



Vacancies in Emporia

By Simon Stewart



About Me

I am Simon Stewart. I am from the Kansas City area but have been living in Emporia for 3 years now. I am a senior Math/Stat student at ESU. I am going to graduate this May 2022. I plan to get a job somewhere in the finance industry or something data related that I can use my software and analysis experience.



Vacancy Problem

In Emporia, we have a lot of vacant properties and lots that had lots of potential for reuse. Many knew about the problem but identifying the vacancies without serious groundwork was the issue. So we developed a better system to identify these vacancies with reusability past this project.

Instead of building new properties around the city, it makes sense to use the space we already have first. Fixing up these properties helps the development of Emporia and benefits the community greatly.



Data

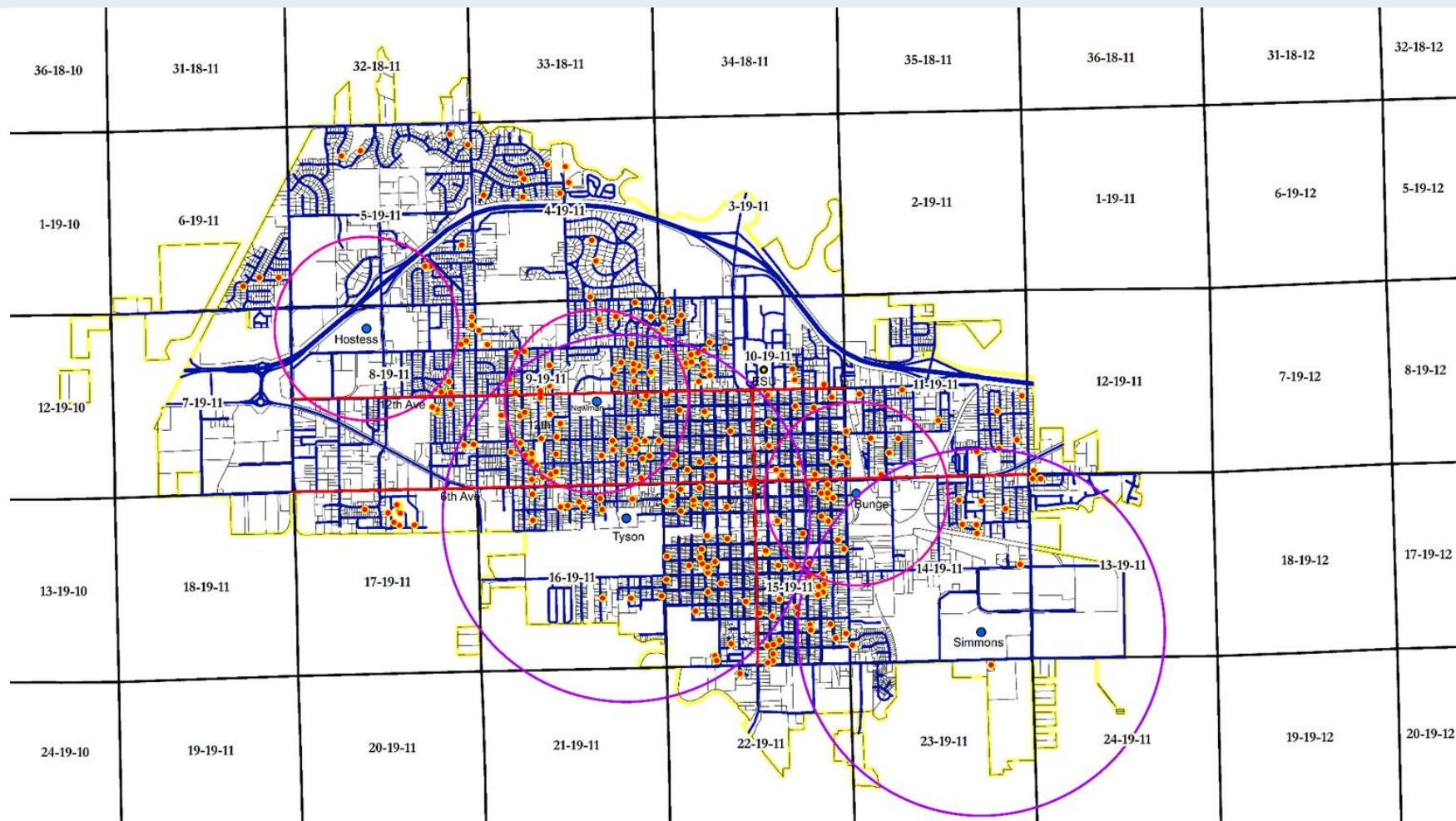
Gabe Moore, Lyon County Appraisal Office

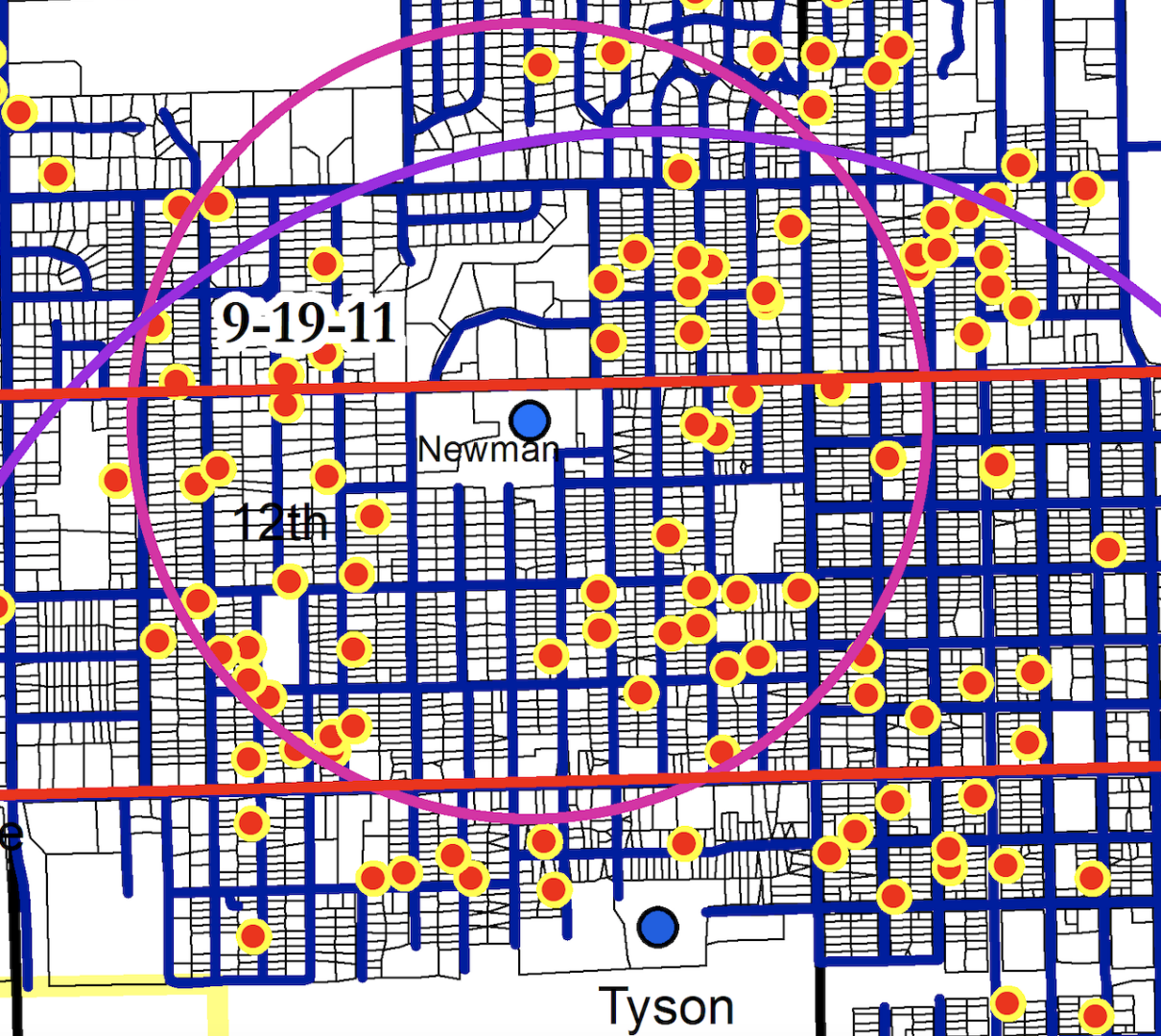
Janet Harrouff



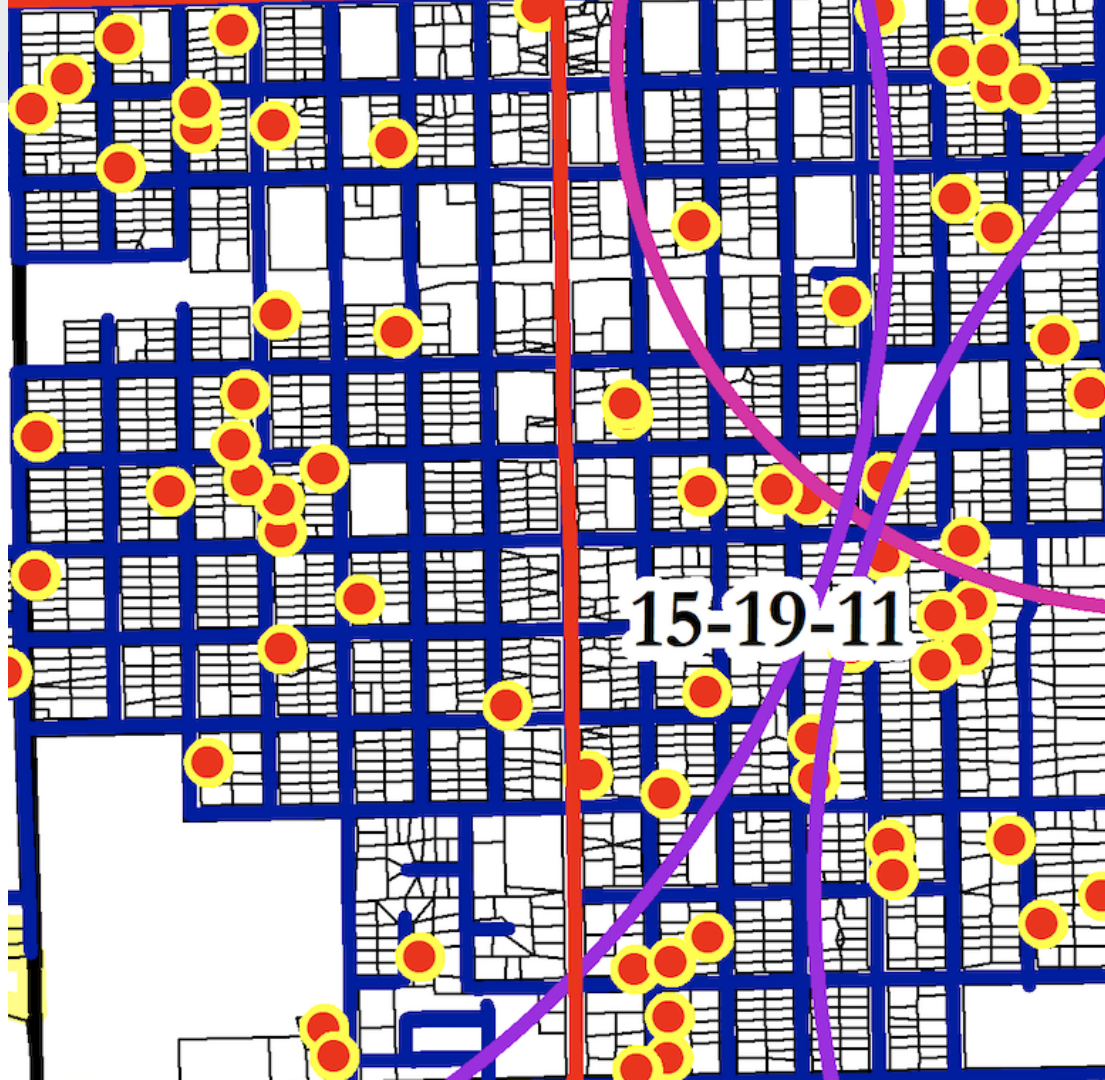
Vacant Property Identification

We hypothesized that the best way to identify properties around the city and use data we had access to was to use utility data. We looked at internet and gas but settled on using water as our main identifier. No water, no life. We had several datasets and I merged them and used ArcGIS to project them on a map that could be used easily.





This cluster of vacancies is right around the hospital. Noise takes a huge toll on home buying. The cluster in the top right corner is most interesting as it is close to campus yet has a high concentration of vacancies.



This is a cluster of vacancies between Bunge and Tyson. It is centered around Commercial St (Red line) and south of 6th. There is a large amount of houses here that are in poor condition. Housing like this would be perfect for employees at either industry.



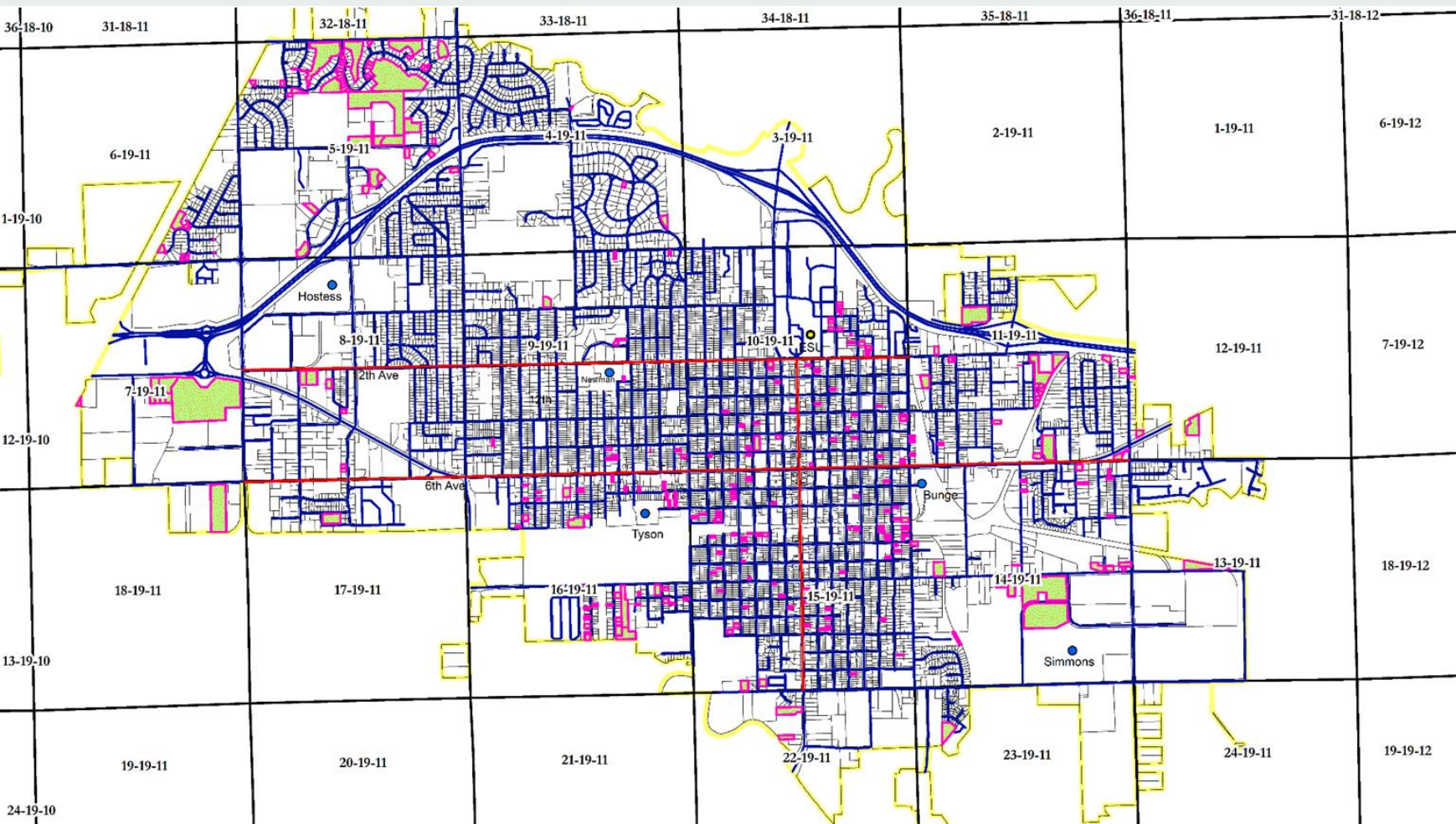
Vacancy Data Set

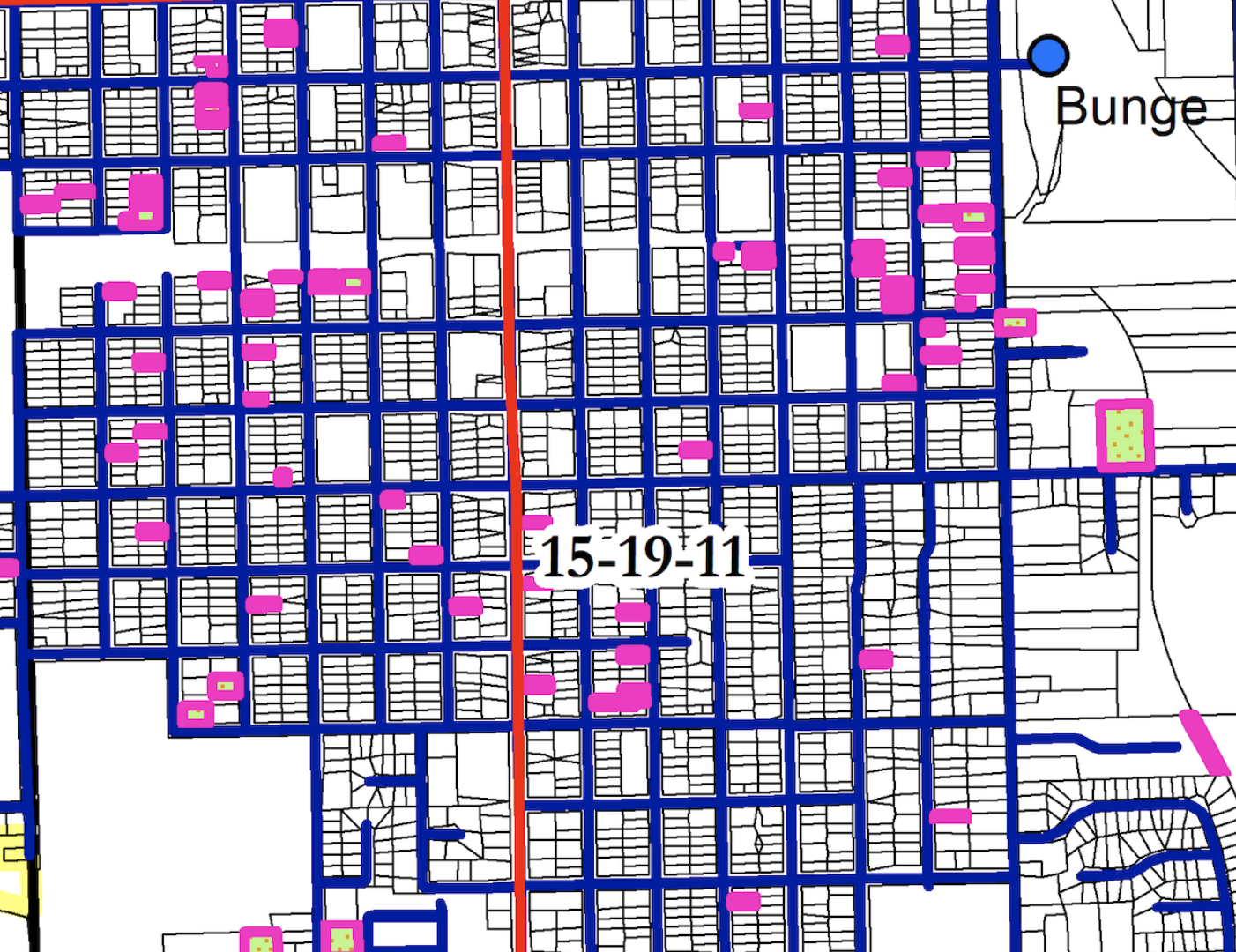
SimonModTable1Converted.Location	SimonModTable1Converted.Modified_Location
1718 BERKELEY RD	1718 BERKELEY RD
1102 BURNS ST	1102 BURNS ST
1104 BURNS ST	1104 BURNS ST
1111 BURNS ST	1111 BURNS ST
1726 CASA LOMA DR	1726 CASA LOMA DR
723 CHESTNUT ST	723 CHESTNUT ST
743 CHESTNUT ST	743 CHESTNUT ST
1220 CHESTNUT ST	1220 CHESTNUT ST
1304 CHESTNUT ST	1304 CHESTNUT ST
529 COMMERCIAL ST #201	529 COMMERCIAL ST
27 CONGRESS ST	27 CONGRESS ST
615 CONGRESS ST	615 CONGRESS ST
717 CONGRESS ST	717 CONGRESS ST
209 CONSTITUTION	209 CONSTITUTION ST
409 CONSTITUTION	409 CONSTITUTION ST
908 CONSTITUTION	908 CONSTITUTION ST
324 COTTONWOOD	324 COTTONWOOD ST
502 COTTONWOOD	502 COTTONWOOD ST
601 COTTONWOOD	601 COTTONWOOD ST
609 COTTONWOOD	609 COTTONWOOD ST
332 DORSET DR	332 DORSET DR
1623 DOVER RD	1623 DOVER RD



Vacant Lot Identification

Vacant lot identification turned out to be far easier than finding the properties. After a quick SQL server pull, I pulled out the property classes and isolated all the vacant lots. Then I shaved off all the ones outside the city and now we have our lots.





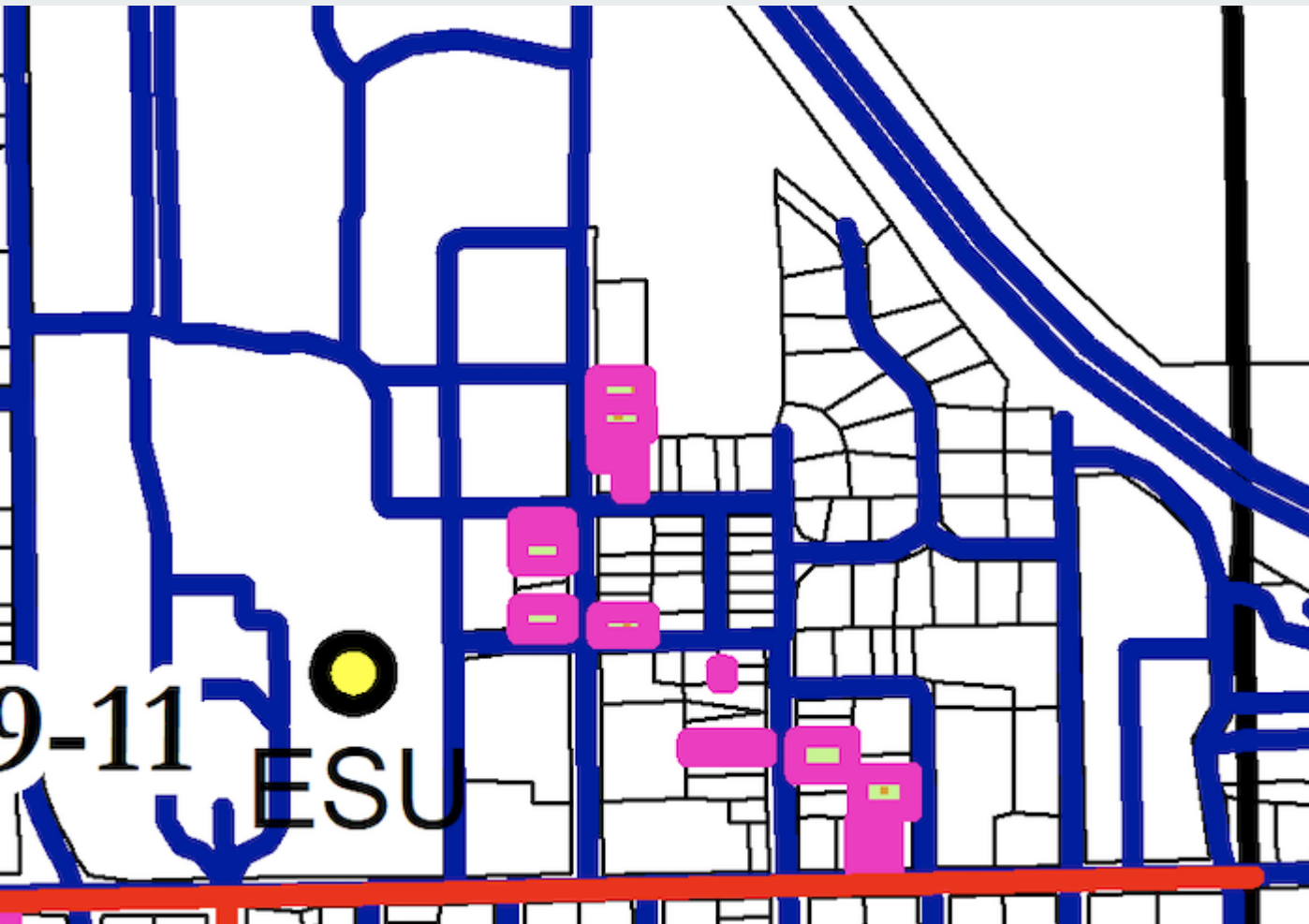
Bunge

15-19-11

This cluster of vacant lots is in the same area sandwiched between Bunge and Tyson. Along with all of the vacant properties there are also several lots as well. Some vacant houses are next to open lots as well.



These lots are right off of Burlingame Rd. The most north one is right next to a developed neighborhood.

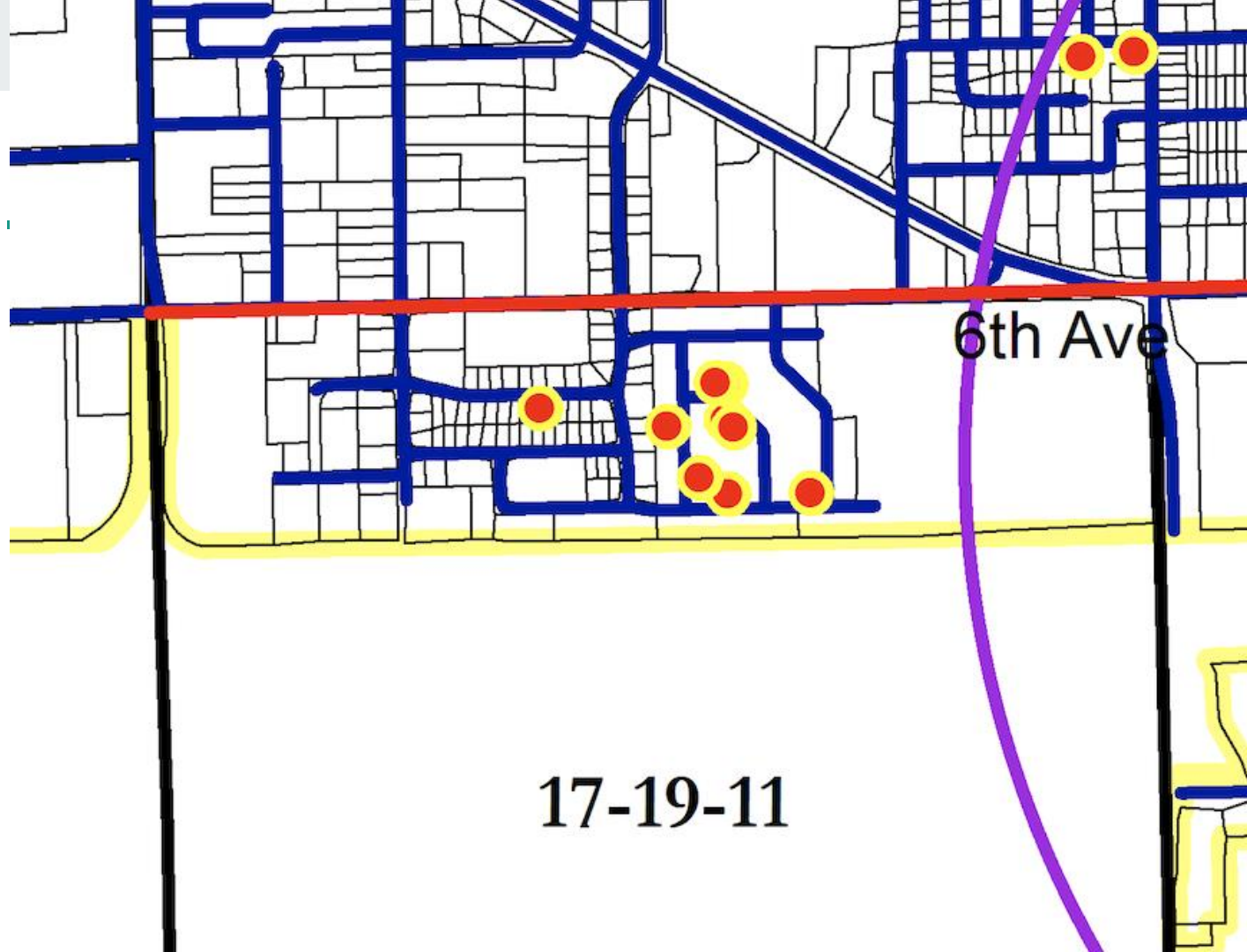


These lots are in prime location to the university. The owners of the houses next to the vacant lots on the west side probably will continue to not budge but on the east and on 12th street are empty lots for houses/apt buildings.



Mobile Home Parks in Emporia

Lot south of tyson

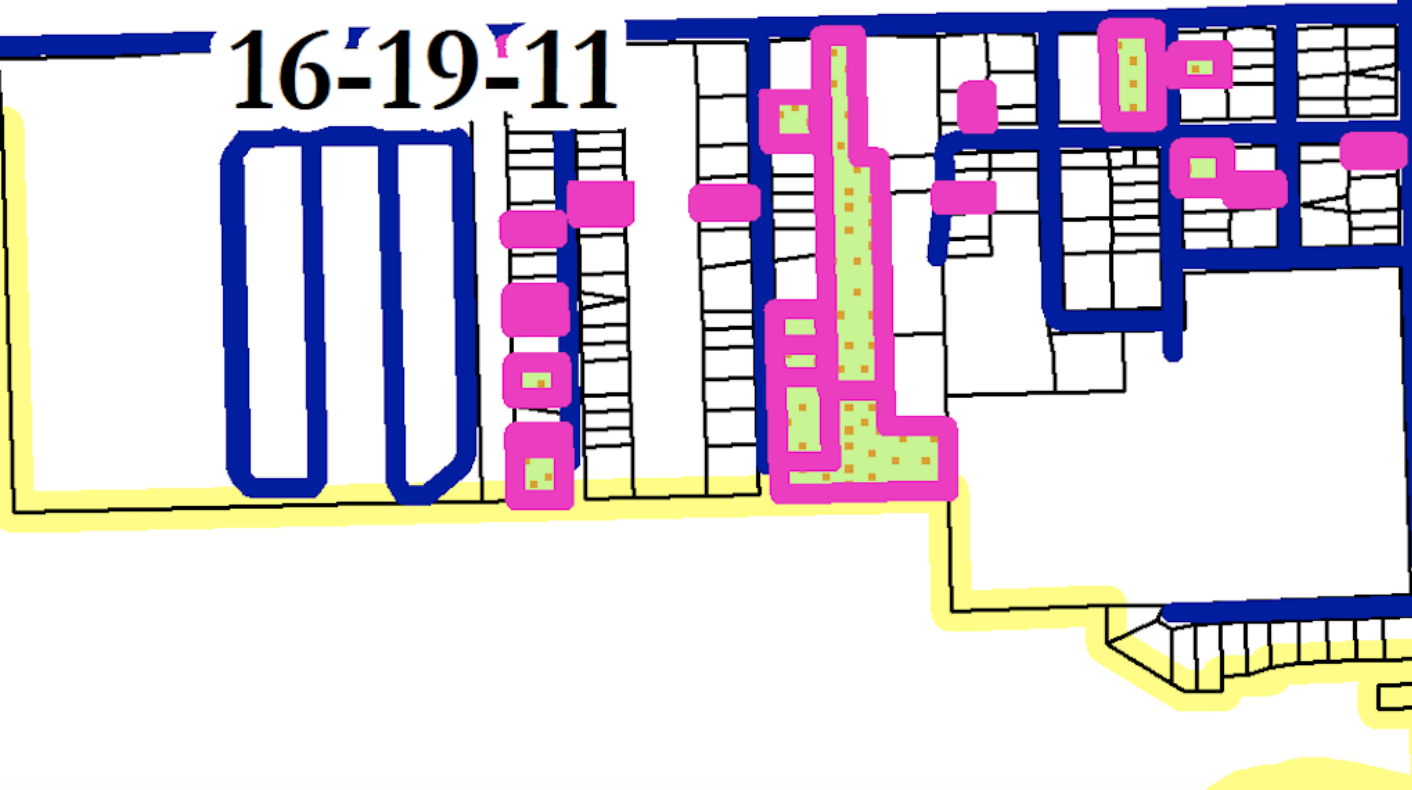


6th Ave

17-19-11



16-19-11







Resellable Houses

309 S Sylvan St

321 Sherman St

1109 Walnut St

← 309 S Sylvan St Emporia, Kansas









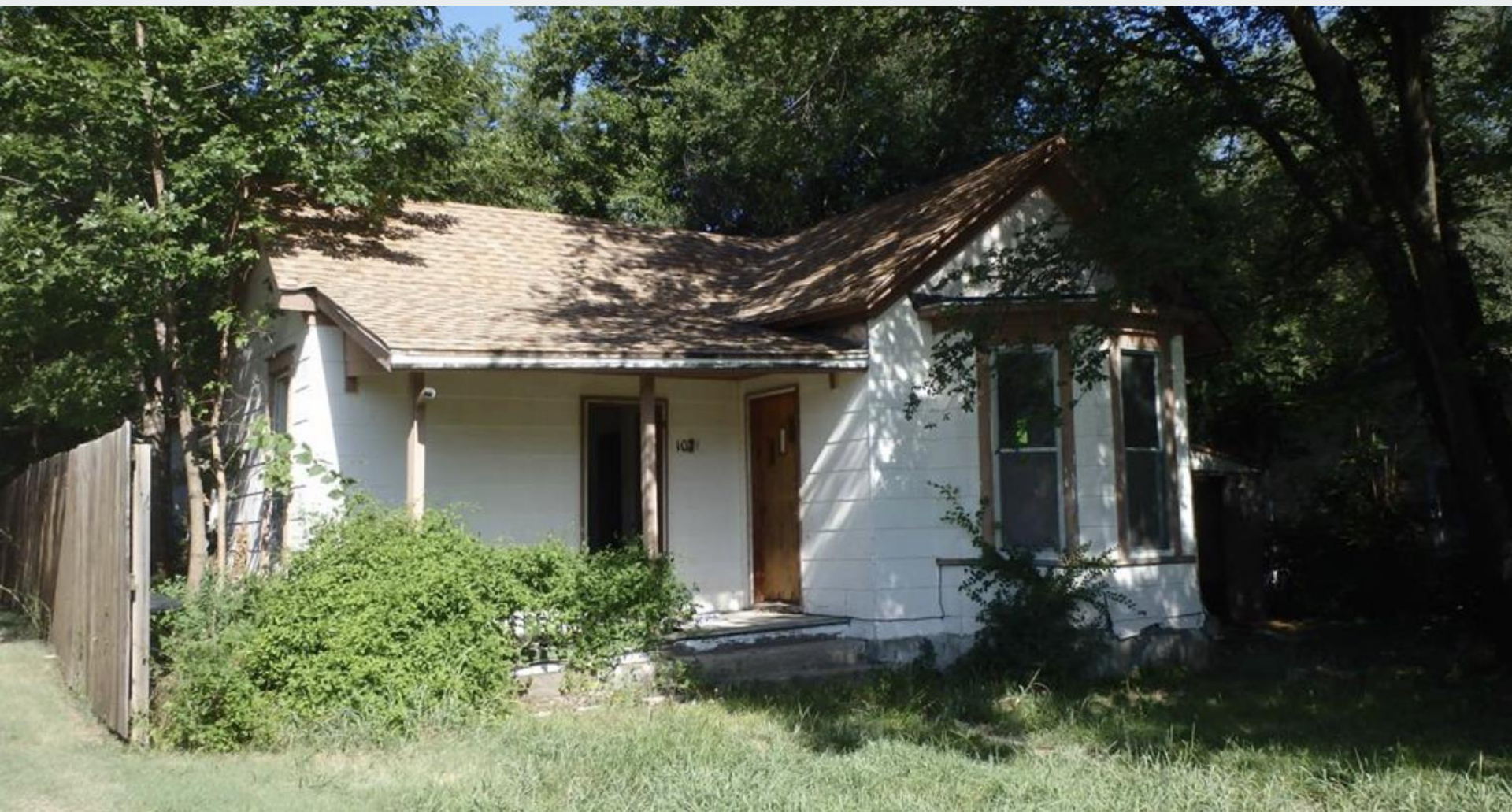
Houses for Demolition

521 Sylvan St

1021 Cottonwood St

215 Exchange St, empty lot too









Questions?