CHAPTER 3 COMPREHENSIVE PLAN

INTRODUCTION

The past months of information gathering, idea generation and public commentary have resulted in recommendations for Coffeyville's future that will guide the City toward its vision. The City will ensure its potential for future growth, capitalize on its strong industrial base, recruit more businesses, revitalize the downtown area and return its declining neighborhoods to good health.

As identified in Chapter 1 of this report, the Plan's vision statement is as follows:

This statement should serve as a benchmark for analyzing, evaluating, and implementing the effects of new development within the City. The recommendations of this chapter will build upon the information from Chapters 1 and 2, and provide further basis for the development of recommendations.

This chapter will describe guiding principles for the Comprehensive Plan, and provide recommendations for land use, transportation, community facilities, housing, parks, and economic development.

"Coffeyville will achieve a competitive advantage among southeast Kansas cities by (1) capitalizing on its location for industrial and business growth, (2) creating a downtown that invites economic success and community focus, (3) building strong neighborhoods with amenities and housing choice, (4) adopting growth patterns that maximize transportation connections and desirable development areas and (5) demonstrating pride and commitment throughout the community."

Guiding Principles

Community planning principles are advocated throughout this Comprehensive Plan to serve as the basic framework for developing a high quality of life that allows residents to live, work, shop and play. To develop this framework, the following guiding principles will be used. These principles reflect community sentiments, data from the community survey, and an understanding of present and future development possibilities desired and envisioned by Coffeyville.

Some guiding principles identified through the planning process by the Committee, Staff and residents include:

- **Encouraging economic investment, especially in the downtown area**
- **Efficient use of land and infrastructure**
- **Effective rehabilitation of existing housing and promotion of appropriate infill housing**
- **A greater mix of housing choices focused on high end single family, affordable single family and market rate multi-family housing**
- **Promotion of a wide variety of approaches to accomplish development**
- **Providing amenities that ensure quality of life for future generations**
- **Preservation and management of historic sites**
- **Conservation and enhancement of environmental resources**

LAND USE PLAN

The future land use plan is the graphic representation of the physical development of Coffeyville in the next five to 20 years. ***Future land use addresses a growing or shifting population and sets general guidelines for development that serves the population through a healthy mix of land uses—commercial, residential, mixed use, public facilities, parks and recreation and institutional.*** Key factors that will help to shape the City's land use plan include:

- The significant amount of floodplain surrounding and traversing the community, therefore limiting direction of development;
- The large area, on the east side of town, that suffered from the 2007 flood and the uncertainty of the ownership's intent and desires;
- Planned transportation improvement impacts to the 166 and 169 Highway interchange promoting development in the area and changing access to current development;
- Continued growth of the Coffeyville Community College;
- Maintaining strong community and City leadership over the long-term;
- Identifying and maintaining sufficient financial resources for new development and redevelopment; and,
- Implementation of a Capital Improvements Program.

Land Use Classifications

Land use classifications provide a means for describing the preferred Land Use Plan within the community. ***Classifications are designated in this Plan rather than specific zoning districts to allow flexibility in implementing the recommendations over time.*** When development, redevelopment, or revitalization occurs, then zoning changes should be made to reflect the intent of the Plan.

The land use classifications on the Future Land Use Map are:

Land Use Classification	Proposed Density and Use
Low Density Residential	4 units per acre
Medium Density Residential	3 to 6 units per acre
High Density Residential	Up to 15 units per acre
Local Commercial	Restricted retail businesses
Central Business District	Mix of uses including residential in the downtown area
General Commercial	Retail business
Office	Office and professional uses
Light Industrial	Industrial assembly and warehousing with limited manufacturing
Heavy Industrial	Intensive land uses for manufacturing and assembly of goods
Public Facilities	Institutional uses for government and educational purposes
Quasi-Public Facilities	Churches, cemeteries, etc.
Parks	Park land and recreational improvements
Agriculture	Land used for growing crops
Future Growth Area	Development area within the 20-year time frame of the Comprehensive Plan

Although not a land use classification, the future growth area is a line indicating the area that should be annexed and developed. The identification of the future growth area provides the City and property owners with an understanding of future intent. ***Development of the new growth areas should take place in a balanced and sustainable manner.***

Also indicated on the Future Land Use Plan is a line recommending a portion of the plan remain at this time as shown in the existing 2010 Comprehensive Plan. This area is the portion of the City that was flooded in the 2007 flood. ***Although great consideration was given to the area for alternative uses, there are too many unresolved issues with the ownership.*** At the time of this document, a significant portion of the flood property is owned by Coffeyville Resources, which is in discussions with its insurance company to resolve the issues surrounding the purchased properties. Due to the uncertainty of these parcels, it is in the best interest of the community to leave the property as is currently planned and modify the plan at a future date when the City, Coffeyville Resources and the community can discuss what is appropriate and most desirable.

Another line on the Future Land Use Plan shows the Urban Renewal boundaries. The Urban Renewal Agency of Coffeyville (URA) was established to oversee the proposed improvements for the area, which

included public parking, installation of canopies and one way streets. The area has been outlined on the Future Land Use Plan to call attention to the area as having separate development requirements and regulations. The URA was established on February 12, 1971, and was to remain effective for 30 years with the option to renew for 10 year periods. ***The City has the option to eliminate the URA in 2011, by majority vote of the current property owners based on the respective square footages and by approval of the City Commission.***

Future Land Use Map

The Future Land Use Map, on the following page, reflects recommended future use of land with the land use classifications.

Future Land Use Recommendations

The following land use development goal and recommendations for Coffeyville are a culmination of the previous sections and will provide further guidance and direction in determining how the City's current and future land use growth and development will proceed. The use of land in a community is not a random process but requires a deliberate process of analysis and accountability on the part of key decision-makers. Such decisions will embody the guidelines as outlined in the following recommendations.

Goal

Develop an orderly and balanced growth pattern, through adequate infrastructure, preservation of natural resources, maximizing development and infill opportunities.

Recommendations

Recommendations pertaining more specifically to residential, commercial, and industrial development are provided in the next section.

- ***Ensure, through proper planning and land use controls, that future land development in the area follows a pattern that enhances the overall image of the community and the quality of life.***
  - o Review and update the Zoning Regulations to conform to the land use standards as they are developed.
    - Improve the zoning process to encourage and expedite new development.
    - Revise ordinances to allow for mixed use development and specifically provide for flexibility in the central business district.
    - Amend the zoning regulations to provide minimum standards for mobile home parks.
    - Develop and adopt overlay districts to accomplish future desired development in corridor and business districts.
    - Amend the minimum requirement for local street widths and collector street widths.
    - Consider a sign ordinance to reduce clutter and increase aesthetics.

Recommendations Continued

o Respond to private sector promotion of urban growth by annexing land adjacent to the City within the Future Growth Area

- Provide for balanced and sustainable growth by pursuing annexation well in advance of anticipated growth. (Coffeyville should work diligently to annex property due to uncertainties in the State of Kansas annexation policies).
- Prepare policies for annexing tracts within the identified Future Growth Area
- Where annexation is considered and public infrastructure is not available, plan for extension of services to the area.

• ***Work with the County to develop a 3-mile sphere of influence, to ensure future development and public improvements within the 3-mile area meet City standards.***

• ***Develop a revised Future Land Use plan for the flood affected area by:***

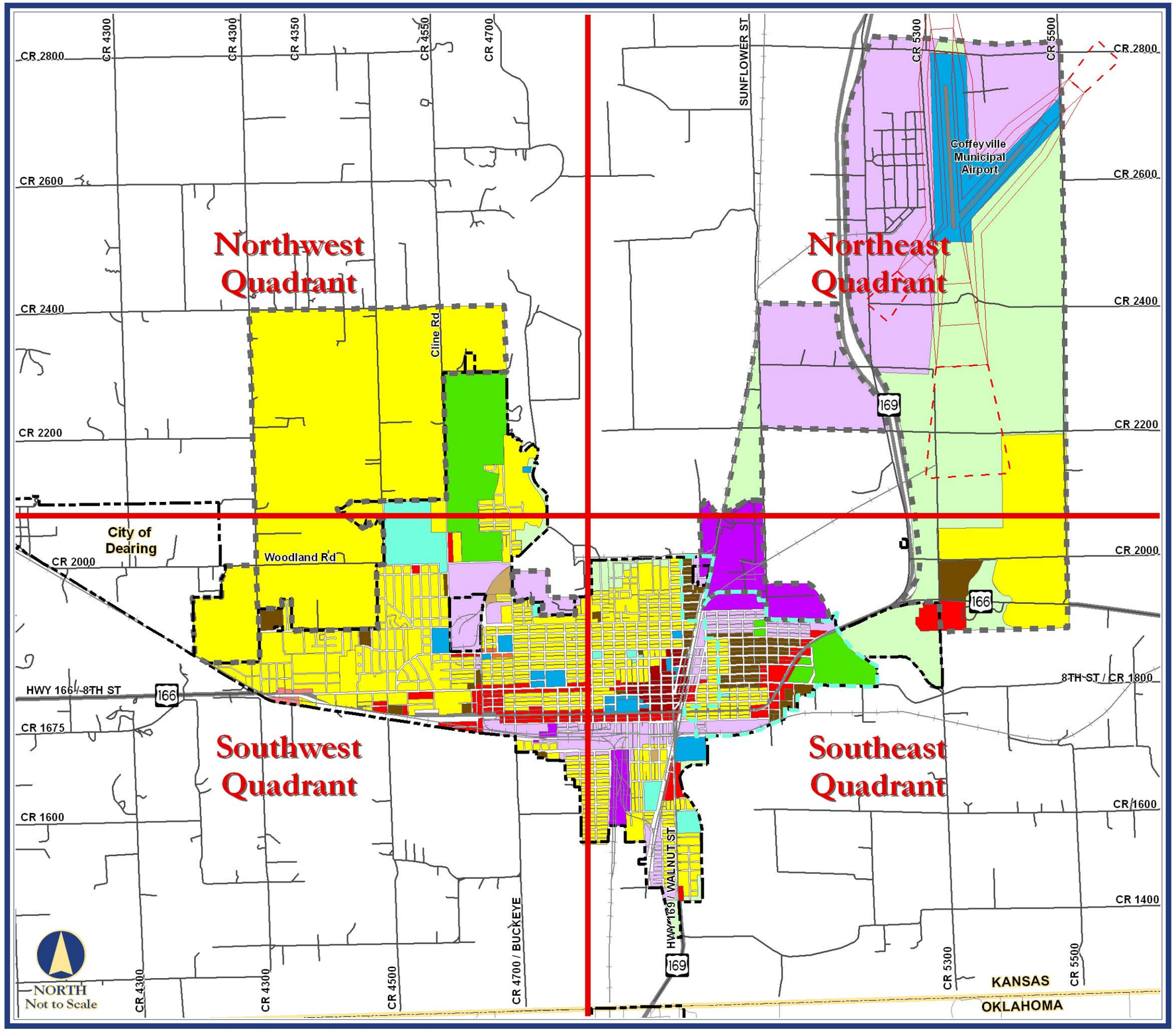
o working with Coffeyville Resources to determine an agreed upon future for its property;
o involving the community in a public workshop to discuss the desired use of the properties;
o developing a site-specific plan and implementation strategy for re-use of the flood affected area.

• ***Develop a strong working relationship with Montgomery County providing for ease of annexation and support for development incentives.***

• ***Preserve the unique natural beauty of the community and outlying areas encouraging development that protects and effectively uses the floodplain, woodlands and vistas as open, park or recreational space.***

• ***Develop a plan for redevelopment of the vacated WalMart property on 11th Street, providing incentives and recruitment of a developer.***

• ***Redevelop blocks along 11th Street that are vacant or in disrepair, providing incentives and recruitment of commercial uses based on the market analysis.***



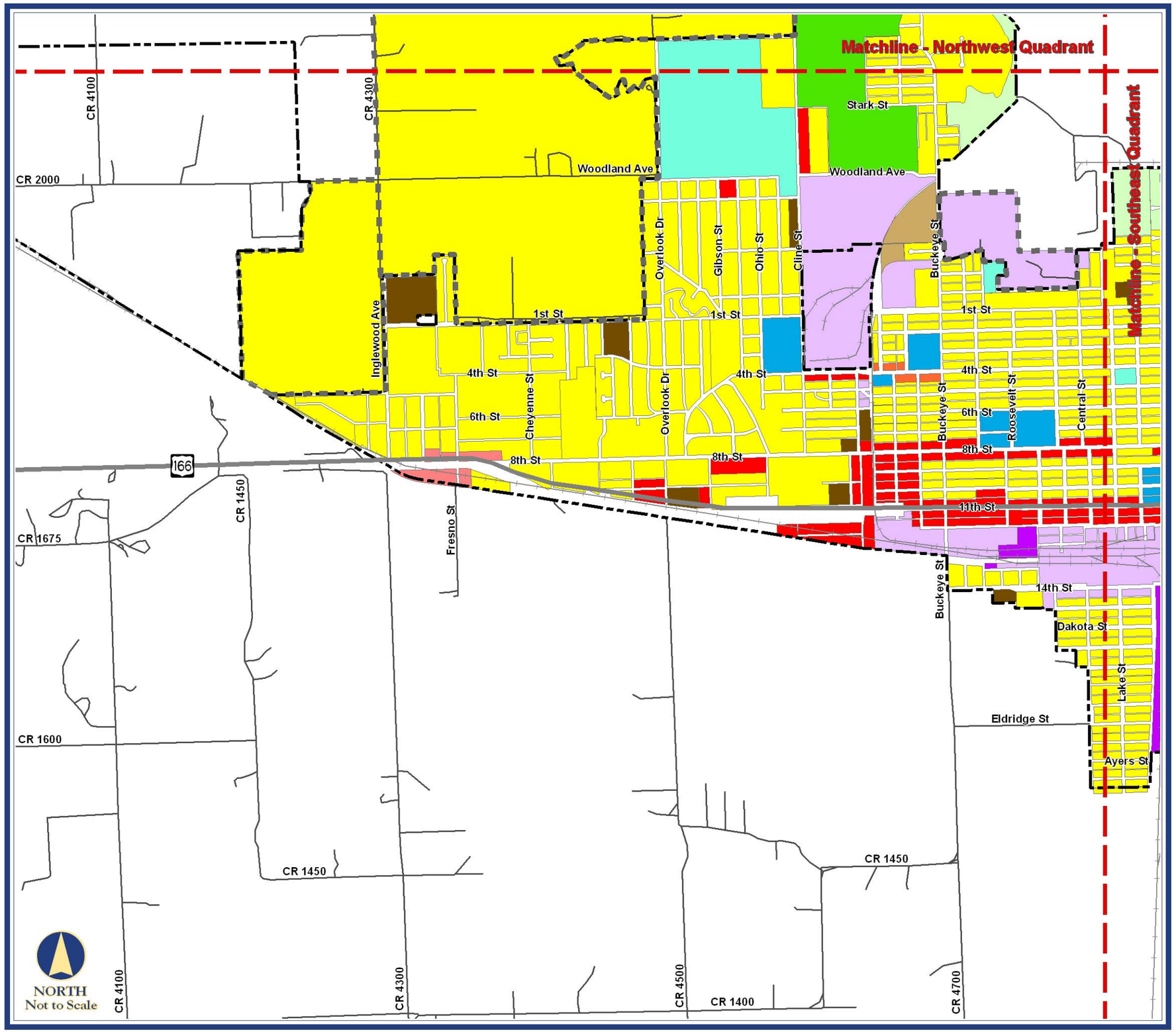
Future Land Use Plan

Legend

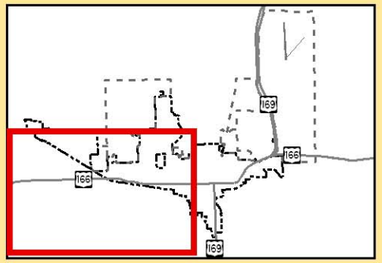
- Coffeyville Limits
- U.S. 166/169 Hwy

Proposed Land Use

- Airport Approach Zones
- 2010 Comprehensive Plan
- Annexation
- Low Density Residential
- Med. Density Residential
- High Density Residential
- Office - Professional
- Local Commercial
- General Commercial
- Central Business District
- Heavy Industrial
- Light Industrial
- Public
- Quasi-Public
- Park
- Agriculture



Future Land Use Plan Southwest Quadrant



Legend

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

Proposed Land Use

- 2010 Comprehensive Plan
- Annexation
- Low Density Residential
- Med. Density Residential
- High Density Residential
- Office - Professional
- Local Commercial
- General Commercial
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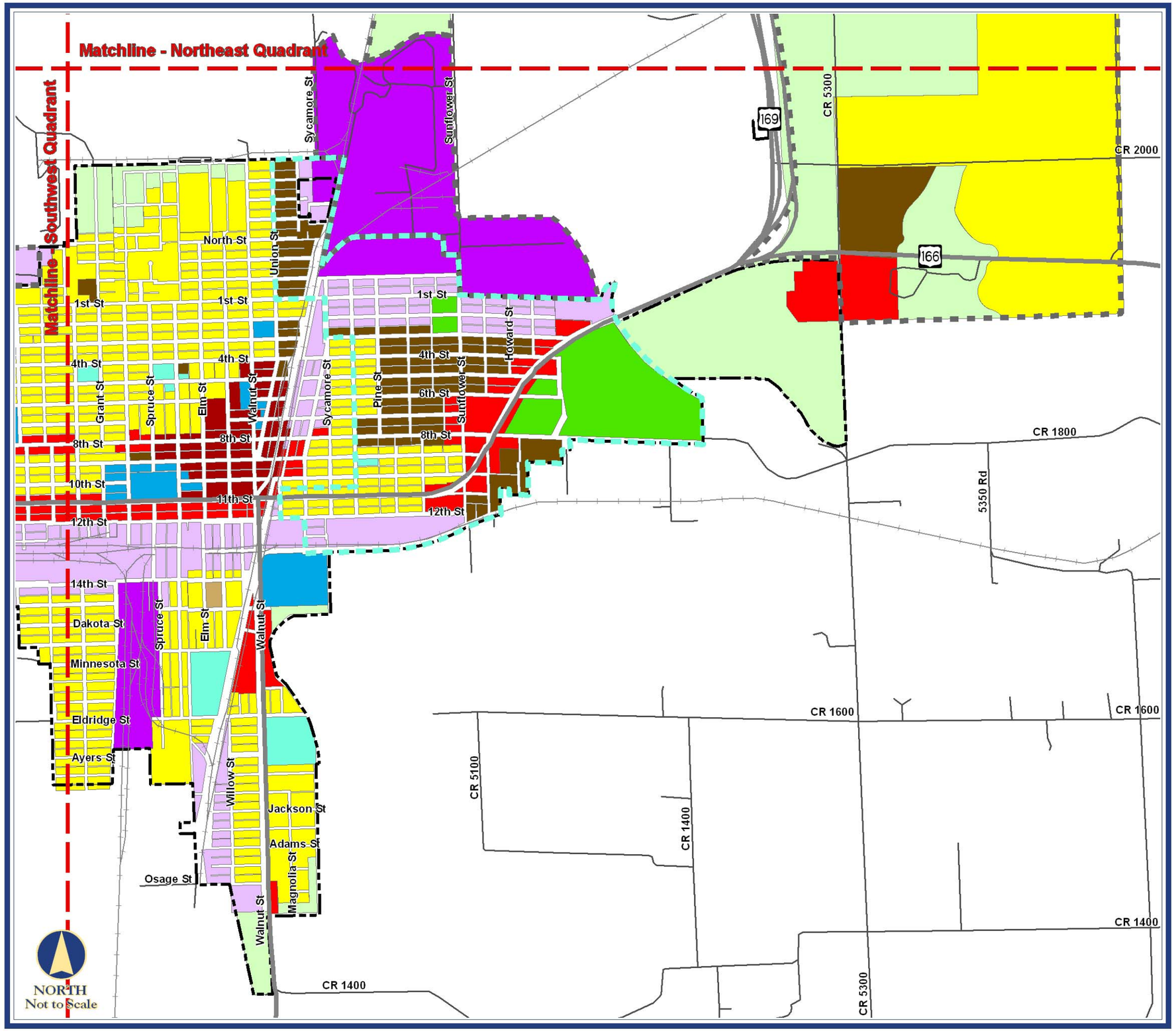
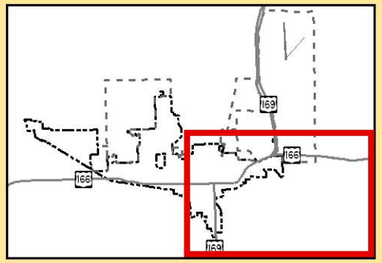


Future Land Use Plan Southeast Quadrant



Legend

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

Proposed Land Use

- 2010 Comprehensive Plan
- Annexation
- Low Density Residential
- Med. Density Residential
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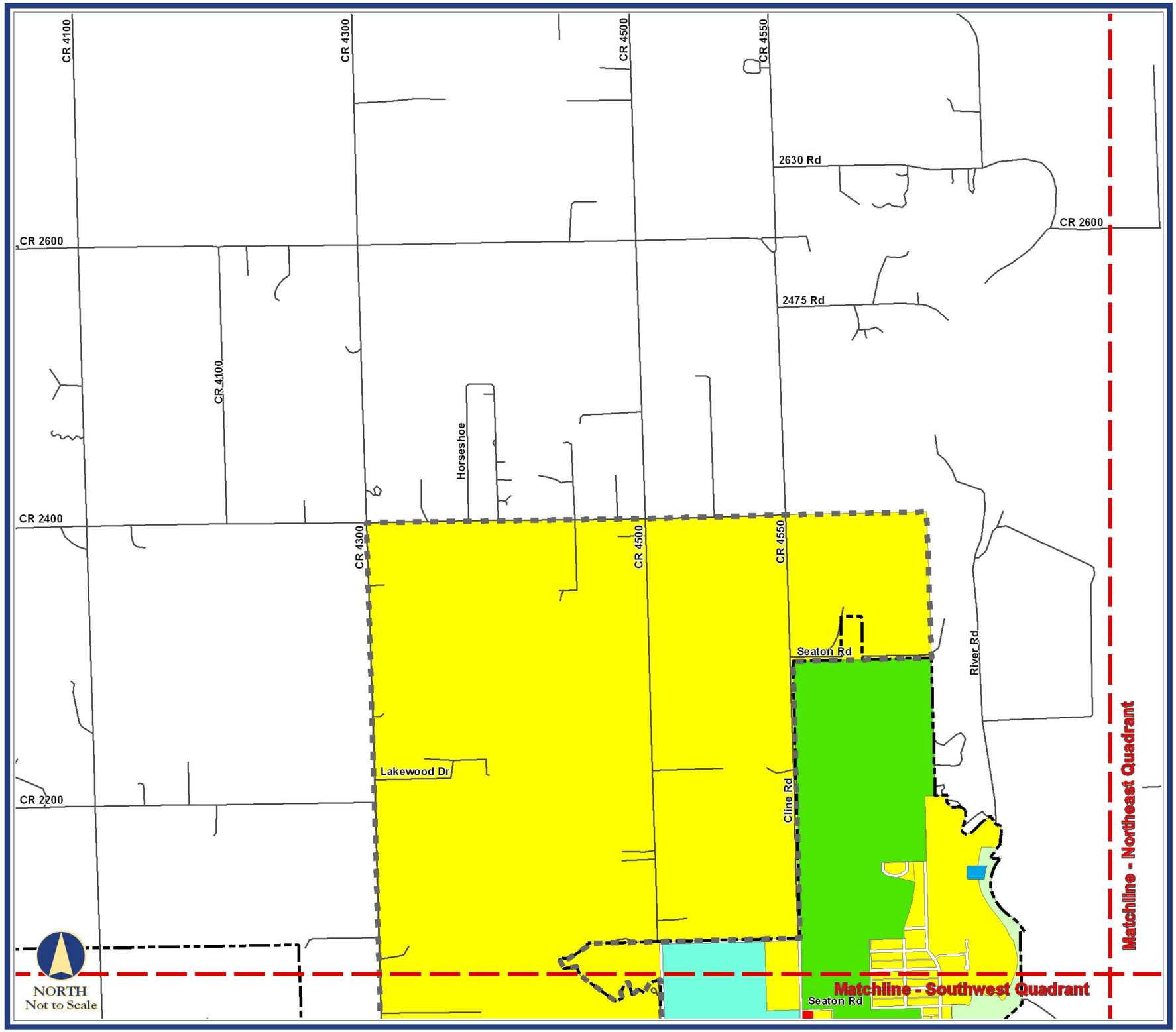
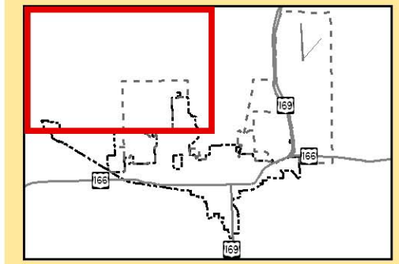


Future Land Use Plan Northwest Quadrant



Legend

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

Proposed Land Use

- 2010 Comprehensive Plan
- Annexation
- Low Density Residential
- Med. Density Residential
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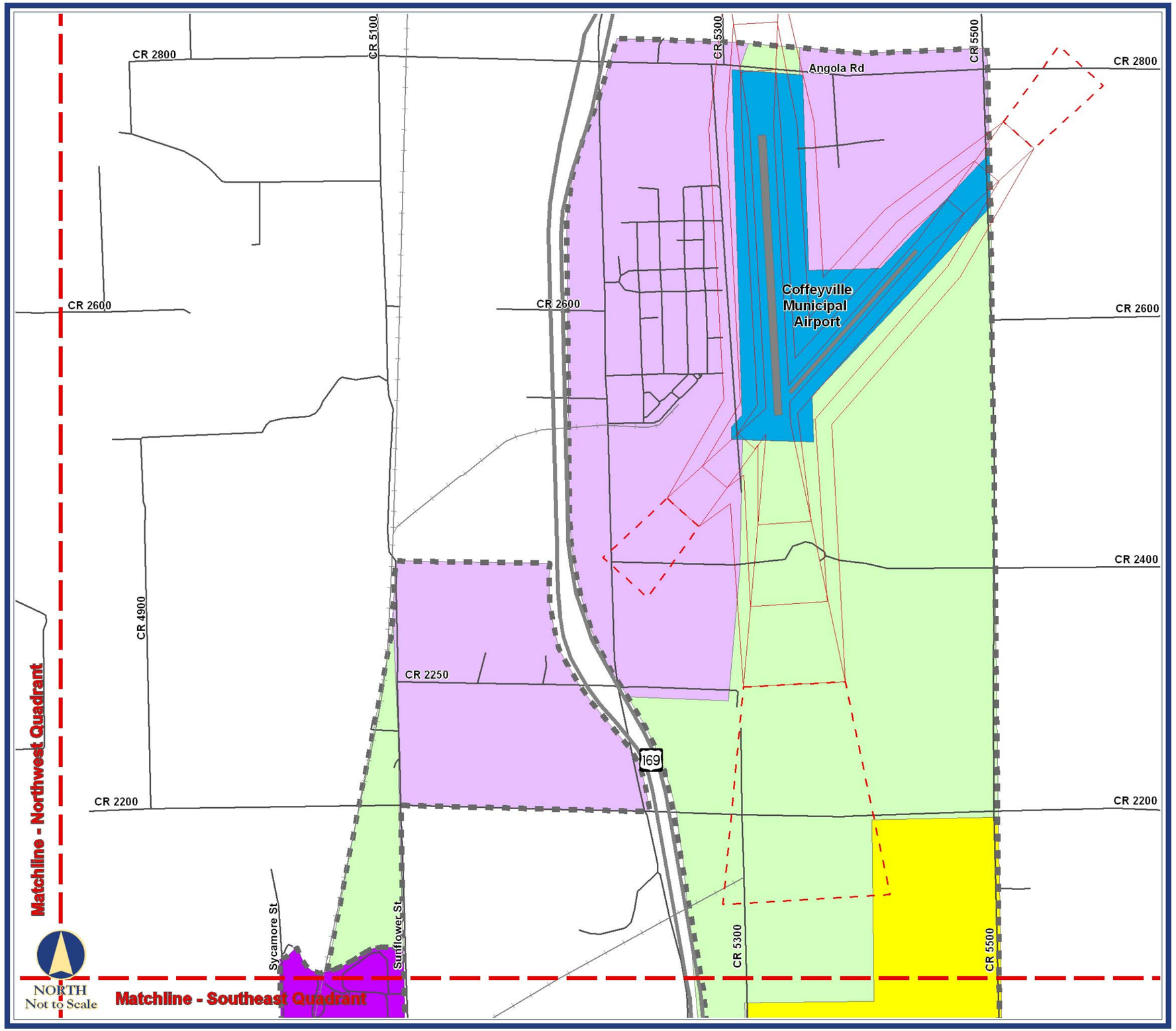
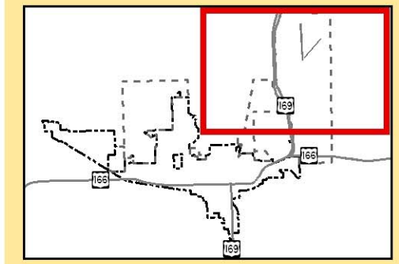


Future Land Use Plan Northeast Quadrant



Legend

- Coffeyville Limits
- Airport Approach Zones
- 166 169 U.S. 166/169 Hwy

Proposed Land Use

- 2010 Comprehensive Plan
- Annexation
- Low Density Residential
- Med. Density Residential
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Residential Development Recommendations

Housing has been declared the No. 1 issue to be solved in Coffeyville. Coffeyville must address declining neighborhoods, lack of housing choice and a growing number of residents who require residential subsidies. The City recently moved forward by establishing a Housing Authority, which will be charged with implementing a state grant for emergency construction related to the flood. The Housing Authority will oversee City programs that address housing development and redevelopment that primarily serve low income residents.

Due to the extent and serious nature of Coffeyville's deteriorating housing, as identified in-depth in a targeted housing study of Coffeyville's revitalization areas, Appendix B, it is recommended that the City take additional steps to stop deterioration and create new investment.

Recurring funding from federal, state and local sources is available to not-for-profit housing organizations, now nonexistent in Coffeyville. It is recommended that the City establish a citizen-based, not-for-profit organization to oversee a much larger agenda; namely addressing housing problems in Coffeyville on a continuing basis. Such organizations can play a major role in neighborhood revitalization and redevelopment through public education about home finance and ownership, marketing of revitalization opportunities, weatherization, block by block "demonstration" upgrade programs, citywide paint programs, assembling and marketing parcels for redevelopment, soliciting developers and developing and redeveloping properties through the organization. The organization, established as a not-for-profit, is eligible for tax deductible contributions and significant, state and federal funding. The not-for-profit organization could partner with other not-for-profit or for-profit groups to create housing opportunities and solve problems.

The City should continue to market opportunities and provide incentives for developers to build market rate housing. Rental housing is scarce and expensive, indicating a demand in the entry level price range. Demand for upscale housing also has been expressed by residents as well as professionals and executives relocating in the Coffeyville area. New upscale residential subdivisions at the western edge of the City have attracted buyers in this market and should be continued.

The following residential development goal and recommendations for Coffeyville are intended to serve as the basis for City officials to use when considering development scenarios and for updates to the City's zoning regulations.

Goal

Ensure that all Coffeyville residents have access to safe, well-maintained housing. Focus community attention on alleviating blighted housing throughout the community; maximize infill housing opportunities by offering a range of affordable housing choices in Coffeyville's first neighborhoods; preserve housing that represents Coffeyville's history; provide housing to attract the professional workforce now living outside of the community; introduce housing opportunities in downtown Coffeyville and in mixed use developments.

Recommendations

- ***Encourage the development of a wide range of housing choices.***
  - o Appoint a citizen committee to follow Coffeyville's housing progress and to keep the housing issue in the forefront.
  - o Rehabilitation of housing in the community shall be encouraged to preserve the character and integrity of existing neighborhoods
  - o Work with low income housing developers to locate within the city.
  - o Recruit developers to construct a wide range of housing choices, including quality multi-family, senior housing, small lot residential and high end single family residential.
  - o Encourage developers by marketing opportunities on the City's website and through streamlined zoning processes.
  - o Anticipate the senior housing surge by attracting developers of housing for this age group.
  - o Work with the Housing Authority to create a land bank or trust fund to receive properties that have potential and can be revitalized.

- ***Promote quality infill housing development by:***
  - o Identifying all vacant residential parcels within the City and encourage reuse of these parcels, as possible, for infill housing;
  - o Developing design guidelines for infill housing to provide cohesion within the neighborhood;
  - o Implementing a proactive strategy for addressing vacant lots that includes:
    - purchase of the lots by the City and write-down for redevelopment;
    - incentives (in addition to the revitalization plan) for existing owners to redevelop the property; and,
    - incorporation of certain properties into the parks system to be utilized as pocket parks
    - Improve and maintain the existing housing stock while preserving affordability.
  - o Working toward the elimination and prevention of the spread of blight and deterioration, and the conservation, rehabilitation and redevelopment of blighted areas within the City.
  - o Ensuring that housing meets all applicable code requirements, without imposing unnecessary costs.
  - o Establishing and maintaining development standards that support housing development while protecting the quality of life.

- ***Enforce the housing maintenance codes by:***
  - o requiring full interior and exterior inspections when multiple code violations have occurred;
  - o providing landlords with standards and exposing landlords with consistent violations.

Recommendations Continued

- ***Encourage quality low income housing by:***
  - o developing a strategy to ensure that affordable housing is available in Coffeyville in the future;
  - o supporting human services groups in their efforts to provide housing for the homeless;
  - o pursuing State of Kansas programs that provide funding for housing; and,
  - o continuing the "free land" program.

- ***Create a rental program / landlord ordinance requiring quality standards and inspections of rental properties within Coffeyville.***

- ***Preserve and protect the existing residential neighborhoods by recognizing the existing development pattern in the built areas and by recommending compatible uses in the adjacent areas.***

- ***Improve the revitalization plan, before it expires, providing greater incentives and focusing more on marketing to the revitalization audience.***

- ***Offer incentives to developers, such as fee waivers, density bonuses, and streamlined permitting processes.***

- ***Evaluate the property tax with an eye toward alternative funding sources that would enable ad valorem taxes to be reduced to competitive levels.***

Commercial Development Recommendations

The challenge for the City is to create a vision for compatible redevelopment and to carry out strategies for implementing the vision within the context of the comprehensive plan. ***The two most critical areas for commercial redevelopment and rehabilitation are the central business district and the vacant parcels along 11th Street.*** Coffeyville's Urban Renewal projects of the 1970's changed the downtown, which was followed by a continual decline. The changes included the removal of buildings closer to 11th Street, the installation of parking lots, one way streets and canopies on the fronts of the remaining buildings. With these changes came less visibility, less access and a complete change of look for the downtown area. Today, Coffeyville has become a Main Street Organization and the Downtown Coffeyville, Inc. continues efforts to improve the downtown. Efforts are underway to remove the canopies. Additional recommendations for mixed use, additional housing, more visual appeal and vehicular access and more are in the following recommendations.

For the remainder of town, as new uses and structures are promoted in existing commercial districts, including along 11th Street, these developments should remain compatible with surrounding land uses, particularly residential neighborhoods, and should foster a pedestrian experience that encourages nearby residents to walk or bike as an alternative to driving. Providing pedestrian friendly development will create a balance between the needs of the vehicle and the pedestrian. ***Continuing to bring in new retailers to fill market voids is critical to Coffeyville's ability to draw from a larger market, resulting in more tax dollars and more retailer interest.***

The following commercial development recommendations should guide the City officials when considering development scenarios and for updates to the City's zoning regulations.

Goal

Establish a strong, high-quality commercial base in the area that provides diversified, accessible, and convenient services.

Recommendations

- ***Provide desirable locations and opportunities for commercial development to include:***
  - o preserving sufficient depth along major traffic ways and at major interchanges/intersections for future commercial, office and mixed-used development;
  - o encouraging commercial and mixed-use development at key locations; and,
  - o formulating and identifying potential economic development sites for future development of commercial projects.

- ***Ensure that commercial development is of high quality by:***
  - o requiring that new commercial developments use attractive architectural styles and high quality materials for exterior finishes;
  - o encouraging pedestrian-friendly commercial design and development by integrating outdoor public open space and walkways; and,
  - o ensuring that new commercial uses fit the surrounding development style.

- ***Achieve a proper balance between commercial uses and other uses by:***
  - o assisting potential developers of commercial uses in making development decisions through the provision of helpful information; and,
  - o encouraging commercial and office development that diversifies the local economic base.

Industrial Development

The following recommendations for industrial development are intended to serve as the basis for developing the appropriate implementation tools to create and sustain industrial areas within the City.

Goal

Promote industrial growth to strengthen local financial health and expand the employment base.

Recommendations

• ***Retain and/or attract high-quality industries that provide high-paying jobs and pleasant working environments by:***

o protecting the development potential of the industrial zones through restricting conflicting uses on the abutting properties;

o encouraging expansion of existing industrial operations within the designated industrial zones.

• ***Minimize negative impacts of industrial uses on the adjacent properties, public infrastructure and the natural environment by:***

o limiting the industrial uses that are potentially damaging to the adjacent uses and the natural environment;

o encouraging innovative design of industrial structures and proper use of building materials to prevent negative impacts of noise, smell, appearance, and pollution;

o ensuring that adequate landscaping and screening are provided in the development plan prior to plan approval.

• ***Provide a variety of quality locations for industrial development by:***

o identifying suitable sites for industrial that have access to rail, air, freeways and major arterials, and are compatible with adjacent uses;

o encouraging the development of existing industrial sites;

o exploring industrial uses that can provide service to or use product from existing industrial businesses; and,

o ensuring existing industrial sites and proposed industrial sites provide a wide range of parcel sizes for a variety of users.

TRANSPORTATION PLAN

This plan for transportation facilities includes plans for major streets, rail, air, and other alternate modes of transportation. Developed in conjunction with the Future Land Use Plan, this plan is intended to promote the orderly development and use of land within the existing and future limits of the city and facilitate the safe and efficient movement of people and products.

The design of Coffeyville's transportation system is based on a traditional grid pattern, consisting primarily of streets and alleys with the introduction of cul-de-sacs in the newer parts of the community. The grid system was dictated early by the railroad layout.

Mobility connections throughout the community are generally good, with highway access on the east side of town traversing through sections of Coffeyville offering ease of access. Although railroad crossings can be cumbersome, the majority of Coffeyville is easily accessed. Other multimodal opportunities generally do not exist in Coffeyville as there is no bus service and few trails throughout the city.

Coffeyville's transportation system, like many Kansas towns, is oriented toward the City's early connection with the railroad. This connection helped to bring people and products in and out of Coffeyville. Today, with active train traffic still transporting product in and out of the area, the crossings have become inconvenient, at a minimum, and unsafe at the maximum.

The Coffeyville Municipal Airport is a city owned facility located northeast of Coffeyville. The airport and associated facilities were an early part of Coffeyville history as an Army Airfield used as a training field. Currently the facility has two asphalt runways. ***As an asset for potential industrial users, the airport should continue to be maintained, thereby providing additional value for new industry in the area.***

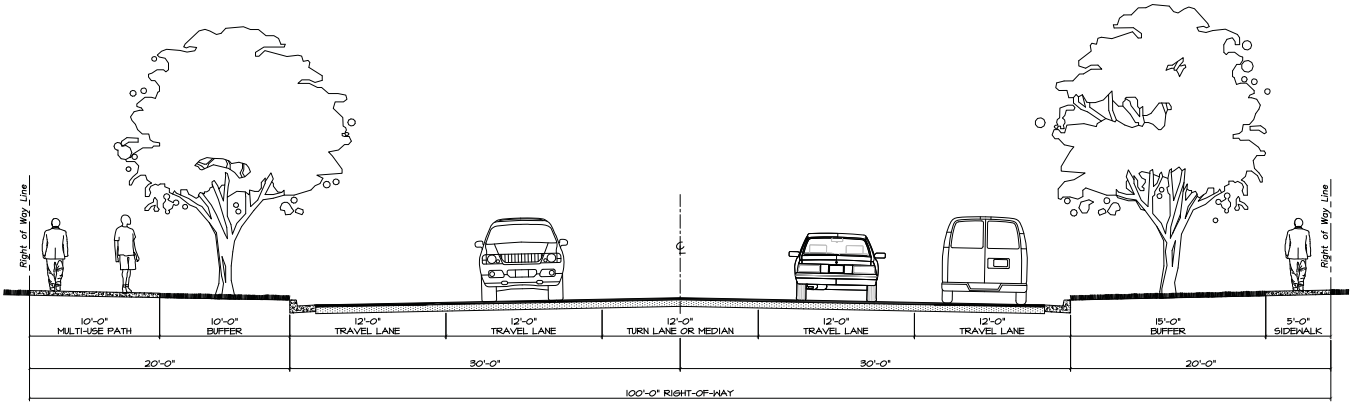
With regard to automotive transportation, 8th Street was once the major east / west transportation artery. This commercial corridor later experienced significant loss when 11th Street became the new commercial corridor and access. Eleventh Street is now the main east / west access with Walnut Street (US 169) as the southern access from Oklahoma. As the transportation system is the lifeblood of the community, facilitating appropriate connections among the City's various centers of activity and new development will greatly impact the long term viability of the community. ***Maintaining a street hierarchy is important for appropriate growth and development of a community's transportation system.*** The major road classifications to be used by Coffeyville include freeway, primary arterial, secondary arterial, collector and local streets. The following are descriptions of each classification and associated roadway sections.

Street Classifications Recommendations

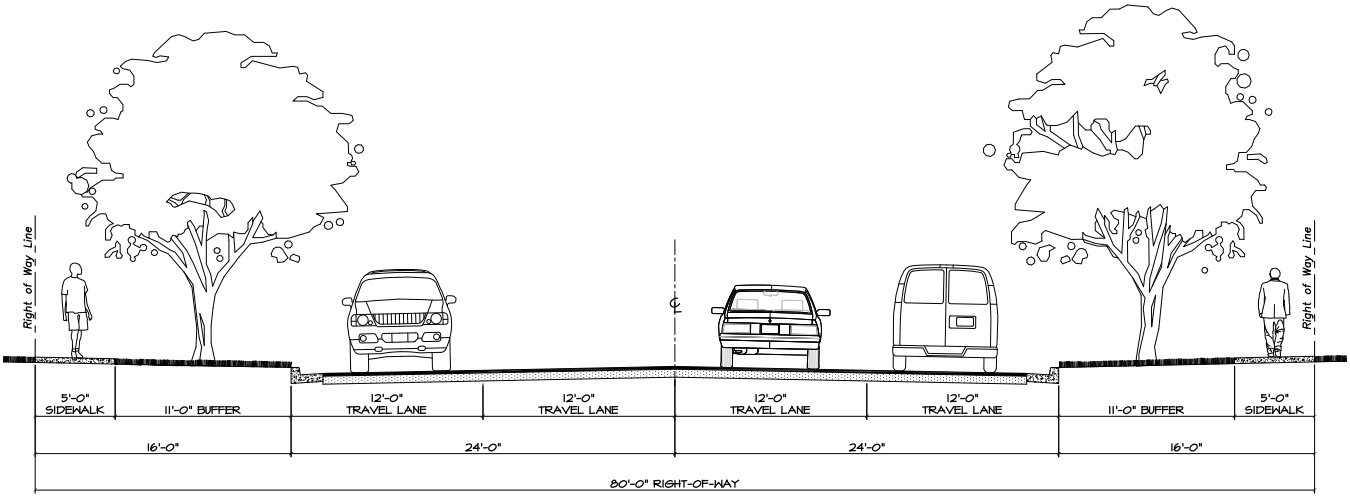
The transportation plan on page 3.21 has been designed in coordination with the future land use plan. ***It is the recommendation of this plan to adopt the following functional classification of streets and the designation of streets by functional classification as reflected in the transportation plan.***

Freeway: This roadway serves the area through regional and national connections. As this roadway is governed by the Kansas Department of Transportation (KDOT), minimum right-of-way and pavement width shall be as established by the KDOT standards.

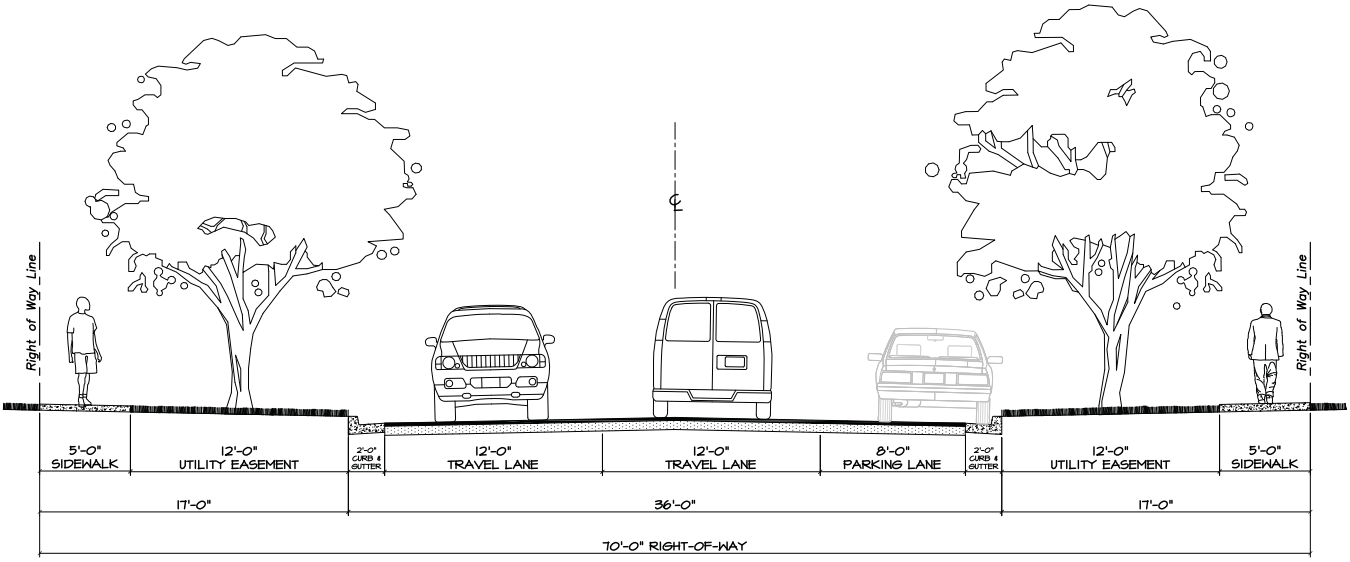
Major Arterial: This facility serves regional circulation needs. It moves traffic at moderate speeds, while providing limited access to adjacent land. Access is controlled through raised medians and through spacing and location of driveways and intersections



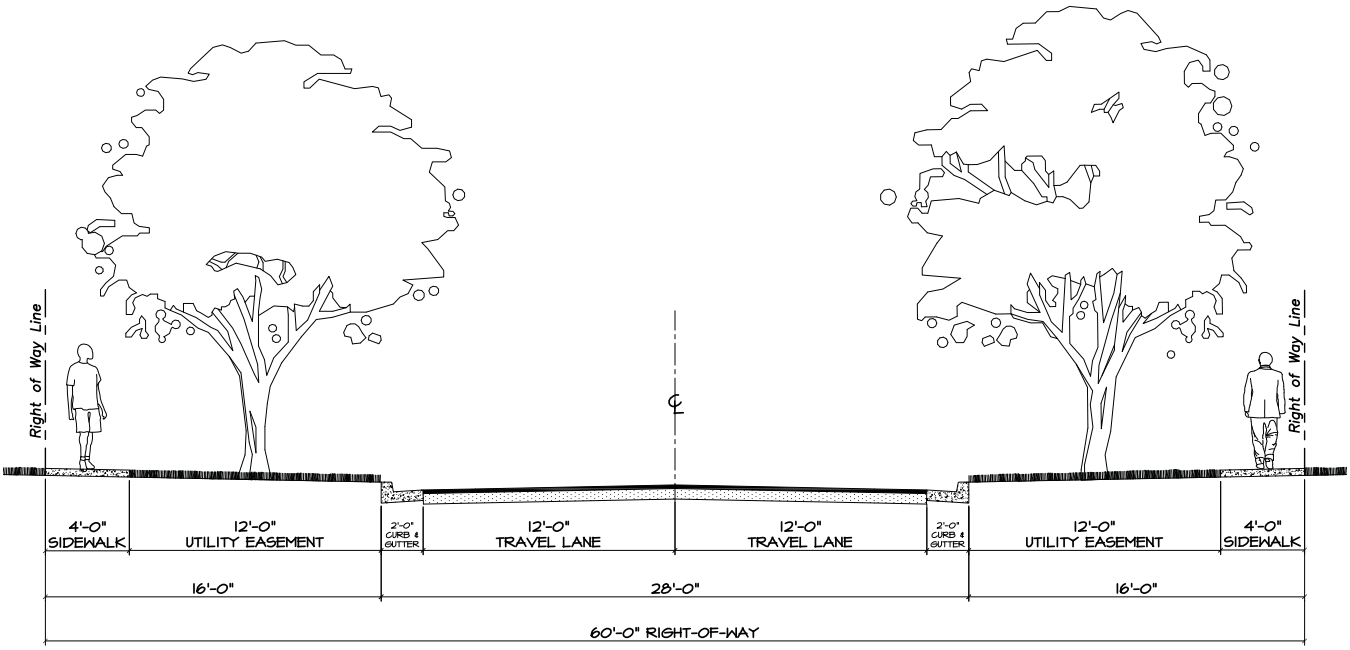
Minor Arterial: The primary purpose of the Minor Arterial is to serve regional/sub regional traffic circulation needs by moving traffic at moderate speeds, while providing limited access to adjacent land. Typically, a Minor Arterial generally is a four lane roadway, although this facility also can be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



Special Transportation Review

As part of the development of this comprehensive plan, the planning team engaged traffic engineering consultants Delich, Roth and Goodwillie Engineers (DRG) to accomplish specific traffic analyses requested by the City. ***The engineers analyzed four areas—1st St. and Overlook; CR1800/CR5300 and CR2000/CR5300; and Cline Road Extension.*** First Street and Overlook was evaluated based on a proposed mixed use residential development at the intersection. Based on proposed traffic counts, it was determined that no additional traffic improvements were necessary.

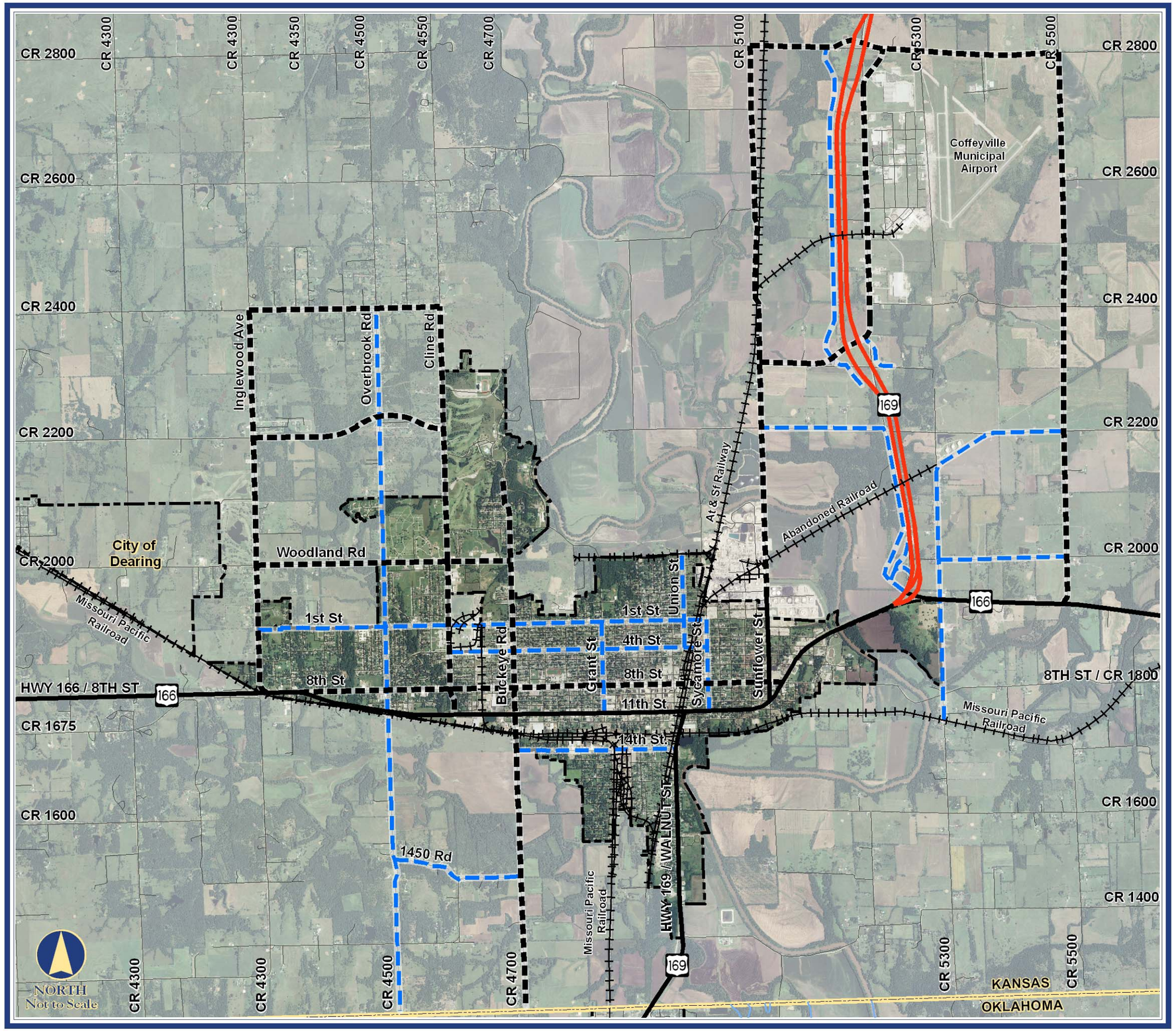
Two intersections on the east side of town associated with the WalMart Super Center were analyzed. Traffic counts for the WalMart and other proposed development in the area were provided by the WalMart consultant. Review of these numbers indicated the CR 1800/CR 5300 intersection will require no additional improvements in the near future. Likewise, the intersection of CR2000/CR 5300 also requires no intersection improvements. North of the intersection along CR 5300, it is recommended to build a collector street to handle proposed future development north of CR 2000.

Lastly, the Cline extension from 8th Street to 11th Street was evaluated for needed improvements at both resulting intersections. It was recommended to construct Cline with a curve to align with the existing driveway access south of 11th Street. The City has proceeded with the recommended alignment. Additional signals are not warranted at either new intersection. It was recommended to continue to monitor the intersections once the Cline Road extension is fully constructed. More detailed supporting information is included in this report and can be found in Appendix D.

The following section of the Comprehensive Plan sets forth a specific goal and recommendations to guide decisions regarding transportation. The Future Transportation Plan, page following, illustrates the City's current and future streets, existing rail and air system.

Goal

Provide transportation systems, public services, facilities and utilities that exceed standards and provide a supportive structure for community growth and economic vitality.



Transportation Plan

Legend

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

Transportation Plan

- Railroad
- Expressway
- Primary Arterial
- Secondary Arterial
- Collector
- Local Road

Recommendations

- ***Actively promote transportation alternatives that will enhance Coffeyville's present and future growth and development, including accessibility to local retail/commercial businesses and other business opportunities.***

- ***Preserve and improve 11th Street as the community's main commercial corridor by:***
  - o adding a center turn lane and medians and reducing the number of curb cuts to facilitate better, safer ingress and egress to commercial properties along 11th Street;
  - o conducting a corridor study for 11th Street to develop streetscape standards, access management criteria and identify potential redevelopment;
  - o developing a new streetscape along 11th Street to make it an inviting commercial corridor and a draw to the downtown area;
  - o modifying and creating an identity at the entry from 11th Street to downtown; and,
  - o considering an 11th Street improvement district to implement recommendations of the corridor study.

- ***Ensure that the transportation system provides sufficient capacity and a safe, efficient and friendly environment for motorists, cyclists and pedestrians alike by:***
  - o evaluating the level of service of the transportation facilities and identify problems on a regular basis; and,
  - o integrating bikeways, where appropriate, when new roads or improvements of existing roads are constructed.

- ***Continue to improve safety at all railroad crossings within the City.***

- ***Adopt the proposed hierarchy of streets to facilitate efficient, cost effective movement throughout the community.***

- ***Facilitate movement to and through the downtown area by:***
  - o eliminating one way streets and traffic signals; and,
  - o working with the railroad to allow installation of directional signage on the railroad bridge over 11th Street pointing to downtown.

Rail Service

Coffeyville is located on two very active rail lines. These rail lines provide service to the numerous industrial users within Coffeyville and the surrounding area. Also located within the City is a switching yard and rail junk yard where many cars are repaired. The rail line coming through the community does not provide passenger usage.

Due to its extensive use in the community, it is recommended that the City continue to cooperate with the railroad and through long term goals, identify areas that need rail spurs for future industrial use. The City should also work with the railroad to beautify the entry into the downtown area, east of 11th Street and Walnut. The bridges have become rusted and are somewhat of an eyesore. One suggestion is to use the bridge as a backdrop to a vintage style neon sign pointing to the downtown area on one side and a thank you sign on the other as people are leaving the downtown. Landscaping and beautification treatments to the retaining walls will turn the existing bridge into an amenity.

Air Transportation

Coffeyville's easiest access to major airlines is in Tulsa, OK, an hour and a half south. Although there is an airport with service from Coffeyville, the cost is higher than traveling by car to Tulsa to depart. With such a convenient airport, it is not recommended to alter existing passenger opportunities in Coffeyville. Continued expansion for business, product and mail delivery should be encouraged.

Alternate Transportation

Currently there is no provision for alternative modes of transportation in Coffeyville. As there is a large senior population and low income population that do not have access to a private automobile, it is important that Coffeyville review the options to provide this service. The following are recommendations for pursuing alternate modes of transportation.

Recommendations

- ***Reduce the City's dependency on the automobile by:***
  - o creating a framework of transportation alternatives, including pedestrian and bicycle systems that maximizes access and mobility and lessens the community's reliance on the automobile; and,
  - o providing an interconnected network of streets to encourage walking, reduce the number and length of automobile trips, and conserve energy by reducing the length and use of automobile trips.

- ***Pursue ways to maximize the commuter experience, reduce fuel usage and benefit the City of Coffeyville by:***
  - o working with employers to foster the development of a ride share program or park and ride lots; and,
  - o working with local large employers and retailers to subsidize subscription bus or van service.

PUBLIC FACILITIES PLAN

The Public Facilities Plan is intended to supplement the Land Use Plan and the Transportation Plan by providing the necessary services to adequately meet current and anticipated needs.

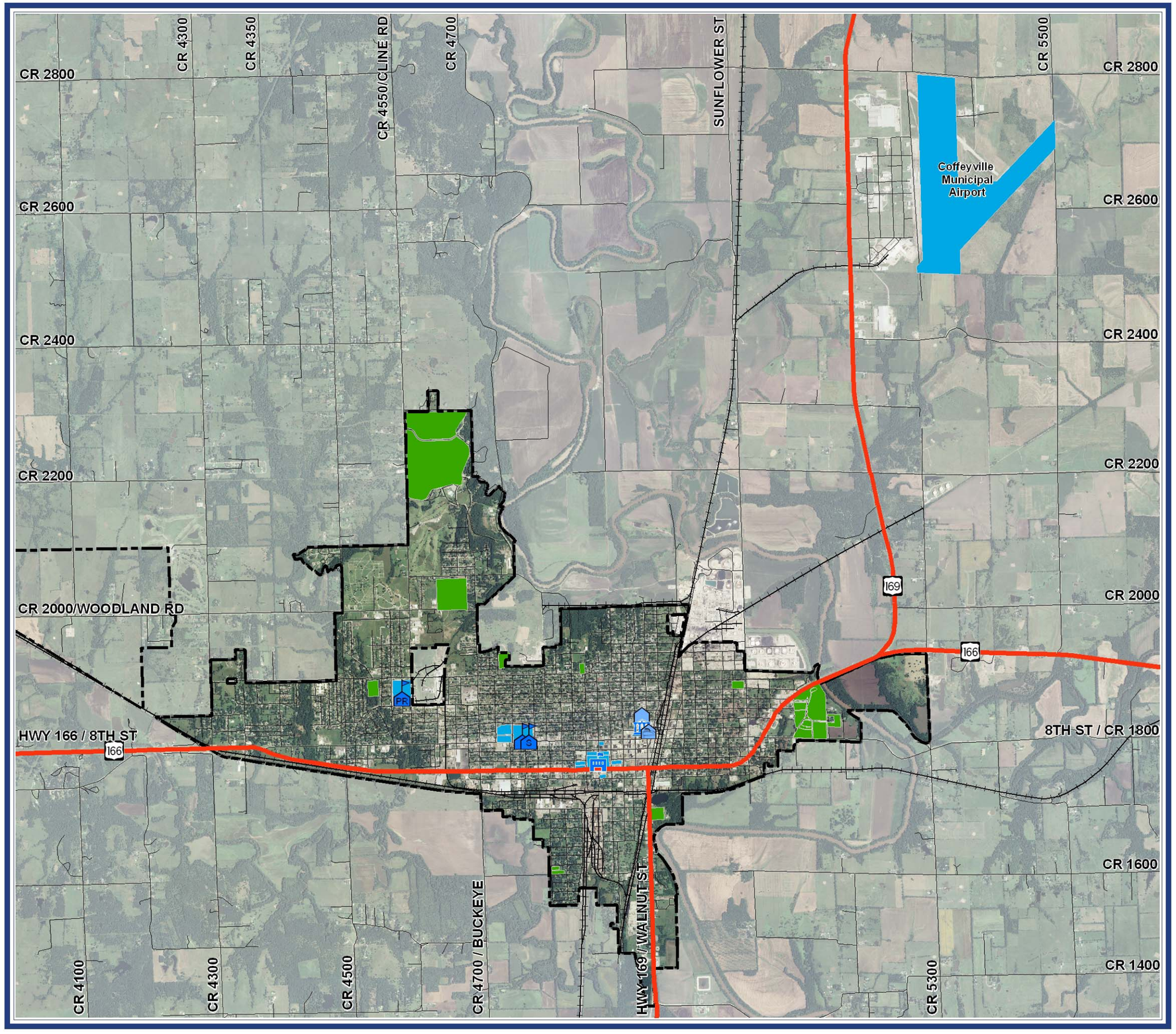
Although Coffeyville enjoys the economic and recreational benefits of its public facilities, the City is confronting a number of maintenance issues with its older buildings. Residents have commented that City Hall and the library need renovation. Plans for the renovation of both are underway. Additionally, a number of public buildings were constructed in the 1950s or 1960s, which would indicate the possible need for renovation in the near future.

The City does not have a Capital Improvements Program (CIP) to address maintenance issues on a long term basis, and risks being confronted with multiple repairs or maintenance expenses in a single year. ***A CIP would allow the City to project budget items over a period of five to 10 years.***

The Public Facilities Plan on the following page identifies existing and proposed public facilities. The following goal and recommendations will guide City leaders when determining public improvements and needs.

Goal

Ensure that future land development and public facilities and services are mutually supportive.



Public Facilities

Legend

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

Public Facilities

- City Hall
- Chamber of Commerce
- Fire Department
- Elementary School
- Middle School
- High School
- Community College

Land Use

- Public
- Public Park

Recommendations

- ***Develop a 10-year Capital Improvements Program by:***
  - o Pursuing State and Federal matching funds to help accomplish programs;
  - o Outlining maintenance and new construction of all public buildings and infrastructure;
  - o Ensuring the CIP is linked to the comprehensive plan;
  - o Use the opportunity to reinforce the goals of the comprehensive plan;
  - o Conduct at least one public meeting for input on proposed projects;
  - o Aggressively pursue sources of state and federal funding to accomplish public infrastructure improvements;
  - o Specifying the following projects that should be included:
    - - Central Business District
      - • Reconstruction of the streets to allow two way traffic
      - • Reconstruction of stormwater lines to accommodate two way streets
      - • Reconstruction of Walnut Street north of 11th Street
      - • Design a new downtown streetscape
    - - Transportation / Streets and Sidewalks
      - • Street maintenance
      - • New street and utility installation to stimulate development
      - • Sidewalk replacement and new construction
    - - Parks and Recreation
      - • Redesign and development of Walter Johnson Park area
      - • Development of a parks and trails master plan
      - • Construction of trails
    - - Urban Design
      - • Improved directional signage for downtown
      - • Landscape and entry monumentation for the northeast entry into Coffeyville
    - - Public Buildings
      - • Renovation of City facilities, especially City Hall

- ***Improve stormwater management in flood prone areas through:***
  - o Working with FEMA and state agencies to determine appropriate actions for improving flood areas; and,
  - o Identifying potential grants and funding sources to help alleviate financial cost to the city.

- ***Implement energy saving and load reduction strategies to reduce the need to expand the power plant and to save customers money; adopt new green strategies;***

Recommendations Continued

- ***Continue working with the airport to ensure appropriate improvements are made to continue a safe mode of transportation***

- ***Develop a recycling program for the community by:***
  - o Assessing options for residential service by trash haulers;
  - o Working with schools and shopping areas to provide locations on site for paper and plastic drop offs; and,
  - o Working with high school and college students to promote the program through competition or funding opportunities to raise funds for the schools.

- ***Provide safe, reliable, and cost-effective water and sewer services to the area.***
  - o Ensure that new development pays its fair share for the expansion of water and sewer capacity or use as an incentive to bring desired development.
  - o Use the Capital Improvement Program as a planning tool to ensure sufficient funding for high-priority water and sewer projects that support the City's long-term growth policy is in place.
  - o Use the Capital Improvement Program as a planning tool to ensure sufficient funding for high-priority water and sewer projects that support the City's long-term growth policy is in place.

- ***Provide adequate police and fire protection and emergency medical services to area residents and businesses.***
  - o Plan for staffing of police and fire personnel, purchases of police and fire protection equipment and location of future fire stations in such a way as to minimize the response time for all types of emergencies.
  - o Identify locations and preserve land for a future fire station.
  - o Enforce development standards that ensure adequate accessibility for emergency equipment.

- ***Use infrastructure as an economic development incentive in new areas.***

- ***Develop a community wide plan for street trees; remove dead trees.***

- ***Improve maintenance of all City streets.***

Recommendations Continued

- ***Develop a plan for shared funding of sidewalk renovation in areas where sidewalks are deteriorated or missing.***

- ***Use infrastructure to develop family friendly, walkable neighborhoods; i.e. sidewalks, ADA ramps, street lighting.***

- ***Preserve and restore brick infrastructure as much as possible as a symobol of Coffeyvill's history.***

- ***Invest in public improvements in strategic locations in order to serve new development and promote ecomonic growth.***
  - o New development should be encouraged to locate in areas where municipal services are already presents or where utility extensions are planned in the CIP. Planning for capitals improvements should be based on prioritized needs, guided by a public policy directions.
  - o Emphasize capital improvements which extend utilities in a logical fashionas well as maintain existing lines.
  - o Provide extension of utilities to outlying areas only upon annexation.

PARKS AND RECREATION

Parks and Recreation are at the core of every community's quality of life. Parks bring families together and figure prominently in the quality of life equation. Coffeyville has a number of excellent, well used facilities, including an aquatic park, stadium, public golf course and other traditional park facilities. Among Coffeyville's most valued assets are Walter Johnson Park and Pfister Park, two large parks at opposite ends of the community. Both parks enjoy heavy use and offer a variety of amenities, from an aquatic park to basketball. Coffeyville residents have expressed the need for additional small neighborhood "pocket parks," which may be added on vacant parcels scattered throughout the community. The following goal and recommendations will guide the community to this end.

Goal

Introduce parks and green spaces throughout the community; improve neighborhood access to parks and green spaces; increase usage and amenities in existing parks and recreation facilities; utilize parks and green spaces as gateways to the City, especially in the vacated flood area.

Recommendations

- ***Ensure the long term viability of existing parks by:***
  - o Addressing long term financial issues confronting park operations;
  - o Introducing more fee based programming in the parks, some of which could be managed by volunteers.
  - o Considering consolidating some parks, while redeveloping other parks; and,
  - o Where possible, program all recreation centers to create a revenue stream and bring people to parks.

- ***Develop a park and recreation master plan for the community by:***
  - o Utilizing a portion of the flood affected area on the east and south sides of town for recreations uses;
  - o Acquiring park land for future parks;
  - o Considering expansion of sports activities in the parks;
  - o Exploring regional cooperation for largers amenities, such as skateboard parks;
  - o Creating an inventory of prks amenities in surrounsing communities and include the communities in the proposed service area for larger amenities.
  - o Provide parks experiences suitable of all residents, inlcuding those with disabilities;
  - o Reviewing and setting guidelines for ADA standards in ccurent and future parks;
  - o Adopting minimal maintenance and usage standards for parks to achieve; and,
  - o Establishing another RV park and improving the one at Walter Johnson Park.

- ***Create a well connected community through:***
  - o Development of a comprehensive trails plan that connects major City attractions and parks;
  - o Working with developers to proveide trail connections through floodplain, wooodland areas and other natural fastures;
  - o Providing bicycle racks downtown and at park sites, cute facilities and major commercial centers;
  - o Connection the community with the parks through bike or pedestrian trails;
  - o Improving the City's capacity to utilize bicycles as a mode of transportation; and,
  - o Working wiht the County and other communities to develop a connecting trail system.

- ***Provide adequate recreational facilities and sevices to meet the needs of local residents of all age groups for indoor and outdoor entertainment and recreation.***
  - o Reserve sufficient land in the area for future development of needed parks and other recreational facilities.
  - o Continue to support the neighborhood concept by encouraging residential development to integrate common areas, playgrounds, and other ypes of recreational facilities.
  - o Continue to utilize community center and analyze future needs to determine maintenance and/or potential expansion of the facility.

ECONOMIC DEVELOPMENT/ DOWNTOWN

Economic development provides the means to grow the City through job expansion, new residents, new houses, demand for new consumer goods, more sales tax and more property taxes. Coffeyville is very focused on its economic future. The Coffeyville Chamber of Commerce, Downtown Coffeyville Inc., Montgomery County Action Council and the City of Coffeyville partner to retain and recruit business. ***Coffeyville has not experienced the double digit unemployment of many cities; new industries are locating in Coffeyville and its economic future is the current focus of community leaders.***

To fully understand Coffeyville's position in the marketplace, Canyon Research Southwest evaulated the office and retail market. ***Coffeyville serves as a major shopping destination for residents of Montgomery County.*** Its primary trade area is defined as a 10-mile radius from the city, increasing to a 20-mile radius for the secondary and tertiary trade areas. The City's position for the future is moderately positive for retail space. A complete evaluation of the market is in Appendix C .

The following recommendations will provide continued guidance and direction in formulating the foundation for present and future economic development efforts.

Photo Courtesy of CRMC

Goal

Sustain an economy that ensures quality of life for all residents. Establish downtown Coffeyville as the core of the City and support a comprehensive revitalization; increase business and industry by introducing appropriate locations that offer connectivity and amenities; capitalize on retail and business opportunities along existing corridors; build a stronger, more focused economic development program with agencies and organizations serving Coffeyville, Montgomery County and the State of Kansas; attract more visitors by capitalizing on Coffeyville's unique history.

- ***Support the private sector in maintaining and improving downtown as a central business district.***
  - o Make downtown more visible, especially from Hwy 169, through reconstruction of Walnut Street to its original configuration.
  - o Establish a marketing theme for downtown.
    - - Redesign the City's website and provide a link to downtown and Main Street.
    - - Install street banners with seasonal themes.
  - o Dissolve the Urban Renewal Agency to allow for more opportunities in the downtown area.
  - o Create a business district offering a blend of economic, governmental, cultural, entertainment and pedestrian activities.
  - o Create a "gateway" entrance for downtown on 11th Street between Walnut Street and Maple Street continuing north on Maple.
    - - Landscape parking lots and streets.
    - - Redevelop property to provide a street edge as found in downtown.
  - o Improve the exposure and revitalization efforts of downtown by redeveloping properties along the north side of 11th Street.
  - o Work with Coffeyville Community College to develop in downtown additional student. housing, offer classes in the less desirable store fronts, create an incubator to teach students how to manage a business, and consider displaying student artworks in storefronts.
  - o Create annual events in the public spaces to bring more people to downtown.
  - o Continue removal of the downtown walkway canopies and provide façade grants.
  - o Promote the clustering of one or more business types downtown to create a true identity/ image.
  - o Promote new development adjacent to downtown that will bring more patrons and residents.
  - o Provide development incentives to promote development in downtown.
  - o Utilize downtown marketing studies as tools to bring in business; cooperate with Main Street, Downtown Coffeyville, Chamber and MCAC.
  - o Consider converting one or more buildings into bed and breakfast facilities with events facilities, bakery and coffee shop open daily.
  - o Develop opportunities for collaboration of the City's considerable educational resources to stimulate more adult learning in Coffeyville, either career oriented or for personal edification; encourage learning groups to meet downtown; stimulate downtown "lunch and learn" activities that are attractive to professionals.
  - o Enforce maintenance codes in downtown.
  - o Address environmental issues and resolve to enable re-use of properties.

Recommendations Continued

- ***Foster a positive climate for business retention and expansion.***
  - o Work with Montgomery County Action Council (MCAC) to develop local and state incentive packages for target businesses and industries.
  - o Assemble properties for redevelopment to be held by the City or County as needed.
  - o Pursue redevelopment of structures, including the vacated WalMart store, through subdividing the space to accommodate smaller tenants, conversion into a municipal use or razing the structure to facilitate a shopping center development.

- ***Pursue historic designation as an economic benefit and cultural tourism attraction.***

- ***Promote tourism in Coffeyville by:***
  - o Developing Dalton tour link that draws people upon entry to the City;
  - o Extending the Dalton days into a longer timeframe of activities, including those focused on Coffeyville history-some grant funding available for historic activities and humanities projects;
  - o Tying Coffeyville history in with Kansas statehood celebration

CHAPTER SUMMARY

This chapter reviewed the Comprehensive Plan goals and recommendations. ***The goal of the future land use plan is to achieve a balanced development pattern for the benefit of the community.*** To accomplish this, future residential development will provide a broad range of housing choices, foster a sense of community and pedestrian friendly housing types; commercial development will provide diversified, accessible, and convenient services; and industrial development will promote industrial growth to strengthen local financial health and expand the employment base.

Transportation recommendations center on the goal of developing a transportation network system that provides convenient, safe access to the City and surrounding areas to enhance future growth and quality of life. Community and public facilities recommendation should focus around the goal of ensuring that future land development and public facilities and services are mutually supportive. Future parks and recreation services should be developed to maintain existing services as well as considering new land for recreational needs.

Economic development planning for the City should focus primarily on the creation of revenue producing development scenarios that strengthen economic competitiveness for Coffeyville, and more specifically for downtown and the 11th Street corridor.