CITY OF COFFEYVILLE
BOARD OF COMMISSIONERS AGENDA ITEM

MEETING DATE	12/22/2015	
RESOLUTION OR ORDINANCE NUMBER	n/a	
AGENDA TITLE	East Coffeyville Redevelopment Plan Discussion	
REQUESTING DEPARTMENT	Administration	
PRESENTER	Trisha Purdon – Assistant to the City Manager	
FISCAL INFORMATION	Cost as recommended:	
	Budget Line Item:	
	Balance Available	
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	To review the final draft of the East Coffeyville Redevelopment Plan, and to set up future meetings to go through the plan in more detail so that the community can have an opportunity to be engaged in the plan for the district.	

BACKGROUND	In 2007, a devastating flood caused extensive damage to the eastern portion of the City. Unfortunately, water topping the levy became contaminated, requiring many properties to be demolished, and leaving the eastern side of the community mostly vacant. In the clean-up efforts, Coffeyville Resources Refining and Coffeyville Resources Nitrogen Fertilizer plants acquired many of these properties as part of their cleanup process. Eight years later, this side of town has been cleaned up, and the area is a prime location for redevelopment, as the utility and transportation infrastructure are still in place after the flood. In 2010, the City Commission passed the Coffeyville Comprehensive plan, which listed the following goal: ***Develop a revised Future Land Use Plan for the flood affected area by:*** • Working with CVR to determine an agreed upon future for its property; • Involving the community in a public workshop to discuss the desired use of the properties; and • Developing a site-specific plan and implementation strategy for reuse of the flood affected area. This plan is the result of that goal established by the City Commission. In 2014 a Leadership Committee was formed to act as a review board for the development of the plan. This board included representatives from the business community, healthcare community, government community, and property owners in this district. The team met multiple times to create the East Coffeyville Redevelopment Plan. The plan was formed over many months and countless hours of research including: On-site inventory of every parcel and building in the district, GIS data on utilities, zoning, and infrastructure, Google Earth data, the Coffeyville Comprehensive plan, and data from the State of Kansas and the US Census Bureau. The plan covers housing, commercial development, parks and recreation, light industrial and heavy industrial development, as well as transportation and utility infrastructure improvements to handle the increased development activity as it happens.

ANALYSIS	This plan has been reviewed and analyzed by city staff in conjunction with CVR and CRNF Plant Managers Darin Rains and Neil Barkley. Based on feedback from City staff and CVR and CRNF, changes were made to the plan to reduce the long-term infrastructure costs of the plan, and to ensure that the 8th Street corridor was maintained as another gateway into the downtown. (See Attachment B: Map and Conceptual Master Plan) This plan is very detailed and has significant information that the Commission and the community of Coffeyville would likely find helpful moving forward on any development in town. Due to this detail, staff recommends breaking this plan up into a few presentations prior to officially approving the plan. This will allow for better understanding of what this plan entails, and will give the community an opportunity to participate in the review as well. The intent of this plan is to encourage the redevelopment of the significant amount of vacant parcels to be productive uses that contribute to economic development, provide housing opportunities, increase recreation and park opportunities, and increase overall aesthetics for East Coffeyville and Coffeyville as a whole. We recommend the following presentations: 1. Overview of Plan (December 22, 2015) a. Review of process b. Existing conditions review c. Review of the economic and market analysis, d. Overview of Proposed Redevelopment Plan covering: Economic Development, Housing, Parks and Recreation, and Aesthetics. 2. Review Redevelopment Plan in Detail Part I: (January 12, 2016) a. Future Land Use Plan b. Commercial Development Plan c. Residential Development Plan d. Industrial Development Plan e. Parks, Trails, and Open Space 3. Redevelopment Plan Part II: (January 26, 2016) a. Utility Infrastructure b. Transportation c. Aesthetics d. Estimated Costs e. Implementation

PUBLIC INFORMATION PROCESS	Public Presentations: December 22, 2015 January 12, 2016 January 26, 2016
BOARD OR COMMISSION RECOMMENDATION	
STAFF RECOMMENDATION	Staff recommends that this presentation is continued into January so that the public can have a strong understanding of what this plan entails before final approval by commission and implementation.
REFERENCE DOCUMENTS ATTACHED	East Coffeyville Redevelopment Plan Presentation East Coffeyville Redevelopment Plan

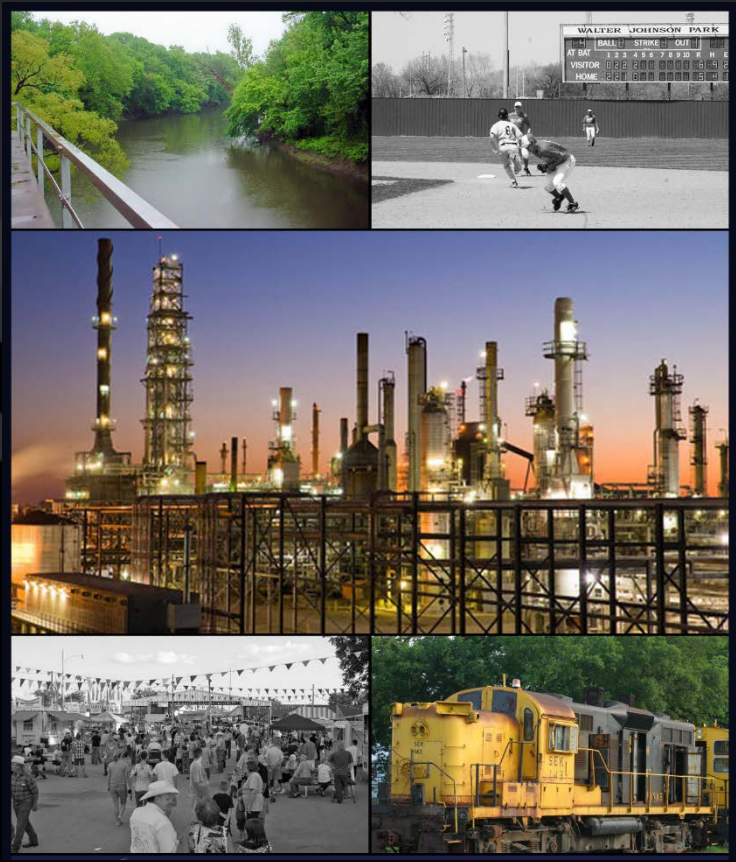
East Coffeyville Redevelopment Plan

Project Overview

Background, Process and Content of the Plan

City Commission Presentation #1

December 22, 2015



Coffeyville KANSAS

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The East Coffeyville Redevelopment Plan is a joint effort of:

- The City of Coffeyville
- Coffeyville Resources Refining
- Coffeyville Resources Nitrogen Fertilizers

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The East Coffeyville Redevelopment Plan was prepared by:

- Ochsner Hare & Hare
- Transystems
- Canyon Research Southwest

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Project Background

- In 2010 the City adopted the Coffeyville Comprehensive Plan.
- The Plan defined a Vision and created Guiding Principles to communicate the Vision.
- Further it created 8 goals to help achieve the Vision.
- Each of the 8 goals (future land use, residential development transportation, etc.) was supported by a series of extensive recommendations.

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The Comprehensive Plan directly addressed the need for an East Coffeyville Redevelopment Plan in goal #1 Future Land Use

- ***Develop a Revised Future Land Use Plan for the flood affected area (East Coffeyville) by:***
  - Working with Coffeyville Resources to determine an agreed future for it's property
  - Involving the community in a public workshop to discuss the desired use of the properties
  - Developing a site specific plan and implementation strategy for the reuse of the flood affected area

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The East Coffeyville Redevelopment Plan (ECRP)

Based upon Stakeholder Committee Meetings, Community Meeting, and Client input the following Vision was identified for the East Coffeyville Redevelopment Plan:

- ***The East Coffeeville area is an underutilized resource for the Coffeyville Community. Redevelopment of East Coffeyville should encourage economic development, revitalize existing housing, utilize recreational opportunities, and improve overall aesthetics of the area.***

The Key topics for achieving this vision are:

Economic Development

1. Encourage the development of commercial opportunities
2. Redevelop existing underperforming or underutilized development
3. Infill new development within/near/adjacent existing successful developments
4. Provide for new land uses that can capitalize on the areas assets
5. Expand successful businesses.

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The Key topics for achieving this vision are:

Housing

1. Identify and revitalize the existing neighborhood
2. Provide for infill housing opportunities within the existing neighborhood
3. Provide for new housing.

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The Key topics for achieving this vision are:

Aesthetics

1. Create a positive and encouraging first impression for the City
2. Create an aesthetically pleasing streetscape experience for residents and visitors
3. Enhance the overall quality of aesthetics of existing and new development in the area.

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The Key topics for achieving this vision are:

Recreation and Parks

1. Expand existing parks
2. Provide new park and open space opportunities
3. Provide trails and sidewalks to connect commercial, residential, and parks and open space resources within the project area and to the rest of the community
4. Utilize existing open space as a community resource
5. Create significant and dense buffers between incompatible uses.

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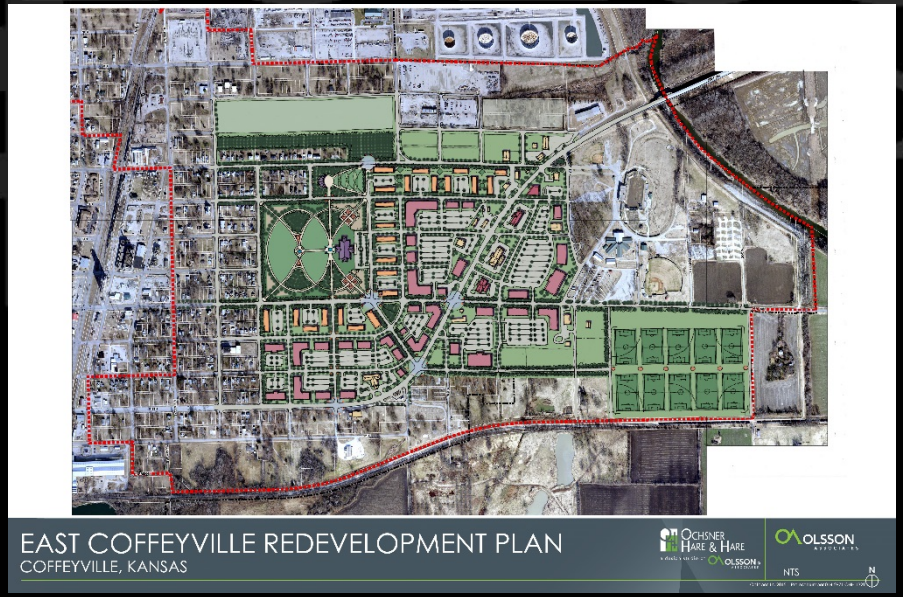
ECRP – Project Process And Content of the Plan

- Existing Conditions Analysis
- Leadership Committee an Neighborhood Meeting
- Concept Development
- ECRP – Final Plan and Recommendations
- Next Steps
- Appendix



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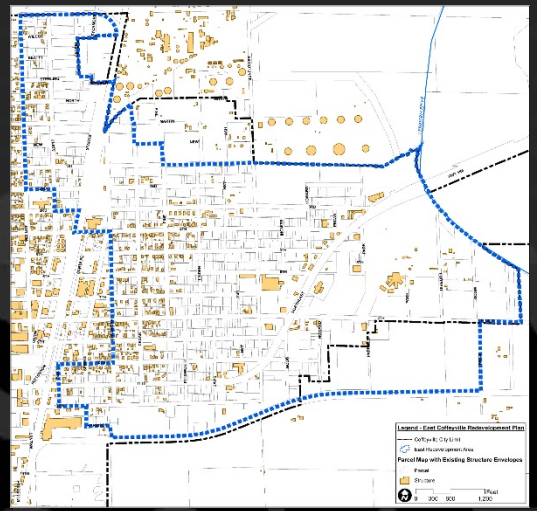
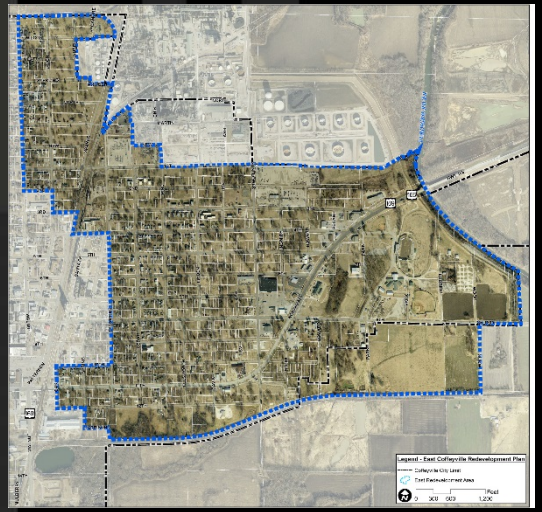
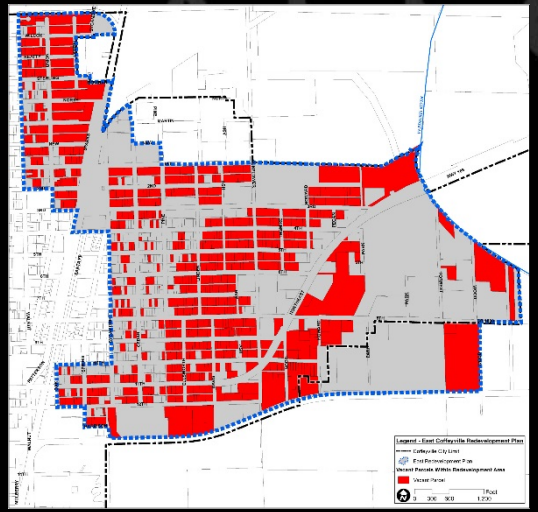
ECRP – Project Process

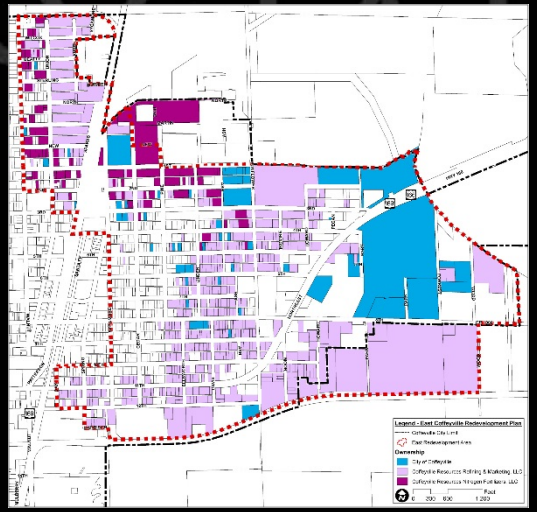
Existing Conditions Analysis Phase

- Mapping and analysis of study area to analyze infrastructure, utilities, housing conditions, ownership and vacancy, existing structures, land use, zoning, etc.





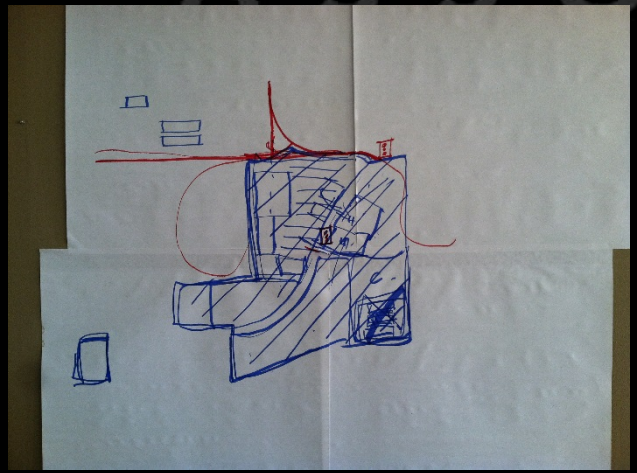




ECRP – Project Process

Leadership Committee and Neighborhood Meeting Phase

- Multiple meetings with Steering Committee for the development of the ECRP and recommendations
- Review meeting with the existing neighborhood



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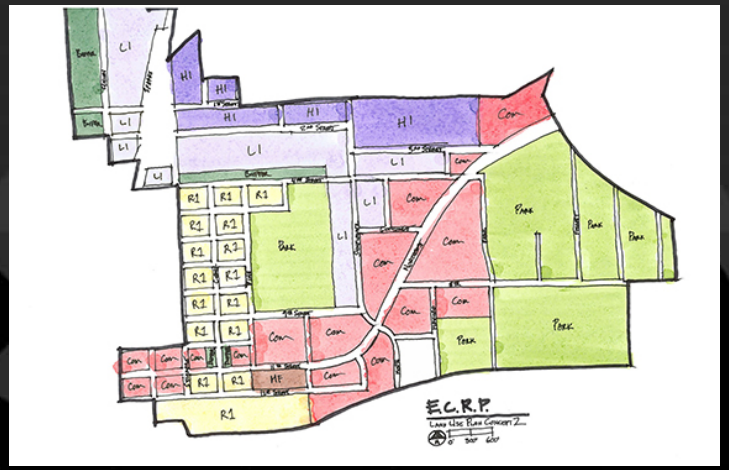
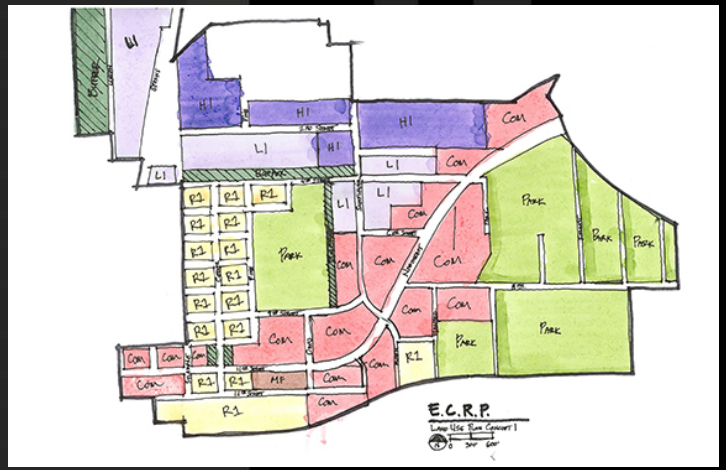
ECRP – Project Process

Concept Development Phase

- Development of alternatives based upon existing conditions, market study, neighborhood meeting, steering committee design charrette, steering committee review and input.





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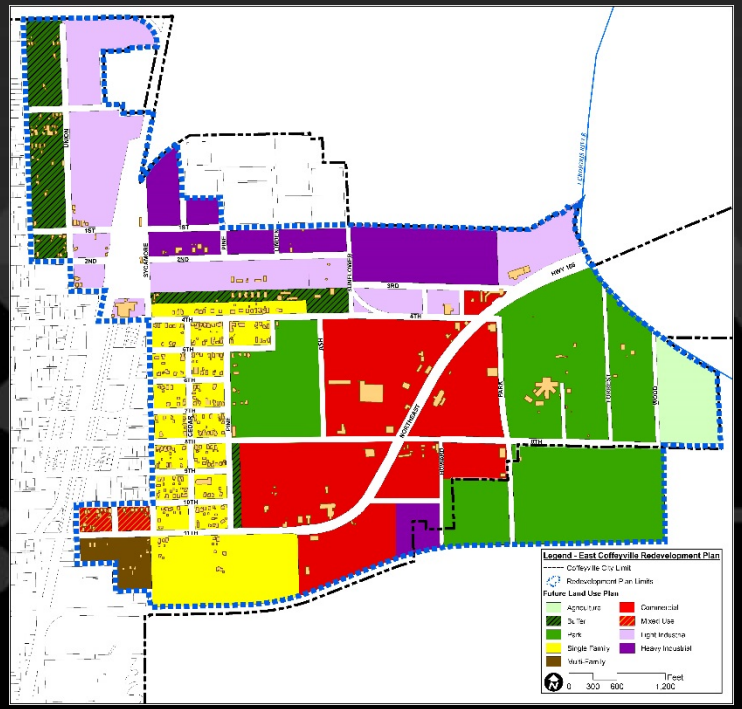
ECRP – Project Process

ECRP – Final Plan and Recommendations Phase

- Refinement of concepts to Final Plan and definition of Final Recommendations



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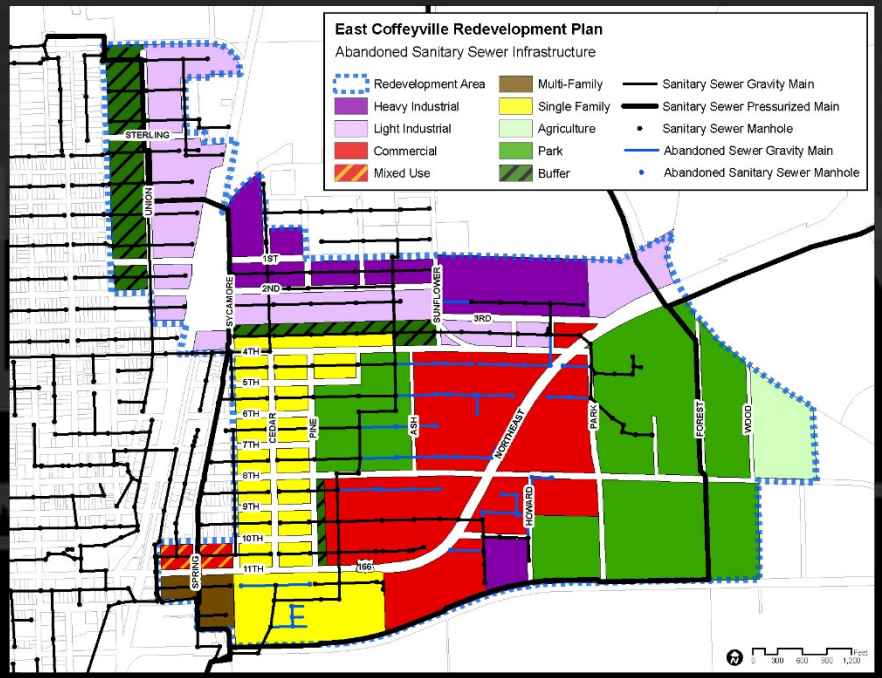
ECRP – Project Process

Next Steps

- Definition of next steps, potential policy decisions, potential funding sources, and overall redevelopment costs at full buildout.



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ECRP – Project Process

Appendix

- Full Market Study for ECRP, defining Regional Markets, Local Markets, Leverage, Leakage, Demand, and Potential

Comparison of Major Retailers and Junior Anchors Coffeyville vs. Similar Sized Cities

City	Coffeyville	Ottawa	Arkansas City	Parsons	Independence
Population	9,993	12,575	12,340	10,327	9,242
Walmart	X	X	X	X	X
Sears			X		
Stage			X		
Home Depot			X		
Ace Hardware	X		X	X	X
Dollar General	X	X	X	X	
Dollar Tree		X			X
Family Dollar	X		X	X	
Country Mart	X	X	X	X	
Dillons			X		
Save-a-Lot	X			X	
Walgreens		X	X	X	X
Hibbett Sports	X		X		X
Orscheln Farm & Home	X	X	X	X	X
Maurices		X			
Sears Hometown		X		X	X
Westco	X			X	
Aarons	X			X	X

Primary & Secondary Trade Area Demographics; 2013

Demographic Characteristic	City of Coffeyville	Montgomery County
Total Population	10,232	35,404
Households	4,193	14,348
Population by Age		
0-9	1,341	4,688
10-19	1,412	4,693
20-24	795	2,245
25-34	1,293	4,179
35-44	1,076	3,823
45-54	1,179	4,704
55-64	1,250	4,761
65+	1,890	6,311
Median Age	37.6	40.1
Household Income		
Less than $15,000	20.9%	15.6%
$15,000 - $24,999	17.9%	16.5%
$25,000 - $34,999	18.4%	14.3%
$35,000 - $49,999	10.9%	12.4%
$50,000 - $74,999	18.4%	22.0%
$75,000 - $99,999	5.8%	9.1%
$100,000 - $149,999	6.1%	8.2%
$150,000 - $199,999	0.4%	0.6%
$200,000+	1.1%	1.4%
Average Household Income	$43,255	$50,535
Median Household Income	$30,221	$38,459
Per Capita Income	$18,275	$20,779

Source: Esri Business Analysts

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We will discuss the detail of the ECRP at future sessions.

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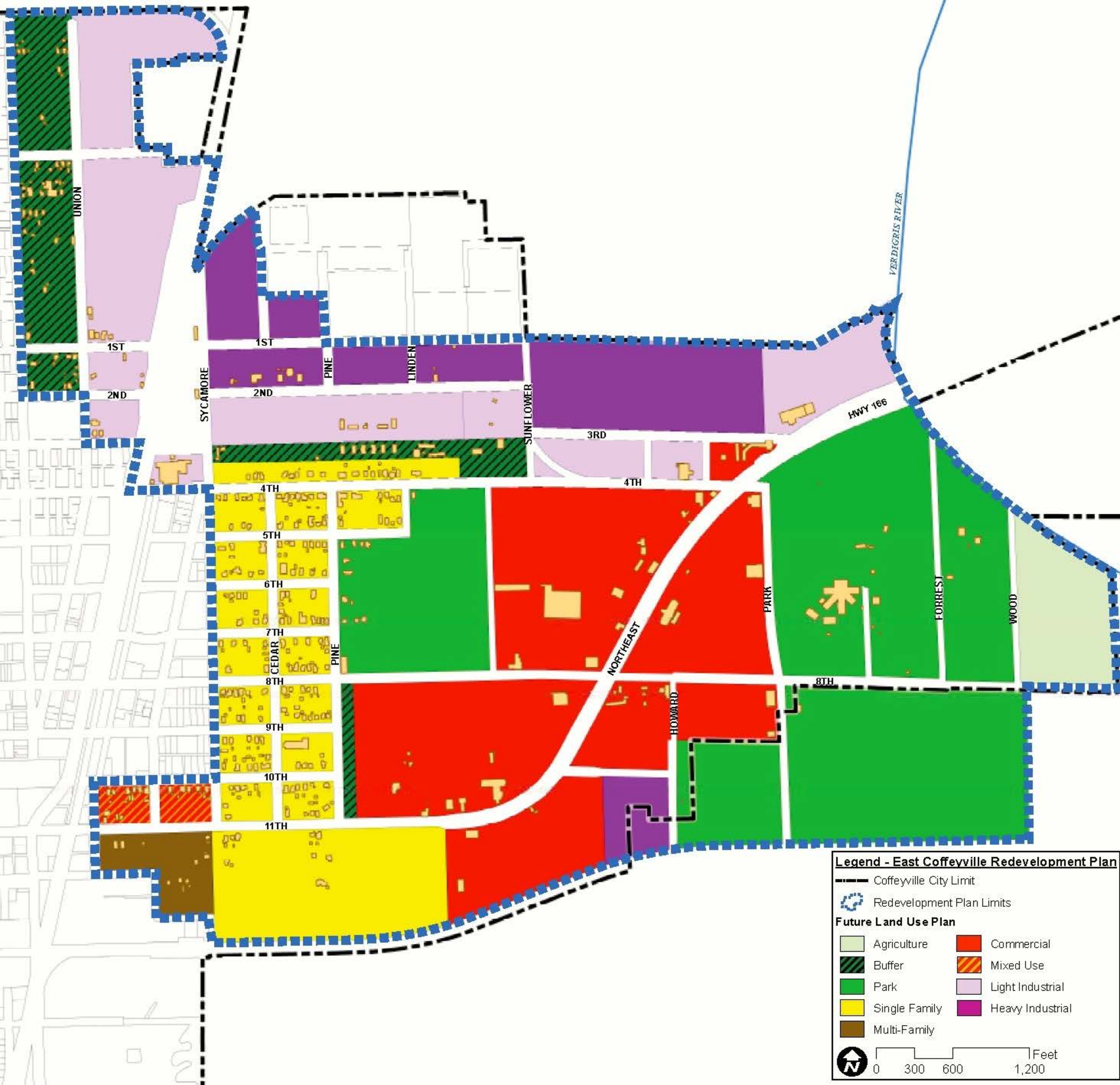
UNION
1ST
2ND
SYCAMORE
PINE
LINDEN
SUNFLOWER
3RD
4TH
5TH
6TH
7TH
8TH
9TH
10TH
11TH
CEDAR
NORTHEAST
HOWARD
PARK
FORREST
WOOD
HWY 166
VERDIGRIS RIVER
Legend - East Coffeyville Redevelopment Plan
Coffeyville City Limit
Redevelopment Plan Limits
Future Land Use Plan
Agriculture
Buffer
Park
Single Family
Multi-Family
Commercial
Mixed Use
Light Industrial
Heavy Industrial
N
0 300 600 1,200
Feet