

2022 ADDENDUM to the Comprehensive Development Plan for the Towanda Area, Kansas: 2009—2013

Planning Goals for Towanda

Communities that recognize and specify their own common goals establish a basis for becoming the kind of place in which people wish to live, work, and find cultural and social satisfaction. Goals provide a framework for efficient decision-making. Clearly defined goals make it possible to determine mutually recognized priorities and allow resources of time and money to be invested in community needs in an organized and productive manner.

Planning goals take into account not only the physical needs of a community but also its social, economic, and governmental needs. A set of goals that are reasonable and well-grounded, yet also purposeful and ambitious, can help frame policies and focus decision-making. Meaningful goals will help Towanda establish a unique identity that will distinguish it from other communities, and enhance its ability to compete for residents, resources, and economic development.

As part of the process of developing the Comprehensive Development Plan 2009-2013 for the Towanda Area Kansas the city of Towanda included a Community Questionnaire. The opinions of Towanda area residents were solicited through a questionnaire distributed to every utility customer within the City. The results were used in formulating the goals for the Comprehensive Development Plan 2009-2013.

For the Towanda Comprehensive Plan Addendum, in January of 2024, seven hundred fifty-four (754) surveys were sent out to every household within the city. This survey contained questions pertinent to the Comprehensive Plan and the City Capital Improvement Plan. A total of 44 paper copies were returned and a total of 80 surveys were completed online for the sum of 124 total surveys completed with a good return rate of just above 16 %. The tabulated results of the Community Questionnaires are available to the public at Towanda City Hall.

Goals from the Comprehensive Development Plan 2009-2013 were reviewed by the Planning Board at the March 2024 Regular Meeting in preparation for the public hearing scheduled for April 1, 2024.

The goals that remain relevant, the results of the 2024 survey along with input from City Staff and the Planning Commission were compiled as the Towanda Comprehensive Plan Addendum Goals. A majority of the original goals were kept and carried into the 2022 ADDENDUM as the Planning Board found them still very relevant to the city and reflected the input from the latest residential survey. Goal revision for the 2022 ADDENDUM to the Comprehensive Plan for the Towanda Area, Kansas: 2009-2013 is as follows **with the goals added or revised in bold type.**

Economy

Original goals were kept along with the addition of the following goals:

Consider the attraction of commercial business for the area zoned commercial along K-254 Highway.

Initiate a program to encourage the improvement of building fronts in the downtown area providing access to revitalization programs offered by the state.

Maintain the downtown area as the Central Business District by promoting the uses that strengthen the Central Business District.

2022 ADDENDUM to the Comprehensive Development Plan for the Towanda Area, Kansas: 2009—2013

Population

Original goals were kept and viewed as still very relevant with none added.

Housing

Original goals were kept and viewed as still very relevant with none added.

Land Use

Original goals were kept and viewed as still very relevant with none added.

Transportation

Original goals were kept with editing as follows:

The second goal was changed to read, **Maintain existing streets, and pave all new streets.**

The third goal, which related to the paving of intersections was removed to be included in the Capital Improvement Plan.

The following goals were added:

Address the need for bike and walking paths by creating designated bike paths, walking paths, and sidewalks where needed to safely move pedestrians to public facilities including parks, schools, recreation facilities, and swimming pool.

Develop facilities as needed including facilities that focus on pedestrian, bicycle, and other non-automobile modes of transportation utilizing any funding opportunities including State-sponsored funding relating to Safe Routes to Schools, Safe Streets and Roads for All, and Sidewalks and Trails Programs as well as others that are deemed relevant and needed.

Utilities and Storm Water Drainage

Original goals were kept with editing as follows:

The two following goals were removed and incorporated into the Capital Improvement Plan:

Continue with the manhole rehabilitation program thru the year 2011 spending 10,000 per year in rehabilitating manholes in the city.

Continue with the paving of intersections through 2011 spending \$30,000 per year subject to market replacing 4 per year as prioritized by a need for maintenance of streets.

The following goals were added :

Prepare for and address the aging water infrastructure system, including outdated and inadequate supply areas, in need of replacement, expansion, and upgrades.

Continue maintaining the lagoon system and plan for expansion and long-term sustainability of the lagoon system and any improvements to supply needed adequate capacity for sustained or increased growth and demand.

Maintain, protect, and continue to improve city drainage infrastructure.

The following goals were amended:

Plan for water and sewer infrastructure upgrades as population growth occurs, expanding the distribution systems in an efficient manner as development demands.

Community Facilities

Original goals were kept along with the editing as follows:

2022 ADDENDUM to the Comprehensive Development Plan for the Towanda Area, Kansas: 2009—2013

The first 3 goals were moved to Utilities and Storm Water Drainage

The following goals were amended and/or added:

Plan for upgrades, improvements, and replacement of the aging park facilities and city pool which are currently outdated and inefficient.

Develop new community facilities as needed and update existing ones with age-appropriate amenities utilizing any funding opportunities including State sponsored programs for getting people outside.

Create more City-sponsored programs to increase the use of public facilities.

Partner with the schools with events in community facilities and encouraging educational opportunities and attainment.

Plan implementation

The original goals were kept with none added. They were reviewed and deemed as still very relevant.

The resulting list of goals was then refined and prioritized by the Planning Commission and organized into categories by planning topic:

Economy	Transportation
Population	Utilities and Storm Water Drainage
Housing	Community Facilities
Land Use	Plan Implementation

2022 ADDENDUM to the Comprehensive Development Plan for the Towanda Area, Kansas: 2009—2013

PLANNING GOALS – Economy

Encourage the attraction of more local retail, service, and office business.

Support and promote the local businesses that exist.

Consider the attraction of commercial business for the area zoned commercial along the highway.

Maintain the downtown area as the Central Business District by promoting the uses that strengthen the Central Business District.

Encourage curb appeal improvement in the downtown Business District through the use of landscaping, improved lighting, and decorative art.

Continue to improve the downtown area with decorative benches for seating and receptacles for trash.

Hire a staff member whose sole function is economic development and City growth.

Encourage light industry rather than heavy industry to maintain the small town atmosphere on a case-by-case basis.

Initiate a program to encourage the improvement of building fronts in the downtown area, providing access to revitalization programs offered by the state.

Maintain and improve the downtown business district to reflect well on the City by promoting façade improvements and maintenance of existing buildings in the Business Districts.

Promote community events and festivals that encourage visitors to the city.

PLANNING GOALS – Population

Strive to attain a moderate population growth rate in a controlled moderate manner.

Attract more young families to the area to balance the diversity of the population.

PLANNING GOALS – Housing

Encourage construction of a variety of dwelling types to include single-family homes, duplexes, and other multifamily homes as well as types of senior housing to meet the various housing needs of the city.

Recognize the need for senior citizen housing to help them remain in the community.

Actively recruit an assisted living/nursing home in the city of Towanda.

Enforce various City construction and sanitation codes to maintain the quality of the local housing inventory, eliminate negative environmental conditions, and preserve the tax base.

Cooperate with the County on enforcement of construction and sanitation codes in the City and in the Planning Area.

Maintain and protect residential property values.

PLANNING GOALS – Land Use

Plan and guide the development of land into desirable and efficient patterns consistent with long-range, of community goals and developmental influences.

2022 ADDENDUM to the Comprehensive Development Plan for the Towanda Area, Kansas: 2009—2013

Recognize the various developmental limitations posed by physical and man-made features, especially those relating to the sewer service area and flood plains.

Concentrate urban development in and around the City to avoid scattered “urban sprawl” and thereby maximize the efficiency and economy of providing utilities and community facilities and services.

Preserve good farmland from the intrusion of unnecessary non-farm uses which detract from the productivity and amenities of the rural area.

Preserve throughout the Planning Area those natural and unique settings of woodlands, creeks, and natural drainage ways that in addition to their environmental benefits also serve as buffers between land uses and provide a visual amenity to the urban scene,

Protect the character and quality of residential areas from the intrusion of incompatible land uses, unnecessary traffic, and negative environmental features.

Maximize development of the K- 254 Highway intersections for commercial purposes with appropriate frontage roadways.

Emphasize visual aesthetics to include entryways to the city parks, open spaces, greenways, and manmade “buffers” and screening between residential and nonresidential land uses.

Utilize the concept of “urban forestry” to encourage the planting of appropriate trees on public and private land.

PLANNING GOALS – Transportation

Classify and delineate the function, location, standards, and methods of financing for local, collector, and arterial streets.

Maintain existing streets and pave all new streets.

To maintain streets and drainage consider the need for curb and gutter where it is most feasible until a complete plan can be proposed to curb and gutter the entire City.

Address the need for bike and walking paths, by creating designated bike paths, walking paths, and sidewalks where needed to safely move pedestrians to public facilities including parks, schools, recreation facilities, and the swimming pool.

Develop facilities as needed including facilities that focus on pedestrian, bicycle, and other non-automobile modes of transportation utilizing any funding opportunities including State-sponsored funding relating to Safe Routes to Schools, Safe Streets and Roads for All, and Sidewalks and Trails Programs as well as others that are deemed relevant and needed.

PLANNING GOALS – Utilities and Storm Water Drainage

Continue maintaining, the lagoon system and plan for expansion and long-term sustainability of the lagoon system and any improvements to supply needed adequate capacity for sustained or increased growth and demand.

Plan for water and sewer infrastructure upgrades as population growth occurs, expanding the distribution systems in an efficient manner as development demands.

Prepare for and address the aging water infrastructure system, including outdated and inadequate supply areas, for the need of replacement, expansion, and upgrades.

Develop a program to replace and update the city fire hydrants, and the water supply to them, finishing with a system of new paint colors identifying the pressure supplied to each of them.

2022 ADDENDUM to the Comprehensive Development Plan for the Towanda Area, Kansas: 2009—2013

Maintain an assured water supply.

Maintain, protect, and continue to improve city drainage infrastructure.

PLANNING TASKS – Community Facilities

Plan for more additional space as needed for City Hall, Fire Department, and Maintenance Facilities.

Plan and develop more Park areas as needed for recreational programs designed to meet the future needs of the entire city

Plan for upgrades, improvements, and replacement of the aging park facilities and city pool which are currently outdated and inefficient. Install modern equipment at all facilities to increase their appearance and usefulness and thus increase usage.

Create more city-sponsored programs to increase the use of public facilities/amenities.

Partner with the schools with events in community facilities & encouraging educational opportunities and attainment

Continue to work with the Circle School District on making school athletic facilities available to all residents and creating after-school programs

Continue to support the city recreational program that provides a variety of recreation opportunities.

Develop new Community Facilities as needed and update existing ones with age-appropriate amenities utilizing any funding opportunities including any state-sponsored programs for getting people outside.

PLANNING GOALS & TASKS – Plan Implementation

Adopt and maintain the Comprehensive Development Plan document as a guide for future development of the Planning Area

Maintain City Zoning Regulations to guide developmental activities according to the future land use plan element.

Maintain City extra-territorial Subdivision Regulations to ensure the coordinated design of new developments and to guarantee the provision of all necessary public improvements.

Encourage citizen participation in open meetings as part of the decision-making process in planning and land use regulations.

Review and select various types of codes that would protect the quantity of the housing inventory and eliminate environmental concerns

Enforce City and Zoning Codes to improve the appearance, safety, and health of the community.

Continue to annex future contiguous urbanizing property.

Update and maintain an annual review of the Capital Improvement Program as part of the budgetary process to carry out orderly long-range financing for public improvements.

Pursue a community and economic development program.