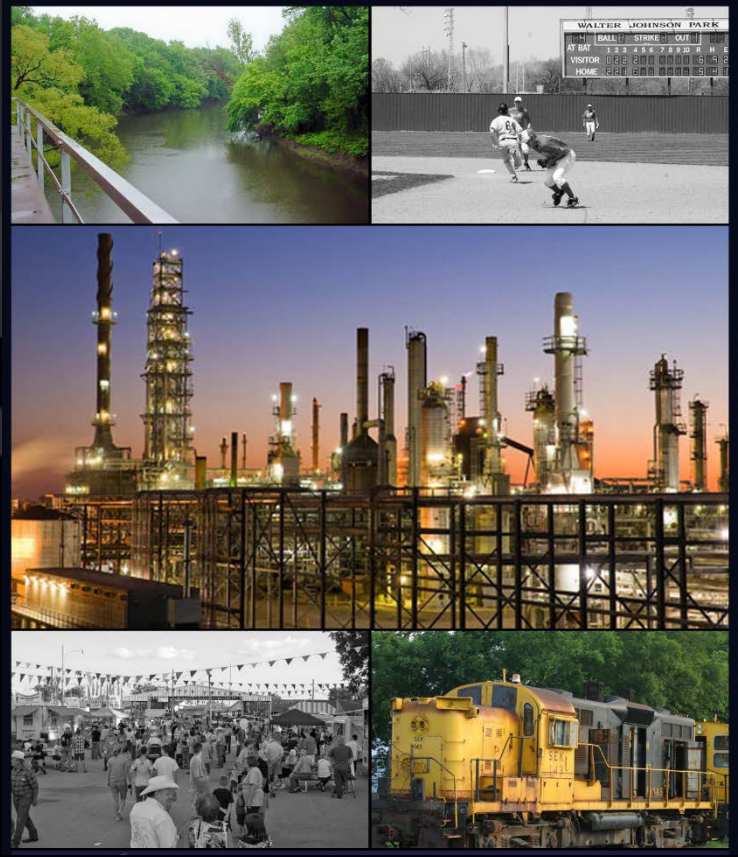
East Coffeyville Redevelopment Plan

Chapter 4

The Plan Recommendations

City Commission Presentation #2

Jan 26, 2016



Coffeyville KANSAS

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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 – Chapter 4
Redevelopment Plan & Recommendations

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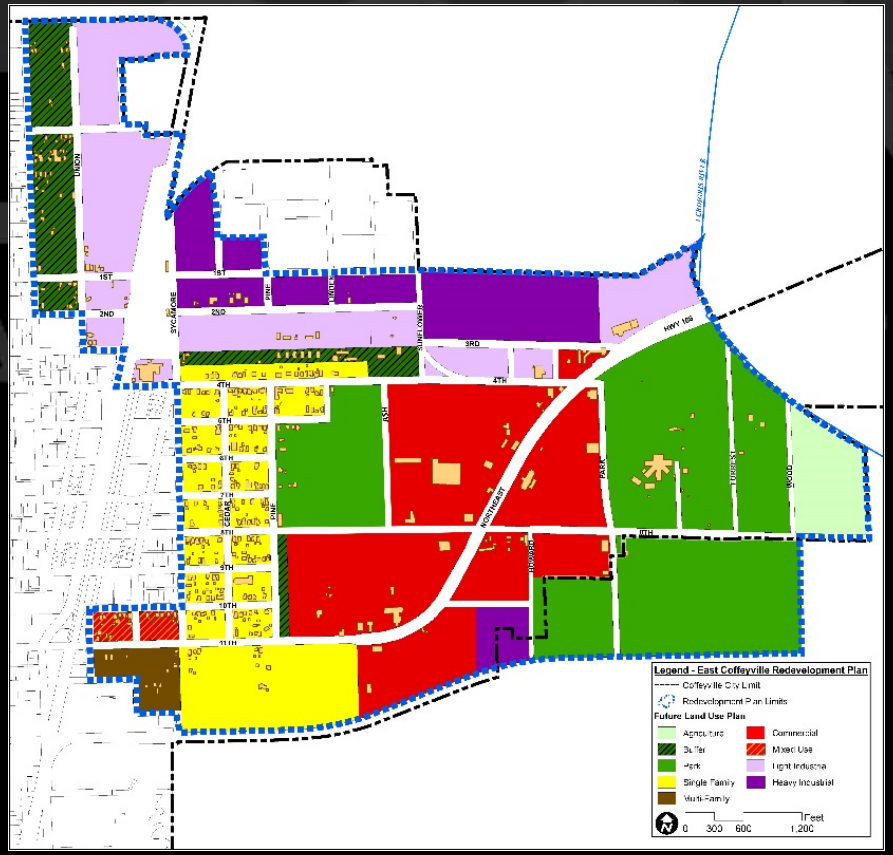
Redevelopment Plan Categories

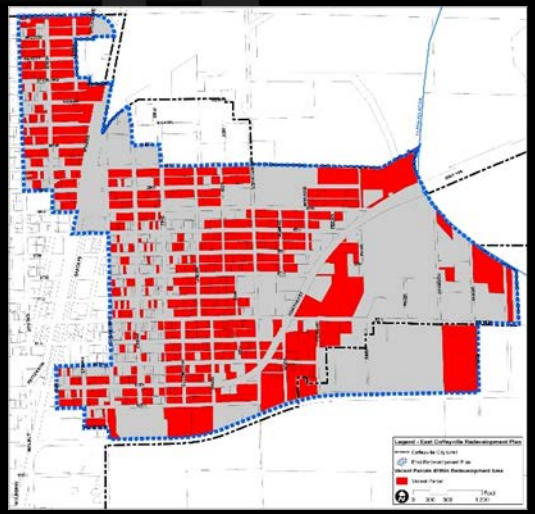
- Future Land Use Plan
- Commercial
- Residential
- Industrial
- Parks, Trails, Open Space
- Utility Infrastructure
- Transportation
- Aesthetics

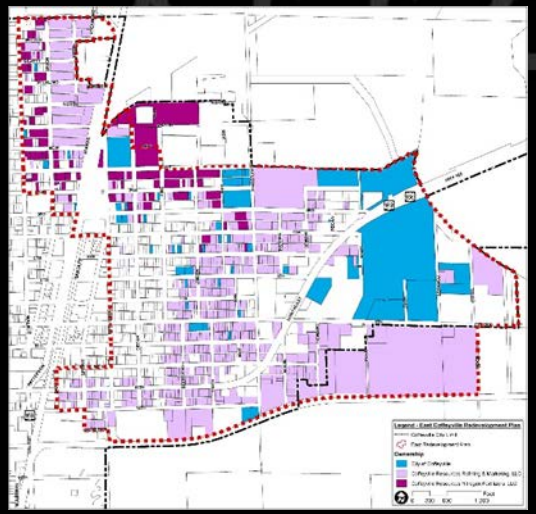


Future Land Use Plan Recommendations

Key Issues to be Addressed:

- A future land use plan was postponed during the 2010 comprehensive plan update.
- A significant change in ownership and land use in the area.
- Conflicts exist between existing uses.
- Significant vacant parcels.





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Future Land Use Plan Recommendations

Recommendations:

- Develop an updated future land use plan.
- Current stability of ownership allows for consistency for future land use plan.
- Resolve conflicts in existing land uses by:
  - Create buffers
  - Changing or moving land uses away from adjacent conflicts
  - Removing conflicts
- Encourage redevelopment of vacant parcels to productive uses.

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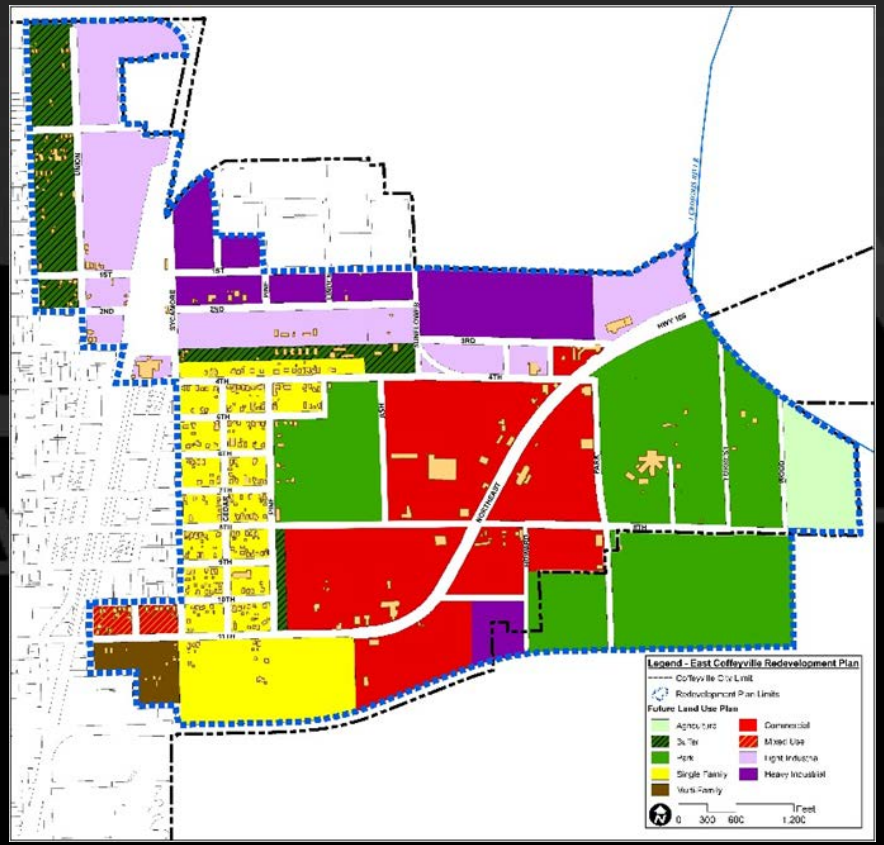
Future Land Use Plan Recommendations

The Plan:

- Central core of commercial redevelopment on highway/11th Street
- Protection and Revitalization of the existing neighborhood.
- Buffer Industrial uses from residential
- Expanded industrial land uses
- Expansion of park land
- Modify transportation network



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Commercial Plan Recommendations

Key Issues to be Addressed:

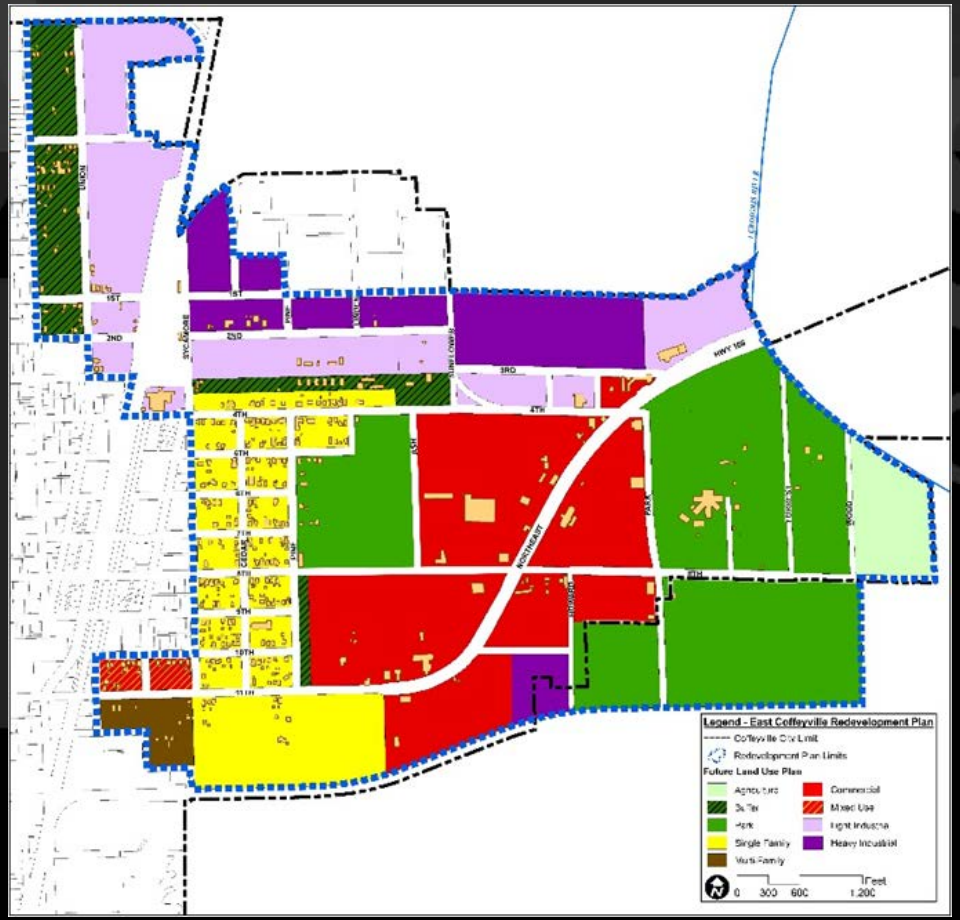
- Existing street network and parcel size limits flexibility of meeting market requirements for new development.
- Highway 166/169/Northeast/11th Street is a key opportunity for commercial development.
- Ownership of vacant properties by 3 major land owners (City, CVRR, CRNF) allow for easier assemblage for larger development parcels or land swaps.

Commercial Plan Recommendations

Recommendations:

- Develop a large commercial node on Highway 166/169 Northeast/ 11th Street centered at 8th Street.
- Modify the existing street system to develop large contiguous parcels, reduce conflicts with commercial trucks.
- Incorporate existing successful businesses into development as valuable community assets.
- Encourage land swaps amongst property owners to develop contiguous parcels.

Commercial Plan Recommendations



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Residential Plan Recommendations

Key Issues to be Addressed:

- The loss of over 400 homes in the area by flooding or acquisition has greatly impacted the remaining residential areas to operate as functioning neighborhoods. The cluster of existing homes on ‘the Hill’ remains as an intact neighborhood.
- The Northwest neighborhood has ceased to function as an intact residential neighborhood.
- Residential uses in the area, especially the northern half of the project area, are in conflict with daily operations of the industrial uses north of 2nd Street.
- The vacant properties adjacent to existing homes on ‘the Hill’ represent an opportunity to add infill housing to the area.
- The majority of existing housing conditions on ‘the hill’ are in a recoverable state with reinvestment.
- There is an existing resident base in the area who care about revitalizing the existing neighborhood.

Residential Plan Recommendations

Recommendations:

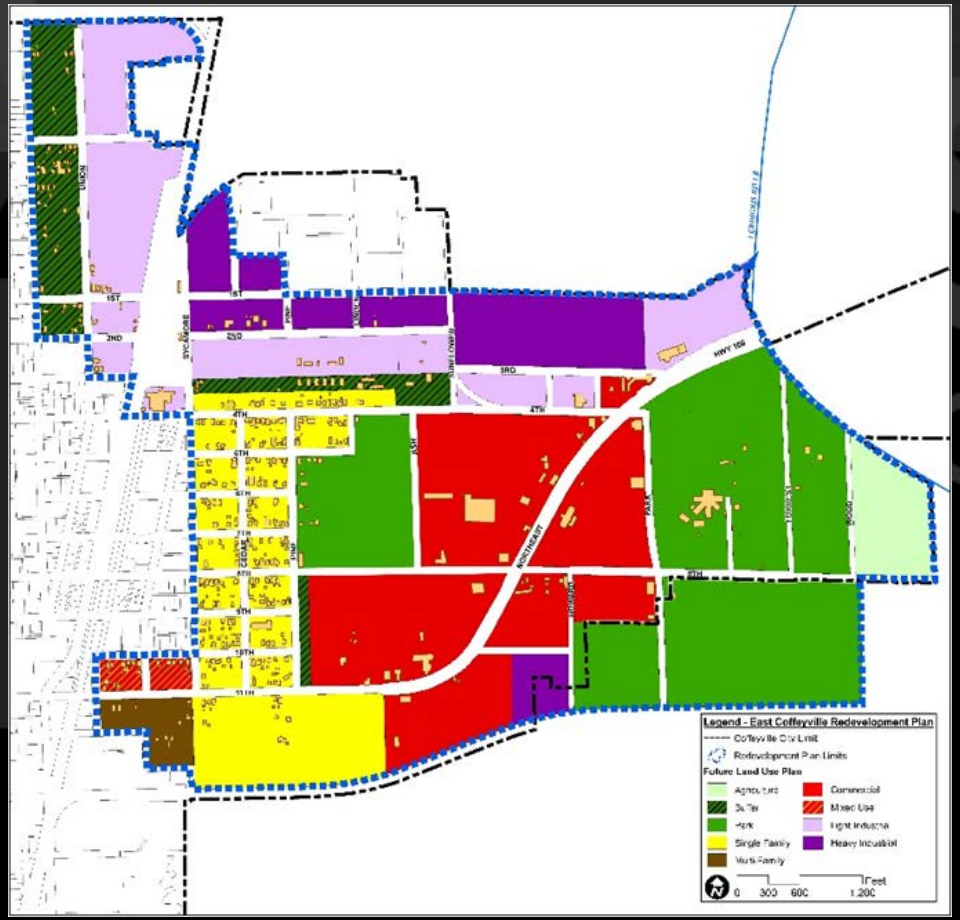
- The City or CVRN/CRNF should acquire the remaining Northwest residential properties. Following acquisition, an open space Buffer should be developed from Walnut to Union Streets, and North to the Rail Spur, South to 2nd Street.
- ‘The Hill’ neighborhood should be preserved and revitalized.
- The existing multifamily residential uses on 2nd and 3rd Street, between Cedar and Ash Streets, should be relocated within the East Coffeyville Redevelopment Plan area because of proximity to the existing industrial uses and their future expansion.
- Buffer the existing neighborhood with a significant open space or landscaped buffer from industrial uses or commercial development.

Residential Plan Recommendations

Recommendations:

- Infill should be an integral part of the Revitalization Plan for the neighborhood.
- Available funding and incentives should be utilized to encourage new home construction.
- New single family residential development shall be encouraged south of 11th Street, between Sycamore and Davis Streets. This area should be developed as a new market rate single family neighborhood.
- New multifamily west of Sycamore Street, south of 11th Street
- Reinvestment in existing infrastructure should be increased to address deficiencies in street pavement, curbs, sidewalks, street lights, and utilities. Reinvestment and maintenance of infrastructure will have a positive economic effect on redevelopment and revitalization of East Coffeyville.

Residential Plan Recommendations



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Industrial Plan Recommendations

Key Issues to be Addressed:

- The industrial uses are important to the City of Coffeyville.
- Conflict exists between existing residents and the industrial uses due to proximity, safety, traffic and the daily operation of industry.
- Communication between the residents and the industrial uses is poor.
- Truck and vehicular access is important to allow continued success of the industrial uses.
- Allocating land and allowing expansion of existing industrial users is important.
- Allocating land for new light industrial users is important for the growth of new business in the East Coffeyville Redevelopment Plan area.
- Buffering industrial uses with a defined open space buffer is important to protect both the industrial and residential and commercial users.
- There remains a community wide lack of understanding of the clean-up of the contamination in East Coffeyville as a result of the 2007 flood.

Industrial Plan Recommendations

Recommendations:

- Define an expansion area for the industrial uses.
- Define an open space Buffer area adjacent to industrial uses to protect the existing future revitalized neighborhood on ‘the Hill’.
- CVRR/CRNF should designate a liason to open up a dialog with the residents of the future revitalized housing area on ‘the Hill’. This liason should work to improve overall communication within the area.
- The street system should be modified to maintain good and reasonable access for the industrial uses, while reducing conflicts with residents and minimizing negative impacts on the value of future development opportunities.
- CVRR/CRNF should develop a public information campaign that informs the general public on the cleanup efforts that were conducted after the flood of 2007.

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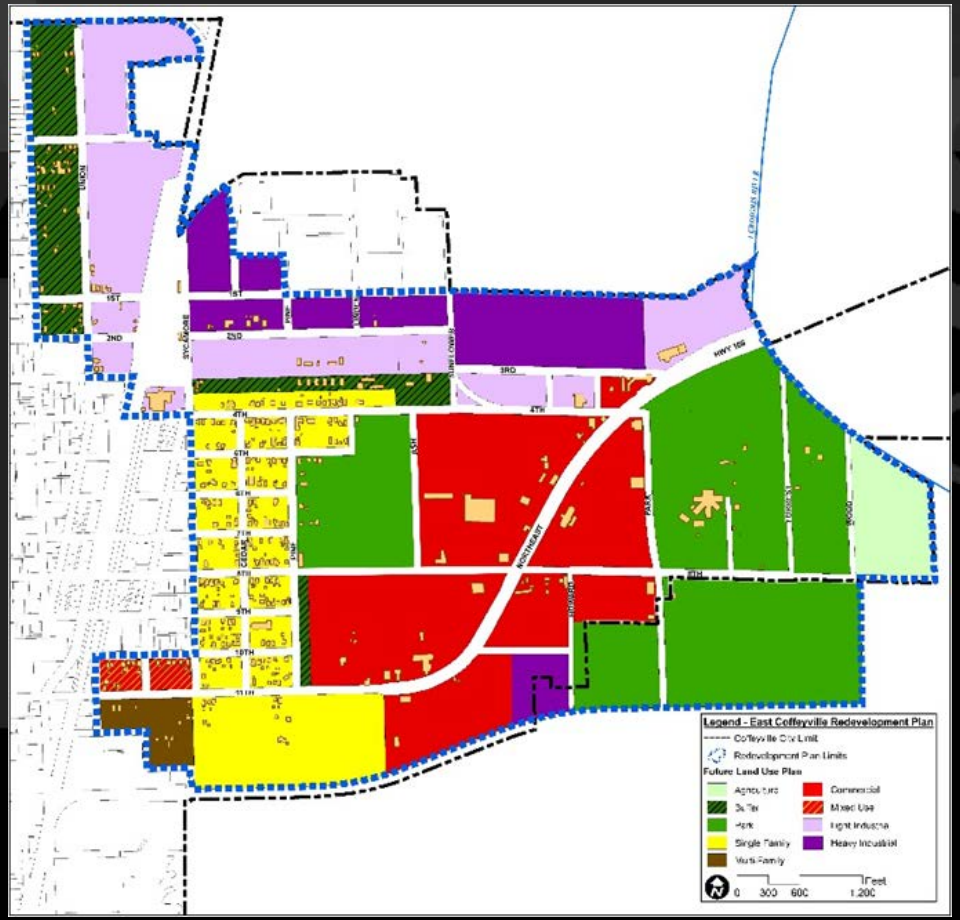
Industrial Plan Recommendations



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Parks, Trail & Open Space Plan Recommendations

Key Issues to be Addressed:

- There is a lack of dedicated open space other than Walter Johnson Park and Harmon Park.
- Harmon Park is isolated from users.
- There is a lack of trail/walk connections from the rest of Coffeyville to the area.
- There is a lack of trail sidewalk connections from Walter Johnson Park to the community.
- As a destination, Walter Johnson Park could be expanded to accommodate additional recreation uses.
- Residential and industrial uses need a defined boundary and dedicated buffer zone.

Parks, Trail & Open Space Plan Recommendations

Recommendations:

- Develop a new park adjacent to the existing neighborhood on ‘the Hill’ to be revitalized.
- Relocate equipment and amenities from Harmon Park to the new neighborhood park.
- Expand Walter Johnson Park south and east. Prepare a new park master plan to reinforce the park as a destination with added recreational facilities, which would include new athletic fields.
- Develop a trail plan for the area. Connect Walter Johnson Park to the relocated Harmon Park as well as to existing and new residential and commercial uses. Make connections to the rest of Coffeyville.

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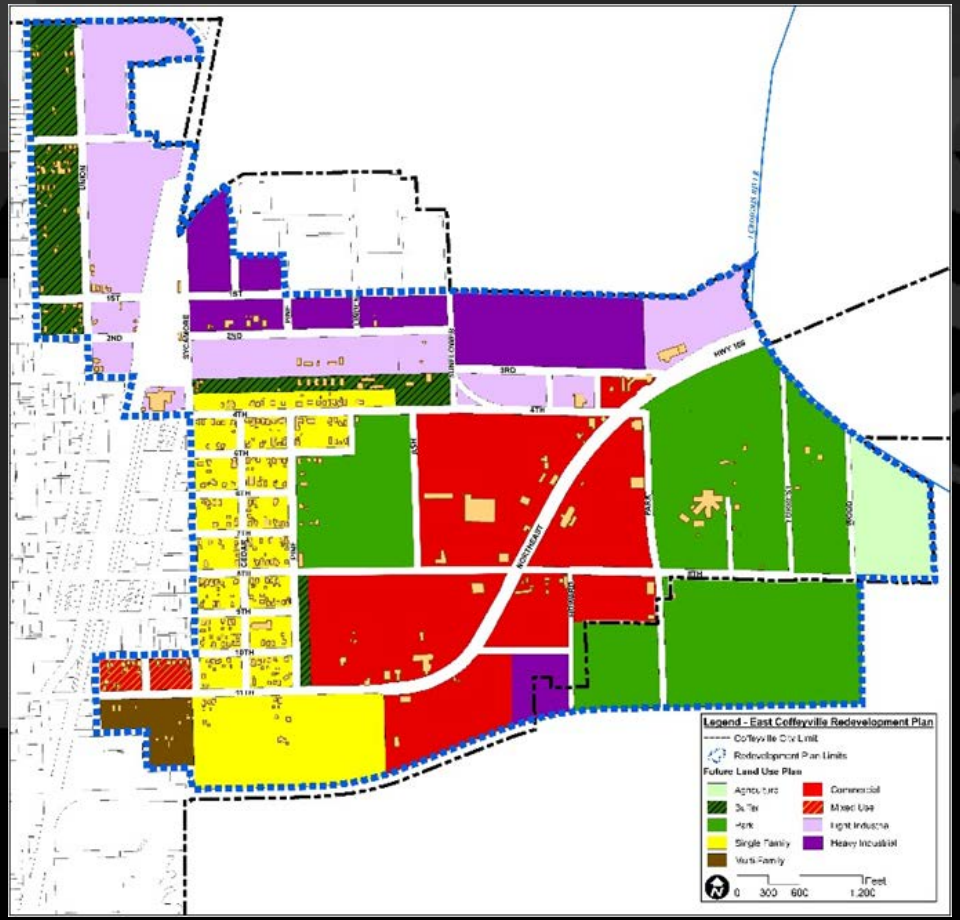
Parks, Trail & Open Space Plan Recommendations

Recommendations:

- Develop a dedicated open space Buffer south of 3rd Street between Sunflower and Sycamore Streets to buffer the residential neighborhood from the expanded light industrial uses. *Refer Fig. 4.6, Future Land Use Plan.*
- Develop a dedicated open Space Buffer on the east side of the proposed new Pine Street extension from 9th to 11th Street to buffer the residential neighborhood from the proposed commercial to the east. *Refer Fig. 4.6, Future Land Use Plan.*
- Develop a dedicated open space Buffer east of Walnut Street to Union Street, north to the rail spur south to 2nd Street to buffer the existing residential neighborhoods west of the project boundary from the expanded light industrial uses. *Refer Fig. 4.6, Future Land Use Plan.*

Parks, Trail & Open Space Plan Recommendations



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Transportation Plan Recommendations

Key Issues to be Addressed:

- Highway 166/169/Northeast/11th Street is a primary arterial through the East Coffeyville Redevelopment Area. Critical connections to the corridor should remain accessible through appropriate access management.
- Sunflower Street and Linden Street are key access routes to the CVR Refinery (CVRR) located north of the East Coffeyville Redevelopment Area. CVRR's critical access point, the Nitrogen Gate, is located on Linden Street approximately 300 feet north of 1st street.
- Connectivity east and west over the railroad should be maintained, particularly by preserving the existing grade separated railroad crossing and at- grade crossings.
- Existing streets adjacent to the proposed park area are in poor condition and may require replacement prior to development of the park.
- Sidewalks, when present, are generally in poor condition.

Transportation Plan Recommendations

Recommendations:

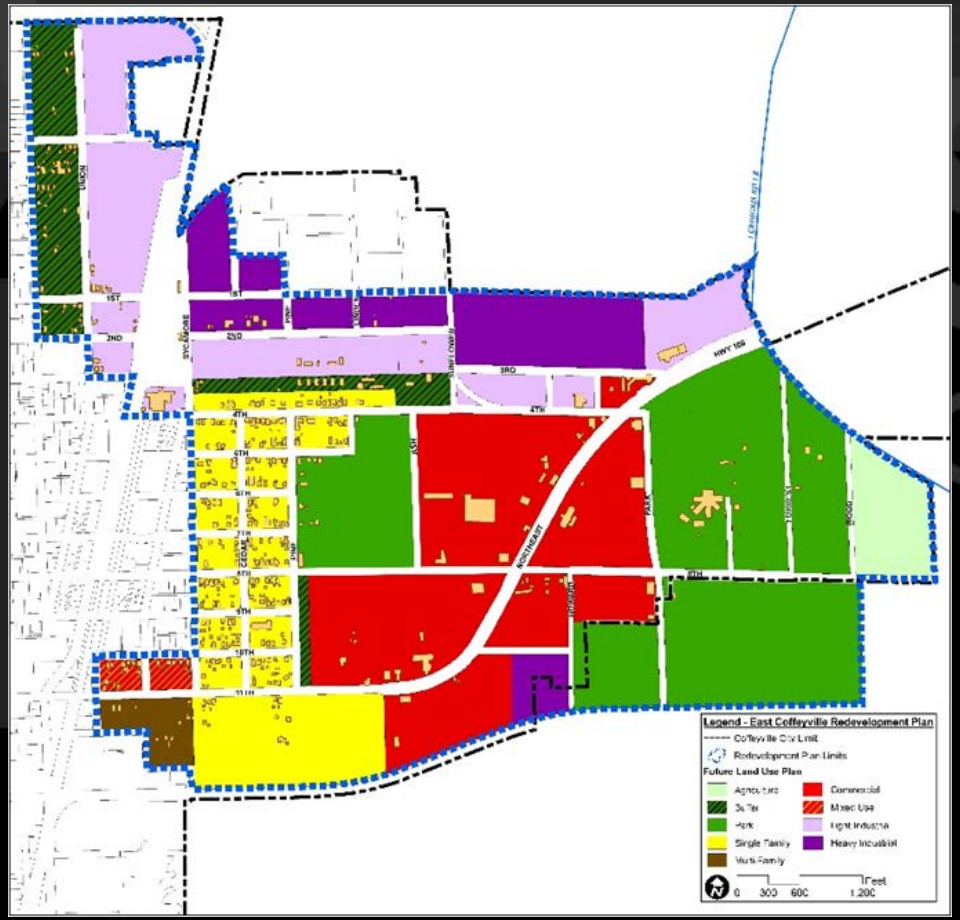
- Maintain access to the Highway 166/169/Northeast/11th Street corridor via 3rd Street, 4th Street, 8th Street, 10th Street to the east, Pine Street, Cedar Street, and Sycamore Street. Most importantly, 4th Street (east-west collector), 8th Street (east-west secondary arterial), and Sycamore Street (north-south collector) continue to provide key access to the highway.
- Maintain existing grade separated and at-grade railroad crossings. Allow 4th Street and 8th Street to intersect with Highway 166/Northeast/11th Street to ensure connectivity east and west of the railroad.
- Provide a truck route that will follow 1st Street to 4th Street to provide access to the highway. Continue to provide access from CVRR to the west via 1st Street.
- Remove segments of Sunflower Street, a primary arterial, and other streets according to the land use plan to create larger blocks for redevelopment. Replace with fill, topsoil, seed, and mulch.

Transportation Plan Recommendations

Recommendations:

- Extend roadways according to the redevelopment land use plan for 36-foot width with curb and gutter on the following streets.
- Replace streets adjacent to the proposed park area that are in poor condition prior to development of the park.
  - 4th Street from Sycamore Street to Howard Street, a truck route, includes 36-foot width, full-depth replacement with curb and gutter and sidewalk on one side.
  - Pine Street from 4th Street to 8th Street includes 36-foot width, full-depth replacement with curb and gutter and sidewalk on one side.
  - Ash Street from 4th Street to 8th Street includes 36-foot width, full-depth replacement with curb and gutter and sidewalk on one side.
  - 8th Street from Sycamore Street to Highway 166/ Northeast/ 11th Street includes 36-foot width, two- inch mill and overlay and sidewalk on one side.
- Replace sidewalks in concurrence with new development or redevelopment.
- Estimated cost of street modifications is $4,139,000.

Transportation Plan Recommendations



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Utility/Infrastructure Plan Recommendations

Key Issues to be Addressed:

- Electrical transmission infrastructure located on 8th Street and Sunflower Street is critical.
- Water transmission infrastructure located on 8th Street and Sunflower Street is critical.
- Sanitary sewer interceptor lines traveling north- south through the redevelopment area in a stair-step fashion following the local street grid are critical. Gravity flow pipe slope issues are particularly relevant in the northeastern part of the redevelopment area.
- Stormwater conveyance along Sunflower Street is critical. The levee system provides protection to the area for the 100-year event on the Verdigris River. During peak events on the river that require levee gates to be closed, three levee pumping stations deliver flow to the Verdigris River. Available information indicates that the pumping stations can accommodate a 10-year rainfall event should occur in the protected area when the gates are closed.

Utility/Infrastructure Plan Recommendations

Recommendations:

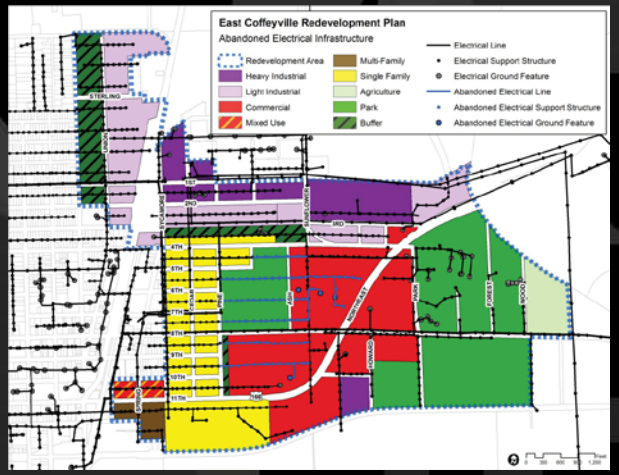
- Abandon approximately 12,300 feet of electrical distribution lines to accommodate the redevelopment land use plan while maintaining service to remaining users as needed.
- In total, electrical distribution modifications include the removal of existing lines and support structures and the construction of a new 2,500-foot distribution line. The estimated cost of electrical distribution modifications is $701,000.
- Abandon in place approximately 11,100 feet of water mains to accommodate the redevelopment land use plan. In some instances, abandonment will require the relocation of existing meter service lines to connect to other water mains in the intermediate area.
- Abandonment of the water mains on 6th Street and 7th Street will require a new 8-inch main loop on Pine Street to provide for water pressure and fire protection. It is assumed that a portion of the existing water mains in the abandoned Sunflower Street right-of-way will require relocation to make the adjoining lot commercially viable. For this study, a length of 2,000 feet of 12-inch water main

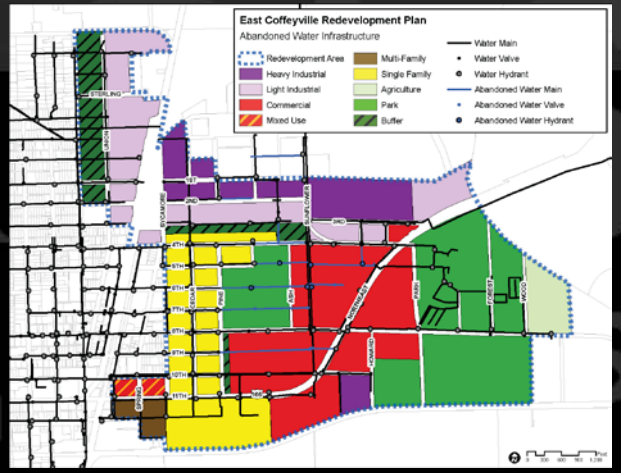
Utility/Infrastructure Plan Recommendations

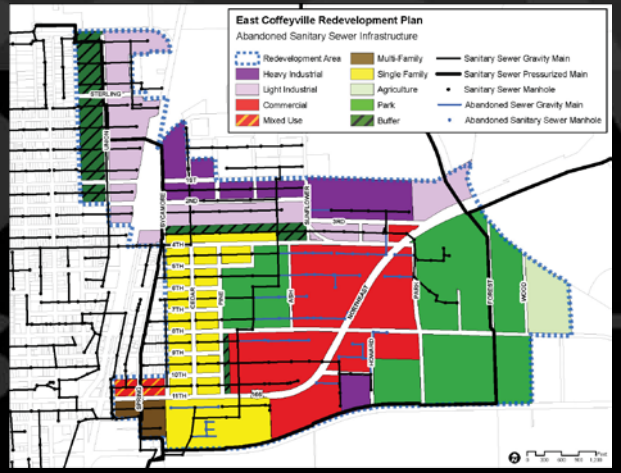
Recommendations:

- Abandon in place approximately 13,100 feet of sanitary sewer gravity main to accommodate the redevelopment land use plan. In total, sanitary sewer modifications include plugging abandoned lines, filling abandoned manholes, construction of a lift station, construction of a grinder station, highway bore, 6-inch and 2-inch pressure sewer, and surface restoration. The estimated cost of sanitary sewer modifications is $584,000.
- The stormwater storm pipe and open channel along Sunflower Street will remain in place. New stormwater infrastructure associated with new development is included in the redevelopment site infrastructure cost estimates. Therefore, there are no estimated costs for stormwater modifications.

Utility/Infrastructure Plan Recommendations







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Aesthetics Plan Recommendations

Key Issues to be Addressed:

- Lack of signage and monumentation to announce arrival into Coffeyville on Highway 166/169/ Northeast/11th Street.
- Lack of attractive cohesive streetscape of commercial areas facing Highway 166/169/Northeast/11th Street.
- Too much pavement along highway and driveways.
- Commercial area lacks clear definition of hierarchy of road/driveway/parking.
- Gateway opportunity at rail bridge for downtown.
- General lack of screening or buffering of industrial uses.
- General lack of infrastructure maintenance in residential and vacant property areas.

Aesthetics Plan Recommendations

Recommendations:

- Develop a streetscape plan for the Highway 166/169/Northeast/11th Street corridor to address landscape, sidewalks, and other streetscape elements.
- Develop a community entry monumentation plan and entry sign on Highway 166 west of the Verdisgris River Bridge to create sense of quality, reinforce community branding, and create a sense of arrival to Coffeyville.

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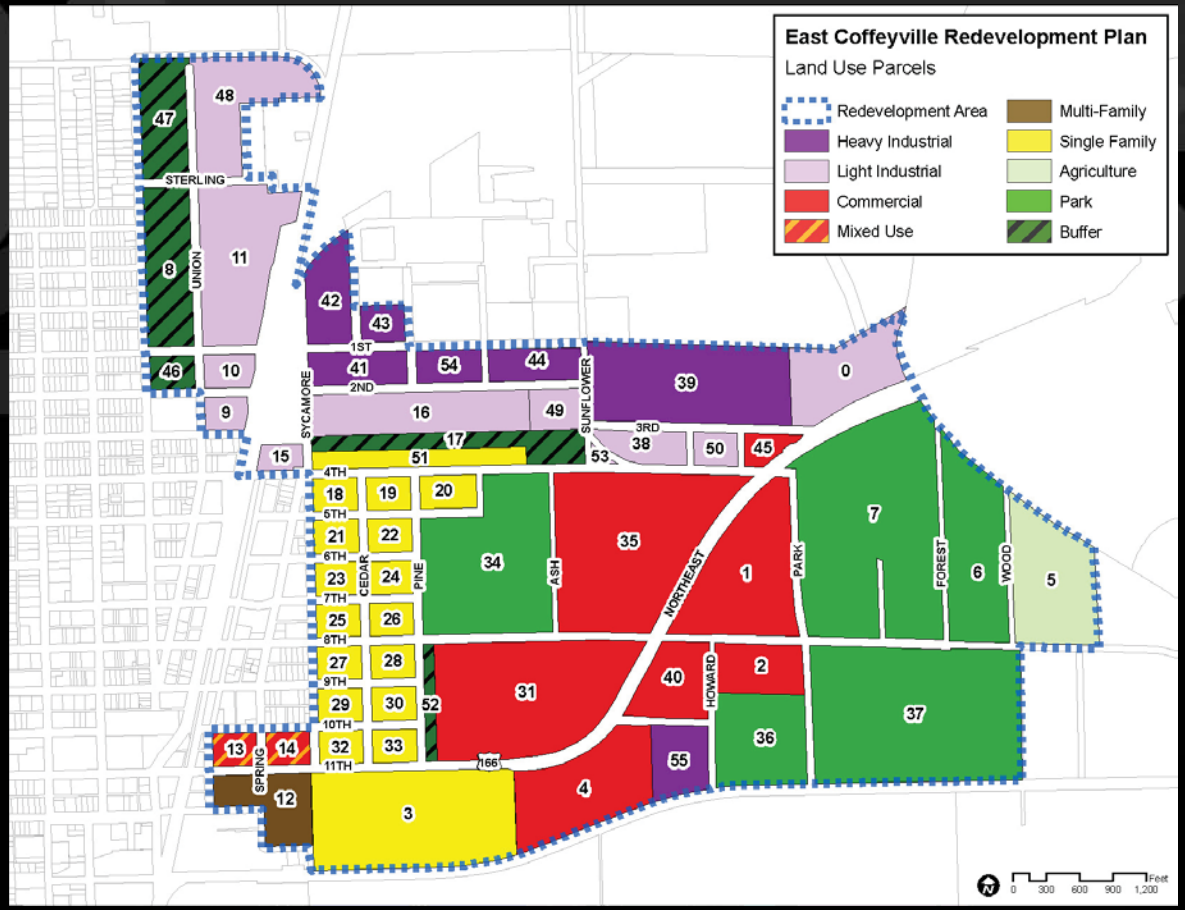
Redevelopment Costs



Redevelopment Cost Summary

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