

April 2014

REPORT OF FINDINGS

GAP ANALYSIS OF THE
2008-2020 COMPREHENSIVE DEVELOPMENT PLAN

CITY OF KECHI, KANSAS



PEC Project No. 13343

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REPORT OF FINDINGS

CITY OF KECHI, KANSAS

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CHAPTER 1: PURPOSE

The purpose of the Report of Finding is to inform the planning process for the development of the update to the 2008-2020 Comprehensive Development Plan. To inform the process, this Report outlines gaps between the existing Plan and the recently created vision, goals, and objectives.

The Report provides a summary of changes to be made during the update to the Comprehensive Plan. Most of the changes focus on presenting existing data and future conditions related to the goals and objectives.

This Report will serve as a guide to the update of the Plan. It identifies the new vision, goal, and objectives as well as focus areas for new data and analysis.

STRUCTURE OF REPORT OF FINDINGS

Each chapter of this Report identifies a structure change from the existing 2008-2020 Comprehensive Development Plan. The purpose for changing the structure of the Plan is to reflect the new goals for the updated comprehensive plan. The new structure will be based on the six goal categories; 1) economic development, 2) land use & site design, 3) housing, 4) transportation, 5) local resources, and 6) city services & facilities.

Each chapter presents what will be included in that specific chapter in the updated plan. The specific goals and objectives relating to each chapter are identified as well as the gaps between the existing Plan and the new goals and objectives. The updated plan will need to focus data and analysis on the new goals and objectives. Therefore, the gaps focus on the missing links between the data and analysis presented in the existing Plan and the goals and objectives developed for the updated Plan. In general, the gaps identify a change of focus from the existing Plan to the updated plan based on new goals and objectives.

Each chapter also identifies specific focus areas to present historic, existing, and future conditions. These focus areas directly correlate existing and future conditions to the expected outcome of the goals and objectives.

PROCESS

The process for developing this report started with the development of a vision, goals, and objectives for the updated plan. Once developed, the existing 2008-2020 Comprehensive Development Plan (existing Plan) was reviewed. The review focused on identifying gaps in data, analysis, and discussion presented in the existing Plan and the goals and objectives of the updated plan.

During the review, the need to restructure the Plan was evident. The six goal categories will serve as the structure for the updated plan. Each goal category will be a chapter heading to allow clear presentation of data, analysis, and projections relating to each goal category.

The goals and objectives were reviewed and focus areas for each new chapter were developed. The focus areas are topics which are referred to by the goals and objectives. These focus areas will serve as a guide for data collection and analysis; allowing data relevant to the goals and objectives to be collected and presented.

Data was, or will be, collected to offer insight into existing conditions or trends affecting Kechi's achievement of goals and objectives.

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CHAPTER 2: INTRODUCTION

STRUCTURE

This chapter will include pertinent information from the existing Plan in the Preparing the Plan chapter.

UPDATED PLAN

This chapter of the updated plan will provide general information about the plan, its purpose and use, legal basis, the plan development process, and community engagement and input.

Purpose & Use

The updated plan will identify the purpose of the plan and how it should be used.

Previous Planning

The updated plan will cover previous planning efforts of Kechi and other plans that include area within Kechi's planning area.

Plan Development Process

The updated plan will identify the process used to develop the plan, using the existing Plan as a base.

Community Engagement

The updated plan will summarize the community engagement process used during the development of the plan as well as key input that guided the plan.

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CHAPTER 3: COMMUNITY PROFILE

STRUCTURE

This chapter will include pertinent information from the existing Plan in the Introduction chapter, Population chapter, as well as updated information from various chapters of the plan that will help identify the context of the community.

UPDATED PLAN

The existing Plan includes a brief introduction to Kechi in the Introduction chapter. This data could be more comprehensive to provide a more detailed context for the updated plan. A brief overview of data and information about Kechi’s physical characteristics as well as characteristics of its residents can set the stage for more in depth data and analysis in each chapter specific to the chapter title. This general summary of community data will allow for specific information relevant to the goals and objectives to be presented in each chapter.

Existing & Future Conditions

In this chapter of the updated plan, we will cover general information about Kechi. It will set the stage for the remaining chapters specific to an element of Kechi, such as housing or economic development.

Population and demographic information will be presented to show historic and current data, trends, and future projections. All of the chapters specific to an element of Kechi will use this information about the existing and future population. Housing, transportation, economic development and other specific elements of Kechi will use information in this chapter to determine future needs of residents, visitors, businesses, and industries.

Location

The updated plan will identify Kechi’s location; setting the context within the state and metropolitan region.

History

The updated plan will provide a brief history of Kechi and how it developed. It will include a summary of the information presented about historical development from the “Community Design & Cultural & Historic Resources” chapter in existing Plan. A more detailed

history will be provided in an appendix; using the existing Plan verbiage.

Physical Characteristics

The updated plan will cover the physical features of the natural and built environment.

Natural Environment

This new section will provide a high-level summary of natural resources, such as climate, topography, water, wetlands, flood zones, watersheds, farmlands, soils, wildlife, vegetation, habitat, and air quality.

Built Environment

This new section will provide a high-level summary of man-made elements of Kechi, such as existing land use, development types, and utility infrastructure.

Population Characteristics

The updated plan will provide updated population and population characteristics to reflect the most recent available data. This will include overall population, age and sex, race, education, employment, occupation, labor force, income. It will also include updated population projections and characteristics of future projected population.

The following tables and charts provide much of the data that will be presented in this section:

Table CP1: Kechi Population

Year	Population	Increase (#)	10 Yr Annual Growth Rate	% of County Population
1960	245			0.071%
1970	229	-16	-0.7%	0.065%
1980	288	59	2.3%	0.078%
1990	517	229	6.0%	0.128%
2000	1038	521	7.2%	0.229%
2010	1,909	871	6.3%	0.383%

Source: U.S. Census Bureau

CHAPTER 3: COMMUNITY PROFILE

Chart CP1: 2010 Age & Sex Pyramid

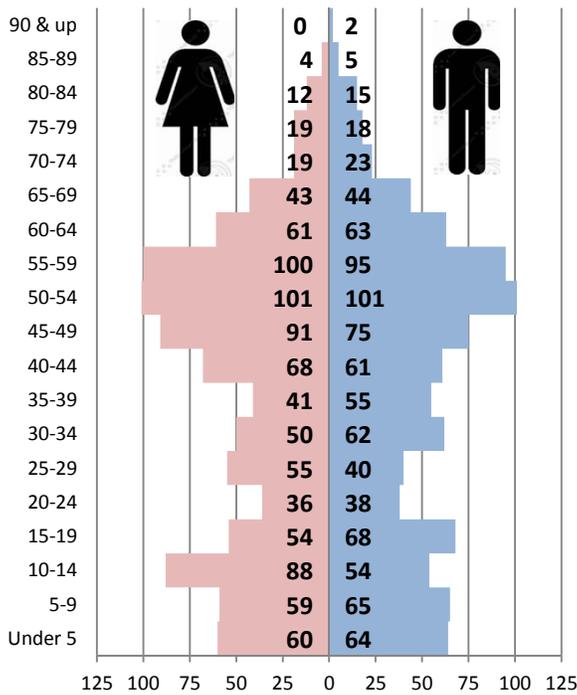


Table CP2: Race

	2000	2010
Total Population	1,038	1,909
White	88%	88%
Black or African American		
American Indian and Alaska Native	8%	6%
Asian	1%	1%
Native Hawaiian and Other Pacific Islander	1%	2%
Some Other Race	0%	0%
Two or More Races	0%	1%
	3%	3%

Source: U.S. Census Bureau, Census 2000 & 2010

Table CP3: Educational Attainment

Educational Attainment (highest level)	2000	2012
Population 25 yrs +	626	1,469
Less than 9th grade	1%	2%
9th to 12th grade, no diploma	5%	4%
High school graduate (includes equivalency)	29%	27%
Some college, no degree	24%	22%
Associate's degree	5%	7%
Bachelor's degree	27%	22%
Graduate or professional degree	9%	16%

Source: U.S. Census Bureau, Census 2000

& ACS 2012, 5-Year Estimates

Chart CP2: 2000 Age & Sex Pyramid

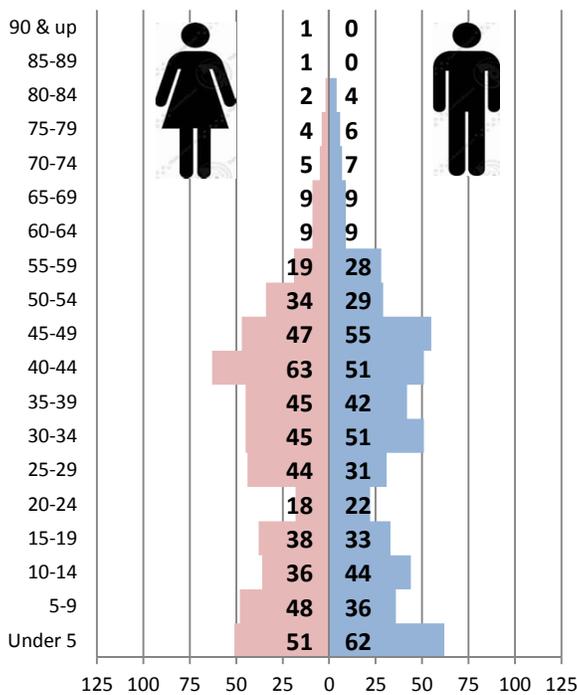


Table CP4: Age of Householder

Age of Householder	2000	2010
Occupied Housing Units	354	701
15 to 24 yrs	4%	1%
25 to 34 yrs	21%	12%
35 to 44 yrs	27%	16%
45 to 54 yrs	29%	27%
55 to 64 yrs	11%	27%
65 to 74 yrs	5%	10%
75 to 84 yrs	3%	6%
85 yrs and over	1%	1%

Source: U.S. Census Bureau, Census 2000 & 2010

CHAPTER 3: COMMUNITY PROFILE

Table CP5: Household Type

	2000	2010
Total households	354	701
Family	85%	81%
Non-family	15%	19%
w/ individuals under 18	48%	33%
w/ individuals over 65	10%	20%
Avg Household Size	2.93	2.72
Avg Family Size	3.19	3.06

Source: U.S. Census Bureau, Census 2000 & 2010

Table CP6: Labor Force & Employment

	2000		2012	
Total Population	1038		2,140	
Population over 16	753	73%	1,658	77%
In Labor Force	625	83%	1,221	74%
Civilian Labor Force	622	99.5%	1,221	100%
Employed	602	97%	1,178	96%
Private Wage & Salary Workers	443	74%	895	76%
Government Workers	98	0.163	173	15%
Self-Employed	58	0.096	107	9%
Unpaid Family Workers	3	0.005	3	0%
Unemployed	20	3%	43	4%
Armed Forces	3	0.5%	0	0%
Not in Labor Force	128	17%	437	26%

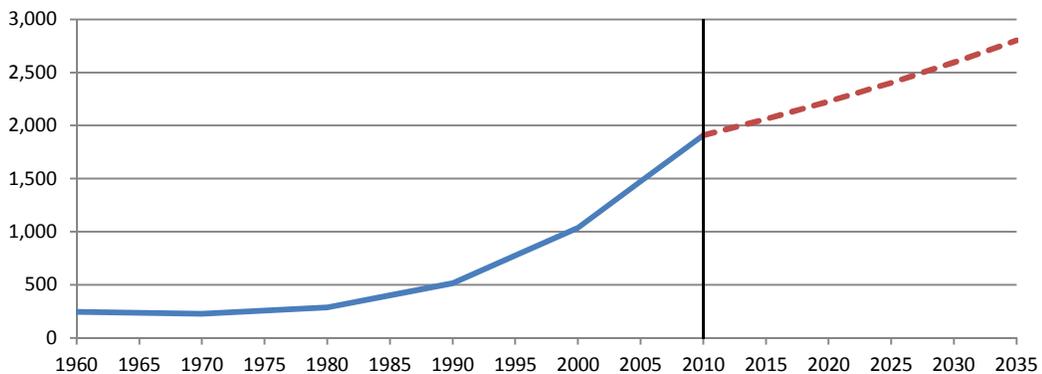
Source: U.S. Census Bureau, Census 2000 & ACS 2012, 5-Year Estimates

Table CP7: Household Income

	2000		2012	
Total Households	354		746	
\$0 to \$9,999	11	3%	11	1%
\$10,000 to \$14,999	3	1%	9	1%
\$15,000 to \$24,999	16	5%	25	3%
\$25,000 to \$34,999	35	10%	59	8%
\$35,000 to \$49,999	54	15%	92	12%
\$50,000 to \$74,999	126	36%	151	20%
\$75,000 to \$99,999	62	18%	146	20%
\$100,000 to \$149,999	37	10%	172	23%
\$150,000 to \$199,999	9	3%	47	6%
\$200,000 or more	1	0.3%	34	5%
Median Household Income	\$61,333		\$76,477	
Per Capita Income	\$22,444		\$31,638	

Source: U.S. Census Bureau, Census 2000 & ACS 2012, 5-Year Estimates

Chart CP3: Projected Population



Source: U.S. Census Bureau for historic population. 2013 Development Trends Summary from Wichita-Sedgwick County Planning Department for projected population.

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CHAPTER 4: VISION & GOALS

STRUCTURE

This chapter will replace the existing chapter Goals for Planning.

UPDATED PLAN

The intent of this report is to identify gaps between reviewed data and the vision/goals. Since a vision is not included in the existing Plan, a vision was developed for the updated plan.

Goals should be based on a vision for the community. Although the existing Plan includes goals, new goals were created based on the new vision.

Objectives were also developed as part of the updated plan for each new goal. Objectives provide enhanced direction on achieving a goal. They add a finer grain to better define in the intent and desired outcomes for each goal. The objectives will be presented in the corresponding new chapters.

Vision

A vision was developed to express the ideal future state of Kechi. This vision was developed from community engagement as well as previous planning work. The vision statement is as follows:

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

Goals

The City has also developed goals for the community. These goals were developed to translate the vision statement into more specific ideas. Similar to the vision, the goals were developed through community engagement as well as information from previous planning efforts. They were developed based on 6 broad goal categories: Economic Development; Land Use & Site Design; Housing; Transportation: Local

Resources; and City Services & Facilities. The goals are as follows:

Economic Development

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

Land Use & Site Design

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

Housing

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

Transportation

- K. Maintain and improve the transportation infrastructure condition, efficiency, safety, and function (roads, bridges, sidewalks, paths, railroads, etc.)
- L. Improve coordination with local, regional, and state partners.

CHAPTER 4: VISION & GOALS

M. Provide transportation infrastructure to support economic development, especially in the arts and business district.

Local Resources

N. Provide a high degree of cultural and recreational opportunities for citizens and visitors.

O. Provide public spaces to enrich Kechi's sense of place and community.

P. Preserve natural and unique settings of woodlands, creeks, natural drainage ways, and prairies.

City Services & Facilities

Q. Provide and maintain quality City services to a growing population and economic base, including police, potable water, sanitary sewer, gas, parks, and community support.

R. Encourage and provide for active citizen engagement in civic activities.

CHAPTER 5: ECONOMIC DEVELOPMENT

STRUCTURE

This chapter will include pertinent information from the existing Plan from the Economic Development chapter.

UPDATED PLAN

Goals & Objectives

The new goals and objectives related to economic development create the need to modify the related portion of the existing Plan. The data, analysis, and discussion presented in the updated plan should be directly related to the new goals and objectives.

The updated plan will include the new goals and objectives related to economic development. The goals are the first-level bullets and objectives are second-level bullets.

- A. Build a strong and diverse local economy that attracts local retail, service, and office businesses and promotes arts, crafts, and other small enterprise businesses.
 - A.1. Develop an identity for Kechi’s economy and develop marketing strategies to promote economic activity.
 - A.2. Provide an environment that attracts a variety of new commercial businesses and maintains existing industries and commercial businesses.
 - A.3. Support programs and policies which serve the arts and business district and commercial interchanges as the major employment and business areas.
 - A.4. Preserve sufficient buildable land for commercial and industrial uses in established or designated areas.
 - A.5. Provide proper infrastructure, services, and utilities to support existing commercial and industrial developments and appropriate new developments.
 - A.6. Support existing and develop new activities and special events to support business and economic activity.

- B. Maintain existing businesses and create a culture for cultivating local businesses.
 - B.1. Support projects and other actions that will maintain and enhance opportunities for existing businesses.
 - B.2. Coordinate with local businesses and associations to develop opportunities to grow and enhance local business opportunities.
 - B.3. Create economic development strategies that foster and encourage local entrepreneurs.
- C. Encourage coordination and partnerships between agencies (city, county, state, chamber, etc.) to promote economic development activities.
 - C.1. Encourage cooperative efforts by business and associations to enhance and promote local and regional economic activity.
 - C.2. Support local and regional economic activity to provide employment and shopping opportunities for Kechi residents.
 - C.3. Coordinate activities with other governments, resource organizations, and service providers to develop plans and implement programs and projects.
 - C.4. Support partnerships between public and private organizations.

Existing & Future Conditions

In direct relation to the goals and objectives, the Economic Development chapter will present updated existing conditions. The information will focus on the following topics: diversity; available commercial and industrial land; infrastructure capacity; special events; supporting existing businesses; employment and shopping opportunities; and coordination and partnerships. It will also present future conditions based on the desired outcomes of the goals related to each individual topic.

There should also be a clear link to other chapters which are important to economic development, such as transportation. There should be a common thread between the chapters in relation to economic development.

CHAPTER 5: ECONOMIC DEVELOPMENT

Diversity

The updated plan will identify the diversity of Kechi's local economy, such as the different industries that support Kechi's workforce. **Table ED1** shows the industries for workers in Kechi and Sedgwick County.

Table ED1: Industries for Workers in Sedgwick County

	Sedgwick County				Kechi			
	2000		2012		2000		2012	
	#	%	#	%	#	%	#	%
Total Employed Population Over 16 Yrs Old	219,098		235,538		602		1,178	
Agriculture, forestry, fishing and hunting, and mining	1,732	1%	2,792	1%	3	0.5%	25	2%
Construction	13,113	6%	14,956	6%	47	8%	36	3%
Manufacturing	53,710	25%	46,290	20%	147	24%	215	18%
Wholesale trade	7,105	3%	5,059	2%	18	3%	46	4%
Retail trade	25,069	11%	26,131	11%	56	9%	129	11%
Transportation and warehousing, and utilities	8,579	4%	9,962	4%	26	4%	52	4%
Information	4,765	2%	4,790	2%	6	1%	13	1%
Finance and insurance, and real estate and rental and leasing	11,963	5%	12,245	5%	37	6%	31	3%
Professional, scientific, and management, and administrative and waste management services	15,842	7%	19,631	8%	44	7%	88	7%
Educational services, and health care and social assistance	43,014	20%	52,789	22%	138	23%	344	29%
Arts, entertainment, and recreation, and accommodation and food services	16,628	8%	22,042	9%	30	5%	54	5%
Other services, except public administration	10,307	5%	11,390	5%	27	4%	92	8%
Public administration	7,271	3%	7,461	3%	23	4%	53	4%

Source: U.S. Census Bureau, Census 2000 & ACS 2012, 5-Year Estimates

Available Commercial and Industrial Land

The updated plan will identify available land for commercial and industrial development. It will identify the need to preserve land for future commercial and industrial uses. There will be a definite connection with the chapter on Land Use & Site Design.

Infrastructure Capacity

The updated plan will identify the degree to which public infrastructure and services can support desired economic activity. Much of the data will be presented in the chapters on Transportation and City Services & Facilities.

Special Events

The updated plan will identify existing special events and their significance to the local economy. It will also identify potential future opportunities to expand and enhance special events.

Support Existing Businesses

The updated plan will identify how Kechi supports existing businesses and facilitates local entrepreneurs. It will also offer opportunities to enhance existing businesses. There will be definite connections to the chapters on Transportation and Land Use & Site Design.

Employment and Shopping Opportunities

Based on reviewed data, there should be a clear communication of the relationship between Kechi and the surrounding region. The regional economy provides goods, services, and jobs for Kechi residents.

The updated plan will identify local and regional opportunities to access goods and services as well as provide jobs. There will also be future conditions for employment and shopping within Kechi as well as the surrounding area.

Coordination & Partnerships

The updated plan will identify ways Kechi coordinates on economic development activities and opportunities to enhance coordination. It will also identify existing and potential partners for economic development.

CHAPTER 6: LAND USE & SITE DESIGN

STRUCTURE

This chapter will include pertinent information from the existing Plan from the following chapters:

- Land Use
- Community Design & Cultural & Historic Resources
 - only information on Community Design
 - Cultural & Historic Resources will go under new Local Resources chapter

UPDATED PLAN

Goals & Objectives

The new goals and objectives related to land use and site design create the need to modify the related portion of the existing Plan. The data, analysis, and discussion presented in the updated plan should be directly related to the new goals and objectives.

The updated plan will include the following recently developed goals and objectives specific to land use and site design:

- D. Create a sense of place through land use planning, development patterns, site design, and community aesthetics.
 - D.1. Encourage developments that enhance Kechi's character.
 - D.2. Develop and maintain a future land use guide to facilitate the orderly development within Kechi's planning area.
 - D.3. Define districts within the City and expectations for development types within those districts.
 - D.4. Encourage the development of attractive and unique characteristics which aid in developing the identity of individual neighborhoods and districts.
- E. Optimize the efficiency of providing City services through land use patterns.
 - E.1. Encourage the efficient use of infrastructure by focusing well-designed developments and redevelopments on vacant, infill, and under-developed land.

- E.2. Annex land within the planning area according to the future land use plan and service area based on the ability to efficiently serve new areas and developments.
- E.3. Implement reasonable and equitable requirements for developers to ensure the efficient expansion of City services.
- F. Provide a development pattern that supports economic development while maintaining safe neighborhoods.
 - F.1. Support population and job growth through orderly and efficient development patterns.
 - F.2. Maintain the arts and business district in the heart of Kechi.
 - F.3. Promote larger-scale commercial developments to locate at major intersections and interchanges.
 - F.4. Encourage development that supports a vibrant, walkable arts and business district.
- G. Provide quality and context-sensitive aesthetics in development and redevelopment.
 - G.1. Support the creation of visual themes unique to Kechi and individual districts and neighborhoods.
 - G.2. Promote aesthetic appeal in all development and redevelopment.
 - G.3. Maintain areas of open space to preserve the rural character of Kechi during development and redevelopment.
 - G.4. Limit density in environmentally sensitive areas.
 - G.5. Promote a clear visual connection with Sunnysdale and ensure a cohesive feel throughout Kechi.

Existing & Future Conditions

In direct relation to the goals and objectives, the Land Use & Site Design chapter will present updated existing conditions. The data and analysis will focus on the following topics: land use and development patterns; site design and community aesthetics; efficiency of city services; safe neighborhoods; and economic

CHAPTER 6: LAND USE & SITE DESIGN

development. It will also present future conditions based on the desired outcomes of the goals related to each individual topic.

Land Use & Development Patterns

The updated plan will present the existing land uses via maps and tables showing the spatial layout and the amount of land allocated to each use. The impacts to surrounding uses and the natural environment will also be presented.

The updated plan will present a future land use concept and desired development pattern to guide the future development of the City and locations within the planning area.

Site Design & Community Aesthetics

The existing Plan does not cover much on site design and aesthetics, which is a priority based on the new goals and objectives. The future conditions under the Community Design & Cultural & Historic Resources chapter in the existing Plan identifies the need to upgrade community design standards for landscaping, architectural design, and unique signage through the development review process. This should be expanded to include the desired site design outcomes for different districts within the City.

The updated plan will present existing processes and standards for site design and aesthetics. It will also identify the need for defining different districts and desired site design and aesthetics for each. Visual themes unique to Kechi to emphasize cohesiveness as well as themes for individual district and neighborhoods will also be discussed.

The plan will also identify unique characteristics of sites within Kechi, what defines and attractive development, and what is desired for design that will provide for individual identity of Kechi and each district.

The plan will identify opportunities to enhance the cohesiveness of the entire community and promote the individual identity of districts and neighborhoods.

Efficiency of City Services

The updated plan will identify development patterns and how they impact the efficiency of delivering city services.

The future land use and development concept will be assessed from a service efficiency standpoint.

Safe Neighborhoods

The updated plan will identify what development patterns and site designs enhance the safety of neighborhoods.

Economic Development

The updated plan will identify how land use and site design impact economic development opportunities and activity.

CHAPTER 7: HOUSING

STRUCTURE

This chapter will include pertinent information from the existing Plan from the Housing chapter.

UPDATED PLAN

Goals & Objectives

The new goals and objectives related to housing create the need to modify the housing portion of the existing Plan. The data, analysis, and discussion presented in the updated plan should be directly related to the new goals and objectives.

The updated plan will include the following recently developed goals and objectives specific to housing:

- H. Promote a good the mix of housing options (size, price, type, own/rent).
 - H.1. Reduce barriers and costs for housing developments while adhering to regulations and achieving desired outcomes.
 - H.2. Support residential developments and housing programs that provide housing options for people of all incomes, ages, and abilities including rental, ownership, size, and price.
 - H.3. Allow a mix of housing types including smaller lots, smaller houses, duplexes, attached housing, accessory dwelling units, multi-dwelling housing, and mixed-use developments.
 - H.4. Promote mixed-use areas in designated locations where residences intermix with commercial developments.
- I. Provide quality neighborhoods that are safe and desirable.
 - I.1. Support proactive enforcement of city codes, ordinances, and policies that enhance neighborhood safety and aesthetics.
 - I.2. Encourage the efficient use of existing housing.
 - I.3. Encourage housing design that supports the enhancement and vitality of neighborhoods.

- I.4. Develop housing in locations that provide safe and efficient access to transportation networks.
- I.5. Protect housing from excessive off-site impacts such as pollution, noise, vibration, and odors and limit conflicts between businesses and housing caused by traffic, parking, noise, light, and signage.
- I.6. Promote neighborhood revitalization to enhance community pride.
- J. Provide sufficient housing to support economic development activities.
 - J.1. Preserve sufficient land for residential development in suitable locations to facilitate future growth.
 - J.2. Support appropriate and context-sensitive residential densities.
 - J.3. Promote a residential population to support expansion of commercial and industrial businesses.

Existing & Future Conditions

In direct relation to the goals and objectives, the Housing chapter will present updated existing conditions. The data and analysis will focus on the following housing topics: number; own/rent; size; cost; type; mixed-use; location; off-site impacts; neighborhood safety and aesthetics; and density. It will also present future conditions based on the desired outcomes of the goals related to each individual topic.

Number

The updated plan will identify the number of housing units in Kechi. Increasing population has increased the demand for housing. The number of housing units increased by 97.84% from 2000 to 2010, almost doubling the number since 2000. **Table H1** shows housing unit occupant status in Kechi. As Kechi continues to grow, so will the demand for housing. This growth will be important to house a population to support economic development.

CHAPTER 7: HOUSING

Table H1: Occupant Status

Occupant Status	1990	2000	2010
Housing Units	181	370	732
Owner Occupied (#)	154	331	644
Owner Occupied (%)	85.1%	89.5%	88.0%
Renter Occupied (#)	22	23	57
Renter Occupied (%)	12.2%	6.2%	7.8%
Vacant (#)	5	16	31
Vacant (%)	2.8%	4.3%	4.2%

Source: U.S. Census Bureau, Census 1990, 2000, & 2010

Own/Rent

The updated plan will identify the occupancy characteristics of housing units. The number of rental-occupied housing units grew by 148% from 2000-2010, which saw a greater rate of increase than owner-occupied (95%) or vacant (94%) housing units. **Table H2** shows the percent of owner- and renter-occupied housing units of all occupied housing units.

Table H2: Owner/Renter Occupancy

	2000	2010
Total Occupied Housing Units	354	701
Owner Occupied	94%	92%
Renter Occupied	6%	8%

Source: U.S. Census Bureau, Census 2000 & 2010

Size

The updated plan will identify a variety of size characteristics of housing units. The size of housing in terms of number of bedrooms and the number of people living in a house has changed over time. **Table H3** shows the percent of the total housing units with different numbers of bedrooms. **Table H4** shows occupancy characteristics of the occupied housing units.

Table H3: Number of Bedrooms

	2000	2012
Total Housing Units	370	762
1 Bedroom	4%	3%
2 Bedrooms	18%	14%
3 Bedrooms	49%	40%
4 Bedrooms	21%	32%
5+ Bedrooms	7%	11%

Source: U.S. Census Bureau, Census 2000 & ACS 2012, 5-Year Estimates

Table H4: Housing Occupancy

	2000	2010
Total Occupied Housing Units	354	701
1 person	12%	16%
2 people	35%	42%
3 people	19%	15%
4+ people	34%	27%
Avg Household Size	2.93	2.72
Owner Occupied	2.92	2.74
Renter Occupied	3.09	2.53

Source: U.S. Census Bureau, Census 2000 & 2010

Cost

The updated plan will identify the value and rental cost for housing units. The cost for housing, both in value of houses and rent paid, has changed over time. **Table H5** shows the value of owner occupied housing units and the median value. **Table H6** shows the gross rent paid by renters.

Table H5: Value of Owner Occupied Housing Units

Value	2000	2012
\$0 to \$49,999	3%	4%
\$50,000 to \$99,999	45%	10%
\$100,000 to \$149,999	34%	26%
\$150,000 to \$199,999	16%	37%
\$200,000 to \$299,999	2%	16%
\$300,000 to \$499,999	0%	8%
\$500,000 and greater	0%	0%
Median Value of Owner Occupied Housing Units	\$102,200	\$162,100

Source: U.S. Census Bureau, Census 2000 & ACS 2012, 5-Year Estimates

CHAPTER 7: HOUSING

Table H6: Gross Rent

	2000	2012
Total Occupied		
Units Paying Rent	28	25
\$0-\$499	14%	0%
\$500-\$749	25%	24%
\$750-\$999	21%	68%
\$1,000-\$1,499	25%	8%
\$1,500+	0%	0%

Source: U.S. Census Bureau, Census 2000
& ACS 2012, 5-Year Estimates

Type

The updated plan will identify the different housing types. In general, single-unit detached housing is predominant in Kechi and it has become more so over the past decade. **Table H7** show the units in each housing structure as a percent of all housing units.

Table H7: Units in Housing Structure

	2000	2012
1-Unit, Detached	94%	97%
1-Unit, Attached	1%	0%
2 Units	3%	1%
3 or More Units	0%	0%
Mobile Home	2%	2%

Source: U.S. Census Bureau, Census 2000
& ACS 2012, 5-Year Estimates

Safe & Desirable

The updated plan will identify key issues in relation to the safety and desirability of housing and neighborhoods in Kechi. The safety of housing is largely based on building and other related codes. The safety of residential neighborhoods is based on crime, traffic, separation/buffers from incompatible uses, and other elements.

Safe housing and neighborhoods play a major role in making Kechi a desirable place to live. Housing and neighborhoods that are visually appealing can also make Kechi desirable. Ordinances for proper maintenance of buildings and property can enhance the aesthetics of a neighborhood.

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CHAPTER 8: TRANSPORTATION

STRUCTURE

This chapter will include pertinent information from the existing Plan from the Transportation chapter.

UPDATED PLAN

Goals & Objectives

The new goals and objectives related to transportation create the need to modify the existing Plan. The data, analysis, and discussion presented in the updated plan should be directly related to the new goals and objectives.

The updated plan will include the following recently developed goals and objectives specific to transportation:

- K. Maintain and improve the transportation infrastructure condition, efficiency, safety, and function (roads, bridges, sidewalks, paths, railroads, etc.)
 - K.1. Plan, design, build, operate, and maintain the street, bicycle facility, and sidewalk networks so they can be safely navigated by all users.
 - K.2. Maintain streets, sidewalks, trails, and other transportation infrastructure in good condition.
 - K.3. Develop and maintain standards and guidelines for the development of transportation infrastructure.
 - K.4. Appropriately manage property access based on street function.
 - K.5. Facilitate traffic onto and along arterials to manage traffic volumes and speeds through neighborhoods.
 - K.6. Promote choice in travel mode, such as walking and biking, as a viable and safe means of transportation.
- L. Improve coordination with local, regional, and state partners.
 - L.1. Coordinate with the Kansas Department of Transportation to provide safe and efficient access to and from K-254 at interchanges.
 - L.2. Coordinate with state, regional, and multi-jurisdictional partners and pursue funding opportunities through the Wichita Area Metropolitan Planning Organization, the Kansas Department of Transportation, and the United States Department of Transportation.
 - L.3. Identify and pursue grant opportunities, public-private partnerships, and non-traditional funding mechanisms to fund transportation infrastructure.
 - L.4. Coordinate with local and regional entities on the expansion of pedestrian and bicycle facilities.
 - L.5. Coordinate transportation improvements with developments to enhance mobility of people and goods.
- M. Provide transportation infrastructure to support economic development, especially in the arts and business district.
 - M.1. Minimize barriers, hazards, and undue delay to safely allow for the transport of goods and services.
 - M.2. Provide safe, convenient, and context-sensitive mobility solutions such as driving, biking, and walking opportunities to access goods, services, and employment.
 - M.3. Develop a pedestrian and bicycle network in the arts and business district with connections to other commercial nodes and residential developments.
 - M.4. Provide adequate and context-sensitive parking accommodations for vehicles and bicycles.
 - M.5. Preserve right-of-way for streets, interchanges, sidewalks, trails, and related infrastructure to meet future transportation needs.

Existing & Future Conditions

In direct relation to the goals and objectives, the Transportation chapter will present updated existing conditions. The data and analysis will focus on the following transportation topics: choice; safety; efficiency; condition; coordination; and economic development. It will also present future conditions based on the

CHAPTER 8: TRANSPORTATION

transportation needs and desired outcomes of the goals related to each individual topic.

Choice

There is a desire for choice in how people travel. **Table T1** shows how Kechi residents travel to work.

Table T1: Means of Transportation to Work

	2000		2012	
Workers over 16	603		1,151	
Drove Alone	531	88.1%	1,057	91.8%
Carpooled	45	7.5%	38	3.3%
Public Transportation	1	0.2%	0	0.0%
Walked	7	1.2%	9	0.8%
Other Means	0	0.0%	4	0.3%
Worked at Home	19	3.2%	43	3.7%
Mean Travel Time to Work	16.8		19.5	

Source: U.S. Census Bureau, Census 2000 & ACS 2012, 5-Year Estimates

The updated plan will include an inventory of facilities for all transportation modes.

Safety

The updated plan will summarize transportation-related safety concerns and potential hazards for travel.

Efficiency

The updated plan will identify the function of each facility type, any operational deficiencies, connectivity of the network, and access. Efficiency of the future transportation network based on land development patterns will be assessed.

Condition

The updated plan will summarize the general condition of transportation infrastructure and programs for maintenance.

Coordination

The updated plan will identify partners and agencies involved in planning, building, funding, operating, and maintaining transportation facilities and infrastructure. These partners include business and industry representatives, surrounding cities, Sedgwick County, the Wichita Area Metropolitan Planning Organization, Coordinated Transit District 12, the Kansas Department of Transportation, and the United States Department of Transportation. Any expansion of transit service to the area would likely include coordination with Wichita Transit.

Economic Development

The updated plan will identify the role of transportation in economic development, such as freight, commercial access, regional access, and the differing needs within districts of Kechi. The information will be closely tied to the goals and objectives identified in the Economic Development chapter.

CHAPTER 9: LOCAL RESOURCES

STRUCTURE

This chapter will include pertinent information from the existing Plan from the following chapters:

- Physical Features & Natural Resources
- Community Design & Cultural & Historic Resources
 - only Cultural & Historic Resources
 - Community Design to go under Land Use & Site Design
- Parks & Recreation
 - Those relating to the amenity of parks
 - Those relating to facilities and recreational programs and services will go under “City Services & Facilities”

UPDATED PLAN

Goals & Objectives

The new goals and objectives related to local resources create the need to modify the existing Plan. The data, analysis, and discussion presented in the updated plan should be directly related to the new goals and objectives.

The updated plan will include the following recently developed goals and objectives specific to local resources:

- N. Provide a high degree of cultural and recreational opportunities for citizens and visitors.
 - N.1. Preserve and promote existing cultural, historic, and recreational areas and developments.
 - N.2. Provide recreational programs and services for all ages and abilities.
 - N.3. Increase the supply of parkland focusing on providing parks in close proximity to residential developments.
 - N.4. Identify capital improvements and funding opportunities for parks and open space.
 - N.5. Protect locally significant structures and promote their reuse.

N.6. Promote the installation of public art as part of other projects.

O. Provide public spaces to enrich Kechi’s sense of place and community.

O.1. Emphasize important places and gateways through provisions for public space and include unique and context-sensitive public art and aesthetics.

O.2. Communicate the history of Kechi through the design and amenities of public places.

O.3. Promote safe and efficient access to public spaces.

P. Preserve natural and unique settings of woodlands, creeks, natural drainage ways, and prairies.

P.1. Support land use decisions that preserve Kechi’s character and natural beauty.

P.2. Encourage developments that preserve and enhance the aesthetics of natural areas.

P.3. Develop construction practices that minimize negative impacts to environmentally sensitive areas without unduly limiting development.

Existing & Future Conditions

In direct relation to the goals and objectives, the Local Resources chapter will present updated existing conditions. The data and analysis will focus on the following topics: culture; recreation; public spaces; and natural and unique settings. It will also present future conditions based on the desired outcomes of the goals related to each individual topic.

Culture

The information on cultural and historic resources in the existing Plan focuses on Kechi’s history. The updated plan should focus more on identifying specific physical features (building, places, or features) that have historic or cultural value to Kechi for which to preserve.

The updated plan will identify important local cultural and historic features to be preserved, promoted, and/or enhanced.

CHAPTER 9: LOCAL RESOURCES

Recreation

The existing Plan provides information about parks and the park board. The updated plan should include this information as well as identifying the access provided to these parks focusing on proximity of residential developments to parks.

The updated plan will identify existing parks and recreation areas as well as the degree of access provided.

Public Spaces

The existing Plan does not cover public spaces specifically. One of the goals of the updated plan identifies the desire to provide public places and use aesthetically pleasing elements to emphasize Kechi's culture and history.

The updated plan will identify important public spaces and feature of these spaces.

Natural & Unique Settings

The information on physical features and natural resources in the existing plan is extensive. This information could be summarized and presented to allow the reader to more easily understand the information and the purpose of presenting it. This would include showing areas with features that should be preserved during development or avoided all together. This should be presented in a way that links areas or features to preserve or avoid with the goals and objectives.

The updated plan will identify the location of natural areas and unique settings in the Kechi area.

CHAPTER 10: CITY SERVICES & FACILITIES

STRUCTURE

This chapter will include pertinent information from the existing Plan from the following chapters:

- Utilities
- Community Facilities
- Parks & Recreation
 - Those relating to facilities and recreational programs and services

UPDATED PLAN

Goals & Objectives

The new goals and objectives related to city services and facilities create the need to modify the existing Plan. The data, analysis, and discussion presented in the updated plan should be directly related to the new goals and objectives.

The updated plan will include the following recently developed goals and objectives specific to city services and facilities:

- Q. Provide and maintain quality City services to a growing population and economic base, including police, potable water, sanitary sewer, gas, parks, and community support.
- Q.1. Provide areas within Kechi, where feasible, with appropriate transportation facilities, sanitary and storm sewers, police protection, potable water, natural gas, parks and recreation, planning, zoning, and buildings and subdivision control.
- Q.2. Coordinate with other agencies to provide necessary services not provided directly by Kechi, such as fire protection, schools, energy, and communications.
- Q.3. Ensure appropriate commercial, industrial, and residential developments can be provided necessary City services.
- Q.4. Maximize the efficiency of existing facilities and services.
- Q.5. Maintain City facilities, equipment, and infrastructure in good condition.

Q.6. Promote the planning of infrastructure, services, and facilities to guide local development decisions.

R. Encourage and provide for active citizen engagement in civic activities.

R.1. Promote opportunities for citizens to engage with elected officials and City staff.

R.2. Regularly provide information to public through various media.

R.3. Promote citizen engagement in civic activities.

R.4. Ensure communication lines between citizens, staff, and elected officials remain open and promote new ways of engaging, informing, and educating citizens.

Existing & Future Conditions

In direct relation to the goals and objectives, the City Services & Facilities chapter will present updated existing conditions. The data and analysis will focus on the following topics: city provided; non-city provided; and citizen engagement. It will also present future conditions based on the desired outcomes of the goals related to each individual topic.

City Provided

The City provides the following infrastructure and services: transportation; sanitary and storm sewers; police protection; potable water; natural gas; parks and recreation; planning; zoning; and buildings and subdivision control.

The updated will identify existing conditions and processes for providing these facilities and services. It will identify the provision of these facilities and services as well as the operations and maintenance.

Non-City Provided

Although not provided by the City, other facilities and services are required by Kechi. These include: fire protection; schools; energy; and communications.

The updated plan will identify the existing conditions and processes for providing these facilities and services, who provides them, and the coordination necessary to ensure they are provided into the future.

CHAPTER 10: CITY SERVICES & FACILITIES

Citizen Engagement

There is a desire to have informed, engaged, and involved citizens in Kechi. The process for information dissemination will be presented as well as how the City currently engages its citizens in public processes. Opportunities to enhance these processes will be identified.