems independent of the aesthetic, stormwater and accessibility revitalization plans.

For preliminary budgeting purposes, Chart 3.3 provides estimated probable construction replacement costs of the infrastructure maintained by the City of Louisburg. The Conditions Assessment of these utilities will provide insight to the lifetime of these facilities and the potential phasing and maintenance schedule which can distribute these costs over a number of years. As part of the evaluation a cost-benefit analysis should be done on the life cycle of these utilities and maintenance methods (semi-annual inspections, point repair, insitu-repair, or full replacement).

## SECTION 3: PLAN IMPLEMENTATION

After completion of conditions assessment of existing infrastructure, a downtown specific Capital Improvements Program (CIP) should be developed with a funding mechanism to pay for necessary improvements. Funding sources could include a combination of a downtown benefit district or Community Improvement District, the use of general fund resources or a dedicated sales tax from which funding could be dedicated to downtown infrastructure enhancements, improvements and maintenance, as well as public facilities such as the new City Hall/Community Center or the old high school gymnasium. Other revitalization and rehabilitation funding sources should be investigated with MARC and the Kansas Department of Transportation, as well as private entities and not-for-profit organizations.

### *Stormwater Drainage*

The stormwater system in Louisburg is currently not mapped. Downtown is lacking an underground stormwater conveyance system with the streets being utilized as the overland stormwater conveyance system. A majority of stormwater flows in the downtown revitalization area converge on to Broadway, the primary artery of downtown. Broadway Street conveys the overland stormwater to a low point at the Amity (K-68) Intersection. At this location, the stormwater enters an enclosed storm system for continuation beneath the road to the north of Amity Street.

Based upon preliminary calculations and feedback from business residents, it's apparent the storm inlets at the K-68 intersection cannot convey the large concentration of stormwater. The stormwater back-up at the intersection during heavy rain events is largely attributed to the lack of storm sewer infrastructure. As part of the long-term solution to alleviate localized flooding, a detailed stormwater plan and capital improvements plan (stormwater specific) should be developed for the downtown district. An enclosed underground storm system is recommended to be put in place prior to installation of stormwater quality facilities.

### *Stormwater Priority 1*

Construct an underground main storm conduit from the intersection of Amity Street (K-68) and Broadway to the intersection of South 2nd Street. Provide storm inlets at each corner of each intersection allowing multiple points of overland storm entry into the system. The addition of inlets provides opportunities of water quality features to be added at the same time as streetscape enhancements. Refer to Chart 3.4 for preliminary budgeting of probable construction costs of storm improvements.

In an effort to maximize total revitalization expenditures, the storm drainage improvements are recommended to be constructed prior to streetscape enhancements and major pedestrian accessibility improvements that would be effected by the construction. The storm extension improvements can be accomplished in a relatively tight corridor, minimizing impacts to existing and future streetscape / sidewalk / roadway improvements.

### *Stormwater Priority 2*

Evaluate stormwater drainage patterns outside of the Broadway Watershed. Consideration should be given for the use of overland versus underground enclosed systems in areas adjacent to downtown.

### *Sidewalk Assessment*

A critical step to making any improvements or enhancements in downtown is to clearly determine the limits of public rights-of-way and private property, especially along Broadway and the cross streets within one block of Broadway. This boundary survey will establish the framework for each property owners' level of responsibility in association with future sidewalk and potential streetscape enhancements.

Working in concert with such a boundary survey process a detailed sidewalk assessment and accessibility study should be performed to determine locations or segments not in compliance with

## SECTION 3: PLAN IMPLEMENTATION

the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Inventorying the existing pedestrian facilities and assessing the accessibility of the travelways in the downtown corridors is the first step towards providing access for all pedestrians. Objective data obtained from the sidewalk assessment will provide the framework in planning for projects, in order to:

- Determine if the sidewalk meets intended design specifications and guidelines
- Identify portions of sidewalks needing accessibility improvements
- Prioritize sidewalk maintenance projects over time
- Develop maintenance schedules
- Quantify the extent of the work required
- Catalog feature and maintenance information
- Justify maintenance funding; and
- Budget for future sidewalk projects

### *Connectivity Improvements*

#### *Pedestrian Enhancements*

Throughout downtown circulation and connectivity improvements should be made that clearly define downtown a “pedestrian first” place. Broadway is the center of the downtown area and where revitalization improvements should begin from then branch outward. A key improvement on Broadway is the potential installation of a signalized crosswalk at the intersection of K-68 to increase safe pedestrian accessibility to downtown from the north side of K-68. This improvement will require cooperation with the Kansas Department of Transportation and MARC in identifying potential funding.

The addition of sidewalks to the adjoining segments of the street network should be added to provide pedestrian access from neighborhoods bordering the west, south, and east sides of downtown. Seeking funding sources similar to the Safe Routes to Schools that was utilized for the sidewalk extension along 4th Street in 2010 is a necessity for these improvements.

As part of the future sidewalk enhancements, pedestrian signage and pavement markings should be added clearly marking pedestrian crossings. These items will assist with traffic calming in downtown area and provide pedestrians a safe place to cross. Such enhancements can range from initial crosswalk painting with 10-foot wide crosswalks to the incorporation of material enhancements as part of future accessibility improvements at intersections.

#### *Roadway Enhancements*

The potential use of 3rd Street as a secondary connector between Metcalf and Broadway would be beneficial to supporting the physical connection between the City Hall Block and the public safety building, as well as supporting future boutique businesses at the south end of downtown. 3rd Street borders the south end of the downtown district and enhancements to this street should include widening and addition of sidewalks. The street would not necessarily require upgrade to a collector status with curb and gutter, but should include pavement widening, pedestrian markings, and signage to signify the route to downtown.

To further enhance traffic flow and circulation into and around downtown all segments of roadways should accommodate two-way traffic. This would be most beneficial to east bound traffic on K-68, going to a downtown destination, that may miss turning on Broadway and currently would have difficulty finding their way back to downtown. Making Peoria a two way street with additional consideration given to upgrades to the two streets east of Peoria and/or the addition of way finding signage to guide people to Metcalf and 3rd Streets would assist visitors in the area.

# SECTION 3: PLAN IMPLEMENTATION

*Estimated Cost*

The following tables reflect cost estimates related to the potential public investment in infrastructure improvements for the downtown area. The costs are based on full replacement of utilities, roadways and sidewalks. It is anticipated that the actual cost for these items may be lower or higher based upon the findings of the assessments discussed previously and if the cost will be spread out over a number of years through incremental capital improvements programing and budgeting.

The total estimate of \$3.24 million does not include aesthetic streetscape enhancements or design / contingency or inflation costs. Initially the plan encourages private businesses and property owners to make building improvements and add exterior amenities such as benches and planters, as well as extend their business activities outside through seating areas or modest display of merchandise initially, thus holding off on investment in major aesthetic improvements.

**Chart 3.3: Intersection, Roadway, Sidewalk, Stormwater Improvements**

	Unit Price	Unit	MAIN STREET COMMERCIAL (68')				ENHANCED ARTERIAL (28')				MAIN STREET COLLECTOR (35')				
			Broadway Street				3rd Street				1st Street		2nd Street		Combined
			K-68 to 1st Street	1st Street to 2nd Street	2nd Street to 3rd Street	K-68 to 3rd Street	Broadway to Mulberry	Broadway to Peoria	Peoria to Elm	Mulberry to Elm	Broadway to Mulberry	Broadway to Peoria	Broadway to Mulberry	Broadway to Peoria	1st and 2nd Street
			QTY.	QTY.	QTY.	EXTENSION	QTY.	QTY.	QTY.	EXTENSION	QTY.	QTY.	QTY.	QTY.	EXTENSION
Intersection Enhancement*	Appendix A1	LS	80,776 (A,B)	53,600 (B)	90,572 (C)	\$225,128	15,450 (E)	15,450 (E)	15,450 (E)	\$46,350	50,650 (D)	50,650 (D)	50,650 (D)	50,650 (D)	\$202,600
Asphalt- Full Depth (12")	\$65	SY	2,347	2,062	2,062	\$420,622	902	933	902	\$177,956	1,011	773	1,011	1,128	\$255,017
Curb and Gutter	\$18	LF	620	660	580	\$33,480	580	600	580	\$31,680	620	580	580	600	\$42,840
Pavement Striping (4")	\$3,500	LS	1	1	1	\$10,500	1	1	1	\$10,500	0	0	0	0	\$0
Street Lighting	\$10,000	EA	2	2	2	\$60,000	2	2	2	\$60,000	0	0	0	0	\$0
Sidewalk (10')	\$35	LF	480	480	480	\$50,400	380	380	380	\$39,900	0	0	0	0	\$0
Storm Sewer Improvements**	Table 1	LS	76,855	51,720	0	\$128,575	0	0	0	\$0	0	0	0	0	\$0
Traffic Signal	\$400,000	LS	1	0	0	\$400,000	0	0	0	\$0	0	0	0	0	\$0
<b>Subtotal</b>			<b>\$761,624</b>	<b>\$291,544</b>	<b>\$275,537</b>	<b>\$1,328,705</b>	<b>\$121,334</b>	<b>\$123,717</b>	<b>\$121,334</b>	<b>\$366,386</b>	<b>\$127,532</b>	<b>\$111,357</b>	<b>\$126,812</b>	<b>\$134,756</b>	<b>\$500,457</b>

# SECTION 3: PLAN IMPLEMENTATION

Chart 3.4 Utility Improvements

	Extension	Unit Price	Unit	WEST CORRIDOR			BROADWAY CORRIDOR			EAST CORRIDOR			
				K-68 to 1st Street	1st Street to 2nd Street	2nd Street to 3rd Street	K-68 to 1st Street	1st Street to 2nd Street	2nd Street to 3rd Street	K-68 to 1st Street	1st Street to 2nd Street	2nd Street to 3rd Street	
Sanitary Sewer Pipe	\$271,000	\$100	LF	940	350	210	0	0	0	700	310	200	
Sanitary Sewer Manhole	\$90,000	\$4,500	EA	8	2	1	0	0	0	6	2	1	
Water (CI)	\$107,800	\$70	LF	450	0	0	300	0	0	0	480	310	
Water (PVC)	\$410,760	\$90	LF	520	598	1,016	0	0	290	470	620	1,050	
Fire Hydrants- Replace	\$28,000	\$3,500	EA	1	0	2	1	0	1	2	1	0	
Fire Hydrants- New	\$21,000	\$3,500	EA	2	1	0	0	0	0	0	2	1	
Gas Line	\$112,400	\$40	LF	460	740	580	0	0	0	0	420	610	
Alley Restoration	\$0	\$3,500	EA										
Street Restoration	\$0	\$40	EA							0	0	0	
	<b>\$1,040,960</b>						<b>Subtotal</b>	<b>\$433,560</b>		<b>Subtotal</b>	<b>\$54,100</b>	<b>Subtotal</b>	<b>\$419,900</b>

Ultimately, a streetscape facelift is desirable for the entire downtown but such a facelift is dependent on a multitude of considerations and needs to be timed appropriately based on the scheduling of basic improvements outlined above, as well as budgeted for accordingly.

The improvements along Broadway and throughout downtown could be done in phases, but should start at K-68 and proceed to the south to 3rd Street. This way the initial investment in improvements will have the highest visibility and exposure. The exception being that the City owned block, to be the future home of City Hall and a community center, should be improved to the standards identified previously with such improvement costs being included as part of that project.

This plan is just a guide and a foundation for accomplishing a vision for Downtown Louisburg. **Successful accomplishment of this vision does not reside in the contents of the plan, but in the willingness of the businesses, property owners, organizations and citizens of Louisburg to work in a spirit of partnership focused on improving the heart of their community!**

# SECTION 4: APPENDICES

## VISIONING WORK SESSION

### Downtown Louisburg Revitalization Study

#### Visioning Meeting

Tuesday, July 30, 2013 2:00-3:30 p.m.

#### Meeting Summary

##### 1. Introduction and Study Background

Dave Knopick introduced himself and Erin Ollig and gave some background on the study. He also discussed the timeline of the study and its related activities and some anticipated outcomes. The purpose of the meeting is to brainstorm and discuss some ideas for the future of Downtown Louisburg.

Dave explained that this project will involve a meeting with the business owners, a downtown walk-about assessment, regular updates to the city council, a community survey, and a couple of public meetings. The project schedule is compact and must be completed by the end of November 2013.

##### 2. Homework Assignment Discussion

Meeting participants were asked to fill out a homework sheet with several questions in advance of the meeting. Discussion took place on each question and is listed below.

a. What one word would you use to describe or define Downtown Louisburg today?

Drab	Rundown
Quiet	Ugly
Centerpiece	Dated
Vacant	Lifeless
Ugly	Lack of cohesion

b. What is the most important issue or concern that you believe needs to be addressed in Downtown Louisburg?

Cohesion	Centrality (geography & culture)
Accessibility	Historic nature
Confusing traffic flow	Making it appealing
Visibility	Have businesses to draw people
Growth	Curb and gutters
Needs to be a destination so people will come downtown	Sidewalks
	Parking

c. What do you believe is Downtown Louisburg's biggest asset or strength that can be built upon in the future?

Charm	Attitudes of businesses currently located downtown
Scale	Could have old town feel if fixed up
Proximity	Quaint and charm
Community support space	Close to Overland Park
There is space to do something	

d. Please rate the following items in order of importance. A score of "1" is considered most important. Averages from five respondents are listed below. There were some variations with some responses, such as "Improve wayfinding/visibility" where one respondent gave it a "1" and others gave it a "10".

Score	Item
6.6	Retain and enhance vehicular accessibility and parking.
6.2	Improve wayfinding/visibility/
7.2	Provide new residential opportunities in and around Downtown.
4.2	Provide opportunities for small business development.
5.2	Make physical public improvements (streetscape, open space, utilities, etc.).
5	Provide incentives to entice more businesses to locate in downtown.
4.4	Make physical private improvements (property upkeep/maintenance, new or rehabilitated buildings, etc.).
3	Develop a unique destination/activity place.
8.2	Enhance pedestrian and bicycle connections and circulation.
5	Improve the mixture of retail/commercial businesses.

e. Please list names of other downtowns that you like.

Parkville, Missouri	Remington, Indiana
Weston, Missouri	Lawrence (Mass. Street)
Eureka Springs	Fort Scott
Lee's Summit	Buhler, Kansas
Hutchinson	

f. Briefly describe your vision for what Downtown Louisburg could/should be in the future. Individual responses are attached in Attachment A.

# SECTION 4: APPENDICES

## VISIONING WORK SESSION, CONTINUED

Moving businesses like Buttercup Bakery downtown

Primary anchors

Pedestrian-oriented

Outdoor seating

Coffee shops

Vibrancy

Foot traffic

Post office redeveloped- coffee shop, etc.

People around of all ages

Unique draw and identity

Other general comments were discussed and noted below.

- Downtown lacks a cohesive plan and several business owners have not made improvements due to this lack of direction. There is a willingness to make improvements, but people are reluctant to take a risk. A long-term plan with implementation strategies would be very beneficial.
- There are ADA concerns with regard to the sidewalks on private property.
- Most sidewalks are privately owned, according to a survey that was conducted a few years back. They are attached to the businesses and most aren't in the right-of-way. Property owners either dedicate the sidewalk to the city or take care of it themselves.
- Businesses should help each other out- promote other businesses when they come to town. Answer the question "where else can I go?" when people come to town. Many people know where a particular business is and what they do, but they're not knowledgeable about other businesses.
- There is no organized business association.
- A bus tour recently came to town and spent an entire day in and around Louisburg. Half of the activities were in town, but the rest were outside city limits, including entertainment activities.
- There is a desire to tie into outside city activities from the Powell Observatory and Louisburg Cider Mill. Businesses need to consider special event hours to stay open while these events are happening.
- A developer helped to promote Louisburg and advertised the community to suburban communities towards Kansas City, promoting its small-town and quaint atmosphere.
- The community shouldn't focus solely on quaintness. Louisburg also has to be innovative and technologically advanced. This may be two different markets, or it may not.
- It's hard to do business in Louisburg. Businesses can't rely solely on customers from town and have to advertise to people in the suburbs or other communities. Those that have been successful are business savvy. They understand that they need to market their business constantly and to look for new ways to draw in customers. The cost of doing business in Louisburg is the same as it is in Johnson County with utility expenses, property taxes, but businesses receive 1/20<sup>th</sup> of the traffic. Other businesses are located in the community because there is a vested interest in helping Louisburg citizens. There is a personal touch.
- The community has been supportive of unique businesses, such as the renovation of the bungalow to the boutique store.
- There is a desire for a buy local campaign.

- The chamber of commerce has been a good partner recently. They help promote local businesses and conduct community events.
- The county's economic development department has a micro-loan program. No one is applying for it though; they probably don't know about it. There is a mindset that this type of program is a grant and that there is free money, when that is not the case.
- The city in the future will do more marketing and business recruitment. There will be an organized initiative.
- There is a need for residential opportunities for people who don't have families and downtown seems like an ideal location. Most housing options are single-family homes.
- City hall relocating downtown will be beneficial to downtown. A community center would help even more with the destination potential.
- There is a concern about what happens to the Louisburg Plaza if and when city hall relocates. However, there are businesses located in that complex that are the types of businesses that should be downtown.
- We will need to be sensitive to words like "density", which may scare people off. Mixed-used may be more appropriate.
- Funding is an issue for public and private improvements.
- There are some older residents who don't want to see Louisburg grow. There is somewhat of an old versus new mentality.
- Internet-based businesses will be important now and in the future. Working with the school district, there are a lot of opportunities this type of business.
- The community has no cable TV; service is provided by satellite providers. The internet service is DSL and is provided by MoKan Dial out of Arkansas. They have a local office, but it's primarily for billing. There is concern that they are not being good corporate partners in the community.
- The lack of technology is becoming a hindrance to development. People are expecting high-speed internet and cable. Wi-fi is becoming more prevalent throughout the suburban Kansas City area- Louisburg will need to find ways to keep up.
- Some property owners have been holding on to their properties hoping to make more money than what is realistic. The Chinese restaurant is an example as well as the barn buildings along K-68 that are currently for sale. People are interested in buying, but the prices are too high.
- We would like to see the old grocery store become more visible. It has become unusable and it has no access.

# SECTION 4: APPENDICES

## DOWNTOWN BUSINESS OWNERS MEETING INVITATION

July 23, 2013

### Downtown Louisburg Revitalization An invitation to participate!

As you may have heard the City of Louisburg recently received a grant to conduct a downtown sustainability study that will aid in setting the foundation for future revitalization efforts in Downtown Louisburg. I am very excited about the potential outcome of this planning effort and hope that you will choose to participate in the development of this plan!

The planning effort is just getting underway and unlike many other projects of this nature we do not have the luxury of a long time line. In light of that I am asking you, as a business owner in Downtown Louisburg, to participate in a focus group meeting on **Thursday August 8 at 7pm at City Hall (5 S. Peoria Street).**

This invitation is going only to business owners in Downtown Louisburg so that our consultant team can meet with you to hear about the issues, assets and goals that you feel are important to the future improvement of the downtown area and potential success of your business in Downtown Louisburg.

As the planning process unfolds there will be other groups and other one-on-one contacts that will occur, however you are being specifically invited to participate in this focus group meeting as we set the foundation for the planning process that will occur between now and November of this year.

Enclosed with this invitation is a brief "homework" assignment. Please begin thinking about the issues, assets and goals you think are important in regard to Downtown Louisburg. Fill out the homework and bring it with you on August 8<sup>th</sup>. This will help us focus the discussion and maximize the use of your time.

I hope you can make it to this meeting at **City Hall, Thursday August 8<sup>th</sup>, 7pm** to provide your valuable input! If you have any questions regarding the meeting please call Jeff Cantrell, City Administrator at (913) 837-5371.

Thank you for your commitment to Downtown Louisburg!

Travis Thompson, Mayor

## Downtown Louisburg Revitalization Study

### Please Join Us!

The City of Louisburg recently received a grant to conduct a downtown sustainability study that will aid in setting the foundation for future revitalization efforts in Downtown Louisburg.

As a Business Owner in Downtown Louisburg you should have received an invitation letter from the Mayor to participate in a Downtown Business Owners meeting on Thursday, August 8th 7:00 pm at City Hall.

This meeting is an opportunity for you to meet with our consultant team and discuss the issues, assets and goals that you feel are important to the future improvement of the downtown area and potential success of your business in Downtown Louisburg.

We hope you are planning to attend and look forward to seeing you at the meeting!

### Business Owner Meeting

**Thurs., Aug. 8, 2013  
7:00 p.m.**

**Louisburg City Hall  
Council Chambers  
5 S. Peoria**

**For more information contact:**  
Erin Ollig, Outreach Coordinator  
Erin@shockeyconsulting.com  
(913) 248-9585

## DOWNTOWN BUSINESS OWNERS MEETING SUMMARY

### Downtown Louisburg Revitalization Study

#### Business Owner Meeting Summary

Thursday, August 8, 2013 7:00 p.m.

#### Meeting Summary

##### 1. Introduction and Study Background

Dave Knopick introduced himself and Erin Ollig and gave some background on the study. He also discussed the timeline of the study and its related activities and some anticipated outcomes.

##### 2. Work Completed/Observations

Erin Ollig discussed the work that has already been completed including a vision meeting with several key stakeholders and a walk-about downtown. Dave and Erin then presented some initial observations to the group from the research that has been done and through conversations and observations.

##### 3. Homework Assignment Discussion

Meeting participants were asked to fill out a homework sheet with several questions in advance of the meeting. Discussion took place on each question and is listed below. Individual responses are attached in Attachment A.

###### a. What one word would you use to describe or define Downtown Louisburg today?

Lacking- character; businesses; uniformity

Ugly

Struggling

Hidden (little activity)

Needy

Ups & downs

Neglected

###### b. What are the most important issues you believe are facing Downtown Louisburg today?

68 highway/bypass discussions

Sales tax is high (8.675%, going up to 9% soon with jail)

ADA compliance

No daily traffic

Drainage

Phone company- long distance to call to & from the metro area

Sidewalks- condition, connections, curbs

Visibility- curve on Broadway and on K-68 (people don't know where downtown is)

Internet service

Recognition

Lack of parking

No central area for activity- spread out

# SECTION 4: APPENDICES

## DOWNTOWN BUSINESS OWNERS MEETING, CONTINUED

Drawing in businesses

Cosmetics

c. What are the assets and strengths that Downtown Louisburg can build upon in the future?

Historical buildings

Secure and safe

Not cookie cutter

City support

People- business owners

Schools

Pride

68 Highway

Proximity to Overland Park (also a detriment)

Civic presence- city hall, library

Good space/bones

Fox Hall (meeting space)

d. Please name some good examples of other downtowns.

Lee's Summit

Weston, Missouri

Paola (wine stroll)

Lindsburg, Kansas

Park Place- Leawood

Georgia community, turned into a Swiss chalet town

Overland Park- once wasn't a square; downtown was built

e. What would you like to see downtown?

Bed and breakfast

Ice cream shop

Lofts

Healthy food options

Destination restaurants like a microbrewery

Bakery

Civic center

Antiques

Destination spa

Art gallery

Children activities- under 16

Indoor swimming pool

Other general comments were discussed and noted below.

- The business owners expressed an interest in business incentives, including start up assistance.
- The business owners stated that they don't want to be an improvement district.
- Some stakeholders were involved in a downtown effort a couple of times before, without any progress made. The last venture was 10 years ago and was led by stakeholders. The stakeholders took trips to other communities and

documented places that they liked and disliked. Engineering studies and moving the plan into implementation was always the dead end.

- Previous study talked about Broadway being a one-way street with Peoria and Mulberry as through streets.
- There was a concern about funding for implementation. Funding has always been an issue.
- Stakeholders feel like the older parts of town, the downtown included, are often overlooked.
- There was an ADA compliance case in 1995, which results in some mid-block temporary fixes.
- The streets have not been repaired in some time.
- Stakeholders would like to build some character for downtown- a unique identity, perhaps revolving around the welcome sign's motto, "live here by choice."
- Once Upon a Time is a good stakeholder to involve. Although they are located outside of the downtown boundaries (next to Sonic), they have clientele that come in from out of town.
- Improvements along K-68 would be appreciated, in particular stormwater improvements and sidewalk improvements.
- They understand that street lights, benches and flowers are just cosmetic changes, but they are still welcome.
- The city's support for downtown revitalization is new and is appreciated. Past initiatives have not had city support.
- The library's boundaries follow school district boundaries; therefore it does not only serve Louisburg.
- There is an interest of having downtown murals painted on buildings.
- The city also owns land at K-68 and Metcalf. There was discussion about the city selling the land and using the proceeds for something downtown.
- There was a discussion about people moving to Louisburg for small-town living then then moving after gas prices increased. There is a concern that there will be a lot of empty homes.
- Local businesses have to work harder here than other places to get local dollars and to market to other areas.
- Paola is a cheaper community to do business. Those who do business in Louisburg have a vested interest in the community.
- The chamber of commerce supports the community by promoting events and local businesses through their website and Facebook page. They also promote business trainings; however they do not sponsor such activities.
- The stakeholders are interested in unique funding ideas for implementation.

# SECTION 4: APPENDICES

## PUBLIC MEETING #1 MEETING SUMMARY

### Downtown Louisburg Revitalization Study

#### Public Meeting #1 Summary

The first public meeting for the Downtown Louisburg Revitalization Study was held Tuesday, September 10<sup>th</sup> from 5:00-8:00 p.m. Chris Cakes provided a hot dog dinner for meeting participants. The participants were encouraged to visit each of the five stations and provide feedback at the end of the process. More than 30 people attended, although 26 people officially signed in.

The first opportunity that asked for participants to provide feedback was the visioning station. They were asked to finish this sentence, *"in the next 5 to 10 years, Downtown Louisburg will..."* The following responses were given by participants:

- Have a post office or at least a mailbox
- Have a hotel
- Period street lamps
- Hanging flower baskets
- Have opportunities for employment
- Invite more people to experience Louisburg
- Have major stakeholders will allow growth
- Spruce up Fox Hall, but keep it here
- More shopping
- Entertainment
- Tie in to Ciderfest and other nearby events
- A destination city were people seek a friendly warm experience
- No profanity or graffiti
- Have restaurants
- Fix sidewalks
- Renovate park
- Investigate the structural integrity of the old Ford building
- Have unique shops and businesses not available within 20-25 minutes
- Don't raise rent that makes doing business unaffordable
- Big beautiful sign directing people downtown
- Buses to take to the city for work
- Restored
- Attract people who actually want to live here
- Work with the Miami County Agritourism Council to bring tourism
- Takes advantage of farming background
- Attract locals to an amazing farmers market
- See kids, families, teachers, whoever!
- Be beautiful!
- Trees
- Gardens
- Designed
- Have public transportation
- Be lively
- Full of people
- Walkable
- Better sidewalks
- Community gardens
- Art
- Flowers
- Holiday decorations
- Large business for tax base
- Keeps and attracts businesses
- Organization

- Known for something special (e.g., wedding capital, arts, country music capital)
- Filled commercial spaces
- Affordable advertising solutions for small businesses
- Inviting visibility from K-68
- Enjoyable
- Walkable
- People gather
- People live downtown
- Lots of different businesses

Participants were also asked to view a list and map of **Issues and Weaknesses** previously gathered by the project team. They were asked to provide additional feedback on these items, if needed. The following comments and suggestions were noted on the map:

Comment #	Comment
12	Too much pavement. People are required to have too much parking. We don't mind walking if it makes our town more beautiful.
14	Some codes are too restrictive for people to fix old buildings/houses into businesses.
15	Burn down Fox Hall
16	Keep library downtown.
17	Create welcoming signage downtown
60	There are no safe pedestrian crossings. Kids make a run for it every day.
61	Way too many eyesore parking lots and pavement.
63	City park or town square
64	Fix roads within downtown
105	Need a nice community gathering spot such as an outdoor theatre, or a park with a fountain, art events

Participants were also asked to view a list and map of potential **Opportunities** developed by the project team. They were asked to provide additional feedback on these items, if needed. The following comments and suggestions were noted on the map:

Comment #	Comment
	Bring state license bureau to town
62	Let's do parking lots to parks (convert)
97	Get AT&T tower in the downtown area
98	New community hall

# SECTION 4: APPENDICES

## PUBLIC MEETING #1 SUMMARY, CONTINUED

Comment #	Comment
99	Larger park area
100	Structural integrity of existing older buildings.
104	New LED sign upgrade to promote businesses, events and activities
106	Love the city hall and community center or farmers market/community space; great idea for public use and increase traffic
109	Nice idea of two-story buildings (living areas on top and businesses on bottom)

Participants were also asked to fill out comment cards and to take the community survey. Key themes from the comment cards included:

- Protect Fox Hall
- Protect the library
- Save historical buildings
- Location needed for arts and community activities
- Mixed use for downtown and around Louisburg
- Downtown is no place for business. You can't put up signs and everything is closed on the weekends.
- Growth of the community needs to be realistic.

## PUBLIC MEETING #1 ANNOUNCEMENT

### Downtown Louisburg Revitalization Plan

### You're Invited to a Public Meeting!

Tuesday, September 10  
 5:00-8:00 P.M.- Come & Go Open House  
 119 S. Broadway Street

Enjoy a hot dog dinner from Chris Cakes!



Please join us for the first public meeting for the Downtown Louisburg Revitalization Plan! This interactive open house will provide you with opportunities to share some ideas on improving downtown Louisburg!

For more information contact  
 Erin Ollig at:  
 Erin@shockeyconsulting.com  
 (913) 961-1952



# SECTION 4: APPENDICES

## COMMUNITY VISION SURVEY

### Downtown Louisburg Revitalization Plan- Community Survey

This survey is being conducted as part of the Downtown Louisburg Revitalization Plan project. Your input is very important and will be used to help shape the outcomes of this plan. In addition to this survey, there will be opportunities for public comment at the first of two public meetings scheduled for September 10<sup>th</sup>. Your responses to this survey are confidential and will be reported only as part of a group response. Please respond by September 17<sup>th</sup>.

#### Participate in the survey by:

- Completing your paper survey and dropping it off at the city clerk's office at City Hall.
- Completing your paper survey and bringing it to the Public Meeting on September 10<sup>th</sup>.
- Answer the survey online at [www.surveymonkey.com/s/DowntownLouisburg](http://www.surveymonkey.com/s/DowntownLouisburg)
- Mail the paper survey to Shockey Consulting 13000 W. 87<sup>th</sup> Street Parkway, #103 Lenexa, KS 66215

#### Please check all that apply

- I live & work in Louisburg (or retired)     I work in Louisburg & live elsewhere     I live in Louisburg & work elsewhere  
 I live & work outside of Louisburg     Other (please specify) \_\_\_\_\_

#### If you are a resident, how many years have you lived in Louisburg?

- Less than 1 year     1-2 years     3-5 years  
 6-10 years     11-20 years     More than 20 years

#### Currently, why do you go downtown? Please select all that apply.

- Banking / Bill Payment     Church     Dining  
 Employment     Government     Recreation  
 Shopping     Social     Special Events / Community Activities  
 Other (please specify) \_\_\_\_\_

#### Select three items from the list below that you believe are most important to improving Downtown Louisburg.

- Retain and enhance vehicular accessibility and parking  
 Improve wayfinding/visibility  
 Provide new residential opportunities in and around Downtown  
 Provide opportunities for small business development  
 Make physical public improvements (streetscape, open space, utilities, etc.)  
 Provide incentives to entice more businesses to locate in downtown  
 Make physical private improvements (property upkeep / maintenance, new or rehabilitated buildings, etc.)  
 Develop a unique destination / activity place  
 Enhance pedestrian and bicycle connections and circulation  
 Improve the mixture of retail / commercial businesses

#### How would you rate the overall appearance of Downtown Louisburg?

- Very good     Good     Neutral     Poor     Very Poor

#### How would you rate the overall appearance of the buildings in Downtown Louisburg?

- Very good     Good     Neutral     Poor     Very Poor

#### Please indicate your level of agreement with the following statements.

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Downtown Louisburg is one of the community's key assets.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Future downtown revitalization efforts are a high priority for Louisburg.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Downtown Louisburg should be a destination for people from outside Louisburg.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K-68 is an asset for the future success of downtown.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Promoting the development of new businesses and retention of existing businesses in downtown must be a top priority.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special events and unique activity venues will draw people to downtown Louisburg.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of parking is the biggest deterrent to me coming to downtown.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Regarding enhancements in downtown, what are some things you'd like to see? (please select the two most important things to you)

- Benches and seating     Bike racks  
 Improved sidewalks and connections     More community events  
 Outdoor community gathering and event space     Outdoor dining  
 Pedestrian lighting     Public art  
 Trees and landscape areas     Wireless internet (wi-fi)

#### I would like to see more of the following types of land uses in Downtown Louisburg: (please select two types of uses you would like to see more of)

- Entertainment Residential     Government services  
 Office     Parking Area  
 Recreation / Community Facilities     Residential  
 Restaurants     Retail

#### I hope that the Downtown Louisburg Revitalization Plan will help Louisburg: (please select one item)

- Attract a wide variety of businesses and shops.     Outline a program for physical improvements.  
 Promote aesthetic / streetscape improvements.     Promote more community or cultural gathering places and events.  
 Plan for a variety of land uses and activities.     Provide guidance on residential and neighborhood improvements in and around downtown.

**Thank you for taking the time to respond to our survey! We hope to see you at our first public meeting, scheduled for Tuesday, September 10<sup>th</sup> from 5:00-8:00 p.m. at 119 Broadway!**

# SECTION 4: APPENDICES

## COMMUNITY VISION SURVEY SUMMARY

### Downtown Louisburg Revitalization Plan

#### Community Survey Results

September 24, 2013

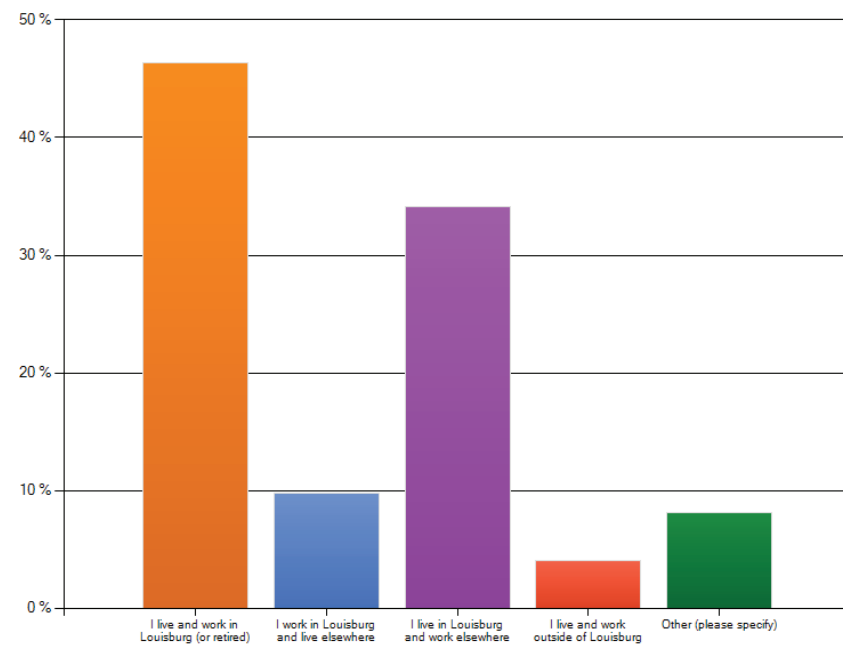
A community survey for the City of Louisburg was active from August 28 through September 23, 2013. During that time, 123 people responded to the survey. The purpose of the survey was to obtain input and feedback on several statements regarding the Downtown Louisburg Revitalization Plan. The results will be used to help shape the outcomes of the plan, slated to be complete in November 2013. This document outlines the questions asked and the community survey results.

#### General Observations

In general, the survey respondents were positive. Respondents leaned toward attracting and retaining businesses and less towards adding housing choices. Survey respondents were also interested in having more places to gather as a community, through community events and activities.

#### Question 1

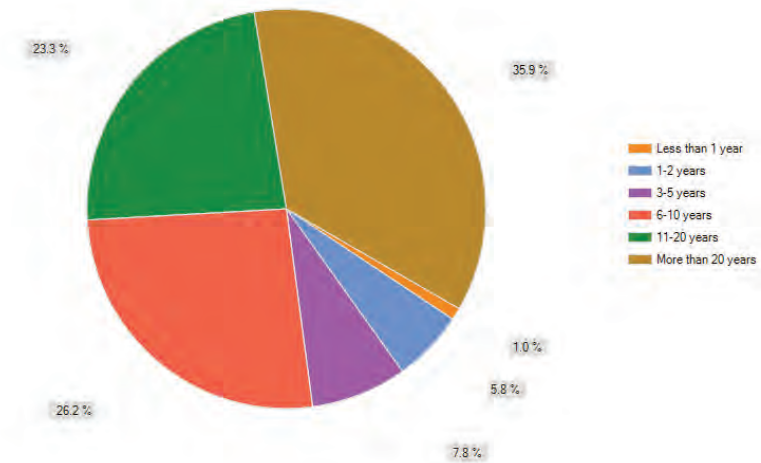
Survey respondents were asked where they lived and worked with regard to Louisburg.



Most respondents were Louisburg residents who lived in or worked or were retired. A large number also lived in Louisburg, however worked outside of town.

#### Question 2

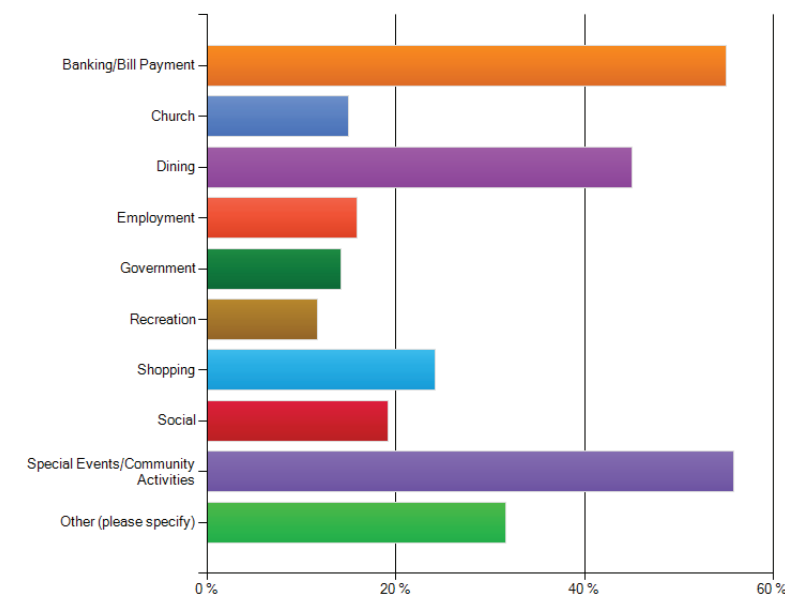
If survey respondents lived in the community, they were asked how long they have lived here.



Most of the survey respondents have lived in Louisburg 6 years or longer, most (35.9 percent) have lived in Louisburg longer than 20 years.

#### Question 3

Survey respondents were asked to select some reasons as to why they currently visit Downtown Louisburg.



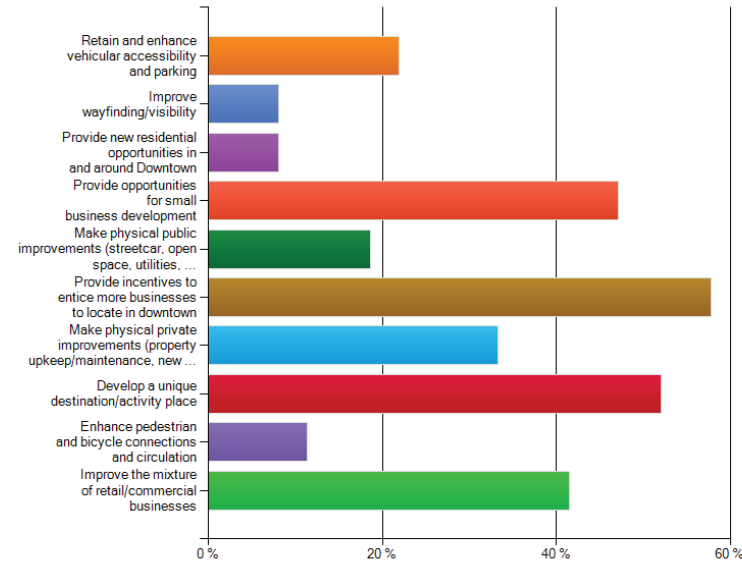
The category of "other" included primarily visits to the library (17.5 percent). Additional responses included visit to the doctor, to get their hair done, or to go city hall.

# SECTION 4: APPENDICES

## COMMUNITY VISION SURVEY SUMMARY, CONTINUED

### Question 4

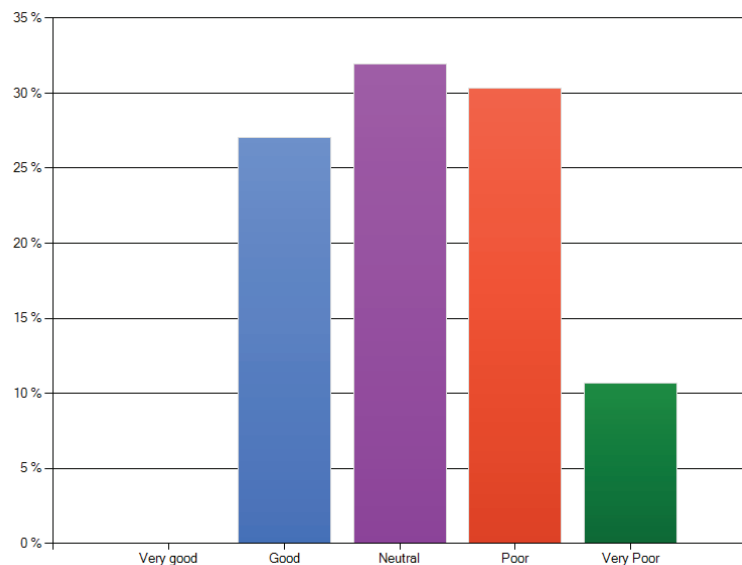
Survey respondents were asked to select three items from a list that they believed were most important for improving Downtown Louisburg.



The most important items that survey respondents believed were most important for improving Downtown Louisburg were related to business development, from providing incentives to bring in new businesses to providing opportunities for small business development. Wayfinding and visibility as well as residential opportunities were lower in priority.

### Question 5

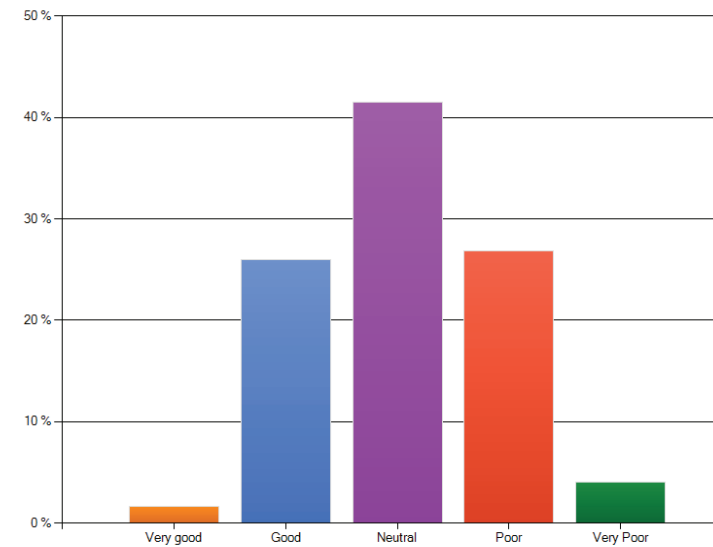
Survey respondents were asked to rate the overall appearance of Downtown Louisburg.



Most Louisburg survey respondents were neutral about the current look of Downtown Louisburg, although many are displeased; indicating that it current looks poor or very poor.

### Question 6

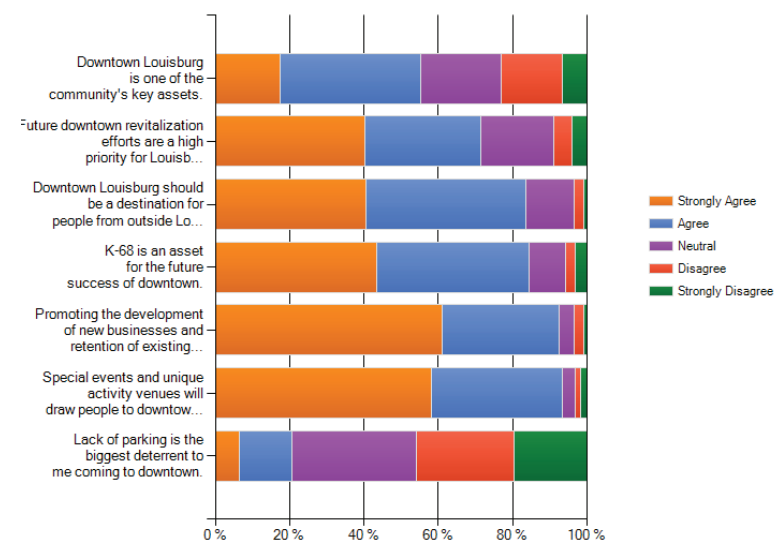
Survey respondents were asked to rate the overall appearance of the buildings in Downtown Louisburg.



Similar to the responses for the overall look of Downtown Louisburg, survey respondents were also neutral about the current look of buildings in Downtown Louisburg.

### Question 7

Survey respondents were asked to indicate their level of agreement with several statements.



Survey respondents are mixed on whether Downtown Louisburg is one of the community's key assets. The statement that had the most agreement was regarding business retention and development, which confirms earlier survey responses. Survey respondents also believe that special events and unique activity venues will help draw people to Downtown Louisburg. Survey respondents indicating that a lack of parking is a deterrent to coming to Downtown Louisburg.

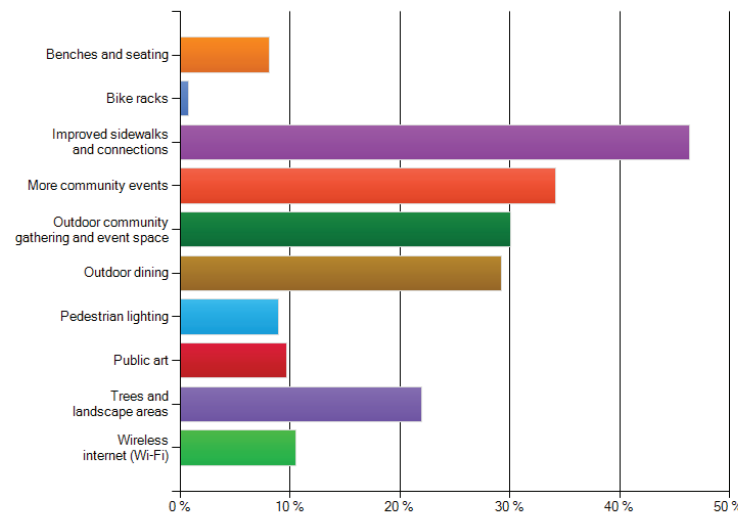
# SECTION 4: APPENDICES

## COMMUNITY VISION SURVEY SUMMARY, CONTINUED

### Question 8

Survey respondents were asked about their top two preferences for a list of enhancements they'd like to see in downtown.

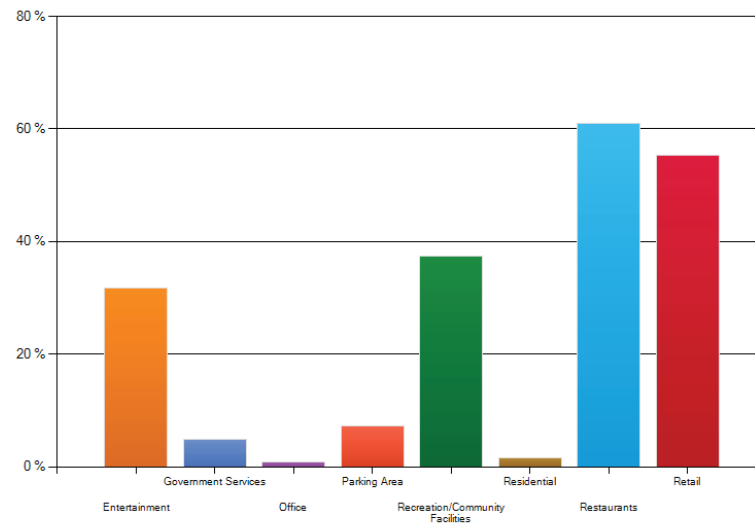
Regarding enhancements in downtown, what are some things you'd like to see? (Please select the two most important things to you)



The enhancement that received the most responses was improvements to sidewalks and connections, followed by having more community events and outdoor gathering spaces. Bike racks received very few responses.

### Question 9

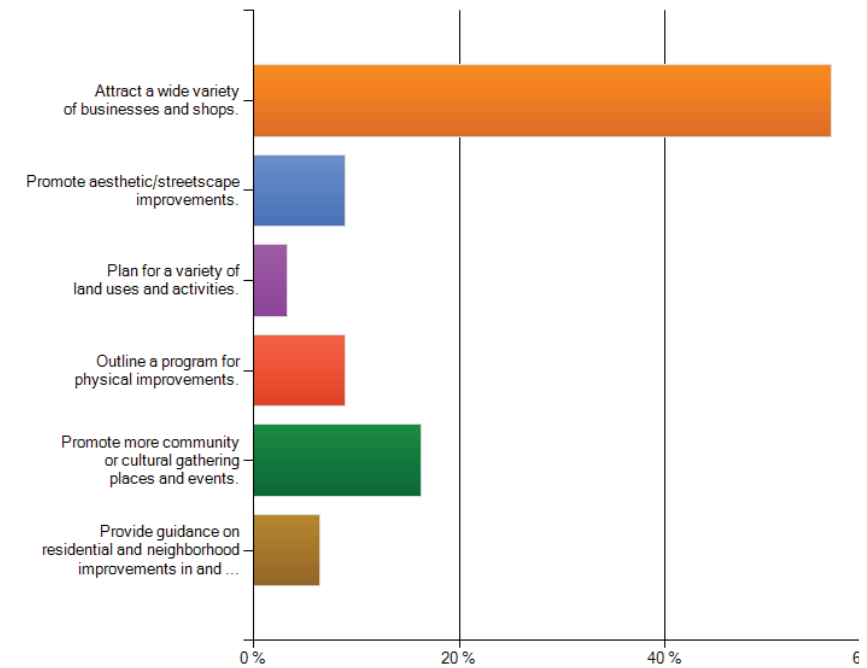
Survey respondents were asked to identify two types of land use that they would like to see more of in Downtown Louisburg.



Survey respondents are primarily interested in active land uses for Downtown Louisburg with the addition of retail and restaurants. Residential and office received the fewest responses. Grouped together, entertainment and recreation/community facilities would have received the highest responses.

### Question 10

Finally, survey respondents were asked to choose from a selection of statements that completed the following sentence, "I hope that the Downtown Louisburg Revitalization Plan will help Louisburg..."



Overwhelmingly, survey respondents hope that the Downtown Louisburg Revitalization Plan will attract a wide variety of businesses and shops.