DELANO'S TURN

Directions West of the River



Volume 1: Design Strategies

Research and Design Strategies for the Delano Neighborhood in Wichita, Kansas by students in Kansas State University Landscape Architecture and Regional & Community Planning

Edited by Blake Belanger and Howard Hahn













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Delano's Turn: Directions West of the River

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1

Introduction

1.1

Executive Summary

Professors Blake Belanger and Howard Hahn

Executive Summary

Delano has been waiting. Although plans for community investment have been considered since 1989, there remains much to be done. Douglas Avenue has been redeveloped and is widely considered a tremendous success, yet the vacant Pacific Union rail corridor lays dormant, the Arkansas Riverfront is underdeveloped, vacant parcels and underutilized surface parking areas abound, and access to public space is fragmented. Recently, there are reasons for enthusiasm. Near the turn in the Arkansas River, a new residential building and an advanced learning library are under construction. Immediately adjacent, a hotel and mixed use residential building are slated for development. Wichita leadership wants to expand urban investment from the east side of the river to the west, including a renovated or redeveloped Lawrence-Dumont baseball stadium. There are many directions the community can turn. Showcasing Delano's unique identity, leveraging existing assets, and creating cohesion are ways to move forward. Delano has been waiting. It's Delano's turn.

Delano's Turn: Directions West of the River presents urban design ideas for the future of the Delano district in Wichita, Kansas. Fifteen mid-level students enrolled in an intensive 8-week Community Planning and Design studio completed the work during the summer of 2017. The studio was co-led by Associate Professor Blake Belanger and Associate Professor Howard Hahn. The effort was supported with funding from the Wichita Downtown Development Corporation (WDDC) and Kansas State University's Technical Assistance to Brownfields (TAB), and would not have been possible without the support of Blase Leven, TAB Program Coordinator. We are also grateful for the support and guidance from Jason Gregory with the WDDC, Scott Knebel with the Wichita-Sedgwick County Planning Department (WSCPD), and our external reviewers, particularly Associate Professor Carl Smith who delivered both exceptional insights and humor.

Conceived by the studio professors and the WDDC, the idea for the project emerged from discussions in late 2016. Goals of the collaborative service learning studio included providing students with first-hand experience working with a community, generating creative ideas for advancing the dialogue about planning the future of Delano, engaging residents and stakeholders and responding to their input, and supporting the mission of the project partners. The studio's process included rigorous mapping of various conditions, two community engagement workshops, design development through an iterative process, a final presentation to project partners and local planning and design professionals, and a public open house exhibiting posters of student proposals.

In Chapter 1, we introduce the Delano district and present the primary dilemmas identified in our research. We detail the studio's methods and process, and introduce the four student design proposals. In the following four chapters, we present specific urban design strategies for activating existing assets, showcasing Delano's identity through sense of place, and increasing connectivity and cohesiveness.

In contrast to a singular master plan, the collection of ideas presented in Delano's Turn provides a multitude of ideas that can be compared, evaluated, prioritized, and perhaps hybridized. We aspire that Delano's Turn will contribute to the ongoing dialogue about the future direction of Delano, and will help establish a legacy for Wichita.

1.2

Project Partners + Previous Planning Efforts

Samantha Estabrook

Project Partners

WDDC

The Wichita Downtown Development Corporation, WDDC, was founded in 2002 with the vision of revitalizing downtown Wichita. The WDDC is led by downtown property owners, businesses and stakeholders who serve as a Board of Directors. Through the collaboration and network of private sector investors and local government, the WDDC is able to coordinate development investments which invigorates the downtown core. Historically, the WDDC had not focused beyond the geographic boundary set in the Self Supported Municipal Improvement District, which is a contract between the city and the WDDC. However, the project presented within this book is one of the WDDC's first ventures across the Arkansas River.

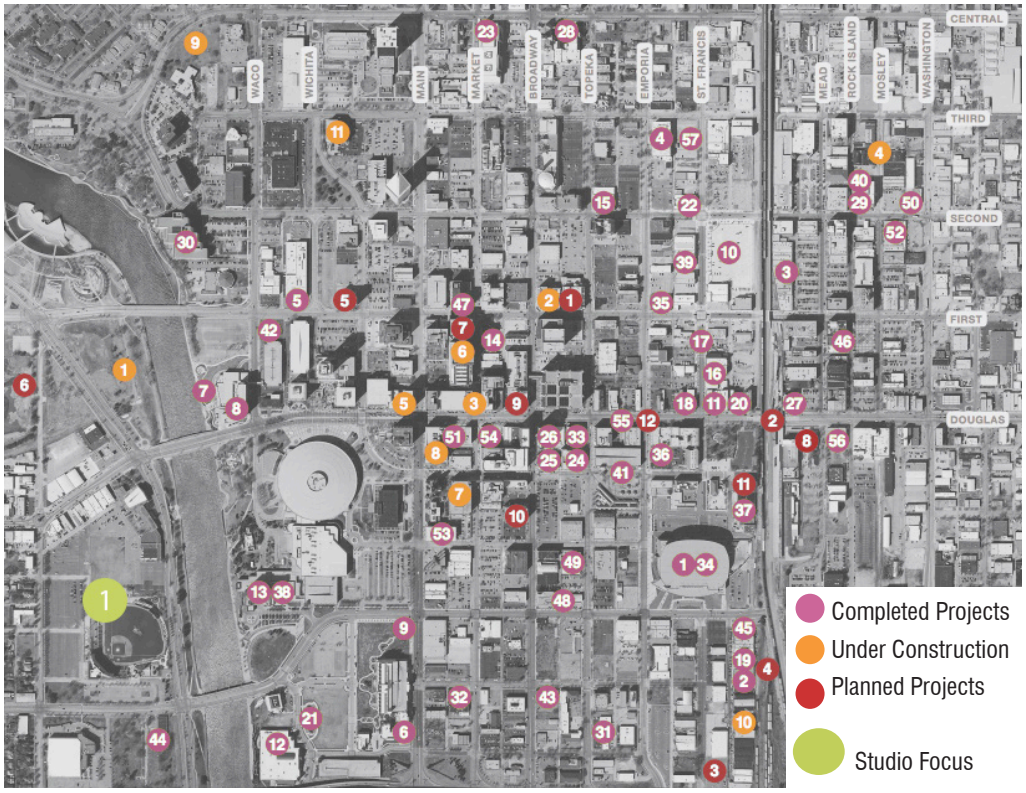


Figure 1.2.1: WDDC Development Projects Completed, under construction, and planned projects.(Wichita Downtown Development Corporation, 2015)

Previous Planning Efforts

Spanning thirty years, there have been a series of four planning documents produced which address various projects to the Delano neighborhood and riverfront. In the 1989 Development Plan by the City of Wichita, the Lawrence Dumont stadium is identified as the primary westwardly focus with its surface parking lots being referred to as remote parking lots for downtown. The plan also suggested a stadium renovation and ancillary development. The narrative of the stadium is echoed in the majority previous planning efforts. While some projects, such as West Douglas street enhancements, have come to fruition there are a plethora of others that have yet to be actualized. Common themes that have emerged from the series of four planning documents include Delano's need for cohesion, identity, utilization, connectivity, and recreation. Figure 1.2.2 demonstrates a complete list of opportunities identified and proposed for the Delano neighborhood and riverfront.

Previous Planning Efforts

1989 — Development Plan for Downtown Wichita : City of Wichita

West Bank North
- KGE substation and transmission
- Union Pacific Railroad
- Cohesive development (est. 16 million dollars)

West Bank South
- Lawrence Dumont Stadium renovation & sports training facility

Arkansas River Corridor
- Vegetated trail system with landmark on western riverfront
- Recreation: motorized, floating barge, dinner theater, restaurant, water taxi

1999 — The Wichita River Corridor Improvement Project : Law Kingdon

The West Bank Segment
- River promenade
- Shade structures
- Aerospace commemorative plaza

Keeper Segment
- North McLean pedestrian bridge

2001 — Delano Neighborhood Revitalization Plan : Law Kingdon

- The traditional neighborhood district overlay zone and down-zoning
- Delano Community Development Corporation
- Urban Village Re-Development
- West Douglas streetscape enhancements
- Seneca Boulevard enhancements
- University Avenue historic streetscapes
- Park and recreation enhancements
- Gateways
- Multi-family buffer at Kellogg

2010 — Project Downtown, Master Plan for Wichita : City of Wichita, WDDC

Street Acknowledgements
- McLean and Douglas for walkability improvements
- Potential transit route along Sycamore

Catalyst Sites
- New Library
- Lofts
- Apartments

Figure 1.2.2: Previous Planning Efforts A compilation of four planning documents regarding the Delano Neighborhood. (Estabrook, 2017)

1.3

Studio Intent and Methods

Samantha Estabrook

Studio Intent and Methods

Introduction

This publication is associated with Community Planning and Design Studio, LAR 646, a studio course offered by Kansas State University. The studio is taken in conjunction with a seminar, which is also led by Associate Professors Blake Belanger and Howard Hahn of the Department of Landscape Architecture and Regional & Community Planning. The studio is comprised of fourteen mid-level landscape architecture students and one regional & community planning student who are entering graduate studies.



Figure 1.3.1: Studio Study Area The boundary of the Delano neighborhood and individual project focus areas selected. (Estabrook, 2017)

The Community Planning and Design Studio partnered with the Wichita Downtown Development Corporation, WDDC, to develop visionary ideas for developing a segment of the Arkansas Riverfront which is the eastern boundary of the Delano Neighborhood in downtown Wichita, Kansas. Delano's riverfront has historically been under-developed and the Wichita Downtown Development Corporation would like to see future development options for the Delano riverfront and neighborhood, in order to best serve the community and provide connection to the central business district located across the river.

Goals and Objectives

As Wichita stakeholders have the potential to bring a new vision of the Delano riverfront to fruition, the objective of the Community Planning and Design Studio is to provide multiple visionary options to activate the riverfront and engage Wichita residents, stakeholders, and visitors. The primary goals of the studio include:

1) Provide a service learning studio experience that reinforces key pedagogical goals of the Department of Landscape Architecture and Regional & Community Planning

2) Provide planning and design ideas for advancing the dialogue about the future of Delano and the western bank of the Arkansas River

3) Through public community engagement meetings, respond to the needs and aspirations of the Delano residents and stakeholders

4) Support the mission of the Wichita Downtown Development Corporation, Kansas State University Technical Assistance to Brownfields, and the Wichita-Sedgwick County Planning Department

Community Planning and Design Studio Timeline



Figure 1.3.2: Community Planning and Design Studio Timeline (Estabrook, 2017)

Methods

During the design and planning process, the Community Planning and Design studio utilized multiple methods in an effort to ensure a thorough understanding of the project context, the desires and needs of the community, and provide responsive and appropriate design proposals. In Week 1, the studio began the project by familiarizing themselves with the site by researching the existing ecological, economic, hydrological, and infrastructure conditions, in addition to following topics: context, history, culture, demographics, quality of life and health, transportation, and recent development. In addition to studying Wichita, precedent research was conducted to study various riverfront treatments, sports attractions, and brownfield sites in various U.S. cities which had relevance to Wichita

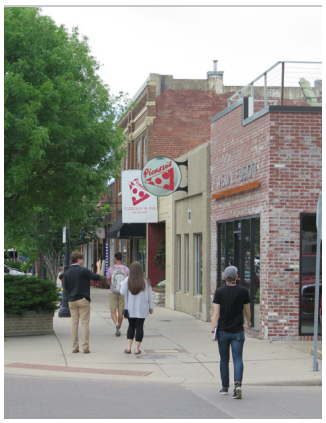


Figure 1.3.3: Students walking Douglas Avenue during the site visit (Hahn, 2017)

Site Visit

Following initial background research, the studio embarked upon a site visit to Wichita to become acquainted with Wichita, specifically the Delano neighborhood and the western Arkansas riverfront. In an effort to approach the site with purpose and intention, Chistophe Girot's "Four Trace Concepts in Landscape Architecture" was utilized for guidance. The reading presents four concepts used as tools for navigating the investigation of a new place. The four trace concepts are as follows:



Figure 1.3.4: Students at Keeper of the Plains during the site visit bicycle tour (Borwege, 2017)

Landing: initial reaction to the site
Grounding: discovering and understanding the site after initial visit
Finding: the act and process of searching the thing discovered
Founding: synthesizing landing, grounding, finding to bring new ideas to the surface



Figure 1.3.5: Western Arkansas riverfront conditions (Wendling, 2017)

Seminar Readings

Aforementioned, the students are also enrolled in a seminar course which complements the studio. The first three weeks of the course are spent reading a variety of literature pertaining to landscape architecture and urban planning in an effort to introduce students to new concepts and frameworks. Figure 1.2.8 provides documentation of the seminar readings and a brief summary of the major ideas and concepts.

Mapping	"The Agency of Mapping" Corner, 1999	Provides a basis for understanding the roles of mapping in the planning and design process.
Placemaking	"The Future Preserved" Lynch, 1976	A discussion of planning and designing for the future and a critique on how we react to time, or fail to do so.
	"From Place to Site: Negotiating Narrative Complexity" Beauregard, 2005	Dissecting how planners and designers approach space and begin to place labels on them which may or may not respect the previous narrative of the site.
	"Place Analysis and Planning Methods" Sepe, 2013	Presents a variety of mapping strategies for placemaking and design.
Social considerations	"The New Urbanity: The Rise of a New America." Nelson, 2009	An analysis of how the shifting demographics and preferences of the American population impacts housing, infrastructure, and amenities.
	"Landscapes as Social Infrastructure" Hood, 2004	The text is the development and explanation of a system of hybrid modifications: "sweeping, weaving, lumping, and stratifying."
	"Critiques and Urban Components" Krier, 2007	The text is a critical examination of methods of planning and designing at a city-scale. Krier looks at a variety of aspects from zoning to street grids to block-by-block urban form.
Ecology and resilience	"Constructing Nature: The Legacy of Frederick Law Olmsted" Spirn, 1996	A tribute to and critique of Fredrick Olmsted, the text highlights Olmsted's need of understanding the social and political processes which inhibited his projects from coming to full fruition.
	"Green Infrastructure for Cities: The Spatial Dimension" Ahern, 2007	An introduction to how green infrastructure can and should be implemented into urban settings.
	"Resilience Thinking" Walker and Salt, 2006	An introduction to the idea of resilience thinking. The author provides the readers with a list of nine values that would present in a resilient world.

Figure 1.3.6: Seminar Readings Summaries (Estabrook, 2017)

Community Engagement Workshop #1

In addition to the Four Trace exercise, the studio also led a community engagement workshop on the initial site visit. The meeting included representation from the following groups: the Delano Neighborhood residents and stakeholders, Wichita-Sedgwick County Metropolitan Area Planning Dept., Wichita Downtown Development Corporation (WDDC), Technical Assistance to Brownfields (TAB) through Kansas State University, and professors and students of Landscape Architecture and Regional & Community Planning (LARCP).



Figure 1.3.7: Community residents share their visions for an enhanced Delano (McCaffrey, 2017)

The purpose of the community engagement workshop was to document and summarize needs and desires of the community. The primary goals of the meeting were to address two major questions regarding the Delano neighborhood and surrounding area:

How are the residents and stakeholders feeling about their neighborhood right now?
What are their ideas for creating a bright future for their neighborhood?

After an initial introductory presentation, the participants were taken through a three-part process of small discussion. The small group discussions were led by the students dispersed around the meeting room at tables which held clusters of 2-5 residents and stakeholders. The first 10-minute discussion asked residents what were the points of excitement and points of concern in their neighborhood. In the second discussion, the residents were asked to identify the best reasons be in Delano and which places were most important to them. Finally, residents and stakeholders were asked to envision what they would like for their neighborhood in the next five years as well as possibilities for the next five to twenty years.



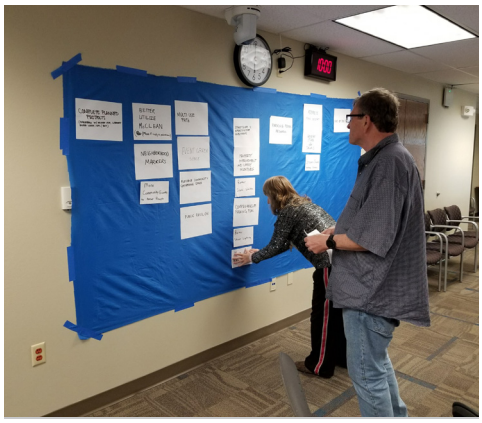
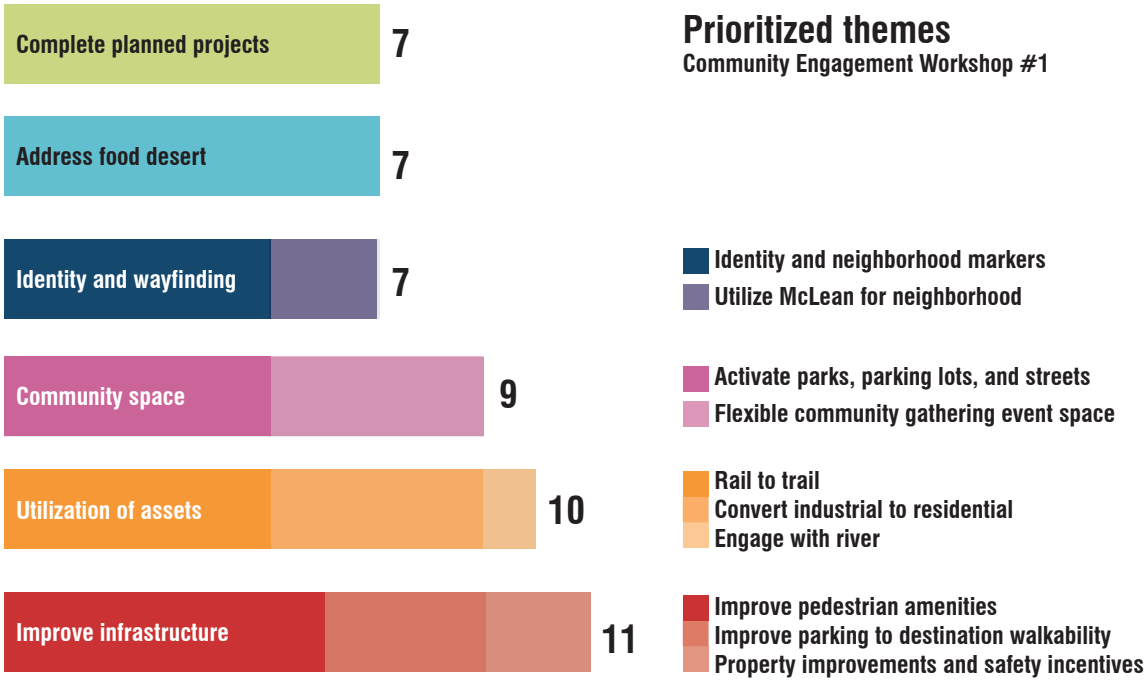


Figure 1.3.8 + 9: Community residents expressing their top priorities for Delano (McCaffrey, 2017)

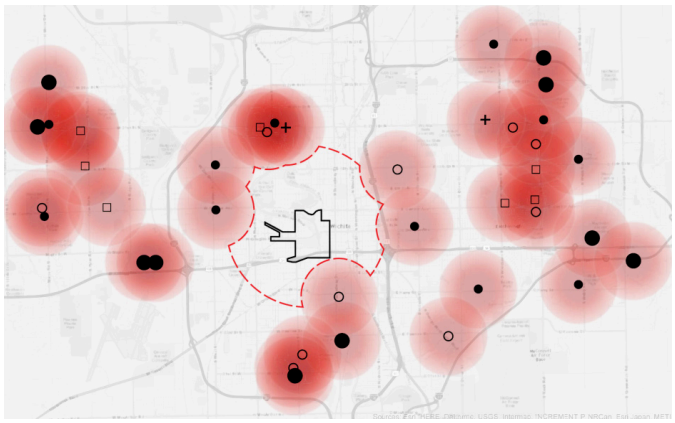
Thereafter, residents and stakeholders recorded their five most important ideas and grouped them with responses from the other groups. The final activity was asking residents to vote on five concerns or opportunities they viewed as being most pressing, in order to synthesize the developed ideas. The results of this meeting are shown in Figure 1.3.10.

Figure 1.3.10: Community engagement meeting #1 synthesized results (Estabrook, 2017)



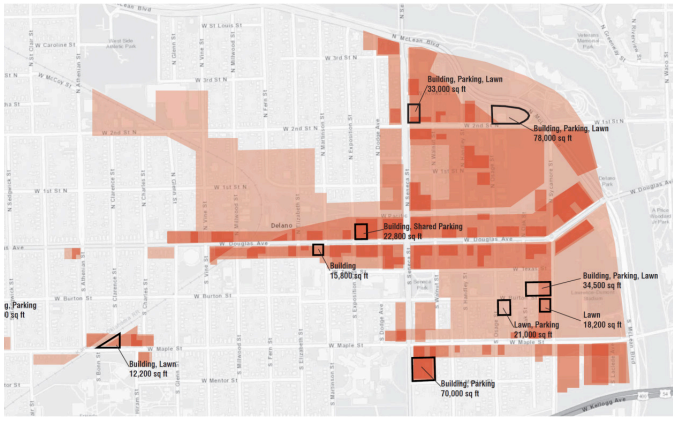
Critical Mapping

In response to the Founding exercise and knowledge gathered thus far, the studio then embarked on critical mapping. Critical mapping is a method of investigating the potential opportunities of an area through analyzing, synthesizing, and graphically representing spatial data. The initial maps created explore existing conditions through classification, correlation, and comparative analysis(Figure 1.2. 13). Then additional maps are created to explore dilemmas and opportunities uncovered in the first phase (Figure 1.2. 14). The final phase is the creation of maps that outline strategies to leverage knowledge uncovered in the first two phases of mapping (Figure 1.2. 15). A complete set of critical maps are presented in Appendix A-1.



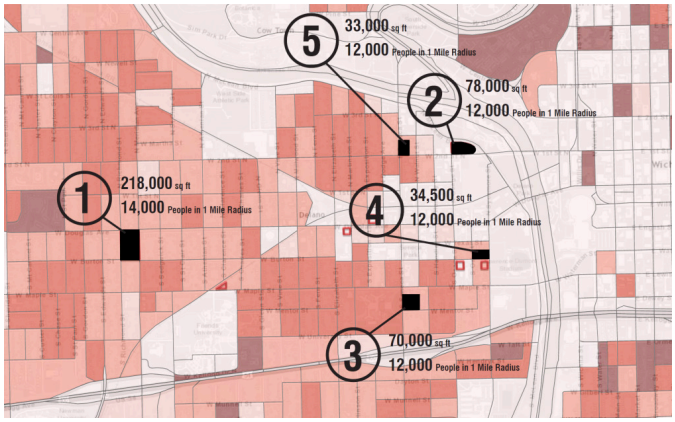
Classification Map:
Delano is a Food Desert

The student began the critical mapping process through identifying grocery stores (●), buffering the location with a 1-mile radius(●), and highlighting Delano( ).



Opportunity Map:
Possible Delano Grocery Store Options

Then, the student discovered there is an opportunity for a grocery store through the utilization of adequately sized vacant lots (□).



Strategy Map:
Top 5 Grocery Store Locations

Finally, the student identified the 5 most viable vacant parcels (■) for a grocery store while understanding existing land use and placing it in a walkable location.

Figure 1.3.11+12+13: Critical Mapping Sequence (McCoy, 2017)

Community Engagement Workshop #2

After two weeks of critical mapping, the studio returned to Wichita to engage in a second community meeting where stakeholders and residents were able to meet with newly formed design groups to discuss preliminary design concepts. Residents and stakeholders were able to spend fifteen minutes with each design group, asking questions and providing feedback. The students were then able to reorient themselves and gather more knowledge about Delano. The second community engagement meeting prompted the design groups to begin thinking about neighborhood sensitivity, the value of connecting Delano to the river and across the river, phasing major design moves, and the value of all narratives.

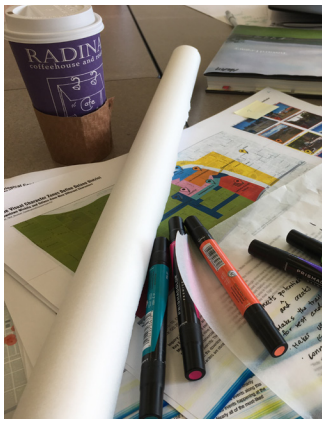




Figure 1.3.14: Residents providing feedback on design concepts (Hahn, 2017)

Design Phase

At the end of Week 4, each student wrote a statement of intent identifying their particular interest within the studio project. The statements of intent allowed for the studio to be divided into four groups to design the study area through four unique perspectives. The one regional and community planning student provided planning specific support, coordinating with each design team, and contributing to the writing of this book. At the end of Week 5 and 6, students were given the opportunity to present their schematic designs to project partners for feedback and direction. Week 7 and 8 were reserved for the production of the final deliverables. The studio produced posters, presentation slides, and a book which includes background analysis, maps, and design proposals.



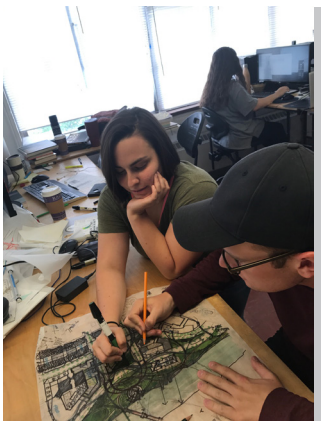




Figure 1.3.15: Critical Mapping Process (Belanger, 2017)

Figure 1.3.16 + 17: Schematic Design Process (Estabrook, 2017)

1.4

Contextual Analysis

Samantha Estabrook

Contextual Analysis

History and Culture

The City of Wichita was born out the confluence of the Little and Big Arkansas River. Hunters and Native American traders preferred the area due to the wealth of water and wildlife. Wichita quickly became a bustling location for the Texas cattle trade. The city's relationship with transportation contributed to its growth. Later, it branded itself as the "Air Capital of the World" due to it's plentiful number of manufacturers, engine factories, airports, and aviation schools. In recent history Wichita is transitioning and developing more urban cultural hubs, such as Oldtown, Riverwalk and Downtown Wichita. A growing emphasis has been placed on connecting citizens to the Arkansas riverfront and outdoor recreation opportunities, as Wichita and the Delano neighborhood continue to establish their identity.

Historic Delano Groups

The residents of Delano have organized and continue to organize in a variety of settings to make progress on community goals. Following the adoption of the 2001 Delano Neighborhood Revitalization Plan, Delano United Inc. was created to assist in implementing ideas presented in the plan. Additional community organizations include the Delano Neighborhood Association and Historic Delano Inc., which act as community connectors and provide space for residents to share their neighborhood concerns and successes.



Figure 1.4.1: Historic Douglas Avenue in Delano (Kansas State Historical Society, 2017)

Figure 1.4.2: Historic Alignment of the Chisholm Trail

(Ziegelasch. Kansas State Historical Society, 1873)



Arkansas River

The Arkansas River acts as the Eastern boundary for Delano neighborhood, and is also the 6th largest river in the United States. Once the river enters Wichita it is controlled by dams at Lincoln Street Bridge and 21 Street Bridge. While the Eastern side of the river is in the projected floodplain, the Western edge(Delano neighborhood) of the river is projected to not be in the floodplain up to the 500-year projection. Completed in 1959, Wichita developed the Wichita Center Valley Floodway which is 18 miles long and designed to prevent floods in the urban core of Wichita. In addition the Recreation Master plan, current efforts to activate and clean the river include: the Annual Riverfest, Trash Round Up Events, and the display of indicator flags that identify if the adjacent water is suitable for recreational use. The Arkansas River Corridor Access Plan has identified over twenty areas in which increased access to the riverfront would be safe and feasible. The presence of the Arkansas Riverfront was an integral part of the studio project and design concepts.

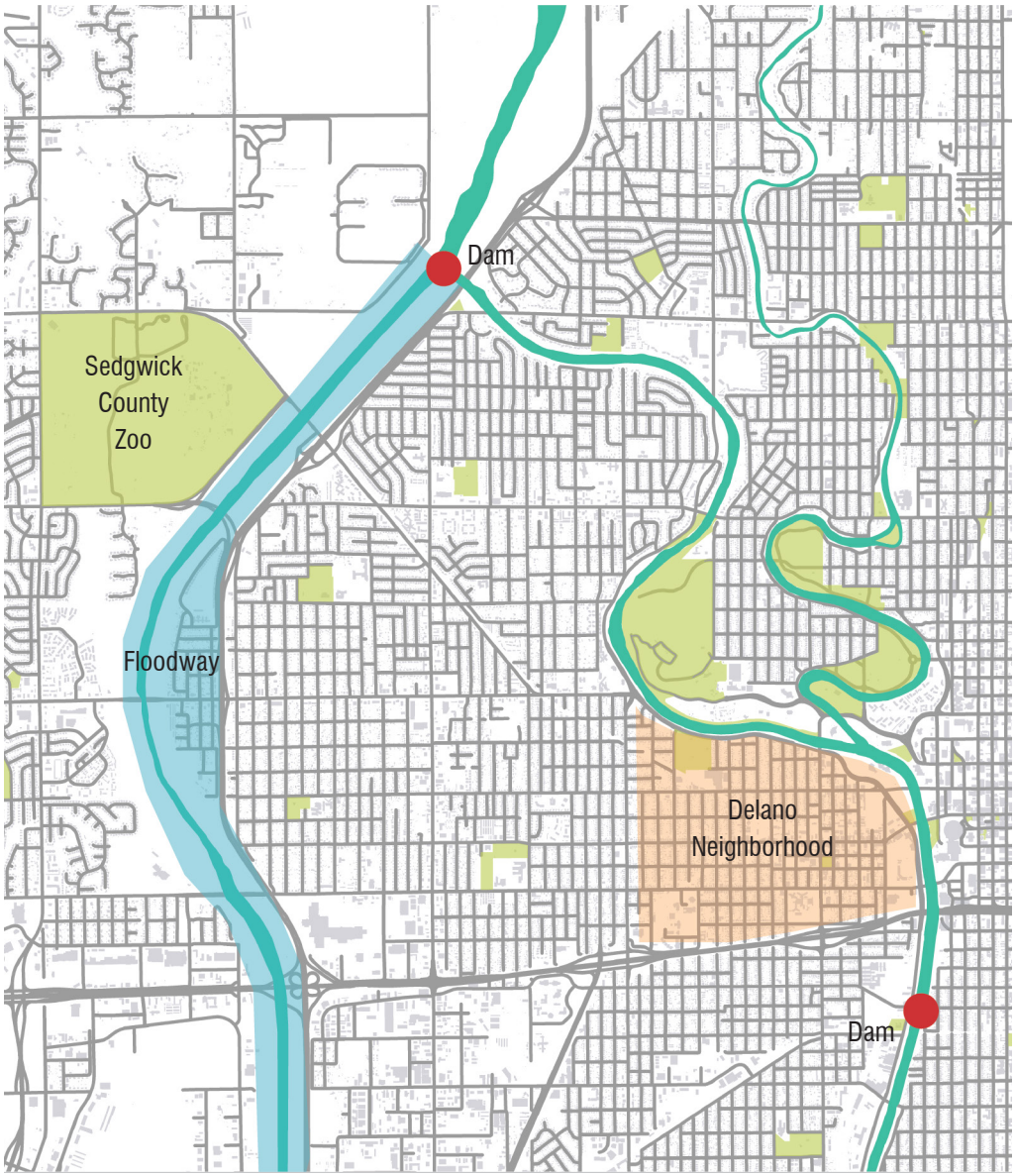


Figure 1.4.3: Map of Arkansas River (Estabrook, 2017)

Downtown and Douglas Street

The studio study area is directly adjacent to Downtown Wichita across the Arkansas River and is primarily connected through the Douglas St. Bridge. East Douglas St. is the core of the Downtown Wichita's central business district, as West Douglas is the core of the Delano neighborhood. Individually, each end of Douglas contributes to the productivity and vibrancy of the communities they serve, although on varying scales. Historically, West Douglas has been the only segment of the Delano neighborhood to be addressed, yet the City of Wichita and WDDC has not made significant investments in supporting the economic heart of the Delano neighborhood and consideration of Douglas Street is halted at Sycamore Avenue.







Figure 1.4.4+5+6: Downtown Wichita, KS. (Wendling, 2017)

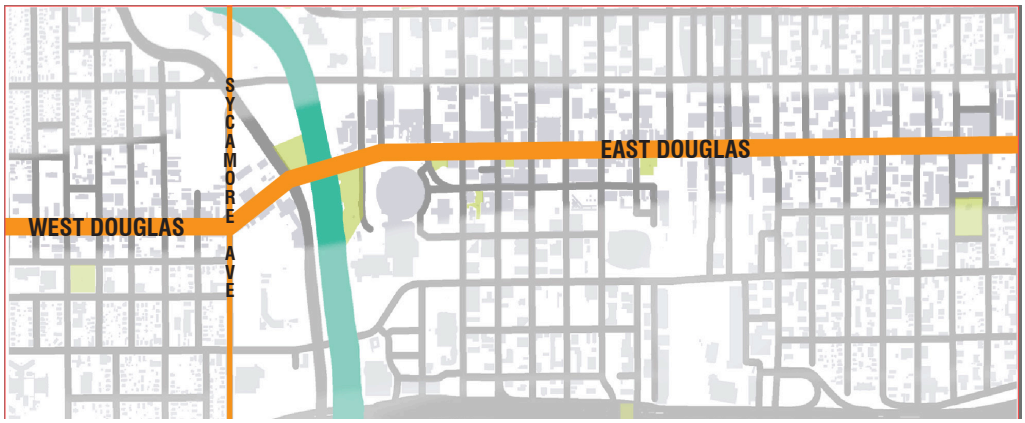


Figure 1.4.7: Map of Douglas Avenue (Estabrook, 2017)







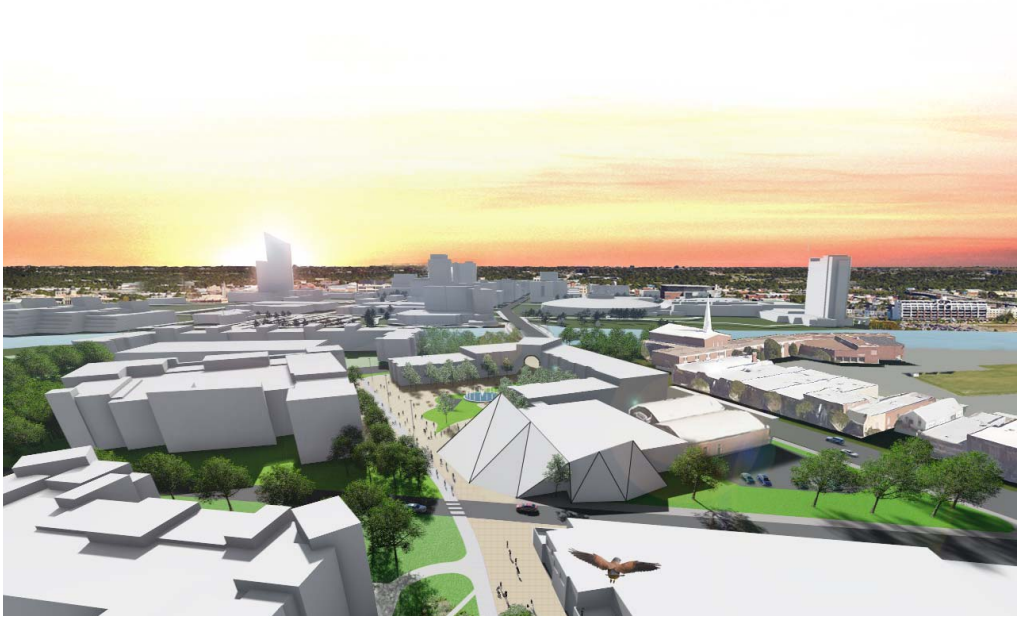
Figure 1.4.8+9+10: Downtown Delano Neighborhood (Wendling, 2017)

1.5

Introduction to Design Teams

Samantha Estabrook

Rail+



Summary

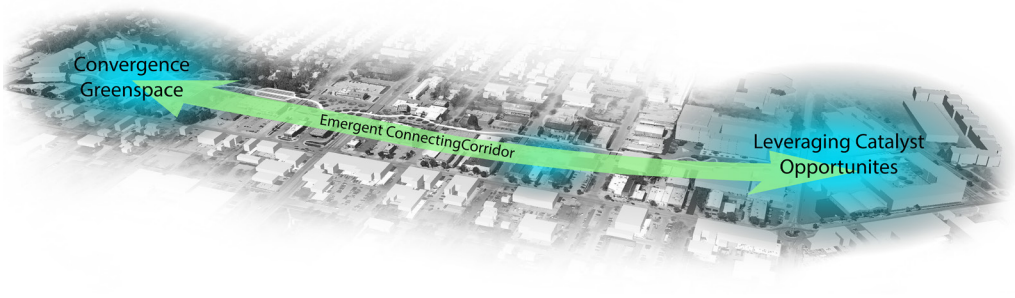
Rail+ provides Delano residents and visitors with the opportunity to enjoy a greener, more pedestrian friendly environment. The Rail-Trail will give the community opportunity for play and recreation, as well as safe passage and connections between the most popular neighborhood attractions, residences, and smaller scale commercial areas. Rail+ is intended to be a destination along a regional trail network through the abandoned railroad corridors of Kansas. This regional destination will provide neighborhood amenities for the community of Delano and its visitors, while creating a transportation corridor that allows more residents to access nearby attractions.

Community Engagement Themes	
Complete Planned Projects	Rail to trail, proposed 1989
Address Food Desert	Future vision: Health market along Douglas
Identity + Wayfinding	Celebration of historic railroad
Community Space	Public plazas and green space
Utilization of Assets	Historic railroad
Improve Infrastructure	Implementation of rail-to-trail
Wichita Downtown Development Corporation	
Activate the Riverfront	...
Connect the Delano to the Riverfront	Provide trail for residents
Connect East and West Riverfronts	Connecting trails across river
Place + Identity	Tributes to historic figures
Catalyst Sites + Assets	Building upon development
Ecology	Brownfield remediation
Corridors	Revitalization of existing corridor

Figure 1.5.1: Rail+ proposal summary (Borelli, McCoy, Schulte, 2017)

Gradient

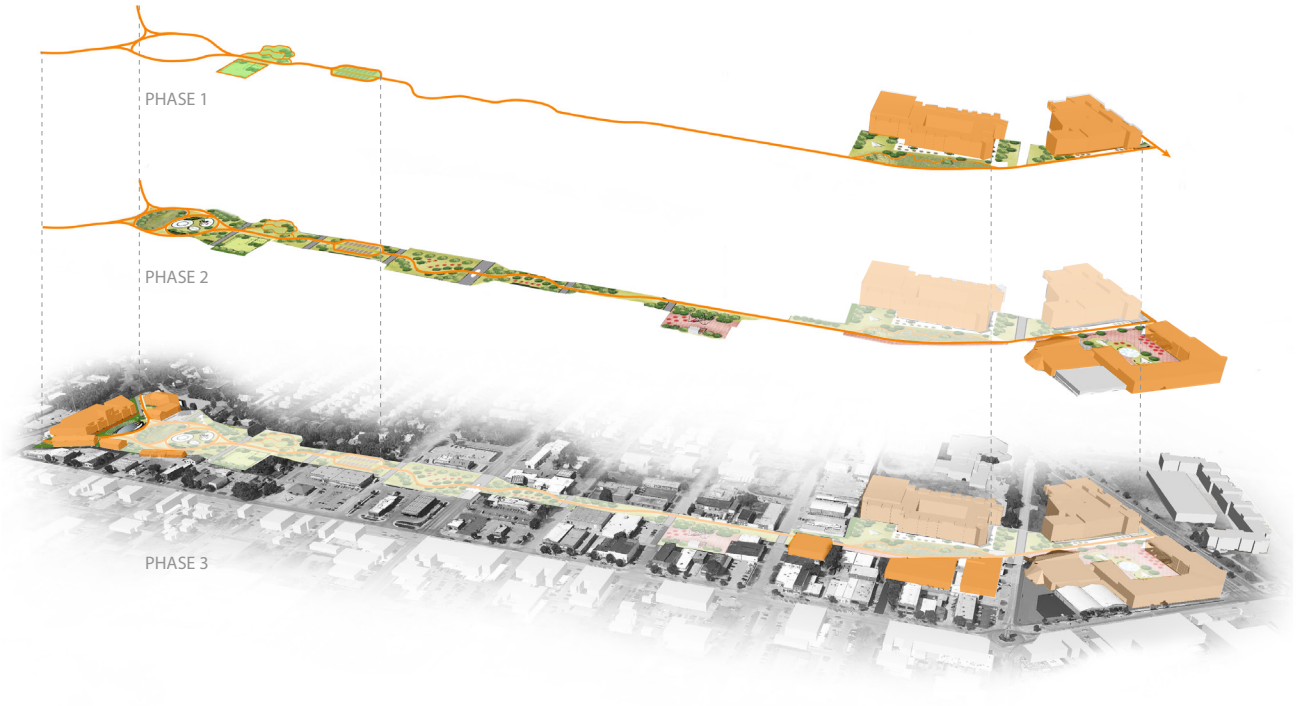
As the rail corridor moves towards the Arkansas River, its surroundings transition from neighborhood scale to a more urbanized downtown. The Rail+ design will fit the existing character by transitioning from a park with small scale commercial and residential (West) to high density mixed-use development (East).



Anchoring Points

The concept driving our design is to have anchoring catalyst sites on each end of the corridor to act as gateways into the design while also stimulating physical and economic development along the entire corridor.





The Main Event



Summary

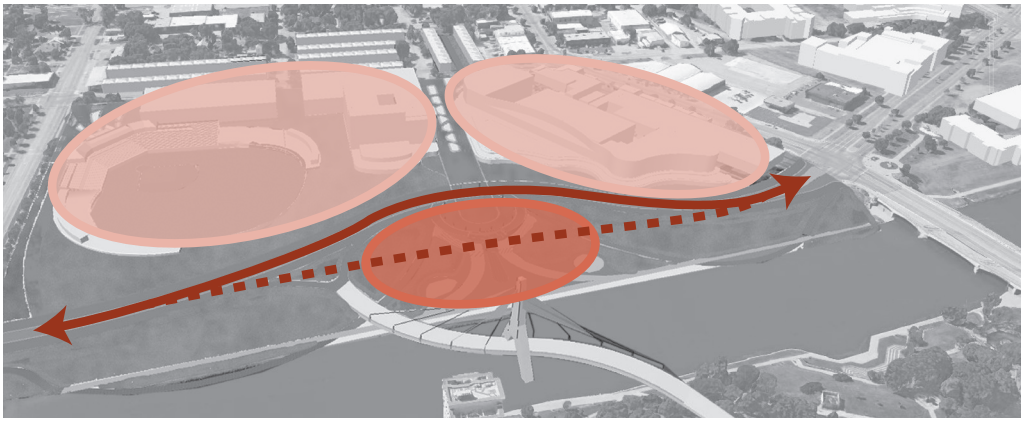
Main Event seeks to use the replacement of Lawrence Dumont Stadium as an opportunity to introduce a new mixed-use development, civic plaza, and riverfront park in the Delano Neighborhood. The location of the stadium just across the river from downtown provides the opportunity to create a “Sports Village” that is a place to live, play, and relax. Revitalizing Lawrence Dumont Stadium is investing in an existing amenity, making it once again a major attraction for the residents of the Delano Neighborhood and Wichita as a whole.

Community Engagement Themes		
Complete Planned Projects	Redesign Lawrence Dumont Stadium	
Address Food Desert	Adequate retail space available for market	
Identity + Wayfinding	Revitalized riverfront	
Community Space	Large civic space created	
Utilization of Assets	Utilization of Lawrence Dumont Stadium site	
Improve Infrastructure	Creation of pedestrian bridge, McLean	
Wichita Downtown Development Corporation		
Activate the Riverfront	Realign McLean to create larger riverfront space	
Connect the Delano to the Riverfront	Extension of Texas St. to riverfront	
Connect East and West Riverfronts	Creation of pedestrian bridge	
Place + Identity	Creation of “sports village”, mixed-use district	
Catalyst Sites + Assets	Leveraging Lawrence Dumont Stadium	
Ecology	Creation of Green River Walk	
Corridors	McLean Blvd., Texas St., access to riverfront	

Figure 1.5.2: The Main Event proposal summary (Andresen, Johnson, Nichols, 2017)

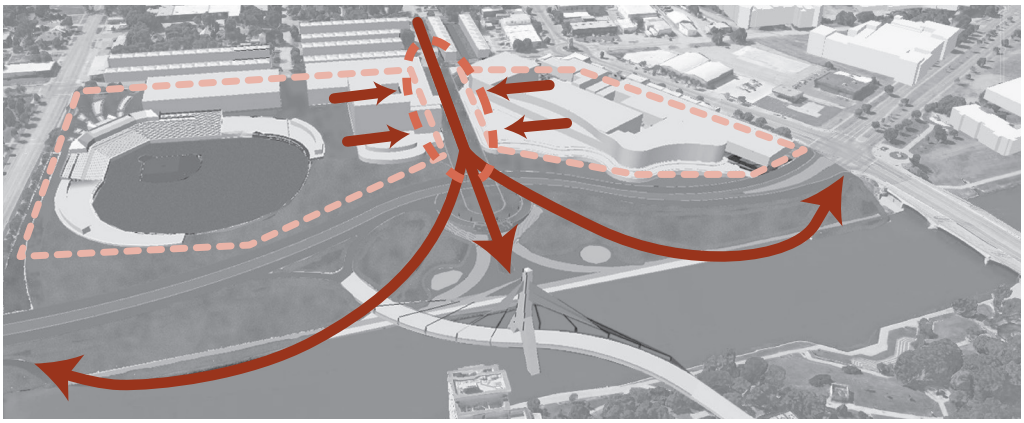
McLean

Reducing McLean Boulevard to two lane traffic and re-aligning it changes its character to a calmer connection between Maple Street and Douglas Avenue, while simultaneously designating space for the River Plaza and buildings. McLean Boulevard (Red), River Plaza (Orange), Buildings (Pink).



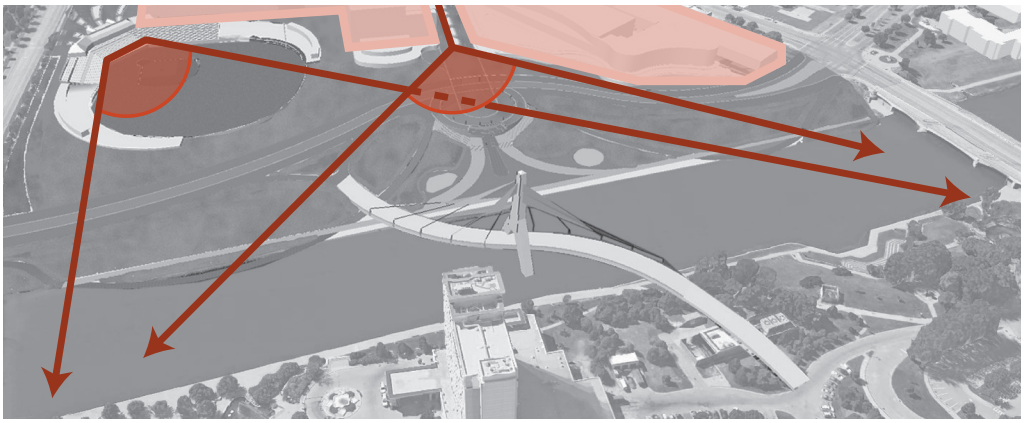
Texas Axial Spine

Incorporating Texas Street as a pedestrian spine creates the Texas Mall which organizes the site by splitting the development, defining circulation, and setting up views to the new iconic pedestrian bridge. Texas Axial Spine (Red), Texas Mall Space (Orange), Development (Pink)



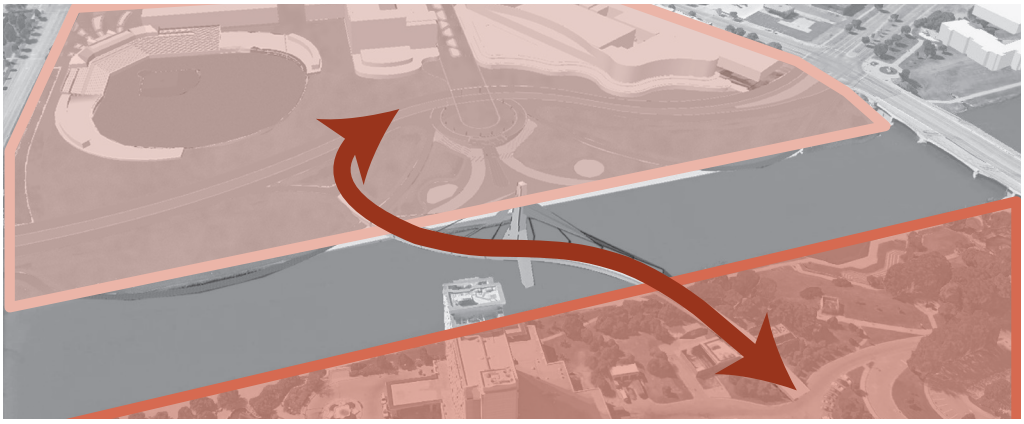
Viewshed

Views from the site were prioritized which delineated the spaces available for the mixed-use development where they would not obstruct views from the stadium and along the Texas corridor. Views from Stadium and Texas Corridor (Red) Mixed-use Development (Pink).



Pedestrian Bridge

Unifying the two sides of the Arkansas River was accomplished through a new iconic pedestrian bridge. Pedestrian Bridge Connection (Red), East Side of River (Orange), West Side of River (Pink).



Green, Gray, Blue



Summary

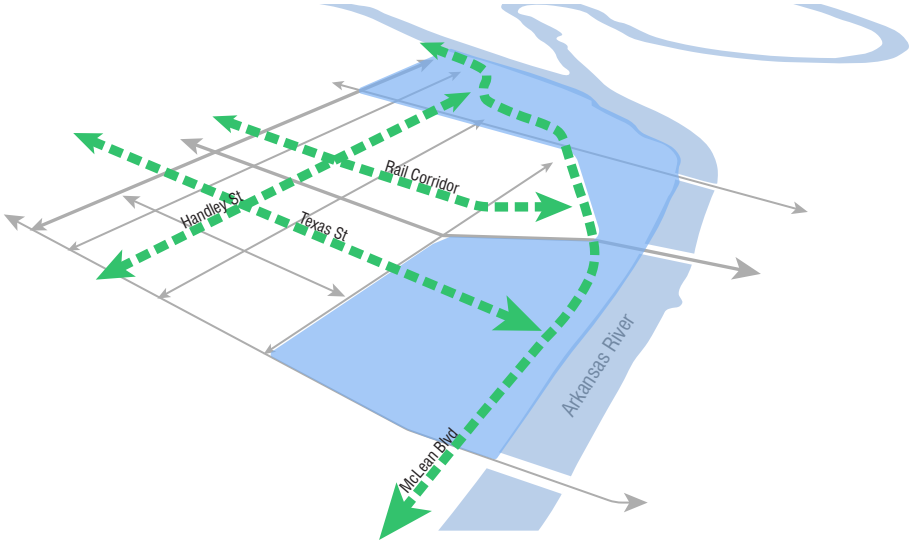
Our team proposes to create an interconnected series of regional and cultural destinations in Delano by addressing the condition of the corridors and adjacent land which connect them. From large scale intervention to small scale implementation, Delano can become an intimate network of destinations connected by corridors. We understand that there is a driving force developing the riverfront, and wish to use the momentum from this investment as a catalyst to influence the long-term development vision of Delano.

Community Engagement Themes	
Complete Planned Projects	Rail corridor, Lawrence Dumont Stadium design
Address Food Desert	Organic grocery market proposal
Identity + Wayfinding	Axial connection to Keeper of the Plains
Community Space	Nodes
Utilization of Assets	Lawrence Dumont Stadium site, riverfront
Improve Infrastructure	Street character proposals
Wichita Downtown Development Corporation	
Activate the Riverfront	McLean Blvd. realignment and removal
Connect the Delano to the Riverfront	Extension of Handley, Texas, and rail-to-trail
Connect East and West Riverfronts	Pedestrian bridge
Place + Identity	Nodes
Catalyst Sites + Assets	Nodes and riverfront
Ecology	...
Corridors	McLean Blvd, Texas, Handley, rail-to-trail, river

Figure 1.5.3: Green, Gray, Blue proposal summary (Borwege, Huerta, McCaffrey, Shrestha, 2017)

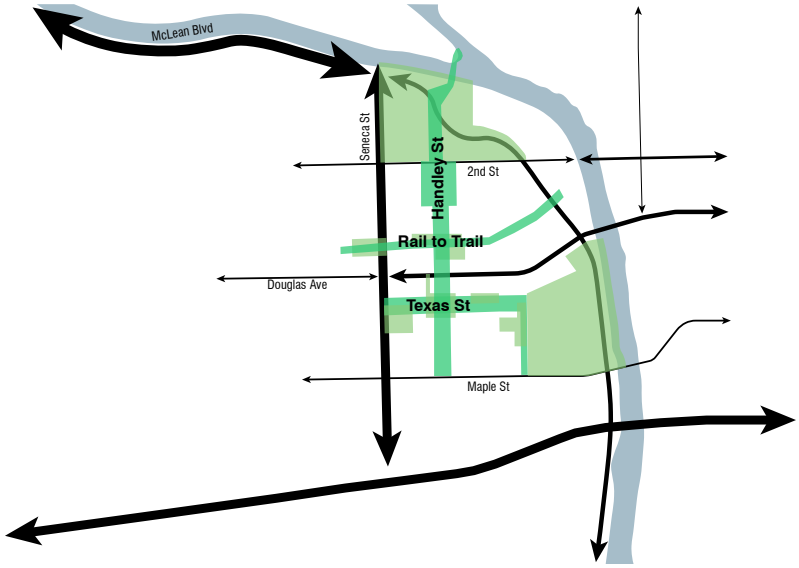
Primary Concept

Diagram framing the corridors and the focus area. With the development of the green (major connectors), gray (street grid connections) and blue (riverfront investment) corridors within Delano improved connections will be made between the residential blocks, the commercial district and the riverfront.



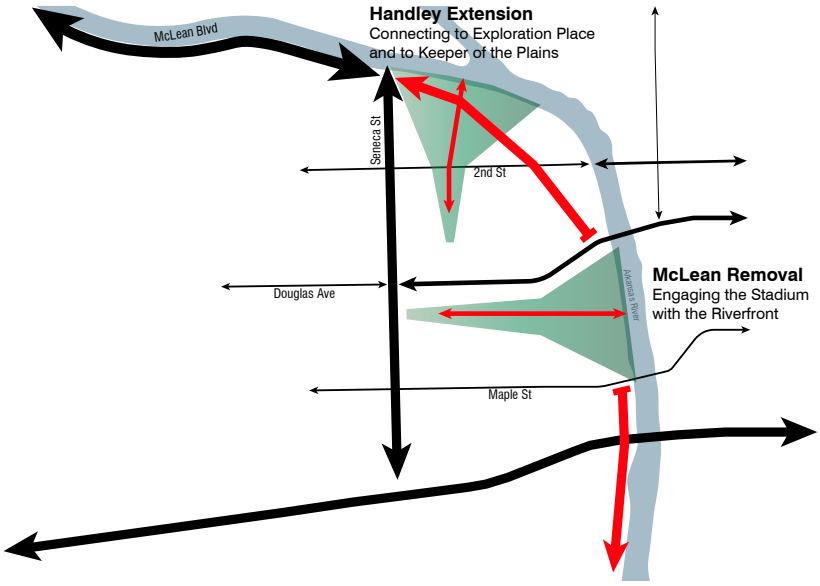
Activation

As the traffic increases through the street grid due to the adjustment of McLean, the evidence to improve the neglected parcels will begin to make claim. Providing destinations and street improvements will also promote more activity along these corridors.



Vehicular Traffic

By altering McLean Blvd., the north-south traffic will be diverted through the street grid, activating underutilized streets. Improving the quality of infrastructure and land use along these streets is an important objective.



Strengthening the Urban Mosaic



Summary of Project

Strengthening the urban mosaic aims to discover and create a sense of place at the confluence of Delano's existing cultures, ecologies, and histories. The design proposal extends the neighborhood's grid to the Arkansas riverfront on both the north and east edges of Delano, allowing for a more walkable urban grid, accessible riverfront parks, and north and east connections across the river to Cowtown, Botanica, The Art Museum and Century II Convention Center.

Community Engagement Themes	
Complete Planned Projects	Lawrence Dumont Stadium, cohesive development
Address Food Desert	Urban farming
Identity + Wayfinding	Continuation of street grid
Community Space	Civic plaza
Utilization of Assets	The Runway, riverfront
Improve Infrastructure	McLean Blvd. couplet, Burton St., Texas St, Athenian
Wichita Downtown Development Corporation	
Activate the Riverfront	McLean Blvd couplet, riparian edge
Connect the Delano to the Riverfront	Extension of Burton St. and Texas St.
Connect East and West Riverfronts	Pedestrian bridge
Place + Identity	Smaller city bocks, integrating history and culture
Catalyst Sites + Assets	...
Ecology	Riparian riverfront edge
Corridors	McLean Blvd, Texas St, Burton St, Athenian St.

Figure 1.5.4: Strengthening the Urban Mosaic proposal summary (Dalke, Voigt, Wagner, Wendling, 2017)

Concept of Place

Creating place in Delano by using culture, ecology, and history.



The Big Stadium

Move

Design move to relocate the baseball stadium. Lawrence Dumont Stadium will be relocated to Westside Athletic Field.



The Big Idea

Movement of energy in Delano. By moving the stadium energy, movement, and momentum are created.

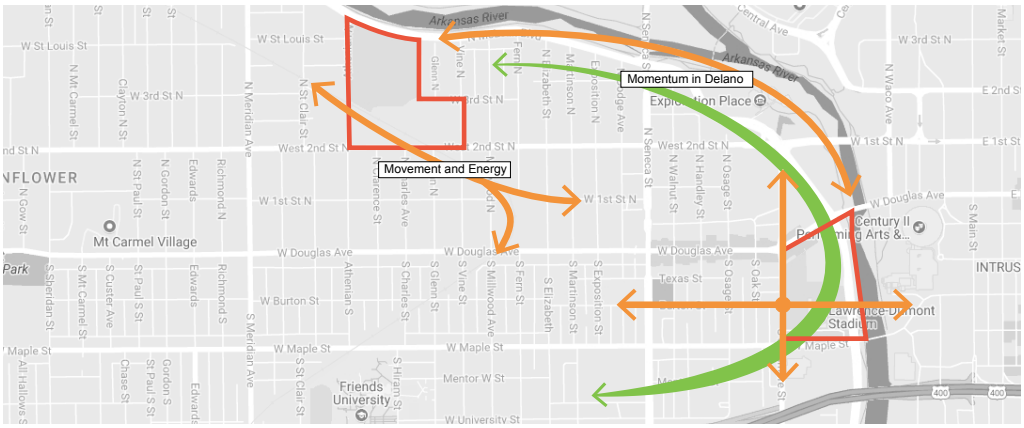


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Figure 1.3.3

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Figure 1.3.4

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Figure 1.3.15
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Figure 1.3.16
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Figure 1.4.8
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2

Rail+





Rail+

A green corridor for recreation, transportation, infrastructure, and healthy living

Transforming the former rail corridor into a lively hub for the community, and a destination for visitors

Taryn Borelli
Matthew McCoy
Janna Schulte

Concept

Create a multi-functional trail corridor linking the core of Delano toward a green, urban future by:

- Connecting to the local and regional trail system
- Integrating multi-use, sustainable development along the corridor
- Promoting social interaction and green thinking

Goals and Objectives

- Provide safe and comfortable pedestrian and cyclist transportation
- Utilize existing Rail-Trail network
- Establish Delano as a destination
- Retain the existing character and culture of the Delano neighborhood
- Integrate sustainable design strategies
- Catalyze future development along the Rail-Trail
- Remediate brownfield contaminants where present
- Develop an adequate phasing strategy
- Create spaces for play and social interaction



Figure 2.2: Existing Conditions
The existing condition of the rail corridor between McLean Blvd. and Sycamore St. is characterized by dirt or concrete slabs of a former building (Borelli, 2017)

Abstract

This design proposal provides Delano residents and visitors with the opportunity to enjoy a greener, more pedestrian-friendly environment. The Rail-Trail will give the community amenities for play and recreation, as well as safe passage and connections between the most popular neighborhood attractions, residences, and smaller scale commercial areas. Currently, Delano is dominated by vehicular infrastructure and thousands of square feet of parking, making walking and biking a difficult, uncomfortable, and potentially dangerous endeavor. The design for Rail+ is intended to solve some of these issues by establishing an urban greenway along the existing abandoned rail corridor running east-west through the core of Delano. Drawing inspiration from successful urban greenways throughout the country, Rail+ seeks to integrate multi-modal transportation infrastructure and sustainable design strategies with multi-functional urban development and community greenspace. This will hopefully catalyze continued positive growth and development for the Delano neighborhood.

Successful Precedents From Around the U.S.

Atlanta Beltline

The Atlanta Beltline in downtown Atlanta connects 45 neighborhoods via 33 miles of multi-use trail. It has served as a catalyst for 5,600 affordable housing units, $10-20 billion in economic development, 48,000 one-year jobs, 30,000 permanent jobs, improved public health, infrastructure, public art, environmental cleanup, and historic preservation. The Beltline is now a vital part of Atlana and its culture, and it continues to be developed today.



Figure 323: Beltline Man walks along the Atlanta Beltline trail (Sandercock, 2016)

Liberty Center, A Big Development in a Small Town

The Liberty Center in Liberty Township, Ohio is a 64-acre mixed use development that includes retail, entertainment, hotels, residential units, office spaces, a community center, and two plazas: The Park and The Square. The Park is family-oriented and includes an interactive fountain, train display garden, splash pad, and an event lawn. The Square harbors a paved plaza, an event lawn, a canopy and stage for performances, sculptural art fountains, and public art.



Figure 2.4: Liberty Center
Building in Liberty Center (Liberty Center 1, 2012)

The 606, Chicago

The 606 in Chicago is a 2.6-mile-long, elevated bicycle and pedestrian path that was constructed on top an abandoned Bloomingdale rail line. The trail features parks and event spaces along the way, and is part of a greater effort to bring more greenspace to northwest Chicago.



Figure 2.5: Ecosystem Services People gather on a bridge on the 606 (Zacherle, 2015)

The Katy Trail, Missouri

The Katy Trail is a 240-mile biking and hiking trail in Missouri. It runs between Clinton and Machens along the right-of-way of the former Missouri-Kansas-Texas Railroad. It has provided recreation to many visitors and is popular among bikers and hikers with many destinations along the trail, such as wineries and landmarks. The nearby towns benefit from its use, as it provides customer to many businesses.



Figure 2.6: Katy Trail Bikers ride over a bridge on the Katy Trail (Vux, 1999)

History of Delano

When Delano was founded in 1870 during the cattle crisis, it quickly becasme well-known as the cowtown at the end of the Chishollm Trail, where Douglas Street is now. Back then, before Delano became part of Wichita, the town was red-light district. The streets were lined with saloons and brothels, and occpied with some colorful characters such a cowboys and Rowdy Joe. Rowdy Joe was a saloon owner and rival of Red Beard, the owner of the saloon next door. The two ended up being the death of each other when they got in a brutal gunfight.

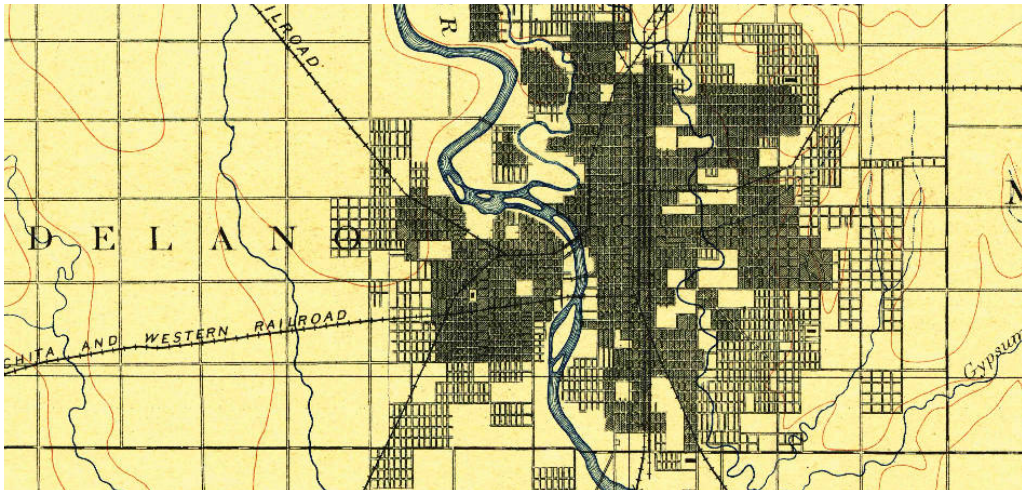


Figure 2.7: Historic Map USGS map of Wichita and Delano circa 1889 (USGS, 1889)

In the middle of all this ruckus the railroad was built. During the cattle crisis, the railyard saw millions of cattle. Herds would cross the Arkansas River where the Douglas Street bridge is now. After the cattle crisis, the Kansas Okalhoma railroad continued to be used for agriculture and the aviation industry.

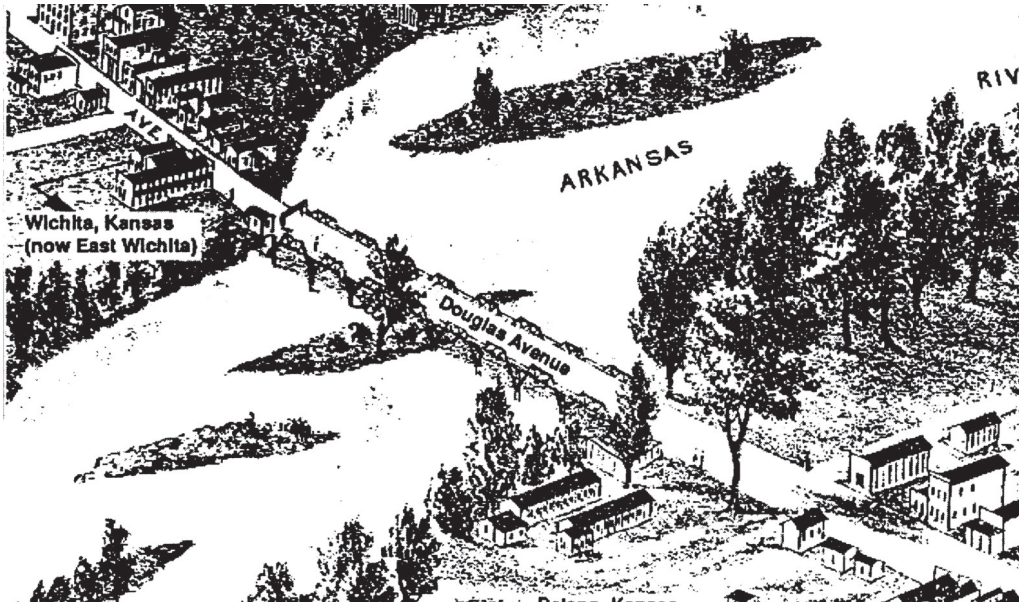


Figure 2.8: Across the Arkansas River Antique aerial view of Douglas St. crossing the Arkansas River (Wichita Public Library, n.d.)

Existing Conditions Today



Figure 2.9: Existing Rail Corridor
View looking east towards the construction of River Vista (Borelli, 2017)



Figure 2.10: Peek at the Library
The library is visible from the existing rail corridor (Borelli, 2017)



Figure 2.11: Opportunites For Rehabilitation These brick buildigns along the corridor fit Delano's character arnd are opportunities for rehab (Borelli, 2017)



Figure 2.12: Industrial Rail-Trail
Many places along the corridor are in need of care (Borelli, 2017)



Figure 2.13: Regional Rail-Trail Connections The Rail-Trail would connect regionally to the Redbud Trial and Prairie Sunset Trail (Schulte, 2017)

Design Process and Framework Strategy

Convert Rail-Trail to a Greenspace Amenity

The Kansas Rail-Trail Conservancy supports the conversion of abandoned rail corridors throughout the state. These trails provide safe pedestrian and cyclist routes away from busy roadways as well as create regional connections between nearby communities. Delano has the opportunity to establish itself as a destination along this larger scale network by integrating commercial services, comfortable greenspaces for rest stops, and other necessary services along the trail conversion as it makes its way through town. Delano can attract long-distance bikers as well as provide its community members with a pleasant space for community gatherings and recreation.

Preserve Existing Buildings Where Possible

The quality and function of buildings and lots adjacent to the trail was a key factor in the development of the design. Certain local businesses could benefit greatly from a nearby greenspace as it will attract community members, increase the quality of life for the community, catalyze further development, and, therefore, increase the likelihood of rising property values and interest in local businesses. It was also very important to figure out which surrounding buildings and land uses were available for redevelopment, had potential for rehabilitation, and where long-established, well-functioning buildings could complement the Rail-Trail development.

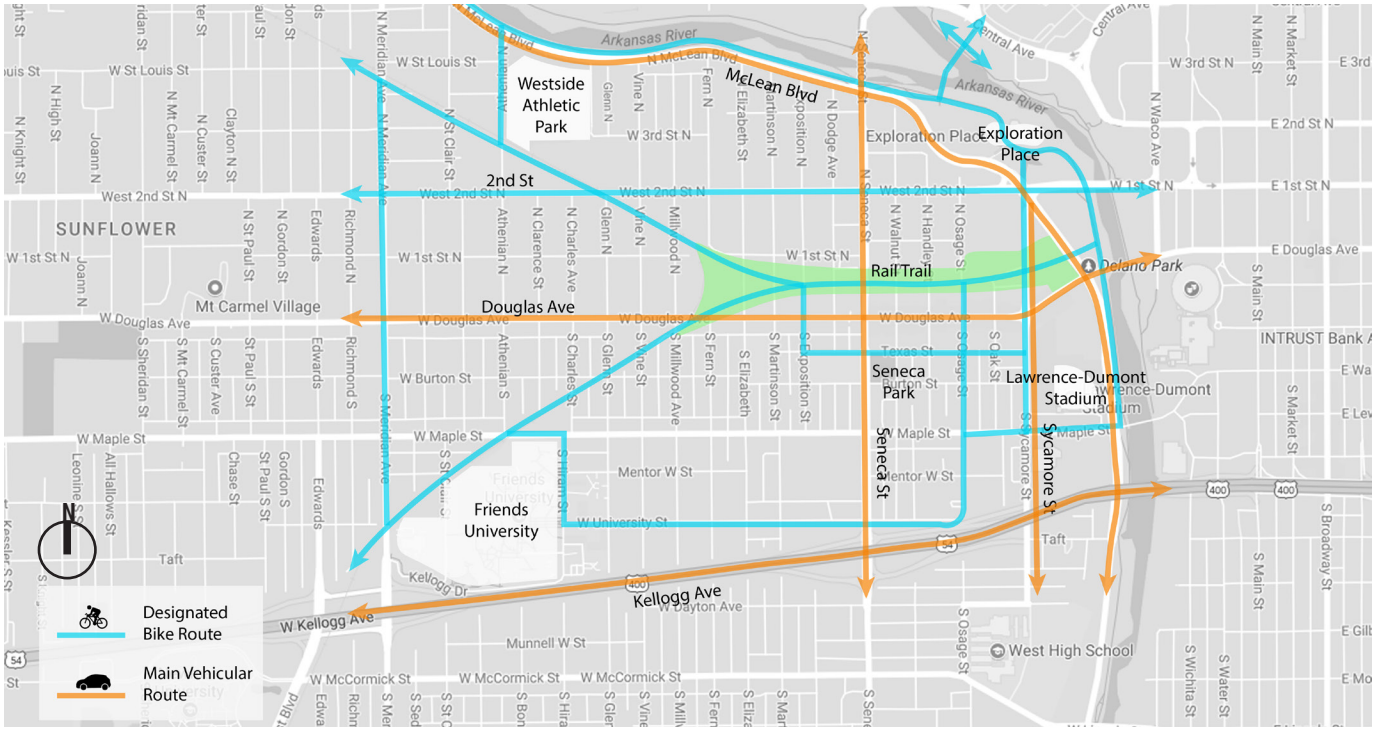


Figure 2.14: Local Trail Connections The proposed Rail-Trail will connect to local sites such as Friends University and Exploration Place through a series of bike paths(Schulte, 2017)



Keep building and its use

Rehab building and change its use

Replace building

Figure 2.15: Building Credentials We have assessed the buildings allong the Rail-Trail and determined which ones are meeting their full potential, which ones should be rehabed, and which ones should be replaced (McCoy, 2017)

Integrate Land Uses

By proposing multi-use buildings adjacent to the trail, with commercial services on the ground floor and residential or offices on the upper floors, the trail corridor would experience activity during most hours of the day. The commercial services would serve community needs while residents above the business would be able to keep eyes on the trail leading to increased safety for all trail users.

Remediate Brownfields to Sustainable Uses

Railroad corridors are often contaminated from years of railroad use as well as pesticides used to control vegetation growth near the tracks. Phytoremediation and storm water Best Management Practices (BMPs) will be implemented along the trail to improve the ecological health of the corridor. This is especially important because the corridor is near the riparian habitat of the Arkansas River.

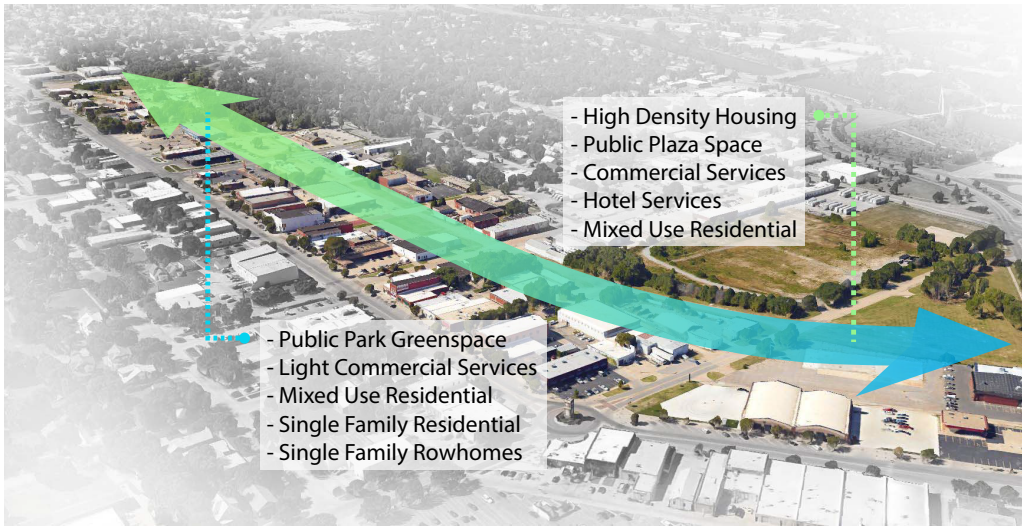


Figure 2.16: Character Gradient As the Rail-Trail moves towards the Arkansas River, it transitions from being more locally, community-oriented, to having more of a mix-used, downtown vibe (Schulte, 2017)



Figure 2.17: Future Land Use Proposal This deisgn proposes more of an integration of residential units and retail (McCoy, 2017)

Anchor the Emergent Connecting Corrridor at Both Ends

Re-development for the Rail-Trail would begin with existing catalyst sites on the east end of the trail near the Arkansas river, River Vista Apartment Complex, and Advanced Learning Library (Figure 3.13a). These catalyst sites are proposed to become a hotel and more high-density, luxury apartments. Due to the urban character already being created from the catalyst sites, the east end of the corridor is proposed to continue this trend and become a high activity area with the hotel and mixed use buildings enclosing a multi-purpose public plaza. This plaza would act as the termination point of the Rail-Trail greenway and direct transportation onward towards Exploration Place, Lawrence-Dumont Stadium, or across the river into downtown. This plaza would connect to an arts and culture hub further down the trail with a proposed community arts center and outdoor sculpture garden.

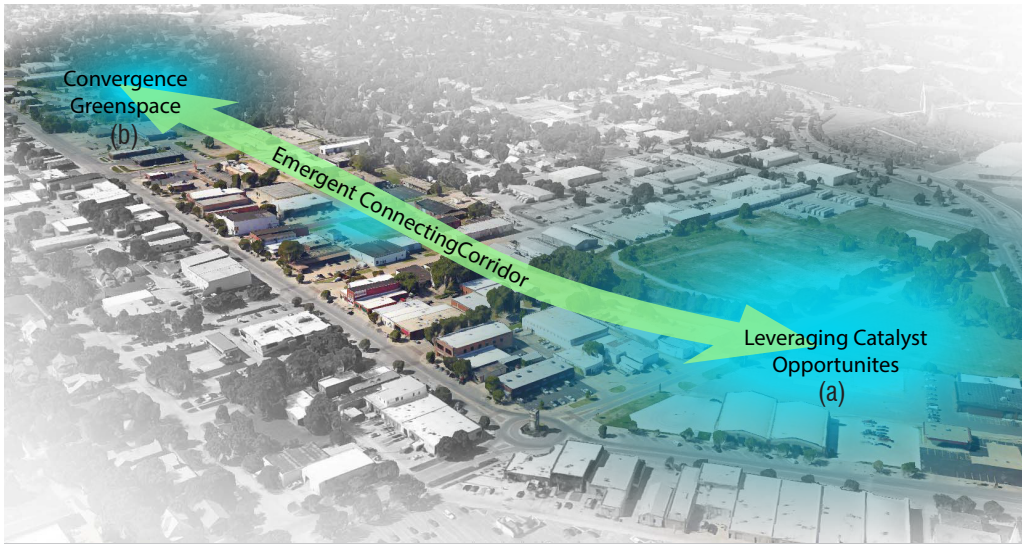


Figure 2.18: Driving Anchor Points This design concept is to develop two anchor points at opposite ends of the Rail-Trail, which will catalize development and economic growth for the blocks in between (Schulte, 2017)

The next area for development along the corridor would be an existing industrial site available for purchase near the conjunction of the existing rail-line and the abandoned corridor (Figure 3.8b). This space would become a community-oriented greenspace (park) that would include an entertainment pavilion, pleasure garden, play and picnic areas, and a splashpad. The urban core and community greenspace would leverage continued growth along the Rail-Trail corridor as properties become more valuable and building uses begin to reflect the unique eclectic character of an urban environment.

Provide Community Amenities and Attractions

Along the corridor, smaller scale neighborhood amenities such as a dog park, wildflower pollinator garden, and community garden would serve local residents while additional public amenities such as a beer garden plaza and hammocking grove would attract residents as well as visitors to the Rail-Trail.

Master Plan

Future Growth and Preservation of the Local Character

Urban growth in Delano is a certainty due to a growing population, expanding downtown, and urbanization trends all over the country. Delano has the opportunity to embrace these changes to offer the Delano district as well as the larger Wichita area urban services and amenities while also emanating strong local character with its unique history and strong sense of community. This design proposal seeks to integrate urban growth while preserving the local character of Delano with careful selection of materials, repurposing neglected buildings and lots, and merging new development with existing building uses.

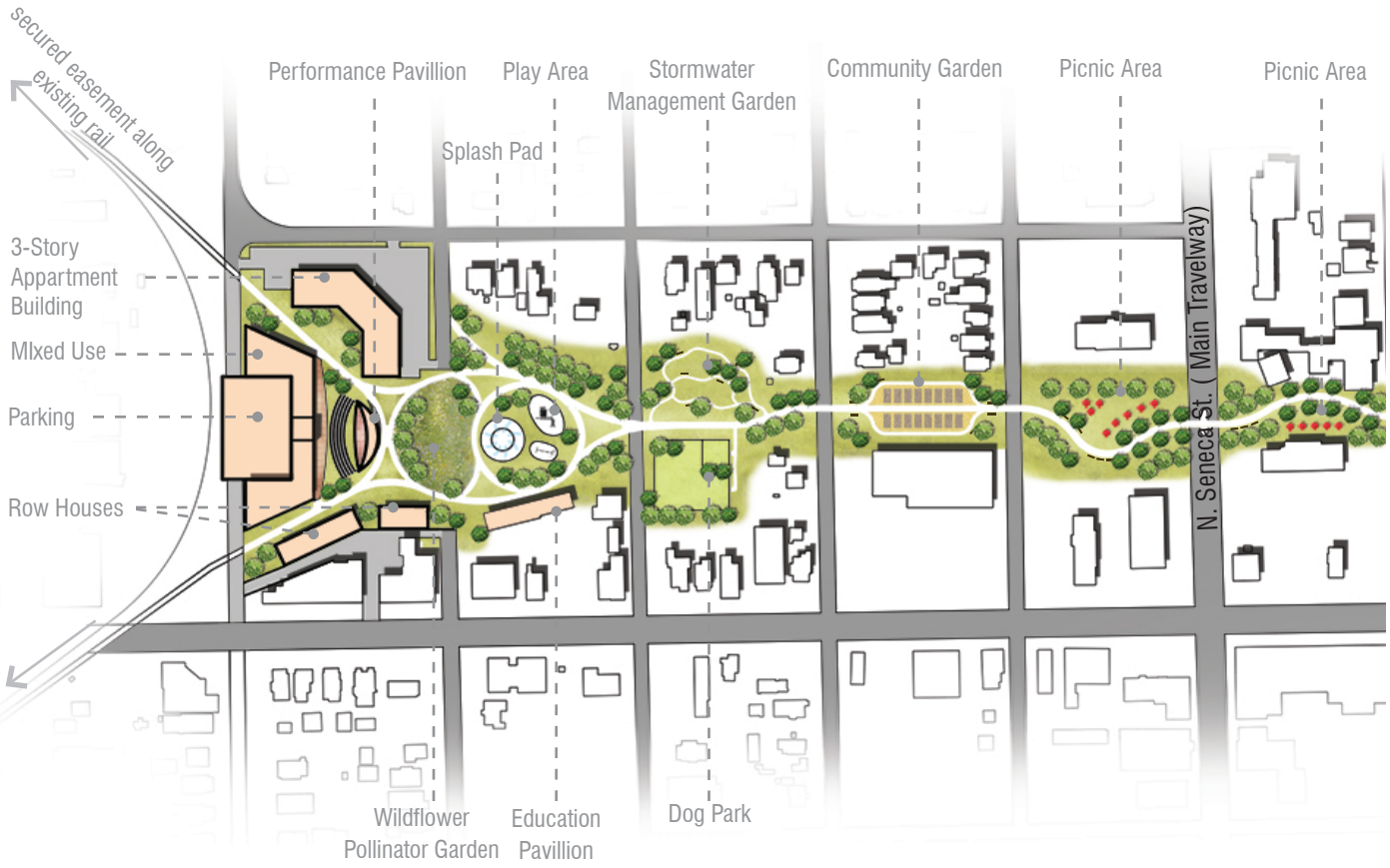


Figure 2.19: Rail + Master Plan
This design proposes amenities to the community such as a community garden and dog park as well as opportunities for commercial growth along the Rial-Trail and Douglas Ave. (McCoy & Schulte, 2017)


Luxury Apartments
Library
Hotel
River Vista Apartments
McLean Blvd.
Parking
To River
N. Sycamore St.
To Stadium
W. Douglas Ave.
N
Rowdy Joe Court
Mixed-Use
Sculpture Garden
Mixed-Use
Community Arts Center
Running Doves Plaza

Green Spaces



Figure 2.20: Green Spaces The Rail-Trail design offers a variety of greenspaces to enjoy (Schulte, 2017)

Greenspace Types

Having a variety of outdoor open spaces to offer play, rest, and relaxation is vital to establishing the Rail-Trail as a community gathering space as well as a destination point along the regional trail system. These outdoor spaces also offer benefits to the local and regional ecology by phytoremediating contaminated brownfield soil, providing a vegetated corridor for wildlife, retaining and filtrating stormwater runoff, and teaching residents and visitors about the social and ecological importance of greenspace.


Hammocking Grove,
Beer Garden and
Food Truck Plaza
Sculpture Garden
Urban Plaza
McLean Blvd.
N Sycamore St.

Conceptual Perspectives

These graphics were created early-on in the design process to communicate our vision for the Rail-Trial.



Figure 2.21: Play Area In the play area, looking west towards the Performance Pavillion (Borelli, 2017)



Figure 2.22: Pacific Park The Performance Pavillion viewed from the wildflower garden (Borelli, 2017)

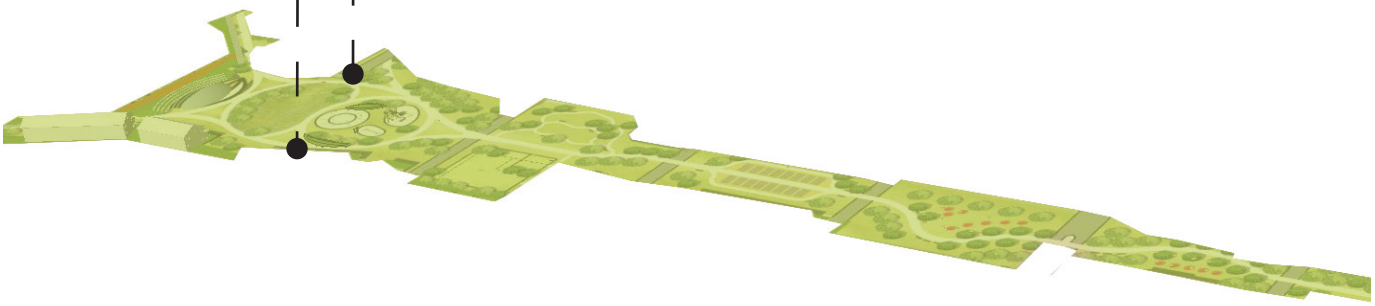




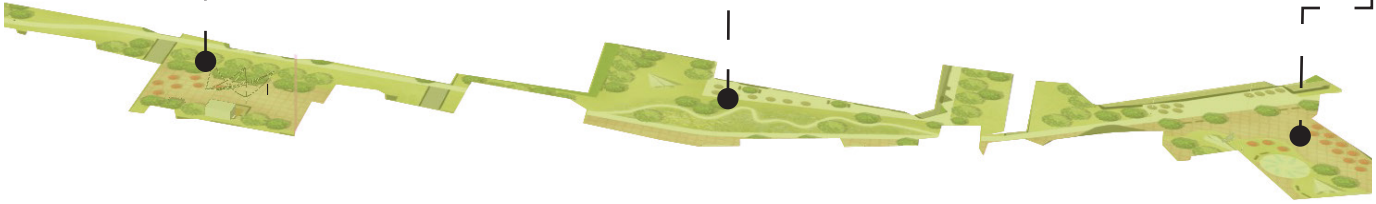
Figure 2.23: Running Doves Plaza In the East Plaza looking towards the Art Center (Borelli, 2017)



Figure 2.24: Rowdy Joe Court The plaza behind All Things Barbeque can be converted into a multi-use space while still offering access the to warehouses (Borelli, 2017)



Figure 2.25: Arts and Culture Hub The winding path of the sculpture garden will connnect the bar hub and the Art Center in the East Plaza (Schulte, 2017)



The proposed Rail-Trail provides spaces for different users



Figure 2.26: Pacific Park Pacific Park is family-oriented (McCoy, 2017)





Figure 2.27: Play Area The splash pad and jungle gyms in the play area provide a place for kids' imaginations to roam (Borelli, 2017)



Figure 2.28: Rowdy Joe Court
The bar hub along the Rail-Trail will enhance the night-life of Delano (Borelli, 2017)





Figure 2.29: Running Doves Plaza The East Plaza is a space for residents, business employees, and visitors (Borelli, 2017)

Circulation Characters

Ecosystem Services For Delano

Circulation along the Rail-Trail corridor varies from higher speeds where the focus is on transportation to medium speeds where the speed may be slower but transportation is still the focus to strolling speeds or resting zones where the focus is mostly on social interaction and interaction with the surrounding building uses. Rail+ accommodates for these variations in circulation by providing a clear, wide, walking and biking path. The design also implements alternative routes when the portion of the trail turns into a larger public space with people partaking in a variety of activities.

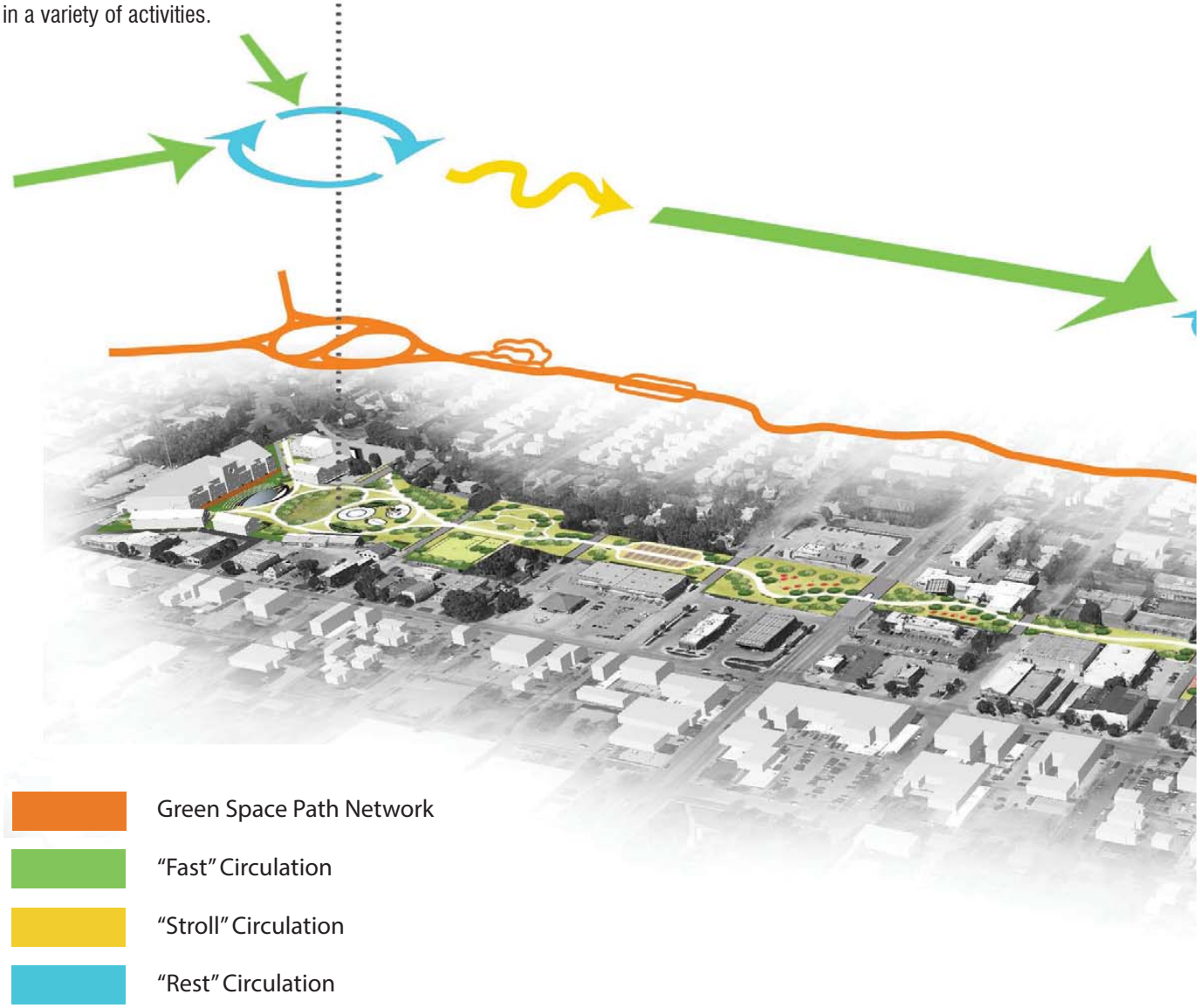
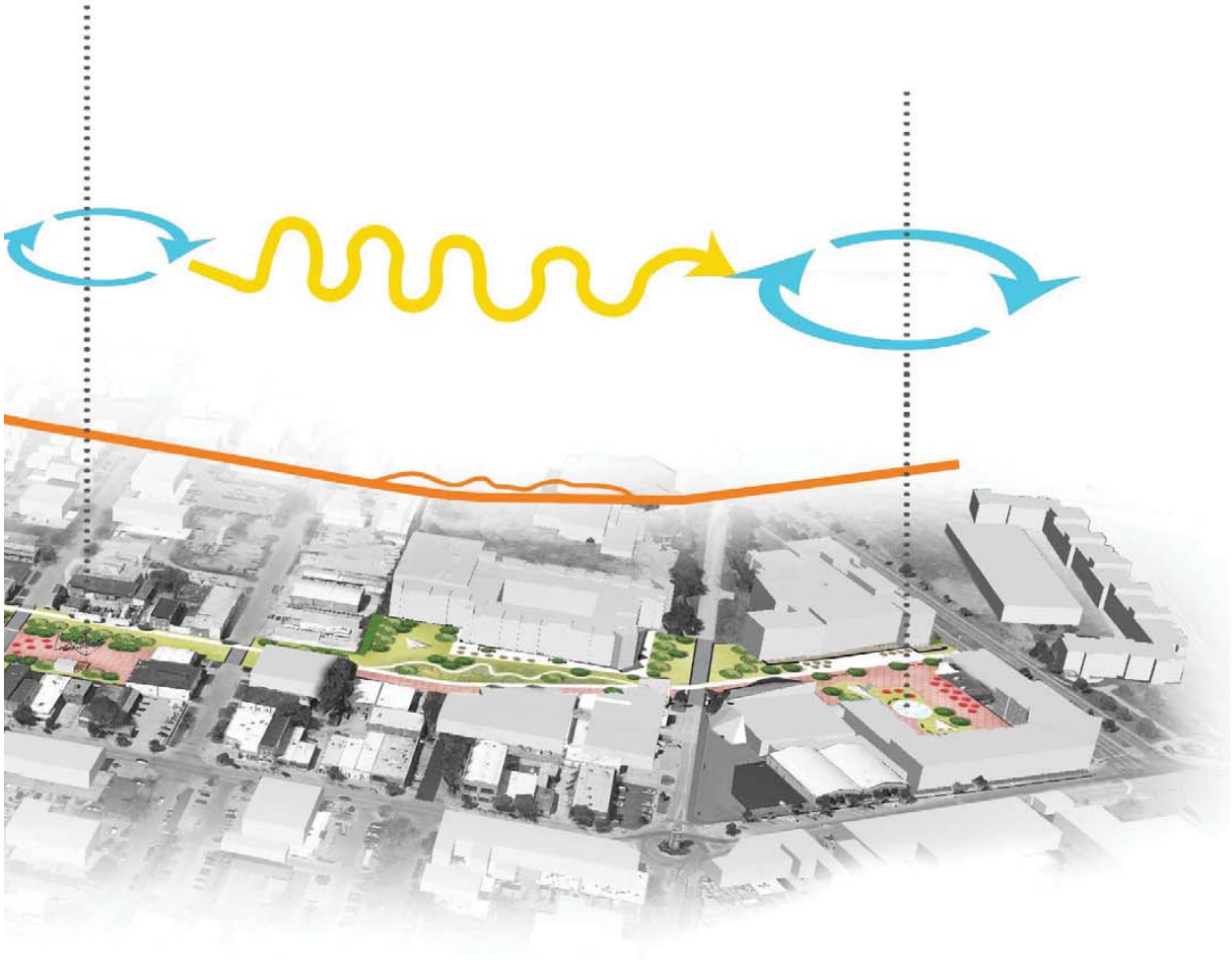


Figure 2.30: Circulation The different spaces along the Rail-Trail encourage different different speeds of circulation (McCoy, 2017)



Crosswalk Strategies

Strategy A slows traffic by raising the crosswalk to the height of the curb, creating a speed bump for cars and prioritizing pedestrian circulation. It is most effective on slow moving and low traffic two lane roads.



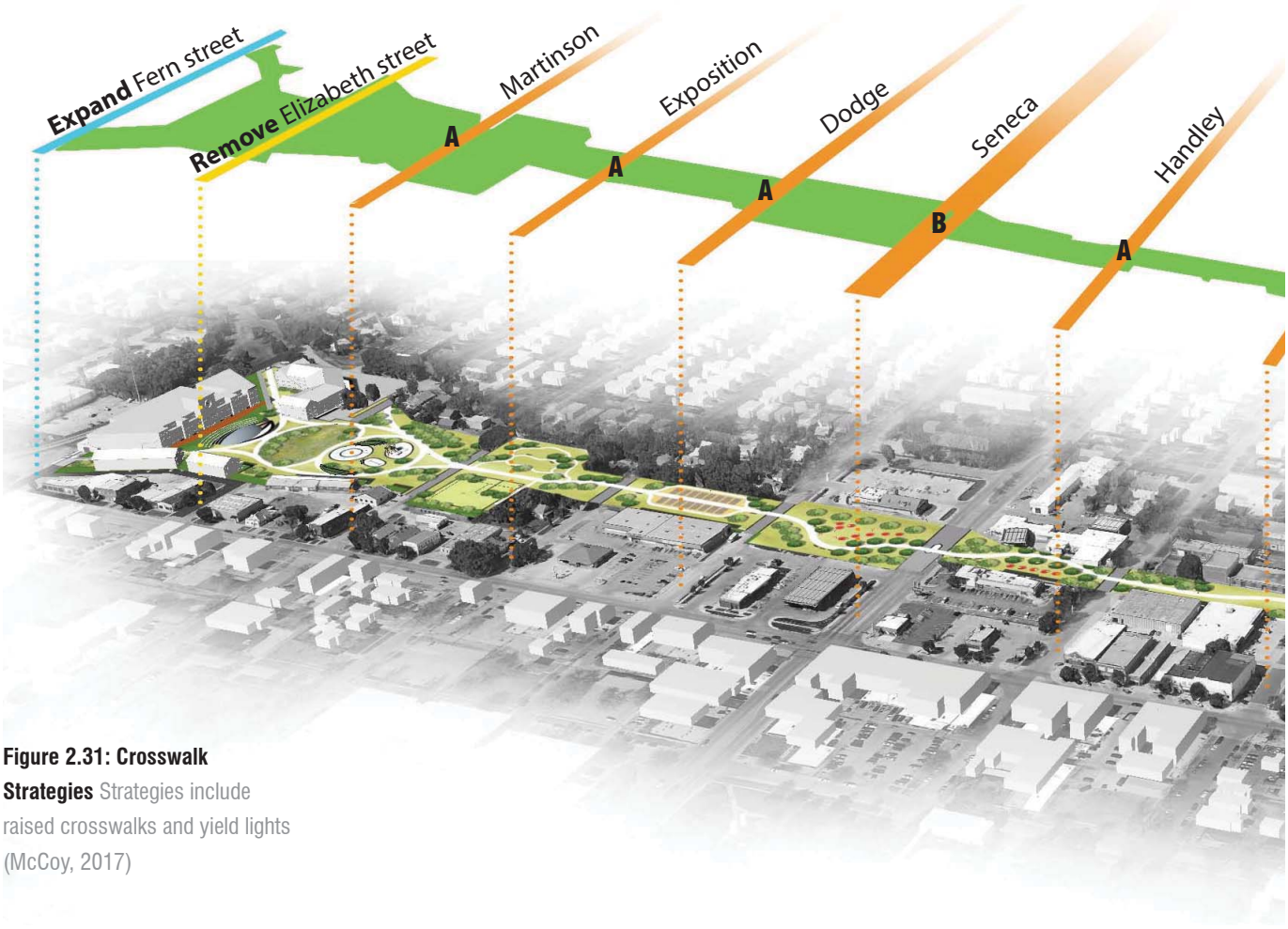
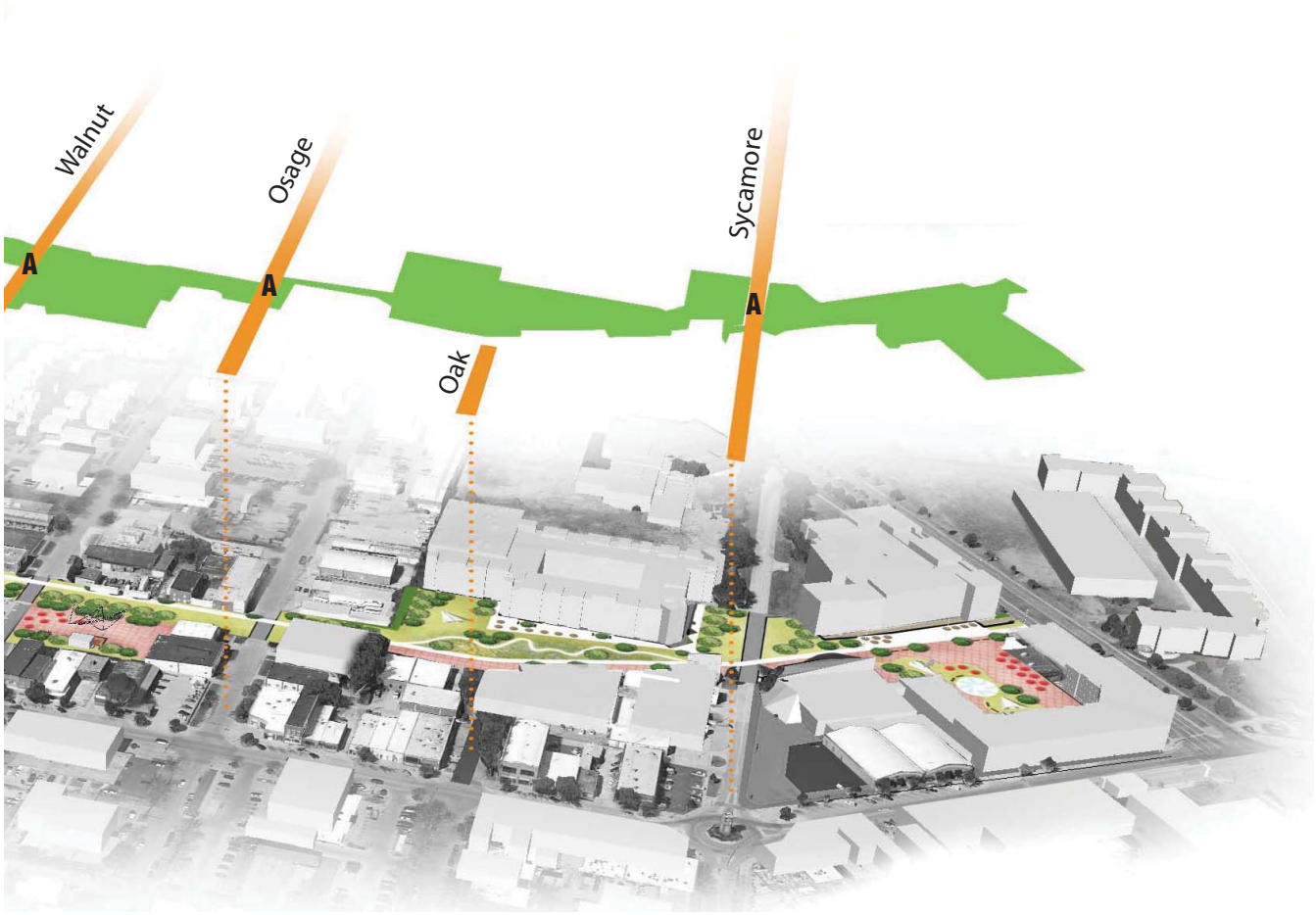


Figure 2.31: Crosswalk Strategies Strategies include raised crosswalks and yield lights (McCoy, 2017)

B



Strategy B uses a cross walk light to yield traffic for pedestrian crossing. It also uses a median to give pedestrians a stopping point in between traffic lanes to allow for a safer experience. It is most effective on fast moving and high traffic roads with four or more lanes.



Ecosystem Services

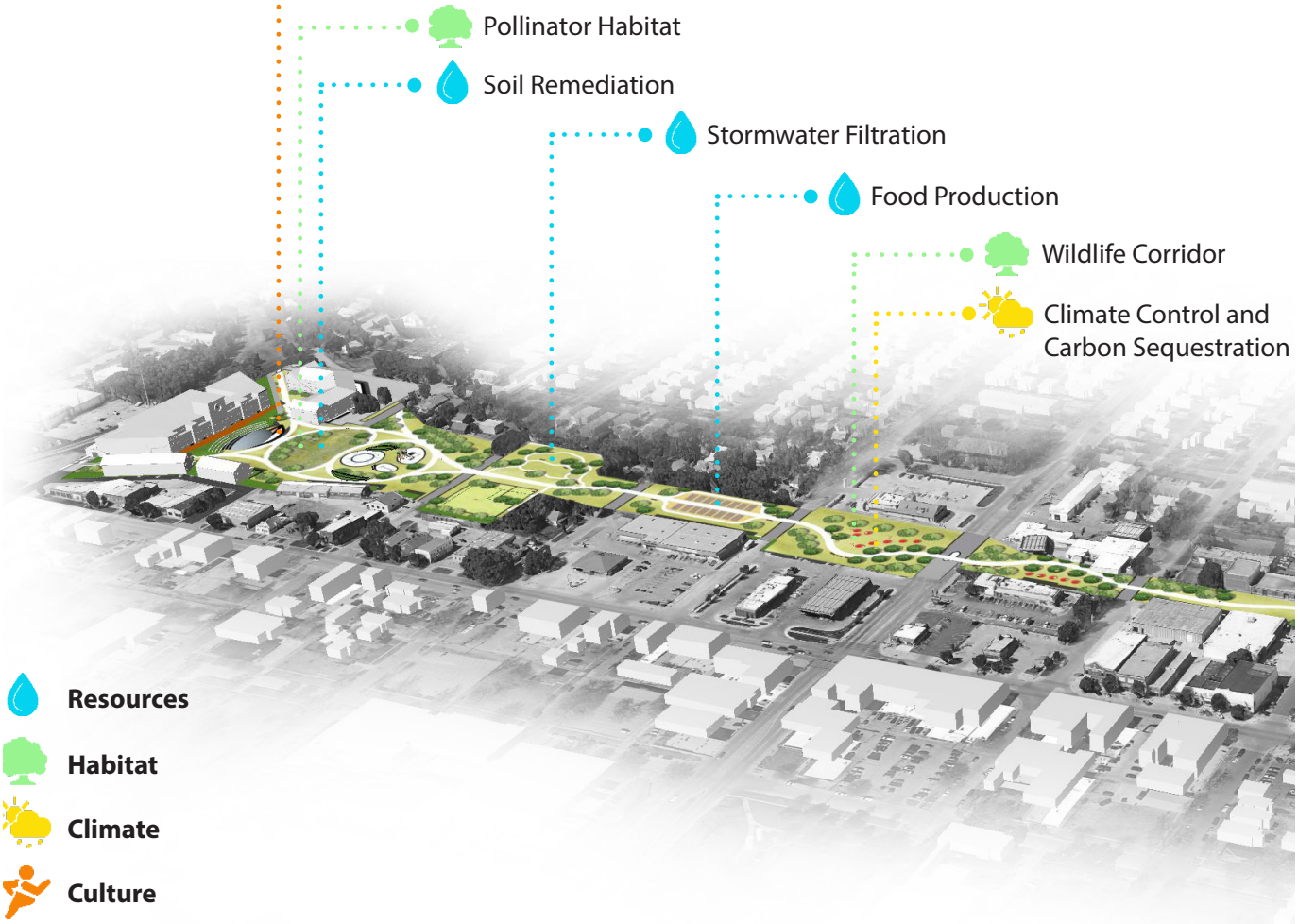
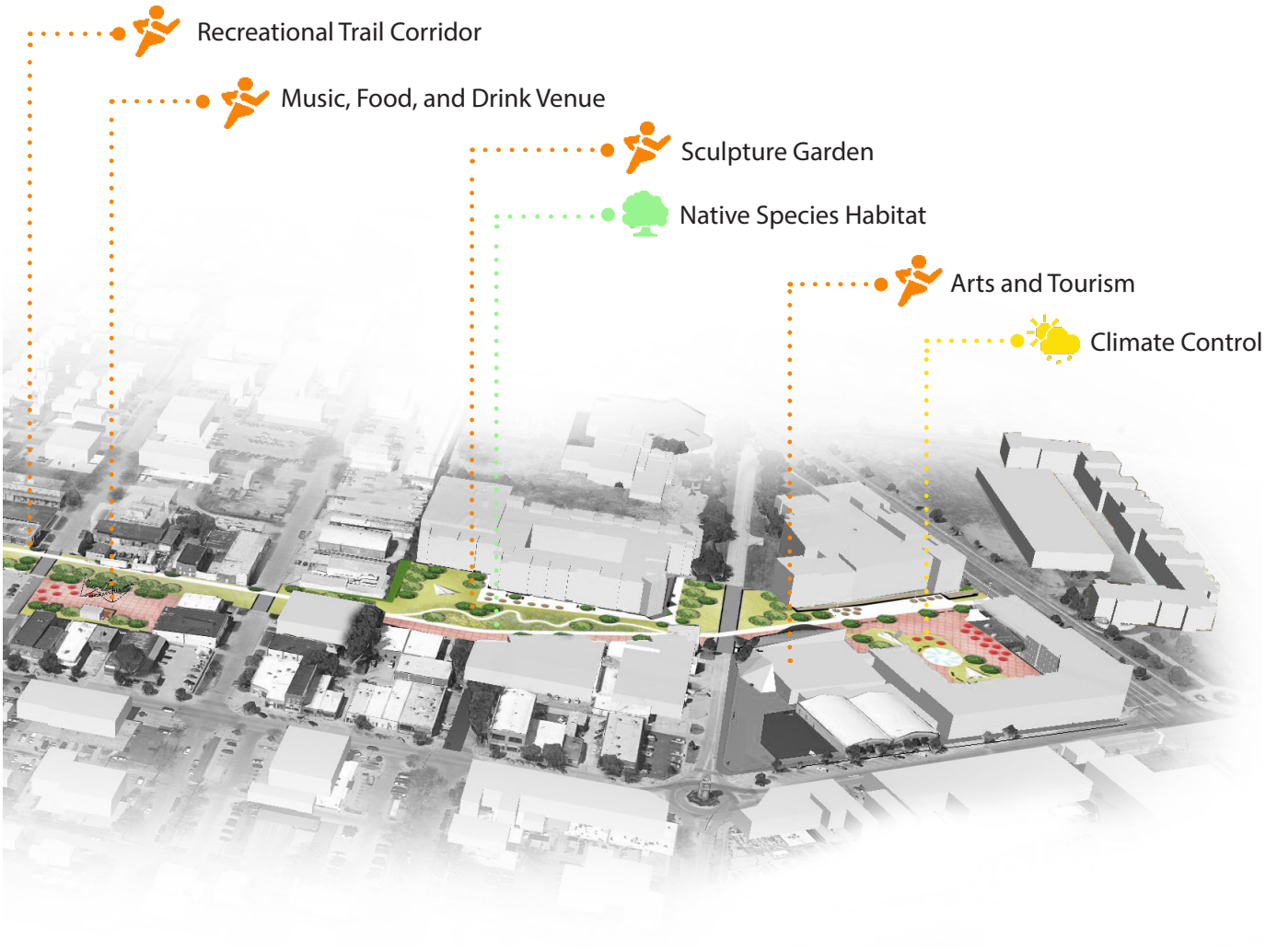


Figure 2.32: Ecosystem Services
The proposed Rail-Trail will provided many services to human inhabitors of the space as well as thelocal ecosystem (Schulte, 2017)

Ecosystem Services For Delano

Many ecosystem services can be offered to people and the environment on a local and regional scale alond the proposed Rail-Trail. Rail+ incorporates four categories of ecosystem services; resource conservation, providing habitat, regulating climate, and promoting culture. Some of the specific amenities providing ecosystem services are the community garden for food production, wildflower garden for pollinator and native species habitat, various sheltered seating areas for human comfort, bike trail and parks for recreation, and wooded areas where the tree canopies also provide climate control as well as carbon sequestration. These services are vital to a healthy, functioning ecosystem, especially as pressures from urban growth continue to mount.


Recreational Trail Corridor
Music, Food, and Drink Venue
Sculpture Garden
Native Species Habitat
Arts and Tourism
Climate Control

Design Metrics

Dwelling Units	Number of Dwelling Units		area (all stories)		Parking Strategy
Multifamily: stacked flats, apartments	250	Dwelling units	249,500	SF	Garage/ Surface
Single family attached (SFA): rowhouse, quadplex, duplex	12	Dwelling units	28,260	SF	Single car garage
Single family detached (SFD): houses	0	Dwelling units	0	SF	
Total quantity of DU	262	Dwelling units	277,760	SF	NA

Residential Density	Acres	Density	
Block area of residential project proposal (exclude street ROW, parks, etc)	5		
Block density (total number of units / area of residential uses wihtout street ROW)		58	DU/Acre

Land Use	Area		% of site area
Total land area of your proposal (include ROWs)	23	Acres	100%
Residential (measured by block. Includes alleys, internal courtyards, and yards.)	1	1	4%
Mixed use (measured by block. Includes alleys, internal courtyards, and yards.)	8	8	35%
Civic space (parks, squares, plazas, trails, gardens, etc)	13	13	57%
Street right-of-way (ROW): includes sidewalks and street.	1	1	4%

Parking (number of stalls)	Stalls
On-street parking	0
Off-street parking in parking lots	100
Off-street parking in garages or carports	344
Total parking provided	444

Native Planting	2 acres

Phasing Strategy

The proposed design is ambitious and will take several years to complete. However, development of the Rail-Trail can be completed through these three phases:

Phase 1 (5 years)

o Establish the trail layout
o Use screening and murals to create distinct spaces
o Implement community amenities such as the dog park, wildflower garden, and community garden
o Integrate phytoremediation and storm water management strategies

Phase 2 (10 years)

o Develop the east end of the corridor with mixed use development, parking garage and an urban plaza adjacent to the proposed hotel
o Construct the Community Arts Center
o Install the sculpture garden
o Install the park play areas and splash pad on the west end of the corridor
o Implement the Rowdy Joe Court and Hammock Grove

Phase 3 (20 years)

o Integrate mixed-use commercial development around the community greenspace
o Construct residential row houses on the west end of the corridor
o Construct the Entertainment Pavilion
o Re-purpose the brick building adjacent to the play area into a historic and culture center
o Develop mixed-use buildings near Community Arts Center

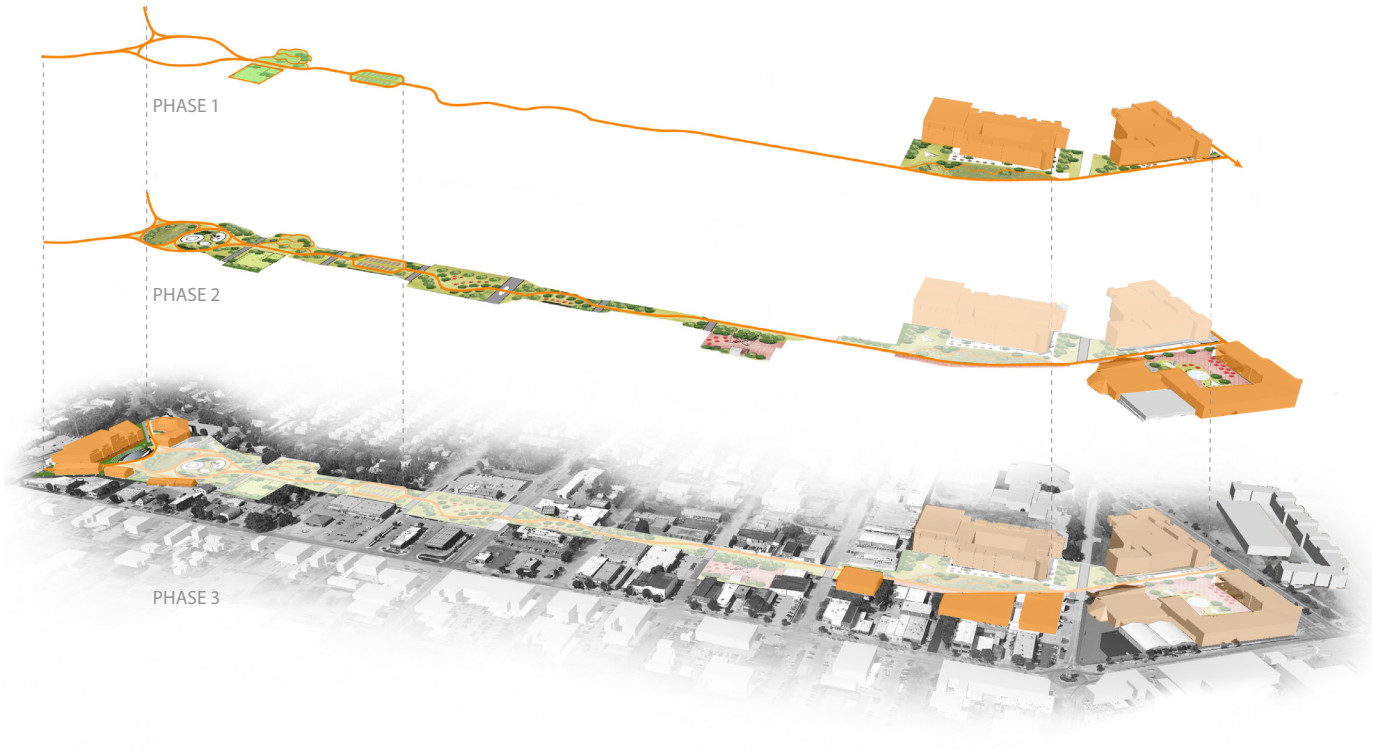


Figure 2.33: Phasing Strategy
Implementing the proposed design can be done in three phases (Schulte, 2017)



Figure 2.34: "Phase Four" In addition to the proposed design, there is also a future vision for Delano (Schulte, 2017)

Phase Four: The Future Vision

Dela-Yes-We-Can

While the main focus of the design proposal is for the near future, it also looks at how land uses and property values will change twenty to thirty years after implementation. There is a strong likelihood that over time, certain buildings and lots will be re-purposed or modified to fit with the growing urban character as well as to provide more services and amenities to the community. In the long-term, Rail+ proposes that the land adjacent to the trail be developed into mixed use commercial and residential buildings to activate the space both during daytime hours and at night. It also proposes that many of the properties currently designated for industrial use near the Advanced Learning Library and proposed high-density apartment development be converted to single and multi-family residential.



Figure 2.35: Future Vision This vision includes development of new residential and mixed-use buildings along the Rail-Trail (Schulte, 2017)


Re-purposed
Commercial
Residential
Mixed-Use
McLean Blvd.
N. Sycamore St.
W. Douglas Ave.
N

Citations

Figure 2.1

McCoy, Matt. 2017. "Aerial View of Rail+ Development" Created using Lumion, SketchUp, and Photoshop. Source Map: Google Earth, Wichita Kansas. 37°41'7.36"N 97°20'51.71"W. Accessed 6 July 2017

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Figure 2.3

"Beltline." 2016. Photograph by Alan Sandercock. Accessed July 7, 2017. Reproduced from Flickr, http://bit.ly/2sVhUeM

Figure 2.4

"Liberty Center 1." 2012. Photograph by unknown Artist. Courtesy of Wikimedia Commons. Accessed July 7, 2017. Reproduced from, http://bit.ly/2u1lG5t

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"The 606 Park / Bloomingdale Trail - Chicago, IL." 2015. Photograph by John Zacherle. Accessed July 7, 2017. Reproduced from, http://bit.ly/2txShiw

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"Katy Trail Bridge and Bikers." 1999. Photograph by Vux. Accessed July 11, 2017. Reproduced from, https://commons.wikimedia.org/wiki/File:Katy_Trail_bridge_and_bikers.jpg

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Figure 2.9

Borelli, Taryn. 2017. Existing Conditions of the Rail-Trail. Photograph.

Figure 2.10

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Figure 2.11
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Figure 2.12
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Schulte, Janna. “Character Gradient.” Kansas State University LAR 646 2017. Diagram created with Adobe Illustrator.

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Figure 2.19

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Borelli, Taryn. “East Plaza.” Kansas State University LAR 646 2017. Photomontage created with Lumion 7.3 and Adobe Photoshop.

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Figure 2.30

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Schulte, Janna. “Ecosystem Services.” Kansas State University LAR 646 2017. Diagram created with Lumion 7.2, Google Earth, Adobe Photoshop, and Adobe Illustrator.

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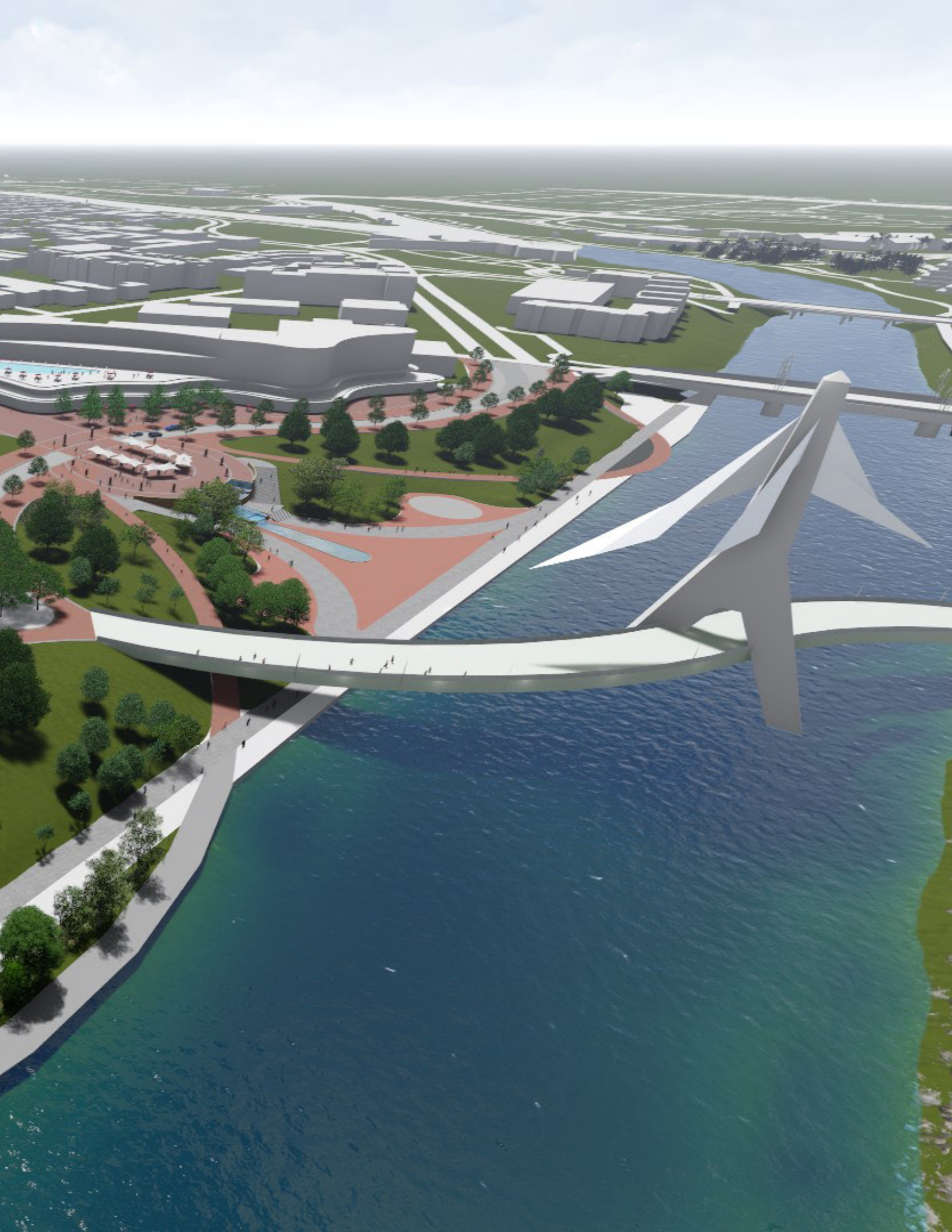
3

Main Event





Main Event

Wichita's Next Big Play

Lawrence Dumont Stadium is scheduled to be redeveloped introducing an opportunity for new mixed-use development in the Delano Neighborhood and along the Arkansas River.

Spencer Andresen
Jacob Johnson
Avery Nichols

The Big Play

The redevelopment of the Lawrence Dumont Stadium area provides an opportunity to renovate or replace the stadium and introduce a new mixed-use development, plaza, and park space adjacent to the western bank of the Arkansas River. These new amenities are a major enhancement for the Delano neighborhood which lies just across the river from Wichita's downtown. For Delano residents, the Big Play increases connection to the river and brings new vitality to the eastern edge of the historic neighborhood. The Big Play also leverages nearby investments recently being made at the City's catalyst sites north of Douglas Avenue. As a sports attraction and major park supporting large gatherings of people participating in the annual river festival and other year-round events, the envisioned new riverfront development will be a centerpiece of activity for the entirety of downtown Wichita.

The Game Plan

To guide the decision making process ,three overall goals were established.

- Redesign Lawrence Dumont Stadium as a revitalized attraction to support new mixed-use development as a "Sports Village" that integrates with the surrounding neighborhood
- Introduce a major new riverfront park as a social, recreational centerpiece
- Provide visual and pedestrian access across the river to link Delano to Wichita's Downtown



Figure 3.1: Wichita Aerial
A view looking east above Wichita.
(Google Earth, 2017)

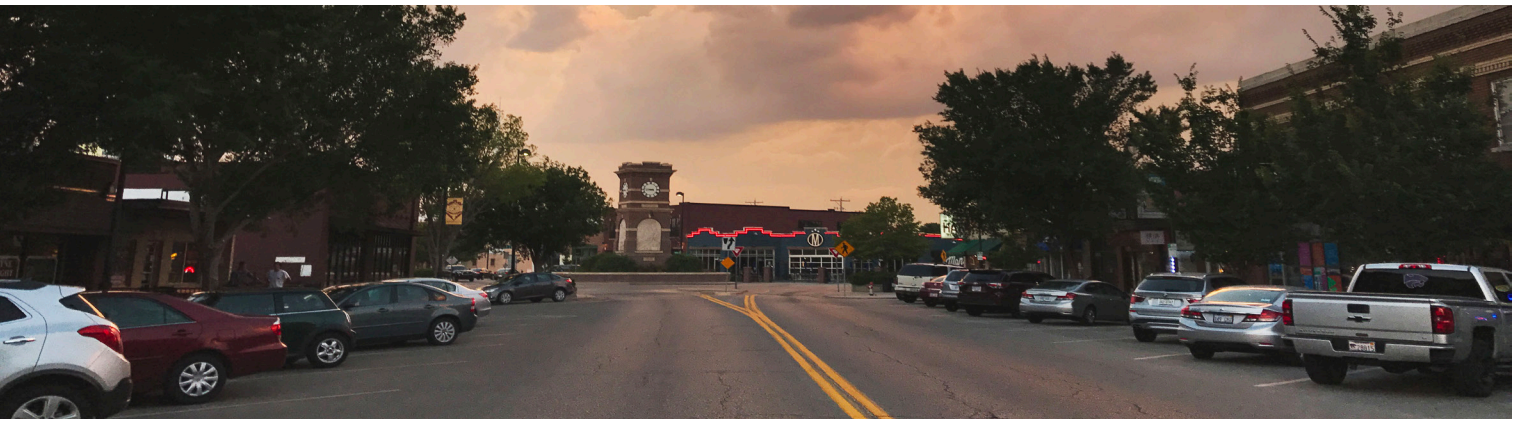


Figure 3.2: Douglas Ave
View of the Clock Tower landmark at the intersection of W. Douglas Ave and Sycamore St.
(Nichols, 2017)

The Lead Up

Throughout the United States, cities have realized the tremendous potential of downtown baseball stadiums. This was first realized in Baltimore, Maryland with the redesign of Camden Yards directly adjacent to its downtown core. It sparked new development, making downtown living more appealing and leading to a renaissance of the Inner Harbor area. It is a beautifully designed stadium that incorporates the surrounding street grid and context making it an amazing destination. This strategy has been followed by other cities, but what has really made it successful is its location relative to adjacent land uses. In all the stadiums that followed in its wake, the ones that have the greatest impact on their cities are the ones that followed Baltimore's formula for where to actually place the stadium.

The Follow Up

What led to Camden Yards success brought new life to Baltimore's downtown, and its success can be attributed to its strategic placement. When looking at other successful baseball stadiums across the country a pattern of adjacent land uses emerges. These stadiums have access to a major highway providing downtown access to those outside the downtown, rely on large parking lots shared with another large venue such as an arena or convention center, and many also have access to a water front. Wichita's Lawrence Dumont Stadium has all of these attributes. With access from Kellogg Avenue, residents outside of Delano and the downtown can easily access the stadium, and with Century II Performing Arts and Convention Center just across the river, they could share parking. What makes the stadium unique from all the rest is the opportunity to integrate it into new developments and a redesigned riverfront. Additionally the stadium could be bolstered with new mixed-use development and a revitalized riverfront.

Figure 3.3: Wichita Opportunity
Aerial view highlighting the Stadium, Arts and Convention Center, Arena, Downtown, and Douglas Street.
(Andresen, 2017)



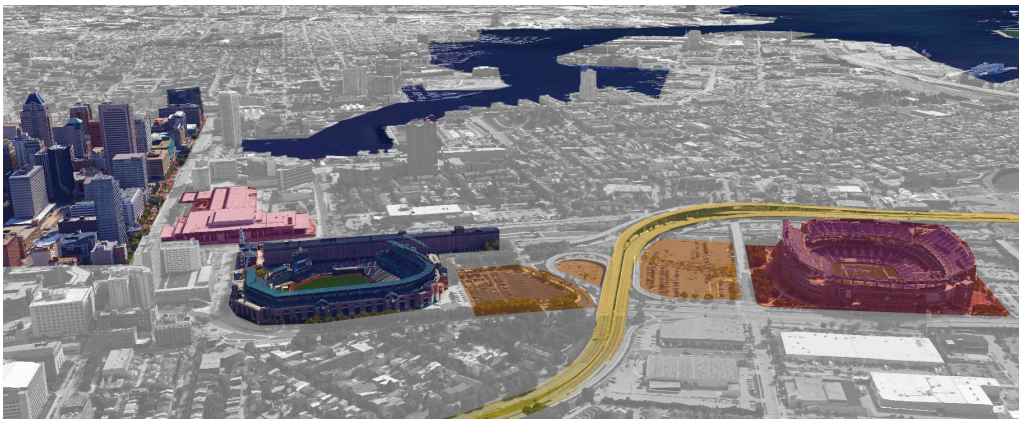


Figure 3.4: Camden Yards
Baltimore, Maryland concentrated their uses by sharing parking between two stadiums and a convention center activating their downtown.
(Andresen, 2017)



Figure 3.5: Coors Field
Denver, Colorado used their stadium to rejuvenate the LODO district and is considered one of the most successful baseball stadiums in the U.S.
(Andresen, 2017)

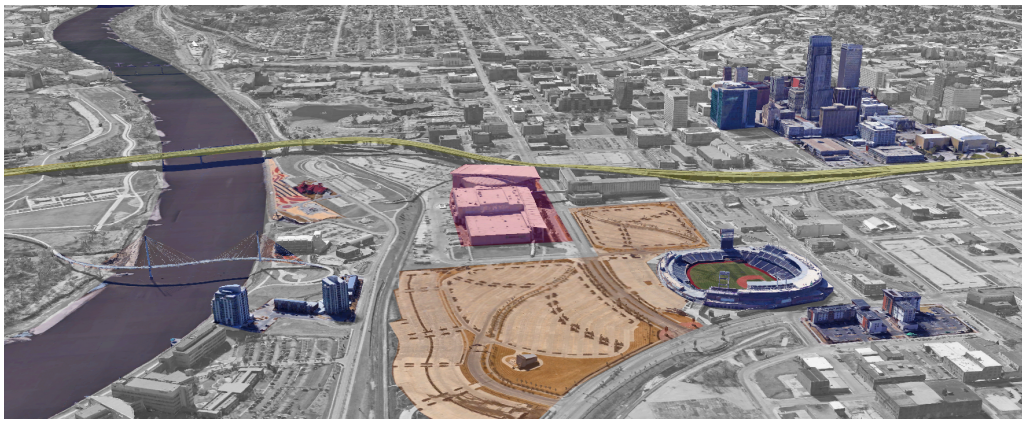


Figure 3.6: TD Ameritrade Park
Home to the College World Series Omaha, Nebraska draws baseball fans from around the country and has a large parking lot to support them. There are plans to develop part of it into a mixed-use development.
(Andresen, 2017)

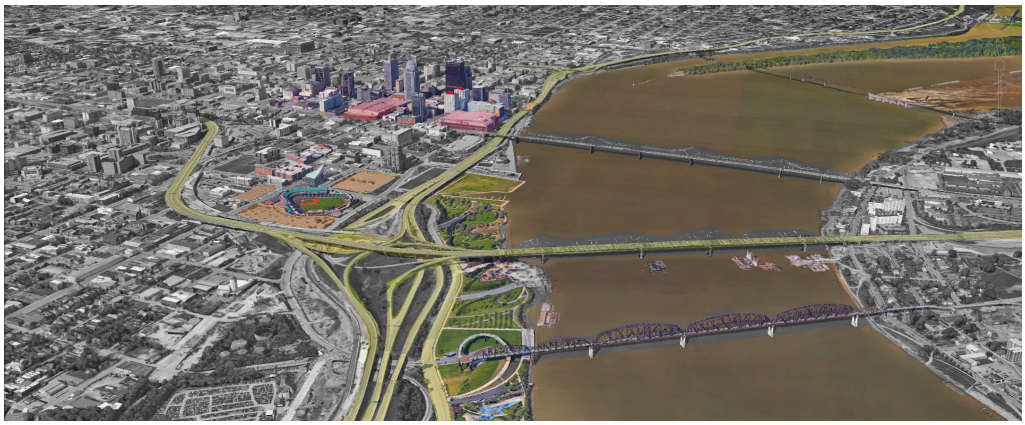


Figure 3.7: Louisville Slugger Field
Located next to Louisville, Kentucky's redeveloped water front park along the Ohio River, this stadium is as close to the river as they could get it, connecting under the interstate.
(Andresen, 2017)

The First Pitch

The most significant first move of the spatial analyses and design was the decision to retain McLean Boulevard, shift the alignment westward to provide more riverfront space, and reduce it to two lanes changing its character from a four lane thoroughfare to a slower scenic drive.

Rounding the Bases

Three secondary factors drove the design process and influenced the resulting layout. First, Texas Street and McLean Boulevard created the framework of the circulation plan while preserving the views to downtown from the stadium, and influenced the location of the buildings. Second, the stadium is moved closer to the corner of Sycamore and Maple Street to allow for more riverfront park space and denser development. The development needs to be a certain density level to make the parking structures economically feasible and to activate the spaces created by the new development. The Texas Street corridor creates an axial development alignment to create a pedestrian mall with commercial frontage on two levels on the north side. The mall leads to a plaza overlooking the river that can be used for different events, and contains a water wall and reflecting pool, as well as splash pad. Third, the riverfront is designed to create a park-like setting, with gentle slopes, shade trees and lawn, for public enjoyment. To create enough room for these park amenities, the McLean alignment is shifted west to the site interior. The design includes a pedestrian bridge that connects across the river to the Century II Performing Arts and Convention Center allowing both venues to share parking and park space along the river.

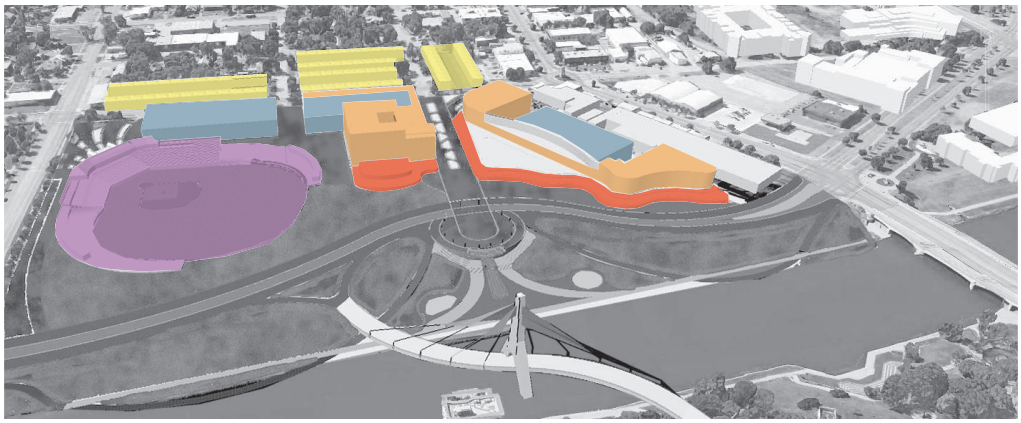


Figure 3.8: Building Use Diagram
Commercial Space (Red), Residential Apartments(Orange), Row Houses (Yellow), Stadium (Purple), Parking Structures (Blue) (Andresen, 2017)



Figure 3.9: Re-Align McLean and Create Spaces
Traffic through Site (Red),
Riverfront Focus (Orange),
Development Sites (Pink)
(Jacob Johnson, 2017)

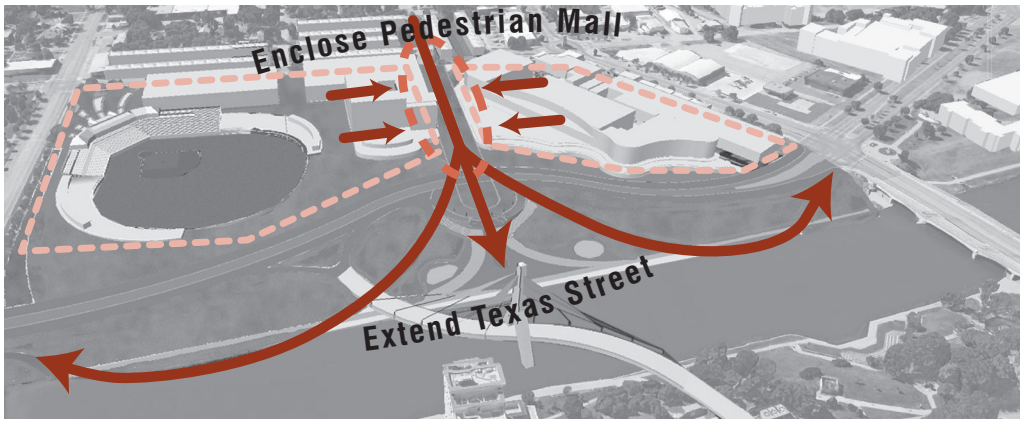


Figure 3.10: Order with Texas Axial Spine
Pulling Texas through to the River (Red),
Texas Corridor Axis (Orange),
Development Zones (Pink)
(Johnson, 2017)

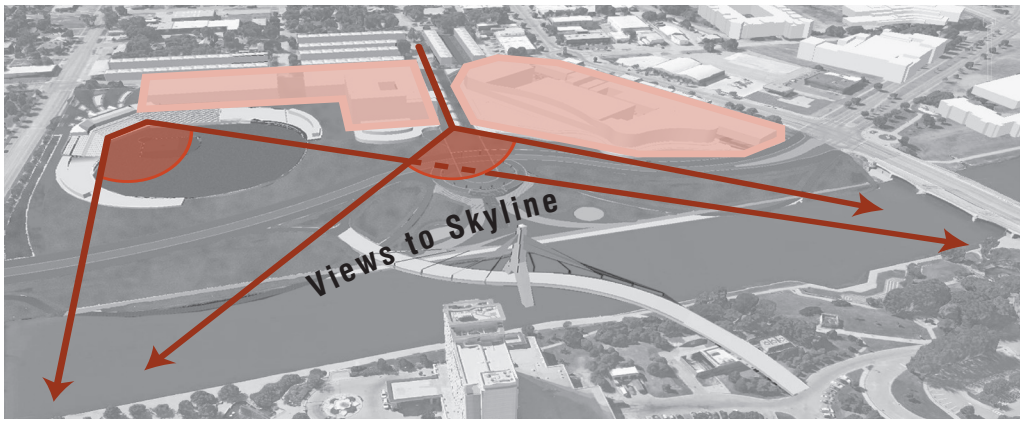


Figure 3.11: Maintain Viewshed
Nodes (Orange)
Viewshed (Red)
Building Development (Pink)
(Johnson, 2017)



Figure 3.12: Connect with Pedestrian Bridge
Pedestrian Bridge (Red)
West Side (Pink)
East Side (Orange)
(Johnson, 2017)

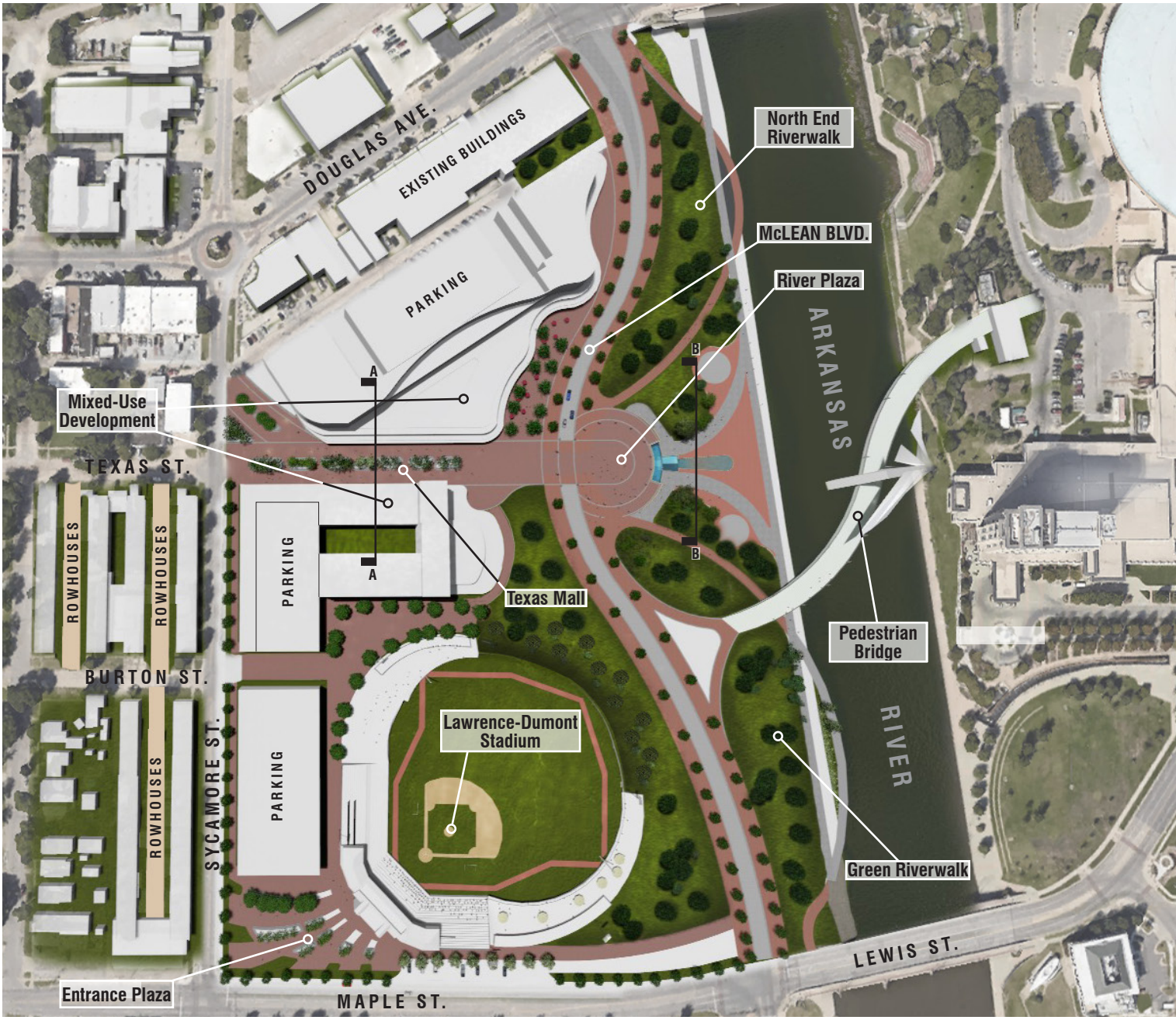


Figure 3.13: Site Plan
Plan drawing not to scale.
(Nichols, 2017)

The Line Up

The site can be broken up into three major areas: the stadium, the riverfront and the "Sports Village". The spaces though different in use are connected through civic and park space that permeate the site. Though unified these spaces provide for various uses and experiences you can have at a ball park, riverfront park, or commercial district that all play off each other by activating the site year round. The spaces like the River Plaza, Lawrence Dumont Stadium, and Texas Mall also allow for community or large events that could happen throughout the year as a means to bring the Wichita community together. This flexible design creates a place like no other in Wichita with events, shopping, eating, and living all along the river front.

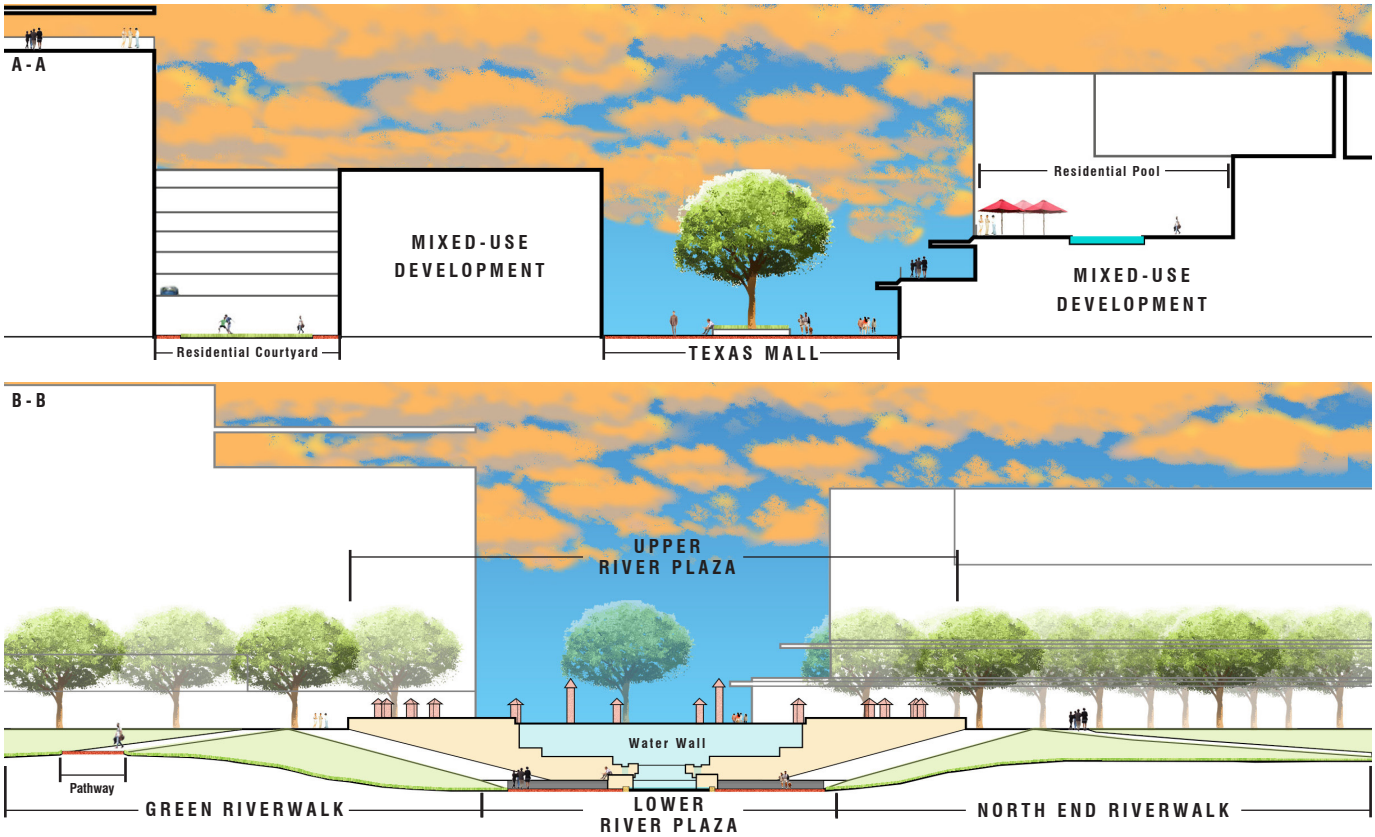


Figure 3.14 + 3.15: Texas Mall North-South Section + River Plaza Riverfront Section

(Top) Shows the relationship between the buildings, the private and public spaces, and scale. (Bottom) Shows how topography, built form, and trees shape the space.

(Jacob Johnson, 2017)

Dwelling Units	Number of Dwelling Units		area (all stories)	
Multifamily: stacked flats, apartments	380	Dwelling units	387,728	SF
Single family attached (SFA): rowhouse, quadplex, duplex	54	Dwelling units	278,935	SF
Single family detached (SFD): houses		Dwelling units		SF
Total quantity of DU	434	Dwelling units	666,663	SF

Residential Density	Acres	Density
Block area of residential project proposal (exclude street ROW, par	11	
Block density (total number of units / area of residential uses wihtout street RO		38 DU/Acre

Land Use	Area		% of site area
Total land area of your proposal (include ROWs)	38	Acres	100%
Residential (measured by block. Includes alleys, internal courtyards	5	Acres	13%
Mixed use (measured by block. Includes alleys, internal courtyards,	12	Acres	32%
Civic space (parks, squares, plazas, trails, gardens, etc)	18	Acres	47%
Street right-of-way (ROW): includes sidewalks and street.	3	Acres	8%

Parking (number of stalls)	Stalls
On-street parking	20
Off-street parking in parking lots	0
Off-street parking in garages or carports	1,418
Total parking provided	1,438

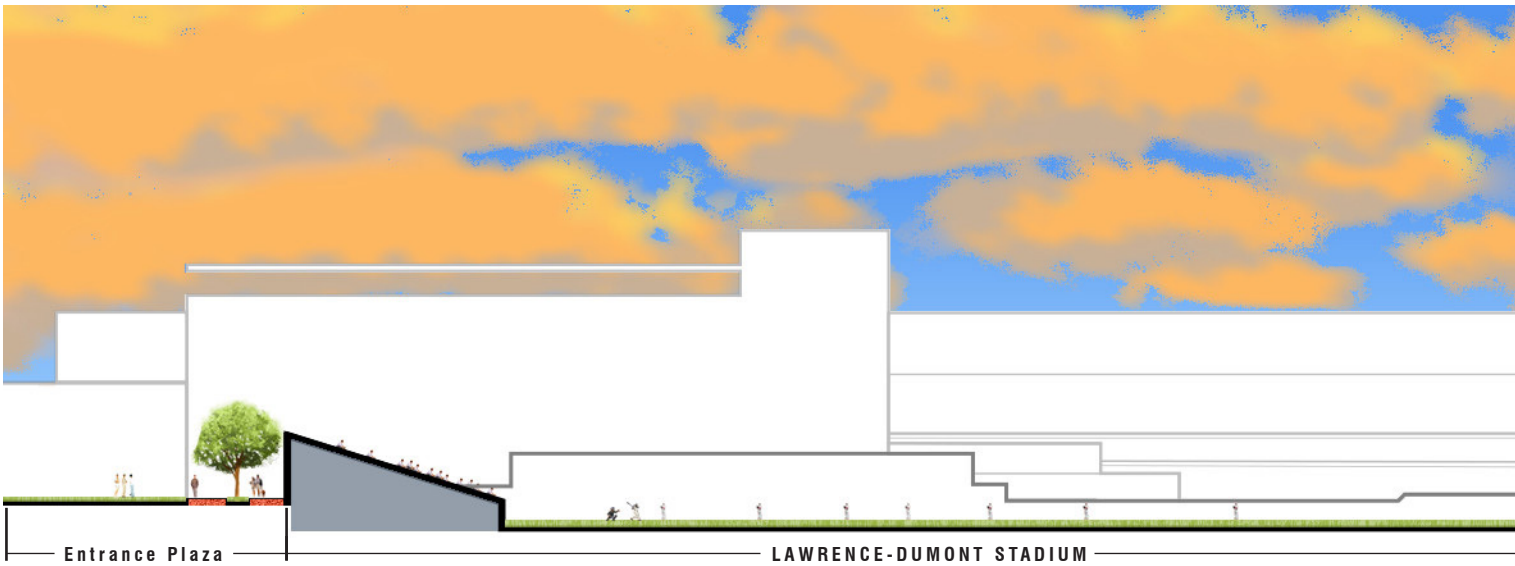


Figure 3.16: Stadium East-West Section (C-C)
Shows the transition between the different spaces in and created by the stadium and riverfront.
(Jacob Johnson, 2017)

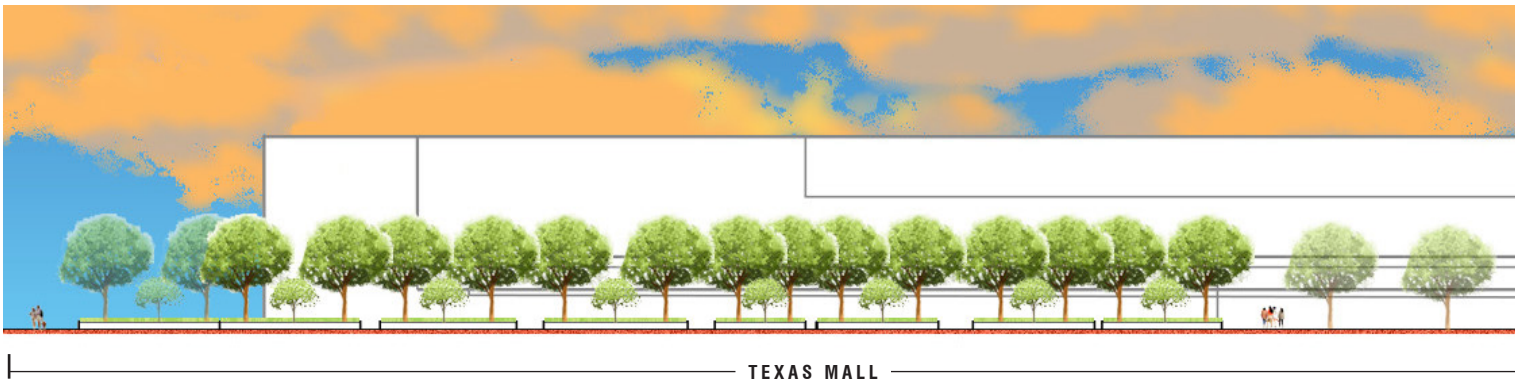
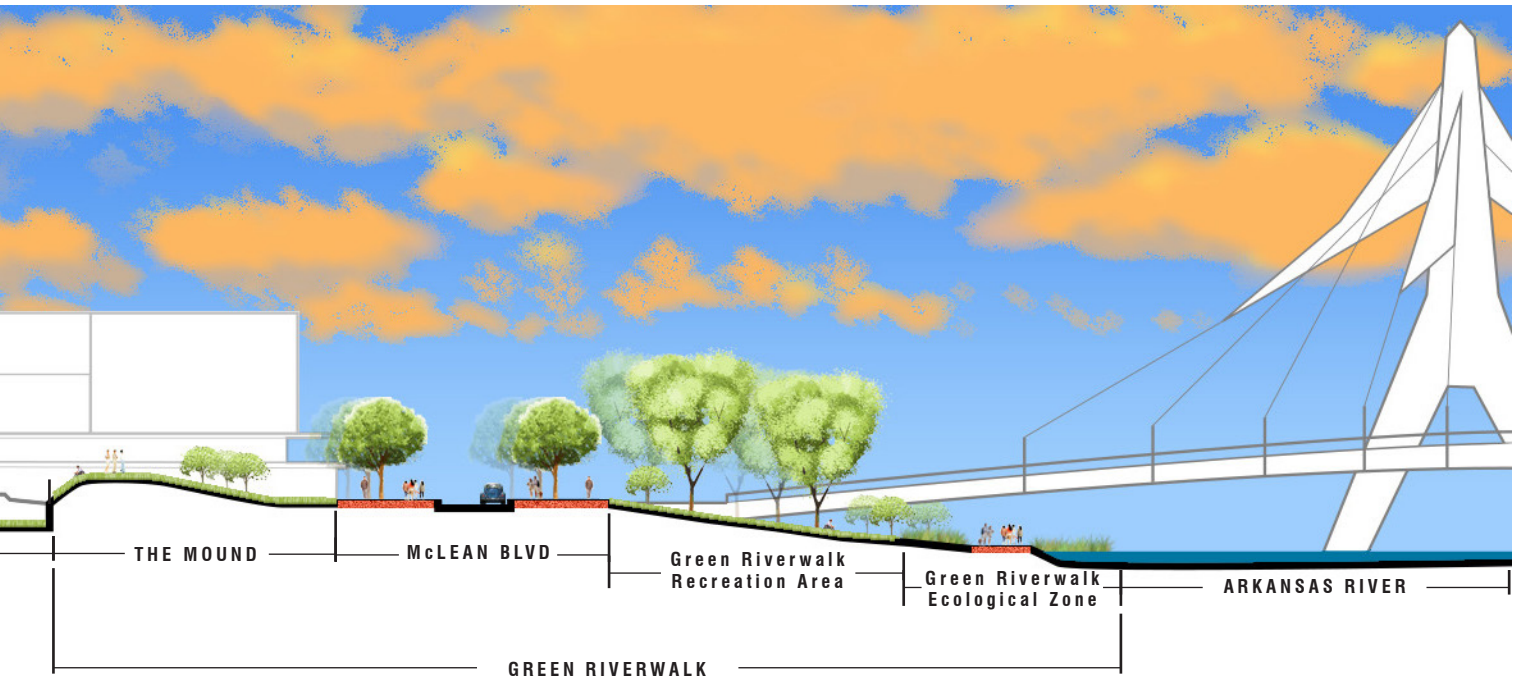
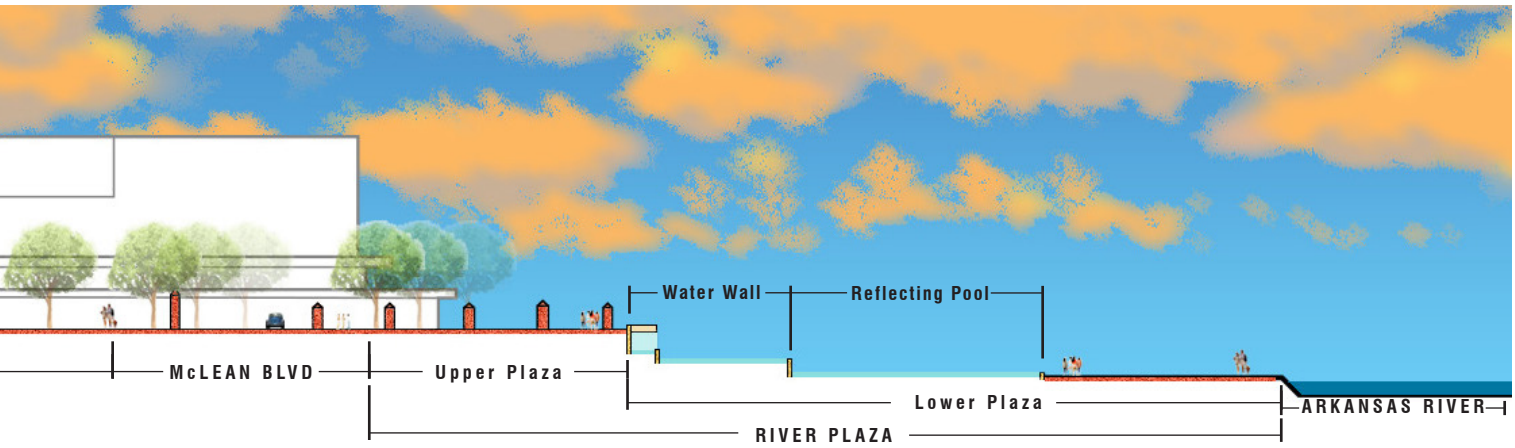


Figure 3.17: Texas Mall East-West (D-D)
Shows the sequence of spaces along the Texas Mall
(Johnson, 2017)

The vertical and horizontal planes define spaces and direct views. Section C-C shows the relationship between the depressed stadium and the park spaces outside of it. Though land form, a public lawn in the outfield offers a way to experience the baseball games from a park like setting. Moving across McLean Boulevard the park spaces become riverfront spaces that take pedestrians down to the river's edge. Section D-D shows the Texas Mall which creates a strong axis for the site and takes pedestrians from Sycamore Street the Arkansas River. Through the mixed-use developments it provides seating walls, shade, and ways to move from shop to shop. The mall then terminates at McLean Boulevard where it transitions to the civic space of the River Plaza. The plaza, back dropped by an expansive view of the river and Wichita skyline, is a major open space activated by festivals, open-air markets, food trucks, and large groups of people. It also features a water wall, reflecting pool, and splash pad.


THE MOUND
McLEAN BLVD
Green Riverwalk
Recreation Area
Green Riverwalk
Ecological Zone
ARKANSAS RIVER
GREEN RIVERWALK


Water Wall
Reflecting Pool
McLEAN BLVD
Upper Plaza
Lower Plaza
ARKANSAS RIVER
RIVER PLAZA

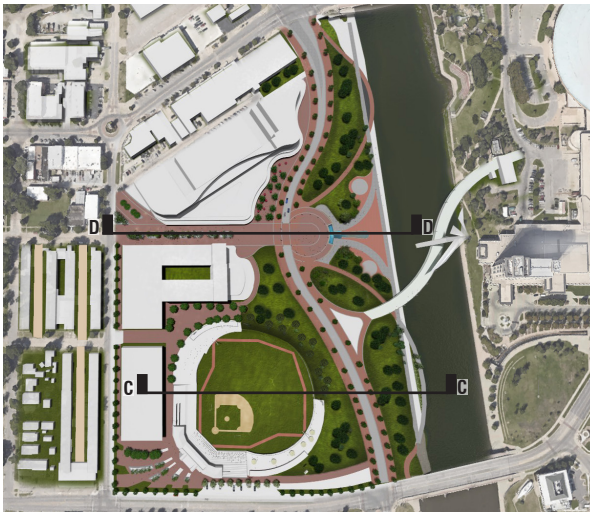

D
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Figure 3.18: Baseball Game
Stadium view showing the experience of a night game. (Nichols, 2017)

The Show

The design of Lawrence Dumont Stadium includes 5,000 traditional seats, as well as standing room decks that provide space for more casual viewers and social interactions. The stadium could also be used for events besides baseball, like concerts, with multiple ways to configure the seating. Designed to accentuate the skyline views to downtown, the stadium visually connects across the river.





Figure 3.19: Development Viewing Deck
View overlooking Lawrence Dumont Stadium.
(Nichols, 2017)





Figure 3.20: Stadium Entrance
View looking toward emphasized stadium entrance.
(Nichols, 2017)



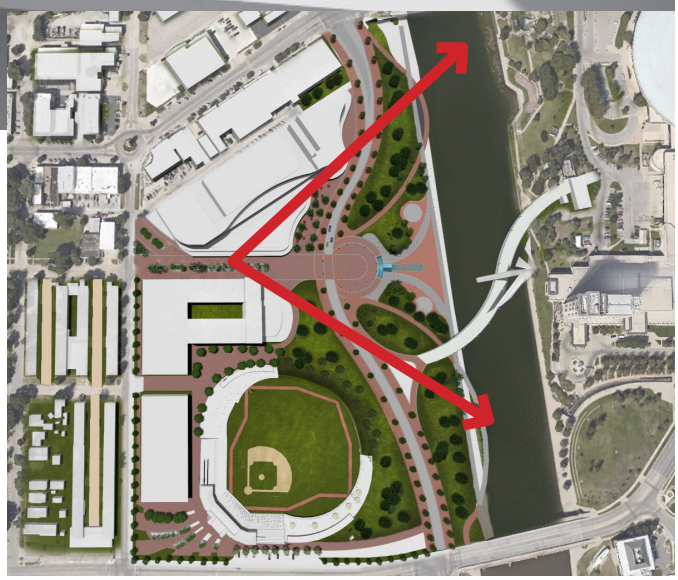


Figure 3.21: Texas Street Mall Aerial
View looking east towards the revitalized riverfront..
(Nichols, 2017)

River Plaza

The axial alignment of the Texas Mall leads you through commercial frontage to the River Plaza, the new civic space created by realigning McLean Boulevard westward. This large plaza can hold a variety of events that benefit the community and allow for them to experience the river in a social setting.





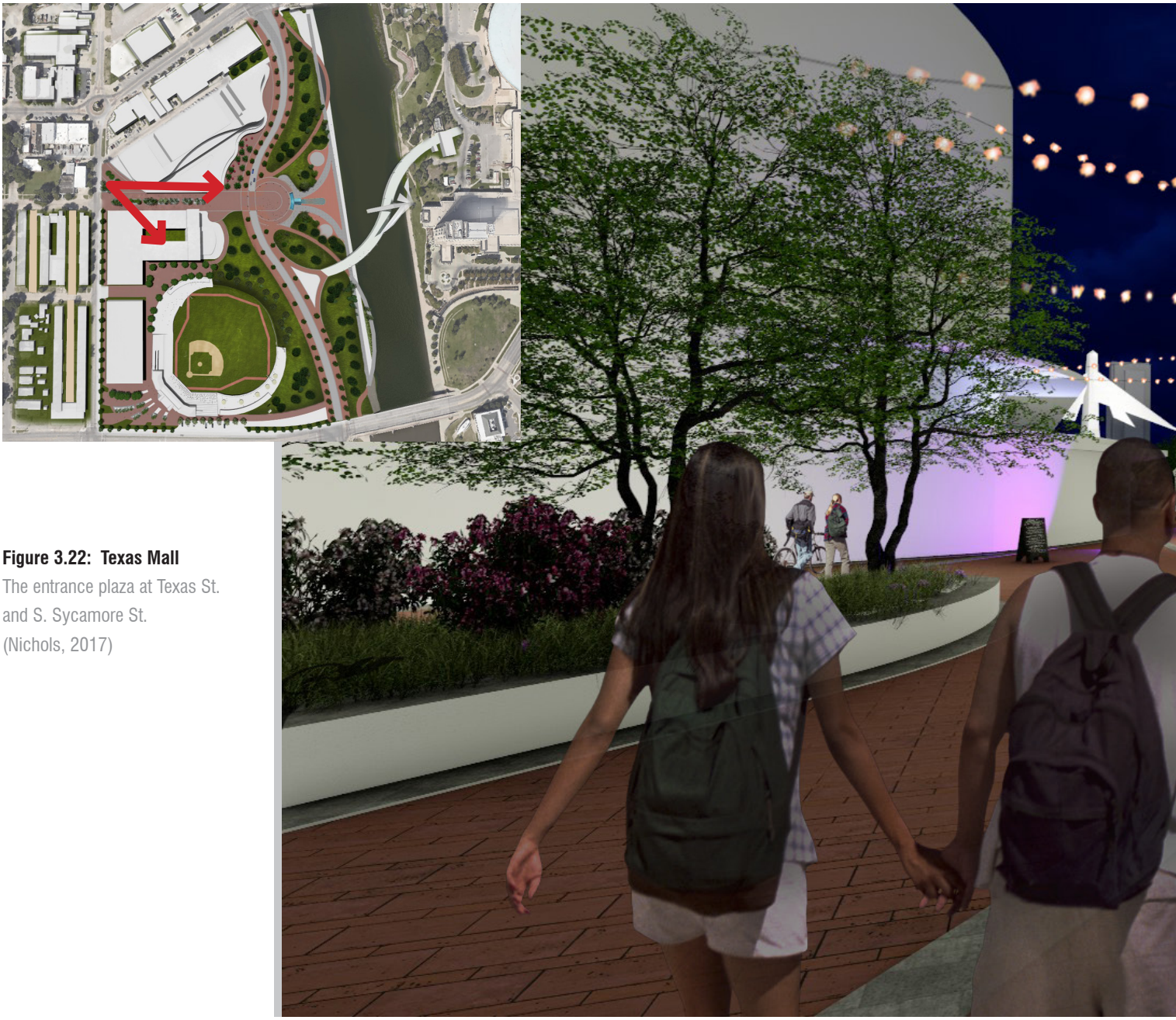


Figure 3.22: Texas Mall
The entrance plaza at Texas St. and S. Sycamore St. (Nichols, 2017)



Connections to Douglas

Connecting to the existing commercial district on Douglas was important to this design because it connects the Delano Neighborhood and its identity through the mixed-use developments and to the river. The character of the surrounding neighborhood makes the new developments a place with a strong identity. The civic and green spaces are also meant to serve the Delano Community so ease of access and a welcoming environment is important to making this a place for the community to gather, play and live.


VOX



Figure 3.23: River Plaza
View of the River Plaza being used for a public event.
(Nichols, 2017)



Figure 3.24: McLean Courts
View of activated public nodes outside McLean store frontage. (Nichols, 2017r)

McLean Courts

The shape of the building has recesses and jut outs which create pocket spaces that allow for cafe and restaurant spill outs that create a busy and active environment along McLean Boulevard. Just on the edge of the North End River Walk, this space provides the transition between the Texas Mall and River Walk .







Figure 3.25: Plaza Fountain
View of the Reflection Pool and Water Wall.
(Nichols, 2017)





Figure 3.26: South River Walk
View looking North
(Nichols, 2017)



The Walk

The River Walk weaves three distinct spaces into the existing Arkansas River fabric, and with the linear park spaces on the North End, the River Plaza in the center, and to the south The Green with an emphasis on ecological benefits. Serving as valuable park space the design also incorporates circulation from the surrounding area, like McLean, the river front, and across the Arkansas River to Century II Performing Arts and Convention Center. Along this circulation are all the park spaces and amenities you would usually find providing a relaxing and enjoyable space along the river.



Figure 3.27: North River Walk
View looking South
(Nichols, 2017)



Figure 3.28: Plan
(Nichols, 2017)



Phasing Strategy

1. Develop North End Mixed-Use Building
2. Re-develop Lawrence Dumont Stadium
3. Develop River Walk and Build Pedestrian Bridge
4. Develop Apartment Complex
5. Row House Expansion across Sycamore St.

Figure 3.29: Lawrence Dumont Stadium
Aerial image of existing conditions
(Avery Nichols, 2017)





Figure 3.30: Phase 1
Redeveloping the stadium into a renewed destination draws interest to the Delano Neighborhood. (Andresen, 2017)

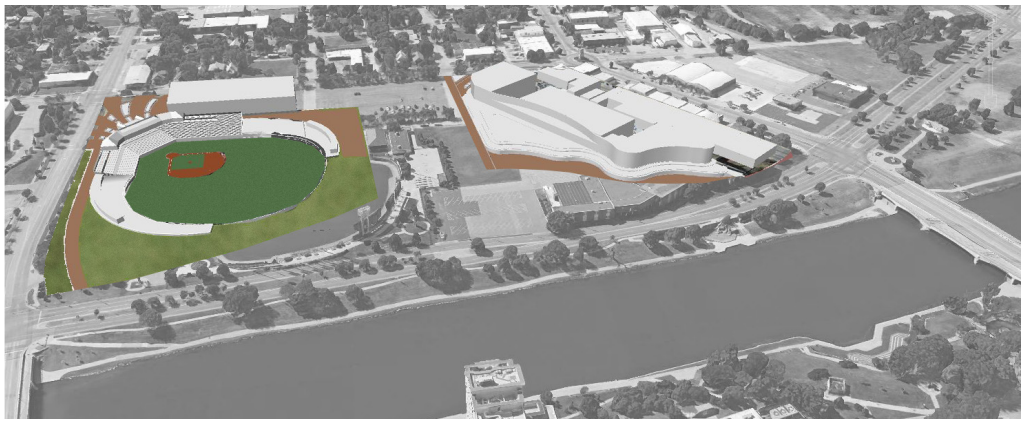


Figure 3.31: Phase 2
By developing the North development the two largest investments have been made and both sides of the site have been anchored. With people now living on the site interest in a revitalized riverfront is at its highest. (Andresen, 2017)

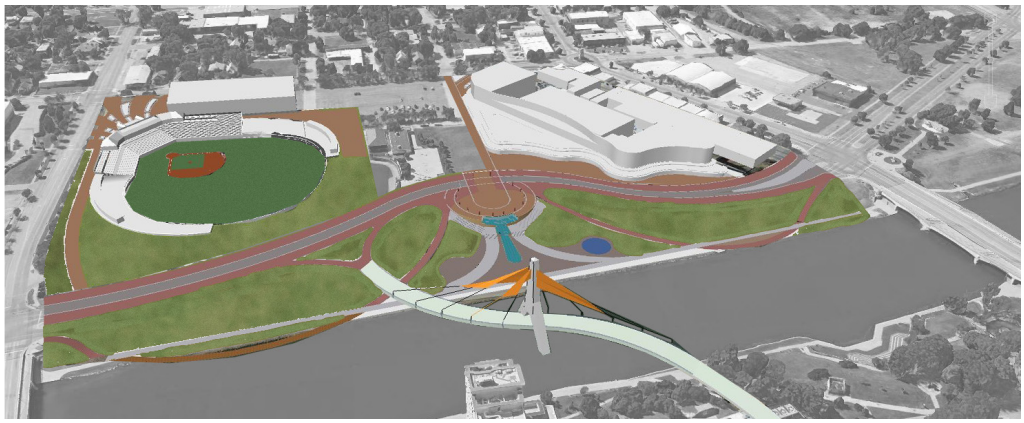


Figure 3.32: Phase 3
With the stadium and development in place, realigning McLean, building the pedestrian bridge, and creating the riverfront spaces nearly completes the site. (Andresen, 2017)

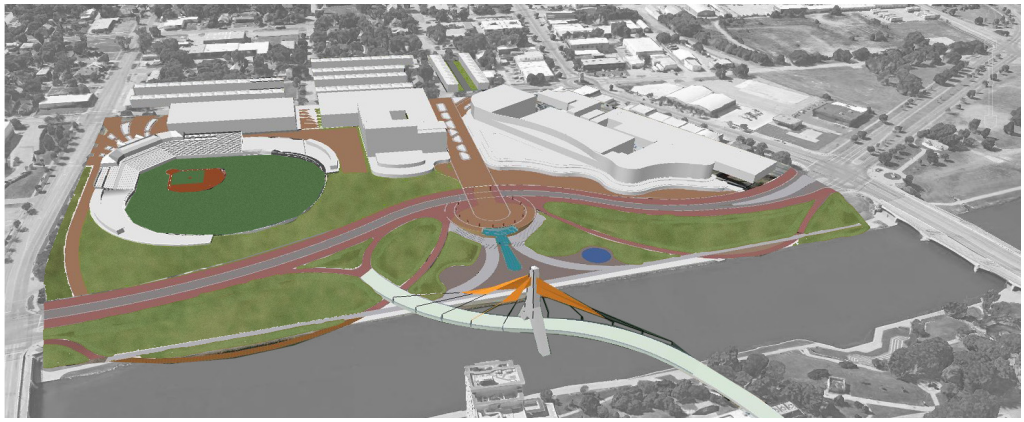


Figure 3.33: Phase 4
Building the south development maximizes investment on the site, adds greater spatial definition, and the additional residents enliven the place. To increase density around the site and integrate with the Delano, row houses could be built across Sycamore St. (Andresen, 2017)

Citations

Opening Spread

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Figure 3.1

Johnson, Jacob. 2017. Overall East View of Lawrence-Dumont Stadium Site. Source map: Google Earth. Wichita, Kansas. 37˚40’58.33” N 97˚20’38.08” W. Accessed 6 July 2017.

Figure 3.2

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Figure 3.3

Andresen, Spencer.“Wichita Opportunity”. Kansas State University LAR646 2017. Diagram created using Adobe Illustrator. Source Data:
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Figure 3.4

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Figure 3.5

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Figure 3.6

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Figure 3.7

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Figure 3.8

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Figure 3.9

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Figure 3.10

Johnson, Jacob. “Texas Axial Spine”. Kansas State University LAR646 2017. Diagram created using Adobe Illustrator. Source Data:
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Figure 3.11

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Figure 3.16

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Figure 3.17

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Figure 3.21

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Figure 3.22

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“People”. Skalgubbar. “Skalgubbar.” Cut out people by Teodor J. E. 2017 . http://skalgubbar.se/.

Figure 3.23
Nichols, Avery. 2017. “River Plaza” Created using Lumion, Photoshop. Source Images:
“Plaza”. 3D Model. Avery Nichols. Created using Lumion. 2017.
“People”. Skalgubbar. “Skalgubbar.” Cut out people by Teodor J. E. 2017 . http://skalgubbar.se/

Figure 3.24
Nichols, Avery. 2017. “McLean Courts” Created using Lumion, Photoshop. Source Images:
“Plaza”. 3D Model. Avery Nichols. Created using Lumion. 2017.
“People”. Skalgubbar. “Skalgubbar.” Cut out people by Teodor J. E. 2017 . http://skalgubbar.se/.

Figure 3.25
Nichols, Avery. 2017. “Plaza Fountain” Created using Lumion, Photoshop. Source Images:
“Plaza”. 3D Model. Avery Nichols. Created using Lumion. 2017.
“People”. Skalgubbar. “Skalgubbar.” Cut out people by Teodor J. E. 2017 . http://skalgubbar.se/.

Figure 3.26
Nichols, Avery. 2017. “South River Walk” Created using Lumion, Photoshop. Source Images:
“Plaza”. 3D Model. Avery Nichols. Created using Lumion. 2017.
“People”. Skalgubbar. “Skalgubbar.” Cut out people by Teodor J. E. 2017 . http://skalgubbar.se/.

Figure 3.27
Nichols, Avery. 2017. “North River Walk” Created using Lumion, Photoshop. Source Images:
“Plaza”. 3D Model. Avery Nichols. Created using Lumion. 2017.
“People”. Skalgubbar. “Skalgubbar.” Cut out people by Teodor J. E. 2017 . http://skalgubbar.se/.

Figure 3.28
Nichols, Avery. 2017. “Site Plan” Created using Lumion, and Google Earth. Source Images:
“buildings and vegetation”. 3D Model. Avery Nichols. Created using Lumion. 2017.
“Source Map”. Google Earth, Wichita Kansas. 37°41’7.38”N 97°20’51.75°W. 2017.

Figure 3.29
Nichols, Avery. 2017. Overall East View of Lawrence-Dumont Stadium Site. Source map: Google Earth. Wichita, Kansas. 37˚40’58.33” N 97˚20’38.08” W. Accessed □6 July □2017.

Figure 3.30
Andresen, Spencer. “Phase 1”. Kansas State University LAR646 2017. Diagram created using Adobe Illustrator, Sketchup, and Photoshop . Source Data:
Google Earth. Wichita, Kansas. 37˚40’58.33” N 97˚20’38.08” W. Accessed □6 July □2017.

Figure 3.31
Andresen, Spencer. “Phase 2”. Kansas State University LAR646 2017. Diagram created using Adobe Illustrator, Sketchup, and Photoshop . Source Data:
Google Earth. Wichita, Kansas. 37˚40’58.33” N 97˚20’38.08” W. Accessed □6 July □2017.

Figure 3.32
Andresen, Spencer. “Phase 3”. Kansas State University LAR646 2017. Diagram created using Adobe Illustrator, Sketchup, and Photoshop . Source Data:
Google Earth. Wichita, Kansas. 37˚40’58.33” N 97˚20’38.08” W. Accessed □6 July □2017.

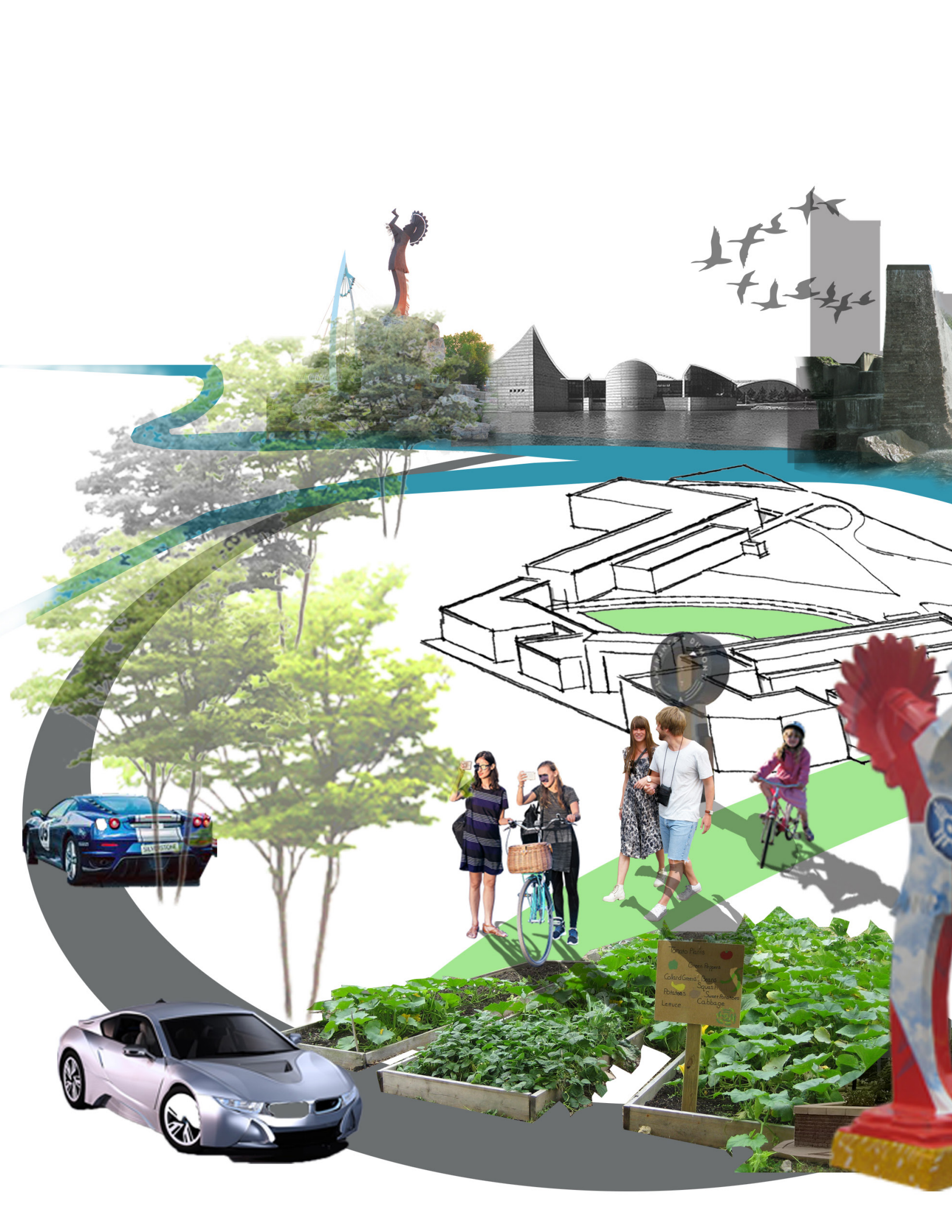
Figure 3.33

Andresen, Spencer. “Phase 4”. Kansas State University LAR646 2017. Diagram created using Adobe Illustrator, Sketchup, and Photoshop . Source Data:
Google Earth. Wichita, Kansas. 37˚40’58.33” N 97˚20’38.08” W. Accessed 6 July 2017.



4

Green Gray Blue


Collard Greens
Potatoes
Lettuce
Cabbage


DELANO
DELANO
1870
ONE WAY

Green Gray & Blue

Connecting Delano by Enhancing Corridors

From large scale intervention to small scale implementation, Delano can become an intimate network of destinations connected by corridors.

Cody Borwege
Esteban Huerta
Patrick McCaffrey
Priyasha Shrestha

Initial Reactions

Upon experiencing the neighborhood for the first time, Delano made a strong and lasting first impression. Three major concerns that were most prevalent. They were: walkability and pedestrian experience; the visual and physical character of the neighborhood which seemed to change with each street block; and land uses that result in a "messy" organization of activity.

Drawing Conclusions

The initial observations, analysis and research, paired with the knowledge gained from the experience with the community residents and stakeholders, resulted with the founding of primary ideas which sparked the design process. Having gauged the community's interest in the development, several overall issues were identified and prioritized:

- Community open space for central gathering or recreation
- Dispersion of current and future investment
- Improvements to circulatory infrastructure
- Need for network of connections and destinations

These issues served as an initial check list for the early stages of the design process. The development of the proposal was articulated to answer both the over arching themes as well as the detailed spatial orientation of the focus area.

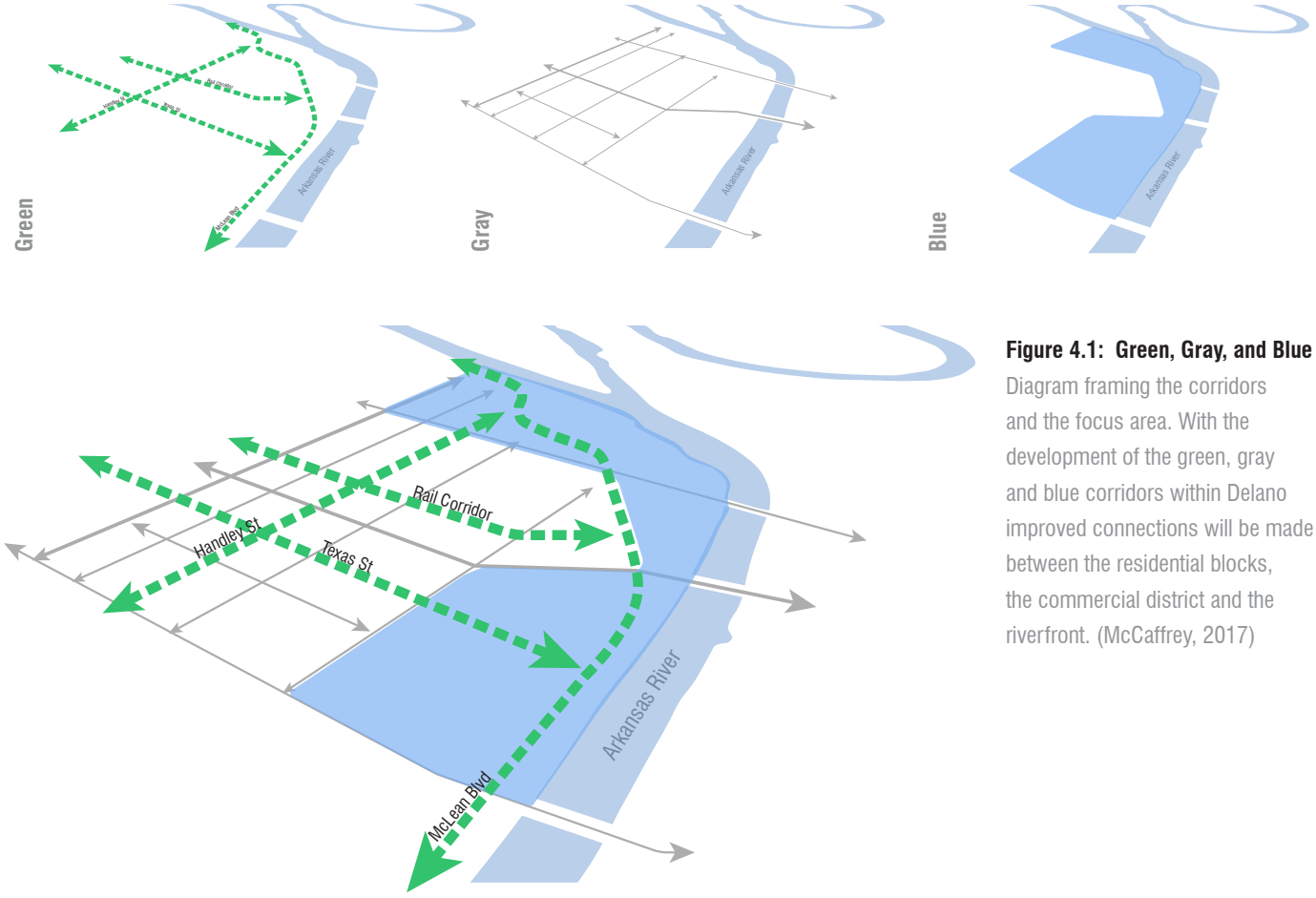


Figure 4.1: Green, Gray, and Blue
Diagram framing the corridors and the focus area. With the development of the green, gray and blue corridors within Delano improved connections will be made between the residential blocks, the commercial district and the riverfront. (McCaffrey, 2017)

Corridor Framework Definition

The proposal concept can be simplified to three classifications guiding the decisions: the green corridors, the gray corridors and the blue corridor. Green corridors, mainly characterized by the abandoned rail corridor and underutilized spaces, provide pedestrian connections. The “green” changes can be small or large in both the short- and long-term. Gray corridors, mainly defined by the street system, provide systematic grid connections and link residential areas eastward to the riverfront. Alterations are minimal and respect existing neighborhood character. The blue corridor consists of the development that seeks to activate the riverfront by providing new amenities along the western bank of the Arkansas River.

Central Dilemma

Although there are many destinations in Delano, they often lack cohesive connections. The existing system of corridors provide primary linear connections to deliver vehicular traffic from "point A" to "point B," including: Seneca St. and McLean Blvd. These linear connections cause rifts in the neighborhood. The corridors become barriers between an asset and the surrounding context. The most prevalent example of this conditions within the focus area is the riverfront. Because of the high speed traffic along McLean Blvd. combined with minimal traffic lights or crosswalks, there are few visual or physical connections from the residential or commercial core of Delano to their riverfront. In addition to the simplistic linear nature of the corridors, there is little evidence that the street grid weaves the local residential character with the regional destination character in to a united environment. For instance, there are few physical connections to McLean from the street grid, Walnut St., Handley St. and Osage St. all dead-end before intersecting with the scenic riverfront boulevard.



Figure 4.2: Dead End Streets Aerial image of McLean Blvd. as a neighborhood barrier at the Keeper of the Plains and Exploration Place. The image displays the three streets, Osage, Handley and Walnut (from east to west) which terminate rather that connect to McLean Blvd. (McCaffrey, 2017)

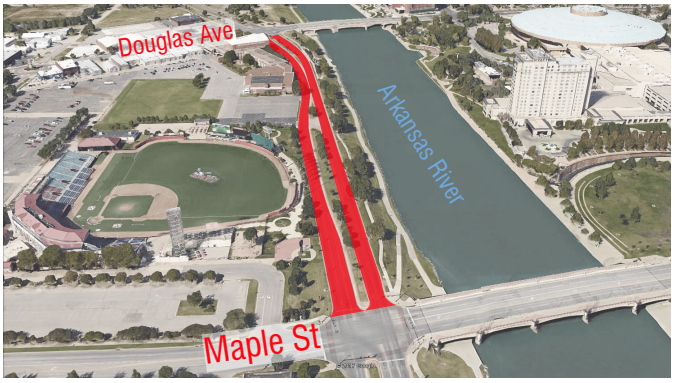


Figure 4.3: Disconnected Assets Aerial view of McLean as a barrier dividing the Stadium site and the riverfront. From the busy intersection at Douglas Ave. to Maple St., there is not a single signaled intersection or crosswalk to deliver pedestrians from the neighborhood to the river. (McCaffrey, 2017)



Figure 4.4: Underdeveloped Street Grid Street image of the intersection at Handley St. and 1st St. This example intersection has no traffic markers, no stop signs or yield signs. Small improvements to the street infrastructure can improve said conditions. (McCaffrey, 2017)

The most significant piece of the dilemma is McLean Blvd. Although McLean only carries one-third of its daily traffic load of 30,000 vehicles per day, the four lane divided width and high travel speed poses a barrier between Delano and the riverfront. No crossing points are provided between the signalized intersections at Douglas Ave. and Maple St. Due to the lack of connections, portions of the street grid are underutilized or underdeveloped. For example, there are intersections without traffic markers, and some parcels or building mass show evidence of neglect.

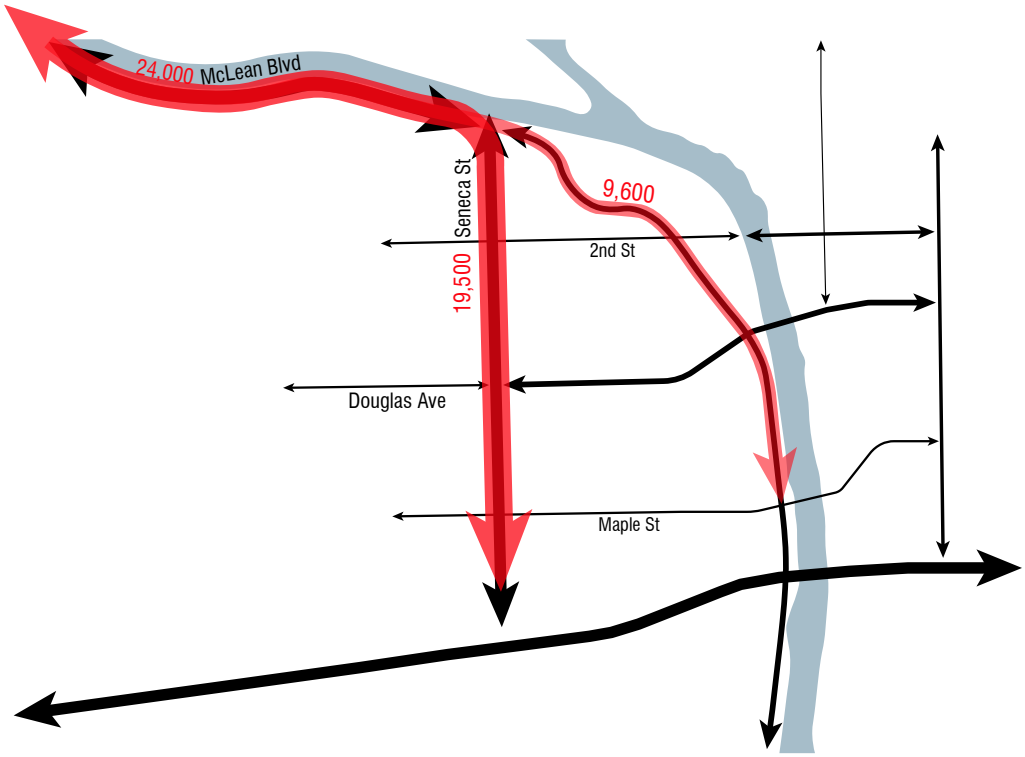


Figure 4.5: Existing Traffic Patterns Analysis of the 2016 vehicular traffic routes in the focus area. The majority of vehicular exists on only a handful of the streets while bypassing the majority of the street grid which composes the core of Delano. (McCaffrey, 2017)

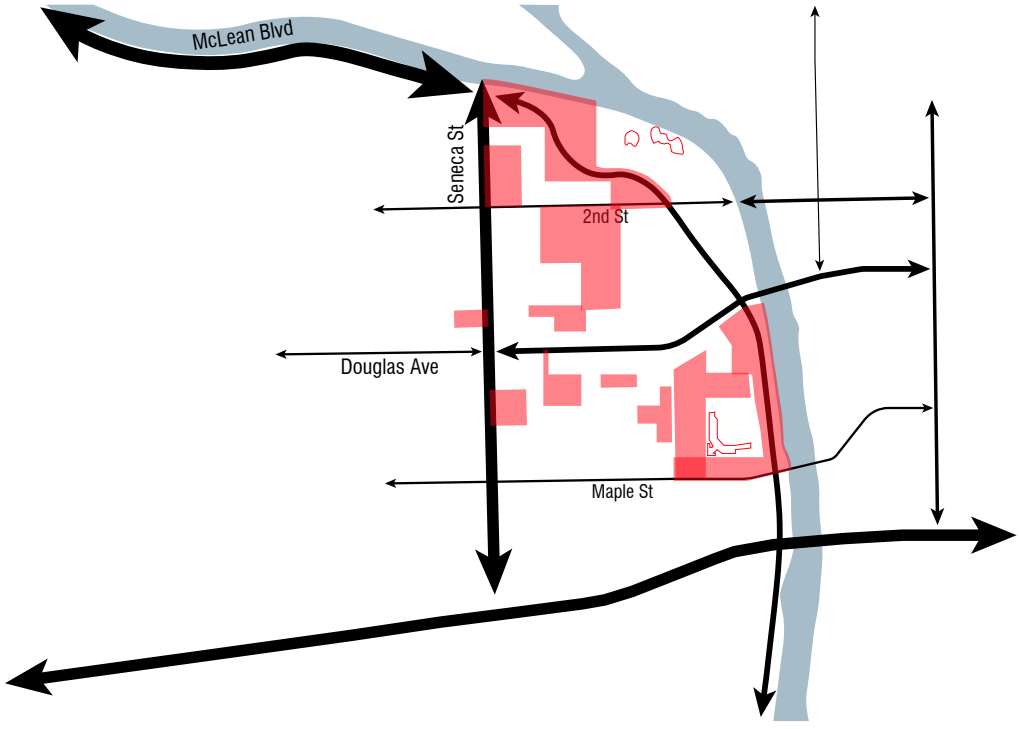


Figure 4.6: Vacant, Inactive and Underutilized Space Within Delano, a high percent of land shows evidence of neglect. As the traffic avoids the majority of this core of the neighborhood, there is less of a need to improve these parcels. (McCaffrey, 2017)

Visionary Thinking

Our team proposes to create an interconnected series of regional and cultural destinations in Delano by addressing the condition of the corridors and adjacent land which connect them.
We understand that there is a driving force developing the riverfront, and wish to use the momentum from this investment as a catalyst to influence the long-term development vision of Delano.

Strategies and Tactics

The following strategies outline the approach to successfully address the central dilemma and achieve the interpretation of the master plan vision. These strategies address the findings of the research and synthesis of the critical mapping exercise. The strategies overlap and interconnect to reach a design for the Green, Gray and Blue Framework Plan, one that shows the epic transformation that will occur by prioritizing better connectivity throughout Delano.

Addressing Vehicular Traffic

Beginning with the removal of a segment of McLean Blvd from the intersection at Douglas Ave. and at Maple St., the vehicular traffic patterns will change as a result. Another portion of McLean will be addressed from the intersection at Seneca St and 2nd St. This segment will be modified to activate the adjacent land which sits underdeveloped and to extend the street grid to connect to McLean Blvd. Handley St. will become a newly developed north - south connection through Delano for both vehicles and pedestrians.

Activating Underutilized Streets and Land Area

As an effect of the new circulation through Delano, the land adjacent to the major corridors will soon need to be improved. There are many opportunities throughout the focus area where land use can be modified or updated. The activation of these spaces and the linkage connecting them is an important aspect of the proposal.

Cohesive Connections and Destinations

There are a handful of destinations which exist in or near the focus area. These destinations, along with the proposals for newly designed destinations, will be connected through the corridors. These corridors are meant to carry multiple modes of transportation, as well as to account for the circumstances and requirements of each destination. For instance, the Lawrence-Dumont Stadium renovation will require a large parking structure, whereas Seneca Park may only require angled parking stalls on the adjacent street edge.

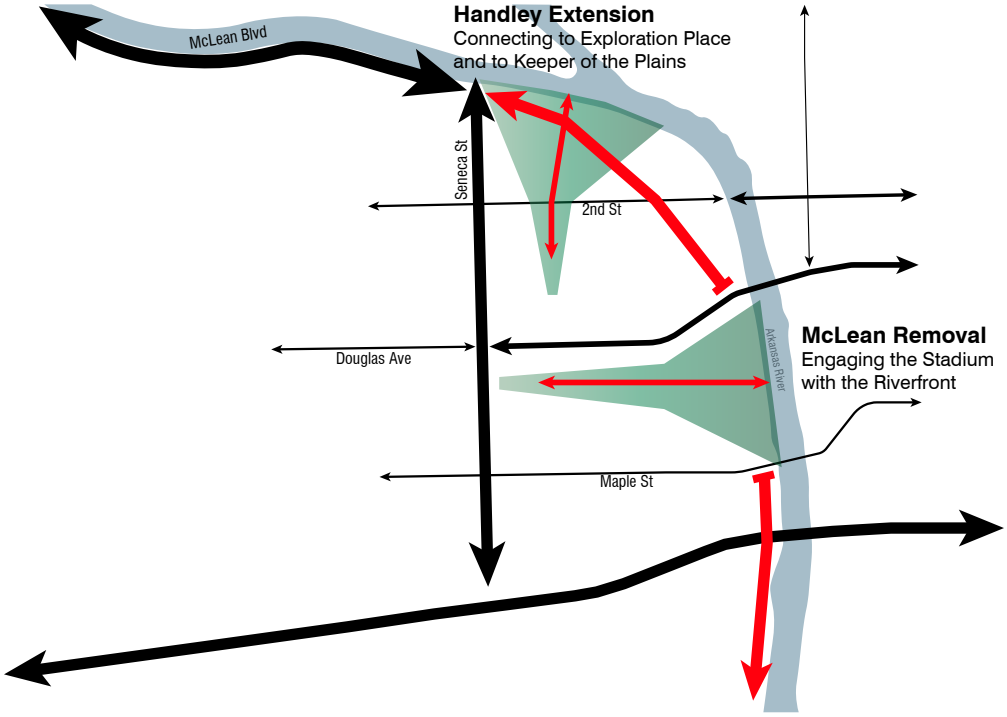


Figure 4.7: Addressing Vehicular Traffic By altering McLean Blvd., the north-south traffic will be diverted through the street grid, activating underutilized streets. Improving the quality of infrastructure and land use along these streets is an important objective. (McCaffrey, 2017)

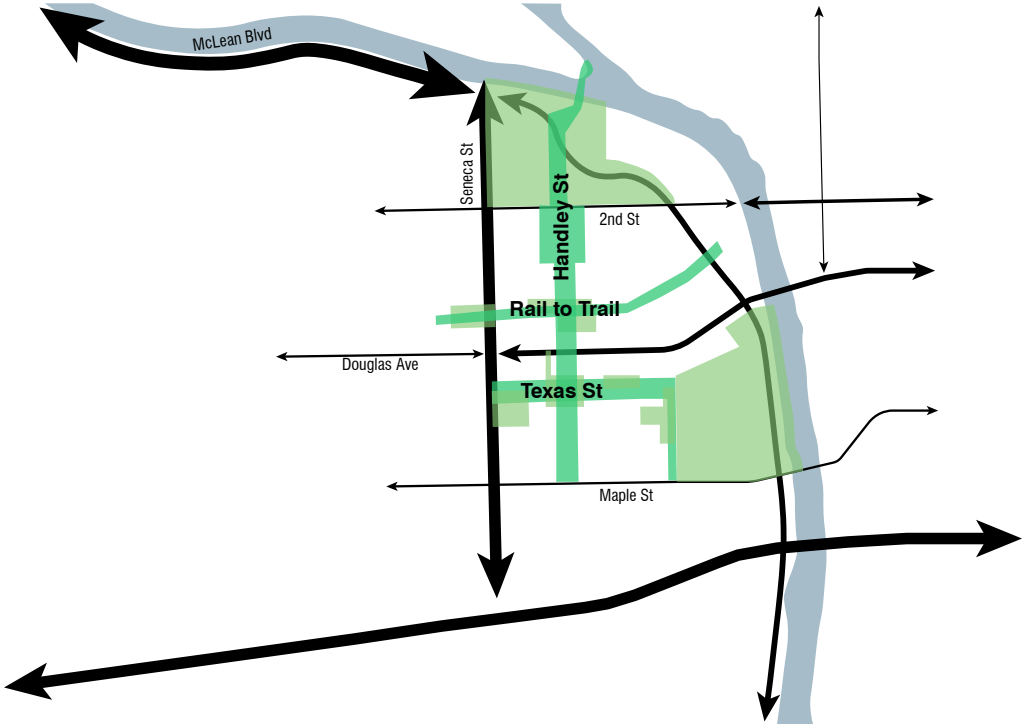


Figure 4.8: Activating Underutilized Streets and Land Area As the traffic increases through the street grid due to the adjustment of McLean, the evidence to improve the neglected parcels will begin to make claim. Providing destinations and street improvements will also promote more activity along these corridors. (McCaffrey, 2017)

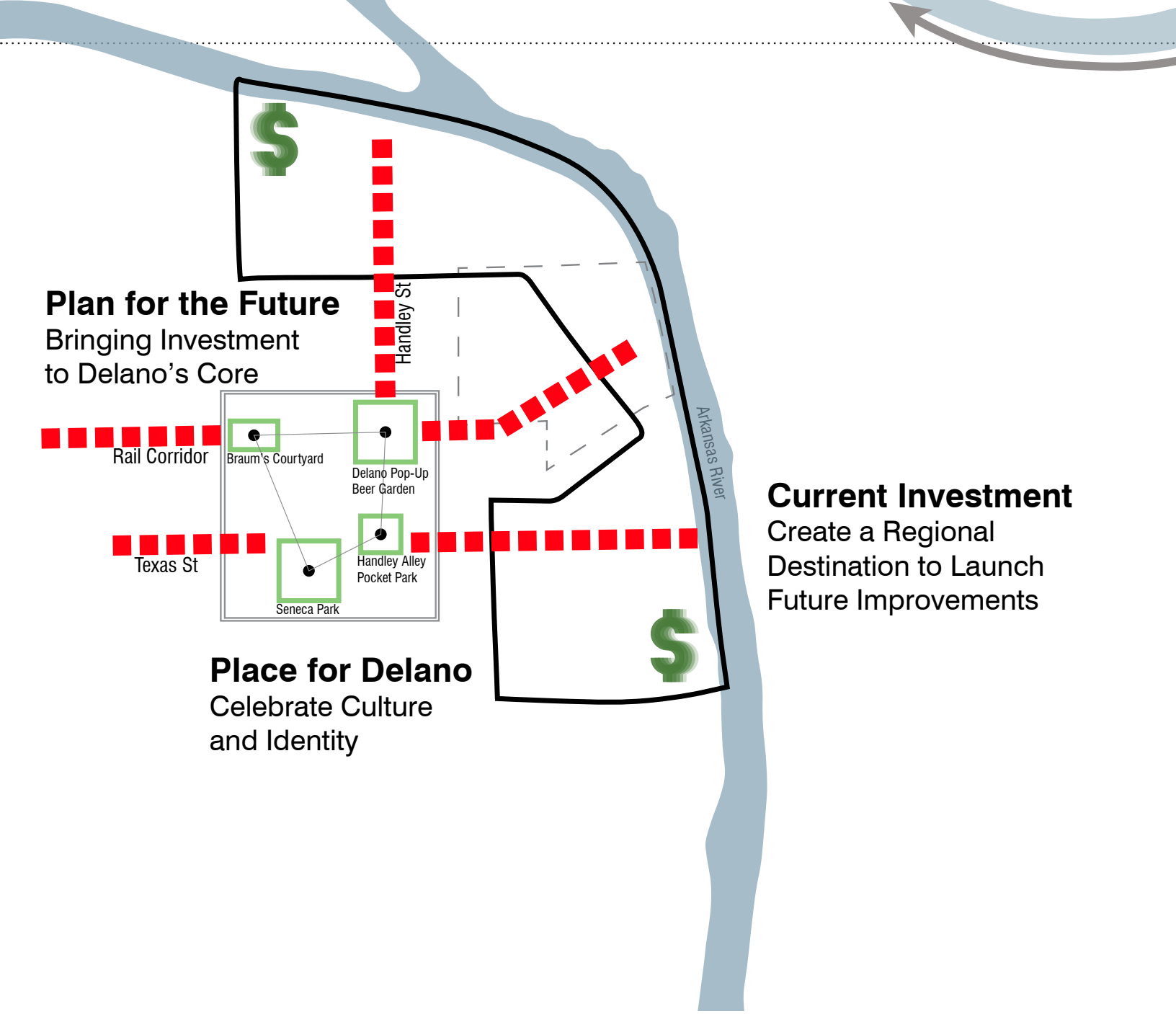


Figure 4.9: Vision Diagram The objective is to utilize the momentum of investment to create a connected series of regional and cultural destinations within the focus area. (McCaffrey, 2017)

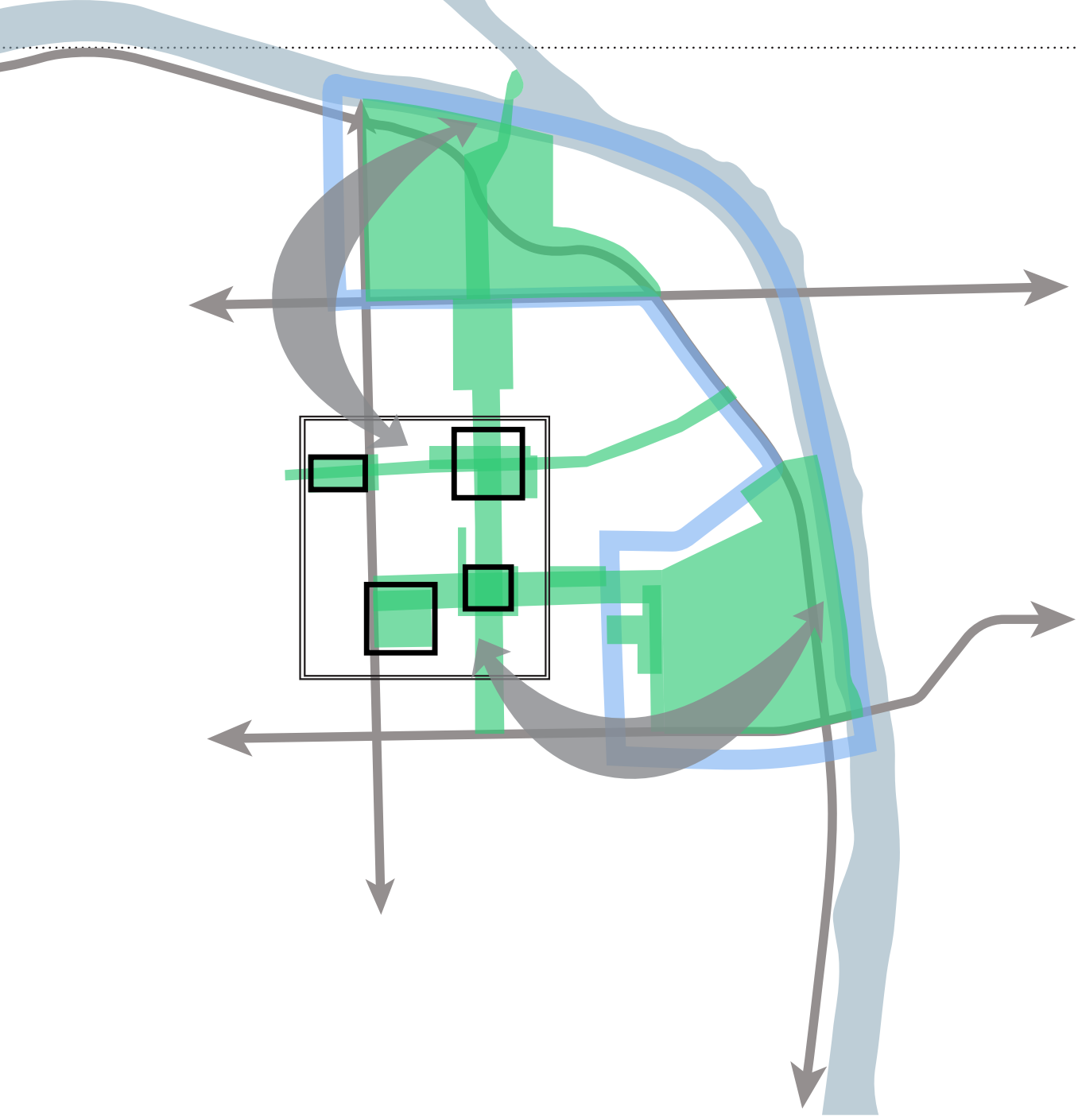


Figure 4.10: Achieving Strategy Green, gray and blue is a simple breakdown of the concept and the strategy of the proposal. The riverfront development is the blue. The civic spaces and community connections are the green. The physical connections throughout the neighborhood are the gray. Together the concept proposal links and unites a fragmented Delano. (McCaffrey, 2017)

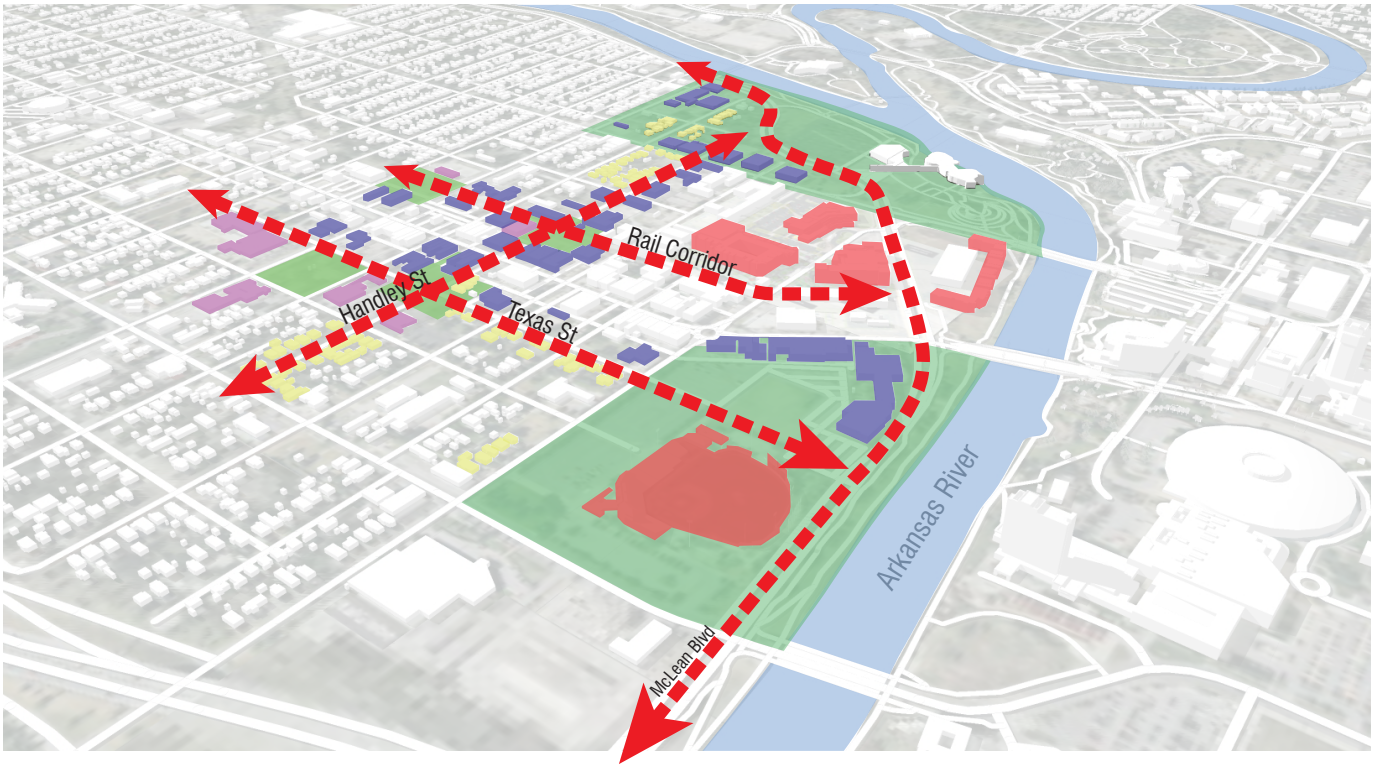


Figure 4.11: Concept Framework and Existing Context The major corridors addressed in the proposal are boldly displayed in red. The exisitng land uses adjacent to these corridors are also displayed. This graphic gives insight into current conditions that influence the proposal. (McCaffrey, 2017)

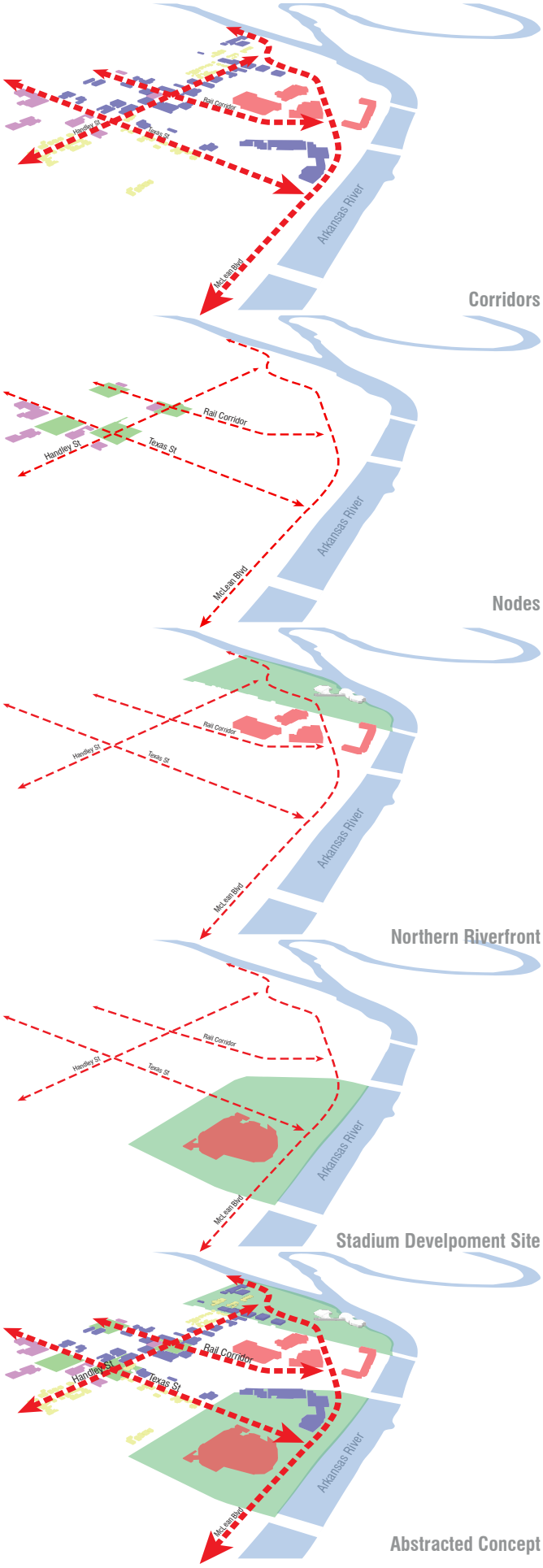


Figure 4.12: Abstracted Concept Isometric Displayed are abstracted representations of each of the four portions and the existing land uses directly adjact to the respective portion. The phasing and feasibility of the proposal were heavily influenced by exisiting conditions that were addressed. The most important existing condition relative to each piece of the proposal have been articulated in this diagram. As each portion is further described and detailed later in this chapter, the attempt to preserve and enhance the existing character throughout the phases will be shown. (McCaffrey, 2017)



Figure 4.13: Conceptual Plan This graphic depicts the development of the major corridors, the riverfront, and two superblocks. The most significant outcome is the new connections throughout Delano. (Shrestha, 2017)

Framework Plan

To address the central dilemma, the proposal includes improvements along corridors that have more potential to achieve sustained long term achievement of the design goals. The concept for the urban plan to connect and activate the focus area is outlined in the plan. The proposed development occurs in the areas of Delano that can see the immediate effects of new investment. The plan outlines the development to foster the near and far future urban development while retaining the historic identity and culture of the community.

New development configurations at the Lawrence Dumont Stadium site and the Northern Riverfront site will be the next wave of urban development in Delano following the completion of Catalyst Sites A and B. Community spatial nodes achieving immediate positive impact in the core of Delano are located at the following intersections: Texas St. and Handley St.; Texas St. and Seneca St.; Rail Trail and Handley St.; Rail Trail and Seneca St. Enhancement of existing right-of-ways to accommodate pedestrians and cyclists in addition to vehicles occur on Handley St., Texas St., and the abandoned rail corridor. Together these major portions combine to create the overall framework, which conceptually outlines options that will create newer and better connections throughout Delano. These connections are visual as well as physical. The proposed visual character of these corridors coincides with the proposed development, creating a holistic urban environment. These connections are intended to serve pedestrians and vehicles by implementing amenities that allow for a harmonious relationship between the two. The plan will see additions of green corridors in the focus area, improvements of gray corridors, and the activation of the blue corridor along the river.

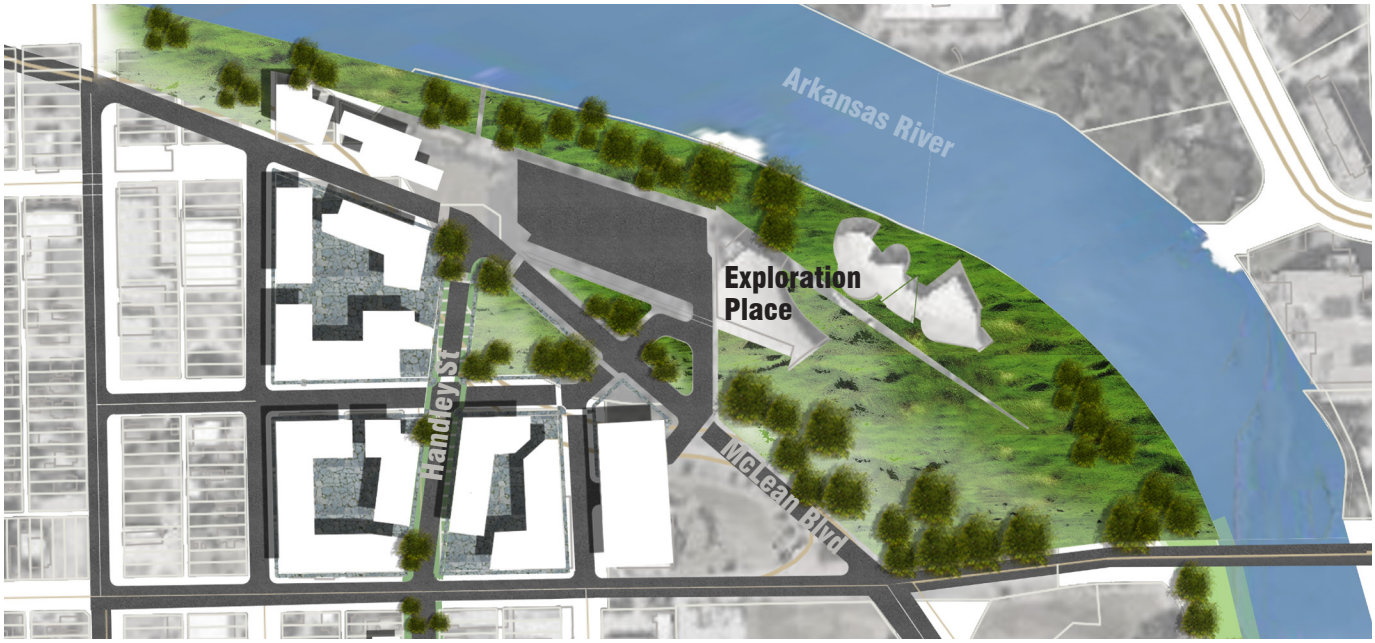


Figure 4.14: Northern Riverfront Plan Enlargement (Shrestha, 2017)

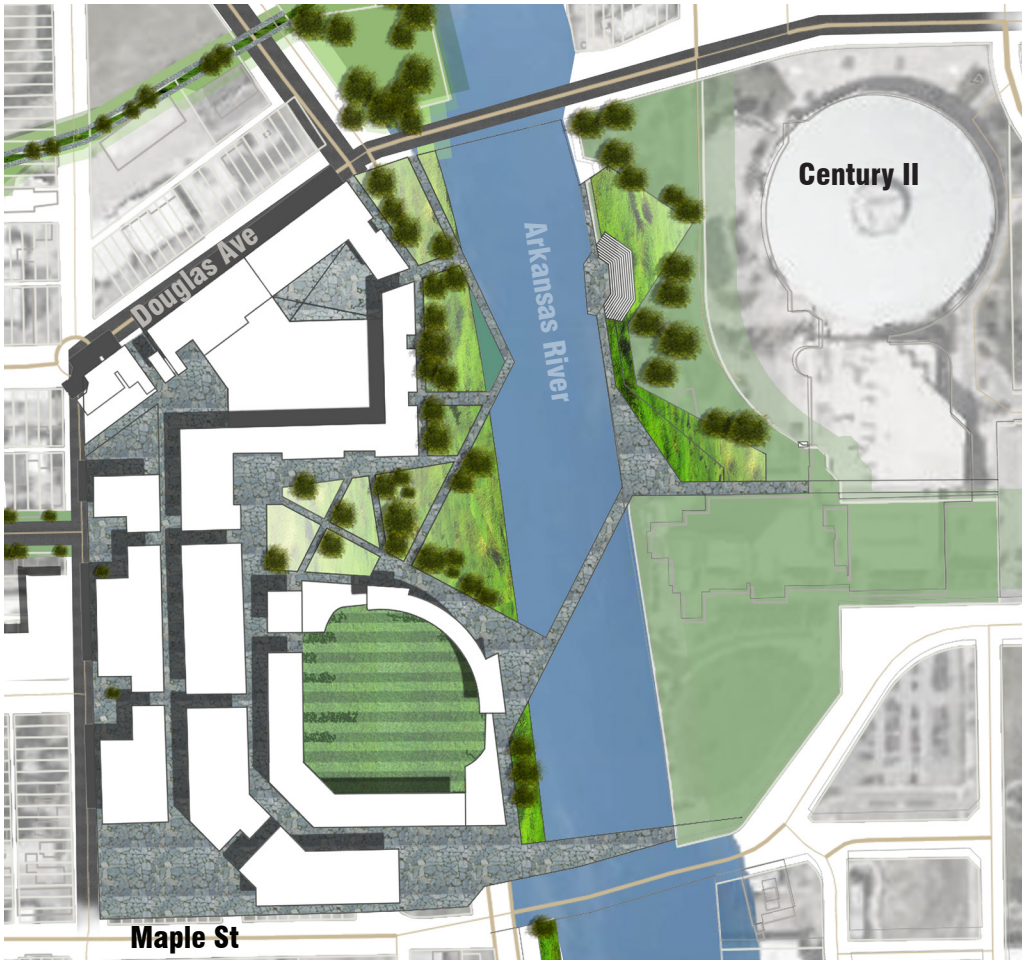


Figure 4.15: Stadium Development Concept B: Riverside Stadium Shown more extensively on page 21. (Shrestha, 2017)

Four Lanes of Traffic on McLean Blvd Divide the Opportunities for Riverfront Development and for Lawrence Dumont Stadium Redevelopment

Dilemma

The current state of McLean Blvd. near Lawrence Dumont Stadium is four lanes of lanes of uninterrupted vehicular traffic separating the Delano neighborhood from the Arkansas River. The existing street is not safe or comfortable for pedestrians or cyclists, the sidewalks are slim and there are no crosswalks between Douglas Ave. and Maple St. To develop the riverfront and the stadium site as a cohesive urban setting, the status of McLean must be addressed. The stadium development is an anchor site that can blend the green, gray and blue corridors.

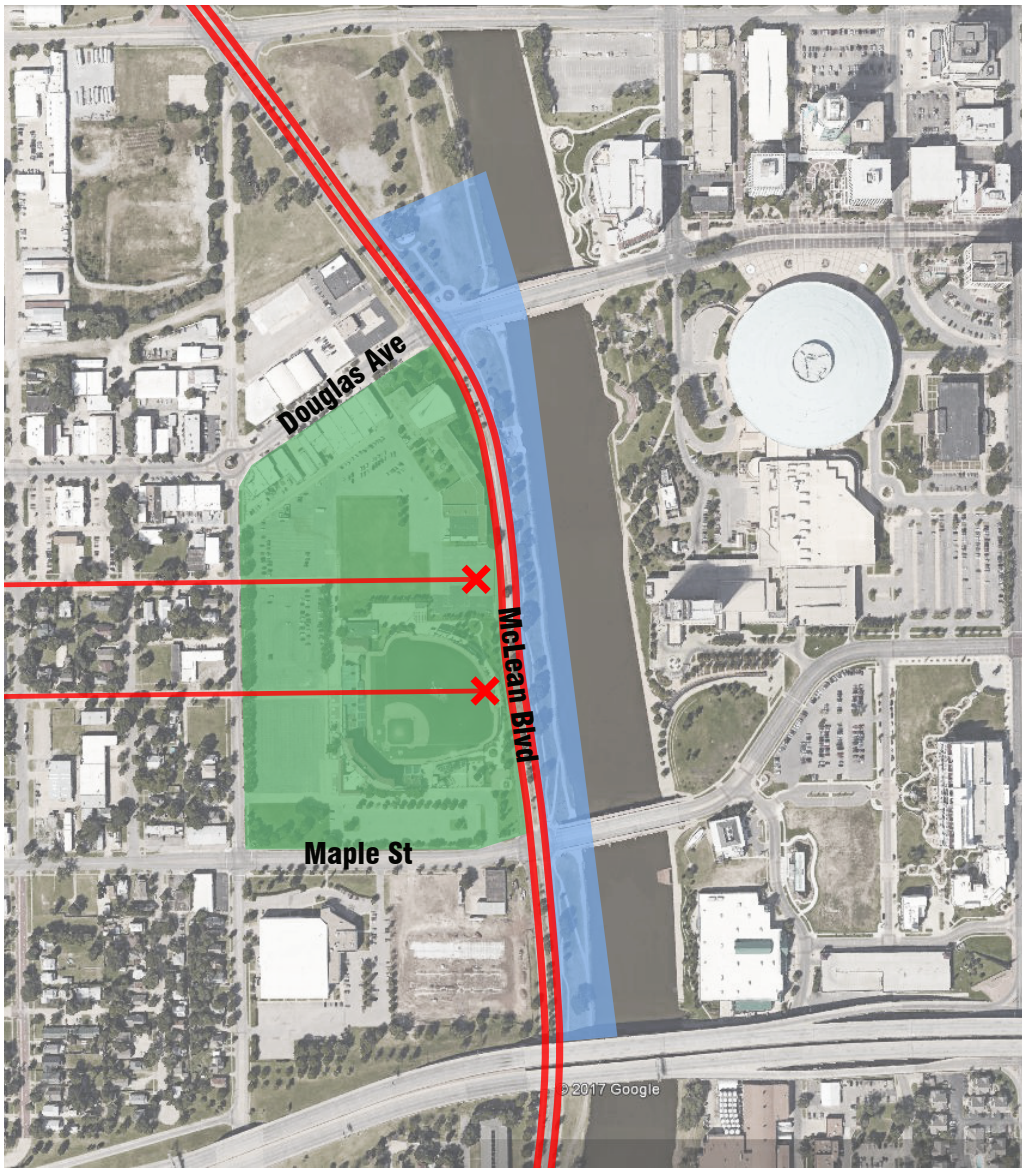


Figure 4.16: McLean Divides Development Opportunities Aerial image showing McLean as a barrier between the Stadium Development Site and the Riverfront. McLean's existing character will continue to divide the sites for development if it is not altered within a new strategy. (McCaffrey, 2017)

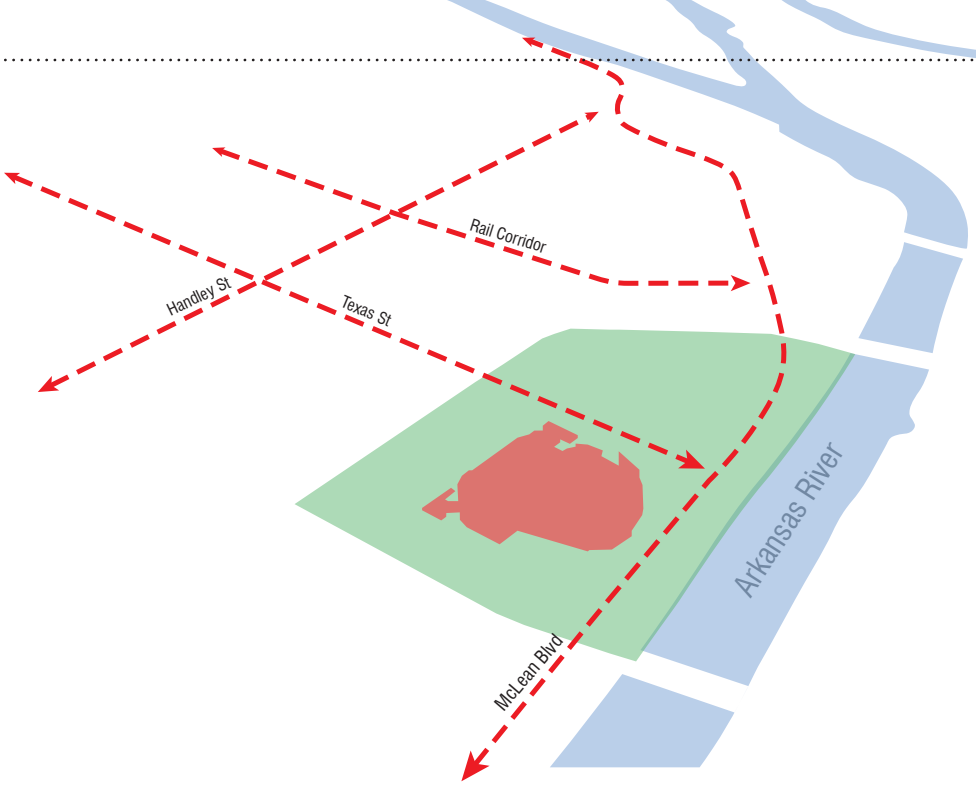


Figure 4.17: Abstracted Stadium Layout The stadium development piece to the conceptual framework. The River, McLean and Texas are the major corridors which are incorporated with the concept design. (McCaffrey, 2017)



Figure 4.18: Unfriendly Environment for Pedestrians The existing street view on McLean Blvd. showing the slim sidewalks. McLean is primarily serving vehicles and divides the site. (McCaffrey, 2017)

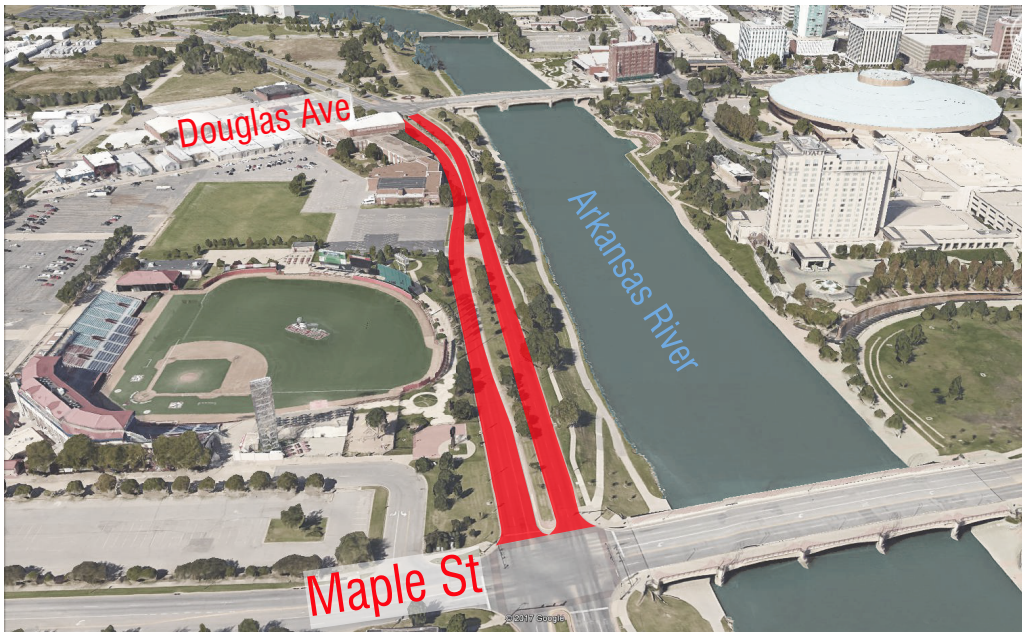
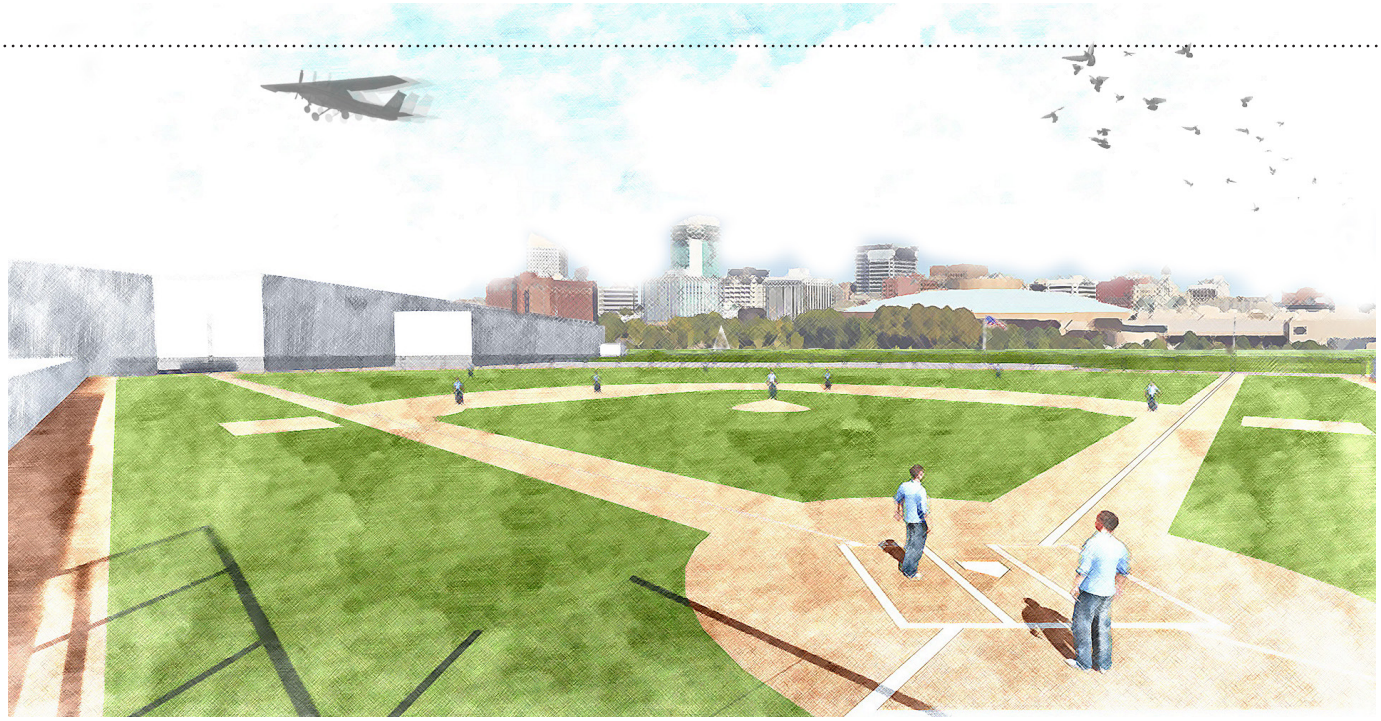


Figure 4.19: Disconneted Assets Existing McLean Blvd. is a barrier dividing the Stadium site from the riverfront. From the busy intersection at Douglas Ave. to Maple St., there is not a single signaled intersection or crosswalk to deliver pedestrians from the neighborhood to the river. (McCaffrey, 2017)



Removing a Segment of McLean Blvd. between Douglas Ave. and Maple St. Provides Direct Access between Delano and the Riverfront

Figure 4.20: Skyline Scene
An important aspect of the Stadium experience is the views to the Central Business District in Wichita, highlighted by Century II, the Hyatt and Broadview, and other high rise buildings.
(Borwege, 2017)

Removing a portion of McLean Blvd. presents many options to the configuration of the Stadium Superblock. The following are the major considerations influence the thought process how site space might be apportioned:

- Stadium Placement
- Riverfront Activation
- Mixed-Use Development
- Greenspace
- Parking
- Circulation

Two options which were derived after thinking through multiple iterations are (1) the Riverfront Civic Park which nestles the stadium within a plaza that opens up the riverfront as a civic space surrounded by a newly developed urban environment and (2) the Riverfront Stadium which places the newly developed stadium along the Arkansas River.

Riverfront Civic Park Plan Concept A

This proposed option stresses the importance of open civic space that can serve the community in many ways. Additionally, this move allows the superblock to depend less on the activity of the Stadium, but can continuously host users year long. By placing the stadium in the wedge created by Douglas Ave. and Burton St., this option is developed with more civic plaza and park space throughout the superblock as a formal plaza is introduced between the new multi-use buildings along Maple St. This option engages the community and their riverfront from multiple directions.

Riverfront Stadium Plan Concept B

The most significant design move of this option is the placement of the stadium directly along the river. By doing this, the superblock is articulated around the gem which is the stadium which is the most important element of this concept. This move allows for the development of double loaded buildings between Sycamore St. and the Stadium. These buildings create an urban sports and retail village that provides access to the river and expands the walkable highly engages space from Douglas Ave. into the neighborhood. The open plaza space has an orthagonal design form that serves as a visual configuration of modern urban landscape architecture.

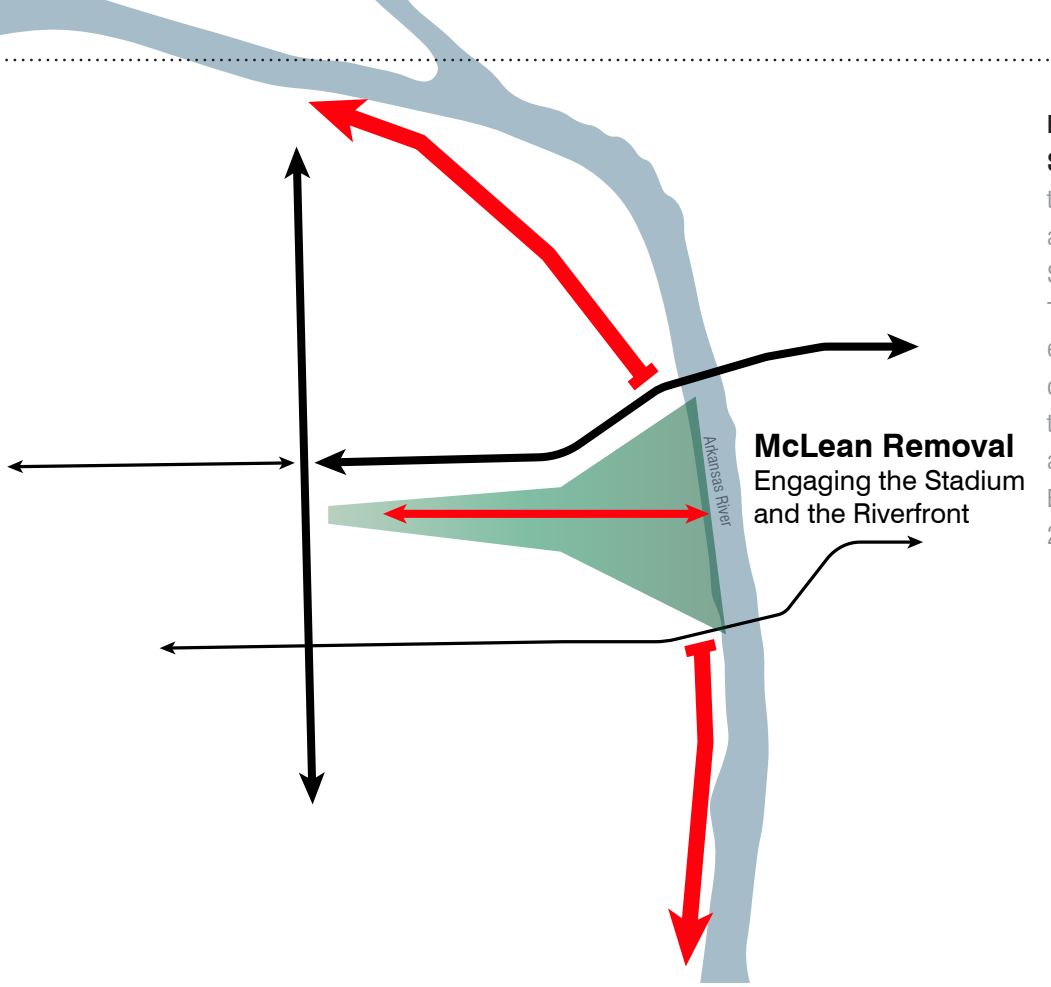


Figure 4.21: Riverfront Stadium Strategy Diagram showing the overall strategy to remove a segment of McLean for the Stadium Development Site. This opens up the riverfront for engagement and creates new opportunities for connections into the core of the neighborhood and across the river to the core of the Business District. (McCaffrey, 2017)

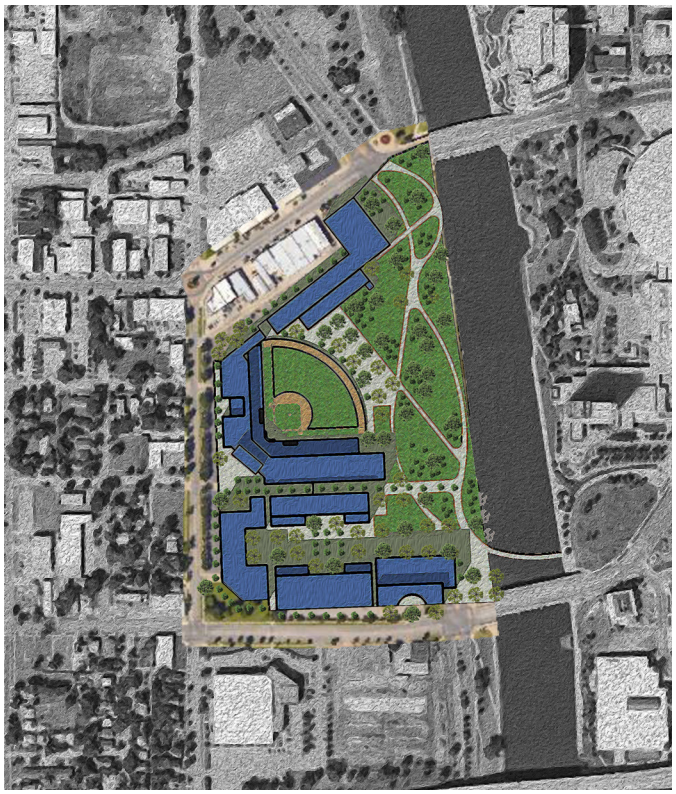


Figure 4.22: Concept A Riverfront Civic Park Plan view showing the larger central gathering park space along the riverfront that is incorporated in the plaza and the stadium. (Borwege, 2017)

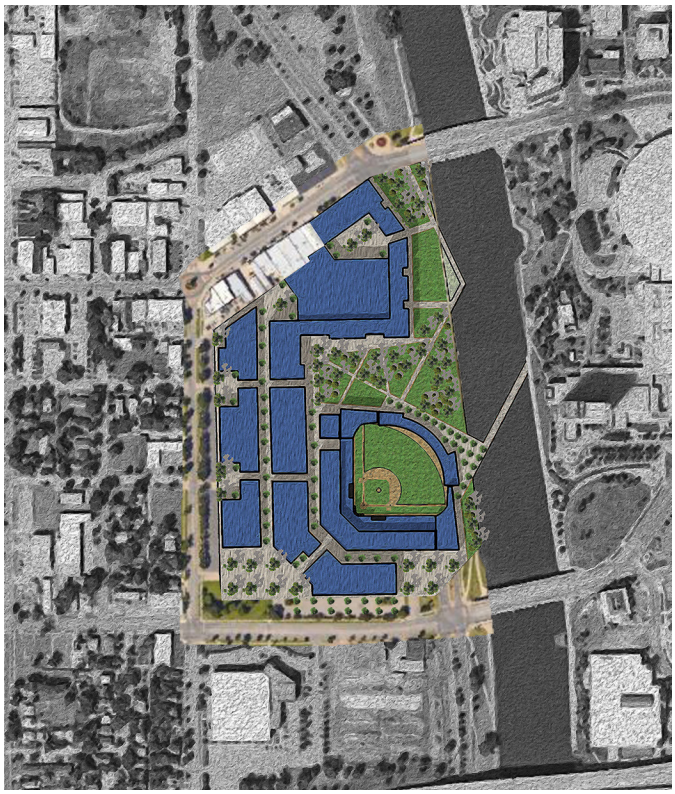


Figure 4.23: Concept B Riverfront Stadium Plan view showing the organization of the development site and the connections through the space to the riverfront and the existing neighborhood. (Borwege, 2017)

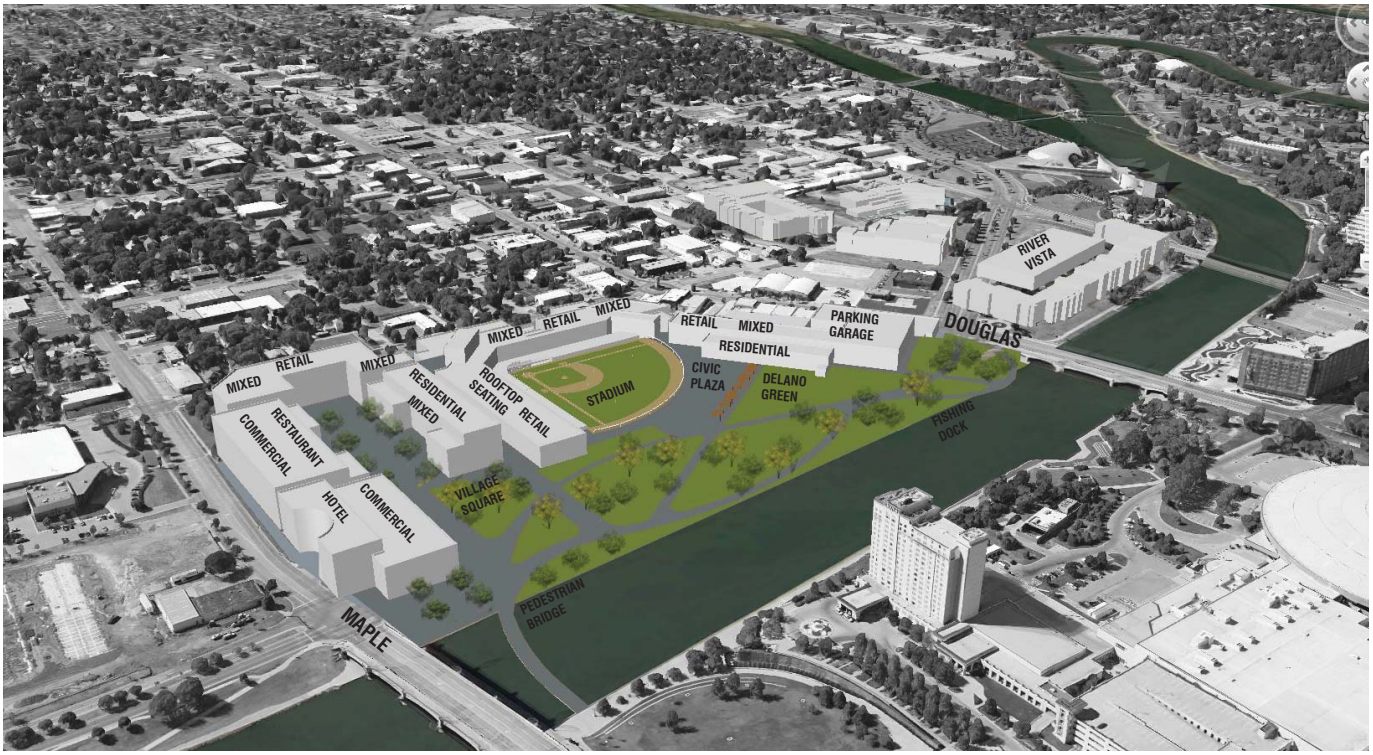
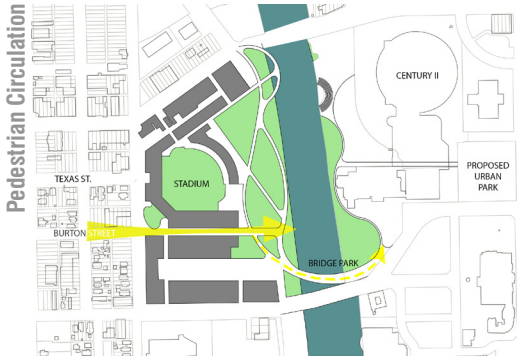
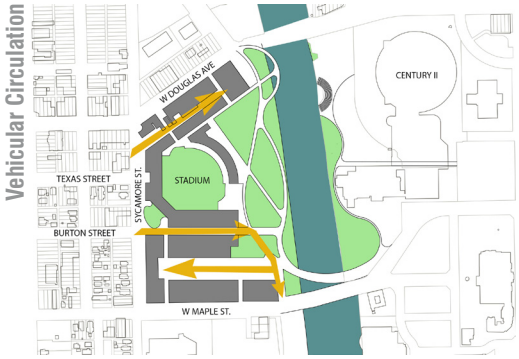


Figure 4.24: Concept A: Riverfront Civic Park Aerial view showing the concept of a large riverfront park to accomodate central gathering, recreation, and civic activity. The stadium, building mass and surrounding context front a new large riverfront park. (Borwege, 2017)





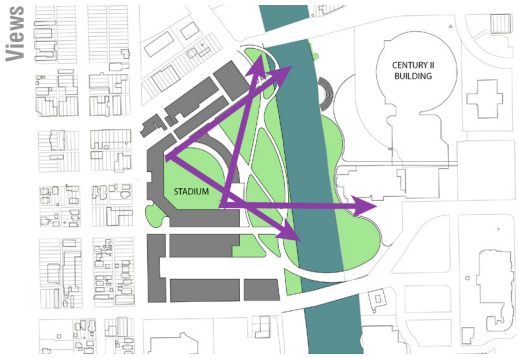


Figure 4.25: Riverfront Civic Park Diagrams Set of diagrams depicting the positive articulation of the design considerations. This concept for the superblock opens up the riverfront to become a civic space operable throughout the entire year. The block is composed primarily of open green space that is surrounded by new building mass which accommodates the desired mixed-use urban village concept. (Shrestha, 2017)

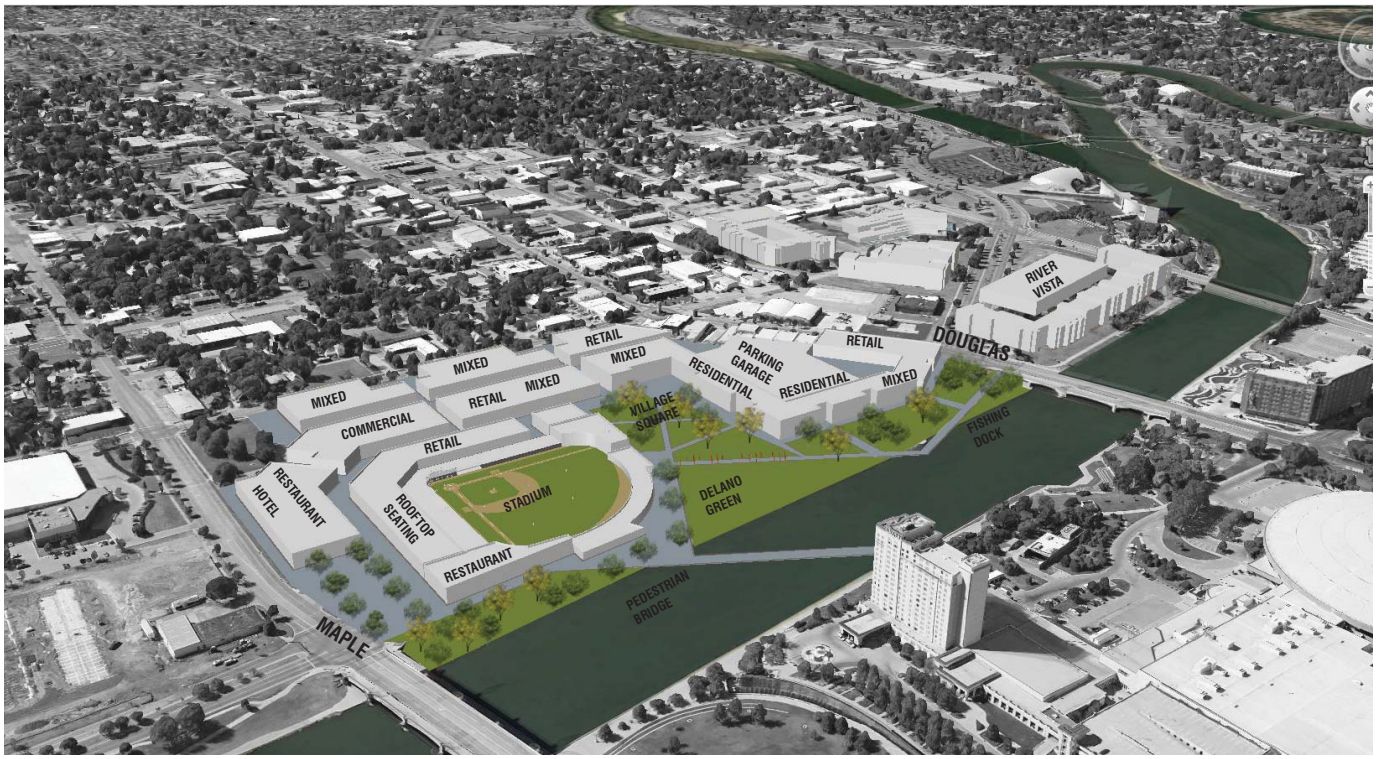
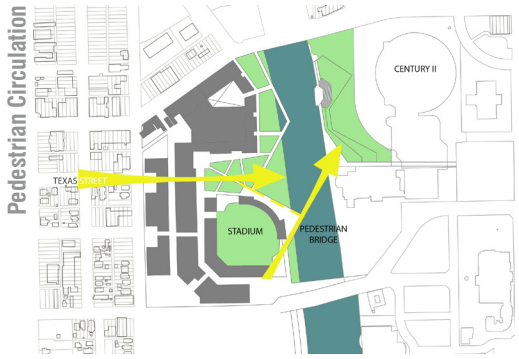


Figure 4.26: Riverfront Stadium Aerial view showing the direct adjacency of the stadium and the river, and how development connects to the river by a visual continuation of Texas St. This concept responds to the existing context of the neighborhood by providing small courtyards before entering the urban village. (Borwege, 2017)



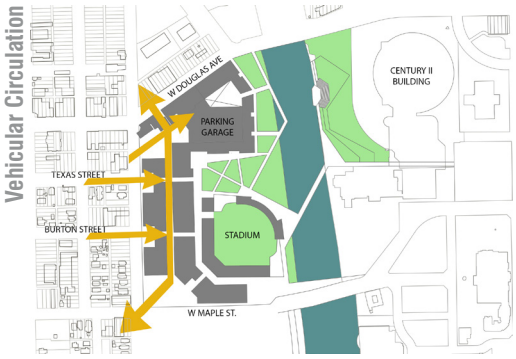




Figure 4.27: Riverfront Stadium Diagrams Set of diagrams depicting the positive articulation of the design considerations. This development concept has more physical connections through the block configuration. The majority of the superblock will be newly constructed building massing with supporting open space as a transition to the riverfront. (Shrestha, 2017)

McLean's Curvilinear Configuration Leaves Many Awkward and Underutilized Spaces within the Northern Riverfront Site

Dilemma

Currently McLean Blvd. from Seneca St. to 2nd St. is a high speed barrier without any physical connections to the Arkansas River or to the neighborhood street grid. Besides providing access to the large surface parking lot of Exploration Place, there are no north-south connections to side streets. These streets include: Osage St., Handley St. and Walnut St. Handley is a major consideration to this riverfront site because of its potential as an axial relationship to the Keeper of the Plains. Additionally, the current development projects of Catalyst Sites A and B are ongoing just to the south of this Northern Riverfront Site. There is an opportunity is to rethink McLean's alignment and the remaining street grid to capitalize on the riverfront real estate and the connections to the neighborhood core.



Figure 4.28: Dead End Streets
Aerial image of McLean Blvd as a barrier at the Keeper of the Plains and Exploration Place. The image displays the three streets, Osage, Handley and Walnut (from east to west) which terminate rather that connect to McLean Blvd. (McCaffrey, 2017)

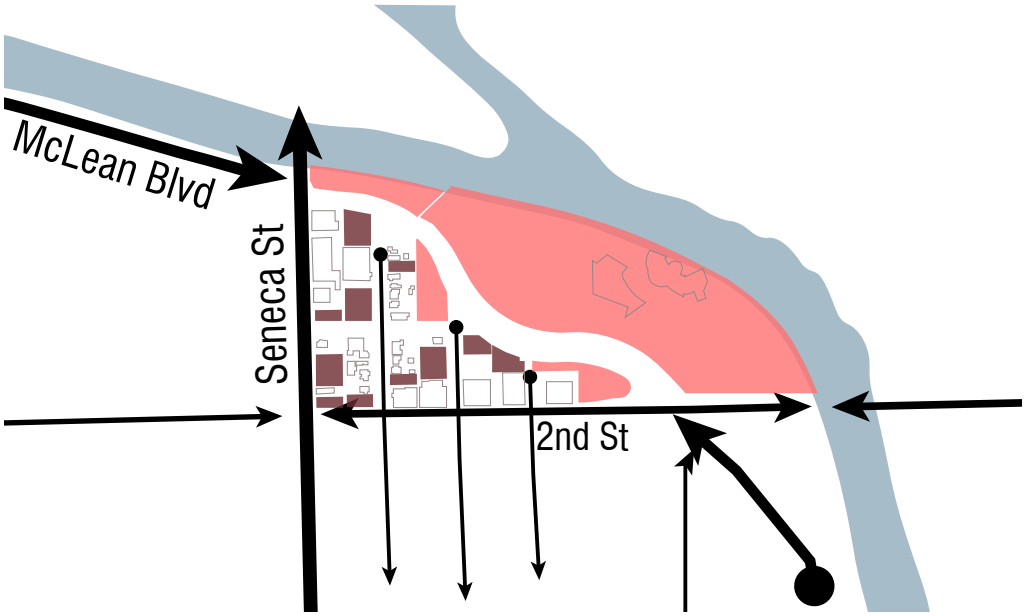


Figure 4.29: Underutilized Assets
Diagram of the underdeveloped parcels within the Northern Riverfront Site, including Exploration Place. Because McLean winds its way through this portion of land without any north-south connections, there is an opportunity to reshape the environment of this area by increasing the connections through McLean to the riverfront. (Huerta, 2017)

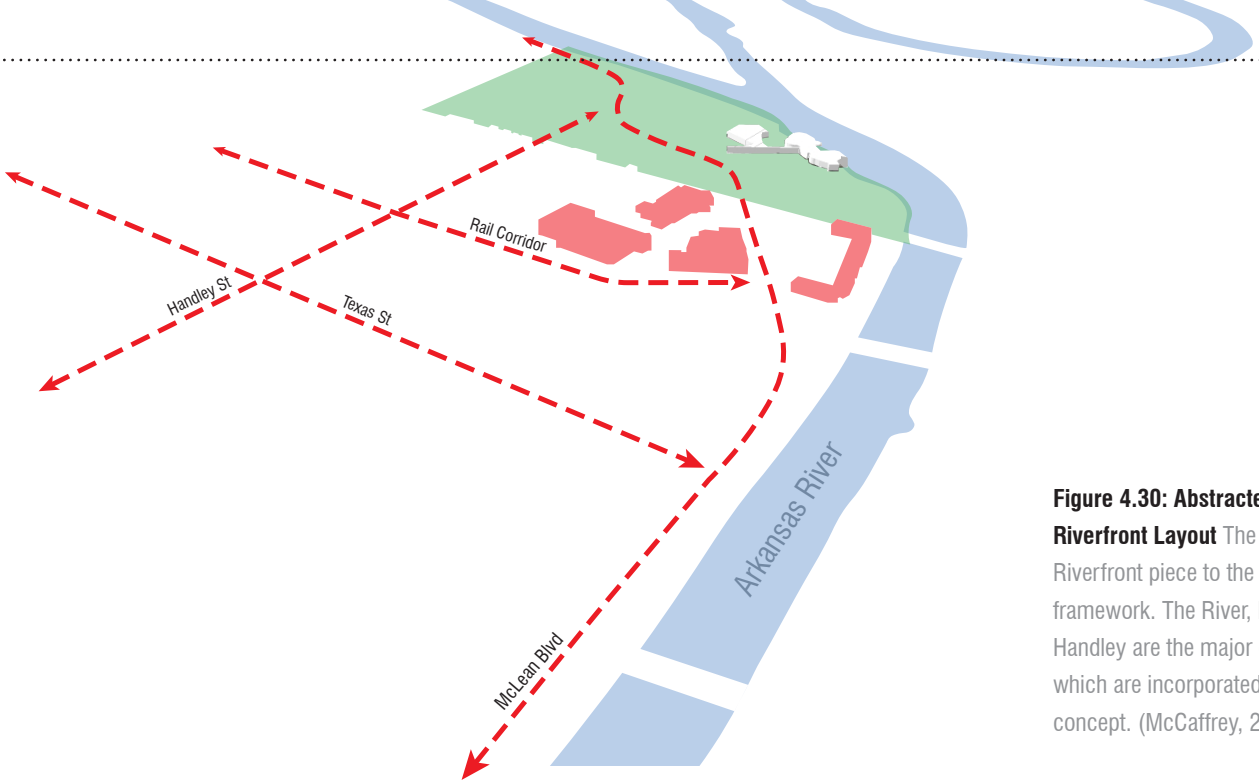


Figure 4.30: Abstracted Northern Riverfront Layout The Northern Riverfront piece to the conceptual framework. The River, McLean and Handley are the major corridors which are incorporated within this concept. (McCaffrey, 2017)



Figure 4.31: Keeper of the Plains Axis The opportunity for Handley St. to be extended as a visual and physical connection to the river and the Keeper of the Plains, crossing Mclean and continuing the street grid. (McCaffrey, 2017)

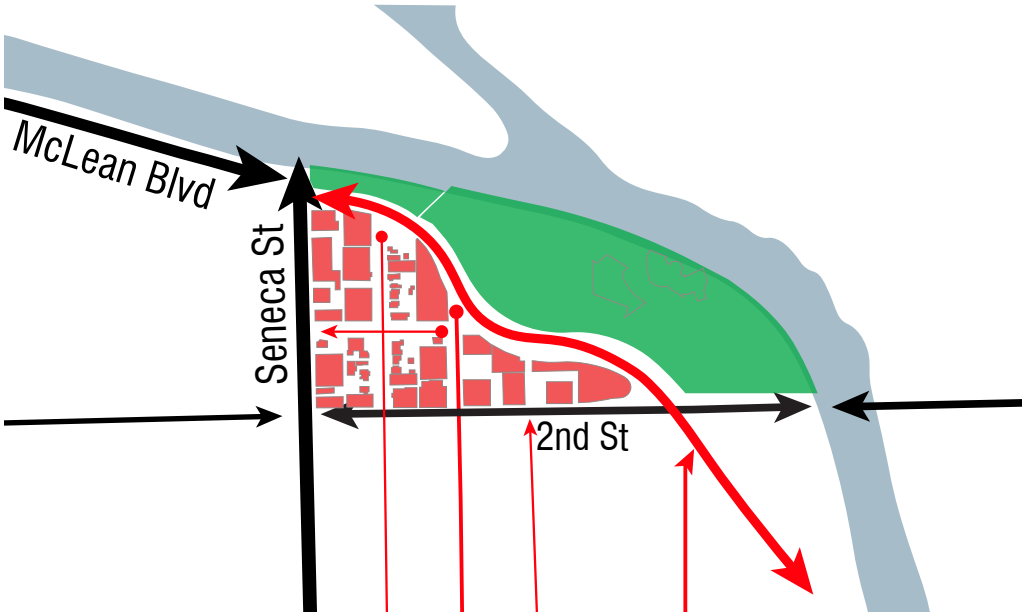
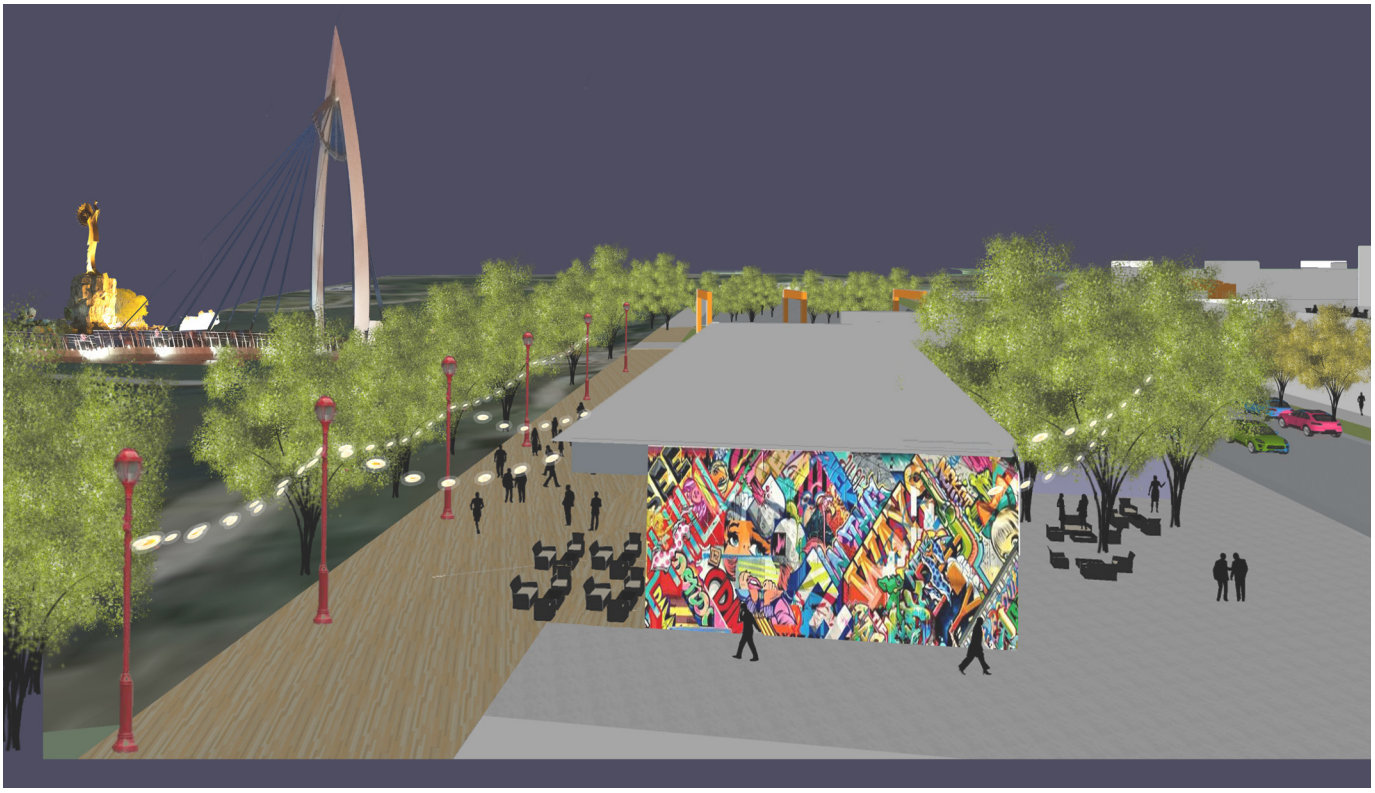


Figure 4.32: Divided by McLean McLean's current character poses a 200' wide barrier between the riverfront asset and the core of the neighborhood. The lack of connections across McLean to the river has left this portion of the street grid underdeveloped. (Huerta, 2017)



Reconfiguring McLean between Seneca St and Douglas Ave Activates Underutilized Space Near Riverfront and Along Handley St

Figure 4.33: Boardwalk at Dusk
The new mixed use development in the land between McLean and the river will create a hub of night time activity from the Keeper of the Plains. (Heurta, 2017)

Along McLean Blvd between Seneca St and Douglas Ave, much of the land is underutilized due to the curvilinear road design. There are many awkard parcels and spaces, which contribute to this dilemma. By reconfiguring the road alignment, said spaces can be activated and formed into a new portion of urban development. Handley St is one of the major corridors a part of the proposal because of the potential the street has to serve as a strong north-south axis connecting the development of Texas St through the focus area to the Keeper of the Plains. This new urban development connects the existing destinations (Exploration Place and the Keeper) to the riverfront and the neighborhood. The existing series of empty or degrading parcels within the current street grid will be transformed into an active urban hub of mixed-use development with access to the riverfront.

The articulation of the street grid is creatively adapted to account for multiple modes of transportation and to adjust Handley so the axial relationship with the Keeper of the Plains can be successful. Within this new urban environment are civic plazas and spaces which have repurposed large surface parking lots. The initial loss of surface parking spaces will be accommodated within parking structures to serve the new building mass. Additionally, there will be more street parking options along Handley, Walnut, Osage and Sycamore.

This new urban development can host the new residents and visitors to Delano. As the destinations are expand and added, Delano will continue to become a destination with strong identity beyond Douglas Ave. The visual and physical connections along the corridors are influential in the long term future growth of the focus area.

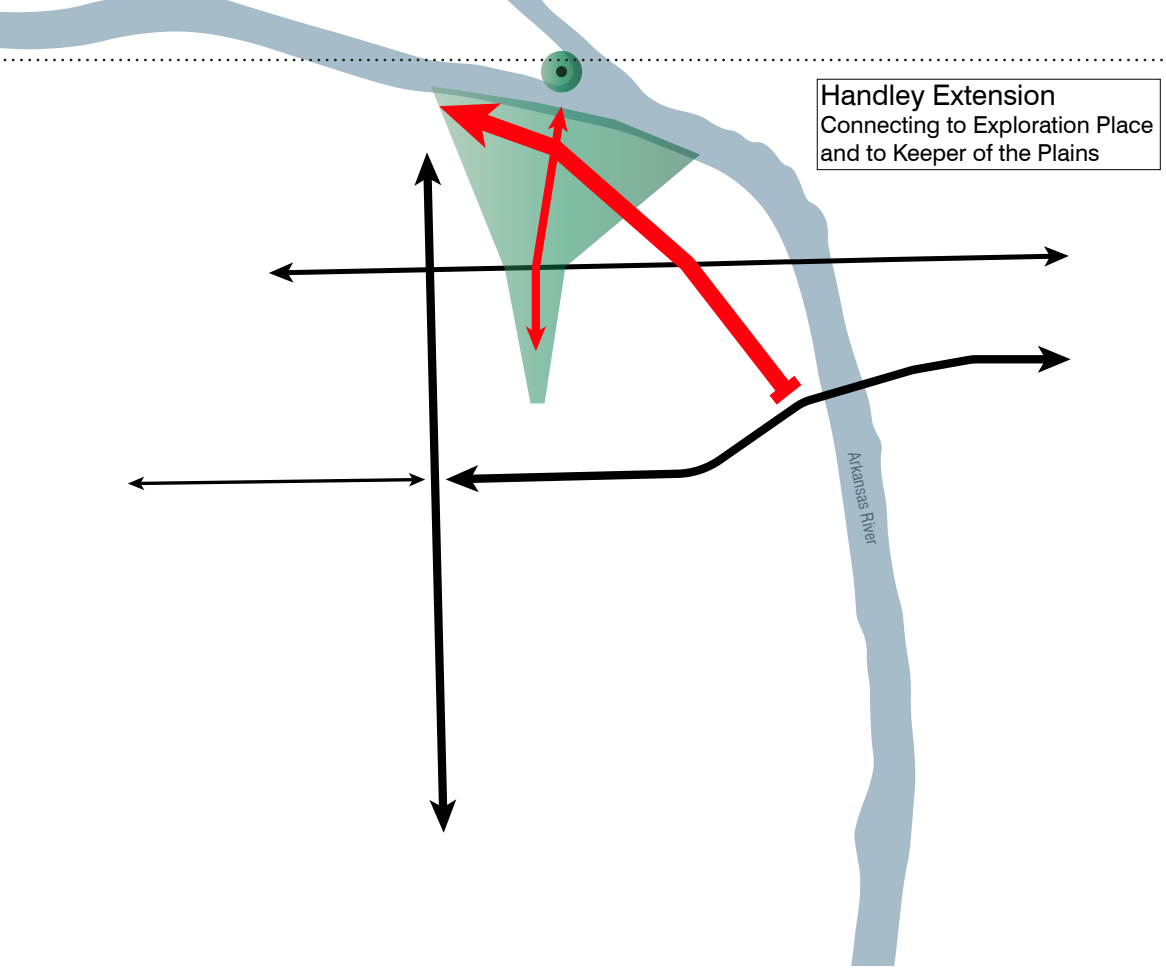


Figure 4.34: Northern Riverfront Strategy Diagram showing the strategy to alter the McLean alignment and engage the riverfront. The extension of Handley St to create an axis to the Keeper of the Plains is the strat to the creative continuation of the street grid. (McCaffrey, 2017)

Figure 4.35: Northern Riverfront Development Plan (Below) The proposed intersection at Handley St. and McLean Blvd. is the central move that the concept is built around. The remaining street grid, open space and building mass are formulated around the axis created from Handley, McLean, the river and the Keeper of the Plains. (Huerta, 2017)

1 COMERCIAL: RETAIL + RESTAURANTS
2 COMERCIAL: RETAIL + RESTAURANTS
3 COMERCIAL + RESIDENTIAL
4 COMERCIAL + RESIDENTAIL
5 COMERCIAL + RESIDENTIAL
6 COMERCIAL + RESIDENTAIL + HOTEL
7 COMMERCIAL + RESIDENTIAL + OFFICE
8 COMMERCIAL + RESIDENTIAL
9 COMERCIAL + RESIDENTIAL
10 COMERCIAL + RESIDENTAIL + HOTEL
11 PARKING



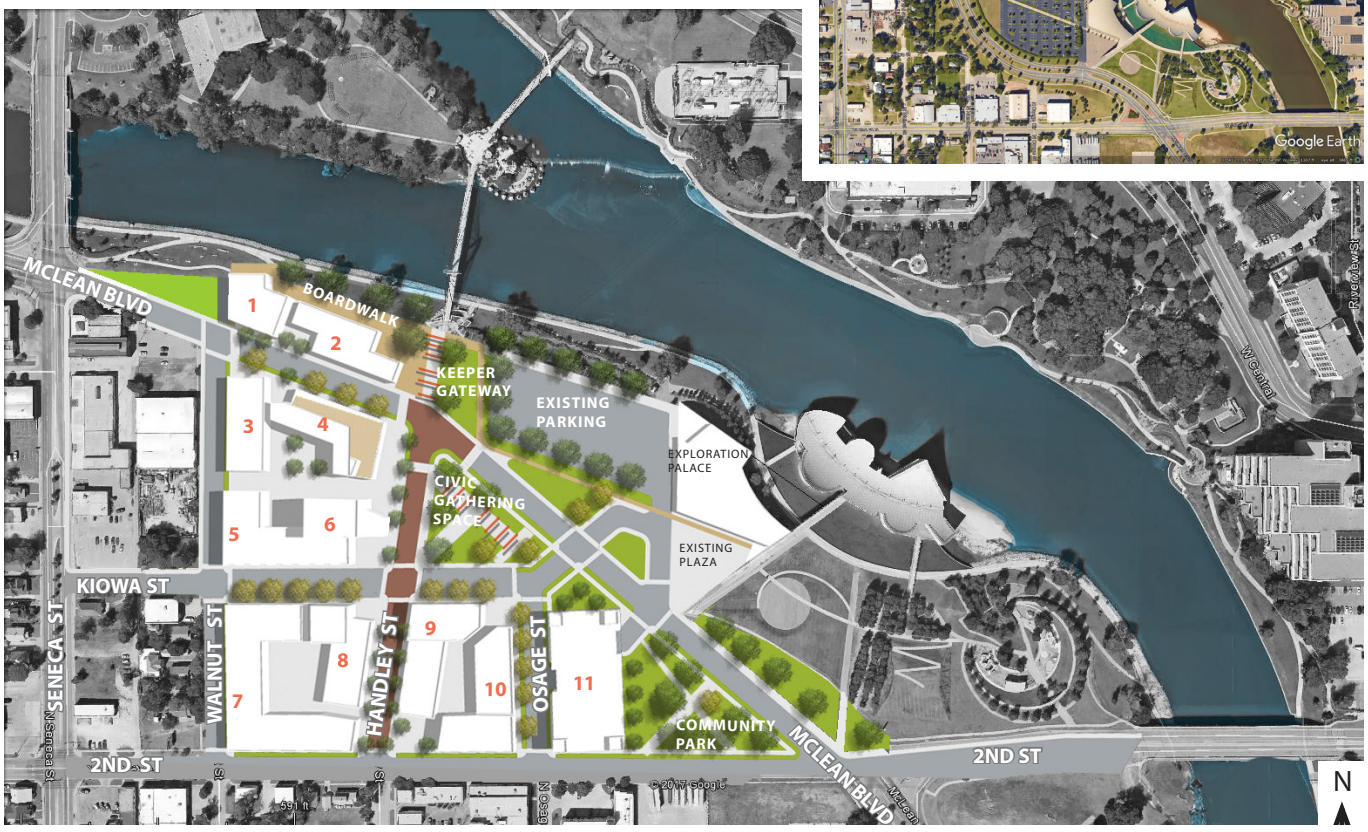




Figure 4.36: Existing Aerial
Image showing the current relationship between the river, McLean and the neighborhood. The potential for the extension of Handley to the Keeper of the Plains also can be seen. (Huerta, 2017)

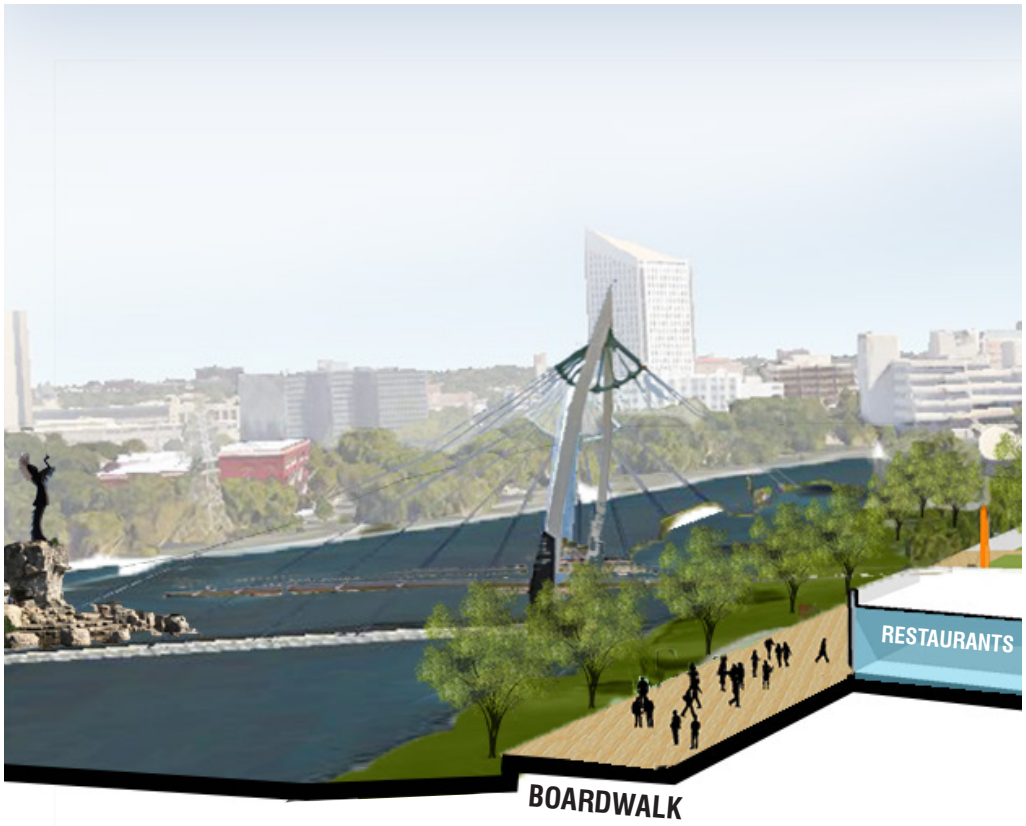




Figure 4.37: Northern Riverfront Development Proposal Aerial view showing the articulation of space from the river, the new street grid and buiding mass. The relationship to the Keeper of the Plains is exhibited along the Pedestrian Mall extension of Handley. (Huerta, 2017)

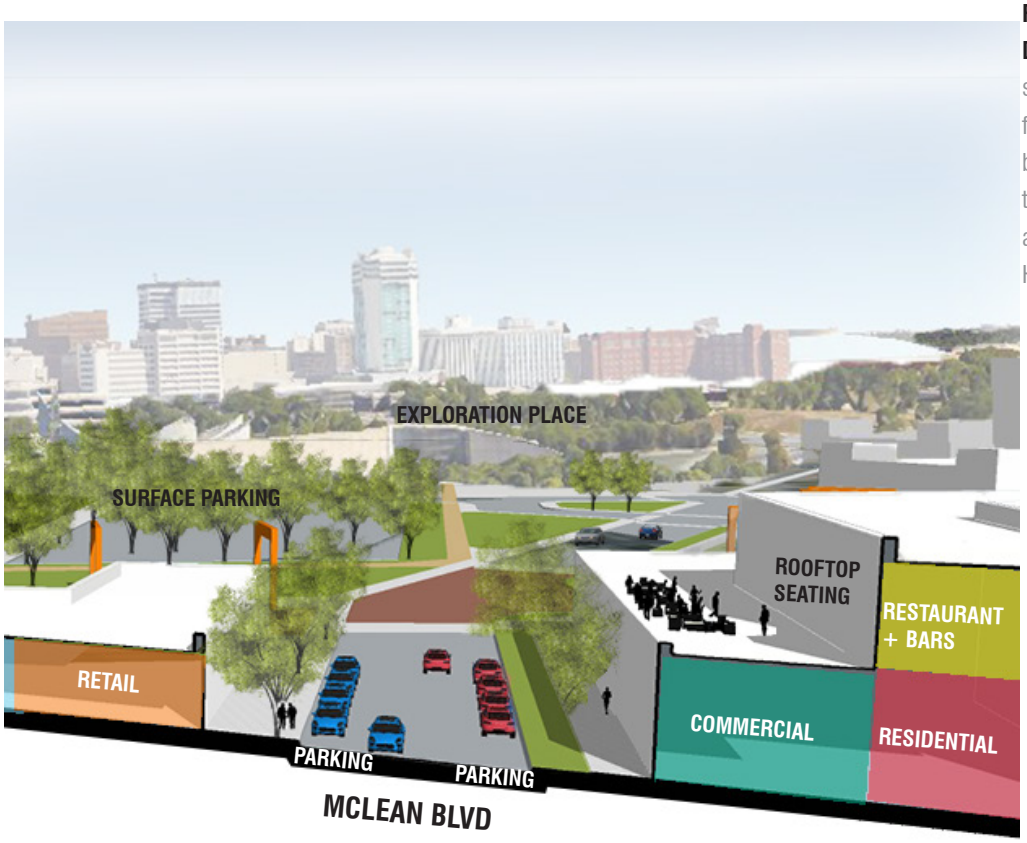


Figure 4.38: Northern Riverfront Section Shown is the conceptual programming of the Northern Riverfront. The proposed development will create a new urban hub of activity that uses the river as an asset and connects to the core of the neighborhood. (Huerta, 2017)

There are Pockets of Underutilized Open Spaces Concentrated in the Core of the Neighborhood Near the Converging Points of the Major Corridors

Dilemma

Handley St., the Rail Trail and Texas St. are the three major corridors which connect to the development of the riverfront. Handley is a north-south connection to the Keeper of the Plains. The Rail Corridor is an east-west connection to the ongoing development of Catalyst Sits A and B. Texas St. is an east-west corridor with a collection of community buildings that connects to the Stadium Development Site. Having the potential to be transformed to an enriching pedestrian oriented linear collections of community spaces, there is an opportunity for the major corridors to connect to the residential community. Within the core of the neighborhood, there are plots of land that have potential to be developed as cultural destinations for the local community members. The is opportunity is to develop a core network of spaces along the major corridors which will capstone the investment and development along said corridors.





Figure 4.39: Existing Rail Corridor Street Views An example of the vacant or underdeveloped spaces along the Rail Trail. These spaces have potential to be transformed to central community spaces to engage with the residents and businesses. (Google Earth, 2017)

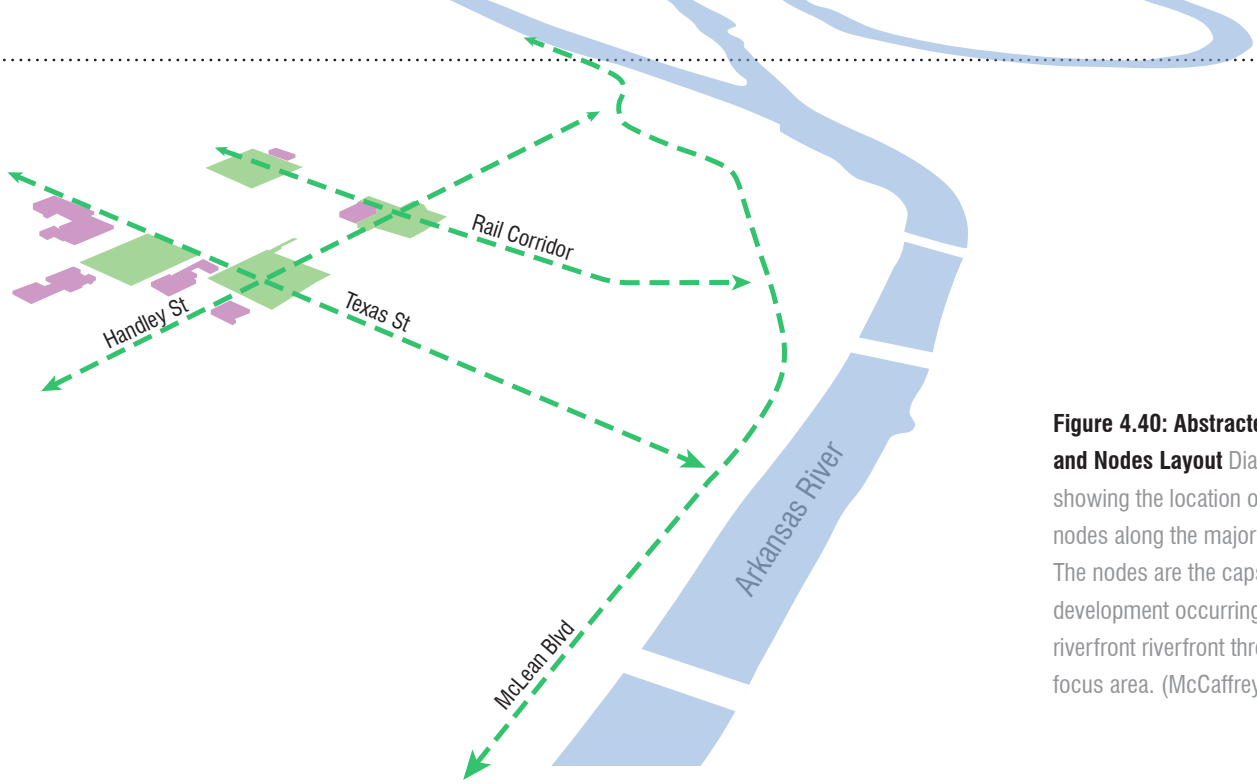


Figure 4.40: Abstracted Corridors and Nodes Layout Diagram showing the location of the spatial nodes along the major corridors. The nodes are the capstones of development occurring along the riverfront riverfront through the focus area. (McCaffrey, 2017)





Figure 4.41: Existing Rail Corridor Street Views An example of the existing character of the corridors. These streets have the opportunity to be transformed through minimal intervention that retain mature trees and respect the existing building character. (Google Earth, 2017)



Transformation of Spatial Nodes at the Intersection of Major Corridors Will Provide Immediate Engagement with the Neighborhood Core

Figure 4.42: Node Concept Photomontage The starting point to explore the potential spatial and experiential qualities the nodes could encompass. (Shrestha, 2017)

The four nodes incorporated in the proposal form a network of community spaces in the core of the focus area. The following nodes have been selected due to their location and surrounding land uses which contribute to the programming of each node:

- Creamery Courtyard at the Rail Corridor and Seneca St.
- Delano Beer Garden at the Rail Corridor and Handley St.
- Alley Pocket Park at Handley St. and Texas St.
- Seneca Park at Texas St. and Seneca St.

These nodes are among the initial charges in the focus area. They have been designed within the existing site conditions and adjacent land uses in mind. These nodes are a part of the new community destinations within the core of Delano. The overall proposal accounts for the investment in regional destinations such as the Lawrence Dumont Stadium development and the riverfront, but it also plans for smaller scale improvements that the residents are desiring. An important aspect to the concept is finding creative ways to balance the ideas of the central investment group and the ideas of the community members and stakeholders, which are not consistently eye to eye.

These nodes will accommodate features and amenities expressed by residents as well as provide opportunities for new activities and events. Examples of these elements include: community gardens, farmer's market, commercial business spill-outs, social squares, central gathering locations, attached residential units, amenities for pedestrians and cyclists, etc. The proposal for these nodes are pieces of the improvement along the major corridors as they will be the "capstones" on the interior ends of the corridors.

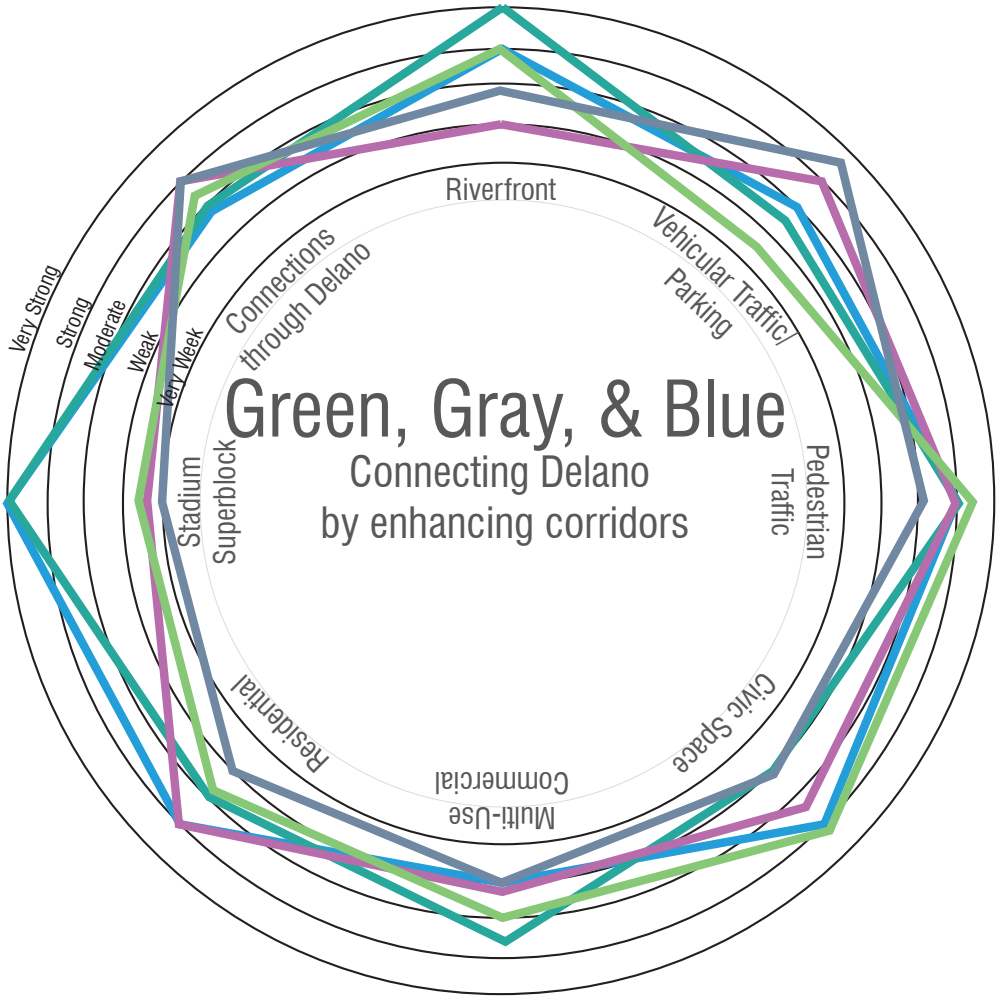


Figure 4.43: Corridor Transformation Evaluation
Diagram that abstracts the corridors and the proposal for each. The rings represent a scoring system, each corridor is rated based on the proposal's response to the particular design consideration. (McCaffrey, 2017)

Changes along the corridors, big or small, will pave the way for continued future development and investment. This significant piece of the proposal holding the plan, and focus area together is the improvement of Delano corridors. The major corridors will see much change in the future, while the remaining corridors may only receive infrastructural improvements or enhancements to the right-of-way. The major design considerations include:

- Riverfront
- Vehicular Traffic and Parking
- Pedestrian Traffic
- Civic Space
- Multi-Use Commercial Development
- Residential Development
- Stadium Superblock
- Connections through Delano

Texas St., Handley St. and the Rail Trail are the three corridors which are receiving the most drastic proposals. These corridors will be developed with a shared street character that will shape the future development. The other corridors including McLean, Seneca and others, will see smaller street changes that will accommodate parking and bicycle lanes. The other portions of the proposal will not have as strong of an impact if the corridors do not connect to them. In fact, the corridors will become small examples of destinations within the core of the focus area. The following layout spreads show the specific future changes that are proposed, such as street character, addressing the design considerations and long-term vision for the corridors.

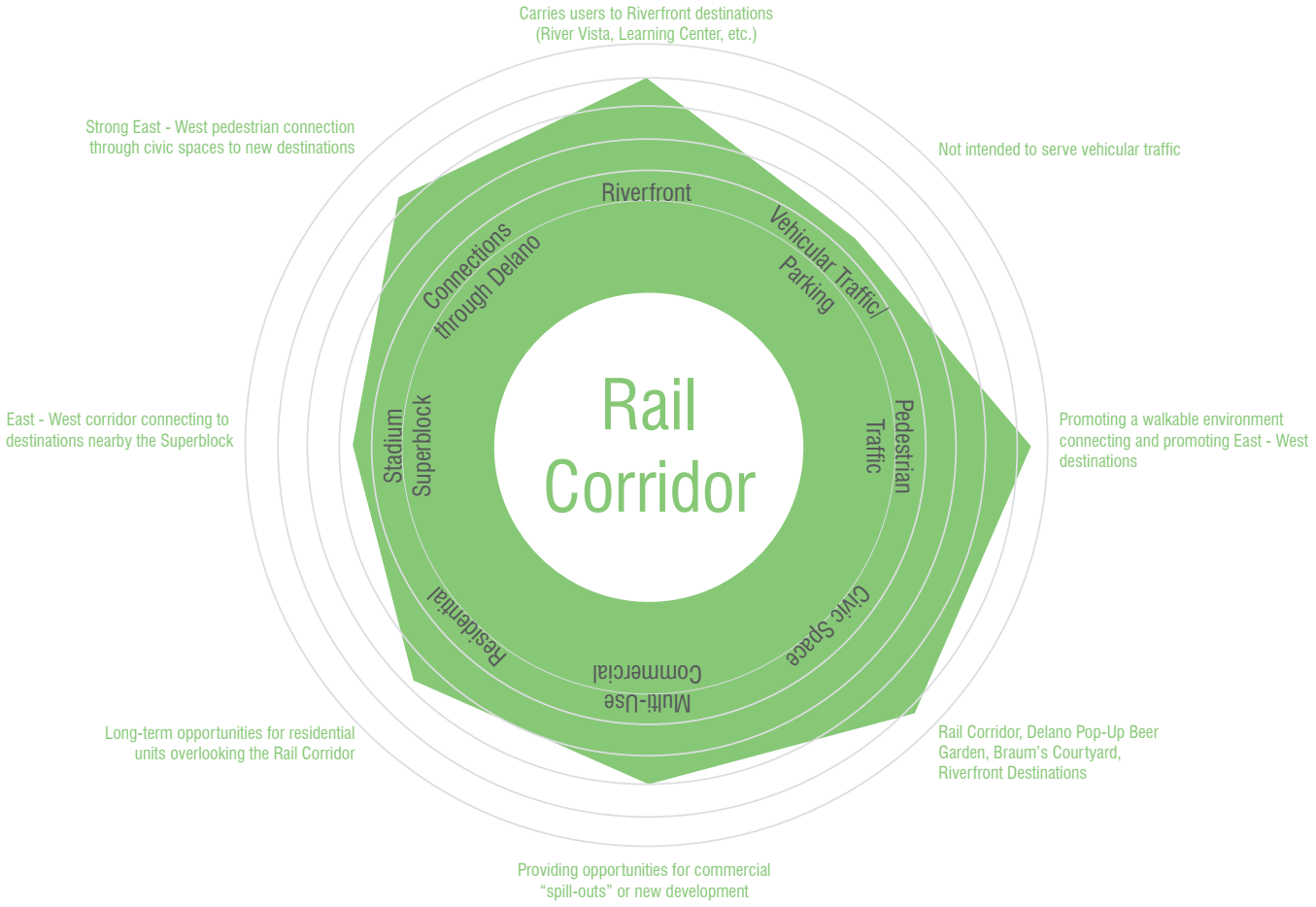


Figure 4.44: Abandoned Rail Corridor Proposed Ratings

The strengths of the Rail Corridor concept design include: pedestrian oriented circulation and connections; connections to the riverfront development, especially ongoing projects at the Catalyst A & B; development in the core of the neighborhood.
(McCaffrey, 2017)



Vacant Land | Braum's and QT | Brewery Parking Lot and Service Area | Industrial Development | Dilapidated Industrial Buildings | Industrial Buildings



Medium Density Residential Buildings on Vacant Lots | Creamery Courtyard | Delano Beer Garden at Aero Plains | Industrial Development | Dilapidated Industrial Buildings | Industrial Buildings



Medium Density Residential Buildings on Vacant Lots | Creamery Courtyard | Delano Beer Garden at Aero Plains | Retrofitting the Existing Building Structure for Mixed Use Development

Figure 4.45: Longitudinal Character Concepts of the Rail Corridor
Individually these graphics depict the conceptual arrangement of spaces along the Texas St corridor, each at a different stage of development. Collectively, they display the change occurring over time along the corridor, highlighting the various forms of development from green space to high rise residential buildings. (Shrestha, 2017)



Figure 4.46: Connections to Rail Corridor Aerial views of the Delano Beer Garden and Creamery Courtyard with visual axis down the Rail Corridor. The character of the pedestrian oriented linkage of community space is shown in the view. The Rail Corridor will be transformed into a civic green way for the residents and the businesses of Delano. (Shrestha, 2017)

Braum's Courtyard at Rail Trail and Seneca St







Figure 4.47: Creamery Courtyard Plan View (Above) Existing and Proposed aerial images of the concept design of the Braum's Courtyard Node. The existing lot is empty. The spatial design will exist along the activity of the Rail Corridor, as well as from QuikTrip and Braum's. (Shrestha, 2017)



Figure 4.48: Creamery Courtyard Eye Level (Left) This before and after perspective of the Courtyard shows the potential activities that can engage the residents around the site. Sculpture, integrated seating and rich urban plantings create a space that users can pass through along the Rail Corridor while they stop and stay a while too. (Shrestha, 2017)

Delano Beer Garden at Rail Trail and Handley St



Figure 4.49: Beer Garden Plan View (Above) Located outside Aero Plains Brewery, the node has the potential to be a commercial courtyard. The existing site serves some of the businesses along Douglas Ave. Additionally, the surrounding building mass shows evidence of neglect. The space will transform the "backyard" environment of Douglas, sparking future development of the surrounding land. (Shrestha, 2017)



Figure 4.50: Beer Garden Eye Level (Right) At the intersection of Handley and the Rail Corridor, the site will host users from throughout the focus area. This node is an active plaza where festivals and events can occur sponsored by the business owners on Douglas.(Shrestha, 2017)





Figure 4.51: Street Type Concept

Cross section of the Rail Corridor showing the potential for a pedestrian boulevard. The nodes and development along the Rail Trail will shape the corridor as a linear green way from the residential neighborhood through to the riverfront development at the Catalyst A and B sites.
(Shrestha, 2017)

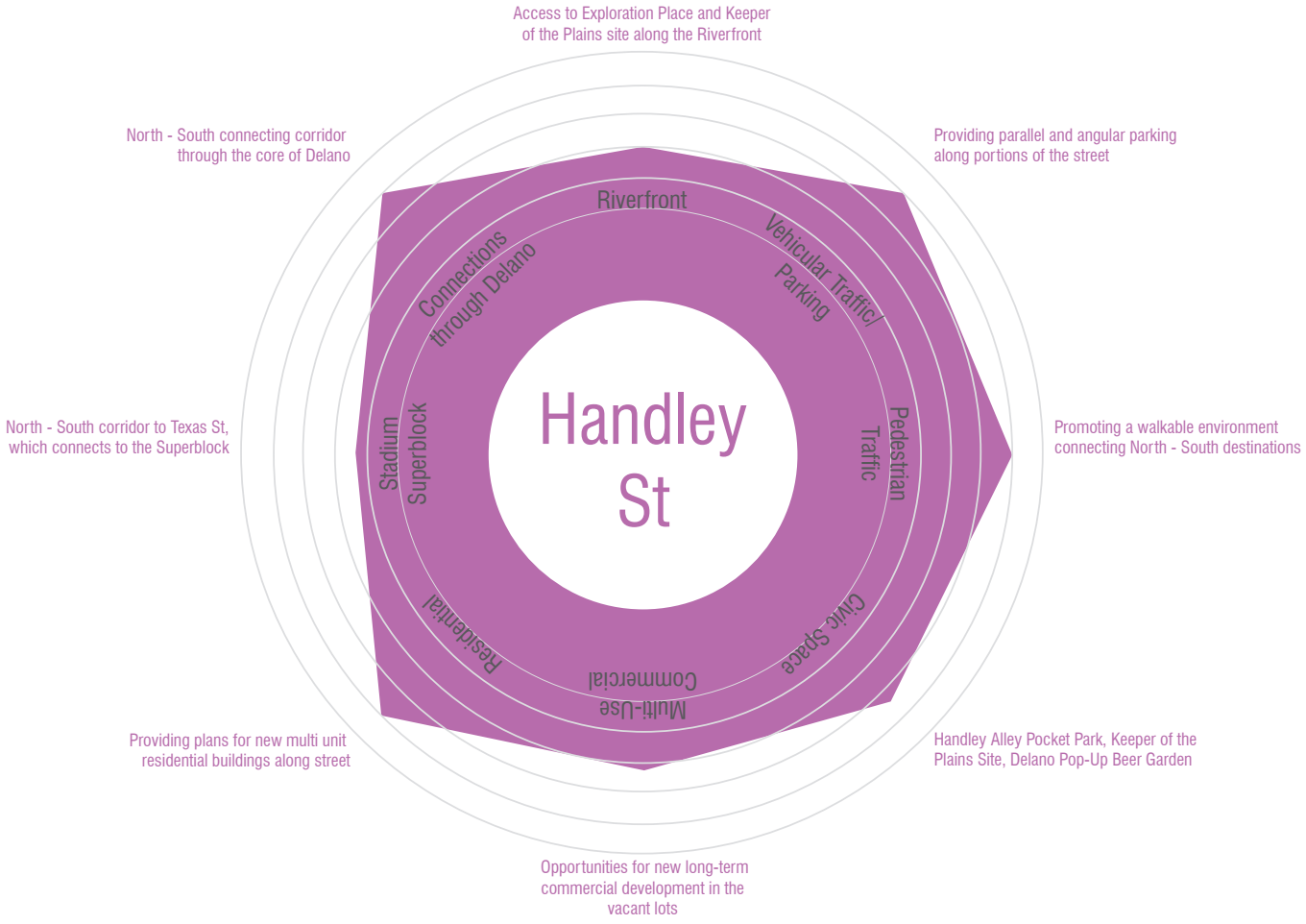


Figure 4.52: Handley St Proposal Ratings

The strengths of the Corridor concept design for Handley St include: accommodating pedestrian and vehicular connections; development of community space along the corridor, nodes and the northern riverfront; planning for future residential opportunities; and the primary north-south corridor in the proposal.

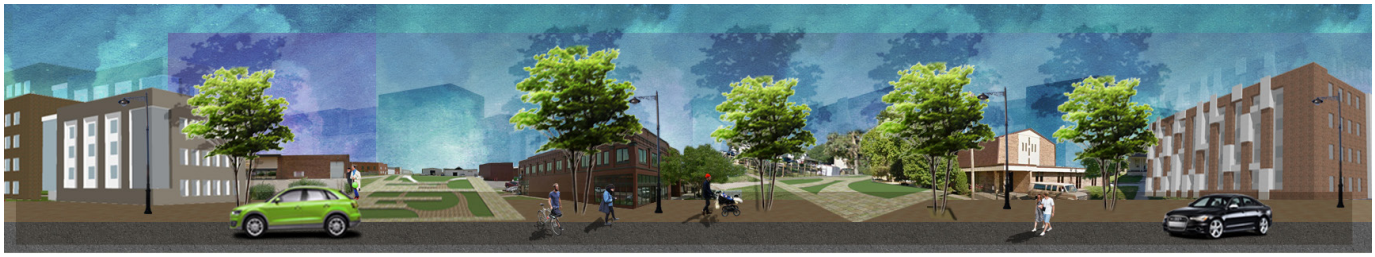
(McCaffrey, 2017)



Industrial Buildings | Aero Plains Brewery | Empty Parking Lots | Commercial Buildings on Douglas | Community Garden | Church | Single Family Residential



Industrial Buildings | Aero Plains Brewery | Delano Beer Garden at Aero Plains | Commercial Buildings on Douglas | Community Garden | Alley Pocket Park | Church | Single Family Residential



Medium Density Residential | Aero Plains Brewery | Delano Beer Garden at Aero Plains | Commercial Buildings on Douglas | Community Garden | Alley Pocket Park | Church | Medium Density Residential

Figure 4.53: Longitudinal Character Concepts of Handley St
Individually these graphics depict the conceptual arrangement of spaces along the Handley St corridor, each at a different stage of development. Collectively, they display the change occurring over time along the corridor, highlighting the various forms of development from green space to high rise residential buildings. (Shrestha, 2017)

Alley Pocket Park at Texas St and Handley St





Figure 4.54: Alley Pocket Park Plan View (Above) The existing aerial image shows the site and its surrounding context of the connection to Douglas Ave. and the open green spaces nearby. The proposed plan will promote an active scene for the residents and Douglas visitors, drawing people from Texas St. or the "Delano Township Square." (Shrestha, 2017)



Figure 4.55: Alley Pocket Park Eye Level (Right) The space will be a cultural destination. The energy of Douglas and identity of the community will be celebrated in the Pocket Park. Additionally, the space is one of the included community amenities along the Texas Corridor. (Shrestha, 2017)





HANDLEY

Figure 4.56: Street Type Concept

Handley's street development in the core of the neighborhood is small but significant. There are many mature trees and the residential character which should be preserved. The portion of Handley which will receive much attention is within the Northern Riverfront Site. As the Handley corridor is extended as an axis connecting to the Keeper of the Plains, new urban street character will be adopted to shape the environment. (Shrestha, 2017)

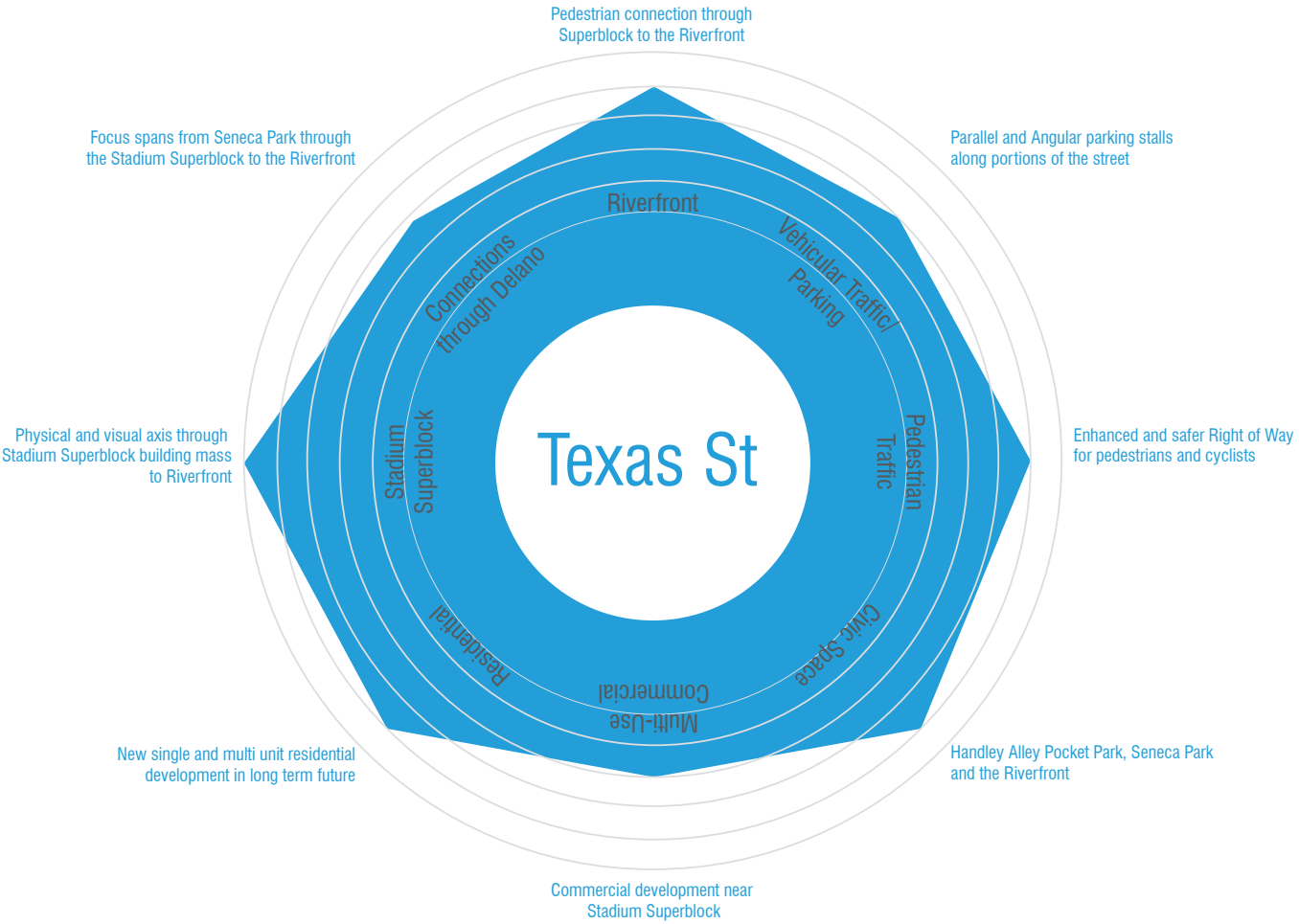


Figure 4.57: Texas St. Proposal Rating

The strengths of the Corridor concept design for Texas St. include: highly active pedestrian corridor for community engagement; development of community space along the corridor, nodes and the Stadium Development site and riverfront; and accommodating continued conservation of the neighborhood character.
(McCaffrey, 2017)



Seneca Park | Delano Alley | Residential Development | Community Garden | Parking Lots | Vacant Buildings



Seneca Park | Delano Alley Pocket Park | Residential Development | Community Gardens on Block Frontage | Parking Lots | Vacant Lots | Organic Grocery Market



Seneca Park | Delano Alley Pocket Park | Community Gardens on Block Frontage | Medium Density Residential Buildings in Large Surface Parking Lots | Medium Density Residential Buildings in Vacant Lots | Organic Grocery Market

Figure 4.58: Longitudinal Character Concepts of Texas St. Individually these graphics depict the conceptual arrangement of spaces along the Texas St corridor, each at a different stage of development. Collectively, they display the change occurring over time along the corridor, highlighting the various forms of development from green space to high rise residential buildings, while preserving the existing character. (Shrestha, 2017)

Seneca Park at Texas St. and Seneca St.





Figure 4.59: Seneca Park Plan View (Above) The existing condition of Seneca Park is described as outdated and unexciting. The majority of the space is consumed by two concrete tennis courts, and lacks an experiential quality. The proposed plan celebrates an urban park scheme with overall gestures and intimate details, creating a new sense of activity and place. (Shrestha, 2017)



Figure 4.60: Seneca Park Eye Level (Right) The current park is an underutilized asset. The proposal concept is an activated space that builds on the community engagement occurring in land uses adjacent to the site. Whether taking a walk through the park or sitting for brunch, the experience of Seneca Park will be totally transformed. (McCaffrey, 2017)





Figure 4.61: Street Type Concept

With an existing string of community buildings (churches, schools, etc.) and residential units, the Texas St corridor has potential to be a linear strip of community engagement. The vision for the street will see right-of-way enhancement to ensure better pedestrian connections, and the long term plan propose high density residential units to continue to grow the neighborhood. (Shrestha, 2017)

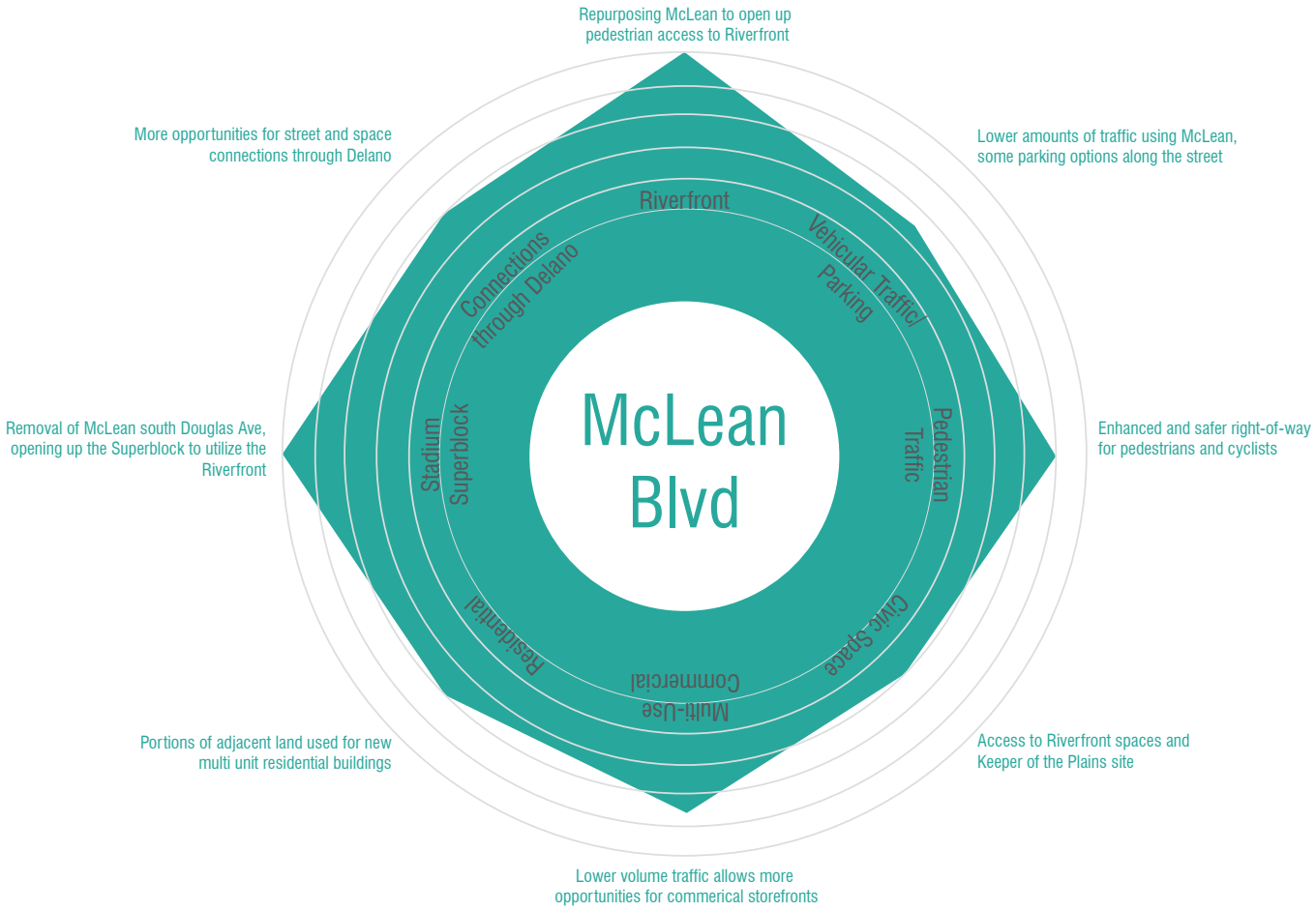


Figure 4.62: McLean Blvd Proposal Rating

The proposed changes to remove and reconfigure portions of McLean opens the door to new development opportunities. The strengths of the proposal include: new opportunities for the riverfront; better and safer pedestrian connections; opportunities for multi-use development; and alterations of McLean to promote a cohesive community. (McCaffrey, 2017)

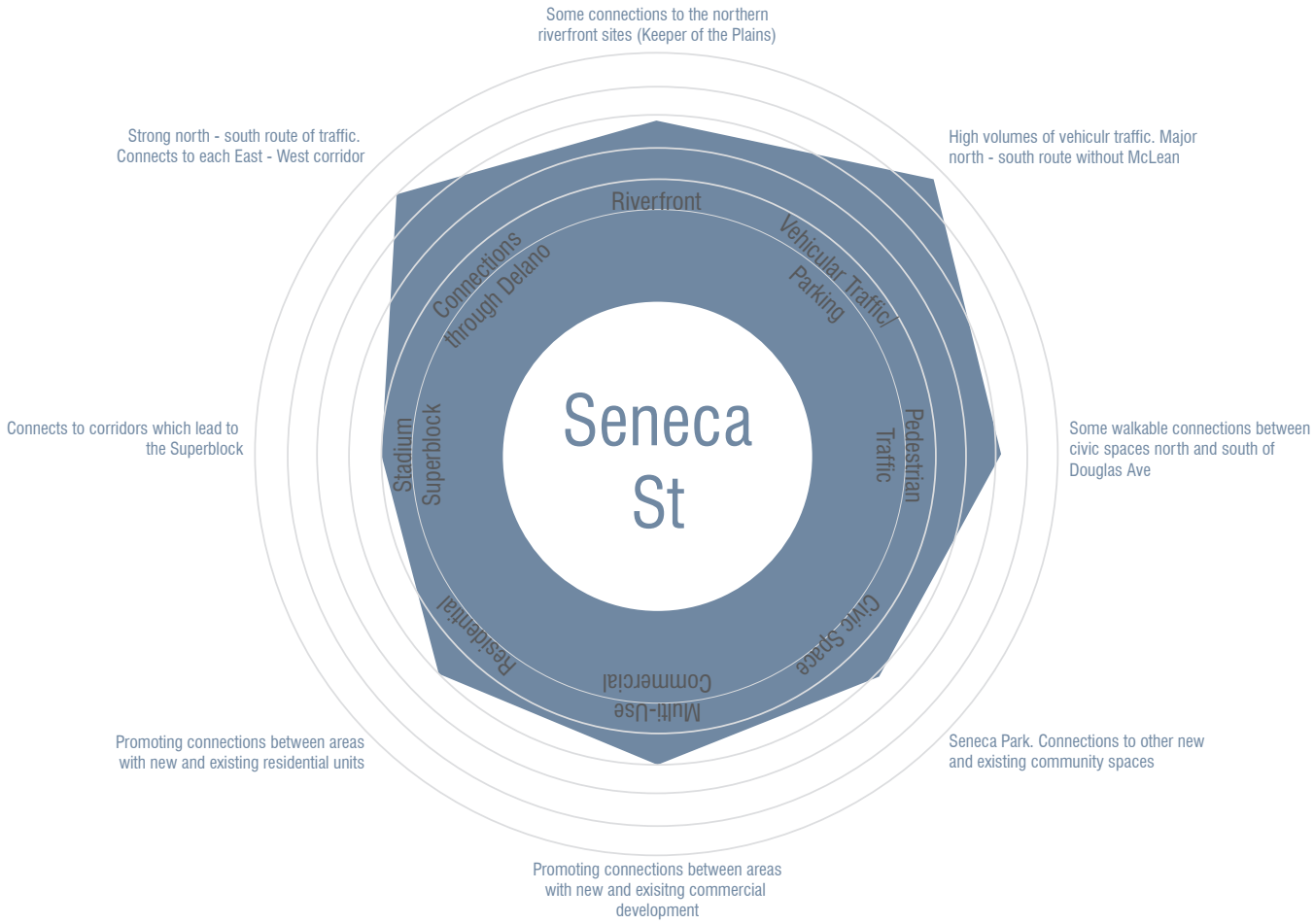


Figure 4.63: Seneca St Proposal Rating

The overall proposal addresses land and space adjacent to Seneca St. Additionally, the proposed changes to McLean will result in more vehicular traffic carried by Seneca. The major strength of Seneca is vehicular connections through the focus area and to each major corridor. (McCaffrey, 2017)

Phase 1: Immediate Impact

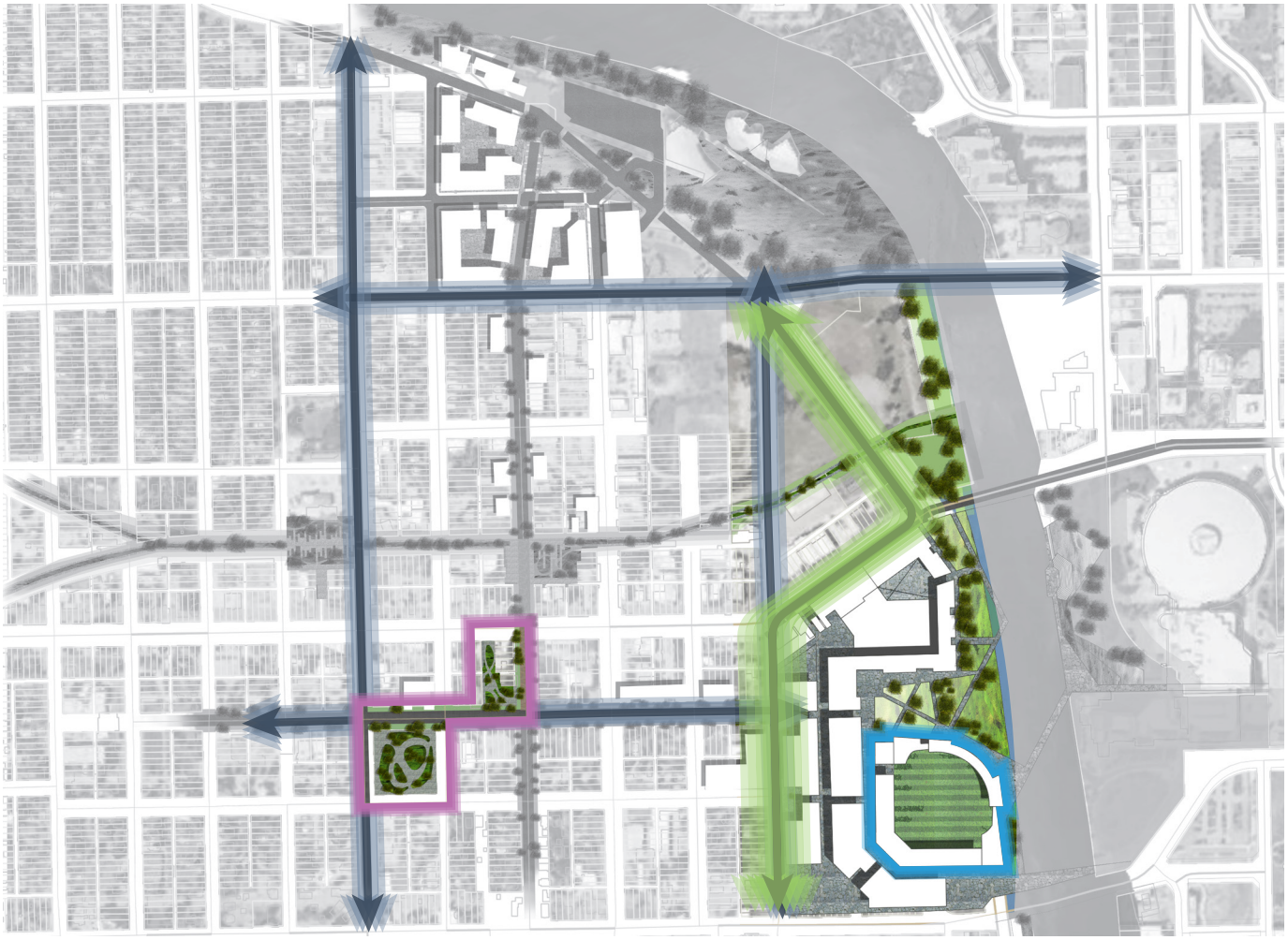


Figure 4.64: Proposal Phasing Stage 1 Aerial view of the first phase of the overall vision including: removal of McLean Blvd. segment near the Stadium; the development of the Riverfront Stadium; the Alley Pocket Park and Seneca Park (Texas St nodes); and infrastructural improvements to Seneca St, Sycamore St, 2nd St and Texas St.(McCaffrey, 2017)

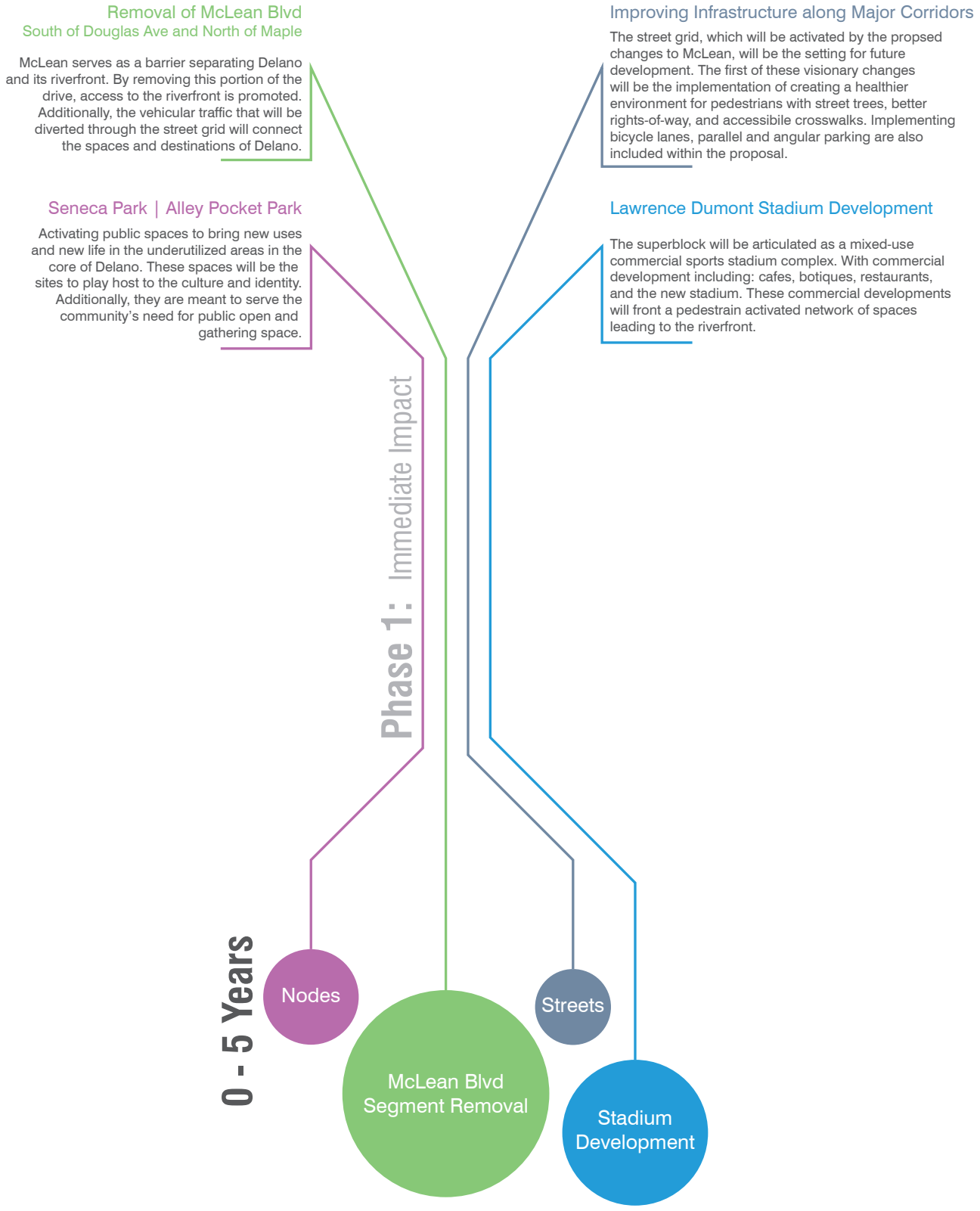


Figure 4.65: Phasing Program Stage 1 (McCaffrey, 2017)

Phase 2: Core Configuration



Figure 4.66: Proposal Phasing Stage 2 Aerial view of the second phase of the overall vision including: configuration of McLean at the Northern Riverfront; the development of the Rail Corridor and nodes along it; implementation of additional on-street parking options along major corridors throughout the neighborhood; and the organic grocery market near the stadium development.(McCaffrey, 2017)

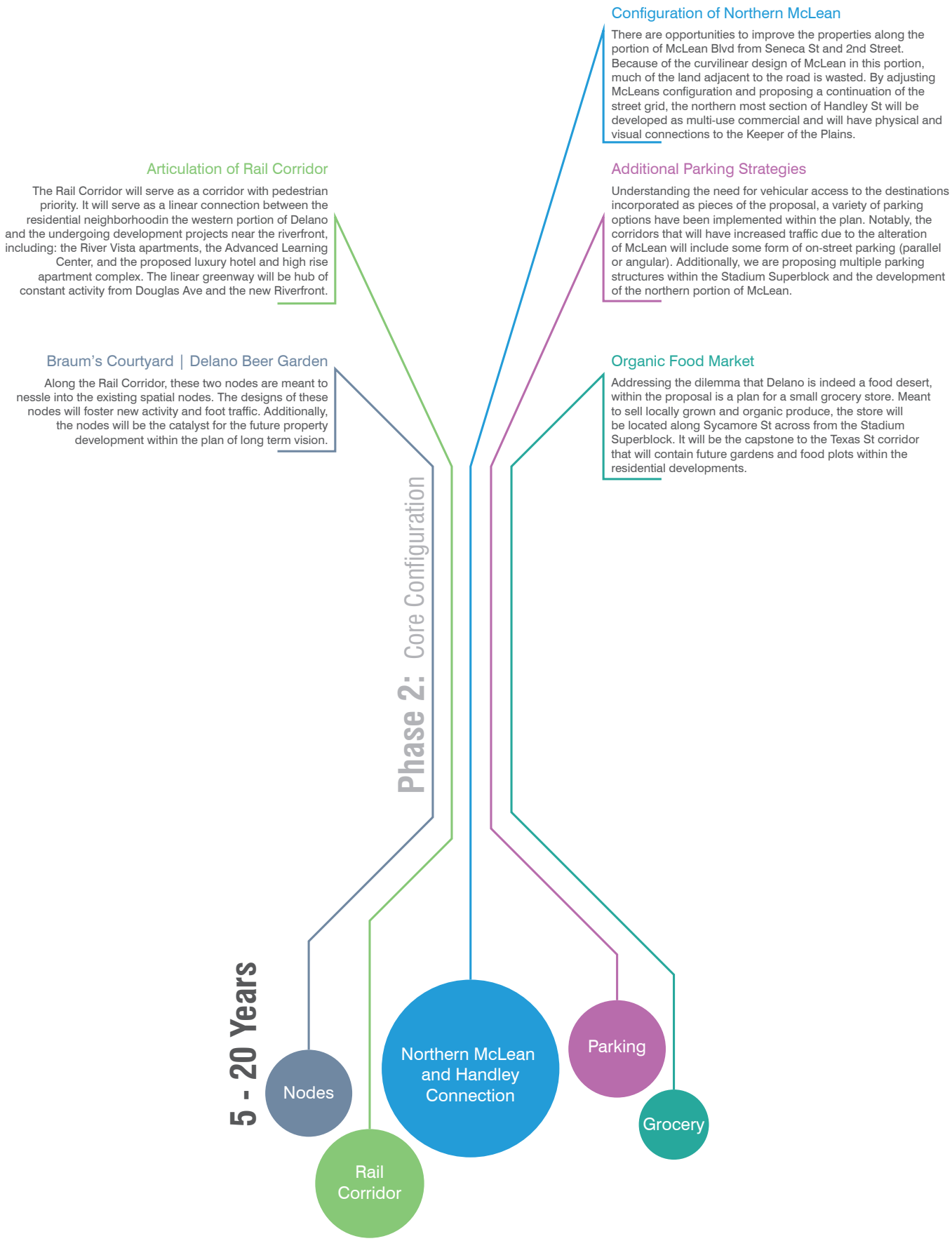


Figure 4.67: Phasing Program Stage 2 (McCaffrey, 2017)

Phase 3: Transition Period

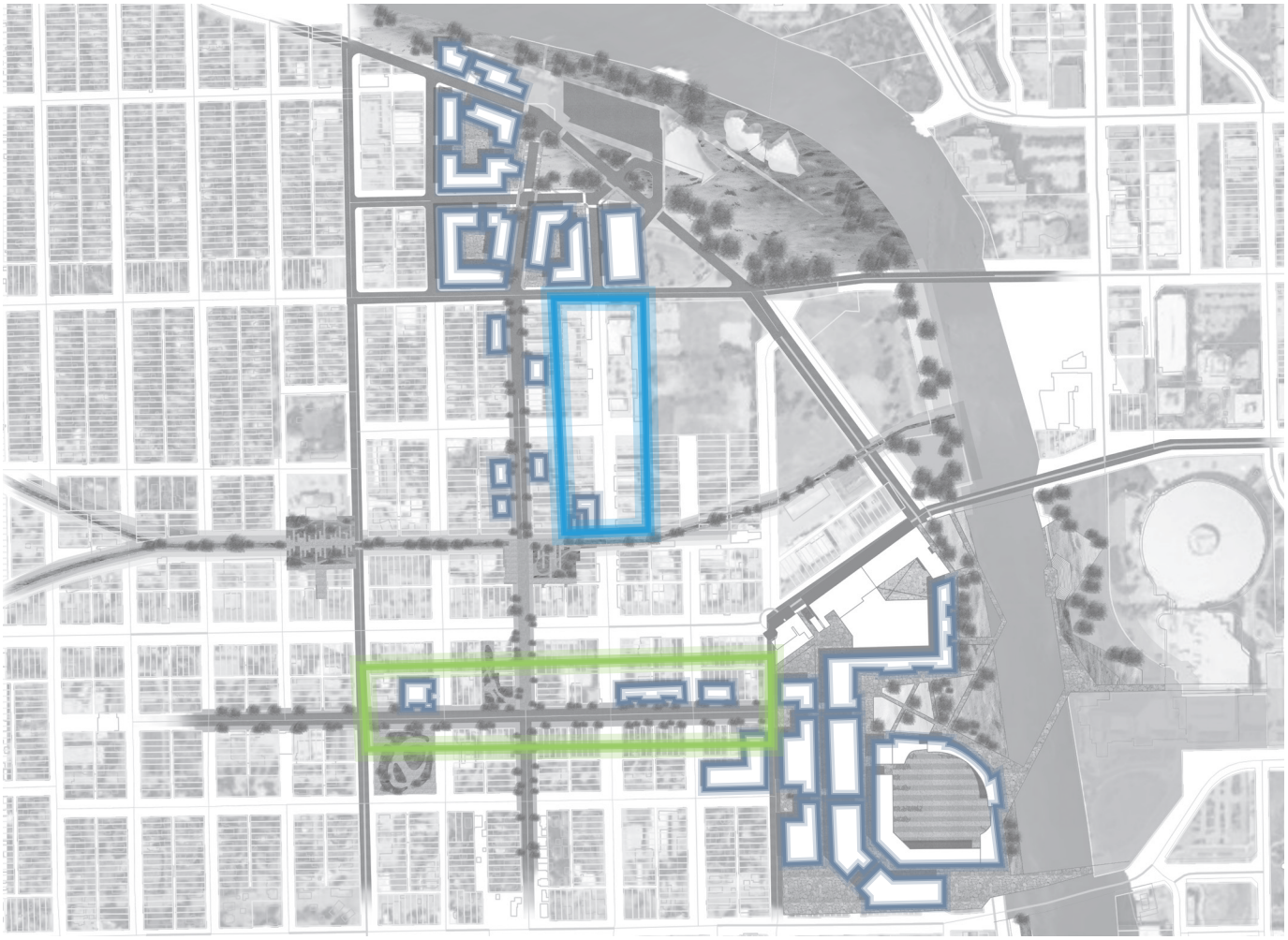


Figure 4.68: Proposal Phasing Stage 3 Aerial view of the third phase of the overall vision's long term goals including: completion of the building mass and urban environment; the development of the Texas St residential corridor; the development of the Handley St corridor with the industrial renovations; and the continued growth of the neighborhood centered around the connections created by the major corridors. (McCaffrey, 2017)

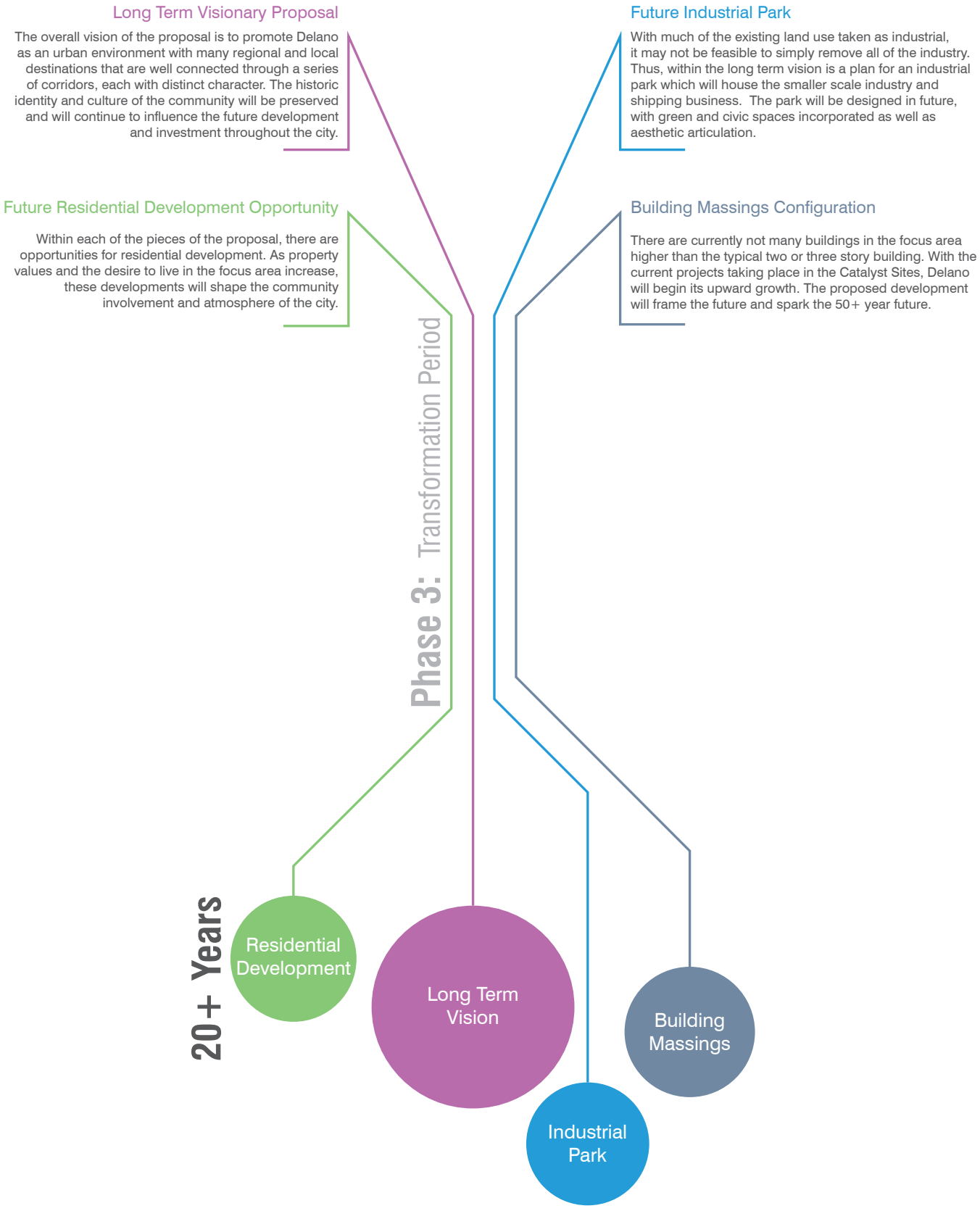


Figure 4.69: Phasing Program Stage 3 (McCaffrey, 2017)

Site Metrics Worksheet

Dwelling Units

Multifamily: stacked flats, apartments	
Total quantity of DU	

Residential Density

Block area of residential project proposal (exclude street ROW, parks, etc)	
Block density (total number of units / area of residential uses wihtout street ROW)	

Land Use

Total land area of your proposal (include ROWs)	
Residential (measured by block. Includes alleys, internal courtyards, and yards.)	
Mixed use (measured by block. Includes alleys, internal courtyards, and yards.)	
Civic space (parks, squares, plazas, trails, gardens, etc)	
Street right-of-way (ROW): includes sidewalks and street.	

Parking (number of stalls)

On-street parking
Off-street parking in garages or carports
Total parking provided

Ecosystem services provided by your design
Amount of trail or other park amenity
Amount of coverage of site lighting for safety
Number of playgrounds, community garden plots, orchard trees, etc
SF of business incubator space

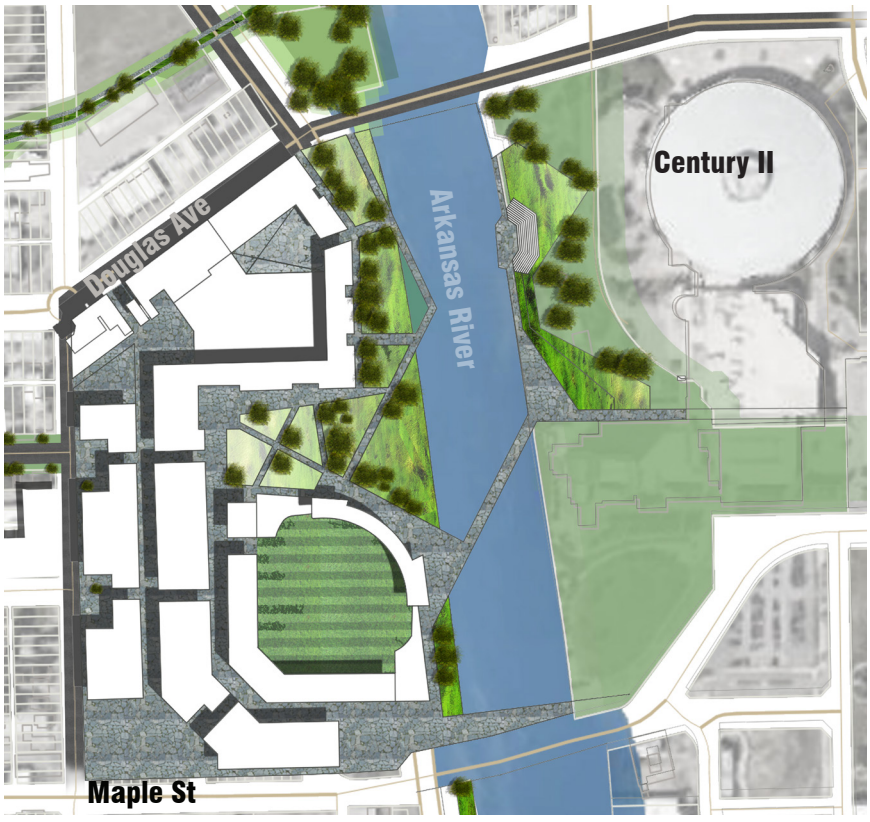
Legend
Data your team enters
Automated calculations

	Number of Dwelling Units		Total floor area (all stories)		Parking Strategy
	960	Dwelling units	940,800	SF	Parking Garage
	960	Dwelling units	940,800	SF	NA

	Acres	Density	
	18		
		53	DU/Acre

	Area		% of site area
	30	Acres	100%
	4	Acres	13%
	14	Acres	47%
	10	Acres	33%
	2	Acres	7%

Stalls
90
1,760
1,850



Site Metrics

Dwelling Units	Number of Dwelling Units		Total floor area (all stories)	
Multifamily: stacked flats, apartments	500	Dwelling units	52,604	SF

Land Use	Area		% of site area
Total land area of proposal	941,797	SF	100%
Mixed use	295,301	SF	31%
Civic space	139,720	SF	15%
Street right-of-way	284,144	SF	30%

Parking (number of stalls)	Stalls
On-street parking	100
Off-street parking in parking lots	225
Off-street parking in garages or carports	400
Total parking provided	725


Arkansas River
Exploration Place
Handley St
McLean Blvd

Citations

Opening Spread

Shrestha, Priyasha. 2017. Concept Photomontage. Digital rendering produced by the author in Adobe Photoshop CC 2017. {Software}.

Source Images:

- "Wichita Kansas Skyline Detailed Vector Silhouette." Digital image. Courtesy of Shutterstock.com. Accessed Jul 11, 2017, https://goo.gl/P8XBYT
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Figure 4.2
McCaffrey, Patrick. 2017. “Dead End Streets.” Adobe Illustrator CC 2017. Source Image: Google Earth. Wichita, KS. 37d41’19.93” 97d20’59.62.” Accessed July 11, 2017.

Figure 4.3
McCaffrey, Patrick. 2017. “Disconnected Assets.” Adobe Illustrator CC 2017. Source Image: Google Earth. Wichita, KS. 37d40’57.83” 97d20’38.45.” Accessed July 11, 2017.

Figure 4.4
McCaffrey, Patrick. 2017. “Underdeveloped Street Grid.” Adobe Illustrator CC 2017. Source Image: Google Earth. Wichita, KS. 37d41’07.40” 97d21’01.63.” Accessed July 11, 2017.

Figure 4.5
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Figure 4.6
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Figure 4.7
McCaffrey, Patrick. 2017. “Addressing Vehicular Traffic.” Adobe Illustrator CC 2017. Base Map derived from: “RiverfrontProject_Focus.pdf.” Hahn, Howard. 2017.

Figure 4.8
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Figure 4.9
McCaffrey, Patrick. 2017. “Vision Diagram.” Adobe Illustrator CC 2017. Base Map derived from: “RiverfrontProject_Focus.pdf.” Hahn, Howard. 2017.

Figure 4.10
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Figure 4.11
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Figure 4.12

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Figure 4.14

“Northern Riverfront Plan Enlargement.” See Figure x.13.

Figure 4.15

“Stadium Development Site Plan Enlargement.” See Figure x.13.

Figure 4.16

McCaffrey, Patrick. 2017. “McLean Dives Development Opportunities.” Adobe Illustrator CC 2017. Source Image: Google Earth. Wichita, KS. 37d40’57.83” 97d20’38.45.” Accessed July 11, 2017.

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Figure 4.18

McCaffrey, Patrick. 2017. “Unfriendly Environment for Pedestrians.” Adobe Illustrator CC 2017. Source image: Google Earth. Wichita, KS. 37d40’56.17” 97d20’37.96.” Accessed July 11, 2017.

Figure 4.19

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Figure 4.26

Borwege, Cody. 2017. “Riverfront Civic Park.” See Figure x.24,

Figure 4.27

Shrestha, Priyasha. 2017. “Riverfront Civic Park Diagrams.” See Figure x.25.

Figure 4.28

McCaffrey, Patrick. 2017. “Dead End Streets.” See Figure x.2.

Figure 4.29

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Figure 4.31

McCaffrey, Patrick. 2017. “Keepr of the Plains Axis.” Adobe Illustrator CC 2017. Source image: Google Earth. Wichita, KS. 37d41’19.58” 97d21’00.47.” Accessed July 12, 2017.

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“Existing Rail Corridor Street Views.” Google Earth. Whichita, KS. 37d41”06.85” 97d21’11.91”, 37d41’06.66” 97d21’11.02.” Accessed July 11, 2017.

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Figure 4.41
“Existing Corridors in the Core of Delano.” Google Earth. Wichita, KS. 37d40’58.81” 97d20’59.68”, 37d40’59.80” 97d20’46.22.” Accessed July 11, 2017.

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Figure 4.46

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- Shrestha, Priyasha. 2017. Braum's Courtyard Aerial View. Digital model rendering produced by the author using Google Sketchup 2017.

Beer Garden. Digital rendering produced by author in Adobe Photoshop CC 2017. {Software}. Source images:

- "#242 L and H in their very fancy vehicle…" N.d. Digital image. Courtesy of Skalgubbar. Accessed June 29, 2017https://goo.gl/2eL9qQ
- "#26 Me and J went for a 120km bike ride…" N.d. Digital image. Courtesy of Skalgubbar. Accessed July 7, 2017. https://goo.gl/WQAFLr
- "#285 Even though winter is getting closer…" N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/MD7hBv
- "#297 Slow ride on fast bikes with M to Rockaway Beach." N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/qQf8pv
- "#302 J and F using their phones to protect themselves from the magnificent sunset at Lincoln Center." N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/ocQWSg
- "#322 G and M walks from the ferry to a barbecue party on an island in the archipelago of Göteborg." N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/DS1wn1

- "Artist Eleanora Alper Provides New Outdoor Seating in Dumbo." 2012. Digital image by dumbonyc. Courtesy of Flickr. Accessed June 23, 2017. https://goo.gl/7NehdU
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Figure 4.47

Shrestha, Priyasha. 2017. Braum's Courtyard Node Plan. Digital rendering produced by the author in Adobe Photoshop CC 2017. {Software}. Source images:

- Shrestha, Priyasha. 2017. Braum's Courtyard Context Plan. Source map: Google Earth. Delano, Wichita. 37° 41' 05" N 97° 21' 11" W. https://goo.gl/gQNQYW. Accessed 6th July 2017.
- Shrestha, Priyasha. 2017. Braum's Courtyard Node Plan. Digital model rendering produced by the author using Google Sketchup 2017.

Figure 4.48

Shrestha, Priyasha. 2017. Braum's Courtyard Eye-level View. Digital rendering produced by author in Adobe Photoshop CC 2017. {Software}. Source images:

- "#176 For my birthday, we went to..." N.d. Digital image. Courtesy of Skalgubbar. https://goo.gl/F8Aahm
- "#181 K walked that overheated and sleepy/sleeping dog..." N.d. Digital image. Courtesy of Skalgubbar. Accessed July 7, 2017. Accessed July 7, 2017 https://goo.gl/yKoMKH
- "#200 C and L (and I) in our flat in Lyon..." N.d. Digital image. Courtesy of Skalgubbar. Accessed July 7, 2017. https://goo.gl/ppFbw6
- "#230 Coffee in the sun with M at Place Bellevue, Croix-Rousse." N.d. Digital image. Courtesy of Skalgubbar. Accessed July 7, 2017. https://goo.gl/zdfQht
- "#231 R, L, C and C having a well deserved ice..." N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/4w8ZD7
- "#249 When the Swedish version of hurricane ..." N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/VapPD8
- "#282 H went out on a bike ride …" N.d. Digital Image. Courtesy of Skalgubbar. Accessed July 7, 2017 https://goo.gl/Xf4YdY
- "#66 On the way to 'loppis på heden' …" N.d. Digital Image. Courtesy of Skalgubbar. Accessed July 7, 2017. https://goo.gl/rBycXn

Source images:

- "Artist Eleanora Alper Provides New Outdoor Seating in Dumbo." 2012. Digital image by dumbonyc. Courtesy of Flickr. Accessed June 23, 2017. https://goo.gl/7NehdU
- "Dark Asphalt Seamless Texture." N.d. Digital image. Courtesy of Freecreatives. https://goo.gl/ZJbBK2
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- Shrestha, Priyasha. 2017. Braum's and QT Node View. Digital model rendering produced by the author using Google Sketchup 2017.
- Shrestha, Priyasha. 2017. Keeper of the Plains Statue in Delano. Digital Photograph.
- Young Tree PNG. Digital image. Polyvore. N.p., n.d. Web. Accessed July 5, 2017. https://www.polyvore.com/cgi/thing?id=39644709.

Figure 4.49

Shrestha, Priyasha. 2017. Delano Beer Garden Node Plan. Digital rendering produced by the author in Adobe Photoshop CC 2017. {Software}. Source images:

- Shrestha, Priyasha. 2017. Brewery Node Plan. Digital model rendering produced by the author using Google Sketchup 2017.
- Shrestha, Priyasha. 2017. Delano Beer Garden Context Plan. Source map: Google Earth.

Figure 4.50

Shrestha, Priyasha. 2017. Delano Beer Garden Eye-level View. Digital rendering produced by author in Adobe Photoshop CC 2017. {Software}. Source images:

- "#156 our Favorite One and Only Foreign Exchange..." Skalgubbar - N.d. Digital Image. Courtesy of Skalgubbar. Accessed July 7, 2017. https://goo.gl/AzTdvE
- "Men in Paris park playing chess." 2010. Digital image by zoetnet. Courtesy of Wikimedia Commons. Accessed July 7, 2017. Reproduced from "File: Men in Paris park playing chess.jpg," https://goo.gl/pXLTyd
- "#176 For my birthday, we went to..." N.d. Digital image. Courtesy of Skalgubbar. https://goo.gl/F8Aahm
- "#181 K walked that overheated and sleepy/sleeping dog..." N.d. Digital image. Courtesy of Skalgubbar. Accessed July 7, 2017. Accessed July 7, 2017 https://goo.gl/yKoMKH
- "#218 F came to Lyon with her friend M..." N.d. Digital Image. Courtesy of Skalgubbar. Accessed July 7, 2017. https://goo.gl/doog1H
- "#249 When the Swedish version of hurricane ..." N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/VapPD8
- "#282 H went out on a bike ride …" N.d. Digital Image. Courtesy of Skalgubbar. Accessed July 7, 2017 https://goo.gl/Xf4YdY
- "#66 On the way to 'loppis på heden' …" N.d. Digital Image. Courtesy of Skalgubbar. Accessed July 7, 2017. https://goo.gl/rBycXn
- "Artist Eleanora Alper Provides New Outdoor Seating in Dumbo." 2012. Digital image by dumbonyc. Courtesy of Flickr. Accessed June 23, 2017. https://goo.gl/7NehdU

Source images:

- "Dark Asphalt Seamless Texture." N.d. Digital image. Courtesy of Freecreatives. https://goo.gl/ZJbBK2
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- Shrestha, Priyasha. 2017. Keeper of the Plains Statue in Delano. Digital Photograph.
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Figure 4.51

Shrestha, Priyasha. 2017. "Conceptual Rail-to-trail Street Section." Digital rendering produced by the author in AutoCAD Civil 3D and Adobe Photoshop CC 2017. {Software}. Source images:

- "#176 For my birthday, we went to..." N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/F8Aahm
- "#26 Me and J went for a 120km bike ride…" N.d. Digital image. Courtesy of Skalgubbar. Accessed July 7, 2017. https://goo.gl/WQAFLr
- "#248 Yes I know, many children on the blog…" N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/hQDPos
- "#39 This is H on her Skeppshult, on easters day earlier this year." N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/c18tVA
- "#52 J takes his Rauler road bike for a spin in Olofshöjd." N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/7scghA
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- "Decorative street lights in Newport." 2009. Digital photograph by Editor5807. Courtesy of Wikimedia Commons. Accessed July 7, 2017. Reproduced from "File: Decorative street lights in Newport.jpg," https://goo.gl/15iv35
- Shrestha, Priyasha. 2017. "Brick Paving." Digital rendering produced by author from Google Sketchup 2017.
- Shrestha, Priyasha. 2017. "Mixed-use Buildings." Digital rendering produced by author from Google Sketchup 2017.

Figure 4.52

McCaffrey, Patrick. 2017. "Individual Rating of Handley St Proposal." Adobe Illustrator CC 2017.

Figure 4.53

Shrestha, Priyasha. 2017. “Handley Longitudinal Character Concept.” Digital rendering produced by author in Adobe Photoshop CC 2017. {Software}. Source images:

Existing:

- “Dark Asphalt Seamless Texture.” N.d. Digital image. Courtesy of Freecreatives. https://www.freecreatives.com/textures/road-texture.html
- Google Earth. 2017. Delano, Wichita. 37°40’52”N 97°21’02”W. Accessed July 4, 2017. https://goo.gl/evf8Fw
- Google Earth. 2017. Delano, Wichita. 37°40’55”N 97°20’59”W. Accessed July 4, 2017. https://goo.gl/zLqo1m
- Google Earth. 2017. Delano, Wichita. 37°40’59”N 97°20’59”W. Accessed July 4, 2017. https://goo.gl/cnkTXz
- Google Earth. 2017. Delano, Wichita. 37°40’59”N 97°20’59”W. Accessed July 4, 2017. https://goo.gl/cnkTXz
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- Google Earth. 2017. Delano, Wichita. 37°41’02”N 97°20’59”W. Accessed July 4, 2017. https://goo.gl/aNNd3m
- Google Earth. 2017. Delano, Wichita. 37°41’04”N 97°20’59”W. Accessed July 4, 2017. https://goo.gl/HXKnbF
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- Google Earth. 2017. Delano, Wichita. 37°41’06”N 97°20’59”W. Accessed July 4, 2017. https://goo.gl/sH15Dn

Proposed:

- “#151 F and I took a long walk through Göteborg today, had thai, had coffee…” N.d. Digital Image. Courtesy of Skalgubbar. Accessed July 7, 2017. https://goo.gl/yJPQtZ
- “#249 When the Swedish version of hurricane...” N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/VapPD8
- “#254 C and S driving around with the stroller, while humming on a smooth tune by The Eagles.” N.d. Digital Image. Courtesy of Skalgubbar. Accessed July 7, 2017. https://goo.gl/n3qp1K
- “#282 H went out on a bike ride …” N.d. Digital Image. Courtesy of Skalgubbar. Accessed July 7, 2017 https://goo.gl/Xf4YdY
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- “Car Picture.” N.d. Digital image. Courtesy of Free PNGimg.com. Accessed July 7, 2017. Reproduced from “Download PNG image - Car Picture,” https://goo.gl/kouF5f
- “Car Transparent.” N.d. Digital image. Courtesy of Free PNGimg.com. Accessed July 7, 2017. Reproduced from “Download PNG image - Car Transparent,” https://goo.gl/MtBYZ5
- “Dark Asphalt Seamless Texture.” N.d. Digital image. Courtesy of Freecreatives. https://goo.gl/ZJbBK2
- “Decorative street lights in Newport.” 2009. Digital photograph by Editor5807. Courtesy of Wikimedia Commons. Accessed July 7, 2017. Reproduced from “File: Decorative street lights in Newport.jpg,” https://goo.gl/15iv35
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- Young Tree PNG. Digital image. Polyvore. N.p., n.d. Web. Accessed July 5, 2017. https://www.polyvore.com/cgi/thing?id=39644709

Future:

- Shrestha, Priyasha. 2017. Medium density residential buildings. Digital model rendering produced by the author using Google Sketchup 2017.

Figure 4.54

Shrestha, Priyasha. 2017. Alley Pocket Park Plan. Digital rendering produced by the author in Adobe Photoshop CC 2017. {Software}. Source images:

- Google Earth (Ver. 9.0.36.2). Delano, Wichita. 37° 41' 00" N 97° 21' 01" W. https://goo.gl/WFnSDB. Accessed 6th July 2017.
- Shrestha, Priyasha. 2017. Alley Pocket Park Plan. Digital model rendering produced by the author using Google Sketchup 2017.

Figure 4.55

Shrestha, Priyasha. 2017. Alley Pocket Park Eye-level View. Digital rendering produced by author in Adobe Photoshop CC 2017. {Software}. Source images:

- "#156 our Favorite One and Only Foreign Exchange..." Skalgubbar - N.d. Digital Image. Courtesy of Skalgubbar. Accessed July 7, 2017. https://goo.gl/AzTdvE
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- "#181 K walked that overheated and sleepy/sleeping dog..." N.d. Digital image. Courtesy of Skalgubbar. Accessed July 7, 2017. Accessed July 7, 2017 https://goo.gl/yKoMKH
- "#204 P shooting surfers at the coast…" N.d. Digital photograph by Teodor J. E. Courtesy of Skalgubbar. Accessed Jul 7, 2017. https://goo.gl/B1UPQi
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- "#230 Coffee in the sun with M at Place Bellevue, Croix-Rousse." N.d. Digital image. Courtesy of Skalgubbar. Accessed July 7, 2017. https://goo.gl/zdfQht
- "#237 I had the pleasure of having a coffee..." N.d. Digital photograph by Teodor J. E. Courtesy of Skalgubbar. Accessed Jul 7, 2017. https://goo.gl/gjVqZo
- "#249 When the Swedish version of hurricane ..." N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/VapPD8
- "#282 H went out on a bike ride …" N.d. Digital Image. Courtesy of Skalgubbar. Accessed July 7, 2017 https://goo.gl/Xf4YdY
- "#317 Throwback to that bike ride..." N.d. Digital photograph by Teodor J. E. Courtesy of Skalgubbar. Accessed Jul 7, 2017. https://goo.gl/SNS1G3
- "#39 This is H on her Skeppshult, on easters day earlier this year." N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/c18tVA
- "#45 We were still waiting for C to come out and…" N.d. Digital photograph by Teodor J. E. Courtesy of Skalgubbar. Accessed Jul 7, 2017. https://goo.gl/AahiBr
- "#66 On the way to 'loppis på heden' …" N.d. Digital Image. Courtesy of Skalgubbar. Accessed July 7, 2017. https://goo.gl/rBycXn
- "Artist Eleanora Alper Provides New Outdoor Seating in Dumbo." 2012. Digital image by dumbonyc. Courtesy of Flickr. Accessed June 23, 2017. https://goo.gl/7NehdU
- "Experiential Food Truck Rental." 2011. Digital photograph. Courtesy of Wikimedia Commons. https://goo.gl/aPXX5B
- "IMG_0082." 2017. Digital image by Janna Schulte. Courtesy of Flickr. Accessed July 7, 2017. https://goo.gl/bWj1E4

- "View NE from from the Theater…" 2007. Digital photograph by J. Matthew Harrington. Courtesy of Wikimedia Commons. Accessed July 7, 2017. https://goo.gl/2NGwDJ
- Google Earth. 2017. Delano, Wichita. 37°40'58"N 97°21'03"W. Accessed July 4, 2017. https://goo.gl/RH4qoX
- Google Earth. 2017. Delano, Wichita. 37°41'02"N 97°21'04"W. Accessed July 4, 2017. https://goo.gl/ZsU1ct

Figure 4.56

Shrestha, Priyasha. 2017. "Conceptual Handley Street Section." Digital rendering produced by the author in AutoCAD Civil 3D and Adobe Photoshop CC 2017. {Software}. Source images:

- "#176 For my birthday, we went to..." N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/F8Aahm
- "Woho, finally Skalgubbar #300 is here…" N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/Rqg8Y7
- "#231 R, L, C and C having a well deserved ice..." N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/4w8ZD7
- "#248 Yes I know, many children on the blog…" N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/hQDPos
- "#249 When the Swedish version of hurricane ..." N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/VapPD8
- "#263 E and E out on a walk..." N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/kbY3FN
- "#302 J and F using their phones to protect..." N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/ocQWSg
- "#39 This is H on her Skeppshult, on easters day earlier this year." N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/c18tVA
- "#52 J takes his Rauler road bike for a spin in Olofshöjd." N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/7scghA
- "Car Picture." N.d. Digital image. Courtesy of Free PNGimg.com. Accessed July 7, 2017. Reproduced from "Download PNG image - Car Picture," https://goo.gl/kouF5f
- "Dark Asphalt Seamless Texture." N.d. Digital image. Courtesy of Freecreatives. https://goo.gl/ZJbBK2
- "Decorative street lights in Newport." 2009. Digital photograph by Editor5807. Courtesy of Wikimedia Commons. Accessed July 7, 2017. Reproduced from "File: Decorative street lights in Newport.jpg," https://goo.gl/15iv35
- Shrestha, Priyasha. 2017. "Brick Paving." Digital rendering produced by author from Google Sketchup 2017.
- Shrestha, Priyasha. 2017. "Residential Buildings." Digital rendering produced by author from Google Sketchup 2017.
- Shrestha, Priyasha. 2017. "Residential Buildings." Digital rendering produced by author from Google Sketchup 2017.

Figure 4.57

McCaffrey, Patrick. 2017. "Individual Rating of Texas St Proposal." Adobe Illustrator CC 2017

Figure 4.58

Shrestha, Priyasha. 2017. Texas Longitudinal Character Concept. Digital rendering produced by author in Adobe Photoshop CC 2017. {Software}. Source images:
Existing:

- Google Earth. 2017. Delano, Wichita. 37°40'56"N 97°20'48"W. Accessed July 4, 2017. https://goo.gl/Q7rrVY

- Google Earth. 2017. Delano, Wichita. 37°40’58”N 97°20’52”W. Accessed July 4, 2017. https://goo.gl/mLkjHR
- Google Earth. 2017. Delano, Wichita. 37°40’58”N 97°20’53”W. Accessed July 4, 2017. https://goo.gl/QYRrT5
- Google Earth. 2017. Delano, Wichita. 37°40’58”N 97°20’54”W. Accessed July 4, 2017. https://goo.gl/WFbvB2
- Google Earth. 2017. Delano, Wichita. 37°40’58”N 97°21’02”W. Accessed July 4, 2017. https://goo.gl/GSzYNH
- Google Earth. 2017. Delano, Wichita. 37°40’58”N 97°21’04”W. Accessed July 4, 2017. https://goo.gl/nN6gMt

Proposed:

- “#151 F and I took a long walk through Göteborg today, had thai, had coffee…” N.d. Digital Image. Courtesy of Skalgubbar. Accessed July 7, 2017. https://goo.gl/yJPQtZ
- “#254 C and S driving around with the stroller, while humming on a smooth tune by The Eagles.” N.d. Digital Image. Courtesy of Skalgubbar. Accessed July 7, 2017. https://goo.gl/n3qp1K
- “#282 H went out on a bike ride …” N.d. Digital Image. Courtesy of Skalgubbar. Accessed July 7, 2017 https://goo.gl/Xf4YdY
- “#66 On the way to ‘loppis på heden’ …” N.d. Digital Image. Courtesy of Skalgubbar. Accessed July 7, 2017. https://goo.gl/rBycXn
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- “Decorative street lights in Newport.” 2009. Digital photograph by Editor5807. Courtesy of Wikimedia Commons. Accessed July 7, 2017. Reproduced from “File: Decorative street lights in Newport.jpg,” https://goo.gl/15iv35
- “Gas Station.” 2017. Sketchup model by Adam Fisler. Courtesy of 3D Warehouse. https://goo.gl/ywbwfD
- Shrestha, Priyasha. 2017. “Wood texture.” Digital rendering produced by author from Google Sketchup 2017.
- Shrestha, Priyasha. 2017. Alley Pocket Park. Digital model rendering produced by the author using Google Sketchup 2017.
- Shrestha, Priyasha. 2017. Seneca Park. Digital model rendering produced by the author using Google Sketchup 2017.
- Young Tree PNG. Digital image. Polyvore. N.p., n.d. Web. Accessed July 5, 2017. https://www.polyvore.com/cgi/thing?id=39644709.

Future:

- Shrestha, Priyasha. 2017. Medium density residential buildings. Digital model rendering produced by the author using Google Sketchup 2017.

Figure 4.59

Shrestha, Priyasha. 2017. Seneca Park Node Plan. Digital rendering produced by the author in Adobe Photoshop CC 2017. {Software}. Source images:

- Shrestha, Priyasha. 2017. Seneca Park Context Plan. Source map: Google Earth. Delano, Wichita. 37° 40’ 56” N 97° 21’ 07” W. https://goo.gl/1wMQey. Accessed 6th July 2017.
- Shrestha, Priyasha. 2017. Seneca Park Node Plan. Digital model rendering produced by the author using Google Sketchup 2017.

Figure 4.60

McCaffrey, Patrick. 2017. “Seneca Park Eye Level.” Adobe Photoshop CC 2017. Source images listed as available free for reuse with modification.

Figure 4.61

Shrestha, Priyasha. 2017. “Conceptual Texas Street Section.” Digital rendering produced by the author in AutoCAD Civil 3D and Adobe Photoshop CC 2017. {Software}. Source images:

- “#26 Me and J went for a 120km bike ride…” N.d. Digital image. Courtesy of Skalgubbar. Accessed July 7, 2017. https://goo.gl/WQAFLr
- “#248 Yes I know, many children on the blog…” N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/hQDPos “
- “#52 J takes his Rauler road bike for a spin in Olofshöjd.” N.d. Digital image. Courtesy of Skalgubbar. Accessed June 22, 2017. https://goo.gl/7scghA
- “Dark Asphalt Seamless Texture.” N.d. Digital image. Courtesy of Freecreatives. https://goo.gl/ZJbBK2
- “Decorative street lights in Newport.” 2009. Digital photograph by Editor5807. Courtesy of Wikimedia Commons. Accessed July 7, 2017. Reproduced from “File: Decorative street lights in Newport.jpg,” https://goo.gl/15iv35
- Shrestha, Priyasha. 2017. “Brick Paving.” Digital rendering produced by author from Google Sketchup 2017.
- Shrestha, Priyasha. 2017. “Residential Buildings.” Digital rendering produced by author from Google Sketchup 2017.

Figure 4.62
McCaffrey, Patrick. 2017. “Individual Rating of McLean Blvd Proposal.” Adobe Illustrator CC 2017.

Figure 4.63
McCaffrey, Patrick. 2017. “Individual Rating of Seneca St Proposal.” Adobe Illustrator CC 2017.

Figure 4.64
McCaffrey, Patrick. 2017. “Proposal Phasing Stage 1.” Adobe Illustrator CC 2017.
Soure Images:
- Shrestha, Priyasha. 2017. “Conceptual Masterplan.” See Figure x.13

Figure 4.65
McCaffrey, Patrick. 2017. “Phasing Program Stage 1.” Adobe Illustrator CC 2017.

Figure 4.66
McCaffrey, Patrick. 2017. “Proposal Phasing Stage 2.” Adobe Illustrator CC 2017.
Soure Images:
- Shrestha, Priyasha. 2017. “Conceptual Masterplan.” See Figure x.13

Figure 4.67
McCaffrey, Patrick. 2017. “Phasing Program Stage 2.” Adobe Illustrator CC 2017.

Figure 4.68
McCaffrey, Patrick. 2017. “Proposal Phasing Stage 3.” Adobe Illustrator CC 2017.
Soure Images:
- Shrestha, Priyasha. 2017. “Conceptual Masterplan.” See Figure x.13

Figure 4.69
McCaffrey, Patrick. 2017. “Phasing Program Stage 3.” Adobe Illustrator CC 2017.



5

Strengthening the Urban Mosaic


DISCOVERING PLACE
THROUGH CULTURE,
ECOLOGY & HISTORY
IN DELANO, WICHITA



Strengthening the Urban Mosaic

Building on the historic and cultural identity of Delano toward an eco-centric future

Discovering place through culture, ecology, and history in Delano, Wichita.

Madison Dalke
Emilee Voigt
Caleb Wagner
Mackenzie Wendling

Identifying the Delano Narrative

The neighborhood of Delano has created a personality for itself all on its own. When initially landing, one naturally migrates to Douglas Avenue, the main strip for everything local that one could imagine. Eclectic boutiques, unique eateries, and intriguing knickknack shops pass by as one continues down Douglas, distancing yourself from the historical staple of the area: a clock tower. One can't help but notice the brick facade located on almost every building you pass, and as your eyes move to the sidewalk the brick appears again. Encompassed in brick is Delano's own logo and it can be seen about every ten feet as you continue your journey down Douglas. This strip alone provides a hub of activity for locals and out-of-towners, but what about the rest of Delano? The rich history and culture of this area has been communicated well along Douglas Avenue, which has become a tourist destination, but the entire neighborhood is not just focused on a single street. Opportunity lies beyond just a main street, to where the people are, the ones who created this neighborhood and its culture. How can this feeling of rich history and culture be utilized and strengthened to guide the neighborhood forward into an egocentric way of living?

This project is aiming at harnessing the energy and culture and show the neighborhood where it can be best implemented. Art, culture, history, and ecology are four elements that are the main drive for this project. These four elements all lead to placemaking, which is creating space based on a community's inspiration, passion, and potential and allows users to relate to the area on a more personal and experiential level. Defining place and alluding to the feeling like a space has been here the whole time and is a part of the Delano family will help explain the "why" of this project.



Figure 5.1: Keeper of the Plains Mural

Concept art for possible murals to be showcased on buildings in the Delano neighborhood. (Dalke, 2017)



Figure 5.2: "Cows and Doves" Mural
Concept art for possible murals to be showcased on buildings in the Delano neighborhood. (Dalke, 2017)



Figure 5.3: "Come Fly With Me" Mural
Concept art for possible murals to be showcased on buildings in the Delano neighborhood. (Dalke, 2017)

Where Are We?

This project takes place Delano, a neighborhood near downtown Wichita, Kansas. The community of Delano, although a part of Wichita, feels a strong sense of independent identity. Delano is historically known for its colorful, rough rider past, acting as a town where cowboys would rest from a long day's travel and partake in gambling and saloon activity. Today, the neighborhood is a local place of close social connections and which seeks to express a renewed sense of culture, art, and vitality.

Colorful Past

Delano has a rich and colorful past, stemming from the days of cowboys and 12:00 standoffs to the time airplanes first left the ground. Their cowboy history started in the 1870's, when the Chisholm Trail was created to move cattle from southern Texas to the east as promises of $50 a head was too good to pass up. Delano became a cowboy resting point, separate from the city of Wichita as gambling, prostitution, and gun-slinging were all legal in Delano. As the cattle trade moved to Dodge City, Delano integrated with Wichita in 1880. With this merge came new brick buildings, similar to the ones seen today as you drive along Douglas Avenue. The neighborhood is filled with rich, intriguing stories like the mulberry tree, Rowdy Joe and Red Beard, and the Running of the Doves (Delano's Colorful History, 2017).

The city of Wichita is best known as "The Air Capital of the U.S.", but many don't realize that Delano played a big role in the aviation period. Six different airplane manufacturing companies were started and located in Delano, building the way for the airplane in the 1920's. The Cessna Aircraft Company's airstrip was located at the current site of the Westside Athletic Fields. A majority of the companies took up shop along Douglas Avenue, and those buildings today are filled with local shops and restaurants (Delano's Colorful History, 2017)

These periods in Delano's history are described best by its own citizens: edgy and eclectic.

Listening to Residents

Placemaking is more than a collection of buildings and spaces. Mostly, it is about people united in social relationships and a sense of belonging realized through shared history, current conversations, and expressions of art and culture. Our group first sought to better understand the aspirations of Delano residents by listening. We wanted to truly understand who these people were and where they were coming from. A majority of the attendees were Delano citizens or business owners in the Delano neighborhood. They want to remember the historical roots of the neighborhood, but also move toward a progressive future of opportunities defined by a unique identity. Briefly, some of their desires included an open space large enough for a pavilion and farmer's market, more activity along the Arkansas River, and a gateway experience to let people know that they have entered Delano. It is our hope that this project addresses some of these aspirations. With the help from the community meetings, our group was able to take in the numerous statements and words of advice and apply it throughout our site in order to meet the citizens wants and needs and show them the possibilities that can make their neighborhood more unique and eclectic.

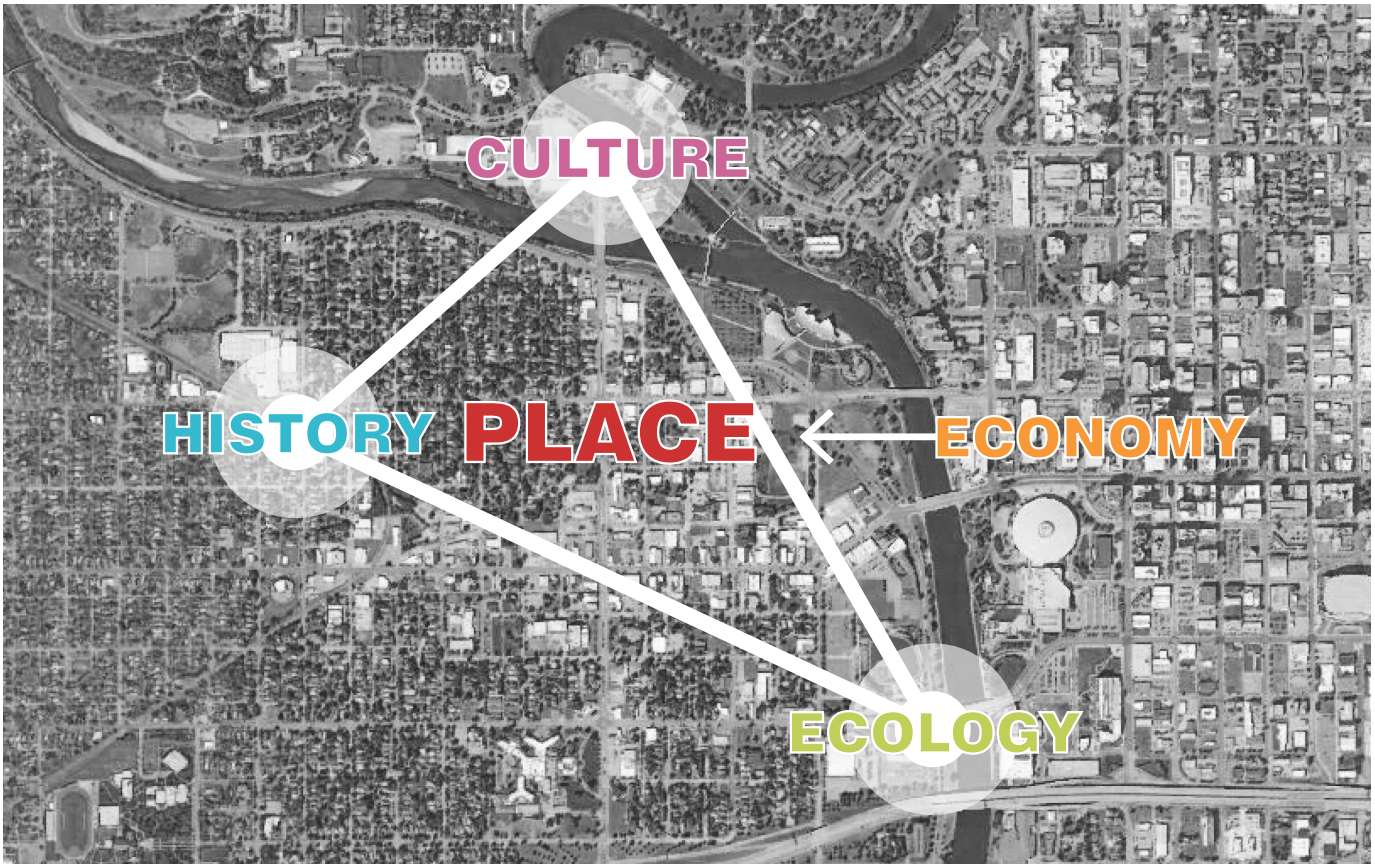


Figure 5.4: Place is Created by Major Driving Factors
This map shows the relationship between place, culture, ecology, history, and economy. (Wendling, 2017)

Idea of Place

What is this idea of "place"? It's much more than designed space, it encompasses emotion and experiences that make it memorable and meaningful to its everyday users. That is what our group is attempting to achieve, the creation of place within the community of Delano. Delano's "place" is created by three main driving factors: culture, history, and ecology. The concept of culture stems from the cultural institutions north of the neighborhood, including the Wichita Art Museum. Ecology comes from the Arkansas River, yet there is opportunity to enhance this and utilize it throughout the rest of Delano. History is unearthed from the community itself, building on the rich and intriguing past of this area. These three elements drive and inspire the concept of place for this area, with the help of economy from downtown Wichita and the Century II Performing Arts & Convention Center.

The Ripple Effect

Each element radiates energy, energy that is perceived and utilized by the locals of the Delano area. Culture is an idea that most see as something one feels or experiences. While this is true, and Delano has a firmly established culture, physical buildings can also provide culture to an area. The Wichita Art Museum, Botanical Gardens, and Old Cowtown Museum are located directly north of Delano and help generate the cultural vibe that surrounds them. The Arkansas River, just by being a river alone, creates an ecology of its own. The rail to trail is included as well, as plans to enhance it as a green space are being proposed. History is one of the most important aspects of the Delano community, and it can already be seen throughout the main core of the neighborhood. The main surge of economy, stemming from downtown Wichita and the Century II Performing Arts & Convention Center, also feeds into the Delano neighborhood and can inspire the community.

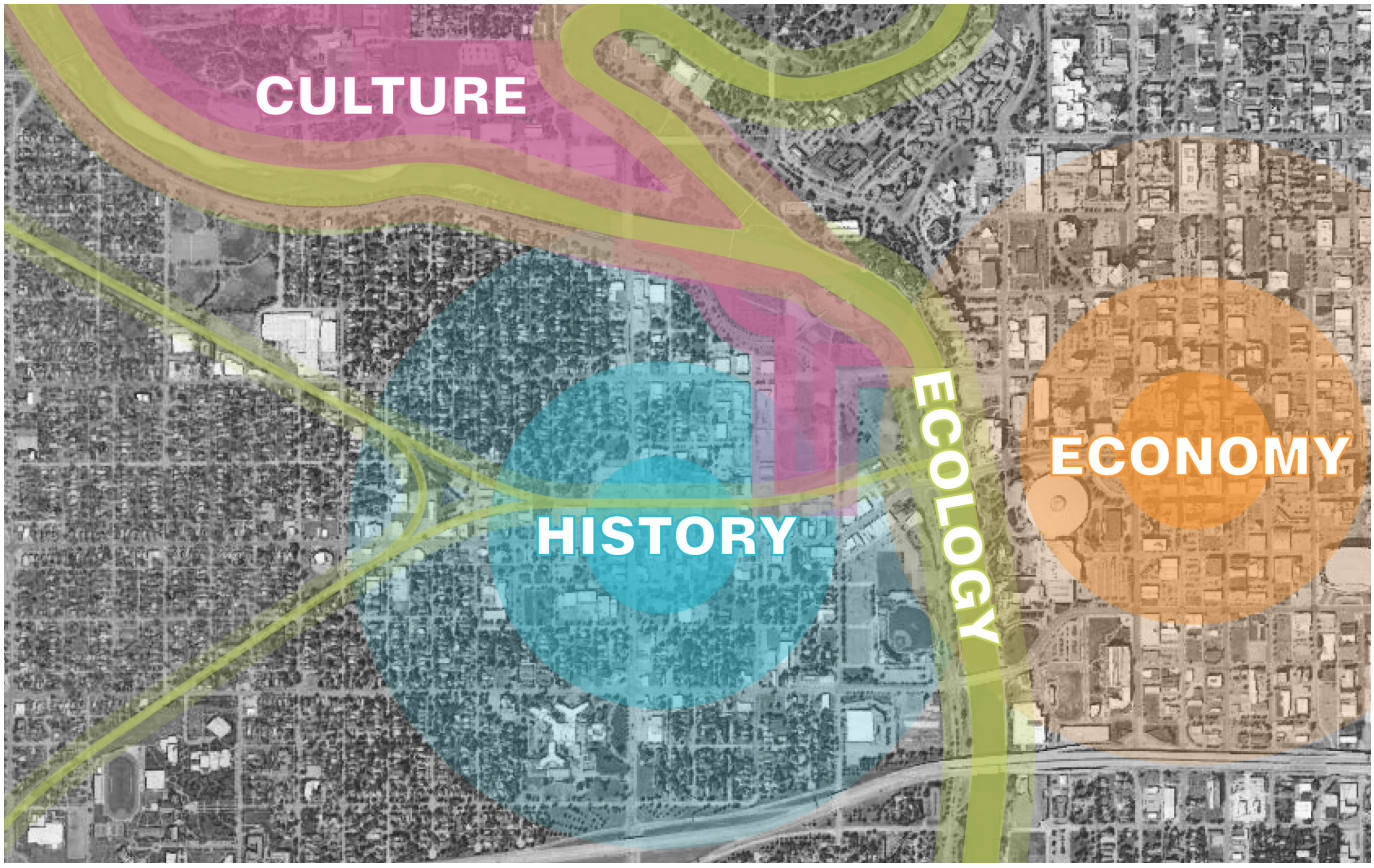


Figure 5.5: The Place Ripple Effect

This map shows where the elements that drive "place" are coming from and the areas they cover. (Wendling, 2017)



Figure 5.6: A Gap in Destination Connection

Diagram showing the cultural destinations located near the Delano neighborhood and the gap that is missing a connection. (Wagner, 2017)

Destination Gap

The cultural, historical, and entertainment destinations of the Wichita area hug the Arkansas River. Naturally, physical connections are needed to cross the river and access these destinations, whether by pedestrians or cars. But, there is a gap and opportunity to the north of Delano. The Westside Athletic Fields hold that opportunity for a better connection to the north, where the Botanical Gardens, Old Cowtown Museum, and Wichita Art Museum all sit. With direct access to the Arkansas River, this site holds the most potential and opportunity for a better and stronger connection and closure of the gap.

The Loop

These destinations along the Arkansas River create a loop. This loop contains everything our project embodies; culture, ecology, history, and economy. Through the utilization of this loop, we can connect different areas of Delano and Wichita through the elements that make them who they are to make “place” for the citizens of this area.

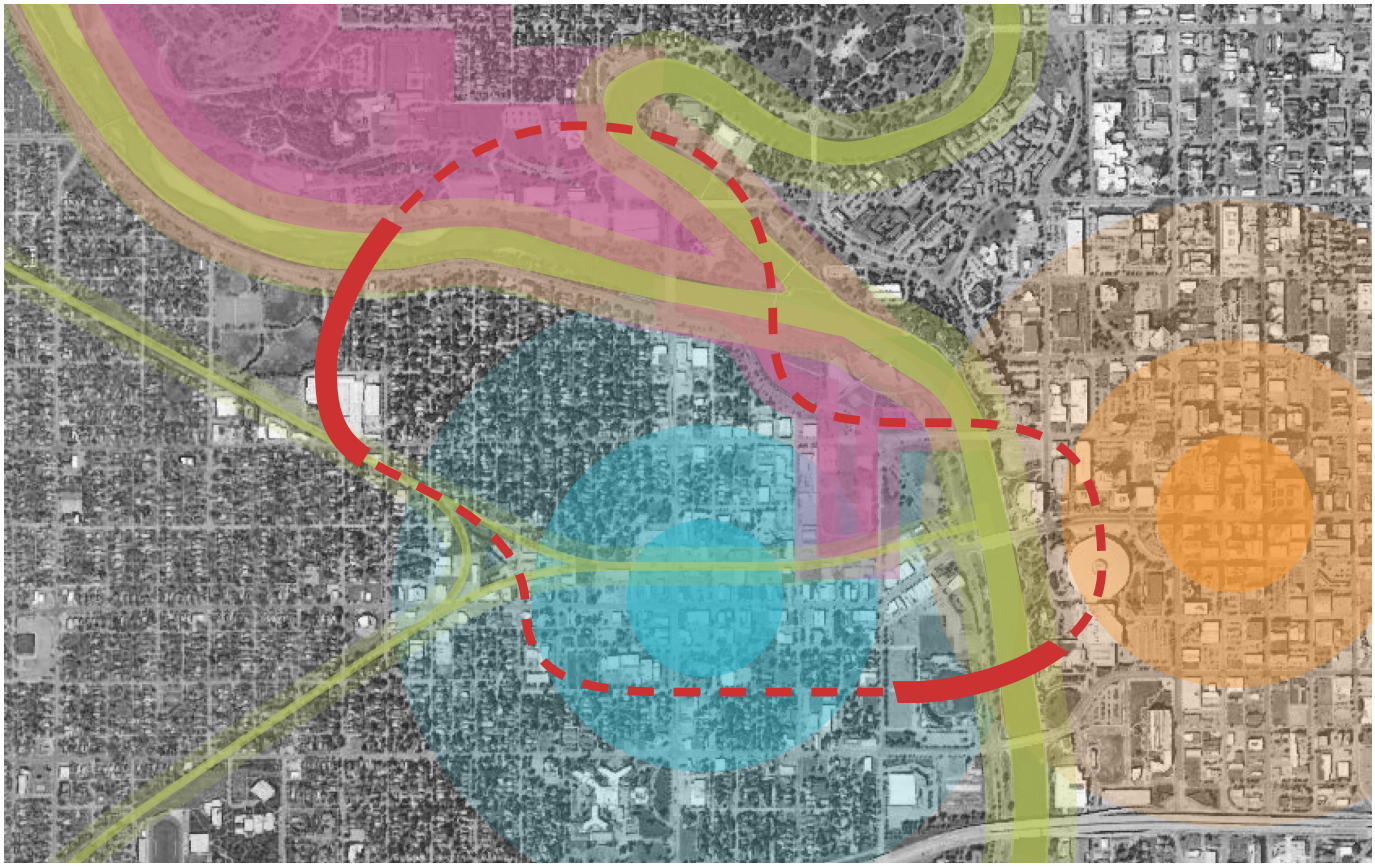


Figure 5.7: The Loop
This map shows the loop that is created by the different elements of our project and the relationship that is created. (Wendling, 2017)



Figure 5.8: Concept of Place Diagram

This diagram shows the relationship between the four main elements and the supporting mechanisms. (Voigt, 2017)

Enlivening Sensory Experiences

Being able to fully immerse yourself in experiences and place is one of our main goals for this project. A person's senses become a very intimate and personal experience within themselves, so applying this ideal to the creation of place within Delano will help create an all around better experience for the user. This element is something that can be seen all over Delano, not just one specific area.

Story Telling the Delano Narrative

Delano has a rich and classic narrative that the locals take great pride in. And it's not only one narrative, it's a bunch of stories and tall tales that have been told over and over again throughout the years that make up who Delano is. Being able to share their narrative, the thing that defines Delano and ignites citizen pride, is key to help create place among the neighborhood of Delano.

Nursing Public Health

A person's health is something that is on the rise lately, inviting people to explore and improve their overall health. This element stems from creating outdoor places that allow people to spend more time outside and enjoying the fresh air. Contributing to the betterment of an entire neighborhood's health and how they view outdoor places is just one of many project goals.

Growing Urban Ecosystems

With the main form of ecology coming from the Arkansas River, our group wanted to harness this and be able to apply it to other areas within Delano. Growing this urban ecosystem allows for the urban and natural sectors to be stitched together and become one cohesive being. Being able to extend and grow ecosystems into the urban fabric can help pave the way for future development plans.

Cultivating Urban Farming

With Delano's food desert dilemma, we want to introduce the idea of urban farming, or urban agriculture. This concept can help the citizens of Delano take pride, responsibility, and ownership in something that could be as simple as putting food on the table. Urban farming is a booming topic in cities across the states, so why can't this be implemented in the neighborhood of Delano?

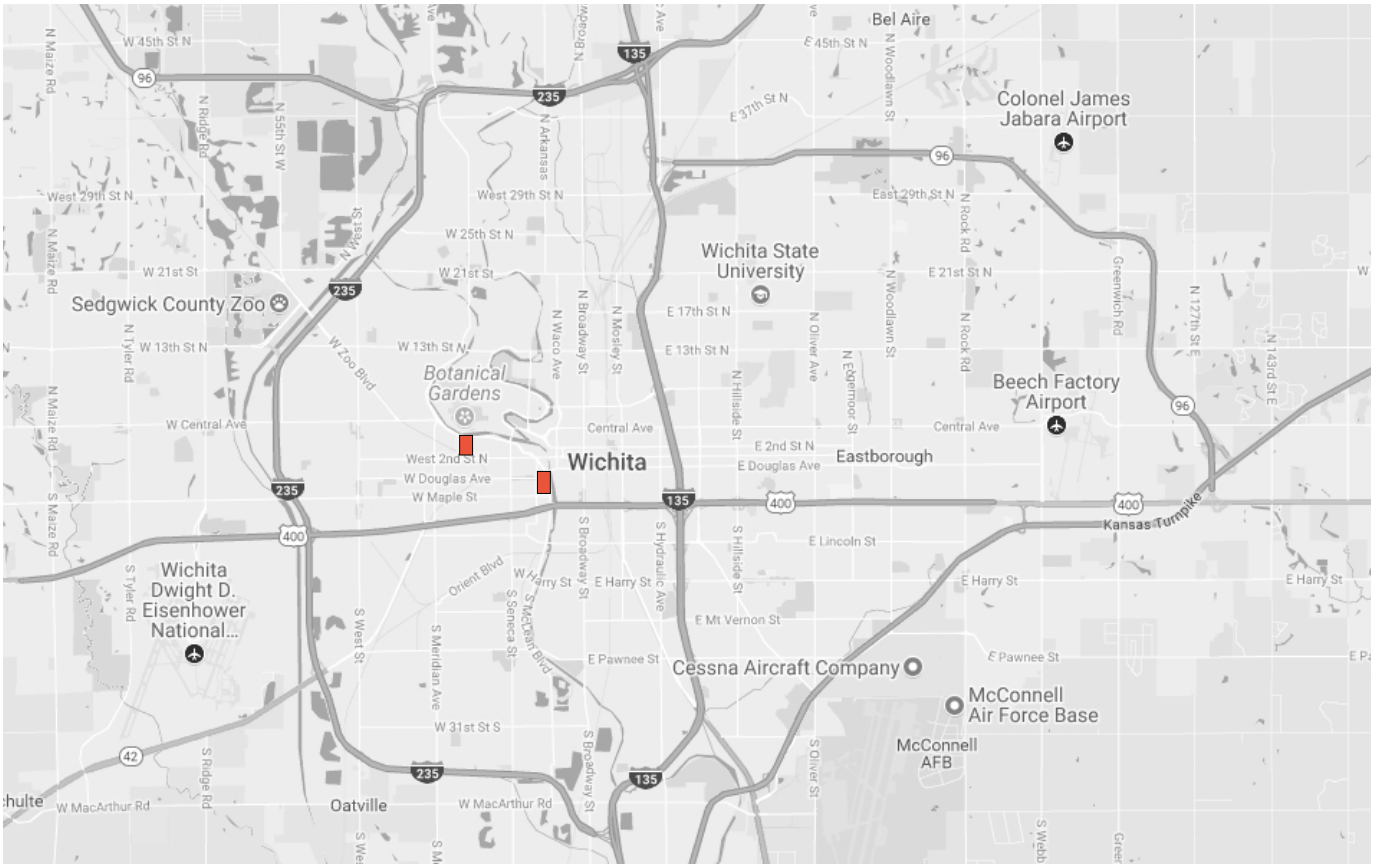
The Site

There were no specific boundaries for an actual “site”, so following the first community meeting with citizens of Delano, our group decided to focus on the neighborhood of Delano as a whole. We keyed in on two specific areas within Delano, the current location of the Lawrence Dumont stadium and its adjacent riverfront and the current Westside Athletic Fields. With these two areas as the main focus, the hope is that the momentum and energy from the development of these sites will start to radiate inwards towards the heart of Delano.

Lawrence Dumont Stadium and the Riverfront

This AA baseball stadium is scheduled for renovation, which allows us to re-imagine how this stadium can be better placed in a growing and naturalizing area. Creating a stronger pedestrian connection and having better access to the adjacent Arkansas River was spoken of numerous times at the community meetings and was seen has high priority on our project goals. Currently, McLean Boulevard runs directly in between the stadium and the river, cutting off the connection that is longed for. The riverfront has attempted a riparian edge with a simple path running along it. The citizens feel that it’s unfinished, comparing to the east side of the river which is has been newly developed. These thoughts were taken into account as our design process moved forward. Has the Delano side been forgotten?

Figure 5.9: Context Diagram
Map showing zoomed out view of where the sites sit in relationship to the entire city of Wichita. (Dalke, 2017)



Westside Athletic Fields

The Westside Athletic Fields, once home to the Friends University baseball team, holds five poorly sized baseball diamonds. An active rail line runs diagonally through the southwestern corner of the site, creating an interesting dissection through a primarily linear site. Apex Engineering, an airplane parts manufacturer, has their building in the southeast corner which also makes it a possible brownfield site. A brownfield site is property that has real or perceived contamination. Directly north and across the Arkansas River sits numerous cultural destinations including Old Cowtown Museum, the Botanical Garden and the Wichita Art Museum. The locations of these cultural destinations pose a big opportunity for a connection from the Westside Athletic Fields across the river.

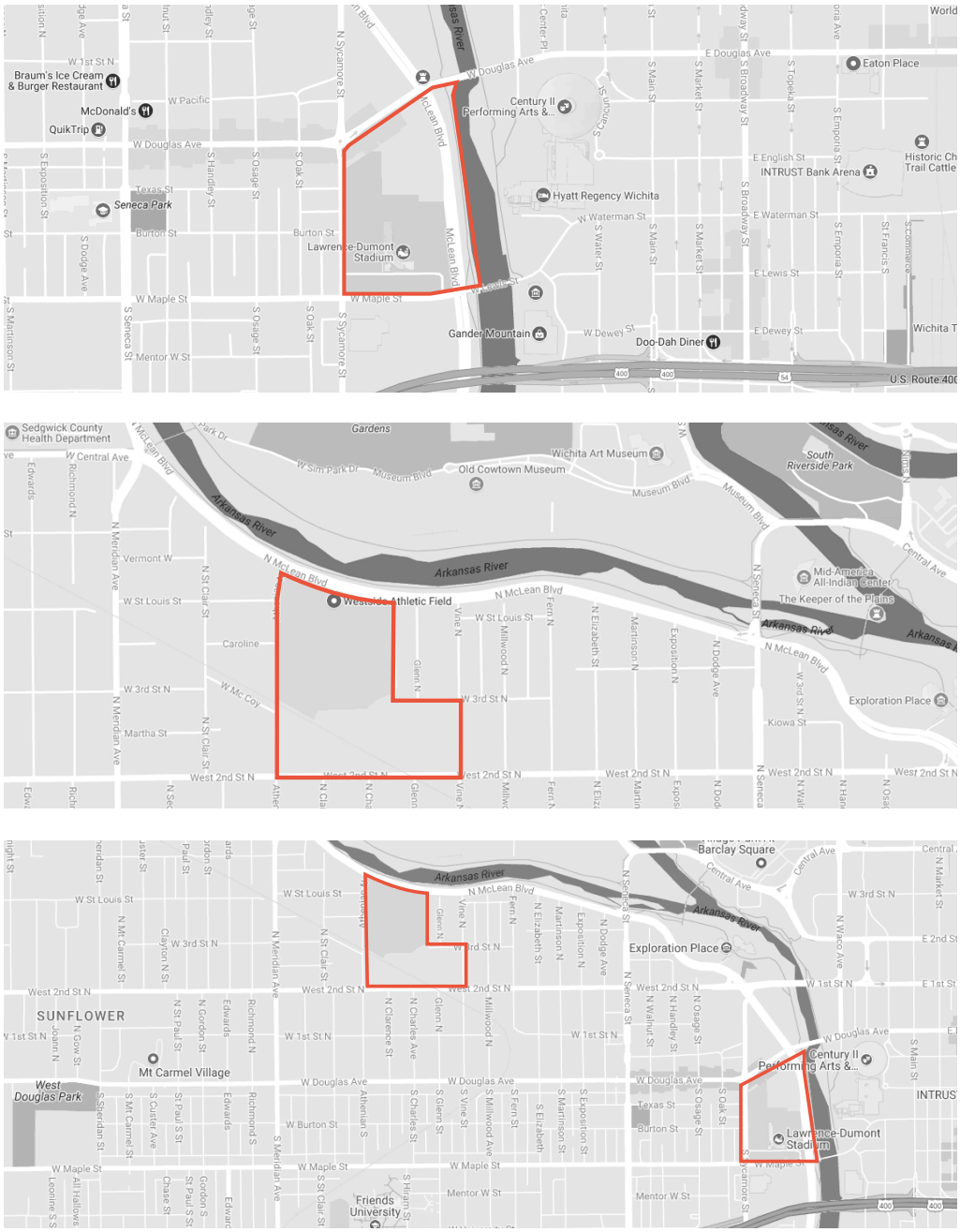


Figure 5.10: Zoom-in of Sites
Series of zoomed in diagrams showing outlines of the two focus area sites. (Dalke, 2017)

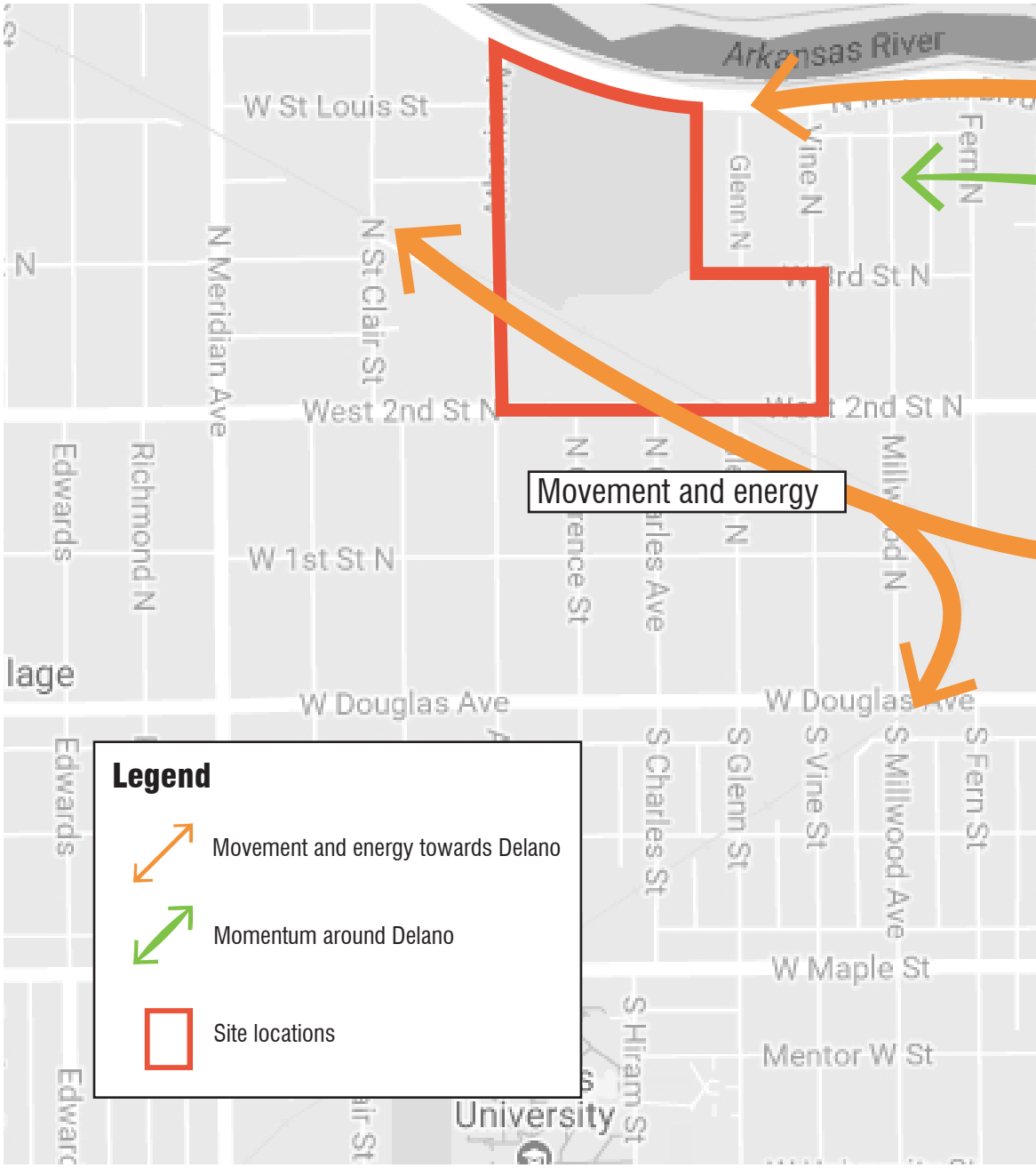
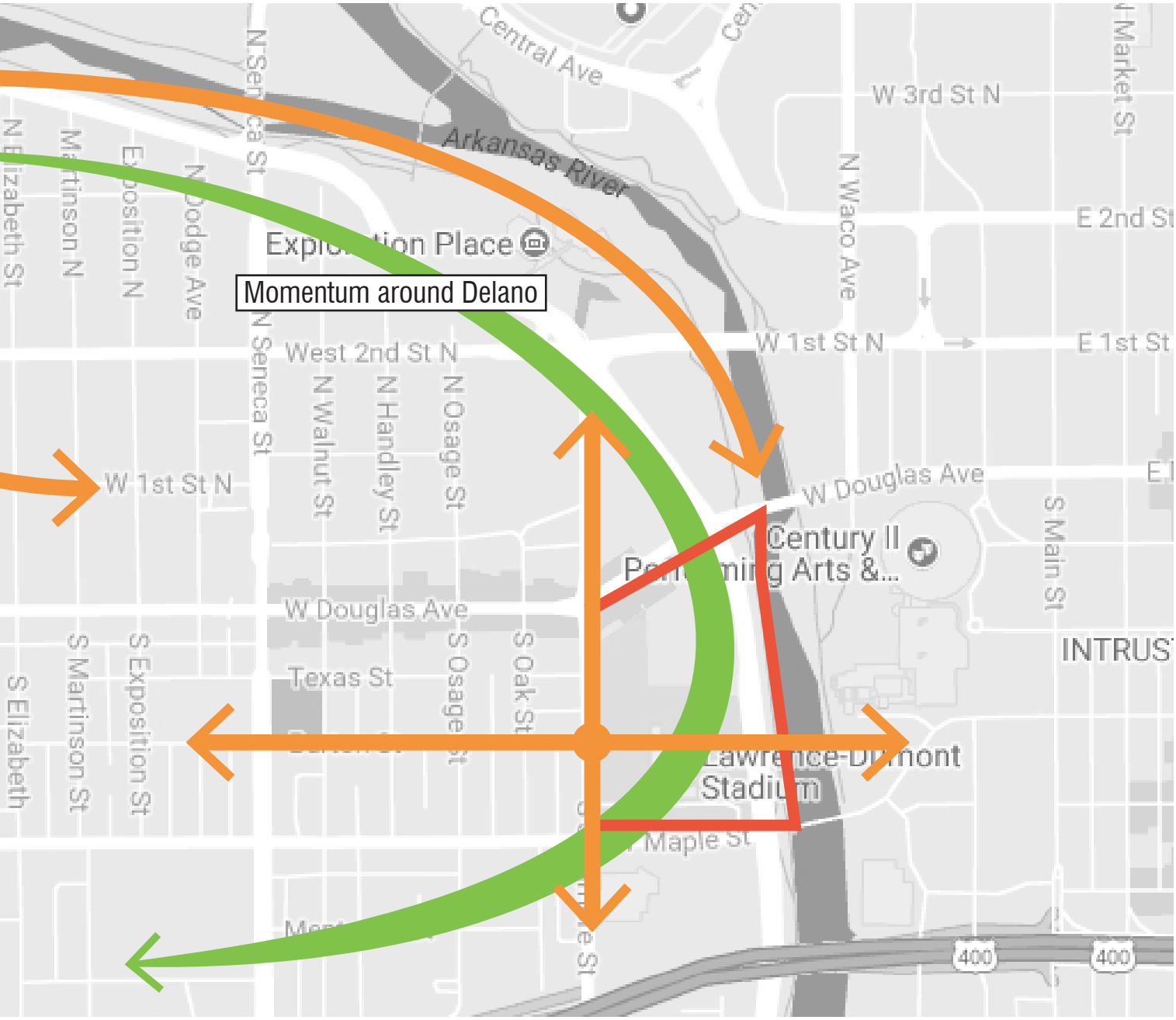


Figure 5.11: The Big Idea Diagram Overall diagram explaining our big design moves and choices. (Dalke, 2017)

The Big Idea

With the utilization of these two sites, further design moves can be made for the community. Both sites have direct access to the river and a physical connection can be made between the two that runs adjacent to the river. Directing our focus to the pedestrian connection scale, the use of the rail to trail path, Burton Street and Sycamore Street will help create these connections and will bring the energy from the two sites back into the center of Delano. Art, ecology, history and culture will be highly advocated for in the two sites, with plans to have these elements spread throughout the entire community to create a more cohesive idea of place.



The Green Arrow

The green arrow in the image above symbolizes the energy and momentum that will come from the development of the current Lawrence Dumont stadium site and riverfront, traveling up to the Westside Athletic Fields, using the rail to trail corridor to bring it back to the main hub of the neighborhood.

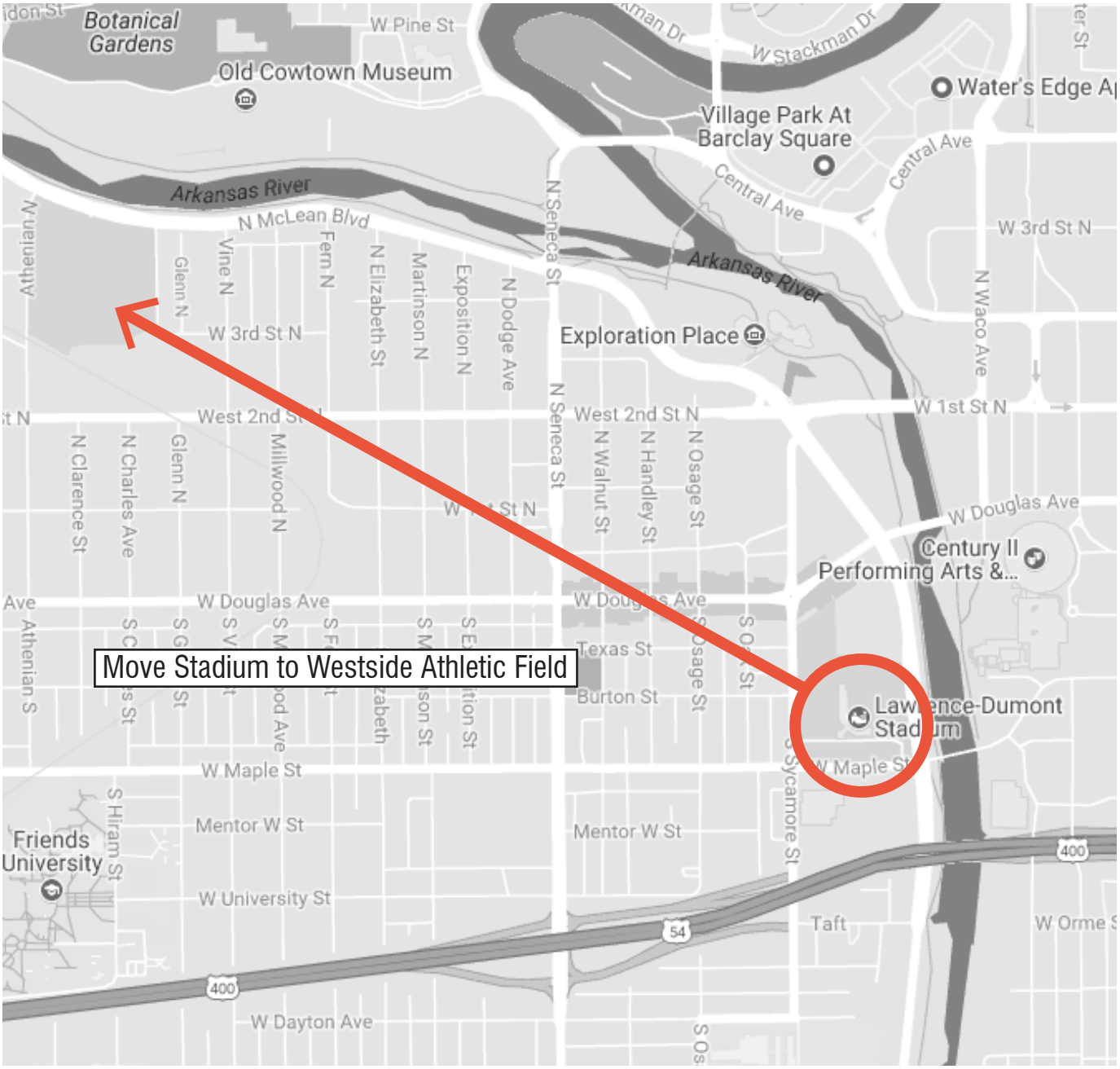
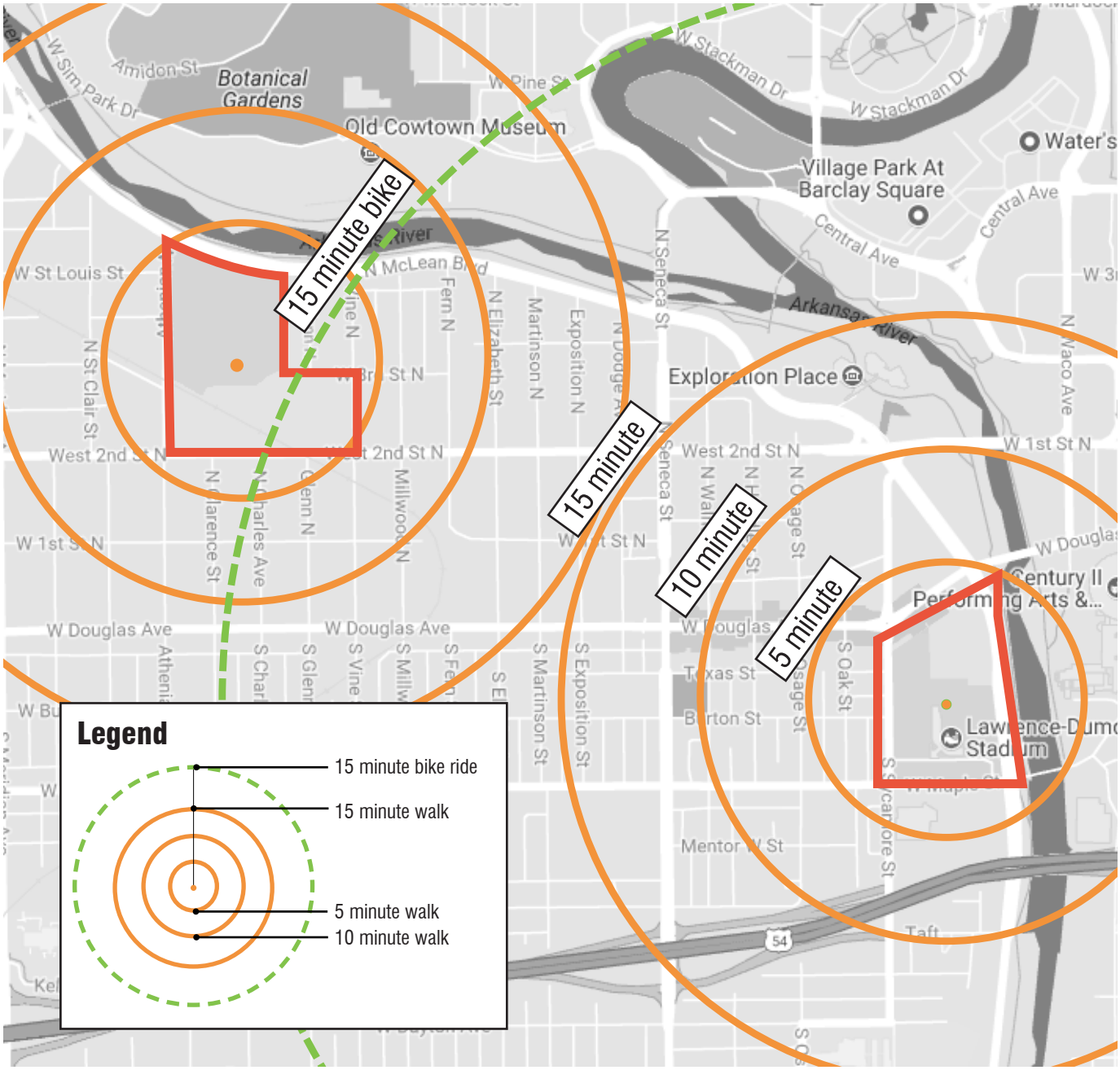


Figure 5.12: The Big Stadium Move Diagram Diagram showing the design move to relocate the current baseball stadium. (Dalke, 2017)

The Big Move

One of the first design moves our team made was to examine the option of moving Lawrence Dumont Stadium to the Westside Athletic Fields. The new stadium location results in several benefits to the stadium such as a much larger area to work with and better connections to cultural destinations. Relocation of the stadium presents a huge new opportunity for the former site on the east side of Delano which could influence the "place" and continued development of Delano for many decades to come.



Anchoring Two Ends of the Extended Riverfront

With the new location being on the other side of the neighborhood, we have anticipated questions regarding the walkability and bikeability of this new location.

The new location of the Lawrence Dumont Stadium has a 30 minute walk and a 15 minute bike ride from the current location. This new location is also within walking distance of the cultural destinations across the river including the Old Cowtown Museum, the Botanical Garden and the Wichita Art Museum.

Figure 5.13: Walkability and Bikeability Diagram Diagram showing the time it takes to walk from the old baseball stadium site to the new one. (Dalke, 2017)

Lawrence Dumont Stadium



Figure 5.14: Plan of Proposed Lawrence Dumont Stadium Area
The proposed plan shows what this new area would look like with the relocation of the baseball stadium. (Wagner, 2017)

Design Framework of the Lawrence Dumont Stadium Area

Lawrence Dumont Stadium, with its relocation to the Westside Athletic Fields, opens up new opportunity for development and further community involvement. The stadium will be located further within Delano, still remaining access to the Arkansas River. To the south of the stadium will be new multi-use buildings, complete with commercial, office, residential and parking. Running the entire length of the site is a design proposal for a linear park, resembling an airplane runway to build off of the history of this site. This park is accompanied by a pavilion for outdoor events, a dog park, raised planters for urban agriculture and a lot of green space for picnicking or a quick game of pick-up soccer. New town homes will be introduced to the east of the site, following the current residential grid of the area. These homes have direct access to the park and raised planters. In addition, a proposal for a new pedestrian bridge will guide users from the park, over the Arkansas River and into local Wichita destinations like the Old Cowtown Museum, the Botanical Gardens and the Wichita Art Museum.

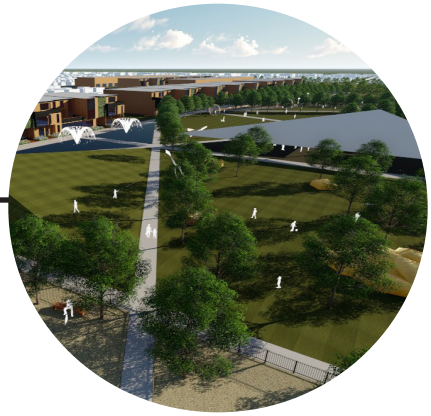


Figure 5.15: View of the Great Lawn, Dog Park, and Pavilion This view shows the activity that will occur with the creation of these spaces. (Wagner, 2017)



Figure 5.16: View of the Timeline This image shows the new timeline wall that will tell the story of Delano. (Wagner, 2017)



Figure 5.17: View of Urban Farming This image shows the connection between the raised planters and the town homes. (Wagner, 2017)



Figure 5.18: View of Town Homes This image shows the new town homes and activity that will happen in this area. (Wagner, 2017)

Figure 5.19: New Location Figure Ground: Current This figure ground diagram shows the current grid layout of the Westside Athletic Fields. (Wendling, 2017)

The West Re-imagined Grid

The current Westside Athletic Fields create a superblock in an area of residential homes. This area is 40 acres in size and completely dominates this area of Delano. Our group's design proposes a more appropriately designed area, one that utilizes the surrounding grid and creating a more sensible scale in this area. With the creation of the Linear Sculpture Park and the activation of the rail line, this will provide more green space and allow for a central area of meeting and congregation in this area of Delano.



Figure 5.20: New Location Figure Ground: Proposed This figure ground diagram shows the proposed grid layout of the new location of Lawrence Dumont Stadium. (Wendling, 2017)



Urban Farming

Within the new stadium development residents and other community members have the opportunity to participate in urban farming. This community garden not only creates a food source to help combat the food desert dilemma, but also enlivens the community and strengthens the bonds of the neighborhood. Urban farming can foster creativity and give citizens a sense of responsibility and ownership.



Figure 5.21: Urban Farming and Public Connection This perspective shows the future urban farming at the new town homes. (Wagner, 2017)



Figure 5.22: Dog Park and Great Lawn Perspective view of the dog park and Great Lawn. (Wagner, 2017)



Figure 5.23: Great Lawn and Pavilion Perspective view of the Great Lawn and pavilion. (Wagner, 2017)

Urban Play

The new stadium development offers a wide variety of activities that contribute to public health and well-being. These activities encourage the community to be active in the outdoors. Visitors playing in the Linear Sculpture Park can experience urban ecologies and enrich their senses by interacting with nature. Various landforms were created to serve multiple purposes as a lounging area and play mound. A dog park allows for the safe interaction of animals and humans. Another form of urban play is the interaction of cultural destinations that are located near and around the new stadium. Visitors can go to these destinations and make their way back to the new park. The artful design of the park brings the neighborhood together through ecology, culture, and history.

Great Lawn

Another feature of the area is the Great Lawn. This lawn allows for many people in the area to interact with each other and share their own narrative. By giving residents an open space to interact, the community bond is strengthened. Many different activities can be played here including pick up games of soccer, football, and baseball. A large pavilion encourages community gathering and offers a covered area for relaxation. This pavilion can be used for private parties or for hosting public events.



Delano Timeline

The rich history of Delano is showcased in an art piece that features the narrative of the neighborhood etched in metal. This two level piece explores Delano from the very beginning. Visitors can walk around and contemplate the history of Delano while enjoying the beautiful piece of art. Benches are provided for viewer pleasure or visitors can sit and relax on the lawn by the Timeline.



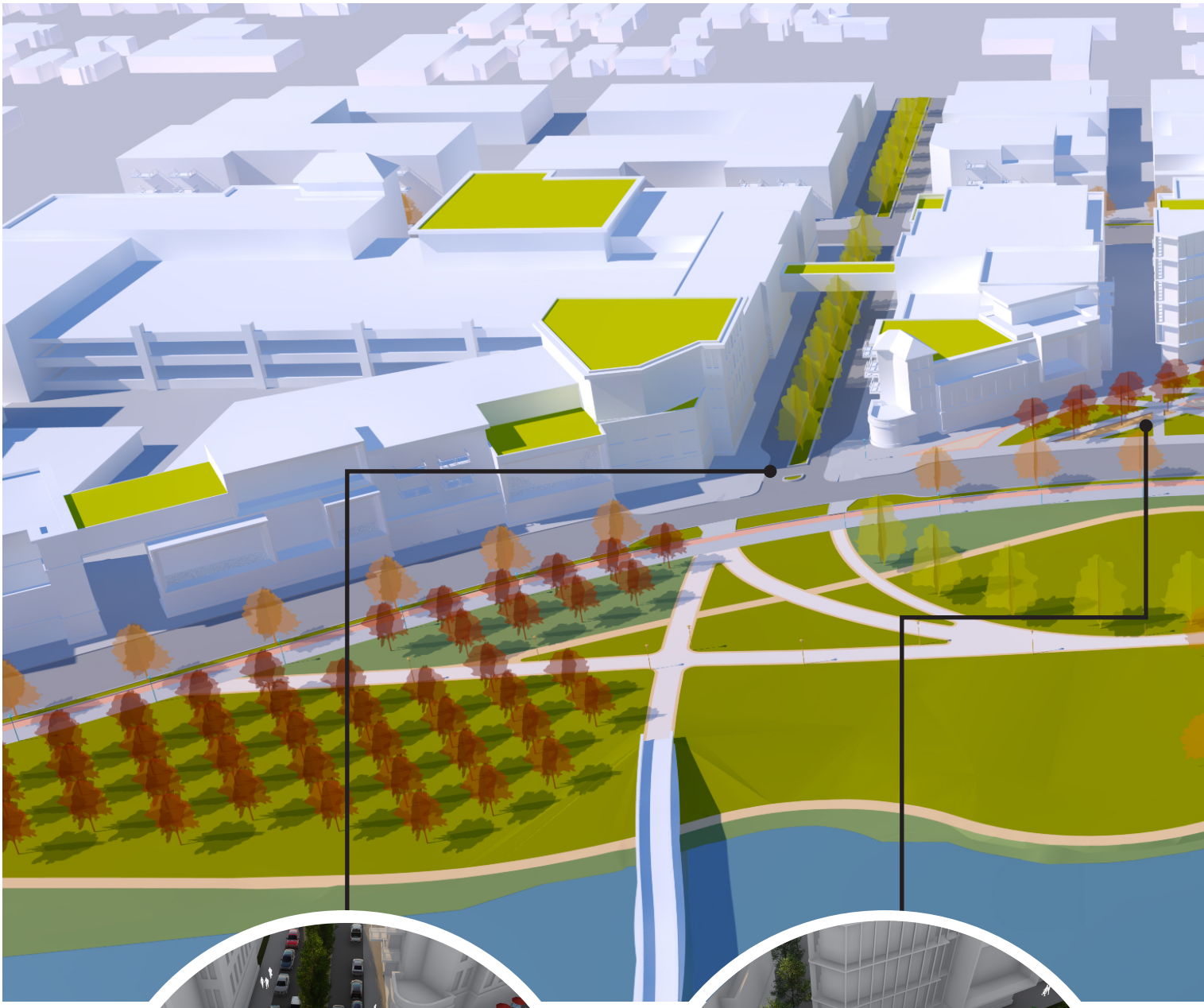
Figure 5.24: Delano's Timeline
Visitors interacting with the art sculpture of the Delano timeline. (Wagner, 2017)





Figure 5.25: Stadium Perspective
Perspective showing the new Lawrence Dumont Stadium. (Wagner, 2017)

Delano Riverfront District

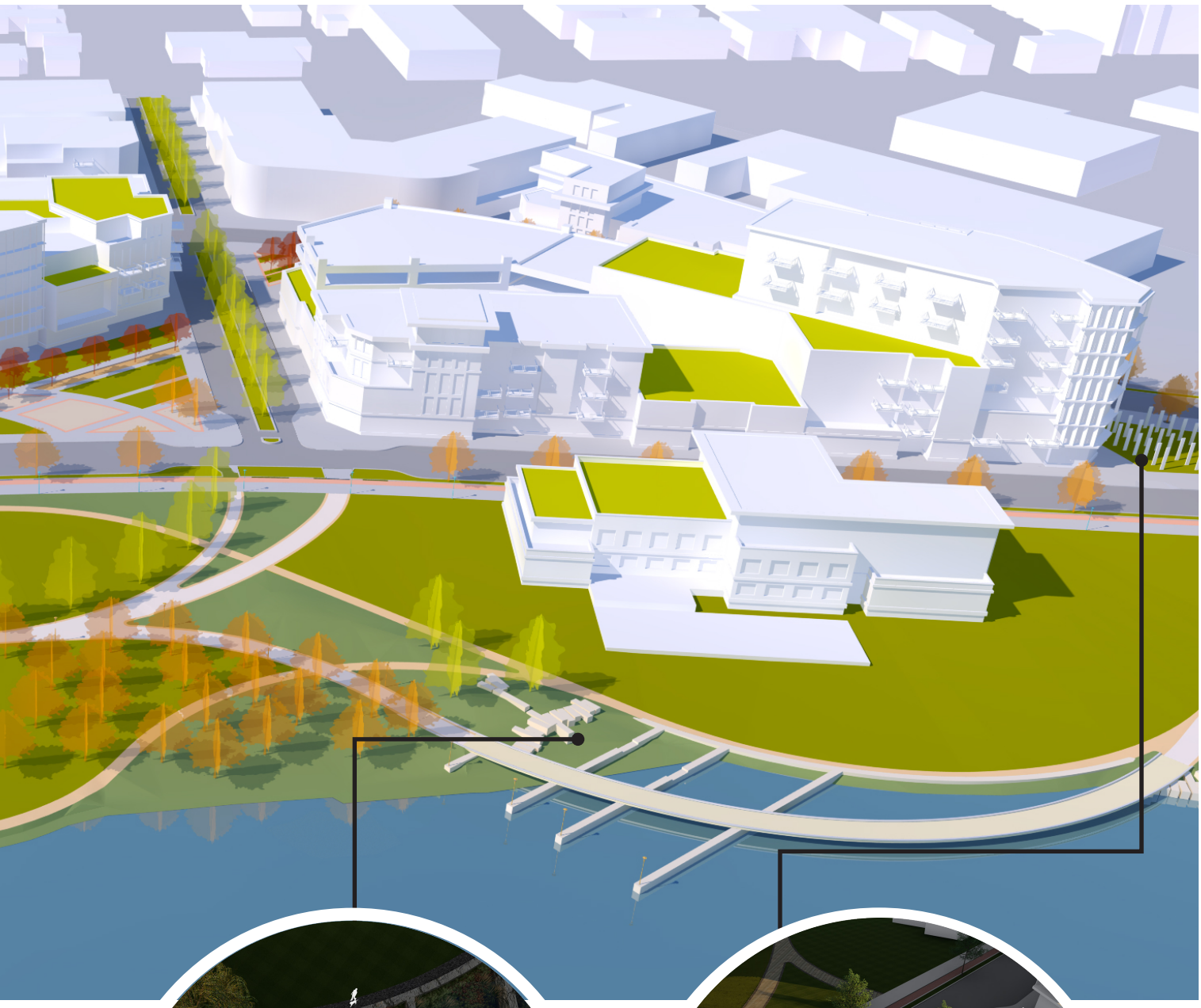




Intersection Street Art



Urban Plaza





Delano Boardwalk



Bus Stop



Figure 5.26: Riverfront District Figure Ground: Current This figure ground diagram shows the current grid layout of the current location of the Lawrence Dumont Stadium. (Wendling, 2017)

The East Re-imagined Grid

The design proposal for McLean Boulevard involves the transformation into a couplet, aligning the surrounding grid layout to become one with the current superblock. It will become one-way on both sides, with north bound traffic located on the east and south bound traffic located on the west. This design move allows McLean to become safer and more pedestrian friendly. Extending the urban fabric by continuing Burton and Texas Street towards the river will create appropriately sized blocks fit for the new multi-use structures. With the redesign of McLean Boulevard, the road is pushed back from the Arkansas River, and opens up the opportunity for a better green space along the river.

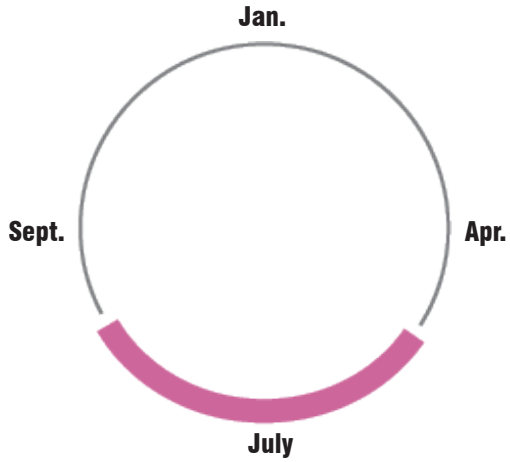


Diagram showing, with the use of the pink bar, the time this area will be utilized in its current state.



Figure 5.27: Riverfront District Figure Ground: Proposed This figure ground diagram shows the proposed grid layout of the new Riverfront District. (Wendling, 2017)

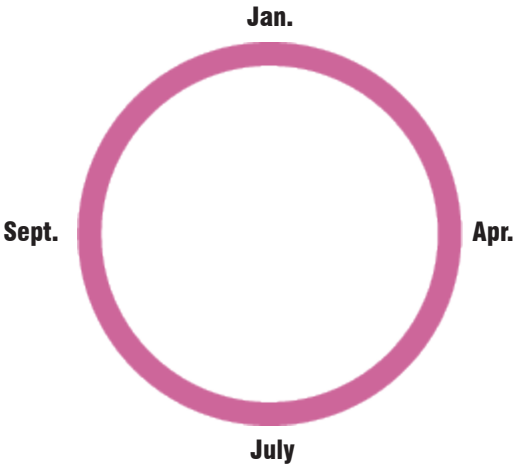


Diagram showing, with the use of the pink bar, the time this area will be utilized in its proposed state.

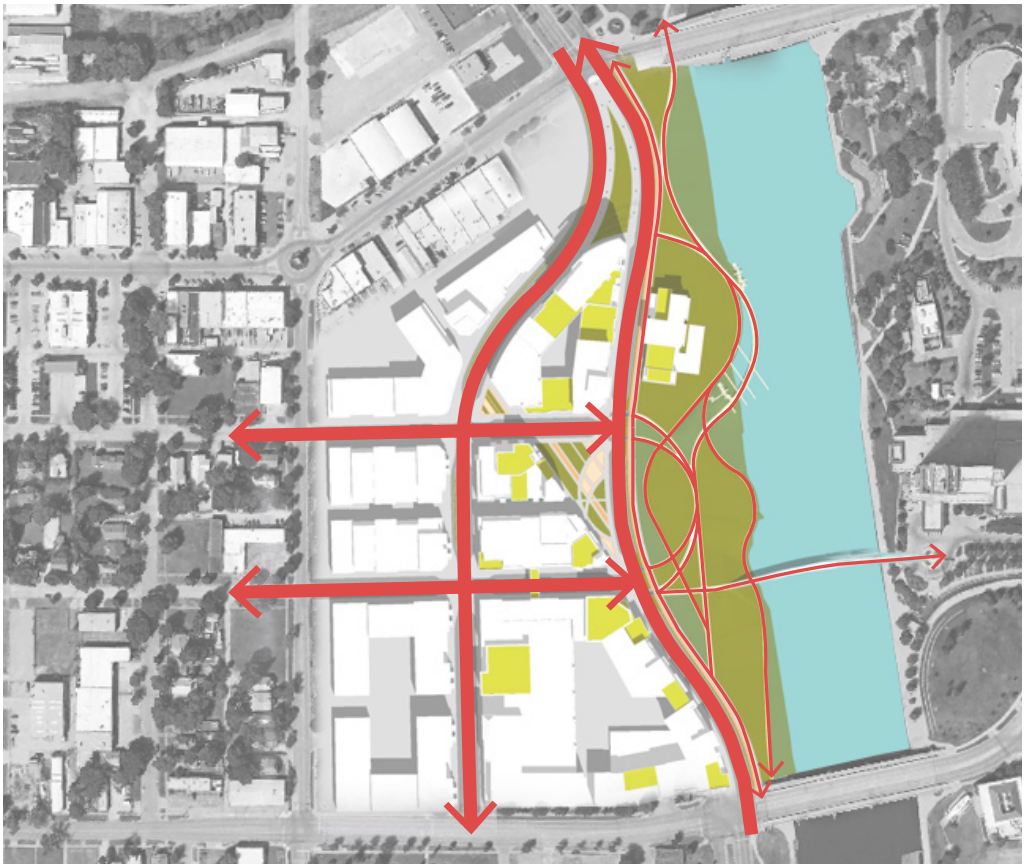


Figure 5.28: Circulation of McLean Direction of cars and traffic on McLean and the pedestrian circulation. (Voigt, 2017)

The McLean Couplet

The design proposal for McLean Boulevard involves its transformation into a couplet. It will become one-way on both sides, with north bound traffic located to the east and south bound traffic located on the west. This configuration allows McLean to become safer and more pedestrian friendly. Extending the urban fabric by continuing Burton and Texas Street towards the river will create appropriately sized blocks for new multi-use structures. With the redesign of McLean Boulevard, the road is pushed back from the Arkansas River creating room for riverfront civic green space and a riparian edge. With the introduction of the McLean couplet, new smaller block sizes will extend the Delano street grid closer to the river's edge.

Pedestrian Walkways

The McLean couplet allows for safe pedestrian travel throughout the urban area. Along the riverfront, pedestrians can experience the riparian edge by walking on the many paths that cross through the area. Visitors can also experience a boardwalk along the river as well as a pedestrian bridge that crosses the river and leads to the eastern front of downtown Wichita.

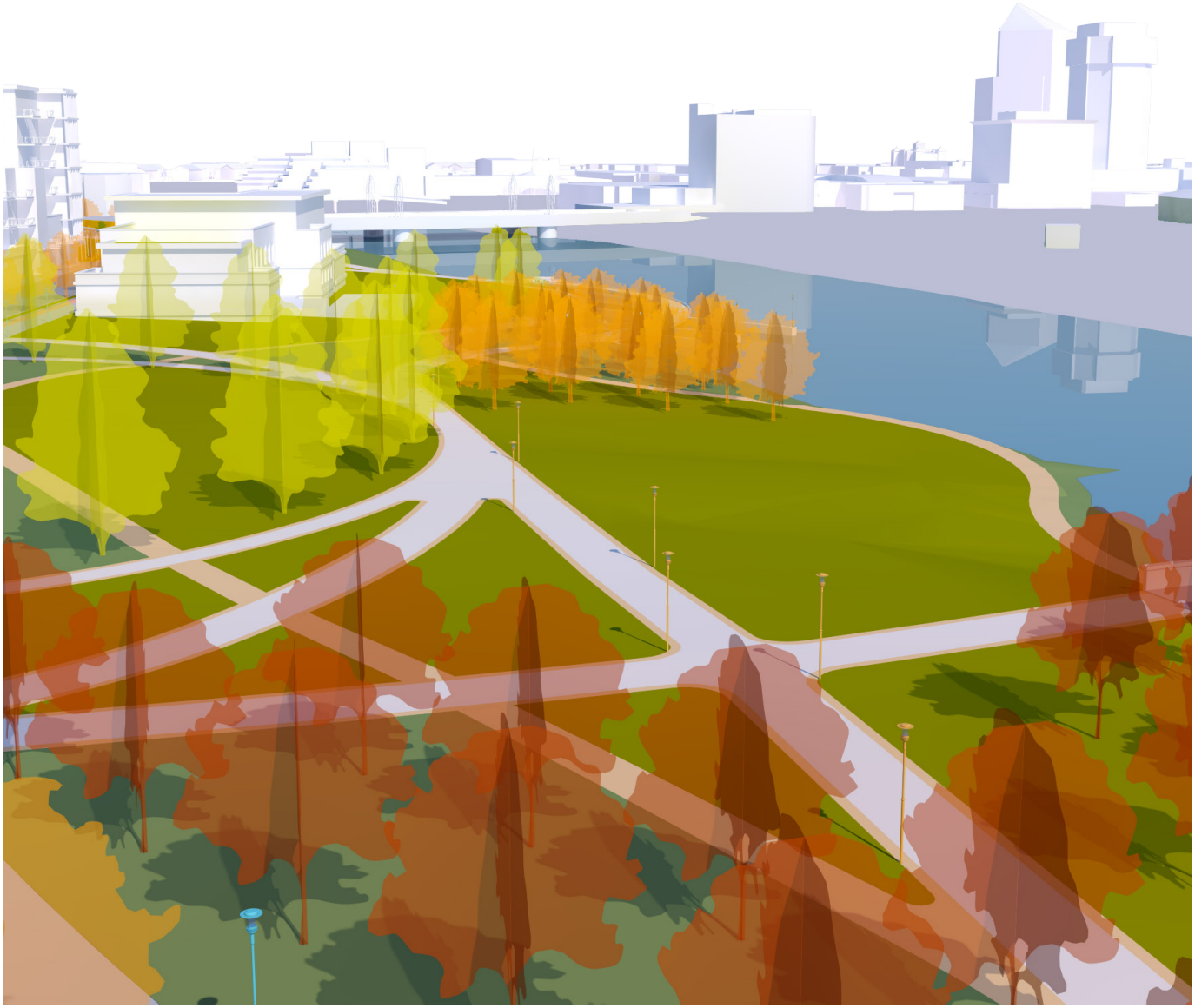


Figure 5.29: View of Pedestrian Paths Pathways located along the Arkansas River and the green space that is created. (Wendling, 2017)



Figure 5.30: View of Urban Plaza
View of the new urban plaza, a place for community gathering and interaction. (Wendling, 2017)



Civic Plaza

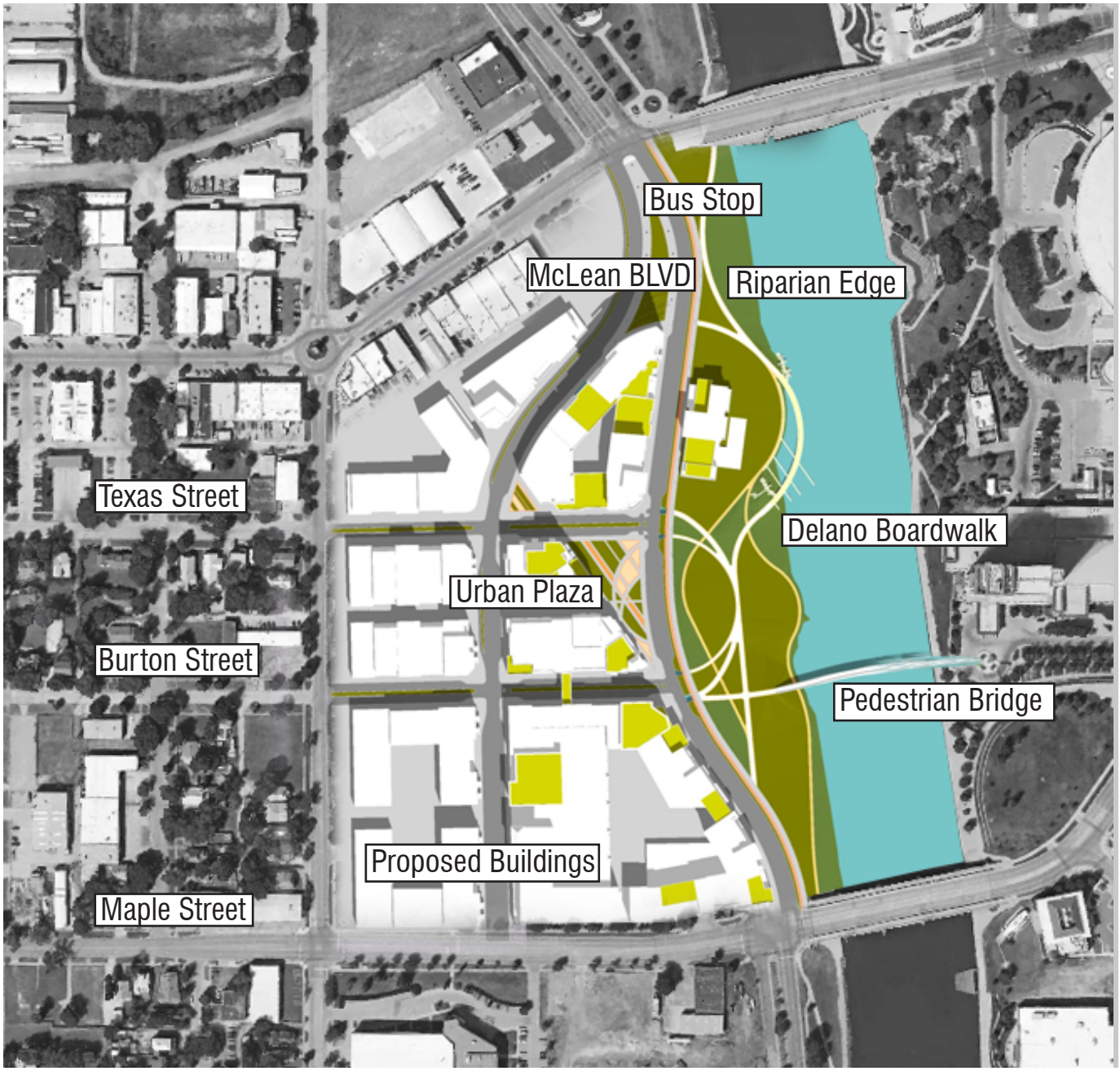
A purposed public plaza on the west side of the riverfront gives the community a public gathering space. This space can be used for public events like a farmers market, concert venue, flea market, fairs, river festivals, and a variety of other events. When events are not happening, food trucks and other venders can park their vehicles and serve plaza visitors. This new civic space can serve as a destination for the neighborhood of Delano as well as the city of Wichita.



Figure 5.31: View of Riparian Edge View of the new riparian edge on the Arkansas River. (Wendling, 2017)

The Riparian Edge

A fully integrated riparian edge is the main attraction down by the river. Users can get an up close experience that allows them to have physical interaction with the water. These river wetlands create a destination within themselves, not only with the visual aesthetics above the water's surface, but the phytoremediation taking place below the surface is improving general water quality.



Arkansas Riverfront

The design proposal is aimed at creating a better pedestrian and riverfront experience. New multi-use buildings frame the newly re-routed McLean Boulevard and a large riverfront green space invites users to encounter and experience the Arkansas River. This area will create a place, a place for people to feel like this area belongs in their community and will harness culture, history, and ecology in one.

Figure 5.32: Arkansas Riverfront Plan The new design proposal for the Delano Arkansas Riverfront. (Wendling, 2017)

The Pedestrian Bridge

A new pedestrian bridge is proposed, allowing users from both sides of the river to have full and safe access. The bridge will end at the sidewalk of the bus drop off area at the Hyatt Regency hotel, creating a direct connection to the hotel and the other side of the river.

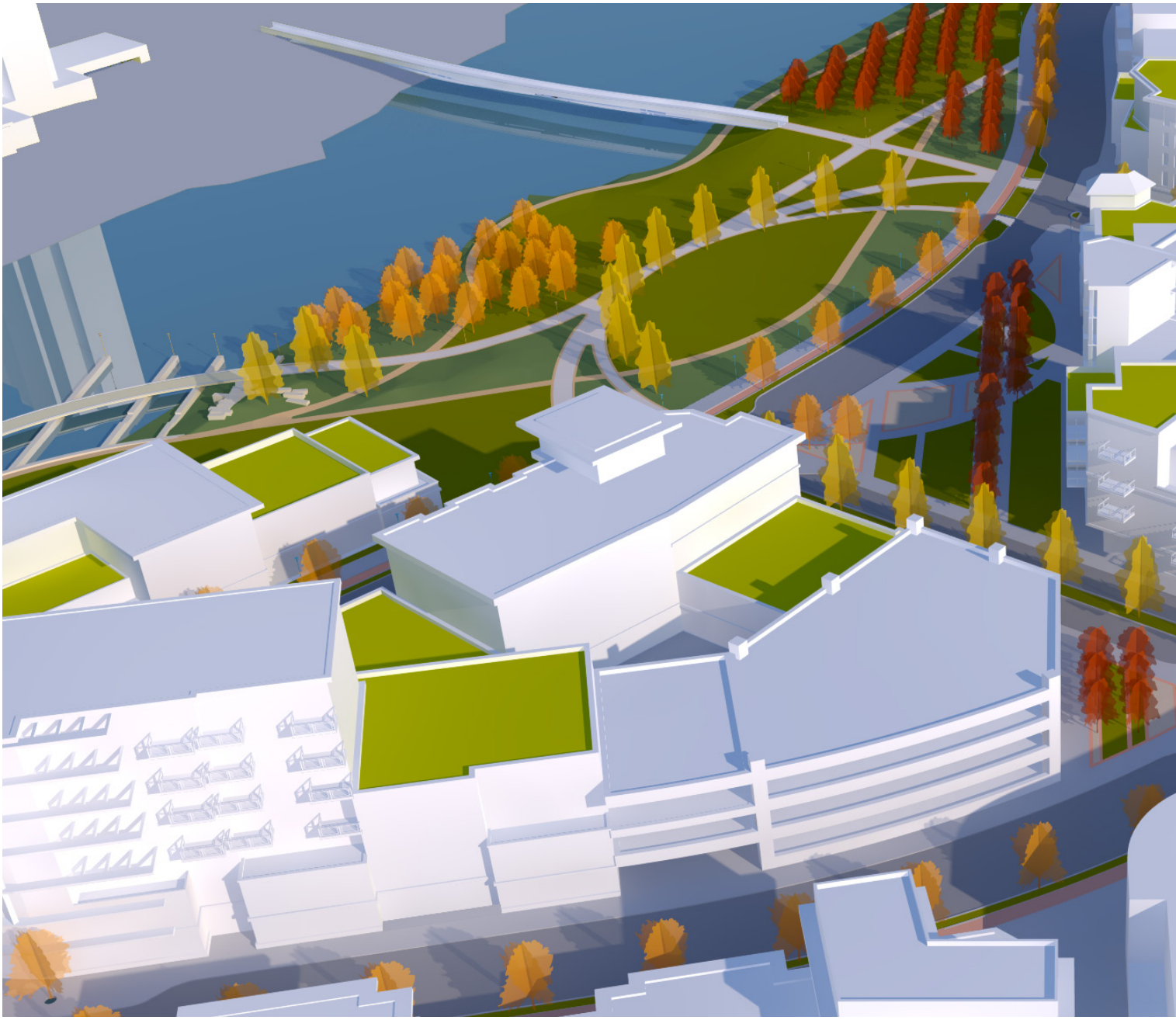


Public Space

By introducing a couplet to McLean Boulevard, the riverfront is given back to the pedestrians of Wichita. Pedestrians and cars are able to interact safely in the new urban blocks. Buildings facing the street and civic plaza create a safer environment for pedestrians. Lights increase safety and provide illumination for night-time activities.



Figure 5.33: Sidewalk View View showing the pedestrian experience when walking along McLean. (Wendling, 2017)



The Future Vision

The new Riverfront District will come alive, being fully usable every month of the year. From the extension of Burton and Texas Street, this space is reorganized at a more appropriate urban level. The riverfront becomes a destination, with ample green space and opportunity for better connections; emotionally and physically. A conceptual line runs from Douglas Avenue, through the Civic Plaza, and to the river. This line is a strong gestural move that brings people from Douglas Avenue to a newly developed place, a place filled with culture, history, and ecology.

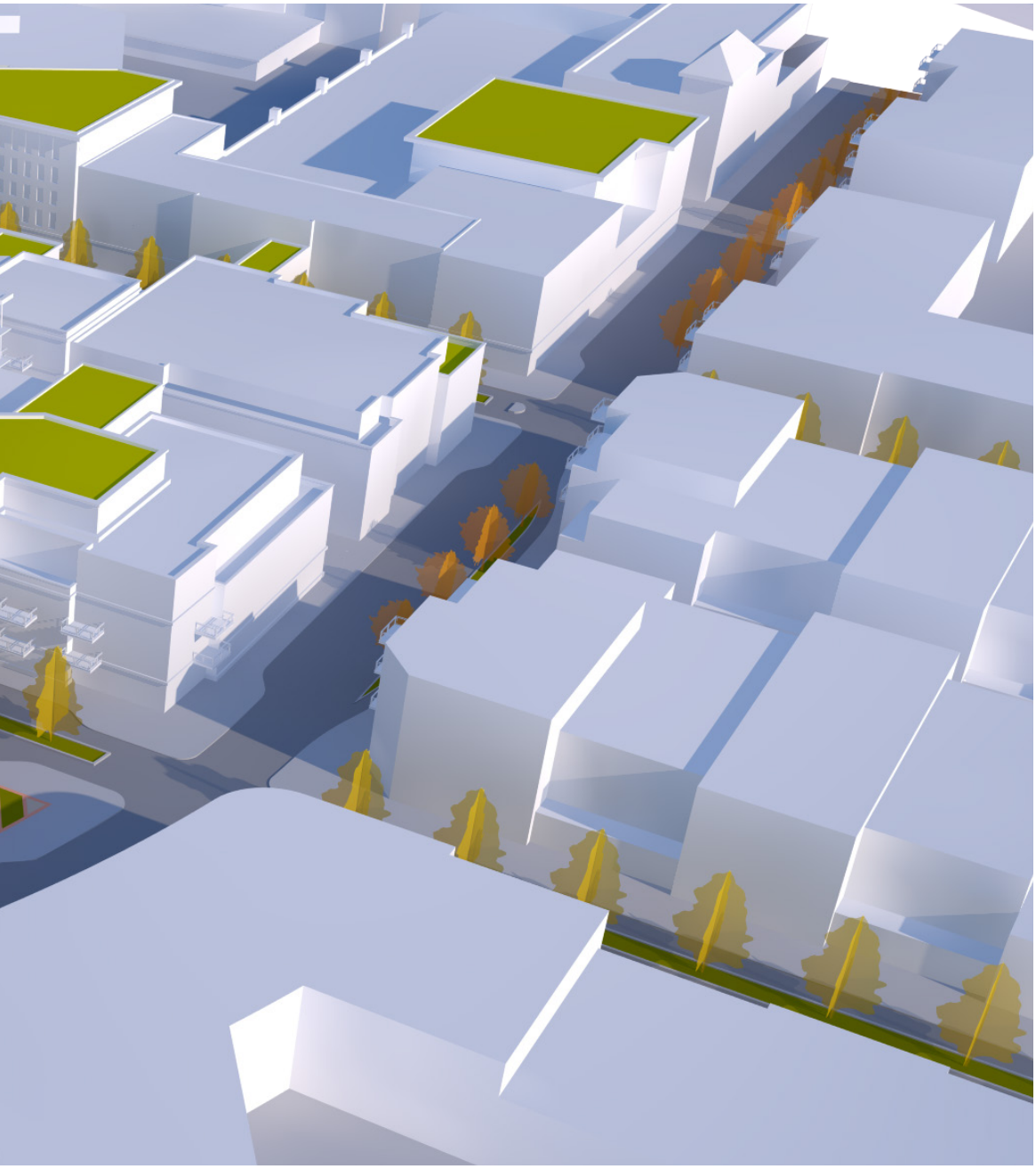


Figure 5.34: Aerial View of Riverfront District This aerial view shows the future spatial organization of the Riverfront District. (Wendling, 2017)

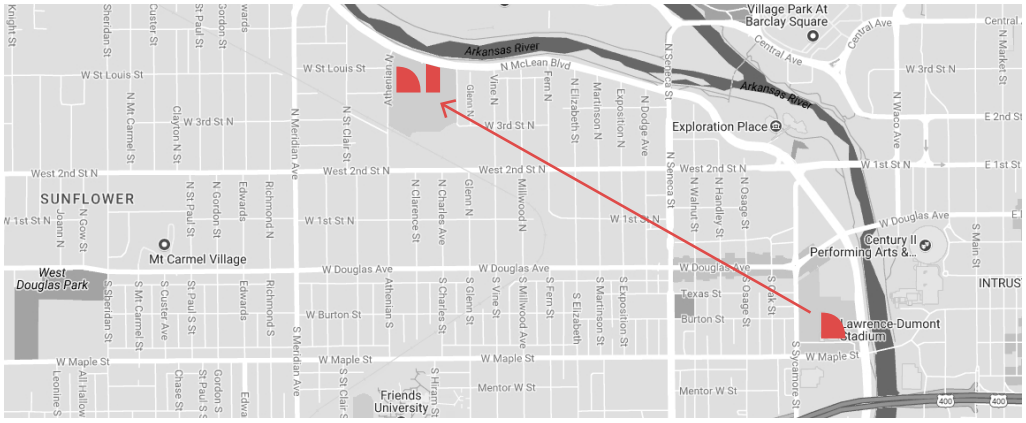


Figure 5.35: Phase One: Relocating the Stadium

Diagram showing the first phase of the project. (Voigt, 2017)

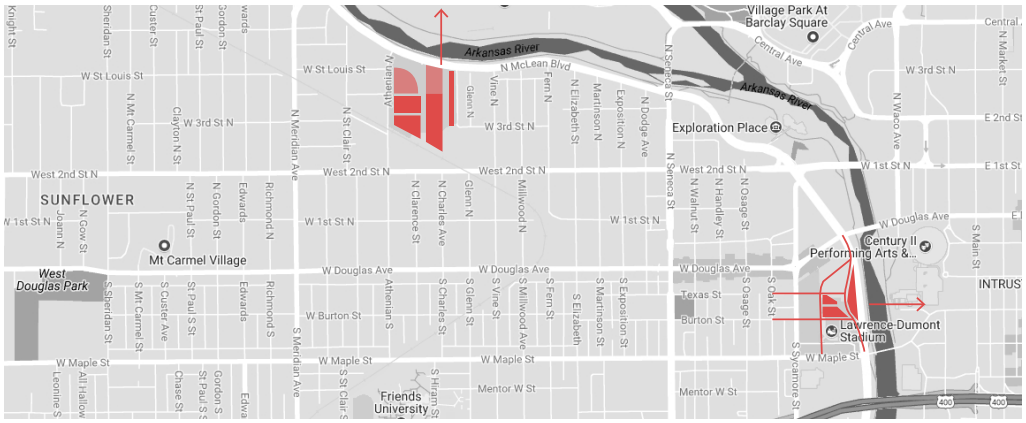


Figure 5.36: Phase Two: Introduce McLean Couplet and Extend Texas and Burton Streets

Diagram showing the second phase of the project. (Voigt, 2017)

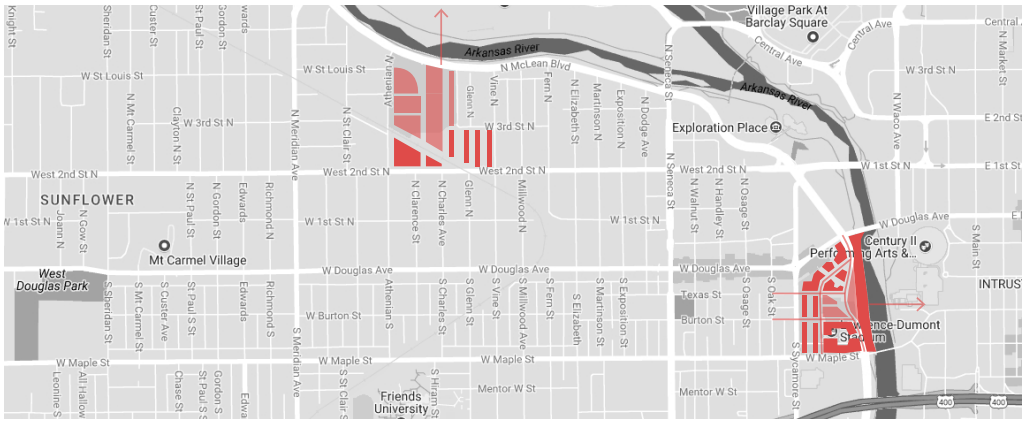


Figure 5.37: Phase Three: Develop New Mixed Use

Diagram showing the third phase of the project. (Voigt, 2017)

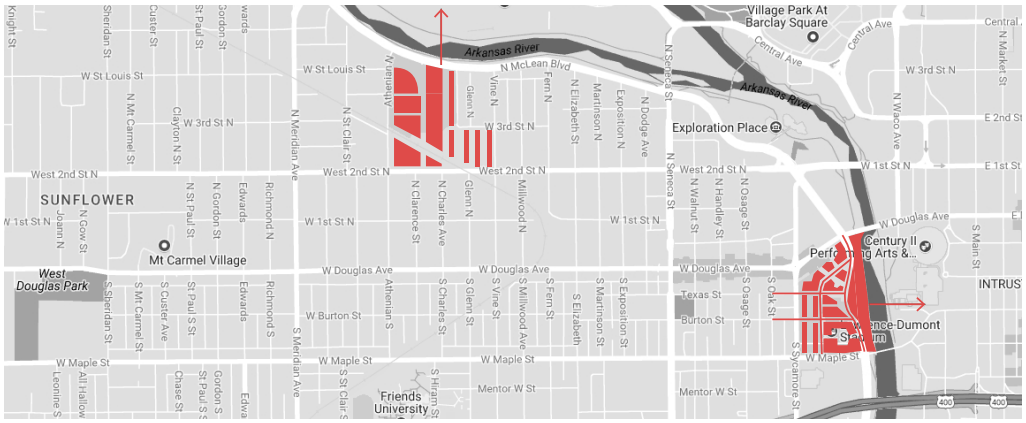


Figure 5.38: Phase Four: Activate Riverfront

Diagram showing the fourth phase of the project. (Voigt, 2017)

Phasing

Our team has divided this large scale project into four phases, showing over time what will happen to these sites.

Phase One

Riverfront District: The first phase is centered around the “big move”. With renovations or replacement to the Lawrence Dumont Stadium being one of the first projects the city wants to tackle, we propose that the stadium be moved from its current location to the Westside Athletic Fields to the north.

New Stadium Site: In addition to this move, the beginnings of the new adjacent linear park will commence. Starting on the north side of the site will allow for a current green space in the area and as time goes on it will continue development to the southern end of the site over time.

Phase Two

Riverfront District: The second phase will come directly after the stadium relocates to its new location, as space along McLean Boulevard and the riverfront will open up. McLean will start to change, as it will become a couplet, and will make the connection between pedestrians and the river more comfortable. New multi-use commercial, office space and residential units will begin to develop along with rows of town homes closer to Sycamore Street.

New Stadium Site: Within the new Westside Athletic Fields, the linear park will extend its development south with the addition of surrounding multi-use buildings and town homes. Pedestrian bridges will be implemented in both sites during this phase.

Phase Three

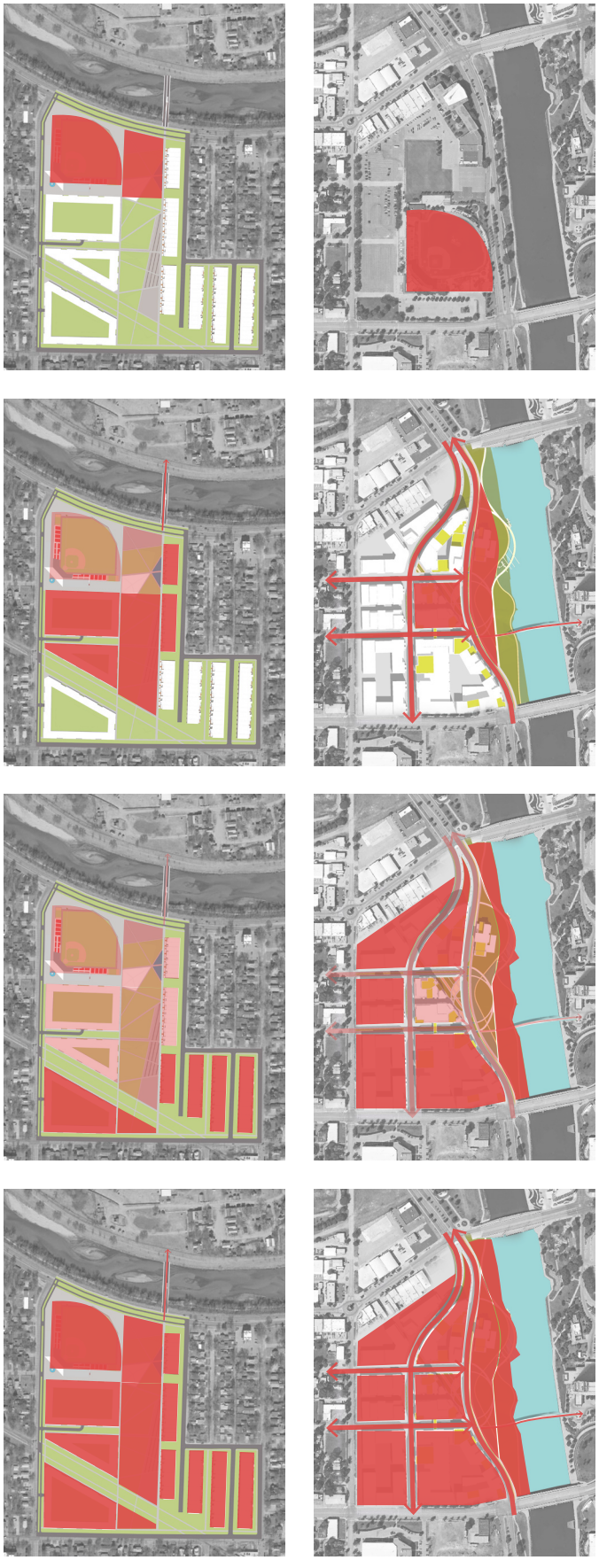
Riverfront District: The third phase will continue bringing in more development in the riverfront area to the east. Multi-use structures and town homes will fill this area and create a new urban riverfront.

New Stadium Site: At the Westside Athletic Fields, over time the existing buildings on site will be transformed into more multi-use structures and town homes.

Phase Four

The fourth phase includes the finalization of everything on each site and ensuring that each of the five mechanisms; growing urban ecosystems, nursing public health, enlivening sensory experiences, storytelling the Delano narrative and cultivating urban farming, is being utilized and implemented to its fullest potential.

New Stadium Site | **New Riverfront District**




Golf Course
W Murdock St
Amidon St
W Stackman Dr
Little Arkansas River
South
Riverside Park
N McLean Blvd
Arkansas River
Caroline
Glenn N
Fern N
N Elizabeth St
Martinson N
Exposition N
N Dodge Ave
N Seneca St
W 3rd St N
Kiowa St
West 2nd St N
Athenian N
N Clarence St
N Charles Ave
W 1st St N
N Walnut St
N Handley St
N Osage St
Aero Plains
Soul Sister
Fusion
Douglas Ave
S St Clair St
S Charles
S Millwood Ave
S Fern St
S Elizabeth
S Martinson St
S Exposition St
Texas St
Burton St
S Handley St
S Osage St
W Maple St



Moving Forward

From discovering culture and history through art, these two sites will act as catalysts and inspiration for what the rest of Delano and the city of Wichita could be. By taking this momentum and energy from Delano's past and culture, we can help push this community forward into their prospective future.

Figure 5.39: The Overall Plan
The overall plan that shows both sites and the connections that have been made. (Dalke, 2017)

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Figure 5.1

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Figure 5.2

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Figure 5.7

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Figure 5.10

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Figure 5.11

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Figure 5.13

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Figure 5.14

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Figure 5.15
Wagner, Caleb. 2017. “View of the Great Lawn, Dog Park, and Pavilion.” Kansas State University LAR 646 2017. SketchUp and Lumion Model.

Figure 5.16
Wagner, Caleb. 2017. “View of the Timeline.” Kansas State University LAR 646 2017. SketchUp and Lumion Model.

Figure 5.17
Wagner, Caleb. 2017. “View of Urban Farming.” Kansas State University LAR 646 2017. SketchUp and Lumion Model.

Figure 5.18
Wagner, Caleb. 2017. “View of Town Homes.” Kansas State University LAR 646 2017. SketchUp and Lumion Model.

Figure 5.19
Wendling, Mackenzie. 2017. “New Location Figure Ground: Current.” Kansas State University LAR 646 2017. Photoshop Diagram. Source Images:

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Figure 5.20
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Figure 5.22
Wagner, Caleb. 2017. “Dog Park and Great Lawn.” Kansas State University LAR 646 2017. SketchUp and Lumion Model.

Figure 5.23
Wagner, Caleb. 2017. “Great Lawn and Pavilion.” Kansas State University LAR 646 2017. SketchUp and Lumion Model.

Figure 5.24
Wagner, Caleb. 2017. “Delano’s Timeline.” Kansas State University LAR 646 2017. SketchUp and Lumion Model.

Figure 5.25
Wagner, Caleb. 2017. “Stadium Perspective.” Kansas State University LAR 646 2017. SketchUp and Lumion Model.

Delano Riverfront District Spread

Wendling, Mackenzie. 2017. “Delano Riverfront District Spread.” Kansas State University LAR 646 2017. SketchUp and Lumion Model.

Figure 5.26

Wendling, Mackenzie. 2017. “Riverfront District Figure Ground: Current.” Kansas State University LAR 646 2017. Photoshop Diagram. Source Images:

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Figure 5.27

Wendling, Mackenzie. 2017. “Riverfront District Figure Ground: Proposed.” Kansas State University LAR 646 2017. Photoshop Diagram. Source Images:

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Figure 5.28

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Figure.29

Wendling, Mackenzie. 2017. “View of Pedestrian Paths.” Kansas State University LAR 646 2017. SketchUp and Lumion Model.

Figure.30

Wendling, Mackenzie. 2017. “View of Urban Plaza.” Kansas State University LAR 646 2017. SketchUp and Lumion Model.

Figure.31

Wendling, Mackenzie. 2017. “View of Riparian Edge.” Kansas State University LAR 646 2017. SketchUp and Lumion Model.

Figure.32

Wendling, Mackenzie. 2017. “Arkansas Riverfront Plan.” Kansas State University LAR 646 2017. SketchUp Model. Source Images:

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Figure.33

Wendling, Mackenzie. 2017. “Sidewalk View.” Kansas State University LAR 646 2017. SketchUp and Lumion Model.

Figure.34

Wendling, Mackenzie. 2017. “Aerial View of Riverfront District.” Kansas State University LAR 646 2017. SketchUp Model.

Figure 5.35

Voigt, Emilee. 2017. “Phase One: Relocating the Stadium.” Kansas State University LAR 646 2017. Illustrator Diagram. Source Images:

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Figure 5.36

Voigt, Emilee. 2017. “Phase Two: Introduce McLean Couplet and Extend Texas and Burton Streets.” Kansas State University LAR 646 2017. Illustrator Diagram. Source Images:

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Figure 5.37

Voigt, Emilee. 2017. “Phase Three: Develop New Mixed Use.” Kansas State University LAR 646 2017. Illustrator Diagram. Source Images:

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Figure 5.38

Voigt, Emilee. 2017. “Phase Four: Activate Riverfront.” Kansas State University LAR 646 2017. Illustrator Diagram. Source Images:

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Figure.39

Dalke, Madison. 2017. “The Overall Plan.” Kansas State University LAR 646 2017. Illustrator. Source Images:

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6

Appendices



6.1

Community Workshop, IRB and Delano Resident Input

Welcome to today's public meeting for

Wichita Downtown Riverfront Visioning

25 May 2017

The purpose of today's meeting is to address two general questions:

1. How you are feeling about your neighborhood right now?
2. What are your ideas for creating a bright future for your neighborhood?

We will answer these questions together by working in small groups, brainstorming ideas, drawing on maps, and voting on options.

The outcomes of tonight's meeting may be used for research by Kansas State University professors and/or students.

Your ideas will be aggregated with ideas from other people, so your contributions cannot be connected to you, and therefore anonymous.

By attending the meeting and engaging in the activities, we understand that you are consenting to participate in this research. You may withdraw from participating at any time without loss of any benefits.

If you have questions, please contact:
Blake Belanger, Associate Professor, Department of Landscape Architecture and Regional & Community Planning, Kansas State University. belanger@ksu.edu
or
Rick Scheidt, Chair, Committee on Research Involving Human Subjects, Kansas State University.
rscheidt@ksu.edu

KANSAS STATE UNIVERSITY | University Research Compliance Office

TO: Dr. Blake Belanger
Landscape Architecture/Regional and Community Planning
313 Seaton Hall

Proposal Number: 8813

FROM: Rick Scheidt, Chair
Committee on Research Involving Human Subjects

DATE: 05/16/2017

RE: Proposal Entitled, "Wichita Downtown Riverfront Visioning"

The Committee on Research Involving Human Subjects / Institutional Review Board (IRB) for Kansas State University has reviewed the proposal identified above and has determined that it is EXEMPT from further IRB review. This exemption applies only to the proposal - as written – and currently on file with the IRB. Any change potentially affecting human subjects must be approved by the IRB prior to implementation and may disqualify the proposal from exemption.

Based upon information provided to the IRB, this activity is exempt under the criteria set forth in the Federal Policy for the Protection of Human Subjects, **45 CFR §46.101, paragraph b, category: 2, subsection: ii.**

Certain research is exempt from the requirements of HHS/OHRP regulations. A determination that research is exempt does not imply that investigators have no ethical responsibilities to subjects in such research; it means only that the regulatory requirements related to IRB review, informed consent, and assurance of compliance do not apply to the research.

Any unanticipated problems involving risk to subjects or to others must be reported immediately to the Chair of the Committee on Research Involving Human Subjects, the University Research Compliance Office, and if the subjects are KSU students, to the Director of the Student Health Center.

203 Fairchild Hall, Lower Mezzanine, 1601 Vattier St., Manhattan, KS 66506-1103 | 785-532-3224 | fax: 785-532-3278 | comply@ksu.edu | k-state.edu/research/comply

FOR OFFICE USE ONLY:	IRB Protocol #		Application Received:		Routed:		Training Complete:	

KANSAS STATE UNIVERSITY
University Research Compliance Office

Committee for Research Involving Human Subjects (**IRB**)
Application for Approval Form

Please send your completed application to comply@k-state.edu

INSTRUCTIONS

Be sure to save the application PDF to your computer before you begin completing the form. You may not be able to save your changes if you edit this form in a web browser.

The KSU IRB is required by law to ensure that all research involving human subjects is adequately reviewed for specific information and is approved prior to inception of any proposed activity. Consequently, it is important that you answer all questions accurately. If you need help or have questions about how to complete this application, please call the Research Compliance Office at 532-3224, or e-mail us at comply@ksu.edu.

Please provide the requested information in the outlined text boxes. The text boxes are designed to accommodate responses within the body of the application. As you type your answers, the text boxes will expand where appropriate and as needed. After completion send your application by e-mail to comply@k-state.edu.

Additional material is requested with this application. Be sure to provide electronic copies of the following documents (if applicable) and submit them to comply@k-state.edu along with your application:

Consent Form (see *Administrative Information, IX. Informed Consent A.*)
Sponsor's grant application or contract as submitted to the funding agency. (See *Administrative Information*)
Surveys, instruments, etc used for data collection (see *V. Design and Procedures C.* and *X. Project Information P.*)
Debriefing statement to be utilized (see *IX. Informed Consent E.*)

FAILURE TO PROVIDE ALL INFORMATION REQUESTED MAY LEAD TO A DELAY IN PROCESSING YOUR REQUEST.

Please proof read and check spelling BEFORE submitting the form.
To use Acrobat spelling check, press F7 or select EDIT, CHECK SPELLING

PLEASE CONTINUE TO THE NEXT PAGE TO BEGIN COMPLETING THE FORM

Last Revised: 02/17/2016

FOR OFFICE USE ONLY:	IRB Protocol #		Application Received:		Routed:		Training Complete:	

KANSAS STATE UNIVERSITY
University Research Compliance Office

Committee for Research Involving Human Subjects (IRB)
Application for Approval Form

Please send your completed application to comply@k-state.edu

Last Revised: 02/17/2016

ADMINISTRATIVE INFORMATION:

Title of Project/Course: Wichita Downtown Riverfront Visioning

Type of Application: (check one box)
☑ New / Renewal ☐ Revision (to a pending new application)
☐ Modification to an existing approved application #:

Principal Investigator Details: (must be a KSU faculty member):

Name: Blake Belanger Degree/Title: MLA / Associate Professor

Department: Landscape Architecture and Regional & Community Planning Campus Phone: 785-323-7917

Campus Address: 302 Seaton Hall

E-mail: belanger@k-state.edu Fax #: 785-532-6722

Responsible Graduate Student: (Person to contact for questions/problems with the form):

Name: Howard Hahn (faculty) Campus Phone: cel 949 293-8900

E-mail: hhahn@ksu.edu

Does this project involve any collaborators not part of the faculty/staff at KSU? (projects with non-KSU collaborators may require additional coordination and approvals):

☑ No ☐ Yes

Project Classification (Is this project part of one of the following?):

☐ Thesis ☐ Dissertation ☑ Faculty Research

☑ Other: engaged research

Note: Class Projects should use the short form application for class projects.

Copy of the Consent Form: ☐ Copy will be submitted to comply@ksu.edu with this application ☑ Consent form not used

Funding Source: ☐ Internal ☑ External (Identify source. You will also need to provide a copy of the sponsor's grant application or contract as submitted to the funding agency. This should be submitted to comply@ksu.edu with your application.)

Technical Assistance to Brownfields, KSU; Wichita Downtown Dev Corp

Based upon criteria found in 45 CFR 46 – and the overview of projects that may qualify for exemption explained at http://www.hhs.gov/ohrp/policy/checklists/decisioncharts.html, I believe that my project using human subjects should be determined by the IRB to be exempt from IRB review:

☐ No ☑ Yes (If yes, please provide the category of "Exemption" in the space below)

Exempt Projects: 45 CFR 46 identifies six categories of research involving human subjects that may be exempt from IRB review. The categories for exemption are listed here: **http://www.hhs.gov/ohrp/policy/checklists/decisioncharts.html#c2** If you believe that your project qualifies for exemption, please indicate which exemption category applies (1-6). Please remember that only the IRB can make the final determination whether a project is exempt from IRB review, or not.

Exemption Category: 45 CFR 46.101(b)(2)

MODIFICATION:

Is this a modification of an approved protocol? ☑ **No** ☐ **Yes** **If yes, please comply with the following:**

If you are requesting a modification or a change to an IRB approved protocol, please provide a concise description of all of the changes that you are proposing in the following block. Additionally, please highlight or bold the proposed changes in the body of the protocol where appropriate, so that it is clearly discernible to the IRB reviewers what and where the proposed changes are. This will greatly help the committee and facilitate the review.

I. NON-TECHNICAL SYNOPSIS (Please provide a brief narrative description of proposal. This should typically be less than 75 words and be easily understood by nonscientists):

This research aims to understand the preferences of people living in the Delano Neighborhood of Wichita and nearby neighborhoods regarding their living environment -- the housing, public spaces amenities, and links to community opportunities and resources. The purpose is to inform urban design visioning by a K-State studio class and to understand the neighborhood resident and stakeholder concerns and aspirations.

II. BACKGROUND (concise narrative review of the literature and basis for the study):

The Wichita Downtown Development Corporation (WDDC) is interested in partnering with faculty and students in the Kansas State University's Department of Landscape Architecture and Regional & Community Planning (LARCP) courses LAR 646 *Community Planning and Design Studio* and LAR 650 *Community Planning and Design Seminar* in the 2017 Summer Semester. The intent of the partnership is to generate a set of strategic urban design ideas for improving Wichita's downtown riverfront. The agreement is mutually beneficial. Wichita leaders and decision-makers will receive fresh ideas, and students will have the opportunity to work with external partners on a community engagement project. Findings may also be used for scholarly publication. Findings will be shared with Technical Assistance to Brownfields Center for Hazardous Substance Research (TAB), the WDDC, and the Wichita-Sedgwick County Planning Department (WSCPD).

III. PROJECT/STUDY DESCRIPTION

(Please provide a concise narrative description of the proposed activity in terms that will allow the IRB or other interested parties to clearly understand what it is that you propose to do that involves human subjects. This description must be in enough detail so that IRB members can make an informed decision about the proposal).

The human subjects portion of the research will take place in three public meetings in Wichita. In the first meeting, the PI will facilitate the meeting and direct participants to answer questions individually and through group discussions with graduate students. Outcomes will be analyzed and summarized by the PIs and graduate students, and shared with TAB, WDDC, and WSCPD. Students will use the data as a basis for generating initial urban design concepts. During the second meeting, the PI will report the outcomes of the first meeting, and students will present their initial concepts to residents and stakeholders in small rotating groups for the purpose of gaining consensus and refining design ideas. In the third meeting, students will present their final studio proposals in a public exhibit of their work.

IV. OBJECTIVE

(Briefly state the objective of the research – what you hope to learn from the study).

The purpose is to inform design visions for the waterfront by a K-State landscape architecture studio class and to ensure student concepts are addressing concerns and aspirations of engaged residents and stakeholders. Project partners may use the outcomes to inform real-world planning priorities and as a basis for commissioning professional planners and designers.

V. DESIGN AND PROCEDURES (succinctly outline formal plan for study)

A. List all sites where this research will be conducted:

Wichita, Kansas. Sites will be in a public meeting space, most likely in a meeting room in the Delano neighborhood, the WDDC office, or the Wichita Planning office.

B. Variables to be studied:

Participants' values pertaining to the best reasons to live, work, and do business in the community, places in the community participants are excited about, concerned about, and deem are important to them. Participants' ideas for positive change in the 5-year future and the 20-year future. Participants' opinions pertaining to potential development projects in the neighborhood.

C. Data collection methods: (surveys, instruments, etc - **copies must submitted to comply@k-state.edu**).

In the first meeting, residents and stakeholders will answer open-ended questions from the PIs and graduate students pertaining to the variables identified above. Participants will work in small groups facilitated by graduate students. Investigators will record responses using manual note-taking and map annotation. Participant ideas will be aggregated and themed, and participants will prioritize ideas through voting. In the second meeting, residents and stakeholders will provide opinions and recommendations to initial student work. Investigators will record responses using manual note-taking and map annotation. In part one of the third meeting, students will deliver formal presentations to project partners and local planning and design professionals. In part 2, students will speak informally with open house attendees. Participant feedback on student work may be recorded and may be included in the final report.

D. List any factors that might lead to a subject dropping out or withdrawing from a study. These might include, but are not limited to emotional or physical stress, pain, inconvenience, etc.

None anticipated. Subjects may drop out if they are uncomfortable with the questions or confused by them.

E. List all biological samples taken: (if any)

none.

F. Debriefing procedures for participants:

Participants will be informed verbally and in writing about the purpose and process of the meetings. The outcomes of the first meeting will be reported in the second meeting. Final studio outcomes will be provided in a studio report to TAB and WDDC, which will make the information available to participants through their website.

VI. RESEARCH SUBJECTS:

A. Source:

Residents will be invited to the workshop by the WSCPD

B. Number: (provide a brief rationale for your sample size)

We anticipate 20-25 participants at each meeting.

C. Inclusion criteria: (List any unique qualifiers desirable for research subject participation)

Resident or stakeholder in Downtown Wichita

D. Exclusion criteria: (list any unique disqualifiers for research subject participation)

None

E. Recruitment procedures:
How will subjects be identified?

WSCPD and WDDC have conducted two previous meetings with residents and stakeholders. Subjects will be those participants wishing to continue with the planning process. The target audience is members of the Delano

Neighborhood Association, Historic Delano, Delano United, and the Wichita Downtown Development Corporation; although, the meetings are open to the public.

How will subjects be recruited (advertisement, associates, etc.) ?

For both the May 25th and June 14th public meetings, we will ask the target organizations to e-mail an invitation to their membership as well as post on their websites and social media. The City also will issue an advisory to all media outlets and post the meeting on its website and social media.

Invitation text: "A landscape architecture/regional & community planning class from Kansas State will be looking at the riverfront, including Delano, as part of their Wichita Downtown Waterfront Visioning design studio. The class will look at several project sites and envision future uses by presenting visionary urban site plans. The design studio is a collaboration with the Wichita Downtown Development Corporation. Their ideas will have the goal of advancing the vision of the Project Downtown Master Plan, and they will be looking to members of the Delano community as their primary stakeholders."

How will subjects be enrolled?

Participants will enroll by voluntarily attending one, two, or all three meetings

Describe any follow-up recruitment procedures: (reminder emails, mailings, etc.)

A reminder e-mail will be sent approximately one week in advance of each public meeting at the same time the City advisory is issued.

VII. RISK - PROTECTION - BENEFITS: The answers for the three questions below are central to human subjects research. You must demonstrate a reasonable balance between anticipated risks to research participants, protection strategies, and anticipated benefits to participants or others.

A. Risk for Subjects: (check all that apply)

- ☐ Exposure to infectious diseases
- ☐ Use of confidential records
- ☐ Exposure to radiation
- ☐ Manipulation of psychological or social variables such as sensory deprivation, social isolation, psychological stressors
- ☐ Examining for personal or sensitive information in surveys or interviews
- ☐ Presentation of materials which subjects might consider sensitive, offensive, threatening, or degrading
- ☐ Invasion of privacy of subject or family
- ☐ Social or economic risk
- ☐ Risk associated with exercise or physical exertion
- ☐ Legal risk
- ☐ Review of medical records
- ☐ Review of criminal records
- ☐ HIV/AIDS or other STD's
- ☐ Employment/occupational risk
- ☐ Others – Please explain below (Indirect risks, risk to individuals who are not the primary subjects):

B. Minimizing Risk: (Describe specific measures used to minimize or protect subjects from anticipated risks.)

There is no more than minimal risks to subjects. Data collection will not associate resident names with their comments. The

data will be aggregated for analysis and reporting.

C. **Benefits**: (Describe any reasonably expected benefits for research participants, a class of participants, or to society as a whole.)

There are minimal direct benefits to participants. The resulting design visions may help inform future planning of the community, which may improve the resident and stakeholder quality of life.

D. More than Minimal Risk? In your opinion, does the research involve more than minimal risk to subjects? ("Minimal risk" means that "the risks of harm anticipated in the proposed research are not greater, considering probability and magnitude, than those ordinarily encountered in daily life or during the performance of routine physical or psychological examinations or tests.")

☐ Yes ☑ No

VIII. CONFIDENTIALITY:

Confidentiality is the formal treatment of information that an individual has disclosed to you in a relationship of trust and with the expectation that it will not be divulged to others without permission in ways that are inconsistent with the understanding of the original disclosure. Consequently, it is your responsibility to protect information that you gather from human research subjects in a way that is consistent with your agreement with the volunteer and with their expectations.

Explain how you are going to protect confidentiality of research subjects and/or data or records. Include plans for maintaining records after completion.

Our data collection will not associate names of participants with their responses. If participant statements are used in the report, they will be anonymous. For example we may cite a resident stating that "our streets need more street trees," but we will not identify which participant made the statement. The data will be aggregated for analysis and reporting.

IX. INFORMED CONSENT:

Informed consent is a critical component of human subjects research - it is your responsibility to make sure that any potential subject knows exactly what the project that you are planning is about, and what his/her potential role is. (There may be projects where some forms of "deception" of the subject is necessary for the execution of the study, but it must be carefully justified to and approved by the IRB). A schematic for determining when a waiver or alteration of informed consent may be considered by the IRB is found at **http://www.hhs.gov/ohrp/policy/checklists/decisioncharts.html#c10**

Even if your proposed activity does qualify for a waiver of informed consent, you must still provide potential participants with basic information that informs them of their rights as subjects, i.e. explanation that the project is research and the purpose of the research, length of study, study procedures, debriefing issues to include anticipated benefits, study and administrative contact information, confidentiality strategy, and the fact that participation is entirely voluntary and can be terminated at any time without penalty, etc. Even if your potential subjects are completely anonymous, you are obliged to provide them (and the IRB) with basic information about your project. See informed consent example on the URCO website. It is a federal requirement to maintain informed consent forms for 3 years after the study completion.

Answer the following questions about the informed consent procedures.

☑ Yes ☐ No **A.** Are you using a written informed consent form? If "yes," include a copy with this application. If "no" see B.

☑ Yes ☐ No **B.** In accordance with guidance in 45 CFR 46, I am requesting a waiver or alteration of informed consent elements (see section VIII above). If "yes," provide a basis and/or justification for your request.

We assume that participants consent to participate in the activity by voluntarily attending the meetings. We provide both verbal and written information about the purpose and process of the meetings.

☐ Yes ☑ No **C.** Are you using the online Consent Form Template provided by the URCO? If "no," does your Informed Consent document have all the minimum required elements of informed consent found in the Consent Form Template? (Please explain)

☐ Yes ☑ No **D.** Are your research subjects anonymous? If they are anonymous, you will not have access to any information that will allow you to determine the identity of the research subjects in your study, or to link research data to a specific individual in any way. Anonymity is a powerful protection for potential research subjects. (An anonymous subject is one whose identity is unknown even to the researcher, or the data or information collected cannot be linked in any way to a specific person).

Participants will voluntarily provide responses in a public setting, thus their participation and responses will be known others in the meeting. However, data collectors will not record identifying information with the responses.

☑ Yes ☐ No **E.** Are subjects debriefed about the purposes, consequences, and benefits of the research? Debriefing refers to a mechanism for informing the research subjects of the results or conclusions, after the data is collected and analyzed, and the study is over. (If "no" explain why.) **Copy of debriefing statement to be utilized should be submitted to comply@k-state.edu with your application.**

A studio report will be provided to WDDC and the WSCPD, who will post the report online in a publicly accessible location.

F. Describe the Informed Consent Process:

Who is obtaining the consent? (i.e. Principle Investigator, Graduate Student, etc.)

Consent is assumed by voluntarily attending the meeting

When and where will consent be obtained?

At the location of the meeting

If assent (for minors) is required, please describe who will obtain the assent? (Assent means a child's affirmative agreement to participate in research)

Minors are not included in the data collection

If assent (for minors) is required, when and where will assent be obtained?

Minors are not included in the data collection

How will consent be obtained from non-English speaking participants? (a translated written form, orally, identify the name and qualifications of the individual providing the translation)

Non-English speaking participants are not anticipated

Informed Consent Checklist

Items	YES	NO	N/A
Does the title appear at the top of the consent/assent form?	☑	☐	☐
Is the consent/assent form written toward the subject?	☑	☐	☐
Is there a statement that explains that the study is *research*?	☑	☐	☐
Is there a statement that explains the *purpose* of the research?	☑	☐	☐
Are the procedures to be followed explained clearly and adequately?	☑	☐	☐

Does the consent document describe *risks or discomforts* to subjects as a result of participating in the research?	☐	☐	☑
Is the consent/assent form written in the *native language* of the potential subject?	☑	☐	☐
Are participants compensated?	☐	☑	☐
If the subjects' identity is known to the PI, does the form detail how confidentiality of records will be maintained?	☐	☐	☑
Is contact information for both the PI and the URCO/IRB office included?	☑	☐	☐
Does the consent document indicate to the participant that he/she can withdraw at any time from the project without penalty or loss of benefit?	☑	☐	☐
Are there probable circumstances which would require the PI to terminate a subject's participation regardless of his or her consent?	☐	☑	☐
Is the consent document written in lay language (Recommended 8th grade level)?	☑	☐	☐

X. PROJECT INFORMATION: (If you answer Yes to any of the questions below, you should explain them in one of the paragraphs above)

☐ Yes	☑ No	A.	Deception of subjects? If "YES" explain why this is necessary.
☐ Yes	☑ No	B.	Shock or other forms of punishment
☐ Yes	☑ No	C.	Sexually explicit materials or questions about sexual orientation, sexual experience or sexual abuse
☐ Yes	☑ No	D.	Handling of money or other valuable commodities
☐ Yes	☑ No	E.	Extraction or use of blood, other bodily fluids, or tissues (if "yes', you must comply with facility and handling protections detailed in the 5th Edition of the Biosafety in Biomedical Laboratories (BMBL))
☐ Yes	☑ No	F.	Questions about any kind of illegal or illicit activity
☐ Yes	☑ No	G.	Questions about protected health information as defined by HIPAA
☐ Yes	☑ No	H.	Purposeful creation of anxiety
☐ Yes	☑ No	I.	Any procedure that might be viewed as invasion of privacy
☐ Yes	☑ No	J.	Physical exercise or stress
☐ Yes	☑ No	K.	Administration of substances (food, drugs, etc.) to subjects
☐ Yes	☑ No	L.	Any procedure that might place subjects at risk
☐ Yes	☑ No	M.	Will there be any use of Radioactive materials and/or use of Radioactive producing machines
☐ Yes	☑ No	N.	Any form of potential abuse; i.e., psychological, physical, sexual
☑ Yes	☐ No	O.	Is there potential for the data from this project to be published in a journal, presented at a conference, etc?
☐ Yes	☑ No	P.	Use of surveys or questionnaires for data collection. **Copies should be submitted to comply@k-state.edu with your application.**

XI. SUBJECT INFORMATION: (If you answer yes to any of the questions below, you should explain them in one of the paragraphs above)

☐ Yes	☑ No	a.	Under 18 years of age (these subjects require parental or guardian consent)
☑ Yes	☐ No	b.	Over 65 years of age
☐ Yes	☑ No	c.	Minorities as target population
☐ Yes	☑ No	d.	Physically or mentally disabled
☐ Yes	☑ No	e.	Economically or educationally disadvantaged
☐ Yes	☑ No	f.	Unable to provide their own legal informed consent
☐ Yes	☑ No	g.	Pregnant females as target population
☐ Yes	☑ No	h.	Victims
☐ Yes	☑ No	i.	Subjects in institutions (e.g., prisons, nursing homes, halfway houses)
☐ Yes	☑ No	j.	Are subjects likely to be vulnerable to coercion or undue influence

☐ Yes ☑ No k. Is this international research? If yes, provide details as to if OHRP regulations apply in or near the area you intend to conduct research or if you have contacted individuals for applicable regulations to human subject research.

☐ Yes ☑ No l. Are research subjects in this activity students recruited from university classes or volunteer pools? If so, do you have a reasonable alternative(s) to participation as a research subject in your project, i.e., another activity such as writing or reading that would serve to protect students from unfair pressure or coercion to participate in this project? If you answered this question "Yes," explain any alternatives options for class credit for potential human subject volunteers in your study. (It is also important to remember that: Students must be free to choose not to participate in research that they have signed up for at any time without penalty. Communication of their decision can be conveyed in any manner, to include simply not showing up for the research.)

☐ Yes ☑ No m. Is audio from the subjects recorded? If yes, how do you plan to protect the recorded information and mitigate any additional risks?

☐ Yes ☑ No n. Are research subjects' images being recorded (video taped, digitally recorded, photographed)? If yes, how do you plan to protect the recorded information and mitigate any additional risks?

XII. FDA ACTIVITIES: Answer the following questions about potential FDA regulated activities:

☐ Yes ☑ No a. Is this a Clinical Trial?

☐ Yes ☑ No b. Are you using an FDA approved drug/device/diagnostic test?

☐ Yes ☑ No c. Does this activity involve the use of FDA-Regulated products? (biological products, color additives, food additives, human drugs, etc.)

☐ Yes ☑ No d. Has the protocol been submitted to the FDA, or are there plans to submit it to the FDA?

☐ Yes ☑ No e. Have you submitted an FDA form 3454 or 3455 (conflict of interest)?

XIII. CONFLICT OF INTEREST: Concerns have been growing that financial interests in research may threaten the safety and rights of human research subjects. Financial interests are not in them selves prohibited and may well be appropriate and legitimate. Not all financial interests cause Conflict of Interest (COI) or harm to human subjects. However, to the extent that financial interests may affect the welfare of human subjects in research, IRB's, institutions, and investigators must consider what actions regarding financial interests may be necessary to protect human subjects. Please answer the following questions:

☐ Yes ☑ No a. Do you or the institution have any proprietary interest in a potential product of this research, including patents, trademarks, copyrights, or licensing agreements?

☐ Yes ☑ No b. Do you have an equity interest in the research sponsor (publicly held or a non-publicly held company)?

☐ Yes ☑ No c. Do you receive significant payments of other sorts, eg., grants, equipment, retainers for consultation and/or honoraria from the sponsor of this research?

☐ Yes ☑ No d. Do you receive payment per participant or incentive payments?

e. If you answered **yes** to any of the above questions, please provide adequate explanatory information so the IRB can assess any potential COI indicated above.

XIV. PROJECT COLLABORATORS:

A. **KSU Collaborators**: List anyone affiliated with KSU who is collecting or analyzing data: (list all collaborators on the project, including co-principal investigators, undergraduate and graduate students).

Name:	Department:	Campus Phone:	Campus E-mail:
Howard Hahn	Landscape Architecture and Regional & Community Planning	532-2431	hhahn@k-state.edu
Spencer Andresen	Landscape Architecture and Regional & Community Planning		spencer6520@ksu.edu
Pamela Blackmore	Landscape Architecture and Regional & Community Planning		pblackmore@ksu.edu
Taryn Borelli	Landscape Architecture and Regional & Community Planning		tborelli@ksu.edu
Cody Borwege	Landscape Architecture and Regional & Community Planning		cborwege42@ksu.edu
Madison Dalke	Landscape Architecture and Regional & Community Planning		mkdalke@ksu.edu
Jacob Johnson	Landscape Architecture and Regional & Community Planning		jbjohnson@ksu.edu
Patrick McCaffrey	Landscape Architecture and Regional & Community Planning		pcmm1996@ksu.edu
Matt Mccoy	Landscape Architecture and Regional & Community Planning		mccoy84@ksu.edu
Avery Nichols	Landscape Architecture and Regional & Community Planning		averyn@ksu.edu
Janna Schulte	Landscape Architecture and Regional & Community Planning		janna32@ksu.edu
Priyasha Shrestha	Landscape Architecture and Regional & Community Planning		pristha@ksu.edu
Emilee Voigt	Landscape Architecture and Regional & Community Planning		ervoigt@ksu.edu
Caleb Wagner	Landscape Architecture and Regional & Community Planning		cwagner05@ksu.edu
Esteban Huerta	Landscape Architecture and Regional & Community Planning		estebanh@ksu.edu
Samatha Estabrook	Landscape Architecture and Regional & Community Planning		estabroo@ksu.edu

Add Row | Delete Row

B. **Non-KSU Collaborators**: List all collaborators on your human subjects research project not affiliated with KSU in the spaces below. KSU has negotiated an Assurance with the Office for Human Research Protections (OHRP), the federal office responsible for oversight of research involving human subjects.

Name:	Organization:	Phone:	Institutional E-mail:

Add Row | Delete Row

C. Does your non-KSU collaborator's organization have an Assurance with OHRP? (for Federalwide Assurance listings of other institutions, please reference the OHRP website under Assurance Information at: **http://ohrp.cit.nih.gov/search**).

☐ Yes ☑ No If yes, Collaborator's FWA #

Is your non-KSU collaborator's IRB reviewing this proposal?

☐ Yes ☑ No If yes, IRB approval #

XV. IRB Training:

A. The URCO must have a copy of the Unaffiliated Investigator Agreement on file for each non-KSU collaborator who is not covered by their own IRB and assurance with OHRP. When research involving human subjects includes collaborators who are not employees or agents of KSU the activities of those unaffiliated individuals may be covered under the KSU Assurance only in accordance with a formal, written agreement of commitment to relevant human subject protection policies and IRB oversight. The Unaffiliated Investigators Agreement can be found and downloaded at **http://www.k-state.edu/research/comply/irb/forms**

Online Training

TRAINING REQUIREMENTS HAVE RECENTLY CHANGED

The IRB has mandatory training requirements prior to protocol approval. Training is now offered through the Collaborative Institutional Training Initiative (CITI) Program. Instructions for registration and access to training are on the URCO website http://www.k-state.edu/research/comply/.

Use the check boxes below to select the training courses that apply to this application. If you have any questions about training, contact URCO at comply@ksu.edu, or (785) 532-3224.

Mandatory Training

Required for all Principal Investigators, research staff and students

☒ Responsible Conduct of Research

☒ IRB core modules

Required (Provost-mandated) for all full-time K-State employees

☑ Export Compliance

Required procedure-specific training (check all that apply to this protocol):

☐ Students in Research (check if students are listed as personnel on this protocol) ☐ International Research

☐ Research in Public Elementary and Secondary Schools ☐ Research with Children ☐ Research with Prisoners

☐ Internet Research ☐ Vulnerable Subjects - Research Involving Workers/Employees

☐ Research with Subjects with Physical Disabilities and Impairments ☐ Illegal Activities or Undocument Status in Human Research

☐ Gender and Sexuality Diversity in Human Research ☐ Research with human blood, body fluids, or tissues

☐ Research with Older Adults

All new personnel or personnel with expired training are required to register for CITI and take the new training requirements. If you previously completed online IRB modules, your training status will remain current until it expires. URCO will verify training from the previous system as well as the new system prior to approval of any protocol.

INVESTIGATOR ASSURANCE FOR RESEARCH INVOLVING HUMAN SUBJECTS

(Print this page separately because it requires a signature by the PI.)

P.I. Name: Blake Belanger

Title of Project: Wichita Downtown Riverfront Visioning

XVI. ASSURANCES: As the Principal Investigator on this protocol, I provide assurances for the following:

A. Research Involving Human Subjects: This project will be performed in the manner described in this proposal, and in accordance with the Federalwide Assurance FWA00000865 approved for Kansas State University available at http://www.hhs.gov/ohrp/assurances/forms/filasurt.html, applicable laws, regulations, and guidelines. Any proposed deviation or modification from the procedures detailed herein must be submitted to the IRB, and be approved by the Committee for Research Involving Human Subjects (IRB) prior to implementation.

B. Training: I assure that all personnel working with human subjects described in this protocol are technically competent for the role described for them, and have completed the required IRB training accessed via the URCO website at: http://www.k-state.edu/research/comply/irb/training. I understand that no proposals will receive final IRB approval until the URCO has documentation of completion of training by all appropriate personnel.

C. Extramural Funding: If funded by an extramural source, I assure that this application accurately reflects all procedures involving human subjects as described in the grant/contract proposal to the funding agency. I also assure that I will notify the IRB/URCO, the KSU PreAward Services, and the funding/contract entity if there are modifications or changes made to the protocol after the initial submission to the funding agency.

D. Study Duration: I understand that it is the responsibility of the Committee for Research Involving Human Subjects (IRB) to perform continuing reviews of human subjects research as necessary. I also understand that as continuing reviews are conducted, it is my responsibility to provide timely and accurate review or update information when requested, to include notification of the IRB/URCO when my study is changed or completed.

E. Conflict of Interest: I assure that I have accurately described (in this application) any potential Conflict of Interest that my collaborators, the University, or I may have in association with this proposed research activity.

F. Adverse Event Reporting: I assure that I will promptly report to the IRB / URCO any unanticipated problems involving risks to subjects or others that involve the protocol as approved. Unanticipated or Adverse Event Form is located on the URCO website at: http://www.k-state.edu/research/comply/irb/forms. In the case of a serious event, the Unanticipated or Adverse Events Form may follow a phone call or email contact with the URCO.

G. Accuracy: I assure that the information herein provided to the Committee for Human Subjects Research is to the best of my knowledge complete and accurate.

P.I. Signature: com.apple.idms.appleid.prd.45683667487766483 5305678345839624a39466a36513d3d Digitally signed by com.apple.idms.appleid.prd.45683667487766483530567834583962 4a39466a36513d3d DN: cn=com.apple.idms.appleid.prd.45683667487766483530567834583962 4a39466a36513d3d Date: 2017.05.09 18:20:14 -06'00' Date:

Delano Resident Input

Date: May 25, 2017
Location: Ronald Reagan Building, 271 W 3rd St N, Wichita, KS 67202
Results surveyed by: Kansas State University

Breakout Session 1- Where we've been

1. What are you excited about?

- Growing storefronts
- Growing property values on Douglas Ave.
- Craft Brewery
- Q-Line public transit
- Walkable
  - Small blocks=good bones
- Increase in foot traffic
- The establishment of activity centers like the new library and restaurant spill-outs on the Douglas sidewalk
- Delano has become a statewide destination
- Businesses are uplifting the youth
- Nightlife is exciting
- Possible signage Improvements of dumps
- Returning residents
- Unique destinations like the BBQ places
  - Places to eat outside
- Delano is receiving positive attention from the city
  - Interest, investment, funding
- St. Patrick's Day Parade
- Bike tours

2. What concerns you?

- Housing stock is lacking
- Housing values are deteriorating
- Need pedestrian entry into Delano
- Under-utilized waterfront
- No connections between assets
  - Ball park
  - Keeper of the Plains
  - Library
  - Other landmarks
- Lack of signage to assets
- History needs to be more celebrated and preserved
  - Little emphasis on Chisholm Trail and local art
- Church on the corner is misused
- Solve the needs of the homeless (don't put a band-aid on it)
- Parking access and availability
- Delano needs more activities that don't involve retail
- Identity loss could occur
- Development on riverfront: River Vista should be more family oriented
- The bike path along the riverfront has been shut for 2 years due to construction
- Impolite and dangerous traffic (especially bike traffic)
- Traffic problems during events
  - Accidents

- There is a shortage of grocery stores
- Need for design guidelines
- Loss of green space and parks
- Safety and Security
    - Non-Delano residents have came in and caused property damage
    - Poorly lit locations
    - Awareness of bicyclists and pedestrians
- Business close early shutting down the nightlife
- Some flooding during heavy rains near Douglass and Maple

Breakout Session 2- What we have

1. What are the best reasons to be here right now?

- It's historic and has its own identity
    - Housing
- It's walkable
- "Small town" feel in urban area
- Centrality, Proximity to downtown Wichita
- Commercial aspects; good place for business
    - Nice restaurants like The Monarch
- Good place to hangout
- There are cool people
- Diverse population is evident in businesses
- There are many festivals
- Business owners are involved
- Growing and changing neighborhood
- It is a good place to invest in real estate
    - Property Prices
- There are a lot of restaurants on Douglas Ave, which is locally accessible and close to take family and guests, however, these need additional seating
- The clock tower as a landmark
- The Keeper of the Plains is a city-wide landmark
- Edgy
- There is a balance between business, retail and restaurants
- Traffic while traveling the neighborhood flows well
- Well thought-out design guidelines, overlays and zoning
- Eclectic
- Has potential for more green space development

2. Which places are most important to you? Why?

- Monarch restaurant
- The Brewery
- Stadium
- Keeper of the Plains
- "The Rock" (Near the conjunction of Sycamore and McLean)
- Chisholm Trail Marker
- Clock tower
- Junction Town Park (Rail-to-Trail)
- Urban Village
- Douglas west of Seneca

Breakout Session 3- Where we are going

1. 5-year future: What are some specific things you need or want in your neighborhood?

- Activated parks and operating spaces
- For McLean we should do some demonstration of narrowing street
- Bike trail using rail corridor. Connect to Prairie Sunset Trail, Redbud Trail, and Arkansas River Trail.
- EPC project developed
- Side street parking issues resolved
- Better Maintenance
- Event like Buskerfest in Lawrence
  - Festival with street vendors, food, parade
- Vintage car show, "Art Car" Parade
- Better residential- hipness of commercial area of neighborhood would drive residential.
  - Opposite of downtown; first home buyers
- Better storytelling/identity
  - Chisholm trail
- Seamless connection to more active river
- Improve Maple St.
  - Impacting perception of whole neighborhood
- More restaurants
- No one-way lanes
- Bike lanes and paths
  - Bike path connecting Exploration Place to Lawrence-Dumont Stadium without worry of traffic.
- Maple St. Better Block
- McLean is closed to vehicles on weekends
- Activate parking lots and alleys
- Acquire industrial buildings east of Seneca and develop residential areas and parks
- Multi-purpose path paved west to Seneca
- Increased nighttime activity (including families)
- Grocery store
- Community garden
- + 500 new jobs
- Texas St. parking garages
- Comprehensive parking plan
- Better parking within Douglas, balance of parking areas with people
- Significant infrastructure investments in Sycamore, Osage and Douglas Ave - Streetscapes
- Available community space, a pavilion; open air market that could be available for farmers market, small flea market, etc.
  - "I temper this thought with the need for parking."
  - As the synergy of Douglas Ave. increases, it really has to be fed with people, hence cars…
- Another focal point like the clock tower that doesn't impede traffic but develops a landmark, especially one where people can gather.
- Protect the riverfront from cheap, two-bit architecture and design.
- Protection of public places on the river
- River boat for 2-4 blocks.
- Another focal point around Seneca to draw people West: gathering and participatory activities
- Upgrade Seneca Park to be more like Riverside Park or Old Town by the theater.
  - Better walking paths
  - Better child activities
  - Possibly a water feature, like the dancing fountain, that people can walk through

- Off street parking within walking of Douglas Ave.
- Q Line to go all the way to Meridian Ave.
- Less focus on infrastructure
- Walkability and bikeability focus
- Connectivity between Exploration Place and Lawrence-Dumont Stadium
- Traffic (boats) on the Arkansas River
- Organic restaurants
- Integration of residential areas
- Walkability
- Less focus on infrastructure
- Q-Line to extend to Meridian
- Establishment of multi-purpose community spaces such as covered pavilions, farmers markets, etc.
- Better branding and identity for Delano
  - Signage and Flag
- Beautification and better property management, curb appeal
  - Hide trash cans and lawn maintenance
- Westside Christian Church developed into a community center

2. 5-20-year future: What are your big ideas for the future of your neighborhood?

- Pedestrian walk along river
- Clean water
- More restaurants
- Walkable connections to downtown and west of Seneca
- Redeveloped baseball stadium with housing and shops
  - Something like Omaha around TD Ameritrade Stadium
- Clean up blight with commercial and residential
- Restaurants/shops along river
- New convention center and separate performing arts center
- Connect path west/east to eventually reach Sunset Trail
- Community gathering spaces
- Comprehensive parking plan implemented
- New stadium
- + 1000 new residents
- New convention and performing arts on east bank of river
- Chisholm trail parkway system
- National Park Service Office
- Safe housing for the elderly
- Sidewalk Condition Improvements
- Continue awareness of community needs and concerns
- Establish Delano as a destination itself
- Open Space for concerts and green space near the river

The Teams



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Delano residents dream of the future



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written by KAKE News

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WICHITA, Kan. (KAKE) - Designs depicting what Wichita's historic Delano neighborhood could look like in the future were released Thursday. The four unique designs call for changes and growth.

DELANO'S TURN