CHAPTER 2
FACTORS AFFECTING DEVELOPMENT

INTRODUCTION

To provide for appropriate recommendations, analysis of the environment and existing uses is required. This portion of the document provides significant background and supporting data with regard to the environment, statistics outlining the existing population, description and categorization of infrastructure, and an inventory of existing land use.

HISTORY

As early as 1803, the present site of Coffeyville was occupied by the Black Dog band of Osage Indians who crossed back and forth to the west plains to hunt buffalo. In the early 1880's, Coffeyville was known as Cow Town due to the number of cattle grazing the open range, and the fact that it was a shipping point for cattle herds.

Coffeyville was settled in 1869 and originally was an Indian trading post. At that time, what is now the state of Oklahoma, was the Indian Territory. Several trading posts were located just across the northern border of the Indian Territory in Kansas. One was located at "old Parker" a little south and east of the present day Coffeyville. ***Colonel James A. Coffey relocated here from Humboldt, Kansas, to what is now South Walnut and established a trading post to trade such things as lumber, building materials and other supplies with the Indians.*** The news of his arrival traveled rapidly throughout the trails of the Osage and Cherokee nations, the business thrived and soon a town was laid out around Coffey's trading post, which was named Coffeyville in his honor.

In 1871, there was a three-way railroad race to secure a right-of-way into the rich Indian lands. The race was won by the Missouri, Kansas & Texas Railroad, which crossed the lines at Chetopa. Immediately one of the other railroads, the Leavenworth, Lawrence &

Galveston, changed its route to pass through the new trading post. The promoters of this railroad laid out the townsite of Coffeyville and essentially the entire settlement of Old Parker moved to the new location. ***Coffeyville began as a trading and commercial city and through the years it has never lost that character.*** It was incorporated in March 1872, but the corporation was found to be illegal and it was again incorporated in March 1873. During the last thirty years of the 19th Century, it steadily grew and flourished as a trading center of a rich and prosperous farming region. Moreover, it came to be known as one of the most important grain and flour milling points to the Central West.

About 1900, the progressive businessmen of Coffeyville recognized the possibilities of the proximity of deposits of clay, sand and shale, together with natural gas as a fuel. Within the next few years their efforts brought to Coffeyville eight glass factories and five brick and tile plants. The result was rapid expansion into an industrial city. In 1901, as a trading city, Coffeyville had a population of 5,000. By 1910, as an industrial city as well as a trading city, its population had increased and continued to increase for the next five years to 18,500. By 1916, the glass factories had closed their doors. At that time Coffeyville did, however, have a number of industries that are still active today: Rea Patterson Flour Mill (Bartlett Flour Mill), Sherwin Williams and the National Refinery (Farmland Industries).

Coffeyville website

ENVIRONMENTAL FACTORS

Topographic Features

Montgomery County has two distinct physiographic areas, the Osage Cuestas in the eastern three fourths of the county and the Cross Timbers in a small area of the western section. The Osage Cuestas region, where Coffeyville is located, occupies nearly all of eastern Kansas south of the Kansas River. It is typified by a series of east-facing ridges with flat to gently rolling plains between them. These ridges are frequently incised by stream channels or in many instances have been eroded to the point that only isolated knolls are visible. The foundation rocks of this region are among the oldest exposed in Kansas. Shales, limestones and sandstones that form shallow and fertile but somewhat dry soils underlie the plains. ***The lowest elevation of the state is located in Montgomery County at 684 feet above sea level along the Verdigris River near Coffeyville.***

Watershed Characteristics

Coffeyville lies within the Middle Verdigris Watershed, which is comprised of portions of Labette, Montgomery, Neosho and Wilson counties in Kansas, and Craig, Nowata, Rogers and Washington counties in Oklahoma. This watershed is primarily a drainage basin for the Verdigris River and its tributaries. The Verdigris River is a tributary of the Arkansas River. Groundwater supplies in the Verdigris River Basin are quite limited with surface water

being the predominant source of water for uses in the Basin. These uses include industrial (36% of water used) and municipal (56%). Recreation, irrigation, stormwater and other uses make up the remainder of the water use percentage. The Middle Verdigris Watershed is a part of the larger Verdigris River Basin. The Middle Verdigris Watershed encompasses 1500 square miles with 253 miles of streams. Land use in the Middle Verdigris Watershed is as follows:

Land Use	Percentage	Land Use	Percentage
Urban Areas	6.6%	Wooded Areas	12%
Row Crop	43%	Water Area	2.2%
Grassland	35.8%	Other	2%

The condition of the surface water in the Middle Verdigris Watershed was last assessed in 2001. At that time streams and rivers in the watershed were found to be in fair to poor condition with many surface water bodies not supporting their designated uses. The primary pollutant is low dissolved oxygen caused by excess of nutrients. Additional pollutants include fecal coliform bacteria from feedlots, wastewater treatment facilities, septic systems and wildlife.

Within the Coffeyville city limits there are three subwatersheds used for planning purposes. The Verdigris River watershed is located on the east side of the City and is the largest. The Onion Creek watershed encompasses the western and southern portions of the urban area. The Sycamore Creek watershed is generally within the central and northwest portions of the city.

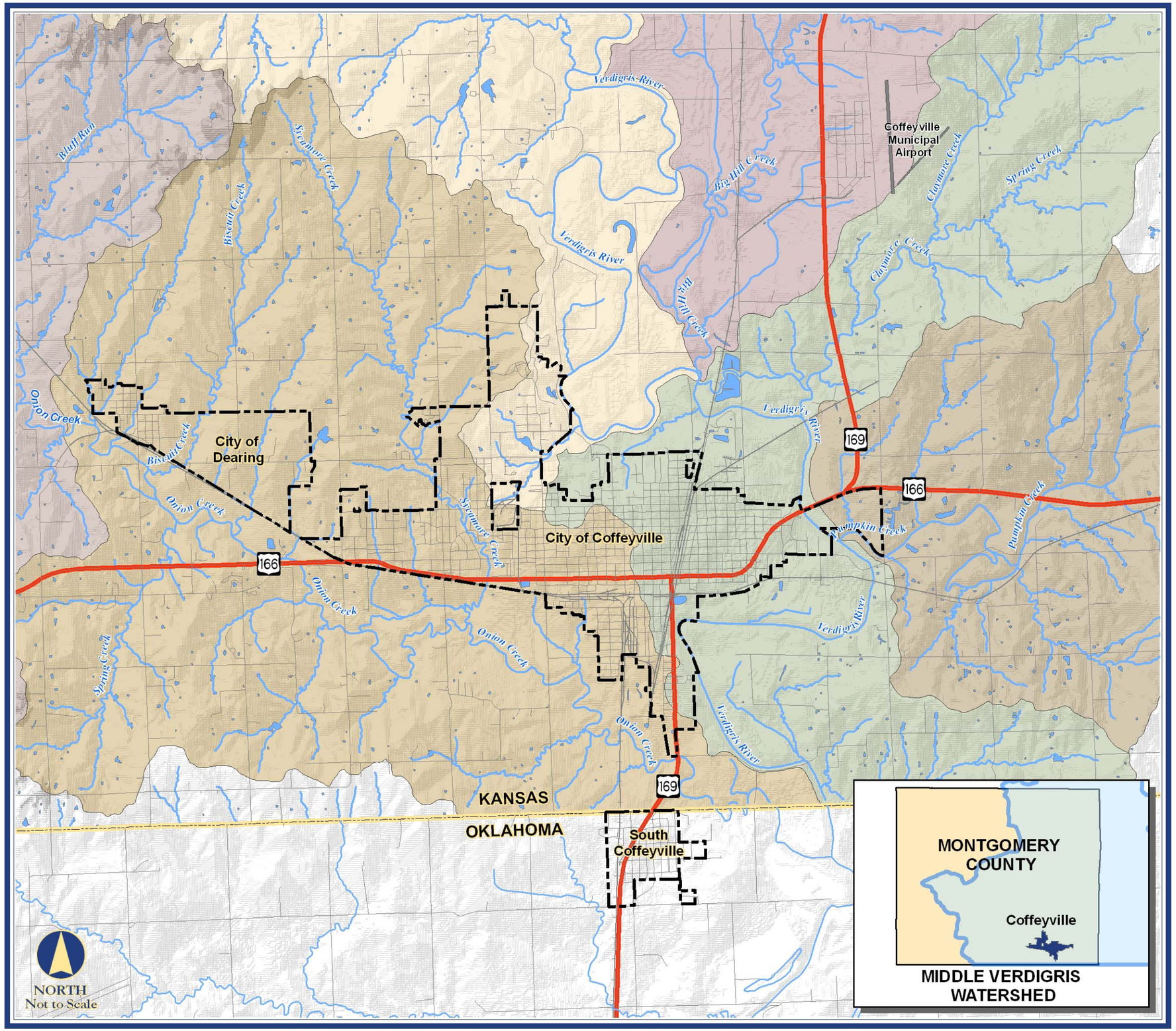
Climate

Coffeyville has a humid continental climate with hot summers and cold winters. The average daily temperatures are 31 degrees in January, 58 degrees in April, 80 degrees in July and 59 degrees in October. The average annual precipitation is 45.44 inches. The average annual snowfall is 11 inches. The frost-free dates (when the chance of avoiding freezing temperature reach 95 percent) is from April 10 – October 23rd, giving the county 198 frost-free days.

Soil

The nature and characteristics of soils have a significant relationship to the types of land uses that are possible for an area. Soil characteristics can provide significant constraints to development by making it more expensive to build. Therefore, soil identification and analysis are important first steps in evaluating the utilization of resources for development.

Soil properties can be rated and mapped as to their development suitability. The United States Department of Agriculture (USDA) has provided a detailed study of the soils within the Coffeyville city limits. An understanding of the soils' properties can lead to their application for different types of development. Three factors have been identified as important engineering constraints to development: the shrink-swell potential, depth-to-bedrock, and depth-to-water-table.



Regional Watersheds

Legend

- Coffeyville Limits
- U.S. 166/169 Hwy
- Creek/River
- Waterbody

Regional Watersheds

Source: USGS 6/10/09

Shrink-swell potential is the characteristic that determines a soil's volume change with changes in moisture content. Soils with high shrink-swell potential require extra construction costs to prevent cracked walls, foundations and roadways. Depth-to-bedrock measures the relative thickness of the soil from the surface to the bedrock below. Shallow depths-to-bedrock can increase excavation costs for basements, streets and underground utilities. Depth-to-water-table is the vertical distance from the soil surface to soil that is completely saturated with water. The depth of the water table is affected by soil permeability, infiltration of the surface layer, slope and drainage. It affects excavations for basements, foundations for buildings and roads, and underground utilities. Depth-to-bedrock and depth-to-water-table also affect the use of private septic wastewater disposal systems.

Soil information is provided using the web-based analysis available on the USDA's Natural Resources Conservation Service internet site. The approximate boundaries of Coffeyville city limits were used for the area of soil profiles studied. ***The city limits of Coffeyville encompass 8.5 square miles, a little over 5,400 acres.***

Eram-Urban land complex, 1-5 % slopes

Approximately 65% of the soils within the Coffeyville city limits are in the Eram-Urban land complex. This area includes the entire downtown of Coffeyville and extends above the natural flood plain east of the Verdigris River west to Sycamore Creek and south of the Verdigris River on the north side of the city to Onion Creek on the south side of the city. This area encompasses approximately 3,000 acres. This soil component is on hill slopes, its parent material is silty, and clayey residuum weathered from shale. The natural drainage class is moderately well drained. The depth to bedrock is 20 to 39 inches and the depth to water table is 6 to 18 inches. The shrink-swell potential is high.

Dennis silt loam, 1 to 3% slopes and 3 to 7% slopes

Approximately 8% of the soils with the city limits are in the Dennis silt loam land complex. These soils are located on hill slopes along the south and west edge of the city. They are moderately well drained soils with a depth to bedrock of more than 80 inches. The depth to the water table is 12 to 18 inches and the shrink-swell potential is high. The parent material of these soils is silty and clayey residuum weathered from shale.

Eram silty clay loam 1 to 3% slopes and 3 to 7% slopes

The Eram silty clay loam soils make up approximately 7% of the city limits concentrated around the streams in the west and northwest area. These soils are located on the hill slopes above the stream channels. They are moderately well drained and have a depth to the water table of 6 to 18 inches with a high shrink-swell potential. The depth to bedrock is 20 to 39 inches and the parent material comprises of silty and clayey residuum weathered from shale.

Osage silty clay, occasionally flooded

The Osage silty clay soils make up approximately 5% of the soils in the city limits concentrated around the flood plains in the eastern side of the city and along Sycamore Creek in the northwest section. These soils poorly drained, with a 0 to 2% slope. The depth to bedrock is more than 80 inches. The depth to the water table is 6 to 18 inches with a high shrink-swell potential. The parent material is clayey alluvium.

Shidler-Catoosa complex 1 to 8 percent slopes

The Shidler-Catoosa complex make up approximately 4.5% of the soils in Coffeyville city limits. They are located in the northern section of the city in the hillslopes above the Eram silty clay loam soils. The depth to bedrock for the Shidler-Catoosa soils is 4 to 20 inches, with a depth to the water table of greater than 80 inches. These soils are well drained, with a medium shrink-swell potential. The parent material residuum weathered from limestone.

Coffeyville is composed of a variety of soils, each with its own set of characteristics. The soils information outlined in this document offer an elementary understanding of what lies in and around Coffeyville, but should not be relied upon to determine whether a property is suitable for development. A detailed soils analysis should be conducted prior to development.

Geology and Mineral Resources

The geology of Coffeyville, as part of the Osage Cuestas, is composed of marine sediments deposited approximately 300 million years ago during an era known as the Pennsylvanian Period. Today these marine sediments form the limestones and shales that are seen in road cuts and quarries throughout the southeastern portion of the state. In outcrops, the limestones resisted erosion while the shales were stripped away. Ultimately, this left the limestone standing higher than the surrounding layers. Because of the gentle slope, the limestone ridges tended to be steep on the up gradient side forming a steeper slope. On the down gradient side of the ridge, the topography was gentler along the top of the limestone beds. This alternating steep and gentle slopes is what defines cuesta topography. Cuesta development, like nearly all landforms, is predominately a function of differential weathering. The abundant water in the region is the driving force behind the stripping away of thousands of feet of sediment. As water supplies diminish to the west, elevations increase and younger and younger rocks cover the surface. The oldest rocks exposed in Kansas are found to the southeast of the Osage Cuesta region, where Kansas surface waters are most prevalent and have been able to erode more cover.

The eastern side of Coffeyville sits on an ancient alluvial terrace left by the movement of Verdigris River as its course has shifted. At the western and northwestern section of the city, the elevation rises and the lithology changes to the Galesburg shale and Drum Limestone formations.

Industrial minerals that are produced in Kansas include limestone (cement, crushed rock, and building stone), sand and gravel, clay and shale, gypsum, and salt. Lead and zinc mining ceased in 1970, and only one small coal mine still operates in eastern Kansas.

To meet the demands of the railroads, coalmines were opened in the 1870's in southeastern Kansas; later this area would become the most prolific coal-producing region in Kansas. ***The 1870 discovery of zinc ore in southeastern Kansas marked the beginning of a century of lead and zinc mining in the Kansas part of the Tri-State mining district (southeastern Kansas, southwestern Missouri, and northeastern Oklahoma), one of the major lead and zinc mining areas in the world.*** Many of these mines are no longer in operation. However, the bituminous coals of eastern Kansas have great potential for large quantities of methane. In areas where the coals are deeper than 500 feet, and the gas has been trapped in the coals by thick overlying shales, economic quantities of methane gas may exist. Many other factors, such as the market price for natural gas, also determine the

economic feasibility of exploring for coal bed methane in eastern Kansas.

Most of the coals in eastern Kansas are less than 2,500 feet deep, so drilling costs should be relatively low. Many gas pipeline networks already exist, and Kansas has recognized disposal zones for the water that is produced with the methane. All these factors suggest that eastern Kansas is an important area for potential development of coal bed methane.

The rich deposits of shale, clay, sand and the presence of natural gas fueled brick and glass factories in the early 1900s. ***Bricks for sidewalks and street paving were in great demand during this time and Coffeyville bricks were shipped around the world.***

Flood Plains

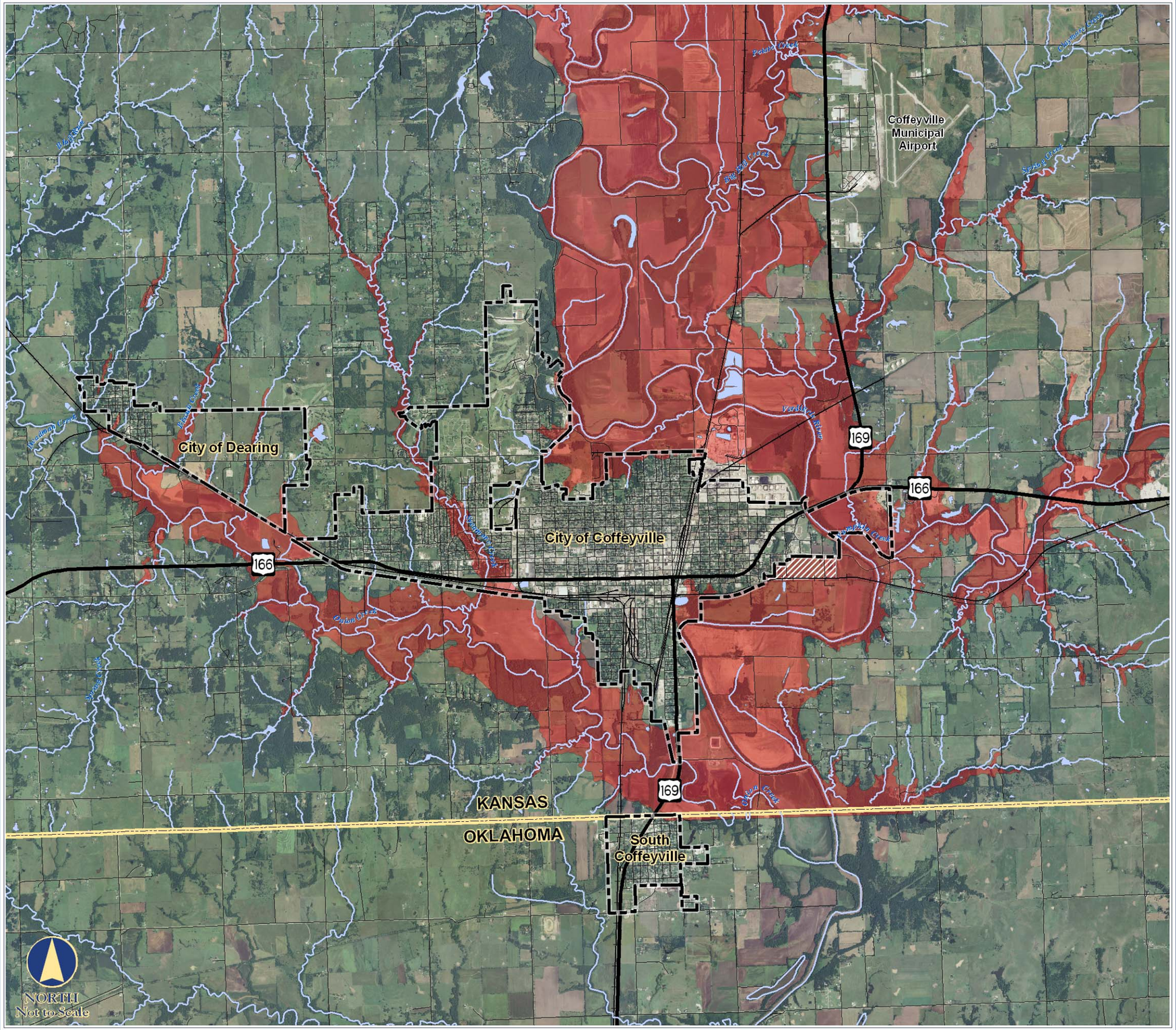
Coffeyville, located at the lowest point in the state of Kansas, has a number of rivers and streams traversing the city and the surrounding area. The Verdigris River comes from the north and winds to the east of Coffeyville. The Verdigris basin has historically been prone to flooding during high rainfall events. Most of the basin land cover is native prairie with fairly steep slopes and shallow soils making it unsuitable for crop production. As a result, row crop agriculture occurs mainly in the fertile floodplains of the Verdigris. Also contributing to the flooding in Coffeyville is Onion Creek which enters the area from the west and travels to the south of Coffeyville. These two streams result in the majority of the flooding in the area. Other flooding in the community is caused by Sycamore Creek, which enters the community in the northwest flowing directly south and connecting with Onion Creek. It has been considered in the past to dam Sycamore Creek in the northern region to potentially reduce the flooding within the city limits and to develop an amenity in the northern region of Coffeyville allowing for upper scale housing developments.

Due to the significant floodplain in the Coffeyville area, direction of development is limited to the northwest and to the extreme northeast, across the Verdigris near the Highway 166 / 169 interchange and industrial park. Areas south of Onion Creek are also an option although the limited access and distance make this area a less desirable choice. The floodplain boundaries can be seen on the floodplain map provided on the following page.

Vegetation and Wildlife

Montgomery County is a part of the Central Irregular Plains ecoregion. Ecoregions designate areas of general relationships in ecosystems and in the type, quality, and quantity of environmental resources. The vegetation of this ecoregion is a mixture of tallgrass prairie and oak-hickory forest in the east, with floodplain forests along streams. The predominate land use is a cropland/grassland mix, which changes to woodland and rangeland on the western side of the county. Most of the crops are grown in the flood plains of the Verdigris River and its tributaries.

Key wildlife habitat includes cropland, good and excellent rangeland, weedy and brushy fence rows, woodlands, riparian areas, streams, and wetlands. Key wildlife species include opossum, bobwhite quail, box turtle, eastern cottontail rabbits, red fox, badgers, beaver, coyote and white tail deer.



Regional Flood Zones

Legend

- Coffeyville Limits
- 166 169 U.S. 166/169 Hwy
- Creek
- Waterbody

FEMA Flood Zone

- 100 Year
- Flood Zone Area of Discrepancy

Source: FEMA FIRM's dated 3/12/76 & 6/01/88

Image for graphic representation only. Reference FEMA flood rate insurance maps for official flood plain boundaries.

SOCIO ECONOMICS

The evaluation of socio economics for a community is critical to understanding the trends for the future as these trends affect the quality of life for the community. Understanding a community's population and size, for example, often determines the level of population diversity. Typically, as a city grows in size, the population becomes increasingly varied. This includes a mix of age, race, economic status and more, which can provide opportunities and challenges for a community.

These characteristics of a community form the foundation for reaching conclusions about community needs and future needs, such as housing, schools, commercial needs, streets and infrastructure, parkland and public facilities. The nature of population change or change in composition reveals the need and nature of community housing and the public and private services that may be required to sustain neighborhoods.

The flood of 2007 has left uncertainty in the population estimates for the City of Coffeyville. Although more than 400 structures were affected by the flood, information on the relocation of flood area residents has not been documented. Due to the stability of school enrollment, it may be assumed that flood victims with children found alternative housing in the community. The U.S. Postal Service has also indicated minor fluctuation in the total number of residents served, but has acknowledged a significant drop in residents served in the flooded area.

The following numbers represent an estimate based on the 2000 Census, current Claritas estimates for 2008 and school population with estimated parent population as well as review of elderly residents relocating into assisted living. The results of the 2010 U.S. Census, now underway, will reflect post-flood population numbers.

The population loss in Coffeyville and Montgomery County contrasts with the steady growth rate in the State of Kansas. With the flood factored in, Coffeyville is losing population at almost twice the percentage rate of Montgomery County. The most significant drop in population occurred in the 1980s. Based on the current population trends for Coffeyville, it is projected that the City's population by 2013 will be approximately 9,868. This population decrease is estimated at 4% over the next five years.

Historic Population 1960 to 2008

Year	Coffeyville	Montgomery County	State of Kansas
1960	17,382	45,007	2,178,611
1970	15,116	39,949	2,249,071
1980	15,185	42,281	2,363,679
1990	12,917	38,816	2,447,574
2000	11,021	36,352	2,688,418
2008 (est.)	**10,279**	**34,395**	**2,802,134**

Source: U.S. Census, Claritas, OHH

Household Size

There are 10,573 residents in households with an average household size of 2.25 and an average family size of 2.9. Total number of dwelling units in Coffeyville is 4,692.

Population by Race

Coffeyville's population has a fairly diverse race mix compared to other small communities in Kansas. The African American population is comparable to the national average and the American Indian and Alaska Native population is greater than the national percentage. The higher American Indian population can be attributed to Coffeyville's close proximity to Oklahoma. The Hispanic race is lower than the estimated national average, but with the significant influx of Hispanics into the United States over the last nine years, it is almost impossible to estimate an accurate count at this time.

The preceding breakdown of race in Coffeyville is based on the estimated 2008 population.

Population by Race	
Coffeyville, KS Total	**10,279**
Population of one race	9,778
White alone	7,787
Black or African American alone	1,246
American Indian & Alaska Native alone	511
Asian alone	62
Native Hawaiian & Other Pacific Islander alone	4
Some other race alone	168
Population of two or more races	501

Source: U.S. Census, Claritas

Population by Age and Gender

The Coffeyville population has 4,787 males and 5,492 females. These percentages are comparable to the national average. The female population is always higher than the male, mostly due to life expectancy. This can be seen in the following table, which outlines the age and gender of the Coffeyville population.

Population by Age and Gender					
Age Range	**Gender**	**Number in Range**	**Age Range**	**Gender**	**Number in Range**
Under 5 years	Male	331	45-49 years	Male	309
	Female	312		Female	331
5-9 years	Male	328	50-54 years	Male	270
	Female	329		Female	324
10-14 years	Male	367	55-59 years	Male	239
	Female	339		Female	281
15-17 years	Male	243	60-61 years	Male	77
	Female	220		Female	97
18-19 years	Male	212	62-64 years	Male	124
	Female	156		Female	133
20 years	Male	110	65-66 years	Male	55
	Female	105		Female	95
21 years	Male	61	67-69 years	Male	117
	Female	70		Female	179
22-24 years	Male	157	70-74 years	Male	186
	Female	156		Female	282
25-29 years	Male	291	75-79 years	Male	190
	Female	289		Female	304
30-34 years	Male	245	80-84 years	Male	111
	Female	314		Female	257
35-39 years	Male	310	85 years and over	Male	118
	Female	293		Female	313
40-44 years	Male	336			
	Female	313			

Educational Attainment by Gender for Population 25 Years of Age and Older

Educational attainment of Coffeyville residents age 25 and older compares favorably to the State of Kansas in receiving a high school diploma, with 30 percent of this population group graduating high school. Coffeyville also has fewer male residents with less than 9th grade education than the State of Kansas overall; but a greater number of females lacking education beyond 9th grade. ***The percentage of population achieving degrees through postsecondary education is significantly behind the state level of achievement.***

The State of Kansas, according to U.S. Census, lists 17.5 percent of males receiving a bachelor's degree; 9.7 percent receiving graduate or professional degrees; 29.5 percent receiving a high school diploma and 5.6 percent receiving less than 9th grade education among those age 25 and over. Among females, 16.6 percent hold a bachelor's degree; 7.7 percent hold graduate or professional degrees, 30 percent hold a high school diploma and 4.8 percent have received less than 9th grade education among female age 25 and over.

The statistics reflect a need for continued expansion of Coffeyville Community College offerings and additional outreach from regional universities offering bachelor's degrees through extension or distance learning in Coffeyville. Increased educational attainment will result in workforce enhancement and resulting economic growth. Primary leadership for increasing levels of educational attainment in Coffeyville comes from Coffeyville Community

Educational Attainment

Level of Attainment	Gender	Population	Percent
Graduate or Professional Degree	Male	143	4.8
	Female	144	3.8
Bachelor's Degree	Male	304	10.2
	Female	327	8.6
Associates degree	Male	223	7.5
	Female	422	11.1
Some college, no degree	Male	765	25.7
	Female	875	23.0
High School graduate	Male	852	28.6
	Female	1,126	29.6
9th to 12th grade, no diploma	Male	459	15.4
	Female	616	16.2
Less than 9th Grade	Male	155	5.2
	Female	278	7.3

Source: U.S. Census, Claritas

College (CCC). CCC cooperates with Friends University, Oklahoma Wesleyan University and Sterling College to provide a continuum of education leading to a bachelor's or master's degree. CCC currently is enjoying a robust increase in enrollment and has undertaken an ambitious growth plan for the future.

Courtesy of Coffeville Community College

Educational attainment has direct correlation to the following tables, reflecting household income and poverty levels.

Household Income

The median household income in Coffeyville in 2000 was $25,542 and the median family income in 2000 was $33,180. The per capita income for the city is $15,182. Approximately 10 percent of the Coffeyville population is below poverty level, which compares favorably with the percentage of persons below poverty level in the State of Kansas, which is 12.4 percent. Coffeyville has several rental properties that address the cost constraints of persons at or below the poverty level. The City will need to continue to address additional housing needs of this group as the population ages and industrial growth continues.

Household Income

Household Income - Coffeyville, KS	Number of Households
Total households:	**4,692**
Less than $10,000	**697**
$10,000 to $14,999	**685**
$15,000 to $19,999	**488**
$20,000 to $24,999	**440**
$25,000 to $29,999	**392**
$30,000 to $34,999	**353**
$35,000 to $39,999	**327**
$40,000 to $44,999	**252**
$45,000 to $49,999	**189**
$50,000 to $59,999	**335**
$60,000 to $74,999	**236**
$75,000 to $99,999	**171**
$100,000 to $124,999	**83**
$125,000 to $149,999	**0**
$150,000 to $199,999	**22**
$200,000 or more	**32**

Source: U.S. Census,

Poverty Status By Age	
Income Category	**Coffeyville, KS Population**
Income below poverty level	**1,170**
Under 5 years	**150**
5 years	**22**
6-11 years	**87**
12-17 years	**97**
18-64 years	**637**
65-74 years	**78**
75 years and over	**99**
Income at or above poverty level	**9,109**
Under 5 years	**534**
5 years	**87**
6-11 years	**594**
12-17 years	**862**
18-64 years	**5,033**
65-74 years	**842**
75 years and over	**1,156**

Source: U.S. Census, Claritas, OHH

Employment Characteristics

Although Coffeyville is located in an area that is historically agricultural, the focus of employment in Coffeyville is on industry and manufacturing. Residents have stated through community surveys their desire to continue this focus; however, housing suitable for employees in these sectors is minimal. Housing is discussed in detail in the Housing section of this plan.

Employment Status Ages 16 Years of Age and Older

Although the national unemployment rate has doubled, all statistics for Coffeyville indicate the local economy as stable. Careful review shows the unemployment rate in Coffeyville at 3%, which is 6.5% lower than the national unemployment rate and 3.5% lower than the state unemployment at the time of this document.

Employment Status Ages 16 Years and Older		
Population 16 Years and Older	Number	Percentage
Total in Age Group	8,120	100
In Labor Force	4,547	56
Employed	4,304	53
Unemployed	244	3
Not in Labor Force	3,573	44

Source: U.S. Census, Claritas

Employment by Occupation Ages 16 Years of Age and Older

Employment by Occupation Ages 16 Years and Older	
Category	Percentage
Management, professional and related occupations	22.1
Service occupations	22.0
Sales and Office occupations	22.9
Farming, fishing and forestry occupations	0.2
Construction, extraction and maintenance occupations	8.4
Production, transportation and material moving occupations	24.3
INDUSTRY	
Agriculture, forestry, fishing & hunting, mining	1.3
Construction	4.1
Manufacturing	24.4
Wholesale trade	2.3
Retail trade	12.3
Transportation, warehousing, utilities	4.8
Information	2.0
Finance, insurance, real estate, rental & leasing	3.8
Professional, scientific, management, admin. & waste mgmt. services	6.3
Educational, health and social services	20.3
Arts, entertainment, recreation, accommodation and food services	11.2
Other services (except public administration)	5.2
Public administration	1.9

Source: U.S. Census

Major employers in Coffeyville are:

Amazon.com	**775 +**
(seasonal employees)	**2,200**
Coffeyville Regional Medical Center	**421**
Coffeyville Resources	**400**
John Deere Coffeyville Works, Inc.	**400**
ACME Foundry	**300**
Windsor Place	**270**
USD 445	**257**
American Insulated Wire	**250**
Prestige Cabinets	**250**
City of Coffeyville	**173**
Jensen International	**150**
SEKTAM	**81**

EXISTING LAND USE

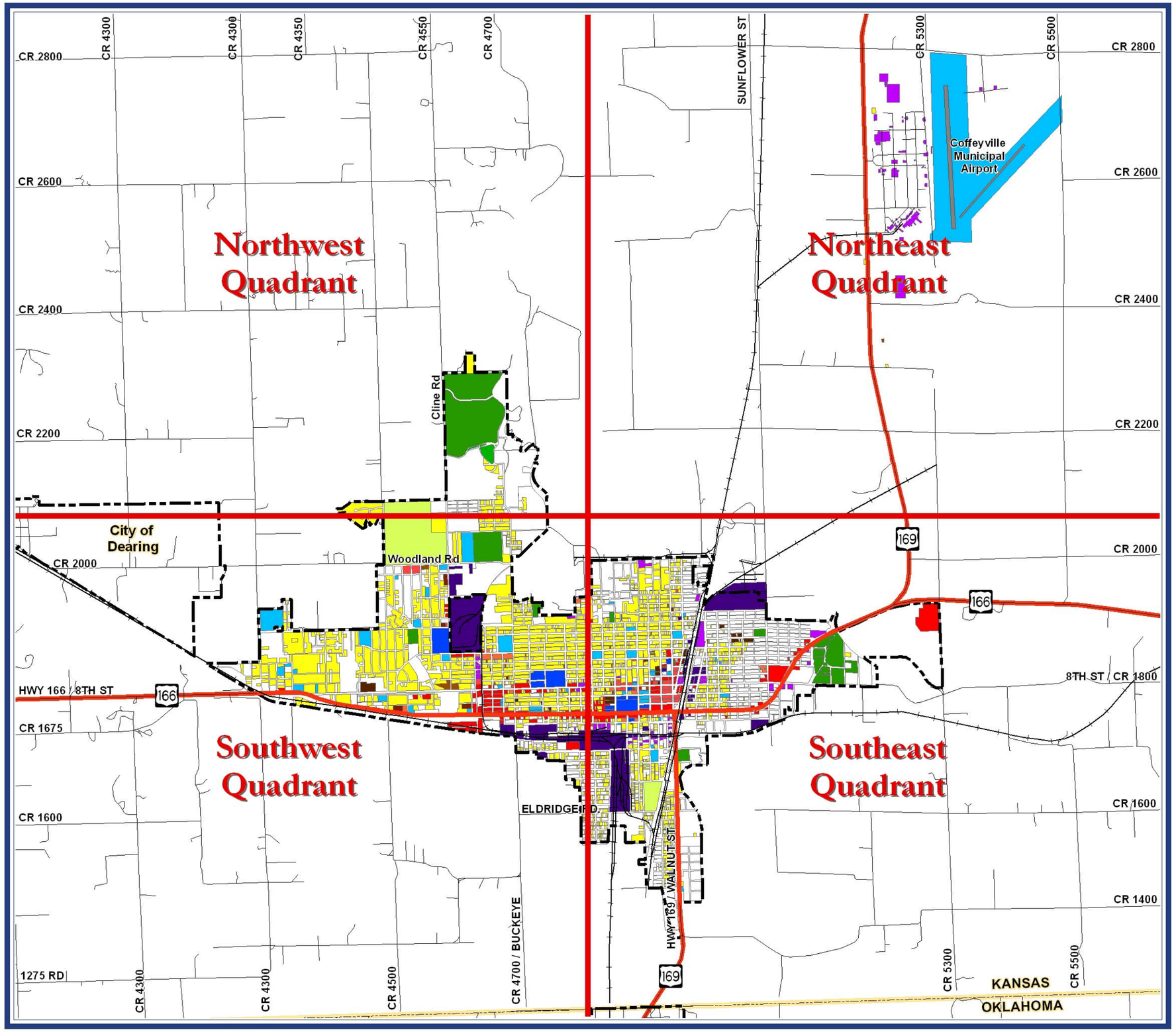
A guide to future growth in Coffeyville must result from a careful study of the existing developments in the city. Appropriate uses of land in an urban area provide the community with a rational pattern of urban development. A land use plan should promote compatible relationships among the various land uses: residential, commercial, industrial, agricultural and public or semi-public. The uses of land must respond to the present and future needs of the city and the residents to accommodate and provide opportunities for population growth, infrastructure, housing and public facilities.

Knowledge of the existing various land uses in a city is important to understanding land use trends and determining appropriate future land use. Illustrated on the following pages is the Existing Land Use in and surrounding the Coffeyville city limits. The information illustrated was obtained during an on the ground survey that took place in July 2008.

The land uses in Coffeyville and the surrounding area are diverse. Commercial uses continue to develop along 11th Street and are now developing at the intersection of U.S. 166 and U.S. 169 on the eastern side of town. Coffeyville still has a prominent downtown with commercial uses as well. Industrial is found in several pockets in the community. The main industrial park is located to the northeast adjacent to the airport. The oil refinery is also in the northeast portion of the community. Other industrial uses are found along the railroad lines in the south section of town.

Housing is found throughout the community with the most recent new housing projects to the north and west with one new housing project in the southeast. A large portion of housing was lost on the east side of town during the 2007 flood and it is anticipated this housing will not be reconstructed.

Public and quasi-public uses are found throughout the community as well with the City Hall and police station in the core of the community on the north side of downtown. The community college, high school, middle school and elementary school are all located west of downtown, with the new elementary school located furthest west. Park facilities are located throughout the community offering open space to all residents.



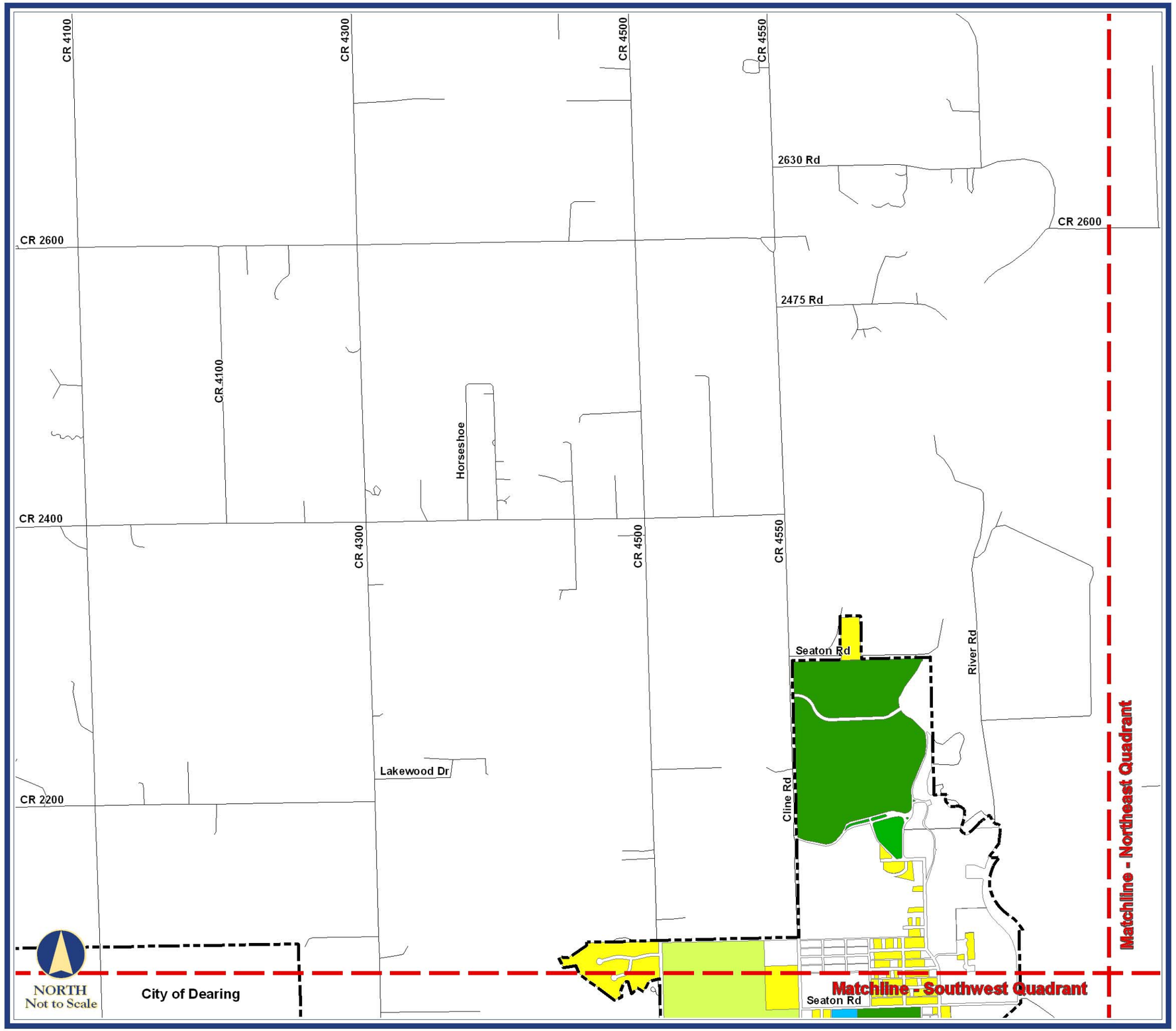
Existing Land Use

Legend

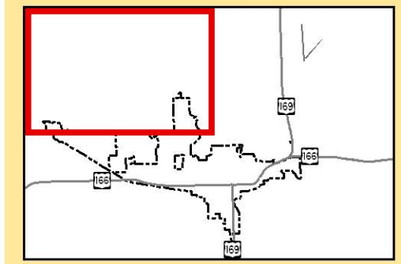
- Coffeyville Limits
- U.S. 166/169 Hwy

Existing Land Use

- Single Family Residential
- Two Family Residential
- 3 & 4 Family Residential
- Multi-Family Residential
- General Business
- Mixed Use
- Offices & Bank
- Light Industry
- Heavy Industry
- School & Public
- Church & Institution
- Cemetery
- Public Open Space
- Park
- Vacant Land



Existing Land Use Northwest Quadrant

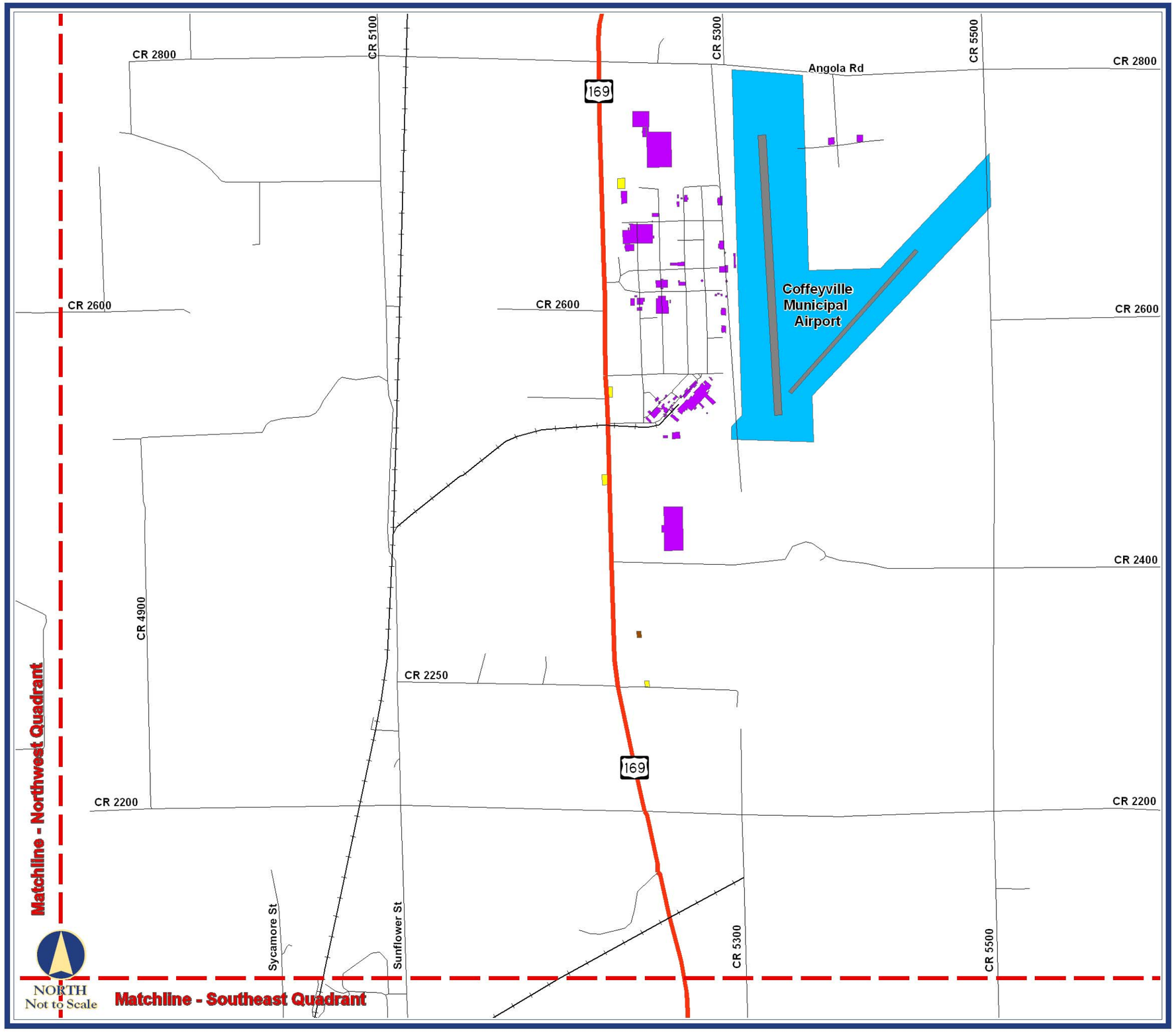


Legend

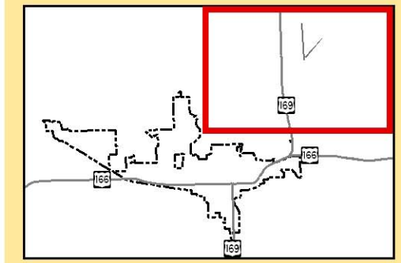
- Coffeyville Limits
- U.S. 166/169 Hwy

Existing Land Use

- Single Family Residential
- Two Family Residential
- 3 & 4 Family Residential
- Multi-Family Residential
- General Business
- Mixed Use
- Offices & Bank
- Light Industry
- Heavy Industry
- School & Public
- Church & Institution
- Cemetery
- Public Open Space
- Park
- Vacant Land



Existing Land Use Northeast Quadrant

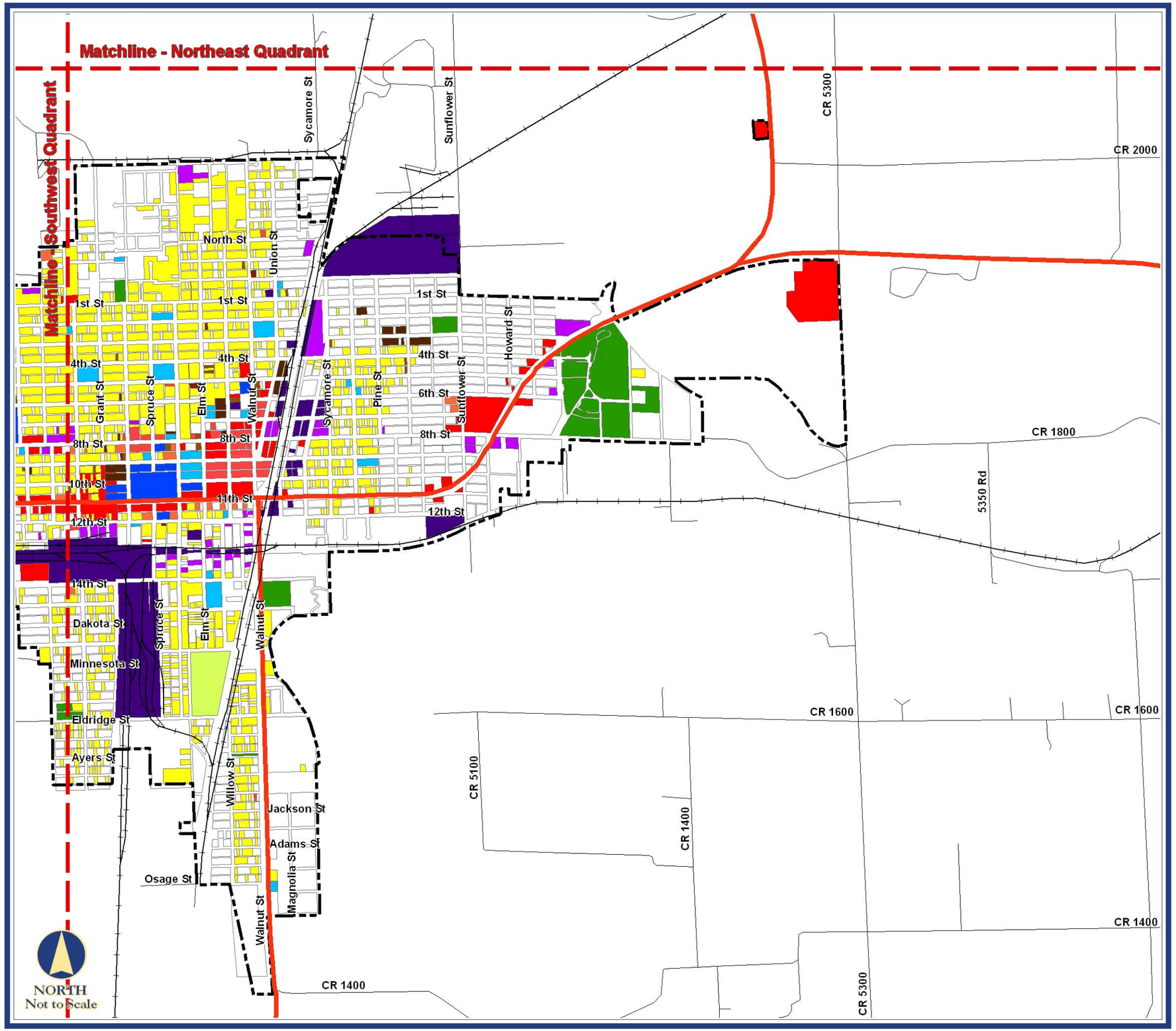


Legend

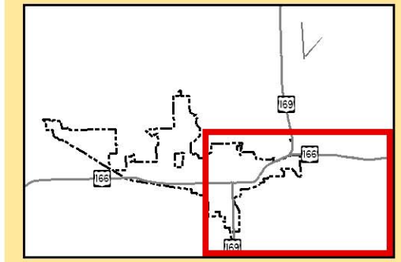
- Coffeyville Limits
- 166 169 U.S. 166/169 Hwy

Existing Land Use

- Single Family Residential
- Two Family Residential
- 3 & 4 Family Residential
- Multi-Family Residential
- General Business
- Mixed Use
- Offices & Bank
- Light Industry
- Heavy Industry
- School & Public
- Church & Institution
- Cemetery
- Public Open Space
- Park
- Vacant Land



Existing Land Use Southeast Quadrant

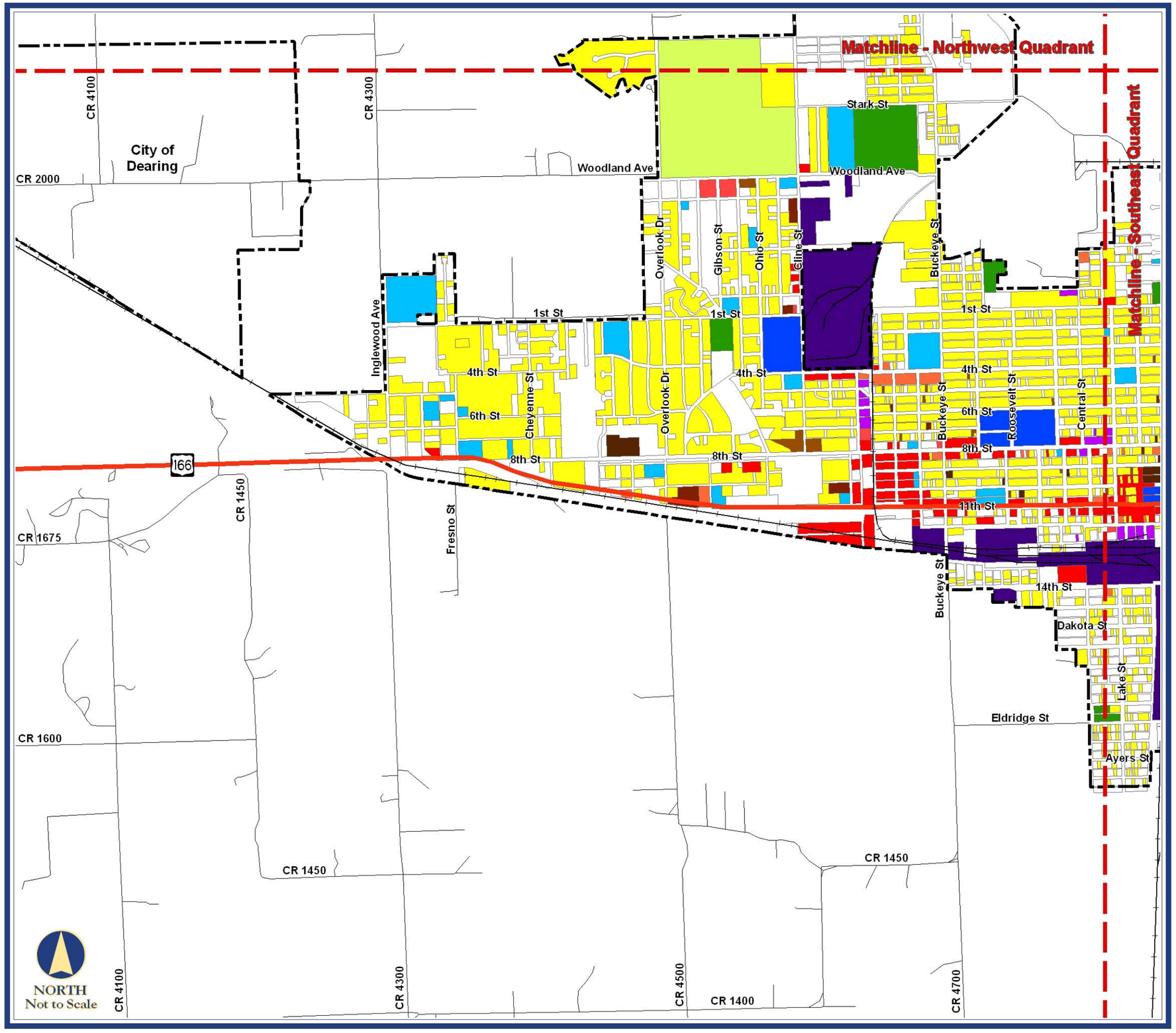


Legend

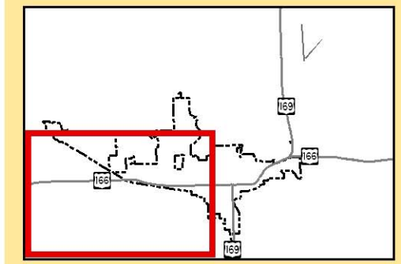
- Coffeyville Limits
- 166 169 U.S. 166/169 Hwy

Existing Land Use

- Single Family Residential
- Two Family Residential
- 3 & 4 Family Residential
- Multi-Family Residential
- General Business
- Mixed Use
- Offices & Bank
- Light Industry
- Heavy Industry
- School & Public
- Church & Institution
- Cemetery
- Public Open Space
- Park
- Vacant Land



Existing Land Use Southwest Quadrant



Legend

- Coffeyville Limits
- 166 169 U.S. 166/169 Hwy

Existing Land Use

- Single Family Residential
- Two Family Residential
- 3 & 4 Family Residential
- Multi-Family Residential
- General Business
- Mixed Use
- Offices & Bank
- Light Industry
- Heavy Industry
- School & Public
- Church & Institution
- Cemetery
- Public Open Space
- Park
- Vacant Land

HOUSING

Good housing and strong neighborhoods are at the core of a community's quality of life. The provision of safe, sound housing with accessibility and choice is considered fundamental to the good health of cities. In accepting this premise, cities are faced with finding ways to achieve a state of good health by maintaining existing housing as well as addressing demands for new housing. ***The dramatic shifts in American demographics, ranging from the low number of two-parent families with children to the surge in demand for senior housing, to the provision of housing for the average workforce have risen to the top of community concerns.***

Cities are challenged to take on the affordable housing need. In the report "Meeting Our Nation's Housing Challenges," it is stated that one in four American families spends more than 30 percent on housing (rent and utilities), exceeding the maximum amount families can spend on housing and still afford other necessities, such as food, clothing, transportation to and from work and medical care. A full time worker earning the current U.S. minimum wage cannot afford to pay more than $257.50 per month in rent and utilities. Failure to afford necessities brings on other problems, such as physical and mental illnesses, loss of jobs due to lack of transportation and lack of needs for daily life. It is easy for families to collapse.

Recent data from the Joint Center for Housing Studies, Harvard University, reflects the affordable housing landscape in the U.S.: homeowners with a median annual income of $50,000 in 1995 have seen little increase in wages, while a home costing $150,000 in 1995 today costs $225,000.

Additionally, the lack of adequate housing choice is a serious economic problem in many communities, including Coffeyville. Housing choice includes infill, mixed use development, multifamily rental homes, condominiums co-housing, mobile and modular homes, subdivisions and large master planned upscale communities.

Affordable housing is particularly critical in Coffeyville. ***The impact on the community caused by a lack of affordable housing includes stifled economic growth, lack of competitiveness, increased infrastructure costs as the workforce moves farther away from its place of work.***

According to the Joint Center for Housing Policies, in its 2005 analysis, more than half a decade from 1997-2003, the number of working families with critical housing needs increased 67 percent. Persons with critical housing need are defined as those persons forced to spend 50 percent of income on housing.

Housing, especially early structures located in first neighborhoods and suburbs, bears the standard of community history and character. Unfortunately, the first neighborhoods of many communities are the first to deteriorate; the first to convert to rental

status and attendant subdivision of single homes into multi-family homes and the first to be abandoned.

The City of Coffeyville is faced with two of the three elements of decline—rental increase, deterioration and abandonment.

More than 70 percent of Coffeyville housing units are at least 50 years old. Although Coffeyville is faced with a housing stock that is significantly older than the average in Montgomery County, the majority of properties in the older areas is in sound condition or could be repaired with modest expense.

Coffeyville also is confronted with a lower median household income when compared with Montgomery County and the State of Kansas. The median household income in Coffeyville in 2000, according to U.S. census was $25,542, compared with Montgomery County median household income of $30,997 and State of Kansas median household income of $46,624.

More than 300 households are living below poverty level. Over 51 percent of householders below poverty level living in owner-occupied housing are above age 60, while 32 percent of householders below poverty level and living in rental units are above age 60.

Throughout the community involvement process, residents have declared housing to be the #1 problem in Coffeyville. The community lacks housing for its existing and future workforce as well as higher priced homes for professional and executive level buyers working in or relocating to Coffeyville.

The City also faces a continuing reduction in the number of affordable homes available through deterioration and dilapidation and through the demolition of uninhabitable housing that resulted from the 2007 flood. Although the City is engaged in resolution of the flood affected area, answers have been slow to come. The tangle of issues that must be resolved before the City can consider redevelopment of the flood affected area is extensive and promises to remain unresolved at least through 2009.

The City has resolved much of its deteriorated and dilapidated housing problem in recent years by dedicating a healthy sum annually for demolition and pursuing demolition of approximately 50 structures each year. In 2004, the City introduced a Downtown Revitalization Plan and Neighborhood Revitalization Plan in cooperation with Coffeyville Community College, Montgomery County, USD 445 and the Coffeyville Area Chamber of Commerce.

Tax rebates for new construction and revitalization are authorized by the State of Kansas Neighborhood Revitalization Act.

The purpose of the Coffeyville plan is to encourage renovation and new construction. The plan serves five areas: downtown, the surrounding neighborhood, and three neighborhoods northwest of downtown. The neighborhoods were selected because of potential for new construction and the need to revitalize many of the existing homes. The plan has been somewhat successful in attracting new construction but has failed to stimulate rehabilitation. Due to the program's inability to attract rehabilitation, it may be assumed that incentives need to be increased and marketing needs to be more widespread. The plan has a completion date of 2010, and should be considered at that time for improved incentives and marketing efforts.

The planning team devoted a considerable amount of time to analysis of housing and economic conditions in the revitalization areas, which contain almost all of the deficient structures. Due the extent of community concern about deficient housing, a complete study has been developed and is in Appendix B.

COMMUNITY AND PUBLIC FACILITIES

Providing and maintaining public facilities is one of the public sector's most important functions. This section inventories the existing community facilities for public buildings, including police and fire protection, the airport, library system, parks and recreation, and education.

Public Facilities

Public facilities provide essential City services and include all public buildings that operate for the purposes of conducting public business, safeguarding the community and addressing the community's cultural interests. The following public facilities are located in the City of Coffeyville.

COFFEYVILLE PUBLIC FACILITIES - 2009			
Site	**Address**	**Year Built**	**Floor Area**
AQUATIC CENTER	1906 NORTH BUCKEYE	2002	2,779
ARMORY	2669 PERL SCHMID DRIVE	1996	20,171
ARMORY	2669 PERL SCHMID DRIVE	1996	5,000
AVIATION MUSEUM	2000 NORTH BUCKEYE	1933	18,904
CARETAKERS HOME	2000 WOODLAND AVENUE	1990	2,028
CARNEGIE PUBLIC LIBRARY	302 WEST 8TH STREET	1930	3,772
CITY HALL/COURTHOUSE	102 WEST 7TH STREET	1929	41,199
CITY RECREATION BUILDING	508 PARK	1960	13,024
COFFEYVILLE PUBLIC LIBRARY	305-315 W 10TH ST	1979	16,148
COFFEYVILLE WASTEWATER PLANT	503 EAST CR 1400	2001	355,128
EAST 8TH INCUBATOR	900 EAST 8TH	1990	65,015
EAST T-HANGAR	2454 NORTH HIGHWAY 169	1930	9,728
ELECTRIC DEPARTMENT WAREHOUSE	601 SOUTH SANTA FE	1950	4,646
EXHIBIT BARN A	500 HARGIS ST	1960	15,433
EXHIBIT BARN G	500 HARGIS ST	1960	5,500
EXNER PARK- CONCESSION PARK	301 NORTH EXNER STREET	1990	1,472
FAIRVIEW CEMETERY-MAINTENANCE BUILDING	2000 WOODLAND AVENUE	1990	5,000
FAIRVIEW CEMETERY-STORAGE BUILDING	2000 WOODLAND AVENUE	1950	861
FIRE STATION	701-703 SOUTH WALNUT ST	1953	7,187
HILLCREST GOLF COURSE	1509 N CLINE	1960	20,320

COFFEYVILLE PUBLIC FACILITIES - 2009 CONTINUED			
Site	**Address**	**Year Built**	**Floor Area**
HILLCREST GOLF COURSE- PUMP HOUSE SHED	1509 N CLINE	1990	420
HVAC SHOP	110 NORTH CENTRAL ST	1950	2,080
INDUSTRIAL PARK LIFT STATION #1	HWY 169	1970	0
INDUSTRIAL PARK LIFT STATION #2	HWY 169	2000	0
LECLERE PARK- MAINTENANCE BUILDING	1802 WOODLAND AVENUE	1998	1,830
LECLERE PARK-CONCESSION STAND	1802 WOODLAND AVENUE	1970	2,667
LECLERE PARK-TENNIS COURT RESTROOM	1501 WOODLAND AVENUE	1970	338
LIVESTOCK SHOW ARENA	500 HARGIS ST	2000	9,618
MAINTENANCE BUILDING	2454 NORTH HIGHWAY 169	2002	1,500
MILK BARN	500 HARGIS ST	1960	180
NORTH HANGAR	2454 NORTH HIGHWAY 169	1930	15,420
OAKCREST LODGE	2006 OAKCREST	1950	1,365
PD STORAGE BUILDING	3002 1/2 W 8TH STREET	1960	2,052
PECAN LIFT STATION	300 PECAN STREET	1980	0
PENN STREET LIFT STATION	NORTH PENN STREET	1970	0
PERKINS BUILDING/CHAMBER OF COMMERCE	807-811 SOUTH WALNUT	1890	5,460
PFISTER PARK - RESTROOM	1500 PFISTER DR	1960	260
POOL HOUSE	1906 N BUCKEYE	2002	2,223
PUBLIC SERVICE/WATER DISTRIBUTION WAREHOUSE	1106 RIVER ROAD	1990	19,890
PUBLIC SERVICE/WATER DISTRIBUTION WAREHOUSE	1106 RIVER ROAD	1990	4,750
SENIOR CENTER	605-607 S WALNUT	1979	12,212

COFFEYVILLE PUBLIC FACILITIES - 2009 CONTINUED			
Site	Address	Year Built	Floor Area
SHALEPIT LIFT STATION	SOUTH WALNUT SHALEPIT	1990	0
SOUTH HANGAR	2454 NORTH HIGHWAY 169	1930	15,854
SOUTH OVERLOOK- TOWER	SOUTHERN HILLS	1990	9
UNDERGROUND WATER STORAGE TANKS	PFISTER HILL	1973	0
VALLEY VIEW PUMP HOUSE	VALLEY VIEW DRIVE	1996	640
VETERANS PATIO	2000 WOODLAND AVENUE	2002	1,590
VMS STADIUM	1610 VETERANS DRIVE	2001	42,820
WALTER JOHNSON PARK- BASEBALL FIELD	601 PARK ST	2000	4,698
WALTER JOHNSON PARK- CONCES-SION STAND AND RESTROOM	500 PARK ST	1960	2,900
WALTER JOHNSON PARK-RESTROOM	500 PARK ST	1960	480
WATER DEPARTMENT	1702 RIVER ROAD	1973	40,778
WATER DEPARTMENT	1804 RIVER ROAD	1960	1,165
WATER TOWER	HIGHWAY 169	1970	0
WEST T-HANGAR	2454 NORTH HIGHWAY 169	1930	9,728
WIRELESS TOWER	SOUTHERN HILLS	1980	60
WJP STADIUM	400 HARGIS ST	1950	9,030
YOUTH ACTIVITY CENTER	502 S WALNUT ST	1982	17,708

Source: City of Coffeyville

Approximately 30 percent of public facilities were constructed in 1960 or earlier. The City of Coffeyville does not have a Capital Improvements Program; therefore, upgrades are made on an as needed basis, based on annual projections one or two years out. Completion of a formal Capital Improvements Plan with a 10-year horizon would ensure the long term needs of the older structures can be met before maintenance needs become a crisis the City is unable to meet financially.

A citizen survey of 500 adult heads of households was conducted in June, 2008, regarding City and public school services. The survey addressed the performance of various City departments, parks and housing. The survey summary stated that seven of every 10 survey respondents rated the city's fire protection, electric utility, water utility, recreation ball fields and and wastewater service as good to excellent. The survey resulted in the following ratings for basic City services.

- Fire protection- 94% combined "excellent" and "good" ratings
- Electric utility- 89% combined "excellent" and "good" ratings
- Water utility- 87% combined "excellent" and "good" ratings
- Police- 79% combined "excellent" and "good" ratings
- Recreational ball fields- 75% combined "excellent" and "good" ratings
- Wastewater- 71% combined "excellent" and "good' ratings
- City administration- 53% combined "excellent" and "good" ratings"

Street maintenance and repair scored lowest in the survey with only 26% rating services as "excellent" or "good." Notably, 40 percent of residents rated street maintenance and repair as "poor."

During the past five years, Coffeyville has experienced a slightly escalating crime rate. In 2007, there was a dramatic decline to the extent that crime was not a priority concern for citizens who completed the community survey.

At the conclusion of the City services portion of the survey, priorities, in order were:

#1 Street repair
#2 Redevelopment of flood area
#3 Build infrastructure—water, streets, sewer—east to accommodate new growth

Other recommendations, although not priorities, included better property maintenance, especially downtown; a new animal shelter to replace the one destroyed by flooding; and, new infrastructure. The City has solved the animal shelter relocation since the survey was completed.

The City's Capital Improvement budget for FY 2008-2009 includes a partial extension of Cline Road from 8th to US 166 and resurfacing of US 166 from Walnut to Sunflower Streets. A number of repairs to City Hall and other City-owned facilities is planned as well as levee repairs. Additional improvements of Cline Road are planned.

As the City anticipates growth, particularly in the eastern and northwestern segments of the City, a

strategy for providing adequate utilities, fire and police protection should be developed. As the City does not now have a Capital Improvements Plan, such issues are addressed when needs become urgent and capital demands often exceed available resources. Planning for future needs will allow the City to carefully budget resources and address funding demands.

Parks and Recreation

Residents of Coffeyville have stated through the public input process they value and wish to continue to maintain two park assets in the community—Walter Johnson Park and Pfister Park. Pfister Park was designed by the renowned landscape architecture firm of Hare and Hare, of Kansas City, MO, predecessor of Ochsner Hare and Hare, consultants to the City for this comprehensive plan. Improving existing parks, potential consolidation of larger parks and the incorporation of small neighborhood parks on vacant parcels have been expressed as desirable for the community. The current parks and recreation facilities are listed below.

Coffeyville Parks and Recreation Facilities

Facility Name	Acreage	Address	Amenities
LeClere Park	33 acres	1802 Woodland	2 softball fields 1 baseball field basketball courts tennis courts jogging trails concession stand press box restroom maintenance building 7-acre fishing lake
Exner Park	12.5 acres	301 Exner	3 baseball fields 3 t-ball fields concession park
Sherwin Williams Park	8 acres	103 S. Cline	3 baseball fields 3 t-ball fields
Recreation Activities Center		508 Park St.	4 offices 2 meeting rooms gymnasium basketball courts kitchen 3 storage
Cartwright Park	.09 acres	701 S. Union	park furnishings

Coffeyville Parks and Recreation Facilities *Continued*			
Facility Name	**Acreage**	**Address**	**Amenities**
Eldridge Park	2.8 acres	913 W. Illinois	soccer field play equipment
Byers Field		4th & Hargis	1 softball field
Olympic Field	11 acres	Gibson & Northfield Ave.	1 soccer field 1 baseball field practice field
Harmon Park		804 E. 3rd St.	basketball courts tennis courts play equipment FLOODED
North Park	1.4 acres	600 W. 1st St.	play equipment
Sycamore Park	7.3 acres	1st & Edgevale	1 soccer field 1 baseball field practice field
Onion Creek Neighborhood Park		Spruce & Eldridge	1 soccer field 1 baseball field
Ise Athletic Field & Field Kindley High		1110 W. 8th St.	indoor pool fitness center gymnasium track athletic field
Veterans Memorial Stadium	25 acres	Veterans Drive	stadium track locker rooms ticket booths restrooms
Shooting Range	6.6 acres	1401 S. Walnut	
Community Elementary School Gym		102 S. Cline	gymnasium
Grace Boulevard Park	.5 acres	2012 S. Walnut	playground equipment

Coffeyville Parks and Recreation Facilities *Continued*			
Facility Name	**Acreage**	**Address**	**Amenities**
Roosevelt Middle School		1000 W. 8th	gymnasium weight room
Southeast Kansas Vo-Tech Field		600 Roosevelt	practice facility
Walter Johnson Park	82 acres	715 Park Street	baseball field w/grand-stand stadium exhibit barns rodeo arena fairgrounds livestock barns playground equipment camper hookups main gymnasium horseshoes soccer fields picnic shelters
Hillcrest Golf Course	170 acres	1509 N. Cline Rd.	18 hole golf course driving range pro shop and golf pro covered cart parking practice green club house
Pfister Park	48.5 acres	2002 N. Buckeye	aviation heritage mu-seum playground equipment picnic shelters & tables
Pfister Playgrounds	4.3 acres	2002 N. Buckeye	playground equipment

Coffeyville Parks and Recreation Facilities *Continued*			
Facility Name	**Acreage**	**Address**	**Amenities**
Coffeyville Aquatic Center	7 acres	Pfister Park	swimming pool water slides pool house competition lanes spectator areas event room diving boards concessions
Youth Activity Center		502 Walnut	gymnasium basketball offices
Senior Activity Center		605-07 Walnut	activity center

Source: City of Coffeyville

Only two of the City's parks are one acre or less, an indication that neighborhoods are generally underserved by smaller "pocket" parks. Vacant lots, particularly within the older neighborhoods, should be considered for pocket park use compatible with existing older structures as well as new infill.

The City of Coffeyville maintains an active recreation program for youth and adults through its City-based Parks and Recreation Commission. The Commission receives annual funding of 2.9% of the mill levy.

The commission showed a youth participation of 1,728 in 2008 and 797 adult participants, including special needs youth and adult athletics and activities. Additionally, 625 adults and youth participated in arts and crafts classes; 455 girls participated with their fathers in daddy/daughter events and 150 participated in organized dance events. In 2007, Hillcrest Golf Course, which opened in 1933 as the private Hillcrest Country Club and now operates as a public course, recorded approximately 14,000 rounds of golf regular play and tournaments during the golf season (approximately May through December). In 2008, 11,000 rounds of golf were played. The golf course back nine holes underwent a major renovation in 2007-2008. Usage at Walter Johnson Park and Pfister Park are active but not recorded.

The National Park and Recreation Association has issued standards for parkland which may be used as a general rule to gauge the adequacy of parks and open space on a per 1,000 population basis. The Association recommends six acres of local parks per

population and 15 acres of regional parks per 1,000 population. Neighborhood parks range from two to eight acres, while community parks are at least 10 to 20 acres. Major metropolitan or regional parks are those serving residents within the larger metropolitan area and are readily accessible in a drive of one hour or less. Regional parks are comprised of large areas of land with preserves of wooded or wetland areas and often supplement recreational activities of urban areas in the region by providing lake or fishing activities, boat ramps, campsites, biking and hiking trails and shelters and accommodations for recreational vehicles. The parkland available within the City of Coffeyville meets criteria for its population, with more than 425 acres of parkland. The City owns and maintains a public golf course. A private golf course and country club are available by membership as well.

Throughout the planning process, participants commented that Coffeyville needs recreational facilities suitable for residents of all physical and mental abilities and recommended the addition of more trails for walking, biking or hiking connected to the park system and neighborhoods. During a June, 2008, citizen survey, citizens requested improved gymnasium facilities.

The City does not have a master plan for parks and trails; however, a Phase II study has been completed on feasibility of increased water features at the Aquatic Park.

Aviation Facilities

The Coffeyville airport is owned by the City of Coffeyville. It is a converted military field, covering 1,227 acres. The airport is located in the northeast portion of Coffeyville and is surrounded by the industrial park. The majority of air traffic is general aviation singles. The airport houses approximately 30 single or twin engine aircraft in T-hangars (most built in 1930s), almost all rented by individuals rather than corporate entities. The longest runway is 5,872 feet, adequate to accommodate all existing air traffic.

The airport submits five-year plans for improvements and maintenance to the FAA. Improvements and maintenance selected are performed on a matching basis with federal funds providing 95 percent of costs and local funds providing five percent of costs. The federal match is anticipated to drop to the former 90 percent match, which would require a five percent increase in City funding of the airport. Federal Aviation reporting requires the airport anticipate capital needs for a minimum of 10 years.

The airport recently improved safety by adding perimeter fencing to protect runways and airport grounds from deer and other wildlife.

A projected Five-Year Capital Improvement Program for the Coffeyville Municipal Airport, prepared in January, 2009, projects needed improvements through 2014. The program addresses reconstruction of taxi lanes, addition of a new snow removal storage building, regrading drainage, installing runway lights, vegetation devices and extensions of the parallel taxiway and north taxiway. Long range needs through 2019 include runway improvements and overlays, overlays to the Industrial Park Entrance Road and new lighting.

Library Facilities

A comprehensive library system contributes greatly to a high quality of life. The Coffeyville library experiences steady growth in usage each year. The

library has 65,000 books, 1000 audio books, 1600 DVDs and 112 magazine subscriptions. The library also maintains an active genealogical library and one of the largest inter-library loan programs in the state. The library offers community access to 12 computers and five microfilm readers. The library recorded 75,000 public visits in 2008. Library hours have been increased to allow more evening hours. The library offers a full range of programming, serving all population sectors. The library contains a public meeting room and a separate children's area with tiered story center and "The Spot" for teen programs. Programs showing the greatest rate of increase were adult programs, teen programs and DVD use. A wide variety of children's programming is held as well as programs of community interest.

The library currently occupies a 14,000 square foot, 30-year old structure, built in 1978 with urban renewal money, at 311 W. 10th St. The structure is in good repair, but needs general remodeling, especially upgrade of furnishings and replacement of the original carpeting. The library receives funding from 1.5% of the mill levy, which has remained constant with no increase for more than a decade. Additional funds are received from the State of Kansas to support use from residents living outside of Coffeyville. The annual budget is approximately $360,000. The library has nine employees, the equivalent of 7.5 full-time employees. The library is supported by a Foundation that conducts fund raising events and book sales.

Although the library lacks a master plan for expansion of the existing library or additional storefront or free-standing libraries, library leadership will complete a strategic plan by August, 2009. Priorities to date include assisting patrons in locating and evaluating information—determining accurate sources—and providing easier access to the library's collection.

Public Schools

Coffeyville USD 445 is comprised of three facilities—Field Kindley High School, Roosevelt Middle School and Community Elementary School and two alternative learning centers. Field Kindley Memorial High School, at 8th Street and Roosevelt, is an historic structure built in 1931. The Community Elementary School, which opened in 2003, combined students from three elementary schools. Enrollment at Field Kindley High School is approximately 510 students. Roosevelt Middle School, 1000 W. 8th Street, has an enrollment of approximately 300 students; Community Elementary School, located at 102 Cline Road, has a school enrollment of approximately 1050 students. The citywide elementary school has been well received; enjoys active parental support and recently has undertaken a learning exchange program with the Windsor Place assisted living center. The Windsor Place residents are providing learning experiences for the young students. As a result of consolidation, several schools have been sold or removed.

The district also offers NADO alternative school for students whose class has not graduated and a Life Improvement Center for students whose class has graduated.

In a recent survey, conducted with 500 heads of households in Coffeyville, school programs and facilities fared well with grading the schools with an average of "B" or better. Rating highest were safety of students, performance of district teachers, quality of education, provision of Boys and Girls Clubs, quality of technology available to students, quality of school facilities, preparation of students for life after high school and the Literacy First program.

The district has a diverse student body, comprised of 55 percent Caucasian, 20 percent Native American, 19 percent African American and 5 percent Hispanic.

The quality of school facilities and maintenance and upkeep received high ratings in the citizen survey. Areas rated less highly included school leadership performance, from superintendent through school board, class size, dollars spent and efforts of the district to involve citizens in decision making.

Private Schools

Holy Name private school, with a student population of approximately 100, also serves the area with pre-kindergarten through sixth grade Catholic education. The campus abuts Holy Name Catholic Church at 408 Willow.

Coffeyville Community College

The Coffeyville Community College (CCC) campus is located along U.S. Highway 166/11th St. between Willow and Camden Streets. CCC offers associate degrees and occupational and technical one-year certificates. Academic strengths include majors in instrumental and vocal music; art; business and management; education; health and physical education and recreation and a number of pre-professional degrees. Occupational strengths include media and communications, agricultural, construction and welding technology and horticulture (greenhouse). The college also offers a number of adult and online education programs. Full time enrollment has grown steadily, with the Spring semester, 2009, exceeding projections with a 14 percent increase over the previous year. The college had 1078 full time students in 2007 and 1100 for the 2008 school year. The expansion of enrollment has increased demand for additional student housing. The college is actively pursuing housing options in its anticipated housing growth area immediately north of the existing campus.

Courtesy of Coffeville Community College

The proximity of the college to downtown presents a number of opportunities for student loft living, storefront classes for students and adults and student enterprises. The College should pursue opportunities with the Downtown Coffeyville, Inc. Main Street groups.

ECONOMIC DEVELOPMENT

Economic development activities within the City of Coffeyville and other cities in Montgomery County, Kansas, are initiated through partnerships that include the cities, the Chambers of Commerce, the Montgomery County Action Council (MCAC) and Main Street organizations, where such organizations exist.

The mission of the MCAC is to recruit, expand and retain businesses, create jobs and expand the tax base. Member cities include Caney, Cherryvale, Coffeyville and Independence. The organization is headquartered in Independence, KS. Its focus during 2008 was to expand services beyond its traditional role as the area's lead industrial recruitment entity. The group oversees CDBG micro loans and USDA's Revolving Loan Fund, among other incentive programs.

The Coffeyville Chamber of Commerce recruits new businesses for the City of Coffeyville and takes the lead in business-related activities and business information gathering in the community. The Chamber has expanded its role in recruitment and retention by developing a stronger partnership with MCAC. The results have been rewarding with a spike in new businesses opening in Coffeyville, divided equally between downtown and throughout the City. The Chamber works closely with the City to recruit and follow up with potential businesses.

The City and Chamber provided initial funding for the development of the new Main Street organization, which is focused on beautification and enhancement of the downtown area and drawing the community to the downtown through events and business activities of Downtown Coffeyville, Inc. Downtown Coffeyville, Inc. implements the goals of the Main Street program through the four required action areas of design, organization, promotion and economic structure. ***The downtown effort has been successful and has received recognition from the State of Kansas.*** A number of new tenants located in downtown during the first quarter of 2009.

The City of Coffeyville has the advantage of convenient access via U.S. 166 and U.S. 169. This access serves as an economic amenity with the potential to boost development in the coming years at the eastern edge of the City and along the City's main commercial corridor.

Today, Coffeyville, Kansas, serves as a major shopping destination for residents of Montgomery County. The City's retail "pull factor" is a comparison of the City's ability or inability to draw retail traffic comparable to retail traffic of the State of Kansas. Coffeyville has a retail trade pull factor that exceeds the Kansas pull factor by 14 percent. The retail pull factor of 1.14 supports Coffeyville's status as a regional shopping destination.

The "Retail Market Feasibility Study for the Comprehensive Plan Update for Coffeyville, Kansas," prepared by Canyon Research Southwest examined the community's retail potential with a primary emphasis on the commercial centers of downtown and 11th St.

The study reported taxable retail sales had increased steadily from 2000 to 2007, showing an increase of

14.8 percent. The flooding that occurred in July 2007 impacted the eastern sector of the City along U.S. 169/Northeast, where 71 businesses were flooded, resulting in a 4.5 percent decline in sales tax for 2007.

The study identified the lack of a downtown theme or identity as a drawback to attracting tenants, shoppers and boosting event attendance. Advances in retail sales will be challenged with the closing of the existing Walmart at the western edge of the City and the opening of a 200,000 square foot Walmart Supercenter at the eastern intersection of U.S. 166 and U.S. 169. The completion of the new Walmart will stimulate additional commercial activity at this location, but may pull tenants and sales from existing sites in the City.

Commercial demand forecasts, as excerpted from the Canyon Research Southwest, Inc. study, included as Appendix C in this comprehensive plan, estimate 446,863 square feet in additional primary, secondary and tertiary trade areas can be absorbed through the year 2025.

Four retail development opportunities have been identified for Coffeyville, including: 1. West 11th Street 2. The flood affected area along east 11th St. 3. Emerging retail node encompassing the new Walmart site and 4. Downtown revitalization.

Space Demand Coffeyville, Kansas: 2008 - 2025				
		Trade Area		
	Primary	**Secondary**	**Tertiary**	**Totals**
2008	166,200	95,092	110,867	372,159
2008 - 2015	16,756	10,274	11,897	38,927
2016 - 2025	24,001	14,733	17,043	55,777
Totals	**206,957**	**120,099**	**139,807**	**466,863**
Coffeyville Capture Rates - Conservative	75%	35%	15%	46.74%
Retail Space Demand - Coffeyville	**155,218**	**42,035**	**20,971**	**218,223**
% of Total Space Demand	71.13%	19.26%	9.61%	100.00%
Coffeyville Capture Rates - Optimistic	85%	40%	20%	53.96%
Retail Space Demand - Coffeyville	**175,913**	**48,040**	**27,961**	**251,914**
% of Total Space Demand	69.83%	19.07%	11.10%	100.00%

Source: Canyon Research Southwest, Inc.

West 11th Street

Eleventh Street west of Walnut Street now represents Coffeyville's primary commercial corridor housing a wide variety of shopping centers and freestanding retailers. By early 2010 the Walmart store at the far western edge of 11th Street is scheduled to close upon completion of a new Walmart Supercenter on the far eastside of Coffeyville. Despite the pending loss of its largest retailer, the west 11th Street corridor should remain as Coffeyville's primary commercial district.

Constraints hindering large-scale retail development along 11th Street include the absence of suitable sites and presence of the MO-PAC Railroad line that parallels the south side of 11th Street. Future development opportunities include freestanding junior anchors, strip centers and small out parcels accommodating convenience stores, bank branches and restaurants. Redevelopment opportunities include the re-use of the soon to be vacated Walmart store, with possible formats including subdividing the space to accommodate smaller tenants, conversion into a municipal use or razing the structure to facilitate shopping center development. To improve the exposure and revitalization efforts of downtown the existing properties on the north side of 11th Street adjacent to the downtown area could be redeveloped.

Flood Affected Area

On July 1, 2007, Coffeyville was hit by the worst flood in its 139 year history when the Verdigris River topped the levee by more than four feet. A reported 459 homes and 71 businesses on the city's east side were affected by the flood waters. As a result of the oil release, Coffeyville Resources has purchased 313 of the 327 homes impacted by oil in the flood affected area. These homes have been demolished. Deed restrictions have been placed on the purchased property that precludes the future construction of new housing.

East 11th Street serves as one of Coffeyville's major gateways and defines the perception of the community. As of the date of this report just 27 businesses have re-opened or are being rebuilt within the flood affected area. The scattering of commercial structures and large inventory of vacant land paints a poor picture for Coffeyville. Such notable businesses as Best Western, Days Inn, Regal Inn, Jumpstart and Save-a-Lot have successfully re-opened within the flood affected area, giving hope that more businesses will follow.

Considerable vacant land now exists within the 5-block area between Pine Street and 8th Street that is suitable for commercial development, offering excellent access, visibility and exposure. Site characteristics are sufficient to accommodate a mix of shopping centers, anchor tenants and small lots designed for restaurants, bank branches and convenience stores.

Emerging Retail Node

With the scheduled Spring 2010 completion of a 200,000 square foot Walmart Supercenter an emerging retail node will develop in Coffeyville on U.S. 166 east of U.S. 169. It is projected the Walmart Supercenter will be accompanied by a 50,000 square foot regional home improvement store and 25,000 to 30,000 square feet of small shops on an adjacent 13-acre parcel. The Kansas Department of Transportation reports the average daily traffic count on U.S. 166 east of U.S. 169 at just 2,940 vehicles. U.S. 169 north of U.S. 166 supports an average daily traffic count of 7,300 vehicles and is planned to be expanded to a 4-lane highway.

The current Walmart store on West 11th Street is Coffeyville's largest retailer, generating the highest customer traffic counts. By relocating to the extreme eastern edge of town, the Walmart Supercenter will greatly affect the shopping and traffic patterns in Coffeyville. Customer traffic, particularly out-of-town traffic, will be diverted away from West 11th Street. The lower customer traffic counts may adversely impact sales for those major retailers operating along West 11th Street. The Walmart Supercenter will offer an expanded grocery department which may adversely impact the two grocery stores now operating in Coffeyville. Traffic counts at the intersection of U.S. 166 and U.S. 169 will increase significantly, drawing additional retailers. Based on the development patterns surrounding other Walmart Supercenters in rural areas, prospective retail formats attracted to the intersection of U.S. 166 and U.S. 169 include major anchors, junior anchors, small shops and freestanding restaurants, bank branches and convenience stores. To protect the City's 11th Street commercial district it is recommended that consideration be given to restricting the inventory of land designated for commercial use surrounding the planned Walmart Supercenter site.

Downtown Coffeyville

Downtown Coffeyville's primary assets in stimulating revitalization include:

Coffeyville's Primary Assests in Stimulating Revitalization:

1) **60 existing businesses create a critical mass of business and pedestrian activity;**
2) **The presence of such historic sites as the Dalton Museum, Perkins Building, Dalton Defenders Plaza and Death Alley and Midland Theatre;**
3) **Government offices include Coffeyville City Hall and United States Post Office;**
4) **Major businesses such as Westco Home Furnishings and Isham True Value Hardware; and**
5) **A large inventory of architecturally significant buildings.**

The 72-room Sleep Inn now open on 11th Street should assist in marketing to tourists. The current inventory of vacant commercial space downtown totals approximately 90,000 square feet, none of which is in sufficient condition to permit immediate occupancy. Considerable economic incentives will be needed to foster financially feasible redevelopment of vacant buildings in downtown Coffeyville.

Primary liabilities and constraints hampering downtown revitalization include:

Primary liabilities and constraints hampering downtown revitalization include:

1) **despite low building acquisition costs, low rents and the high costs of renovations preclude financially feasible adaptive re-use of buildings**
2) **very low traffic counts due to is location off U.S. 166 make it difficult to attract retailers**
3) **narrow one-way streets reduce traffic flow**
4) **large inventory of buildings in poor condition create vacancies and business dead zones located primarily on 9th Street**
5) **lack of commercial space in suitable condition available for immediate occupancy**
6) **limited connectivity to the 11th Street corridor**
7) **the lack of a true identity.**

Establishing a marketable "identity" and promoting the city's historic attractions will be critical to improving the viability of the downtown area as a business, shopping, entertainment and civic destination. The "vision" of downtown Coffeyville should be to retain its historic character and create a business district offering a blend of economic, governmental, cultural, entertainment and pedestrian activities. The City's Economic Development Advisory Board is newly reconstituted and should take a strong role in the marketing process. Professional and personal service firms now account for half of downtown businesses. These businesses don't promote high pedestrian activity particularly after 5:00 pm. A primary goal in the revitalization of downtown is to create a larger concentration of retail businesses and restaurants to promote heightened pedestrian activity and improve the connectivity of downtown businesses with the 11th Street corridor.

The historic character of the buildings in downtown should be preserved. Emphasis should be placed on the adoptive re-use of existing vacant buildings and the redevelopment of under-utilized properties. One constraint these buildings face is excessive renovation costs. Possible solutions include façade improvement grants, low interest loans, property tax incentives and historic preservation tax credits.

Low traffic counts and a buried location one block north of 11th Street make it difficult to attract retail businesses. Connectivity and exposure to the 11th Street corridor will be critical in improving the business climate of downtown Coffeyville. Possible solutions include creating a "gateway" entrance for downtown on 11th Street at Walnut, Maple Street or Patterson Street. Such a "gateway" entrance would provide a sense of arrival and place as well as improve downtown's exposure to 11th Street's high traffic volumes. Connectivity can also be improved by redeveloping the commercial structures along the north side of 11th Street between Maple Street and Patterson Street. These new "urban character" buildings would improve downtown's critical mass as well as provide a "front door" onto 11th Street.

Emphasis should be placed on incorporating public space into the downtown in an effort to create an increased sense of place and community, improve market perception, and create venues for performances and other public events. Downtown businesses would gain by the increased pedestrian activity generated by special public events. Public space currently exists adjacent to the Perkins Building. This public space should be enhanced and/or additional public space created within the downtown core to promote a wider range of public events.

Upgrade public infrastructure, including streets, landscaping, lighting and signage. Initial streetscape improvements along Maple Street north of 11th Street would leverage off a downtown "gateway" entrance and create a sense of destination and arrival into downtown.

Destination retail businesses are best suited for downtown Coffeyville that cater to both local residents and out of town visitors. Prospective retail categories include eating and drinking places, dance and music studios, home electronics and appliances, antiques, coffee shop, books and music, hair salon/barber, and gifts and crafts. These retail categories are designed to compliment downtown Coffeyville's current retail base as well as cater more to the local tourism market. These prospective tenants along with the existing retailers would create a cluster of home furnishings and entertainment businesses. Prospective office tenants include banks and financial services, insurance, lawyers and travel agents.

Prior to the flood, Coffeyville suffered from a tight housing market with much of its housing stock in substandard condition. Given modest income levels in Coffeyville the need for rental housing is apparent. Incorporating rental housing into downtown Coffeyville would both assist in the City's housing crisis and improve pedestrian activity downtown.

TRANSPORTATION

Transportation movement through and around the City of Coffeyville is very important to how the City functions, facilitates growth, enhances economic development opportunities and ultimately develops. The transportation element of the Comprehensive Plan needs to be developed in balance with the land uses that are anticipated within the plan area. Additionally, if the transportation system plays a connectivity role, the transportation system not only needs to meet the needs of the community, but also cater to the needs of the other users.

The principal policies and guidelines needed to implement the recommendations of this Comprehensive Plan are (1) roadway functional classification, as this guides decisions regarding the type and character of facilities to be developed, and (2) roadway cross-sections, as these guide planners and decision makers regarding the necessary protection of rights of way to assure facilities can be developed when needed.

Roadway Functional Classification

Roads are classified according to generally accepted design and traffic characteristics. The functional classification system categorizes roads by how they perform in regard to providing access and mobility. A major arterial, for example, provides mobility for longer distance trips with high speeds and minimal access to adjoining properties. Conversely, the function of a local street is to serve neighborhoods with direct access at lower speeds. The functional classification system relevant to the Study Area includes three primary classifications: Major Arterial, Minor Arterial, and Collector. Local streets are not analyzed as they should be defined as appropriate with development.

Roadway Functional Classification categorizes roadways according to specific design and traffic characteristics. The full functional classification definitions defined below should be treated as policy guidance for understanding, defining, and developing the City of Coffeyville's future roadway network. This has been used in the development of the Transportation Plan which is consistent with the Future Land Use Plan.

- ***Major Arterial:*** **This facility serves regional circulation needs. It moves traffic at moderate speeds, while providing limited access to adjacent land. Access is controlled through raised medians and through spacing and location of driveways and intersections. In the Study Area, a Major Arterial is a four-lane highway.**

- ***Minor Arterial*****: The primary purpose of the Minor Arterial is to serve regional/sub regional traffic circulation needs by moving traffic at moderate speeds, while providing limited access to adjacent land. Typically, a Minor Arterial generally is a two or four lane roadway.**

- ***Collector:*** **This facility serves shorter trips within the City, generally less than one mile. A Collector primarily functions to collect and distribute traffic between key traffic generators, local streets, and arterial streets. Collectors facilitate direct access to fronting properties.**

- ***Local*****: This facility provides local access, primarily to residential land uses.**

Existing Conditions

Currently Coffeyville has an effective transportation system with no significant traffic problem areas. The greatest concern raised by the citizens related to maintenance of the existing roadways and lack of new infrastructure for future development. Both of these concerns can be dealt with long term through the development of a Capital Improvements Program. To further ensure a continued quality transportation system, the City should begin to provide for alternative modes of transportation including trails, bike lanes, bus service and park-and-ride opportunities. Providing such options will lessen the burden on the current infrastructure and offer residents other options for traveling to their destination.

Special Transportation Review

As part of the Comprehensive Plan review, the City requested specific intersections be reviewed due to proposed new development in the community. These intersections relate to the new Walmart at US 166 / US 169, 1st and Overlook and the proposed Cline Road extension from 8th Street to 11th Street. A complete evaluation of these intersections can be found in Appendix D.

GROWTH MANAGEMENT

Growth management can be viewed in a number of ways. In an urban environment, one would equate growth management to limiting growth and increasing density. ***For Coffeyville, growth management is related to directing and managing growth to areas appropriate for new development along with identification of areas for infill development.*** Although land is available, it is still important for the City to assess the existing use and encourage increased density when appropriate.

The future of Coffeyville lies primarily to the northwest and northeast. Land to the northwest is outside the massive areas of floodplain and can be serviced by the current wastewater system. Although primarily low density residential in the existing surrounding areas, increased residential density at commercial nodes and intersections should be encouraged. In the northeast area of town are the existing industrial park and the new Walmart development and interchange. Additional development will naturally migrate to this area due to the jobs, shopping opportunities and highway access. Although a significant amount of floodplain separates the main part of town from this area, there is still sufficient available land for new development north and east of the river.