

May 2014

SUMMARY OF INPUT

MAY 15, 2014 COMMUNITY OPEN HOUSE

CITY OF KECHI, KANSAS



PEC Project No. 13343

VISION & GOALS BOARDS

COMMUNITY VISION STATEMENT

Kechi has a small town feel with excellent access to metropolitan amenities. Residents enjoy safe and friendly neighborhoods where they truly feel like they are part of the community. Kechi's future economic activity will be fueled by a diverse mix of goods and services and a vibrant arts and business district. Ample opportunities for recreational, cultural, and leisure activities will enhance Kechi's quality of life.



CHANGE HAPPENS. PLAN FOR IT.

ECONOMIC DEVELOPMENT

- A. Build a strong and diverse local economy that attracts local retail, service, and office businesses and promotes arts, crafts, and other small enterprise businesses.
- B. Maintain existing businesses and create a culture for cultivating local businesses.
- C. Encourage coordination and partnerships between agencies (city, county, state, chamber, etc.) to promote economic development activities.



CHANGE HAPPENS. PLAN FOR IT.

LAND USE & SITE DESIGN

- D. Create a sense of place through land use planning, development patterns, site design, and community aesthetics.
- E. Optimize the efficiency of providing City services through land use patterns.
- F. Provide a development pattern that supports economic development while maintaining safe neighborhoods.
- G. Provide quality and context-sensitive aesthetics in development and redevelopment.

HOUSING

- H. Promote a good the mix of housing options (size, price, type, own/rent).
- I. Provide quality neighborhoods that are safe and desirable.
- J. Provide sufficient housing to support economic development activities.



CHANGE HAPPENS. PLAN FOR IT.

TRANSPORTATION

- K. Maintain and improve the transportation infrastructure condition, efficiency, safety, and function (roads, bridges, sidewalks, paths, railroads, etc.)
- L. Improve coordination with local, regional, and state partners.
- M. Provide transportation infrastructure to support economic development, especially in the arts and business district.

LOCAL RESOURCES

- N. Provide a high degree of cultural and recreational opportunities for citizens and visitors.
- O. Provide public spaces to enrich Kechi's sense of place and community.
- P. Preserve natural and unique settings of woodlands, creeks, natural drainage ways, and prairies.

CITY SERVICES & FACILITIES

- Q. Provide and maintain quality City services to a growing population and economic base, including police, potable water, sanitary sewer, gas, parks, and community support.
- R. Encourage and provide for active citizen engagement in civic activities.



CHANGE HAPPENS. PLAN FOR IT.

VISION RESPONSES

The Vision Statement is a good representation of Kechi's preferred future because.....

It preserves the quality of the community.

Yes. The idea of diverse mix with business is great. I would like to see a few more service businesses in Kechi especially a couple of restaurants.

Vision statement is good because it focuses on small businesses and arts.

It covers the basic needs of the community. It is a bedroom community.

Does the Vision Statement have a inclusion of Sunnydale?

Vision Statement good representation because small town feel, diverse mix of goods and services, and arts and business development.

It includes the small town feel but includes what a city needs.

It speaks of what the community is looking for.

Love the idea of an art/business community. We DO want safe neighborhoods and a small town feel. Keep it local - would hate to see commercial chains in food and large business.

Because it is a continuation of what attracts home owners and businesses and what is desirable about Kechi.

Vision Statement is good because it incorporates the current amenities and proposes to build on the ones that would have a positive impact on Kechi.

Good Vision Statement. Don't overemphasize arts - mix is necessary - few people 'make it' as artists - art is fine but a lot more is needed for a stable economy. During hard times art would be one of the first things to go.

The Vision Statement misses the mark because.....

Misses mark by placing heavy commercial businesses south of 101st - annex North! You/I don't want 'heavy' business in the heart of Sunnydale residences. Promotes unsafe/les secure neighborhoods.

What is the planning for the entire City of Kechi - and inclusion of Sunnydale?

It misses the mark for Sunnydale - What is the perspective of their views - connected to Kechi.

City services and facilities - is Sunnydale receiving top quality services?

It is fine as it stands.

Concern the building of businesses along I-135. Sunnydale is a quiet community and building businesses along highway is going to change the community.

Communication. How are you communicating this good feel town to residents?

Need more city involvement in upgrading the downtown corridor to make property available or make other businesses come to town. Curb and gutters, storm sewers, public parking. A roundabout as a signature attraction.

Vision statement needs to include a vision of moving into the future - progress forward. Mix of old and new. 'Clean, crisp look' to the town. Even old architecture can look its best.

Too much growth is no longer small town - if you don't want small town stay in the city.

GOALS RESPONSES

The planning goals will help improve community development in Kechi because.....

I think they are adequate.

Yes because community activities are important for long term growth and development.

Plans for additional sidewalks and lighting. Maintain existing businesses. Economic development. Mix of housing.

Planning is important and always beneficial to reaching a goal.

It can give us a footprint for growth.

Give guidance to city leaders.

It will ensure variety of housing and preserve natural states.

It is a good start. How does the fire 'keep burning' on these ideas to keep them going forward?

It's a place to start - but unless you get community involvement, it won't go.

Will help improve development. Three economic development, careful land use, versatile housing, good city services.

The local resources could provide a green public space connecting Sunnydale to Kechi.

The one thing about the planning goals I would either change or add is.....

The one thing about the planning goals I would add is to not force 'development' on areas where the residents don't want it. If cities function like Park City does in annexations, we will continue to ask government representatives to 'force' cities to pay more attention to resident's wants/needs.

Provide activities for school age children. K through 12.

Global warming. Water resources. Mass transportation. Weather - devastation in the community. Man power for clean up. Facilities for the disabled. Equipment available for the job.

More involvement in bringing businesses - 'big' business to town. Better facilities downtown: lighting, parking, restrooms. Also lighting in the park for safety reasons. A roundabout at 61st and Oliver to draw people to downtown area.

Improve handicap access.

Keep commercial chains out! Promote a 'local' selection of business.

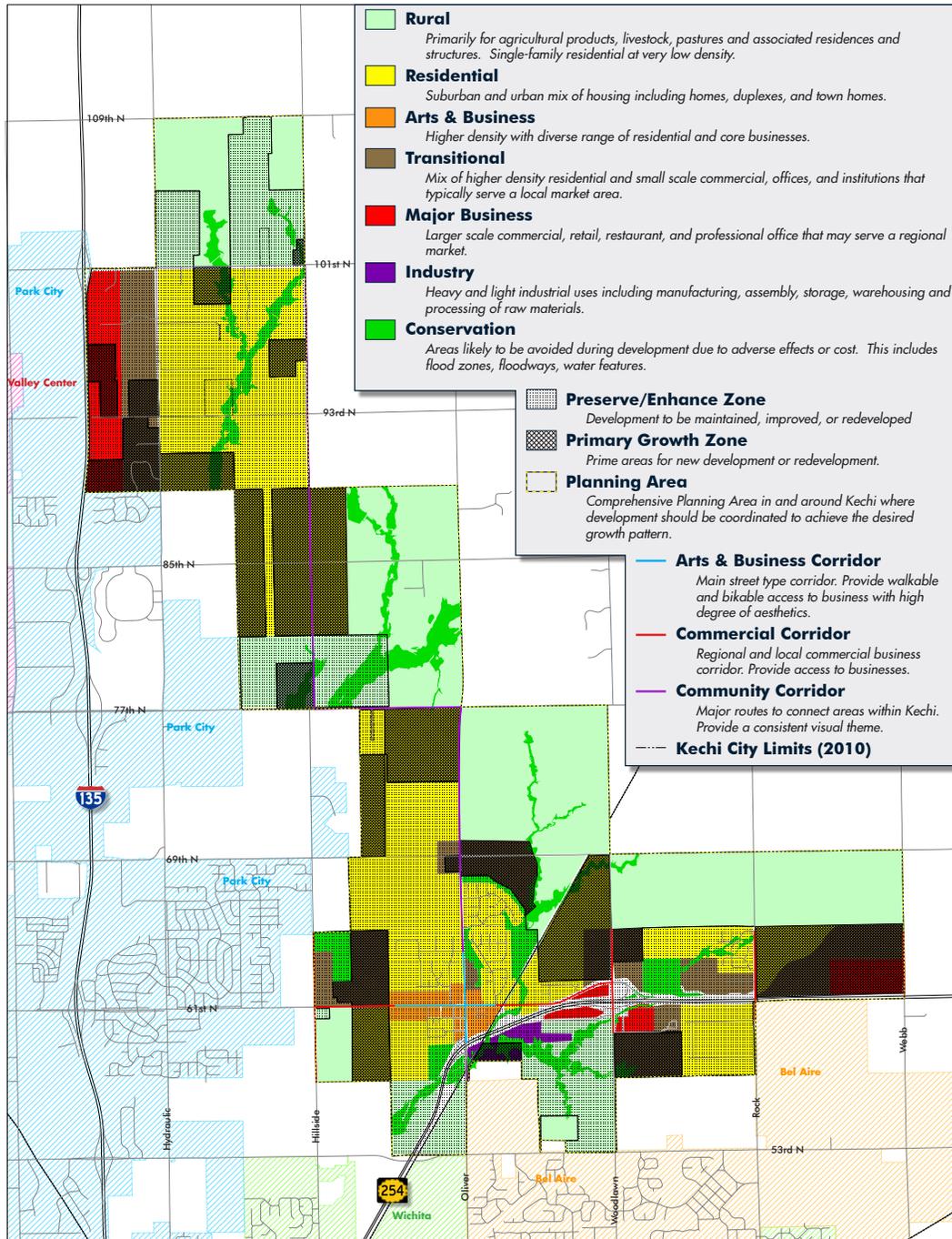
How do we have a full blown picture of Kechi/Sunnydale?

More emphasis on parks, recreation, walking paths and the like.

Gather more input from residents.

I would like to specifically suggest an 'interactive fountain' to be implemented into Kechi Park. See example attachment.

RECOMMENDED DEVELOPMENT SCENARIO



CHANGE HAPPENS. PLAN FOR IT.

DEVELOPMENT SCENARIO RESPONSES

The scenario will promote the right mix of land uses in Kechi because.....

If we are going after BIG business, GO GREEN! Hello? Greensburg - know nationally.

There are all aspects considered - not just housing/commercial/industrial but also rural, natural preservation.

Gradual (i.e. green areas) transition between residential and large businesses.

Maintains current distribution, which is working ok. Important to maintain rural characteristics. Important mix - appeals to those who like 'isolation' and a quiet life - as well as those who prefer a more urban area like 'downtown.'

This allows for growth of the business district which will attract more citizens and people visiting from surrounding areas.

To be sure that arts and businesses are developed appropriately for the needs of Kechi.

Separating industrial or light industrial from residential.

The map scenario is incorrect.

Land mix because it follows the general current land uses in the area and allows for varied types of land uses.

The scenario will effectively grow Kechi's economy because.....

Develop arts and business district including sidewalks and lighting. Signage (street corner) shop, restaurants, gas, ...

There are defined growth areas and type of development by area.

Emphasizes development 'downtown.' That is where visitor will go.

Promote rural and housing development.

It encourages land owners with different objectives to continue to stay in the area, rather than pushing agricultural land owners out so developers can make money.

Provides space for growth of small business.

It is necessary for the city to continually meet additional economic needs as the city grows.

If the city fathers make land purchases to help the cause.

The scenario allows for options for every type of living that people desire.

DEVELOPMENT SCENARIO RESPONSES

The one thing about the scenario I would either change or add is.....

As a Sunnydale resident, I do NOT want to be next to stores, buildings, etc. I like living in the COUNTRY. You could use some signs, arches, lamp posts, plants to bring Kechi together.

Figure out a way to unify all communities more cohesively: Kechi/Sunnydale.

A paved, yet natural surrounding for a bike/walking trail. Benches along the way. Dog waste pick up stations. Keep the rural green land rural! Develop rather than try to annex more.

Not overly happy with shopping down the street off of I-135 and 101st. I enjoy our quiet neighborhood. If the community gets involved.

Arts and business - sidewalks in area needed now on both sides of street developed or not.

Unlawful to annex if you are in a rural area that does not want annexed.

One thing to change - specifically identify an area where large acreage residential plots are expected and not force them to smaller lots.

I would like to see a green area (bike path) to connect Kechi and Sunnydale.

Connecting areas with sidewalks, bike paths, etc.

I think the heavy commercial and transitional area between 93rd and 101st should move north to between 101st and 109th. There is an important residential area of Sunnydale located in proposed area. I realize the importance of access - the 'business' area is too close to established residential.

Could not think of anything to change or add to present.

Need to concentrate on the downtown area - to make improvements that will cause people to come to Kechi. Kechi - Sunnydale - should have some cohesiveness - since all belonging.

COMMUNITY DESIGN RESPONSES

The best thing we could do to improve Kechi's look and feel is.....

A homey downtown.

More bike paths or sidewalks.

Add sidewalks and lighting. Close open ditches. Beautification of homes and businesses.

Improve / add sidewalks. More stores, restaurants (ex. Ice cream shop).

Fix up some of the run down antique shops in the center of town. I think this gives a bad look. The Karg Art Glass facilities are wonderful.

Create an image for the business district rather than a hodge podge of buildings with no planning (but not saying cookie cutter designs either).

Keep cleaning it up. Make it look loved.

Clean up and improve existing businesses. Residences - beautiful city.

Develop downtown into arts district.

Preserve as best as possible the historic feel of community - try to save key structures. I don't mind an eclectic/artistic mix of old and new. Love Arts District - focus there first!

Start to more develop downtown.

Give it a 'theme' that is used throughout the city.

The best way to implement design control is to.....

Regulations with enforcement. Clean up the feeling of the 'cluttered, unkempt' look that much of Kechi image is perceived.

Identify best practices.

Regulations with enforcement.

Incentives - reduced taxes. Stay away from strict regulations. Too restrictive. Hat restrictive covenants.

Use all of them (identify best practices, incentives, and regulations with enforcement).

A mix of all.

Use all of these.

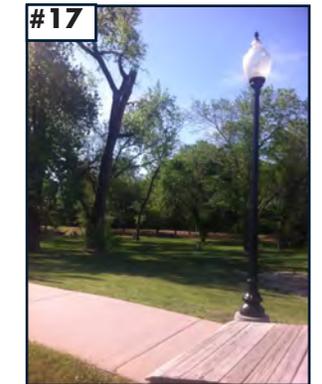
IMAGES RESPONSE SUMMARY TABLES

Landscape Images	Responses	Percent of Total Responses
16	9	14%
6	8	13%
10	8	13%
1	6	10%
17	6	10%
18	6	10%
12	5	8%
20	3	5%
2	2	3%
4	2	3%
9	2	3%
19	2	3%
21	2	3%
14	1	2%
15	1	2%
3	0	0%
5	0	0%
7	0	0%
8	0	0%
11	0	0%
13	0	0%
TOTAL	63	100%

Streetscape Images	Responses	Percent of Total Responses
8	15	23%
2	9	14%
11	9	14%
5	7	11%
6	5	8%
15	3	5%
1	2	3%
3	2	3%
9	2	3%
10	2	3%
13	2	3%
14	2	3%
17	2	3%
4	1	2%
12	1	2%
18	1	2%
7	0	0%
16	0	0%
TOTAL	65	100%

Architecture Images	Responses	Percent of Total Responses
18	14	24%
4	8	14%
17	8	14%
15	7	12%
9	6	10%
8	5	8%
6	3	5%
19	3	5%
20	2	3%
1	1	2%
7	1	2%
14	1	2%
2	0	0%
3	0	0%
5	0	0%
10	0	0%
11	0	0%
12	0	0%
13	0	0%
16	0	0%
TOTAL	59	100%

LANDSCAPE IMAGES



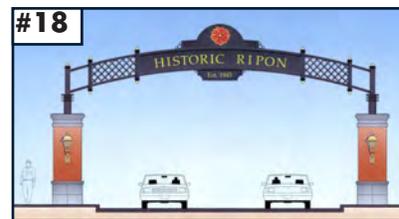
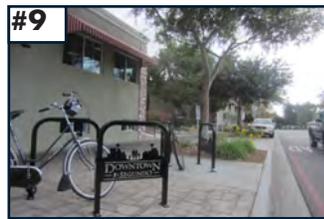
LANDSCAPE IMAGES RESPONSES

Picture #	My three favorite landscape images are.....because.....
1	It looks nice. Connects the east to west.
1	Open space.
1	Bridges (wooden), trees, and greenway.
1	Appealing for walk, attractive feature.
1	Bridge.
1	Quiet retreats. A place to stroll through, stop, and enjoy.
2	Family fishing, fishing is more rural.
2	It shows 'family' relaxation.
4	Vintage look.
4	Iron work = artistic.
6	Stage and activity area - made large enough for markets and music performances.
6	Private/shady spot for whatever.
6	A gazebo in the park would be fun.
6	It would be nice to have more shelters or band shell for group events or concerts.
6	Space.
6	Trees and space.
6	Places to linger.
6	Place to gather and sit.
9	The peaceful setting of water and green grass.
9	Recreation for family, relaxing, brings visitors.
10	Parks with seating.
10	Park-family gatherings.
10	Landscaping. Nice walk areas - shaded seating along the way. Areas to play in. Building pavilion to do things under.
10	A gazebo in the park would be fun.
10	Leisure.
10	Benches, greenway.
10	Serene setting.
10	Park, gathering place.
12	Iron work = artistic.
12	Country life.
12	It looks inviting and a place to enjoy nature.
12	Looks inviting.
12	Cool and shady.
14	Quiet retreats. A place to stroll through, stop, and enjoy.
15	Xeriscaping - low maintenance but natural look.
16	Blending nature with community.
16	Rock wall entrances to city arts and business district.
16	Natural looking yet accessible.
16	Love the natural feel.
16	It looks inviting and a place to enjoy nature.
16	Gardens/plants.
16	Sunnydale.
16	Great landscape.
16	Cool and shady.

LANDSCAPE IMAGES RESPONSES

Picture #	My three favorite landscape images are.....because.....
17	Lighted walking paths/sidewalks.
17	Open shady area to do whatever.
17	Iron work = artistic.
17	This is good example of lighting - at our parks - we just need more of it.
17	Openness.
17	Looks like Kechi.
18	People.
18	Appeals to visitors, suggests relaxed environment.
18	Curved sidewalks, shrubs.
18	Walkability.
18	Modern living.
18	Quiet retreats. A place to stroll through, stop, and enjoy.
19	Would be nice to put fencing around park to define boundaries and help protect the park and facilities.
19	Woods.
20	Greenscapes.
20	Love the natural feel.
20	Openness.
21	Clean rural setting.
21	Got to have some open agricultural beauty.
Dislike or miscellaneous comments	
5	Do not like porta pottie. Prefer rest rooms.

STREETSCAPE IMAGES



STREETSCAPE IMAGES RESPONSES

Picture #	My three favorite streetscape images are.....because.....
1	It gives the name clearly.
1	This would look great at the 61st and Oliver intersection in the middle of a roundabout along with curbing, lighting, and parking.
2	Leisure.
2	Community gathering on main street.
2	Cute shops. Places to sit. Great for out of town folks.
2	Inviting.
2	Provides places to gather, hang out.
2	Home town feel.
2	Appealing store fronts.
2	Public seating near shops as gathering places.
2	A gathering place for people.
3	Like look of towers and ledges and stone. Not like large city sign. Smaller less in your face.
3	Would be appropriate in Sunnysdale.
4	Artistic signage a little different. Prefer a little less finial.
5	Beauty and trees.
5	Welcome - small town.
5	Walkability, small town feel.
5	Love the preservation of existing homes.
5	Clean, well kept homes, lawns, 'looks welcoming.'
5	Bucolic, inviting, neighborly, established, friendly.
5	
6	Bike racks.
6	Art.
6	It has that 'ART' feel that promotes the art district concept.
6	Street art. Looks 'hip.'
6	It would be nice to have more art items around town or at the park.
8	Sitting outside on sidewalks - hang out area - not structures.
8	Small eating establishments.
8	Outside eating.
8	Dining.
8	Invites me to stop and relax.
8	Love the outside seating for restaurants and people watching.
8	equals Kechi.
8	Inviting.
8	Like the outside feel for gathering purposes.
8	Love the outside seating.
8	Outside places to get together.
8	Areas to enjoy outdoors while dining, sitting for drink, etc.
8	Relaxing, gathering place, nice ambiance, need good places for coffee/food.
8	A cool and shady place to gather.
8	This would be great for a food eating garden area in the downtown business and art area.
9	Decorative bicycle racks.
9	Nice for bike rides to use.

STREETSCAPE IMAGES RESPONSES

Picture #	My three favorite streetscape images are.....because.....
10	Gateway - ID's shopping area.
10	
11	Gardens and walk areas.
11	Country appeal.
11	Love the wide walkways and safe gathering areas for visiting and strolling.
11	Safety wise: good distance between street and walkway. Home town feel.
11	Safe walking area.
11	
11	Nice store fronts.
11	Attractive, would appeal to visitors, inviting for shopping, sort of reminds of San Antonio river walk.
11	Soft and curved lines are more peaceful.
12	I want it walking accessible.
13	Nice gateway.
13	Defined gateway.
14	Encourage alternative transportation.
14	Encourages biking and 'getting out' into the community
15	Bike paths that are marked.
15	Bike routes - safer family gathering.
15	Encourages bike riders - appears to make riding safer....we have a lot of bike riders.
17	Type of atmosphere it presents (casual shopping).
17	Looks like a historic town with good memories to be made.
18	Looks welcoming and 'antique.'
	Dislike or miscellaneous comments
	Don't care for 7, 16, or 1 (signage).
	We need handicap friendly.
	NO roundabouts in Kechi please! No one knows how to yield.
7	too congestive.
	Churches, social media, some art structures.

ARCHITECTURE IMAGES



ARCHITECTURE IMAGES RESPONSES

Picture #	My three favorite architecture images are.....because.....
1	New mix with old.
4	Artsy appeal may attract shoppers, etc.
4	It fits with the antique flair of Kechi.
4	Appealing curb.
4	Main street feel and inviting.
4	Color. Window shopping.
4	Quaint/small town downtown businesses.
4	Love look for downtown. Informal but unique. Not really practical for Kechi because there are mainly separated buildings.
4	Historical area.
6	Love the red, white, and blue. Proud to be and American!
6	Well cared for building of the past for historical purposes.
6	Suggests old/modern aspect.
7	Modern, up to date.
8	Ideal for Sunnydale.
8	It reminds me of what has already been started downtown, Kargs, Artisan lane, and candle factory.
8	Combination pathway and gathering places.
8	Mixed rural/city community.
8	Good open areas. Old tower barn look - artistic.
9	Small town appeal.
9	Inviting.
9	It accommodates living and working space.
9	Appealing curb.
9	I like the stand alone look and also the fact that it looks historic but well maintained.
9	Clean small town.
14	Cottage, vintage feel.
15	Historic preservation.
15	Frontier.
15	History.
15	Heritage, personality, historic.
15	Buildings with interest that can be beautiful.
15	Historic /small town feel.
15	Right look and separate buildings.
17	Order.
17	Tasteful.
17	Would be nice to have a larger sign or sign at the center of town.
17	It looks 'fresh' and up to date.
17	Kechi needs a new look defining it when entering the city.
17	Nice for entrance sign of city.
17	Signs with brick and stone.
17	Landscaping.

ARCHITECTURE IMAGES RESPONSES

Picture #	My three favorite architecture images are.....because.....
18	Nice but not sure where this would fit in Kechi.
18	Like easy walk way with fountains, swirls, and curves.
18	Modern look. Need benches though.
18	Walking leisure.
18	People.
18	Would be nice to have something like this from the park to downtown or in a defined business district.
18	Appealing curb.
18	Like the center focus for the center of the city.
18	Pathways - concrete with grass.
18	Vintage style fits Kechi image.
18	Walking paths.
18	Landscaping.
18	Shady place to sit and/or look.
18	Walking access to town.
19	The type of architecture.
19	Small town feel. Period architecture.
19	A variety of fronts catches the eye.
20	Ideal for Sunnydale.
20	Old architecture can be great blended in.
	Dislike or miscellaneous comments
	Would love to see a mix of new and old.
	Let Sunnydale embrace and celebrate the strong agricultural roots = historical farming area.
	I like visiting towns that are homey and inviting.
	How do we connect Sunnydale.
1	Do not like for arts and business district - not artistic. OK for city building. Maybe restrooms - not stores.