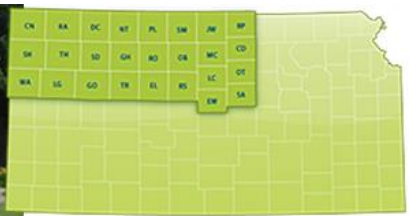


First Impressions

Sylvan Grove, Kansas

K-State Research and Extension in Partnership with
The Dane G. Hansen Foundation



Demographics:

- Population - 279
 - Education – High School, 92.9%; BS, 22.3%
 - Median age – 44.2 years
 - Poverty rate – 16.4%
 - Median household income is \$37,375 (KS \$50,972)
- (Source: factfinder.census.gov)



Web Presence:

- Located a city webpage. Pretty basic but had lots of good information. Good link to the school website.
- Sylvan Grove Public Library has a Facebook page
- Would like to see a link on Live Lincoln County to the community websites

Sylvan Grove, Kansas
Gateway to Wilson Lake



The “Five-Minute” Impression

- Nice welcome sign from the south
- Cluster of signs off HWY 18 & 181
- Wide Main Street



- Many limestone buildings
- Nice digital sign
- Recent park improvements



- Run down farmstead north of town doesn't give the nice impression that the rest of town does
- Yards fairly well maintained
- “Commercial” ag businesses on the outskirts of town were unique

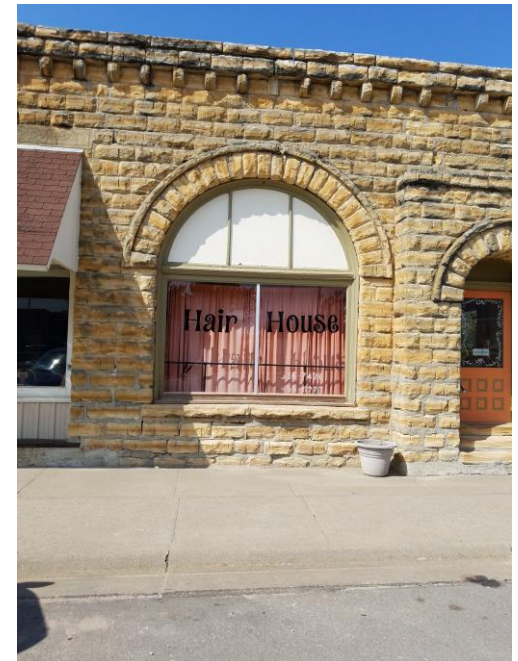


Downtown Business Area

- Quiet downtown area
- Some unusual businesses



- Country Soul, LLC
- Hometown Convenience
- The Hair House
- Clem's Place



- People very friendly
- Variety of eating choices. Not sure of hours.
- Lot north of bank nicely landscaped



- Hard to tell what some of the businesses are from the street
- Multiple empty/run down buildings



- Sylvan Grove Depot – could it be utilized more?
- Only a few benches in landscaped parks – maybe add a few more on Main Street
- Maybe add some art to the mini parks to create interest



Industrial Parks/Commercial Areas

- No well defined industrial or commercial area
- Seem to be scattered throughout the community



- 181 Ag Supply, LLC
- Sylvan Sales Commission – unique for a small town



- Repair Shop
- Grain Storage
- Is the Farmers Elevator still in use?



Housing

- Total housing units – 209
- Occupied – 141
- Vacant - 68
- Owner occupied housing units – 79.7%
- Renter occupied housing units – 20.3%
- Median home value - \$48,300
- Age of units – 64.5% built 1939 or earlier
- (Source: factfinder.census.gov)



- Could be housing for all income levels
- Didn't appear there were many houses for sale or rent



- Found one set of apartments



- Quite a number of older homes which need substantial work or to be demolished



Schools

- Middle through High School
- Good website
- Could use directional signage



- Nicely landscaped
- Good athletic field
- Good parking for events



- What is the old grade school used for?



Childcare

- Did not see evidence of childcare

Faith/Religion

- Two churches were found
- Well maintained



- Old Lutheran School – in good condition
- Nice playground across the street



Civic

- 4-H, Lions & Pheasants Forever on signage as you turn off K-18
- Improvements needed on billboard or the 4-H sign put in a frame of its own



- American Legion
- Railroad Depot Project
- Community support for those in need



Public Infrastructure

- Streets were either paver or sand and gravel
- Access to some of the commercial businesses was not the best



- City Hall was a nice facility
- Fire/EMS just south of the city office
- Did not see a police station but saw a county Sheriff's vehicle at a residence



- Library next to City Hall
- Has a nice offering of programs



- Very nice City Park
- Shelters, restrooms
- Basketball Court



- Beautiful reflection area and memorial
- Great walking trail/side walk
- Nicely preserved WPA Era stonework



- Quaint walking bridge on west side
- Creek could be better maintained
- Nice playground equipment
- Neat gazebo



- Ball fields out by the fair grounds



Recreation/Tourism

- Slogan is “Gateway to Wilson Lake”
- Saw the directional signage on K-18 for the lake and double stone arched bridge



- County Fair Grounds – unusual for it to be located in a non-county seat community. Really need to promote this.



- Museum – what are the hours?
- Depot – hours, usage??



What would bring you back to the community – Restaurants, specialty shops or attractions?

- Fly Boys Brewery
- Labertew Apiary – it's unusual
- Country Soul, LLC is also unique



Most Positive Observations!!

- Small quiet community, friendly people
- Nice park
- Proximity to Wilson Lake
- Fly Boys



Biggest Obstacles/Challenges

- Uses for empty buildings
- Off the beaten path. How do you draw people to the community?
- Number of blighted houses and buildings



What will you remember most in six months?

- It's off the beaten path
- Fly Boys looks like it could be an attraction
- The wide streets and limestone features



Recommendations:

- Enhance the website
- Signage at Wilson Lake to promote businesses and opportunities in Sylvan Grove
- Is there a B&B for visitors?
- Directional signage for the school, fairground/ball field and sale barn
- Clean-up of properties along street to the school and other blighted structures
- Utilize the community slogan “Gateway to Wilson Lake”

Kansas PRIDE is helping communities create the
type of place they want to call “Home”



- The Dane G. Hansen Foundation wants to help communities in Northwest Kansas become the best they can be and take great PRIDE in who they are and what they can be.



- <http://danehansenfoundation.org/>