

The logo features a stylized brown 'O' with a green wheat stalk inside it. Below the 'O' is a green wavy line representing a field. To the right of the 'O' is the word 'KANSAS' in green, followed by 'ogden' in large brown letters, and '2040' in green. Below 'ogden' is the text 'COMPREHENSIVE PLAN' in green. At the bottom right is the date 'March 2021' in green.

KANSAS  
ogden 2040  
COMPREHENSIVE PLAN  
March 2021







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*March 2021*

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# Introduction and Background

Over a decade ago, Ogden residents, staff, elected officials, and stakeholders worked together to develop a comprehensive plan that addressed numerous opportunities and issues facing the community. This plan contained over 60 recommended objectives to achieve positive long-term change. In the decade since this plan was adopted, there has been progress but many of the issues facing the City of Ogden have remained the same. This document is an update to the 2010 plan and is intended to serve as a vision and blueprint for Ogden's future physical, economic, and social development over the next 20 years.

In order to lift this plan off its pages, it is paramount that strides are made to move this plan into the implementation process. Certain implementation actions within the Ogden Comprehensive Plan require technical action; however, there are several components of this plan that can only become reality if Ogden residents, staff, elected officials, and stakeholders invest their time and efforts to shape the overall quality of life in the place they call home.

## Community Vision for Ogden in 2040

In the year 2040, the City of Ogden, Kansas will boast a small-town atmosphere while retaining a unique Ogden identity. Ogden will be an affordable city to live and work and will showcase its quality recreation amenities and diverse downtown. The City's distinguishing assets of youth activities, an exceptional school, adjacency to Fort Riley, position along the Kansas River, and strategic and central location in the region will collectively ensure the City's viability for years to come.

## Community Values

The core of the Ogden Comprehensive Plan is the shared community values. These values describe what residents value today and what quality of life aspects they want to have throughout the next 20 years. These values define the community vision for 2040.

- *Ogden a place where you run into your neighbors, friends, and acquaintances at local businesses, parks, and the community center.*
- *Downtown Ogden is the heart of this community, active with a mix of small businesses, prime with opportunities.*
- *Ogden is known for their exceptional school(s).*
- *Ogden features family-friendly events that gather the community.*
- *Ogden is a military-friendly community courtesy of its on-going relationship with Fort Riley.*
- *Ogden is committed to promoting housing options across the income spectrum for its residents.*

# The Purpose of a Comprehensive Plan

## Comprehensive Plans

### Comprehensive Plans in General

A comprehensive plan is a living document that represents a community's hopes, dreams, and aspirations for itself in the future. These plans consist of goals and policies that serve as a guide for growth and development from the present into the future.

### The Ogden Comprehensive Plan

The Ogden Comprehensive Plan is intended to be used by property and business owners, developers, city staff, and local decision makers, to help guide and inform development, planning, intergovernmental coordination, and land use decisions so that they secure the vision for Ogden within the next 20 years.

## Six Core Goals of the Comprehensive Plan

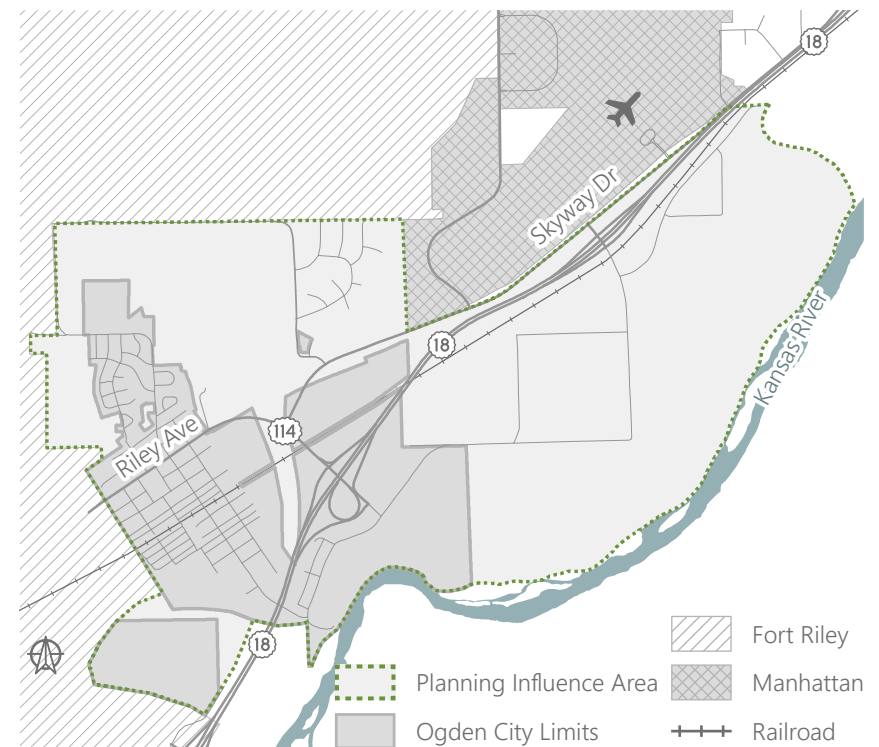
The following statements describe Ogden's core planning values or goals. These shape the physical environment, economic vitality, and livability of Ogden. In turn, they inform key actions that Ogden will implement to carry out the community vision:

1. Prioritize quality, livable neighborhoods
2. Provide excellent community spaces and infrastructure
3. Foster downtown economic growth
4. Create a connected transportation system for all users
5. Market community assets and celebrate Ogden's unique identity
6. Communicate and coordinate locally and regionally

## Ogden's Planning Influence Area

The Ogden Planning Influence Area boundary is simply an influence area that includes areas beyond the existing city limits. The areas could be considered for future annexation, extraterritorial zoning, and development but should **not** necessarily be thought of as where Ogden should or will expand their boundary in the future. Ogden's planning area is bound by Fort Riley and the Manhattan Urban Area Planning Board's jurisdictional boundary.

▼ Figure 1: Ogden's Planning Influence Area





# The Comprehensive Plan Process

## Plan Process

There were two-phases of the Ogden Comprehensive Plan planning process. The first involved community input through a community-wide survey and data collection on the current and historical conditions of Ogden. The data collected focused on local demographic and economic trends. Details of these findings are located under the Community Profile section of this chapter.

The second phase of this planning process put the community input and data to use by establishing the community values, vision, goals, and implementation actions. These components of the plan factored in what had previously been done in the last comprehensive plan and were inspired by what survey respondents prioritized in the community-wide survey. The core aspects of this plan were brought to the public for an open house in early March. The feedback provided from these events helped solidify the comprehensive plan vision statement, community values, goals, and implementation actions.

Throughout the planning process, stakeholders could check on the progress of the plan at [www.ogdenkscompplan.com](http://www.ogdenkscompplan.com). This website offered information about what a comprehensive plan is, a full summary of the community-wide survey results, and the presentation slides from Steering Committee meetings.

## Community Engagement

The Ogden community helped shape much of this plan and provided valuable input through the following methods:

- **Community-Wide Survey**

As a way of gathering feedback from the community, an online survey was available between October 6 and December 11, 2020. Survey respondents provided information on their values, aspirations, and greatest areas of concern. There were 70 responses collected (approximately 5% of the Ogden population). Surveys were also available at City Hall for those without internet access but there were not any received this way. The number of respondents was comparable to the 65 responses received during the 2010 planning process. A summary of responses can be found in Appendix A.

- **Steering Committee**

A group consisting of residents, city staff, business owners, and other stakeholders who met biweekly to provide valuable input, feedback, and review initial ideas about the Comprehensive Plan.

- **Community Meeting**

A community meeting regarding the comprehensive plan was held on March 10, 2021 at 7:00p.m. There were two residents who attended and no comments were made. Materials for this meeting are provided in Appendix A.

## Updates Since the Last Plan

The most recent comprehensive plan for the City of Ogden was adopted in 2010. Even after 10 years, much of the plan is still applicable today. However, the accomplishments over this 10 year period are worth mentioning:

- **Transportation: Work with community organizations to advertise public transit options to Manhattan and other destinations (7.07)**

The Flint Hills Area Transportation Agency (ATA Bus) debuted the K-18 Connector in August 2018. The primary focus of this route is to connect people to employment and service opportunities between Ogden and Manhattan. This bus route provides access to Ogden by stopping at the Ogden Community Center.

- **Transportation: Inventory where walks disconnect throughout neighborhoods (7.13)**

Through the Ogden Safe Routes to School Phase 1 Addendum, a map of needed sidewalk improvements was outlined along with an engineering-level budget so that the City of Ogden can work towards making these connections a reality.

- **Community Services and Facilities: Update current town laws and ordinances for consistency with Kansas Statutes (9.01)**

The City of Ogden recodified their ordinances in July 2017. These ordinances are consistent with state law.

- **Community Services and Facilities: Provide ready, affordable access to City Ordinances both in hard copy and via the City Website (9.03)**

Hard copies of the ordinances are available at City Hall; a digital copy was uploaded and published on the City website in March 2020.

### ▼ Figure 2: Employees Work on Riley Avenue Improvements

Photo provided by the Flint Hills Metropolitan Planning Organization.



## Past Plans and Studies

The following list of plans and studies provide a summary of planning initiatives in the Flint Hills region that pertain to Ogden. These documents provided background to this plan.

### Local Plans

- **The City of Ogden Comprehensive Plan (2010)**

This Plan created by BRR Architecture has been the guiding policy document for the City of Ogden for over a decade. It highlights 66 plan strategies in eight topic areas that include land use, urban design, housing, parks, transportation, infrastructure, community services, and economic development. This plan provides information on the current state of Ogden in 2010 and forecasts what the community could look like in 2020.

- **Ogden Safe Routes to School (2017)**

Safe Routes to School (SRTS) is a federally funded program that strives to create a safe environment for children to walk and bike to school. The program was widely supported by multiple community groups and entities including but not limited to the City of Ogden, the Ogden Elementary School, Parent Teacher Association (PTA), the Site Council, Flint Hills Regional Council, Flint Hills Metropolitan Planning Organization (MPO), and others. In 2017 a Ogden SRTS project team oversaw the creation of this plan with the MPO and City of Ogden serving as the project leads. Site visits were conducted to identify current conditions. The MPO coordinated meetings with Ogden Elementary School, the PTA, and the public to explain the program and to gather information. This allowed for Ogden's unique needs to be addressed.

- **Ogden South Parks Master Plan**

In partnership with Kansas State University, the City of Ogden adopted a Parks Master Plan for the park space and field located near Sixth Street and Walnut Street.

- **Revitalizing Riley Avenue (2018)**

Community-driven efforts beginning in 2015 led to the prioritization of revitalizing Ogden's main street, Riley Avenue. As the most heavily trafficked street in Ogden, safety and aesthetics were at the forefront of this plan which was created in partnership between residents, the City of Ogden, Kansas State University, and the Flint Hills Metropolitan Planning Organization. More information can be found in Appendix C.

### Regional Plans

- **Connect 2040: Long-Range Transportation Plan (2020)**

Connect 2040 is inclusive of all modes of transportation (driving, walking, biking, and public transit) and identifies transportation needs in the region over the next 20 years. The Flint Hills Metropolitan Planning Organization is responsible for updating this federally-required transportation plan every five years.

- **Eureka Valley — Highway K-18 Corridor Plan (2013)**

The Eureka Valley — Highway K-18 Corridor Plan is a joint planning initiative between the City of Manhattan, Riley County, and the City of Ogden. It establishes a vision along with goals, objectives, and action plans to promote the orderly growth and development in the Eureka Valley due to the realignment of Highway K-18 and expansion of the Manhattan Regional Airport.

- **Flint Hills Economic Development District Plan (2019)**

The Flint Hills Economic Development District is one of the most valuable designations in the Flint Hills region as it provides financial assistance to the region. A thorough plan for this district is a requirement of the Economic Development Administration. The Flint Hills Regional Council manages this plan and provides services to benefit the region, including providing guidance for this comprehensive plan.

- **Flint Hills Regional Growth Plan (2008)**

The Flint Hills Regional Growth Plan, created by the Flint-Hills Regional Task Force, predicted that various Department of Defense initiatives would heavily impact the regional population and economy. The goal was to conduct advanced planning and provide appropriate strategies for the affected communities. The Growth Plan encourages regional coordination, addresses questions of growth management, and identifies priorities and actions to address shortfalls.

- **Fort Riley's Strategic Plan — 2030 (2018)**

The Fort Riley Campaign Plan (CAMPLAN) 2030 functions as Fort Riley's roadmap to the future and a foundational document for planning, programming, and resourcing. It defines the overarching vision for this installation which is to ensure readiness to meet any combatant commander's requirement while maintaining Fort Riley as the best place in the Army to live, train at, deploy from, return home to, and retire. The CAMPLAN 2030 lines of effort represent a focused strategy to provide highly trained units to combatant commanders, a world class training and leader develop-

ment environment, and improve efforts within the community to support and care for Soldiers, their families, and our civilians.

- **Joint Land Use Study (2017)**

A Joint Land Use Study (JLUS) is a collective planning initiative involving an active military installation and the surrounding cities and counties. The Flint Hills/Fort Riley JLUS involved the local governments of Clay, Geary, and Riley counties; the cities of Grandview Plaza, Junction City, Manhattan, Milford, Ogden, Wakefield, and Riley; and Fort Riley representatives. It provides recommendations to reduce potential conflicts between the installation and surrounding areas while accommodating new growth and economic development, sustaining economic vitality, protecting public health and safety, and protecting the operational missions.

- **New Horizon: Education, Entrepreneurship and Environment in the Flint Hills (2013)**

Recognizing the need for a diversified regional economy, the Flint Hills Economic Development District, along with the help of a Citizen Strategy Committee, created a Comprehensive Economic Development Strategy to identify goals and actions which are meant to enhance the existing regional economy and cooperation.

- **Regional Connections Plan (2020)**

The Regional Connections Plan is a conceptual, long-range document intended to guide the development of a regional trail network from Wamego to Junction City. In Ogden, the Plan includes a trail along the Kansas River.

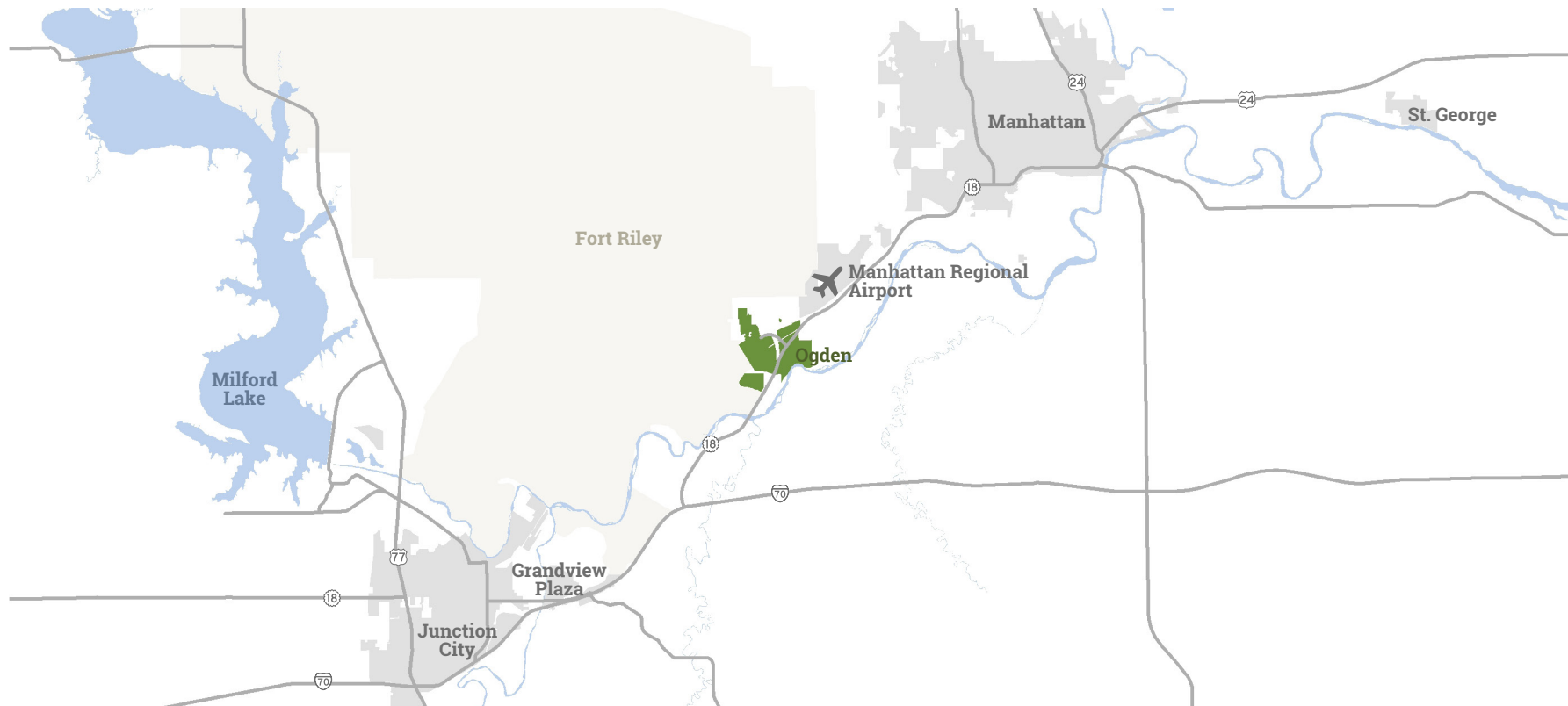
## Community Profile

### Regional Setting

The City of Ogden, Kansas is located within Riley County. The City is positioned along K-18, next to the Fort Riley Military Installation where Ogden serves as one of the main entry points. The City is conveniently located approximately five miles north of I-70. These two roadways provide a quick connection to the City of Manhat-

tan which is located only 10 miles to the northeast and the City of Junction City which is located 10 miles to the southwest. The City of Ogden, just north of the Kansas River, encompasses less than two square miles and continues to maintain a unique, small-town atmosphere.

▼ Figure 3: Ogden Within a Regional Setting





## The History of Ogden

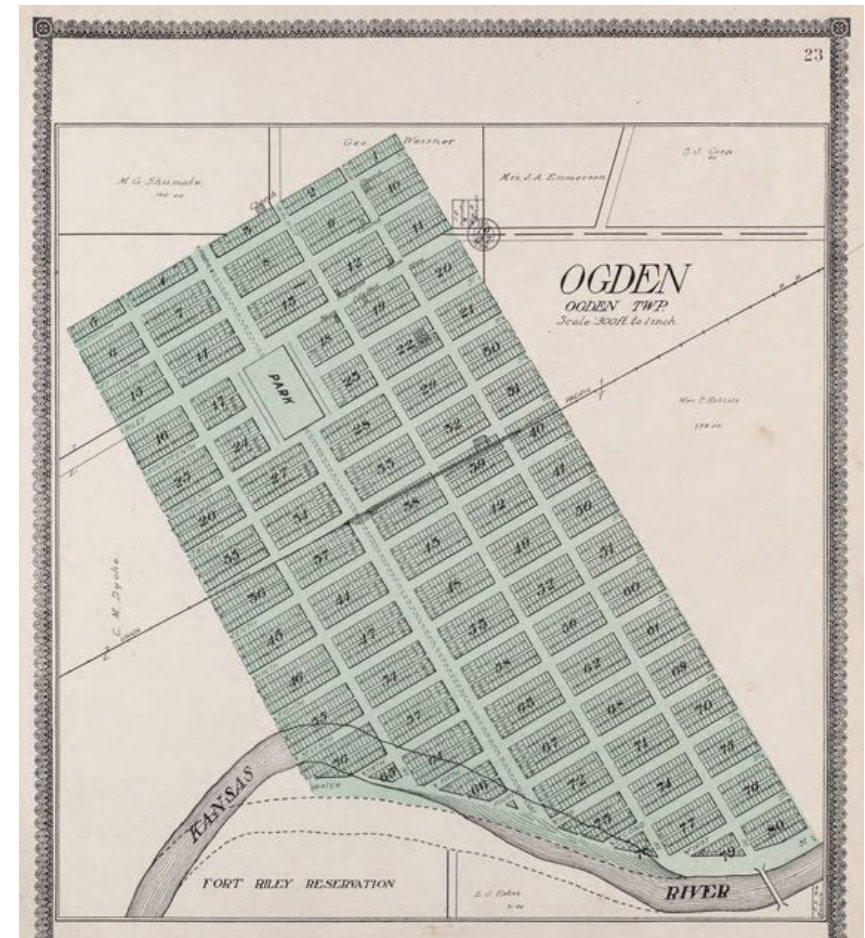
Ogden, Kansas, called the "last place on the map" in the 1860's was a one-street market town whose limestone buildings reflected the stolid German influence of Theodore Weichselbaum, pioneer merchant.

In 1852 the movement of caravans on the Santa Fe Trail and the encroachment of trappers so aroused the Indians that it became necessary to protect travelers. In October of that year, Maj. E. A. Ogden, Quarter Master at Fort Leavenworth, then the westernmost point, was ordered to select a suitable site for a station near the confluence of the Smoky Hill and Republican Rivers. Maj. R. H. Chilton and Troop B of the dragoons were the escort for the party, who named the site Camp Center. On July 26, 1858, it took the name of "Fort Riley." The buildings of the post were constructed under the supervision of Maj. Ogden who died at the fort of cholera in July, 1855. The City of Ogden was named in honor of Maj. Ogden.

During the first few years of Riley County's existence, a number of towns developed. Ogden in particular was settled in 1854 and received settlers from the defunct Pawnee. When Pawnee was destroyed, Ogden became the county seat of Riley County. In 1858, after a vote and a dispute, the County seat moved from Ogden to Manhattan. Ogden held the Federal Land Office from 1857–1859 which was later moved to Junction City. The Ogden Town Company was chartered by an act of legislature in 1857 and was laid out in lots. A 1909 map is showcased in Figure 4.

▼ **Figure 4: 1909 Map of Ogden**

Photo provided by the Library of Congress.





## Community Profile (Continued)

Understanding the past and present is crucial to any comprehensive plan process. This profile provides an overview of the existing conditions and analyzes demographic and economic influences that have shaped the built environment.

### Population

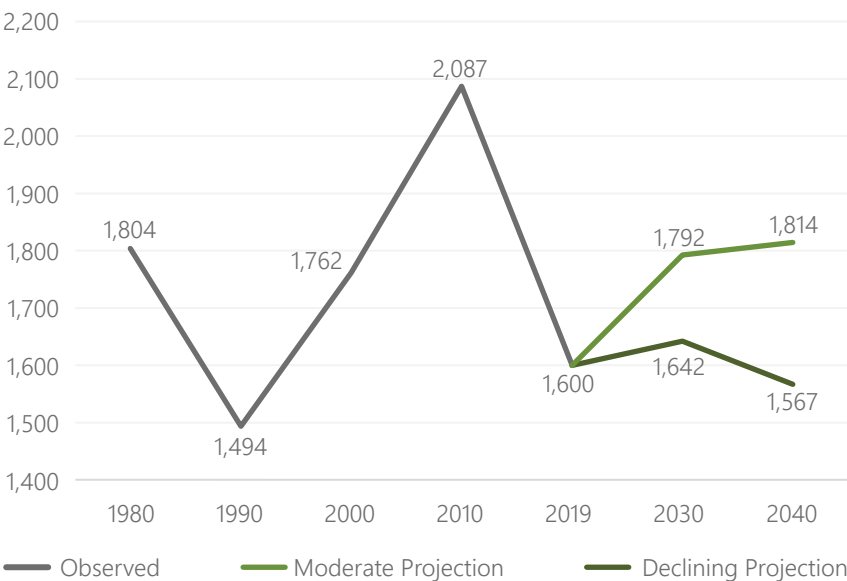
In 2019, Ogden reached an approximate population of 1,600, which was a significant decrease in population over the prior ten year period. The time period between 1990 and 2010 saw the greatest historical growth where the city increased in population by an average rate of 30 residents per year. However, the ebbs and flows of the population in Ogden is likely contingent on Fort Riley who welcomed the Big Red One home in the mid-2000s. Many soldiers, their families, and civilian employees live in Ogden (Table 1).

The future population of Ogden is dependent on a variety of factors. Based on historical trends, the City is not likely to see significant growth in population. In fact, it is projected that Ogden may reach as many residents as 1,800 in 2040 or there may be a slight decrease to around 1,500 residents. Maintaining the current population rates should be a priority for the city.

In addition to the population changes in Ogden, there have been a few noteworthy demographic patterns as shown in Table 2. For example, the number of households with children under the age of 18 indicates that young families are attracted to Ogden.

### ▼ Figure 5: Projected Population

Source: KU Institute for Policy & Social Research; U.S. Census Bureau



Please note: both the moderate and declining projections are based on geometric projections. The moderate projection is based on data from 1980-2019 while the declining population is based on 2000-2019 data.

### ▼ Table 1. Fort Riley Families and Civilians

Source: Fort Riley Fort Riley Analysis & Integration Office (3rd Quarter)

	2016	2018	2020
Military Families	145	120	121
Dept. of the Army Civilian	57	60	45

▼ **Table 2: Demographic Trends, 2000-2019**

Sources: KU Institute for Policy &amp; Social Research; U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

	City of Ogden			Riley County	Kansas
	2000	2010	2019 (Estimate)	2019	2019
<b>Population</b>	1,767	2,087	1,600	-	-
<b>Households</b>					
Number of households	678	823	707	-	-
Average household size	2.6	2.5	2.3	2.5	2.5
Households w/ children under 18 years	33.2%	43.3%	38.2%	25.6%	31.5%
Median household income	\$26,750	\$37,652	\$44,554	\$50,537	\$59,597
<b>Median Age</b>	26.7	26.5	29.2	25.1	36.7
<b>Educational Attainment</b>					
High School or equivalent	34.2%	32.5%	32.5%	21.2%	25.9%
Some college or associate's degree	36.1%	40.9%	40.9%	30.7%	31.7%
Bachelor's degree or above	10.1%	16.2%	16.2%	42.3%	33.4%
<b>Households</b>					
White	72.9%	71.7%	76.2%	76.5%	75.4%
Black	11.8%	10.8%	6.4%	6.1%	5.5%
Asian	2.0%	1.5%	2.7%	4.9%	2.9%
Other	0.7%	1.6%	0.0%	0.6%	0.9%
Two or more races	4.7%	5.0%	5.4%	3.6%	3.1%
Hispanic or Latino (of any race)	7.9%	9.4%	7.3%	8.3%	12.2%

## Community Profile (Continued)

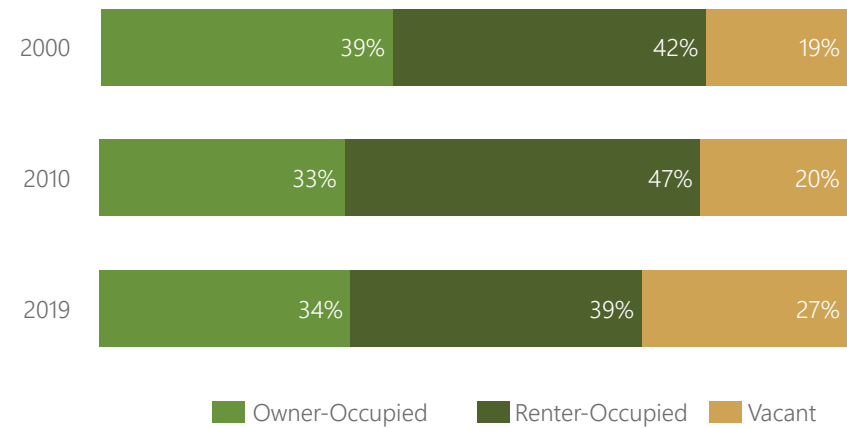
### Housing

Ogden offers a diversity of housing options in regard to both owner- and rental units as well as the type of housing units. Ogden has continuously had more renter-occupied units than owner-occupied units (Figure 6). The number of occupied rental units grew significantly between the 2000 and 2010 census. In fact, according to the 2010 Census Briefs: Housing Characteristics report published in 2011, the Manhattan, Kansas metropolitan area was the only metropolitan area in the United States where owners were outnumbered by renters. Ogden falls within this area. The high concentration of renters is likely attributed to Ogden's close proximity to Fort Riley and Kansas State University.

Figure 7 demonstrates that there is a variety of occupied housing units between single family homes, multi-family living, and mobile homes. Between 2010 and 2019, there was an 25% jump in favor of single family homes. In fact, in both the 2010 and 2020 community-wide survey, respondents wanted to encourage more single family residential development. This may explain why throughout the years the number of mobile homes in comparison to other housing unit types has dwindled.

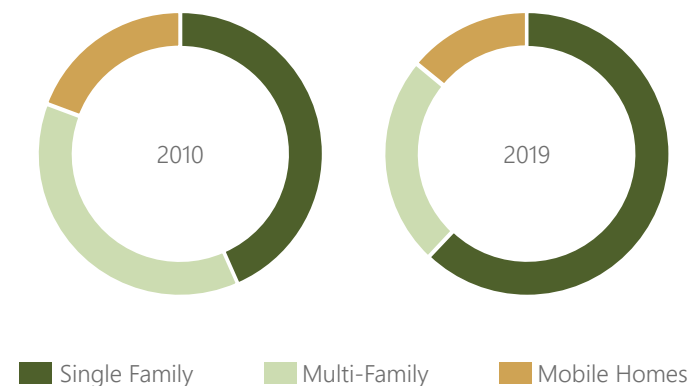
#### ▼ Figure 6: Housing Units by Tenure

Source: U.S. Census Bureau; 2015-2019 American Community Survey Estimates



#### ▼ Figure 7: Housing Unit Type

Source: U.S. Census Bureau; 2015-2019 American Community Survey Estimates



## Economy

Employment for Ogden residents is mostly positioned outside of the city limits with an exception for the commercial businesses located along Riley Avenue (Table 3). However, due to the commuting patterns of residents, Ogden has emerged as an attractive, affordable community in close proximity to Fort Riley, Manhattan, and Junction City.

It is evident that many Fort Riley soldiers call Ogden home; however, 40% of the civilian workforce is in the retail trade, educational services, health care, and social assistance industries (Table 4). Ogden is well positioned to attract jobs in certain sectors, especially along Riley Avenue and K-18.

▼ **Table 3. Inflow/Outflow of Jobs, 2005-2018**

Source: U.S. Census Bureau; Center for Economic Studies, LEHD: On the Map

	2005	2010	2015	2018
Live in Ogden/ employed elsewhere	100%	91.6%	88.8%	85.4%
Live in Ogden/ work in Ogden	0%	0.3%	0.5%	0.2%
Live elsewhere/ work in Ogden	0%	8.1%	10.7%	14.4%

▼ **Table 4. Civilian Employment by Industry, 2010 and 2019**

Source: U.S. Census Bureau; 2015-2019 American Community Survey Estimates

	2010	2019
Agriculture, forestry, fishing and hunting, and mining	0%	5%
Construction	11%	10%
Manufacturing	6%	7%
Wholesale trade	2%	3%
Retail trade	22%	19%
Transportation and warehousing, and utilities	6%	3%
Information	1%	1%
Finance and insurance, and real estate and rental and leasing	3%	6%
Professional, scientific, and management, and administrative and waste management services	14%	5%
Educational services, and health care and social assistance	21%	17%
Arts, entertainment, and recreation, and accommodation and food services	8%	8%
Public administration	6%	10%
Other services	0%	6%

## Flooding

Water plays an important role in the life of Ogden residents. This became abundantly clear during the Flood of 1993 from which new base flood maps were established for the City of Ogden. In 2010, a majority of the city limits were located in either the 100-year floodplain, 500-year floodplain, or the floodway (shown in Figure 8). However, when the Kansas Highway 18 (K-18) realignment occurred, there was a significant reduction in flood hazard areas. This is abundantly clear when comparing Figure 8 to the current flood hazard areas indicated in Figure 9.

**Development should be carefully considered in these areas.**

Floodplain and floodway development regulations are designed to protect residents from future flood losses and from worsening flooding conditions.

### Flooding Definitions

- **Floodway**

A floodway is the natural conduit for flood waters. It must remain open in order to allow flood waters to pass. When the floodway is obstructed by buildings, structures, or debris, the flood waters will back up resulting in greater flooding potential.

- **100-Year Floodplain**

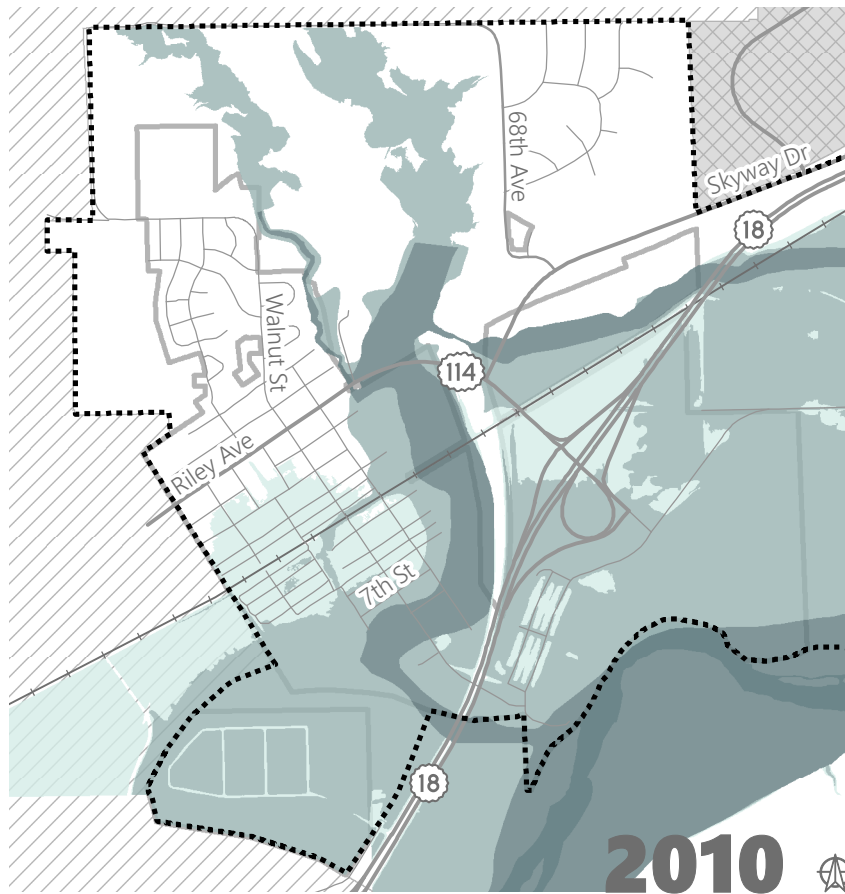
Several southern Ogden properties fall within the 100-year floodplain. Areas within this floodplain have a 1% probability of flooding in any given year.

- **500-Year Floodplain**

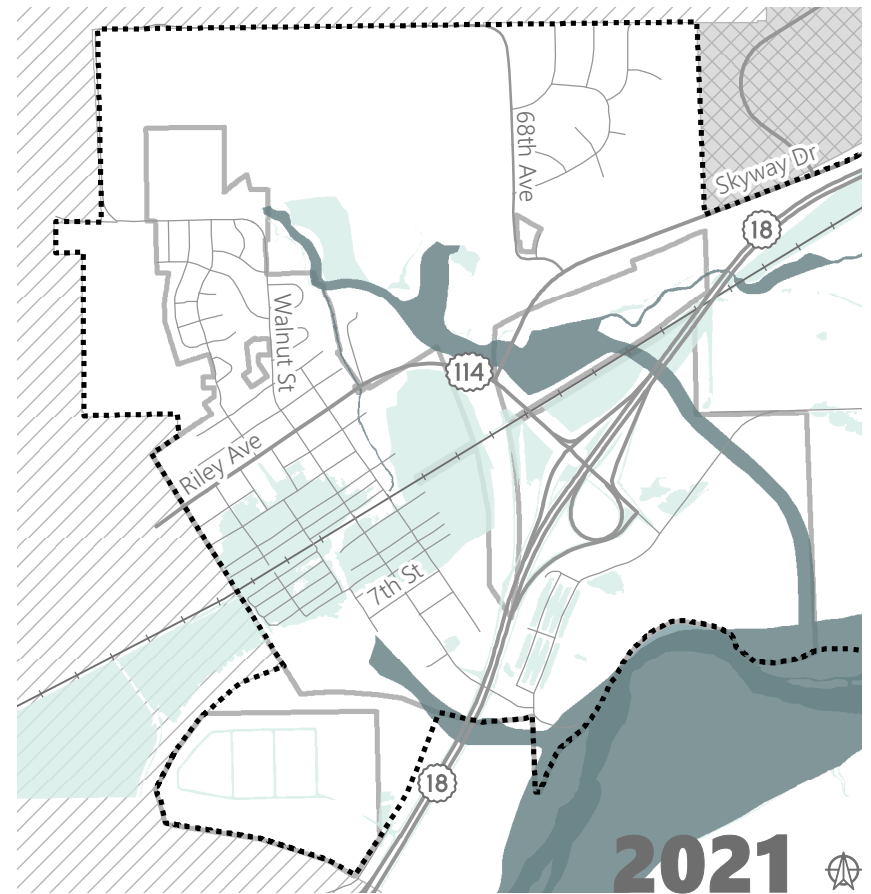
The 500-year flood zone is a designated area that has a 0.2% chance of flooding in any given year. The 500-year flood would likely be more catastrophic than the 100-year flood.

▼ **Figure 8: Flood Zones in Ogden, 2010**

Source: Kansas Department of Agriculture, Division of Water Resources

▼ **Figure 9: Flood Zones in Ogden, 2021**

Source: Kansas Department of Agriculture, Division of Water Resources





## Current and Future Land Use

Figure 11 represents an inventory of the Current Land Use in the planning influence area. This map provides a basis for the Future Land Use map depicted in Figure 12. The areas within the Future Land Use map do not provide specific land use designations for individual pieces of property. Instead, the Future Land Use map indicates locations where the city and county should support the development. This map is specific enough to provide guidance on land-use decisions, while having the flexibility to allow for creative, individualized approaches to land development that are consistent with the community's vision and goals. To understand these maps better, refer to page 19 for a scenario of how current land use, future land use, and zoning relate.

### Definitions

- **Single Family, Detached Residential**

The majority of land use in the City of Ogden is single family detached homes. These are stand-alone structures designed for occupancy by one or more people and living as a single household.

- **Single Family, Attached Residential**

Buildings attached horizontally with separate entrances such as duplexes or townhomes. These are designed for occupancy by two or more households living independently of each other and are individually deeded.

- **Multi-Family Residential**

Multi-family residential properties are occupied by two or more households living independently of each other. Multi-family residential properties are typically classified as apartments.

- **Manufactured/Mobile Homes**

Manufactured homes offer affordable housing to many residents within Ogden. By definition, manufactured homes are transportable structures in one or more sections. They are at least eight feet wide and 40 feet long when being transported. They are often built on a permanent chassis and are connected to utilities.

- **Agriculture**

Agricultural land is the most prevalent in much of the planning influence area. This land is primarily used for cultivating and raising crops and/or livestock but may also include the land used for stabling or training equines. Agricultural use also includes the land used for the storage of agriculture-related equipment and goods.

- **Commercial**

Commercial properties are primarily located downtown along Riley Avenue. They consist of a range of for-profit uses that include retail, offices, restaurants, storage facilities, and other services.

- **Mixed-Use**

Mixed-use structures contain residential units above a non-residential use such as a restaurant or store. These are desirable in the downtown district.

- **Industrial**

Industrial properties include the assembling, fabrication, finishing, manufacturing, packaging, or processing of goods.

- **Public/Semi-Public**

Public/Semi-Public land uses cover a variety of uses ranging from, schools to places of worship. These are located throughout the city and are located in both residential and commercial areas.

- **City Owned, Occupied**

City Owned, Occupied land uses are government facilities including City Hall and city storage facilities.

- **Parks/Open Space**

Parks are public sites with recreational amenities or open space. In Ogden, this primarily includes the Community Center and Ogden Fields. This use also includes cemeteries.

- **Utility**

Utility uses include sites and facilities that accommodate critical infrastructure, power generation, and electrical support towers.

- **Undeveloped/Vacant**

Vacant areas include land that is not currently in active use, but may be developed in the future.

- **City Owned, Undeveloped/Vacant**

Vacant land owned by the city will likely not be developed by 2040. These are typically lots that are undesirable for construction.

## Current and Future Land Use (Continued)

### Scenario: Current Land Use, Future Land Use, and Zoning

#### The Tract Today

Jane buys an 80-acre tract to live on and farm. The tract will remain Agricultural for as long she wants the tract to remain so.

The decision to change the land use or zoning on Jane's 80-acre tract rests entirely with Jane regardless of what her tract is designated within the Future Land Use Map of the Comprehensive Plan.

#### Future Land Use

After owning and farming the tract for 10 years, Jane decides she is ready to sell the tract, and thinks this tract could be sold for development. The Future Land Use Map designates Jane's tract as Single Family, Detached.

The Future Land Use Map is a guide to what future uses are appropriate for this area. Since it is designated as Single Family, Detached the tract is geared more toward residential uses; and uses like manufacturing, and large-scale commercial are not appropriate for this location.

#### Zoning

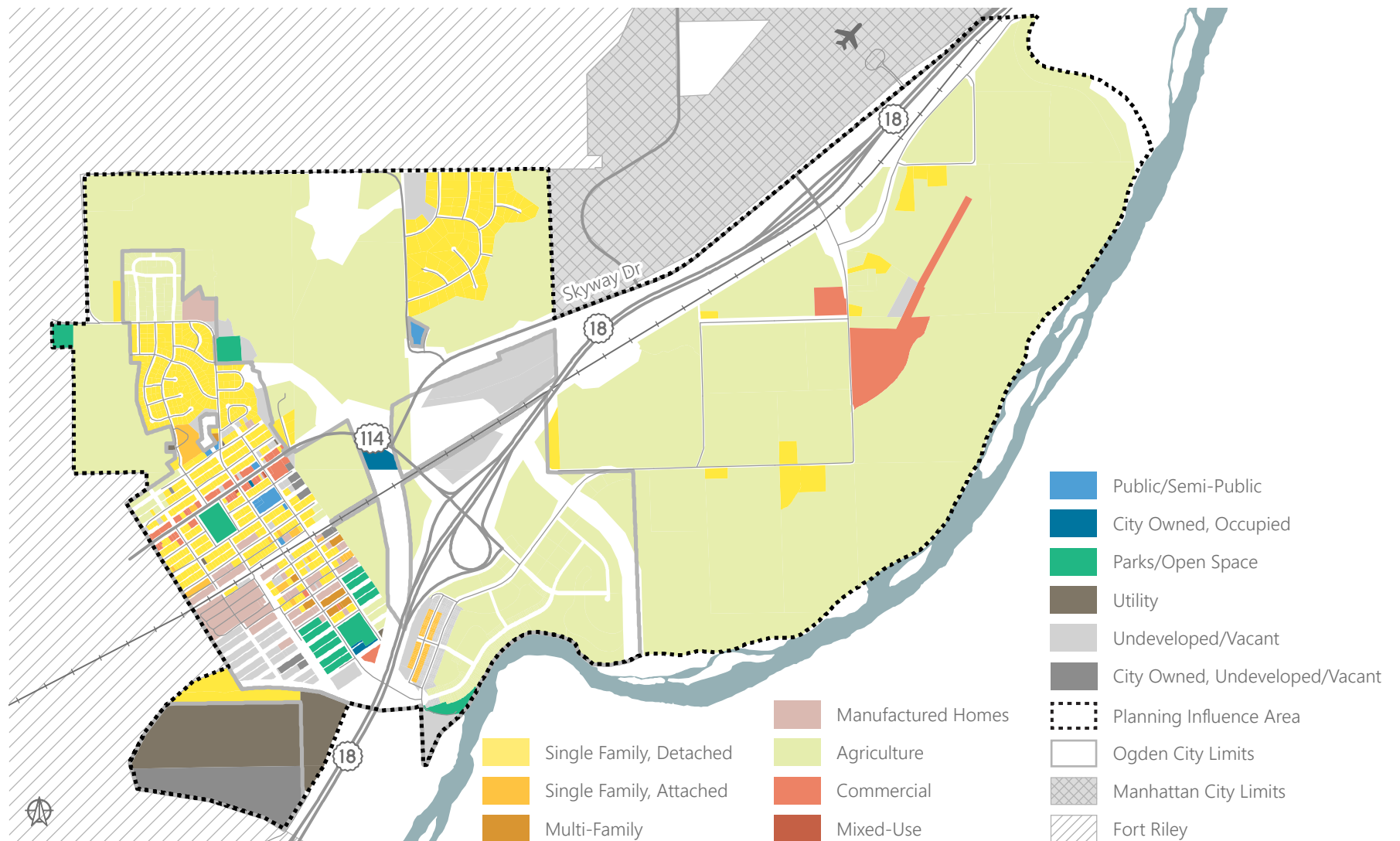
Since the tract is designated as Single Family, Detached, Jane decides to request a change of zoning from Agriculture to Residential to allow for a housing development.

The local Planning Commission will use the Future Land Use Map, amongst other factors, to help them determine whether or not a zoning change from Agriculture to Residential is appropriate for this area.

▼ Figure 10: Jane's Tract Land Use Scenario



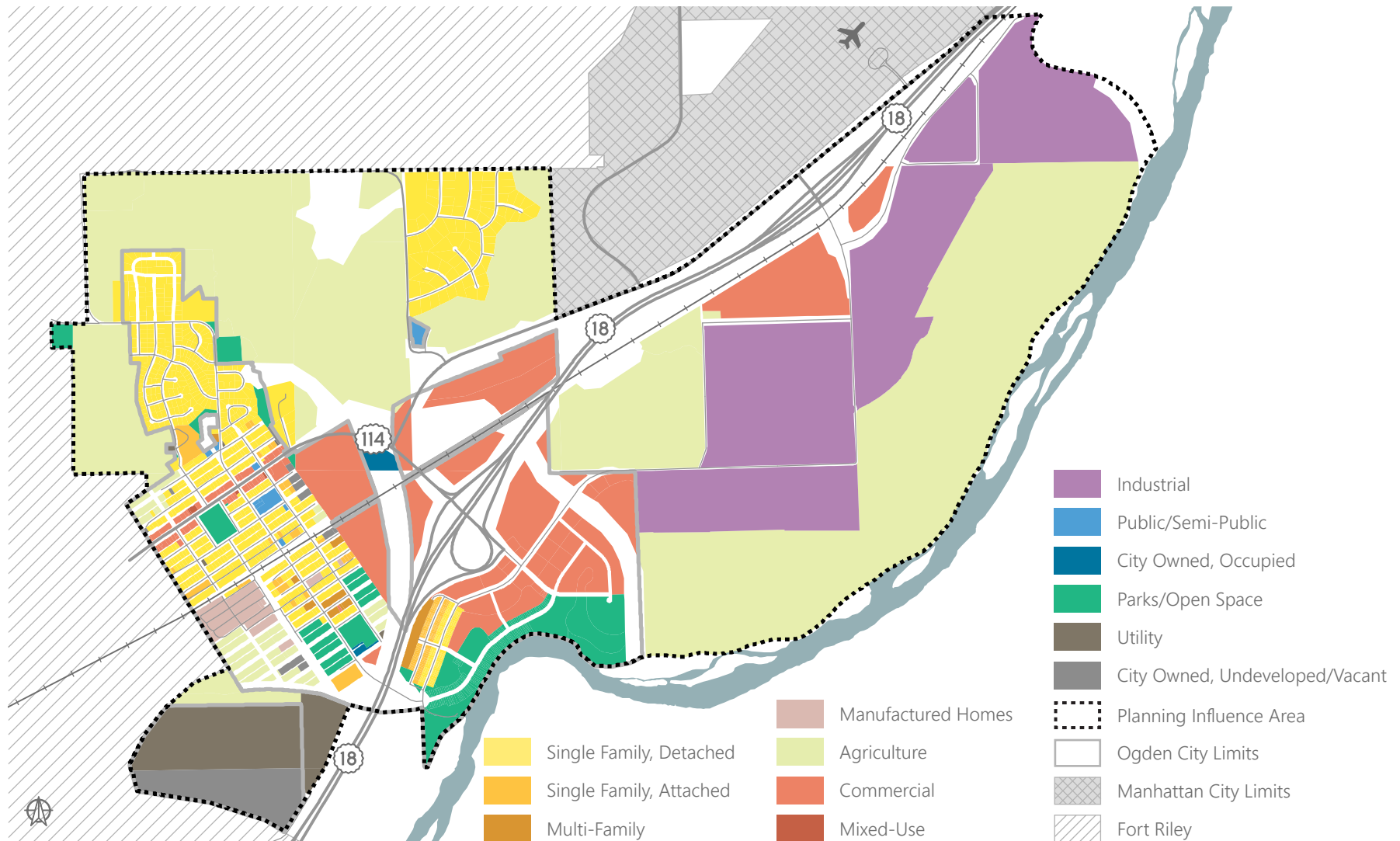
▼ Figure 11: Current Land Use Map



## Current and Future Land Use (Continued)

### ▼ Figure 12: Future Land Use Map

Please Note: The areas southeast of the city limits are consistent with the Future Land Use Map found in the Comprehensive Plan for the City of Manhattan.



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# Prioritize Quality, Livable Neighborhoods

Apart from downtown, Ogden’s residential neighborhoods are one of the most important elements to the distinct visual character and identity of Ogden. These residential neighborhoods range in age and type but altogether reflect a small-town scale and rich quality of life.

In order to maintain Ogden’s position as a desirable place to live, a diversity of housing units that are both attractive and affordable is crucial. This comprehensive plan provides an opportunity to strategically plan for the next phase of housing and neighborhood development, ensuring the current and new housing units meet the needs of residents from now into the future.



### **Goal 1: Prioritize Quality, Livable Neighborhoods**

- 1.1 Prioritize infill development.
- 1.2 Prepare a Housing Market Analysis.
- 1.3 Conduct a study for the undeveloped portion of the 'River Trail' development.
- 1.4 Collaborate with local partners and gather resources to support the rehabilitation of deteriorated housing.
- 1.5 Expand the spring citywide cleanup event to be more inclusive of all neighborhoods.

## Current Housing in Ogden

In Ogden there is currently a diversity of housing options and certain housing types tend to be clustered throughout the community. These clusters form unique neighborhoods. As shown in Figure 1.1 the housing north of Riley Avenue is predominantly detached single family units while more dense housing units are south of Riley Avenue. According to the community survey, there is a high demand for single family, detached housing and an interest in encouraging affordable senior housing.

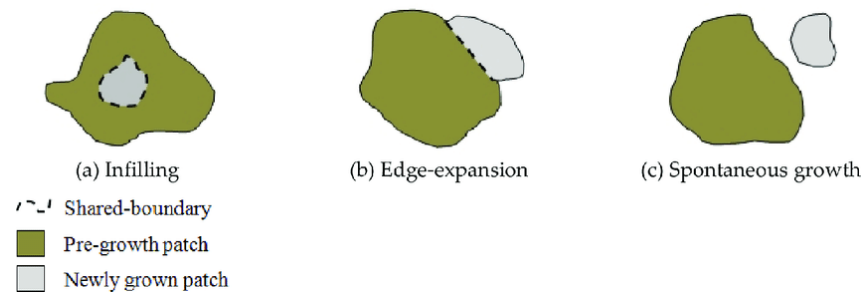
### ▼ Figure 1.1: Current Housing Stock, 2021

This map provides data on the current housing stock when the Housing Needs Assessment was conducted in January 2021.



## 1.1 Prioritize Infill Development

In Ogden, infill development should be encouraged, particularly on vacant lots. Infill development is a growth type that encourages commercial or residential development in areas where utilities and services are already provided (Figure 1.2). Providing services to new homes and businesses in existing neighborhoods is much less expensive for the community than providing services to neighborhoods on the edge of town. Before considering service extensions, it may be advantageous for the city to explore opportunities to redevelop vacant or under-utilized properties within the city limits. These properties are shown in Figure 1.3.



### ▲ Figure 1.2: Growth Types

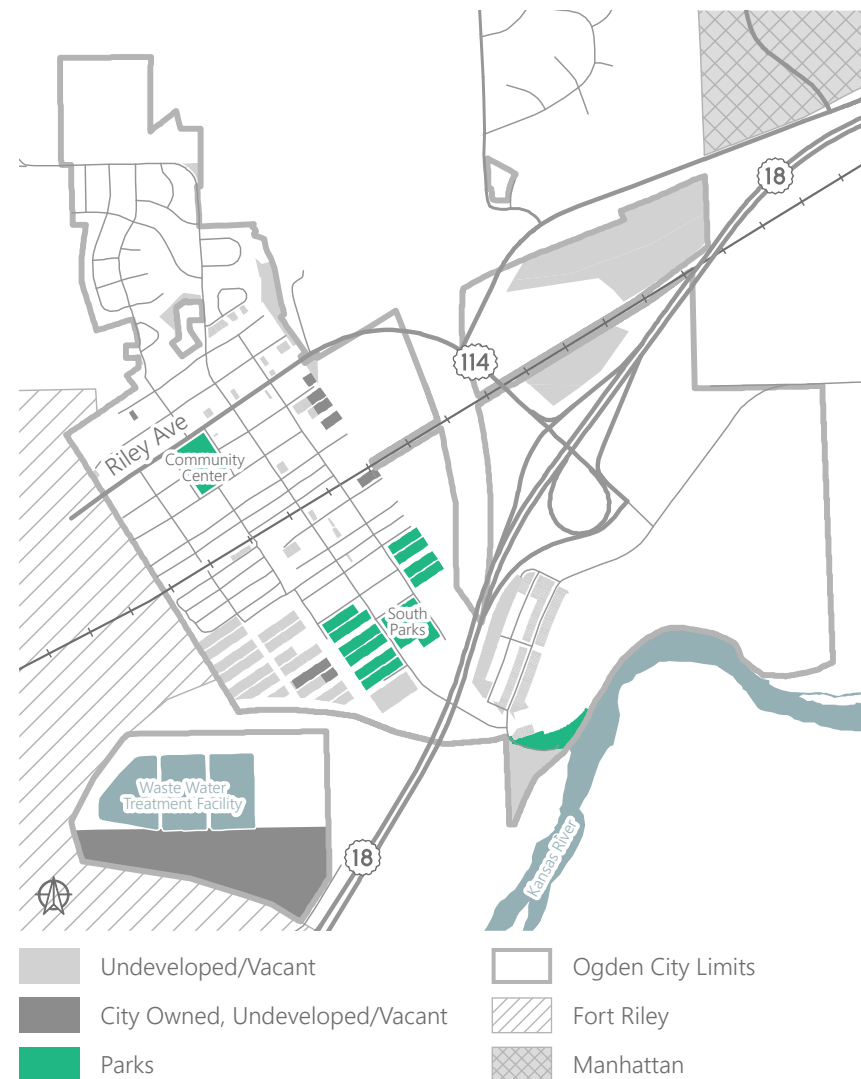
Source: Quantifying urban growth patterns in Hanoi using landscape expansion modes and time series spatial metrics, 2018

**21%**

of properties currently within city limits are undeveloped/vacant

### ▼ Figure 1.3: Vacant Properties, 2021

Source: City of Ogden and Riley County



## 1.2 Prepare a Housing Market Analysis

### Housing Market Analysis

Housing Market Analyses can go under many different names. However, it is important for any city to monitor the status of housing units within the city by preparing a Housing Market Analysis that looks at factors such as vacancy rates, investor-owned housing, property value decline, property maintenance, environmental concerns, safety concerns, and demand of housing types. Gaps can further be examined in regard to the supply and demand of housing.

Once a Housing Market Analysis is complete, it can provide a basis for future recommendations. This analysis can be used to provide the foundation needed to apply for additional funding to make housing improvements. It can also be used as a tool to inform governing officials when making decisions and/or recommendations toward future investments in infrastructure and neighborhood revitalization.

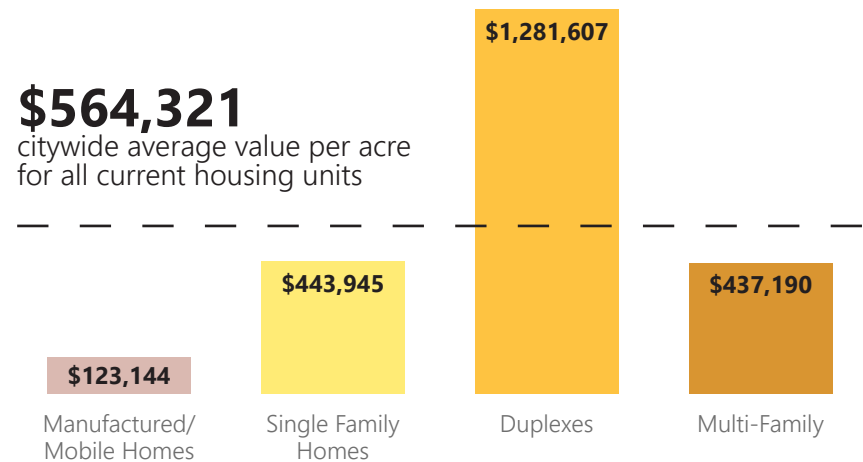
As part of this comprehensive planning process, some preliminary work has been completed. The Introduction and Background section of this Plan provides a glimpse of the demographic and housing unit data over time from the U.S. Census Bureau. Additional data was collected on the current housing conditions in Ogden. Detailed information can be found in Appendix B.

### The Cost of Different Housing Types

In addition to the current housing conditions in Ogden, there is telling data about the cost of different housing types in Ogden. Figure 1.4 shows the citywide value per acre by different housing types. This analysis was created using a simple equation: the property value per housing type divided by the property size (acres). The purpose of

▼ **Figure 1.4: Citywide Value per Acre, 2021**

Analysis conducted January 2021. Data provided by Riley County.



this analysis does not promote one form of housing over another. One is not 'better' than the other. This is simply an analysis of data and a summary of findings to understand if certain residential development types maximize land value. The key takeaways are:

- lower value properties on small lots are often more valuable for a tax base than expensive properties on large lots;
- large lots require more infrastructure, such as water and sewer;
- smaller lots allow for more density without massive apartment complexes, maintaining a small-town feel; and
- developments should support the infrastructure they require at the time of construction and more importantly in the future when they will need maintenance and repairs.



## 1.2 Prepare a Housing Market Analysis (Continued)

### Promote a Diversity of Housing

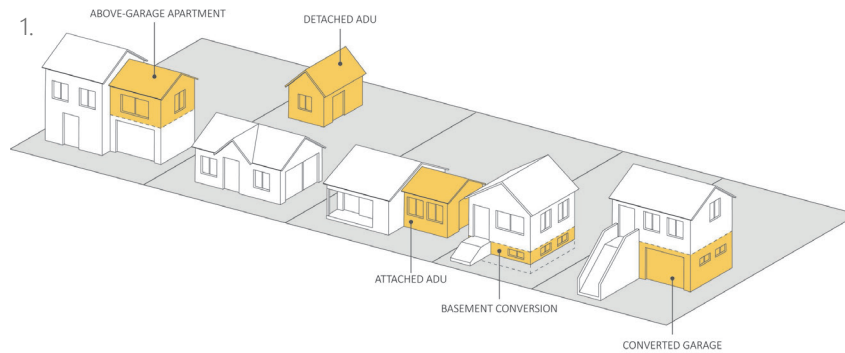
When cities only focus on one or two types of housing, typically single family homes, it creates a number of issues. Cities that limit the number of housing types are solely dependent on one type of resident for growth which may not allow for residents to “age in place” or attract populations such as young professionals, recent graduates, veterans, and young families locating to that community. Figures 1.5, 1.6, and 1.7 are examples of ways to diversify housing options in Ogden. In the community-wide survey, another favorable option when selecting what types of new residential development should occur was “encourage new single family residential development on smaller lots.”



▲ **Figure 1.5: Mixed-Use Residential**

These are buildings that include commercial uses on the ground floor and residential units on upper floors. Open space is generally in the form of balconies, terraces, and roof decks.

<sup>1</sup>Emporia, KS; and <sup>2</sup>Wilson County, TN



▲ **Figure 1.6: Accessory Dwelling Unit or “In-Law Unit”**

ADUs are a “sensitive” way to add a unit to a lot, which often cannot be seen from the street. These are often used to house extended family, provide housing for an additional family while increasing property value, or as a way for the original owner to downsize, but remain on-site.

<sup>1</sup>City of Oakland, CA; <sup>2</sup>Jessica Letaw; and <sup>3</sup>So Cal Builds;



▲ **Figure 1.7: Denser, Walkable Neighborhoods**

Many families, young professionals, and retirees are choosing to live in denser, walkable neighborhoods. Many residents like the small yards and sense of community that these developments offer. This neighborhood style promotes quality public space.

<sup>1</sup>Manhattan, KS; <sup>2</sup>Mike DeVries - The Capital Times; and <sup>3</sup>Manhattan, KS



## 1.3 Conduct a Study for the 'River Trail' Development

The 'River Trail' development is a master-planned development located in the southeastern portion of the Ogden city limits. Established in the 2010s, this development is intended to be approximately 500-acres and host a combination of residential and commercial development opportunities (shown in Figure 1.9). To date, less than 10-acres has been developed. There are currently townhomes available for rent (shown in Figure 1.8).

Throughout the past decade, there have been several factors that have contributed to explain why this area has largely remained undeveloped. A thorough and unbiased study for the undeveloped portion of the 'River Trail' development should be conducted.

### ▼ Figure 1.8: River Trail Apartment Homes

Source: BG Consultants



**▼ Figure 1.9: River Trail Master Site Plan**

Source: SVN Commercial Real Estate Advisors





## 1.4 Support Deteriorated Housing Rehabilitation

### Community Rehabilitation

#### Community Cleanup

Within the community-wide survey, one of the residents' highest priorities was enforcing regulations that relate to community clean-up and aesthetics. Having greater code enforcement was also highly recommended by residents. One respondent requested that the City of Ogden seek grant opportunities or a community service program to help residents afford housing maintenance and cleanup if they cannot afford it themselves.

The City of Ogden should collaborate with local partners and gather resources to support the rehabilitation of deteriorated housing. An recent example of such collaboration was the Build #29 project in Ogden with the Manhattan Area Habitat for Humanity (Figure 1.10).

#### ▼ Figure 1.10: Habitat for Humanity Home in Ogden

Source: Manhattan Area Habitat for Humanity



#### Blight

Blight is defined as "any area in which there exist buildings or improvements, either used or intended to be used for living, commercial, industrial or other purposes, or any combination of such uses, which by reason of: (1) Dilapidation, deterioration, age or obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) high density of population and overcrowding, (4) defective design or insanitary or unsafe character or conditions of physical construction, (5) defective or inadequate street and lot layout, (6) mixed character, shifting or deterioration of uses to which they are put, or any combination of such factors and characteristics, are conducive to the further deterioration and decline of such area to the point where it may become a slum blighted area, and are detrimental to the public health, safety, morals and welfare of the inhabitants of the community and the state generally.

Condemnation and removal of 'blighted' structures is encouraged. It is important to 'cleanup' the city so that new development or re-development can occur in coordination with subdivision and zoning regulations.

## 1.5 Expand the Spring Citywide Cleanup Event

### Community Cleanup

The City of Ogden should continue promoting community events related to neighborhood revitalization, such as the Spring Cleanup Event. City-wide cleanup should include all residential neighborhoods, this would allow the people in mobile home parks, apartments, and town-homes to participate. City staff should continue to coordinate with Riley County Hazardous Waste for a collection event the same week as the cleanup. City staff should find ways to make this an event by adopting a community project in conjunction with clean up.







## **Provide Excellent Community Spaces and Infrastructure**

Parks and open space significantly contribute to the local community character, recreational opportunities, and tourism. On the other hand, community services and infrastructure support development and community investment. Both spaces and infrastructure significantly contribute to an overall quality of life for the residents of Ogden.



## **Goal 2: Provide Excellent Community Spaces and Infrastructure**

- 2.1 Ensure that the existing park and recreation facilities are meeting the current and future needs of Ogden residents by updating and implementing the Ogden Parks Master Plan.
- 2.2 Focus resources on improving or expanding the community center.
- 2.3 Take advantage of publicly-owned lands where practical to connect existing parks with trail corridors.
- 2.4 Develop the Capital Improvements Plan (CIP) to identify and prioritize needed repairs and expansions to city infrastructure.
- 2.5 Encourage underground utilities in new development and along prominent corridors.
- 2.6 Actively seek grant funding to address the water hardness issues in Ogden.
- 2.7 Station more Riley County police officers in Ogden.

## Parks and Recreation: General Information

### Parks, Trails, and Open Space

#### Park Standards

When it comes to parks and recreation, there are standards that have been used for decades. For example, the National Parks and Recreation Association established a standard of 10 acres per 1,000 residents. Another standard found in the 2003 *Small Community Park and Recreation Standards*, favors 15.5 acres per 1,000 residents.

The same publication has developed standards based on various recreational facility needs per capita. These standards, reflected in Table 2.1, should be considered in the context of the City of Ogden which currently has 15.5 acres of parks for approximately 1,600 residents.

▼ **Table 2.1: Park Standards**

Small Community Parks and Recreation Standards, RPI Consulting, 2003

Facility Category	Park Facility Type	Population Served by 1 Facility	# of Facilities Needed per 1,000 Residents	Acres Required to Accommodate 1 Facility	Required per 1,000 residents
Sports Fields & Courts	Soccer/Multi-Use Field	1,050	0.95	2.21	2.1
	Ball Field (Baseball/Softball)	1,640	0.61	3.77	2.3
	Basketball Court	1,100	0.91	0.16	0.15
Outdoor Recreation	Fishing Accessible Shoreline (per mile)	3,150	0.35	3.64	1.16
	River put-in, take-out with boat ramp (per acre)	13,350	0.07	1.00	0.07
Leisure	Playgrounds (per 3,200 sf of fully developed area)	6,270	0.16	0.14	0.2
	Family Picnic Area	160	6.25	0.01	0.08
	Group Picnic Area (with shelter)	2,780	0.36	2.06	0.74
Other Facilities	Swimming Pool	8,250	0.34	0.34	0.04
	Outdoor Events Venue	2,380	0.42	3.19	1.34

## Parks and Recreation: General Information (Continued)

### Park Types

Parks generally fall into one of several defined categories. These are:

- **Pocket Park:** A local park within biking and walking distance of users and can be co-located with an elementary school. It is used to address limited, isolated, or unique recreational needs. Usually less than 1/4 mile from residents, and between 2,500 square feet and one acre in size.
- **Neighborhood Park:** Local park within biking and walking distance of users, can be co-located with elementary school, generally 1/4 to 1/2 mile from residence, and usually 5 to 10 acres in size.
- **Community Park:** A park that provides recreational opportunities for all city and regional residents, and accommodates large group activities. The focus is on meeting community-based recreational needs, as well as preserving unique landscapes and open space. These parks usually serve two or more neighborhoods within a 1/2 to 3 mile distance. In the community-wide survey, several respondents favored the addition of a community park.

### Trail Definitions

- **Trails:** A four- to six-foot, soft surfaced pedestrian path separated from motor vehicle traffic by an open space or barrier. Its route may be aligned within or independent of a street right-of-way.
- **Multi-Use Trail:** An eight- to ten-foot wide, hard surfaced path separated from motor vehicle traffic by an open space or barrier. Its route may be aligned with or independent of the street right-of-way, and is often located along greenways.

### Open Space Definition

Open Space is a broad term for land largely free of residential, commercial, and industrial development that can provide wildlife habitat, access to recreation, scenic views, passive recreation, and compatible parks and recreation facilities.



## 2.1 Update the Ogden Parks Master Plan

### Ogden Parks Master Plan

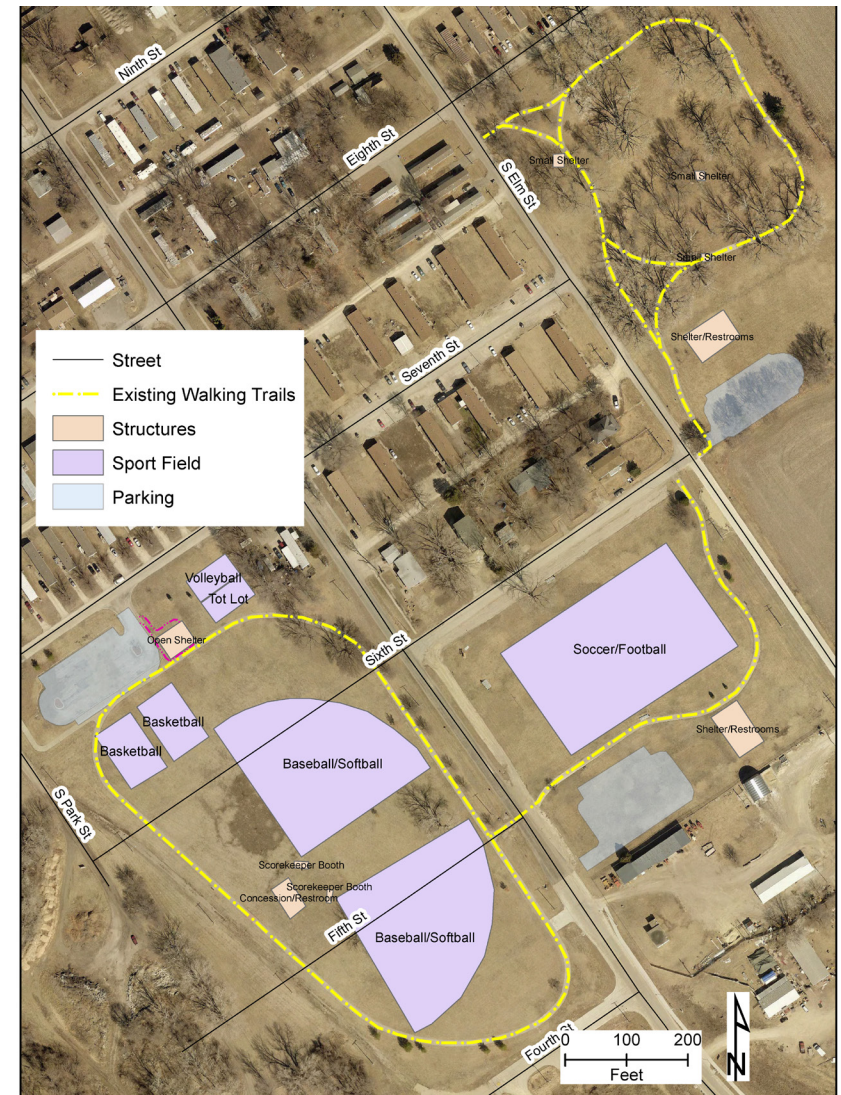
The last time the Ogden Parks Master Plan was updated was in the 1990s and it was comprised of a single map for the South Parks area (Figure 2.1). Ogden has significantly changed over the past 30 years and there should be investment into a new Parks Master Plan to meet the modern needs of the community.

### Riverfront Development

A potential parks and recreation opportunity for the City of Ogden is riverfront development. In addition to boat ramp access on the southeast side of the city, the riverfront is a short walk from the South Parks. Figures 2.2 and 2.3 explore possible opportunities for the area including some of the most requested amenities from the community-wide survey such as trails, riverfront recreation, a dog park, and playground.

In addition to the riverfront amenities, there have been efforts within the City of Ogden in collaboration with Fort Riley, the Flint Hills Regional Council, and the Flint Hills Metropolitan Planning Organization on a regional trail network that would connect Ogden to Junction City to the west and Wamego to the east. There have also been efforts to develop a multi-use trail that would connect the Fort Riley Ogden Gate, the Community Center, and Ogden Elementary School to the South Parks area.

▼ Figure 2.1: 1990s Ogden South Parks Master Plan





## 2.1 Update the Ogden Parks Master Plan (Continued)

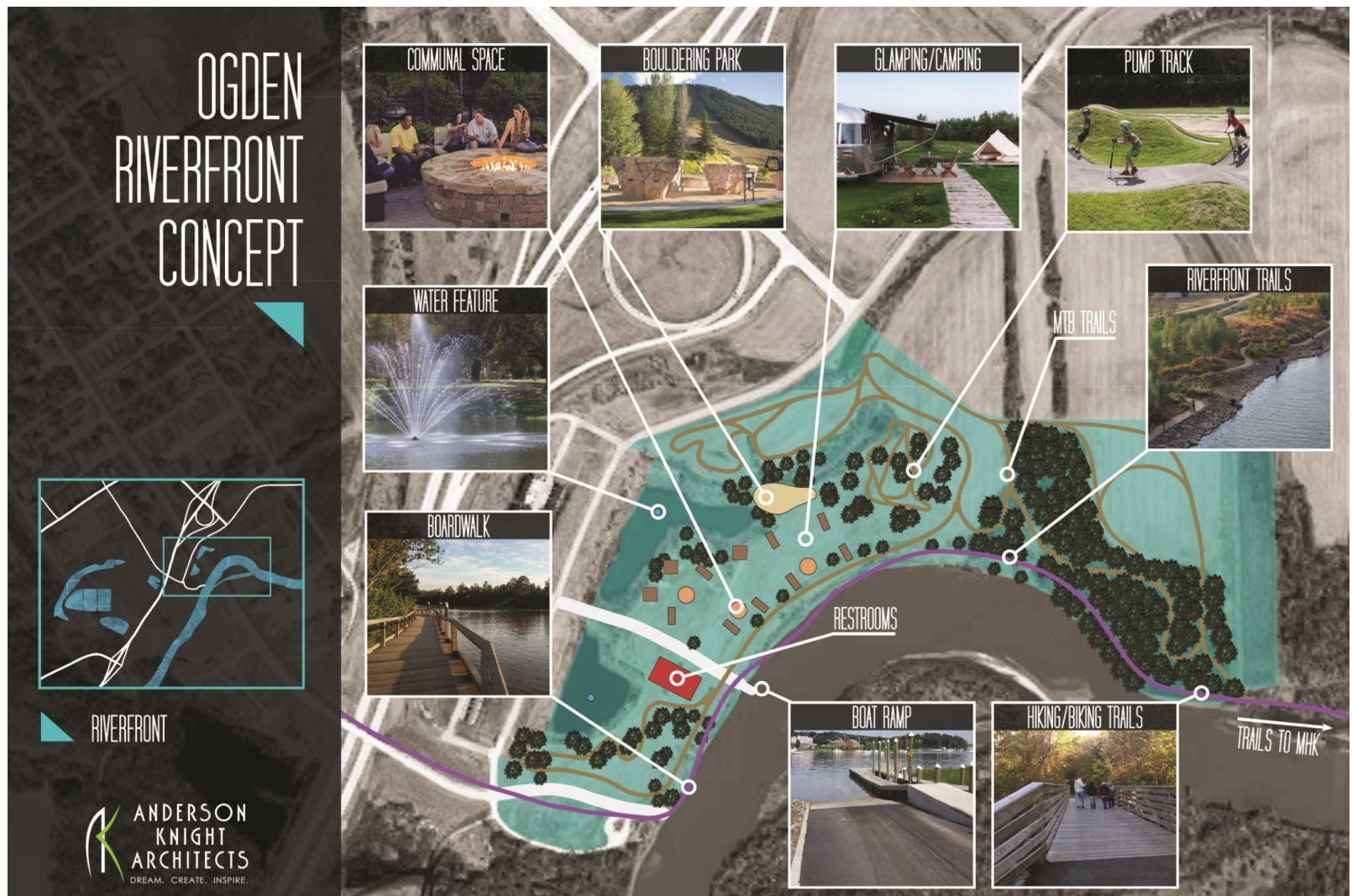
### ▼ Figure 2.2: Ogden's South Parks Concept

Created by Anderson Knight Architects





▼ **Figure 2.3: Ogden's Riverfront Concept**  
Created by Anderson Knight Architects



## 2.2 Improve and Expand the Community Center

### The Community Center Area

The Ogden Community Center is located downtown and is considered the central meeting spot for the community. Within the community-wide survey, a majority of respondents agreed that there needed to be improvements to this area.

### Ogden Community Center

The Ogden Community Center houses the Parks and Recreation Department, has classes and events are frequently held at the community center, a gym, library, and meeting spaces. In the community-wide survey, it was suggested that the community center extend their hours of operation while there was another suggestion for more events.

### Library

The Ogden City Library is part of the North Central Kansas Library System. The library is currently located in the Ogden Community Center. Various services are offered by the library such as a summer reading program, as well as a Story Time during the school year. The library is equipped with five computers with internet capability that are open to the public. The library has selections for every age group, but is particularly strong in their children's collections. The library also offers checkout of family videos.

### City Pool and Park

The Ogden City Pool is located on the same site to the northwest of the community center.

▼ Figure 2.4: Ogden Community Center and City Pool



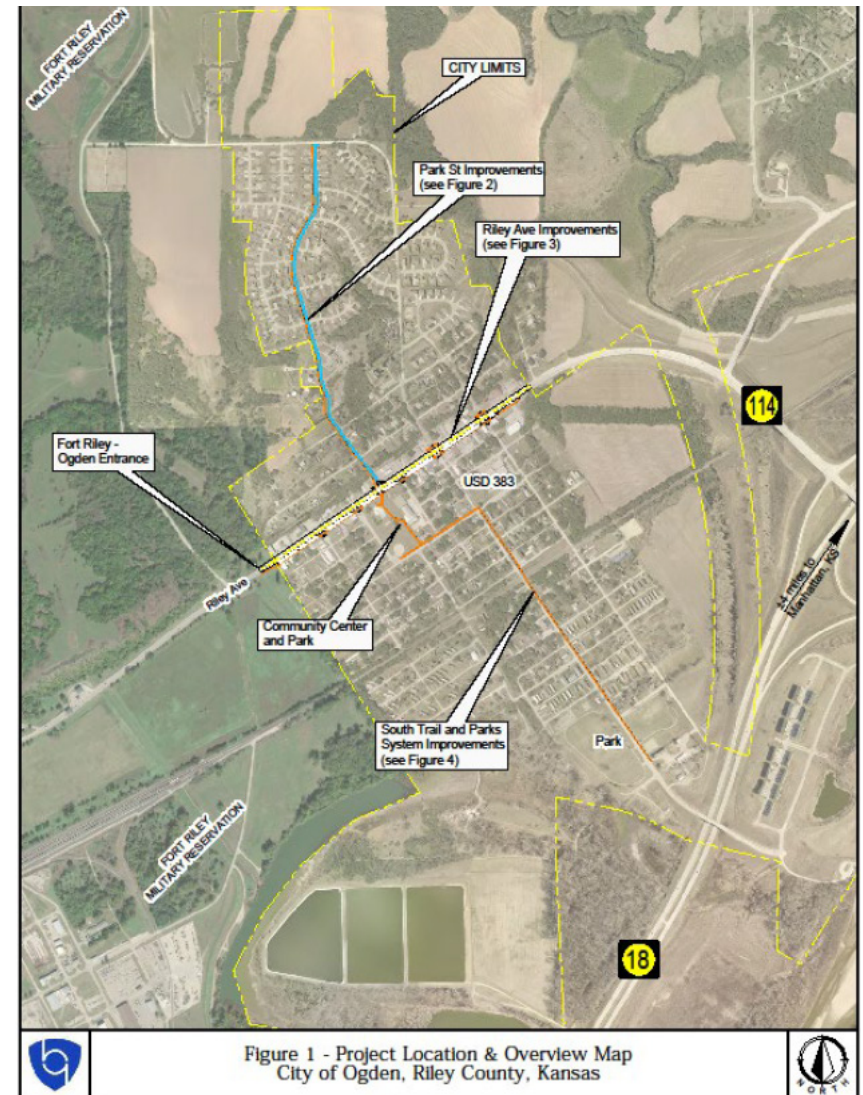


## 2.3 Connect Existing Parks With Trails

A recent priority for the City of Ogden has been to connect existing parks with trail corridors. Having a complete and accessible trail network increases a community's quality of life by promoting physical fitness, giving a place to meet with friends and neighbors, and contributes to overall mental health. The construction of additional trails would provide Ogden residents an added quality of life.

The proposed trail system in Figure 2.5 would connect city parks, the community center, and the current trails making them more accessible to the community. The addition of this trail system would provide a safe path for the residential areas north of Riley Avenue and south of K-18. Eventually, these trails could link to Fort Riley's trail system and would be an essential piece to a regional trail network that would run from Junction City to Wamego. A regional trail system has gathered increasing support in recent years, and 2020 a regional trail plan was finalized by the Flint Hills Metropolitan Planning Organization (MPO). Further details can be found in the MPOs Regional Connections Plan and their long-range transportation plan.

▼ **Figure 2.5: Riley Avenue Corridor and Multi-Use Trail**



## Services and Infrastructure: General Information

### Community Services

Community services and infrastructure support development, community investment, and overall quality of life. Current community services include the local government, police department, fire department, local schools, and utility providers. A substantial number of community facilities in any municipality are operated and funded by governmental entities. With many of the services provided in any community delivered as a budgetary element of the municipal government, an understanding of future service levels needed to support the municipality is necessary as a base for projecting the capital and fiscal resources needed. It is important to note that not all services fall under city control, therefore, inter-agency cooperation is crucial to achieve mutually beneficial goals.

### Local Government

Located downtown, the City of Ogden's City Hall houses essential city functions. Ogden is governed by the mayor-council government system, with an executive mayor who is elected by voters, and a separately elected legislative council.

### Education

The City of Ogden is served by the Manhattan-Ogden Unified School District (USD) 383. In many communities throughout the country, there is minimal coordination between cities and school districts. The City of Ogden should regularly communicate with USD 383 in regard to new developments that may impact Ogden Elementary.

### ▼ Figure 2.6: Ogden Elementary Field Day, 2019

Source: Ogden Elementary School Facebook



- **Ogden Elementary School**

Ogden Elementary is a National Blue Ribbon School Award winning school that was originally built in 1918. The school was over capacity and underwent a \$4.7 million renovation in 2010. The school is located on Elm Street between 13th Street and 14th Street.

- **Middle School and High School**

Ogden Elementary students attend both middle and high school within the City of Manhattan.

## Public Safety

### • Riley County Police Department

The City of Ogden is served by the Riley County Police Department. When it comes to community services and infrastructure, stationing more police officers in Ogden was the number one priority identified by the community-wide survey respondents.

### • Riley County Fire and Emergency Services

Riley County provides both fire and emergency services for the City of Ogden. The Riley County Fire Department provides the fire protection both inside and outside the City of Ogden. Response times are about eight minutes.

## Public Infrastructure

### • Potable Drinking Water System

Municipal water systems typically consist of three basic components: water supply, water storage and distribution. The City of Ogden draws its drinking water or potable water from three ground-source wells within the city boundaries. The water tower has a capacity of 200,000 gallons. The water system adequately serves the existing residents and is designed to serve a population of up to 5,000 residents. It is recommended that the city evaluate the capacity of the existing water system periodically to determine if improvements are required to meet future demand.

During the visioning sessions, city residents identified the quality of drinking water to be the top priority and most important issue re-

lated to infrastructure. Several factors determine the quality of the well water including the age and condition of the water mains and piping system and various pollutants from fertilizers, pesticides, and other nonpoint sources carried by runoff. E. coli contamination is also a concern as runoff from fields and nearby sewage lagoons can compromise water quality. To reduce runoff and thereby reduce the amount of contaminants, the use of bioswales to manage stormwater as opposed to the more conventional means of concrete drainage ditches or basins is preferred.

Bioswales are landscaped features designed to collect stormwater and filter silt and pollutants prior to the water reaching streams, river ways and ground water sources. In addition, bioswales slow the movement of water and reduce the impacts of flooding downstream. Pervious pavement is also preferred for new development and redevelopment projects. Pervious pavement, or porous pavement, decreases runoff by allowing water to seep into the ground through the pavement to recharge the aquifer. The soil, minerals and bedrock help to filter out contaminants that may otherwise enter the groundwater source. In heading towards a more sustainable future, city officials should also encourage the use of low-flow water fixtures in new developments within the city.



## Services and Infrastructure: General Information (Continued)

### • **Sanitary Sewer System**

The City of Ogden is currently served by a discharging, three-cell lagoon waste water system located to the southwest of the city. The wastewater treatment system includes two lift stations. The wastewater system was constructed in 1967 and was designed with two active cells and one overflow cell to be used as dictated by population growth. The city currently utilizes only two of the three existing cells. The utilized cells are individually 11 acres in size. The overflow cell also measures 11 acres for a system total of 33 acres. The system includes nearly 50,000 linear feet of piping for collection.

### • **Stormwater System**

Ogden lies in the Upper Kansas Watershed and has an annual precipitation of between 30 and 40 inches. Ogden's stormwater system is a conventional system designed to capture water flowing from impervious surfaces and channels the water away from the city eventually discharging into the Kansas River. Approximately 95% of the stormwater system is comprised of above-ground drainage channels with the remaining 5% below-ground.

The K-18 alignment was designed to mitigate the flooding issues. As most of the stormwater infrastructure is aged, the city should consider alternative approaches to treating stormwater as part of the Capital Improvement Plan (CIP). Retention systems are designed to be dry until significant storm events occur. Retention ponds allow stormwater to infiltrate through the soil or evaporate after events. As opposed to retention facilities, detention ponds gradually discharge water to adjacent surface waters through an

outlet structure. 'Dry' detention ponds can be designed so that the bottom of the pond is higher than the seasonal high water table. Development within the Manhattan Regional Airport flight zone should utilize only 'dry' stormwater systems.

### **Private Infrastructure**

Evergy provides power service to The City of Ogden. Three electric substations are located in Ogden. Development should be required to underground all electric utilities and the city should explore options for converting existing above-ground lines to an underground system.

Cox Communications provides cable television and internet services to City of Ogden residents as do the major satellite dish companies.

The City of Ogden is also served by the Kansas Gas Service and AT&T.

▼ Figure 2.7: Public Infrastructure Map: Water and Sewer, 2021



## 2.4 Further Develop the Capital Improvements Plan

A Capital Improvement Plan, or CIP, looks at the “big picture” of community needs. A CIP is a comprehensive five-to-six year plan of proposed capital projects that is updated annually. It is intended to identify the needs of the community within the fiscal capabilities and limitations of the municipality. The CIP is a living planning document and is subject to change as the needs of the community change. Yet, the CIP may be used as an implementation tool available to the city for the implementation of this comprehensive plan.

A capital improvement project is a project that may include the construction of new facilities as additions to the City’s assets, and/or infrastructure, renovation of existing structures to significantly extend useful life, and major repair operations of a comprehensive and non-routine nature. To be defined as a capital project, the project must exceed \$15,000 in cost, and should be an expense that is nonrecurring (not an operating budget item). Most generally, the cost of a capital improvement project requires the issuance of public debt. Common examples of capital improvement projects include the construction of roads and bridges, facility construction, and land acquisition.

## 2.5 Encourage Underground Utilities

New development should be required to underground all electric utilities and the city should explore options for converting existing above-ground lines to an underground system, especially along prominent corridors. Improvements of this nature will improve service and community appearance. Underground utility requirements are also recommended in the Region 1 Hazard Mitigation plan, there is less damage to infrastructure during natural disasters.

## 2.6 Address Water Hardness

Water quality is a common concern for the citizens of Ogden. Ogden's water is typical to the state of Kansas and is sourced from wells in the area. Water taken from wells generally contain minerals, like calcium, magnesium, and phosphorus to name a few. While these types of minerals are present in Ogden's water supply, they are within the safe parameters for drinking water. Ogden works with Kansas Department of Health and environment to test and ensure Ogden's water is safe for the community. The City does recognize that while the water is safe to use, it presents some challenges. Due to the hardness of Ogden's water, mineral buildup to appliances and other household items can occur quickly. It was suggested in the community survey that the city should invest in some type of water treatment facility to address the hardness of Ogden's water. While an infrastructure project of this nature would be welcomed, the cost of such a facility is prohibitive. City staff is consistently looking for funding mechanisms to support infrastructure projects within the community.

## 2.7 Station More Riley County Police Officers in Ogden

The City has a good working relationship with Riley County Police Department (RCPD), but due to staffing constraints there has been a perceived decrease in officer time spent in town. Couple that with recent incidences and community members are asking to see a greater police presence. This was evident in the community-wide survey. The City must continue to regularly voice concerns over staffing dedicated to the city, while maintaining open communication with RCPD. RCPD and the city should work together to educate Ogden citizens on when and how to contact RCPD for assistance. City leadership has requested increased traffic monitoring along Riley Avenue and should continue to work with RCPD to ensure that this is regularly happening.





## Foster Downtown Economic Growth

Downtown Ogden is the heart of the community, active with a mix of small businesses, civic buildings, and the community center. Downtown Ogden is steadily transforming and prime with opportunity.

Riley Avenue, which passes through Downtown Ogden, serves as a primary thoroughfare to/from Fort Riley. The  $\frac{3}{4}$ -mile long stretch of road serves as the primary commercial corridor for the city, carrying between 12,000 -18,000 vehicles a day. 95% of community survey respondents thought it was a priority for the City of Ogden to find ways to “capture” this traffic to/from Fort Riley. Downtown revitalization and business attraction and retention will play a key role in ensuring Ogden’s economic viability into the future.



### **Goal 3: Foster Downtown Economic Growth**

- 3.1 Explore the components of an overlay district for downtown.
- 3.2 Continue to promote funding for façade and storefront improvement programs. Ensure materials are available online.
- 3.3 Establish an Ogden Economic and Redevelopment Committee comprised of community business owners and stakeholders.
- 3.4 Launch a “Shop Local” campaign.
- 3.5 Develop a small business incubator to attract entrepreneurs and foster new development.
- 3.6 Leverage Ogden’s strategic location to recruit businesses.



## Economic Vitality in Ogden

Looking ahead to 2040 and predicting economic development and associated jobs can be difficult under any circumstances. However, forming a basis of goals and economic development tools that focus on both the economic and social wellbeing of a community can result in long-term economic success and resiliency. These goals can also help determine land needs for development.

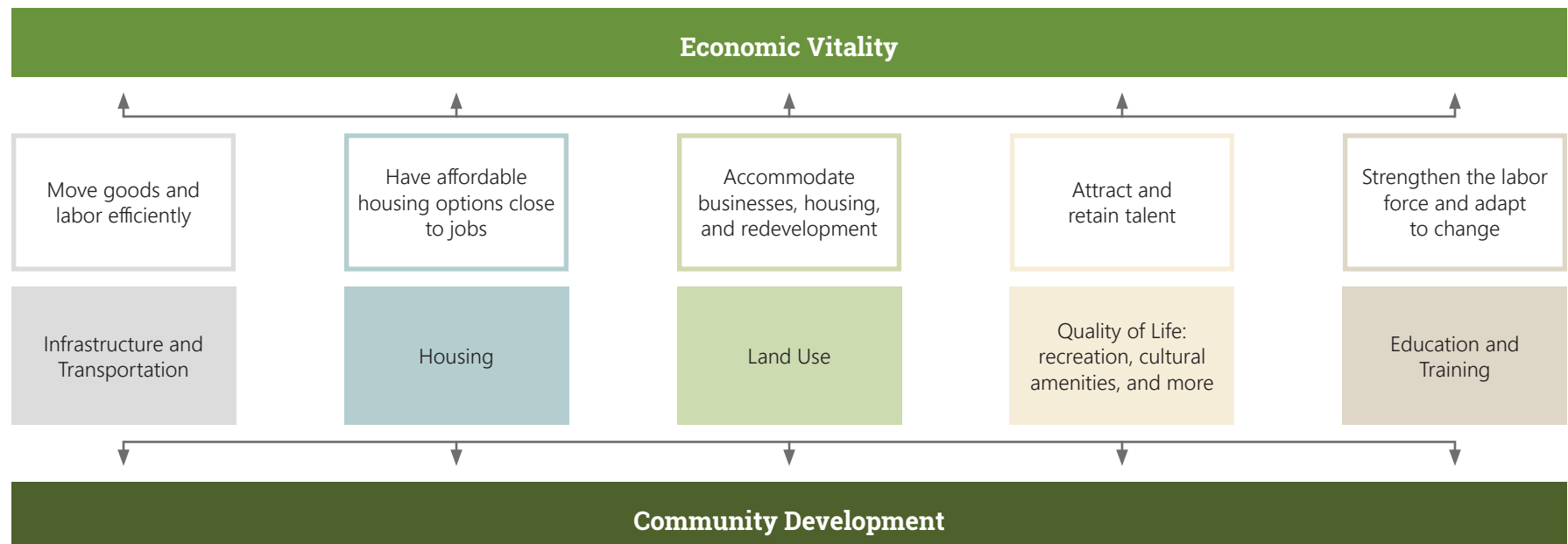
Many areas of community development parallel the priorities of economic development, as illustrated in Figure 3.1, The economy

plays a crucial role in sustaining the quality of life in any community. A healthy economy can lead to quality schools, infrastructure, parks, and so much more.

Ogden has access to several existing private and public resources. There are organizations within the Flint Hills region that can help support and spur economic development efforts through either their expertise, connections, and/or financial support.

▼ **Figure 3.1: Building Blocks for a Sustainable Economy**

Economic and Planning Systems, Inc.



## 3.1 An Overlay District for Downtown

Downtown Ogden is the core of the community. The downtown corridor along Riley Avenue currently has many key assets such as restaurants, government facilities, and offices. These businesses are primarily locally owned and operated. Most businesses are healthy but the current downtown sits on a precarious edge.

Ogden residents feel strongly that the downtown area needs to be enhanced. A streetscape enhancement plan and overlay district for downtown is encouraged in order to jumpstart the process of redevelopment for Riley Avenue. This plan in conjunction with a overlay district would include landscaping elements and aesthetics for privately owned buildings, similar to a historic district. An effective use of landscaping within parking stalls is demonstrated in Figure 3.3. A next phase could be to upgrade the sidewalks along the Riley Avenue corridor and encourage outdoor dining where appropriate.

For a week in October 2016, the City of Ogden unveiled the volunteer driven effort to transform Riley Avenue (Figure 3.4). The community experienced a redesigned corridor with narrowed travel lanes, wider sidewalks, bike lanes, curb extensions, and parklets. These temporary improvements were constructed at a low-cost with the intention of demonstrating how Riley Avenue could be safer, healthier, and more engaging to residents, businesses, and visitors. The project was well received and though there has been action on this effort, there are more revitalization efforts that can be made.

▼ **Figure 3.2: Downtown Facing East, 2021**



## 3.2 Promote Façade and Storefront Improvements

Currently there is a Downtown Development Grant ran by the City of Ogden for private businesses wanting to improve their storefront. Enhancements to storefronts visibly exhibits the City's commitment to renewal and redevelopment. Continued municipal support o façade improvements and similar programs may be the first step to enhance the street character.

Design standards for renovation and new construction are highly recommended for the Downtown Mixed Use District. Design standards throughout the nation have proven successful in enhancing the image of communities. Additionally, the buildings in Ogden's downtown should be placed in such a way to define strong street edges, thus creating more lively sidewalks and zones where activity can take place.

▼ **Figure 3.3: Pewaukee Town Center - Aerial Photo**

Photo courtesy of Randall Arendt. Used by permission.



▼ **Figure 3.4: Transformation of Riley Ave, 2016**



### 3.3 Establish an Economic and Redevelopment Committee

Because a revitalized and rejuvenated central business district and community economic development are strongly linked, a committee comprised of various stakeholders, business owners, and city leaders should be established with the task of researching and implementing policies for attracting new business growth to the City. The committee should concern itself with the various incentive tools available to the city, and implementing a strategy to attract new investment and retain existing businesses. The committee should also consider the various grants available to small communities for beautification and revitalization, new community programs, small business start-ups and special improvement projects. The committee should determine Ogden's strengths and specific opportunities and actively market those characteristics to developers, business owners and young professionals/entrepreneurs. The committee should establish a benchmark for attracting new investment and should work diligently to recruit new businesses to the city.

### 3.4 Launch a "Shop Local" Campaign

A "Shop Local" campaign is likely one of the largest understated and overlooked concepts of small town survival. However, this does require work of both customers and business owners. Specifically, customers who buy from local businesses help support local jobs and provide sales tax revenue to the city for additional community projects.

There are several ways to launch a "shop local" campaign and there are several resources within the region. Advocacy could begin with a committee such as the Ogden Economic and Redevelopment Committee, that would spearhead marketing, use of websites, window decorations, and more. The city could also sponsor and promote a "shop local" event.

### 3.5 Develop a Small Business Incubator

Developing a small business incubator can attract entrepreneurs and young professionals, and foster new business investment. Many small communities have invested in a community- wide small business incubator as a way to grow local businesses from the ground-up. Most of these business incubators have shared facilities such as shared conference rooms and internet access but allow tenants office space or retail display areas at a significantly reduced lease rate. In addition, the businesses often benefit from the partnerships they established with other small business tenants. Once the business is rooted in the local economy, the business can relocate to a permanent space in town making room for another new start-up. The construction of these facilities is often financed through federal grants or private investments. City officials should consider the construction of an incubator facility or the conversion of an existing structure or structures into such a facility to foster new businesses in the city.

### 3.6 Leverage Ogden's Strategic Location

During the visioning phase of the comprehensive planning process, community residents expressed the need to attract reinvestment in, and to revitalize Riley Avenue. Residents want more small businesses along Riley Avenue and hope to see the downtown as a viable and healthy commercial center. Ogden's adjacency to Fort Riley provides an opportunity for businesses that cater to military personnel and an opportunity to capitalize on post traffic especially during the morning and late afternoon hours. Additionally, Ogden is centrally located in the region to recruit retail associated and service uses.







## Create a Connected Transportation System for All Users

Transportation is the backbone of our communities, allowing people and goods to maneuver safely and seamlessly. Ogden’s existing roadway system serves vehicles well, moving them efficiently through town. However, the infrastructure dedicated for people walking, biking, or in a wheelchair is limited.

Over the next 20 years, Ogden should focus on preserving the existing transportation system and finding opportunities to improve roadways to better serve those walking or biking.



#### **Goal 4: Create a Connected Transportation System for All Users**

- 4.1 Identify funding available for preserving transportation infrastructure and assets.
- 4.2 Implement the Safe Routes to School Plan to improve sidewalk connectivity.
- 4.3 Establish a long-range vision for Riley Avenue that accommodates all modes of transportation.
- 4.4 Continue to engage with regional partners to implement the Regional Connections Plan.

## Transportation and Quality of Life

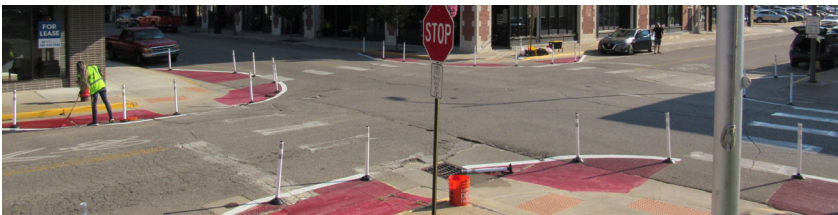
Transportation affects our daily lives in a number of ways. It contributes to our cost of living, our overall health and our decisions on where we live. With a renewed interest in quality of life and community livability, creating a transportation network to accommodate all users is important for long-term success.

The implementation actions identified within this chapter focus on the safety of roadway users and creating a transportation system that enhances the quality of life for Ogden and its residents.

### Roadway Improvements Using Temporary Materials

Reconstructing a roadway to improve safety can be expensive and take several years. And, recommendations that alter the geometry of a roadway to better accommodate people walking or biking can be difficult to visualize or get community buy in.

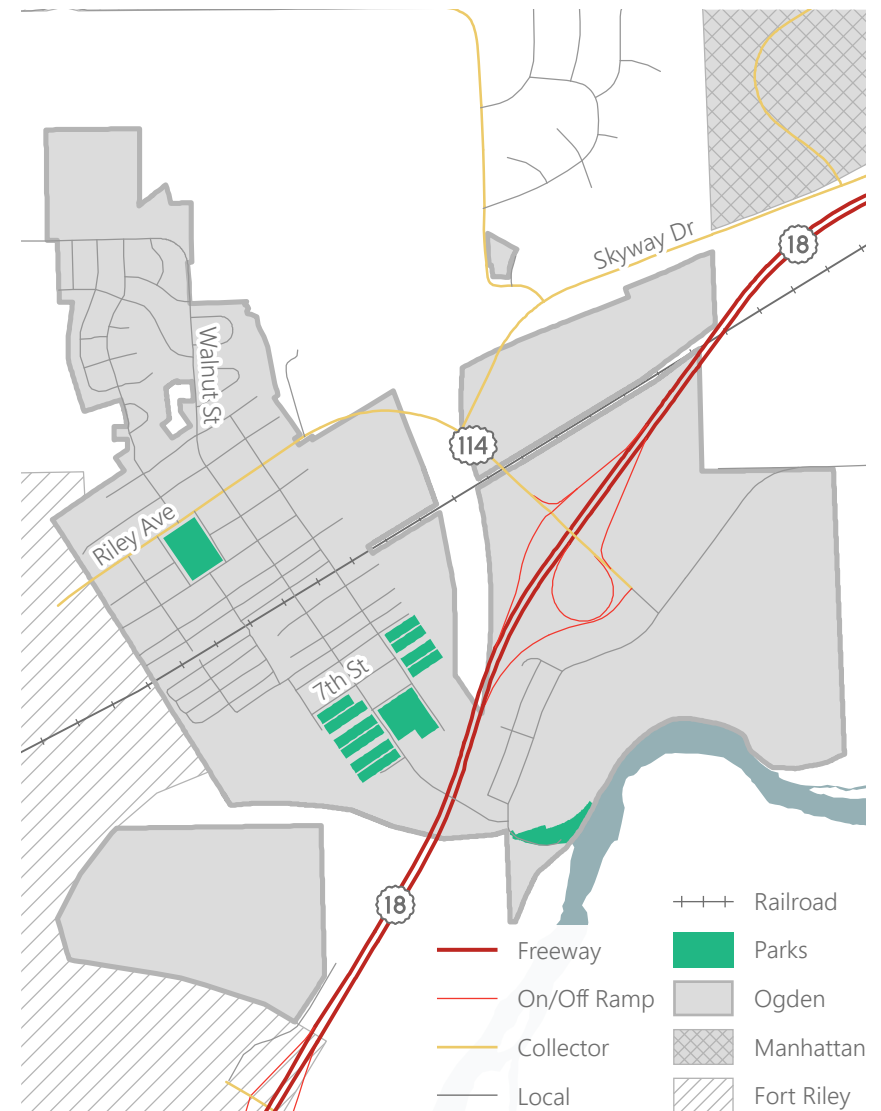
By using low-cost and temporary materials, a roadway can be altered for a fraction of the cost and time needed for traditional construction. Projects can be installed for a week (demonstration projects) or be in place for years (semi-permanent projects), depending on the intended outcome. Figure 4.1 depicts a demonstration project.



▲ **Figure 4.1: Demonstration Project Example**

Source: Flint Hills Metropolitan Planning Organization. Location: Manhattan, KS.

▼ **Figure 4.2: Existing Roadway Network, 2021**

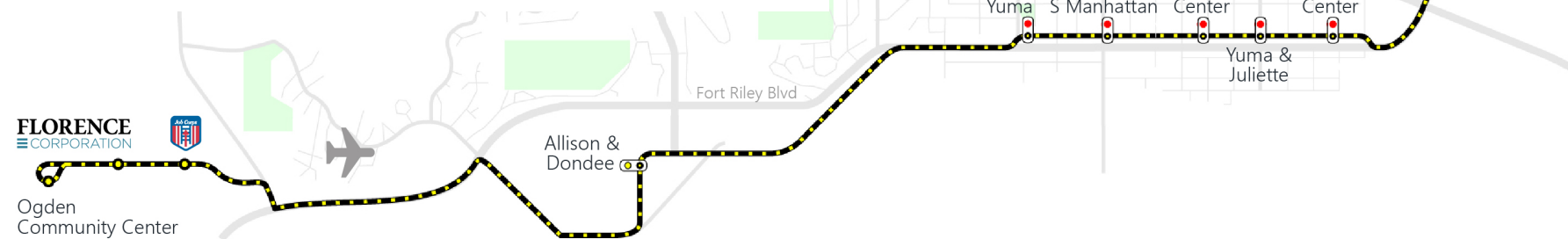


## Safety

Providing a safe transportation system for all users should be the number one priority for every community. The City of Ogden has made great strides in recent years to improve roadway safety by altering the lane configuration of Riley Avenue (adding the center turn lane) and implementing high priority projects identified in the Safe Routes to School Plan.

One of the most common metrics for measuring safety is to analyze crash data. It is important to look not only at how many crashes and where these occur, but also at the cause and severity of the crash. Figure 4.4 show the crashes that occurred in the City of Ogden between 2015 and 2019. There were a total of 61 crashes, eight of which resulted in injuries, and one involving a pedestrian.

Riley Avenue had 25 crashes (41% of the total crashes) along the corridor in the five-year span. While crashes continue to occur along this stretch of road, there have been no injury crashes since the installation of the center turn lane (Figure 4.5). This is a great testament to the safety improvements made along Riley Avenue with the addition of the center turn lane and narrower travel lanes.



## Public Transportation

The City of Ogden is served by a fixed-route public transportation/transit service called the K-18 Connector (Figure 4.3). This fixed bus route is primarily used as a commuting route for people going to work between Manhattan and Ogden. There are future plans for the K-18 Connector to expand from Manhattan to Junction City, including the Ogden Community Center as a centralized location.

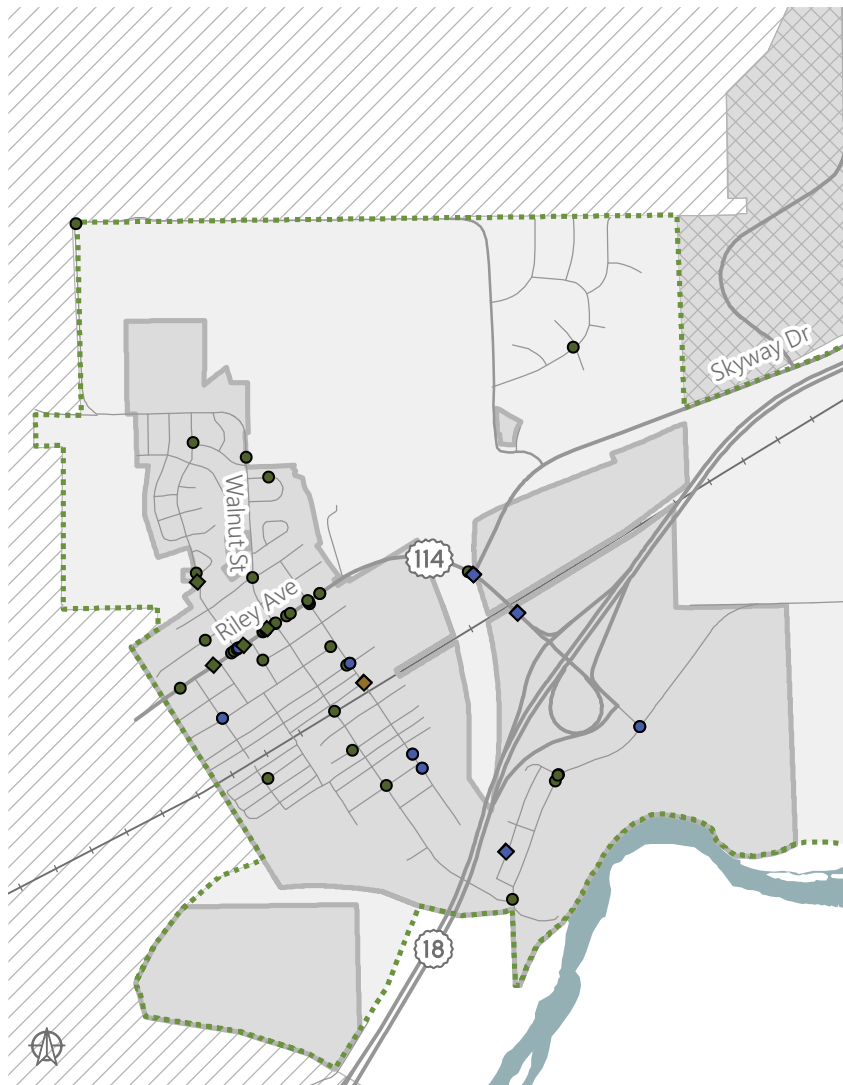
▼ **Figure 4.3: ATA Bus K-18 Connector**

Source: Flint Hills Metropolitan Planning Organization, 2021



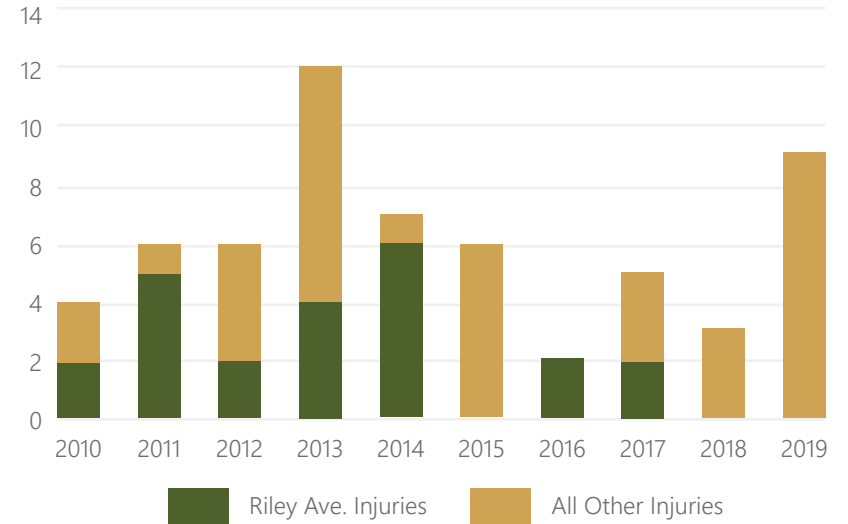
▼ **Figure 4.4: Crash Map**

Source: Flint Hills Metropolitan Planning Organization, 2021



▼ **Figure 4.5: Riley Ave. vs All Other Injuries**

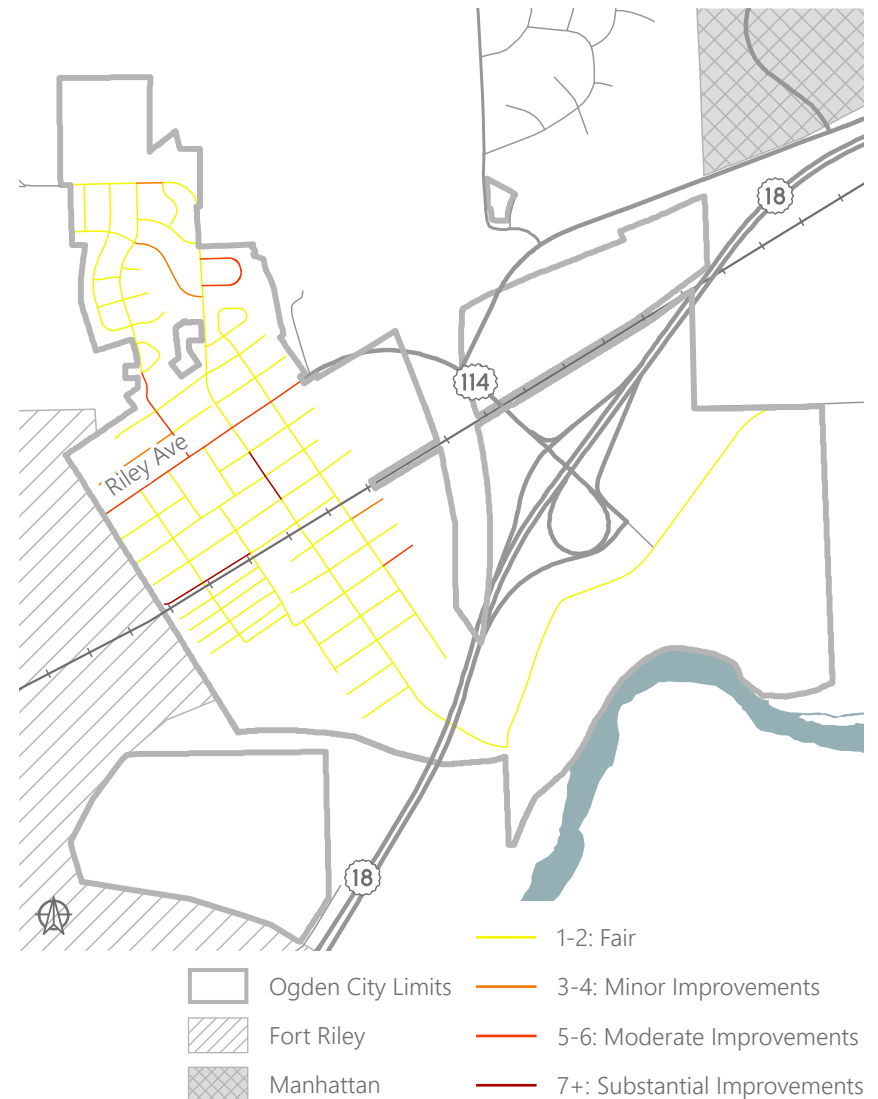
Source: Flint Hills Metropolitan Planning Organization, 2021



## 4.1 Preserve Transportation Infrastructure and Assets

Maintaining and preserving our existing infrastructure is vital for the community. As our roadways age, they require more ongoing maintenance and preservation. Figure 4.3 depicts current roadway conditions. If these critical responsibilities are deferred or delayed, it increases the rate at which our roadways deteriorate, costing more money in repairs over time. To ensure the ongoing maintenance and preservation of existing roadways, the City should identify and earmark funding dedicated to these efforts. As the roadways in the newer subdivisions begin to reach the end of their useful life, this will place an added strain on the City budget. Identify these upcoming needs now allows for more time to plan for this inevitable responsibility.

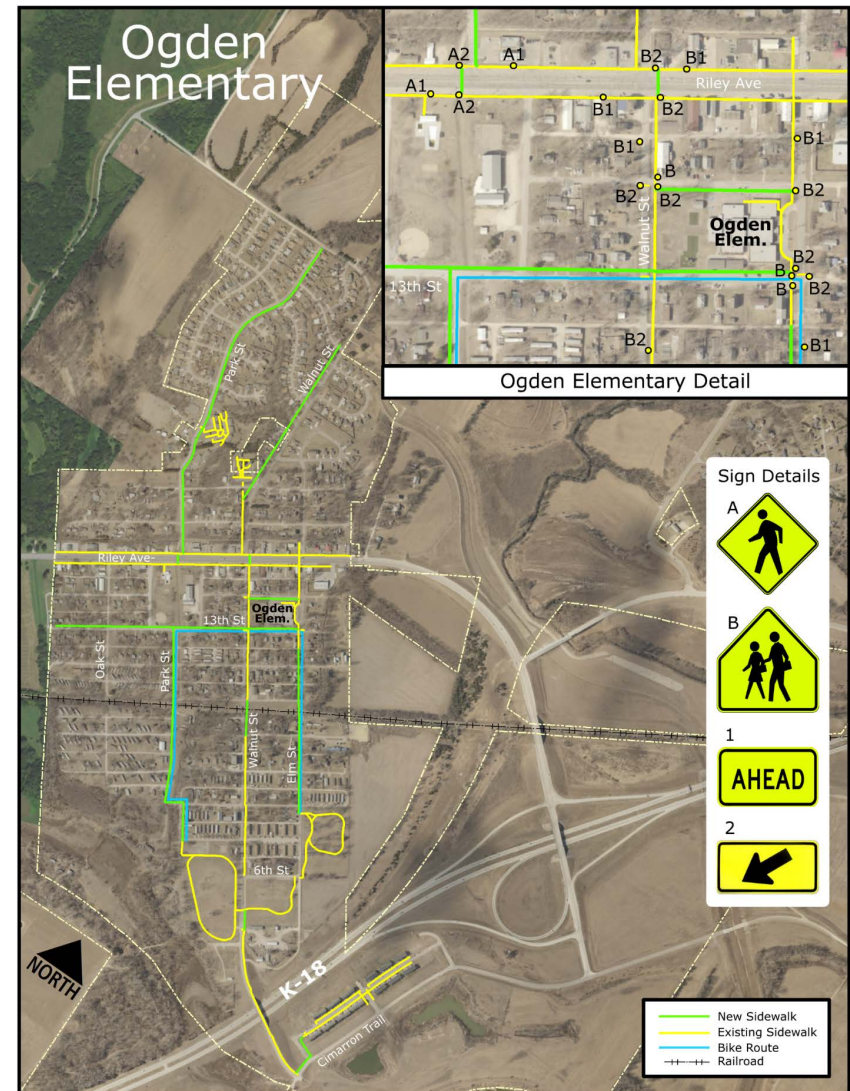
▼ **Figure 4.3: Roadway Condition, 2021**



## 4.2 Implement the Safe Routes to School Plan

Safe Routes to School is a national program that strives to create a safe environment for children to walk and bike to school. There is a federal funding source dedicated for completing projects identified in a Safe Routes to School (SRTS) Plan. Beginning in 2016, the City of Ogden worked with the Flint Hills Metropolitan Planning Organization to prepare the community's first SRTS Plan and has since received a SRTS grant to improve the safety of crossing Riley Avenue. The City of Ogden should continue to work on implementing the recommendations of the 2017 SRTS Plan.

▼ **Figure 4.4: SRTS Sidewalk Improvements, 2017 Plan**



## **4.3 Establish a Long-Range Vision for Riley Ave**

As the most heavily traveled road in Ogden, Riley Avenue also serves as the heart of the community. While the roadway may function as a throughfare for those accessing Fort Riley Military Installation, residents view it as their Main Street. Establishing a long-range vision for Riley Avenue will help the community towards a corridor that improves the aesthetics of downtown, enhances safety for all roadways users, and still serves thru traffic.

## **4.4 Support the Regional Connections Plan**

The Regional Connections Plan is a long-range vision for establishing a trail network in the Flint Hills region (Figure 4.5). Specifically, from Wamego to Milford Lake. The idea behind this Plan is to have a unified vision for a future trail network that each community can work towards and understand how their section of the network fits within a bigger idea.

### ▼ Figure 4.5: Regional Connections Plan

Source: Flint Hills Metropolitan Planning Organization









## **Market Community Assets and Celebrate Ogden's Unique Identity**

Ogden has a number of community assets, rich community history, and reason to celebrate its unique identity. There are simple cost-effective ways to promote Ogden that would generate community spirit and increase tourism.



## **Goal 5: Market Community Assets and Celebrate Ogden's Unique Identity**

- 5.1 Complete an inventory of local historical sites and publish on the City of Ogden's website.
- 5.2 Broaden and support the existing event committee to focus on the planning of new and existing events.
- 5.3 Market community assets such as Ogden Elementary School, recreation opportunities, family-friendly environment, the national river trail, etc.



## 5.1 Inventory and Publish Local Historical Sites

Ogden has a rich history. There are a few historic structures within Ogden that should be inventoried and celebrated, such as City Hall shown in Figure 5.1 as the historic library and drug store; later shown as the city building in Figure 5.2. Inventorying and releasing information about these historic structures encourages careful treatment of historic resources while recognizing the need for the contemporary economic use of these structures. Partnerships with nearby universities may prove useful in implementing planning initiatives as well as manpower for historic property inventories.

National Trust for Historic Preservation has outlined seven economic benefits of preservation. These are:

1. Dollar for dollar, historic preservation is one of the highest job-generating economic development options available.
2. Job creation spurred by historic preservation begins in construction and the trades.
3. Job creation extends beyond construction.
4. Historic preservation creates more jobs than the same amount of new construction.
5. Historic preservation has a multiplier effect.
6. Historic preservation provides a greater benefit to local suppliers.
7. Historic rehabilitation is often a counter-cyclical activity that helps stabilize the local economy during an economic downturn ("Economic benefits of preservation: Annotated bibliography," 2007).

▼ **Figure 5.1: Historic Downtown Ogden Facing East, 1920s**



▼ **Figure 5.2: Current Downtown Facing East, 2021**



## 5.2 Broaden and Support Community Events

Over the years, Ogden has expanded the number of events held. Community events are often held at or near the community center. Events have included the annual Ogden Fall Festival (Figure 5.3 and 5.4), an Easter Egg Hunt, 4th of July celebration, and more. Events like these can have galvanizing, uplifting effects on communities. The City of Ogden should continue to support family-friendly events and future programming should focus on diversifying offerings and opportunities to experience Ogden.

▼ **Figure 5.3: Color Run, 2016 Fall Festival**



▼ **Figure 5.4: Riley Avenue Temporary Improvements, 2016 Fall Festival**





## 5.3 Market Community Assets

Marketing a community is a low-cost critical component to success that can be used for many years. When thinking of marketing, logos and taglines typically come to mind. For Ogden, it is difficult for current residents to find a community logo and/or motto. Developing a clear logo and motto that reflects community character is encouraged.

For many other cities of various sizes, marketing can bring tourism into the community while also helping to build community pride. Marketing a community should extend beyond a logo and motto and become visible in a community through community entrance signage, wayfinding signage, banners at events, and more. Downtown currently has good a good example of a unified banner (Figure 5.5). Discussions on marketing strategies engage local citizens, organizations, and regional partners. The Ogden Economic and Re-development Committee mentioned in Chapter 3 may be able to spearhead ideas and implementation for marketing related activities.

Additionally, the City of Ogden should update their website frequently to market and inform residents and tourists of local assets, historical sites, riverfront access, and more.

▼ **Figure 5.5: Welcome to Ogden Banners Downtown**







## **Communicate and Coordinate Locally and Regionally**

The administration of the Comprehensive Plan and its component parts is the joint responsibility of the City of Ogden and Riley County. To ensure that the intent of the Comprehensive Plan is carried out, the City and County will foster coordination and cooperation between themselves, the Flint Hills Regional Council (administrator of the Flint Hills Economic Development District), the Flint Hills Metropolitan Planning Organization, Fort Riley, Kansas State University, Flint Hills Area Transportation Agency, Ogden Planning and Zoning, Riley County Planning Board, area service providers, and others in the region on issues of shared significance.



## **Goal 6: Communicate and Coordinate Locally and Regionally**

- 6.1 Launch a community satisfaction survey of city services
- 6.2 Participate in regional opportunities to promote Ogden
- 6.3 Improve communication with Manhattan-Ogden USD 383
- 6.4 Participate in the Flint Hills Economic Development District plan updates and implementation
- 6.5 Support efforts of the Flint Hills/Fort Riley Joint Land Use Study and increase communication between Fort Riley and the community
- 6.6 Promote a coordinated approach to long-range planning within the region on issues of shared significance
- 6.7 Increase collaboration with other rural communities

## **Communicate and Coordinate Locally and Regionally**

The City of Ogden values and understands the importance of communicating and coordinating among stakeholders both locally and regionally and has made this a goal within the plan to ensure strong partnerships and a commitment to collaboration. The goals and policies in this chapter, in conjunction with the supporting policy documents identified at the end of this chapter and other goals and policies contained in this Plan, should be used to promote ongoing collaboration among the City, County and other agencies and organizations in the region.



## 6.1 Launch a Community Satisfaction Survey

To gauge community satisfaction with city services, communities often utilize community satisfaction surveys every few years as a tool to better understand what may be going well, if there are any concerns among the community that may need to be addressed, or if additional clarifying information should be provided. This information could also be used to assist with future resource allocation decisions that could guide or influence capital project budget planning, better define roles and responsibilities of city staff or make adjustments to operations as needed to improve upon city services

## 6.2 Participate in Regional Opportunities to Promote Ogden

Through participation in regional initiatives and collaboration with regional partners, the City of Ogden will be able to take advantage of these opportunities to promote Ogden. These may be in the form of continuing participation with the Communities to Call Home initiative, participation in the regional river/trail initiative, attending regional conferences, hosting regional events, promotion of USD 383 schools, engagement with regional networks, organizations and associations, and other ways that capitalize on the close proximity to the National Kansas River Trail, Kansas State University and Fort Riley.

## **6.3 Improve Communication With Manhattan-Ogden USD 383**

The City of Ogden is eager to improve communication with USD 383 to ensure the quality of education and services provided by USD 383 are meeting the needs of the residents of Ogden.

## **6.4 Participate in the Flint Hills Economic Development District Plan**

The Flint Hills Regional Council serves as the administrator of the Flint Hills Economic Development District, as designated by the U.S. Economic Development Administration (EDA). As a pre-requisite of being designated as a District, the Flint Hills Regional Council must develop, submit, maintain, implement and update a regional economic development plan every five years. This plan serves as a guide for a seven-county area including Chase, Geary, Lyon, Morris, Pottawatomie, Riley and Wabaunsee Counties. The City of Ogden's participation in the planning and implementation of this plan is critical to our entire region and may be used as a resource and guidance for economic development efforts locally. The next Plan Update will be submitted to the Economic Development Administration in September 2021 to begin the next five-year cycle. This plan is referred to by EDA as the Comprehensive Economic Development Strategy (CEDS), and referred to by the region as the Flint Hills Economic Development District Plan.

## 6.5 Support the Flint Hills/Fort Riley Joint Land Use Study

This comprehensive plan is funded by the Office of Local Defense Community Cooperation, U.S. Department of Defense, and the City of Ogden (90/10) as an implementation project of the Flint Hills / Fort Riley Joint Land Use Study. The Joint Land Use Study (JLUS) is the result of a partnership consisting of hard work and coordination among a team of dedicated stakeholders, community leaders, residents, and Fort Riley military personnel seeking to identify opportunities for their community and the military to continue to work together to ensure the mission of Fort Riley. The JLUS was funded by the Department of Defense and continues to be administered by the Flint Hills Regional Council. Additional planning, implementation and coordinating efforts will be ongoing to ensure increased communication, planning and collaboration among all surrounding communities and Fort Riley.

The City of Ogden can support these efforts by:

- Increasing public awareness of compatibility issues related to Fort Riley operations refer to the Joint Land Use study for further specifications
- Continue to provide property owner notifications related to noise attenuation and/or other Fort Riley related operational notices
- Review and consider JLUS recommendations in the development review process
- Work closely with Fort Riley to coordinate on issues of mutual concern, particularly as it relates to growth and development issues, minimization of land use conflicts and encroachments, and ensure that development is mutually compatible with the goals

and objectives of this Comprehensive Plan and the mission of Fort Riley. This includes renewable energy development, vertical obstructions, frequency, and noise.

- As part of the development review process, reference the Acoustic Study (Appendix D).
- Ensure that land use and development policies of the City and Riley County are consistent with the Joint Land Use Study for Fort Riley to protect it from incompatible development encroachment.

## 6.6 Promote a Coordinated Approach to Long-Range Planning

Several long-range plans have been developed for the region on issues of shared significance. A series of relevant sub-actions have been developed that align with this strategy as follows:

- Coordinate the goals and policies contained in this Comprehensive Plan with those set forth by other governmental agencies within the region, such as the Flint Hills Metropolitan Planning Organization, Flint Hills Regional Council, Kansas State University, Flint Hills Economic Development District, Flint Hills Area Transportation Agency, Fort Riley, Riley County Planning Board, area service providers, and others in the region.
- Actively participate in area-specific or issue-specific plans and studies led by others, with a particular emphasis on plans that address issues of shared significance, such as land use, transportation, the provision of infrastructure and services, housing, economic development, conservation of natural resources, and hazard mitigation.
- Work closely with the Flint Hills Metropolitan Planning Organization and other partners on land use and transportation planning issues in the region. Actively participate in the development of the Flint Hills Transportation Plan and travel demand modeling. Provide updated Future Land Use map information to the MPO as necessary to ensure consistency.
- Work with the Flint Hills Area Transportation Agency (ATA) and other partners to develop plans for enhanced transit services within the region.
- Continue to coordinate and develop agreements related to issues such as improved planning and coordination, location of growth and development, economic development, provision of public facilities and services, conservation of natural resources, and revenue sharing.

## 6.7 Increase Collaboration With Other Rural Communities

The Flint Hills Region offers a variety of ways to be engaged, collaborate with neighboring communities and entities, and share relevant information that may be beneficial to the City of Ogden. The City of Ogden has been a member of the Flint Hills Regional Council for years, of which hosts monthly meetings for member jurisdictions to share updates about their community initiatives and any concerns that may be of interest to other members. As of 2021, the Flint Hills Regional Council (FHRC) has a total of twenty-five member jurisdictions throughout the Flint Hills Region. FHRC's mission is to enhance economic viability and increase quality of life throughout the Flint Hills. FHRC also serves as the administrator of the Flint Hills Economic Development District—a seven-county district designated by the Economic Development Administration, of which the City of Ogden is an active participant. The Flint Hills Metropolitan Planning Organization also provides opportunities for regional collaboration as it relates to transportation planning and implementation.



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# 7 CHAPTER Plan Implementation

Achieving the community vision for Ogden requires an ongoing commitment by city staff, appointed and elected officials, community partners, and community members. The City of Ogden and their implementation partners should monitor the progress of this plan on an on-going basis.

The 2040 Ogden Comprehensive Plan requires various actions, not all of which can be accomplished all at once given a typical budget and staff levels. Although some of the actions involve an ongoing review, Ogden should establish planning priorities as to which implementation actions it wishes to undertake in any given year. A chart summarizing all of the implementation actions is located within this chapter. This chart, or “Implementation Matrix,” should be used when prioritizing implementation efforts and should be updated annually. It summarizes the timeline, potential funding source, and the roles and responsibilities of the City of Ogden, outside agencies, and other organizations.

## Implementation Actions and Partners

Many comprehensive plans never meet their full potential due to lack of organization, resources, or lack of political will. In order to work towards the long-term vision, the City of Ogden should:

- adopt this plan and use it regularly;
- foster interagency collaboration and communication;
- be transparent and maintain clear communication;
- update this plan when needed; and
- identify and pursue funding opportunities

### Implementation Actions

#### • Zoning Regulations

Update zoning regulations that compliment the Future Land Use Map as it can provide a direction for future growth.

#### • Subdivision Regulations

Establish criteria for dividing land into building areas, utility areas, streets, and sidewalks.

#### • Capital Improvement Plan

The City should establish an annual plan for programming community needs into a prioritization system and budget. This plan should cover utilities, transportation, parks and recreation, and city facilities.

#### • Plan Maintenance

In order to maintain this comprehensive plan's viability, an annual and five-year review of this plan will allow for flexibility when responding to changes and community needs.

### Implementation Partners

To take this plan from paper to reality, collaboration and communication between Ogden and their partners is crucial.

#### • City of Ogden

The City of Ogden has a strong group of staff members and officials dedicated to the betterment of the community. The staff, Planning and Zoning Board, City Council, and volunteer groups will be instrumental in ensuring this plan is successful. Based on the significant amount of public investment both in time and money, these groups should be using and updating this plan regularly.

#### • Riley County

Riley County will be an important implementation partner. Coordination efforts related to transportation improvements, transit access, parks and trail enhancements, annexation proposals, and other cross-jurisdictional actions are other examples of implementation activities that should be in coordination with Riley County.

#### • Manhattan-Ogden School District (USD 383)

Throughout the United States, cities and school districts do not often coordinate. Ogden should work with USD 383 in regards to development that may impact enrollment.

#### • Fort Riley Military Installation

Fort Riley Military Installation is home to the Big Red 1 and has close to 15,000 active military personnel and employees nearly 5,900 civilians and contractors. Fort Riley has been an asset to the City of Ogden, attracting military-related businesses and actively

supporting several community development projects. A member of the United States Army Garrison Fort Riley Office was an active member on the Steering Committee on this Comprehensive Plan.

- **Kansas State University (K-State)**

K-State is a land-grant, public research University committed to teaching and learning, research, and service. Historically, Ogden has worked with the College of Architecture on a variety of quality of life projects.

- **Flint Hills Regional Council (FHRC)**

FHRC was instrumental in facilitating the planning process to develop this comprehensive plan. FHRC serves as the administrator of the Flint Hills Economic Development District which is a valuable designation by the Economic Development Administration. This designation enables the FHRC to apply for invitation-only/non-competitive funding in support of the regional economic development plan serving seven counties, including the City of Ogden and Riley County. FHRC is a non-profit organization that provides community planning and assistance to member jurisdictions.

- **Flint Hills Metropolitan Planning Organization (MPO)**

The MPO is the designated entity to provide regional transportation planning and programming services across portions of Geary, Pottawatomie, and Riley Counties. While the MPO doesn't have funding available, staff is available to assist with planning-related efforts which can be cost advantageous for the city.

- **Flint Hills Area Transportation Agency (ATA Bus)**

ATA Bus is the public transportation provider for the Flint Hills region. They currently provide fixed route service to the City of Ogden on the K-18 Connector which is a commuter route between the City of Manhattan and Ogden. They also provide demand response services to Ogden. Bus riders must qualify for demand response and call in advance but many bus riders use this service.

- **Flint Hills Association of Realtors (FHAR)**

The purpose of the Flint Hills Association of Realtors is to be an advocate for consumers and the community and to support its membership enabling them to ethically and professionally operate their business.

- **Manhattan Area Habitat for Humanity**

Manhattan Area Habitat for Humanity is a independent affiliate of Habitat for Humanity, International, serving both Riley and Pottawatomie Counties. They are responsible for developing resources and funds to build affordable housing. Their operations are new construction, rehabilitation, neighborhood revitalization, home repair and affordable housing advocacy.

- **Wichita State University Center for Real Estate (WSU)**

Wichita State University Center for Real Estate enhances the business environment and quality of life in Kansas communities through research and analysis of real estate markets and related policy issues. WSU CRE provides Kansas housing market forecast for the Manhattan metropolitan statistical Area.



## Implementation Actions and Partners (Continued)

- **Kansas Department of Transportation (KDOT)**

KDOT oversees transportation for the state of Kansas. They have a variety of resources or programs potentially available to implement transportation strategies.

- **State Historic Preservation Office**

The State Historic Preservation Office works with issues related to historic buildings and structures, associated programs and tax incentives, in archeology. SHPO helps to preserve, protect, and honor cultural, historical, and archaeological resources of Kansas.

- **Army Corps of Engineers**

The Federal government's largest water resources development and management agency.

- **Private Developers and Investors**

Several of the quality of life initiatives in this plan depend on private developers and investors. Professional developers should be recruited to develop and invest in specific development opportunities identified in this Comprehensive Plan.

- **Residents, Businesses, and Local Volunteers**

There are some goals and implementation strategies in this Comprehensive Plan that require the help of residents, businesses, and local volunteers. These groups can participate in local committees, assist with community cleanup, and are able to hold officials accountable. The ultimate success of this plan remains in the dedication of these groups.

## Potential Funding and Incentive Resources

The following section includes several sources of funding that could be used for implementing various Comprehensive Plan initiatives:

### Prioritize Quality, Livable Neighborhoods

- **Community Development Block Grants:**

- **Housing Rehabilitation Program**

The Housing Rehabilitation Program encompasses home rehabilitation, demolition, neighborhood development, and home-based business rehabilitation. All homeowner households receiving assistance must meet low- to moderate-income (LMI) guidelines. Rental rehabilitation may include existing rental housing or the conversion of existing non-housing structures to new housing. Refer to the Kansas Department of Commerce for further information.

- **Federal Home Loan Bank Topeka**

Affordable Housing Program: a program that provides funds that are used to finance the purchase, construction, or rehabilitation of housing for low- or moderate-income households. For this program, it is important to note that there are income guidelines to determine who qualifies.

Community Housing Program: a special advance program under the Federal Home Loan Bank Topeka that provides funding for owner-occupied and rental housing.

- **Neighborhood Revitalization Program**

Over a dozen communities in Kansas have adopted a Neighborhood Revitalization Program and had positive results. These programs provide property owners a tax rebate to encourage the rehabilitation of existing properties. This often includes new construction, additions, and renovations. For more information, refer to Kansas Statutes 12-17,114 through 12-17,120.

- **Rural Housing Incentive District**

Rural Housing Incentive Districts are a state appointed alternative to special taxes for infrastructure improvements. Rural Housing Incentive Districts must be approved, but they allow a City to use tax dollars to reimburse developers for the cost of installing new infrastructure. These districts are eligible for residential uses only and can only be used for the addition of public infrastructure projects. For more information, refer to Kansas Statutes 12-5241 through 12-5251 and the 2020 Supplement to the Kansas Administrative Regulations 12-5252 through 12-5258.

## Potential Funding and Incentive Resources (Continued)

### Provide Excellent Community Spaces and Infrastructure

#### Community Spaces:

- **Citizens' Institute on Rural Design**

The Citizens' Institute on Rural Design is a National Endowment for the Arts leadership initiative in partnership with the Housing Assistance Council. They provide rural communities access to resources to host community design workshops.

- **Community Development Block Grants: Community Facilities**

The Community Facilities grant includes streets, senior centers, community centers, bridges, fire trucks/station, sidewalks, and more. Applicants must meet the low- to moderate-income (LMI) guidelines. Refer to the Kansas Department of Commerce for further information.

- **Community Facilities Direct Loan & Grant Program in Kansas**

This program provided by the U.S. Department of Agriculture (USDA), provides funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial or business undertakings.

- **Defense Critical Infrastructure Program**

Under the U.S. Department of Defense Office of Local Defense Community Cooperation, the Defense Critical Infrastructure Program is designed to address deficiencies in community infrastructure supportive of a military installation in order to enhance the military family quality of life, resilience, or military value. Ogden submitted a proposal in June 2020 and will continue to seek opportunities.

- **Deihl Community Grants**

Under the Greater Manhattan Community Foundation, Diehl Community Grants support projects likely to have a major impact on community efforts in the arts, basic human needs, and youth. These project should impact a large segment of the population. Grants are awarded to proposals clearly focused on the support of the constituents of Riley County.

- **Planning Assistance to States**

A program by the Army Corps of Engineers that provides comprehensive water resource planning for the development, utilization, and conservation of the water and related resources of drainage basins, watersheds, ecosystems located within the boundaries of that State, including plans to comprehensively address water resource challenges.

- **Rivers, Trails, and Conservation Assistance Program**

A non-monetary program provided by the U.S. National Park Service that supports community-led natural resource conservation and outdoor recreation projects. A national network of conserva-

tion and recreation planning professionals partner with community groups, nonprofits, and state and local governments to design trails and parks, conserve and improve access to rivers, protect special places, and create recreation opportunities.

### **Community Infrastructure:**

- **U.S. Department of Agriculture (USDA) Rural Business Development Grants**

USDA Electric Programs: Provided under USDA, Electric Programs provide funding to maintain, expand, upgrade, and modernize rural electric infrastructure. The loans and loan guarantees finance the construction or improvement of electric distribution, transmission and generation facilities in rural areas. The Electric Program also provides funding to support demand-side management, energy efficiency and conservation programs, and on-and off-grid renewable energy systems.

USDA Water and Environment Programs: Loans, grants, and loan guarantees for drinking water, sanitary sewer, solid waste, and storm drainage facilities in rural communities of 10,000 or less. Water and Environment Programs also provide grants to non-profit organizations for technical assistance and training to help communities with their water, wastewater and solid waste challenges.

- **Hazard Mitigation Grant Program**

The Hazard Mitigation Grant Program under Federal Emergency Management Agency (FEMA) provides funding to state, local, tribal, territorial governments so that they can rebuild in a way that reduces or mitigates future disaster losses in their communities.

### **Foster Downtown Economic Growth**

- **Community Development Block Grant: Commercial Rehabilitation**

Commercial Rehabilitation grants help cities improve the quality of their downtown commercial districts by assisting private property owners in the rehabilitation of blighted buildings. Refer to the Kansas Department of Commerce for further information.

- **Community Development Block Grant: Economic Development Grants**

Funding is available for infrastructure improvements that directly create or retain permanent jobs. Eligible activities include infrastructure, land acquisition, fixed assets and working capital. Refer to the Kansas Department of Commerce for further information.

- **Community Development Program**

The Community Development Program through Federal Home Loan Bank Topeka is a special advance program. They provide wholesale loans (advances) priced below their regular rates to help members finance qualifying commercial loans and community and economic development initiatives. This favorable pricing, coupled with the availability of funds, in terms of four months to 30 years, helps lenders extend long-term, fixed rate credit for community development.

- **Kansas Opportunity Initiatives Fund**

The Kansas Opportunity Initiatives Fund provides financial assistance for the expansion of an existing Kansas business, as well as the relocation of an employer to the state.

## Potential Funding and Incentive Resources (Continued)

- **Network Kansas Programs**

Destination Bootcamp: for business owners who want to accelerate their learning curve, receive in-depth instruction, strategies, and specific tactics on how to become a destination business.

Economic Gardening Program: a program that provides technical assistance to second-stage businesses that have the intent and capacity to grow. This program has expert consulting services designed to increase revenue and create sustainable job growth. This program is widely utilized throughout Kansas.

Growing Rural Business: a program that provides practical, applied information and examples necessary for today's rural communities. The Growing Rural Businesses Model is certificate program customized for rural businesses. Participants receive a comprehensive practical approach to conducting business along with the resources needed to succeed.

Kansas Ice House Entrepreneurship Program: certificate program that develops entrepreneurial skills such as critical thinking, communication, problem solving, and other key assets.

- **Rural Business Development Grants**

U.S. Department of Agriculture (USDA) Rural Business Development Grants may be used for small and emerging rural businesses. These grants may fund a broad array of activities which may include training and technical assistance, project planning, business counseling and training, market research, feasibility studies, professional or technical reports, and others.

- **Spark**

Spark is a nonprofit organization that serves as a regional entrepreneurship ecosystem driver with a vision to connect, resource, and successfully launch entrepreneurs and ignite a dynamic, inclusive culture of entrepreneurship and innovation in the Greater Manhattan region.

### Create a Connected Transportation System for All Users

- **Safe Routes to School (SRTS)**

SRTS is a federal funding source administered by KDOT. The funding can be used to pay for the implementation of projects identified in a SRTS Plan, including preliminary engineering services.

- **Transportation Alternatives (TA)**

The TA Program is federally funded and administered by KDOT. The program provides funding for a variety of alternative transportation projects, including pedestrian and bicycle facilities; projects that enhance safety and mobility; improve the scenic or environmental, or archaeological assets; Safe Routes to School projects; and others. All selected projects are required to meet a minimum 20% local cash match.



# Annexation

Annexation is a term that may appear to be complex, however, it can be explained quite simply. This section is meant to provide a brief overview of the term and process.

## Defining Annexation

Annexation is the process where a city adds land to its boundary in order to extend its services, laws, voting privileges, and/or to better serve residents. Not just any area of land can be annexed by the city. Annexation can only occur in an area at:

1. the property owner's request and/or consent;
2. the area meets the criteria for unilateral annexation without the property owner's consent; or
3. the area could only be annexed with the approval of the County Commissioners.

## Reasons for Annexation

In many cases, a property owner requests to be annexed into a city so that they may receive services such as water and sewer. In other cases, the property is in the natural path of growth. Regardless of the reason, annexation allows for additional growth whether that is through additional population or expanding community services and increasing the tax revenue. However, it is important to note that it is improper for an annexation to be solely motivated by an increase in tax revenue (*Douglas County v. City of Valley*).

## Types of Annexation

- 1. Requested annexations** occur when a property owner has land that adjoins the city limits and petitions their land to be annexed. If the land does not touch the city limits but the property owner wants to be annexed, county approval would be required in order for the city to "island" annex the property. An island annexation must not be used as a base, or "bridge," for future unilateral annexations.
- 2. Unilateral annexations** occur when a municipality wishes to annex land without the prior permission of the property owner. Kansas law outlines the criteria and procedures for unilateral annexation by a municipality. This includes notification of affected property owners, at least one public hearing, boundaries of the land to be annexed, and the preparation of a municipal services plan.

## Considerations When Annexing

As with any action on annexation, there are several important considerations:

1. The ability for the city to provide community services and utilities, such as extensions to water, sewer, police, and fire protection;
2. The existing and proposed land use for the potential annexation and the impact on neighboring land uses; and
3. The financial ability and impact.

# Implementation Matrix

## Abbreviations

### City of Ogden

City Clerk	City Clerk
City Council	City Council
City Foreman	City Foreman
Parks & Rec	Parks and Recreation
P&Z	Planning and Zoning
Zoning Admin	Zoning Administrator

### Local and Regional Partners

Army Corps	Army Corps of Engineers
ATA	Flint Hills Area Transportation Agency
FHAR	Flint Hills Association of Realtors
MPO	Flint Hills Metropolitan Planning Organization
FHRC	Flint Hills Regional Council
Fort Riley	Fort Riley
Habitat	Habitat for Humanity
K-State	Kansas Department of Transportation
KDOT	Kansas State University
USD 383	Manhattan-Ogden School District
NPS	National Park Service
NET-Kansas	Network Kansas
County	Riley County
County Parks	Riley County Parks Department
Spark	Spark
SHPO	State Historic Preservation Office
WSU	Wichita State University Center for Real Estate

### Additional Partners

Businesses	Businesses
Consultant	Consultant
Developers	Private Developers and Investors
Volunteers	Volunteers

### Potential Funding and Incentive Resources

CDBG	Community Development Block Grant
DOD-DCIP	Defense Critical Infrastructure Program
FEMA	Federal Emergency Management Administration
FHLB-T	Federal Home Loan Bank Topeka
NPS	National Park Service (Non-Monetary)
PAS	Planning Assistance to States
USDA	U.S. Department of Agriculture Grants

Please note: In the implementation matrix, if there is not a funding source identified, then the city would likely need to identify staff to complete the strategy, provide funding, or seek additional grant funding. Potential funding sources may likely change over time, and Flint Hills Regional Council may be a resource to assist in identifying and seeking funding opportunities.

## Implementation Matrix (Continued)

Implementation Action	Responsible Entity	Partners	Funding Source	Timeline
<b>Goal 1: Prioritize Quality, Livable Neighborhoods</b>				
1.1 Prioritize infill development.	<ul style="list-style-type: none"> <li>• P&amp;Z</li> <li>• City Council</li> </ul>		<ul style="list-style-type: none"> <li>• FHLB-T</li> </ul>	Ongoing
1.2 Prepare a Housing Market Analysis.	<ul style="list-style-type: none"> <li>• P&amp;Z</li> <li>• City Council</li> </ul>	<ul style="list-style-type: none"> <li>• WSU</li> <li>• FHAR</li> </ul>		10 to 20 years
1.3 Conduct a study for the undeveloped portion of the 'River Trail' development.	<ul style="list-style-type: none"> <li>• City Clerk</li> <li>• City Council</li> </ul>			1 to 2 years
1.4 Collaborate with local partners and gather resources to support the rehabilitation of deteriorated housing.	<ul style="list-style-type: none"> <li>• Zoning Admin</li> </ul>	<ul style="list-style-type: none"> <li>• Habitat</li> </ul>		Ongoing
1.5 Expand the spring citywide cleanup event to be more inclusive of all neighborhoods.	<ul style="list-style-type: none"> <li>• City Foreman</li> <li>• City Council</li> </ul>			< 1 year

## Implementation Matrix (Continued)

Implementation Action	Responsible Entity	Partners	Funding Source	Timeline
<b>Goal 2: Provide Excellent Community Spaces and Infrastructure</b>				
2.1 Ensure that the existing park and recreation facilities are meeting the current and future needs of Ogden residents by updating and implementing the Ogden Parks Master Plan.	<ul style="list-style-type: none"> <li>• P&amp;Z</li> <li>• Parks &amp; Rec</li> <li>• City Council</li> </ul>	<ul style="list-style-type: none"> <li>• NPS</li> <li>• Army Corps</li> <li>• County Parks</li> </ul>	<ul style="list-style-type: none"> <li>• County Parks</li> <li>• PAS</li> </ul>	< 1 year
2.2 Focus resources on improving or expanding the community center.	<ul style="list-style-type: none"> <li>• City Council</li> </ul>		<ul style="list-style-type: none"> <li>• CDBG</li> <li>• USDA</li> </ul>	5 to 10 years
2.3 Take advantage of publicly-owned lands where practical to connect existing parks with trail corridors.	<ul style="list-style-type: none"> <li>• Zoning Admin</li> <li>• P&amp;Z</li> <li>• City Council</li> </ul>	<ul style="list-style-type: none"> <li>• MPO</li> <li>• FHRC</li> </ul>	<ul style="list-style-type: none"> <li>• DOD-DCIP</li> </ul>	10 to 20 years
2.4 Develop the Capital Improvements Plan to identify and prioritize needed repairs and expansions to city infrastructure.	<ul style="list-style-type: none"> <li>• City Clerk</li> <li>• City Foreman</li> <li>• Zoning Admin</li> <li>• City Council</li> </ul>		<ul style="list-style-type: none"> <li>• USDA</li> </ul>	1 to 5 years
2.5 Encourage underground utilities in new development and along prominent corridors.	<ul style="list-style-type: none"> <li>• Zoning Admin</li> <li>• City Council</li> </ul>		<ul style="list-style-type: none"> <li>• FEMA</li> </ul>	Ongoing
2.6 Actively seek grant funding to address the water hardness issues in Ogden.	<ul style="list-style-type: none"> <li>• City Clerk</li> <li>• Zoning Admin</li> <li>• City Council</li> </ul>		<ul style="list-style-type: none"> <li>• USDA</li> </ul>	Ongoing
2.7 Station more Riley County police officers in Ogden.	<ul style="list-style-type: none"> <li>• City Council</li> </ul>	<ul style="list-style-type: none"> <li>• County</li> </ul>		< 1 year

Implementation Action	Responsible Entity	Partners	Funding Source	Timeline
<b>Goal 3: Foster Downtown Economic Growth</b>				
3.1 Explore the components of an overlay district for downtown.	• Zoning Admin • P&Z			1 to 5 years
3.2 Continue to promote funding for façade and storefront improvement programs. Ensure materials are available online.	• Zoning Admin • City Council			Ongoing
3.3 Establish an Ogden Economic and Redevelopment Committee comprised of community business owners and stakeholders.	• City Council	• Businesses		5 to 10 Years
3.4 Launch a “Shop Local” campaign.	• City Council			5 to 10 Years
3.5 Develop a small business incubator to attract entrepreneurs and foster new development.	• City Council	• NET-Kansas • Spark		5 to 10 years
3.6 Leverage Ogden’s strategic location to recruit businesses.	• City Council			Ongoing
<b>Goal 4: Create a Connected Transportation System for All Users</b>				
4.1 Identify funding available for preserving transportation infrastructure and assets.	• Zoning Admin • City Council	• MPO • FHRC		Ongoing
4.2 Implement the Safe Routes to School Plan to improve sidewalk connectivity.	• Zoning Admin • P&Z	• MPO		5 to 10 Years
4.3 Establish a long-range vision for Riley Avenue that accommodates all modes of transportation.	• Zoning Admin • City Council	• MPO • KDOT		5 to 10 years
4.4 Continue to engage with regional partners to implement the Regional Connections Plan.	• P&Z • City Council	• MPO • FHRC • NPS • Army Corps	• PAS	10 to 20 Years



## Implementation Matrix (Continued)

Implementation Action	Responsible Entity	Partners	Funding Source	Timeline
<b>Goal 5: Market Community Assets and Celebrate Ogden's Unique Identity</b>				
5.1 Complete an inventory of local historical sites and publish on the City of Ogden's website.	• Zoning Admin	• SHPO		10 to 20 Years
5.2 Broaden and support the existing event committee to focus on the planning of new and existing events.	• Parks & Rec • City Council			< 1 year
5.3 Market community assets such as Ogden Elementary School, recreation opportunities, family-friendly environment, the national river trail, etc.	• City Council	• Marketing Consultant • FHRC • USD 383		1 to 5 years

Implementation Action	Responsible Entity	Partners	Funding Source	Timeline
<b>Goal 6: Communicate and Coordinate Locally and Regionally</b>				
6.1 Launch a community satisfaction survey of city services.	• Zoning Admin			1 to 5 years
6.2 Participate in regional opportunities to promote Ogden.	• City Clerk • Zoning Admin	• FHRC		Ongoing
6.3 Improve communication with USD383.	• City Clerk • City Council	• USD 383		< 1 year
6.4 Participate in the Flint Hills Economic Development District plan updates and implementation.	• City Council	• FHRC		< 1 year
6.5 Support efforts of the Flint Hills/Fort Riley Joint Land Use Study and increase communication between Fort Riley and the community	• City Council	• FHRC • Fort Riley		< 1 year
6.6 Promote a coordinated approach to long-range planning within the region on issues of shared significance	• City Clerk	• FHRC • MPO • K-State • ATA		Ongoing
6.7 Increase collaboration with other rural communities.	• City Clerk	• FHRC		1 to 5 years