

2015 STRATEGIC PLAN





CITY COUNCIL RESOLUTION

RESOLUTION NO. 15-640

A RESOLUTION ENDORSING THE CITY OF KECHI 2015 STRATEGIC PLAN

WHEREAS, the City of Kechi has responsibility to protect the health, safety, and general welfare of the community; and

WHEREAS, the City of Kechi provides and maintains various utility systems, facilities, and services to fulfill these community responsibilities; and

WHEREAS, comprehensive planning is integral to guiding community development, providing adequate public infrastructure and delivering effective community services; and

WHEREAS, Kansas municipalities are statutorily authorized by K.S.A. 12-741, et seq. to create and adopt comprehensive plans for the protection of public health, safety, and welfare; and

WHEREAS, the City of Kechi has adopted the 2040 Comprehensive Plan; and

WHEREAS, Kechi citizens desire to implement the 2040 Comprehensive Plan in a rational and cost-effective manner; and

WHEREAS, the 2015 Strategic Plan document provides a five-year framework to help guide the City of Kechi's actions and public investments toward implementing the 2040 Comprehensive Plan.

NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF KECHI, KANSAS:

Section 1. The City Council of the City of Kechi endorses the 2015 Strategic Plan as a guide for municipal actions and expenditures.

Section 2. The City of Kechi will consider the 2015 Strategic Plan when adopting annual budgets and making capital expenditures through fiscal year 2020.

Section 3. The City Administrator of City of Kechi will conduct an annual review of the 2015 Strategic Plan and submit a written report on implementation progress to the City Council during the annual budget development process through fiscal year 2020.

ADOPTED by the governing body of the City of Kechi, Kansas, this 23rd day of April, 2015.

CITY OF KECHI, KANSAS


Ed Parker, Mayor

ATTEST:


Anna Kise, City Clerk





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ACKNOWLEDGMENTS

City Council

- Brian Adams
- Debbie Jacobs
- David McConaughay
- Margaret McCormick
- Kevin Opat, President
- Ed Parker, Mayor

Planning Commission

- Larry Burk
- Dan Clark, Vice Chairman
- Bill Moss
- Buddy Pressnell
- Virginia Riemann, Secretary
- Oscar Thomison
- Richard Wolf, Chairman

Target Group

- Stephanie Evans - Kechi Arts Council
- Valerie Newby - Kechi Arts Council
- Von Rhodes - Kechi Chamber of Commerce
- Virginia Riemann - Kechi Chamber of Commerce
- Naomi Fultz - Kechi Fair Committee
- Jacob Schivley - Kechi Fair Committee
- Tina Seemayer - Kechi Park Board
- Nick Villalovos - Kechi Park Board
- Richard Wolf - Kechi Planning Commission
- Buddy Pressnell - Kechi Planning Commission
- Bob Jackson - Kechi Over 55 Club
- Sandra McConaughay - Kechi Over 55 Club
- Mary Buffo - Sunnysdale Community Welfare Society
- Lynanne DeGarmo - Sunnysdale Community Welfare Society
- Shyla McFrederick - At Large
- Ms. B. Burkhalter - At Large
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CHAPTER 1: INTRODUCTION

PURPOSE OF THE PLAN

The 2015 Strategic Plan (Plan) is the short-term implementation plan for the 2040 Comprehensive Plan. The 2040 Comprehensive Plan sets long-term vision and goals for the community. The Strategic Plan looks at a much shorter time frame of about five years. The intent is to focus on what can be accomplished over the next five years to move Kechi towards the vision set forth in the 2040 Comprehensive Plan. The Plan should serve as a guide to aid in making short-range decisions to achieve long-range goals.

The short-term action items from the 2040 Comprehensive Plan were used as the basis for this Plan. Through the plan development process, details about how to carry out the action items were defined. The Plan provides the specific details about implementation actions and answers the following questions:

- What is the relative priority of the action item?
- What are the specific steps involved in carrying out the action item?
- How long will it take to implement the action item?
- What are the costs associated with carrying out the action item and what is a general cost range?
- How can the actions be funded?
- Who should be responsible for carrying out the action item?
- Who should support the lead organization and who can be a resource?
- How will success be measured?

STRUCTURE OF THE PLAN

Similar to the 2040 Comprehensive Plan, the Plan is divided into major topics. The major topics are economic development, local resources, housing, transportation, land use and site design, and city services and facilities. Each chapter of the Plan covers one major topic.

Within each chapter, the short-term action items are identified and presented in priority order based upon other action items within that specific chapter. As it is assumed that Kechi will work on more than one action item at a time,

it is more important to provide the relative priority rather than the overall priority. The overall priority will likely vary over time as community priorities change.

Also, the identified organizations to play lead, support, and resource roles is a suggestion. Further investigation on interest from outside organizations will need to be made as well as available resources and time from Kechi organizations and staff.

Arts & Business District Redevelopment Design Concept

Developed as a separate document, the Arts & Business District Redevelopment Design Concept is a strategic plan for the redevelopment of the Arts & Business District. It includes detailed strategies for achieving the vision for the Arts & Business District. The Strategic Plan and the Arts & Business District should work in concert to implement the 2040 Comprehensive Plan.

USING THE PLAN

The Strategic Plan should be used during many processes. The Plan can help guide decisions of the City of Kechi as well as other public and private entities.

Capital Improvement Program

Kechi develops a 5-year Capital Improvement Program (CIP) to outline its capital expenditures. The City should use the Plan when identifying capital improvement needs. Many of the action items of the Plan have capital projects associated with them.

Budget

The Plan should be reviewed and utilized when developing Kechi's budget. The budget focuses on operations, whereas the CIP focuses on capital projects. The Plan will help with identifying the short-term community priorities and inform decision-making regarding the expenditure of public funds for operating expenses.

Grants

Grants from a variety of sources often become available. The Plan identifies some grant funding options to pay for the implementation of action items. The Plan should be used to identify which grants are good fits for various action items and assist with grant applications.



CHAPTER 1: INTRODUCTION

Coordination

Coordination with organizations, agencies, and entities will be vital to implementing many action items of the Plan. The Plan should be used to identify which organizations should be involved directly in implementation activities and which organizations may be utilized as resources for funding, information, and technical guidance.

PLAN DEVELOPMENT PROCESS

2040 Comprehensive Plan

During the development of the 2040 Comprehensive Plan, the community was heavily engaged. Their input was expressed within the Comprehensive Plan vision, goals, objectives, and action items. Additional information was used from past community involvement surveys and workshops conducted by the City. The action items of the 2040 Comprehensive Plan were the basis for the development of the Strategic Plan.

Community Survey

A community-wide survey initiated the Strategic Plan development process. A hard-copy survey was mailed to all 727 households within Kechi. Households could request additional hard copies of the survey, hard copies were available at City Hall, and it was also available on the Kechi website.

The intent of the survey was to assess the community's support for the action items of the 2040 Comprehensive Plan, their willingness to pay for the actions, how they would prefer to pay, and how much they would be willing to pay. The results of the survey, as well as a copy of the survey instrument, are provided for reference in Appendix A.

Target Group

A number of community organizations and committees were targeted to assist with developing the Strategic Plan. Key representatives from these organizations were appointed to participate in a "Target Group" to give vital input, review planning details, and build consensus. A list of the Target Group members and their affiliations is presented on the Acknowledgments page (page i).

The Target Group met four times during the Plan development process. The Target Group reviewed the 2040 Comprehensive Plan and assessed the Community Survey results at their first meeting.

At their second and third meetings, the Target Group provided input to guide the content of the Plan. The main focus was to prioritize the action items and identify roles.

At their final meeting, the Target Group finalized the Strategic Plan and the Arts & Business District Redevelopment Design Concept. They voted to recommend both documents for City Council adoption.

City Council Workshop

The Strategic Plan and the Arts & Business District Redevelopment Design Concept were presented and discussed at the March 14, 2015 City Council workshop, along with the recommendation from the Target Group.

City Council Action

The Strategic Plan and the Arts & Business District Redevelopment Design Concept were presented to City Council on April 9, 2015. City Council endorsed both documents by resolution on April 23, 2015, establishing each as official City policy to guide future decisions.

REVIEW & UPDATE

The Strategic Plan should be reviewed and updated on a regular basis. With a 5 year planning horizon, the Plan should be updated at least every 5 years. It may also be desirable to update the Plan more often as work items are completed, priorities change, development occurs, and needs change.

In addition, the 2040 Comprehensive Plan contains mid-term and long-term action items. As the short-term actions in the Plan are completed, the longer range actions can be used as the basis of future strategic planning efforts.



CHAPTER 2: ECONOMIC DEVELOPMENT

INTRODUCTION

Economic development covers jobs, local business activity, and regional business activity. The economic development action items in this chapter have been given a priority ranking and are listed in priority order. Identified under each action item are the specific action steps, schedule and cost factors, funding options, suggested roles, and measures of progress.

ACTION ITEM ED11 (page 20 in the 2040 Comprehensive Plan)

ECONOMIC DEVELOPMENT PRIORITY: 1

Align all economic development policies and incentives with the long-term economic development goals of Kechi.

Specific Action Steps

The initial steps in implementing this action item are to identify the long-term economic development goals outlined in the 2040 Comprehensive Plan and review Kechi’s existing economic policies and incentives. A major step would involve revising existing policies and incentives to align with long-term economic goals. This may also involve the creation of new policies and/or incentives. A comprehensive economic development policy that includes all economic development policies and incentives may be beneficial. This would allow one document that identifies what the City would like to achieve and the incentives available.

Schedule Factors

The amount of time required for this action item will depend upon the degree of revisions desired and if new policies or incentives will be developed. In general, it will take two to six months of work time to complete.

Cost Factors

The costs associated with this action item will likely be staff time. Staff would research options, revise existing policies and/or incentives, and develop new policies or incentives. An outside consultant could be used for this work if needed to supplement available staff time or expertise.

Funding Options

Funding for City staff activities related to this action item will likely come from the City’s operating budget. If completed by an outside firm, the cost would likely come from the local general fund, but staff resources would still be used for coordination.

Lead Role

- City Council

Support Role

- Kechi Chamber of Commerce
- City Administrator
- City Finance Director

Resource Role

- State Agencies
- Regional Economic Area Partnership

Measure(s) of Progress

- Development and adoption of economic development policy(s)
- Development and adoption of economic development incentive(s)



CHAPTER 2: ECONOMIC DEVELOPMENT

ACTION ITEM ED9 (page 18 in the 2040 Comprehensive Plan)

ECONOMIC DEVELOPMENT PRIORITY: 2

Develop a brand identity and marketing strategy to promote the Arts & Business District as the local hub of commercial and economic activity.

Specific Action Steps

This action item is very straight forward in that the City of Kechi should develop a brand identity and a marketing strategy for the Arts & Business District. Kechi staff may be able to develop these in-house, but assistance from a graphic artist or marketing firm may be necessary. The specific scope of work will need to be developed but would likely include coordinating with businesses within the Arts & Business District and identifying market potential. Many aspects of the branding component have been examined during the planning process, which will be useful in completing these activities. The Arts & Business District Redevelopment Design Concept will be very beneficial in this effort.

Schedule Factors

The amount of time required to carry out this action item will depend upon who is completing the tasks and the specific scope of work. In general, it would take an outside firm one to three months to develop the brand identity and two to four months to develop the marketing strategy. It would likely take longer for City staff to develop these, and it would require the allocation of staff time and resources to this effort.

Cost Factors

The cost for developing a brand identity and marketing strategy can vary based upon the desired outcome. The cost for an outside firm to develop a brand identity and marketing strategy will depend on their degree of involvement. A general range for consultant fees is between \$10,000 and \$40,000. Other costs could include staff time to aid in developing the plan and community outreach efforts.

Funding Options

The funding of this action item will likely come from the local general fund. A development fee could be used to help fund the plan.

Lead Role

- Future Arts & Business District Development Corporation

Support Role

- Kechi Chamber of Commerce

Resource Role

- N/A

Measure(s) of Progress

- Development of a brand identity
- Development of a marketing strategy



CHAPTER 2: ECONOMIC DEVELOPMENT

ACTION ITEM ED12 (page 20 in the 2040 Comprehensive Plan)

ECONOMIC DEVELOPMENT PRIORITY: 3

Identify target commercial and industrial businesses and aggressively market Kechi to expand local services and job opportunities.

Specific Action Steps

This action item will require several steps to achieve. Local/regional economic data will need to be acquired and examined. This will need to be reviewed against the development trends outlined in the 2040 Comprehensive Plan, developable properties, community preferences, and other relevant local factors. Once analyzed, the market potential of various types of businesses would be reviewed to determine those most likely to be successful at meeting local economic goals. A marketing strategy for each target business would then be developed and funds allocated to proceed with marketing efforts. Business growth should be monitored to track results of the efforts.

Schedule Factors

Carrying out these efforts will require substantial research and coordination. Six months to one year is a reasonable time line to complete a marketing strategy and develop marketing materials if conducted as a continuous process.

Cost Factors

Much of the cost related to this action item will come from staff time and assistance from specialized consultants. Depending on level of effort, hiring one or more outside firms would likely require a budget between \$50,000 and \$100,000. Additional cost factors include developing and producing marketing materials. It is difficult to determine an accurate cost estimate for marketing without an understanding of the targeted businesses or marketing strategy. Costs should be assessed as these details are identified.

Funding Options

The funding of this action item will likely come from the local general fund.

Lead Role

- Kechi Chamber of Commerce

Support Role

- City Administrator

Resource Role

- Regional Economic Area Partnership
- Neighboring Communities
- State Agencies
- Greater Wichita Economic Development Coalition
- Southcentral Kansas Economic Development District
- Wichita State University

Measure(s) of Progress

- Development of a target business list
- Completion of a market study
- Development of a targeted marketing strategy and marketing materials
- Annual monitoring and report on new business activities



CHAPTER 2: ECONOMIC DEVELOPMENT

ACTION ITEM ED10 (page 19 in the 2040 Comprehensive Plan)

ECONOMIC DEVELOPMENT PRIORITY: 4

Review and update the Zoning Code to establish a policy of focusing large-scale commercial developments along K-254.

Specific Action Steps

The 2040 Comprehensive Plan reflects a development pattern and provides related guidance to focus large-scale commercial development along the K-254 corridor. The main action step to accomplishing this item is to update the C-1 Special Commercial District, as recommended in the Arts & Business District Redevelopment Design Concept. This will eliminate Kechi's core area from consideration as a location for larger-scale commercial development. Other zoning districts will need to be reviewed periodically to ensure they complement this effort. Staff, Planning Commission, and the City Council will need to use Comprehensive Plan guidance when reviewing development applications for consistency with this objective.

Schedule Factors

Drafting and adopting the recommended zoning code revision should require about three months to complete. Subsequent code revisions will require about the same time for each update. Reviewing new land uses and development should be an ongoing staff activity.

Cost Factors

Staff time is the main cost associated with any revision of development codes. Legal review by the City Attorney will also be required. Using a consultant firm would cost around \$2,500 for each individual code revision. If a full update of the zoning code is undertaken, consultant costs would likely be around \$30,000. Minor costs are associated with required public notifications.

Funding Options

The funding of this action item will likely come from the local general fund.

Lead Role

- Planning Commission
- City Zoning Administrator

Support Role

- Kechi Chamber of Commerce

Resource Role

- Kansas Department of Transportation
- Sedgwick County
- Metropolitan Area Planning Department

Measure(s) of Progress

- Development and adoption of required code revisions
- Periodic report on new development



CHAPTER 2: ECONOMIC DEVELOPMENT

ACTION ITEM ED8 (page 18 in the 2040 Comprehensive Plan)

ECONOMIC DEVELOPMENT PRIORITY: 5

Enhance the regional economy by leveraging momentum from development within the surrounding cities and along the K-254 corridor.

Specific Action Steps

This action item will require mostly coordination with other communities along K-254 and regional economic development organizations. This action item should include a coordinated effort to identify opportunities to collectively leverage development and resources to benefit not only Kechi's economy, but the regional economy as well.

Schedule Factors

Coordination should begin immediately and become an ongoing effort once initiated. There is no specific schedule for activities.

Cost Factors

Staff time for coordination is the primary cost related to this action item.

Funding Options

The funding of this action item would likely come from the local general fund.

Lead Role

- City Council
- City Staff

Support Role

- Kechi Chamber of Commerce
- Other K-254 Communities (i.e. Bel Aire, El Dorado)

Resource Role

- Greater Wichita Economic Development Coalition
- Southcentral Kansas Economic Development District
- Sedgwick County

Measure(s) of Progress

- Periodic activity reports
- Staff attendance at coordination meetings



CHAPTER 2: ECONOMIC DEVELOPMENT

ACTION ITEM ED13 (page 20 in the 2040 Comprehensive Plan)

ECONOMIC DEVELOPMENT PRIORITY: 6

Pursue the creation of a regional corridor development group/association for the K-254 corridor to promote development along the corridor.

Specific Action Steps

There are a few initial steps to gauge the regional desire for a corridor development group. City staff should research other corridor development groups such as those listed under 'Resource Role' for this action item. City staff could then engage with other communities and agencies. If support exists, a K-254 corridor development association could be formed, similar to the K-96 Corridor Association.

Schedule Factors

Coordination should begin immediately and become an ongoing effort once initiated. There is no specific schedule for these activities.

Cost Factors

Staff time for coordination is the primary cost related to this action item. However, there will be some unidentifiable costs associated with forming and participating in a K-254 corridor organization.

Funding Options

The funding of this action item will likely come from the local general fund.

Lead Role

- City Council
- Kechi Staff

Support Role

- Other K-254 Communities (i.e. Bel Aire, El Dorado)

Resource Role

- K-96 Corridor Association
- SPIRIT Corridor (US-54)
- Kansas Department of Transportation
- Wichita Area Metropolitan Planning Organization
- Sedgwick County
- Greater Wichita Economic Development Coalition
- Southcentral Kansas Economic Development District

Measure(s) of Progress

- Periodic activity reports
- Staff attendance at coordination meetings
- Formation of a K-254 corridor development organization



CHAPTER 3: LOCAL RESOURCES

INTRODUCTION

Local resources covers culture, recreation, public space, and the natural and unique setting of Kechi. The local resources action items in this chapter have been given a priority ranking and are listed in priority order. Identified under each action item are the specific action steps, schedule and cost factors, funding options, suggested roles, and measures of progress.

ACTION ITEM LR10 (page 25 in the 2040 Comprehensive Plan)

LOCAL RESOURCES PRIORITY: 1

Create gateway features and signage along major routes into Kechi and major districts within Kechi.

Specific Action Steps

The process for developing and installing gateway and signage features can take many paths. However, the basic elements will include identifying locations for these features, types of features to be included, number of features, design, and installation. It will also be important to identify who will be responsible for maintenance and how it will be funded.

Schedule Factors

Gateway and signage features can be designed and installed relatively quickly. However, key gateway features should be prominent elements in the design of the Arts & Business District. As such, it may be desirable to involve key stakeholders and/or the public in selecting a design style. The design and installation of gateway features and signage generally takes about three to six months. Any stakeholder and/or public involvement may take additional time during the design process.

Cost Factors

Gateway and signage features can vary greatly in cost depending upon size, material types used, and other design features. Other costs could include design, staff time for review of plans, and ongoing maintenance.

The cost for design, fabrication, and installation of fairly simple gateway features or signs might cost under \$1,000. More elaborate sign designs and custom artwork could be \$20,000 or more per location. These costs do not include ongoing maintenance.

Funding Options

The funding of this action item would likely come from the local general fund or Capital Improvement Program. The City could commission a local artist to develop gateway or signage features. This would allow a local presence to be involved in a major element of the streetscape. However, other options can be used. The gateway and signage features could be part of an improvement district. Local artists or designers sometimes donate their work.

Lead Role

- Kechi Arts Council
- Kechi Chamber of Commerce

Support Role

- City Council
- Future Arts & Business District Development Corporation
- City Superintendent

Resource Role

- Wichita Arts & Cultural Services

Measure(s) of Progress

- Design of gateway features completed
- Number of gateway features installed
- Number of district entry, city entry, or other district/city identification signs installed



CHAPTER 3: LOCAL RESOURCES

ACTION ITEM LR9 (page 24 in the 2040 Comprehensive Plan)

LOCAL RESOURCES PRIORITY: 2

Develop a parks and recreation master plan that includes a current and future needs assessment; target level-of-service standards; guidelines to meet standards; and funding options for capital, operations, and maintenance.

Specific Action Steps

This action item is very straight forward in that the City of Kechi should develop a parks and recreation master plan. Kechi staff could develop this plan in-house or it could be developed by an outside firm. The specific scope of work would need to be developed, however, the action item above includes some of the major work items for the master plan.

Schedule Factors

The amount of time required for the development of a parks and recreation master plan would depend upon who is completing the plan and the specific scope of work. In general, it will take four to eight months to complete the plan.

Cost Factors

The cost for developing a parks and recreation master plan can vary based upon the desired degree of detail included within the plan. As a general idea, the cost for an outside firm to develop a parks and recreation master plan for Kechi would range from \$15,000 to \$30,000. Other costs could include staff time to aid in developing the plan and community outreach efforts.

Funding Options

The funding of this action item would likely come from the local general fund and be included in the City's budget. Planning grants may also be available to fund at least a portion of the cost.

Lead Role

- Kechi Park & Tree Board

Support Role

- City Superintendent
- City Finance Director

Resource Role

- Home Owner Associations
- Sedgwick County
- Metropolitan Area Planning Department

Measure(s) of Progress

- Parks and recreation plan creation and updates

It would be appropriate to develop more specific measures of progress specific to parks and recreation as part of the parks and recreation master plan.



CHAPTER 4: HOUSING

INTRODUCTION

Housing covers the location, type, and mix of housing options as well as neighborhoods. The housing action items in this chapter have been given a priority ranking and are listed in priority order. Identified under each action item are the specific action steps, schedule and cost factors, funding options, suggested roles, and measures of progress.

ACTION ITEM H12 (page 28 in the 2040 Comprehensive Plan)

HOUSING PRIORITY: 1

Support the development of new housing options that can be efficiently served by City infrastructure and services with a focus on the primary growth areas.

Specific Action Steps

The City should review and update zoning codes and subdivision regulations to allow a mix of housing types, sizes, and prices in locations suitable to their development. The 2040 Comprehensive Plan should be used to guide residential development approvals in locations where they can be supported efficiently by City utilities.

Schedule Factors

This action item should be initiated in the short-term with the updates to zoning codes and subdivision regulations. Minor updates can be accomplished within three to six months. Beyond that, it is more of an ongoing process.

Cost Factors

Staff time and legal review by the City Attorney are the main costs associated with this action item. However, a consultant might be used for code revisions. Using a consultant firm would cost around \$2,500 for each individual code revision. If a full update of the zoning code is undertaken, consultant costs would likely be around \$30,000. Minor costs are associated with required public notifications.

Funding Options

The funding of this action item will likely come from the local general fund.

Lead Role

- Planning Commission

Support Role

- City Staff
- City Council
- Rural Housing Development Agency

Resource Role

- Home Owner Associations
- Metropolitan Area Planning Department
- Wichita Area Builders Association

Measure(s) of Progress

- Increases in new housing development and availability
- Improved variety in housing type
- Wider range of housing purchase prices and rents
- Fewer utility system extensions related to new housing development



CHAPTER 4: HOUSING

ACTION ITEM H15 (page 31 in the 2040 Comprehensive Plan)

HOUSING PRIORITY: 2

Promote opportunities for mixed use developments and higher density developments in appropriate locations.

Specific Action Steps

By and large, the most appropriate and supported location for mixed use development is within the Arts & Business District. Implementing the recommended code revisions in the Arts & Business District Redevelopment Design Concept is the major step to accomplish within the five-year Strategic Plan.

Schedule Factors

There is broad community support for the Arts & Business District and current interest in district development. Recommended code revisions should be initiated immediately. Drafting and adopting the recommended zoning code revisions should require about three months to complete. Subsequent code revisions to improve opportunities for mixed use developments would require about the same time for each update. Reviewing new land uses and development should be an ongoing staff activity.

Cost Factors

Staff time is the main cost associated with any revision of development codes. Legal review by the City Attorney will also be required. Using a consultant firm would cost around \$2,500 for each individual code revision. If a full update of the zoning code is undertaken, consultant costs would likely be around \$30,000. Minor costs are associated with required public notifications.

Funding Options

The funding of this action item will likely come from the local general fund.

Lead Role

- Planning Commission
- Future Arts & Business District Development Corporation

Support Role

- City Zoning Administrator
- Kechi Arts Council
- Kechi Chamber of Commerce
- City Council

Resource Role

- City Superintendent
- Metropolitan Area Planning Department

Measure(s) of Progress

- Number of properties with mixed uses
- Increased development/redevelopment within the Arts & Business District



CHAPTER 4: HOUSING

ACTION ITEM H14 (page 29 in the 2040 Comprehensive Plan)

HOUSING PRIORITY: 3

Develop new tools and programs to facilitate the redevelopment of depressed areas.

Specific Action Steps

The first step for this action item is to research tools and programs available to communities for redevelopment of depressed areas. Next, the “best fit” alternatives should be identified for Kechi. A lead contact from City staff should be assigned to provide information and coordinate with those seeking to use the redevelopment tools/programs.

Schedule Factors

Conducting research and documenting the results should require about three months to complete. Time to develop and implement new tools or programs locally depends upon the level of effort required. Coordination should be an ongoing activity by assigned staff.

Cost Factors

Staff time for research, development, and implementation of new tools and programs is the primary cost factor. Preparing and printing informational materials should be a minor expense. Administration of any new programs will require ongoing funding.

Funding Options

The funding of this action item will likely come from the local general fund.

Lead Role

- Planning Commission

Support Role

- City Administrator
- City Finance Director
- City Zoning Administrator

Resource Role

- Metropolitan Area Planning Department
- State Agencies

Measure(s) of Progress

- Number of tools developed
- Number of programs developed
- Number of people provided information or served by new local programs



CHAPTER 4: HOUSING

ACTION ITEM H13 (pages 28-29 in the 2040 Comprehensive Plan)

HOUSING PRIORITY: 4

Explore opportunities to increase funding for housing revitalization through HOME, CDBG and other state and federal programs.

Specific Action Steps

Opportunities exist to aid in revitalize existing housing. The first step is to research available programs and identify opportunities for their use. These programs should be evaluated periodically for their applicability to local housing revitalization efforts. A City staff member should be assigned as the lead contact for coordinating with potential applicants for funding available to the public.

Schedule Factors

Researching available funding programs should require about three months of staff time. Coordination should be an ongoing activity after opportunities are identified. Grant applications and administration can be time consuming, but is dependent upon the specific program and difficult to generalize.

Cost Factors

Staff time is the main cost factor relative to research, coordination, and possibly preparing grant applications.

Funding Options

The funding of this action item will likely come from the local general fund.

Lead Role

- City Finance Director

Support Role

- Planning Commission
- City Administrator
- Southcentral Kansas Economic Development District
- State Agencies

Resource Role

- Metropolitan Area Planning Department

Measure(s) of Progress

- Amount of funding awarded for housing revitalization within Kechi from HOME, CDBG, and other state and federal programs



CHAPTER 5: TRANSPORTATION

INTRODUCTION

Transportation covers all forms of transportation with a focus on streets, bicycle facilities, and pedestrian facilities. The transportation action items in this chapter have been given a priority ranking and are listed in priority order. Identified under each action item are the specific action steps, schedule and cost factors, funding options, suggested roles, and measures of progress.

ACTION ITEM T12 (page 36 in the 2040 Comprehensive Plan)

TRANSPORTATION PRIORITY: 1

Enhance pedestrian and bicycle crossings of arterials, higher volume collectors, and railroad crossings.

Specific Action Steps

Enhancing pedestrian and bicycle crossings is important safety element. This is especially true in areas such as the Arts & Business District, where increased pedestrian and bicycle activity is desired and anticipated.

Specific action steps should include the following:

- Identify existing pedestrian and bicycle crossings of streets and railroads
- Assess safety concerns
- Prioritize crossing locations for improvements
- Develop cost estimates

Schedule Factors

Identifying improvement locations could be accomplished fairly quickly, as most are likely already known. Design and construction for crossings shouldn't take longer than three to six months, depending upon the specific location and site conditions.

Cost Factors

The cost for enhancing pedestrian and bicycle crossings of streets can vary greatly depending upon many factors such as current condition of the crossing, pedestrian or bicycle facility type, width and length of the crossing, street type, and traffic control or warning devices. Engineering design costs would depend on the same factors, but could be estimated at 8% - 10% of material and construction costs. Street crossings are frequently constructed as part of a larger street project with costs being part of the project budget. Done individually, costs per location would increase. Generally, a simple crosswalk would cost around \$2,000. Adding a signal with actuation devices would add \$4,000 to \$50,000 depending on the type of equipment used.

Funding Options

The funding of this action item will likely come from the local general fund. However, transportation projects could compete for funding through the Wichita Area Metropolitan Planning Organization (WAMPO) and/or the Kansas Department of Transportation (KDOT).

Lead Role

- City Superintendent
- City Police Chief

Support Role

- City Council
- Sedgwick County

Resource Role

- Wichita Area Metropolitan Planning Organization
- Kansas Department of Transportation
- Union Pacific Railroad

Measure(s) of Progress

- Number of pedestrian and bicycle street crossings improved
- Number of pedestrian and bicycle railroad crossings improved



CHAPTER 5: TRANSPORTATION

ACTION ITEM T11 (page 36 in the 2040 Comprehensive Plan)

TRANSPORTATION PRIORITY: 2

Encourage pedestrian-scale development that allows for alternative choices in transportation mode.

Specific Action Steps

Pedestrian-scale development is generally higher-density land development with a mix of uses. This encourages people to walk as a means of transportation. The initial focus for pedestrian-scale development should be within the Arts & Business District where mixed use development is recommended. Similar to the action steps for Action Item H15, implementing the recommended code revisions in the Arts & Business District Redevelopment Design Concept would be a major step forward for this action item.

Codes could also be revised to facilitate other areas to develop at a pedestrian-scale. Care should be taken when identifying where these should occur beyond the Arts & Business District.

In addition, the code revisions may include requirements for the installation of pedestrian and/or bicycle facilities as a condition of development or redevelopment. This would be a means of getting the pedestrian facilities constructed to facilitate walking and bicycling within the pedestrian-scale development.

Schedule Factors

Recommended code revisions should be initiated immediately. Drafting and adopting the recommended zoning code revision should require about three months to complete. Subsequent code revisions to improve opportunities for mixed use developments would require about the same time for each update. Reviewing new land uses and development should be an ongoing staff activity.

Cost Factors

Staff time is the main cost associated with any revision of development codes. Legal review by the City Attorney will also be required. Using a consultant firm would cost around \$2,500 for each individual code revision. If a full update of the zoning code is undertaken, consultant costs would likely be around \$30,000. Minor costs are associated with required public notifications.

Funding Options

The funding of this action item will likely come from the local general fund.

Lead Role

- Planning Commission

Support Role

- City Zoning Administrator
- Kechi Arts Council
- Future Arts & Business District Development Corporation
- Neighboring Communities

Resource Role

- Wichita Area Metropolitan Planning Organization
- Metropolitan Area Planning Department

Measure(s) of Progress

- Walkability score from various national assessment tools
- Residential and commercial density within the Arts & Business District and other areas where pedestrian-scale development is encouraged
- Number of properties adjacent to sidewalks, paths, or other pedestrian and bicycle facilities



CHAPTER 6: LAND USE & SITE DESIGN

INTRODUCTION

Land use and site design covers the development of land and associated elements including the design. The land use and site design action items in this chapter have been given a priority ranking and are listed in priority order. Identified under each action item are the specific action steps, schedule and cost factors, funding options, suggested roles, and measures of progress.

ACTION ITEM LS11 (page 44 in the 2040 Comprehensive Plan)

LAND USE & SITE DESIGN PRIORITY: 1

Develop a drainage master plan that will address storm water runoff issues through policies such as improved development regulations and stream buffers.

Specific Action Steps

This action item is very straight forward in that the City of Kechi should develop a drainage master plan. Kechi staff could develop this plan in-house or it could be developed by an outside firm. The specific scope of work would need to be developed, however, the action item above includes some of the major work items for the master plan.

Schedule Factors

The amount of time required to develop a drainage master plan would depend upon who is completing the plan and the specific scope of work. In general, it will take six months to one year to complete.

Cost Factors

The cost for developing a drainage master plan can vary based upon the desired degree of detail included within the plan. As a general idea, the cost for an outside firm to develop a drainage master plan for Kechi would range from \$30,000 to \$100,000. Other costs could include staff time to aid in developing the plan and community outreach efforts.

Funding Options

The funding of this action item will likely come from the local general fund. A development fee or stormwater utility fee could be used to help fund the plan.

Lead Role

- City Staff

Support Role

- Planning Commission
- City Council

Resource Role

- State and Federal Agencies
- Wichita Area Builders Association
- Sedgwick County
- Metropolitan Area Planning Department
- Regional Economic Area Partnership
- Wichita State University

Measure(s) of Progress

- Development of a drainage master plan
- Updates to the drainage master plan

It would be appropriate to develop more specific measures of progress specific to drainage as part of the drainage master plan.



CHAPTER 6: LAND USE & SITE DESIGN

ACTION ITEM LS10 (page 44 in the 2040 Comprehensive Plan)

LAND USE & SITE DESIGN PRIORITY: 2

Develop or update utility master plans that identify opportunities for logical system expansion and revenue growth.

Specific Action Steps

This action item is very straight forward in that the City of Kechi should develop new or update current city-provided utility master plans. This would include potable water, sanitary sewer, and natural gas services. Kechi staff could develop these plans in-house or they could be developed by an outside firm. The specific scope of work would need to be developed for each of the utilities. Kechi currently has a potable water master plan and a sanitary sewer master plan. Kechi does not have a natural gas master plan.

Schedule Factors

The amount of time required to update the water and sewer master plans will depend upon who is completing the plan and the specific scope of work. In general, it will take approximately six months to update the plan.

The amount of time required to develop a natural gas master plan will depend upon who is completing the plan and the specific scope of work. In general, it will take six months to one year to complete the plan.

Cost Factors

The cost for updating or developing new utility master plans can vary based upon the desired degree of detail included within the plans. As a general idea, the cost for an outside firm to update the water and sewer master plans for Kechi would be approximately \$20,000 to \$30,000. The cost for an outside firm to develop a natural gas master plan would likely be \$60,000 to \$90,000. Other costs could include staff time to aid in developing the plan and community outreach efforts.

Funding Options

The funding of this action item will likely come from the local general fund. A utility fee could be implemented to offset system planning costs, if desired.

Lead Role

- City Staff

Support Role

- City Council
- Planning Commission
- Kansas Municipal Utilities
- Rural Water Association

Resource Role

- N/A

Measure(s) of Progress

- Updates to the potable water master plan
- Updates to the sanitary sewer master plan
- Development of a natural gas master plan
- Updates to the natural gas master plan

It would be appropriate to develop more specific measures of progress specific to potable water, sanitary sewer, and natural gas service and infrastructure as part of the related master plans.



CHAPTER 7: CITY SERVICES & FACILITIES

INTRODUCTION

City services and facilities covers police and fire protection, community support, and community engagement. It focuses on those city services not specifically covered in previous chapters, such as City-provided utilities. The city services and facilities action items in this chapter have been given a priority ranking and are listed in priority order. Identified under each action item are the specific action steps, schedule and cost factors, funding options, suggested roles, and measures of progress.

ACTION ITEM SF11 (page 48 in the 2040 Comprehensive Plan)

CITY SERVICES & FACILITIES PRIORITY: 1

Develop a City services master plan to identify existing and emerging issues, capacity constraints, future service areas, needed upgrades, and implementation actions.

Specific Action Steps

This action item is very straight forward in that the City of Kechi should develop a City services master plan. There are other action items identified in previous chapters that call for the development of plans for parks and recreation, City-provided utilities, and drainage. The City services master plan should include the remainder of the City-provided services including police, fire, community support, and public involvement. Kechi staff could develop this plan in-house or it could be developed by an outside firm. The specific scope of work will need to be developed, however, the action item above includes some of the major work items for the master plan. This plan will aid in short- and long-term budgeting for departments to meet growing and changing needs.

Schedule Factors

The amount of time required to develop a City services master plan will depend upon who is completing the plan and the specific scope of work. In general, it will take four to eight months to complete the plan.

Cost Factors

The cost for developing a City services master plan can vary based upon the desired degree of detail included within the plan. As a general idea, the cost for an outside firm to develop a City services master plan for Kechi can be estimated at \$20,000 to \$40,000. Other costs could include staff time to aid in developing the plan and community outreach efforts.

Funding Options

The funding of this action item will likely come from the local general fund.

Lead Role

- City Staff

Support Role

- City Council
- Planning Commission

Resource Role

- Home Owner Associations
- Wichita Area Builders Association
- Sedgwick County
- Utility Companies
- Rural Housing Development Agency
- Wichita State University

Measure(s) of Progress

- Development of a City services master plan
- Updates to the City services master plan

It would be appropriate to develop more specific measures of progress specific to City services as part of the City services master plan.



CHAPTER 7: CITY SERVICES & FACILITIES

ACTION ITEM SF12 (page 48 in the 2040 Comprehensive Plan)

CITY SERVICES & FACILITIES PRIORITY: 2

Determine minimum staffing requirements and implement a gradual “phase-in” process when additional staffing needs are identified.

Specific Action Steps

Determining the minimum staffing requirements should include an assessment of existing and future needs. This could be based upon the master plans identified for development within this Plan (parks and recreation master plan, utility master plan, drainage master plan, and City services master plan). These plans should help set the stage for assessment of future staffing needs for the City.

Implementing a gradual ‘phase-in’ process can include the identification of ‘triggers’ of when additional staffing is needed based upon demand for services. Initial planning for future demand will be needed prior to identifying this ‘phase-in’ process.

Schedule Factors

The amount of time required to develop minimum staffing requirements and a phase-in process will depend upon who is completing the plan and the specific scope of work. In general, it will take four to eight months to complete.

This action item should probably be preceded by the development of other plans identified in the Strategic Plan (parks and recreation master plan, utility master plans, City services master plan). Future service needs and anticipated demands for services should be assessed in order to identify staffing needed to provide future service.

Cost Factors

The costs associated with this action item will consist of staff time to develop the minimum staffing requirements as well as the development and implementation of the ‘phase-in’ process. An outside firm could aid in developing the minimum requirements and process. As a general idea, the cost for an outside firm to develop the requirements and process for Kechi would range from \$10,000 to \$15,000. Staff will need to implement the process over time.

Funding Options

The funding of this action item will likely come from the local general fund.

Lead Role

- City Staff

Support Role

- City Council
- Sedgwick County Fire Department

Resource Role

- N/A

Measure(s) of Progress

- Development of minimum staffing requirements
- Development of a gradual ‘phase-in’ process
- Staff hired based upon process



APPENDIX A: COMMUNITY SURVEY

INTRODUCTION

Background Information

Kechi recently finished the development of the 2040 Comprehensive Plan. This is the long-range plan for community development. The next step is to develop a strategic plan. The strategic plan is a short-range plan to begin implementing the 2040 Comprehensive Plan. The focus of the strategic plan is on short-term implementation action steps.

A survey was developed to aid in the strategic planning process. The survey is intended to identify community priorities, support for efforts identified in 2040 Comprehensive Plan, citizens' willingness to pay, and citizens' preferred method of funding implementation efforts.

Survey Methodology

The survey included a description of the purpose, instruction for filling out the survey, instructions for returning the survey, and instructions on obtaining additional surveys. A copy of the survey instrument is provided in Appendix A.

Once the survey was developed, one paper copy of the survey was distributed to all 727 households in Kechi via mail. Upon request, additional surveys could be mailed to households or they could be picked up at City Hall. Also, an on-line version of the survey was available on the City's website.

Results & Analysis

This report presents a summary of the responses provided to the survey. Each question is stated as it was in the survey. For each question, the responses are provided in tables and charts. A high-level analysis and summary of the responses is also provided for each question.

Statistics

Kechi's current population 18-years of age and older from the 2013 American Community Survey 5-Year Estimates is 1,685. The sample size (# of responses) was 210, giving us a response rate of 12.5%. At a confidence level of 95% (how sure you can be), the margin of error is plus or minus 6.33%.



APPENDIX A: COMMUNITY SURVEY

PARKS & RECREATION

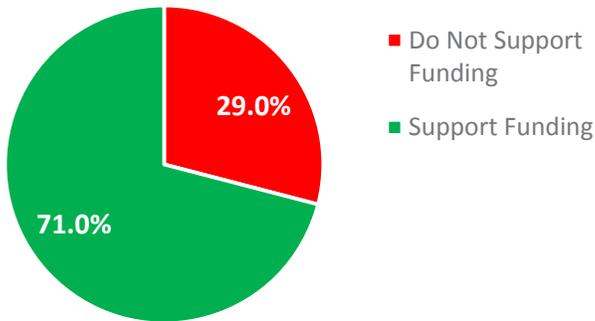
Question 1

Currently, there is no new funding anticipated for the desired park and recreation opportunities. How would you prefer the City pay for these items? Please select only one.

Responses

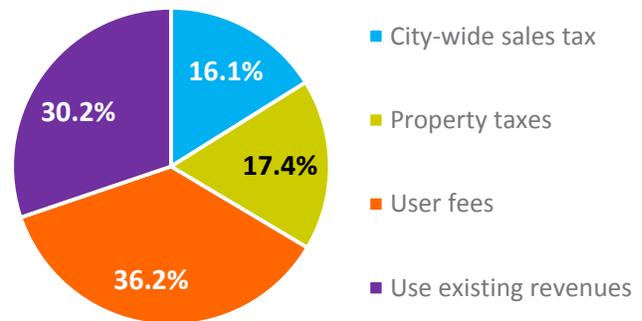
Responses Provided	#	%
A) City-wide sales tax (new tax on the sale of goods and services within Kechi)	24	11.4%
B) Property taxes (modest increase to existing property tax rate)	26	12.4%
C) User fees (fees charged to recreational program participants and/or users park facilities)	54	25.7%
D) Use existing revenues (move funding from lower priority projects or services to pay for improvements even if it results in decreasing the level of service for impacted services)	45	21.4%
E) I do not support paying for these enhancements	61	29.0%
Total Responses	210	100.0%
Do Not Support Funding (total of option E only)	61	29.0%
Support Funding (total of options A through D only)	149	71.0%

Support for Funding



The pie chart above shows the support for funding park and recreation improvements. Of the 210 responses, 149 (71%) support funding park and recreation improvements by either new funding sources or the use of existing revenues. The other 61 (29%) do not support paying for park and recreation improvements.

Funding Mechanism



The pie chart above shows the preferred funding options among respondents who support funding park and recreation improvements. Of the 149 respondents that support funding park and recreation improvements, 69.8% prefer to pay using new funding sources and 30.2% prefer to use existing revenues.



APPENDIX A: COMMUNITY SURVEY

PARKS & RECREATION

Question 2

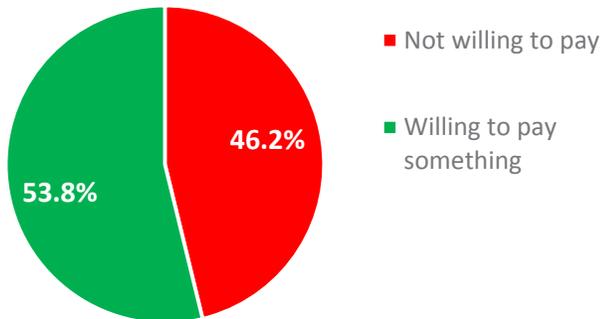
Regardless of your preferred funding method, what additional amount would your household be willing to pay each year for these park enhancements and recreation opportunities? Please select only one.

Responses

Responses Provided	#	%
A) \$0 per year or response not applicable	97	46.2%
B) \$10 per year	34	16.2%
C) \$25 per year	33	15.7%
D) \$50 per year	29	13.8%
E) \$100 per year	14	6.7%
F) More than \$100 per year	3	1.4%
Total Responses	210	100.0%
Average Additional Household Annual Payment Amount Supported¹	\$21	

¹ Calculated for all responses. A value of \$100 was used for responses to option F.

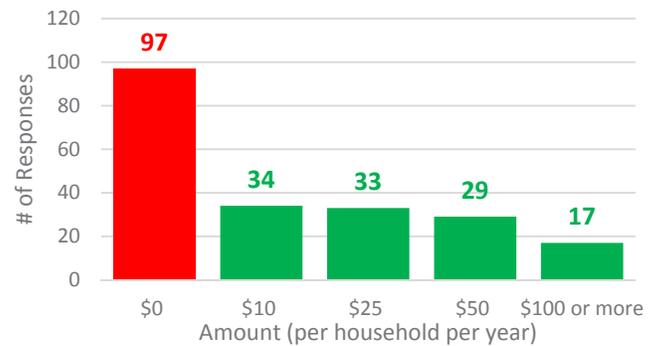
Support for Funding



The pie chart above shows the support for funding park and recreation improvements. Of the 210 responses, 113 (53.8%) are willing to pay at least something for park and recreation improvements while 97 (46.2%) are not willing to pay anything.

Based on the data from the previous page, 71% of respondents support funding park and recreation improvements. The pie chart above shows less support. This variation is likely caused by support for using user fees and/or existing revenues to pay for improvements.

Amount



The bar chart above shows the number of responses for each dollar amount for which respondents stated their household is willing to pay each year for park and recreation improvements. The average amount respondents are willing to pay is \$21 dollars per household per year. This includes those not willing to pay and uses a value of \$100 for those that selected more than \$100 per year.



APPENDIX A: COMMUNITY SURVEY

WALKING & BICYCLING

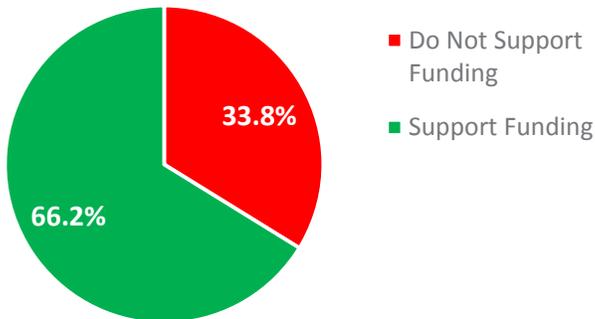
Question 3

Currently, there is no new funding anticipated for walking and bicycling improvements. How would you prefer the City pay for these items? Please select only one.

Responses

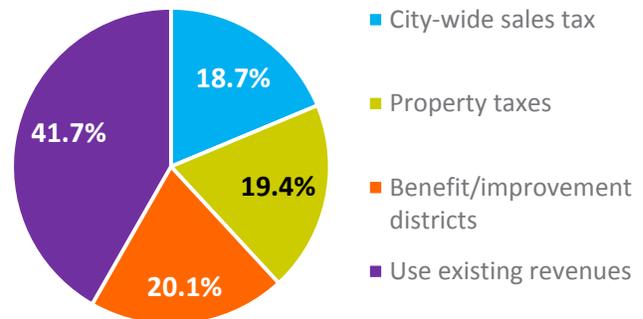
Responses Provided	#	%
A) City-wide sales tax (new tax on the sale of goods and services within Kechi)	26	12.4%
B) Property taxes (modest increase to existing property tax rate)	27	12.9%
C) Benefit/improvement districts (city finances improvement costs with bonds and property owners within the designated project area pay off the debt through special assessment taxes)	28	13.3%
D) Use existing revenues (move funding from lower priority projects or services to pay for improvements even if it results in decreasing the level of service for impacted services)	58	27.6%
E) I do not support paying for these enhancements	71	33.8%
Total Responses	210	100.0%
Do Not Support Funding (total of option E only)	71	33.8%
Support Funding (total of options A through D only)	139	66.2%

Support for Funding



The pie chart above shows the support for funding walking and bicycling improvements. Of the 210 responses, 139 (66.2%) support funding walking and bicycling improvements by either new funding sources or the use of existing revenues. The other 71 (33.8%) do not support paying for walking and bicycling improvements.

Funding Mechanism



The pie chart above shows the preferred funding options among respondents who support funding walking and bicycling improvements. Of the 139 respondents that support funding walking and bicycling improvements, 58.3% prefer to pay using new funding sources and 41.7% prefer to use existing revenues.



APPENDIX A: COMMUNITY SURVEY

WALKING & BICYCLING

Question 4

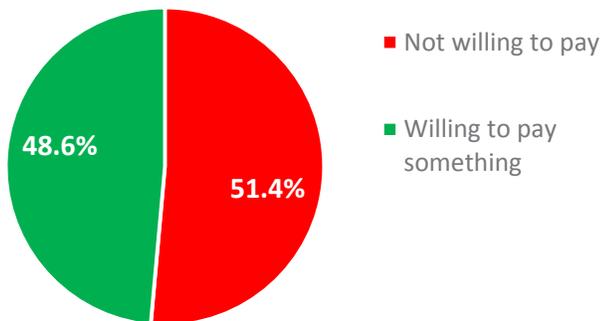
Regardless of your preferred funding method, what additional amount would your household be willing to pay each year for these walking and bicycling improvements? Please select only one.

Responses

Responses Provided	#	%
A) \$0 per year or response not applicable	108	51.4%
B) \$10 per year	38	18.1%
C) \$25 per year	33	15.7%
D) \$50 per year	14	6.7%
E) \$100 per year	13	6.2%
F) More than \$100 per year	4	1.9%
Total Responses	210	100.0%
Average Additional Household Annual Payment Amount Supported¹	\$17	

¹ Calculated for all responses. A value of \$100 was used for responses to option F.

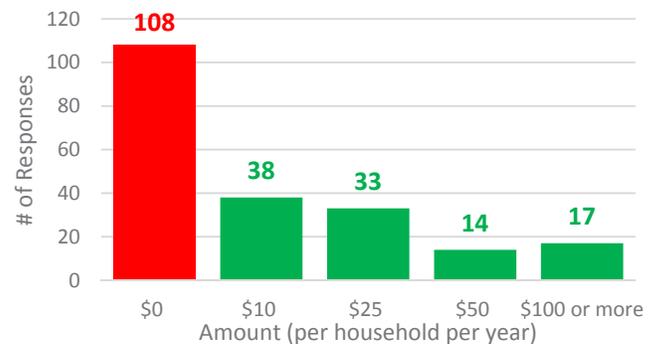
Support for Funding



The pie chart above shows the support for walking and bicycling improvements. Of the 210 responses, 102 (48.6%) are willing to pay at least something for walking and bicycling improvements while 108 (51.4%) are not willing to pay anything.

Based on the data from the previous page, 66.2% of respondents support funding walking and bicycling improvements. The pie chart above shows less support. This variation is likely caused by the support for using benefit/improvement districts and/or existing revenues to pay for improvements.

Amount



The bar chart above shows the number of responses for each dollar amount for which respondents stated their household is willing to pay each year for walking and bicycling improvements. The average amount respondents are willing to pay is \$17 dollars per household per year. This includes those not willing to pay and uses a value of \$100 for those that selected more than \$100 per year.



APPENDIX A: COMMUNITY SURVEY

CITY-PROVIDED UTILITIES

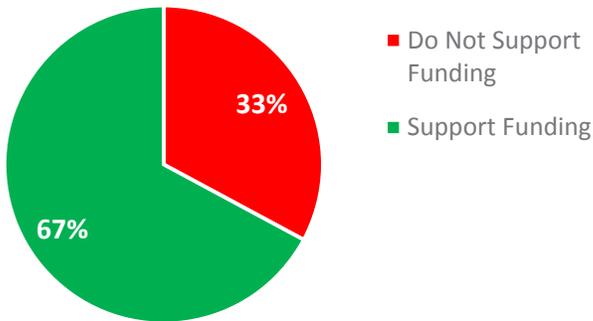
Question 5

Currently, there is no new funding anticipated for better planning of City-provided utilities. How would you prefer the City pay for these items? Please select only one.

Responses

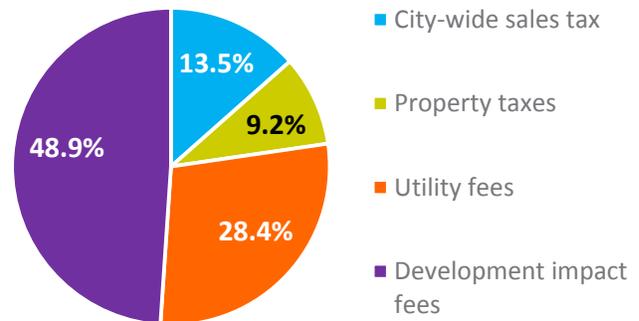
Responses Provided	#	%
A) City-wide sales tax (new tax on the sale of goods and services within Kechi)	19	9%
B) Property taxes (modest increase to existing property tax rate)	13	6%
C) Utility fees (modest rate increases or new fees to existing City utility rate payers)	40	19%
D) Development impact fees (new developments are assessed a fee for system impacts and planning)	69	33%
E) I do not support paying for these enhancements	69	33%
Total Responses	210	100%
Do Not Support Funding (total of option E only)	69	33%
Support Funding (total of options A through D only)	141	67%

Support for Funding



The pie chart above shows the support for funding City-provided utility improvements. Of the 210 responses, 141 (67%) support funding City-provided utility improvements by either new funding sources or the use of existing revenues. The other 69 (33%) do not support paying for City-provided utility improvements.

Funding Mechanism



The pie chart above shows the preferred funding options among respondents who support funding City-provided utility improvements. Of the 141 respondents that support funding City-provided utility improvements, almost half (48.9%) support using development impact fees.



APPENDIX A: COMMUNITY SURVEY

CITY-PROVIDED UTILITIES

Question 6

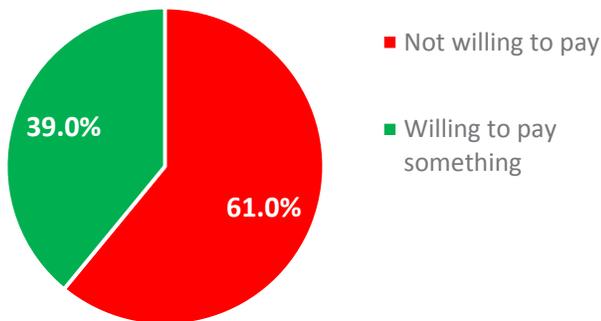
Regardless of your preferred funding method, what additional amount would your household be willing to pay each year for these utility related items? Please select only one.

Responses

Responses Provided	#	%
A) \$0 per year or response not applicable	128	61.0%
B) \$10 per year	37	17.6%
C) \$25 per year	17	8.1%
D) \$50 per year	18	8.6%
E) \$100 per year	8	3.8%
F) More than \$100 per year	2	1.0%
Total Responses	210	100.0%
Average Additional Household Annual Payment Amount Supported¹	\$13	

¹ Calculated for all responses. A value of \$100 was used for responses to option F.

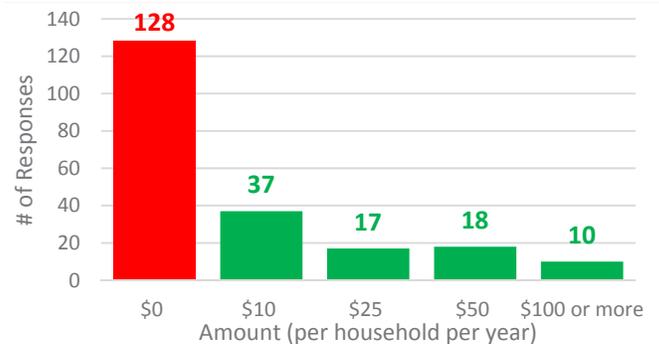
Support for Funding



The pie chart above shows the support for funding city-provided utility improvements. Of the 210 responses, 82 (39%) are willing to pay at least something for city-provided utility improvements while 128 (61%) are not willing to pay anything.

Based on the data from the previous page, 67% of respondents support funding City-provided utility improvements. The pie chart above shows less support. This variation is likely caused by the high support for development impact fees to pay for improvements rather than the respondents paying for them.

Amount



The bar chart above shows the number of responses for each dollar amount for which respondents stated their household is willing to pay each year for City-provided utility improvements. The average amount respondents are willing to pay is \$13 dollars per household per year. This includes those not willing to pay and uses a value of \$100 for those that selected more than \$100 per year.



APPENDIX A: COMMUNITY SURVEY

CITY-PROVIDED UTILITIES

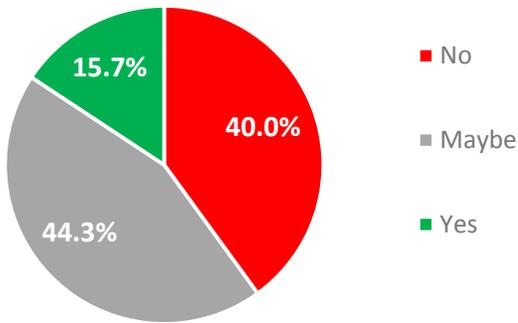
Question 7

Would you support the establishment of a City storm water utility and/or master plan to address drainage issues in a comprehensive manner? Please select only one.

Responses

Responses Provided	#	%
A) Yes. We need a comprehensive, citywide storm water drainage solution.	33	15.7%
B) No. We should continue addressing storm water drainage needs on a site-by-site basis.	84	40.0%
C) Maybe. I would need additional information to make a decision.	93	44.3%
Totals	210	100.0%

Support for Storm Water Utility and/or Master Plan



The pie chart above shows the support for establishing a City storm water utility and/or master plan. Of the 210 responses, 33 (15.7%) indicate support, 93 (44.3%) indicate possible support, and 93 (44.3%) do not support. A majority (55.7%) are not opposed to this effort, but additional information may be needed before broad community support is achieved.



APPENDIX A: COMMUNITY SURVEY

ARTS & BUSINESS DISTRICT

Question 8

Please indicate if you own a home, business or other property in the Arts & Business District.

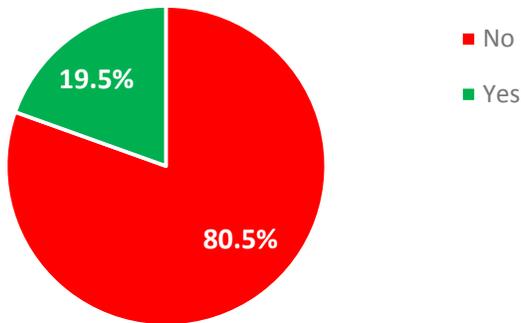
Responses

Responses Provided	#	%
A) Yes	41	19.5%
B) No	169	80.5%
Totals	210	100.0%

Responses were self-identified using a map provided for reference

Question 10 in survey instrument. Question order was changed for analysis purposes.

Own property in Arts & Business District



The pie chart above shows the percent of respondents that own a home, business, or other property in the Arts & Business District. The majority (80.5%) do not own property in the Arts & Business District.



APPENDIX A: COMMUNITY SURVEY

ARTS & BUSINESS DISTRICT

Question 9

Currently, there is no new funding anticipated for enhancements to the Arts & Business District. How would you prefer the City to pay for these enhancements? Please select only one.

Responses

Responses Provided	All Respondents		Do Not Own Property in District		Own Property in District	
	#	%	#	%	#	%
A) City-wide sales tax (new tax on the sale of goods and services within Kechi)	33	15.7%	23	13.6%	10	24.4%
B) Property taxes (modest increase to existing property tax rate)	10	4.8%	6	3.6%	4	9.8%
C) Benefit district (city finances improvement costs with bonds and property owners within the designated project area pay off the debt through special assessment taxes)	50	23.8%	44	26.0%	6	14.6%
D) Alternative funding methods (tax increment finance district, community improvement district, transportation development district, etc.)	26	12.4%	21	12.4%	5	12.2%
E) Use existing revenues (move funding from lower priority projects or services to pay for improvements even if it results in decreasing the level of service for impacted services)	25	11.9%	19	11.2%	6	14.6%
F) I do not support paying for these enhancements	66	31.4%	56	33.1%	10	24.4%
Total Responses	210	100%	169	100%	41	100%
Do Not Support Funding (total of option E only)	66	31%	56	33%	10	24%
Support Funding (total of options A through D only)	144	69%	113	67%	31	76%

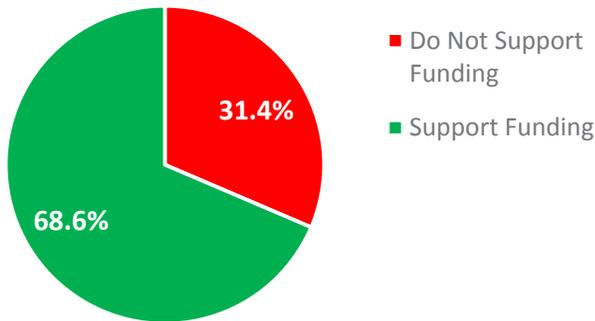
Question 8 in survey instrument. Question order was changed for analysis purposes.



APPENDIX A: COMMUNITY SURVEY

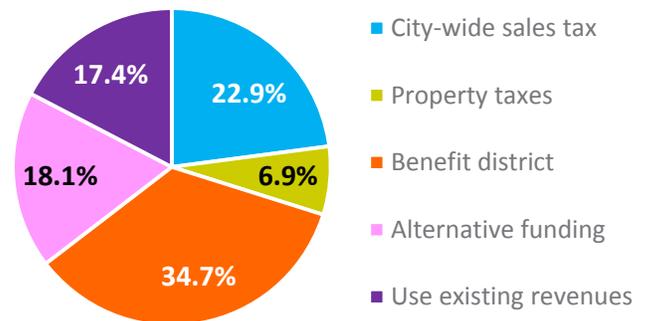
ARTS & BUSINESS DISTRICT

Support for Funding (all respondents)



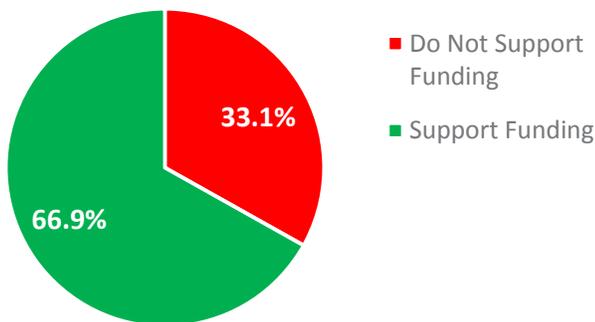
The pie chart above shows the support for funding Arts & Business District improvements from all respondents. Of the 210 responses, 144 (68.6%) support funding Arts & Business District improvements by either new funding sources or the use of existing revenues. The other 66 (31.4%) do not support paying for Arts & Business District improvements.

Funding Mechanism (all respondents)



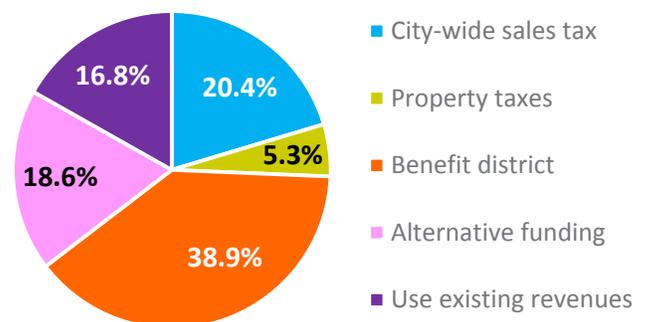
The pie chart above shows the preferred funding options among respondents who support funding Arts & Business District improvements from all respondents. Of the 144 respondents that support funding Arts & Business District improvements, 82.6% prefer to pay using new funding sources and 17.4% prefer to use existing revenues. The option with the highest degree of support was creation of a benefit district.

Support for Funding (do not own property in District)



The pie chart above shows the support for funding Arts & Business District improvements from respondents that do not own a home, business, or other property in the Arts & Business District. Of the 169 responses, 113 (66.9%) support funding Arts & Business District improvements by either new funding sources or the use of existing revenues. The other 56 (33.1%) do not support paying for Arts & Business District improvements.

Funding Mechanism (do not own property in District)



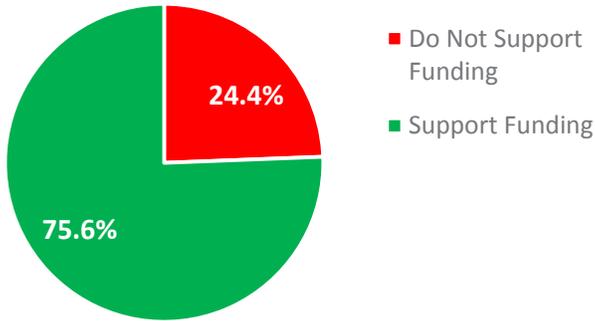
The pie chart above shows the preferred funding options among respondents who support funding Arts & Business District improvements from respondents that do not own a home, business, or other property in the Arts & Business District. Of the 113 respondents that support funding Arts & Business District improvements, 83.2% prefer to pay using new funding sources and 16.8% prefer to use existing revenues. The option with the highest degree of support was creation of a benefit district.



APPENDIX A: COMMUNITY SURVEY

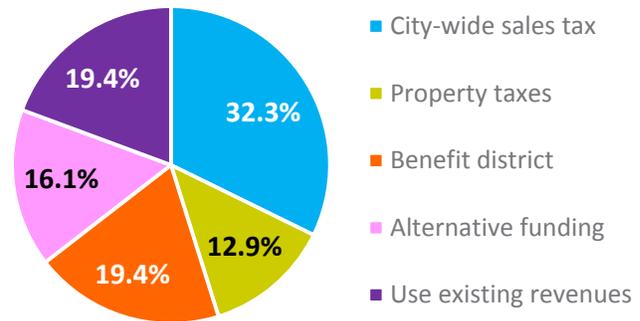
ARTS & BUSINESS DISTRICT

Support for Funding (own property in District)



The pie chart above shows the support for funding Arts & Business District improvements from respondents that own a home, business, or other property in the Arts & Business District. Of the 41 responses, 31 (75.6%) support funding Arts & Business District improvements by either new funding sources or the use of existing revenues. The other 10 (24.4%) do not support paying for Arts & Business District improvements.

Funding Mechanism (own property in District)



The pie chart above shows the preferred funding options among respondents who support funding Arts & Business District improvements from respondents who own a home, business, or other property in the Arts & Business District. Of the 31 respondents that support funding Arts & Business District improvements, 80.6% prefer to pay using new funding sources and 19.4% prefer to use existing revenues. The mechanism with the highest degree of support was for a city-wide sales tax.

Of the funding options listed in the survey question, sales taxes and increased property taxes would be paid by the entire community. Revenues generated by a benefit district or the alternative funding mechanisms would come from within the Arts & Business District.

The survey results indicate a preference for mechanisms that would spread the costs across the population among respondents who own property in the District. Looking only at the 25 property owners who prefer new revenue sources, 14 (56%) prefer a new sales tax or property tax increase. The other 11 (44%) prefer a benefit district or alternative funding mechanism.

Conversely, respondents who do not own property in the Arts & Business District prefer that the District shoulder the cost burden. Of the 94 respondents who prefer a new revenue source, 65 (69%) indicate preference for a benefit district or alternative funding mechanism. Only 29 (31%) prefer a new sales tax or property tax increase.



APPENDIX A: COMMUNITY SURVEY

ARTS & BUSINESS DISTRICT

Question 10

Regardless of your preferred funding method, what additional amount would your household be willing to pay each year for these Arts & Business District related items? Please select only one.

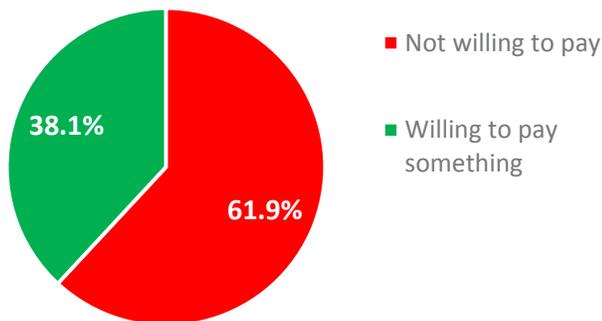
Responses

Responses Provided	All Respondents		Do Not Own Property in District		Own Property in District	
	#	%	#	%	#	%
A) \$0 per year or response not applicable	130	61.9%	110	65.1%	20	48.8%
B) \$10 per year	29	13.8%	23	13.6%	6	14.6%
C) \$25 per year	26	12.4%	23	13.6%	3	7.3%
D) \$50 per year	15	7.1%	7	4.1%	8	19.5%
E) \$100 per year	7	3.3%	4	2.4%	3	7.3%
F) More than \$100 per year	3	1.4%	2	1.2%	1	2.4%
Total Responses	210	100%	169	100%	41	100%
Average Additional Household Annual Payment Amount Supported¹	\$13		\$10		\$23	

Question 9 in survey instrument. Question order was changed for analysis purposes.

¹ Calculated for all responses. A value of \$100 was used for responses to option F.

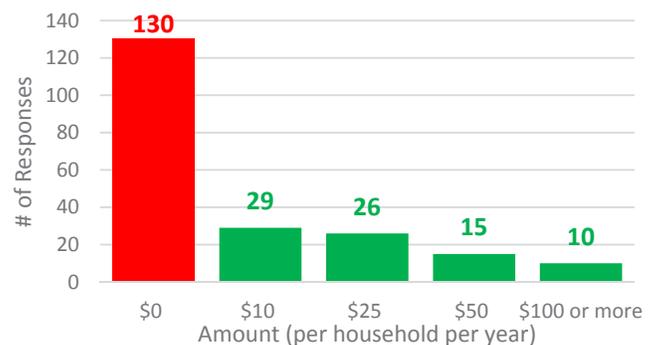
Support for Funding (all respondents)



The pie chart above shows the support for funding Arts & Business District improvements from all respondents. Of the 210 responses, 82 (39%) are willing to pay at least something for Arts & Business District improvements while 128 (61%) are not willing to pay anything.

Based on the data from Question 9, 68.6% of all respondents support funding Arts & Business District improvements. The pie chart above shows less support. This variation is likely caused by the high support for the creation of a benefit district to pay for improvements rather than the respondents paying for them.

Amount (all respondents)



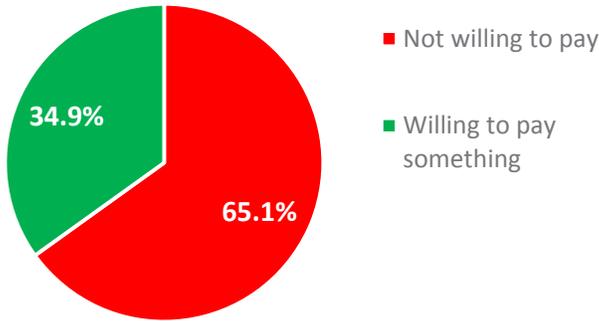
The bar chart above shows the number of responses for each dollar amount for which respondents stated their household is willing to pay each year for Arts & Business District improvements from all respondents. The average amount respondents are willing to pay is \$13 dollars per household per year. This includes those not willing to pay and uses a value of \$100 for those that selected more than \$100 per year.



APPENDIX A: COMMUNITY SURVEY

ARTS & BUSINESS DISTRICT

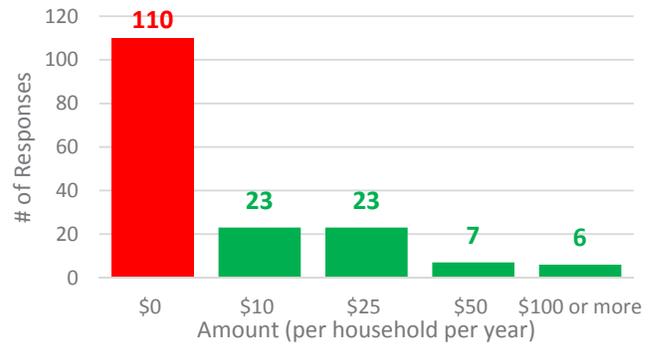
Support for Funding (do not own property in District)



The pie chart above shows the support for funding Arts & Business District improvements from respondents that do not own a home, business, or other property in the Arts & Business District. Of the 169 responses, 59 (34.9%) are willing to pay at least something for Arts & Business District improvements while 110 (65.1%) are not willing to pay anything.

Based on the data from Question 9, 66.9% of respondents that do not own a home, business, or other property in the Arts & Business District support funding Arts & Business District improvements. The pie chart above shows less support. This variation is likely caused by the high support for the creation of a benefit district and alternative funding methods to pay for improvements rather than the respondents paying for them.

Amount (do not own property in District)



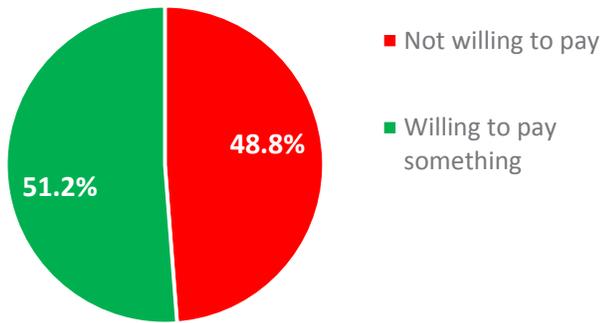
The bar chart above shows the number of responses for each dollar amount for which respondents stated their household is willing to pay each year for Arts & Business District improvements from respondents that do not own a home, business, or other property in the Arts & Business District. The average amount respondents are willing to pay is \$10 dollars per household per year. This includes those not willing to pay and uses a value of \$100 for those that selected more than \$100 per year.



APPENDIX A: COMMUNITY SURVEY

ARTS & BUSINESS DISTRICT

Support for Funding (own property in District)



The pie chart above shows the support for funding Arts & Business District improvements from respondents that own a home, business, or other property in the Arts & Business District. Of the 41 responses, 21 (51.2%) are willing to pay at least something for Arts & Business District improvements while 20 (48.8%) are not willing to pay anything.

Based on the data from Question 9, 75.6% of respondents that own a home, business, or other property in the Arts & Business District support funding Arts & Business District improvements. The pie chart above shows less support. This variation is likely caused by the high support for the creation of a benefit district and alternative funding methods to pay for improvements rather than the respondents paying for them.

Amount (own property in District)



The bar chart above shows the number of responses for each dollar amount for which respondents stated their household is willing to pay each year for Arts & Business District improvements from respondents that own a home, business, or other property in the Arts & Business District. The average amount respondents are willing to pay is \$23 dollars per household per year. This includes those not willing to pay and uses a value of \$100 for those that selected more than \$100 per year.

As with funding mechanism preference, there is a sizable discrepancy in willingness to pay between District property owners and non-owners. Property owners are willing to pay an additional \$23 per household annually to support the Arts & Business District. Non-owners are willing to pay, but only an additional \$10 each year per household.



APPENDIX A: COMMUNITY SURVEY

PRIORITY RECOMMENDATIONS

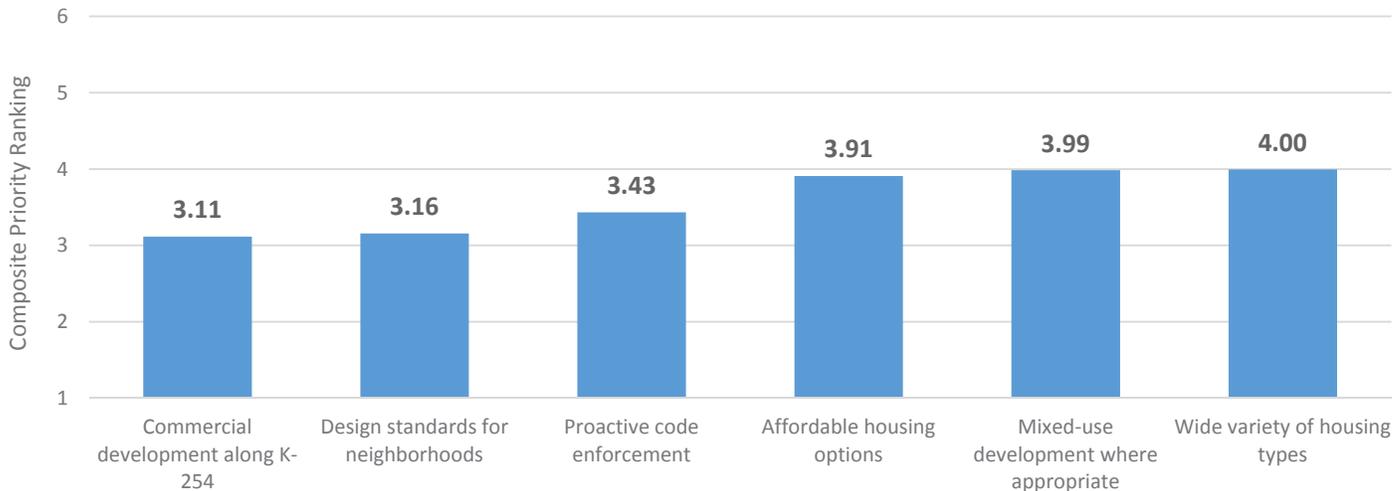
Question 11

Rank the importance of each listed recommendation from 1 to 6, with 1 being most important and 6 being least important. Use each number (1-6) only once so no two recommendations are equally ranked.

Responses

Responses Provided	Respondent Rankings						Total Responses	Average Ranking	Composite Priority Ranking
	1	2	3	4	5	6			
A) Commercial development along K-254	64	27	33	22	35	29	210	3.11	1
B) Wide variety of housing types	17	19	37	53	43	41	210	4.00	6
C) Affordable housing options	29	31	27	26	37	60	210	3.91	4
D) Design standards for neighborhoods	41	42	47	28	27	25	210	3.16	2
E) Mixed-use developments where appropriate	11	32	42	42	30	53	210	3.99	5
F) Proactive code enforcement	35	45	39	22	23	46	210	3.43	3

Composite Priority Ranking



The bar chart above shows the priority ranking for the six 2040 Comprehensive Plan development recommendations covered in the survey. The lower the composite priority ranking, the higher the priority. In the bar chart, the highest priority recommendations are shown on the left and the lowest priority on the right. The highest priority is commercial development along K-254.



APPENDIX A: COMMUNITY SURVEY

PRIORITY RECOMMENDATIONS

Question 12

Select the box for each listed recommendation that you DO NOT support. Select no boxes if you support all of them.

Responses

Responses Provided	#	%
A) Commercial development along K-254	41	19.5%
B) Design standards for neighborhoods	68	32.4%
C) Wide variety of housing types	79	37.6%
D) Mixed-use developments where appropriate	43	20.5%
E) Affordable housing options	51	24.3%
F) Proactive code enforcement	42	20.0%
Total Survey Respondents		210

The table above shows the number and percent of respondents that do not support the development recommendations of the 2040 Comprehensive Plan. In general, between 20% - 40% of respondents are not supportive of the recommendations. The recommendation with the most responses for 'do not support' is to provide a wide variety of housing types at 37.6%. However, this also means that the other 62.4% of respondents support providing a wide variety of housing types. These responses also indicate that all six of the major development recommendations are supported by a strong majority of Kechi residents.



APPENDIX A: COMMUNITY SURVEY

PRIORITY RECOMMENDATIONS

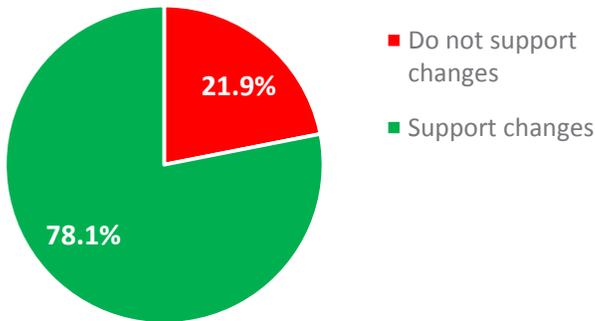
Question 13

Regardless of your ranking, please indicate your level of support for revising current City development regulations, codes, policies, etc. in order to implement the planning recommendations.

Responses

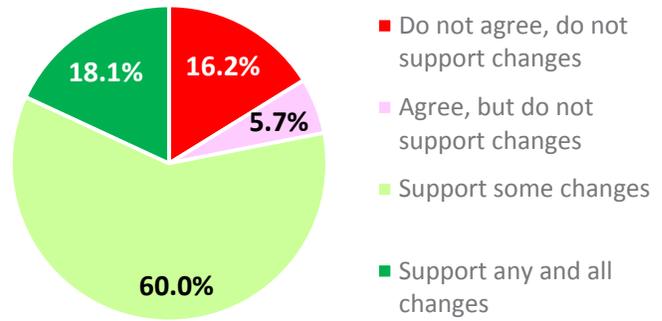
Responses Provided	#	%
A) I would support any and all necessary changes to current practices.	38	18.1%
B) I would support some changes or minor changes to current practices.	126	60.0%
C) I agree with the recommendations, but I would not support changes to current practices.	12	5.7%
D) I do not agree with the recommendations and I would not support changes to current practices.	34	16.2%
Totals	210	100.0%

Support for Revisions



The pie chart above shows the support for revising current City development regulations, codes, policies, etc. Of the 210 responses, 164 (78.1%) support at least some revisions in order to implement the planning recommendations of the 2040 Comprehensive Plan. The remaining 46 (21.9%) do not support changes.

Degree of Support for Revisions



A small percent (16.2%) do not agree with the recommendations of the 2040 Comprehensive Plan while 83.8% of respondents agree with the recommendations. A majority of respondents (60.0%) support some or minor changes to current practices to implement the planning recommendations.



APPENDIX A: COMMUNITY SURVEY

PRIORITY PLANNING TOPICS

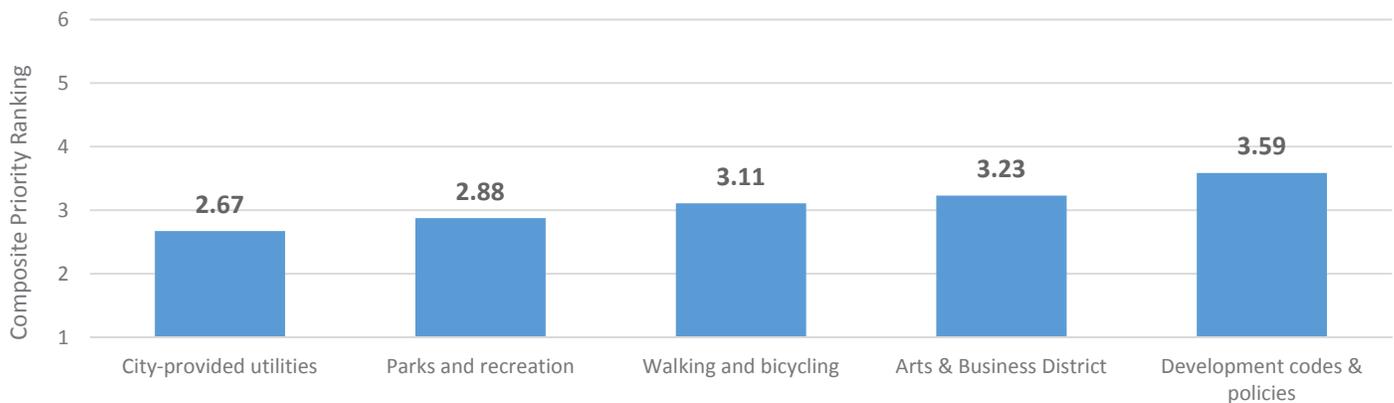
Question 14

Rank the priority of each planning topic/action covered in this survey. The ranking should indicate the order that you would prefer the City to allocate resources to implement the 2040 Comprehensive Plan and Strategic Plan. Rank each listed item from 1 to 5, with 1 being most important and 5 being least important. Use each number (1-5) only once so no two items are equally ranked.

Responses

Responses Provided	Respondent Rankings					Total Responses	Average Ranking	Composite Priority Ranking
	1	2	3	4	5			
A) Park enhancements and recreational opportunities	35	59	47	35	34	210	2.88	2
B) Walking and bicycling improvements	34	38	53	41	44	210	3.11	3
C) Improved planning for city-provided utilities (natural gas, water, wastewater, and possibly storm water)	70	36	29	43	32	210	2.67	1
D) Arts & Business District enhancement and promotion	30	34	51	48	47	210	3.23	4
E) Development codes and policies that support the 2040 Comprehensive Plan recommendations	29	30	31	29	91	210	3.59	5

Composite Priority Ranking



The bar chart above shows the priority ranking for the five planning topics covered in the survey. The lower the composite priority ranking, the higher the priority. In the bar chart, the highest priority recommendations are shown on the left and the lowest priority on the right. The highest planning priority is city-provided utilities.



APPENDIX A: COMMUNITY SURVEY

PRIORITY PLANNING TOPICS

Question 15

Select the box for each listed planning item that you DO NOT support. Select no boxes if you support all of them.

Responses

Responses Provided	#	%
A) Park enhancements and recreational opportunities	49	23.3%
B) Walking and bicycling improvements	49	23.3%
C) Improved planning for city-provided utilities	42	20.0%
D) Arts & Business District enhancement and promotion	48	22.9%
E) Development codes and policies that support the 2040 Comprehensive Plan recommendations	39	18.6%
Total Survey Respondents	210	

The table above shows the number and percent of respondents that do not support the planning topics covered in the survey. In general, approximately 20% of respondents do not support the planning topics. Conversely, approximately 80% of respondents support the planning topics. These responses also indicate that all five of the major planning items in the 2040 Comprehensive Plan are supported by a strong majority of Kechi residents.



APPENDIX A: COMMUNITY SURVEY

SURVEY INSTRUMENT Kechi Strategic Planning Survey

Background

Over the last 18 months, the City of Kechi has been conducting a long-range planning process. Many of our residents have provided valuable input toward defining a shared vision of Kechi's preferred future. Citizens envision a strong local economy, an affordable cost of living, abundant housing options, safe and attractive neighborhoods, excellent city services and facilities, reliable public utilities and a high quality of life. In short, we want to preserve our greatest assets while making improvements that will build a stronger, more resilient community. The process is drawing to a close and the final draft of the 2040 Comprehensive Plan is available for review on the City's website at www.kechiks.com.

The City is now asking for your help with making our vision become a reality. The 2040 Comprehensive Plan lists a number of action items for accomplishing our long-term goals. This survey will help identify community priorities and preferences about how the action items are carried out. The responses you provide will help craft a five-year Strategic Plan for the highest priority action items.

The Strategic Plan will also assign roles, responsibilities, timing, and funding for each action. This will serve as a work plan for City staff and a means of measuring progress toward Comprehensive Plan implementation. Once completed, the Strategic Plan will also influence how the City will invest your taxpayer dollars on services, utilities and facilities over the next five years.

The survey is being provided to every household in Kechi and available for download on the City's website. The final results will be summarized in a report and presented to City Council to inform the strategic planning process.

Instructions

The survey should take less than 10 minutes to complete. Please answer all 15 survey questions. Once you have completed the survey, simply fold it into thirds and return it in the postage-paid envelope provided with the survey. You may also drop off completed surveys at City Hall if you prefer. The deadline for responses is **January 30, 2015**.

If you need additional survey forms for anyone else that resides in your household and would like to fill out a survey, you have three options:

1. Call the City at 316-744-9287 to have additional surveys mailed to you.
2. Stop by Kechi City Hall and pick up extra hard copies.
3. Fill out an electronic survey from any computer by visiting the Kechi website (www.kechiks.com).

**PLEASE RESPOND BY
JANUARY 30, 2015!!!**



APPENDIX A: COMMUNITY SURVEY

Parks and Recreation

The community has expressed support for improving existing City parks, adding parkland, and increasing recreational opportunities. Doing so will help improve the quality of life for residents of Kechi, attract new residents to Kechi, support healthy lifestyles, provide family activities, and provide community gathering space.

Possible actions include:

- Adding parks as Kechi grows
- Increasing the variety of park amenities, equipment and features
- Adding recreational programs for all ages and abilities

Question 1

Currently, there is no new funding anticipated for the desired park and recreation opportunities. How would you prefer the City pay for these items? Please select only one.

- City-wide sales tax** (*new tax on the sale of goods and services within Kechi*)
- Property taxes** (*modest increase to existing property tax rate*)
- User fees** (*fees charged to recreational program participants and/or users park facilities*)
- Use existing revenues** (*move funding from lower priority projects or services to pay for improvements even if it results in decreasing the level of service for impacted services*)
- I do not support paying for these enhancements**

Question 2

Regardless of your preferred funding method, what additional amount would your household be willing to pay each year for these park enhancements and recreation opportunities? Please select only one.

- \$0 per year or response not applicable
- \$10 per year
- \$25 per year
- \$50 per year
- \$100 per year
- More than \$100 per year



APPENDIX A: COMMUNITY SURVEY

Walking and Bicycling

The community has expressed support for more walking and bicycling facilities. These improvements would increase walking and bicycling opportunities, provide more travel options, promote healthy lifestyles, improve recreational opportunities, and increase pedestrian and bicyclist safety for all ages and abilities.

Possible improvements include:

- More sidewalks along streets
- Paths connecting neighborhoods to parks and other destinations
- Encourage development of walkable shopping areas
- Enhanced street and railroad crossings
- Increased maintenance of sidewalks and trails

Question 3

Currently, there is no new funding anticipated for walking and bicycling improvements. How would you prefer the City pay for these items? Please select only one.

- City-wide sales tax** (*new tax on the sale of goods and services within Kechi*)
- Property taxes** (*modest increase to existing property tax rate*)
- Benefit/improvement districts** (*city finances improvement costs with bonds and property owners within the designated project area pay off the debt through special assessment taxes*)
- Use existing revenues** (*move funding from lower priority projects or services to pay for improvements even if it results in decreasing the level of service for impacted services*)
- I do not support paying for these enhancements**

Question 4

Regardless of your preferred funding method, what additional amount would your household be willing to pay each year for these walking and bicycling improvements? Please select only one.

- \$0 per year or response not applicable
- \$10 per year
- \$25 per year
- \$50 per year
- \$100 per year
- More than \$100 per year



APPENDIX A: COMMUNITY SURVEY

City-Provided Utilities

The community has expressed support for better planning of City utility systems. City-provided utilities including natural gas, water, and wastewater. This could potentially include the addition of a storm water management utility to improve drainage and/or alleviate flooding issues. This would allow the City to more effectively manage the utility systems, ensure system expansions and improvements are cost effective, and inform decision makers about the impacts of new developments to utility systems.

Related initiatives might include:

- Master plans for the efficient management, maintenance, operation, and expansion of City-provided utilities
- Defining future utility service areas based on capacity, system maintenance needs, and the ability to fund system expansions
- Developing plans for citywide storm water management, particularly for areas where new development is likely to occur
- Identifying capacity and the future service demands for each City-provided utility
- Identifying and implementing projects to maintain existing levels of service for the future

Question 5

Currently, there is no new funding anticipated for better planning of City-provided utilities. How would you prefer the City to pay for these items? Please select only one.

- City-wide sales tax** (*new tax on the sale of goods and services within Kechi*)
- Property taxes** (*modest increase to existing property tax rate*)
- Utility fees** (*modest rate increases or new fees to existing City utility rate payers*)
- Development impact fees** (*new developments are assessed a fee for system impacts and planning*)
- I do not support paying for these enhancements**

Question 6

Regardless of your preferred funding method, what additional amount each year would your household be willing to pay for these utility related items? Please select only one.

- \$0 per year or response not applicable**
- \$10 per year**
- \$25 per year**
- \$50 per year**
- \$100 per year**
- More than \$100 per year**

Question 7

Would you support the establishment of a City storm water utility and/or master plan to address drainage issues in a comprehensive manner? Please select only one.

- Yes. We need a comprehensive, citywide storm water drainage solution.**
- No. We should continue addressing storm water drainage needs on a site-by-site basis.**
- Maybe. I would need additional information to make a decision.**



APPENDIX A: COMMUNITY SURVEY

Development Codes and Policies

The community has expressed support for the 2040 Comprehensive Plan recommendations on development codes, policies and future land development, which reflect the community's shared vision. Promoting and encouraging Kechi's desired future development may require changes to existing development codes, policies, and practices.

Comprehensive plan recommendations include:

- Encouraging large-scale commercial retail developments along the K-254 corridor, east of the railroad tracks
- Supporting development of a wide variety of housing types such as single-family homes, duplexes, apartments, and senior housing
- Supporting opportunities for affordable owner-occupied and rental housing options
- Promoting safe and attractive neighborhoods through quality design standards
- Encouraging mixed-use (commercial and residential) development in suitable locations
- Supporting proactive code enforcement to maintain a positive community image and promote safe and attractive neighborhoods

Question 11 (respond below left)

Please rank the importance of each recommendation listed below using a scale of 1 to 6, with 1 being the most important recommendation and 6 being the least important. Please rank all six listed recommendations, even those you do not support. Use each number (1-6) only once so no two recommendations are equally ranked.

Question 12 (respond below right)

Check the box for each listed recommendation that you DO NOT support. Do not check any boxes if you support all.

Question 11 (Rank 1-6 in order of importance)

Question 12 (Mark as appropriate)

- | | |
|--|---|
| ___ Commercial development along K-254 | <input type="checkbox"/> I DO NOT support this recommendation |
| ___ Wide variety of housing types | <input type="checkbox"/> I DO NOT support this recommendation |
| ___ Affordable housing options | <input type="checkbox"/> I DO NOT support this recommendation |
| ___ Design standards for safe and attractive neighborhoods | <input type="checkbox"/> I DO NOT support this recommendation |
| ___ Mixed-use developments where appropriate | <input type="checkbox"/> I DO NOT support this recommendation |
| ___ Proactive code enforcement | <input type="checkbox"/> I DO NOT support this recommendation |

Question 13

Regardless of your ranking above, please indicate your level of support for revising current City development regulations, codes, policies, etc. in order to implement the recommendations. Please select only one.

- I would support any and all necessary changes to current practices.
- I would support some changes or minor changes to current practices.
- I agree with the recommendations, but I would not support changes to current practices.
- I do not agree with the recommendations and I would not support changes to current practices.



APPENDIX A: COMMUNITY SURVEY

Overall Priority Preferences

On the previous pages, we have covered a variety of topics and possible actions that would help implement the community’s long-term vision. Now we are asking you to rank them in priority order to help inform the Strategic Planning process.

Question 14 (respond below left)

Please rank the priority of each planning topic/action covered in this survey. The ranking should indicate the order that you would prefer the City to allocate resources to implement the 2040 Comprehensive Plan and Strategic Plan. Use a scale of 1 to 5, with 1 being the highest priority item and 5 being the lowest priority. Please rank all five listed items, even those you do not support. Use each number (1-5) only once so no two items are equally ranked.

Question 15 (respond below right)

Check the box for each listed planning item that you DO NOT support. Do not check any boxes if you support all.

Question 14 (Rank 1-5 according to priority)

Question 15 (Mark as appropriate)

- | | |
|---|--|
| _____ Park enhancements and recreational opportunities | <input type="checkbox"/> I DO NOT support this planning item |
| _____ Walking and bicycling improvements..... | <input type="checkbox"/> I DO NOT support this planning item |
| _____ Improved planning for city-provided utilities (natural gas, water, wastewater, and potentially storm water) | <input type="checkbox"/> I DO NOT support this planning item |
| _____ Arts & Business District enhancement and promotion | <input type="checkbox"/> I DO NOT support this planning item |
| _____ Development codes and policies that support the 2040 Comprehensive Plan recommendations | <input type="checkbox"/> I DO NOT support this planning item |



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