



# Retail-Commercial Development Plan 2020



FINAL Report December 2008



## Retail-Commercial Development Plan



# Retail-Commercial Development Plan 2020

## Acknowledgements

### ***ECONOMIC DEVELOPMENT PLAN 2020***

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Retail-Commercial Development Plan





# Retail-Commercial Development Plan 2020

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# Existing Issues

## INTRODUCTION

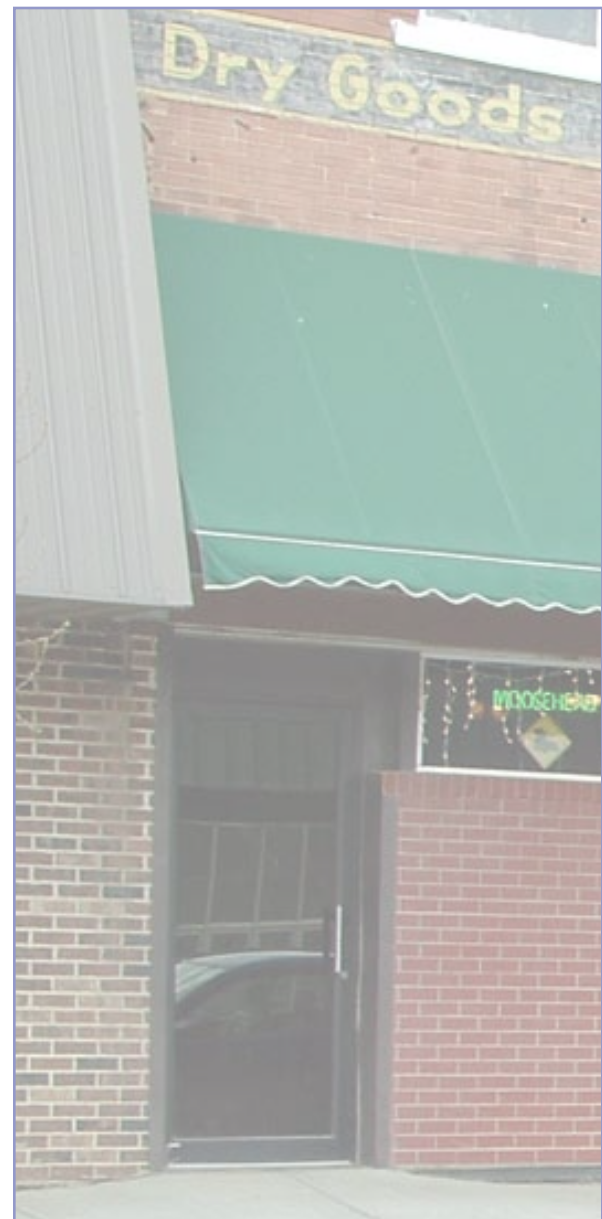
The City of Tonganoxie has an opportunity—and an obligation—to set its course for growth in southern Leavenworth County and within the Kansas City metropolitan area marketplace. In the *Tonganoxie Retail-Commercial Development Plan 2020* the City is examining opportunities and pressures for retail-commercial development and employment centers in response to changing demand in a new economic climate.

The plan studies Tonganoxie commercial development in two perspectives:

- commercial development citywide, and
- the City's historic commercial core—the Downtown.

The downtown is evolving over time, becoming less of a retail-commercial hub and more of a service/specialty-commercial area. But all of Tonganoxie is changing, given new regional travel patterns in southern Leavenworth County along U.S. Highway 24/40 and County Rd. 1, which will become the primary link to the future KTA interchange in 2009.

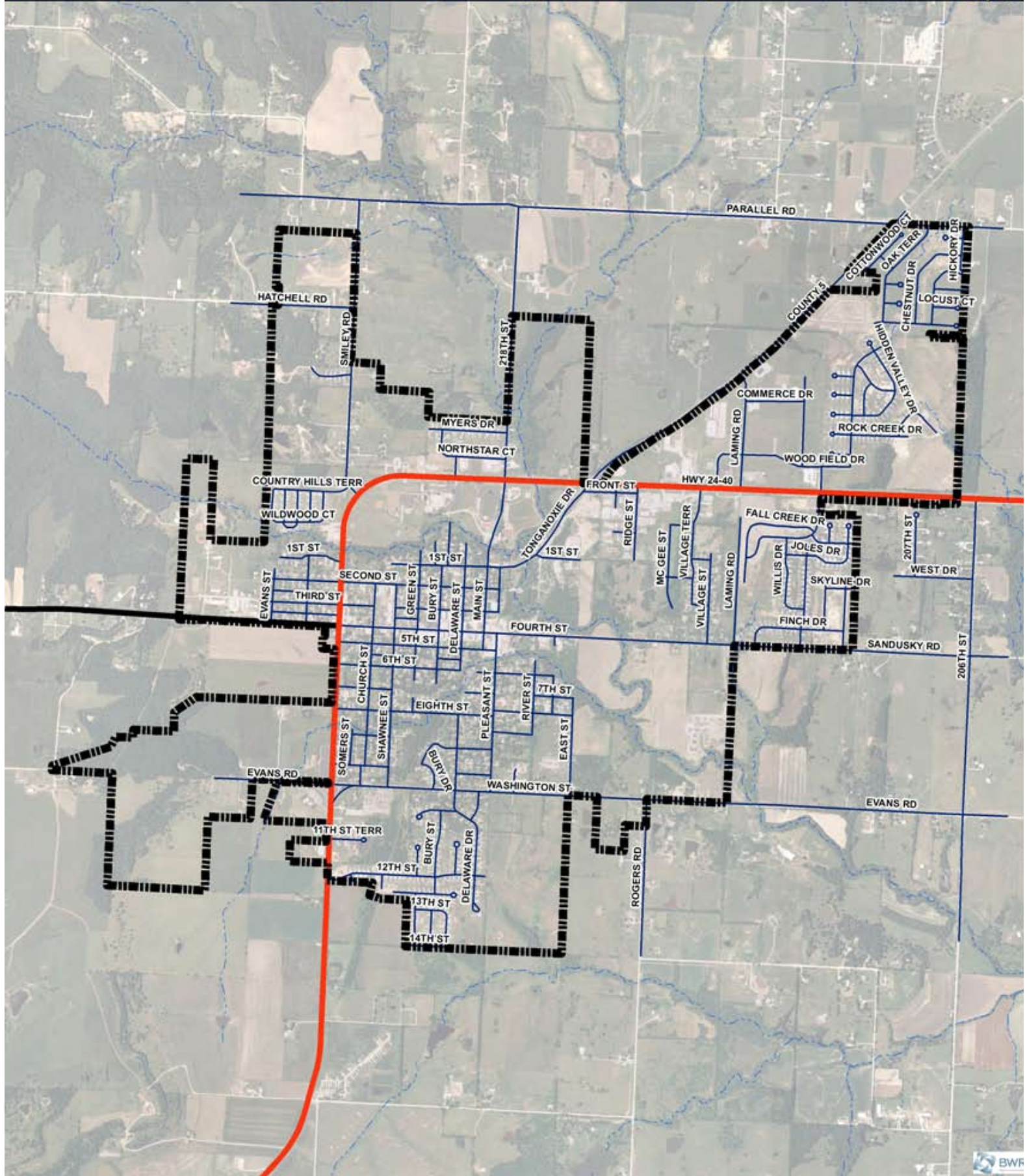
To prepare the plan, an economic market study of business development demand, by sector, was conducted by the Subconsultant and BWR (**Ref. Chapter 2**). The study quantifies local and regional market absorption rates and demand for commercial growth in general for Tonganoxie (**Ref Chapter 3**), and for the downtown as a niche local market sector (**Ref Chapter 4**). Public participation is another critical aspect of the community's planning process.





# Tonganoxie Citywide Map

July 2008



0 0.125 0.25 0.5 Miles



NAD 83 UTM Zone 15N  
Primary Data Source: Leavenworth County GIS  
2008022 816-363-2696 BWR

**Roads**  
 - Major Highways  
 - 24-40  
 - Local Roads  
 - Streams and Rivers



# Chapter 1 Existing Issues

BWR conducted a citywide public opinion survey to test the issues that were discussed at the public workshops (**Ref. Chapter 5**). The public workshops facilitated by BWR addressed the following key issues:

- Identify and validate primary issues;
- Affirm study findings;
- Develop real-world solutions;
- Draft clear and workable strategies based on community input; and
- Adopt the new plan.

The workshops created a mechanism for a public involvement process to educate participants and build support for strategic implementation. In addition to the two workshops a citizen survey and one on one interviews were conducted to ensure a high level of public input. Based on the input from the survey, interviews and workshops a final plan will be prepared for adoption and implementation.

## EXECUTIVE SUMMARY

The Retail-Commercial Development Plan has been supported with quality public input from committed business owners and residents. That communitywide support has revealed many strengths in Tonganoxie, including citizen pride—in Downtown and the City in general—and enthusiasm for Tonganoxie as a special place to live. Tonganoxie has retained its small town sense of place, and residents want to build on that value.

The public is excited about reinvestment in Tonganoxie. Citywide, the plan strategies call for:

- Citywide Business Development Organization
- Citywide Retail Development Efforts
- Financing Retail Development Efforts
- Branding Retail Development in Tonganoxie
- Beautification and Retail Development
- Housing and Retail Development: Commercial follows Residential



# Chapter 1 Existing Issues

As for Downtown development, the public expects clean up of the intersection of 4th Street and US 24/40 Highway to make the most of improvements to CR1 and the future KTA interchange at I-70. This and other gateways to town need reinvestment. Downtown should be the heart of attractions for visitors, benefiting from new “wayfinding” to bring visitors Downtown. The plan strategies for Downtown are divided into three principal strategies:

- Downtown Business District Organization
- Downtown Streetscape Improvements
- Downtown Mobility Improvements

In summary, there is a “Confidence to Invest” in Tonganoxie. The plan calls for the City and private sector to initiate business recruitment:

- Existing Business Expansion,
- Recruitment of Business Expansion from Leavenworth County and Douglas County-based Businesses, and
- Recruitment of Regional and National Chains.

Specifically, the report proposes four strategies to expand Tonganoxie’s retail-commercial market (**Ref. Chapter 2**). The four types of retail ownership / expansion / recruitment approaches include:

1. New Home Grown Business – This involves support to existing residents to open a new retail-commercial business.
2. Existing Business Expansion – There are successful local retail-commercial businesses that may be able to or should be encouraged to expand within Tonganoxie.
3. Recruit Leavenworth and/or Douglas County-based Business – Lawrence and Leavenworth have stable retail-commercial environments with a wide array of locally owned businesses.
4. Recruit Regional and National Chains – Regional and national chains are routinely looking for thriving and growing small communities like Tonganoxie.

Finally, the public expects the community to initiate special projects through a new Business Development Organization., such as hanging a Tonganoxie Days banner across 4th Street and on US 24/40 Highway and many other initiatives spelled out in this plan—a plan that leads to a Confidence to Invest.

**Appendix A** of the report is a summary of key findings from the *US 24/40 Highway Corridor Study*, which was adopted by the City of Tonganoxie in cooperation with Leavenworth County, the City of Basehor, the Kansas Department of Transportation, and the Mid-America Regional Council (the regional planning organization).

**Appendix B** is a reproduction of the existing “Implementation Strategies” in the City of Tonganoxie Comprehensive Plan, which sets forth goals, objectives, and strategies for near-term and long-term development policy. The reader of this plan is encouraged to consult the City’s existing strategies for long range planning, as they are intended to inform and support each other.



*While the focus of the Retail-Commercial Development Plan 2020 is on business issues, quality of life in Tonganoxie was considered by the study committees as an important factor.*



# Chapter 1 Existing Issues

## Existing Trends and Conditions

Conducting a planning study for the City of Tonganoxie and its "Planning Area" requires assessment of existing conditions. The Tonganoxie Retail-Commercial Development Plan Area consists of the following:

- South of city limits 3.5 miles along CR 1
- The 24/40 Highway Corridor in the City
- The Downtown District
- Other commercial districts identified during the study

## Identification of Issues

As part of the study the City is compiling information and data on the current level of services available in the City, market trends as perceived by key persons from the business community, and other planning partners. The perceptions are taken from public, semi-public and private stakeholders, and are summarized below. Perceptions from the citizen survey and workshops are summarized in **Chapter 5**.

## Transportation links

The City has transportation strengths:

- a) County Road 1 will bring I-70 traffic to and through Tonganoxie. Given the large acreage sites, this is where large acreage commercial growth may occur during the timeframe of the study.
- b) Cut through traffic from Jefferson County (McClouth and Oskaloosa) adds to average daily traffic (ADT); however, this may change



*Downtown Tonganoxie is changing from primarily retail-commercial to service-commercial.*



*County Road 1 will be improved to accommodate traffic from a new KTA interchange at I-70.*

# Chapter 1 Existing Issues



*Though residential development was not a focus of the study, housing in Tonganoxie was discussed since "retail-commercial follows rooftops."*

as the flow through traffic may flow more to the new I-70 interchange.

- c) CR1 to south Tonganoxie onto U.S. Highway 24/40 will create traffic counts for commercial development on west side of the highway.
- d) Connection from CR1 to CR5 (to Leavenworth north of 24/40) is reached via 4<sup>th</sup> Street. This has big implications for Downtown.
- e) A future Tonganoxie "Parkway" from south of the City northeast to 206<sup>th</sup> Street and the highway will have a future impact on traffic flow through the core of Tonganoxie; but, that impact is beyond the term of this study.
- f) Key will be plans for U.S. Highway 24/40 as it extends north along the east city limits; and west through the highway business district.
  - Local streets are needed to parallel the highway, and
  - Local access needs to be amended (to comply with state KDOT access management requirements over time) and improved (to serve local needs).

## Residential Development

- a) Development within the City's boundaries and adjacent land in the planning area.
- b) As "rooftops drive retail," the City of Tonganoxie is studying how to attract a wider choice and range of housing; where as recent housing has been moderate cost.
- c) The absolute number of rooftops in the City is not enough for some corporate retail development formulae: still below 10,000 population threshold.
- d) To the west and south of the City of Tonganoxie there are several semi-rural developments on large 3- to 5-acre lots.
- e) It is served by city water and the City maintains the street which is West Street. The City of Tonganoxie has discussed policies for urban fringe development as it relates to the

# Chapter 1 Existing Issues

extension of municipal services.

- f) Lower/moderate cost housing market area is largely on the north end of Tonganoxie.
- g) Downtown housing could command \$500-650 per month rental rates; yet \$800 would be needed to build new multifamily housing and finish out upper floors; yet, rental rates citywide have fallen from \$850 to \$700. There are 15 units in downtown; and only two of those units are vacant.
- h) Residential growth must be based on intangible qualities given that housing costs are not appreciably lower than nearby housing markets:
  - A family atmosphere;
  - Small city atmosphere;
  - A high quality of life;
  - Opportunities to work in Tonganoxie rather than commute to other parts of Leavenworth County, KCK and Johnson County on a daily basis; and
  - Mid-point location for households with two or more wage earners.

## Non-residential Development

Development within the City's boundaries and adjacent land in the planning area.

- a) Large acreage sites under single ownership exist in few locations other than along U.S. Highway 24/40 and County Road 1.
- b) Vacant lots are available in platted commercial/industrial subdivisions within the City along U.S. Highway 24/40.



*Vintage Soap and Bath is one of several locally-owned, niche commercial businesses that are supported partly by local trade and partly by internet trade.*



*The mural on 4th Street is a much appreciated piece of public art, which the plan participants would like to see replicated in other parts of downtown and citywide.*



# Chapter 1 Existing Issues

- c) Few infill parcels of greater than 1-2 acres are available for non-residential development on major thoroughfares in built-up areas of the City.
- d) A hardware store may open in the Highland Ridge Business Park as well.
- e) The downtown lumber yard is contemplating a business shift to more retail consumer products and service, including hardware, and away from builder supply as its focus.
- f) There are an estimated 50 businesses in Downtown.
- g) Façade improvement money may be a big boost.
- h) Rental is at \$0.50 per sq ft. Could triple if traffic increased and infrastructure improved.

We need:

- # of businesses in Downtown,
- Revenues and sales of Downtown businesses, based on sales tax revenue, over time, and
- # of leasable sq ft.

## Extent of Impacts from Existing Developments

- a) The City needs to solve the problem of land use obsolescence at 4<sup>th</sup> Street and U.S. Highway 24/40. Abandoned gas stations dot three corners; and the fourth corner is vacant; and the public agrees these are eyesores that must be abated and redeveloped.



# Chapter 1 Existing Issues

- b) Several other properties along U.S. 24/40 Highway north of 4<sup>th</sup> Street need upgraded.
- c) A plan for future annexation is needed so the City does not get locked in and future growth is stymied. An example of this problem is the semi-rural, large lot development on 3- to 5-acre lots west of the City of Tonganoxie.
- d) Existing commercial mixed use parks have extensive land available north of U.S. Highway 24/40. Urban Hess has 15 lots available and Highland Ridge Business Park has lots available.
- e) The Saturday night Jubilee is used by Bichelmeyer's with a 10% discount on the ticket stub to dine at the steakhouse. Parking is on-street up and down 4<sup>th</sup> Street as spill over from off-street lots on Saturday night.
- f) Parking is a perceived problem during week-day mornings around the post office, which is moving to Highland Ridge Business Park, but otherwise, parking is not significant concern.

- g) Timber Hills is an example of a platted subdivision with available lots.

## Intangible Factors

- a) A strength in Tonganoxie is having a "pool of people who could provide enough support to achieve whatever goal is approved." On the flip side the community needs to become more organized to take advantage of the citizen's energy and willingness to help.
- b) A need to involve people in "helping define the future" and get them to understand that there is a future and we need to get ready for it (help decide who we are).
- c) The City and larger Tonganoxie Community should consider the merit to the larger idea of establishing a "Brand" for Tonganoxie for future community marketing efforts.
- d) There is somewhat of a disconnected community impression of Downtown conditions. Some see the Downtown as





# Chapter 1 Existing Issues

growing in new uses, transforming from a retail-commercial center to a new and stronger service-commercial area. But others see the Downtown withering and not vital.

- e) Design standards: The community supports reinvestment and there is a community-wide sense of pride in Downtown Tonganoxie.
- f) Sales tax at 8.05% may hurt big ticket sales, but not basic consumer goods. There is no statutory room to increase it.
- g) Labor:
  - Problem attracting enough skilled employees, given Legends development
  - With the proximity to urban employment centers there is a good base of personnel should they choose to give up commuting.
  - Is there enough skilled labor to fill skilled positions if they grow?
- h) Likelihood of **significant growth** during the next five years to ten years would occur at:
  - I-70 interchange
  - Legends/Speedway Area

## Quality of Life in Tonganoxie

### Strengths:

- Location relative to the Kansas City Metropolitan Area; and to Lawrence/Topeka,
- Style of living/small city place,



*Parking for locally-owned entertainment venues is accommodated on 4th Street without creating the need for large off-street parking lots.*



# Chapter 1 Existing Issues

- Minimal crime compared to metro areas,
- School system (especially K-8),
- Long term family owned businesses in town you can't find everywhere else,
- Downtown has existing, successful entertainment venues,
- Sense of Place: it is a "stand alone" city with a history and town square, not simply a suburb,
- Quality municipal services: the police and fire departments, and
- Recreation: parks and water park.

## Challenges:

- Lack of a "choice" in shopping and dining
- Institutions: no hospital, large institutions,
- Bedroom community,
- Creating better paying jobs,
- Long term maintenance of infrastructure,
- More/better sidewalks—especially in older sections of town.

## TRANSPORTATION SYSTEM

Transportation improvements in the City of Tonganoxie need to resolve issues with U.S. Highway 24/40. The City cooperated with Leavenworth County and the Kansas Department of Transportation (KDOT) in a successful study of US Highway 24/40 (**Ref. Appendix A**). The traffic counts and accident counts need to be examined. A traffic study was done for the north/south movement on CR1 after completion of the interchange.

Additional data is needed for further study of traffic flow on the highway as it connects to local streets, and for how to implement access management standards:

- a) Major arterials in the area

- Current traffic counts
- Projected Increase after I-70 interchange
- U.S. Highway 24/40 upgrades: Cost? Funding? Timing?

## b) Local streets

- Projected Increase after I-70 interchange?
- Parallel streets to U.S. Highway 24/40.
- Sidewalks, streetlights, curbs, gutters

## Kansas Department of Transportation

The Kansas Department of Transportation (KDOT)—is conducting a \$1 million transportation study of transportation needs of the five-county area including Leavenworth, Douglas, Wyandotte, Johnson and Miami counties. With the current KDOT



*The Retail-Commercial Development Plan was developed with access management constraints in mind as they apply to US 24/40 Highway, plans for which are summarized in Appendix A.*

# Chapter 1 Existing Issues

Comprehensive transportation plan expiring in 2009, the agency is studying regional transportation needs due to significant developments in the western portions of the Kansas City metropolitan area, among them:

- The BNSF intermodal rail-truck facility approved for development in 2009-2010 at Gardner, Kansas on I-35 in south Johnson County. Reportedly, the BNSF facility will result in a demand for an additional 12 million square feet of industrial building, predominantly warehouse, resulting in 12,000 additional jobs, and entail 10,000 trucks entering and departing the facility each day.
- Growth in western Wyandotte County/Unified Government from the Speedway and the Legends commercial area, including a casino now approved by the State of Kansas Gaming Commission.
- Longer-term developments at the former Sunflower Army Ammunition Plant on K-10 south of De Soto in Johnson County, with 10,000 – 20,000 residential units planned; 3,000 acres (of the 10,000-acre site) designated for regional park and open space; and, retail-commercial, service-commercial/office, and industrial.

Additionally, there are requests to take a look at requests by the cities of Leavenworth & Lansing for improved access to KCI airport, moving truck freight between the Gardner intermodal facility and a similar facility being planned for Richards Gebauer AFB, a south metro connection connecting Johnson, Miami and Cass counties and the concept of a 21<sup>st</sup> Century Parkway or southwest bypass in the metropolitan area outside of I-435. It is reasonable to assume that the KDOT study will consider a new freeway connection from southern I-35 north to K-10 and on across the Kaw River to the new Leavenworth County Rt. 1/KTA interchange.

In addition to the US Highway 24/40 Corridor Study with KDOT, the City of Tonganoxie has coordinated with the County and the Kansas Turnpike Authority (KTA) to plan for a new interchange of I-70 and County Rt. 1 (south of Tonganoxie—the first KTA interchange in Leavenworth County).

## LOCAL INSTITUTIONAL PARTNERS

The City has been the lead behind the development planning and is quietly appreciated for it. The Chamber is playing a support role. Some think local institutions can make a difference if more coordination is possible:

- The City,
- Library board,
- Recreation commission,
- The school district, and
- The Chamber of Commerce.

### Chamber of Commerce

The chamber membership has not grown in the current decade. The chamber supports several multi-day events. The largest of which is a Tonganoxie Days celebration in June. There may be a need for a stronger Chamber presence in both the downtown and along the highways. ■

# Retail-Commercial Market

## INTRODUCTION

This economic market study of business development demand, by sector, quantifies local and regional market absorption rates and demand for commercial growth in general for Tonganoxie, and for the downtown as a niche local market sector. The study documents reasonable expectations for local retail-commercial market demand by business sector, both citywide and in the downtown. The data and recommendations—expressed as numbers of businesses to be absorbed over near-term and long-term time frames—helps the plan come to realistic (and strategic) planning expectations.

The purpose of this assessment is to project the demand for new retail-commercial development in Tonganoxie through 2020 and 2030. This assessment is presented in three parts:

- a) Retail Market Description
- b) Projected Retail Demand
- c) Target Areas and Target Retail Prospects

To project the amount of acreage that should be planned to enable the expansion to Tonganoxie's retail base, an analysis of the local retail pull factor for each major retail sales category has been evaluated. The retail pull factor provides a precise measure of sales activity in a locality. A pull factor of above 1.00 indicates that a community is attracting business, while one that is below 1.00 indicates that the community is losing businesses to other retail markets.



# Chapter 2 Retail-Commercial Market

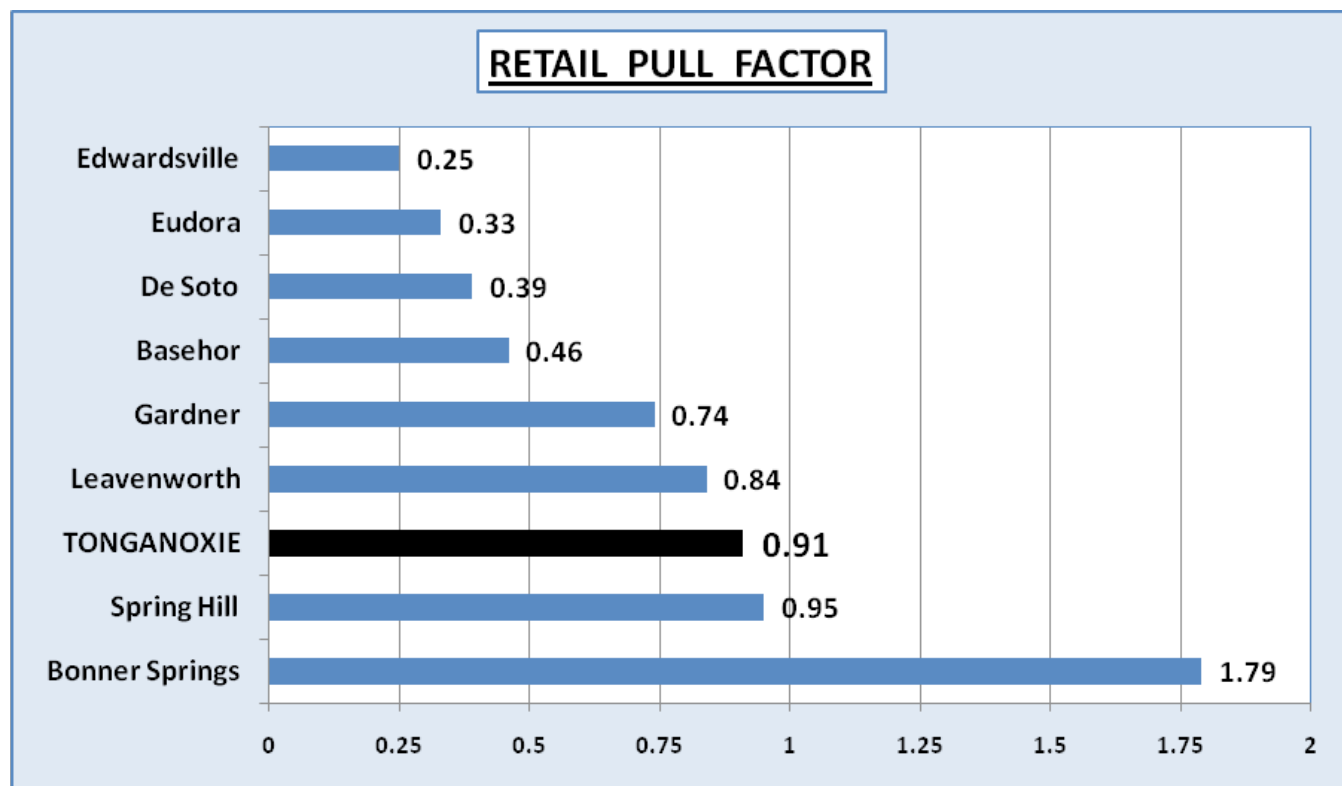
## A. Retail Market Description

- Tonganoxie has a higher retail pull factor than many other comparable sized smaller cities in the region, as well as higher than Leavenworth and Wyandotte Counties.
- Leavenworth County and Wyandotte County's 2006 retail pull factors have been gradually increasing over the past since 2000 from 0.51 to 0.60 for Leavenworth County and from 0.75 to 0.90 for Wyandotte County.
- Tonganoxie's higher pull factor is influenced, in part, by over 4,200 residents within ZIP Code 66086, the city's primary retail-commercial trade area, but living outside of the city limits – contributing to the city's retail-commercial activity and pull factor.

Tonganoxie's retail sales by 11 major sales tax reporting categories compare Tonganoxie to statewide per capita sales figures. This analysis reveals sales leakage and the type of retail-commercial business opportunities in Tonganoxie.

- Tonganoxie experiences sales injections in food and beverage (grocery stores), building materials and garden supplies and furniture and home furnishings. These strengths reflect the increase new households and new residential development in the primary market area.
- To expand Tonganoxie's retail-commercial base and increase sales, Tonganoxie should focus its efforts on those sales categories where the community is experiencing the most sales leakage. (See Graph 2 – "Tonganoxie Pull Factor by Retail Sales Categories")

Graph 1 – Area Cities Retail Pull Factors



Source: Kansas Department of Revenue

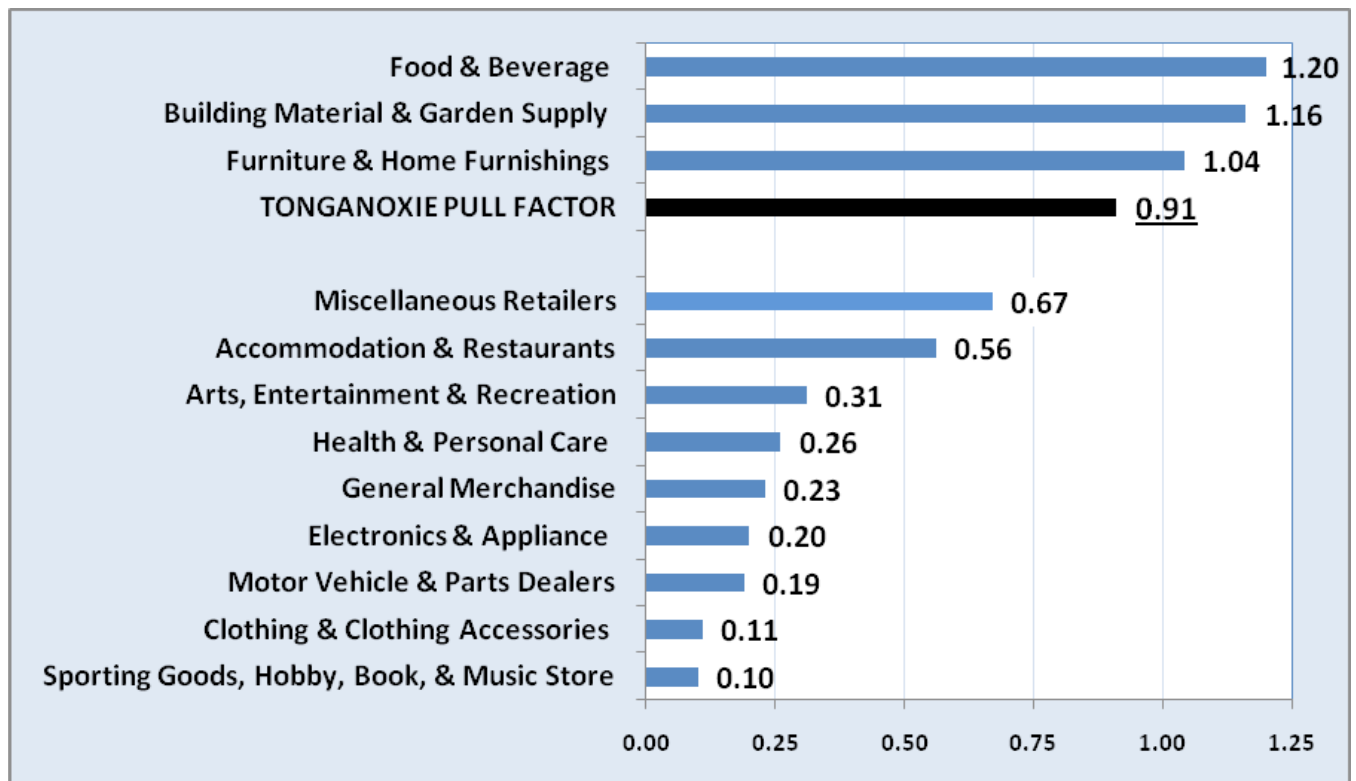
# Chapter 2 Retail-Commercial Market

- However, Tonganoxie will not be able to compete for high priced products (new automobiles, large home furnishings, major appliances, etc.) due to the large product selection offered in western Wyandotte County.
- Therefore, beyond serving the primary market area with community-oriented retail businesses, **Tonganoxie should also build on its strengths, as a niche for locally-owned restaurants, arts, entertainment and recreation attractions, to grow the city's retail-commercial base.**



*Annie's Country Jubilee is a locally-owned niche entertainment venue that draws visitors from throughout the region.*

*Graph 2 – Tonganoxie Pull Factor By Retail Sales Categories*



*Source: Kansas Department of Revenue; City of Tonganoxie City Clerk's Office; Richard Caplan & Associates.*



# Chapter 2 Retail-Commercial Market

## B. Projected Retail-Commercial Demand

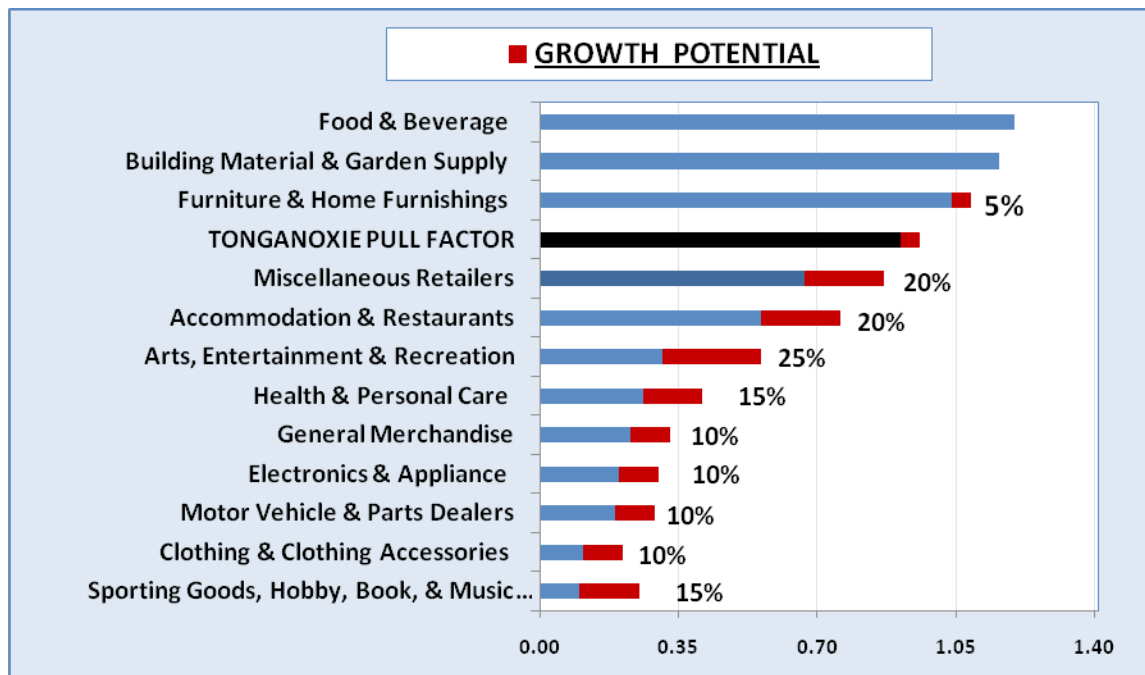
With marketing, new residential and commercial construction and upon opening of the new Kansas Turnpike interchange, it may be possible to increase the city's retail capture rate by 5 percent to an average pull factor of 0.96. This potential increase will also be dependent upon the city successfully accommodating expansion of existing and attracting new retail-commercial establishments.

An assessment of this sales potential in Tonganoxie by major merchandise category is presented in Graph 3 "Projected Growth by Retail Sales Categories". Miscellaneous retail-commercial stores include those businesses not easily placed in other categories such as tanning salons, antique dealers, bicycle shops, jewelry stores, florists, fabric shops, opticians, etc.

Tonganoxie has the potential to increase its annual retail sales by as much as \$14 million over the next decade and \$23 million in annual growth by 2030. Increased retail sales and demand will be driven by population growth, employment growth and increased number of businesses that will capture of existing sales leakage. More specifically, realizing this retail-commercial potential also assumes that:

- The city and trade area population, employment and housing growth will continue;
- The city's population will reach at least 7,250 residents by 2020 and approximately 9,200 residents by 2030;
- The new I-70 Interchange will enhance the city's ability to attract more Leavenworth shoppers; and
- Tonganoxie will strengthen community marketing efforts and accommodate new commercial construction and building renovation where needed.

Graph 3 – Projected Growth by Retail Sales Categories





# Chapter 2 Retail-Commercial Market

## Summary of Tonganoxie Retail Sales Potential

Sales Category	Capture of 2008 Retail Sales Leakage	Plus New Residents 2020 (Est. population: 7,250)	Plus New Residents 2030 (Est. population: 9,200+)
Motor Vehicle and Parts Dealers	\$409,429	\$768,444	\$1,360,957
Furniture and Home Furnishings Stores	\$71,341	\$878,661	\$1,556,158
Electronics and Appliance Stores	\$98,971	\$118,508	\$209,885
Building Material and Garden Supply Stores	\$0	\$2,025,787	\$3,587,782
Food and Beverage Stores	\$0	\$2,488,985	\$4,408,131
Health and Personal Care Stores	\$77,025	\$78,477	\$138,986
Gasoline Stations	N / A	\$634,563	\$1,123,847
Clothing and Clothing Accessories Stores	\$149,633	\$94,569	\$167,487
Sporting Goods, Hobby, Book, & Music Stores	\$156,193	\$62,751	\$111,135
General Merchandise Stores	\$834,888	\$1,137,039	\$2,013,759
Miscellaneous Retail Stores	\$268,911	\$701,784	\$1,242,899
Arts, Entertainment & Recreation	\$146,127	\$141,166	\$250,013
Accommodation and Food Services	\$1,038,578	\$2,023,660	\$3,584,015
Captured Leakage <u>New Sales/Year</u> TOTAL	\$3,251,097	\$3,251,097 \$11,154,395 \$14,405,492	\$3,251,097 \$19,755,056 \$23,006,153
Est. Square Feet Required to Satisfy New Demand; Sales leakage; Vacancy allowance	22,500 – 27,500 square feet	120,000 – 150,000 square feet	220,000 – 250,000 square feet

- Based on market area retail-commercial industry average sales per square foot and adjustments for local household income and

## Chapter 2 Retail-Commercial Market

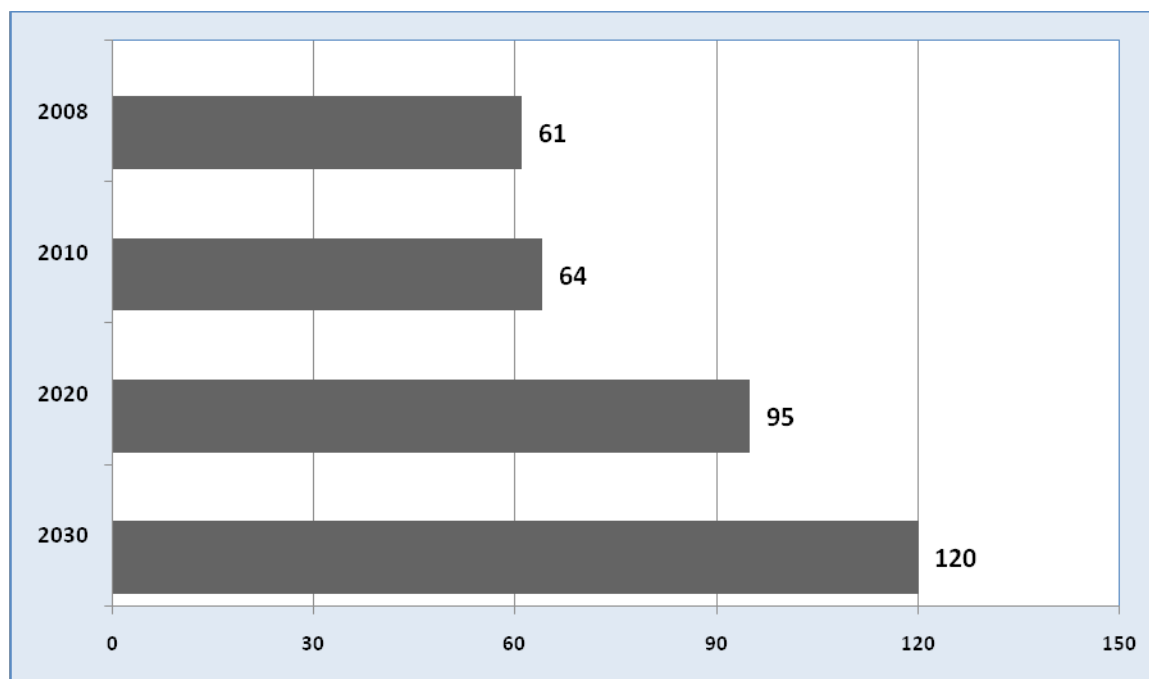
market conditions, it is estimated that there is a potential demand for Tonganoxie to reasonably support 30 to 35 additional retail establishments by 2020 and as many as 60 retail businesses by 2030. (See Graph 4 – “Total Tonganoxie Retail Establishments 2008 – 2030”.)

- The projected number of new retail businesses reflects averages for each business category but is dependent on the type of business, store size

and configuration and nature of establishment ownership (i.e. local, regional or national).

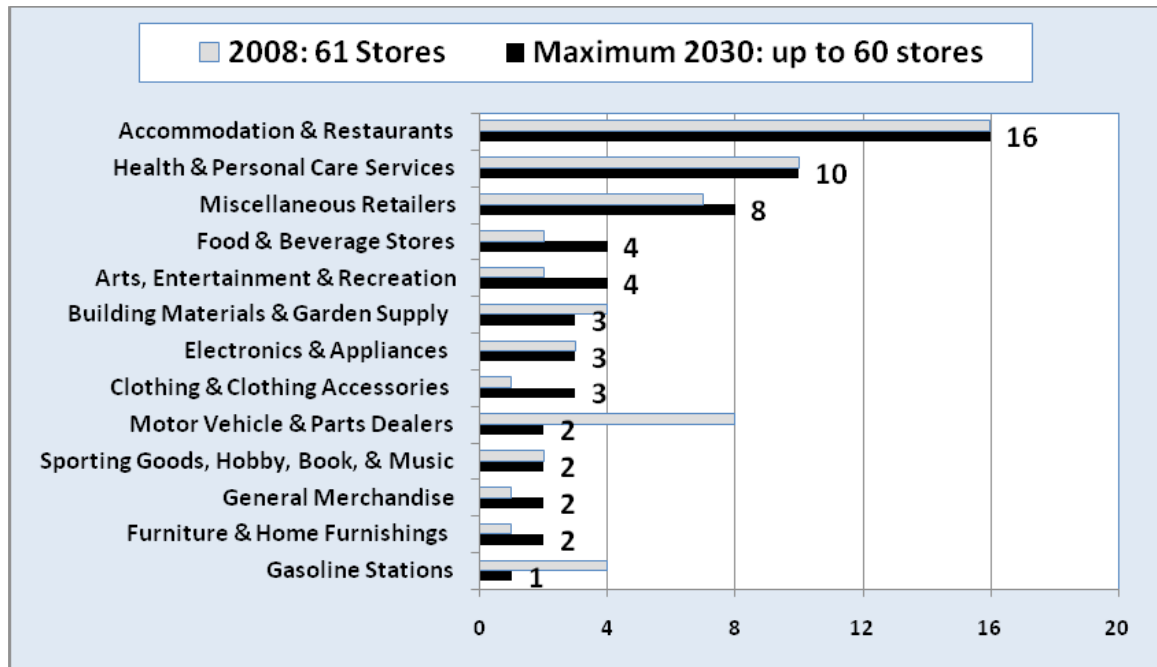
- The increase in the Tonganoxie businesses and square footage has been estimated as summarized Graph 5 – “Existing and Projected Additional Retail Establishments”. This estimate is also dependent, in part, on the ability and willingness of existing retail-commercial business owners to expand.

*Graph 4 – Total Tonganoxie Retail Establishments 2008 - 2030*



*Graph 5 – Existing and Projected New Retail Establishments by Use 2030*

# Chapter 2 Retail-Commercial Market



## C. Target Areas and Target Retail Prospects

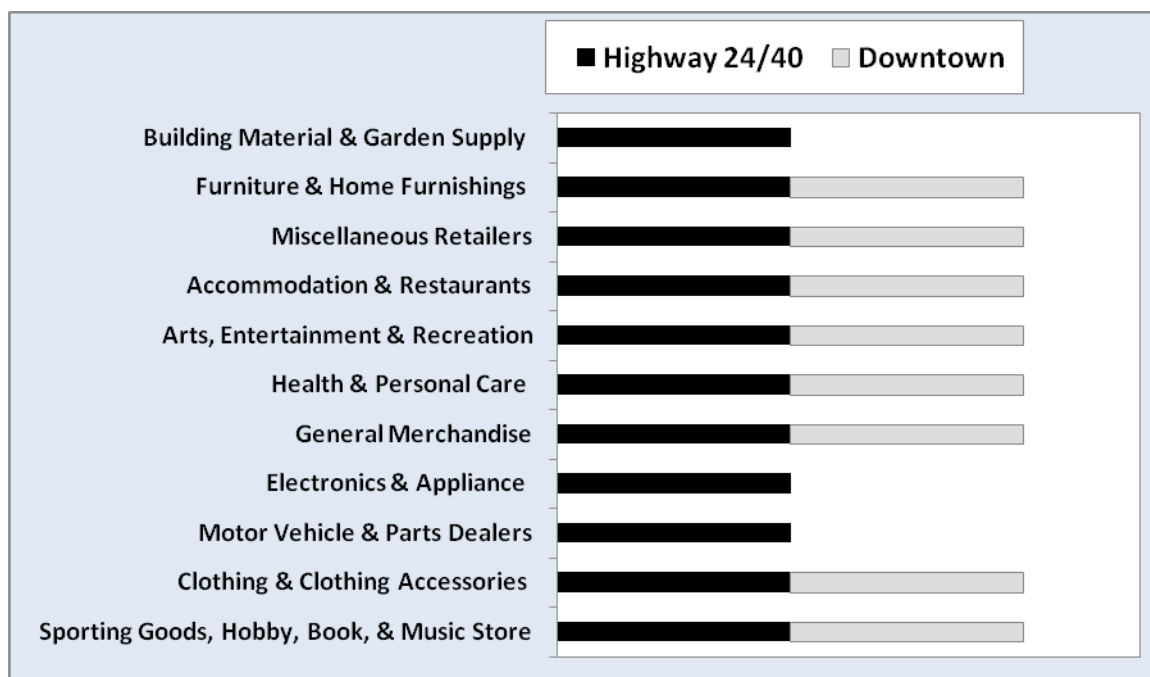
- The location of this additional retail-commercial space and business will be influenced by public policies that support downtown renovation, enable building expansion and provide adequate parking in Downtown Tonganoxie carried out in cooperation with private sectors partners.
- Larger retail-commercial users requiring higher amounts of parking ought to be targeted for the Highway 24/40 corridor.
- Graph 6 “Target Area of Tonganoxie for New Retail by Category” presents the area of the city most suitable for the targeted retail-commercial establishments.



*Successful retail-commercial downtown and citywide is a function of more than just numbers—it also has to do with good urban design and development standards, such as awnings.*

# Chapter 2 Retail-Commercial Market

Graph 6 – Target Areas of Tonganoxie for New Retail by Category



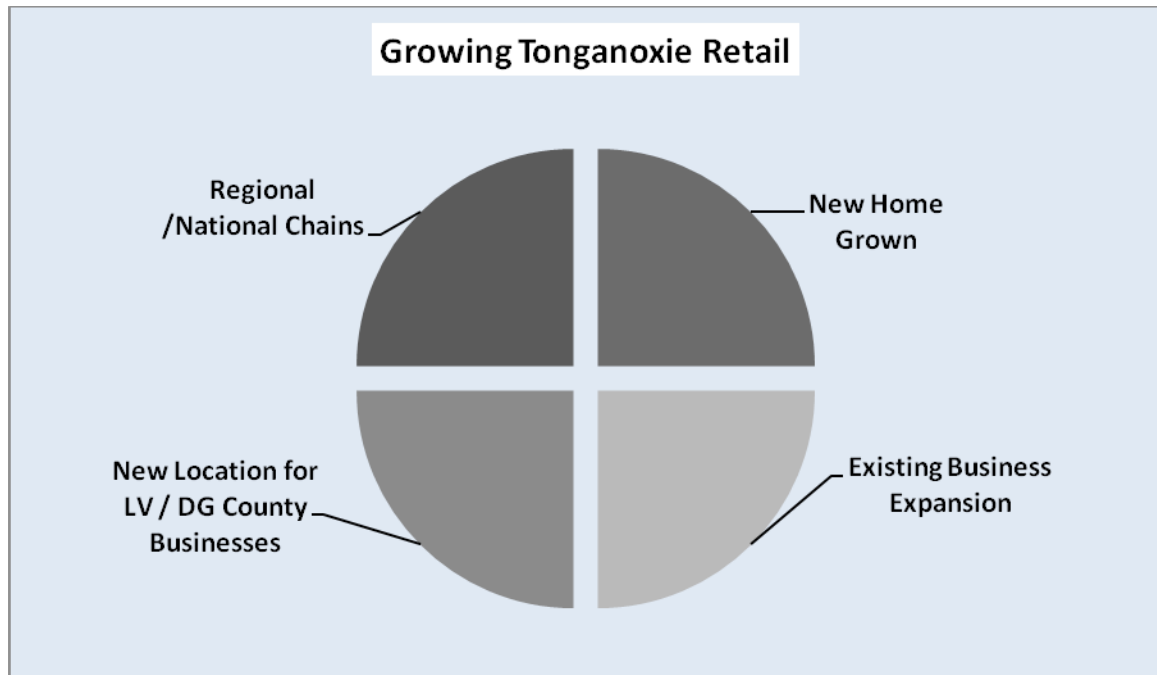
There is no single approach to satisfying Tonganoxie's projected retail demand. In fact, there is a combination of four strategies to expand Tonganoxie's retail-commercial market. The four types of retail ownership / expansion / recruitment approaches include the following:

1. New Home Grown Business – This involves support to existing residents to open a new retail-commercial business. This effort can and should be nurtured with the cooperation of the Tonganoxie Chamber of Commerce and the Leavenworth County EDC. Related advisory assistance is also available through the Kansas Small Business Development Center in Lawrence ([www.kusbdc.net](http://www.kusbdc.net)).
2. Existing Business Expansion – There are successful local retail-commercial businesses that may be able to or should be encouraged to expand within Tonganoxie. (At least two local businesses are actively doing so.) These business owners have the advantage of an

existing clientele and knowledge of local market conditions.

3. Recruit Leavenworth and/or Douglas County-based Business – Lawrence and Leavenworth have stable retail-commercial environments with a wide array of locally owned businesses. Some of these businesses may be excellent prospects for opening a second or third location in Tonganoxie. Tonganoxie is an easier "sell" to persons who already have some familiarity with Tonganoxie as opposed to "cold call" recruiting potential national retailers.
4. Recruit Regional and National Chains – Regional and national chains are routinely looking for thriving and growing small communities like Tonganoxie. Given the community's projected population growth, this opportunity will increase in the future, especially if retail-commercial demand is not satisfied by local merchants.

## Chapter 2 Retail-Commercial Market



The 22 retail prospect lists on the following page includes a combination of Leavenworth and Douglas County businesses. It also includes regional and national retail-commercial businesses that have expressed an interest in expanding in non-urban settings in Kansas communities. The regional and national companies listed represent those in the 2007 Edition of the Retail Tenants Directory published annually by one of the major national sources of retail industry data, Trade Dimensions.

In addition to this listing, Tonganoxie area residents should be encouraged about the possibilities of opening a new retail-commercial business. Education about opening local businesses can be accomplished, in part, through forums offered by the Chamber of Commerce and using the local newspaper to promote the technical resources available to start a business offered through the Kansas Small Business Development Center in Lawrence. ■

# Chapter 2 Retail-Commercial Market

## List of Tonganoxie Retail Target Prospects

Retail Sales Category	Business Name	Address	City	State	ZIP Code	Phone
Miscellaneous Retailers	Lloyds of Leavenworth Jewelry	900 5 <sup>th</sup> Avenue	Leavenworth	KS	66048	913.682.7936
Clothing	Saffee's	227 East High Street	Jefferson City	MO	65101	
	The Buckle	2407 West 24th Street	Kearney	NE	68845	308.236.8491
Motor Vehicle Parts	Auto Zone	123 South Front Street	Memphis	TN	38103	901.495.6500
	Car Quest	2635 E. Millbrook Rd.	Raleigh	NC	27604	919.573.3000
	O'Reilly	2335 Patterson	Springfield	MO	65802	
Music Store	Winmark Corp.	4200 Dahlberg Drive, Suite 100	Minneapolis	MN	55422	763.520.8500
Health and Personal Care	Sally Beauty Co.	3001 Colorado Blvd.	Denton	TX	65101	573.636.4512
	GNC Corp.	300 Sixth Avenue	Pittsburg	PA	15222	412.288.4600
Restaurants	McDonald's	1313 W. 6 <sup>th</sup> Street	Lawrence	KS	66044	785.832.1414
	Heartland Chicken (dba Popeye's)	1100 W. Cambridge Circle	Kansas City	KS	66103	913.713.4440
	El Mezcal	1819 W. 23 <sup>rd</sup> Street	Lawrence	KS	66046	785.832.8775
	Pizza Hut	9112 Glenwood Street	Overland Park	KS	66212	913.649.0000
	Eggbert's	812 West 11th Street	Coffeyville	KS	67337	620.251.7720
	Steak N Shake	30 South Pennsylvania St.	Indianapolis	IN	46204	317.633.4100
	Quick's BBQ	709 Cheyenne Avenue	Kansas City	KS	66105	913.371.1599
Sporting Goods	Jock's Nitch	523 North Broadway	Pittsburg	KS	66762	620.231.3552
Home Furnishings and Imp.	Diamond Paint	PO Box 80	Orange City	IA	51041	712.737.8880
	Iowa Paint	PO Box 1417	Des Moines	IA	50305	515.283.1501
Recreation	Royal Crest Lanes	9th & Iowa	Lawrence	KS	66044	785.842.1234
	Santa Fe Trail Bicycles	419 Delaware	Leavenworth	KS	66048	913.682.2444

Source: 2007 Retail Tenants Directory; RICHARD CAPLAN & ASSOCIATES





# Retail-Commercial Development Plan 2020

## Chapter 3

# Citywide Development Plan

### INTRODUCTION

The Commercial Development workshop was conducted in summer 2008 at the American Legion as a fast-paced, interactive process of defining critical issues and detailing options for Tonganoxie's commercial development citywide. The issues and opportunities facing commercial development were presented and discussed in the context of near-term and long-term development of the Tonganoxie Community. It was facilitated by the project consultant for Tonganoxie citizens, community officials, business owners, employees, and stakeholders.

For the purpose of the July workshop, Downtown Tonganoxie was not considered. The issues focusing on Downtown were left for a separate workshop in September. The citywide development discussion focused on:

- 4th Street at US 24/40 Highway
- The highway through Tonganoxie from Honeycreek Road to the east end of the City, and
- Select subareas along the highway.

Participants were led through two workshop components:

- a) Review of the communitywide opinion survey instrument that was to be mailed after the workshop to a random selection of city households, including a sampling of residents outside the City, and
- b) Workbooks posing specific questions about citywide commercial development issues.

Discussed during the workshop were issues that ranged widely:

- Niche strengths of area commercial businesses based on the retail commercial study (Ref. Chapter 2);
- What Tonganoxie can do to attract new businesses based on the findings of the Retail-Commercial Development study;
- Project initiatives, such as wayfinding signs to help direct visitors through town and to specific sites, and streetscape improvements for the highway corridor;
- Financing mechanisms for how to fund initiatives;
- Branding of Tonganoxie and the visual image visitors see as they enter town, primarily from US 24/40 Highway;
- The intersection of 4th Street and US 24/40 Highway as a main intersection in the City;
- What impact (challenge/opportunity) the KTA interchange at County Road 1 may create for the City; and
- Housing supply in response to residential demand—which is relevant to the Retail-Commercial Development plan, since “retail-commercial follows rooftops.”

The working groups—attended by more than 30 local participants, including numerous owners of Downtown properties—used workbooks, an area map, aerial photo, markers and other tools necessary to record preferences, goals, objectives, actions, and strategies for addressing these issues.

# Chapter 3 Citywide Development Plan

## Citywide Business Development Organization

There is support for reconstituting a citywide business development organization. The Chamber supports several multi-day events, the largest of which is the Tonganoxie Days celebration in June.

### Strategy: Create a Business Development Organization

- A separate organization from the Chamber and the City, or as an arm/task force of the chamber
- Partner with the City to provide enhancements and promotional efforts

### Strategy: Staff the new Business Development Organization

- Hire a Marketing and Tourism Director

### Strategy: Use the Coordinating Function to Help Launch Citywide Initiatives

- Coordinate cross promotional activities with the highway businesses, downtown businesses and other community organizations.



## Citywide Retail-Commercial Development Efforts

There is support for initiating citywide business development projects. The City and the new Chamber arm should work together to coordinate public support for private development.

### Strategy: Initiate Special Business Development Projects

- Initiate the recommendations of the Retail-Commercial Development plan (Ref. Chapter 2):
- Existing Business Expansion
- Recruit Leavenworth and/or Douglas County-based Business
- Recruit Regional and National Chains
- Initiate special projects, such as hanging a Tonganoxie Days banner across 4th Street and on US 24/40 Highway
- Use the new Business Development Organization (BDO) to meet with the City and begin drafting Development Design Guidelines
- Coordinate with Leavenworth County on special events, such as the Kansas Sampler event coming to the Lansing area in 2010



# Chapter 3 Citywide Development Plan

## **Strategy: Set Plan Action Steps for Business Development**

- Use the Retail-Commercial Development Plan 2020 as the basis for a Business Recruitment SWOT analysis: Internal Strengths and Weakness; external Opportunities and Threats.
- Agree on which group should take which initiative in a citywide Action Plan Agenda

## **Strategy: Conduct “Scenario Planning” Sessions for Changing Economic Conditions**

- Define how Tonganoxie’s business future may look different from how you are today
- Agree on possible outcomes of future development given each scenario
- Imagine events (such as the new KTA interchange, or new technology and regulations) that might reshape service delivery and/or new opportunities/threats for development
- Stimulate dialogue and creative thinking about the future of Tonganoxie businesses
- Simplify ideas into “stories” so that business owners and residents can better identify with future development scenarios



## **Financing Retail-Commercial Development Efforts**

Given that there is support for citywide business development initiatives, the City and the new Chamber arm should work together to coordinate financing.

## **Strategy: Seek Public Financing of Road Improvements**

- Work with KDOT to plan and fund local street improvements through the state Access Management Fund
- Target top-priority projects, such as the 4th Street and US 24/40 Highway intersection and parallel roads west of the highway (Ref. Appendix A)
- Use the Action Plan Agenda to set remaining street priorities

## **Strategy: Seek Private Sector Funding**

- Work with Tonganoxie banks to fund matching programs in the community
- Work with the Leavenworth County EDC and the Kansas Small Business Development Center in Lawrence ([www.kusbdc.net](http://www.kusbdc.net)) to fund local businesses



# Chapter 3 Citywide Development Plan

## Strategy: Use Public Funding to Meet Private Needs and Achieve Public Objectives

### Public Objectives:

- a) Enhancement or diversification of the city's economic and tax base
- b) The project's contribution toward fulfillment of the city's reinvestment objectives
- c) Redevelopment of a high profile or priority site
- d) Number and types of jobs created by the project
- e) Enhancement of housing choices and population growth
- f) Additional private investment resulting from the project
- g) Number of visitors to Tonganoxie

### Private Funding Needs:

- a) Tax Increment Financing (TIF)
- b) Transportation Development District (TDD) – Sales Tax
- c) Transportation Development District (TDD) – Special Assessment
- d) Industrial Revenue Bonds (IRB)
- e) City Grant/Tax Rebate  
Special Assessment Districts



## Branding Retail-Commercial Development in Tonganoxie

There is support for initiating citywide “Branding” of Tonganoxie as it relates to business development opportunities. The City and the new Chamber arm should work together to set a Brand for commercial development in Tonganoxie.

### Strategy: Conduct “Branding” Sessions for Economic Growth and Community Marketing

- Build on the Small City Strengths of local business ownership and quality of life
- Define the Brand values of Tonganoxie, such as Investing in Our Place

### Strategy: Use “Branding” Sessions as a Community Team-building Exercise

Instill the “Confidence to Invest” attitude in the public

- Instill pride so that residents will tell the “Tonganoxie Story” to others in the metro area
- Initiate use of the Brand by creating new Tonganoxie Days banners for installation across 4th Street downtown and across US 24/40 Highway





# Chapter 3 Citywide Development Plan

## Beautification and Retail-Commercial Development

There is support for initiating citywide beautification projects. The City and the new Chamber arm should work together to coordinate public and private streetscape and related improvements

### Strategy: Rank Public Beautification Projects that Support Business Investment

- Initiate cleanup of the 4th Street and US 24/40 Highway intersection, and fund the acquisition of land as part of the KDOT-funded Access Management Program
- Prioritize beautification projects by public and private sector initiatives
- Start an award program to acknowledge the best landscaping investments

## Housing and Retail-Commercial Development

The housing stock must support citywide business development, as “commercial follows rooftops.” The City and the new Chamber arm should work together to coordinate recruitment of housing developers.

### Strategy: Conduct a KC Home Builders Association (KCHBA) Seminar

- Present demographic trends that impact demand for housing by household type
- Determine the market for higher end housing to balance the low end and duplex housing stock built to date ■







Economic Development Plan

# Downtown Development Plan

## INTRODUCTION

The Downtown Commercial Development workshop was conducted in September at Bichelmeyer's Steak House Annex in September 2008 as a fast-paced, interactive process of defining critical issues and detailing options for Tonganoxie's Downtown. The issues and opportunities facing Downtown were presented and discussed in the context of near-term and long-term development of the Tonganoxie Community. It was facilitated by the project consultant for Tonganoxie citizens, community officials, business owners, employees, and stakeholders.

For the purpose of the workshop the Downtown was defined as an area two blocks north and south of 4th Street from 24/40 Highway to Pleasant Street.

Participants were led through three workshop components:

- a) Summary of the communitywide opinion survey, focusing on Downtown issues,
- b) *Visual Preference Evaluation* of development options was conducted with the committee to identify design options most appropriate for Tonganoxie in five categories:
  - Gateways,
  - Sitting/Gathering Areas,
  - Downtown Streetscape,
  - Directional Signage, and
  - Public Art.
- c) Workshop with workbooks that asked specific questions about Downtown issues.



*Downtown Commercial Development Workshop*



*Proposed improvements to the Downtown*

# Chapter 4 Downtown Development Plan



*Downtown's small town atmosphere*



*An example of a property at the US 24/40 Highway and 4th Street intersection gateway to the city that needs to be improved*

Discussed during the workshop were issues that ranged from:

- Niche strength of Downtown commercial businesses;
- What Tonganoxie can do to attract visitors to Downtown, such as from the county fair;
- Wayfinding signage to help direct visitors to downtown and through town;
- Tonganoxie's character, visual integrity, and "small city ambience" and what that means as a "quality Downtown;"
- Downtown Tonganoxie's image or brand;
- What visitors say as they drive through the city or visit the Downtown, specifically, what would they say about the intersection of 4th Street and 24/40 Highway as a main entrance to Downtown;
- Downtown as an attraction for "day-trippers" looking for an interesting location, then returning home that same day;
- What impact (challenge/opportunity) the KTA interchange at County Road 1 may create for the Downtown;
- How a public gathering space and greenspace could add to the vitality of Tonganoxie's Downtown;
- What streetscape improvements can be made to beautify downtown; and
- How to improve the appearance of the 4th Street intersection with 24/40 Highway.

The working groups—attended by more than 30 local participants, including numerous owners of Downtown properties—used workbooks, an area map, aerial photo, markers and other tools necessary to record preferences, goals, objectives, actions, and strategies for addressing these issues.



# Chapter 4 Downtown Development Plan

## Downtown Business District Organization

The chamber supports several multi-day events, the largest of which is a Tonganoxie Days celebration in June and Rodeo. There is interest in a stronger Chamber presence in both the downtown and along the highways.

### Strategy: Create a Downtown Business District Organization

- Should be a separate organization from the Chamber and the City or an arm of the chamber
- Should partner with the City to provide enhancements and promotional efforts
- Should coordinate cross promotional activities with the highway businesses and other community organizations...



*Below: Simple improvements such as awnings can contribute to the design cohesiveness of the downtown.*



# Chapter 4 Downtown Development Plan

## Strategy: Develop Tonganoxie as a day-trip destination place.

- Weston, MO, Council Grove, KS and Atchison, KS are good examples.
- It is the right distance—not too far or too close from metropolitan areas, and can combine with other day trip sites, such as Fort Leavenworth; even the Legends, or the hill country/Perry Lake above Lawrence.
- Downtown would be the heart of the attraction.

## Streetscape Improvements

The City should initiate projects to build on its successes in beautifying Downtown. Past efforts have been well received.

- Whenever possible, interesting “vias” (walkway connections between buildings) from 4th Street to parking areas or civic plaza spaces behind the buildings should be created.
- Benches and hardscape are needed in Downtown to create a more pedestrian friendly and inviting destination for customers.
- Small spaces should be provided to create “surprises and unique things around the corner” for people to discover when walking.
- More green space and open space Downtown would make it more inviting as would more trees and water. The water park will help create activity in the area. There is no community center, and should be considered.



*Ornamental trees used in urban streetscape*



*Thematic use of color in design*



# Chapter 4 Downtown Development Plan



## **Strategy: Create an area(s) for downtown park / civic plaza**

- A larger community civic park/plaza space should be built downtown—particularly something usable for a farmers market, festival, band, outdoor theater, etc.

## **Strategy: Improve the streetscape along the north-south connecting streets in the HBD**

- Consider improving streetscape from 4th Street to 3rd Street
- Provide bicycle facilities (racks)

## **Strategy: Extend a streetscape theme from the HBD along both entrance corridors from US 24/40 Hwy**

- Complete the 4th St streetscape west to US 24-40 Hwy
- Complete a Main Street streetscape from 4th Street to US 24-40 Hwy
- At a minimum, the decorative streetlights should be installed the full length of both corridors from the highway to the HBD to create a visual loop from the highway

## **Downtown Mobility**

The City and its Downtown partners should enhance pedestrian and bicycle connectivity to and through downtown.

- The “wayfinding” needs are clear and must be focused along 4th Street, U.S. Highway 24/40, CR1, and CR5.
- Historic signage theme, e.g. Interpret Chief Tonganoxie history as a record of American history expansion and Native Americans. East coast—to Midwest—to Great Plains, all personified in the chief, his grandfather and father.

# Chapter 4 Downtown Development Plan

## **Strategy: by improving neighborhood sidewalks along all north-south connecting streets to 4th Street**

- The number of blocks may vary, but should be several blocks in both directions north and south of 4<sup>th</sup> St.
- Main St.
- Delaware St.
- Bury St.
- Green St.
- Shawnee St.
- Church St. (Improve south to Washington Street). This Church St. improvement is in the City CIP and identified by the SRTS plan.

## **Strategy: Extend a trail from Chieftain Park to 4th Street (east of Pleasant St and the Fire Station) and complete the loop to 4th St.**

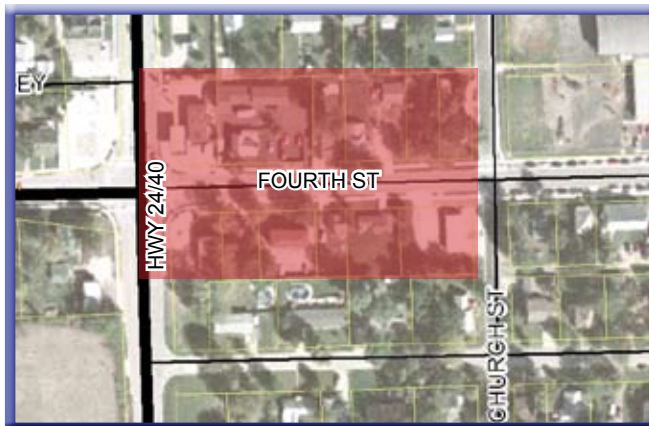
- This trail loop should extend south from Chieftain Park, generally along the unused River St. alignment) and connect to the 4<sup>th</sup> Street improvements in an area east the Fire Station. The trail should connect west along 4<sup>th</sup> Street to Main Street.

## **Strategy: Improve the Intersection of US 24/40 Highway at 4th Street**

- Conduct a design Charrette similar to Mission's Johnson Drive Signature Park
- Acquire properties
- Coordinate with KDOT on future highway plans

## **Strategy: Redevelop the properties along 4th Street between US 24/40 Highway and Church Street**

- Acquire Properties (at least the ½ block fronting onto 4<sup>th</sup> St)
- Create a redevelopment district
- This should be tied in with redevelopment / enhancement of the highway intersection.



*Fourth Street from US 24/40 Hwy to Church Street*

## **Strategy: Implement Citywide Wayfinding Signage**

- Related to directional signage to downtown, one group suggested the following key locations (with other possible locations to be determined by additional study): US 24/40 Highway intersections at Main St. and 4<sup>th</sup> St.; Pleasant St intersections at 4<sup>th</sup> St. and Washington St.; Main St / 4<sup>th</sup> St. intersection; various locations along 4<sup>th</sup> St.
- (the group felt a comprehensive citywide wayfinding signage system should be developed to identify all major points of interest)

## **Strategy: Develop a Public Art Program and install permanent and temporary works of art in community spaces.**

- Build on the city's history
- Integrate water features

# Chapter 4 Downtown Development Plan

## VISUAL PREFERENCES SURVEY SUMMARY

September 2008

### Design Preferences

A visual preference evaluation was conducted with the committee to identify design options most appropriate for Tonganoxie. **The following summary of the most preferred images indicates values and preferences of the Tonganoxie community in each category:**

- Gateways
- Sitting/Gathering Areas
- Downtown Streetscape
- Directional Signage, and
- Public Art.





# Chapter 4 Downtown Development Plan

## Preferred Image



## Committee Comments

### Gateways:

The preferred Gateway image represents a substantial presence that will be readily visible and identifiable from vehicles. It clearly indicates that you are entering a special area or district. In addition, the sitting area will be attractive to pedestrians. Additional color could be provided by plants that change color in the fall. The coordination of the different elements (light fixtures, street lights, sidewalks, etc.) all contribute to a positive, cohesive image for an entrance into the downtown area.

### Sitting/Gathering Areas:

There is a richness of this setting due to the combination of landscaping, brick pavers, benches and the store fronts with colorful awnings. This image reflects a warm inviting space for sitting and relaxing. The shade and landscaping are "people" friendly and will draw people into a more intimate setting. It is easy to visualize many people utilizing this area for multiple activities ranging from reading to eating to resting before continued shopping.

### Downtown Streetscape:

This image conveys a satisfying richness of color while not being overly designed or constructed. Its simple and practical design reflects a softened and inviting aspect of a commercial area. There are ample opportunities to sit without intruding on the pedestrian way. There is sufficient detail in the pavers, benches, landscaping, etc. to add visual interest without being cluttered.



## Chapter 4 Downtown Development Plan



### Directional Signage:

This particular design was seen to reflect several aspects needed in directional or way finding signs. Its clear and straightforward language is easy to read from either the street or the sidewalk. The somewhat non-traditional fonts and logo along with the distinctive color help display the necessary information to local sites. It exhibits a well designed local flavor without being seen as institutional.



### Public Art:

The general opinion about public art was that it should be more representational than abstract. This particular image reflects the traditional family values of Tonganoxie residents. Its size relates well to the pedestrian environment and could be located in the sidewalk area without impacting the pedestrian flow.



## Retail-Commercial Development Plan



# Retail-Commercial Development Plan 2020

## Chapter 5

# Community Opinion Survey

## Results of Tonganoxie Commercial Growth Community Opinion Survey

### INTRODUCTION

In order to better identify the issues to be addressed by the Plan and to solicit ideas for goals and action steps, a community opinion survey was drafted by the planning consultants and the City. In August 2008, the survey was sent to 1,200 randomly-selected Tonganoxie-area households. A total of 400 completed surveys were returned to the City and tabulated by the planning consultants. The survey included questions on the existing attributes of business districts in Tonganoxie and the needs and desires for future commercial development. The results of the survey have been essential to the creation of the plan and in creating a vision for the future commercial growth of Tonganoxie.

### Who Responded to the Survey?

Those that responded to the survey were primarily citizens and property owners in Tonganoxie; 35 business owners and 11 elected officials also received and responded to the survey. Only 13 percent of the respondents work in Tonganoxie, while 44 percent work outside of Leavenworth County.

Of the 400 people that completed the survey, most identified work as the top reason for travelling outside of the Tonganoxie area. This is due to the fact that so many of the respondents and their spouses work in other cities, particularly in the Kansas City area and in Lawrence. Respondents to the survey also identified shopping for everyday goods, medical needs, and school as other common reasons for travelling outside of Tonganoxie.

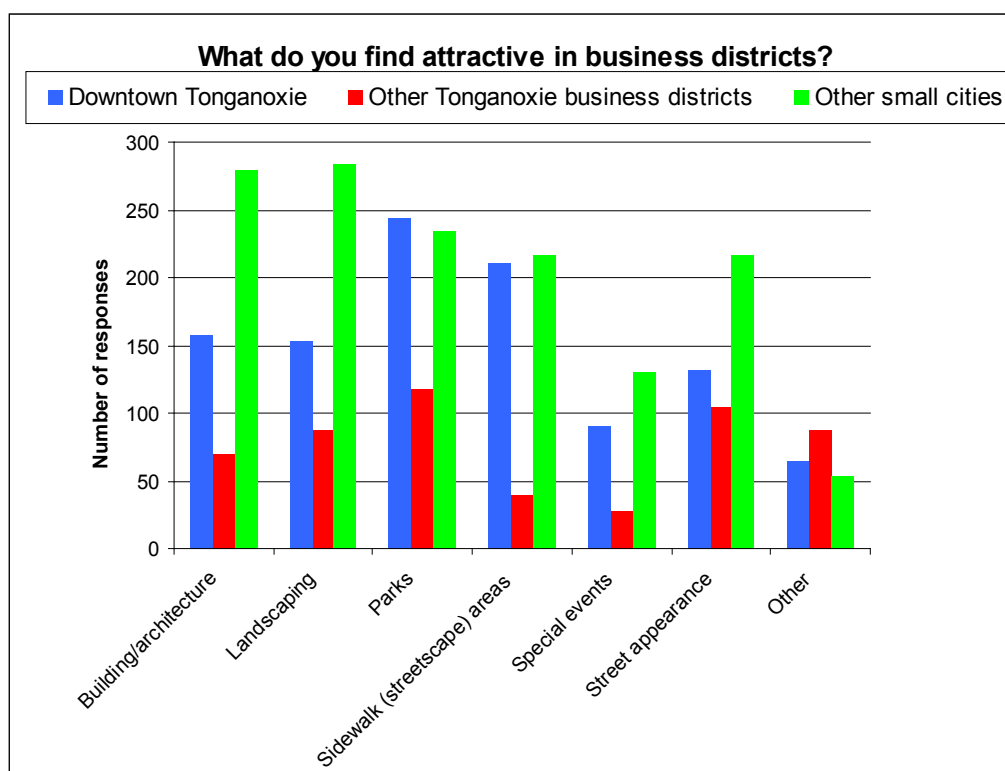
	Number	Percent
Citizen	280	70.0%
Property Owner	256	64.0%
Business Owner	35	8.8%
Other	14	3.5%
Student	14	3.5%
Elected Official	11	2.8%

# Chapter 5 Community Survey

The results of the survey show that the rising cost of gasoline has affected travelling patterns for those living in Tonganoxie and has the potential to impact the location and market area of future businesses in the area. In response to the price of gasoline, 81 percent of respondents reported that they are reducing the number of vehicular trips that they make. Of these who said they are reducing trips, 63 percent are combining trips and 58 percent are driving less. Shopping on the internet (17 percent) or carpooling with someone to and from work (9 percent) were also ways that people have reduced trips.

## Planning for Commercial Growth

Survey respondents generally agreed that downtown Tonganoxie is overall more attractive than other business districts in the City, such as along the Highway 24/40 corridor. However, respondents generally felt that both of these districts are generally less attractive than other small cities. When asked what specific features they find attractive, respondents generally thought that the building architecture, landscaping, streetscape areas, and the parks of Downtown Tonganoxie were significantly more attractive than other business districts in town. For example, 244 people selected the parks as being attractive in downtown as compared to 118 in other business areas. When visiting other small cities, people find landscaping and buildings/architecture as being the most attractive features. Parks, street appearance, and sidewalk/streetscape areas are also features that people find attractive in other small cities.





## Chapter 5 Community Survey

Since respondents were allowed to select as many items as they wanted, the number of total responses to these three questions can be used as a measure of the total attractiveness of these areas. For “other small cities,” the listed features were marked as attractive a total of 1,412 times, compared to 1,052 times for Downtown Tonganoxie and only 535 for “Other Tonganoxie business districts.”

When asked what types of businesses and restaurants they would like to see in downtown Tonganoxie in the future, food stores (204 responses), household goods stores (172), and home improvement stores (169) were the most popular responses. The most common types of food stores mentioned were large grocery stores and organic food stores. Similarly, a large home improvement store was the most mentioned type, followed by a smaller store that would be similar to the Pelz’s store that was formerly in Tonganoxie.

The number of responses that favored a full or limited service restaurant was more than double the number of responses for fast food restaurants. The most mentioned type of restaurant was Mexican (49), followed by Chinese (24), Italian (10), and home style (8). In addition, there was also a lot of emphasis on any new restaurant that provides high-quality service. Another response that was put in several different categories was the desire for a coffee/bagel/donut shop.

Two survey questions asked what people would like to see happen at the intersection of Highway 24/40 and 4<sup>th</sup>, and also along Highway 24/40 in general. No examples were provided on the survey, rather blank lines allowing the respondent to write in their own responses. Because of this, these responses are somewhat difficult to quantify, as the responses were purely textual and every response varied somewhat from even the most similar.

The survey, as well as the workshops, revealed that most Tonganoxie residents want something to be done to the intersection of Highway 24/40 and 4<sup>th</sup> Street. The most common response for what to do at this intersection was to tear down the existing buildings and landscape the four corners. Other ideas included:

- Reopening the gas station,
- Reusing the other buildings for small, locally-owned businesses,
- Creating a park on one corner with welcome signage,
- Locating the Parks and Recreation Commission and Chamber of Commerce,
- Building a commuter parking lot,
- Building a tourist information center and rest area for travelers, and
- Annexing the lots to the adjacent ones to create a more versatile lot.

The survey allowed respondents to specify the types of businesses or restaurants they would like to see along Highway 24/40. Food stores, household goods stores, home improvement stores, and restaurants were the most common responses. Other recurring responses included:

- Hotel or motel,
- Department store such as JC Penney,
- Auto parts store,
- Entertainment venue such as a movie theatre or bowling alley,
- Antique stores,
- Dry cleaner and tailor shop
- Golf course.
- Do not building anything on this piece of road; preserve the natural environment and focusing development in other parts of Tonganoxie.

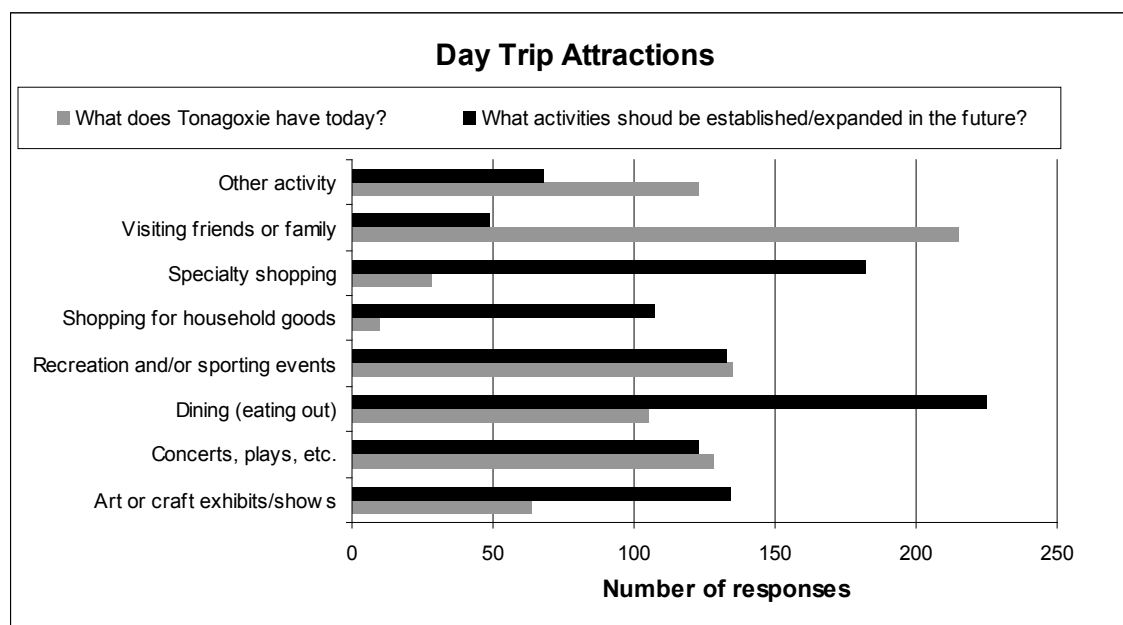
# Chapter 5 Community Survey

One focus of the survey was to determine how Tonganoxie can attract “day-trippers” to the area. Respondents chose dining as the attraction most likely to cause them to day-trip to another city. Specialty shopping and recreation/sporting events were other primary day-trip attractions. When asked what activities Tonganoxie has today to attract day trippers, respondents convincingly identified “visiting friends and family” as the primary attraction for most day-trippers to Tonganoxie. Other top responses were “recreation/sporting events” (due to the County Lake and Fair grounds) and “concerts, plays, etc.” (due to Annie’s Country Jubilee). The two most selected attractions that respondents thought could be expanded in the future to attract day trippers were dining and specialty shopping.

A portion of the survey presented a series of statements and asked for the respondent to rate

each statement on scale of 1 (Strongly Disagree) to 5 (Strongly Agree). The responses reveal a strong support for the enhancement of downtown, the improvement of the 24/40 and 4<sup>th</sup> Street intersection, and public and private sector cooperation to attract and retain businesses.

In summary, Tonganoxie residents generally support for enhancing and strengthening the downtown area through recruitment of restaurants and specialty shops along with improving the appearance of entrances, especially the 4<sup>th</sup> street and Hwy 24/40 intersection entrance to the downtown area. The results of the Commercial Growth Community Opinion Survey provide insight into how the community should move forward to attract quality businesses and create a quality commercial environment in downtown and along Highway 24/40.





# Summary of Key Findings: US 24-40 Hwy Corridor Study

## INTRODUCTION

The US 24-40 Corridor Study was initiated by state, regional, county and city officials and staff to preserve the transportation investment made in US 24-40. The project was initiated through the cooperation of the cities of Basehor and Tonganoxie, Leavenworth County, KDOT, and the Mid-America Regional Council (MARC). This consortium selected the firm of Bucher, Willis and Ratliff Corporation (BWR), in cooperation with Jane Mobley Associates, Richard Caplan and Associates, and ETC Institute to assist them in the completion of the US 24-40 Corridor Study. For a full copy of the report, contact Tonganoxie City Hall or visit the City's website at [www.tongie.org](http://www.tongie.org).

## Purpose

The purpose of the study was to protect and preserve the transportation investment within the corridor by implementing sound corridor land use and transportation planning and management principles. Throughout the 14 month study duration, the public was invited through several different forums to provide meaningful input in developing community values to be embodied in the study. Those values included the desires to maintain a high level of mobility and safety on the highway, to preserve the rural drive experience of US 24-40, and to foster orderly economic growth in southern Leavenworth County.

The study defined guidelines for managing traffic, access, land development densities, and design standards and set forth an implementation plan to achieve the study recommendations.

## Study Area

The Study Corridor encompassed one mile either side of US 24-40 from Honey Creek Road on the west to K-7 on the east. A larger area of Leavenworth County was considered with respect to its influence on the study corridor. This larger planning area included all of Leavenworth County south of Dempsey Road.

## **INTERIM ACCESS & TRAFFIC MANAGEMENT PLAN**

Given the current lack of funding to build the permanent improvements, interim improvements should be implemented as needed to address safety issues that arise and to accommodate the growing traffic demands. Typical interim improvements include:

- the relocation of existing traffic signals, and the addition of new traffic signals (only where legal warrants for signal installation are met);
- targeted widening of US 24/40 Highway to install a center turn lane or a median;
- removal of median breaks; and
- the addition of turn lanes at intersections.

The interim (short range) Access and Traffic Management Plan is intended to provide mitigation for existing access and traffic management deficiencies. It is not the intent to deprive existing properties access, but is intended to improve the safety for the motoring public. Interim improvements are enhancements that can be implemented in less than a year's time, and can continue to be implemented until the ultimate plan is realized. The time line for implementation is dependent on local priorities and availability of funding. The appropriate jurisdictions should pursue these opportunities as funding allows, recognizing that implementation of the projects will result in enhancement of safety and mobility in the corridor.

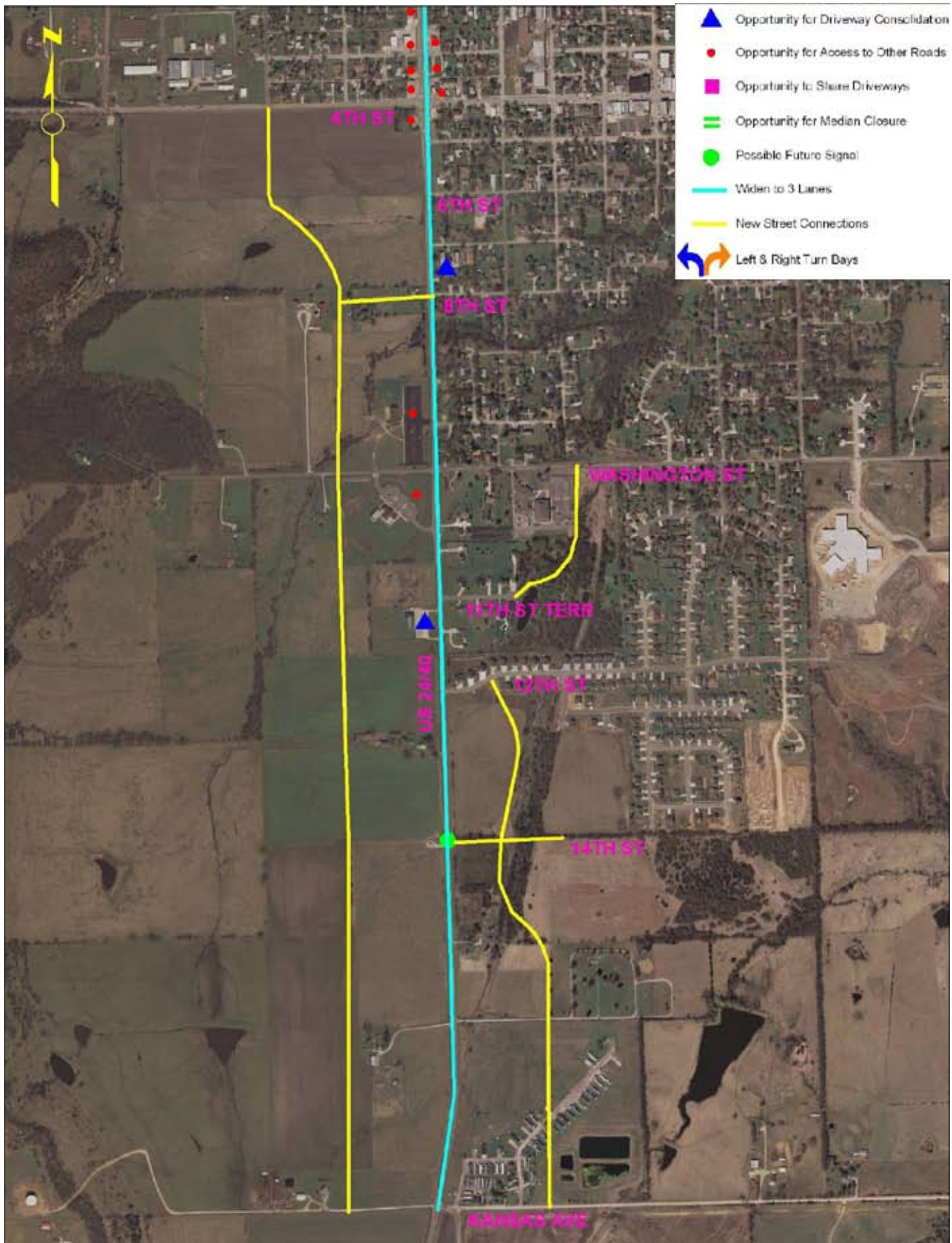
The Short-Range Traffic and Access Management Opportunities are summarized in Table 7-4 and presented graphically in Figures 7-3 to 7-7 of the report.



# Appendix A US 24-40 Highway Corridor Study

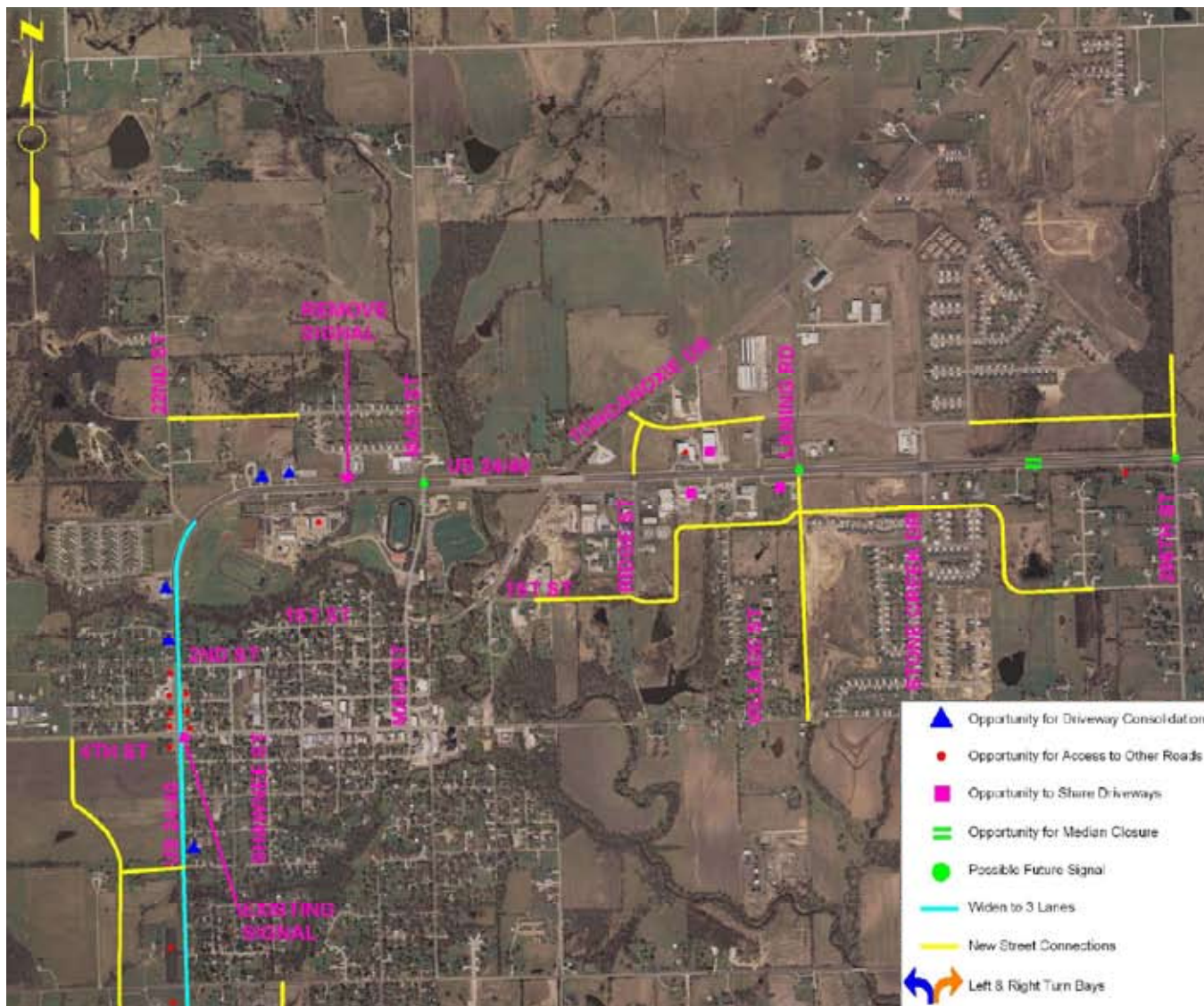
Project	Description	Location	Jurisdiction
Consolidate Private Driveways	Owners may voluntarily cooperate with KDOT and local governments to consolidate multiple drives on their own property, share drives with adjacent property owners, or relocate drives to other roads to reduce the number of driveways onto US 24/40 Highway.	Multiple Locations	KDOT / Local
Relocate Traffic Signal	Remove existing signal that does not meet legal warrants at Tonganoxie High School entrance and relocate to the intersection at US 24/40 Highway / Main Street.	Tonganoxie High School Entrance and Main Street	KDOT / Tonganoxie
Alter On-site Traffic Circulation	Alter the on-site school traffic circulation to direct exiting traffic to Main Street where vehicles would make use of the Main Street traffic controlled intersection to access the highway.	Tonganoxie High School	KDOT / Local
New Traffic Signals	Install traffic signals at intersections along US 24/40 Highway locations warranted based on existing traffic counts and consistent with <b>Figure 7-2</b> .	Laming Road	KDOT / Tonganoxie
Widening for Center Turn Lane	Widen existing highway to install a center turn lane to remove turning vehicles from through lanes for existing full access driveways and street intersections. Acquire adjacent right-of-way through site plan approval process.	US 24/40 Hwy from Smiley Road to E 14 <sup>th</sup> Street	KDOT / Tonganoxie
Supporting Local and Collector Streets	Construct supporting local and collector streets to provide property access.	As noted in Figures 7-3, 7-4, 7-6, and 7-7	Tonganoxie/ Basehor
Acquire Right-of-Way on Intersecting Arterial Streets	Acquire 120' of right-of-way for designated intersecting arterial streets through site plan approval process.	Honey Creek Road 14 <sup>th</sup> Street 21 <sup>st</sup> Street Main Street Laming Road 206 <sup>th</sup> Street 198 <sup>th</sup> Street 182 <sup>nd</sup> Street 174 <sup>th</sup> Street 166 <sup>th</sup> Street 150 <sup>th</sup> Street 147 <sup>th</sup> Street 142 <sup>nd</sup> Street	Leavenworth Co. / Tonganoxie / Basehor

# Appendix A US 24-40 Highway Corridor Study





## Appendix A US 24-40 Highway Corridor Study





Retail-Commercial Development Plan





# Retail-Commercial Development Plan 2020

## Appendix B

### INTRODUCTION

Appendix B of the Retail-Commercial Development Plan 2020 is a reproduction of the current City of Tonganoxie Comprehensive Plan implementation strategies. These are contained in Appendix A of that plan which lists goals, objectives, and strategies in the following areas:

- Environmental preservation;
- Parks and open space;
- Built environment;
- Residential area;
- Commercial and office development;
- Industrial development;
- Transportation; and
- Community facilities and services.

Appendix B of the Comprehensive Plan addresses the implementation schedule for the strategies of the plan.

The two appendices are reproduced on the following pages.



Retail-Commercial Development Plan

## **APPENDIX A: IMPLEMENTATION STRATEGIES**

Specific Strategies for implementing goals as required by the  
KS Department of Commerce and Housing  
Community Capacity Builders Grant.

Note: It is understood that the appropriate members of the City Staff will be integrally involved in all aspects of Strategy Implementation. Staff members shall be any one or all of the following: Administrator, City Clerk, Planner, Superintendent, Engineer, Codes Inspector, Codes Enforcement Officer, Chief of Police, Fire Chief, Attorney

### **ENVIRONMENTAL PRESERVATION GOALS**

Goal: Encourage the conservation and protection of natural resources and open spaces within Tonganoxie and the Planning area, while providing for a growing and changing area.

Objective 1 Identify and restrict areas that pose a public health risk.

Strategy 1.a Continued implementation of the Floodplain Management Plan and the Storm Water Detention Plan.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission, Governing Body*

Strategy 1.b Protect the ambient air as well as ground and surface waters by restricting all uses that may contaminate these resources either through limiting, banning or mitigating their use within the City and the Planning Area.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission, Governing Body*

Strategy 1.c Require all uses that discharge potentially noxious contaminants into the air, soil or water to obtain a Special Use Permit. Such permit shall define the conditions under which these uses may operate within the City and Planning Area.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission, Governing Body*

Strategy 1.d Identify all sites within the City and the Planning Area that pose a possibility of environmental contamination.

*Timeline: Ongoing*

*Responsible Parties: City Staff*



## **Appendix B City of Tonganoxie Comprehensive Plan Goals, Objectives, and Strategies**

Strategy 1.e Work with owners of identified sites to create and implement mitigation and/or clean-up strategies.

*Timeline: Ongoing*

*Responsible Parties: Property Owners, Civic Club, Mirror*

Strategy 1.f Revise regulations to establish zoning strategies to strictly regulate uses within the City that may cause a risk to the public health and welfare.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission, Governing Body*

**Objective 2** Protect all areas with significant topographic features.

Strategy 2.a Identify areas to protect, including, but are not limited to, flood hazard areas, wetlands, prairie grasslands, ponds and drainage ways, and areas containing steep slopes with soils unsuitable for development.

*Timeline: 2013-2014*

*Responsible Parties: City Staff*

Strategy 2.b Create a land use map identifying all areas that should be protected from development. Locations shall be rated according to the level of protection required.

*Timeline: 2013-2014*

*Responsible Parties: City Staff*

Strategy 2.c Continue to limit or restrict development in areas highly susceptible to irreparable damage.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission, Site Review Board*

**Objective 3** Preserve and protect areas of quality natural vegetation including the protection of existing trees in undeveloped areas.

Strategy 3.a Identify areas with quality natural vegetation that should be protected within the City and Planning Area.

*Timeline: 2013-2014*

*Responsible Parties: City Staff*

**Objective 4** Protect important existing hydrologic features such as the 100-year flood plain to restrict growth that harms the environment.

Strategy 4.a Review all development plans using the Storm Water Detention Plan.

*Timeline: Ongoing*

*Responsible Parties: City Staff*

Strategy 4.b Create Comprehensive Storm Water Management Plan for City.

*Timeline 2013-2014*

*Responsible Parties: City Staff*

Strategy 4.c Review and revise Floodplain Plan every five years.

*Timeline: Ongoing*

*Responsible Parties: City Staff*



## **Appendix B City of Tonganoxie Comprehensive Plan Goals, Objectives, and Strategies**

**Objective 5** Promote the planting of new trees throughout the community in areas that do not interfere with traffic safety.

Strategy 5.a Identify areas where street trees are feasible.

*Timeline: 2013-2014*

*Responsible Parties: Tree Board*

Strategy 5.b Revisions to Subdivision regulations concerning street trees in all future developments.

*Timeline: 2013-2014*

*Responsible Parties: City Staff, Tree Board*

Strategy 5.c Identify and initiate planting of trees on all publicly owned spaces.

*Timeline: Ongoing*

*Responsible Parties: Tree Board, Civic Club*

### **PARKS & OPEN SPACE GOALS**

**Goal:** Preserve natural areas, floodplains, forested areas, meadows and other important environmental features as parks and open space resources.

**Objective 1** Maintain and expand the local park system to serve all sections of the community.

Strategy 1.a Continue to maintain a minimum of 1 acre of municipal parks per 250 residents as recommended by the national Recreation and Parks Association.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission, Recreation Commission*

Strategy 1.b Maintain a minimum of 1 acre of community parks for every 500 residents as recommended by the national Recreation and Parks Association.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission, Recreation Commission*

Strategy 1.c Maintain and strive to improve the current level of maintenance of all City owned parks.

*Timeline: Ongoing*

*Responsible Parties: City Staff, Recreation Commission*

**Objective 2** Support the Recreation Commission and their efforts to increase resources available for recreational areas.

Strategy 2.a City to continue the current policy of sharing services and equipment to help create and maintain park space owned by the Recreation Commission.

*Timeline: Ongoing*

*Responsible Parties: City Staff, Recreation Commission, Civic Club*

Strategy 2.b Include the Recreation Commission in all discussions, identification and designation of areas to be used for future open space and parks for the Planning Area.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission, Recreation Commission, County Planner, County Planning Commission*

## **Appendix B City of Tonganoxie Comprehensive Plan Goals, Objectives, and Strategies**

Strategy 2.c Seek input from the Recreation Commission in upgrading all existing parks within the City.

*Timeline: Initiate in 2009*

*Responsible Parties: Planning Commission, Recreation Commission*

**Objective 3** Continue to upgrade existing recreational areas within the City.

Strategy 3.a Establish a method for all new development to contribute to or help provide for public open space and/or parks.

*Timeline: Initiate in 2009*

*Responsible Parties: Planning Commission, Recreation Commission, County Planner, County Planning Commission*

Strategy 3.b Establish a yearly 'brainstorming' session between all entities involved with parks in the Planning Area to share information and formulate strategies for maintaining and upgrading the existing park system.

*Timeline: Initiate in 2009, Ongoing*

*Responsible Parties: Planning Commission, Recreation Commission, Civic Club, City Staff, County Planner, County Planning Commission*

**Objective 4** Provide new recreational areas and sports fields as the need arises for use by City residents.

Strategy 4.a Create a future strategy for development of facilities to meet the recommended needs as stated by the National Recreation and Parks Association. Strategy should be based on projected future growth.

*Timeline: Initiate in 2009*

*Responsible Parties: Planning Commission, Recreation Commission*

**Objective 5** Promote and encourage new recreational facilities and programs that respond to the special needs and desires of Tonganoxie residents.

Strategy 5.a Determine the number and type of 'special needs' recipients in the planning area.

*Timeline: Initiate in 2009*

*Responsible Parties: Council on Aging, Board of Education, Planning Commission*

Strategy 5.b Work with local agencies to formulate a plan for fulfilling those needs when possible and within a reasonable area.

*Timeline: 2011-2012*

*Responsible Parties: Council on Aging, Board of Education, Planning Commission*

**Objective 6** Ensure that adequate recreational facilities are provided which serve major new residential development of all types.

Strategy 6.a Work with developers in the establishment of small pocket parks or linear connection to existing parks in all new residential developments and in commercially zoned districts.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*



## **Appendix B City of Tonganoxie Comprehensive Plan Goals, Objectives, and Strategies**

Strategy 6.b Work with the Recreation Commission to initiate a program establishing an interconnecting network of combination walkway/bikeways that connect all community parks and where possible the neighborhood parks in the City.

*Timeline: Initiate in 2009, Ongoing*

*Responsible Parties: Planning Commission, Recreation Commission, Civic Club*

**Objective 7** Strive to achieve a standard of 12 acres per 1,000 population regarding the type and quantity of park and open space land to be provided within Tonganoxie.

Strategy 7.a Amend the subdivision regulations to allow for accumulation of monies or land to meet this minimum as growth occurs.

*Timeline: Initiate in 2009*

*Responsible Parties: Planning Commission, Governing Body*

Strategy 7.b Establish a joint task force with Leavenworth County to formulate methods by which all development within the Planning Area may contribute to park development.

*Timeline: 2011-2012*

*Responsible Parties: Formation of joint City/County Park & Recreation Board*

**Objective 8** Plan for new park and open space sites within growth areas prior to development before acquisition becomes too expensive.

Strategy 8.a Identify likely sites within the planning area to establish future parks to accommodate growth.

*Timeline: Initiate in 2009, Ongoing*

*Responsible Parties: Planning Commission, Recreation Commission*

Strategy 8.b Locate possible future sites on a long-range park acquisition map.

*Timeline: Initiate in 2009, Ongoing*

*Responsible Parties: City Staff*

**Objective 9** Study the feasibility of a system of jogging trails and bike paths within the city limits.

Strategy 9.a Initiate a plan to develop linear parks and/or joint bikeways and walkways to connect existing and future parks and to provide neighborhood recreational activity. These may be located in areas such as the former railroad right-of-way, along creeks or drainage ways or in the floodplain.

*Timeline: Initiate in 2009*

*Responsible Parties: Planning Commission, Recreation Commission, Civic Club*

Strategy 9.b Small pocket parks may be developed alongside the linear park system where it is deemed feasible and desirable.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission, Recreation Commission, Civic Club*

**Objective 10** Encourage private developers to make contributions to the City's recreation system or provide recreation facilities for the residents of new subdivisions.

Strategy 10.a Staff to gather information concerning methods of acquisition used by other similar cities in the Midwest.

*Timeline: Initiate in 2009*

*Responsible Parties: City Staff*

## **Appendix B City of Tonganoxie Comprehensive Plan Goals, Objectives, and Strategies**

Strategy 10.b Set-up a developer's forum for input and discussion concerning contributions toward City parks and services.

*Timeline: Initiate in 2009*

*Responsible Parties: Area Developers, Planning Commission, Recreation Commission*

**Objective 11** Limit any public acquisition efforts to selected sites that have important recreational potential.

Strategy 11.a Compare all proposed recreational, park or open space sites to the established map for that purpose and limit acquisition to those areas. Special exception may be made only by the Governing Body.

*Timeline: Initiate in 2009*

*Responsible Parties: Recreation Commission, Planning Commission, Governing Body*

**Objective 12** Encourage the retention of appropriate amounts of open space areas and environmental features throughout the City.

Strategy 12.a Update the future land use map identifying all areas that should be protected from development. Locations shall be rated according to the level of protection required.

*Timeline: 2013-2014*

*Responsible Parties: City Staff*

### **BUILT ENVIRONMENT GOALS**

**Goal:** To encourage and manage development within the planning area that will provide for the optimum in public health, safety, quality of life, and individual opportunities for all residents.

**Objective 1** Ensure that new development is built using appropriate site design standards consistent with its particular use and location.

Strategy 1.a Continue using the Site Review Board and the established Design Standards to review all proposed development for the City.

*Timeline: Ongoing*

*Responsible Parties: Site Review Board*

**Objective 2** Promote a balanced housing mix within the community.

Strategy 2.a Develop specialized overlay zoning for infill development and large lot development within the City.

*Timeline: 2011-2012*

*Responsible Parties: Planning Commission*

**Objective 3** Promote intergovernmental cooperation between the City and Leavenworth County regarding issues of future development.

Strategy 3.a Work with the County to establish a policy for the City to have significant input into planning issues involving its planning area.

*Timeline: 2011-2012*

*Responsible Parties: Planning Commission, County Planner, County Planning Commission*



## **Appendix B City of Tonganoxie Comprehensive Plan Goals, Objectives, and Strategies**

### **Objective 4** Promote, preserve and improve the historical and institutional resources of the community.

Strategy 4.a Establish a formal listing of significant structures and sites that have been figurative in the development of Tonganoxie.

*Timeline: 2011-2012*

*Responsible Parties: Historic Society*

Strategy 4.b Nominate qualified structures and sites in Tonganoxie for registry with the State Historical Society and the National Trust for Historic Preservation.

*Timeline: Ongoing*

*Responsible Parties: Historic Society, General Public*

Strategy 4.c Define and establish 'environs' areas near historic structures and sites to protect them from incompatible development.

*Timeline: 2011-2012*

*Responsible Parties: Historic Society*

Strategy 4.d Encourage the adaptive reuse of existing structures for housing and other needs.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission, Historic Society*

### **Objective 5** Provide incentives for future growth and development into areas adjacent to existing developed neighborhoods by encouraging new structures that can be easily served by public infrastructure and facilities.

Strategy 5.a Formulate annexation incentive plan for areas designated on the Service Area Maps.

*Timeline: 2011-2012*

*Responsible Parties: Planning Commission, Governing Body*

Strategy 5.b Update the Service Area Maps on a yearly basis or as service lines are extended.

*Timeline: Ongoing*

*Responsible Parties: City Staff*

### **Objective 6** Extend City subdivision controls in cooperation with Leavenworth County for up to three miles outside the City boundaries if conditions warrant their extension.

Strategy 6.a Work with the County to establish a policy for the City to have significant input into planning issues involving its planning area.

*Timeline: Implement by 2011*

*Responsible Parties: City and County Planning Commissions*

### **Objective 7** Maintain the quality of existing neighborhoods and land use areas within the community.

Strategy 7.a Encourage the adaptive reuse of existing structures for housing and other needs.

*Timeline: Ongoing*

*Responsible Parties: Historic Society, Planning Commission*

## **Appendix B City of Tonganoxie Comprehensive Plan Goals, Objectives, and Strategies**

Strategy 7.b Initiate zoning regulation changes that encourage the use of development techniques and elements that perpetuate the small town image such as sidewalks, short blocks, varying lot sizes, landscaping, minimal setbacks, etc.

*Timeline: 2013-2014*

*Responsible Parties: Planning Commission*

### **RESIDENTIAL AREA GOALS**

**Goal:** Promote a mix of housing types and residential densities that provide housing opportunities for various socioeconomic groups within Tonganoxie.

**Objective 1** Promote approaches to land development that will achieve high quality new residential environments.

Strategy 1.a Promote large lot development for use in areas that would be difficult to develop because of physical features.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*

Strategy 1.b Promote new development design and land use planning that includes several different types of residential options.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*

Strategy 1.c Staff to arrange yearly workshops for the Planning Commission and the Governing Body to explore various concepts in planning.

*Timeline: Initiate in 2009, Ongoing*

*Responsible Parties: Staff*

**Objective 2** Identify appropriate locations for quality new multi-family residential development within future growth areas to appeal to diverse housing markets in Tonganoxie.

Strategy 2.a Identify areas on the future land use map with adequate access for multifamily development.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*

Strategy 2.b Require all new multifamily development be connected to the walkway/bikeway system.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission, Recreation Commission*

**Objective 3** Encourage housing development that protects existing environmental features.

Strategy 3.a Promote large lot development for use in areas that would be difficult to develop because of physical features.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*



## **Appendix B City of Tonganoxie Comprehensive Plan Goals, Objectives, and Strategies**

Strategy 3.b Create a cluster development zoning district with minimum open space requirements.

*Timeline: 2011-1012*

*Responsible Parties: Planning Commission*

**Objective 4** Promote the development of new residential areas that target both affordable and move-up housing markets.

Strategy 4.a Monitor current incomplete phased developments within the City.

*Timeline: Ongoing*

*Responsible Parties: Staff*

Strategy 4.b Maintain a vacancy list of favorable development locations within the City and the Service Area.

*Timeline: Ongoing*

*Responsible Parties: Local realtors, Chamber of Commerce*

**Objective 5** Ensure that new housing development can be served by public services at the least cost.

Strategy 5.a Maintain a vacancy list of favorable development locations within the City and the Service Area.

*Timeline: Ongoing*

*Responsible Parties: Local realtors, Chamber of Commerce, LAD*

**Objective 6** Maintain the aesthetic viability and quality of existing residential neighborhoods.

Strategy 6.a Develop specialized overlay zoning for infill development within the City.

*Timeline: 2011-2012*

*Responsible Parties: Planning Commission*

Strategy 6.b Use the site review process to regulate buffering of adjacent uses.

*Timeline: Ongoing*

*Responsible Parties: Site Review Board*

Strategy 6.c Inspect all new development plans for transition use patterns to protect residential areas from higher intensity uses.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*

**Objective 7** Promote the existing neighborhood revitalization program through additional publicity.

Strategy 7.a Continue offering the Neighborhood Revitalization Plan as an incentive to rehabilitation of older homes in town.

*Timeline: Ongoing*

*Responsible Parties: Chamber of Commerce, Planning Commission, Mirror*

Strategy 7.b Maintain a good relationship with the official newspaper for the City to easily disseminate information to the public.

*Timeline: Ongoing*

*Responsible Parties: Mirror, Journal World, Leavenworth Times, KC Star*

## **Appendix B City of Tonganoxie Comprehensive Plan Goals, Objectives, and Strategies**

Strategy 7.c Notify the official newspaper of all official meetings of the Planning Commission and Site Review Board, supplying agendas and information on issues to be addressed.

*Timeline: As needed*

*Responsible Parties: Mirror*

**Objective 8** Protect residential areas from incompatible land uses that may create adverse impacts in part by requiring the proper maintenance of property.

Strategy 8.a Governing Body to adopt an updated city code that addresses life and safety issues as well as safe building practices.

*Timeline: Ongoing*

*Responsible Parties: Governing Body*

Strategy 8.b City to support a codes inspector and codes enforcement officer to assure compliance with building, life and safety codes as well as planning regulations.

*Timeline: Ongoing*

*Responsible Parties: Governing Body*

Strategy 8.c Update current zoning and subdivision regulations to reflect goals of the Comprehensive Plan.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission, Governing Body*

**Objective 9** Preserve and protect existing housing through efficient code enforcement and preventive maintenance to prevent the negative impact of poorly maintained property upon the viability of neighborhoods.

Strategy 9.a Adopt an updated city code that addresses life and safety issues as well as safe building practices.

*Timeline: Ongoing*

*Responsible Parties: Governing Body*

Strategy 9.b City to support a codes inspector and codes enforcement officer to assure compliance with zoning and subdivision regulations and building codes.

*Timeline: Ongoing*

*Responsible Parties: Governing Body*

**Objective 10** Promote adequate screening and buffering between residential areas and adjacent commercial and industrial development, including parking and service areas.

Strategy 10.a Amend zoning and subdivision regulations to require a visual buffer between residential uses and arterial roads.

*Timeline: 2009*

*Responsible Parties: Planning Commission*

**Objective 11** Promote housing options for the elderly and the disabled.

Strategy 11.a Encourage the construction of a wide range of housing options in new developments, including housing accommodating the requirements of special needs residents.

*Timeline: Ongoing*

*Responsible Parties: City Staff, Planning Commission, and City Council*



## **COMMERCIAL & OFFICE DEVELOPMENT GOALS**

**Goal:** Maintain and expand the range of retail and commercial service activities available within the City.

**Objective 1** Promote new office, retail and commercial development in selected locations within the existing city boundaries to serve existing neighborhoods.

Strategy 1.a Create a database of currently available sites for commercial development. Make this list available to the Chamber of Commerce, Leavenworth Area Development, and place it on our website.

*Timeline: 2009-2010*

*Responsible Parties: Chamber of Commerce, Local realtors*

**Objective 2** Identify appropriate locations for new retail and commercial service development within future growth areas.

Strategy 2.a Update the future land use map to identify new locations for Commercial/Industrial development.

*Timeline: Ongoing*

*Responsible Parties: Local realtors, Chamber of Commerce*

**Objective 3** Promote site design that will achieve high quality in new commercial areas.

Strategy 3.a Continue enforcing the site review regulations on all new development.

*Timeline: Ongoing*

*Responsible Parties: Site Review Board*

Strategy 3.b Consider the visual character of proposed development with an emphasis on the use of building designs that provide a visual connection with surrounding development.

*Timeline: Ongoing*

*Responsible Parties: Site Review Board*

**Objective 4** Minimize any impact of commercial activities on neighboring land use areas, particularly residential areas.

Strategy 4.a Use the site review process to regulate buffering of adjacent uses.

*Timeline: Ongoing*

*Responsible Parties: Site Review Board*

Strategy 4.b Locate high intensity uses on or adjacent to arterial streets.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*

**Objective 5** Promote the use of high-quality signage within and around commercial areas.

Strategy 5.a Revise zoning regulations concerning signage in the City.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*

## **Appendix B City of Tonganoxie Comprehensive Plan Goals, Objectives, and Strategies**

**Objective 6** Encourage safe and convenient pedestrian access to shopping and service areas within the community.

Strategy 6.a All new commercial developments shall incorporate sidewalks that connect both within and without the area.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*

**Objective 7** Preserve and strengthen the historic downtown area as a special area within the community.

Strategy 7.a Have the downtown area declared a city historic district.

*Timeline: 2011-2012*

*Responsible Parties: Historic Society*

Strategy 7.b Continue to promote the use of the CDBG Revolving Loan program for use in rehabilitating building facades in the downtown area.

*Timeline: Ongoing through duration of program.*

*Responsible Parties: KDOC&H/CDBG Revolving Loan Program*

Strategy 7.c Establish a Downtown Owners Organization to promote and strengthen the downtown district.

*Timeline: 2011-2012*

*Responsible Parties: Downtown Property Owners*

Strategy 7.d Publicize the Revitalization Program and its incentives for rehabilitation of downtown buildings.

*Timeline: Ongoing*

*Responsible Parties: Chamber of Commerce, Civic Club, Mirror*

### **INDUSTRIAL DEVELOPMENT**

**Goal:** Continue to encourage business and industrial development as an important source of revenue and employment for the community.

**Objective 1** Ensure that all new business and industrial development is concentrated in areas of similar or compatible use.

Strategy 1.a Revise zoning and subdivision regulations to reflect the new Comprehensive Plan goals.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*

Strategy 1.b Require screening of storage and accessory structures and uses out of view from collector or arterial streets.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*

Strategy 1.c Implement a hierarchy of aesthetic considerations, the more visible the site, the more screening and restrictive the visual and landscaping requirements.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*



## **Appendix B City of Tonganoxie Comprehensive Plan Goals, Objectives, and Strategies**

**Objective 2** Ensure that new industrial development is located in areas where adequate public services, facilities and infrastructure can be provided in an efficient manner.

Strategy 2.a Require all future industrial development to be located in areas that have convenient access to designated arterial streets.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*

Strategy 2.b Restrict the development of residential uses near industrial uses.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*

**Objective 3** Minimize the impact of industrial activities, including traffic, on neighboring land-uses, avoiding environmental hazards.

Strategy 3.a Locate high intensity uses on or adjacent to arterial roads.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*

### **TRANSPORTATION GOALS**

**Goal:** Provide for the safe movement of automobiles, trucks, service vehicles, and hazardous materials within the community in a manner that does not adversely affect nearby land-uses.

**Objective 1** Ensure the decisions regarding future land development and roadway construction are closely coordinated and mutually supportive.

Strategy 1.a Require development's responsibilities toward new roads and streets.

*Timeline: Ongoing*

*Responsible Parties: Local developers, Planning Commission*

Strategy 1.b All new development along Highway 24-40 shall provide for alternate access or connection to an alternate circulation route.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*

**Objective 2** Protect arterial and collector streets from encroachment resulting from improper access to adjacent land uses.

Strategy 2.a Revise subdivision regulations, limiting access and/or curb cuts to collector and arterial streets.

*Timeline: 2011-2012*

*Responsible Parties: Planning Commission*

**Objective 3** Design a road network system within developing areas to acquire sufficient rights-of-way.

Strategy 3.a Create a map to project road/street development over the next 20 years.

*Timeline: 2011-2012*

*Responsible Parties: City Staff*

## **Appendix B City of Tonganoxie Comprehensive Plan Goals, Objectives, and Strategies**

**Objective 4** Ensure adequate access to and circulation around commercial and industrial areas, public facilities, and other activity centers.

Strategy 4.a Require alternate access routes for all development along Highway 24-40

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*

**Objective 5** Minimize through traffic within residential neighborhoods.

Strategy 5.a Encourage traffic deterrent designing--such as curves, loops and offsets or limited access points--and discourage the use of cul-de-sac or dead-end streets.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*

**Objective 6** Ensure the provision of adequate off-street parking facilities for all types of land uses by encouraging these uses to keep as much of the parking as possible off the street in residential areas.

Strategy 6.a Require adequate off-street parking for all uses.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*

**Objective 7** Provide for safe and convenient bicycle movement within the City and it's planning area.

Strategy 7.a Create a combination bikeway/walkway network connecting parks and commercial areas of the city.

*Timeline: Initiate in 2009, Ongoing*

*Responsible Parties: Planning Commission, Recreation Commission*

Strategy 7.b Designate specific routes within the city as bikeways.

*Timeline: Initiate in 2009*

*Responsible Parties: City Staff*

Strategy 7.c Revise regulations concerning all new accessways to include accommodation for bicycles.

*Timeline: Initiate in 2009*

*Responsible Parties: Planning Commission, Recreation Commission*

**Objective 8** Maintain policies that protect pedestrian movement throughout the City.

Strategy 8.a Create a capital improvement plan for constructing, improving or replacing sidewalks within the City.

*Timeline: 2011-2012*

*Responsible Parties: City Staff*

Strategy 8.b Require walkways along all new streets within the City.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*



## **Appendix B City of Tonganoxie Comprehensive Plan Goals, Objectives, and Strategies**

**Objective 9** Promote the repair of existing curbs and sidewalks and the construction of curbs and sidewalks where they do not currently exist.

Strategy 9.a Create a plan for constructing, improving or replacing sidewalks within the city.

*Timeline: 2011-2012*

*Responsible Parties: City Staff*

### **COMMUNITY FACILITIES & SERVICES GOALS**

**Goal:** To provide a high level of governmental and civic services and facilities to sustain and enhance the quality of life within Tonganoxie and the Planning Area.

**Objective 1** Ensure that all improved properties connect to public sewer and public water systems, in all locations where either or both systems are available.

Strategy 1.a All new construction within the City limits shall be connected to the municipal waste disposal systems. Exceptions only upon recommendation and approval of the City Engineer.

*Timeline: Ongoing*

*Responsible Parties: City Staff*

**Objective 2** Utilize the provision of public services as a technique for encouraging future land development patterns that promote efficiency.

Strategy 2.a Refer to Service Area Maps when considering annexations and extension of services.

*Timeline: Ongoing*

*Responsible Parties: City Staff*

Strategy 2.b Formulate annexation incentive plan.

*Timeline: 2011-2012*

*Responsible Parties: Planning Commission*

**Objective 3** Maintain, improve and expand existing infrastructure systems to preserve and upgrade the economic value of neighborhoods and development.

Strategy 3.a Expand and upgrade of the Municipal Wastewater system as needed to support existing and future growth.

*Timeline: Ongoing*

*Responsible Parties: Governing Body*

Strategy 3.b Provide additional water supply and water treatment system(s) as needed to support existing and future growth.

*Timeline: Ongoing*

*Responsible Parties: Governing Body*

**Objective 4** Maintain relationships with all utility providers for the City to coordinate future expansion and improvements to the City.

Strategy 4.a Initiate a yearly utility providers meeting to discuss future expansion and needs.

*Timeline: Ongoing*

*Responsible Parties: Utility providers, City Staff*

## **Appendix B City of Tonganoxie Comprehensive Plan Goals, Objectives, and Strategies**

### Objective 5    Ensure that all public sites and buildings are kept attractive and maintained.

Strategy 5.a    Establish two city-wide clean-up days for all publicly-owned parks and open space areas to foster public involvement and ‘ownership’ of public facilities. Combine dates with event such as city-wide barbecue.

*Timeline: Spring and Autumn beginning in 2009*

*Responsible Parties: Recreation Commission, Civic Club, Chamber of Commerce, Tree Board*

Strategy 5.b    Prepare a redevelopment plan and/or beautification plan for all four corners of the US 24/40 Hwy intersection at 4<sup>th</sup> Street.

*Timeline: 2009-2010*

*Responsible Parties: City Staff, Planning Commission, City Council*

Strategy 5.c    Use low maintenance, native plants and other materials in public parks and open spaces.

*Timeline: Ongoing*

*Responsible Parties: Tree Board, Recreation Commission, Master Gardeners*

Strategy 5.d    Locate public uses away from districts where they would be an intrusive presence and place them in districts where they would fit better, such as industrial or commercial districts.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission*

### Objective 6    Promote a system of community recycling.

Strategy 6.a    Support and promote recycling activities in the community.

*Timeline: Ongoing*

*Responsible Parties: Chamber of Commerce*

Strategy 6.b    Proclaim May 1, International Save The Earth Day, as a special collection day within the City of Tonganoxie.

*Timeline: On-going*

*Responsible Parties: Chamber of Commerce*

Strategy 6.c    Encourage recycling of materials in all City departments.

*Timeline: Ongoing*

*Responsible Parties: City Staff*

### Objective 7    Support and encourage the development and construction of community facilities to meet social needs such as community centers, sports and playing fields and specialized activity areas for public use.

Strategy 7.a    Encourage the designation of land for future school system growth and the construction of neighborhood schools as population growth and educational needs warrant the need for new elementary level facilities.

*Timeline: Ongoing*

*Responsible Parties: Planning Commission, School Board*

Strategy 7.b    As new facilities are built, adaptive re-use of existing structures is strongly encouraged to maintain the fabric of existing neighborhoods.

*Timeline: On-going*

*Responsible Parties: School Board, Chamber of Commerce, Civic Club, Historic Preservation Society*

## **Appendix B City of Tonganoxie Comprehensive Plan Goals, Objectives, and Strategies**

Strategy 7.c Encourage adaptive re-use of significant structures in the City to include commercial and industrial buildings.

*Timeline: On-going*

*Responsible Parties: School Board, Chamber of Commerce, Civic Club, Historic Preservation Society*

Strategy 7.d Initiate planning design for a City-wide community center facility when the projected population level reaches 7,000.

*Timeline: 2011*

*Responsible Parties: Governing Body, Recreation Commission*

**Objective 8** Encourage the location and development of residential and social facilities and policies to meet the needs of elderly and special needs residents of the City.

Strategy 8.a Determine the number and type of 'special needs' recipients in the planning area.

*Timeline: Initiate in 2009*

*Responsible Parties: School Board, Council on Aging, Civic Club*

Strategy 8.b Work with local agencies to formulate a plan for fulfilling those needs when possible and within a reasonable area.

*Timeline: 2011-2012*

*Responsible Parties: School Board, Council on Aging, Civic Club*



## **APPENDIX B: PROJECTED TIMELINE**

For Completion of Strategies Listed in Appendix A

### **Goal Categories:**

EP	Environmental Protection	C&O	Commercial & Office
P/OS	Parks & Open Space	ID	Industrial Development
BE	Built Environment	TR	Transportation & Roads
RA	Residential Areas	CF&S	Community Facilities & Services

### **YEAR 2009-2010 ACTIVITIES**

- Prepare a redevelopment plan and/or beautification plan for all four corners of the US 24/40 Hwy intersection at 4<sup>th</sup> Street (CF&S, 5.b) *City Staff, Planning Commission, City Council*
- Identify future sites for use as public facilities, parks, and open spaces. (P/OS,9.a; P/OS,9.b; P/OS,12.a) *City Staff: Planner, Superintendent, Administrator*
- Work with developers in establishing a policy for provision of parks and other public amenities such as recreation areas and schools in new, large-scale developments. (P/OS,7.a) *Staff: City Planner, City Administrator*
- Work to establish an interconnecting network of walkway/bikeways for all community parks and large neighborhoods within the City limits. Pocket parks or linear parks may be incorporated within this system (P/OS,7.b; P/OS,10.a; P.OS,10.b; TR,7.a) *City Staff: Planner, Superintendent, Engineer*
- Work with the Recreation Commission to designate specific routes within the city as bikeways. (TR,7.b) *City Staff: Superintendent, Chief of Police*

### **Planning Commission**

- Planning Commission to work with the Rec Commission on developing a strategies for adding the needed amount of park space and facilities to the City to match the population growth as recommended by the National Recreation and Parks Association. (P/OS,4.a; P/OS,5.a; P.OS,11.a) *City Staff: Planner, Superintendent*
- Implement Zoning and Subdivision Regulations reflecting the stated goals of Vision 2020. *City Staff: Planner, Engineer, Superintendent, Attorney*
  - Zoning Regulations:
    - Bicycle lanes and walkways (TR,7.c; TR,8.b)
    - Buffering between residential development and arterial roads (RA,10.a)
- **Recreation Commission.** Input desired from the Recreation Commission on all of the following issues. (P/OS,2.c; P/OS,3.b; P/OS,7.a) *City Staff: Planner, Engineer, Superintendent, Administrator*
  - Maintenance, expansion and redevelopment of existing parks
  - Development of future parks, walkways, trails and bike paths
  - Establish an annual review meeting concerning existing and future parks and open space that includes all volunteer and civic groups in the city.
- **Developers.** Request input from developers in formation of policies affecting the dedication of land in new subdivision for public purposes. (P/OS,7.a; CF&S,7.a; P/OS,3.a; P/OS,11.b) *City Staff: Planner, Administrator*



## **Appendix B Goals of the Comprehensive Plan and Implementation Schedule**

- **Database(s) Development.** City Staff to work with various groups to develop a database on all parcels within the City Limits. The database information can then be used to create datasheets and maps for use by local realtors, developers and builders, the Chamber of Commerce, area Economic Development groups, and City Staff. Information to be contained in the database(s) as follows. (C&O,1.a)

### **YEAR 2011-2012 ACTIVITIES**

- Develop an incentive program for annexation purposes. (BE,5.a; CF&S,2.b) *City Staff: Administrator, Engineer, Planner, Superintendent*
- Work toward the formation of a joint city-county planning group or initiative to review proposed development and set policy concerning environmental issues within the Planning Area. (BE,3.a; BE,6.a) *City Staff: Planner, Administrator, Attorney. County Entities: County Planner, County Planning Commission, County Commissioners*
- Initiate a joint task force with Leavenworth County to formulate methods by which all development within the Planning Area may contribute to park development for the area. (P.OS,8.b) *City Staff: Planner*
- Create a map depicting future street upgrades or additions for the years 2005,2010, 2015, and 2020. (TR,3.a)
- Create a capitol improvement plan for constructing, improving or replacing sidewalks within the city. (TR,8.a) *City Staff: Administrator, Engineer, Superintendent*
- Determine the number and type of 'special needs' recipients in the planning area and work with local agencies in fulfilling those needs within a reasonable area. Also need to formulate a plan for financing such needs. (P/OS,5.a; P/OS,5.b; CF&S,8.a; CF&S,8.b)

### **Planning Commission**

- Review and revise the Zoning and Subdivision Regulations to reflect the stated goals of Vision 2020. *City Staff: Planner, Engineer, Superintendent, Attorney*
  - Create a cluster development zoning district with minimum open space requirements (RA,3.b).
  - Develop specialized overlay zoning for infill development within the city (RA,6.a; BE,2.a)
  - Direct industrial development adjacent to or with immediate access to arterial streets (ID,2.a)
  - Limit access/curb cuts to collector and arterial streets (TR,2.a)
- **Historic Preservation Society.** Staff to work with the HPS in developing a formal listing of significant structures and sites that have been figurative in the development of Tonganoxie. (BE,4.a) *City Staff: Planner, Attorney*
- **Downtown Property Owners.** Suggest the formation of a property owners organization for businesses located in the downtown area. Group can be used to strengthen the economic viability of the area. (C&O,7.c) *City Staff: Planner*
- **Historic Society, Downtown Property Owners.** Initiate a movement to have the downtown area declared an historic district by the local historic society. Another consideration would be to establish an environs area around historic structures. (C&O,7.a; BE,4.c) *City Staff: Planner*



**YEAR 2013-2014 ACTIVITIES**

- Create a Comprehensive Storm Water Management Plan for the City. (EP,4.b)
- Identify areas where street trees are feasible (EP,5.a)

**Planning Commission**

- Review and revise the Zoning and Subdivision Regulations to reflect the stated goals of Vision 2020 (RA, 8.c). *City Staff: Planner, Engineer, Superintendent, Attorney*
  - Adopt regulations for street trees in future development (EP,5.b)
  - Amend Zoning Ordinance regulations to encourage the use of development techniques that perpetuate the small town image (BE,7.b)
- **Tree Board.** Input is desired from the Tree Board on all issues that concern the landscaping of City owned property to include street rights-of-way. (EP,5.b)
- **Database(s) Development.** City Staff to work with various groups to develop a database.
  - Create maps to identify areas to protect or are unsuitable for development (EP,2.a; EP,2.b; P/OS,13.a).

**ONGOING ACTIVITIES**

- Arrange yearly workshops for the Governing Body and the Planning Commission to explore various concepts in planning. (RA,1.c) *City Staff: Planner*
- Adopt and update the City Municipal Code to address life and safety issues as well as safe building practices. (RA,8.a) *City Staff: Administrator, Codes Inspector, Chief of Police, Fire Chief*
- Encourage recycling in all city departments. (CF&S,7.a) *City Staff: All*
- Expand and upgrade the water treatment system to support existing and future growth. (CF&S,1.b) *City Staff: Administrator, Engineer, Superintendent*
- Expand and upgrade the Municipal Wastewater system to support existing and future growth. (CF&S,5.a) *City Staff: Administrator, Engineer, Superintendent*
- Continue maintaining close contact with utility providers through plat meetings. An annual meeting should be initiated to discuss future expansion and upgrading planned by both the City and the utility provider. (CF&S,4.a) *City Staff: Administrator, Planner, Engineer, Superintendent*
- Update Extended Service Area Maps for use in annexation and development issues. (BE,5.b) *City Staff: Planner, Engineer*
- Update the Future Land Use Map to identify suitable areas for various types of development. (RA,2.a; CF&S,7.a) *City Staff: Planner, Superintendent*
- Maintain a map depicting the location of vacant, developable lots in the city and planning area. Separate maps should be created for residential, commercial and industrial uses. (RA,5.a; C&O,2.a)
- Require new developments to contribute toward street improvement needs. (TR,1.a)
- Review and revise the Floodplain Plan every five years.
- Initiate planning design for a City-wide community center facility when the projected population level reaches 7,000. (CF&S,7.c)
- Use low maintenance, native plants and other materials in public parks and open spaces (CF&S,5.c).



## **Appendix B Goals of the Comprehensive Plan and Implementation Schedule**

- Locate public uses where they are compatible with surrounding uses and will not have an intrusive presence (CF&S,5.d)
- Promote the development of a wide range of housing options in new developments (RA,11.a)
- **School Board, Chamber of Commerce, Civic Club, Historic Preservation Society.** Joint effort for adaptive reuse of existing structures to include significant commercial and industrial buildings, schools and parks. (CF&S,7.b) *City Staff: Planner, Engineer, Attorney, Superintendent*
- **Historic Preservation Society.** Nominate eligible structures for either the State Historic List or the National Trust for Historic Preservation. (BE,4.b) *City Staff: Planner, Attorney*

### **Planning Commission**

- Implement Zoning and Subdivision Regulations reflecting the stated goals of Vision 2020.  
*City Staff: Planner, Engineer, Superintendent, Attorney*
  - Protect the ambient air, soil, and ground and surface waters (EP,1.b)
  - Restrict uses that pose a risk to public health and welfare (EP,1.c & 1.f)
  - Promote new residential development options: infill, cluster, elderly/disabled, and large lot development (RA,1.a; RA,1.b; RA,3.a)
  - Promote the use of high quality signage (C&O,5.a)
  - Require screening of storage and accessory uses in commercial and industrial districts (ID,1.b)
  - Implement a hierarchy for aesthetic purposes in industrial park development (ID,1.c)
  - Require adequate parking (TR,6.a)
  - Require alternate access routes for development along Highway 24-40 (TR,4.a)
  - Require traffic deterrent designing for residential areas (TR,5a)
  - Require sidewalks in all new residential and commercial development (C&O,6.a)
  - Require that all multi-family developments to be connected to the proposed connected walkway/bikeway system. (RA,2.b)

### **Governing Body.** Various issues as follows:

- Declare 2 civic clean-up days for all publicly-owned parks and open space areas to foster public involvement and 'ownership' of public facilities. Combine dates with an event such as a citywide barbecue. Set dates for spring and autumn. Involve various civic groups such as the Recreation Commission, Civic Club, Chamber of Commerce and the Tree Board (CF&S,5.a)  
*City Staff: Superintendent, Planner*
- Proclaim May 1, International Save The Earth Day in Tonganoxie. Set up a special recycling collection and combine with various information on the benefits of recycling. Set up in conjunction with various civic groups such as the Chamber of Commerce, Recreation Commission, Civic Club and the Tree Board. (CF&S,6.b) *City Staff: Planner*



## **Appendix B Goals of the Comprehensive Plan and Implementation Schedule**



### **Retail Commercial Development Plan**