Delano's design overlay for historic preservation: An analysis of the overlay

by

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Abstract

Historic Districts, whether they are designated by the Federal, State, or local government, can be great economic tools to help foster financial investment in an area. However, the strict regulations that come with a designation may make developers wary of investing in the community. Similarly, in some instances, there can be a high level of population turnover if the residents living in the area before the creation of the district cannot afford to preserve their property to the expected standards. Design overlays, an alternative, can be used to preserve a neighborhood's cohesiveness without the sometimes-strict regulations associated with historic districts.

This report conducted a longitudinal case study analysis on the Delano Neighborhood in Wichita, Kansas, to research the impact of the design overlay placed on most of the district. Delano has seen a revitalization in the last 20 years with the addition of new apartments, the Advanced Learning Library, Riverfront Stadium, and other construction throughout the district. This study examined the demographic change for residents of Delano and property value change after the overlay was placed. Additional information was collected by speaking with a representative from the city of Wichita. The research then compared Delano to other regional overlays to understand where Delano was in the process of goal completion. Analysis of the data collected shows an initial increase in property values higher than that of the rest of the urban core in Wichita while maintaining a lower-income population. Despite the rise in property value, there was a high turnover in homeownership in the area, leading to the question of who reaped the benefits of the appraised property value increase. This longitudinal case study aimed to examine overlay districts as an alternative to regulated historic districts.

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Introduction

- Preface
- Research Question
- Study Area
- Redlining in Wichita
- Planning Efforts
- Current Design Guidelines

Introduction

Preface

This section offers an introduction to historic districts, the research question, and the district to be explored. When thought of, historic districts often bring to mind state or federal government lead policies that restrict what can and cannot be done to personal property. These regulations are meant to preserve a neighborhood's characteristics from a particular time. Many times after the initial revitalization of a neighborhood, gentrification's effects tend to take hold. The rising home prices and the insurgence of a new population can lead to the owners/tenants/inhabitants living there before the designation to be forced out. Overlays are local zoning ordinances that

Figure 1: Pioneer Square: Seattle
Photographed in 2019
Image Source: Photo by Author

can influence design guidelines within a specific area. Their use can promote aspects of historic preservation without the challenge of stringent regulations. Changes within the community are reviewed on the local level and/or by a board of residents living within the overlay area.

Historic districts can provide areas with a center of trade and can boost economic development. Historic buildings add character to an area that can be too costly to be manufactured today. There is a sense of place within these districts that makes visitors feel connected to the past. These buildings are part of what make urban cores attractive to young adults. The density of historic districts also makes them walkable in contrast to commercial districts designed to accommodate automobiles (Allen, 2012).

Pioneer Square in Seattle, Washington, which can be seen in Figure 1 to the left, is a prime example of how historic preservation can change a slum into a popular and vibrant district. In 1975, only five years after being designated, over 25% of previously unusable buildings in the district had been restored and made usable. Employment in the district had risen from approximately 1,000 to over 6,000 during that time. At that time, the district's total property value had been increased by over 800% (Biddle, 1975). Pioneer Square's success is credited to the appeal of the buildings and land use that is seen in the district. With the connection to the past, historic districts allow inhabitants to have a stronger sense of place that is hard to fabricate in new development.

While the taking of private property without just compensation is guaranteed through the U.S. Constitutions Fifth Amendment, design standards have been classified within the concept of general welfare by the Supreme Court. In 1953 the Supreme Court ruled in the case of

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Berman v. Parker that the general welfare of a community includes aesthetic values. The court also argued that the protection of property values is a valid general welfare purpose under the police power (Regan, 1989).

The Delano Neighborhood in Wichita, Kansas, has implemented a design overlay for a majority of the district to preserve the historic feel of the area. Though this is not an official historic district, it has characteristics associated with one and boasts historical significance within the city. This research conducts a longitudinal case study analysis of the Delano Neighborhood to understand how it has changed since the design overlay was placed.

This report aims to answer the research question that follows through a better understanding of design overlays/ historic districts and an analysis of data.

Research Question

This study will explore the following question:

How has the Delano Neighborhood composition in Wichita, Kansas, changed since the addition of the neighborhood overlay with design guidelines?

To determine what conditions have changed, we will be examining two sub-questions which are:

1) How has the neighborhood population changed since the adoption of the design overlay?

2) How have property values within the district been affected since the overlay was placed compared to that of Wichita?

Study Area

Delano, as seen in Figure 2 below, was founded initially across the Arkansas River from Wichita as the settlement of Elgin. In 1871 the area was renamed Delano, after then-Secretary of the Interior Columbus Delano, when it became an officially recognized city. Located just west of Wichita, its location across the river was the perfect location for people to get away from the laws that were associated with the city. Brothels and saloons were prominent in Delano, which was at the

Figure 2: Delano pictured circa 1880 looking west on Douglas Street
Image Source: (Wichita History Walk, n.d.)

Introduction

Chisholm Trail's end (Historic Delano, n.d.).

When the cattle trade moved west to Dodge City in the late 1870s, the area saw some economic downturn and was incorporated into Wichita by 1880. By the 1920s, Delano saw a housing boom due to its proximity to aircraft manufacturers that were quickly moving around the area.

During the Great Depression, much of the area was redlined "hazardous" This designation was due to the fact that the area's laborer population was becoming older, and living conditions were subpar (University of Richmond, n.d.). With its location to downtown and land availability, the neighborhood was selected to have the new Lawrence-Dumont Baseball Stadium, seen on the next page in Figure 3, built by the Works Progress Administration in 1934.

The neighborhood was home to many retailers and businesses up to the 1950s and 60s but saw a sharp decline when shopping malls were constructed near the suburbs on Wichita's fringes. (Historic Delano, n.d.) When commercial investment moved to more car-friendly areas of town, Delano suffered. During this era, a more diverse and lower-income population moved into the neighborhood due to the effects of white flight.

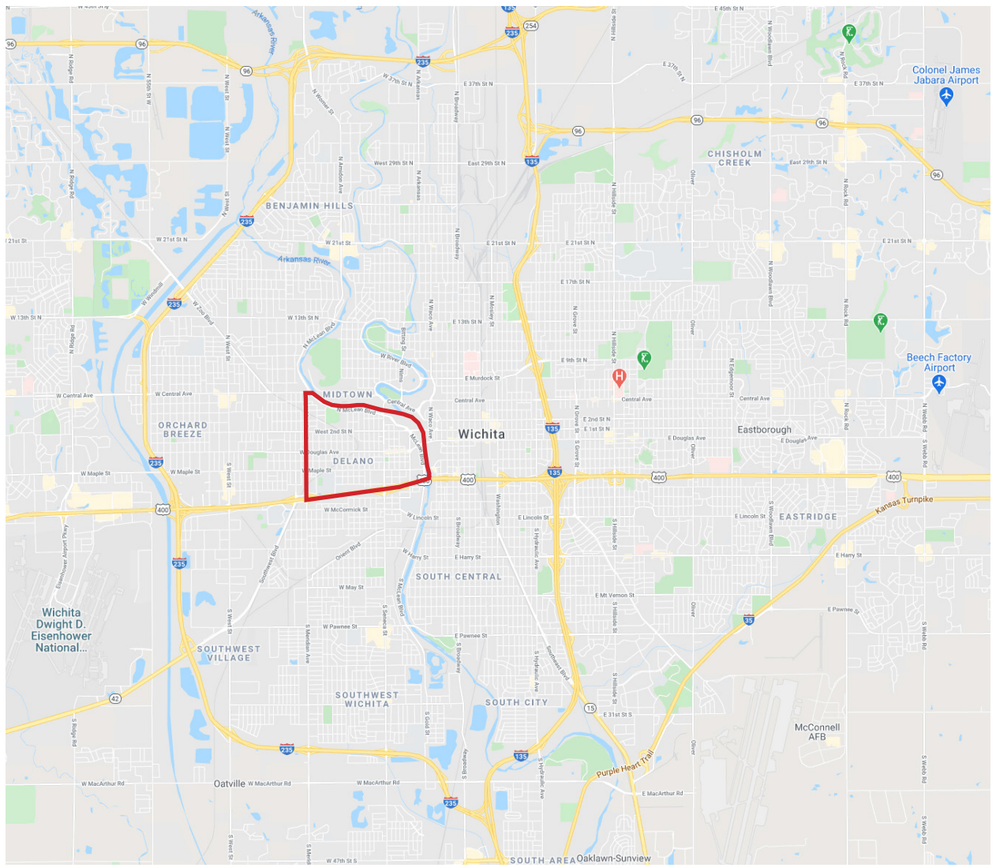
Today, Delano is bordered by the Arkansas River to the North and East, US Highway 54 to the south, and Meridian Avenue to the West, as seen in Figures 4 and 5 on the following spread. Efforts in planning during the early 2000s have made Delano, with its location adjacent to Downtown Wichita, a popular retail destination with a diverse population. New developments, such as the EPC Catalyst Site and Riverfront Stadium, are aiming to lure a younger generation to the area.

Once was ignored for its lack of car accessibility, Delano is now a vibrant, walkable neighborhood with access to more amenities and services than in previous decades. With more developments planned, the future of Delano is bright.

Figure 3: Lawrence-Dumont Stadium shortly after construction. Demolished 2018
Image Source: (Wichita History Walk, n.d.)

Introduction

Figure 4:
Wichita, Kansas with Delano Highlighted



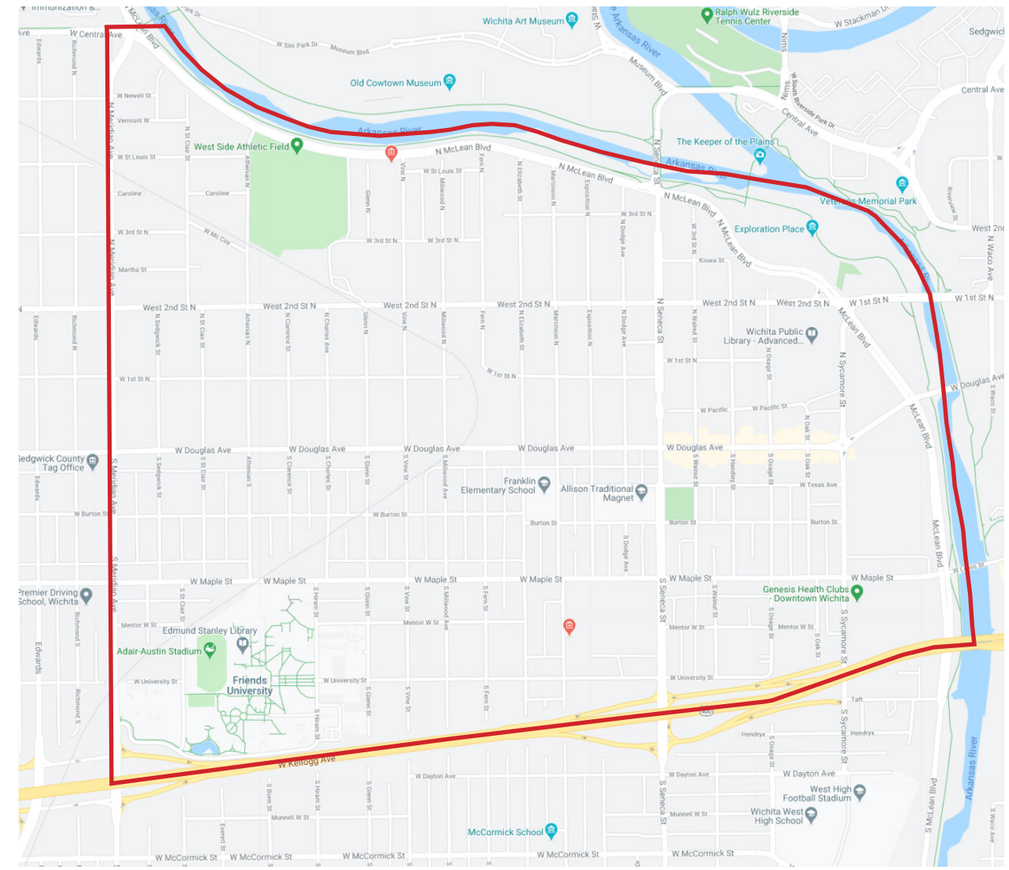
Delano Neighborhood

5 Miles

N

Image Source: (Google, n.d)

Figure 5:
Boundaries of the Delano Neighborhood



Delano Neighborhood

1 Mile

N

Image Source: (Google, n.d)

Introduction

Redlining in Wichita

To better understand how Delano was formed as a lower-income area, this section discusses the political forces that acted on the neighborhood. Delano was subject to redlining in the early part of the 20th century due to its older population and lower-income status. The term redlining refers to the practice by which bank lenders would create maps in which specific areas were outlined in red and were prohibited from receiving federally backed loans. These areas would rarely receive investment of any kind; this was based solely on the race and status of residents. Figure 6 on page 11 shows the redlining map of Wichita in 1937. Delano has two codes designated within it. The yellow signifies declining, while red shows areas labeled as hazardous. Deteriorating housing conditions were common in redlined areas since minorities and other populations that the banks viewed as undesirable living in these areas were unable to receive a loan. Without the option to get a loan, people living within redlined areas were essentially stuck where they were. The 1937 redlining map labeled Delano a community of retired farmers and laborers who worked in fields such as aircraft and railroad, industries that were located in and near the area. The comments note that this area is more desirable than other "D" grade (Hazardous) areas in town. The central "C" grade (Declining) area was described as larger two-story homes in which retired farmers lived.

In Wichita, like many cities across the nation, the racism and classism that was the basis of redlining still affect the lives of people living in these areas. As seen in Figure 7 on page 12, in Wichita, the areas marked "hazardous" are still lower-income and have lower property values (University of Richmond, n.d.). The generational effects of redlining

Figure 6:
Historic Redlining Map of Wichita, Circa 1937

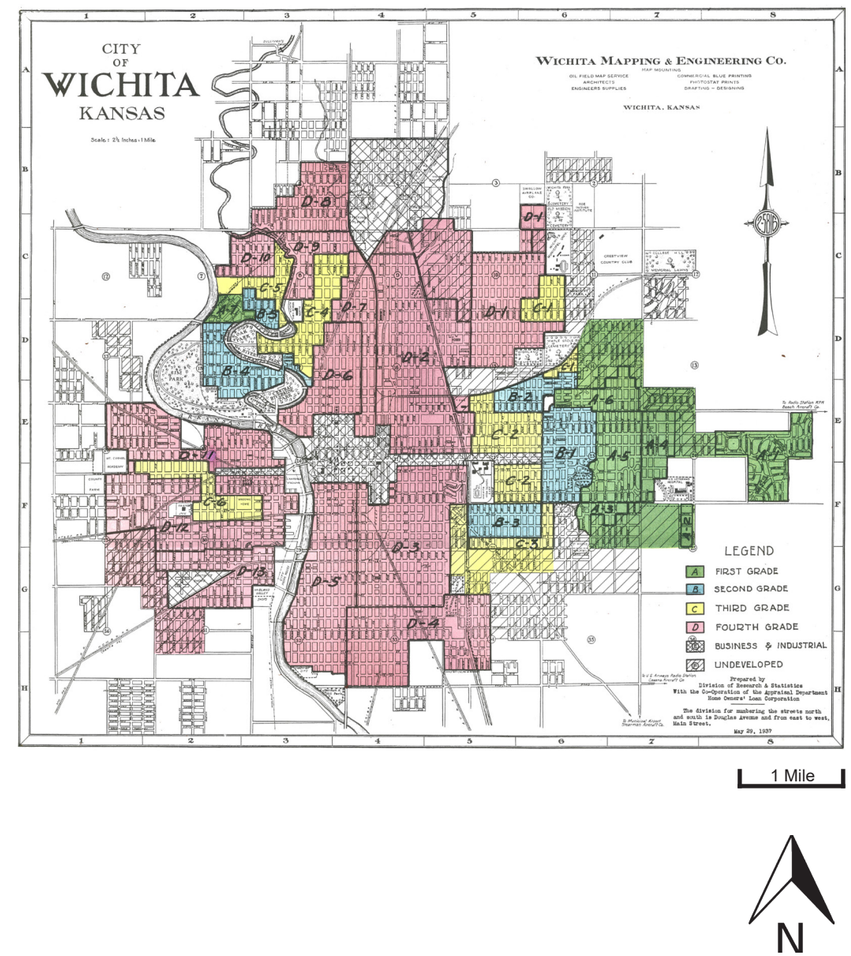


Image Source: (University of Richmond, n.d.)

Figure 7:
2020 Appraised Property Values in Overlaid with Boundaries from the 1937 Redlining Map

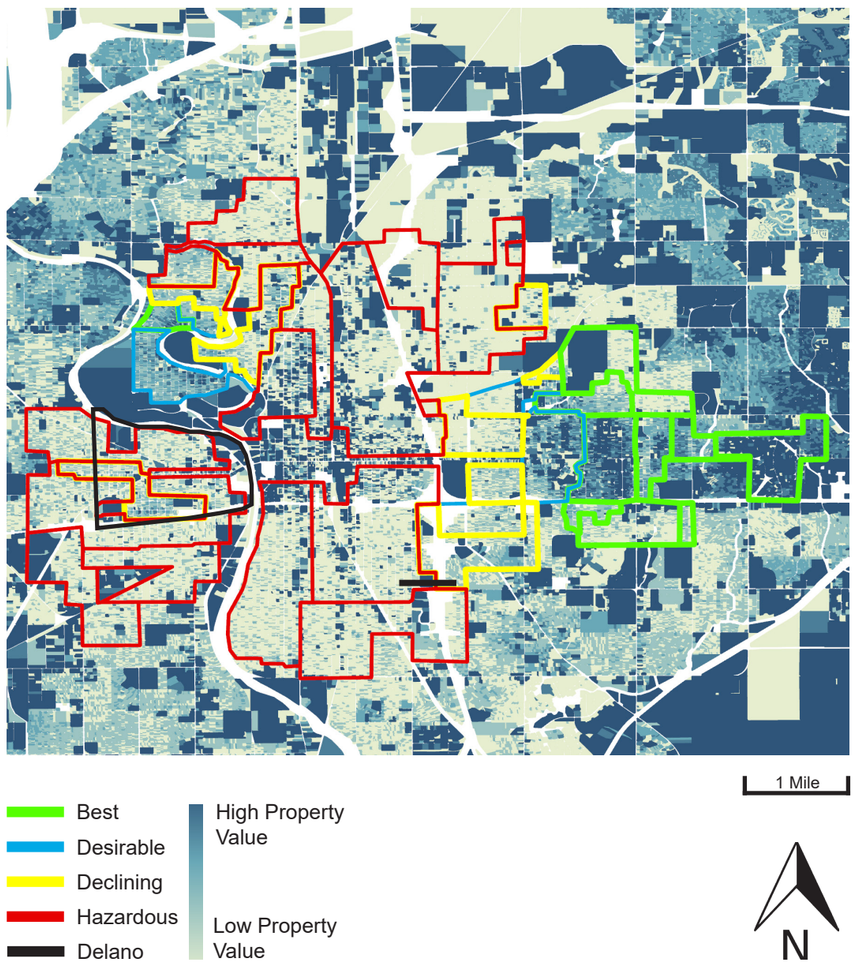


Image Overlay Source: (University of Richmond, n.d.)

Figure 8:
2020 Appraised Property Values in Delano Overlaid with Boundaries from the 1937 Redlining Map

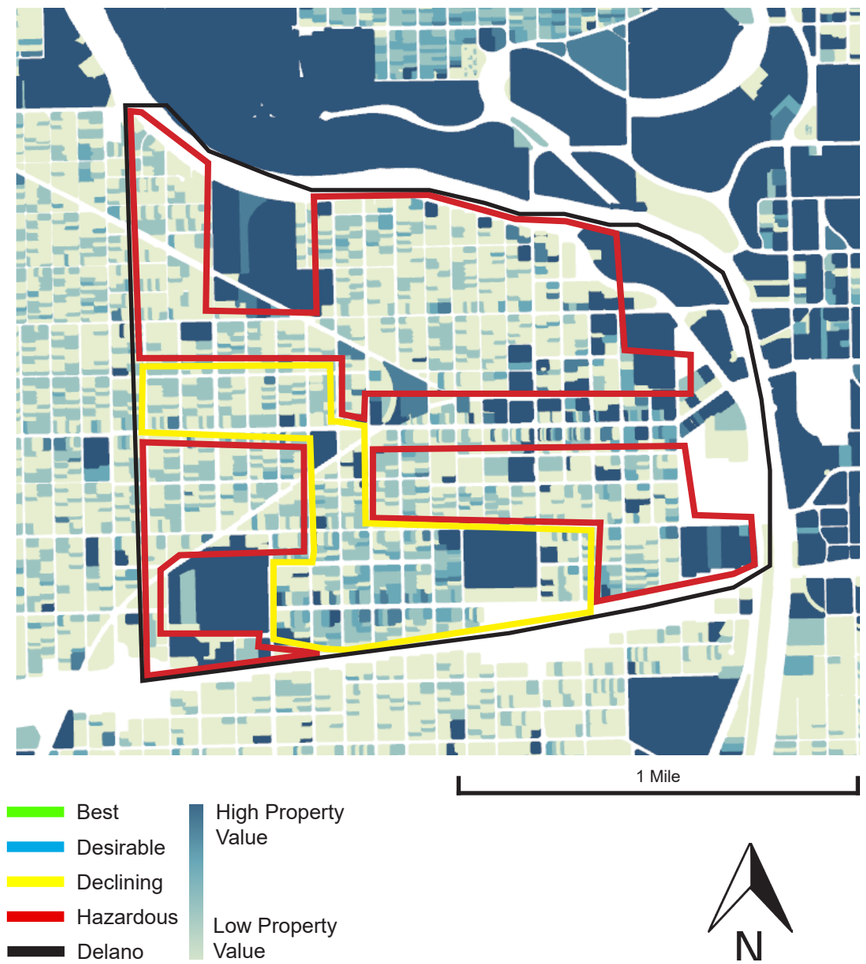


Image Overlay Source: (University of Richmond, n.d.)

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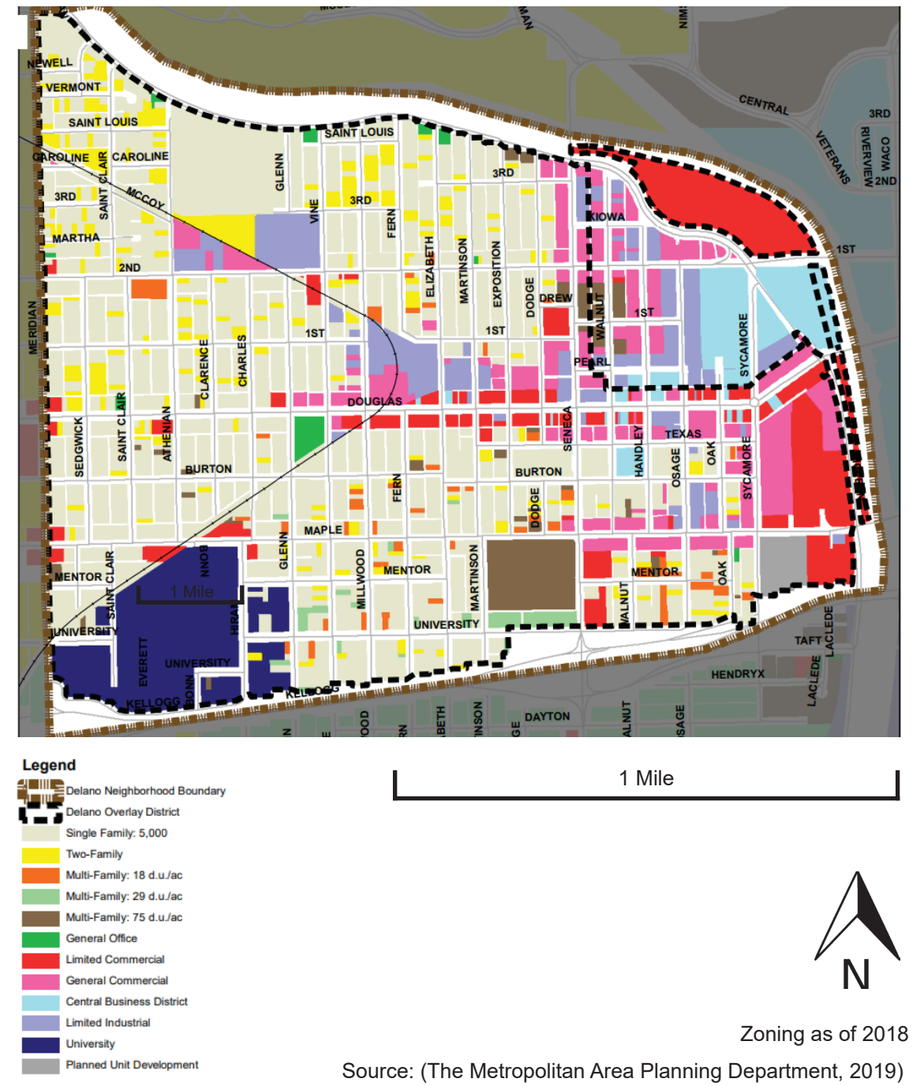
are evident in many aspects associated with these areas, such as property value, conditions, mortgage availability, insurance costs, and interest rates. Public infrastructure investments in these areas are often overlooked. When executed, many times, the most cost-effective method is implemented. The fight for planners and municipalities to correct these injustices is still ongoing. Awareness of the causes of these issues is critical in order for tangible change to happen within these communities.

Planning Efforts

The Delano neighborhood has had two neighborhood plans to spark and regulate revitalization in the area. Delano had already seen the construction of the Exploration Place in 2000, designed by architect Moshe Safdie before any official neighborhood plan was adopted. In 2001 with a new interest in the area and the community calling for investment from the local government, The Delano Neighborhood Revitalization Plan was adopted and outlined these objectives (Law/Kingdom, INC, 2001):

1. Introduce a special zoning district to preserve the character and charm of designated historic homes and other significant buildings in the area. Architectural and site design guidelines to be introduced for existing and new construction in specific areas.
2. Down zoning should be considered with special focus on eliminating future incompatible land uses within existing established residential areas.
3. Create a community development corporation - 501 c3 to maintain a neighborhood vision and carry out the necessary functions.
4. Create a world-class multi-use neighborhood village, taking strategic advantage of proximity to Exploration Place, the Arkansas River, Downtown

Figure 9:
Existing overlay on Delano with current zoning



Zoning as of 2018

Source: (The Metropolitan Area Planning Department, 2019)

and the Museum District. This will serve as a catalyst for additional in-fill and renovation.

5. Improve business opportunities along Douglas and Seneca by enhancing building storefronts/ facades and completing all street improvements proposed for this area.
6. Improve housing conditions by better enforcement of housing codes, appropriate zoning, and assistance for improvements.
7. Convert vacated railroad right-of-way into a linear park with small plazas, water features and activity nodes; thus connecting neighborhood parks and expanded recreation opportunities in the neighborhood and the waterfront.
8. Design and develop a series of neighborhood gate-ways to identify the area and celebrate its history.

The 2001 Neighborhood Plan, which can be read in Appendix B in full, led to the creation of the zoning overlay that regulates design within the district. This zoning overlay was seen by many in the community as a significant step forward in creating a homogeneous feel within the district but also saw backlash from local developer and entrepreneur Dale Steven. They wanted to introduce a Spangles Fast Food restaurant soon after the overlay was placed, as reported in The Wichita Business Journal. Spangles restaurants are a 1950s themed chain, and he argued that the overlay would be harmful to local business. The board that approves development within Delano denied his designs and requested that they be modified. In the end, Stevens did not modify his designs and pulled out of the area (Dinell, 2002).

In 2019 the plan was updated to fit the community's changing needs and significant changes in development, such as the new Riverfront Stadium that hosts MLB Minor League team the Wichita Wind Surge, which had its own site master plan.

The purpose of this plan was to build upon the previous neighborhood plan and to act as a guide for planning improvements, with the goal of updating the plan in 15 more years.

This report, which can be read in full in Appendix C, was guided by the following principles (The Metropolitan Area Planning Department, 2019):

1. Support an Innovative, Vibrant, and Diverse Economy
2. Invest in the Quality of Our Community
3. Take Better Care of What We Already Have
4. Make Strategic, Value Added Investment Decisions
5. Provide for Balanced Growth but with Added Focus on Our Established Neighborhoods

These neighborhood plans have been vital in shaping Delano into what it is and what it will become.

Current Design Guidelines

The design guidelines were adopted by the city to enhance the appearance of the neighborhood and to firmly place Delano in the history of Wichita. The historic buildings were also seen as a source of economic revenue. (WSCMAPD, 2001). Historic preservation can enhance real estate values and create vibrant districts such as Pioneer Square, leading to economic revenue for the city through increased property and sales taxes. Many buildings of historical importance were demolished in Wichita with the thought that it would push the city forward.

Current design guidelines were adopted in 2001 and revised in 2003 by the Wichita-Sedgwick County Metropolitan Area Planning Department. The overlay regulates General Appearance, Landscaping, Lighting, Setbacks, Signage, Non-Residential & Mixed Use, Parking,

Introduction

Figure 10:
Home Styles Found in Delano with Common Characteristics

Gothic Revival
Pointed arches used for windows, doors, and decorative elements like porches, dormers, and/or roof gables

Minimal Traditional
Utilizes characteristics from other styles but is scaled down for affordability

Queen Anne
Asymmetrical facade, overhanging eaves, towers, porch covering front, bay windows

Bungalow
Small, usually one story house that has proportional front facade and larger porch

Dutch Colonial
Broad, double-pitched roof that slopes fairly flat and wide at the top and then changes angles and slopes almost straight down

Ranch
Single story, Open concept floor-plan. Rectangular, "U", or "L"-shaped. Large windows Low-pitched roof line

(Photos by Author)

and Residential Development. Complete guidelines are attached in Appendix A and break down the regulated categories.

The commercial development along Douglas from the Arkansas River to Seneca Street is from the early 1900s to the 1950s. Outside of that corridor, there are various building styles that are not uniform in style and material. These buildings consist of strip malls, metal warehouses, and various other buildings designed with the automobile in mind. The residential development in the area consists primarily of architectural styles such as Bungalow, Cottage, Minimal Traditional, Four Square, Dutch Colonial, National, Queen Anne, and Craftsman; examples of which are shown here in Figure 10 on the left. All district regulations are scheduled to be reviewed every six months by the Wichita-Sedgwick County Metropolitan Area Planning Department (WSCMAPD, 2003).

Background

- Historic Districts
- Neighborhood Conservation Districts & Design Overlays
- Quality of Life
- Economic Impact
- Tourism
- Environmental Impact
- Home Prices
- Financing Redevelopment
- Criticism to Historic Preservation

Background

Historic Districts

Background research was conducted and displayed in the following chapter to have a better insight into the purpose, benefits, and criticisms of historic districts. Historic districts are not a fix-all for a community in decline, even if there is a historical significance of the area. There must be significant programs and other funding for severely blighted communities (Coulson & Leichenko, 2004). In any case, there must be strong community support with not only the leaders within the community but also the residents. To be designated a historic district, there must be a large concentration of buildings that contain a high-quality significance to an area's past during a particular historical period. If an area has multiple building types, various building materials, numerous architectural styles, then the designation of a district can be burdensome and may fail; the significance of the architectural style must be clear and concise (O'Bannon, 2010).

Figure 11: This Historic District in Charleston, South Carolina is regarded as one of the first in the country
Image Source: (Garry, 2020)

The designation process, which is different in every State, requires both community advocates and city agencies. This designation also depends on whether local jurisdictions have enabling power. For example, in Kansas, a district must be designated locally by the municipality. Typically, after submitting a request for evaluation, the local planning commission holds a public hearing where local business and property owners can voice their comments and concerns. After the public hearing, the local planning commission will vote on designation if they have enabling power. The local city council may require a final vote to ratify what the planning commission decided (McCabe & Ellen, 2016). Once a district is designated by the local jurisdiction, it may be subject to designation on the State and/or Federal level.

After designation, homes within the historic district must have all major changes to the property reviewed by a board that either approves or denies the change. These decisions are based on regulations that are outlined in a preservation plan of the district. Specific regulations include material types, paint color, style of fences, roof, chimneys, garage door types, among other accessories of the property (Clark & Herrin, n.d.). New construction within the district must "blend in" with the historic built environment. "In many of America's metropolitan neighborhoods, the material character and quality of the rehabilitations, infill construction, urban amenities, and

public art projects in neighborhoods must meet intense scrutiny (Hodder, 1999, P.4)."

Design Overlays & Neighborhood Conservation Districts

Community Design Overlay Districts are a way that cities can preserve the architectural design and historical character of an area through the implementation of design standards. These standards ensure that there is limited development within the district that is unharmonious. Design overlays can regulate facade material, design, colors, etc. New development and changes to buildings and properties under the overlay are subject to a governing board review (Los Angeles Department of City Planning, n.d.).

Neighborhood Conservation Districts (NCD) do not encourage change but instead discourage development, unlike the neighborhood. "The neighborhood conservation district usually applies additional rules for development and modification of homes, but it typically does not exempt them from the standards of the zoning district where they are located (Fischel, 2012, P. 348)." NCD's are overlay districts that add these new regulations to the current zoning. This process typically has a review of development by a committee (Fischel, 2012). Neighborhood Conservation Districts generally are placed in areas that have already seen significant alterations from the historical qualities that the neighborhood possesses but ensure that the scale, streetscape, and significant buildings are protected.

Quality of Life

Historic districts have been found to have factors that lead to a higher quality of life. "Quality of life is a potent political concept often used to describe citizen satisfactions with different residential locations (Myers, 1988. P. 347)." It should be noted that the presence of historic buildings in a given community does not directly correlate with an increased quality of life. "Efforts need to be made, such as ensuring public space or accessibility, inclusion in programs for creating affordable housing with historic properties, or myriad other approaches for incorporating residents' needs into community economic development planning (Phillips & Stein, 2013, P. 4)."

Quality of life is reflective of values that are held by a community. Planners must use community indicators to relate the community goals to the values of the community. Some cities, such as Indianapolis, issue a yearly quality of life survey to understand what citizens of their community value (Gullion et al., 2015). A comprehensive plan for a district in a city should heavily address the importance of quality of life and how the increased regulations will affect people's view of the area.

Historic districts may also experience an increased population in the area; balancing the new populations while catering to the existing population through this process is crucial (Myers, 1988). Typically the original population is an older, more established group who may not be as affluent as the incoming group. The quality of life that the original population experienced must be considered and maintained.

Economic Impact

Since the creation of historic districts, they have been used as a tool to revitalize communities and as a strategy for economic growth. "The existence of historic resources is not enough to ensure community economic development outcomes (Phillips & Stein, 2013, P.3)."

Background

“There is a strong connection between preservation and economic development, although the connections with community development remain relatively under-explored (Ryberg-Webster and Kinahan, 2014).” The lack of new construction in historic districts due to the regulations placed on the district lead to higher home prices (Waights, 2018). This lack of new building construction does not mean that there is a lack of construction in the area. For every $1 million in new construction, there are 40 jobs created in the United States on average. This is compared to 43-49 jobs per $1 million in the rehabilitation of historic buildings. Due to the labor intensive restoration of existing historic buildings they create more jobs and in turn have a larger local economic impact than new construction (Gilderbloom et al. 2009). “Evidence shows that states that invest more in historic rehabilitation will reap more economic benefits than those that do not. It is vital that states keep and alter their tax credit programs to better incentivize investment by companies and reap the economic benefits that come with it (Adorno, 2017, P. 8).” Even with state funding involved, it may still not affect vacancy rates even though the designation increases the property values. Vacancy rates are directly impacted by community involvement within the district and the local economy, among other factors. Historic designation will not always lead to dramatic economic benefits or decreased vacancy rates within the district, especially in the short term (Coulson & Leichenko, 2004).

Home Prices

To many potential home buyers’ historic districts are very attractive. The regulations that require the homes to be maintained and stay true to a specific time period characteristically drive home prices up. New developments in the district are guaranteed not to undermine the neighborhood’s distinct character (Been et al., 2016). There has been a lack of evidence that historic designation directly correlates to home price. In a study done during the 2008 recession, researchers found that in St. Augustine, Florida, there was on average a 27% to 79% premium on homes that sold in historic districts compared to those that were sold outside of a historic district. The study concludes that this data is not transferable to all areas, and the climatic conditions of the area may be responsible for some of the growth in sales (Angjellari-Dajci, 2016). These higher home prices, over time, can lead to gentrification of the area, excluding lower-income individuals and families.

Tourism

Cultural Heritage Tourism associated with historic districts is popular in larger cities that are already linked with tourism. “Historic preservation districts in tourism cities play two important roles: a tourist attraction and a “symbolic community” important to the city’s identity. However, there are often significant social and economic forces undermining the viability of these districts. For example, because residents living in these high-rent districts are often perceived as wealthy, public officials and other residents have little sympathy for these neighborhoods’ tourism-related problems. Based on this perceived wealth, historic district residents are often thought to have significant political influence, when in fact, much of this influence may be weakened by the economic clout wielded by external real estate and development interests (Harrill & Potts, 2003, P.242).”

Cultural tourists tend to spend more, stay longer, and shop more than traditional tourists (Phillips & Stein, 2013). The economic impact on tourists spending time and money in these districts

helps is exceptionally beneficial for a city's revenue. Still, some argue that the adverse effects outweigh the positive. Residents who live in these historic districts must deal with increased noise and litter. The tourism of historic districts has led to families that have lived there for years being forced to move because of the lack of quality of life and higher taxes (Harrill & Potts, 2003). On the other hand, however, there typically are better public services and a higher standard of living in these districts.

"It speaks to one of the major paradoxes of the human condition that all planners must eventually address: how to plan for the future and preserve the best from the past upon which this future must inevitably build (Harrill & Potts, 2003, P.243)." If we are heavily using these districts for tourism and commercial real estate, then how much damage is being exerted on the historic built environment? Advocates of cultural tourism in harmony with historic preservation argue that the economic impact of the tourism and the increased use of buildings leads to a continual restoration and maintenance of the properties, which is seen as less destructive and cheaper (Cinieri & Zamperini, 2013).

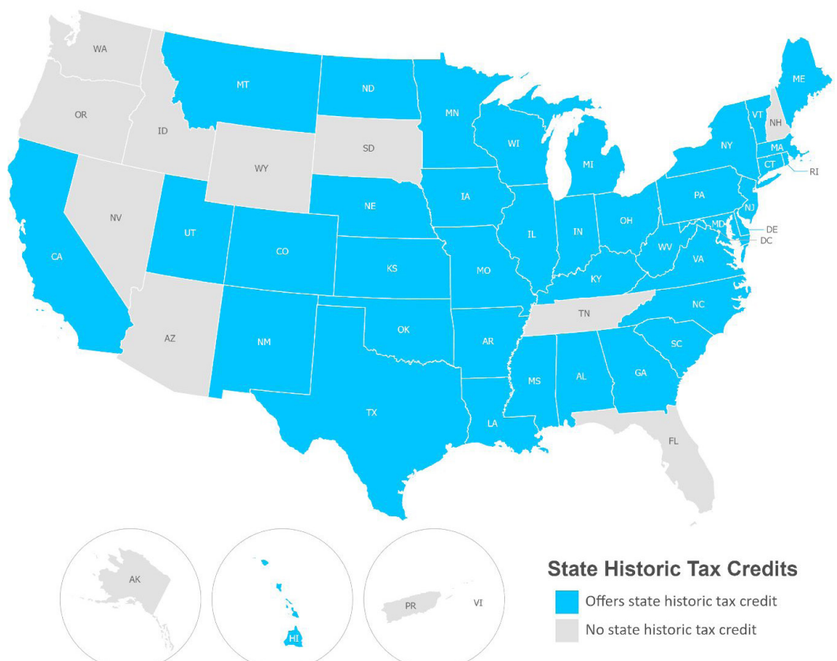


Figure 12: States who offer Tax Credits for Historic Preservation. States which offer Tax Credits receive on average more Federal Tax Credits
Source: (National Trust for Historic Preservation, n.d)

Financing Redevelopment

Companies typically do not invest in historic structures without monetary incentives such as tax credits. Without this incentive, developers would most likely build on the outskirts of town, where land is cheaper (Adorno, 2017). Incentives typically come in the form of tax credits. The National Park Service administers the federal tax credit. It offers up to 20% in federal tax credits to registered properties under the National Register of Historic Places. This tax credit covers costs linked to the construction of the historic building, engineering fees, and architectural fees. Buildings that accept a Federal Tax Credit are still eligible for state tax credits in almost every state (Adorno, 2017). The 2014 total for project investments from the National Park Service was $5.98 billion that was spread between 1156 projects in the United States (Ryberg-Webster & Kinahan, 2017, P.3). In a recent study, they found that Federal Historic Tax Credits are valuable tools leading to the revitalization of urban areas. The results are comparable to those of better well-known programs such as Community Development Block Grants and Low-

Income Housing Tax Credits (Ryberg-Webster & Kinahan, 2017).

States and local municipalities often offer tax credits to help rehabilitate historic structures. The tax credit is an investment in preservation, philanthropy by the investor, and creating a more robust local economy (Adorno, 2017). State tax credits often are transferable. “Tax credits may be freely transferred to another party that has no other interest in the rehabilitated building except to purchase the right to utilize the state tax credits to reduce their state tax liability (Adorno, 2017, P. 7).”

Environmental Impact

The preservation of historic structures can be a vital part of the battle against climate change and the destruction of ecological systems. Historic preservation should not be seen as just saving individual structures or districts but as a way to combat sprawl and destructive developments (Page & Mason, 2004). Sprawl destroys environmental habitats and land used for agricultural purposes. This also leads to increased pollution of these habitats. The conversion of arable land to developed land increases impermeable surfaces, thus increasing rainwater runoff and flooding. By increasing the attractiveness of urban housing and districts, cities can limit the amount of new construction on the town’s outskirts. Historic buildings house embodied energy that was created during construction. “Embodied energy is defined as the total expenditure of energy involved in the creation of the building and its constituent materials. When we throw away a historic building, we are simultaneously throwing away the embodied energy incorporated into that building. How significant is embodied energy? In Australia, they’ve calculated that the embodied energy in the existing building stock is equivalent to ten years of the total energy consumption of the entire country (Rypkema, 2007, P.2).” By razing and constructing a new building on the site of a previously built building, we are throwing away thousands of dollars of embodied energy and replacing it with materials that are higher in energy consumption. Unless newer buildings are built to LEED certification, the materials used are generally higher consumptive energy materials such as plastic, aluminum, and steel. This is compared to the lesser consumption of brick, timber, and concrete used in older construction (Rypkema, 2007).

The demolition of buildings leads to a significant impact on landfills. This debris is sometimes shipped to communities willing to receive the waste in exchange for money. “Within the plan, the EPA has an element targeted to construction and demolition debris. The objective is “Preserve Land,” and the sub-objective is “Reduce Waste Generation and Increase Recycling.” But they have missed the obvious – when you preserve a historic building, you are preserving land. When you rehabilitate a historic building, you are reducing waste generation. When you reuse a historic building, you are increasing recycling. In fact, historic preservation is the ultimate in recycling (Rypkema, 2007, P.4).” The impact of the transportation of materials during demolition and construction also leads to increased CO_2 emissions. The total environmental impact of new construction compared to renovating buildings is practically unmeasurable.

Existing structures are made of carbon-based materials. Restoration and maintenance of these buildings, not demolition, reduces carbon dioxide in the Earth’s atmosphere. The deterioration of materials after demolition leads to the releasing of carbon dioxide into the atmosphere. The continued use and adaptive reuse of structures is a vital step

to slow greenhouse gas emissions in our fight against climate change.

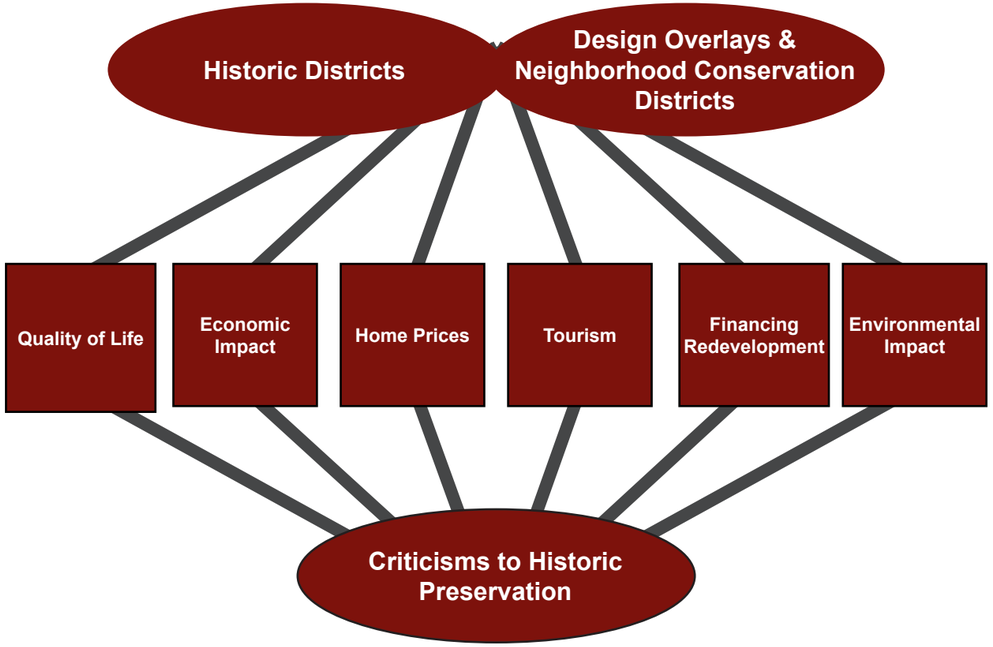
Buildings account for up to 40% of worldwide energy consumption and are a major generator of greenhouse gases" the truth has been bent on the efficiency of older buildings. Preservationists insist that they are energy efficient, but in fact, they are lacking in many aspects- especially in data supporting it (Avrami, 2016). When buildings are retrofitted with higher efficiency HVAC and lighting systems, they can be almost as efficient as modern construction, and even more so if you include the embodied energy contained (Avrami, 2016).

Criticism to Historic Preservation

Historic preservation is subject to many criticisms. Some argue that it "privileges the past over the contemporary and restrains cultural change and economic development (Collins et al., 2011, P. 5)." Others argue that historic preservation is diverting funding that could be aimed towards contemporary projects and artists who are a "living and working culture" (Collins et al., 2011). This argument continues with the notion that historic preservation can suppress the culture and heritage of minority groups. When a historic district is overlaid on an existing minority neighborhood, the new regulations require that any modifications must be in the neighborhood's historic style, typically from a time period of "white supremacy" (Collins et al., 2011). With the current general requirement for properties to be at least 50 years old to be listed on the National Register of Historic Places, most properties registered on the list are pre-1970. The neighborhoods that are preserved are characteristically those of significant European heritage. While this criticism is valid, there is a movement to include properties and districts with a more culturally diverse background. Creating guidelines that allow for diversity within these communities can be challenging. Incentivizing preservation can be especially difficult in areas where property values are declining/stagnant, and there is development that is detrimental to the cohesiveness of the area.

The main criticism of preservation is the requirements and financial burdens placed on homeowners. Owners are not allowed to make changes on their property, which is seen as a violation of property owners' rights. They view preservationists as a lobby of officials opposed to change (Been et al., 2016).

Figure 13: Background Research Flowchart



Methodology

- Methodology and Methods
- Supplemental Information
- Site Selection
- Research Timeline

Methodology

Methodology and Methods

The methodology and methods utilized for this report are laid out in the following section. This report used a case study methodology to examine the design overlay placed on the Delano Neighborhood in Wichita, Kansas, to gain insights into the effects it had on the community.

A case study methodology is an in-depth study of a single, often contemporary, phenomenon or case. This report utilized a longitudinal case study method: a case study that examines the same variables of a case over a given period of time (PLAN 803, 2019). For this report, the given amount of time was from 1999 to 2020. The range of 21 years was used to understand the general makeup of Delano before the overlay was placed to the present day.

This research reviewed and analyzed quantitative data to answer the overall question and subsequent sub-questions. All data and information collected consists of secondary sources and documents.

Sub-Question 1: ***How has the neighborhood population changed since the adoption of the design overlay?***

This study examined three aspects of neighborhood population to answer Sub-Question 1: Income, Race, and Homeownership. Using available Decennial Census Data and American Community Survey Data, this report examined median household income in the area from 1999, two years before the implementation, to 2019. Median household income was used instead of the mean household income to not allow for outliers within the study groups to skew data.

Household data on the census tract level was graphed and displayed visually utilizing ArcGIS Pro by Esri to understand how the neighborhood compared to Sedgwick County. The five census tracts that most closely correspond with Delano were used to represent the demographic makeup of the neighborhood. The created maps were then further examined using the Statistics Tool within the Analysis Toolbox. The goal of collecting and analyzing this data was to better understand if the area stayed predominantly low-income than the surrounding city but saw large investment within it.

Additionally, data on racial makeup collected from the U.S. Census Bureau of the same 5 Census Tracts were gathered and first visually represented by placing the percentage of the population by race into pie charts. This data was then analyzed for patterns by creating a table that identifies percent change per race.

Lastly, the data collected from the Sedgwick County Appraisers for Sub-Question 2 were compared side by side by the Property ID number. Every property listed in the neighborhood was examined to see if the same owners or at least one owner was constant on the property. This evaluation was implemented to understand what percentage of properties in the area changed listed owners.

Sub-Question 2: ***How have property values within the district been affected since the overlay was placed compared to that of Wichita?***

Sub-Question 2 utilized site data from the Sedgwick County Appraisers Office to understand if homeowners were able to gain financial equity in their property in part due to the new overlay placed on the district. Data received was analyzed in ArcMap Pro by Esri. Property values were linked to shapefiles provided by Sedgwick County. Once linked,

Methodology

data was sorted into two categories: Wichita Urban Core and the Delano Neighborhood. The urban core was separated from that of the Wichita Metro Area to examine housing value changes in properties of similar style, location, and age. This area also encompasses the historical redlining boundaries of Wichita.

This study used median property values to examine property value changes. Using median property value allowed for the exclusion of outliers that could significantly change the data. Delano is a historically significant neighborhood with properties that have appraised values that are substantially higher than that of the average house located within the district.

Additionally, large property investments were mapped and charted to understand spatial relations of investment within Delano. Data was collected from secondary sources such as Wichita Eagle Newspaper or Wichita Business Journal. If no secondary source was identified, estimates came from property value increases found in the data from the county appraiser. Large investment in this report is defined as projects that invested more than $1 million into the neighborhood.

Supplemental Information

Additional information was gathered using the two neighborhood plans as a secondary data source. Consultation with Matt Williams, a planner for Wichita-Sedgwick County Metropolitan Planning Department, knowledgeable of Wichita and the Delano area and its development afforded the author insights into interpreting some of the challenging aspects of the facts and data used in the study. This consultation gave additional information on the overlay not available through print sources.

Lastly, Delano was compared to other design overlay districts within the region to understand how effective Delano was in reaching planned goals. Objectives differ in each project but have similar characteristics. Evaluating ease of implementation may be crucial in the success of future studies that examine Delano and design overlays.

Site Selection

In a case study, the specific case is chosen because they are paradigm/exemplar, extreme, or critical (PLAN 803, 2019). The purpose of this research was to conduct a longitudinal case study analysis of a district that has implemented a design overlay instead of deeming the whole area a historic district. This research goes on to examine if the overlay district had a turnover in demographics since it was implemented and how property prices have been affected since the overlay was placed. The Delano Neighborhood in Wichita, Kansas, was selected for the following four reasons:

1. The diverse land use within the district allowed the study to examine residential and commercial real estate. Homes and commercial structures within the district are predominantly constructed pre-1950. The National Register of Historic Places typically requires older than 50 years to be considered historic (1971 or older as of 2021).

2. Large investments, both public and private, have been placed within Delano in the last twenty years. Examples of commercial investment include Riverfront Stadium, River Vista Apartments, and the EPC Catalyst site.

3. One goal of this research was to understand if there was a shift in population after the overlay was placed or if the overlay had no effect on the population residing in the area.

Methodology

Delano had a lower income status before designation for the 2000 Census and has been historically lower-income, as seen in historic redlining maps.

4. With design guidelines created in 2001, there has been a long enough period of time that has passed for development and change to occur.

Delano was seen as both an exemplar and a critical case study before analysis. A quick look at Delano shows an area that has seen exceptional growth/ development that adheres to the historic character that is expected under the overlay.

Research Timeline

This research was conducted in two phases: Research Proposal and then Research Analysis & Report. Figure 14 to the right shows the progress, steps, and phases in a chronological timeline. Background research was first conducted in order to create an understanding of historic districts and overlays. This helped form a research question and guide the site selection of this report.

The research proposal went further on to include preliminary methodology and methods that were to be used. The report finished with a general hypothesis that Delano had retained much of its original demographic while introducing new development.

After proposing the methods and plan, statistical data was collected from both the U.S. Census Bureau and the Sedgwick County Appraisers Office. This data was analyzed using the methodology and methods detailed earlier in this chapter. During the process of analysis the consultation with the planner as conducted to further understand the overlay. The data collected is analyzed and discussed int the following chapters to create a conclusion on the Design overlay in regards to Delano.

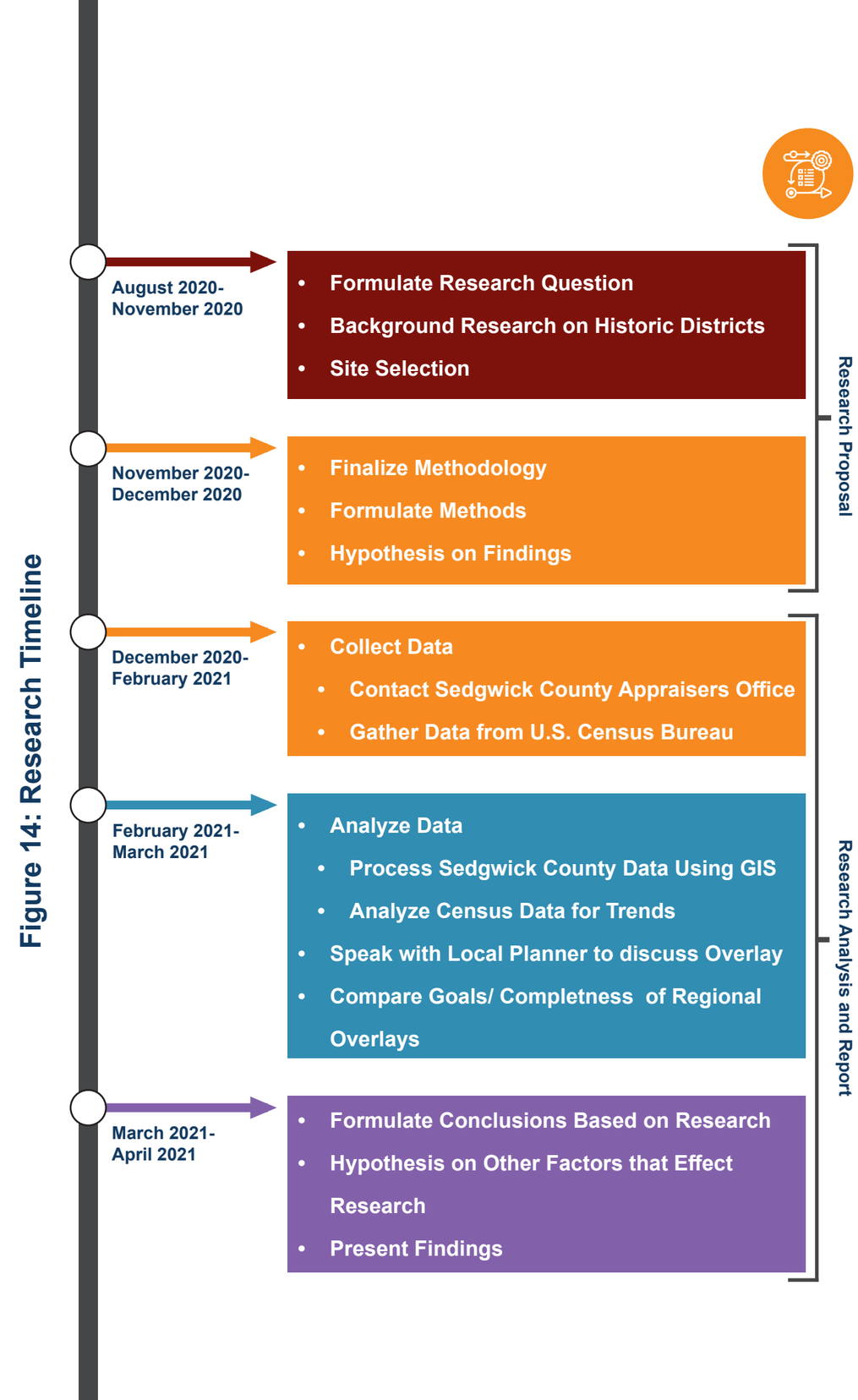


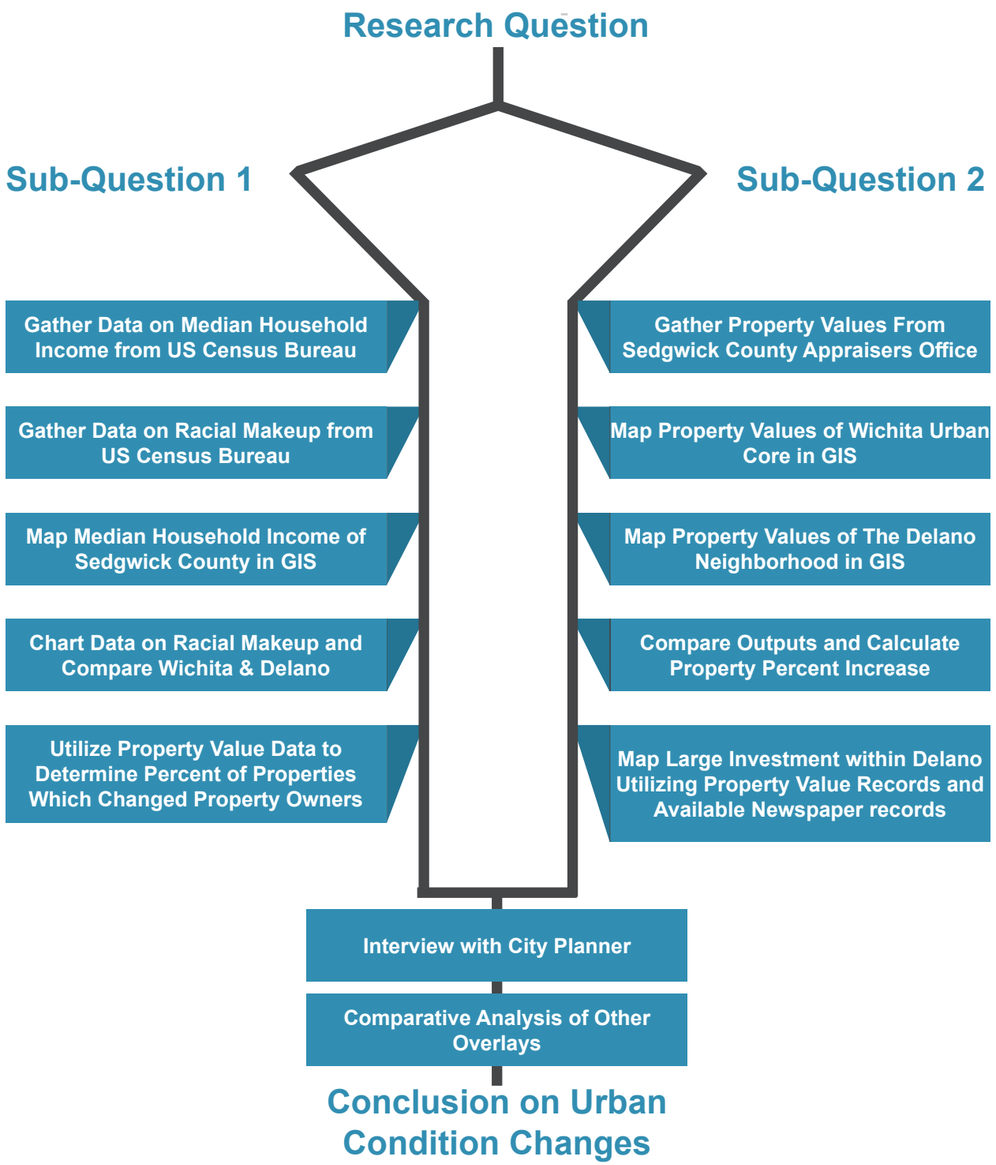
Figure 14: Research Timeline

Analysis

- Median Household Income
- Racial Demographics
- Home Ownership
- Appraised Property Value
- Development and Investment
- Information from the Metropolitan Area Planning Department
- Regional Overlay Comparison
- Limitations of Analysis

Analysis

Figure 15: Research Analysis Flowchart



Analysis of data collected is carried out within this section. An array of data sources were used to better answer the research question. Data was collected from the U.S. Census Bureau, the Sedgwick County Appraisers Office, and spoke with a planner for the City of Wichita to understand how Delano's composition has changed since the implementation of the design overlay in 2001. The analysis process is broken down in Figure 15 to the left and carried out in the subsequent sections.

Median Household Income

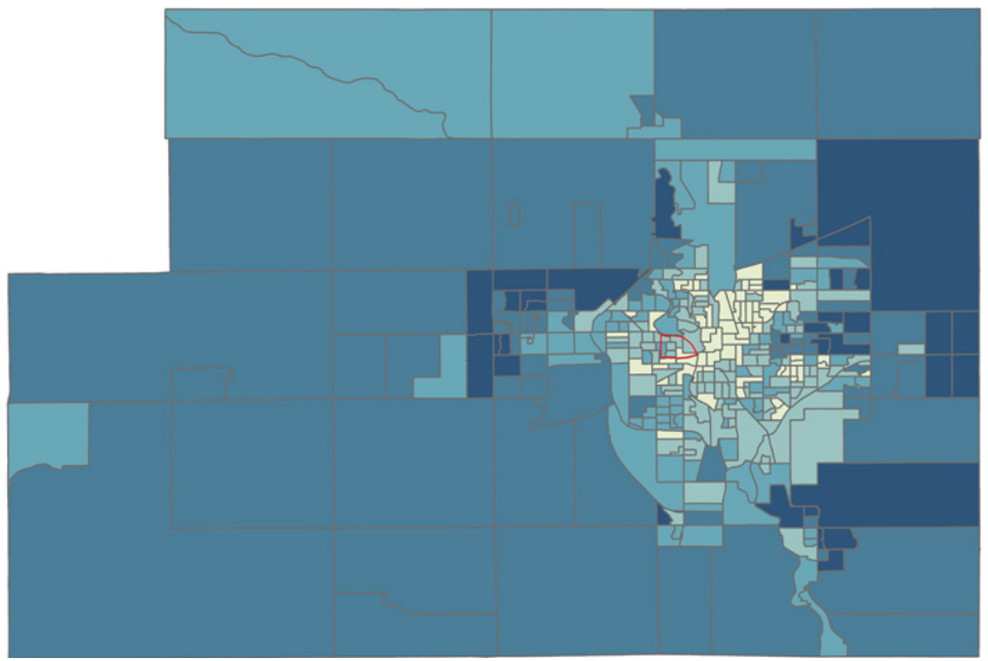
Data collected regarding Median Household Income per Census Tract from the U.S. Census Bureau was mapped in ArcGIS Pro to view lower-income individuals' spatial relations within Sedgwick County.

While mapping showed an overall gain in household income throughout Sedgwick County, as seen in Figures 16 & 17 on the following pages, the supporting Table 1 below shows that between 1999 and 2019, the median household income in Census Block Groups associated with Delano grew by 32.16%. At the same time,

Table 1:
Difference in Median Household Income 2000- 2019

Location	2000	2019	Change	% Change
Delano	$30,811	$40,719	$9,908	32.16%
Sedgwick Co.	$38,631	$50,102	$11,471	29.69%
Difference	$7,820	$9,383	$1,563	-2.46%

Figure 16:
1999 Median Household Income:
Sedgwick County, Kansas



Median Household Income by Census Block Group

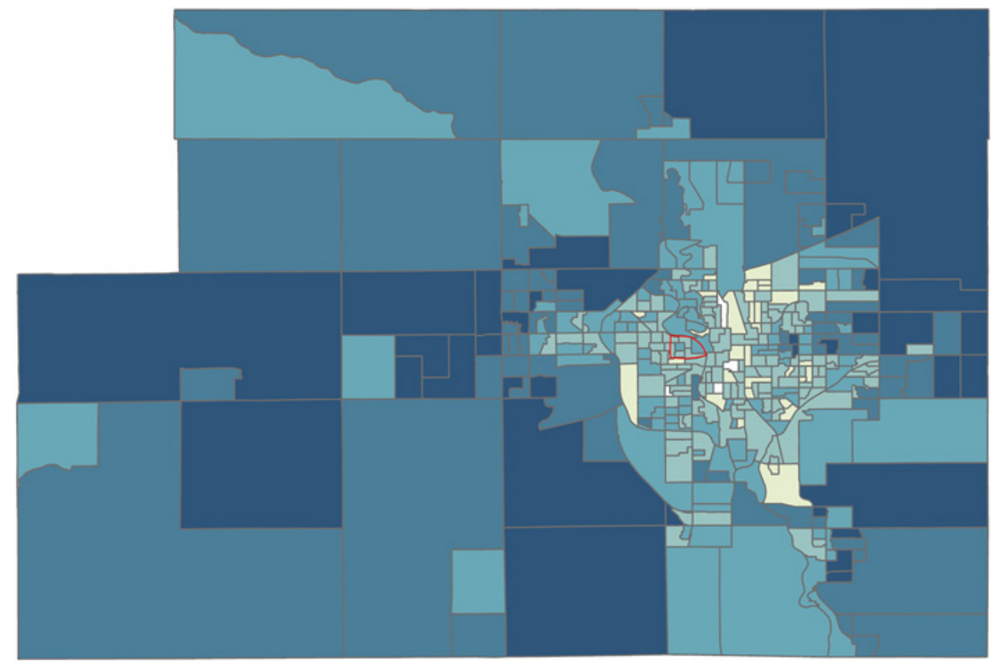
5 Mile

- $10,259.0 - $21,288.0
- $21,288.1 - $27,344.0
- $27,344.1 - $32,569.0
- $32,569.1 - $37,321.0
- $37,321.1 - $42,778.0
- $42,778.1 - $49,297.0
- $49,297.1 - $56,736.0
- $56,736.1 - $67,037.0
- $67,037.1 - $80,869.0
- $80,869.1 - $138,564.0
- Delano Neighborhood

N

Source: U.S. Census Bureau- 2000 Census

Figure 17:
2019 Median Household Income:
Sedgwick County, Kansas



Median Household Income by Census Block Group

5 Mile

- $11,910.0 - $23,810.0
- $23,810.1 - $31,500.0
- $31,500.1 - $38,958.0
- $38,958.1 - $47,266.0
- $47,266.1 - $56,765.0
- $56,765.1 - $68,625.0
- $68,625.1 - $81,676.0
- $81,676.1 - $98,667.0
- $98,667.1 - $125,298.0
- $125,298.1 - $198,162.0
- Delano Neighborhood

N

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

Analysis

Sedgwick County grew by only 29.69%. Delano is currently under the median household income of Sedgwick County by $9,908, maintaining its status as an area that retains a lower-income population than Sedgwick County. Factors imposed on Delano, possibly including but not limited to the overlay, have had a strong positive impact on the neighborhood in the time frame studied.

Racial Demographics

To understand the minority population that was living in Delano, this report analyzed the racial makeup of the

Table 2: Racial Makeup of Delano: Percent of Total Population

	White Alone	Hispanic or Latino	Black or African American Alone	American Indian Alone	Asian Alone	Some Other Race Alone	Two or More Races
2000	69.3 %	10.9 %	8.9 %	1.7 %	1.1 %	5 %	3.1 %
2010	54.8 %	19.9 %	6.7 %	2.4 %	3.9 %	6.5 %	12.1 %
2019	61 %	17.6 %	10.1 %	1 %	0.8 %	2.7 %	5.2 %
Percent Change within Race							
00'-10'	-20.92 %	87.57 %	-24.72 %	41.18 %	254.55 %	30.00 %	290.32 %
10'-19'	11.31 %	-11.56 %	50.75 %	-58.33 %	-79.49 %	-58.46 %	-57.02 %
00'-19'	-11.98 %	61.47 %	13.48 %	-41.18 %	-27.27 %	-46.00 %	67.74 %

Figure 18: 2000 Delano Racial Makeup

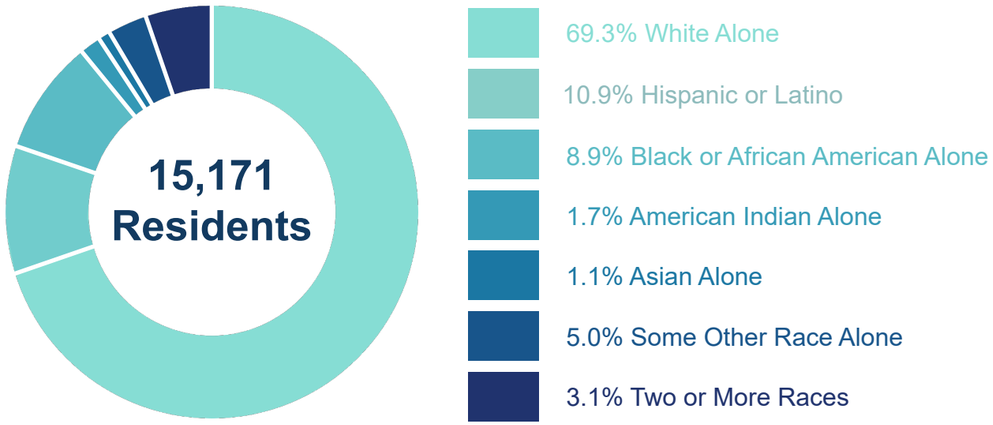
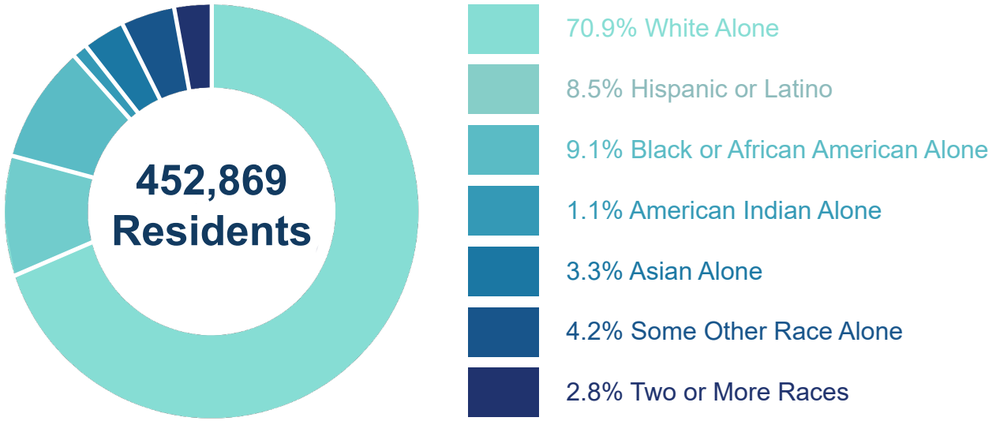


Figure 19: 2000 Sedgwick County Racial Makeup



Analysis

Figure 20: 2010 Delano Racial Makeup

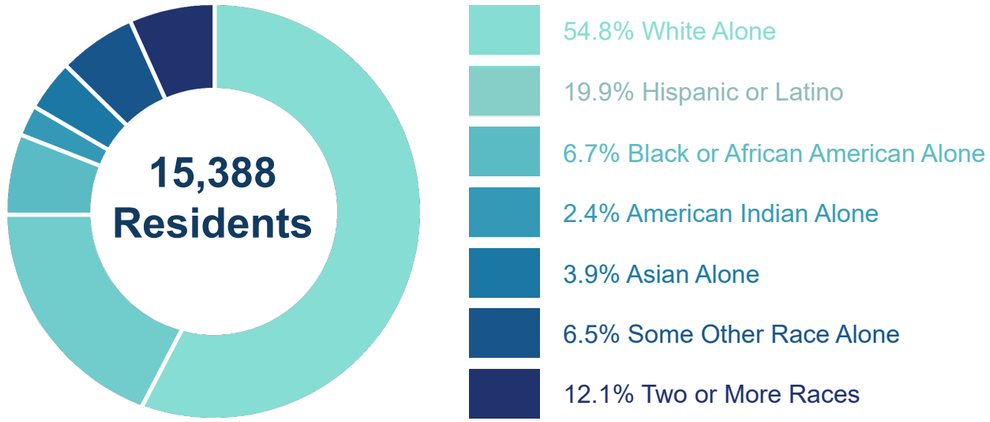


Figure 21: 2010 Sedgwick County Racial Makeup

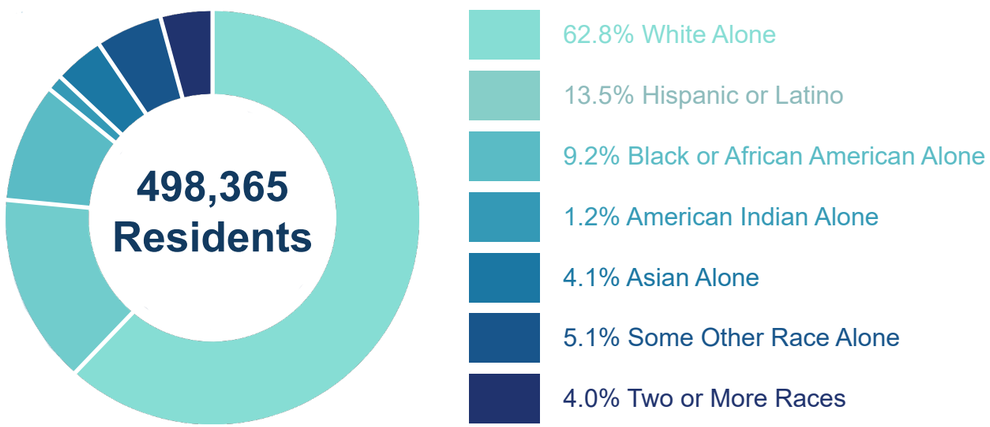


Figure 22: 2019 Delano Racial Makeup

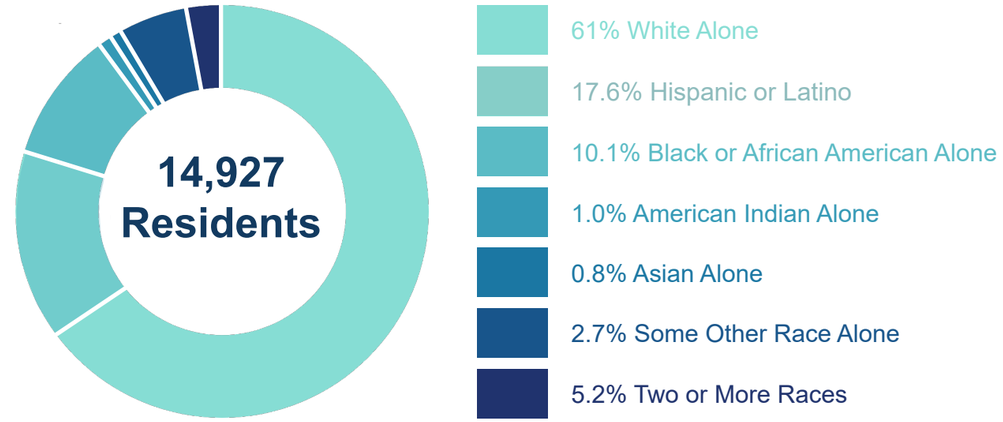
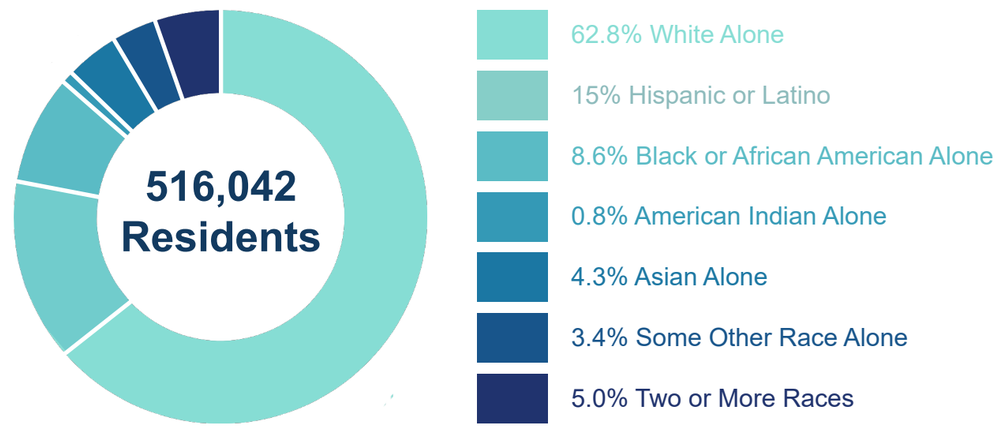


Figure 23: 2019 Sedgwick County Racial Makeup



Analysis

area. Data compared to that of Sedgwick County shows an area that almost mirrored the county in 2000. Data from the 2000 Decennial Census (two years before the overlay was placed) to the 2010 Decennial Census shows an 82.57% increase within the Hispanic or Latino population from 10.9% to 19.9% of the total population living in Delano. Estimates from 2019 currently have the Hispanic or Latino population at 17.6% of Delano's population, a change of 61.47% from 2000.

Additionally, Delano saw an increase in populations that identify as Two or More Races. Not only did this category increase 290.32% from 2000-2010, but in Delano, the category significantly outranked the population percentage in Sedgwick County at 12.1% compared to only 4% in the county.

In many cases, a historic district will become gentrified in the years after designation. However, in Delano's case, the neighborhood has established a more diverse population with more minorities than it had before the overlay was placed. Once available, the 2020 Decennial Census Data will show a more accurate figure on Delano's population today and should allow for further insights into how the population has racially changed or stayed the same since creating the overlay.

Home Ownership

Data retrieved from the Sedgwick County Appraiser's Office Data shows that 45.89% of homes within Delano changed ownership from 2004 to 2020. The 2019 Delano Neighborhood Master Plan states that 59.1% of housing in Delano is renter occupied compared to only 40.3% in the rest of Wichita (The Metropolitan Area Planning Department, 2019). This is a drastic leap from the 43% in Delano as stated in the 2001 Neighborhood Revitalization Plan (Law/Kingdom, INC, 2001). Data given from the Sedgwick County Appraisers Office did not state if the unit was owner-occupied. However, it was apparent while analyzing the data that from 2004 to 2020, there was a significant shift in the percentage of housing owned by Limited Liability Companies (LLCs).

While the demographics living within the district did become more diverse from the time of implementation of the overlay, it is apparent that the properties themselves were primarily owned by residents not living within the district. Rising property prices is a process that simultaneously happens with a neighborhood is being revitalized or gentrified. Many may see this rising home price as a way to liquidate their property wealth, leading to a turnover in ownership and demographics.

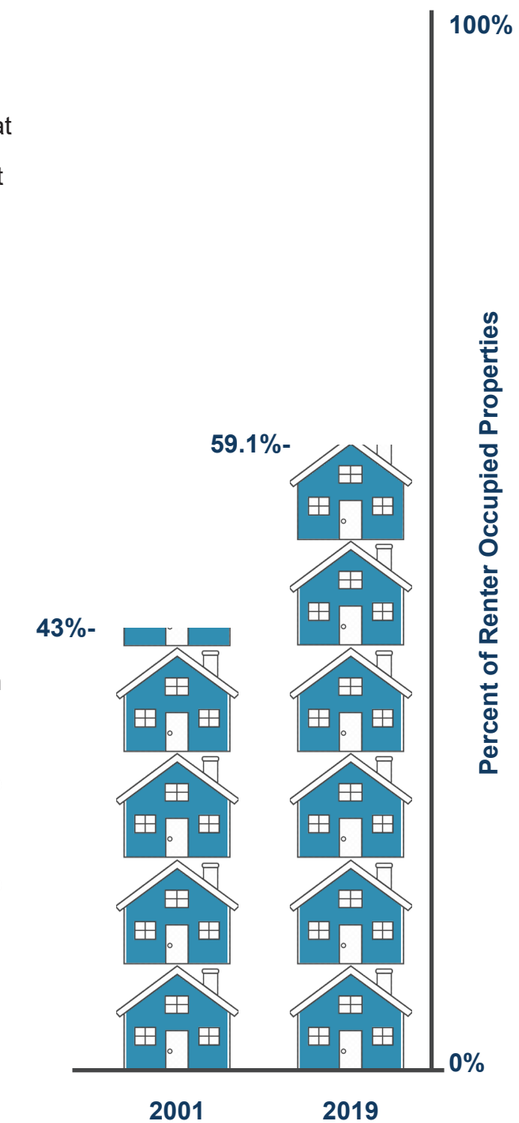


Figure 24:
Renter Occupied Properties in Delano 2001-2020

Analysis

Appraised Property Value

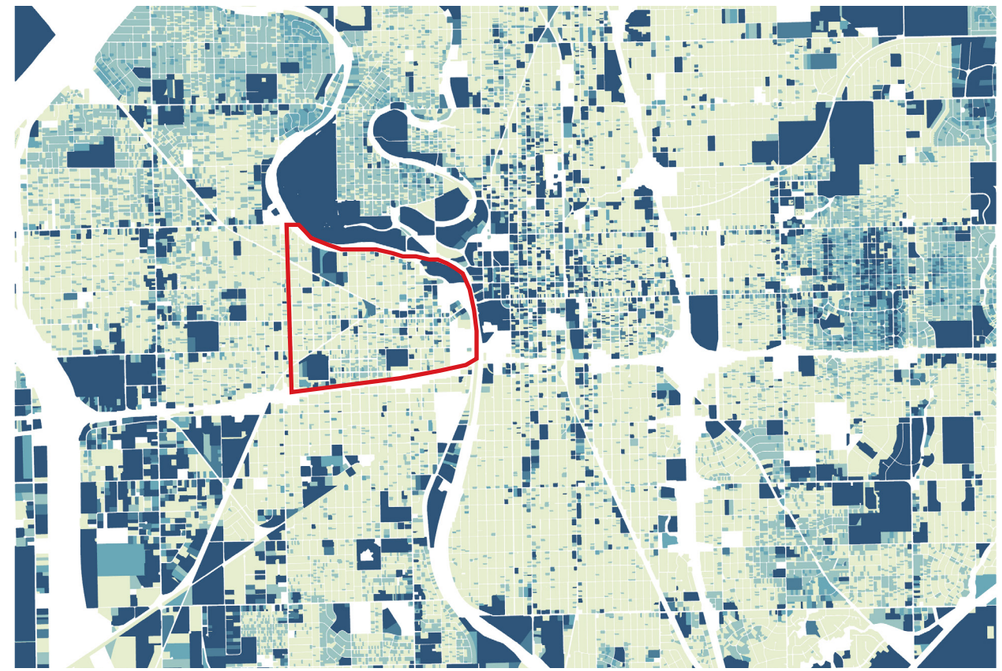
Individual property values for Wichita showed that the median property value increased by 54.86% from 2004 to 2020. This increase is shown over time visually in Wichita's urban core in Figures 25, 26,& 27. Table 2 below shows that Delano's most dramatic increase was between 2010 and 2020. With the median property value rising 68.64% from 2004 to 2020, original homeowners who have maintained ownership were able to grow financial equity in their property.

Design overlays are often used to protect and enhance property values within the overlay zone. Non-cohesive properties can negatively impact property value. In the case of Delano, the Median Appraised Property value has been protected and has even seen a significant increase, and has even surpassed the percentage change of the Wichita Urban Core.

Table 3:
Median Appraised Property Value

Year	Wichita	Delano
2004 Median Appraised Property Value	$91,353	$81,944
2010 Median Appraised Property Value	$123,525	$95,735
2020 Median Appraised Property Value	$141,472	$138,192
2004-2010 % Change	35.22%	16.83%
2010-2020 % Change	14.52%	44.34%
2004-2020 % Change	54.86%	68.64%

Figure 25:
2004 Appraised Property Value: Wichita Urban Core



Appraised Property Values

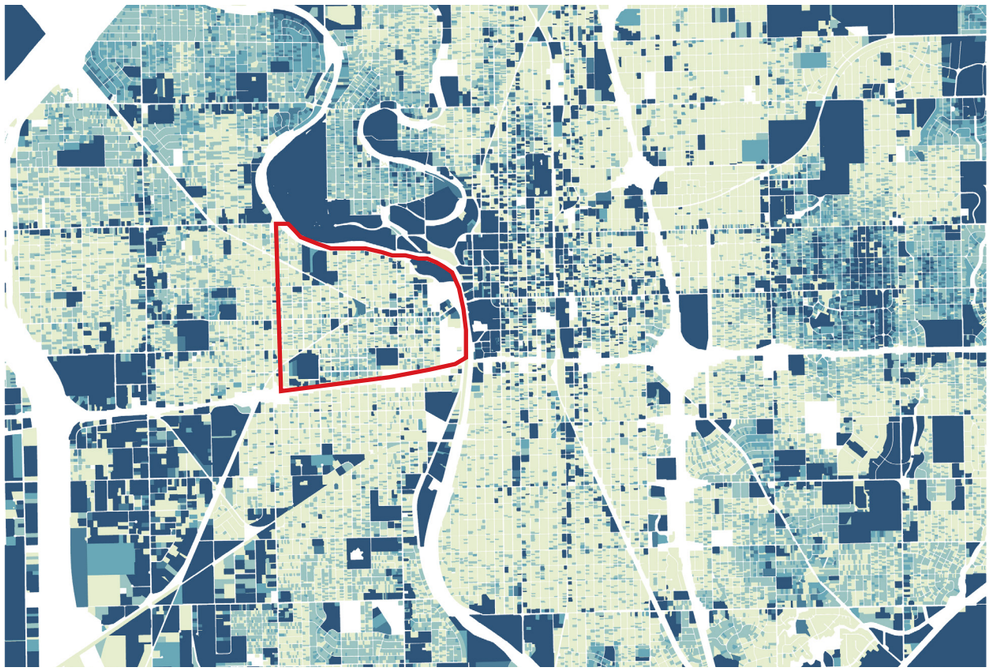
1 Mile

- $0.0 - $50,000.0
- $50,000.1 - $75,000.0
- $75,000.1 - $100,000.0
- $100,000.1 - $125,000.0
- $125,000.1 - $150,000.0
- $150,000.1 - $175,000.0
- $175,000.1 - $200,000.0
- $200,000.1 - $250,000.0
- $250,000.1 - $500,000.0
- $500,000.1 +
- Delano Neighborhood

N

Source: Sedgwick County Appraisers Office

Figure 26:
2010 Appraised Property Value: Wichita Urban Core



Appraised Property Values

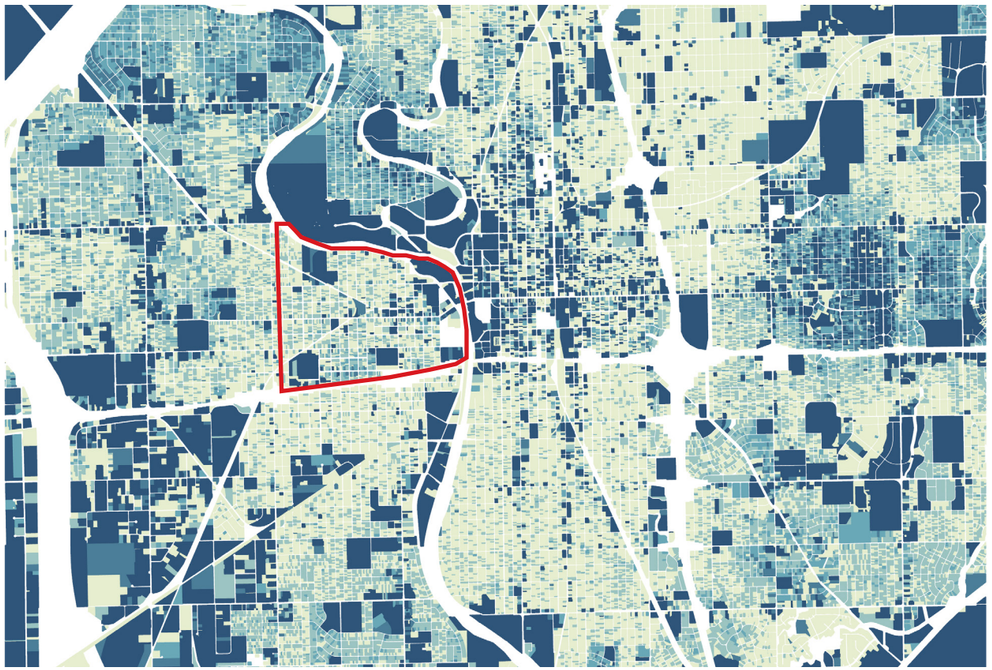
1 Mile

- $0.0 - $50,000.0
- $50,000.1 - $75,000.0
- $75,000.1 - $100,000.0
- $100,000.1 - $125,000.0
- $125,000.1 - $150,000.0
- $150,000.1 - $175,000.0
- $175,000.1 - $200,000.0
- $200,000.1 - $250,000.0
- $250,000.1 - $500,000.0
- $500,000.1 +
- Delano Neighborhood

N

Source: Sedgwick County Appraisers Office

Figure 27:
2020 Appraised Property Value: Wichita Urban Core



Appraised Property Values

1 Mile

- $0.0 - $50,000.0
- $50,000.1 - $75,000.0
- $75,000.1 - $100,000.0
- $100,000.1 - $125,000.0
- $125,000.1 - $150,000.0
- $150,000.1 - $175,000.0
- $175,000.1 - $200,000.0
- $200,000.1 - $250,000.0
- $250,000.1 - $500,000.0
- $500,000.1 +
- Delano Neighborhood

N

Source: Sedgwick County Appraisers Office

Analysis

Development and Investment

Delano has seen investment in the area since the overlay was placed. Any new investment or development has the ability to change property values. As seen in Figure 29 on pages 60 and 61, the majority of development is concentrated in the neighborhood's commercial district and along the Arkansas River. The concentration of this development can be partly attributed to the tax increment financing (TIF) district and sales tax and revenue (STAR) bonds that have been placed in this area to spark development. TIF districts are a financing tool that creates a base price to which the property taxes will be held for a certain period. The district then captures the incremental increase in property taxes. This tax increase is due in part of the district's new developments. A STAR Bond district is a tool created under Kansas Statutes that is used to promote the development of specific projects defined by the municipality issuing them. These bonds can be issued for both hard and soft costs (The Metropolitan Area Planning Department, 2019).

Other development that is concentrated at the east end of the neighborhood does not fall under the historic design overlay and does not have to follow guidelines. This gap in the overlay can be attributed to the proposed Urban Village Redevelopment that was in the development stages when the original neighborhood plan was written. This area was meant to entice developers with the freedom of Figure 29 shows over $254.75 in both public and private development. Development costs were gathered from The Wichita Downtown Development Association and The Wichita Business Journal.

Figure 28:
Current Locations of TIF and STAR Bond Districts

Delano Neighborhood Boundary

TIF and StarBond Districts

East Bank Redevelopment (Star Bond)

West Bank Redevelopment (TIF)

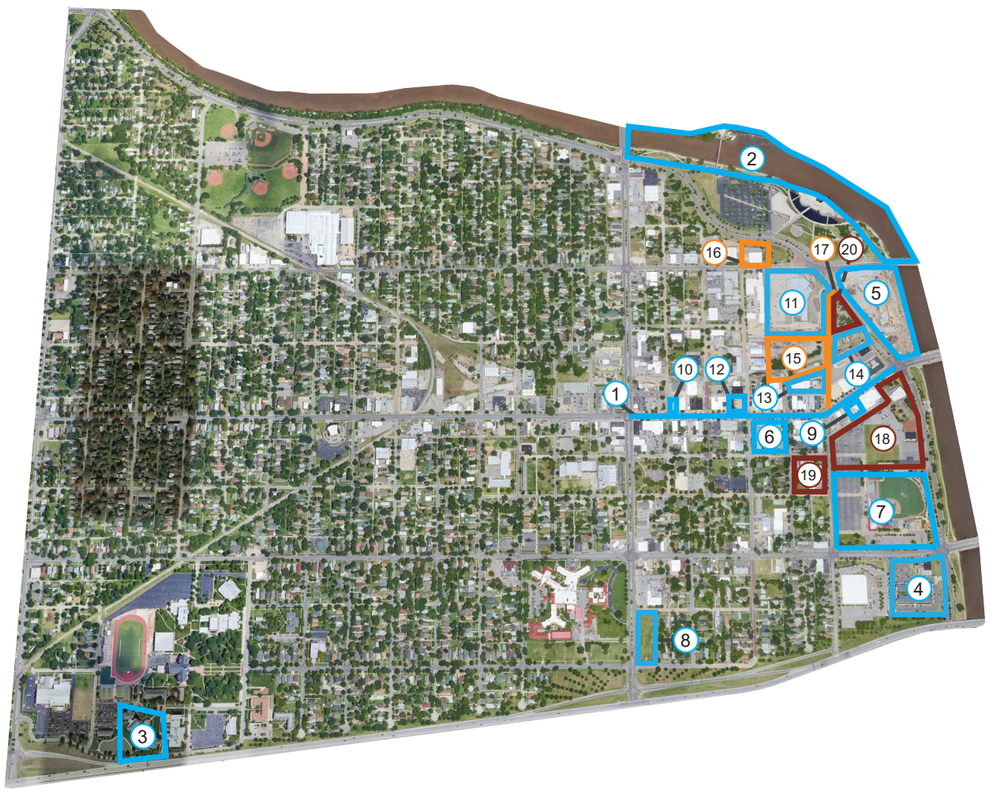
1 Mile

N

Source: (The Metropolitan Area Planning Department, 2019)

Analysis

Figure 29:
Large Investment Within Delano Since 2001



Completed Projects

Projects Under Construction

Projects In Planning

N

Source: DowntownWichita.org,
Wichita Business Journal
Photos by Author

1 - Douglas Street Improvements
$3.5 Million- 2003

2 - River Corridor Improvements
$20 Million- 2007

3 - J.R. and Gertrude Smith Apartments
$3 Million- 2009

4 - WaterWalk Apartments
$10 Million- 2015

5 - River Vista Apartments
$38.4 Million- 2017

6 - Credit Union of America Remodel
$2 Million- 2017

7 - Riverfront Stadium
$75 Million- 2018

8 - Delano Gate
$1.85 Million- 2018

9 - Hayes Construction Office
$2 Million- 2018

10 - IOOF Lodge
$3 Million- 2018

11 - Advanced Learning Library
$30 Million- 2019

12 - 810 Douglas Renovation
$3 Million- 2019

13 - Hutton Construction Office
$5 Million- 2020

14 - Home2Suites Hotel
$12.5 Million- 2020

15 - 225 Sycamore Apartments
$40 Million- 2021

16 - 740 W Second
$3 Million- 2021

17 - Sycamore Street Improvements
$2.5 Million- 2021

18 - Riverfront Village
$125 Million-
In Planning

19 - Douglas and McLean Office
N/A-
In Planning

18 - Multimodal Parking Garage
$17.8 Million-
In Planning

Analysis

Information from the Metropolitan Area Planning Department

Further analysis of the Delano Design Overlay was conducted by speaking with Matt Williams, a planner at The Wichita-Sedgwick County Metropolitan Area Planning Department. Mr. Williams served as the point of communication with the metropolitan area planning department and was the Project Manager on the 2019 Delano Plan Update. He spoke of successes and shortfalls of the design overlay that had become apparent since its inception in 2001. The following is a summary of our conversations regarding Delano and the design overlay:

The development process begins with a permit being pulled with the Department of Construction and Development. Often these developers are unaware of the overlay. They are referred to the Planning Department, which then informs the developer of the area's guidelines. Typically their proposed plans do not meet the required criteria for the permit. The developer either updates their proposal to follow guidelines or goes before the neighborhood board consisting of residents who vote to allow non-complicit development. Often there is a compromise in the plans so that the development can proceed and still follow some or most of the guidelines. This committee, not the planning department, has the final say if the development shall proceed. The city manager formed the committee, which is currently appointed by the two city council members whose jurisdiction is over Delano.

As seen in the development of Delano Gate, the overlay is only as strong as the committee. Delano Gate is a development that was initially conceived as a mixed-use destination that would welcome visitors to Delano. The city planning office wished to have parking behind and development to the street, which is required per the design overlay. This concept was soon trashed for a generic strip mall once the developer threatened the committee that they would pull out of the project if they could not have their way on the parking issue and several design requirements.

The City of Wichita primarily owned the properties that did not fall under the design overlay. The city asked developers to propose ideas for the "catalyst" site where the EPC-built hotel and apartments sit. This ownership by the city allowed them to choose developments that most closely relate to the overlay.

Mr. Williams stated that there are current plans to update the design overlay to include the entire district within the next few years. This plan would also be more specific on regulations per street if there is a consensus that the corridor has different requirements. Currently, the guidelines are not as descriptive in some sections and has led to debates between developers and the board on what is the character of the neighborhood. This has been debated several times, with some arguing that the neighborhood has warehouse uses and that a metal building fits this description. During the conversation, Mr. Williams stated that they also hoped to see an inclusion of regulation on who can serve on the board to create a more diverse committee with different skill sets. Ideally, they said there would be members with backgrounds in architecture, urban planning, business owners, and other knowledgeable members who can make more informed decisions regarding development changes in Delano.

Regional Overlay Comparison

The comparison of goals of the overlay placed on Delano to those of other regional overlays is carried out in

the following section. The goals that measure the success of an overlay differ depending on the community's needs and vision. These goals help guide the focus of the overlay. This research did a brief analysis of three additional overlays to better understand where Delano is in the process of completion of its goals and how municipalities control development. The three sites selected were reviewed and selected based on a mixture of the age of the overlay, similar region, and similar age of the built environment. The overlay also had to include an aspect of preserving the historic built environment, such as the Delano overlay does. The three selected overlays are visually displayed to understand goal themes in Table 4 and for completeness of goals in Figure 31. The following are the overlays chosen for analysis:

1. Bricktown: Oklahoma City, Oklahoma

Formed in 1993, this district has become a prime example of how the revitalization of an area emphasizing preserving this history and character of the area can be successful. As seen in Table 4, its strategic goals have been fulfilled, and the area has continued to see additional investment (The City of Oklahoma City Planning Department, 1993).

2. Old Town: Wichita, Kansas

This former warehouse district located east of downtown Wichita was named one of the 10 APA Great Neighborhoods in 2008. In 1991 the overlay was placed to create a district that allowed for mixed-use development but retained the warehouse district's character in which it originally was (City of Wichita Planning Department, 1999). The district's property values have grown over 600% since the overlay was placed (American Planning Association, n.d.).

3. Troost Avenue: Kansas City, Missouri

This street, which was once a racial barrier in Kansas City, has recently been

Table 4:
Goals of Regional Design Overlays

- Preservation of Historic Attributes
- Promote Economic Growth
- Shape Future Development
- Promote a Healthy Lifestyle

Bricktown: Oklahoma City, Oklahoma

- Promote the development and redevelopment of the Bricktown Core Development District
- Preserve and reinforce historic resources and circulation pattern within the District
- Ensure new structures and renovations to existing structures are designed to enliven and invigorate the street scene with active uses oriented to the primary streets and the canal
- Ensure that architectural styles and treatments acknowledge the character of the District while allowing for contemporary accents, features,and elements
- Promote improved walkability within the District and encourage enhanced pedestrian connectivity from Bricktown to adjoining areas and attractions.

Old Town: Wichita, Kansas

- Recognize the special location, architectural character and proposed land-use mix of the Old Town area
- Preserve the area's special historic and architectural character
- Protect private property values and public investments in and near the Old Town area

Delano: Wichita, Kansas

- Provide direction regarding commercial and residential development
- Preserve History and Character of Neighborhood

Troost Avenue: Kansas City Missouri

- Stabilize property values and reduce investment risks
- Maintain and promote the economic vitality of the area
- Encourage preservation of the area's rare, unique, or distinctive character
- Otherwise promote the health, safety, morals, and general welfare of the city.

Analysis

seen as an area of opportunity to create an overlay district. In December of 2015, the city adopted an overlay that sets out to preserve the built environment already there while allowing for new development that will boost property values. This plan is still in the beginning stages of implementation but has already seen investment from the city and developers (City of Kansas City, Mo, 2015).

The overlay placed in Delano has Delano's overlay has been mostly successful in completing the goals that it set out to do. Though its purpose is to provide direction for development, it has not been entirely successful in this category. Some new construction has not been harmonious, such as Delano Gate mentioned in the interview. While it is almost impossible to ensure that all of a district is uniform, Old Town in Wichita and Bricktown in Oklahoma City are now districts that now are examples of ideal cases. However, the overlay placed on Troost has not come to fruition yet, partially because it is just over five years old at the time of study. Analysis of Delano five years after implementation would have yielded very different results as most large development came ten years after the overlay was placed.

The identified districts, including Delano, all have or had portions of which fall under a TIF District. These TIF districts are an incentive for developers to ensure that the district will have investment from

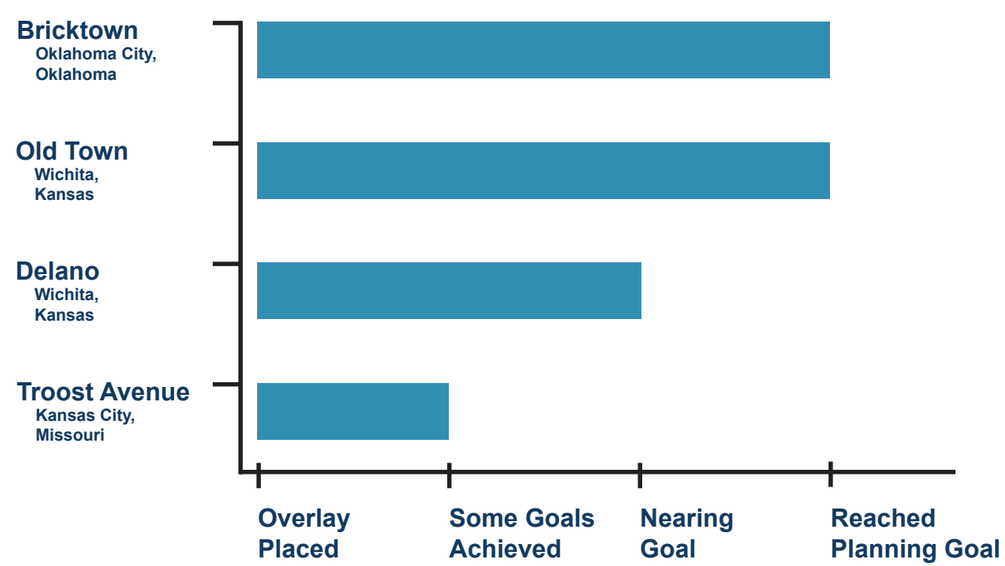
Figure 30:
Regional Overlays Compared to Delano

Old Town
Wichita, Kansas

Bricktown
Oklahoma City, Oklahoma

Troost Avenue
Kansas City, Missouri

Figure 31:
Goal Completion of Regional Design Overlays



the city within them from the additional incremental tax revenue. There is a balance in these areas that penalize non-complicit development while also incentivizing development according to the design guidelines. As seen in the Delano District, a development's design can be negotiated and a compromise made if the design does not initially comply with standards. However, the example of Delano Gate was not within the TIF District boundaries. Development that falls under the TIF may have higher leverage from the committee and city to regulate development. Oklahoma City's Bricktown and Wichita's Old Town have expired their TIF Districts as development and goals have come to fruition.

Neither Delano nor Troost Avenues TIF Districts encompass the entire overlay area. That has partially caused development in Delano to become concentrated in the TIF District. Districts can use these financing tools and the committee to incentivize, encourage and even penalize development. All of the reviewed districts wanted new development and investment after the overlay was passed. Overlays that regulate design guidelines have improved property values; this in itself is an incentive for developers to invest in the community. Developers tend to invest in areas where they see a financial benefit. With the regulation to improve aesthetics and property values, these districts can be justified in the regulated zoning.

Limitations of Analysis

The research and data collection was not without flaw. Several limitations of the analysis did become apparent as the research was conducted. These limitations are discussed but were not believed to skew analysis significantly. Data regarding Median Household Income for the 2010 Decennial Census is not currently available for Sedgwick County. This limitation does not allow us to see if there was a significant increase in household income after 2010 as there was property value. Estimates from the American Community Survey were used to understand 2019 Median Household Income. Future studies should use the 2010 and 2020 Decennial Census Data once it is available.

The figures representing the 2019 demographic data are estimates from the American Community Survey; future investigations into Delano should utilize the Decennial Census for 2020 once available.

The Sedgwick County Appraisers office does not maintain digital records for public use before 2004. With this limitation, this study was forced to examine data on appraised property value from 2004 to 2020. Without analyzing these three years of data, we do not know the actual growth in property value from before the overlay was placed. Future analysis can buy physical records from Sedgwick County and create a spreadsheet to join to the property shapefile provided by the county.

Conclusion

- Research Conclusion
- Next Steps and Future Research
- Application to Other Communities

Conclusion

Research Conclusion

This study aimed to provide further details on how the overlay affected the Delano community. Analyzed data is compiled and concluded in the following section. Research shows that the neighborhood maintained its lower-income status, which it had before placement of the overlay. The area was able to have a higher percentage increase in median household income from 1999 to 2019 than the average of Sedgwick County.

Delano also saw a higher increase of Hispanics or Latinos and populations consisting of two or more races moving into the neighborhood than compared to that of Sedgwick County. The neighborhood also maintained a higher minority percentage than the rest of Sedgwick County than it had in 1999. However, the neighborhood did see a high increase in ownership change of properties and currently has a much higher rate of renter-occupied units than that of Wichita.

This study also sought to find out if homeowners in Delano were able to gain more equity in their homes over the same period than that of Wichita. Delano's median appraised property value did increase significantly from 2004 to 2020. This increase was beneficial to those who owned property and maintained ownership. However, with 45.59% of properties changing ownership and most properties being renter-occupied, this increase was not beneficial to many minority residents.

Furthermore, it was found that while development in the area has led to access to more amenities but it has also led to the creation of more factors in property value increases, such as the TIF District and STAR Bond District. These factors are designed to influence development and increase property values directly. With the concentration of development being within the TIF District and STAR Bond District, it can be hypothesized that these financial tools were a critical part of inviting new development. These financial overlay districts also encompass the portion of Delano that does not fall under the design overlay district. While small in contrast to the entire district, this area has seen development that has created infill with the new Advanced Learning Library, apartments, and hotel. While the design overlay could not influence the development of this land, the city owned the property and chose a developer with a similar vision for the district. If the city did not own the land, then theoretically, without any backlash, a developer could have built to any style they wish on those properties.

In the case of Delano, supplemental financing tools were utilized to spark the development that the city wanted to see. When combined with the overlay and a solid overseeing committee, these financing tools can create urban infill that embraces the historic character that the district is trying to preserve. The design overlay is not a fix-all tool to conform buildings; it is up to the institutions and people living there to utilize it correctly.

Urban conditions within Delano have improved since the design overlay was placed. With considerable development and restoration happening within the district, there has been an increase in attractions and amenities, as well as an increase in the median property value. However, while a similar, and in some cases a more diverse population was maintained in Delano, the property value increase was not beneficial to them. Property owners who rent their units to these minority and lower-income groups were the ones that saw the most benefit during this time.

The rise in renter-occupied units may have been due to increased property prices. The lack of affordable homes in

Conclusion

the area may have made the situation impossible for cohorts entering the area to purchase a home. This can partially explain the large increase in rental properties. Banking practices and the financial market may be a critical part of the deterrent in homeownership among minorities.

Regarding the overlay placed on the Delano Neighborhood in Wichita, Kansas, this research concludes that the overlay has been a vital part of shaping the district. The overlay alone has regulated the design of new and modified construction but may not have been enough to entice development. It did, however, discourage development, as was shown in the case regarding the Spangles restaurant. With the final decision being placed on the committee, it is apparent that an informed committee is needed that shares the same goals as the neighborhood plan.

Next Steps and Future Research

The research process has allowed for a personal deeper insight into historic overlays, their benefits, and their shortfalls. During my professional career, I will focus on preserving the past while allowing for growth and development to occur. Historic buildings create a more profound sense of place and allow for the retainment of the embodied energy within them. The analysis process has given me a deeper understanding of data collection and the programs used to analyze it.

With data for the 2020 Decennial Census being released soon, new studies utilizing updated figures should be conducted. Future studies should also examine if government spending within the area with items such as street improvements and recreational improvements impacted appraised property values. Other factors such as the

addition of luxury apartments to the area have cause items such as average rent in the area to rise.

The legality of Delano's design overlay and the ability for governments to regulate private property should be further overreached. In the case of the Spangles restaurant mentioned in this research, the property owner was not allowed to do with his property as they wished and thus was forced to cancel the plan to develop the vacant lot in the neighborhood. With the argument that these overlays and regulations benefit the general welfare of the community, it needs to be researched what the general welfare is and who is interpreting that.

Additional research into Delano can address individual property value increases without the inclusion of new properties built to understand property value increase for owners who maintained ownership from 2004 to 2020. This research can also shed light into understanding if the design guidelines were a causation in a stabling force that gave investors confidence in the property prices in the area and not the incentive of promised future development.

Application to Other Communities

Historic preservation can be beneficial to boost local economies, preserve the environment, increase tourism, and stabilize property values. Other communities can utilize this research to view a district that is in the process of completing its goals as set by the overlay and observe how the overlay has changed the composition of the neighborhood over time. The continuation of research into Delano until completion of the overlay goals can further allow for the ongoing observation of the long-term changes that come with the overlay.

The results from this research

Conclusion

will hopefully be able to shed some light on the benefits and effectiveness of design overlays. Furthermore, it is hoped that other communities will view this research and make a more informed decision whether an overlay of this nature would be suitable for their community to preserve the area's historic context without the regulations that come with historic preservation.

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Appendix A

Delano Neighborhood Design Overlay Guidelines

Wichita-Sedgwick County Metropolitan Area Planning Department

1. **General.** The Delano Neighborhood Overlay District encompasses one of the oldest and most well-established neighborhoods in the City of Wichita. The Delano Neighborhood Design Guidelines contained herein are to be used in conjunction with the Delano Neighborhood Overlay District. Alterations shall be respectful of the character of one of Wichita's earliest commercial and residential districts.

   The architectural vernacular of the Delano neighborhood changes throughout the neighborhood. With regard to residential architecture, the primary historical architectural styles are Bungalow, Cottage, Minimal Traditional, Four Square, Dutch Colonial, National, Queen Anne and Craftsman. Commercial development consists of architectural styles typically constructed between the early 1900's and the 1950's. The major institutional facilities within the district demonstrate the architectural styles known as Mission and Richardsonian Romanesque. The architecture of the Delano Neighborhood represents a cross section of some of the more respected styles in recent history.

2. **Definitions.** The following definitions shall apply specifically to the Delano Neighborhood Overlay District.

   a. **Alterations** shall mean any construction or renovation to an existing structure other than repair or painting.

   b. **Architectural Character** shall mean the basic detailing, architectural rhythm, architectural style, appearance and historic period of a building or group of buildings or structures, including the site and landscape development.

   c. **Architectural Detailing** shall mean the exterior placement and/or construction of the different -architectural features including all horizontal or vertical surfaces.

   d. **Architectural Elements** see Architectural Feature

   e. **Architectural Feature** shall mean a prominent or significant part or element of a building, structure, or site. Architectural features may include special lines, massing, projections, recess-es, and texture.

   f. **Architectural Style** shall mean the characteristic form and detail of buildings of a particular historic period.

g. **Bays** shall mean a regularly repeated spatial element, defined by beams or ribs and their sup-ports, within a structure.

h. **Composition** shall mean the assemblage of architectural features and details of a specific architectural style, or the use of materials that are based upon specific examples found in an area or time period.

i. **Emergency Repairs** shall mean any and all repairs necessary to create a watertight building or structure due to a recently occurring natural disaster, including but not limited to a flood, tornado, lightning, or hail.

j. **Façade** shall mean that portion of any exterior elevation on the building extending from grade to the parapet, wall, or eaves and the entire width of the building elevation, that faces a public street, alleys excluded.

k. **Lines** shall mean visual elements of the building, either within the façade or on the building edge, which are in a linear form either horizontally or vertically and may be composed of masonry, glass, or other related materials.

l. **Mass** shall pertain to the volume, bulk of a building or structure.

m. **Projections** shall mean items such as sills, eaves, cornices, canopies, porches, and chimneys.

n. **Recesses** shall mean portions of the building both in the horizontal and vertical planes that are setback from the building wall either for pedestrian articulation, to provide space for windows and/or doors or to create special architectural detailing.

o. **Rhythm** shall mean the recurrence at regular or uniform intervals of features especially windows, masonry, textures, etc. within a building.

p. **Scale** shall mean a proportional relationship of the size of parts to one another and to the human figure.

q. **Texture** shall mean the quality of a surface, ranging from mirror finish, smooth, to coarse and unfinished.

3. Design standards.

a. General appearance.

(1) Architectural features shall be retained and building designs shall be compatible with the district's historical architectural character by coordinating style, architectural detailing, materials, and scale with the original buildings in the district.

(2) All remodeling or rehabilitation of exteriors shall ensure the visual integrity of the building and be compatible with the overall architectural character of the district.

(3) Building additions and accessory buildings shall be compatible in appearance with the principal building.

(4) Detached garages, carports and other accessory structures shall be subordinate (smaller) to the primary structure with regard to height, scale, and mass, and shall be situated in a manner that is typical of the neighborhood.

b. Landscaping. Development within the D-O district shall be subject to the provisions of the City of Wichita Landscape Ordinance. Exemptions in that Ordinance for property zoned LI- Light Industrial or GI-General Industrial are not applicable in the D-O district.

c. Lighting. Any period street lighting used in the commercial segment of the Douglas Avenue street right-of-way (McLean to Vine) shall be continued through the residential segment of the Douglas Avenue street right-of-way (Vine to Meridian).

d. Setbacks.

(1) **General.** All buildings shall be set back from the street uniformly to present a continuous façade line along the street, except that minor recesses or projections for entries, arcades and similar elements may be acceptable. Where a continuous façade line is not available, structures shall be setback and aligned with the most common existing setback line along the street.

(2) **Seneca Street.** A landscaped, building setback of 10 feet shall be required on all Seneca Street frontages between Kellogg and Texas Street, and between Mc Lean and the abandoned-UP Rail Corridor Greenway. New buildings on Seneca between Texas (one block south of Douglas) and the abandoned-UP Rail Corridor Greenway (one block north of Doug-las) shall have the building face set on the property line.

(3) **McLean Boulevard.** A landscaped, building setback of 20 feet shall be required on all properties abutting McLean Boulevard. Buildings over two stories in height shall have an additional 10 feet of landscaped setback for each story, up to 50 feet.

(4) **Douglas Avenue (from McLean to Vine).** New commercial buildings on Douglas be-tween McLean and Vine shall have the building face set on the property line.

e. Signs.

(1) **General.** Signage within the D-O district shall be subject to the provisions of Chapter

24.04 of the Code of City of Wichita, as well as the following requirements:

(a) All signs, including window signs, must be approved as to design, color, materials, placement, method of attachment, method of illumination (if applicable) and compatibility with building structure and surrounding area.

(b) Illuminated signs (excepting neon) shall not contain flashing or moving elements or change its brightness. However, digital time and temperature signage shall be allowed.

(c) Logos and symbols may be illuminated or backlit by fluorescent fixtures. The use of indirect lighting is also allowed.

(d) The use of a fluorescent color on a sign is prohibited.

(e) The use of incandescent bulbs or neon lighting is permitted and encouraged.

(f) No sign or any part of a sign may move or rotate, with the exception of a wind device, the motion of which is not restricted.

(g) Letterforms shall not be overly intricate nor of overtly modern styling. Suitable letter forms include, but are not limited to, the following: Helvetica, Helvetica Medium,

Univers 55, Univers 65, Optima, Optima Semi-bold, Melior, Craw Clarendon, American Typewriter Medium.

(h) Logos and symbols may be incorporated into signage but must otherwise conform to the criteria contained in these guidelines.

(2) **Building or wall signs.**

(a) Building signs shall be located so as not to dominate the building, or cover windows or moldings. Signs shall emphasize architectural elements and not obscure architectural details.

(b) No more than one temporary on-site sign may be displayed on a premise at any given time.

(c) Window signs shall be painted or gold-leafed directly on windows. Window signs and temporary on-site signs attached to or painted on a window may not cover more than 25 percent of the window surface area (window sign decals are exempted).

(d) Painted signs shall be placed in bands within the space above or below windows.

(3) **Pole and ground signs.**

(a) No pole or ground sign shall have an effective area greater than 32 square feet. A pole sign shall have a maximum height of 16 feet above the ground.

(b) Portable signs shall be limited to unlit A-frame signs with a maximum height of four feet and a total area of 12 square feet. Such signs shall require a minor street permit

and shall not obstruct pedestrian traffic nor impede vehicular traffic. No more than one portable sign may be displayed on a premise at any given time.

(4) **Canopy signs.** All canopy signs shall be subject to the provisions of Chapter 23 (for awnings, canopies, and marquees) of the Code of the City of Wichita, as well as the following requirements:

(a) No canopy sign shall project vertically above the surface of the canopy or awning.

f. Non-residential & mixed-use development. These criteria apply specifically to the “Commercial Mixed-Use”, “Educational Institutions”, “Institutional Uses”, “Public Greenways” and “Recreation/Sports

Facilities" areas as depicted on Page 26, Figure 15 of the Delano Neighbor- hood Revitalization Plan. These criteria shall also apply to all properties adjoining the north side of Douglas Avenue between McLean Boulevard and Seneca Street, and the east side of Seneca Street from Kellogg to McLean Boulevard.

(1) General.

(a) Conversion of the second floors of existing two-story structures to residential use and/or office uses is encouraged.

(b) Upper floors of structures with windows shall utilize decorative features such as dis- plays, curtains, and other materials to enhance the appearance of the overall structure. Windows shall not carry the appearance of vacancy or deterioration.

(c) Roofs on commercial buildings shall have parapets and shall not have a visible pitch.

(d) Buildings shall not be allowed to have visible metal walls that are not visually compatible with the architectural character of the surrounding area.

(e) All openings in the façade of a building (windows, doorways, etc.) shall be proportioned to reflect pedestrian scale and designed in a manner that encourages interest at the street level. Main or primary entrances to buildings must be delineated through the use of architectural detailing appurtenant to the architectural style of the building. The main or primary entrances shall be oriented toward the front or side street set- back.

(f) Awnings or canopies shall be made of canvas, cloth, or metal material.

(g) Mechanical or electrical equipment and trash receptacles shall be hidden or screened from street level view.

(h) Planter boxes and screening walls shall be compatible with the primary structure.

(i) Primary façades fronting a public street and consisting of brick or masonry (excluding cinder block) shall not be painted if they have not previously been painted.

(2) Parking.

(a) Off-street parking and service areas shall be at the rear or side of the building and shall have three to four feet high screening and a six feet wide landscaped buffer adjacent to any public street. Screening shall consist of brick, ornamental ironwork or a poured-in-place masonry wall that is visually compatible with the architectural character of surrounding buildings, or any combination thereof.

(b) No new parking areas shall be established adjacent to or with frontage on Douglas Avenue or University Avenue (east of Hiram Street).

(3) Douglas Avenue (from McLean to Vine).

(a) In-fill structures shall be either one or two story, with common walls. One additional story (third story) may be built provided it is set back from the front façade a minimum of 20 feet.

(b) If a single-story structure is built, the roof structure shall be designed to enable the addition of a second floor, or the use of the roof as a patio/roof garden.

(c) Commercial buildings along Douglas Avenue shall have primary or main façades that are divided into distinct modules that are no longer than 50 feet.

g. Residential development. These criteria apply specifically to the "Single Family Residential" and "Multi-Family Residential" areas as depicted on Page 26, Figure 15 of the Delano Neighbor- hood Revitalization Plan.

(1) Fencing in front yards adjoining a public street shall be wrought iron (five feet height limit), wooden or high-density polyethylene picket fencing or fencing of a similar period style, or chain link fencing and shall be no more than four feet in height. Stone or brick walls are per- mitted, subject to the four feet height limitation, provided they are compatible with the mate-rial of the primary structure. Fencing inside yards adjoining a public street (not including alleys) shall be of materials identical to that allowed in the front yard but shall also include the option of wooden privacy fencing. Fence height in a side yard adjoining a public street shall be limited to six feet.

(2) Porches, when utilized, shall be oriented toward the primary street frontage in an architectural style compatible with the primary structure.

(3) Decks, when utilized, shall be adjacent on a façade of the primary structure not facing a public street.

(4) Wheelchair accessible ramps, when used, shall be constructed with materials that are compatible with the primary structure; and shall be landscaped for reasons of safety and aesthetics if deemed necessary.

(5) At least 60 percent of any yard area abutting a public street shall be comprised of live plant material.

(6) Within the "Multi-Family Residential" area adjacent to Kellogg as depicted on Page 26, Figure 15 of the Delano Neighborhood Revitalization Plan, the following shall also apply:

(a) Buildings shall be sited with zero lot line side yard setbacks.

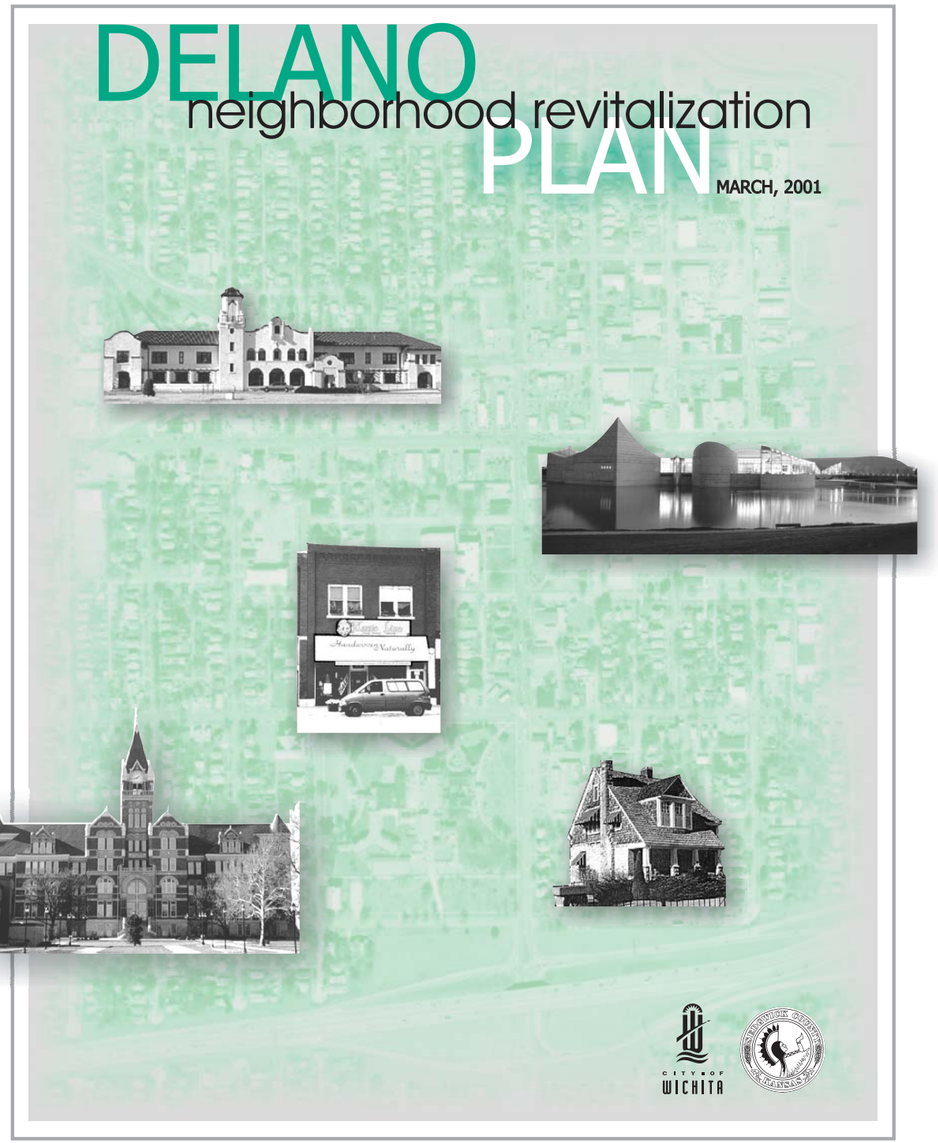
(b) Buildings shall be two to three stories in height and shall contain no more than fourdwelling units.

(c) Exteriors of structures shall be compatible with adjacent residential buildings with regard to materials and architectural details, and shall reflect the architectural style, character and features depicted on Page 36, Figure 16 of the Delano Neighborhood Revitalization Plan.

4. Review of Design Guidelines. Every six months following the adoption of the Delano Neighborhood Overlay District, the Delano Neighborhood Design Guidelines shall undergo a formal review and evaluation by staff regarding its effectiveness and the need for amendment or change.

Appendix B

Delano Neighborhood Revitalization Master Plan March 2001



Attachment No. 1

RESOLUTION

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 et seq., the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita and Sedgwick in 1993, and amended in 1996 and 2000; and

WHEREAS, the Comprehensive Plan may be amended, as needed, to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, the City of Wichita, in collaboration with the State of Kansas and neighborhood stakeholders, did initiate the development of the Delano Neighborhood Revitalization Plan to promote the stabilization and revitalization of the neighborhood, which is in need of new investment; and

WHEREAS, before the adoption of any Comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 et seq. to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City and County newspaper on January 8, 2001, of a public hearing on said neighborhood plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on February 8, 2001, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said neighborhood;

NOW, BE IT THEREFORE RESOLVED, the Wichita-Sedgwick County Metropolitan Area Planning Commission hereby adopts the Delano Neighborhood Revitalization Plan as an official amendment to the Wichita-Sedgwick County Comprehensive Plan; and

BE IT FURTHER RESOLVED, that notice of this action be transmitted to the City Council of the City of Wichita and to the Sedgwick County Board of County Commissioners for their consideration and adoption.

ADOPTED at Wichita, Kansas, this 8th day of February, 2001.

Christopher Carraher, Chairman
Wichita-Sedgwick County
Metropolitan Area Planning Commission

Marvin S. Krout, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

Approved as to Form:

Gary E. Rebenstorf, Director of Law

_____PUBLISHED IN THE WICHITA EAGLE ON___March 24, 2001__

ORDINANCE NO. 44-896

AN ORDINANCE ADOPTING THE DELANO NEIGHBORHOOD REVITALIZATION PLAN AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN.

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 et seq., the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita and Sedgwick County in 1993, and amended in 1996 and 2000; and

WHEREAS, the Comprehensive Plan may be amended, as needed, to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, the City of Wichita, in collaboration with the State of Kansas and neighborhood stakeholders, did initiate the development of the Delano Neighborhood Revitalization Plan to promote the stabilization and revitalization of the neighborhood, which is in need of new investment; and

WHEREAS, before the adoption of any Comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City and County newspaper on January 9, 2001, of a public hearing on said neighborhood plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on February 8, 2001, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said neighborhood, and adopted a resolution approving the Delano Neighborhood Revitalization Plan as a part of the Wichita-Sedgwick County Comprehensive Plan;

NOW THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. The City of Wichita hereby adopts the Delano Neighborhood Revitalization Plan as an amendment to the Wichita-Sedgwick County Comprehensive Plan; and

SECTION 2. Notice of this action shall be transmitted to the Sedgwick County Board of County Commissioners for its consideration, and to all other taxing subdivisions in the planning area which request a copy of the plan.

SECTION 3. This ordinance shall become effective and be in force from and after its adoption and publication once in the official City newspaper.

ADOPTED at Wichita, Kansas, this MAR 20 2001.

Bob Knight, Mayor

ATTEST:

Pat Burnett, City Clerk

Approved as to form:

Gary E. Rebenstorf, Director of Law

Attachment No.1

PUBLISHED IN THE DAILY REPORTER ON_____

RESOLUTION NO. 35-01

A RESOLUTION ADOPTING THE DELANO NEIGHBORHOOD REVITALIZATION PLAN AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN.

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 et seq., the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita and Sedgwick in 1993, and amended in 1996 and 2000; and

WHEREAS, the Comprehensive Plan may be amended, as needed, to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, the City of Wichita, in collaboration with the State of Kansas and neighborhood stakeholders, did initiate the development of the Delano Neighborhood Revitalization Plan to promote the stabilization and revitalization of the neighborhood, which is in need of new investment; and

WHEREAS, the revitalization of the older neighborhoods in the City of Wichita is deemed important and needed for the socio-economic health and well-being of Sedgwick County; and

WHEREAS, before the adoption of any Comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City on January 9, 2001, of a public hearing on said neighborhood plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on February 8, 2001, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said neighborhood plan, and voted 10-0 to recommend adoption of the Delano Neighborhood Revitalization Plan;

NOW, BE IT THEREFORE RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, under the authority granted in K.S.A. 12-747, the Sedgwick County Board of County Commissioners hereby adopts the Delano Neighborhood Revitalization Plan as an official amendment to the Wichita-Sedgwick County Comprehensive Plan; and

SECTION II. That upon taking effect, a notation of this amendment to the Comprehensive Plan shall be entered in the official Comprehensive Plan records in the offices of the Metropolitan Area Planning Department.

SECTION III. Notice of this action shall be transmitted to the Wichita City Council, and to all other taxing subdivisions in the planning area which request a copy of the plan.

SECTION IV. This resolution shall become effective upon its passage and publication once in the Official County Newspaper.

Commissioners present and voting were:

BETSY GWIN	aye
TIM NORTON	aye
THOMAS G. WINTERS	aye
CAROLYN MCGINN	aye
BEN SCIORTINO	aye

DATED this 7th day of March, 2001.

BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

CAROLYN MCGINN, Chair

BEN SCIORTINO, Vice Chair

BETSY GWIN, Commissioner

TIM R. NORTON, Commissioner

THOMAS G. WINTERS, Commissioner

ATTEST:

DON BRACE
County Clerk

ROBERT W. PARNACOTT
Assistant County Counselor

DELANO

NEIGHBORHOOD REVITALIZATION PLAN

Prepared By:
LAW/KINGDON, INC.

Prepared For:
CITY OF WICHITA

March, 2001

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ACKNOWLEDGMENTS

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The City of Wichita
Bob Knight, *Mayor*

Chris Cherches, *City Manager*

Marvin Krout, *Director of Planning*
David Barber, *Chief Planner*
Raymond Ontiveros, *Principal Planner*
Rian Harkins, *Associate Planner*

Delano Steering Committee:

Representing the Wichita City Council, City Council Member Bill Gale,
Representing the MAPD, 2 members, David Barber and Ray Ontiveros
Representing the MAPC, 1 member, Chris Carraher,
Representing the Delano Clergy Association, Fr. Dan Andree & Pastor Brad Giddens,
Representing the Delano Business Association, Jeff Chapman & Mary Lou Rivers,
Representing the Delano Neighborhood Association, Ray Rancuret & Wayne Wells,
At Large Representatives, Tony Timpy, Mindy Johnson & Larry Brown,
Representing Friends University, Hervey Wright, VP,
Representing Kansas Masonic Homes, William “Buck” Fisher, Administrator.

Consultant Representatives:
Mr. Kurt R. Skinner, Mr. Jameel Al-Souqi and Mrs. Carisa McMullen

Other Contributors:
McCluggage, VanSickle and Perry - For providing the rendered plan images of the West Douglas Improvement Project
Ms. Kathy Morgan, MAPD - For providing valuable information on issues of historic preservation, housing, and overlay/historic district designations.

Introduction

SIM PARK
MAIDEN
BLACKHAWK
STACKLAWN
CENTRAL
NEWS
MCLEAN BOULEVARD
ST LOUIS
CARSELINE
ROMA
GRAND
ROCKFORD
ROCKFORD
MARKET
GROVE
SYCAMORE
MCLEAN
DOUGLAS
WICHITA
BURTON
BURTON
BURTON
LEWIS
MENTOR
MENTOR
MENTOR
KELLOGG
UNIVERSITY
UNIVERSITY
UNIVERSITY
HILLSIDE
HENDRICKS
HENDRICKS
SAWYER
SAWYER
SAWYER
ROCKFORD
ROCKFORD
ROCKFORD

The Delano neighborhood is in a state of transition. Once known for its quality of life and thriving businesses, it is now facing increasing pressure from outlying areas, changes in business and demographics. US 54 Highway stopped running along Maple in the 1950's and Lawrence Lumber, a major construction retailer, left in the 1960's. The last hardware store left the West Douglas Strip in the early 1990's. Some stores have closed; others have been replaced with "thrift" and low budget stores. Declining home ownership and quality of housing combined with excessive industrial and commercial zoning caused many residents to worry about the fate of the area.

Fortunately, there are a lot of positive things about the Delano neighborhood. A diverse mix of retail still remains. The neighborhood contains an impressive array of established community institutions (i.e. Lawrence Dumont Stadium, the Masonic Home and Friends University), active civic organizations, churches, activity centers, parks, historic structures, homes and other businesses exemplify the richness and diversity of this area. The new Exploration Place science museum coupled with the proposed development of the River Corridor have provided a catalyst for the revitalization of the Delano Neighborhood.

Active members of the neighborhood and the City of Wichita recognized that the time was right to take a look at the neighborhood. Weaknesses had to be identified and addressed. Neighborhood strengths needed to be enhanced. It was time to start planning and to position the Delano neighborhood for a healthy and successful future.

The Planning Process

In early 1999, the Delano Neighborhood Association, the Delano Business Association and the Delano Clergy Association developed a partnership - referred to as the 3D - to focus on improving the neighborhood.

This group, working with staff from the Wichita-Sedgwick County Metropolitan Area Planning Department, developed an outline of goals and objectives for neighborhood development and revitalization. Area residents and business owners have been exceptionally vocal in expressing their needs and concerns, with active participation in neighborhood meetings. In 1999, the City of Wichita was successful in obtaining a neighborhood revitalization planning grant from the Kansas Department of Commerce and Housing to assist in the preparation of a neighborhood revitalization plan for Delano.

Law-Kingdon was retained in early 2000 to develop the neighborhood plan, working with a steering committee comprised of members of the Delano Neighborhood Association, the Delano Business Association, the Delano Clergy Association, Friends University, the Masonic Home and other concerned stakeholders.

Utilizing the initial SWOT (strength, weakness, opportunities & threats) and community visioning work initiated by the Delano community itself, several public workshops were used as opportunities to discuss problems and issues in the area and assemble ideas for its future.

Both walking and driving tours of the neighborhood were conducted by the consultant team. Photographs were taken and base maps drawn. The existing environment of the study area was considered including storefronts, key historic homes and structures, the street and pedestrian environments, circulation patterns, and the condition of housing stock and infrastructure.

Although there was a great deal of pre-planning work that had been established with respect to preliminary (SWOT) and community visioning work (see Neighborhood Assessment & Analysis), the consultant designated one workshop to re-validate this work and ensure that no other opportunities or issues were overlooked. At a May 2000 workshop meeting, participants were asked to identify the most important key issues raised during the SWOT process. The following is a list of these key issues:

- Down zoning
    - Housing improvement and code enforcement
    - Preserving existing historic homes and other potentially significant structures
    - Business improvement and diversity in the area
    - Infrastructure improvements
    - More community services and other needed recreational activities

During the same workshop meeting, a vision statement was outlined with specific goals. Three subsequent neighborhood meetings were held to generate resident input to the plan. This planning process resulted in this Neighborhood Plan containing a framework for physical improvement, for new development, and for redevelopment opportunities. Neighborhood goals, recommended actions, and partnerships are also outlined in this plan (see Community Development).

The Delano Neighborhood

Historic Overview

Early residents were able to settle in the area as a result of the 1862 Homestead Act which required a payment of only $50.00 to take up residence on 160 acres of land. From these early settlers, Delano developed as a separate city. Delano was named after Columbus Delano, Secretary of the Interior under President Ulysses S. Grant.

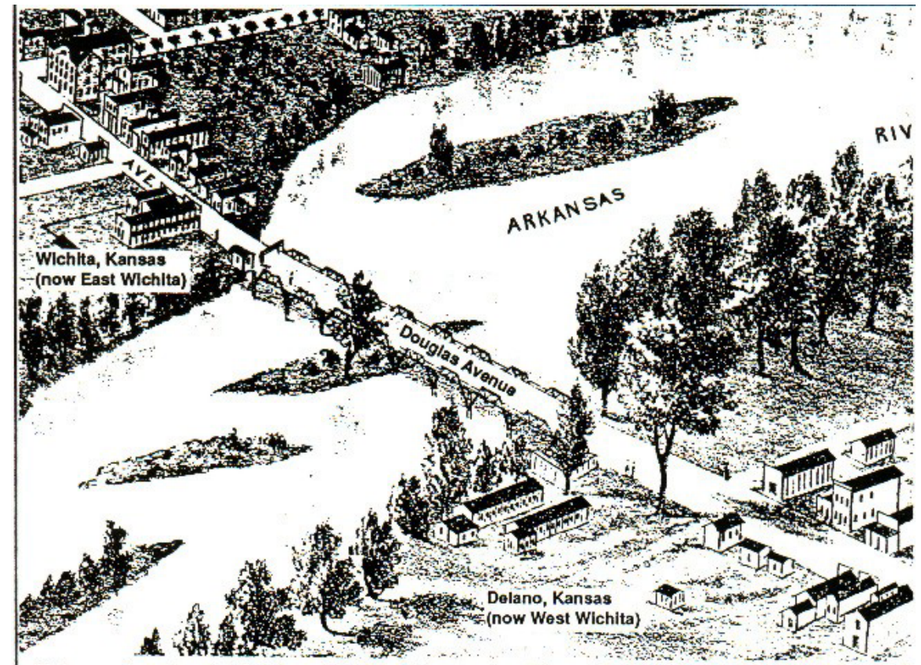
In 1872, the Delano area experienced noticeable growth associated with farmers bringing in wheat by wagon, cattle being driven across Lawrence family land and the opening of a new toll bridge at Douglas. In 1871, Jennison and Walker's Hotel and Saloon were opened. Red Beard and Rowdy Joe established themselves on the west bank in 1872, and new businesses developed along what was to become Douglas. For a brief period, Delano had a post office, but it was closed when Delano became annexed into Wichita in the late 1870's.

By 1885, new settlers began buying lots for homes and much of the land in Delano became desirable for residential uses. Within Delano, the earliest settlers were the brothers Enoch, Frank and Almon Dodge; Robert Lawrence; John McCormick; Otto Martinson and Judge Baldwin. The new Franklin School was completed in 1886. The Dodge family home was built in 1887 as were the Martinson and Lawrence homes. The Garfield University was built in 1887 (later renamed Friends University - est.1898, after a brief period of vacancy). The construction of the watch factory at St. Clair and Douglas was completed. Schuyler Crawford grocery store opened at Maple and Seneca. Many of Delano's streets were named after early settlers and their children. Exposition was named after the 1893 World Exposition in Chicago.

While the boom of 1884 was an exciting time for the west Wichita area of Delano, the City soon experienced economic recession. Many of the original settlers and early businesses went bankrupt. By 1889, the city had lost nearly half of its population. By the beginning of the 20th Century, oil and manufacturing development in the Wichita area generated another building boom which lasted until the Depression years. Shortly thereafter, Wichita would become know as the Air Capital of America because of its airplane manufacturing industry, with a portion of the industry based in Delano. World War II brought renewed prosperity to

Wichita. The aviation industry soon became the dominant industry in the city during the war.

Certainly, the colorful and rich history of Delano provides an essential element for the future of the neighborhood - a rich history and cultural heritage to be drawn upon, preserved, and promoted.



Birds-eye view of early Wichita and Delano. Delano was well-known for its saloons and "bawdy houses."
Courtesy of Wichita Public Library.

Figure 2 **Early Delano**

Demographics

Using the 1990 Census information for the tracts most closely corresponding to the Delano neighborhood, the area had a 9% unemployment rate compared to the city's 5.86%, and a median income of $18,119 compared to $28,024 city-wide. The percentage of persons below the poverty level was 14% compared to 8% city-wide, and the percentages of low and moderate income households was 53% compared to 32% for the city as a whole. The percentage of renter-occupied housing units was 43% for the total dwelling units. This was higher than the city's rate of 37%.

The Delano Neighborhood is fortunate to be anchored by Friends University, which will continue to play a major role as an employment center and in maintaining the historical character of the neighborhood. Friends University is the second largest university in the city with approximately 3300 students. The University has a waiting list for students who wish to live "on campus" that averages 75 to 100 students per semester.

Zoning

Current zoning (see Figure 3) classifications found within the neighborhood area include Industrial, Commercial, Multi-family (MF-75, MF-29, and two-family), and University. Currently, no areas are zoned for single-family, although this is the dominant residential land use.

Most of the properties located east of Seneca and north of Maple are zoned industrial, with two small pockets of MF-29, and intermittent pockets of General Commercial primarily along Handley, Seneca, Maple, 2nd Street, Texas, and the Metropolitan Baptist Church property on McLean. With few exceptions, most of the uses in these areas would qualify under a more restrictive, non-industrial, zoning classification. Those that wouldn't typically are not compatible with surrounding land uses due to noise pollution, aesthetic issues, and industrial traffic generation.

The zoning problems currently affecting the neighborhood arise from excessive industrial zoning. Early thoughts on economic development prescribed zoning for the desired use, and the use would follow. Consequently, large tracts of residential areas of Delano were re-zoned to industrial, with surrounding areas zoned as high density residential. This was done on the basis that new industry would require higher density housing. This was a common thought in those early years, but, as evidenced in many cities throughout the country, and by the dominance of single family housing that remains in Delano, re-zoning does not bring about economic growth. Consequently, the Delano neighborhood has a lot of conflicting land uses, with no requirements for buffering or other mitigating techniques. Furthermore, residential properties in industrial-zoned areas are unable to obtain financing for acquisitions or improvements. Considerable down zoning must occur within the Delano Neighborhood in order to encourage significant housing reinvestment and improvements, and to reduce the impact of incompatible uses in the neighborhood.

Land Use

A survey of land uses in the area indicates a mix of residential, office, commercial, retail and industrial uses (See Figure 4). Since the early development of the Douglas bridge, Douglas Avenue has served as the historic and geographic center of the neighborhood. Two and three-story turn-of-the-century masonry buildings border either side of the Douglas corridor. The retail and commercial fabric extends one block on each side of Douglas at which point lower density residential neighborhoods begin. Major commercial

activities on Douglas consist of shops such as restaurants, convenience stores, hardware stores, home furnishing and other related small retail stores. These commercial establishments serve not only residents of the neighborhood but also city wide, and in some cases, national clientele. Similarly, commercial and retail activities exist along Seneca Avenue, Maple, Meridian and 2nd Streets. These uses are scattered and less unified.

The land use map also shows various residential uses including residential suburban, residential urban, residential medium density and residential high density. The residential urban use is the dominant type, and is found throughout the neighborhood, followed by a less concentrated and scattered medium density residential use. The high density residential use is scattered throughout the neighborhood in small pockets.
The largest of these is located on small lots south east of Friends University (Friends Village) and on 2nd street between Athenian and St. Clair (the old Martinson elementary school). Housing is discussed in greater detail below.

Most of the industrial uses in the plan area are shown on the land use map. The biggest industrial activities are concentrated in the eastern and central portions of the neighborhood.

These industries include:

- Watkins Steel
- Redwood Lumber
- Key Construction
- Bogg Signs
- S.W. Remodeling
- Don Rutherford Construction
- Scott & Landers Electric

Some of these industries are well established in the neighborhood. This is due, in part, to the early development of manufacturing and aviation industries in the city. Cessna had a major wartime factory at 2nd Street west.

There are two park/open space areas located with the neighborhood. The largest is located north of 2nd Street, between Athenian and Glenn, while a much smaller neighborhood park is located at Seneca and Burton. The larger park is leased to an athletic club, and area residents commented that, although there is a playground there, they have been "run off". The park is therefore perceived as "private", and consequently remains underutilized. Even with these parks there is insufficient park space, and what is there is not necessarily in the best locations for the residential populations. Additional park space is needed, and the parks department needs to review the lease arrangement of the one large park to see if that best suits the area.

The abandonment of portions of the Union Pacific Railroad from approximately one block east of Millwood Street to the river provides an opportunity for a park and public open space linking the heart of the neighborhood to the Arkansas River corridor.

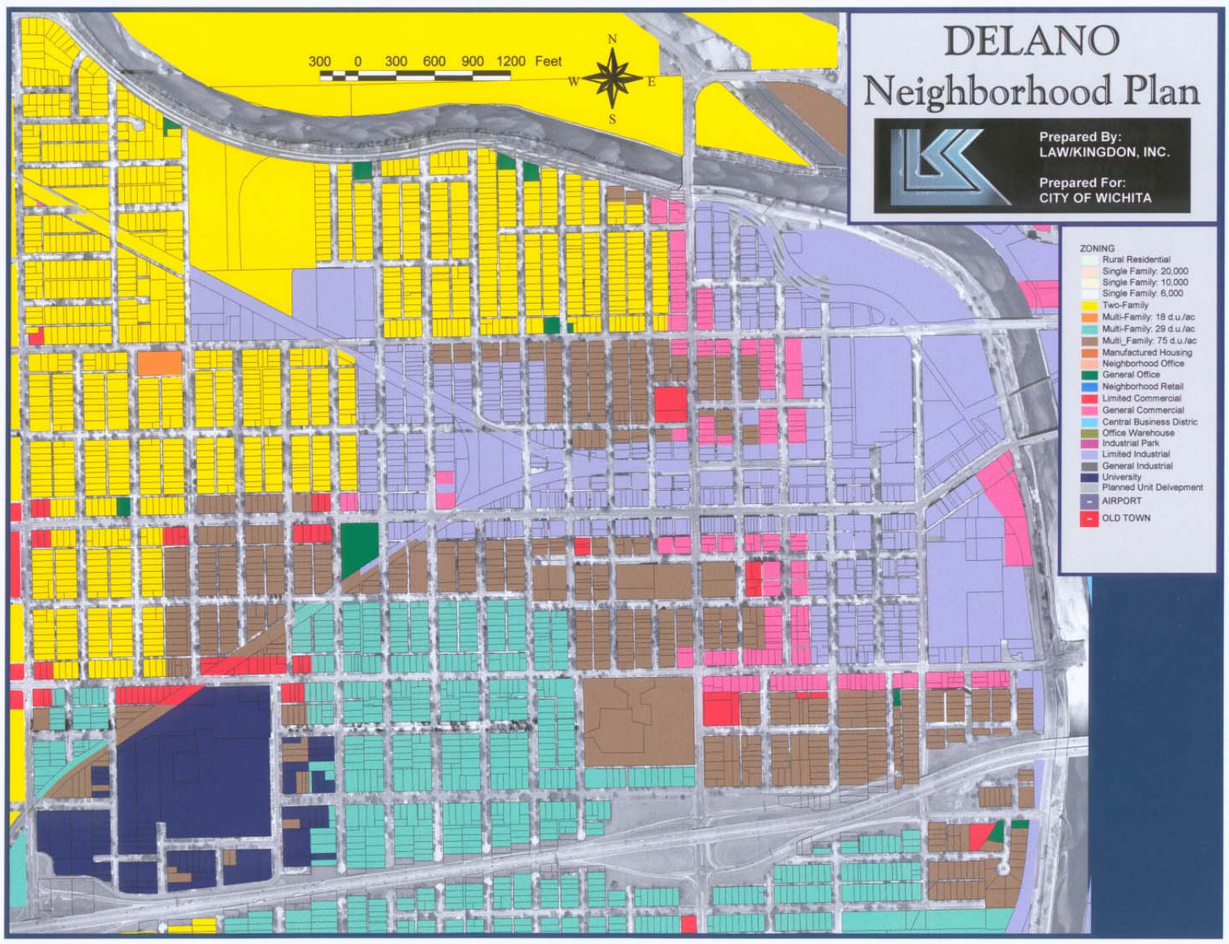


Figure 3 **Existing Zoning** (GIS data provided by the City of Wichita)

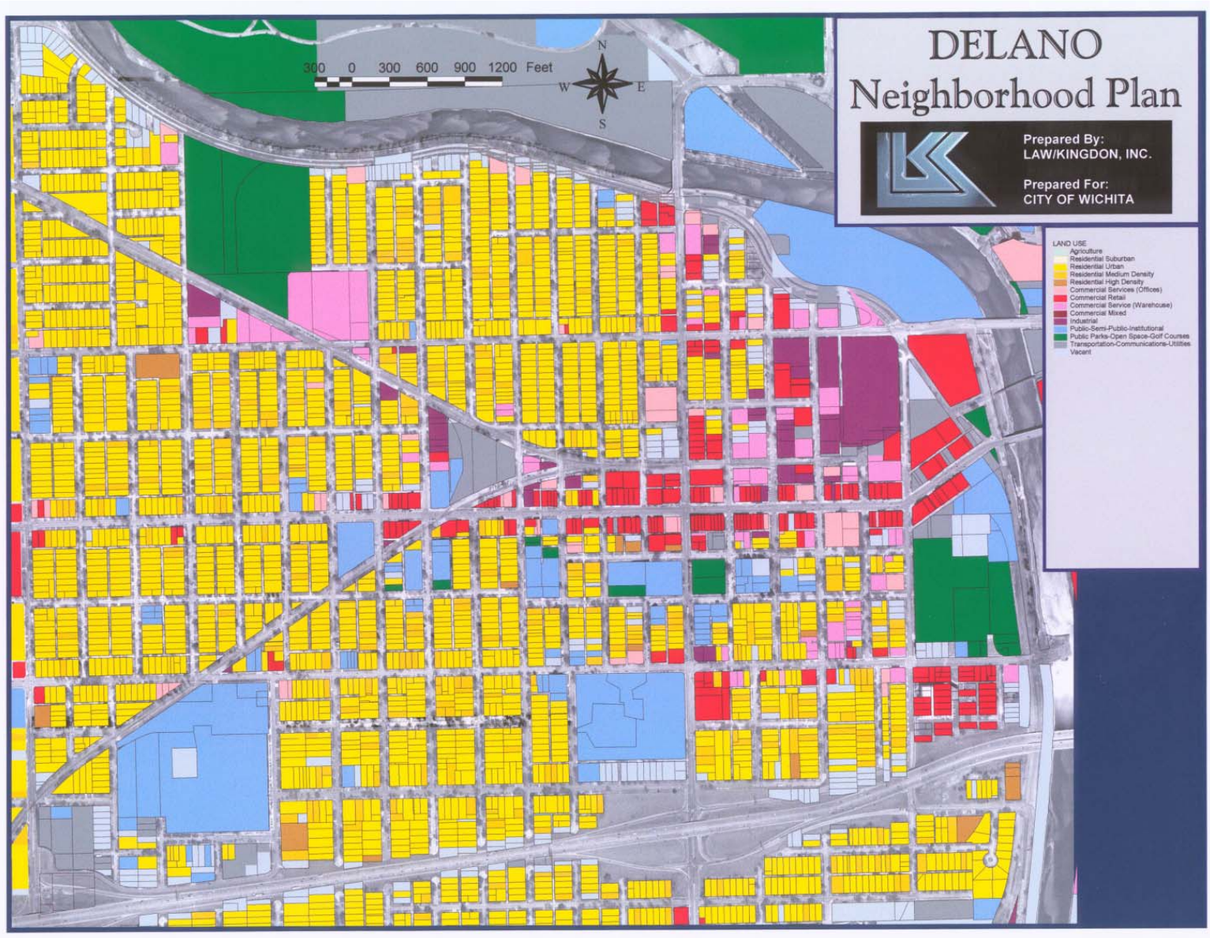


Figure 4 **Existing Land Use** (GIS data provided by the City of Wichita)

Housing

Delano's housing stock remains generally stable as indicated on the Neighborhood Condition, Depreciation, and Utility Map (CDU Map - see Figure 14) . However, there are a number of properties in need of repair and rehabilitation. Members of the Steering Committee identified a significant number of vacant and substandard lots scattered throughout the neighborhood. A large cluster of these lots is concentrated in the northeast quadrant of the neighborhood. A majority of residents feel that this particular area must be given immediate attention to address serious problems such as incompatible land use, lack of housing codes enforcement, salvage yards, and deteriorated housing. This area is within close proximity to Exploration Place. The presence of this landmark attraction is crucial to the character and economic vitality of both the neighborhood and the area as a whole.

There is a high percentage of renter-occupied housing units, constituting 43% of the housing compared to 37% for the city. A large number of multi-family and rental units can be found particularly around Friends University. The housing styles in the area are mixed and combine elements from various architectural periods such as Queen Anne, Prairie-Colonial, Victorian, and Bungalow/Craftsman, National Folk and Classical-Romanesque. Below are some illustrations of these styles.

Figure 5 **National**

Figure 6 **Queen Anne**

Figure 7 **Prairie**

Figure 8 **Craftsman**

Neighborhood Institutions

Figure 9 **Firehouse #4**

The neighborhood is home to one university and four schools including: one elementary school; one middle school; one religious middle school and one Montessori school.

There is a wide array of religious institutions that add stability and character to the area. The neighborhood was home to 19 different churches at one period in time, representing many different religious institutions.

There is also at least one elderly care facility and community center, a teen center, and several daycare facilities.

Major civic institutions include the new Exploration Place Science Museum, Lawrence-Dumont Stadium, and the Ice Sports Wichita ice arena.

Historic Structures

There are five major structures in the area that are listed either on the National Register of Historic places, the Register of Kansas Historic places or the Wichita Register of Historic places. The five structures of historic significance are:

- Kansas Masonic Home - 401 South Seneca (Wichita Register)
- Enoch Dodge House – 1406 West Second (Wichita Register)
- University Hall (Davis Hall, Friends University) – 2100 University (National, State and local Registers)
- Engine House #4 – 120 South Seneca (Wichita Register)
- Johnson Cottage – 133 South Charles (Wichita Register)

Figure 10 **Kansas Masonic Home**

Additionally, there are nineteen structures identified in the 1990 Historic preservation plan and the Un-designated Historic Resource list adopted by the City Council in 1998. Un-designated Historic Resources are those structures which could be eligible for listing in the Wichita Register of Historic Places and require certain review by the Historic Preservation Board. Addresses for those structures are as follows:

Figure 12 133 S. Charles (Johnson Cottage)
930 W. Douglas (Oddfellows Hall)
1203 W. Douglas (Metal Retail Building)
825, 827 W. Maple (tulip Apartment and Office)
1606 University (Van Arsdale House)
1715 University (John Metcalf House)
1813 University (Warner A. Wright House)
1840 University (University Friends Church)
1700-4 W. Douglas (Commercial/Residential)
2402-4 W. Douglas (Residence)
263 N. Exposition (Residence)
205 S. Exposition (Residence)
328.30 N. Millwood (Duplex)

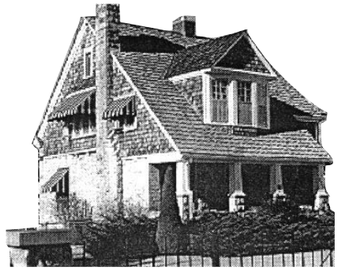


Figure 11 **Johnson Cottage**

Figure 13 1406 W. Second (Dodge House)
1416 W. Douglas (Commercial)
434-6 N. Millwood (Duplex)
215 N. Sedgwick (Residence)
218 N. Sedgwick (Residence)
1313 University (Residence)
1715 University (Residence)
Athenian Boulevard, between Douglas and 2nd Street.

Figure 12 **Dodge House**

Figure 13 **Davis Hall- Friends University**

The historical resources are vast in this oldest of city neighborhoods and need protection from inappropriate and incompatible development.

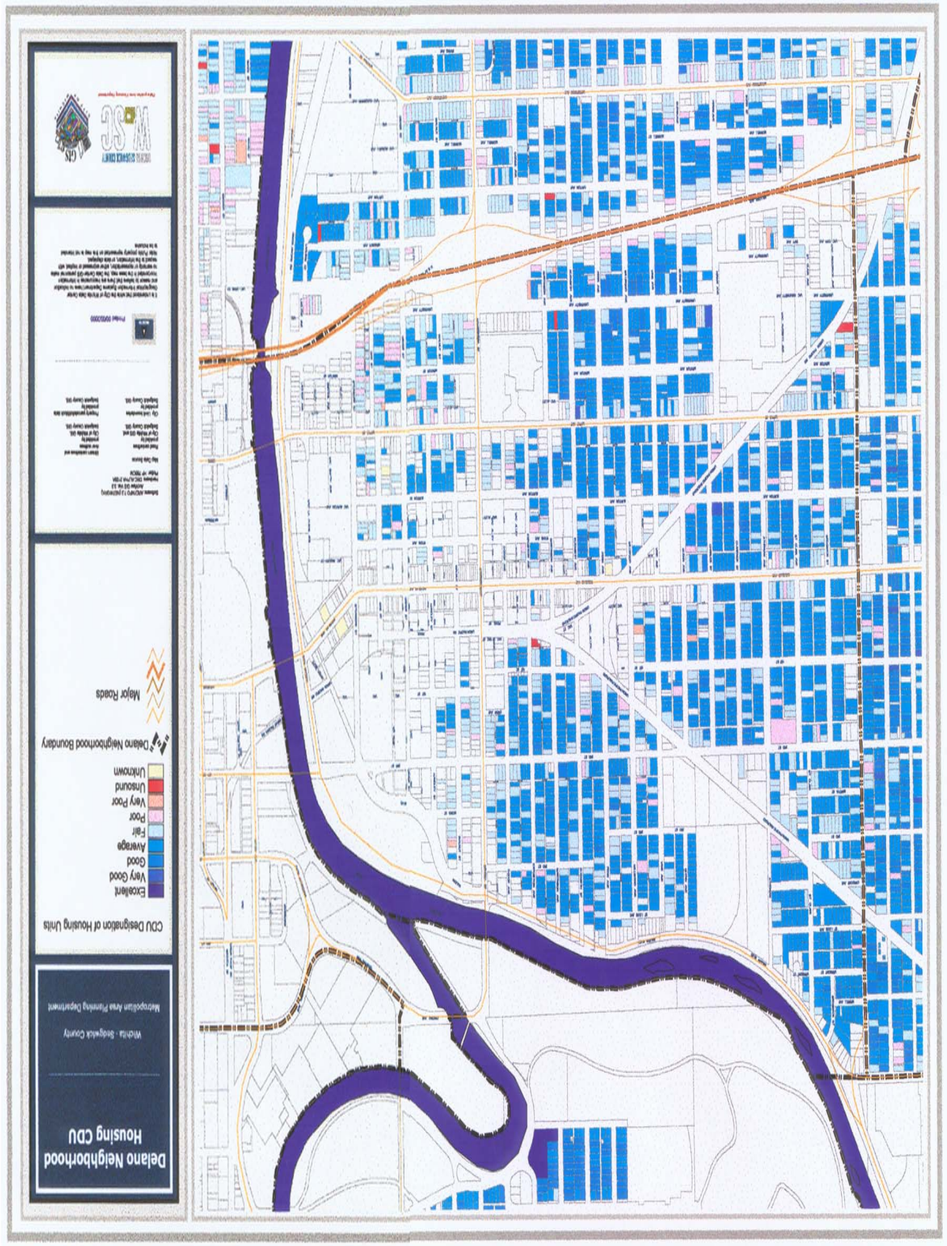


Figure 14 **Housing Condition, Depreciation, and Utility Map**

Infrastructure

The Delano Neighborhood is served by aging water, sanitary sewer, and storm sewer systems. It is anticipated that some major infrastructure improvements will be completed by the end of this year, especially along Seneca and Maple Streets.

According to the City of Wichita 1998 – 2007 Capital improvement program, Maple Street area drainage from Kellogg to 2nd Street and West to the river is scheduled for improvement within this period. This area is pointed out as a major problem area in the Master Drainage Plan for the city of Wichita. The project will improve drainage in the area, thus reducing flood damages. Another capital improvement project scheduled in this area includes widening Maple street from Sheridan to Sycamore. This improvement will replace the existing substandard pavement with four-lane arterial standard pavement, including required turn lanes and channelization.

The railway lines boomerang through the neighborhood, entering from the southwest and departing to the northwest, creating numerous points of contact between trains, cars and pedestrians - most of which are not signalized. The consultant has proposed to resolve this issue with the use of cul-de-sacs in a few locations (see Plan), however the City may wish to close off additional streets on the south side of Douglas. There are some three and four-way vehicular intersections that are also crossed by the rail line in close proximity. We believe the City's engineering department should look at accident records, traffic counts, and other pertinent data to determine which areas would benefit from cul-de-sacs, signalization or other measures.

Sound quality problems are a major issue along the neighborhood's southern border. Past efforts to have a sound barrier constructed were not successful, but the issue remains very much alive. This is a complex issue that requires a creative solution.

The proposed landscape and street improvements of the West-Douglas Streetscape Project (Seneca to Mc Lean) and the current improvements to Seneca Street (North of Kellogg to Mc Lean) provide the Delano Neighborhood an opportunity to capitalize on this public investment to further the regenerative process.

Neighborhood Assessment & Analysis

Project Initiation

The 3-D group and active members of the neighborhood undertook a good deal of preliminary planning activities in the beginning of 2000. During a series of neighborhood meetings in February and March, the association developed an outline of preliminary SWOT (strength, weakness, opportunities & threats).

The planning team conducted a series of meetings/workshops with the Neighborhood Steering Committee. These meetings were intended to reach consensus and confirm critical issues which should be addressed in this plan. The following key issues were outlined in the final workshop in May. These issues include:

- Down zoning and eliminating incompatible land use in the area
- Preserving existing historic homes and other potential structures
- Housing improvements and code enforcement
- Business improvement and diversity in the area
- Infrastructure improvement (streets, sidewalks, drainage and street landscaping)
- More community services and other needed recreational activities.

This neighborhood plan addresses these issues and provides a workable solution requiring the continued involvement of the neighborhood residents, clergy, and business owners; and the City of Wichita. A more detailed list of the SWOT elements and their ranking is described as follows:

Note: This information provided by the 3D as a result of their work, performed prior to the contracting of Law/Kingdon, Inc. for this project. The number indicated at end of every item represents the number of votes received - greatest number is highest ranking.

S.W.O.T.

3D Meeting
Delano Neighborhood Development
Meeting of February 24, 2000

I. Strengths

River front - 458
Destination Points (Exploration Place, L-D Stadium, etc.) - 447
Location - Accessibility - 416
Historic Homes/ Properties - 398
Identifiable Business District - Family owned and operated - 351
Friend's University presence -337
Main Thoroughfares -332
Strong Neighborhood Association -332
Land Use Diversity (Mixture of Activities, Mini-City) -329
Active churches with historic investment in community - 324
Diversity in Business - 321
Existing Infrastructure & Mature Trees - 317
Masonic Home - 307
Strong Business Association - 307
Low Crime Rate - 304
Long Term Residents - Stability - 296
Small Town Atmosphere - 295
Active Clergy Association - 290
Schooling Opportunities (Pre-K through University) -286
Diversity (Race, Age, Economic) - 266
Strong Stake Holders (People & Institutions) -257
Colorful History of District-steadfast entrepreneurs-historic investment-238
Stable Commercial Area-237
Good Community Police -236
Friendly People -229
Senior Center -220
Housing Stock is Well Kept -218
Good Relationship with the City - 215
Strong Social Safety Net (DAV, Food Pantries, Church Nurses) -192
Teen Center - 187
Special Care Facilities - 182
Nearby Hospital - 180
Trolley and Bus Service - 179
People at Home During the day(not abandoned)(neighborhood security) - 162
Strong Financial Status of Friends University - 123

II. Weaknesses

Disinterested Property Owners (Individuals and Landlord, including Absentee Landlords - 397
Perception by Developers, Banks etc. that area is not Marketable for Housing & Businesses- 376
Zoning - 357
Infrastructure (E.G. Lack of Stop Signs, Neighborhood Parks, Drainage, Road repair, Street Lighting, Old Water & Sewer Lines -345
Vacant Lots(Unkept & Large Number of Vacant Lots) - 340
Poor Housing Stock(Deteriorating) in some Areas -328
Losing Residential Housing stock -315
Poor Reputation & Image -312
Litter, Trash & Junk (Cars in Yards, Furniture in Yards, Porches) -300
Economic Ability of People to Improve their Situation - 291
Residents' Self-Image and Community Spirit; Business Self Image - 290
Some Businesses in Bad Shape - 285
Noise from Kellogg -279
51-53% Rentals (Housing Stock) -276
Lack of Protection for Historic Structures - 271
Condition of Public School Buildings - 266
Lack of Cohesive Aesthetics (Appearances of some Buildings) -256
People Moving Out -254
Poverty is High (Among Elderly) - 250
Lack of Riverbank Development -223
Lack of Certain Amenities Like Family Restaurants -211
A Few Adult Businesses -192
Condition of Sidewalks - 191
Lack of Landscape on Streets - 183
Trains - 175
Lack of Shelters/Services for People in Need (E.G. Mental Health, Homelessness) -164
Train Sites, Pan Handlers, Public Disturbances - 152
Lack of Awareness of Need of Family Services - 115
Overhead Utility lines - 106
Stray Animals - 57

III. Opportunities

Residential Renewal & Restoration - 351
Promotion of Housing - 348
Re-market Ourselves & Business Opportunities & Thematic Business District - 345
Down Zoning -328
River Front Development - 313
Development within Neighborhood (Coordinated)
Exploration Place -312
Use Vacant Lots Between Houses - Infill Vacant Lots - 300
Establish Varity of Affordable & Higher End Housing - 293

Build On Historic Legacy, Architecture - 284
High Density Elderly Housing Apts./Condos; Hud Housing - 265
A Larger Dillon=s -229
Improve Recreations Facilities - 212
Speciality Businesses - 211
Naming of a Historic District In Neighborhood (or Whole Neighborhood) - 205
Medical Clinic w/Minor Emergency, Pharmacy - 205
Land From Rail Roads (for Development)
Family Style Restaurant - 188
Tourist Info Center at/Near Exploration Place - 182
Increase Commercial Zone - 181
Landscaping Opportunities - 173
Major Sports Center (Arena)
Build Small Parks with Bike Paths - 162
Businesses for products that People Can Afford
Spirit of Cooperation; Resources to Accomplish Goals (Hotline) - 156
Mitigation of Noise From Kellogg
Surfacing Sand & Brick Streets Fix Streets (e.g. Osage, Mentor) - 154
Neighborhood Resources Center B Home Repair Training (Friends University Center on Family Living) - 145
Yearly House Tour; Garden Tours - 140
Neighborhood Beautification Awards - Continue - 128
Old Ice Cream Shop Near Exploration Place - 107
More Teen-Oriented businesses - 89

IV. Threats

Zoning - 259
Deteriorating Infrastructure - 238
Major Landlords Not Taking Care of Property - 236
Loss of Major Businesses; Dillon - 231
Lack Of Community Spirit & Enthusiasm (Apathy).. Compliancy - 227
Loss of Fire Station/ Services - 211
Loss of Police Services/ Increase in Crime - 209
Urban Sprawl (Trends Scenario) -203
Rejection of School Bond
Encroachment of Light Industry Into Residential Areas - 182
Lack Of Support From Realtors & Developers - 176
Population is Growing Older & Poorer - 163
Speculation by Land Owners - 159
More Rental Properties - 156
Loss/Diminishment of The Business Association
Some People Think Delano Is Anti-Development Progress - 138
Increases in Interest Rates/Economic Downturn
Some New Opportunities will Diminish Housing & Displace People; Also Quality of Life - 131
Limited Resources - 121

Loss of C. Bill Gale -117
Trains - 110
Loss of Senior Center; Teen Center - 98
Expansion of University - 60

3D Meeting
Delano Neighborhood Development
Meeting of March 6, 2000

I. Action By:

Neighborhood (C.B.O.)
Business - Commercial
City
Individual Homeowner/Landlord/Renter
Developer

II. Strengths: Actions

Establish covenants that establish historic presence of neighborhood (as with W. Douglas corridor)
Improve Maple to be a four lane level, well drained, arterial street (Sycamore to Sheridan) - Coordinated w/other improvements
Develop river front commercial area between Seneca bridge and Douglas bridge(walkways and benches) (possibly as far as Maple) Present businesses have first option to locate @ specialty shop area.
More parking - Meridian - Exploration Place - RR Row - Douglas
Establish River Trolley or boats along river - between Hyatt/Boathouse and Exploration place and Museums.
Develop monetary incentives for development.
If arena is located in Delano, locate S. of Maple between Seneca and Sycamore.
Provide affordable, varied housing for elderly
Develop higher density housing immediately west of Exploration Place
Establish Trolley connection w/destination points, Old Town and Delano Businesses
Support a quality hotel (area to be determined)
Enforce existing housing codes
Develop incentives for housing renovation
Maximize use of neighborhood improvement programs
Form a neighborhood improvement - leadership group

3D Meeting
Delano Neighborhood Development
Meeting of March 9, 2000

III. Weaknesses: Actions

Attract businesses that support business district
Seek development of Douglas corridor-like revitalization
Down zoning is essential
Streamlining process for all, & developers; perhaps waive permit fees, re-zoning fees, etc.
Enforce existing codes to keep up housing conditions (see strengths)
Incentives from City need to be realistic and more wide-spread
Establish property owners list to be contracted regarding the condition/improvement of their property.
Buy out bad landlords
For absentee landlords:
**encourage improvements of property*
**Pressure by Neighborhood Association*
**Possible beautification Awards, etc.*
Sweat equity into certain homes
Promote incentives for 1st time home buyers
HUD assistance (for 1st time buyers)
Protect historic housing
Preserve historical structures by inquiring property owners for information, presenting info, to historical resource board. Housing and business structures.
Encourage schools
Vote for school board members that will make better use of money spent and citizen involvement/pressure on school board to initiate changes and improvements.
Support consideration for money assistance/ incentives to repair/replace sidewalks in residential areas.
Save character homes from areas targeted for demolition and move those homes to vacant lots within neighborhood.
Start petitions to keep fire station in Delano area.

3 D Meeting
Delano Neighborhood Development
Meeting of March 13, 2000

II. Opportunities: Actions

Prepare A flyer that promotes neighborhood amenities, benefits
- *Chamber*
- *Real Estate Agents*
- *Businesses*
- *A Welcome Wagon*

Establish own neighborhood Welcome Wagon
Produce a neighborhood video
Do Historic House Tours
Develop slogan
Develop Mini-mall for retail & business needs for professions (downtown)
Develop West Bank Stage area for public use
- *Park board*
- *Amphitheater*
- *Concerts, plays, A Shakespear in the Park*
- *Children's park and carousel*

Establish Mom & Pop, family-style restaurant (not chain)
• Variety of cuisine (ex. Uncle Buds in Nashville)
Do needed down zoning
Ensure coordinated development
Form Homeowners Association
Contact Dillon's regarding expansion
Establish neighborhood security patrols
Increase amount of space for parks and recreation; incorporate running and bike paths.
Utilize RR property for neighborhood benefit
Pursue tourist center(wishbone building) near Exploration Place
Clean-up alleys & eliminated unwanted vegetation, pot holes
Retain an environmental consultant to assess noise situation along Kellogg and report to city
Fix all streets in need: pave sand streets & fix sidewalks
Children's park & change carousel.

3D Meeting
Delano Neighborhood Development
Meeting of March 16, 2000

IV. Threats: Actions

Ensure Adequate drainage
Replace deteriorated water and sewer lines
More street lights in residential areas
Upgrade properties
Keep out or disguise communication towers
Eliminate substandard and non-compliant homes(mobile or permanent)
Consider height Limitations for parts of Delano
Keep fire station in neighborhood and protect historic structures
Upgrade existing industrial uses to be compatible with neighborhood (aesthetically)
Keep out gangs, drug dealers and adult entertainment businesses
Establish a Boy's Club and a Girls Club in neighborhood and facilities that they can use.

The Neighborhood Plan

Neighborhood Vision

During the May 2000 workshop, the following vision statement for the Delano Neighborhood was finalized by the steering committee:

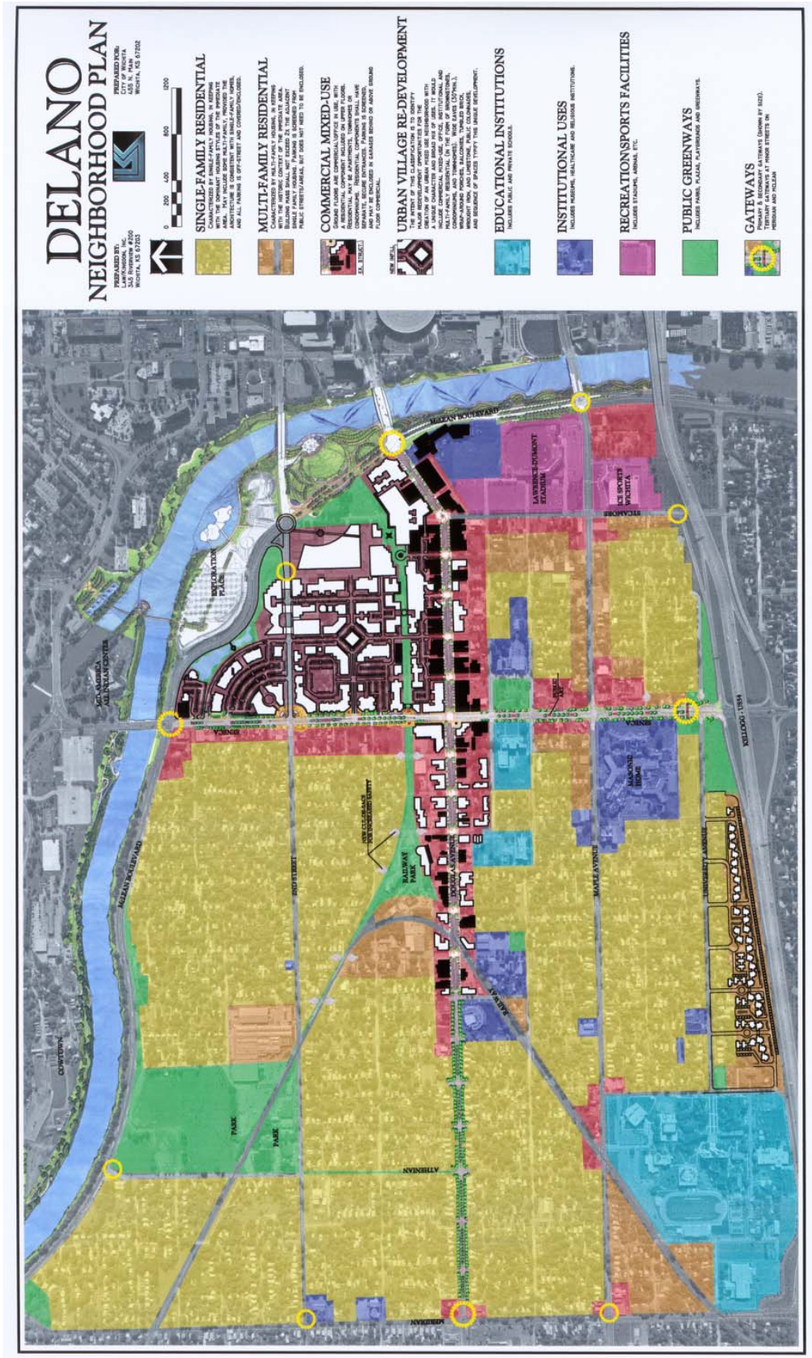
"Re-creating a quality city center neighborhood desirable for quality living and working based on the preservation and enhancement of existing character."

This vision reflects the view that the Delano Neighborhood should be a unique destination. Delano should present an identity that is uniquely its own. The neighborhood should be clean and well maintained. Interesting historical homes and buildings, shops, restaurants, public attractions, and events…these are all elements that attract people to work and live in the neighborhood. This is character. This is charm.

Neighborhood Character

The Delano Neighborhood has a wealth of resources, as identified in the SWOT analysis. In this case, character and identity are easy to create by revealing the heritage and history of the area. Preserving the character of homes and removing false facades from commercial structures to expose the original historical architecture not only celebrates the area's architectural heritage but establishes the neighborhood as "timeless". Many of the most pleasant tourist destinations in the world are those that have timeless qualities - old Paris, Rome, colonial Bermuda... or closer to home- historic Charleston, Austin, New Orleans, or San Francisco. They also contain the most sought after real-estate.

Delano is a unique area of the City, and has the resources to establish itself as a high quality, people oriented, multi-faceted urban community. Ultimately, the average daily needs for a resident will be found within walking distance, thus fostering a greater sense of community through pedestrian interaction. The challenge is preserving that character once it is uncovered. This plan identifies the specific objectives that will ultimately preserve and enhance the character and quality of the neighborhood.


DELANO
NEIGHBORHOOD PLAN
PREPARED BY:
LAND DESIGN, INC.
345 S. POSSON, #200
WICHITA, KS 67203
PREPARED FOR:
CITY OF WICHITA
455 N. MAIN
WICHITA, KS 67202
0
200
400
800
1200
SINGLE-FAMILY RESIDENTIAL
CHARACTERIZED BY SINGLE-FAMILY HOUSING, IN KEEPING WITH THE HISTORIC CONTEXT OF THE SPECIALITY AREA. THIS INCLUDES SOME MULTI-FAMILY, PROVIDED THE DESIGN IS CONSISTENT WITH THE SINGLE-FAMILY ARCHITECTURE AND ALL PARKING IS OFF-STREET AND CONVERTED/CLOSED.
MULTI-FAMILY RESIDENTIAL
WITH THE HISTORIC CONTEXT OF THE SPECIALITY AREA. CONSISTENT WITH THE SINGLE-FAMILY DESIGN, THE MULTI-FAMILY HOUSING, PARKING IS SCREENED FROM THE STREET/SIDEWALK, & FOR ALL PARKING, STREETS & SIDEWALKS.
COMMERCIAL MIXED-USE
GROUND FLOORS ARE COMMERCIAL/OFFICE AS WELL WITH RESIDENTIAL ABOVE. THE ARCHITECTURE IS CONSISTENT WITH RESIDENTIAL, ALL OF APARTMENTS, TOWNHOMES & COMMERCIAL/OFFICE BUILDINGS. PARKING IS SCREENED FROM SIDEWALKS, SQUARE ENTRANCES, PARKING IS SCREENED BEHIND BUILDINGS & ALL PARKING IS OFF-STREET. GROUND FLOORS ARE COMMERCIAL.
NEW HOTEL
CONVENTION CENTER
URBAN VILLAGE RE-DEVELOPMENT
THE URBAN VILLAGE IS THE LARGEST AREA OF OPPORTUNITY FOR MAJOR REDEVELOPMENT. OPPORTUNITIES FOR THE REDEVELOPMENT OF THE URBAN VILLAGE ARE ENCOURAGED WITH A UNIQUE CHARACTER AND BREAK MAP OF AREA. IT WOULD INCLUDE MIXED-USE DEVELOPMENT, WITH RESIDENTIAL ABOVE, MULTI-FAMILY RESIDENTIAL, OR THE FORM OF APARTMENTS, TOWNHOMES, CONDOMINIUMS, OFFICE, RETAIL, SERVICE, & MIXED-USE, WITH WRAP-AROUND PORCHES, BALCONIES, TUBULAR BRICK, ARCHITECTURAL DETAILS, & ARCHITECTURAL ELEMENTS, ARCHITECTURE AND ENCLOSURE OF SPACES THAT THIS UNIQUE DEVELOPMENT.
EDUCATIONAL INSTITUTIONS
INCLUDES PUBLIC AND PRIVATE SCHOOLS.
INSTITUTIONAL USES
INCLUDES NURSING, HEALTHCARE AND RELIGIOUS INSTITUTIONS.
RECREATION/SPORTS FACILITIES
INCLUDES STADIUM, ARENA, ETC.
PUBLIC GREENWAYS
INCLUDES PARKS, PLAZAS, PLAYGROUNDS AND GREENWAYS.
GATEWAYS
PRIMARY & SECONDARY GATEWAYS (SHOWN BY SIZE). GATEWAYS ARE AT FOUR STREETS ON VERSIGNY AND DOUGLAS
DOUGLAS AVENUE
MAIN BOULEVARD
ST. FRANCIS
ST. JOSEPH
ST. ANTHONY
ST. JOHN
ST. MARY
ST. MICHAEL
ST. PAUL
ST. PETER
ST. ROCCO
ST. VINCENT
ST. WENCESLAUS

Objectives

Critical to the fulfillment of the vision statement is the identification of specific objectives that can be achieved in both the short and long term. These objectives outlined below, were identified by members of the Steering Committee during the last workshop held for this purpose:

1. Introduce a special zoning district to preserve the character and charm of designated historic homes and other significant buildings in the area. Architectural and site design guidelines to be introduced for existing and new construction in specific areas

2. Down zoning should be considered with special focus on eliminating future incompatible land uses within existing established residential areas.

3.Create a community development corporation - 501 c3 to maintain a neighborhood vision and carry out the necessary functions.

4. Create a world-class multi-use neighborhood village, taking strategic advantage of proximity to Exploration Place, the Arkansas River, Downtown and the Museum District. This will serve as a catalyst for additional in-fill and renovation.

5. Improve business opportunities along Douglas and Seneca by enhancing building storefronts/ facades and completing all street improvements proposed for this area.

6. Improve housing conditions by better enforcement of housing codes, appropriate zoning, and assistance for improvements.

7. Convert vacated railroad right-of-way into a linear park with small plazas, water features and activity nodes; thus connecting neighborhood parks and expanded recreation opportunities in the neighborhood and the waterfront.

8. Design and develop a series of neighborhood gate-ways to identify the area and celebrate its history.

These objectives are based upon a three-point approach to realizing fulfillment of the vision. They involve three different perspectives of the neighborhood: a resource oriented perspective; an organizational/relationship oriented perspective; and a community/people oriented perspective.

Perspective #1) Development of underutilized resources, including:

- vacated railroad rights-of-way
- abandoned or underutilized buildings for use as housing, commercial and office space

- promote historic and cultural significance of the Delano Neighborhood

Perspective #2) Recognition of the neighborhood's major current, historic and economic organizing elements:

- commercial activities on Douglas, around which the neighborhood is organized
- through streets which follow the typical square mile grid pattern
- the river
- the railroad

Perspective #3) Creation of unique opportunities for self-help and community involvement to add to the vitality of the neighborhood:

- provide a means for residents to initiate smaller projects
- provide additional living alternatives and circulation enhancements
- identify neighborhood enhancements to add to the sense of place and the distinctiveness of the community
- create a not-for-profit community development corporation as a vehicle to coordinate fund-raising at plan implementation.

Neighborhood Plan Elements

1. The Delano Traditional Neighborhood District/ Overlay Zone

The strength of the neighborhood lies in the presence of extensive historic resources and rich cultural heritage. There are numerous homes that have some special architectural or historical significance. These not only enhance the appearance of the neighborhood and give it a place in our City's history, but they are also of considerable economic value in that they are unique commodities, which are not reproducible or replaceable.

Until 1975, there was no way of protecting landmarks within the City of Wichita and many were razed in the name of progress. Because of an awakening of public interest in preserving landmark buildings, whether residential or commercial, a Historic District and Landmark Ordinance has been adopted. Although the Landmark Preservation Ordinance is important to neighborhoods, most significant results may come from the recognition of an area as an historic district. Such areas may range in size from one or two blocks, up to a whole neighborhood, which has some consistency in its architectural or historical character.

The Historic District and Landmark Ordinance has been established in Wichita as a part of the Zoning Ordinance. Upon establishment of an historical overlay district, controls are imposed on alterations, demolition, and reconstruction, as well as destruction of buildings. While these controls limit an individual's freedom to change

the character of his property, they can also aid a neighborhood in preserving the economic value inherent in the historical and architectural character of the area.

According to the City of Wichita historic preservation planner, the Delano neighborhood is within the 1919 Wichita historic boundaries. It is anticipated that two thirds of the neighborhood will be mapped and surveyed by the end of 2000. The remaining areas will be completed by year 2003 in an effort to compile a historic resource base for the area. Certainly the colorful and rich history of the Delano Neighborhood including historic homes and structures, Friends University and the Kansas Masonic Home provide recognition and protection to its historic and important resources.

With this in mind, it is recommended that a neighborhood overlay district be mapped in combination with underlying historic district language. Many of the older buildings in the Delano Neighborhood, although altered over the years, retain much of their original character. These structures offer opportunities for preservation, which would enhance not only their own character, but the character of the neighborhood as well.

This overlay district, in terms of structure, could be like that which already exists in Old Town. It would best serve the community, however, if the City were to establish a standard Traditional Neighborhood District Overlay Zone (TND), with controls and design guidelines. There are several urban neighborhoods that would benefit from such an overlay zone, that could be modified to meet the specific needs of each neighborhood. This zone would be in lieu of a Protective Overlay District (P-O) or a Historic Landmark Overlay District(H-O) This TND zone would include:

- guidelines for how this overlay zone impacts and/or alters other zoning classifications;
- guidelines for historic preservation, conservation, and adaptive re-use;
- in-fill/redevelopment development guidelines, based on preserving neighborhood character, or, in some cases, developing character and sense of community;
- streetscape standards, setback requirements, and requirements and/or standards for pedestrian amenities;
- stronger landscape, screening and buffer requirements;
- signage guidelines;
- public and semi-public open space requirements for new development.

The Delano Neighborhood Design Guidelines and the specifics of the Delano Traditional Neighborhood District Overlay Zone are another project in itself, beyond the scope of this neighborhood plan. However, we have included, in a separate section of this document, those general guidelines that we believe are crucial to the overall success of this neighborhood plan (see Appendix A). With the adoption of this plan, the Delano Neighborhood Interim Guidelines shall be enforced until such time as the overlay district is in place and the actual design guidelines are finalized (with additional neighborhood input and acceptance by area residents, business owners and the local governing body).

2. Down-zoning

The City of Wichita needs to pursue down-zoning efforts immediately to be in keeping with the plan as much as possible. This should be a collaboration between land owners and the City. This will involve a petition by a substantial majority of property owners. This process needs to be sensitive to the needs of the individual property owners, while fostering the desired long term results.

The down-zoning of single and two family residential properties to a residential zoning designation more reflective of this existing (and future) development pattern will require support and initiative from the affected property owners.

Most of the commercial and retail properties would also benefit from down-zoning because many are inappropriately zoned industrial. Some of the industrial uses could be accommodated under another classification, and those that can't will have to be addressed on a case by case basis over time, and attrition and redevelopment will ultimately weed out the incompatible uses. Industrial zoned properties should be down-zoned immediately. Active industrial properties would be grand-fathered until such time as that use no longer exists.

This assumes that redevelopment occurs as in-fill and small redevelopment projects. If a major developer could be lured to the area, particularly in the area designated as the Urban Village, this could all occur much more quickly.

3. Delano Community Development Corporation - 501c3

An active organization is needed in order to maintain the vision of a viable neighborhood, as well as to carry out the necessary functions and activities to keep it strong. It is recommended that a neighborhood community development corporation be created with its own director. This new organization will become the advocate for the Delano Neighborhood and be as unencumbered as possible from other organizations. This organization would be charged with the following tasks:

- To fairly represent interests of the neighborhood;
- To be the single, unified voice of all concerned citizens and various neighborhood organizations;
- To handle marketing and public relations, including marketing, fund-raising campaigns, promotions, creating and implementing events, publications, advertising, and collateral materials;
- To advocate for neighborhood issues with local governing bodies;
- To maintain regular communications with existing businesses;
- To recruit businesses to the area;
- To recruit members and to build and maintain a strong volunteer and support base;

- To assist in the establishment of appropriate land use, zoning and architectural standards in the neighborhood area.
- To participate in the design review approval process for new development in the neighborhood. The nature of this review process would be determined during the implementation of this plan, as the overlay district (City role) and Delano Community Development Corporation (Neighborhood role) are developed and established.
- Initiate redevelopment projects, assembling land, and seeking alternative sources of funding.

The 501(c)3 CDC is discussed further in the community development section. Although the establishment of the 501(c)3 CDC is not the responsibility of the City, it is mentioned here as a plan element to emphasize the importance of this grass-roots element to implement neighborhood growth and enhancement. Rebirth and redevelopment is not something that is “done” by the City, but rather it is an outward manifestation of the passion residents and other key stakeholders have for their neighborhood when they have direction; and then assisted by the City in their efforts.

4. Urban Village Re-Development

An urban village redevelopment is proposed in the north east portion of the neighborhood . Boundaries of this urban village include: McLean Blvd. on the north and east, Douglas on the south and Seneca to the west. The intent of this concept is to identify major redevelopment opportunities for the creation of an urban mixed-use neighborhood with a unique character and broad mix of uses. A separate section within the Design Guidelines shall be devoted to this section of the neighborhood.

The design elements for this section of the neighborhood should be created to both enhance the perception of history and timelessness, and provide transition to the contemporary form and landscape of Exploration Place. The Design Guidelines section for the Urban Village should cover the following to assure a world-class, high-quality redevelopment: materials; setbacks and street-wall; signage; site design; public amenities; pedestrian circulation; public transportation transfer points; lighting; building elements; building heights; maintenance; service areas; utilities; public art; and desired uses. The final product will consist of a vibrant architecture and a street life.

The uses listed below will be mixed to add to the vitality of the area, with residential and perhaps some office space on upper floors, retail and service commercial on the ground floor. Some structures may support limited industrial or manufacturing type uses (see list below) in conjunction with loft apartments and\or artists’ studios.

- Commercial/Retail
- Office
- Apartments, condominiums, and town-homes across the income spectrum, with some subsidized housing mixed in. The latter would be inter-mixed in such a manner that subsidized and non-subsidized units would be indistinguishable from each other. These could be designated for area elderly residents on fixed incomes. Ownership opportunities should exceed rental units.
- Limited industrial uses that do not create frequent heavy truck traffic, do not involve hazardous materials, do not require outdoor storage, and can limit noise levels to specific acceptable levels within given hours of operation - ie. custom cabinetry & furniture, artists studios (ie. sculptors, glass blowers & blacksmith); some manufacturing - all of them on a conditional use basis.

Members of the steering committee expressed the fact that both the neighborhood and the City would benefit tremendously from this development. The area benefits from, and impacts, the following features/events, thus emphasizing the need for collaboration between the City and the Neighborhood:

- Close proximity to Exploration Place
- Proposed Arkansas River corridor improvements
- Wichita River Festival
- The presence of the museum district in the area
- Spill-over of commercial and cultural activities on the east side of the Arkansas river.

Diversity of opportunities ensures the evolution of a complete and integrated neighborhood where people have the opportunity to interact locally and form social and economic relationships. Development of such a village would serve both as a civic and informal place of gathering for residents. It not only contains places of housing, work, shopping and commercial services, but also provides spaces for ceremonies, fairs, band concerts and casual meetings among neighbors.

5. West Douglas Streetscape Enhancements

West Douglas is currently being improved between Seneca and McLean. This plan proposes the continuation of the proposed streetscape improvements through the commercial areas of west Douglas Avenue, from Seneca to approximately one block west of the railroad tracks at Vine. A one block transition is proposed between Vine and Glenn, in front of the church, to a divided two-lane boulevard landscaped with trees, shrubs and groundcover in the median (8' min. width). Widening the pavement area between existing large trees may be an option for residents wishing to parallel park in this westerly section, pending verification of existing right-of-way.

6. Seneca Boulevard Enhancements

Seneca Street, although currently undergoing street enhancements, lacks the necessary first impression impact desired for a major gateway to this city. Seneca is the most direct link between Kellogg and the Museum District, as well as serving as a

gateway to the city as a whole. It also feeds Central Avenue, the major east-west arterial connecting the north side of downtown to both east and west Wichita.

Therefore, this plan includes streetscape enhancements that would eventually turn Seneca into a divided boulevard with a 20' ft. landscape median. The plan proposes that a 10' ft. landscape buffer be required as part of the design guidelines, with a 20' ft. building setback for all new development (with the exception of one block either side of Douglas, which intentionally remains within current confines). This would be put in place so that, after the life of the current project is worn out - approximately 20 years - the additional right-of-way necessary could be acquired by the City without hampering parking lot counts, building obstructions, etc. The setback would allow for the acquisition of 10' ft. on either side of the current right-of-way, and, using the same lane widths that are currently used, would permit the creation of the 20' ft. median.

The median width would accommodate public art, parallel rows of street trees, possibly fountains and other visual amenities, as well as turn lanes at appropriate intersections. The median would also allow for very strong gateway statements into both the City and the Delano Neighborhood. This processional streetscape requires the highest in design quality, with the healthy juxtaposition of historical sensitivity and the new and unusual.

7. University Avenue Historic Streetscape

This neighborhood has close historical ties to the university. Majestic Davis Hall is an icon for the neighborhood. University Avenue leads directly to the “front door”, of Davis Hall. Just a few years ago, while employed with a different firm, Mr. Skinner was responsible for the design of the “Rose Window Plaza”, along with the rose lined mall that ends at Hiram opposite University Avenue. There were discussions at that time about how to tie into the neighborhood better. Obviously, it would be nice to rebuild University as the original brick-paved street it once was. This would be too great a capital expense for the benefits received. However, this plan does make a strong effort to create that link.

The neighborhood plan calls for the installation of period lighting similar to that which is on the Friends University mall, in order to make a stronger tie to the neighborhood and provide an “entrance” to the University on Seneca. With the numerous historical homes in the area, this will be a strong catalyst for some of the activities the neighborhood would like to undertake such as historic home tours.

There are two ideas worthy of noting herein because they are consistent with the plan, and because they perpetuate the goals of the neighborhood.

First of all, the steering committee discussed the possibility of eventually replacing the concrete sidewalks with brick pavers, particularly along University. This would be a

project that would be undertaken by the 501(c)3 CDC, but it would require the city’s stamp of approval. This plan would support that effort if and when it took place. The brick paved walks may be of use in the second effort as well.

The second idea is the establishment of an historic homes tour through the neighborhood. The steering committee would like to create such a self directed tour, complimented with period style markers, plaques or similar way-finding graphics. This should be tied back to the west Douglas streetscape/ business area. The CDC may want to think about the eventual creation of a Delano Museum, somewhere in the business area, and perhaps in the old fire station on Douglas (because it is a historical landmark structure, could be tied to the homes tour, and has great visibility on Seneca). University Avenue would certainly be on the tour route.

8. Park and Recreation Enhancements

One of the most dominant features of the urban environment of the Delano Neighborhood is the wide swath of railroad tracks cutting diagonally through the neighborhood. When the region’s economic base began to weaken, the railroads started to decline. Today, many railroad rights-of-way are abandoned or under-utilized, and this is true in Delano.

The Neighborhood plan calls for the use of the abandoned railway and a triangular area at the heart of the neighborhood as a neighborhood park and connector to the world-class Arkansas River Waterfront currently under design. The triangular portion at the western end, called Railway Park for the purpose of this plan, is railway property and would need to be acquired by the City. The tracks have already been pulled, and the area east of here has been abandoned. Although there are discussions regarding reversionary rights for a portion west of Seneca, the area east of Seneca is within a platted street, and therefore remains under City control.

Railway Park could be developed with a railroad theme to serve as a gathering place (see plan). An extended “Path” system using abandoned railroad rights-of-way would provide opportunities for recreational walking, bike riding, and jogging, not to mentioned the aforementioned connection to the miles of bike path along the river. A narrow access easement along the northwest rail line (to remain) would allow this park to be connected to small proposed parks adjacent to the leased Westside Athletic Park.

Additional neighborhood and playground parks would provide needed parks within certain areas in the neighborhood presently without parks. These parks could be established utilizing vacant land or areas of incompatible land use. It is recommended that the existing industrial site located immediately south of Westside Athletic be converted, when the opportunity arises, into a small neighborhood park. Since there is a limited use of Westside Park by residents, the new proposed park would provide an

opportunity for much needed recreational opportunities in the neighborhood. Obviously there are some circulation conflicts to be resolved at the railway, most of the right-of way is not fenced or protected currently, so any additional separation that would be created as part of any future design would also be beneficial to the neighborhood. These improvements would need to be coordinated with the railroad authority.

Existing vacant land on the south side of University street from Martison to Osage would continue to be used as a public green-way buffer to Kellogg. This area may wish to have additional plantings, but improvements must be balanced with maintaining visibility for security purposes.

Friends University plans to plant the lot(s) on the corner of Hiram and University, mostly in turf, to serve as a park for the students. The proposed CDC should work with the University to plant a heavy buffer of screening plants at the south edge of the lot. This would screen out the multi-family structures to the south that are atypical and lacking the historical charm and charisma of the other period architecture visible from University Avenue.

Seneca Park, between Texas and Burton on Seneca, lies opposite to Allison Middle School. This park is not suited for the school children, due to the heavy traffic volume on Seneca. The park does open itself up to the neighborhood east of there, and there is a senior center that can utilize it as well. The City should evaluate the users of this park, and if evidence supports it, integrate a little more of the “gardenesque” passive activities of the elderly. This should be a cooperative effort between the neighborhood and the City.

There are a couple other small existing plots designated as parks that are mere plots of grass. They should be developed as playgrounds. As the population grows with the in-fill development and with young families moving into the neighborhood, additional play lots will be necessary.

2000 census data is not yet available, and the 1990 census data is too old to reflect the influx of young families in recent years. Once an accurate evaluation of the population demographics can be made, the neighborhood will likely be found to be substantially short of the small tot-lot type playgrounds for the current and anticipated younger populations.

9. Gateways

Gateways are architectural and physical elements that are designed to create a sense of place and a perception of arrival. These elements could take the form of a simple stone structure or could be designed to be of a more artistic character that reflects the neighborhood’s image and celebrates it history. Gateway design should be in keeping with neighborhood physical features and building materials. Since Seneca and Douglas street represent a major arterial axis to the heart of the neighborhood, it is

recommended that a primary gateway be designed at both the south and north ends of Seneca street. Similar gateways should be placed at the intersection of Douglas and McLean and one at Douglas and Meridian. Secondary gateways should be designed at the following intersections:

- 2nd Street and McLean Boulevard
- 2nd Street and Meridian
- Maple Avenue and Meridian
- Sycamore and Kellogg
- Athenian and McLean

Tertiary gateways shall be located at all other streets intersecting the neighborhood boundary streets of Meridian and McLean.

See Appendix B for illustrations of possible Gateway features.

10. Multi-family Buffer @ Kellogg

This plan element is a complex solution for a complex issue. The current zoning for single family residential areas east of Friends University is MF29 (multi-family). The plan calls for this type of much of this area to be down-zoned to be consistent with existing uses. Which entails the first issue. The second issue is the noise generated by Kellogg, and the need for the sound buffer. The third issue is the need for additional student housing, as there is a waiting list of students who would like to live “on-campus”.

Figure 16 **Multi-Family Infill**

The plan shows multi-family units as they could be developed, limited to an area south of the important historic structures along University. However, it is not the intent of this plan to imply that the City is going to condemn, develop, or in any way be involved in this development. This area should be left with its current zoning status, but with strict development guidelines for anything but single family uses. It was important to see how this development might occur, as the area seemed too narrow to be used for traditional multi-family development.

The plan does not call for typical multi-family development. Rather, the plan proposes, two to three-story architecture (see Figure 16 below). It is a combination of traditional architectural styles with zero-lot-line development. Figure 16 shows single-story wings,

however in this case they would be two-story. This would provide solutions to the issues raised above.

The concept of a zoning change is no longer an issue, because retention of the zone classification eliminates one hurdle for a potential developer.

A continuous architectural facade would provide a 35' ft. to 45' ft. high sound buffer for the neighborhood. Furthermore, unlike existing architecture, noise attenuation can be designed into the new structures for their own inhabitants. With the history of the development of Kellogg, and prior battles over obtaining a sound wall, this seems to offer the best and most possible solution to the issue.
In addition to the multi-family development, however, a sound wall would be an added benefit. (Note: the sound wall solution should also be further evaluated in light of recent advancements in sound abatement technology.) As a possible incentive, should a potential developer ever be found, the City may want to provide a percentage of what a sound wall would have cost in the form of tax breaks, providing some infrastructure changes, or other means of assistance.

The third issue is the one of housing. Obviously apartments could be utilized by the university students. On the other hand, the developer may look at housing markets and decide single family town-homes, zero-lot-line single family homes, or other mixes are more suitable.

What this element means to the plan and the neighborhood is that the zoning remains, with single family a permitted use in this area of the overlay district, and with strong design guidelines for any multi-family or like use that is not single family. The purpose of which, already described above, ultimately satisfies the needs of the neighborhood while maintaining neighborhood character and charm.

Community Development

Community Involvement

The Delano neighborhood is in a unique position. The diversity of the neighborhood resources and strong commitment by its religious institutions are assets that should be exploited in the overall improvement efforts. The 3-D organization (The Delano Neighborhood Association, The Delano Business Association & The Delano Clergy Association) have shown a great deal of momentum and neighborhood leadership. This role is a fundamental step in gaining residents trust, confidence, participation and empowerment in this process.

While it is recognized that this role cannot be undertaken by the 3-D alone, it is evident that a variety of community stakeholders including city leaders, Friends University, the school board, law enforcement officials and the United Way realize a need to pull together for a successful neighborhood development effort.

Although physical improvement was the main focus of the Delano neighborhood plan, strong emphasis must be placed on social issues raised in the planning process as well. Public safety, poverty, family and senior citizen services, job training and community fund-raising should be addressed. Creating a partnership with various community organizations will help provide an effective remedy to address these issues.

It is recommended that a Community Development Corporation be formed to take the lead initiative in implementing elements of the neighborhood plan (that are not CIP-related improvement projects) by taking advantage of various programs provided under the Neighborhood Revitalization Plan. Such programs offer a list of opportunities intended to revitalize certain areas in the City of Wichita; and the Delano neighborhood is within these areas.

In order to achieve the objectives outlined in this plan, the following provides a framework for a successful implementation phase.

Leadership and Commitment

Various elements of this plan provide the blue-print in guiding neighborhood stakeholders and the City in how to direct the proposed development options in the neighborhood. The plan is realistic and based on the input of the neighborhood. The successful outcome of this plan depends entirely on how the community champion this plan through implementation Neighborhood down-zoning from industrial to residential should provide the backdrop for the development and redevelopment programs. After successful adoption of this plan by stakeholders and the Wichita City Council, the next step should be for the City to change zoning as required emphasizing the City's commitment to this plan.

Organization

A Community Development Corporation should be formed to provide the link between government and the neighborhood. This group provides the mechanism for involving local leadership, citizens, institutions, and business as co-participants from public and private sectors in making decisions affecting the Delano Neighborhood. It includes merchants, property owners and representatives of local government. The CDC has the potential to direct the resources and energies to its member organizations and citizens into areas important for successful revitalization. This group can serve as a vehicle through which many individually owned parcels of land can be assembled for development or redevelopment as an integrated whole. The private sector provides the largest dollar investment, but local government should lead the way by providing seed money to start.

Financing Strategies

One of the most critical keys for success for the development program is martialing the financial resources to adequately fund development options. Sources of funding for the CDC should come from both the non-profit sector and the City of Wichita. There are a number of sources that can be tapped into for this purpose including: Community Development Block Grant, Historic Preservation and Low Income Tax Credit Program, Annie E. Casey Foundation, Johnson Controls Foundation and Fannie Mae Foundation. Funds from these programs could assist with property acquisition, site development and architectural work. Other funding sources are described below:

- *General Obligation Bonds*: Some projects will be undertaken by the City as part of the annual capital improvement programs. Those projects not financed from annual operating funds will be financed by general obligation bonds, backed by property taxes.

- *Special Assessment Districts*: Certain downtown improvements in the past, such as parking lots and sidewalk improvements, have been financed by special assessments. This method of financing should be explored for a portion of the redevelopment plan.

- *Business Improvement District*: A Business Improvement District can also be established in the study area, and businesses within the district levied a "business improvement service fee". The fee can be used for services beyond those traditionally provided by the City, such as landscaping, beautification, pedestrian amenities, and services such as litter control and security.

- *Special Loan Programs from local finance institutions*: These loans are established specifically to encourage storefront and building facade improvements. The local financial institutions could make available certain funds on favorable loan terms.

Neighborhood Revitalization Plan Programs

The following is a list of programs that can be utilized for in-fill and rehabilitation under the Neighborhood Revitalization Plan for the city of Wichita:

1. *In-fill Housing incentives*:
    - This is intended to create a pool of funds to assist homeowners with down payment costs.

    - Provide a pool for grants/loans for the rehabilitation of deteriorated homes in target area.

    - Utilize state low income housing tax credits for rental properties.

    - Assemble land for in-fill projects for developers who have a redevelopment plan that can be implemented as opportunities arise.

    - Utilize existing program to waive or discount building permit fees.

    - Develop program with local lenders to waive or lower up-front lending costs.

2. *Economic Development Loans*. Such loans are provided for small and minority businesses to finance fixed assets including purchase of land, building, and building renovation.

3. *Tax Rebate*. This program provides tax rebates for new construction, addition to existing property and rehabilitation. The amount of tax rebate is based on the value of building permit and is established for five years, subject to exclusion and restriction.

4. *Neighborhood Assistance*. General funds would be provided for a matching grants program for community organizations to identify, design and complete projects that improve quality of life within the neighborhood.

Not-for-Profit Community Development Corporation

The 501 (c) 3 corporation can receive loans and grants from both public and private sources while maintaining a tax-exempt status, thus ensuring a continuous funding source to help finance neighborhood improvement projects.

Business Improvement District

B.I.D.'s are subject to state law and are established by the City to provide for "additional and extended" service to businesses in the district. Such services can include beautification, landscaping and pedestrian amenities, services such as litter control or security, maintenance of sidewalks and other public areas, parking, planning and design, and promotions, events, and activities.

State law prescribes that a planning committee is established prior to the formation of a B.I.D. to determine district boundaries, services to be offered, and the financing method. The process is subject to a public hearing. An advisory board must be established which is representative of the business within the district.

Once the boundaries, services, and board are established by the advisory committee, the city may levy a "business improvement service fee" annually to the businesses in the district. Many times the site is "filtered" at a certain rate along major streets and a lesser rate elsewhere. The fees are usually a few cents per square foot. Fees can also be levied on store front footage, number of employees, and other methods. By state law, service fees cannot be levied against properties used for governmental, educational, religious, or charitable purposes. It is important to define the district large enough to develop a solid financial base, but not so large that services become meaningless to those on the edges of the district.

The B.I.D. should be responsible for improvements not normally taken on by the City. With proper funding, the B.I.D. can take responsibility for providing and maintaining neighborhood amenities (i.e. trees, flowers, pedestrian lighting, benches, banners, etc.). The B.I.D. can also help fund events, promotions, and activities, as well as flags and banners. The B.I.D. may also take on more of a service management role such as neighborhood security and litter control.

The B.I.D. may cover a portion of the Urban Village and west Douglas business area, and could be integrated into the overall plan at the same time the overlay district is defined and Design Guidelines established. This would require additional input and participation from area businesses.

Appendix A

Delano Neighborhood Interim Guidelines

Introduction

As stated throughout the Neighborhood Plan, Delano is a neighborhood that is very much unique in Wichita. The history and character that emanates from the period style architecture and the charm and interest created by the "Wild West" heritage of the neighborhood spark imaginings of what was. The sense of significance and timelessness speak to a time of a strong work ethic, good moral character, and the entrepreneurial spirit that founded this great City. They make us dream of what could be. The Delano Neighborhood Plan, along with these guidelines, are put in place to help a neighborhood that is coming back to life realize the dream.

Purpose of Guidelines

Guidelines are needed to provide direction regarding commercial and residential development. In the case of a revitalization effort, they also serve to educate the existing residents and stakeholders, and provide a source of community pride. It is important for community members to realize the impact that certain elements in the public landscape (such as chain-link fence, old cars on blocks, poor maintenance, etc. in the front yard) have on public perception of quality of life, property value, and public safety. A well maintained neighborhood with an active street life and pedestrian interaction provides for a much safer environment.

Guidelines are also put in place to attract quality developers and flush out the "fly-by-night crowd". Guidelines assure developers that their investment is protected, and that adjacent developments by others will realize the same standard of quality and care. Without guidelines there are no assurances and the world-class developers we would like to attract are less likely to make the investment.

By the same token, persons who would like to build homes on vacant lots in the area often have difficulty financing new construction in these areas. If the property values of an area are averaging $50,000 to $70,000 for 80 year old homes, and new construction of a similar size house would cost 100,000 to 150,000 or more, it becomes easy to see why banks wouldn't want to lend the money. However, overlay districts protected by design guidelines

tend to stabilize, then appreciate. It then becomes more plausible to have a successful in-fill initiative. The same is true for renovations and remodels.

Ultimately, the purpose of design guidelines is to implement certain goals and objectives. These guidelines express the design intent, so although a particular situation does not meet the exact letter of the guidelines due to some unforeseen site constraint, if the intent of the guidelines is met then the review committee has the discretion to accept a project proposal. A zone classification does not usually have this flexibility without the process of variances, conditional use permits, or zoning change. A good set of guidelines is to everyone's benefit.

Delano Neighborhood Guidelines

The Delano Neighborhood is very diverse in terms of its housing, range of land use, economic and social characteristics, and historical assets, and therefore has different levels of needs. These guidelines are set up to be as lenient as possible while providing appropriate direction in specific target areas. Some guidelines will apply neighborhood-wide, termed General Guidelines. Other guidelines are targeted at specific areas such as the Urban Village.

The following design guidelines are set forth with the adoption of this plan as interim guidelines during the development of the Delano Traditional Neighborhood Overlay District and Neighborhood Guidelines. The final guidelines are to be developed as a collaboration between the Steering Committee and the City, with additional input from neighborhood residents and resident property owners (both residential and business). These guidelines are based upon community concerns for preservation, absentee landlords and derelict properties, lack of sufficient code enforcement, and the desire for specific neighborhood improvements. They will also serve as a starting point for neighborhood residents and stakeholders to build upon, revise, and ultimately finalize the Delano Neighborhood Guidelines. The adoption of the final guidelines will coincide with the creation of the overlay district by ordinance.

General Guidelines

These general guidelines are established to primarily address issues of code enforcement issues, gaps in the landscape ordinance, maintenance issues and others that are neighborhood wide. There are many residents of the neighborhood who would like to maintain their property better, but are unable to do so due to physical constraints, financial position, or other valid reasons. Therefore, the 3D will assist these homeowners in locating the appropriate sources to help them accomplish the tasks at hand. This may take the form of volunteer help, locating deferred or low interest loans, etc. This will be an education process for some.

Code Enforcement/ Maintenance Issues:

a. All properties shall be kept in a well maintained condition at all times. This means that all lawn areas visible from a public street shall be kept mown, and be allowed to get no taller than 6" between mowings. Vacant lots shall be mown at no more than 30 day intervals, and kept free of trash, junk parts, cars, and debris. Buildings shall be kept painted, broken windows and screens replaced immediately, and generally kept in a "saleable" condition at all times. "Saleable", for the purpose of these guidelines, means: the exteriors of residential properties meet the requirements for FHA secured loans; the exteriors of commercial properties have no peeling paint, broken windows, or any materials or conditions considered hazardous to the public or employees.

b. Landlords shall be required to keep their properties in a well maintained condition at all times. This means that <u>all</u> lawn areas shall be kept mown, and be allowed to get no taller than 6" between mowings.. Substandard rental units shall be renovated and brought up to code within 90 days of Notice, or condemned.

c. All commercial and/or light industrial properties shall be kept in a well maintained condition at all times. This means that all lawn areas visible from a public street shall be kept mown, and be allowed to get no taller than 6" between mowings. Lots shall be kept free of junk, debris, and trash.

d. Alleys shall be kept clear and free of debris, trash (except in appropriate containers), yard waste, and miscellaneous junk.

e. Long term parking (more than 7 days) of RV's, buses, campers, boats, and all commercial vehicles will be parked in rear or side yards, screened from the public street right-of-way. Gravel, concrete, or asphalt parking surfaces are required.

f. Chain link fencing shall be restricted to side and rear yards only (located behind the street wall of the building.

Maintenance of Required Landscapes:

a. All landscaping, screening and buffers required or installed per a City approved landscape plan shall be maintained at all times. Plant materials that die shall be replaced in the next planting season (either spring or fall).

Douglas Streetscape Guidelines

Douglas Avenue serves as a primary route into the neighborhood from the downtown area. As travelers approach the neighborhood they should be welcomed into the Delano Business District by an attractive urban environment.

Commercial Streetscape (McLean to Vine, see Plan):

1. Special paving at crosswalks and select intersections.

2. Street Trees centered on the common wall lines of the businesses (approximately on 25' centers). Tree species to be selected for open scaffold, small clean foliage, and hardiness. The open scaffold is important to ensure visibility of the store fronts. The bulk of the canopy should be above 14' at maturity. New trees should be installed at 4" or larger caliper to ensure sufficient size to make a noticeable impact on the streetscape.

3. Accent Trees to be themed with the rest of the landscape treatments to assist in the distinction of identifiable boundaries to the commercial streetscape. New trees should be installed at 2½" or larger caliper to ensure sufficient size to make a noticeable impact on the streetscape.

4. It is recommended that structured soils be specified for all tree wells and raised planters to assure the combination of adequate drainage, water and nutrient retention, and limiting the loss of soil volume over time.

5. New Buildings shall be constructed with the street wall at the front property line (no setback), with parking to the rear. Dual entrances (front and rear) are recommended. The purpose of this guideline is to facilitate the reconstruction of the traditional street wall.

Residential Streetscape (Glenn almost to Meridian, see Plan):

The Neighborhood Plan calls for this segment of Douglas Avenue to become a divided residential boulevard. Ultimately, this will be a street lined with stately trees, creating a vaulted canopy over the roadway.

1. Planting within right-of-way shall be subject to approval.

2. Period lighting used in commercial segment should be continued herein for continuity.

Seneca Streetscape Guidelines

As one of several major arterials serving as an entrance to Downtown and the Museum District, it is important to recognize the impact that a quality streetscape has on a visitor's perception of our community. The following guidelines are established for new development along Seneca.

1. A 10' ft. landscape setback shall be required on all Seneca Street frontages between Kellogg and Texas Street, and between the abandoned Rail Corridor\Proposed Greenway and Mc Lean on the North.
2. There will be no parking within the landscape setback.
3. New Buildings between Texas (1 block south of Douglas) and the Railway Corridor Park (1 block north of Douglas) shall have the building face set on the property line, with parking to the rear.

Urban Village Guidelines

The Urban Village, yet to be named, should ultimately be a world-class living environment. These guidelines are created for the purpose of guiding the development of this area, whether that development occurs quickly under the hand of one master developer, or more slowly through gradual in-fill and change.

This development will be one that juxtaposes turn-of-the-century charm and character with the contemporary tastes and needs of the 21st Century. An active and vital street life is essential. Smell, Sound, Taste, Sight, and Touch. Every sensory organ must be stimulated and captivated to the point that residents and visitors alike would prefer to walk about, relax, shop, and people-watch, rather than stay at home, go back to their hotel, or eat their lunch in their office. Life and vitality on the streets. This is the potential of the area, and it must start with quality design and construction.

General

1. New structures should be constructed with facades predominantly of tumbled brick, with stone or cast stone accents such as pilaster bases, lintels & sills. This is applicable for the first two floors, whereas higher floors may use other, more contemporary, materials provided they are used in a traditional manner.

2. New buildings of 3000 square feet footprint or larger shall include an elevator to allow greater diversity of upper story uses.

3. Structures taller than 3 stories shall be located to the interior of the Village area, behind lower structures along Seneca and Douglas.

4. New Off-street Parking shall be located to the rear of the building, wherever possible.

5. Off-street Parking adjacent to streets shall have a 10' wide planting buffer and screen wall(along Seneca, and 2nd Street only) at the public right-of-way to screen parked vehicles. Screen walls should be a combination of tumbled brick and ornamental ironwork. Other creative solutions are welcome provided they fit the historical character, meet the screening needs, are durable, and low maintenance.

Commercial

1. The plan indicates a hotel, with bridges across 2nd Street to garages and meeting

rooms on the south side. The recent tourism study stated that approximately 500 additional hotel rooms are needed downtown for convention and tourism purposes. The location opposite Exploration place is shown for the purpose of interesting potential developers to that location. It is close enough to walk to Century II, the Hiatt, Exploration Place, the Keeper of the Plains (with the proposed bridges and "Ring of Fire". It also boosts the viability of the River Taxis, Riverwalk Bazaars, and the leasing of the amphitheater for non-public venues such as weddings, corporate dinners, etc. Ultimately it aids in the activation of our (soon to be) world-class waterfront. This hotel should be equivalent to the Hyatt and reflect the world-class quality of Exploration Place. This structure should be limited to ten stories, with surrounding structures stepping down in height towards Seneca.

2. Ground floor commercial\retail shall have high ceilings typical of traditional structures in the area.

3. There shall be no typical "Big-Box" type retail permitted. Larger, multi-department stores shall utilize individual facades to represent the various departments such that the street character is that of multiple stores, although it is actually one store inside. An example of this would be a 40,000 square foot grocer. There might be a "butcher" store window, a "dry goods" window, etc., which conform to the 25' bay interval of the existing buildings. There would probably be 1 primary access from the street side and one access from the parking (rear of building) side. Residential apartments still reside on 2nd floor.

4. A consistent signage program should be developed as part of the design guidelines. This includes development of a way-finding and district identity system. For the purpose of the interim guidelines, signage shall conform to the criteria below. Signage Area: 15sf. for wall mount signs (1 per 25' of store front); 12 sf. per face of two-sided projecting wall signs to be located between 1st and 2nd floor, beneath window sills (max projection of 3'); 30sf. for monument signs; no pylon signs; and 3sf. per face of two sided pendant signs hanging from awnings, if any. Signage Materials: may include metals (wrought iron, bronze, copper) wood (teak, oak, redwood), stenciled or stained glass, tile, stone, painted murals, window painting (transom windows) and combinations of these materials. Other materials such as neon, aluminum, etc. will be reviewed on a case-by-case basis, and creative signage is encouraged.

   Note: These signage guidelines do not apply to the replacement of existing signs of existing businesses lost as a result of damage caused by natural events (fire, hail, lighting, wind, etc.) or vandalism.

5. Dramatic night lighting design shall be an integral part of new structures. Provisions for seasonal lighting shall be included on all structures containing a commercial, retail, or office use as well.

6. Flat roof structures shall be design to accommodate rooftop patios, with parapets at guardrail heights.

7. Pitched-roof structures shall have terra-cotta tile, slate or approved simulated equivalents roofing materials. Simulated materials may include lightweight concrete, metal, etc. Standing metal seam will not be accepted, as this is the dominant roofing material of strip centers throughout Wichita. Eaves shall overhang a minimum of 36" with exposed supports.

8. Windows, door stoops, and other openings shall be recessed a minimum of 4 inches to create adequate shadow lines and details.

9. Lintels shall project a minimum of 2" from the face of the building.

10. The use of projecting bricks and/or stone to create patterns is strongly encouraged.

11. A pattern of window boxes, balconets and/or balconies should be created in conjunction with regular windows for 2nd floor tenants. Balconies may vary in size. Small balconies just large enough for two people to stand and watch the street activities below may project out over the public sidewalk up to 30", provided they do not interfere with utility or light poles. Larger balconies that can accommodate chairs or tables shall be recessed into the facade of the building.

Residential

1. Residential uses may take the form of 2-3 story town homes, apartments and condominiums.

2. All rental units must be designed and constructed so that they can be converted to condominium ownership.

3. All residential units shall have balconies. Balconies may vary in size. Small balconies just large enough for two people to stand and watch the street activities below may project out over the public sidewalk up to 30", provided they do not interfere with utility or light poles. Larger balconies that can accommodate chairs or tables shall be recessed into the facade of the building.

Commercial Mixed-Use Guidelines

The intent of the commercial mixed use designation is to encourage true mixed-use facilities wherein there is commercial and /or offices on the ground floor, and residential above. In some cases, the use of upper floors could also be used as office space, however such spaces would then need to be ADA accessible, which presents a challenge to existing structures. The purpose of mixed-use developments is to provide additional studio, one and two bedroom living units which could be rented (or even sold), allowing people to live in the business core, thus creating a more active street life that extends

potential business hours. It is a pedestrian oriented environment, with the average daily needs of residents met within walking distance. The following guidelines are established to encourage the in-fill development of properties designated mixed-use commercial in the Delano Neighborhood:

1. For existing two story structures, the second floors, where feasible, shall be converted to a residential use and/or office use. Property Owners interested in this type of remodel should seek assistance from the Neighborhood Development Corporation to determine if they qualify for low interest or deferred loans, and whether or not the improvements might qualify for subsidizing or partial funding from other sources.

2. Where creating living space on the second floor is not feasible, or where the space is used for storage, etc. for the ground floor tenant, the second floor windows should be treated with draperies and blinds to simulate an active second floor space. The window glass should not be painted, covered with tin-foil, or similarly treated fashion that detracts from the overall facade and streetscape appearance.

3. New buildings along Douglas shall have the facades set at the property line with parking and service areas to the rear of the property. In-fill structures should be either 1 or 2 story, with common walls and parking to the rear. Additional stories could be built provided they are set back from the front facade a minimum of 20' for up to an additional 2 floors.

4. There should be front and rear access to the tenant spaces, and either front, rear, or dual access to the 2nd floor residential. 2nd Floor residential shall have secure ground floor entrance lobbies.

5. Where a single story structure is built, the roof structure should be designed to enable the addition of a second floor, or for the use of the roof as a patio/roof garden (containerized) by neighboring residential or office tenants. Essentially, this means that the single-story structure should be designed with a structural roof to allow the sale or lease of air rights for an additional story.

6. New buildings of 3000 square feet footprint or larger shall include an elevator to allow greater diversity of upper story uses.

7. New structures along Douglas should have street facades constructed predominantly of tumbled brick, with stone or cast stone accents such as pilaster bases, lintels & sills.

8. New Off-street Parking shall be located to the rear of the building.

9. Off-street Parking on the drive lanes that access rear parking areas shall have a 6' wide planting buffer and screen wall at the public right-of-way to screen parked vehicles. Screen walls should be a combination of tumbled brick and ornamental ironwork. Other creative solutions are welcome provided they fit the historical character, meet the screening needs, are durable, and low maintenance.

Historic University Avenue Guidelines

University Avenue provides both residents and visitors an opportunity to take a walk back in time. It is important to preserve and enhance that perception by utilizing the existing historic structures as templates for in-fill redevelopment, remodeling and expansion projects.

The Delano CDC should try to acquire those properties that have been developed in a manner inconsistent with the historic structures of the area. These properties should be redeveloped through demolition and either new construction, or perhaps relocation of historic structures located elsewhere in the neighborhood. Relocation, where possible, will help to preserve historic housing stock and facilitate neighborhood improvements simultaneously.

Those properties within 500' of the Friends University property line already have to be reviewed by the historic preservation board, and are required to meet their restrictions. The remainder of the properties along University Avenue should adhere to the same requirements. For example, vinyl siding could be used, however the lap dimension, texturing, etc. would depict the traditional wood lap. The same is true for the size, shape and style of windows, but it could be a vinyl or coated aluminum substitute for the traditional wood window. Building interiors are not affected.

Garages and cottage apartments would be in separate structures located to the rear of the properties. They could possibly be linked to the main structure via a covered walk, subject to design review. Approval of neighboring property owners would be considered beneficial, but not required.

Fencing in the front yard shall be restricted to wrought iron, or 2 ½” wood picket fences, or similar period style fence and shall be no more than 30" in height. There shall be no chain link fencing fronting any public street (whether it is front or side yard).

Residential Guidelines

The street facade of any new in-fill housing shall be consistent with the dominant style on the block. Although the actual configuration of the interior can vary widely, there should typically be a front porch, with a finished floor elevation that is within 6" of the rest of the houses on the block. This height is typically 24" to 30" above finish grade in most areas of the neighborhood.

Garages and storage buildings shall be located to the rear of the property, with the garage doors exiting to the alley or to a driveway to the front alongside the house. With the exception of a few newer homes (last 30 years or so), this is typical for the existing neighborhood residential.

New residential development opportunities are located primarily in the Urban Village area, east of Seneca and north of Douglas. Requirements for this area have already been discussed. Other new development which may arise shall look to the in-fill guidelines for direction.

Guidelines Administration

All projects requiring a building permit shall be reviewed for consistency with the design guidelines. Until such time as the overlay district is established, the interim guidelines shall be the basis for the review. Upon establishment of the overlay district, the final Delano Neighborhood Guidelines shall be the basis for review.

We recommend that a review board be created consisting of three representatives from each of: the Delano Business Association; the Delano Neighborhood Association; and the Delano Clergy Association; plus a representative from City staff.

All new buildings and additions visible from public streets, alleys, or the Greenway Corridor\Railway Park, and all improvements within the neighborhood area along Douglas Avenue, Seneca Street or McLean Boulevard, shall be reviewed by the above board. Other minor remodels, renovations, and site improvements may be reviewed by Planning Department Staff, and do not require the review by the board. Prior to issuance of building permits, a certificate of appropriateness shall be obtained after Review Board and\or staff approval.

Any property owner in the district may appeal the decision of the Review Board to the City Planning Department Staff, and if not satisfied, may appeal the staff decision to the Board of Zoning Appeals.

Alterations that are not visible from public streets, alleys, or public open space shall be exempted from these standards and review procedures.

Appendix B

Delano Neighborhood Example Gateways

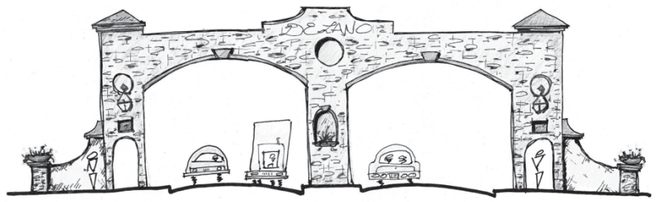


Figure 17 **Major Gateway at South Seneca (in keeping with Masonic Home)**

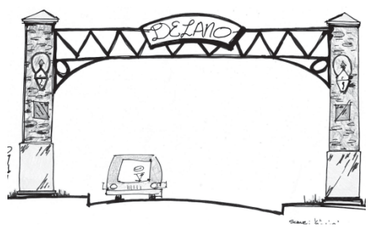


Figure 19 **Gateways at Douglas/ Meridian and Douglas/McLean**

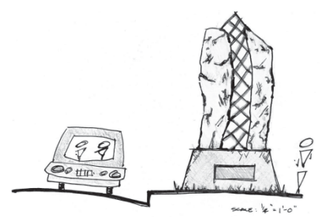


Figure 18 **Gateway at North Seneca (more artistic in character)**

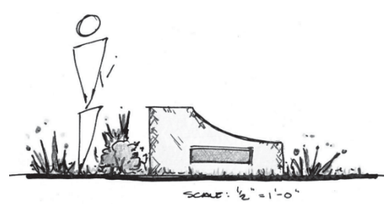


Figure 20 **Minor Gateways at Tertiary Streets**

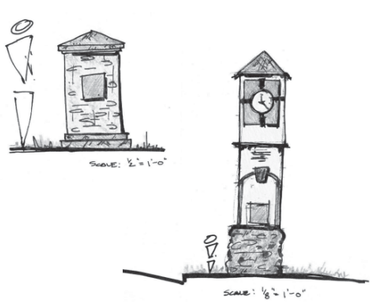


Figure 21 **Clock Tower at Douglas & Seneca (design could vary)**

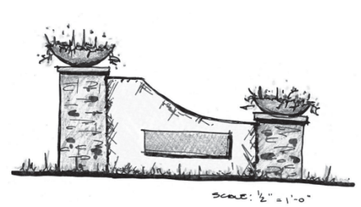


Figure 22 **Gateway at Maple/Meridian and at McLean**

Appendix C

Opinion of Probable Costs for Proposed Plan CIP Improvements

Delano CIP Cost Estimates:

1) Park/ Greenway

East Delano (Seneca east to McLean, Including triangular tract east of Sycamore) - $1,865,000

West Delano (Seneca west to Railway Park area) - $1,200,000

2) Douglas Ave. Streetscape

Seneca to Vine - $2,300,000
Vine to Meridian - $2,520,000

3) Historical Lighting

University Ave. (Hiram to Seneca) - 715,000

4) Gateways

East Douglas - In current CIP
West Douglas - $50,000
Maple & Meridian - $30,000
2nd & Meridian - $20,000
South Sycamore - $30,000
Minor Streets - $70,000 (14@ $5,000 each)

Total - $8,530,000

Appendix D

Sample Design Guidelines
Austin, Texas, TND Zone
(Courtesy of The City of Austin, Texas)

Chapter 2

Development Criteria

2.2.1 Neighborhood Size

TND neighborhoods are limited in size to encourage pedestrian activity. The optimal size of a neighborhood is 1/4 to 1/3 of a mile from center to its edge, a distance equal to a 5 to 10 minute walk at an easy pace. Its limited area gathers the population within walking distance of many of its daily needs.

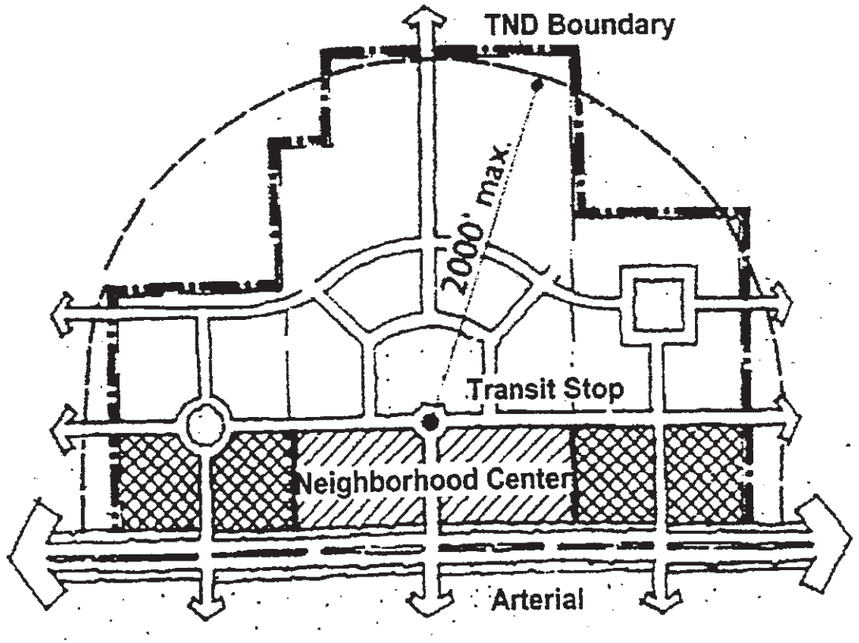


Figure 2.2.1-a

2.2.2 Street Pattern and Multi-modal Transportation System

Streets in a Traditional Neighborhood District are designed to accommodate the needs of all modes of transportation. The neighborhood consists of a interconnected network- of small thoroughfares. An interconnected street pattern with smaller blocks provides multiple routes, diffusing automobile traffic and shortening walking distances. This pattern keeps local traffic off regional roads and through traffic off local streets. Neighborhood streets of varying types are designed to provide equitably for pedestrian comfort and automobile movement. Slowing the automobile and increasing pedestrian activity encourage the casual meetings that form the bonds of community.

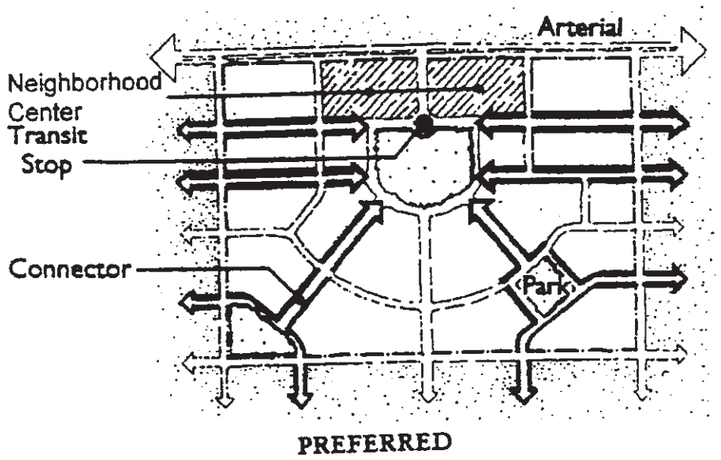


Figure 2.2.2-a

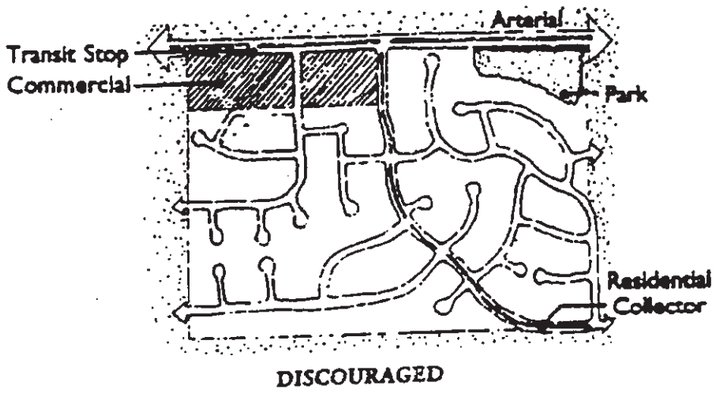


Figure 2.2.2-b

2.2.3 Mix of Land Uses and Diversity of Housing Types

A TND is structured to provide a balanced mix of residences, shops, workplaces, civic uses, and recreation within the neighborhood The integration of multiple land uses allows residents to meet more of their daily needs through shorter trips.

A variety of housing is provided in a TND. This includes single-family residential, duplex, townhomes, condominiums, and apartments. With a variety of housing types, the needs of varied age and income groups are more easily accommodated within a TND, and a greater diversity of residents is encouraged.

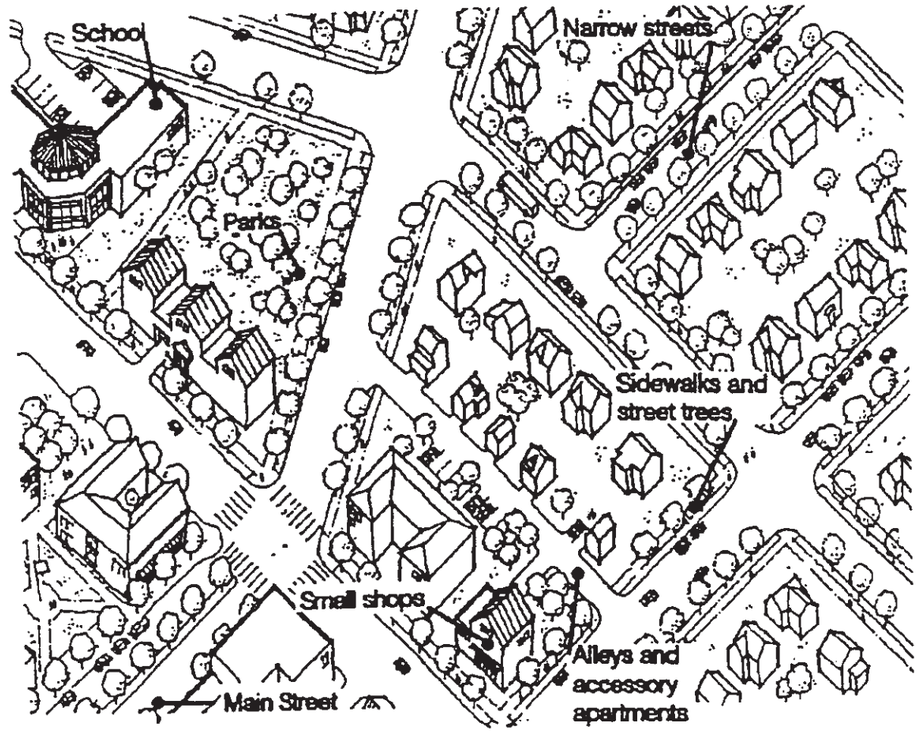


Figure 2.2.3-a

2.2.4 Open Space

Formal and informal open space is located throughout a TND. The design of the neighborhood gives priority to open space. These spaces enhance community activity, identity, and civic pride. The neighborhood plan creates a hierarchy of useful open spaces: a formal square in the Neighborhood Center, parks and playgrounds throughout the neighborhood, and streets that promote walking and encourage informal meetings.

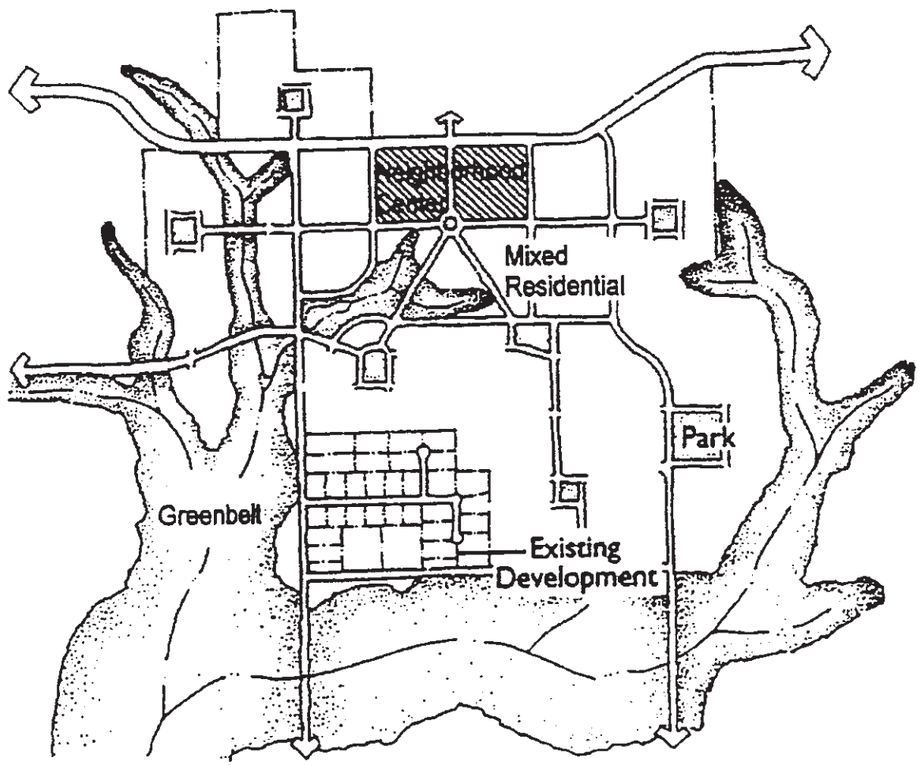


Figure 2.2.4-a

2.2.5 Civic Buildings and Landmarks

Important civic buildings that are open to the public should be located on prominent sites throughout a TND. These uses, including government offices, libraries, museums, schools, and churches, serve as focal points and landmarks for the community.

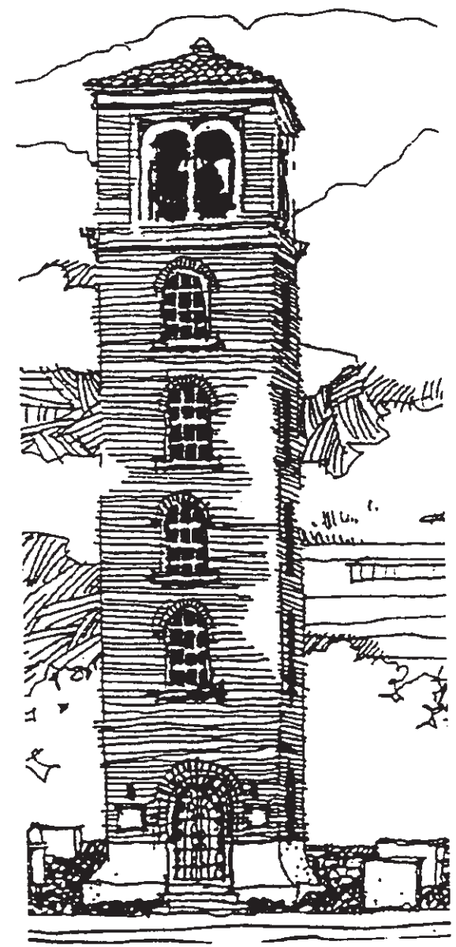


Figure 2.2.5-a

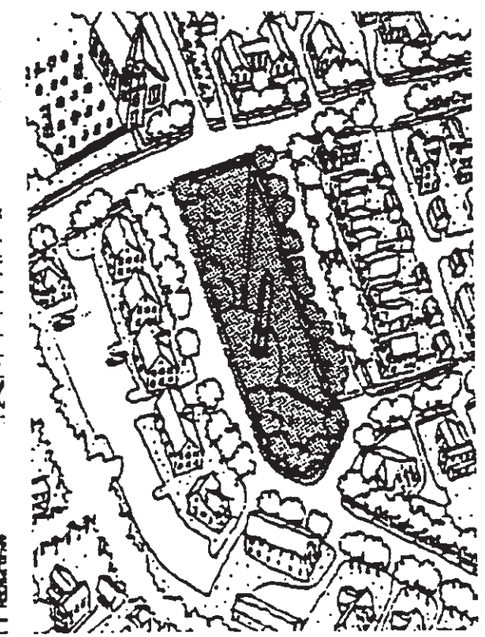


Figure 2.2.5-b

2.2.6 Location of Buildings and Relationship Between Building Types

The private building is used to form a distinct street edge and define the border between the public space of the street and the private space of the individual lot. This helps to promote active streets, provides visual interest to the pedestrian in commercial areas, and encourages informal encounters between neighbors in residential areas.

The integration of varied land uses within a TND requires a common architectural vocabulary, The consistent use of compatible urban design and architectural elements helps to relate individual structures to other structures resulting in a coherent overall development pattern and streetscape.

Figure 2.2.6-a Townhomes

Figure 2.2.6-b Single Family

2.3 TND Development Patterns

This section contains examples of typical TND development patterns.

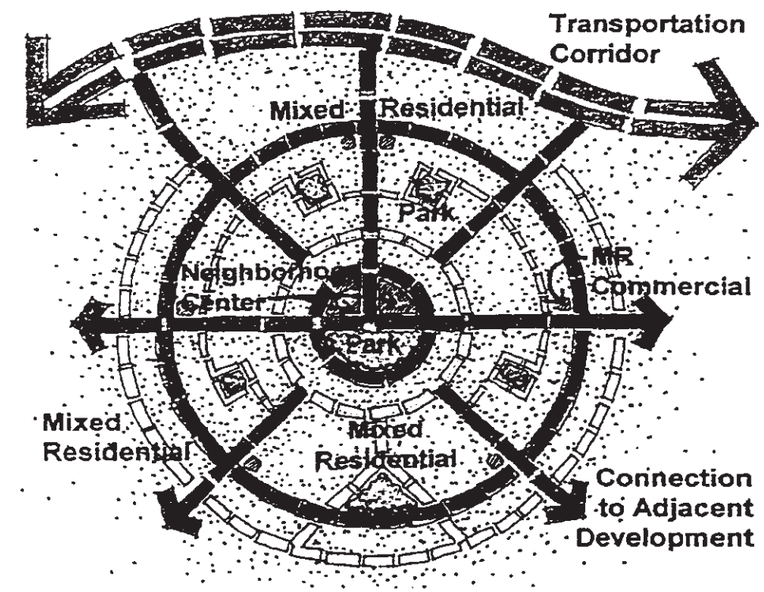


Figure 2.3.1-a

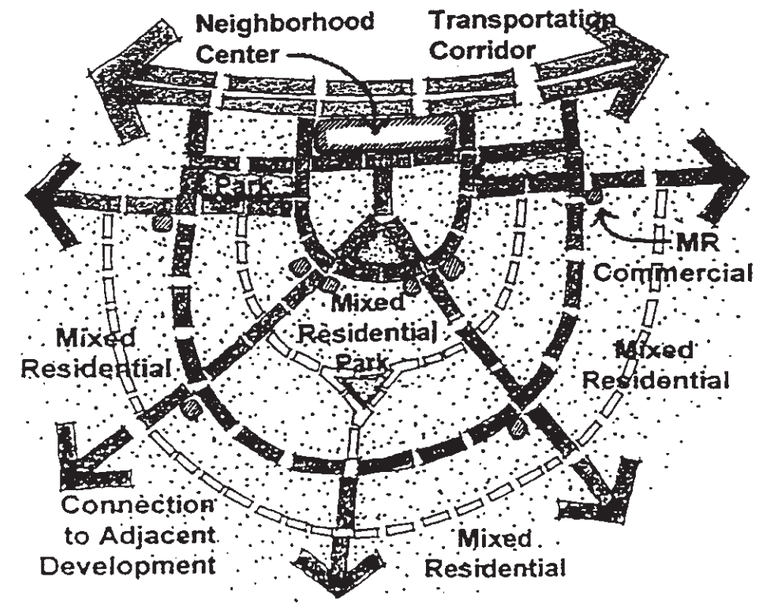


Figure 2.3.1-b

2.3.2 A Group of Traditional Neighborhood Districts

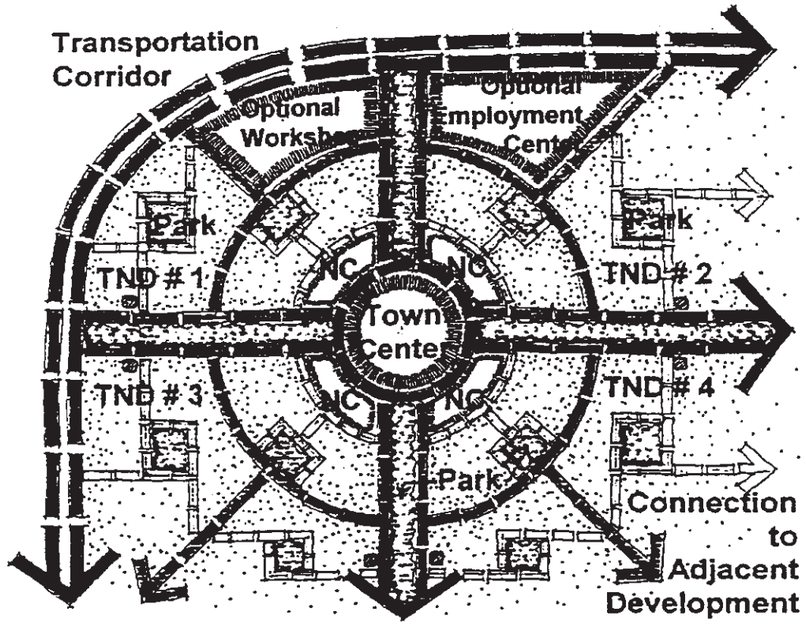


Figure 2.3.2-a

2.3.3 A Neighborhood Center Area

Figure 2.3.3-a

2.3.4 A Mixed Residential Area

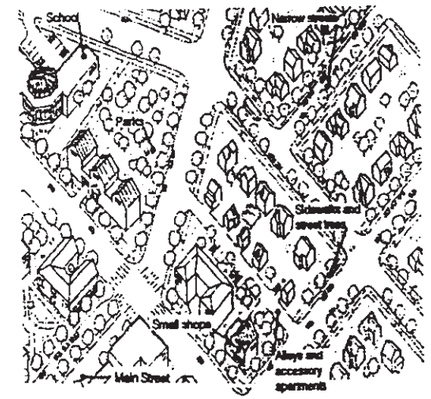


Figure 2.3.4-a

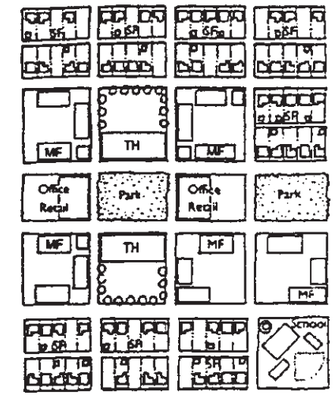


Figure 2.3.4-b

2.3.5 A Workshop Area or Employment Center

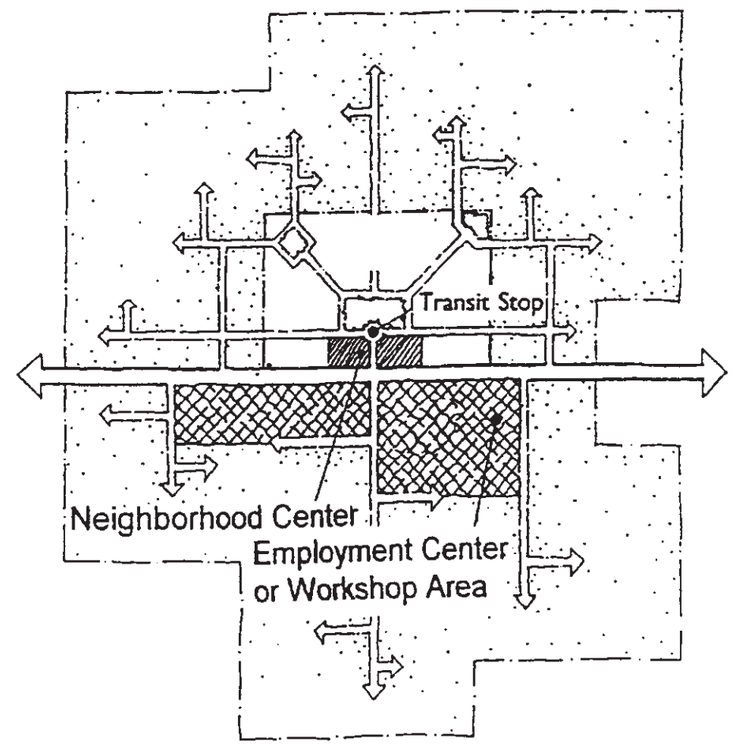


Figure 2.3.5-a

2.3.6 A Town Center within a Group of Traditional Neighborhood Districts

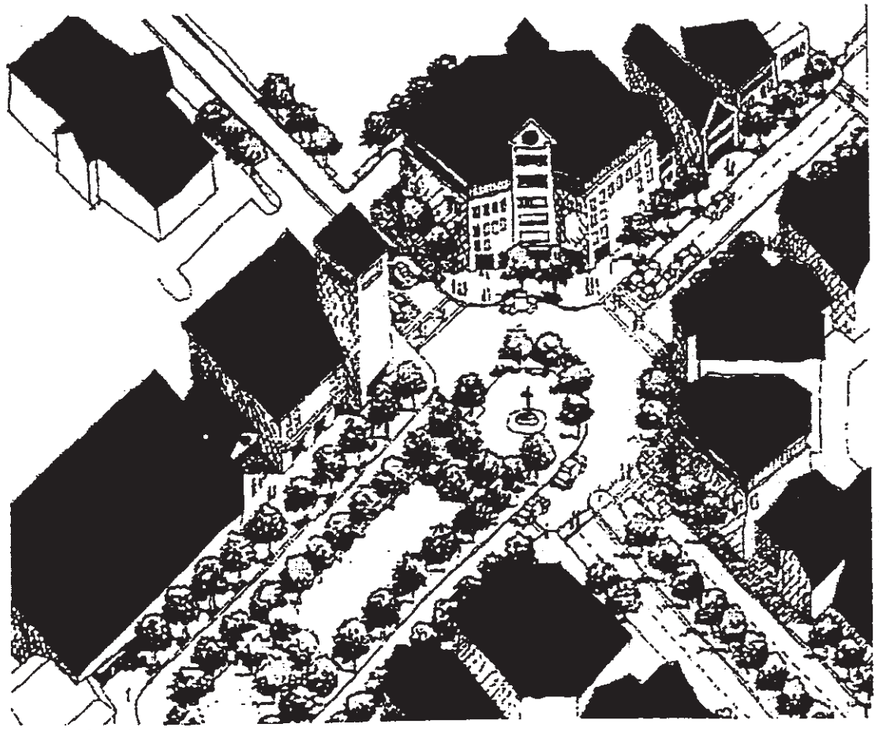


Figure 2.3.6-a

ARCHITECTURAL DESIGN STANDARDS

A Traditional Neighborhood District is required to have Covenants, Conditions, and Restrictions that contain architectural standards. The Architectural Standards must achieve the objectives described in Section 13-944(B) of the Land Development Code. All development in a Traditional Neighborhood District must be consistent with these architectural objectives and standards.

Chapter 3 describes the objectives of the Land Development Code and provides illustrated guidelines for each objective. These guidelines must be used in formulating the architectural standards for a Traditional Neighborhood District.

3.2.1 Objective 1: Architectural Compatibility

Guideline A: A building must incorporate architectural styles, building materials, and colors used in surrounding buildings.

Figure 3.2.1.A-a **Preferred**

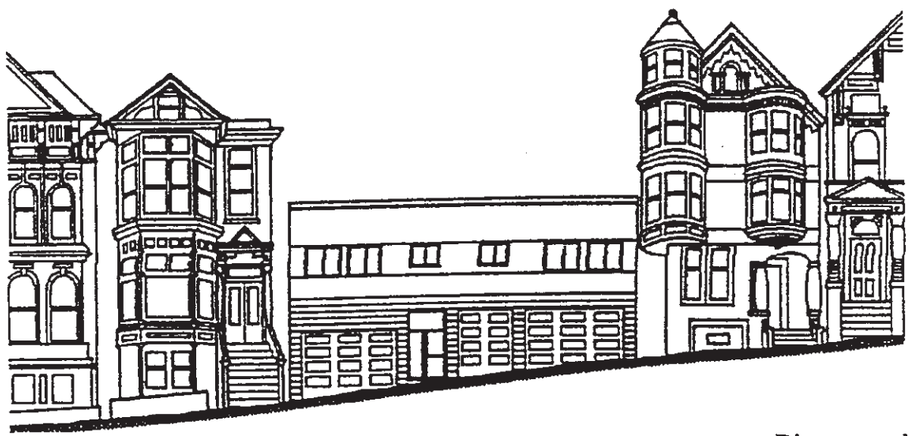


Figure 3.2.1.A-b **Discouraged**

Guideline B: A building greater than one story should clearly delineate the boundary between each floor of the structure through belt courses, cornice lines, or similar architectural detailing.

Figure 3.2.1.B-a

Guideline C: Attached buildings within the same block must maintain consistent cornice lines in buildings of the same height within multi-family, townhome, non-residential, or mixed use structures.

Figure 3.2.1.C-a **Preferred**

Figure 3.2.1.C-b **Preferred**

Guideline D: In Mixed Residential Areas, rooflines must be pitched or gabled unless otherwise approved by the Director. Overhanging eaves must be provided to the greatest extent possible.

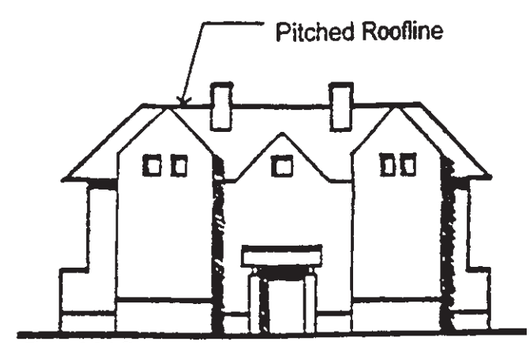


Figure 3.2.1.D-a

3.2.2 Objective 2: Human Scale Design

Guideline A: Doorways, windows, and other openings in the facade of a building should be proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level.

Figure 3.2.2.A-a **Preferred**

Guideline B: A building shall avoid long, monotonous, uninterrupted walls or roof planes. The façade of a building should be divided into distinct modules no longer than 100 feet.

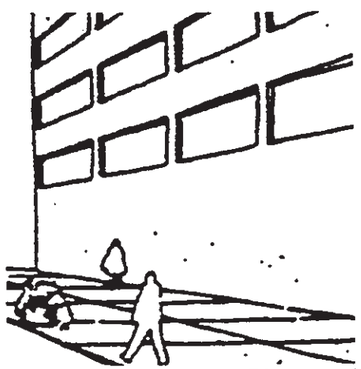


Figure 3.2.2.B-a **Discouraged**

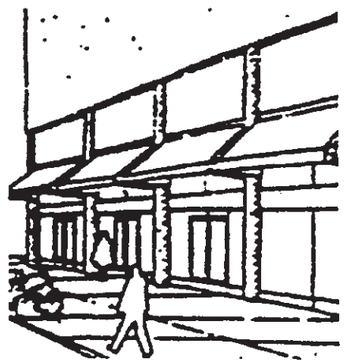


Figure 3.2.2.B-b **Preferred**

3.2.3 Objective 3: Integration of Uses

Guideline A: A building that is located on the periphery of the Neighborhood Center shall generally not exceed twice the height and massing of adjacent structures in the Mixed Residential Area.

Figure 3.2.3.A-a **Preferred**

Figure 3.2.3.A-b **Discouraged**

Guideline B: A commercial or mixed-use building that is located within the Mixed Residential Area must integrate its appearance with the area and generally may not exceed twice the height and massing, of adjacent structures.

Figure 3.2.3.B-a

Guideline C: A commercial use must prol4de a minimum 50 percent of the front facade on the ground floor as clear or lightly tinted windows, doors, or other treatments sufficiently transparent to provide views into the interior of buildings.

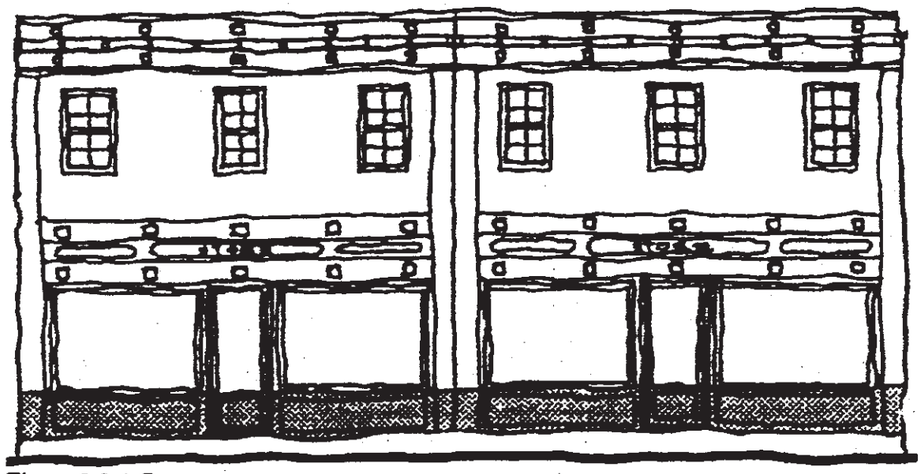


Figure 3.2.4.C-a

Guideline D: A residential structure with a front setback of5 to 15 feet, must provide a front porch or stoop on the front facade of the structure. Minimum width of a porch is 4 feet.

Figure 3.2.4.D-a

Figure 3.2.4.D-b

Guideline E: Rear access from an alley is required unless otherwise approved by the Director. If driveway access is provided from the street, the garage or carport may not face the street, unless it is located a minimum 20 feet behind the front facade of the principal structure.

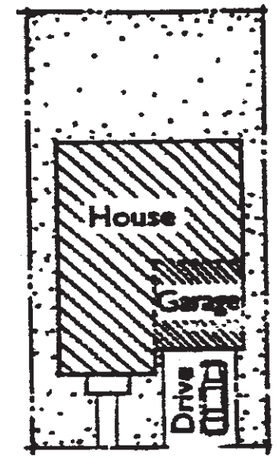


Figure 3.2.4.E-a
Not Permitted

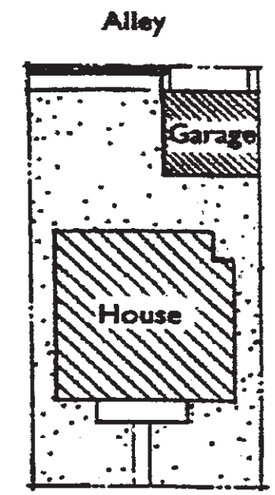


Figure 3.2.4.E-b
Required

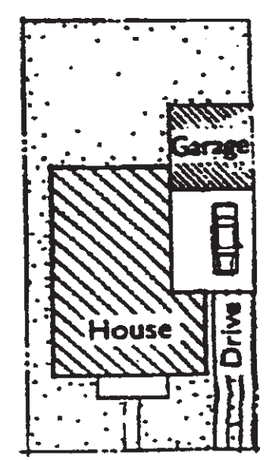


Figure 3.2.4.E-c
Permitted Under Certain Circumstances

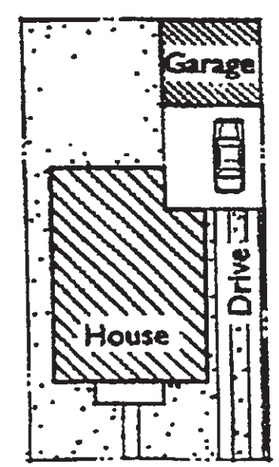


Figure 3.2.4.E-d
Permitted Under Certain Circumstances

3.2.5 Objective 5: Buildings that relate to and are oriented toward the street and surrounding buildings.

Guideline A: *The structure must be located at the required setback line.*

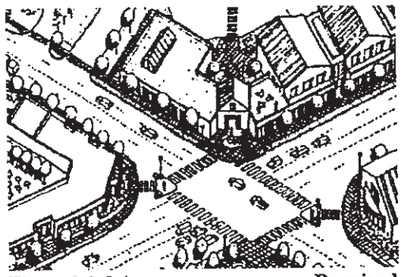


Figure 3.2.5.A-a Required

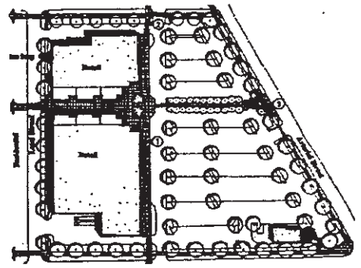


Figure 3.2.5.A-b Not Permitted

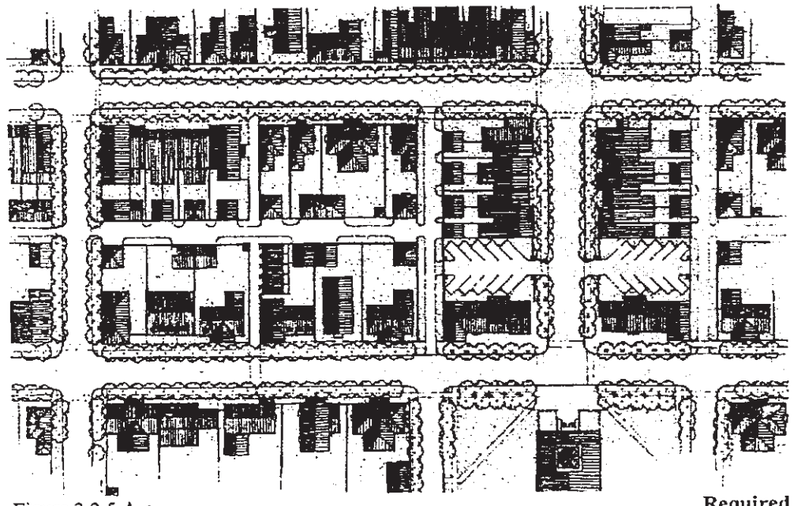


Figure 3.2.5.A-c Required

Guideline B: The main entrance of a structure must face the street and be clearly articulated through the use of architectural detailing.

Figure 3.2.5.B-a

Figure 3.2.5.B-b

Guideline C: Windows and doors on the front facade of a building should create lines of sight between the building and the street.

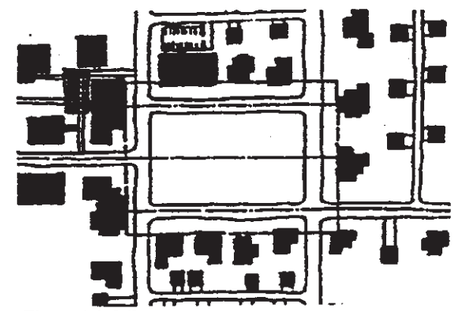


Figure 3.2.5.C-a

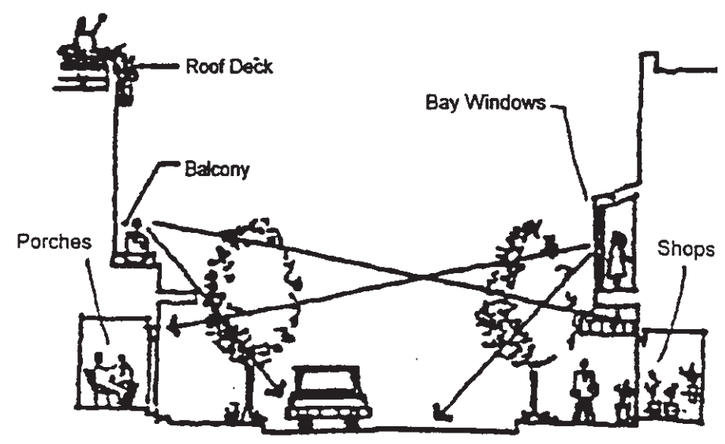


Figure 3.2.5.C-b

3.2.6 Objective 6: Residential scale buildings in Mixed Residential Area.

Guideline A: The height and massing of a building are not more than twice the height and

Figure 3.2.6.A-a **Building Type: Single-family Residential**

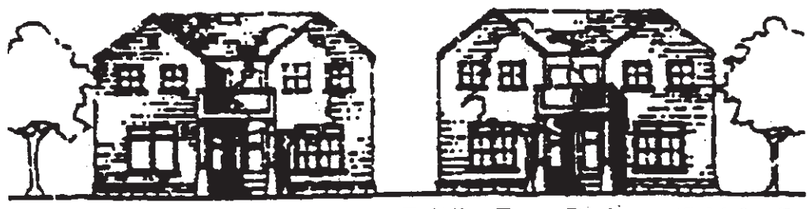


Figure 3.2.6.A-b **Building Type: Duplexes, Multi-family**

Figure 3.2.6.A-c **Building Type: Townhomes, Flats**

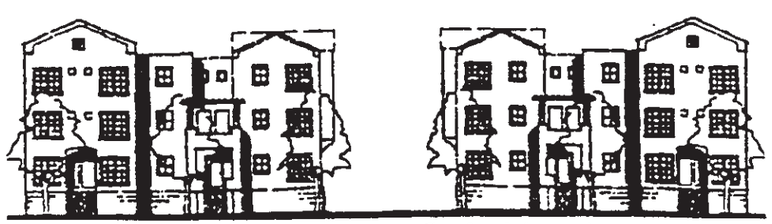


Figure 3.2.6.A-d **Building Type: Condominiums, Apartments, Flats**

massing of structures adjacent to, or across the street.

3.2.7 Objective 7: Buildings that contain special architectural features to signify entrances to the Neighborhood Center Area and important street intersections.

Guideline A: *A building at an entrance to a Traditional Neighborhood District, an entrance to the Neighborhood Center, or an intersection of a main street or other significant intersection should use special architectural features to emphasize the importance of the location. Special architectural features include corner towers, cupolas, clock towers, spires, balconies, colonnades, or other similar architectural features.*

Figure 3.2.7.A-a

Figure 3.2.7.A-b

Figure 3.2.8.A-a

CHAPTER 4

4.1 TND Street Character

In a Traditional Neighborhood District, streets and streetscapes serve multiple purposes. These include movement of automotive traffic and transit vehicles, pedestrian and bicycle pathways, areas for public interaction, and areas for placement of street trees and landscaping.

Streets are designed to balance the needs of all users, and streetscape design is critical to this balance. The streetscape consists of sidewalks and amenities such as street trees and street furniture. Street widths are reduced to slow traffic and the network of interconnected streets disperses traffic and promotes efficient movement for all modes of transportation. Pedestrian activity is encouraged by providing wide sidewalks, on-street parking, and an appealing streetscape.

The street standards used within the different areas of a TND may vary depending on the proposed function of the roadway, the anticipated land use, the anticipated traffic load, and the desired character of the surrounding area. Special consideration should be given to street layout to minimize through traffic and the potential for inappropriate vehicle speeds. Recommended designs include limiting the length of through streets, introduction of a rotary or traffic circle, shifting of the street network through the use of T-intersections, or other similar techniques.

The following sections provide classifications, definitions, and illustrations of street and streetscape standards. Additional innovative street types may be permitted within a TND if approved by the Director.

4.2 TND Street Classification

4.2.1 Neighborhood Center Boulevard

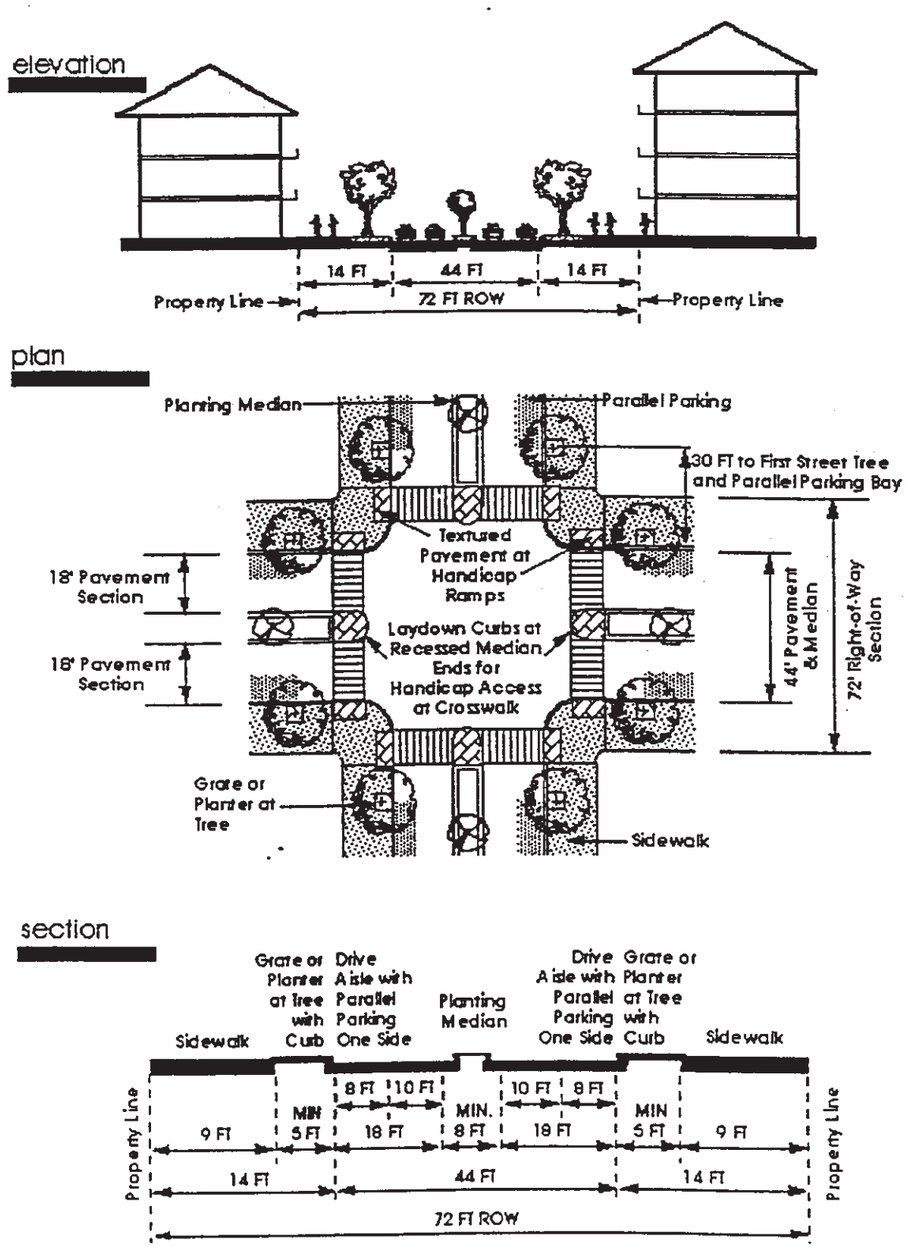
A Neighborhood Center Boulevard is a thoroughfare providing long distance connections between the Neighborhood and the periphery of the TND. The boulevard is divided by a median planted with trees along its length. Adjacent land uses include retail, commercial, mixed-use, and multi-family residential.

Transit Stop: If transit service is provided, no parking zones shall be designated for a minimum 50 feet adjacent to all transit stops to allow for loading and unloading passengers.

Typical ADT Range	greater than 3,000
Design Speed	30 mph
General Length	greater than 1 mile
Minimum Curb Basis	14'
Right-of-way	72'
Paving	2 @ 18', 8' median
Parking	2 sides

Neighborhood Center Boulevard

Figure 4.2.1-a

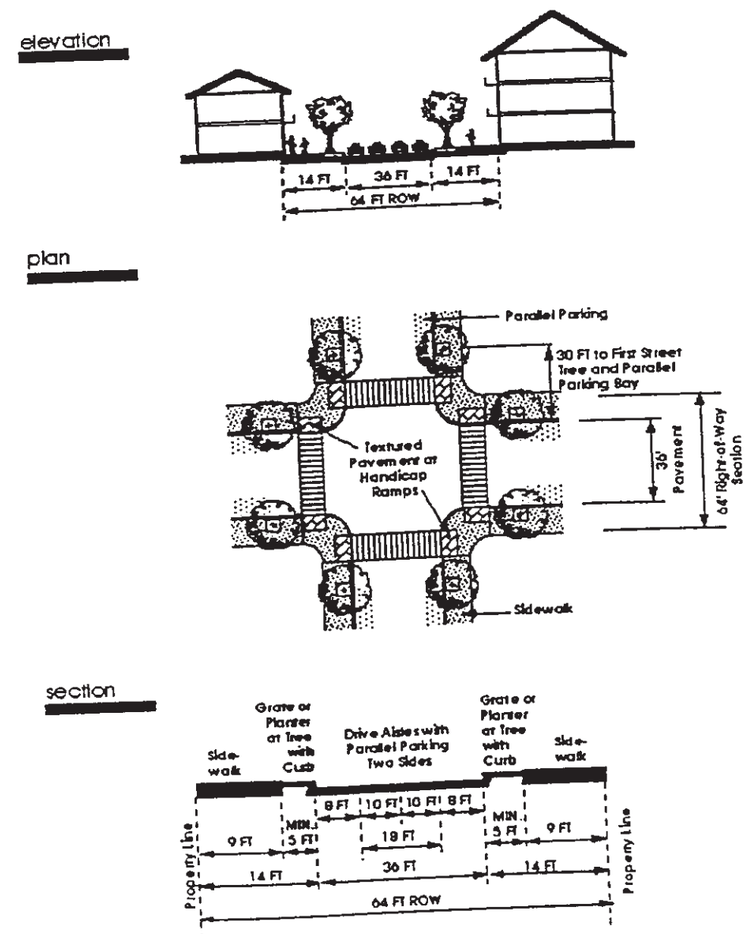


4.2.2 Neighborhood Center Main Street

A Neighborhood Center Main Street is a primary commercial /retail street within a Neighborhood Center. A main street is the commercial spine for the TND and must be designed to encourage pedestrian activity. Adjacent land uses include retail, commercial, and mixed-use.

Transit Stop: If transit service is provided, no parking zones shall be designated for a minimum 50 feet adjacent to all transit stops to allow for loading and offloading passengers.

Typical ADT Range	greater than 2,000
Design Speed	20 mph
General Length	less than 1/2mile
Minimum Curb Basis	14'
Right-of-way	64'
Paving	36'
Parking	2 sides

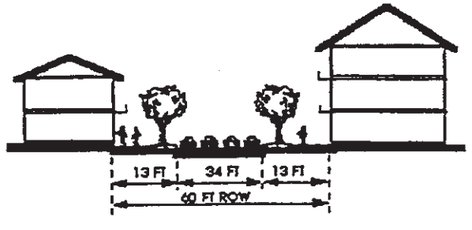


4.2.3 Neighborhood Center Avenue

A Neighborhood Center Avenue is a short thoroughfare which connects important locations within a Neighborhood Center. Adjacent land uses include retail, commercial, mixed-use, and multi-family residential.

Typical ADT Range	1,000-2,000
Design Speed	20 mph
General Length	less than 1/4 mile
Minimum Curb Basis	13'
Right-of-way	60'
Paving	34'
Parking	2 sides

elevation



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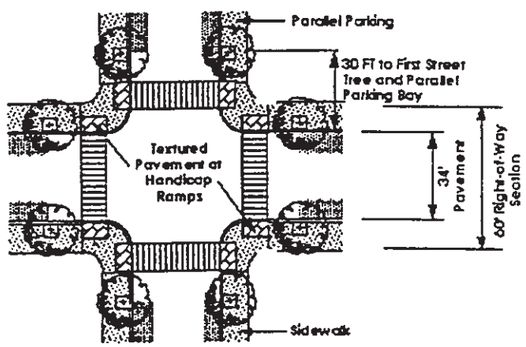

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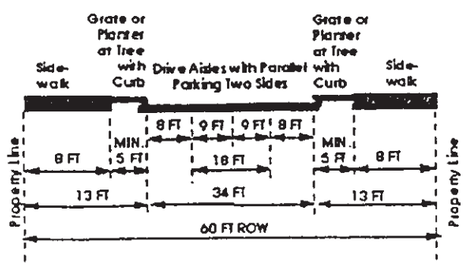


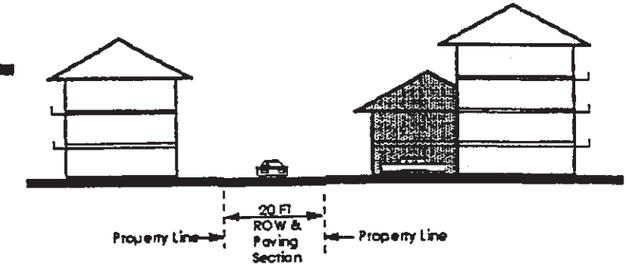
4.2.4 Neighborhood Center Alley

A Neighborhood Center alley is a narrow route providing business and residential access in the Neighborhood Center. Loading areas, trash collection, utility location, and access to parking lots are accommodated by the alley.

Typical ADT Range	300-600
Design Speed	10 mph
General Length	less than 600'
Minimum Curb Basis	N/A
Right-of-way	20'
Paving	20'

Parking not permitted

elevation



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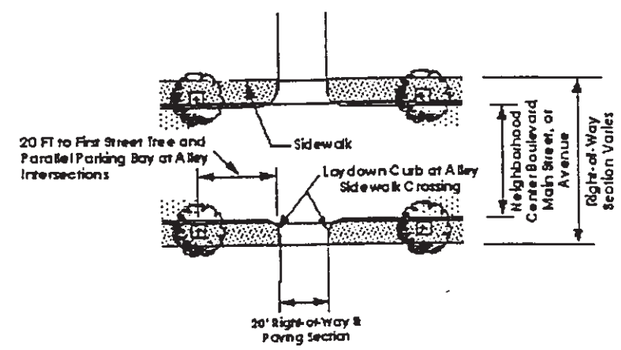

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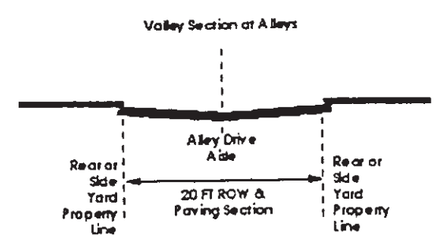


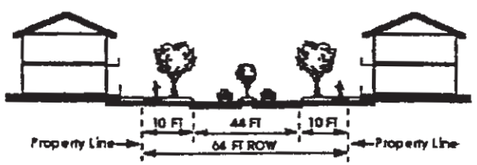
4.2.5 Mixed Residential Boulevard

A Mixed Residential Boulevard is a thoroughfare providing long distance connections between a Mixed Residential area and the periphery of a TND. A boulevard is divided by a median planted with trees along its length. Adjacent land uses include primarily multi-family residential, townhouse, condominium, and commercial at limited corner locations.

Transit Stop: If transit service is provided, no parking zones shall be designated for a minimum 50 feet adjacent to all transit stops to allow for loading and unloading passengers.

Typical ADT Range	greater than 2,500
Design Speed	25 mph
General Length	less than 1 mile
Minimum Curb Basis	10'
Right-of-way	64'
Paving	2 @ 18', 8' median
Parking	2 sides

elevation



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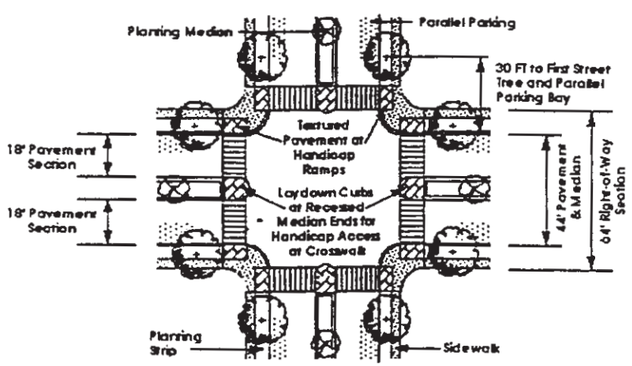

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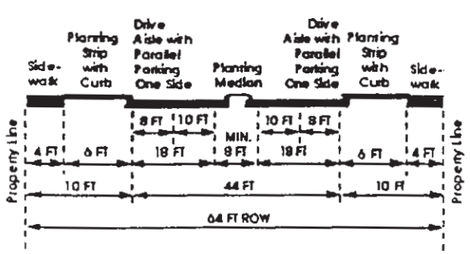
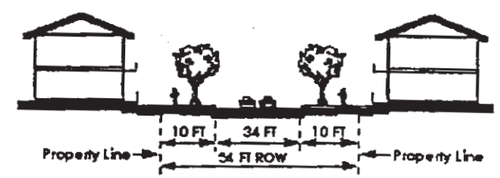


4.2.6 Mixed Residential Avenue

A Mixed Residential Avenue is a short thoroughfare that connects important locations within a Mixed Residential area. Adjacent land uses include multi-family residential, townhouse, condominium, commercial at limited corner locations, and single-family residential.

Typical ADT Range	1,000-2,000
Design Speed	20 mph
General Length	less than 1/2 Mile
Minimum Curb Basis	10'
Right-of-way	54'
Paving	34'
Parking	2 sides

elevation



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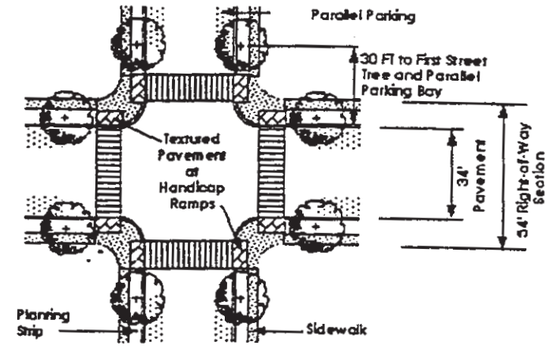

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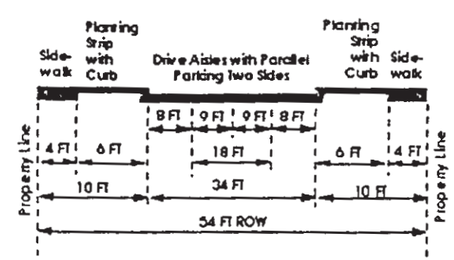
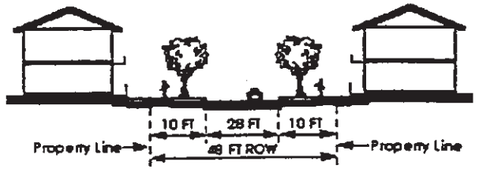


4.2.7 Mixed Residential Street

A Mixed Residential Street is a small scale, low speed thoroughfare providing access for mixed residential areas. Adjacent land uses include single-family residential, multi-family, townhouse, and condominium.

Typical ADT Range	less than 1,000
Design Speed	20 mph
General Length	less than 1/4mile
Minimum Curb Basis	10'
Right-of-way	48'
Paving	28'
Parking	2 sides

elevation



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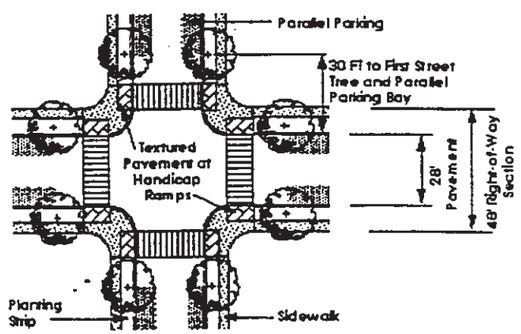

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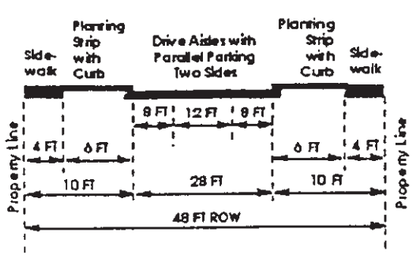
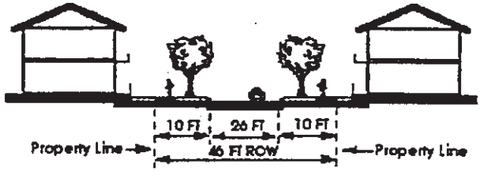


4.2.8 Mixed Residential Lane

A Mixed Residential Lane is a small scale, low speed roadway serving primarily single-family residential land uses.

Typical ADT Range	less than 500
Design Speed	20 mph
General Length	less than 1/4 mile
Minimum Curb Basis	10'
Right-of-way	46'
Paving	26'
Parking	2 sides

elevation



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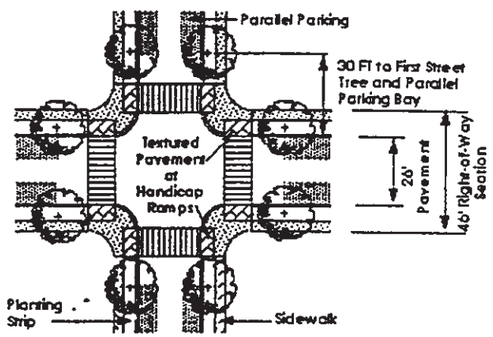

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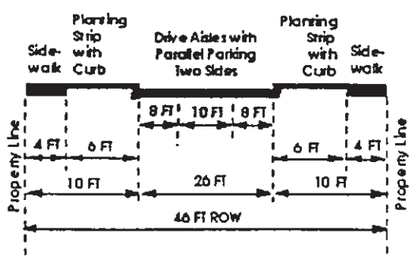
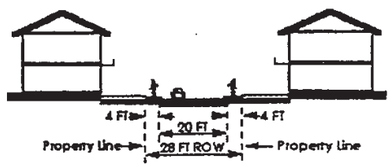


4.2.9 Mixed Residential Side Street

A Mixed Residential Side Street is a narrow, low speed thoroughfare occurring only at block ends. No buildings may face or have direct access to the side street. Parking is not allowed along the side street. Adjacent land uses include single-family residential, multi-family, townhouse, and condominium.

Typical ADT Range	less than 500
Design Speed	20 mph
General Length	1/4 - 1/2 Mile
Minimum Curb Basis	4'
Right-of-way	28'
Paving	20'
Parking	not permitted

elevation



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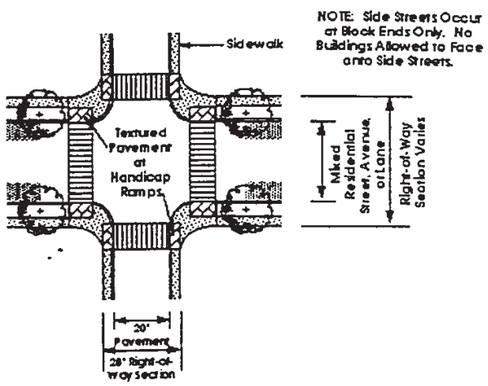

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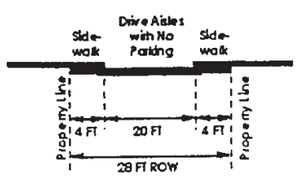
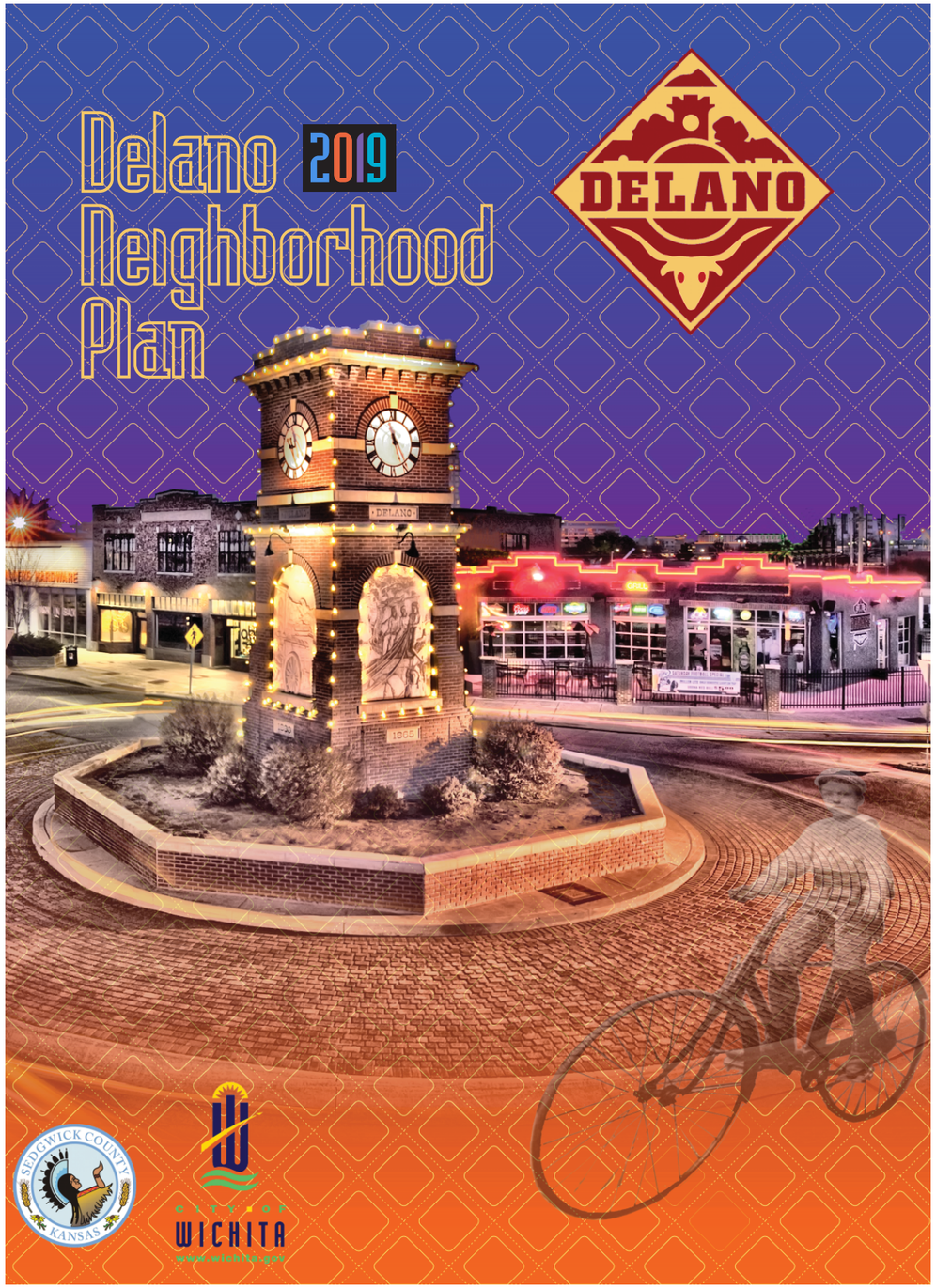
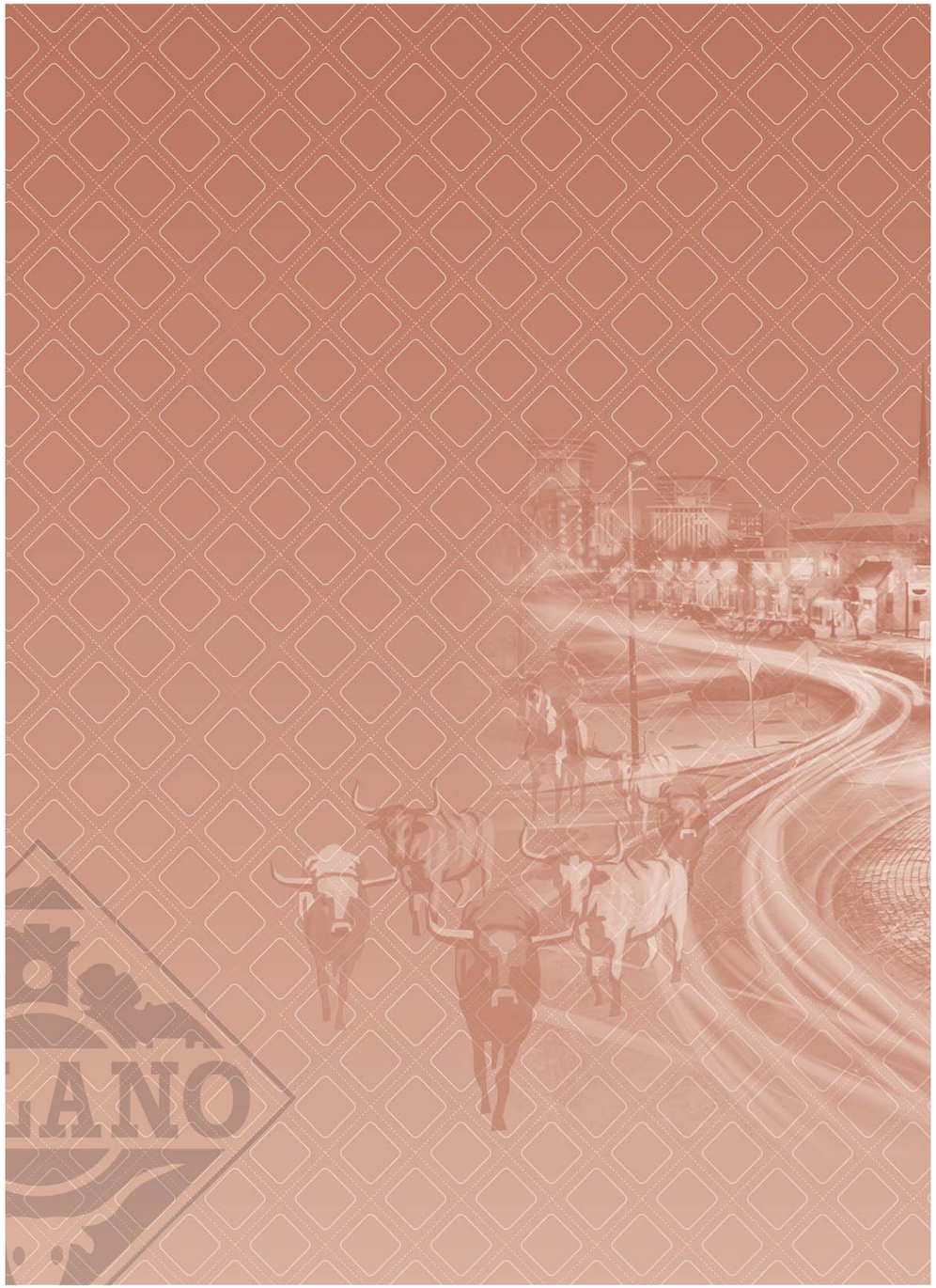


Appendix C

Delano Neighborhood Plan 2019 Update

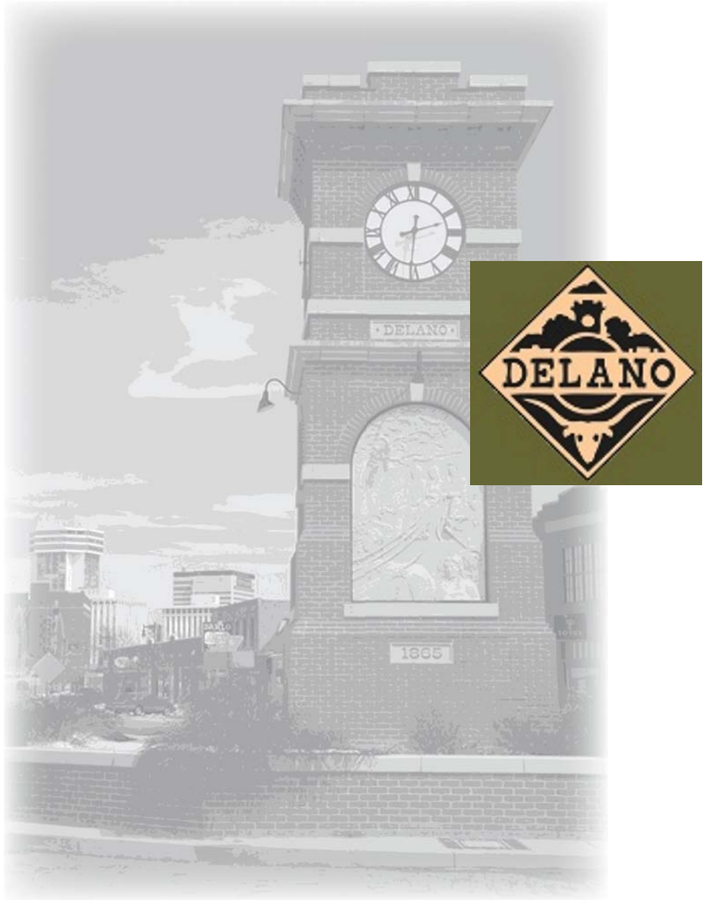




Delano Neighborhood Plan 2019

Prepared By:
The Metropolitan Area Planning Department

Prepared for:
The City of Wichita and Sedgwick County, Kansas



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Executive Summary

The 2019 Delano Neighborhood Plan is a community-wide vision for improvements and development in the Delano neighborhood. This policy document will act as a guide when planning improvements and evaluating development opportunities in Delano for the next 15 years. This is an update of the 2001 Delano Neighborhood Revitalization Plan and an amendment to the 2015 Community Investments Plan, the Comprehensive Plan for Wichita-Sedgwick County.

The 2001 Delano Neighborhood Revitalization Plan was adopted as an amendment to the comprehensive plan in March 2001. After 15 years of implementing projects outlined in the 2001 plan and changing conditions in the neighborhood, active neighborhood groups (Delano United and the Delano Neighborhood Association) and the City of Wichita recognized that the time was right to take a look at how the neighborhood would navigate its next chapter. The MAPD (Metropolitan Area Planning Department) was asked to revisit the 2001 plan and draft an update.

The Delano neighborhood is one of many established neighborhoods in the City of Wichita, and is located immediately west of downtown, within the ECA (Established Central Area). The boundaries of the neighborhood and plan area include the Arkansas River on the north and east; Kellogg Avenue on the south; and, Meridian Avenue on the west.

Planning Process

With the above information in mind, the planning process was coordinated by the MAPD and advised by the Delano Plan Advisory Committee. The process included the four following phases: Existing Conditions Analysis, Public Engagement, Research and Design Concepts, and Recommendations.

Throughout the planning process the following vision was kept in mind:

> *Delano is a historic and vibrant neighborhood that offers residents and the broader community diverse dining, entertainment, residential, and shopping opportunities within a pedestrian-oriented urban district.*

This plan assesses the strengths and challenges of Delano while recommending policy and infrastructure projects that the neighborhood could use to achieve its goals for improved vibrancy. Feasible steps leaders and departments can take to improve the neighborhood have been identified. Implementation of these recommendations will allow Delano to attract private investment while retaining its vibrant and historic feel.

Achieving real change in the Delano neighborhood is possible with a combination of vision, creativity, and diverse resources. This plan provides the framework and flexibility for neighborhood and city leaders to make pragmatic progress, beginning today. The stage is set to transform Delano into a premier destination not only in Wichita but the region as a whole.

Recommendations

Short-term

- Design a **ballpark village** that will adhere to the Ballpark Village Master Plan.
- Redesign **McLean Boulevard** between Douglas Avenue and Maple Street to allow for more riverfront space and better pedestrian crossings.
- Establish a vibrant **River Plaza** between Delano and the Arkansas River.
- Redevelop the former rail corridor north of Douglas Avenue into a **multi-use path** that will create local connections within the community.
- Adopt a strategy of implementing identified **parking improvements** thoughout the neighborhood.
- Adopt a **future land use strategy** that will guide the Delano neighborhood into the future.

Medium-term

- Connect the sports complex with the convention/performing arts complex with an iconic **pedestrian bridge** spanning the Arkansas River.
- Extend the existing, identifiable Delano commercial district to the west through an updated **streetscape along Douglas Avenue** from Seneca Street to Vine Street.
- Introduce **neighborhood markers** that direct visitors to the business district, notable landmarks, and vital cultural institutions
- Improve **housing conditions** through code enforcement and other tools.

Long-term

- Activate the **Handley corridor** and create a neighborhood connection to the Keeper of the Plains.

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Introduction and Overview

Delano Plan Purpose

The *2019 Delano Neighborhood Plan* is a community-wide vision for improvements and development in the Delano neighborhood. This policy document will act as a guide when planning improvements and evaluating development opportunities in Delano for the next 15 years. This is an update of the *2001 Delano Neighborhood Revitalization Plan* and an amendment to the *2015 Community Investments Plan*, the Comprehensive Plan for Wichita-Sedgwick County.

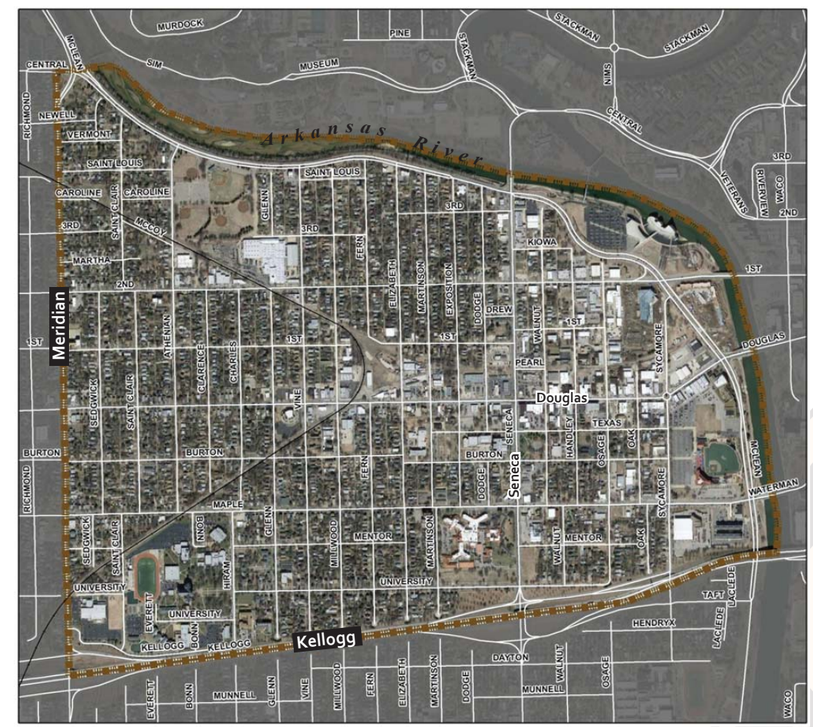
The *2001 Delano Neighborhood Revitalization Plan* was adopted as an amendment to the comprehensive plan in March 2001. After 15 years of implementing projects outlined in the 2001 Plan and changing conditions in the neighborhood, active neighborhood groups (Delano United and the Delano Neighborhood Association) and the City of Wichita recognized that the time was right to take a look at how the neighborhood would navigate its next chapter. The MAPD (Metropolitan Area Planning Department) was asked to revisit the plan and draft an update.

The Delano neighborhood is one of many established neighborhoods in the City of Wichita, and is located immediately west of downtown, within the ECA (Established Central Area). The boundaries of the neighborhood and plan area as seen in Figure 1 include the Arkansas River on the north and east; Kellogg Avenue on the south; and, Meridian Avenue on the west.

Before the *2001 Delano Neighborhood Revitalization Plan*, the Delano neighborhood had experienced decades of declining investment; as a result, some homes and structures had fallen into disrepair and the rate of home ownership in the neighborhood was decreasing.

Following the 2001 plan, there have been encouraging signs of revitalization in Delano, including investments in retail businesses and infrastructure along Douglas Avenue, the main business corridor in the area. The introduction of the River

Fig. 1- Delano Neighborhood Plan Area



Vista apartments, the Advanced Learning Library, and plans for a hotel and apartment project on the "Delano Catalyst Site" (shown in Figure 2) have turned the east end of Delano into one of the most exciting spaces in the city. There are also plans in the works for a new business headquarters and a multi-use sports complex that will continue this trend into the future. Strong, established institutions continue to provide stability in the neighborhood, including Friends University, the Kansas Masonic Home, Exploration Place, Senior Services, and several other churches and civic organizations.

Fig. 2: New Development Concepts

Catalyst site- Hotel/Apartment project concept rendering

***Top**- The $40 million catalyst site project includes 180 residential units and a mixed use hotel concept with proposed commercial space. **Middle**- The $30 million Advanced Learning Library at 2nd and McLean includes flexible meeting spaces and 100 computers for public use. **Bottom**- The new $38.4 million River Vista residential development brings 203 units to the riverfront. It includes a "Boats and Bikes" concept that offers public boat and bike rentals.*

Advanced Learning Library

River Vista Apartments

Planning Process

With the purpose of an updated Delano plan in mind, the planning process was coordinated by the MAPD and advised by the Delano Plan Advisory Committee. The process included the four following phases: Existing Conditions Analysis, Public Engagement, Research and Design Concepts, and Recommendations.

Existing Conditions Analysis

The analysis of existing conditions looked at data pertaining to historical context, demographics, land use, zoning, infrastructure, investment, transit, and neighborhood trends.

Public Engagement

This process included outreach to Delano and community residents via regular neighborhood meetings, public engagement sessions, open houses, and an online survey. The MAPD also gave local developers an opportunity to provide feedback at an open forum and engaged other City departments at various points along the way.

Research and Design Concepts

Students from the Kansas State Department of Landscape Architecture embarked on a design exercise for the neighborhood as part of the research and design concepts phase. Through exploration and community design sessions, the students completed *Delano's Turn: Directions West of the River*, that included several design concepts for the Delano neighborhood.

Recommendations

Ideas gathered from the existing conditions analysis, the public engagement process, and research and design concepts phase were used to create recommendations for the neighborhood. Each recommendation includes a designated lead city department and a list of action steps necessary to implement it. These recommendations should be used as a guide to move the neighborhood forward over the years to come.

Current Plans and Policies Context

These are the plans, policies, and projects that influence the development of this plan as well as act as guiding documents for the development of the City of Wichita and Sedgwick County. Understanding the context in which the Delano Neighborhood exists is essential to understanding what outside factors will continue to influence the area in the near future. Each of the following documents pertains to a different influencing factor for Delano and sheds light on the planned development patterns in and around the neighborhood.

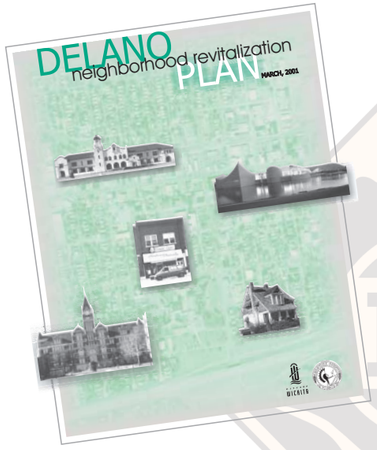
Delano Neighborhood Revitalization Plan

The Delano Neighborhood Revitalization Plan was adopted as an amendment to the Wichita-Sedgwick County Comprehensive Plan in 2001. The plan was the result of neighborhood and community leaders coming together to grow a vision for how the community was going to move forward. The 2001 plan identified ten elements that were to steer the neighborhood in the right direction.

Elements

- Establish a Neighborhood Overlay with Design Guidelines
- Down-zone Industrial Properties to Residential Zoning
- Establish a Community Development Corporation to Maintain the Neighborhood Vision
- Re-develop the Northeast Section of Delano into and Urban Village
- Introduce Streetscape Improvements along Douglas Avenue
- Introduce Streetscape Improvements along Seneca Street
- Introduce Streetscape Improvements along University Avenue
- Establish a "Railroad Park" and Path Through the Neighborhood
- Place Gateways at the Entrances to Delano
- Establish a Multi-family Buffer Along Kellogg Avenue

Although some elements are still in the planning stages or have lost favor within the neighborhood, many of the planned elements were pursued after the adoption of the plan. The Delano Neighborhood Overlay was established, and large portions of the neighborhood were down-zoned. Street Improvements along Douglas and Seneca have helped create a sense of place within the community and property values have risen as an outcome. The 2001 plan paved the way for Delano to become a premier destination within Wichita.



Community Investments Plan

In 2015 the *Community Investments Plan*, the Comprehensive Plan for Wichita-Sedgwick County, was approved. The comprehensive plan guides the future growth, development, and public infrastructure investment decisions for both the City and County through 2035. Neighborhood and area plans are amendments to this comprehensive plan and provide for finer grain planning in key areas.

Plan Guiding Policy Principals

The community selected the following five themes and aspirations that will help set priorities for future infrastructure and investment decision making:

- Support an Innovative, Vibrant, and Diverse Economy
- Invest in the Quality of Our Community Life
- Take Better Care of What We Already Have
- Make Strategic, Value Added Investment Decisions
- Provide for Balanced Growth but with Added Focus on Our Established Neighborhoods

As part of the Delano plan these guiding policy principals have been kept in mind and were considered for each recommendation.

Urban Infill

The comprehensive plan detailed the Wichita Urban Infill Strategy that prioritizes absorbing growth in existing developed areas that can reduce growth pressure on rural areas, provide for efficient land use, utilize existing infrastructure, and improve quality of life in areas of decline. The strategy focuses on "areas of opportunity" that are characterized by vacant and underused parcels where development could help reverse decline while preserving "areas of stability" characterized by a lack of available land and high occupancy rates. Delano has both "areas of opportunity" and "areas of stability." As the Urban Infill Advisory Committee embarks on the development of the Wichita: Places for People Plan, intended to provide guidance on urban infill, Delano residents should understand how the Plan's recommendations could be used to shape their neighborhood.

Project Downtown

In 2010 P*roject Downtown, the Master Plan for Wichita*, was approved. *Project Downtown* has been successful thanks to its focus on critical areas of downtown, while illustrating their potential for growth. The plan acts as a guide to the public and private sectors when making decisions, and guides strategic public investment to maximize private sector investment.

The plan's primary attention and community input focused on the area east of the Arkansas River but some analysis and recommendations for the eastern portion of Delano were included.

The outcomes the plan seeks to achieve include:

- Connect and maximize the potential of Old Town, INTRUST Bank Arena and the River Corridor;
- Build upon previous downtown plans;
- Provide specific action-oriented development strategies, including implementation plans; define the vision for Downtown;
- The initiatives will be based upon economic analysis and realities, and the plan will maximize private sector investment and return on public sector investment;
- The plan will further solidify the identity of our city and community.

Analysis

The plan included analysis on emerging and existing gateways within and around downtown, as seen in Figure 3. Delano's existing gateway was Douglas and the Arkansas River while emerging gateways were found at Maple and the river, McLean and 2nd, and Sycamore and Douglas.

An analysis of walkability was also included in the plan as seen in Figure 4. Within Delano, Douglas Avenue between Seneca and McLean was found to be the most walkable. Immediate and long term priorities within Delano as it pertains to walkability include the riverfront between Seneca and Kellogg and Sycamore between 2nd and Douglas.

District Overview

Project Downtown referred to the area between Sycamore and the Arkansas River as the Delano District. The plan states that "the point where the Douglas Avenue Corridor crosses the Arkansas River offers a special opportunity to link the distinctive, expansive river landscape with the intensive mix of activities along Wichita's signature street. Enhancing both the river corridor and the Douglas corridor as grand public rooms framed by attractive buildings and animated 24/7 by the activities around them, will make this the region's most memorable and exciting place. This area is framed by two important

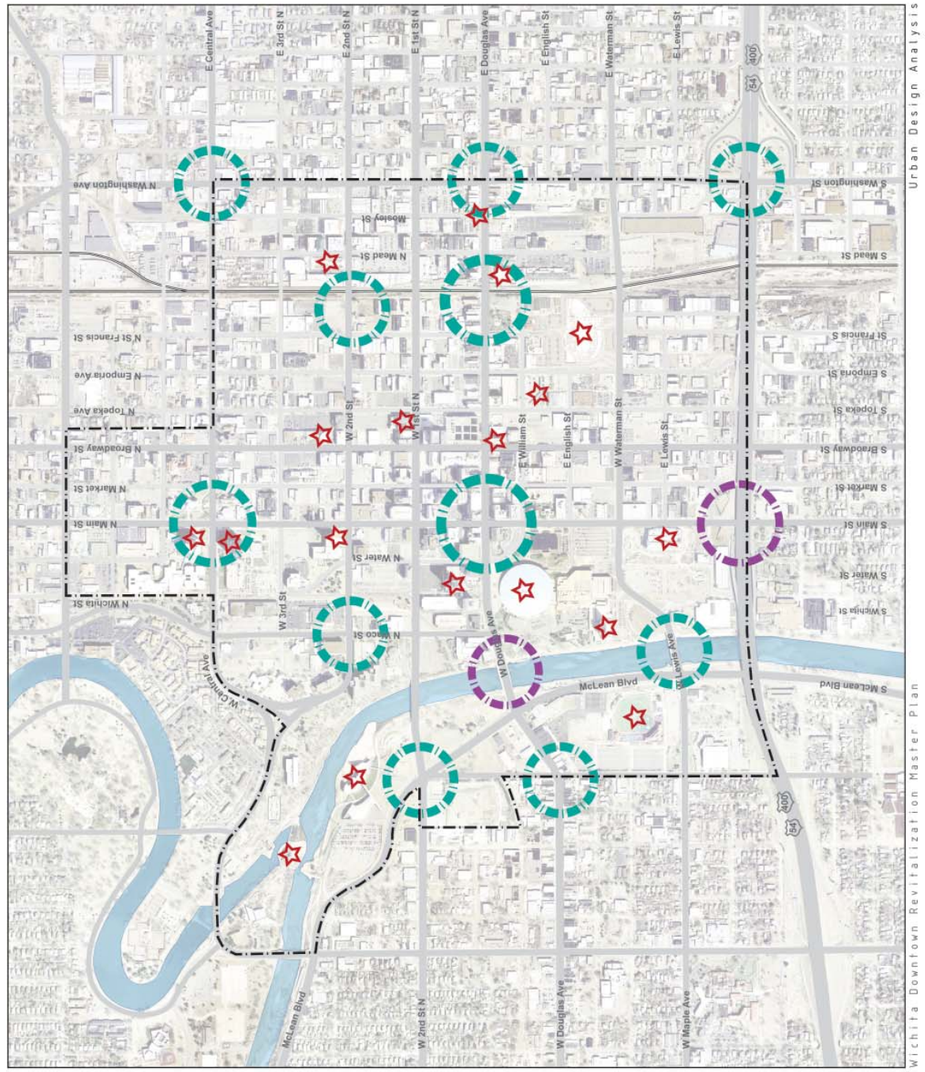


Fig. 3: Gateways/Landmarks

Gateways are the "front doors" to Downtown. The location of gateways are very important to help people to orient when entering Downtown. They should be welcoming to visitors, workers and residents. And at the same time, each gateway should provide unique identity and a strong linkage to the neighborhood.

Downtown has many great land marks/ destinations. Some will serve as gateways and some will provide potential opportunities for new developments around. The locations of the land marks also will help identify street network, transit routes and bicycle path.

Legend

- Existing Gateway
- Emerging Gateway
- Landmark

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0 100 ft 500 ft 1,000 ft

Fig. 4:
Walkable Development Focus Areas

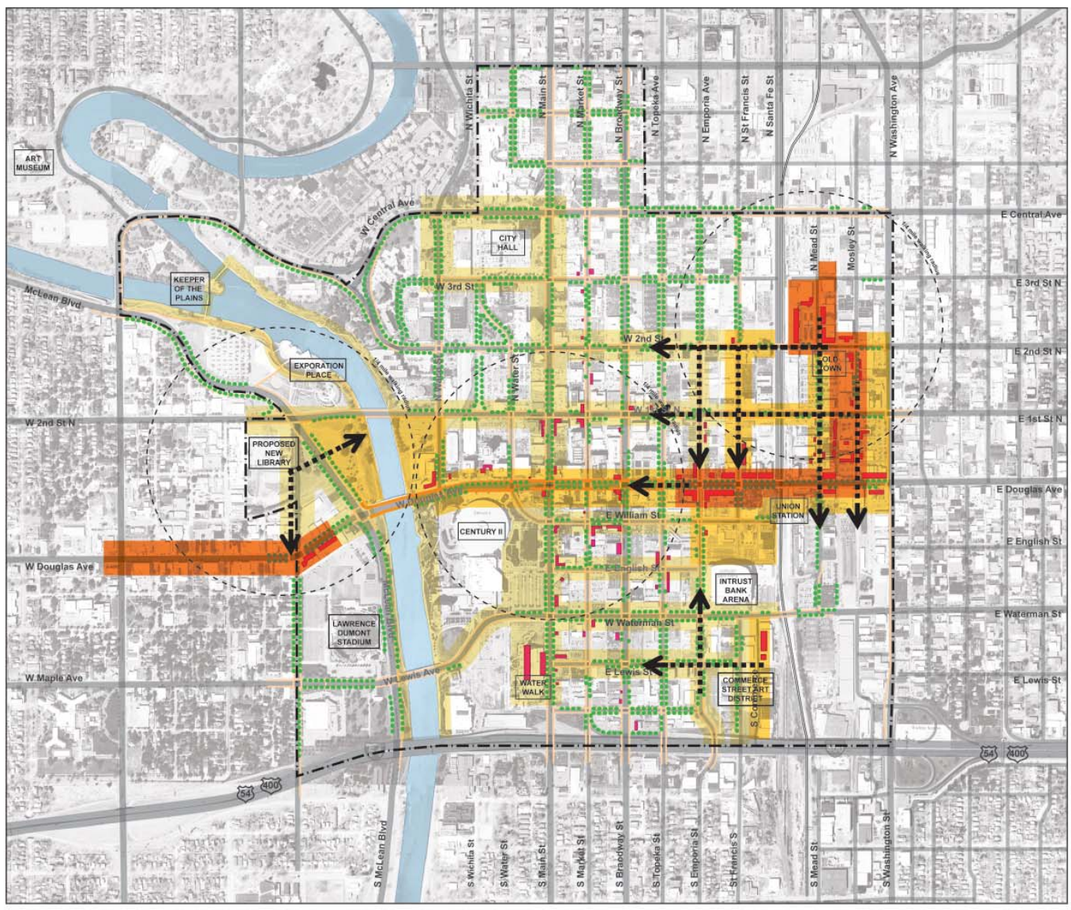
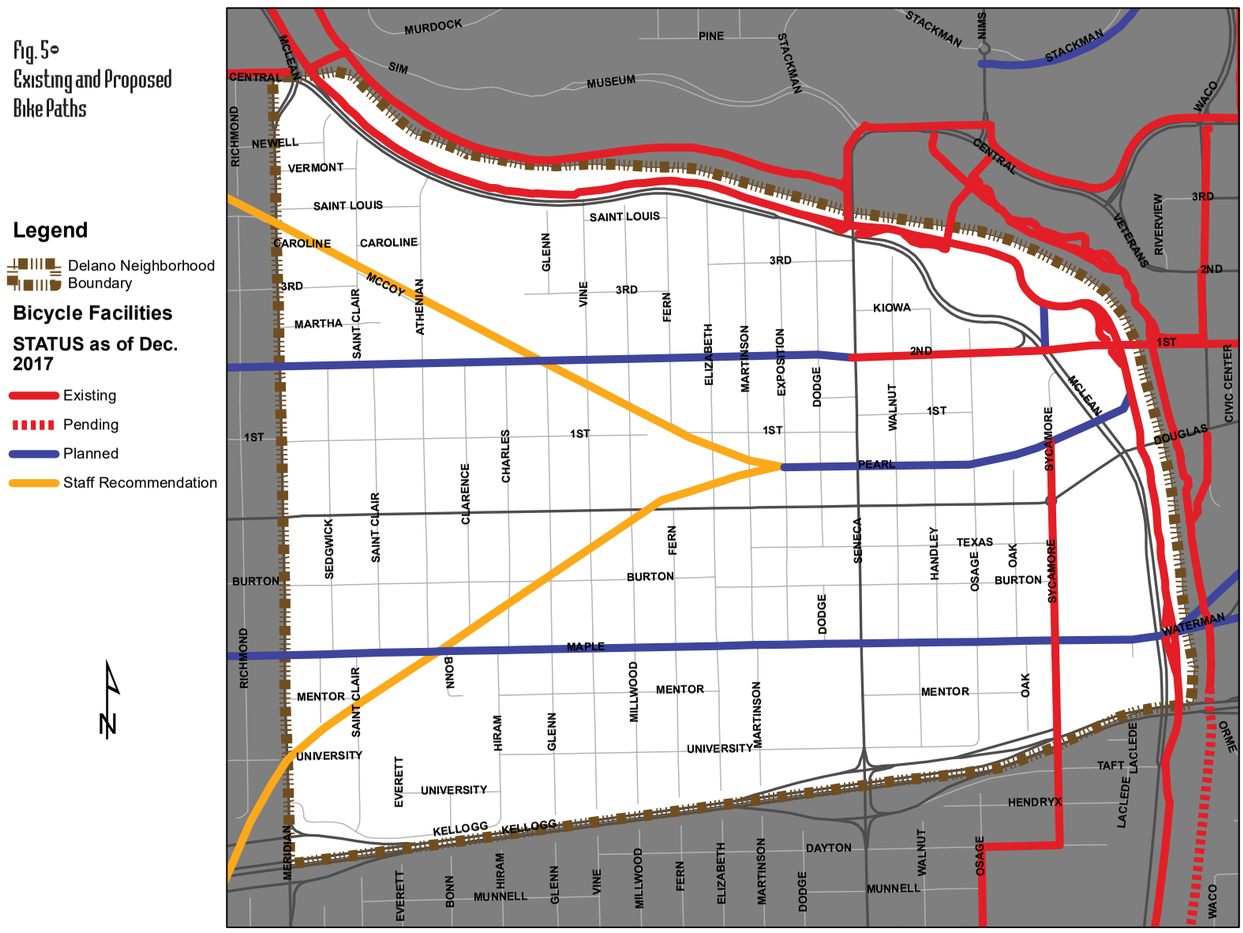


Fig. 5:
Existing and Proposed Bike Paths



centers of activity, Delano and the area around Century II. In between, underutilized parks and streets and vacant development sites offer the opportunity to create an active river-oriented neighborhood that connects and reinforces Downtown to both banks of the river." The River Vista apartment project has embraced this vision and the riverfront by including bike and boat rentals as a way of activating this underutilized area.

Bike Plan

The City of Wichita's *Bicycle Master Plan* is a ten year guide for the development and implementation of bicycle projects and programs for the City of Wichita. It was developed with input from more than 4,000 individuals and includes goals, objectives, actions, priorities and performance measures.

Existing and Planned Paths

The Bicycle Master Plan made several recommendations on future bicycle pathways within the Delano neighborhood that would provide a better connection between Delano and the community as a whole. Figure 5 shows the existing and future bikeway network through Delano.

West Douglas Avenue Bicycle Parking Plan

The West Douglas Avenue Bicycle Parking Plan calls for over 200 bike racks to be installed along Douglas Avenue between the Arkansas River and Vine Street in 9 phases. The City Council adopted the plan, and with the assistance of the MAPD the neighborhood was able to locate funding for Phase I. The first 26 bike racks were installed in the summer of 2011, and another 21 racks were installed in 2014.

Financing

There are two primary funding mechanisms used by the City to fund the development of large scale projects and/or incentivize private investment in the plan area. Neither of these financing mechanisms are unique to Delano, as they are common tools utilized nationwide. However, the specific use and implementation of these tools is calibrated to account for the specific set of circumstances in the plan area.

TIF

The City has established a tax increment financing (TIF) district within Delano as seen in Figure 6 that will include construction of a modern multi-use sports complex, development of the "Delano Catalyst Site" as well as additional development along Douglas Avenue and areas surrounding the stadium.

The City will use TIF funds to finance a portion of the costs associated with the redevelopment of Lawrence Dumont Stadium into a multi-use sports complex. Additional project costs will include construction of a greenspace/multi-modal path, public infrastructure related to the redevelopment of the area and parking improvements to support the development.

Tax increment financing involves establishing a TIF district that captures the incremental increase in property taxes generated by new development activity.

Star Bond

The City also established a STAR bond district along the west

Concept rendering of new Ballpark

Fig. 6: Tax Increment Financing and STARBond Districts

bank of the Arkansas River, as seen in Figure 6, that includes the future multi-use sports complex and the surrounding site.

The City will use STAR bond funds to finance west bank improvements, a pedestrian bridge, a sports museum, and substantial improvements to Lawrence Dumont Stadium.

A STAR Bond district is an economic development tool available under Kansas Statutes to promote, stimulate and develop the general and economic welfare of the state of Kansas and its communities, and to assist in the development and redevelopment of eligible areas within and without a city or county. This tool authorizes cities and counties to issue sales tax and revenue (STAR) bonds for the financing of specifically defined, eligible STAR bond projects. Eligible project costs include 'hard costs' such as land acquisition, necessary public infrastructure and design permit fees. Certain project 'soft costs' are also eligible including legal, accounting and financing costs.

Existing Conditions

In order to fully understand the framework that has established Delano, an analysis of existing conditions relating to the neighborhood has been compiled.

Historic Context

Early residents of Delano settled the area due to the 1862 Homestead Act which provided settlers 160 acres of land for only $50. Delano was named after Columbus Delano, Secretary of the Interior under President Ulysses S. Grant. The city gained a reputation as a place for cowboys to rest and recreate. There were several saloons and brothels unimpeded by the laws across the river in Wichita.

Noticeable growth occurred by 1872 when farmers brought wheat by wagon into the community and Delano became an important cattle shipping center on the Chisholm Trail. Markers noting the Chisholm Trail can be seen along Douglas Avenue and a stone monument is located in Delano Park. An old Mulberry tree located at the north edge of the Masonic Home property was once a sign to trail riders on the Chisholm Trail that they were near the end.

Joseph Lowe

Early business owners "Rowdy" Joe Lowe and Edward T. "Red" Beard were bitter enemies and rivals in the saloon business. The two exchanged gunfire on more than one occasion and in 1873 "Rowdy" Joe shot and killed "Red" Beard at close range.

By the 1870's the cattle trade moved west to Dodge City, and in 1880, Delano was incorporated into the City of Wichita. A building boom brought brick buildings and paved streets. Early settlers included brothers Enoch, Frank and Almon Dodge; Robert Lawrence; John McCormick; Otto Martinson and Judge Baldwin. Institutions including the Franklin School were completed in 1886 along with Garfield University (currently Friends University) in 1887. Many of Delano's streets were named after early settlers and their children.

By the late 1880's, the Delano area lost nearly half of its population due to the recession. It took time but by the early 1900's, the aircraft industry was beginning to bring life back to the area. One of the earliest aviation entrepreneurs- Clyde Cessna, along with Walter Beech and Lloyd Stearman, formed Travel Air Manufacturing Company located at 535 W. Douglas Avenue. Several other early aviation companies were located in Delano, including Wichita Blue Streak Motor Company, Hilton Aircraft Company, Wichita Airplane Manufacturing Company and Yunker Aircraft Corporation. Historical photos from Delano's History can be seen in Figure 7.

The "Maiden Wichita"- the first airplane produced by Travel Air Manufacturing Company

Travel Air Manufacturing Company

Delano has gone from its raunchy past to the family-friendly area it is today. Angled parking along the Douglas Avenue business district provides a small town atmosphere. There are a variety of shops, restaurants and art galleries with Exploration Place, Botanica, Cowtown, the Mid-America All Indian Center and the Keeper of the Plains monument all nearby.

Demographics

Utilizing the 2012-2016 American Community Survey data for Census Bureau block groups most closely corresponding to the Delano neighborhood, key insights into the neighborhood were gained through demographics. As seen in Figures 8 and 9, the area has an unemployment rate of 10.9% compared to Wichita's 4.3%, and a median household income of $35,776 compared to Wichita's median of $46,775.

The percentage of individuals below the poverty level in Delano is 28.4% compared to Wichita's 17.1% as seen in Figure 10, and the percentage of low to moderate income households is 60.9% versus 42.8% for Wichita.

With the exception of Wichita's unemployment rate, all other demographic measurements increased between 1990 and 2016. Wichita, however, experienced sharper increases for median household income, percentage of individuals below poverty and percentage of low to moderate income households compared to Delano.

Davis Hall, Friends University

Unemployment and percentage of renter-occupied housing units increased at higher rates in Delano compared to the changes in Wichita from 1990. As seen in Figure 11, the percentage of renter-occupied housing units in Delano is 59.1% compared to Wichita's 40.3%.

Fig. 8- Unemployment

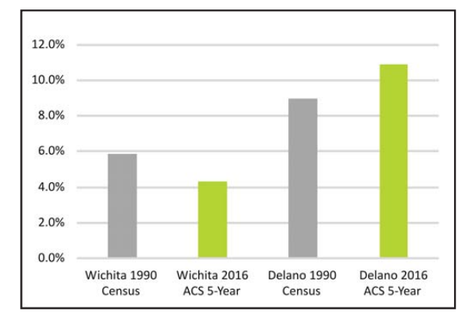


Fig. 9- Median Household Income

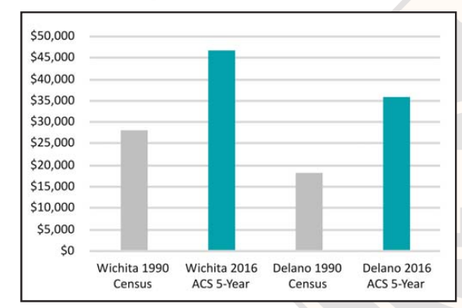


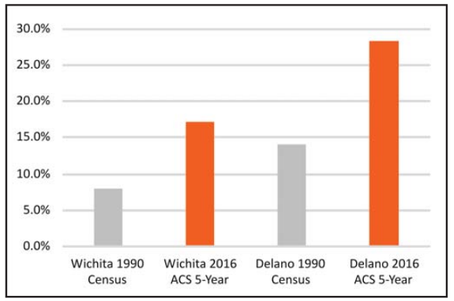
Fig. 7- Historical Photos

***Below**- Birdseye view looking west across Arkansas River. Photo taken from top of Broadview Hotel. The far bank of the river was constructed from fill obtained from the removal of Ackerman Island. Circa 1938.*

***Left**- Looking south at two businesses located on the southwest corner of Douglas and Sycamore: J.L. Moore & Son Groceries & Meat Market and Trimble Bros & Threlkelds Hardware. Circa 1887.*

Looking east from Douglas and Seneca in 1900

Fig. 10: Percent of Individuals Below Poverty



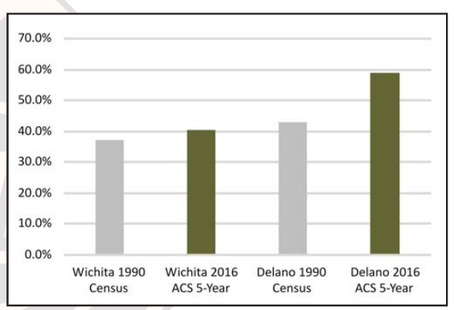
Additional demographic information can be found in the Appendix.

Land Use

A survey of land uses in the area indicates a mix of residential, office, commercial, retail and industrial uses (See Figure 12). Douglas Avenue continues to serve as the historical and geographic center of the neighborhood. One and two-story turn-of-the-century masonry buildings border either side of the Douglas corridor. The retail and commercial fabric extends one block on each side of Douglas at which point lower density residential neighborhoods begin. Major commercial activities on Douglas consist of shops such as restaurants, convenience stores, hardware stores, and other related small retail stores. These commercial establishments serve not only residents of the neighborhood but also the surrounding community. Similarly, commercial and retail activities exist along Seneca Avenue, Maple, Meridian, and 2nd Streets. These uses are scattered and less unified.

The Land Use Map also shows various residential uses including two-family and multi-family residential pockets. The neighborhood is primarily composed of single-family housing with larger apartment projects located on the east side near the river.

Fig. 11: Percent Renter-Occupied Housing Units



Most of the industrial uses in the plan area are concentrated in the northeastern and central portions of the neighborhood with much of it focused along the rail corridor.

Major industries include:

- Apex Engineering
- Kansas Masonic Home
- Friends University
- Key Construction
- Trimark Signworks
- Southwestern Remodeling
- Don Rutherford Construction
- Hutton Construction

Some of these industries are well established in the neighborhood. This is due, in part, to the early development of manufacturing and aviation industries in the city.

There are three park/open spaces located within the neighborhood. The largest, the West Side Athletic Park, is located north of 2nd Street, between Athenian and Glenn, while a much smaller neighborhood park, Seneca Park, is located at Seneca and Burton. The newest, Delano Park, is located at Douglas Avenue and McLean Boulevard and runs along the Arkansas River. While there are plans to replace the tennis courts for pickleball courts at Seneca Park, residents have called for more gathering areas and multi-use opportunities. Specifically, residents have noted that Seneca Park's proximity to busy streets and lack of fencing make it difficult for parents to feel their children are safe to enjoy the park.

The abandonment of portions of the Union Pacific Railroad from approximately one block east of Millwood Street to the river provides an opportunity for a multi-use path and open space linking the heart of the neighborhood to the Arkansas River corridor.

Following the adoption of the 2001 Delano Neighborhood Revitalization Plan, a Delano Overlay was placed over part of the neighborhood that included design guidelines. The purpose of the design guidelines is to provide direction regarding commercial and residential development to preserve the history and character of the neighborhood. This overlay stopped short of including the whole neighborhood.

The neighborhood continues to have an interest in reducing the amount of industrial land uses while increasing the amount of residential land uses. Adopting the recommended Future Land Use Map, and developing updates to the Delano

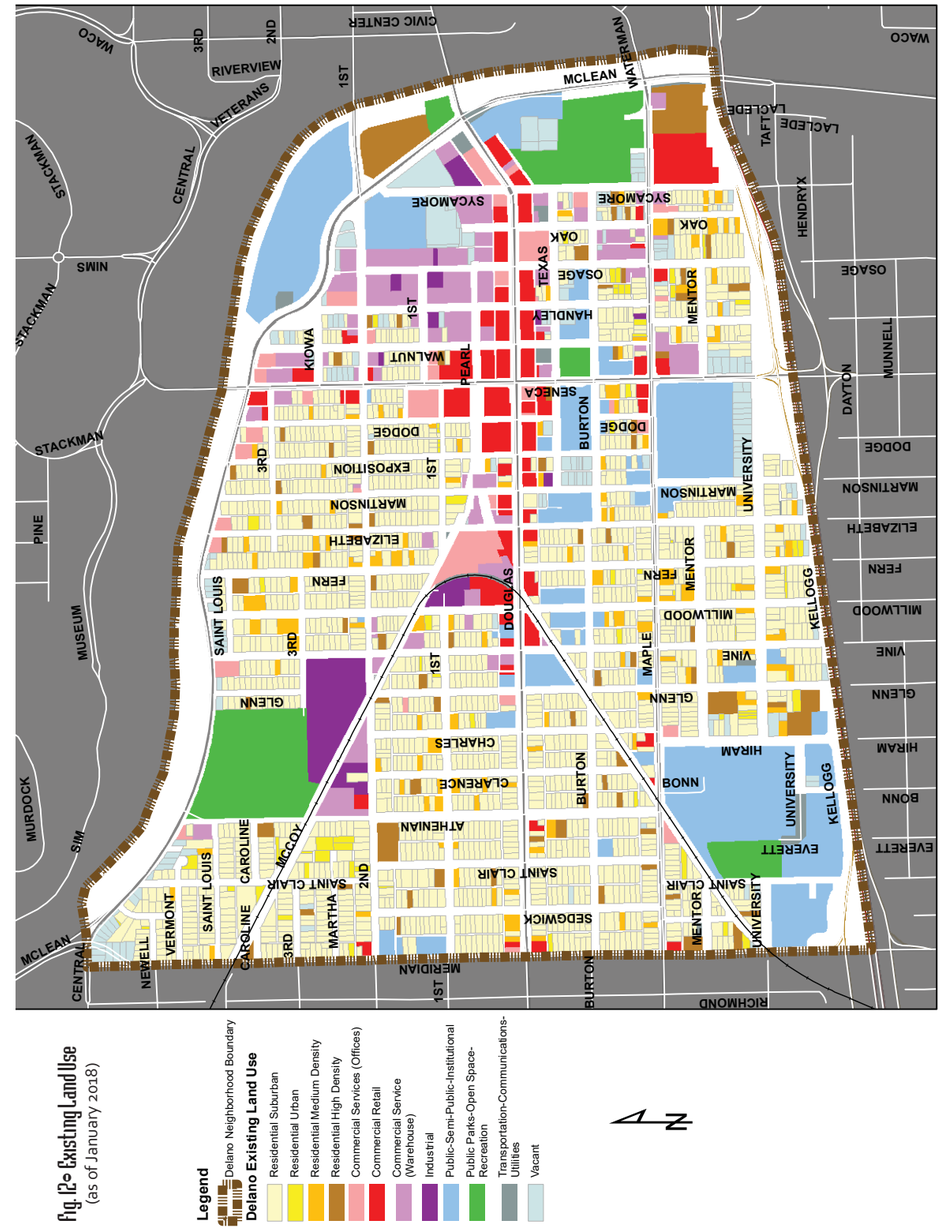


Fig. 12: Existing Land Use
(as of January 2018)

Lawrence-Dumont stadium

Overlay and associated design guidelines would enable planners to guide the neighborhood in this direction in the future.

Zoning

A range of zoning classifications can be found within the neighborhood (see Figure 13) including Industrial, Commercial, Single Family, Multi-family, University, and Central Business District.

Most commercial zoning is located along Douglas, Seneca, and in the eastern portion of the neighborhood. Most industrial zoning is concentrated in the northeastern and central portions of the neighborhood.

A rezoning effort after the 2001 plan left a mix of residential zoning districts in the west and southeast while the northeast has a mix of industrial and commercial zoning districts. Consequently, the Delano neighborhood has a lot of conflicting land uses, with no requirements for buffering or other mitigating techniques. Reducing the impact of incompatible uses in the neighborhood should remain a priority.

As developers have begun to rehabilitate Douglas Avenue, many are realizing that the current zoning does not work within their plans. The commercial zoning has high requirements for parking and many developers are opting to rezone to CBD (Central Business District). The MAPC has been approving these on a case by case basis, but converting the whole corridor to CBD would reduce an impediment to further development within the core of the neighborhood.

Infrastructure

The Delano neighborhood is served by aging water, sanitary sewer, and storm sewer systems.

According to the City of Wichita 2017 – 2026 Capital Improvement Program, Maple Street is scheduled for improvement within the next few years. Plans include the construction of a three or five-lane roadway with curb and gutter and underground storm sewer with sidewalks and the possibility of on-street bike lanes.

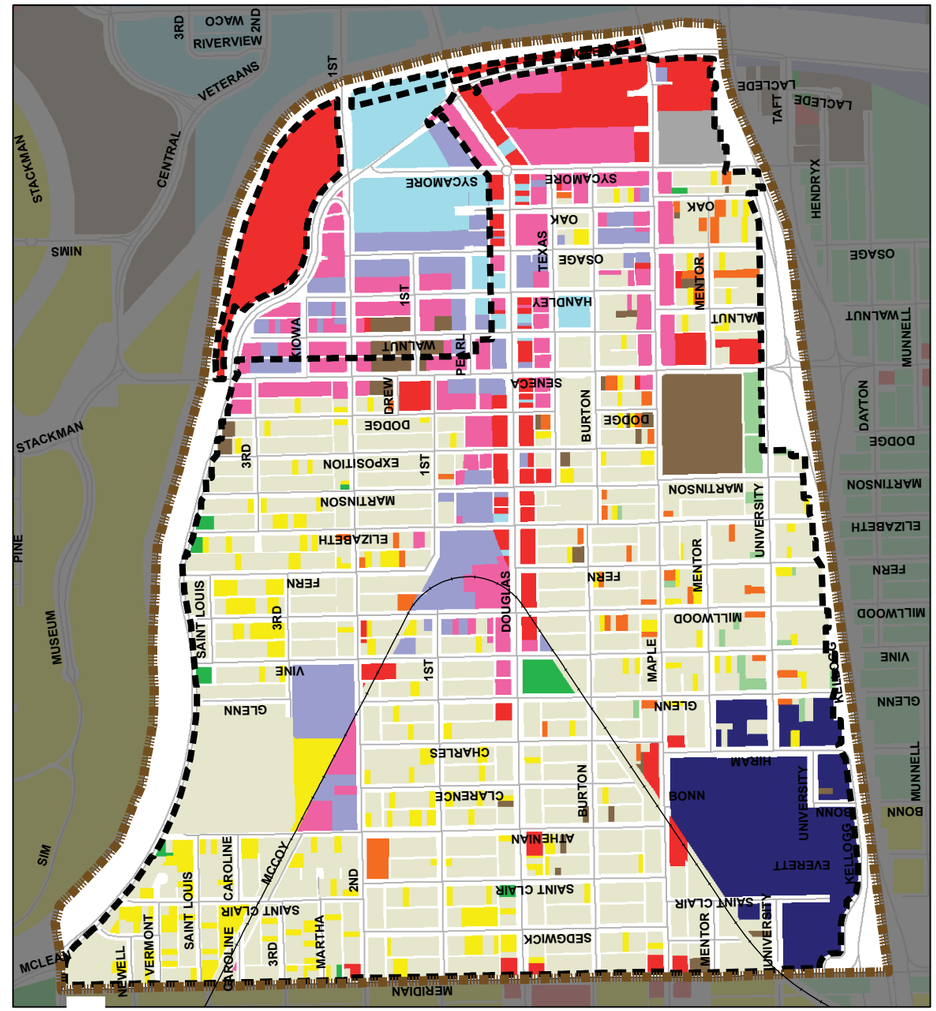
Sound quality problems relating to Kellogg Avenue are an issue along the neighborhood's southern border. Past efforts to have a sound barrier constructed were not successful, but the issue remains alive. This is a complex issue that requires a creative solution.

Parking remains a large issue in the neighborhood. Residents and business owners point out that a lack of parking along Douglas Avenue at peak times impedes the community from growing. Overflow parking has been directed to Lawrence Dumont Stadium, but with the future of this parking in question, residents want assurance that public parking spaces will increase and not decrease. Public parking garages that could serve the district have been proposed near Douglas and Seneca and Texas and Sycamore.

Investment

As mentioned in the introduction of this plan, several public infrastructure projects have occurred since the adoption of the original plan in 2001. Below is a summary of those investments:

1. Streetscape enhancements including a road diet along Douglas between McLean and Seneca;
2. Streetscape improvements along Seneca;



Legend

- Delano Neighborhood Boundary
- Delano Overlay District
- Single Family: 5,000
- Two-Family
- Multi-Family: 18 d.u./ac
- Multi-Family: 29 d.u./ac
- Multi-Family: 75 d.u./ac
- General Office
- Limited Commercial
- General Commercial
- Central Business District
- Limited Industrial
- University
- Planned Unit Development

N

Fig. 13: Existing Zoning
(as of January 2018)

3. Bicycle racks and street lights;
4. Delano Neighborhood Overlay District added to the Unified Zoning Code (UZC) including down zoning of nearly all of Delano; a large reduction in industrial zoned property;
5. Design Guidelines adopted for residential and commercial areas in Delano;
6. Established the Design Review Committee and the Design Advisory Committee;
7. Delano United, Inc., a civic organization coordinating activities and projects in Delano was created;
8. River Vista apartment project opening in Spring 2018;

Going forward additional projects are planned or have been proposed including extending the streetscape enhancements along Douglas Avenue to Vine Avenue, the ballpark master plan for Lawrence Dumont Stadium and additional gateway markers to better identify the Delano neighborhood.

Public Engagement

Mayor Longwell attended the March 21, 2017 Delano Neighborhood Association meeting to lay out his vision for a new stadium and museum area to be located in Lawrence Dumont's footprint. He described how the stadium would be a catalyst for development on the west bank of the river and would present many opportunities for Delano and Wichita. Mayor Longwell envisioned a pedestrian bridge connecting the new stadium district with the performing arts and convention district on the east side of the river, and a neighborhood multi-use path that would connect West Wichita with the river.

MAPD held a public engagement session in April following the Mayor's presentation. The public engagement meeting provided a status report on the existing Delano plan, invited the public to provide feedback on the original SWOT (Strength, Weakness, Opportunity, and Threat) Analysis from 2001, and participate in a design exercise about future development in the neighborhood.

Following the public engagement sessions and the publication of "*Delano's Turn*", the Wichita City Council approved and appointed members to the Delano Advisory Committee. The committee is composed of 13 members and includes Delano business, resident, association, and organization representatives. The group has met at monthly sessions (as seen in Figure 14) over the latter half of 2017 to finalize this Plan.

Fig. 14: Engagement Photos

Plan Feedback

The community was consulted at many points during the crafting of this plan. MAPD staff attended the Delano Expo to provide information on the draft of this plan and elicit feedback. MAPD staff also made presentations on the plan to Delano United and the Bike/Ped Advisory Board. A Delano Developer Forum was held to gather input from local developers and a survey was administered to gather the thoughts of those that were unable to have their voices heard at one of the mentioned events. All feedback gathered was taken into consideration during the finalization of this plan.

The Delano neighborhood has several active groups that work together to enhance the area. Representatives from these groups sat on the Delano Plan Advisory Committee and helped guide this Plan. These groups include:

- Delano United, Inc.: Created to implement the Delano Neighborhood Revitalization Plan which was adopted by the City and County in 2001. Delano United coordinates activities and projects between various groups working in Delano.
- Delano Clergy Association: Helps churches in Delano coordinate their activities and outreach.
- Delano Neighborhood Association: Represents residents and homeowners in the Delano neighborhood.
- Historic Delano, Inc.: Created to promote Delano as a great place to live, shop, play and pray. Historic Delano holds events, publishes a Visitors Guide and maintains a web site which highlights all the wonderful things about Historic Delano.

Research and Design Concepts

Delano's Turn

Using information gathered at the first engagement session as well as two additional engagement sessions, students from the Kansas State Department of Landscape Architecture embarked on a design exercise for the neighborhood. What resulted was entitled, *"Delano's Turn: Directions West of the River"*. The students presented their ideas to Downtown Wichita representatives as well as Delano neighborhood residents and business owners at an open house. Several of their design concepts and renderings, including the Handley Corridor, the Pedestrian Bridge, and the River Plaza, are included in this Plan.

Ballpark Village Master Plan

As planning progressed on the reconstruction of the ballpark, the City of Wichita and the Greater Wichita Partnership worked together to create a Ballpark Village Master Plan (see Appendix – Ballpark Village Master Plan). This plan, covering the Ballpark Village area shown in Figure 17, provides a cohesive vision for the Ballpark Village area in order to advance community goals.

Recommendations

Vision Statement

Delano is a historic and vibrant neighborhood that offers residents and the broader community diverse dining, entertainment, residential, and shopping opportunities within a pedestrian-oriented urban district.

Guiding Principles

The same guiding principles stipulated for the comprehensive plan have been kept in mind and were considered for each recommendation in this plan.

1. Support an innovative, vibrant and diverse economy
2. Invest in Quality of Life
3. Take care of what we have
4. Make value added decisions
5. Protect established neighborhoods

Land Use Initiatives

After meeting for several months, viewing the appropriate resources and discussing potential options, the Delano Plan Advisory Committee settled on a list of land use initiatives. The following section describes several different plans, projects, and programs that are recommended to help Delano address its important issues and achieve its desired vision. The recommendations are grouped into short, medium and long term implementation periods. These are rough categories and are intended to be a guideline and not a timeline. Projects should be addressed whenever appropriate, and future conditions might be such that certain items move from one category to another.

Short Term Horizon

These recommendations are envisioned as being implemented within 1-5 years of the Plan's adoption.

- **Design of Ballpark Village:** Design the ballpark village to adhere to the Ballpark Village Master Plan (see Appendix – Ballpark Village Master Plan).

➲ **Lead Department:** MAPD

➲ Steps: Staff shall review development proposals for consistency with the Ballpark Village Master Plan.

- **McLean Boulevard:** Redesign McLean Boulevard between Douglas Avenue and Maple Street to provide more riverfront space, and reduce it to two lanes (as seen in concept in Figure 15) changing its character from a four-lane thoroughfare to a slower scenic drive. Include better pedestrian crossings to link the river with the future multi-use sports complex. Consider removing the elevated berm on the northeast corner of 2nd Street and McLean Boulevard to allow for better views between the Advanced Learning Library and Exploration Place. The planning and design of McLean Boulevard should be completed in conjunction with the design of the ballpark village.
  - ➲ Lead Department: MAPD
  - ➲ Steps:
    - Identify funding sources for the planning, design and preliminary engineering of McLean Boulevard. Consider sources outside MAPD including other departments, corporate and non-profit sponsorship and government sources;
    - Identify funding sources for the construction of McLean Boulevard. Use similar strategies as those noted in the design phase (above);
    - Include the McLean Boulevard project in the Capital Improvement Program (CIP) within the next five-year program cycle;
- **River Plaza:** Establish a vibrant river plaza between Delano and the Arkansas River that would preserve river views and serve as a gathering place for the neighborhood. The river plaza should be a unique asset to Wichita that includes public art and includes a mix of uses that draws visitors at various time throughout the day and week. The planning and design of the river plaza should be completed in conjunction with the design of the ballpark village.
  - ➲ Lead Department: MAPD
  - ➲ Steps:
    - Identify funding sources for the planning, design and preliminary engineering of the River Plaza. Consider sources outside MAPD including other departments, corporate and non-profit sponsorship and government sources;
    - Identify funding sources for the construction of the River Plaza. Use similar strategies as those noted in the design phase (above);
    - Include the River Plaza project in the Capital Improvement Program (CIP) within the next five-year program cycle;
- **Multi-Use Path:** Redevelop the former rail corridor north of Douglas Avenue into a multi-use path (as seen in Figure 16) that will provide safe pedestrian and cyclist routes away from busy roadways as well as create local connections within the community. Delano has the opportunity to establish itself as a destination along the city-wide path network by integrating commercial services, comfortable greenspaces for rest stops, and other necessary services along the path as it makes its way through town. Delano can attract long-distance bikers as well as provide its

Fig. 15• McLean Boulevard Concept

Fig. 16• Multi•Use Path Concept

community members with a pleasant space for community gatherings and recreation. A short term goal should be to link the Arkansas River path network on the east end of Delano to Seneca Street. Parking should also be considered in conjunction with this project. If there are areas along the path that could be used to provide additional parking for the businesses surrounding the path these would be important to include. This project is currently funded within the CIP and is being partly financed with TIF funds. A medium-term goal should be to continue this path to the northwest along the active Kansas and Oklahoma Railroad line to connect with the existing path at Central Avenue and Zoo Boulevard , and to the southwest to connect with the Prairie Sunset Trail.
  - ➲ Lead Department: Public Works and Utilities
  - ➲ Steps:
    - Design the multi-use path to provide safe pedestrian and cyclist routes away from busy roadways while integrating commercial services, parking, and comfortable greenspaces for rest stops;
    - Construct the path to link the Arkansas River path network on the east end of Delano to Seneca Street , and then on to the northwest and southwest corners of Wichita.
- **Parking Strategy:** WAMPO (Wichita Area Metropolitan Planning Organization) is funding a parking plan for Wichita in the near future. Needed improvements for the Delano neighborhood will be identified through this process. Once improvements have been identified, a strategy to implement them will need to be created.
  - ➲ Lead Department: MAPD
  - ➲ Steps:

  Research funding sources for the acquisition and construction of parking changes; Projects may include a phasing plan to adjust to different funding levels and should explore the option of two-hour parking limits in the central core of Delano;
    - Include parking projects in the Capital Improvement Program (CIP) within five years of the adoption of this plan;
- **Future Land Use Strategy:** A future land use strategy should be created to guide the Delano neighborhood into the future. This strategy should include a Future Land Use Map as seen in Figure 17. This Future Land Use Map would be used as a guide during rezoning cases within the neighborhood. The strategy should also include a plan for rezoning the commercial properties along Douglas Avenue between Vine and McLean to Central Business District (CBD) zoning. This rezoning would remove a barrier to redevelopment within the commercial district by removing parking and setback requirements found in the existing Limited Industrial, General Commercial, and Limited Commercial zoning districts. Finally, the strategy should include a plan for amending the Delano Overlay boundaries

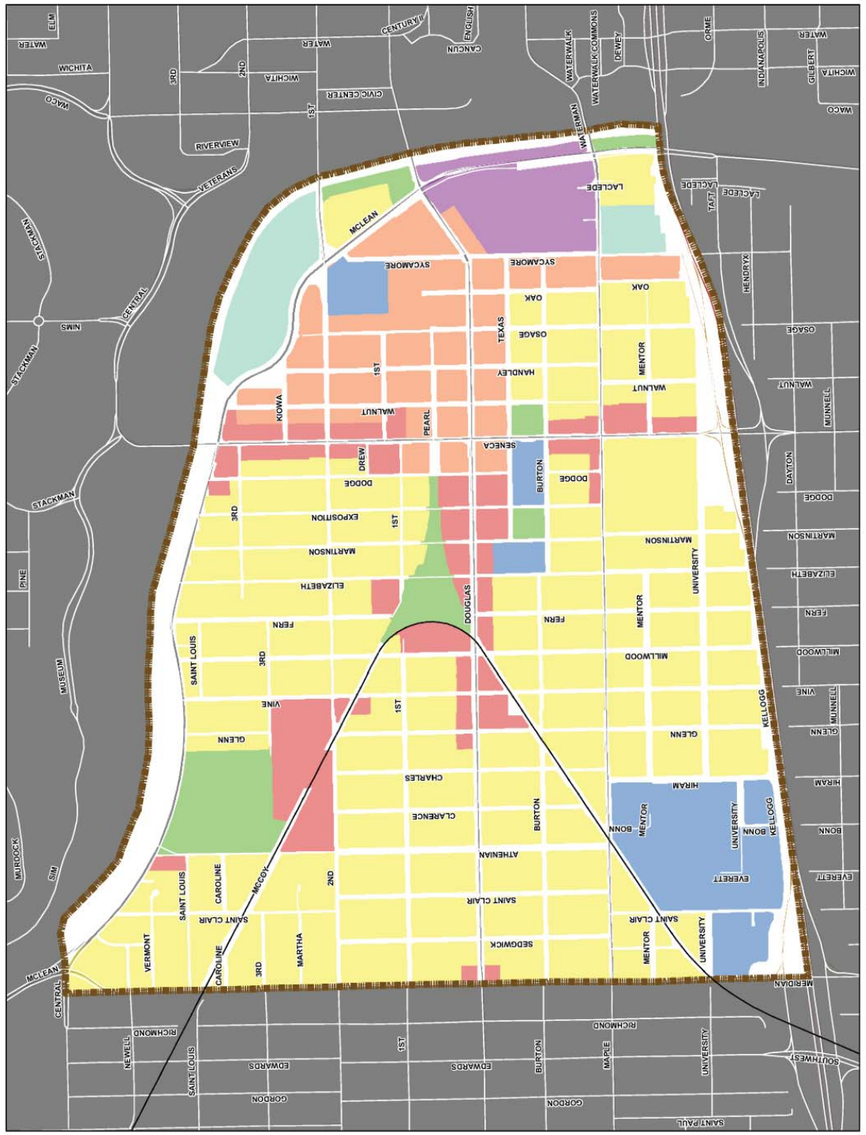


Fig. 17• Future Land Use Concept

within the Wichita-Sedgwick County Unified Zoning Code to include the previously excluded area located east of Seneca, south and west of McLean Boulevard, and north of Douglas Avenue. The Delano Neighborhood Design Guidelines should also be updated to implement sub-districts such as the Douglas Commercial Core sub-district, Seneca Commercial Core sub-district, and residential sub-districts with distinct design guidelines for each. The area in Delano encompassing the Ballpark Village should be developed under Planned Unit Developments (PUD), removing the restrictions of the Delano Overlay while adhering to the following design guidelines:

- Development shall adhere to principals of walkability;
- Retain downtown views for the baseball stadium;
- Maintain zero-foot setback along Douglas;
- Take design cues from the neighborhood and build on the established character;
- Include facades with windows and articulation;
- Limit off-street parking and service areas to the rear and sides of buildings.

➲ Lead Department: MAPD

➲ Steps:

- Establish Delano United as the advisory committee for advising the MAPD on the Delano Future Land Use Strategy;
- Support the necessary amendments to the Unified Zoning Code that will result from this process.

Mid Term Horizon

These recommendations are envisioned as being implemented within 5-10 years of the Plan's adoption.

- **Pedestrian Bridge:** Add an iconic pedestrian bridge over the river (as seen in concept in Figure 20) connecting the sports complex with the convention/performing arts complex. The planning and design of the pedestrian bridge should be completed in conjunction with the east bank redevelopment.

  ➲ Lead Department: MAPD

  ➲ Steps:
  - Identify funding sources for the planning, design and preliminary engineering of the Pedestrian Bridge. Consider sources outside MAPD including other departments, corporate and non-profit sponsorship and government sources;
  - Identify funding sources for the construction of the Pedestrian Bridge. Use similar strategies as those noted in the design phase (above);
  - Include the Pedestrian Bridge project in the Capital Improvement Program (CIP) within the next ten-year program cycle;

- **West Douglas Streetscape:** Extend the existing, identifiable Delano commercial district (as seen in Figure 18) to the west through an updated streetscape along Douglas Avenue from Seneca Street to Vine Street. Include large sidewalks, street trees, landscaping, benches, trash bins, Delano-branded bicycle racks, lighting, transit stops, public art, and other pedestrian amenities.

  ➲ Lead Department: Public Works and Utilities

  ➲ Steps:
  - Identify funding sources and local match, where necessary to develop a streetscape plan. The plan should include preliminary engineering cost estimates;
  - Explore including the neighborhood markers project in the design phase;
  - Identify funding sources and local match to construct the streetscape project;
  - Maintain the streetscape project's status and existence in Wichita's Capital Improvement Project (CIP) program.

Fig. 18• Douglas Avenue Streetscape

Fig. 19• Handley St. Activation Concept

- **Neighborhood Markers:** A Neighborhood marker should more resemble a substantial wayfinding sign within and around the neighborhood and less a monument. These substantial wayfinding signs should direct visitors to the business district, important landmarks, and key cultural institutions. Signs should reflect the character of the neighborhood and draw more attention than a standard street sign.
  - ➲ Lead Department: MAPD
  - ➲ Steps:
    - Explore including the neighborhood markers design project as part of the West Douglas streetscape design project (above);
    - Coordinate the design of the neighborhood markers with the existing streetscape design along Douglas Avenue to ensure a cohesive and seamless design;
    - Identify the most appropriate locations for neighborhood markers and include a phasing program should funding become available incrementally;
    - Identify possible funding sources and local match, if necessary, including federal, state, local and corporate sponsorship;
    - Include the neighborhood markers project in the Capital Improvement Program (CIP) within the next ten-year program cycle;
- **Housing Conditions:** Improve housing conditions through code enforcement and other incentives. Other incentives might include Historic Preservation Tax Credits, local façade improvement programs, and grants.
  - ➲ Lead Department: MAPD & MABCD
  - ➲ Steps:
    - Strategically implement code enforcement;
    - Encourage neighborhood residents to report properties in violation of the housing code.

Long Term Horizon

These recommendations are envisioned as being implemented within 10-15 years of the Plan's adoption.

- **Handley Corridor:** Activate the Handley corridor and create a neighborhood connection to the Keeper of the Plains (as seen in concept in Figure 19). The opportunity exists for Handley Street to be extended as a visual and physical connection to the river and the Keeper of the Plains, crossing Mclean Boulevard and continuing the street grid. Hundreds of people regularly gather to see the fire show at the Keeper of the Plains. Providing destinations and street improvements along Handley will bring these citizens into the neighborhood while also promoting more activity for neighborhood businesses along these corridors. Handley Street currently dead ends at McLean Boulevard. These streets should once again intersect with each other, and a pedestrian crossing should be introduced to allow safe movement into the neighborhood.
  - ➲ Lead Department: MAPD
  - ➲ Steps:
    - Identify funding sources for the planning, design and preliminary engineering of the Handley Corridor. Consider sources outside MAPD including other departments, corporate and non-profit sponsorship and government sources;
    - Identify funding sources for the construction of the Handley Corridor. Use similar strategies as those noted in the design phase (above);
    - Include the Handley Corridor project in the Capital Improvement Program (CIP) within the next fifteen-year program cycle;

Implementation

Monitoring this plan to maintain progress is crucial. As Delano United was formed to implement the 2001 plan, this group is best situated to implement the new 2019 plan. A monitoring report provided by the MAPD and delivered to Delano United each month that details the progress made on the plan and new activity in the area would keep the neighborhood conscious of the changing environment. Delano United must reach out to their elected representatives to ensure that projects are placed on the CIP and don't lose standing. A technical advisory committee composed of staff should be formed to provide the necessary assistance in completing the land use initiatives described in this plan.

As future decisions are made while implementing this plan, the same guiding principles mentioned above and in the Comprehensive plan should be kept in mind.

1. Support an innovative, vibrant and diverse economy
2. Invest in Quality of Life
3. Take care of what we have
4. Make value-added decisions
5. Protect established neighborhoods

Fig. 20• Pedestrian Bridge Concept

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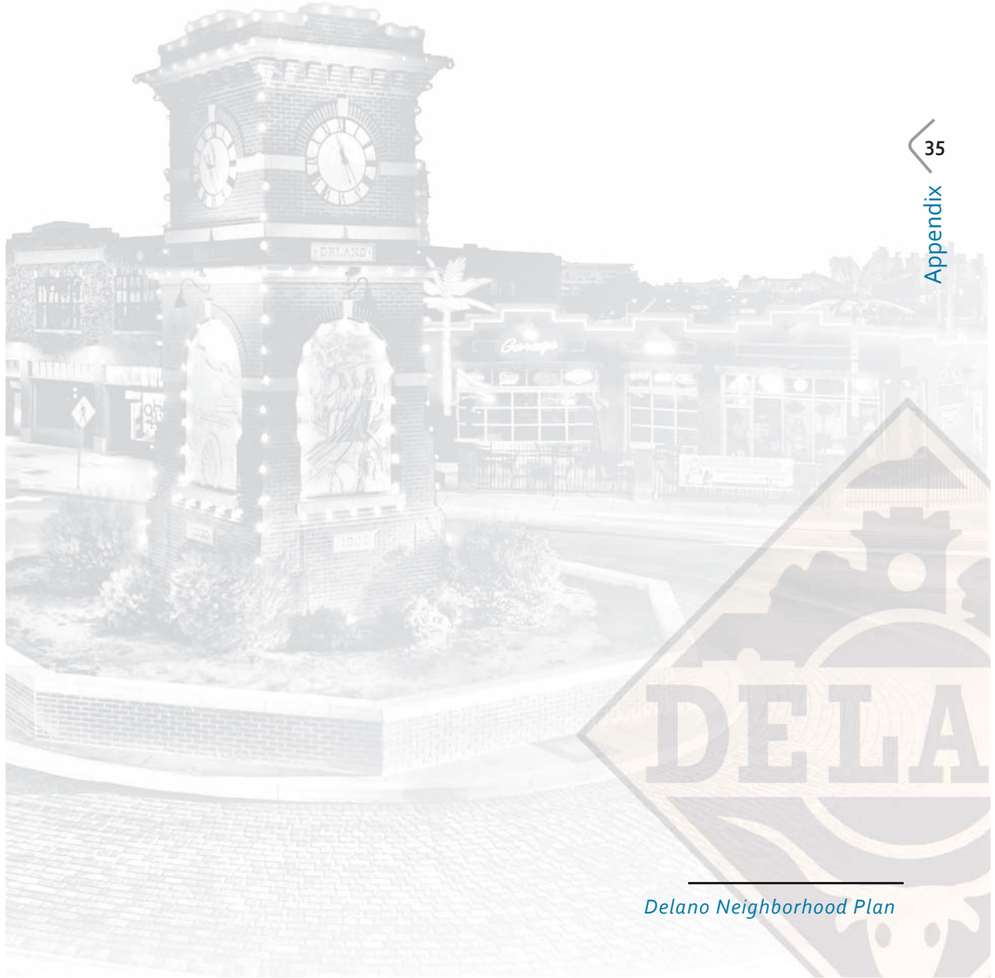
Appendix



Appendix

Delano Neighborhood Priorities – Identified in Public Meeting

Strengths to Build Upon

- Churches
- Commercial district
- Douglas Avenue
- Exploration Place
- Friend's University
- Historic homes
- Lawrence-Dumont Stadium
- Masonic Home
- Neighborhood parks
- Riverwalk improvements
- Schools
- Seneca Street
- Senior Center

Opportunities to Focus On

- Advanced Learning Library
- Gateways
- Grocery store
- Maple Street
- McLean Boulevard
- Neighborhood serving businesses
- Rail corridor/Pearl Street multi-use path
- Railway park
- Residential infill development
- Riverfront development
- Sycamore Street
- Trolley and bus service
- University Avenue
- Urban village redevelopment

Issues to Address

- Parking
- Mix of industrial and residential uses
- Noise from Kellogg
- Poorly maintained infrastructure
- Poorly maintained properties
- Trains

Fig. 16 Percent of Population 65 and Over

'ig. 2∘ Percent of Households with Children

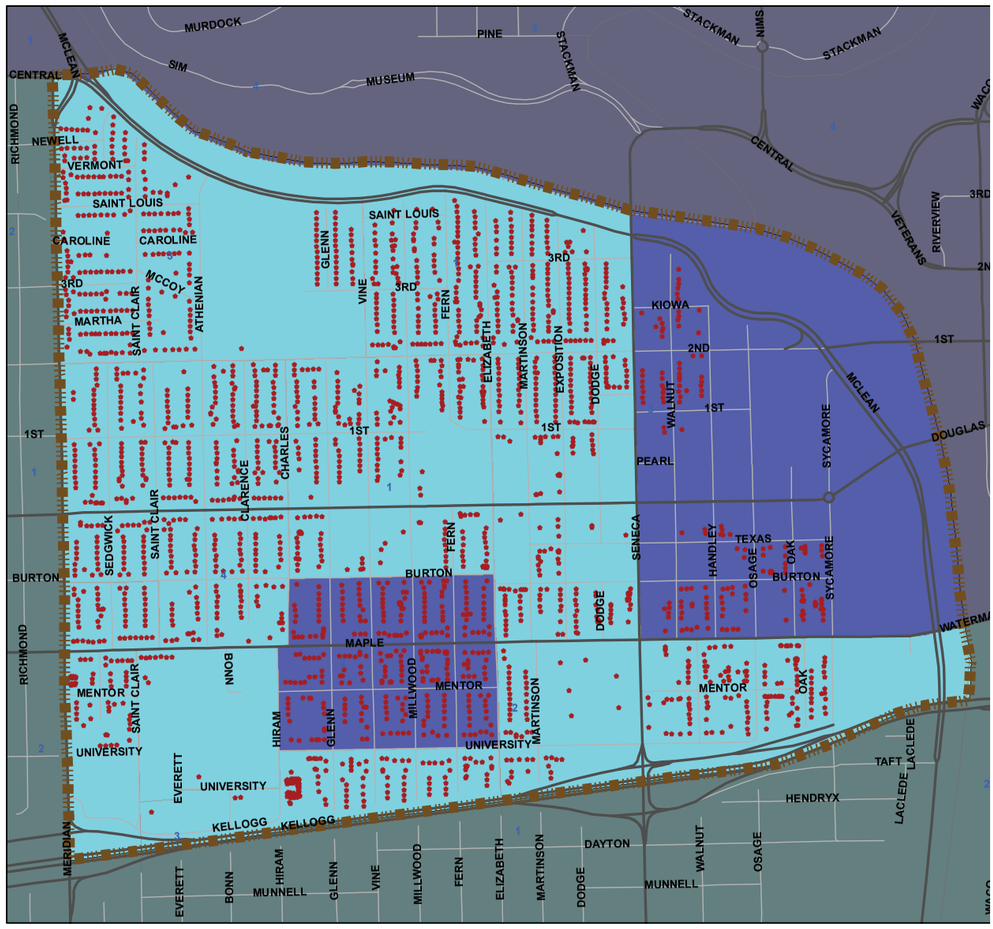


Fig. 3∘ Median Household Income

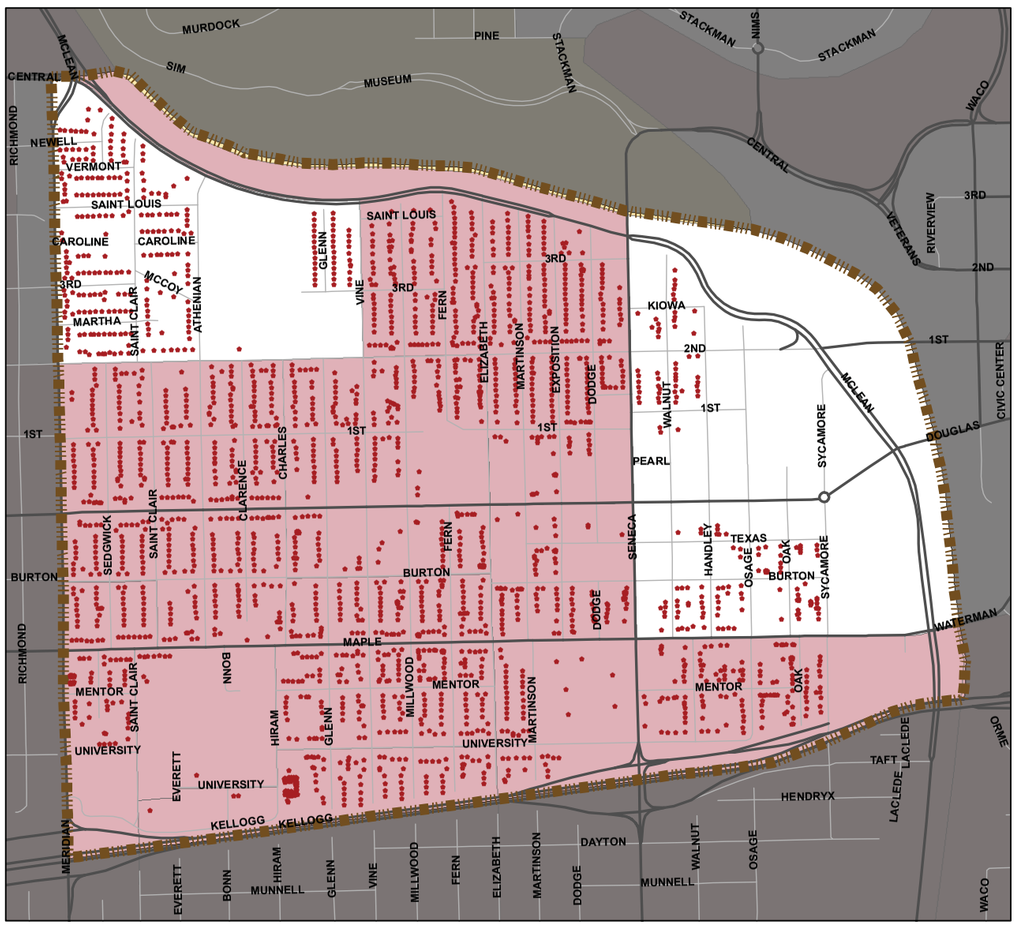


Fig. 4: Percent Minority Population

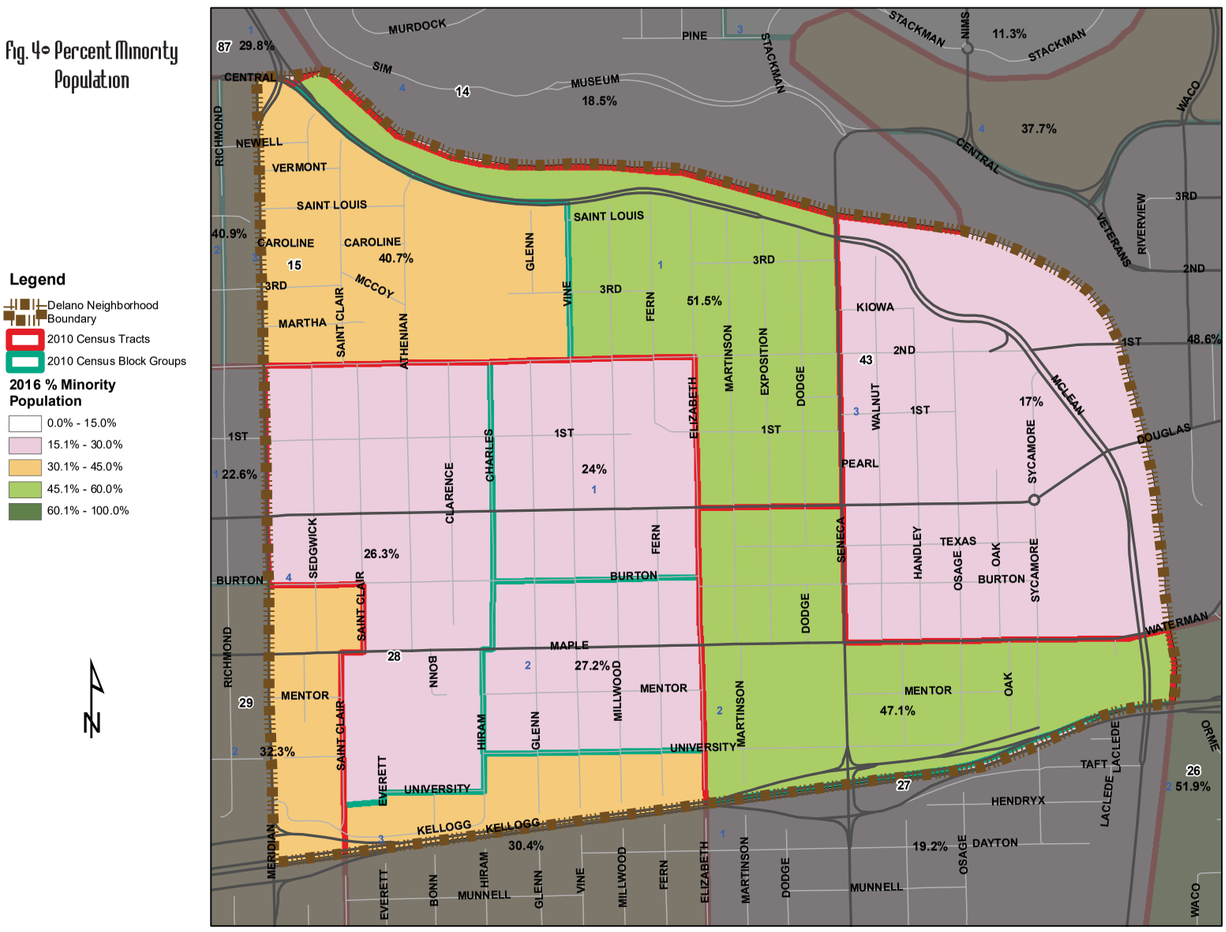


Fig. 5: Percent of Individuals Below Poverty Level

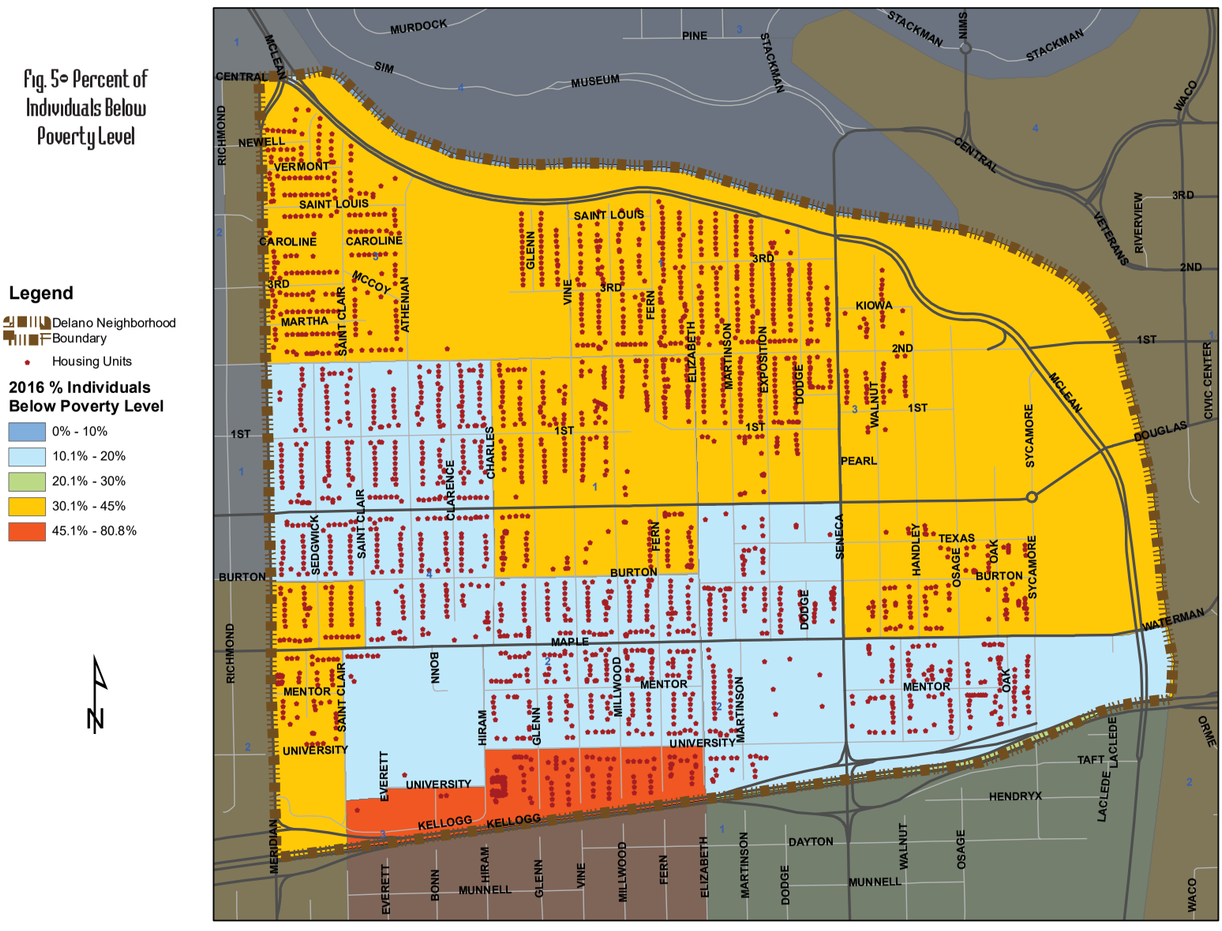


Fig. 6- Percent of Renter-Occupied Housing Units

Legend

- Delano Neighborhood
- Boundary
- Housing Units

2016 % Renter Occupied Housing Units

- 0% - 20%
- 20.01% - 40%
- 40.01% - 60%
- 60.01% - 80%
- 80.01% - 100%

N

Fig. 7- Percent of Unemployed Civilian Labor Force

Legend

- Delano Neighborhood
- Boundary
- Housing Units

2016 % Civilian Laborforce Unemployed

- 0.00% - 5.00%
- 5.01% - 10.00%
- 10.01% - 20.00%
- 20.01% - 30.00%
- 30.01% - 40.20%

N

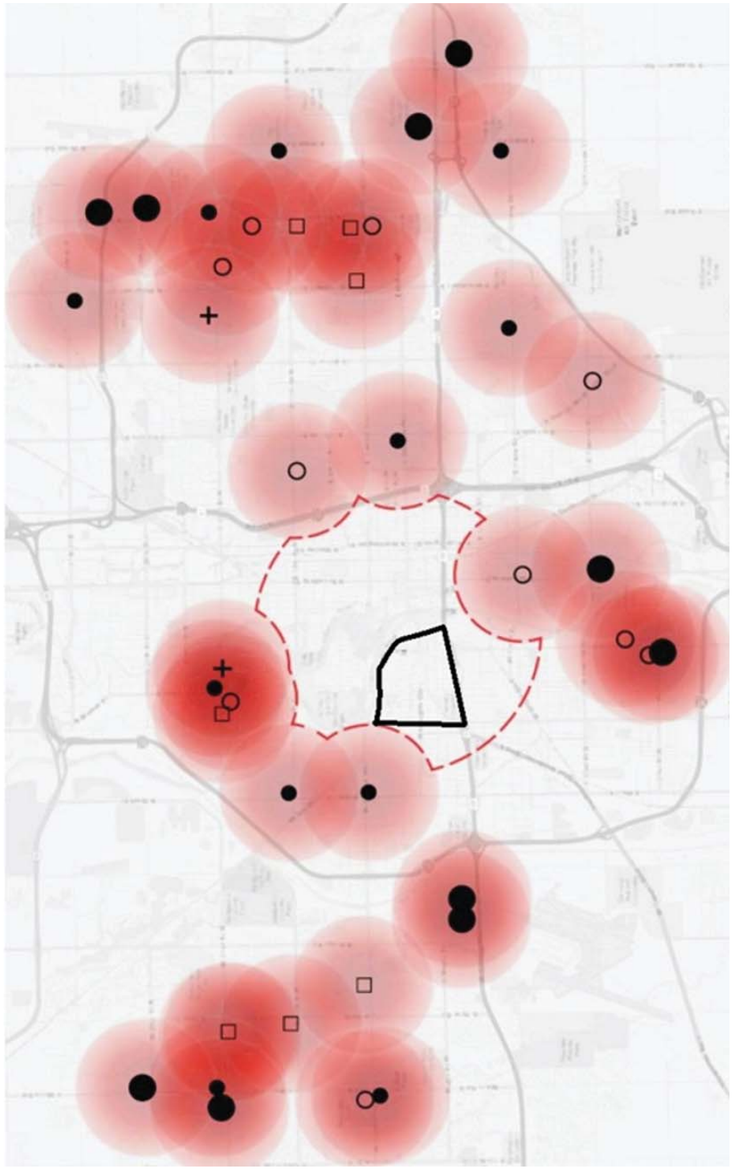


Fig. 8- Food Desert Map

This critical mapping process involved identifying grocery stores (●), buffering the location with a 1-mile radius(●), and highlighting Delano(□).

Ballpark Village Master Plan

Contents

1. Ballpark Village Vision and Context — Page 1
2. Master Plan Program and Layout — Page 5
3. Development and Design Guidelines — Page 11
4. Implementation Strategy — Page 31

1. Ballpark Village Vision and Context

A Signature Destination on Wichita's Delano/Downtown Riverfront
Ballpark Village will be a lively destination for people from throughout the Wichita region to enjoy watching a variety of sports contests and year-round programming, overlooking the Arkansas River and Downtown. It is being developed through City partnership with a new Triple-A Minor League baseball team franchise based in Wichita, and is located on existing city property including the former Lawrence-Dumont Stadium site, adjacent street right of way, and public land along the Arkansas River. Ballpark Village will include a new state-of-the-art stadium serving multiple sports, with capacity for 10,000 spectators, as well as an adjacent baseball museum, retail, and public open space improvements. Ballpark Village will benefit the City of Wichita and its region as a community destination and as an economic development stimulus, inviting use of existing and new businesses and real estate development. It will celebrate and enhance the unique sense of place present along the Arkansas River in the heart of Wichita.

Ballpark Village Master Planning Area and level of guidance
This Master Plan builds on a foundation of previous planning for Delano, Downtown, and the Arkansas River corridor in Wichita. The Ballpark Village concept reflects a development agreement between the City of Wichita and a development entity that will create Ballpark Village. The Ballpark Village Master Plan provides guidance on the placement and design of buildings and infrastructure in and around Ballpark Village, so as to maximize the success of the initiative as a public destination, to maintain or enhance the value of other properties in the area, and to coordinate and encourage reinvestment in other properties.

Figure 1. This Ballpark Village concept rendering depicts the intended combination of a multi-sport stadium with adjacent retail and event spaces for public use. Image courtesy of stadium design-build team: JE Dunn, EBY, SJCF, DLR Group, PEC.

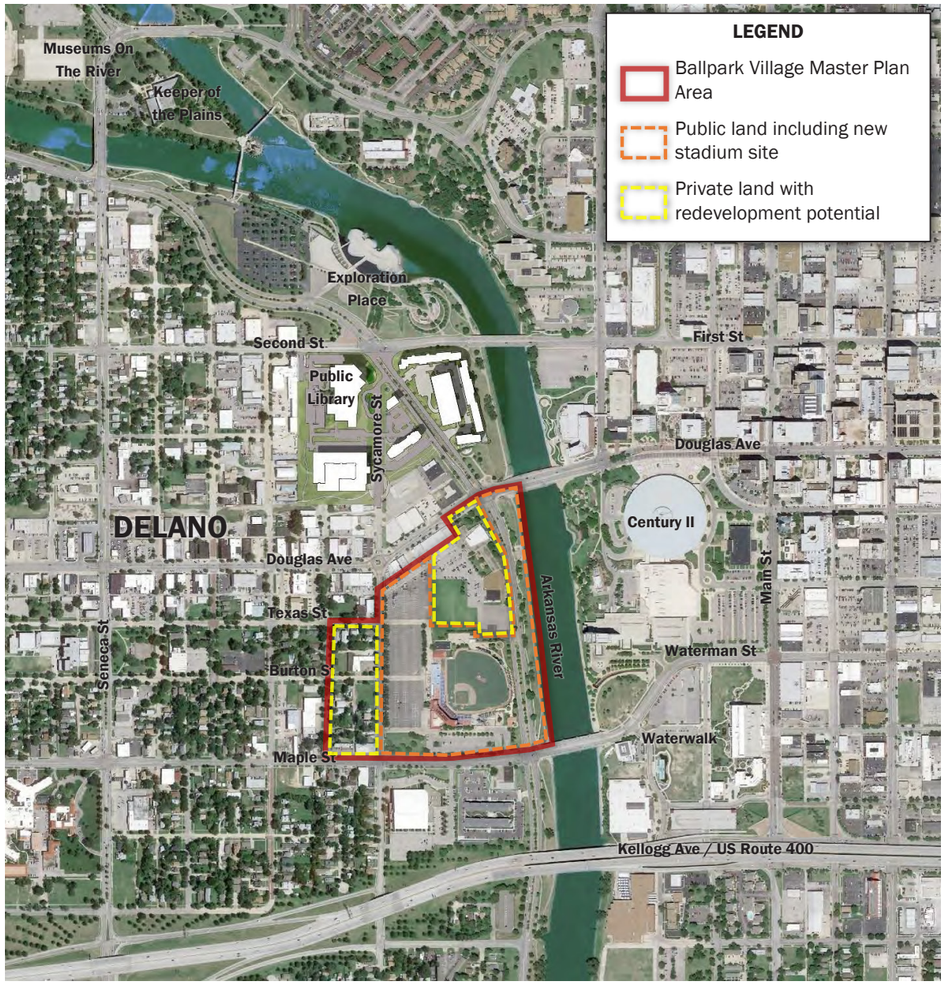


Figure 2: The Ballpark Village Master Plan helps guide implementation of a new stadium, related commercial and public infrastructure development, and potential private investment in adjoining areas, at a prominent location along the Arkansas River. This initiative is consistent with, and helps advance, other plans addressing Delano, Downtown, and the Arkansas River Corridor. The red outline indicates the Ballpark Village Master Plan area. The orange outline indicates public land where the new stadium and complementary retail, public spaces, and parking may be located. The yellow outline indicates privately owned land with potential for additional redevelopment integral to Ballpark Village.

The area considered by this master plan is indicated in Figure 2. It includes the publicly owned parcel formerly occupied by Lawrence Dumont Stadium and bounded by Sycamore Street, Maple Street and McLean Boulevard. It includes the Metropolitan Baptist Church parcel north of the stadium parcel, as well as McLean Boulevard and the publicly controlled land between the boulevard and the Arkansas River, between Douglas Avenue and Maple Street. It also includes two blocks of privately owned land west of the stadium. The new stadium will be located on the site of the former stadium, though positioned differently. The Ballpark Village concept is intended to encourage and accommodate potential new development on the adjoining Metropolitan Baptist Church site, at the option of its owners.

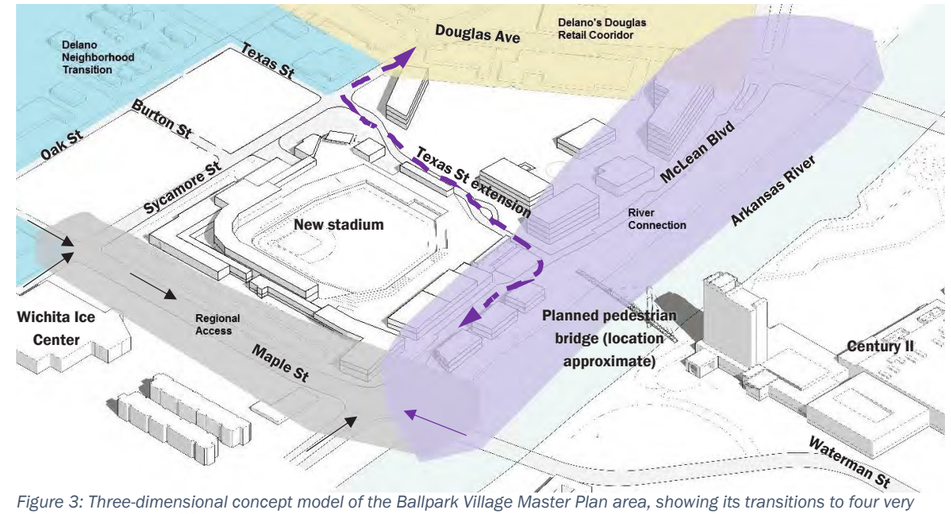


Figure 3: Three-dimensional concept model of the Ballpark Village Master Plan area, showing its transitions to four very distinct contexts on different sides.

Distinct Contexts on Four Sides

Ballpark Village is located among four very different contexts, each demanding a different approach to connection and transition (see Figure 3).

- Essential to the Ballpark Village concept is a strong orientation to the **Arkansas River Connection** along its east side. The river benefits Ballpark Village by providing a unique and expansive sense of place, regional recreational path connections, and the foreground to an impressive view of Downtown's skyline. Ballpark Village's layout responds to the river by reconfiguring McLean Boulevard to make space for new riverside dining and retail structures. It also connects to and across the river through path connections to the planned pedestrian bridge spanning the river, and multiple view corridors toward the river and downtown. Walking and visual connections across the river are also important to making Ballpark Village accessible from public parking, Century II, the Hyatt Hotel and other places east of the river.
- **Delano's Douglas Retail Corridor** is a vibrant and attractive neighborhood "main street" with dining, retail, and neighborhood services north and northwest of Ballpark Village. The corridor's strong sense of place and established amenity and economic activity are important assets that can help attract visitors to Ballpark Village, and support growth of a larger cluster of dining and retail. To capture this synergy, Ballpark Village should include a prominent spine of welcoming sidewalks and ground-level pedestrian-oriented retail connecting Douglas Avenue and the riverfront. As shown in Figure 3, The Texas Street extension, together with Sycamore St and McLean Boulevard, provides a valuable opportunity for this connection. McLean Boulevard and the riverfront offer an additional important connection to Douglas Ave.
- **The Delano Neighborhood Transition** occurs along Maple Street, Sycamore Street, and Oak Street on the west side of Ballpark Village. Parcels near Ballpark Village include a mix of residential and commercial uses. Blocks further west and south are more purely residential, predominantly occupied by traditional single-

family homes. This residential area would benefit significantly from better walking connections to Arkansas River corridor parkland and Ballpark Village amenities, would also be sensitive to the large physical scale, service traffic, visitor traffic, and noise that Ballpark Village could potentially impose. Thus Ballpark Village should provide a safe, attractive walking connection to the river while avoiding these other potential impacts in its design and operations.

- The Maple Street corridor to the south provides Ballpark Village its most significant **Regional Access**. Visitors driving to Ballpark Village via Kellogg Avenue/U.S. 400 all pass across or along Maple Street at some point, by car or foot. Maple Street should thus continue to serve as the primary vehicular access point to Ballpark Village – reducing traffic on other adjoining streets – while also being safe and welcoming to pedestrians walking along or across Maple Street between parking and Ballpark Village. The Wichita Ice Center, facing the new stadium across Maple, is also an important companion to Ballpark Village as another community destination and parking resource.

2. Master Plan Program and Layout

Property Ownership

The area outlined in red in Figure 4 indicates publicly-owned land where Ballpark Village's stadium, baseball museum, and some commercial development will be located. The area outlined in blue is the Metropolitan Baptist Church site, under private ownership. Buildings shown on that site represent one option for potential redevelopment, but other configurations are possible. The area outlined in green is under private ownership and intended for future parking and multi-modal transportation. This master plan aims to establish conditions that make the most of the stadium site, and also encourage reinvestment in the Metropolitan Baptist Church site, in a way that is fully compatible with, and benefits from, the Ballpark Village vision.

Placement of key site elements

Figures 5, 6, and 7 highlight major assumed program components in the buildings, open spaces and streets of Ballpark Village. The stadium site can accommodate

- A stadium with capacity for 10,000 spectators
- National Baseball Congress Museum and gift shop
- At least 65,000sf commercial space, required per agreement between the City and Ballpark Developer. Some of this is located flanking McLean Boulevard and oriented to the Arkansas River. Other development of commercial and/or other program is possible at the northeast corner of Sycamore and Texas Streets. At least 65,000sf of commercial space can be available at ground level. Buildings between McLean Boulevard and the Arkansas River should contain commercial use exclusively at ground level. Additional concession space will be located within the stadium.

The Metropolitan Baptist Church site can accommodate a variety of land use program. Building volumes shown in figures here represent a scenario with approximately 300,000sf office, 120,000sf retail, 100 hotel units, and 76 residential units. The City of Wichita seeks eventual development of at least 35,000sf of commercial space on the Church site, in addition to at least 65,000sf on the stadium site, to contribute to STAR District revenue that is being used to fund construction of the stadium and associated infrastructure.

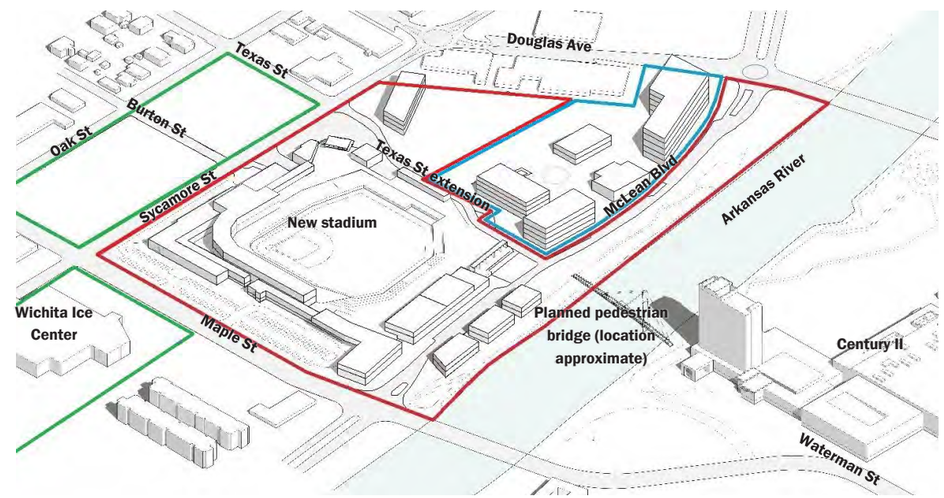


Figure 4: Master Plan area with property lines. The red outlined area is under City ownership; the blue outlined area is the privately-owned Metropolitan Baptist Church parcel; the green outlined areas could support existing and future development that may include commercial and parking uses.

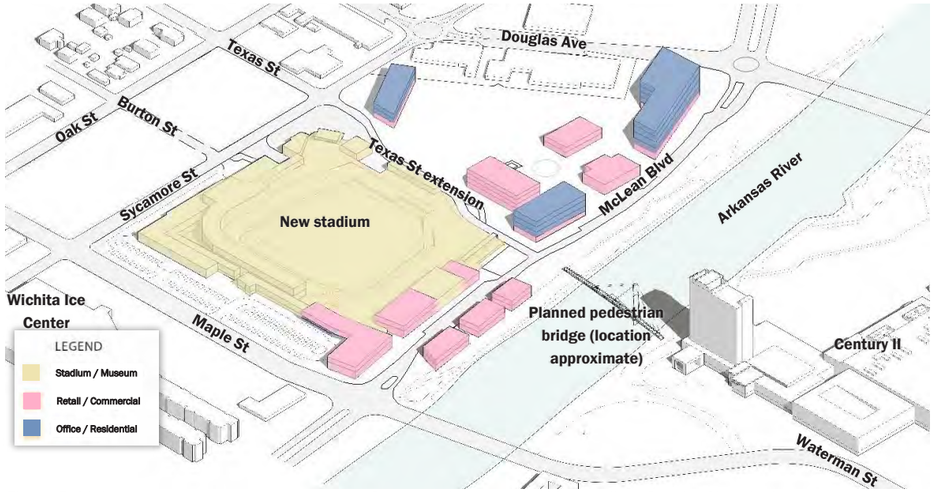


Figure 5: Major assumed program components. Program shown on the Metropolitan Baptist Church site represents one potential scenario; other types, amounts, and configurations of development are possible. Uses should support and benefit from a pedestrian-friendly street environment; drive-through uses are not appropriate.

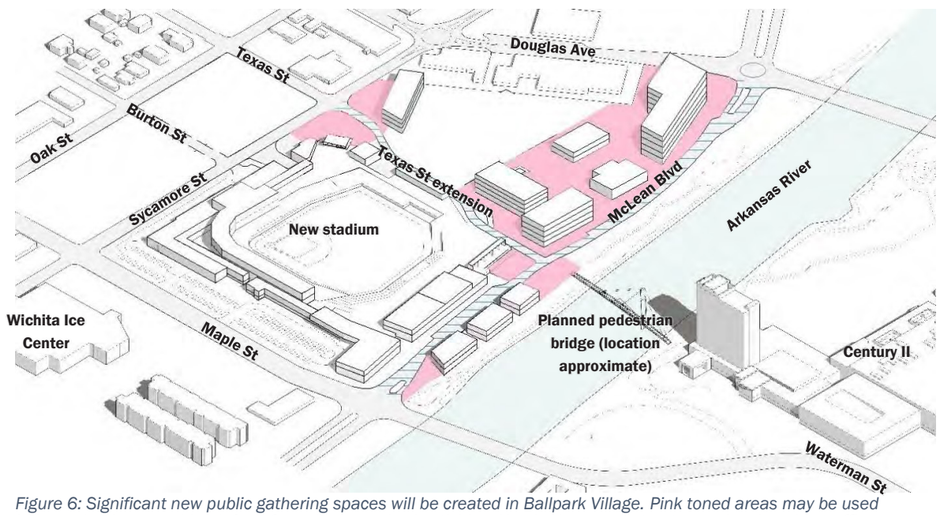


Figure 6: Significant new public gathering spaces will be created in Ballpark Village. Pink toned areas may be used independently or combined, for informal or organized activities. Hatched areas of streets may be closed to traffic periodically to become event spaces.

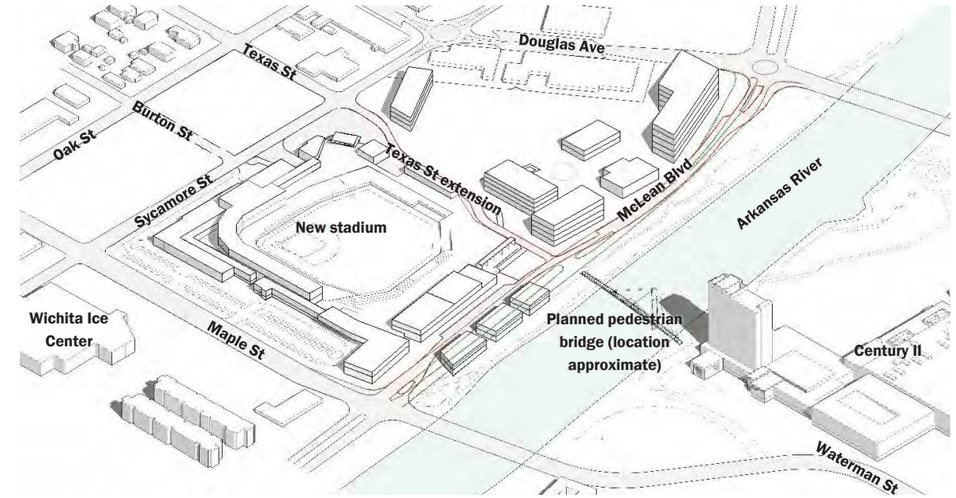


Figure 7: Street network changes consist of a reconstruction of McLean Boulevard, and extension of Texas Street to meet McLean and the planned pedestrian bridge across the Arkansas River. The diagram above illustrates a possible alignment for the Texas Street extension. The extension curves so it can be entirely located on the stadium site. Solid red lines indicate new alignments; solid green lines indicate the existing McLean Boulevard alignment.

Streets

Existing and new streets will play important roles in Ballpark Village, providing pedestrian, bike, and vehicular access, serving as attractive addresses for new development and existing properties, and in some cases serving occasionally as event spaces. An extension of Texas Street and reconstruction of McLean Boulevard represent the most significant changes.

- **Texas Street** should be extended from Sycamore Street to McLean Boulevard. See Figure 8. This connection breaks up the large existing "superblock" that comprises Ballpark Village, adding useful circulation options, access points and potential development addresses on both the stadium and the Metropolitan Baptist Church site. It will provide a direct connection from Delano to riverfront parkland and the planned pedestrian bridge over the river. Like McLean, the Texas Street extension could be closed occasionally to vehicular traffic to serve as event space or a broad walking path. The street can shift southeast from Sycamore Street to remain completely on the stadium parcel. This avoids impacting developable area of the Metropolitan Baptist Church parcel, and eliminates or minimizes need for alignment and construction coordination between the two properties. It is compatible with the stadium design. See Figure 7.

Figure 8: Texas Street will be extended from Sycamore Street, in the foreground, to McLean Boulevard, in the distance. Several straight or curved alignments are possible.

- **McLean Boulevard** should be transformed from a boulevard configuration to having one lane in each direction, reconfiguring the right of way for most of the distance between Douglas Avenue and Maple Street, to accommodate additional commercial programming and public space to the east along the river. See Figure 9. The street will have parallel and/or angled on-street parking serving adjacent commercial development and riverfront park space. Portions of McLean could be closed occasionally to host events.

Figure 9: McLean will be modified to accommodate two-way traffic in its western half, so that its eastern half, visible beside the sidewalk above, can be vacated to accommodate riverfront commercial development.

- **Douglas Avenue's** Ballpark Village frontage is relatively short, but highly prominent. Redevelopment of the Church parcel corner on Douglas Sycamore Street can help extend the existing retail corridor along Douglas into Ballpark Village.
- **Sycamore Street** will continue to play several roles it plays today: a transition between Ballpark Village and Delano's residential areas; a through street providing connections to Kellogg Avenue and an alternative to McLean; the most direct walking route between Ballpark Village and the heart of Delano's Douglas Avenue retail corridor; an address for mixed commercial and residential uses; and a principal access spine for Ballpark Village.
- **Maple Street** will continue to provide important vehicular access to Ballpark Village, as a connection to Kellogg Avenue, points west, and, via its bridge over the Arkansas River and continuation as Waterman Ave, points east.

Roundabouts, raised crossing tables, and other pedestrian safety improvements are encouraged within and surrounding Ballpark Village. See Chapter 3 for more detailed discussion of each street's roles, balance of transportation modes, streetscape character, and character of adjoining site development.

Parking Strategy

Baseball games and other periodic large events in Ballpark Village will likely impose demand for several thousand parking spaces. The Ballpark Village parking strategy includes the possible future construction of parking. Potential public or private parking locations may include north and or south of the stadium, as well as west of Sycamore between Douglas and Maple. This parking could be supported by a multi-modal, Park N Ride facility to reduce growing congestion downtown and in Delano while also improving transit connections. The parking strategy also utilizes the numerous publicly-accessible parking spaces already available within a convenient five- to ten-minute walk. Following the successful example used for Downtown's INTRUST Bank Arena, visitors to Ballpark Village events will be directed to public (and possibly some private) parking that is available at the time of those events. As many of those larger events will occur during evening or weekend hours, public parking used by workers or conference visitors by day can be made available when needed to serve Ballpark Village.

This strategy makes use of Wichita's extensive existing network of sidewalks and riverfront paths in the Ballpark Village area. In some cases, improvements to this network will be needed, like the planned pedestrian bridge spanning the Arkansas River at Ballpark Village, or new crosswalks or sidewalks where these may be missing today. Utilization of the path network by Ballpark Village visitors will make it safe and inviting, enable thousands of people to experience Wichita's signature riverfront and Downtown area, and animate public spaces in a way that provides an enjoyable community experience. A number of parking spaces will be provided in Ballpark Village, ensuring convenient daily access to commercial establishments and public spaces there when major events are not in progress, and making accessible on-site parking available for events. As for INTRUST Bank Arena events, pedestrian access will be supplemented by shuttles and Q-Line services connecting Ballpark Village to other areas like Old Town, adding more convenient transportation options. Many residents, workers, and visitors throughout Downtown and Delano will be able to easily access Ballpark Village without using a car at all.

Figure 10 identifies some of the main existing and expected public parking areas within a five to ten minute walk of Ballpark Village, and the principal walking routes linking them. Where these routes follow street corridors, sidewalks and crosswalks should be available and in good condition, with smooth accessible paving and good lighting. Figure 11 provides a more detailed illustration of principal sidewalks, crosswalks, and linked recreational paths that will be important in providing good access to Ballpark Village.

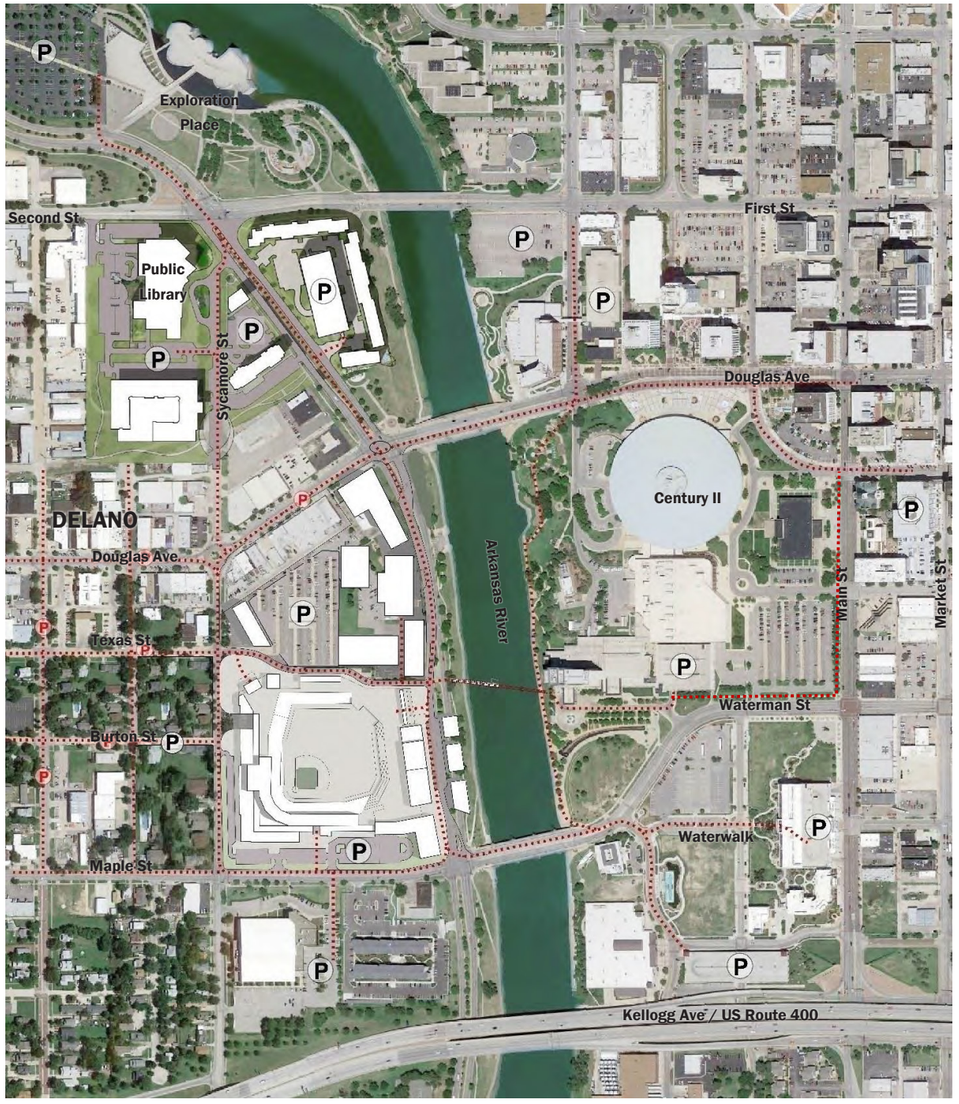


Figure 10: Major locations of existing and expected public parking within a five- to ten- minute walk of Ballpark Village, and the principal streets and paths connecting them.

3. Development and Design Guidelines

The development and design guidelines below are organized into categories of:

- View corridors, building placement and height (page 11)
- Connective street and path network, serving pedestrians and vehicles (page 14)
- Pedestrian-friendly site and building design (page 19)
- Building facades and materials (page 27)
- Screening of trash, service areas and equipment (page 27)
- Signage (page 28)

A central theme throughout the guidelines is creating places that are welcoming and safe for people, whether for experiencing gatherings or other events, walking to or through Ballpark Village, or using Wichita's larger network of recreational paths linked to the Arkansas River Corridor. The design and use of buildings and their adjoining site areas, and the design of streets and the way they balance spaces for pedestrians and vehicles, heavily influence the appeal and safety of places for people. Following these guidelines will help achieve successful places for people and make the Ballpark Village Vision a reality.

View Corridors, Building Placement and Height

Five key view corridors should be highlighted, as illustrated in Figure 11. Maintaining these views requires restricting building placement in certain locations. Proposals for new development in or adjoining these view corridors should include illustrations that demonstrate how the new development maintains priority views. "Eye-level" refers to views from an elevation of three feet, six inches above grade.

- **McLean Boulevard to the Arkansas River.** Commercial development between McLean Boulevard should be configured to maximize eye-level views from McLean to the river corridor. Views through the commercial development at windows, gaps between buildings, and/or open outdoor seating decks are encouraged at intervals of up to 150-200 feet. See Figure 12.
- **Douglas Avenue Bridge to Metropolitan Baptist Church site.** Eye-level views should be maintained from pedestrians and vehicles at the midpoint of the bridge to the location of the existing church building. See Figure 13.
- **Waterman Street Bridge to southeast stadium entrance.** Eye-level views should be maintained from pedestrians and vehicles at the midpoint of the bridge to commercial/stadium building frontage lining the west side of McLean Boulevard. See Figure 14.
- **Delano Clock Tower to northwest stadium entrance.** Eye-level views should be maintained from the clock tower, and from sidewalks at the northwest and southwest corners of the intersection of Douglas Avenue and Sycamore Street, to the northwest stadium entrance. See simulated view in Figure 15.
- **Sycamore and Texas Streets to Douglas Clock Tower.** Eye-level views should be maintained from the intersection of Sycamore and Texas Streets, or adjacent stadium entrance plaza, to the Delano clock tower. See Figure 15.

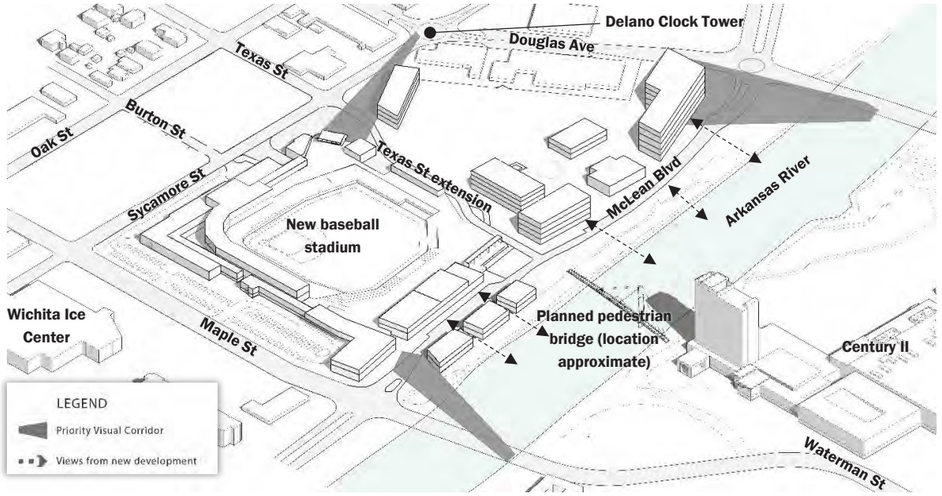


Figure 11: Priority view corridors

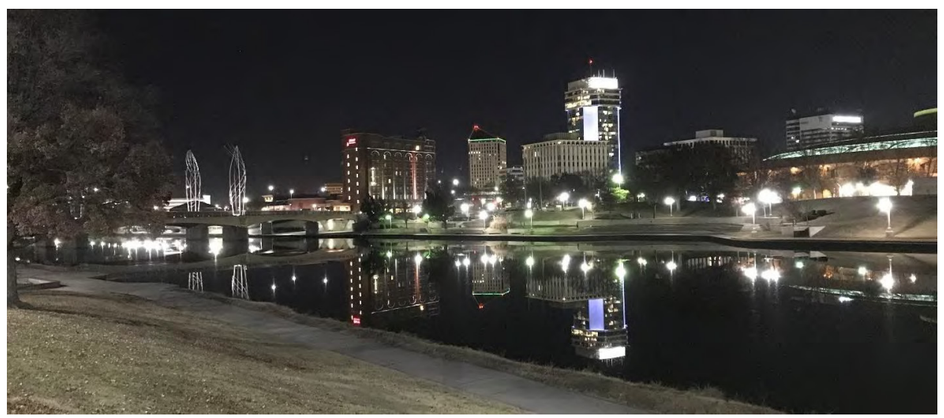


Figure 12: Evening view toward Century II (right) and Downtown from near planned pedestrian bridge over the Arkansas River.

Figure 13: View toward Metropolitan Baptist Church parcel from Douglas Avenue Bridge.

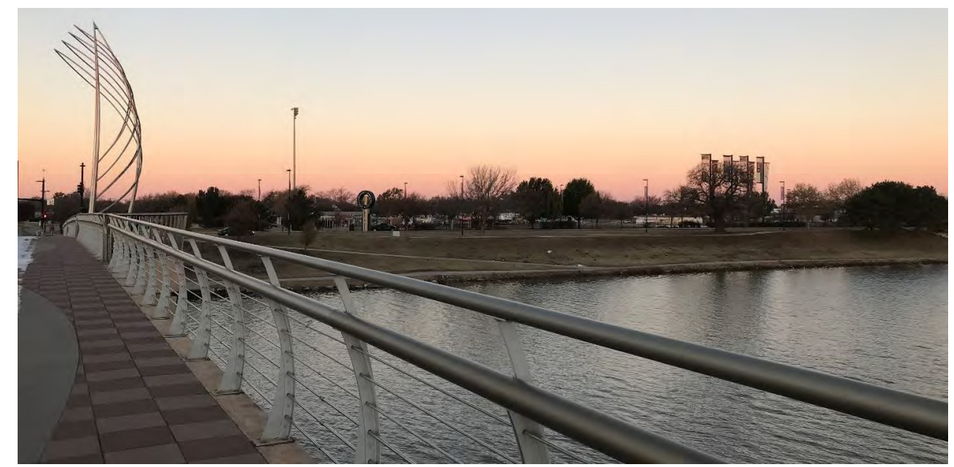


Figure 14: View toward stadium site from the Waterman Street bridge.

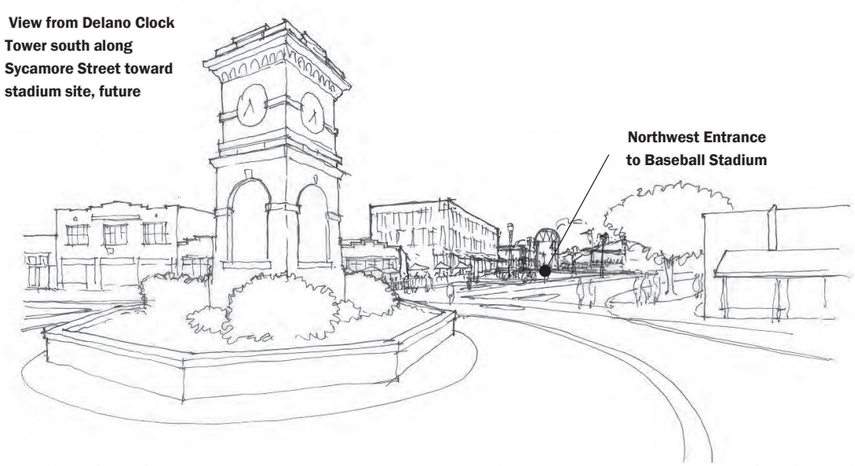


Figure 15: Before/after sketches at the Delano Clock Tower looking toward the northwest entrance of the future stadium, illustrating the importance of this view corridor in connecting the stadium to Delano's retail core along Douglas Ave.

Connective Street and Path Network

While the streets in and around Ballpark Village serve a variety of levels of vehicular traffic, all of them should safely accommodate pedestrians with a continuous network of sidewalks and crosswalks. Certain streets that will play an important role as pedestrian routes between the stadium or other points in Ballpark Village to parking or other points, deserve more generous sidewalk width, buffering between sidewalks and vehicle lanes, or other features enhancing safety and appeal. See figure 16 for an illustration of priority pedestrian connections, and Table 1 for recommended standards for pedestrian facilities by street. Additional considerations for certain streetscape elements and new streets follow Table 1.

TABLE 1

Street segment	Minimum clear walking passage width		Minimum buffer between sidewalk and curb	
	North or West side	South or East side	North or West side	South or East side
McLean Blvd (Douglas Ave to Maple St)	8 feet	8 feet where commercial development is present between sidewalk and river; otherwise 6 feet. May be omitted where recreational path is present within 25 feet of curb, and connects with crosswalks across McLean spaced no further than 500 feet apart.	4 feet adjacent to vehicular lanes, and adjacent to on-street parking.	4 feet adjacent to vehicular lanes, and adjacent to on-street parking.
Maple St (Sycamore St to McLean Blvd)	6 feet or match existing	6 feet or match existing	8 feet or match existing	8 feet or match existing
Sycamore St (Douglas Ave to Maple St)	5 feet or match existing	6-8 feet	6 feet or match existing	6 feet or match existing
Texas St extension (Sycamore St to McLean Blvd)	8 feet	6-8 feet	Bollards or other physical barriers; curbless distinctive paving recommended	Bollards or other physical barriers; curbless distinctive paving recommended
Path access to pedestrian bridge or riverside paths	8 feet		n/a	

- **Rebuilt and new streets**
  - **McLean Boulevard reconstruction.** The Ballpark Village design includes an associated reconstruction of McLean Boulevard, reducing vehicular lanes to one in each direction and reconfiguring them for most of the distance between Douglas Avenue and Maple Street, to accommodate additional commercial programming and public space to the east. Public on-street parking is encouraged where new building frontage is present. As indicated in Figure 16, sidewalks should be improved or added to accommodate additional pedestrian traffic. As with the Texas Street extension, McLean Boulevard could be designed for periodic closure to vehicular traffic, south and/or north of the Texas Street extension. See Figures 17 and 18.
  - **Texas Street extension.** This new street should provide pedestrian and vehicular connection between Sycamore Street and McLean Boulevard, with pedestrian and bike connections continuing to the planned pedestrian bridge. In addition to making these connections, the street should be designed to serve as a “front door” address and access point to the stadium to the

south, and to potential new development to the north. The street could be designed for periodic closure to vehicular traffic, so that the entire street can function as circulation and/or event space. In this case, a curbless street design is recommended, with lines of bollards or other physical barriers as well as distinctive pavement materials indicating the outer edges of the vehicular lanes. See Figure 19.

- **Buffering from traffic.** Buffering between sidewalks and vehicle lanes enhances safety and comfort of walking, and offers opportunities for attractive landscaping. Ground surface in buffer areas may be lawn, other plantings such as shrubs, and/or paving of concrete, brick or other durable material. Buffer areas should include street trees where possible, and may include poles for street lights, traffic lights and utilities, utility control boxes, signage, bike racks, benches, public art, trash receptacles, and/or other street furniture. Where no minimum buffer distance is indicated above, space should be added if necessary to keep any trees, poles or other items out of the clear walking passage.
- **Street lighting.** Pedestrian-scale light fixtures should be provided along the street segments identified in Table 1. Where retail is present, and particularly where streets may be designed for periodic closure to accommodate events, consider installing decorative overhead lighting.
- **Bike parking.** Bike parking racks should be provided along both sides of McLean Boulevard, the extension of Texas Street, and the east side of Sycamore Street. On each side of the street, racks should be spaced no further than 200 feet apart, and should provide capacity for at least 4 bicycles per 200 linear feet of street. Bike parking within the Ballpark Village should be consistent with the Delano – West Douglas Ave. Bicycle Parking Plan. Bike parking racks at the Delano Entrance to the new stadium should match the Delano Bollard Bike Rack Design found throughout Delano.
- **Recreational path network connections.** The recreational paths flanking the Arkansas River, and the planned Delano Neighborhood Pathway, should connect seamlessly to each other, Ballpark Village, the planned Arkansas River pedestrian bridge at Ballpark Village, and the sidewalks of adjoining or intersecting streets. Roundabouts and crossing tables are encouraged within and surrounding Ballpark Village.

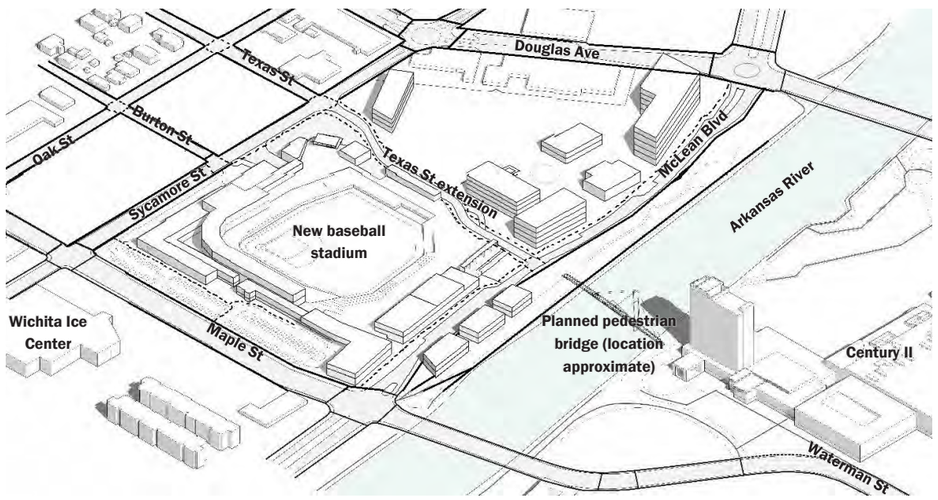


Figure 16: Pedestrian network of sidewalks and recreational paths. Dashed lines indicate recommended new facilities; solid lines indicate existing facilities.

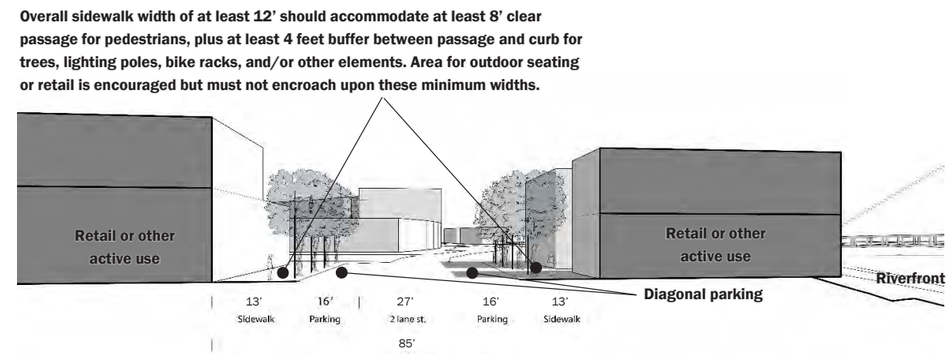


Figure 17: Proposed street section for McLean Boulevard at stadium, looking north.

Figure 18: The reconstructed McLean Boulevard should include retail storefronts, inviting sidewalks, and on-street parking, like the street adjacent to the Durham Bulls Athletic Park at left.

Figure 19: Curbless streets serve well as event spaces or pedestrian corridors for large crowds, when closed to traffic. Bollards and distinctive paving materials separate pedestrian from vehicles when open to traffic.

Pedestrian-Friendly Site and Building Design

Standards vary according to the extent of publicly accessible activity present in buildings and sites along the street or river edge. Five different types of conditions are identified in Figure 20, and standards for each one indicated in Table 2. Examples of good design for each of the five conditions are illustrated in Figures 21 through 25. Land use and the design of sites and buildings should support and benefit from a pedestrian-friendly street environment. To this end, drive-through uses are not appropriate, as they require additional space for vehicular circulation and diminish pedestrian activity.

Ballpark Village's streets must serve multiple roles including providing pedestrian, vehicular, transit, and bike access; possible periodic use as event spaces; attractive addresses for the stadium, retail and other development; and parking and service. All of these functions must be compatible with one another. In addition to street design, covered above, the design and use of adjacent buildings and sites will significantly influence how well streets perform their multiple roles. The standards below indicate how to best achieve success. They address five different types of conditions where sites meet streets or the riverfront, varying according to the extent of publicly accessible activity present along these edges.

One key standard is the extent of transparent façade area at ground level. Views between the interior and exterior of buildings are important to convey a sense of safety and interest for people outdoors. For purposes of the transparency standards stated in Table 2, "ground floor façade area" refers to façade area between 18 inches and 12 feet above the first floor elevation. See Figure 26 for example measures of transparent facade area.

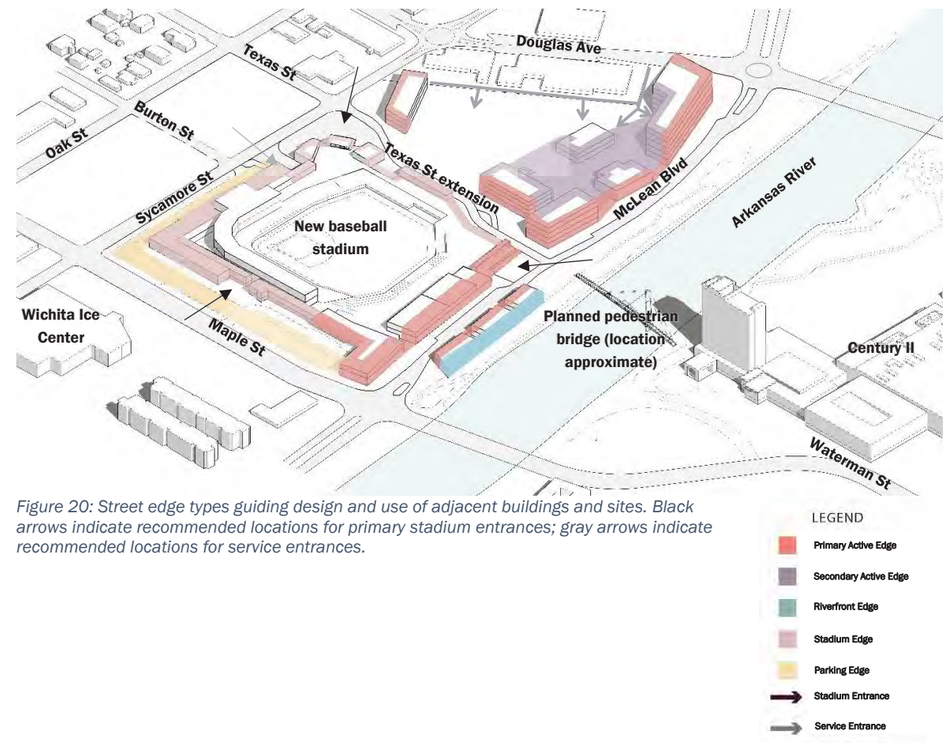


Figure 20: Street edge types guiding design and use of adjacent buildings and sites. Black arrows indicate recommended locations for primary stadium entrances; gray arrows indicate recommended locations for service entrances.

TABLE 2

Edge type	Site and Building Design Standards		
	Visual connection and entrances	**Driveway & service access**	**Landscape**
Primary active edge: Primary location for retail, other active ground floor uses, and a safe and inviting pedestrian environment. Storefront-style architectural character, with facades at or near sidewalk. See Fig. 21.	At least 60% of ground floor façade should consist of transparent glazing. Average distance between entrances should not exceed 50 feet.	None permitted, except that service doors up to eight feet wide may be permitted, but are discouraged.	Accommodate street trees in or adjacent to sidewalk. Space may be provided between façade and sidewalk for outdoor dining or other program; small planters or garden beds acceptable in this area.
Secondary active edge: Occupied building edge with flexibility for a variety of retail or non-retail program at ground level, and limited service access, supporting a safe and inviting pedestrian environment. Facades at or near sidewalk. See Fig. 22.	At least 30-40% of ground floor façade should consist of transparent glazing. Average distance between entrances should not exceed 70 feet.	May occupy up to 30% of frontage length; service areas and driveways should not exceed 30 feet in width.	At non-retail frontage, a compact landscaped yard 5 to 10 feet in depth is encouraged to accommodate ground floor privacy. Retail frontage should follow standards for Priority Active Edge.
Stadium edge: Location for occupied stadium and/or commercial program in enclosed or outdoor spaces, featuring a regular occurrence of doors and windows on building volumes, and flexibility to include service functions, supporting a safe and inviting pedestrian environment. See Fig. 23.	At least 20% of ground floor façade should consist of transparent glazing. Where interior functions require privacy at ground level, glazing may be located higher on façade. Fencing or landscape edge at outfield concourse/overlook should be at least 50% transparent.	May occupy up to 30% of frontage length; service areas and driveways should not exceed 40 feet in width. Service areas should be screened with a gate at least 8 feet tall and 90% opaque, and designed to prevent vehicles from obstructing adjacent sidewalk.	At the outfield concourse/overlook, a compact landscaped yard 8.5 or more feet in depth is encouraged along the concourse and building edges to add visual interest. Alternatively, public art or other aesthetic enhancements on the wall should be provided.
Parking edge: Acceptable location for parking, supporting a safe pedestrian environment, reducing presence of parking along other edges. See Fig. 24.	Fencing or landscape edge should be at least 50% transparent. Distance between site access points should not exceed 500 feet.	May occupy up to 30% of frontage length; service areas and driveways should not exceed 40 feet in width.	Provide at least 5 feet of landscaped area between sidewalk and parking area, including a fence and/or plantings extending three to four feet tall.

Edge type	Site and Building Design Standards		
	Visual connection and entrances	**Driveway & service access**	**Landscape**
Riverfront edge: Primary location for retail or other active ground floor uses, with significant visual connection to Arkansas River corridor. Façade and/or outdoor seating decks may be located at edge of river embankment, or cantilever over it, if consistent with floodway regulations. See Fig. 25.	At east 60% of ground floor façade (at and above McLean Boulevard elevation) should consist of transparent glazing. Outdoor seating, and/or indoor seating with operable windows, encouraged to provide experience of riverfront setting.	None permitted.	Any portions of building enclosure or structure (such as support piers or foundation walls) located below the elevation of McLean Boulevard should be screened with plantings coordinated with the larger riverfront landscape design.

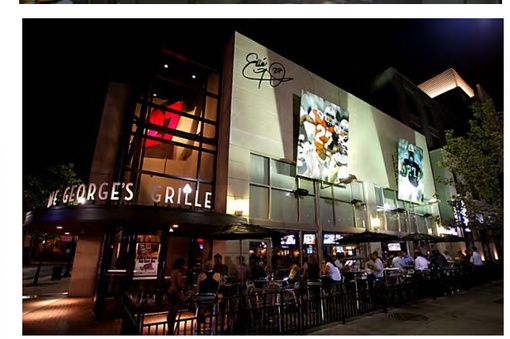
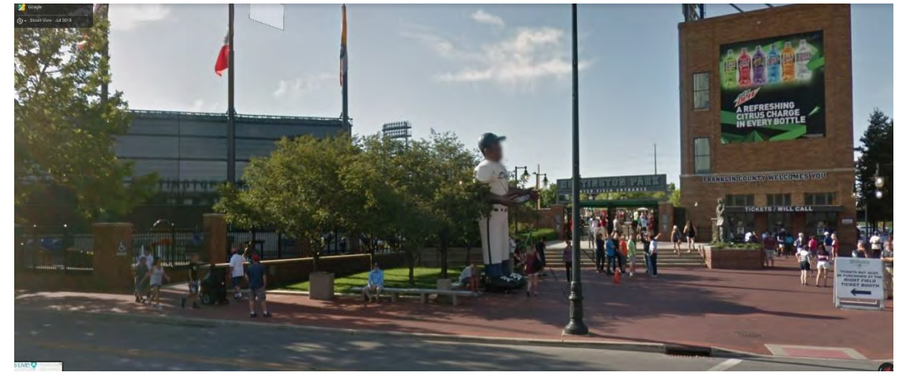
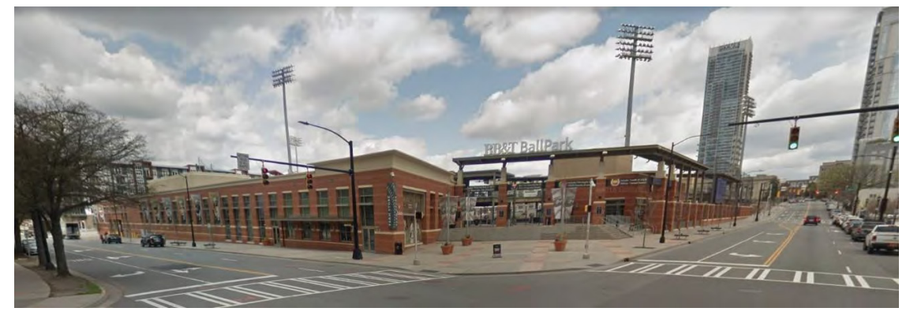


Figure 21: Examples of primary active edges, with storefront-style facades featuring large transparent window area, frequent entrances, retail program, and potential for outdoor dining.

Figure 22: Secondary active edges may lack retail, but include occupied commercial or (in selected locations) residential program, with frequent doors and windows. Landscape and/or level changes provide privacy for interior uses while keeping sidewalks visible from windows, promoting safety and appeal of walking.





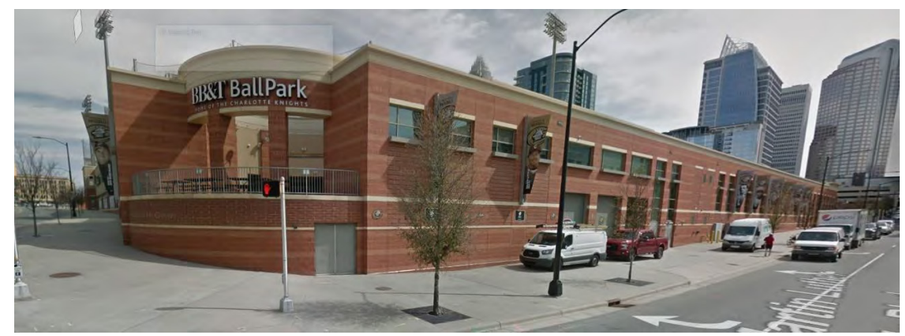


Figure 23: Where outdoor stadium concourse areas are adjacent to walks and streets, maintain visibility into the stadium through fences and landscaping, as at Huntington Field in Columbus, top. The back side of stadium concession and team areas should be animated by windows and other variation in façade composition, as at BB&T BallPark in Charlotte, center and bottom. Service areas should be screened by garage doors or gates, as in the bottom image.

Figure 24: Parking lots should be partially screened from sidewalks with attractive landscape plantings, fences, berms, and/or public art, as in these examples. This separation enhances the appeal of walking past parking lots, while visual connection is retained to promote safety.

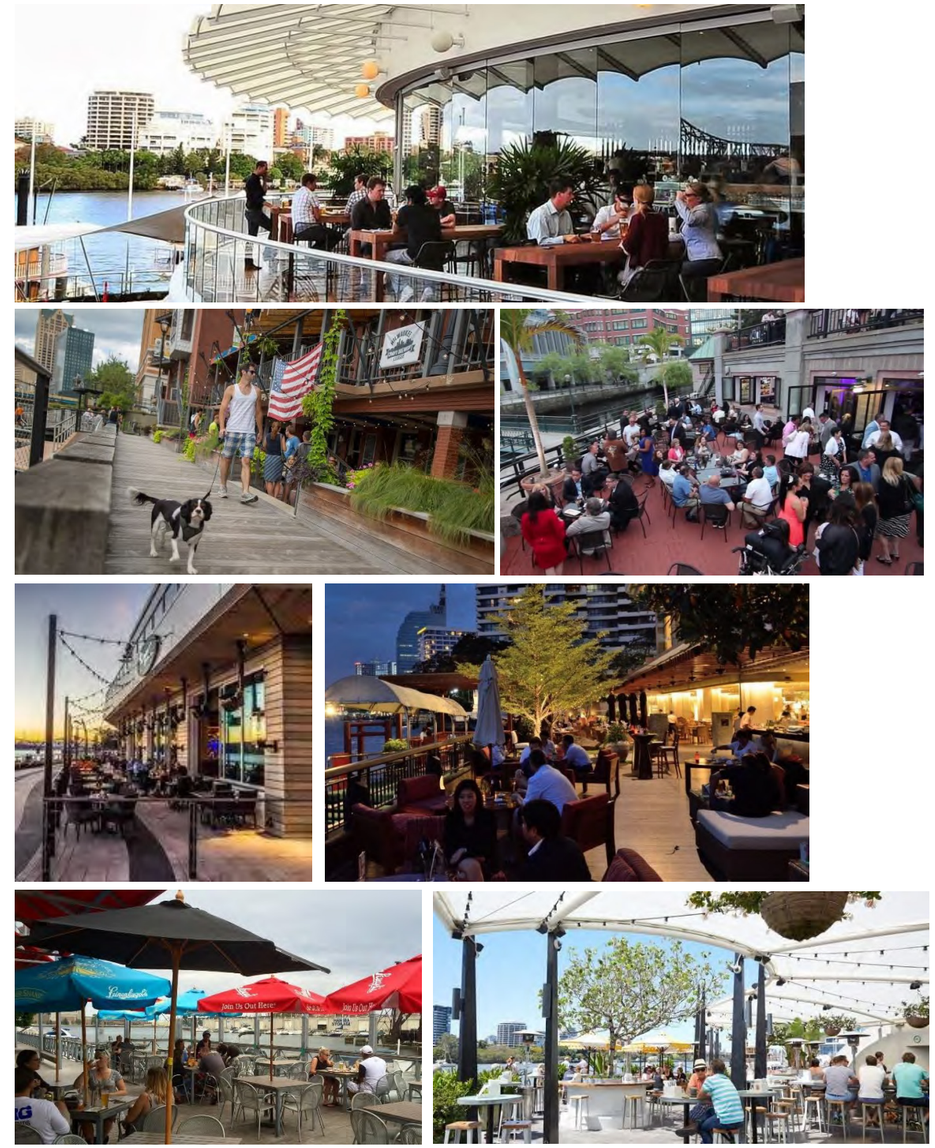


Figure 25: The Riverfront Edge offers special opportunity for riverfront dining, entertainment and recreation experiences. Buildings should feature generous window area providing views of the river and Downtown. As in the examples above, outdoor and/or semi-enclosed dining spaces are especially appropriate; outdoor heaters can make such spaces useable three seasons of the year. Riverfront commercial development should also make the experience of the adjacent Riverwalk feel safe and enjoyable, through attractive design, visibility, and activity.

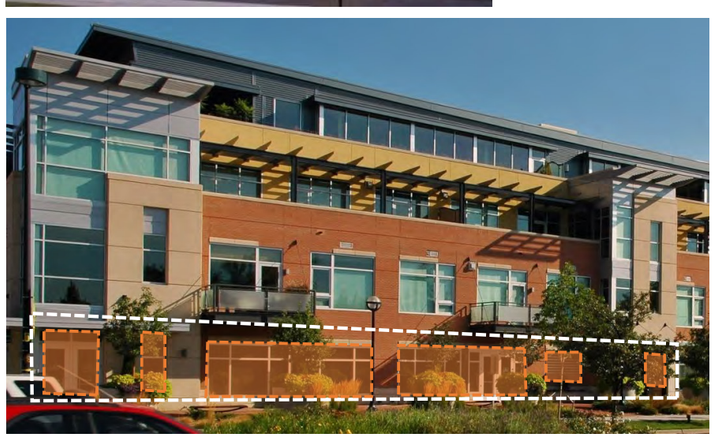


Figure 26: These annotated photos demonstrate measures of ground floor facade transparency. The Kansas Leadership Center building on Douglas Avenue in Downtown Wichita, above, and the retail storefront at left are examples where transparent façade area (orange) is at least 60% the area of the ground level façade (white rectangle, extending from 18 inches to 12 feet above first floor elevation). These examples are appropriate for Primary Active Edges. The office building example below has a ground floor transparency between 30 and 40%, appropriate for a Secondary Active Edge. The façade lacks the strong sense of connection desirable at a Primary Active Edge, and provides its occupants greater privacy, but its level of indoor-outdoor visual connection still promotes a safe and interesting walking environment.

Building Façades and Materials

- Buildings should generally be set along the edge of the sidewalk, especially at Primary Active Edges. A setback of up to ten feet may be used to allow for outdoor programming like dining, or privacy separation of interior program from the sidewalk. Privacy setbacks should be landscaped and include front stoops or small porches at ground floor residential.
- Buildings along Primary Active Edges should have a ground floor height of 15 to 20 feet, suitable for retail or other active uses. Ground floor level should be flush with or easily accessible from the sidewalk.
- Except for the stadium, maximum façade length should not exceed 240'. A major vertical break for every 100 feet of façade length with a displacement of approximately 8 feet in depth should be used to create distinct massing elements within larger buildings. Architectural composition should include bays that break up the horizontal façade length into sections that are 25 to 50 feet wide at all frontages. Bays should be defined by vertical changes in plane at least 3 inches deep, and/or material.
- In selecting façade materials, emphasize use of stone, masonry, metal frame, metal panel, glass, concrete and/or other durable and high-quality materials. Wood and materials that resemble wood are not appropriate as predominant façade materials. They may be utilized on rear building facades that do not face a public street or the riverfront, and in limited areas as part of a retail storefront or signage.
- Buildings, especially taller ones visible on the downtown skyline, should have distinctive tops using forms, materials, colors, and/or lighting to differentiate between nearby buildings.
- Opaque wall areas should not extend more than 20 feet horizontally, particularly at ground floor level. Where interior program or other considerations prevent meeting this standard, incorporate murals, additional façade detailing, green walls, or similar means to introduce façade variation.

Screening of Trash, Service Areas and Equipment

- Avoid placement of transformers, heat exchangers, trash enclosures, or other similar free-standing utility, equipment or service items between building facades and sidewalks, or in visible locations on building rooftops. Where necessary, such elements should be placed along a Parking Edge or Stadium Edge and screened with plantings and/or with an enclosure fence or wall incorporating materials and composition matching the design of the adjacent building. Rooftop equipment should be screened behind a parapet, penthouse, or screen wall integrated with the building design.
- Loading docks and other service bays should preferably be enclosed within buildings and screened with a service door designed to coordinate with the overall architectural composition of the building. Where service bays are exterior to a building, screen them with fencing and an access gate that incorporate materials and composition matching the design of the adjacent building.
- Buildings between McLean Boulevard and the Arkansas Riverfront require particular care with placement of service access and equipment, as all sides of the buildings will be exposed to public view. Where possible, service access and trash should be located to face adjacent riverside buildings instead of public street or open space. Service doors up to eight feet wide (roll-up or multi-leaf) may be located along McLean or open space frontage if they incorporate materials and design that are integrated well into the overall building design.
- Sidewalk paving (such as concrete) should extend across driveways and service areas without interruption.
- While some overlapping of pedestrian-oriented and service-oriented functions is inevitable in Ballpark Village, a distinct separation is preferred wherever possible. Where physical overlap is unavoidable, the timing of different uses can help reduce conflicts. Sites can be managed so that service access mainly occurs in the early morning or other times when few pedestrians are likely to be present. This will help Ballpark Village and adjoining portions of Delano function well for a wide variety of people, activities, and site owners.

Signage

- **All commercial signage** must be associated with a permitted use conducted on the premise. No billboards or independent advertising should be allowed. Exterior commercial signage on the stadium will be limited to one title sponsor.
- In no cases should signs obscure **architectural details** or features. Particular care should be taken with wall sign, roof-mounted signs, and canopy signs to ensure that sign placement enhances architectural details and does not overwhelm other elements of façade design.
- Signs should be **pedestrian-oriented** in type, size, and placement.
- **Appropriate sign types include:** projecting signs, building-mounted signs, wall signs, window signs, awning signs, canopy signs, and directory signs. See Figures 27-29. Special considerations for these sign types include:
    - Projecting signs should be pedestrian-oriented in their height of mounting and size. Signs should not project more than 5' and should be located no more than every 15' or at every separate building entrance, whichever is less. Closely adjacent entrances are encouraged to share a projecting sign.
    - Painted wall signs should not occupy more than 20% area of a wall and should be made of durable materials and well-maintained. Murals are encouraged and may be larger but should be non-commercial in nature.
    - Roof-mounted signs may be considered on a case-by-case basis to mark significant public destinations or when they enhance view corridors. See Figure 30.
    - Freestanding signage is discouraged except as a strategy to indicate gateways or provide place-making that identifies Ballpark Village. See Figure 31.
    - Signs that are animated and emit sound or vapor should be prohibited. Signs that rotate, move, flash, or change brightness are discouraged and should only be considered as part of a detailed design review for exceptional, entertainment-oriented uses. Neon and incandescent bulbs should be considered where appropriate to provide adequate lighting of signs; see Figure 32.
- **Signage Size and Amount**
    - As a general guideline, total signage should not exceed 1 square feet for every 1 linear foot of lot frontage per story along a public street or pedestrian right-of-way.
    - Window signs should not occupy more than 25% of the area of a window.
    - Awning signs shall not exceed a maximum width of 75 percent of the awning length and shall not exceed a maximum of 50% of the awning height. No awning should be internally illuminated. Lighting external to an awning or canopy may be provided for the purpose of illuminating a building or entrance thereto.

Figure 27: A use may include multiple types of signage, such as the example on the left which includes two projecting signs and a building-mounted sign. The building also includes a mural that is lit to be visible at night, but ultimately non-commercial in message.

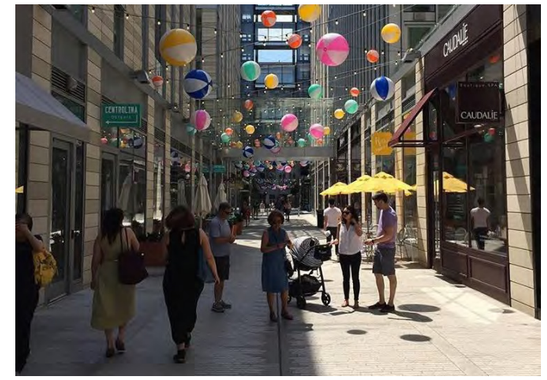


Figure 28: Signage should be pedestrian-oriented and complement significant lighting and place-making installations. Signs may need to be smaller in size when located on dedicated pedestrian rights-of-way.

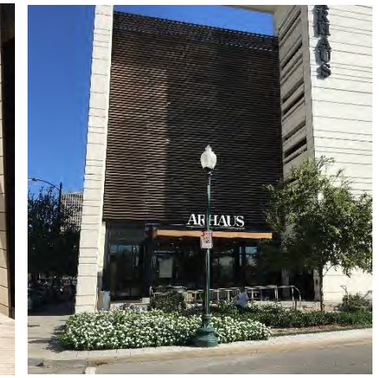


Figure 29: Canopy signs should be integrated into the overall façade design.

Figure 30: Roof signage may be appropriate for major public destinations or in cases where it enhances view corridors. Design and placement of roof signage should be carefully considered.

Figure 31: Free-standing signage should only be used to indicate gateways or provide place-making for Ballpark Village, like in this example in the Navy Yard development near Nationals Ballpark in Washington, DC.

Figure 32: Neon or incandescent bulb lighting of signs may be appropriate for areas with large numbers of nighttime uses. External illumination of signs is also appropriate.

- **Wayfinding Signage:** Signage that provides wayfinding or orientation, rather than advertises a commercial purpose, should be coordinated with a similar style throughout the Ballpark Village. Wayfinding signage should be pedestrian-oriented and emphasize common routes to major public destinations. See Figure 33.
    - Pedestrian-scale wayfinding signage to Ballpark Village and the main stadium entrances should be installed at the six street intersections among Douglas Avenue, McLean Boulevard, Maple Street, Sycamore Street, and Texas Street (extended). Pedestrian-scale wayfinding signage to Ballpark Village should also be installed east of the Arkansas River from the main entrances to Century II, Hyatt Hotel, east end of the planned pedestrian bridge and the Douglas and Lewis Street bridges, and public parking structures on Lewis Street and Water Street. See Figure 33 for examples.
    - Wayfinding signage oriented to drivers should be installed at the Main Street and Seneca/Sycamore Street exits off Kellogg Avenue/US 400, and should indicate multiple parking options other than in Ballpark Village.
    - Signage design should be coordinated with other signage for the Downtown area.
- **Ballpark Village identity signage:** Gateway signage to Ballpark Village should be installed at the six street intersections among Douglas Avenue, McLean Boulevard, Maple Street, Sycamore Street, and Texas Street (extended). Signage design should be consistent with design of signage upon the stadium and associated buildings.

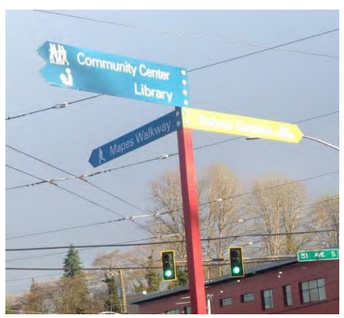


Figure 33: Attractive wayfinding signage should be provided so that pedestrians may easily find their way between Ballpark Village and parking or other destinations. Coordinate signage with other wayfinding signage systems in Delano and Downtown, including the existing riverfront public space signage such as at the Drury Hotel, above.

4. Implementation Strategy

Successful implementation of initial and longer-term stages of Ballpark Village will require collaboration between the City, the Ballpark Developer, and any developers or property owners pursuing development on adjacent parcels. The table below identifies principal areas of implementation responsibility on the part of the City, Ballpark Developer, and other property owner or developer stakeholders. In some cases these responsibilities refer to separate agreements between the City, Ballpark Developer, and/or others; responsibilities listed here are not intended to supersede or modify responsibilities defined in separate agreements.

TABLE 3

City responsibilities	Capital & Planning Project implementation	Ongoing operations
Complete stadium construction according to terms of agreement with Ballpark Developer, following Master Plan guidelines.	●	
Complete Ballpark Village infrastructure investments, including modifications to McLean Boulevard, Texas Street, other streets adjoining the project, and the Arkansas River edge landscape following Master Plan guidelines. Prepare and execute plans and budgets for ongoing maintenance of this infrastructure.	●	●
Proceed with design and construction of a pedestrian bridge spanning the Arkansas River, approximately midway between the Douglas and Maple Street bridges. Ensure that bridge placement, access points, and design complement the Ballpark Village vision. This includes facilitating convenient access between Ballpark Village and public parking, Century II, and recreational paths on the east side of the river. Prepare and execute plans and budgets for ongoing maintenance of the bridge.	●	●
Complete updates to the Delano Neighborhood Plan, incorporating the Ballpark Village Master Plan.	●	
Implement programming in public spaces in and around Ballpark Village, such as new public event space at McLean Boulevard and Texas Street, riverside open space, and on the river itself. Encourage programming through the Wichita Park & Recreation Department, Wichita Arts Council, and through collaboration with community organizations and Ballpark Developer.		●
Work with the Ballpark Developer to help coordinate access to multiple public parking facilities for stadium events.		●
Be available to discuss complementary redevelopment/site improvement concepts with current or future Metropolitan Baptist Church site owner(s) and/or other area property owners. Coordinate and review project proposals in the context of the Ballpark Village Master Plan, Delano Neighborhood Plan, and other applicable plans.		●

Plan and implement Century II facility improvements to complement Ballpark Village, such as by further encouraging recreational use of the Arkansas Riverfront.	●	●
Enforce Ballpark Village agreements with Ballpark Developer regarding provision of retail and event programming.		●

Ballpark Developer responsibilities	Capital & Planning Project implementation	Ongoing operations
Complete Ballpark Village commercial development per agreement with the City. Abide by this master plan and its guidelines in the placement and design of commercial facilities.	●	
Conduct Ballpark Village event programming per agreement with the City. Coordinate as needed with program and service partners, such as City of Wichita Park & Recreation Department, Wichita Police Department, and community organizations.		●
Conduct servicing, maintenance, and events in a manner that is considerate of nearby residents and property/business owners.		●
Maintain and manage Ballpark Village in a good state of appearance and repair. Maintain public streets and spaces to invite informal or formal use, to the extent the Ballpark Developer is responsible per agreement with the City.	●	●

Responsibilities of owners or developers of adjoining properties	Capital & Planning Project implementation	Ongoing operations
Proactively discuss development concepts, prior to proposal stage, with City and Delano community stakeholders. Prepare development concepts that support and leverage the Ballpark Village Vision.	●	
When implementing a City-approved development, collaborate with the Ballpark Developer and City to confirm a project design, construction process, and management approach that fits well with Ballpark Village.	●	●

CERTIFICATION OF AMENDMENT
TO THE
WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN

I, Dale Miler, Director of the Metropolitan Area Planning Department, and Secretary for the Metropolitan Area Planning Commission, hereby certify that the attached amendment to *The Wichita-Sedgwick County Comprehensive Plan* is a true and correct copy of the amendment approved by the Metropolitan Area Planning Commission on July 11, 2019.

Dale Miller

Dale Miller, Director
Metropolitan Area Planning Department

RESOLUTION

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 et seq., the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita in 2015 and Sedgwick County in 2016, and amended in 2017; and

WHEREAS, the Comprehensive Plan may be amended as needed to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission on May 4, 2017 did initiate the development of the *Delano Neighborhood Plan: 2019* to document an agreed upon revitalization strategy for Delano; and

WHEREAS, before the adoption of any Comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 et seq. to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City newspaper on June 20, 2019 and County newspaper on June 19, 2019, of a public hearing on said area plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on July 11, 2019, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said area plan;

NOW, BE IT THEREFORE RESOLVED, the Wichita-Sedgwick County Metropolitan Area Planning Commission hereby adopts *Delano Neighborhood Plan: 2019* as an official amendment to the Wichita-Sedgwick County Comprehensive Plan; and

BE IT FURTHER RESOLVED, that notice of this action be transmitted to the City Council of the City of Wichita and to the Sedgwick County Board of County Commissioners for their consideration and adoption.

ADOPTED at Wichita, Kansas, this 11th day of July 2019.

Cindy Miles, Chair
Wichita-Sedgwick County
Metropolitan Area Planning Commission

Attest:

Dale Miller, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

Approved as to Form:

Jennifer Magaña, Director of Law
City of Wichita

(130004) PUBLISHED IN THE WICHITA EAGLE ON Aug. 23, 2019

ORDINANCE NO. 51-095

AN ORDINANCE ADOPTING THE DELANO NEIGHBORHOOD PLAN: 2019, AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN.

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 *et seq.*, the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita in 2015 and Sedgwick County in 2016, and amended in 2017, 2018, and 2019; and

WHEREAS, the Comprehensive Plan may be amended, as needed, to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission on May 4, 2017 did initiate the development of the Delano Neighborhood Plan: 2019 to document an agreed upon revitalization strategy for Delano; and

WHEREAS, before the adoption of any Comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City newspaper on June 20, 2019 of a public hearing on said plan area; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on July 11, 2019, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said plan area, and approved a resolution adopting the Delano Neighborhood Plan: 2019, as an amendment to The Wichita-Sedgwick County Comprehensive Plan.

NOW THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. The City of Wichita hereby adopts the Delano Neighborhood Plan: 2019, as an amendment to The Wichita-Sedgwick County Comprehensive Plan; and

SECTION 2. Notice of this action shall be transmitted to the Sedgwick County Board of County Commissioners and to all other taxing subdivisions in the planning area that request a copy of the plan.

SECTION 3. This ordinance shall become effective and be in force from and after its adoption and publication once in the official City newspaper.

ADOPTED at Wichita, Kansas, this Aug. 20, 2019.

Jeff Longwell, Mayor

ATTEST:

Karen Sublett, City Clerk

Approved as to form:

Jennifer Magaña, Director of Law

The Wichita Eagle
KansasCom
330 N Mead St | Wichita, KS 67202 | 316-268-6000

LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
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Attention: Jamie Buster

CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

LEGAL PUBLICATION

PUBLISHED IN THE WICHITA EAGLE ON August 23, 2019

ORDINANCE NO. 51-095

AN ORDINANCE ADOPTING THE DELANO NEIGHBORHOOD PLAN: 2019, AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN.

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 *et seq.*, the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita in 2015 and Sedgwick County in 2016, and amended in 2017, 2018, and 2019; and

WHEREAS, the Comprehensive Plan may be amended, as needed, to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission on May 4, 2017 did initiate the development of the Delano Neighborhood Plan: 2019 to document an agreed upon revitalization strategy for Delano; and

WHEREAS, before the adoption of any Comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City newspaper on June 20, 2019 of a public hearing on said plan area; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on July 11, 2019, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said plan area, and approved a resolution adopting the Delano Neighborhood Plan: 2019, as an amendment to The Wichita-Sedgwick County Comprehensive Plan.

NOW THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. The City of Wichita hereby adopts the Delano Neighborhood Plan: 2019, as an amendment to The Wichita-Sedgwick County Comprehensive Plan; and

SECTION 2. Notice of this action shall be transmitted to the Sedgwick County Board of County Commissioners and to all other taxing subdivisions in the planning area that request a copy of the plan.

SECTION 3. This ordinance shall become effective and be in force from and after its adoption and publication once in the official City newspaper.

ADOPTED at Wichita, Kansas, this August 20, 2019

Jeff Longwell, Mayor

ATTEST:

Karen Sublett, City Clerk

Approved as to form:

Jennifer Magaña, Director of Law

0004349831

JENNIFER RAE BAILEY
Notary Public - State of Kansas
My Appt. Expires 6/9/2021

In The STATE OF KANSAS
In and for the County of Sedgwick
AFFIDAVIT OF PUBLICATION

1 Insertions

Beginning issue of: 08/23/2019

Ending issue of: 08/23/2019

STATE OF KANSAS)
.SS
County of Sedgwick)

Dale Seiwert, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from **8/23/2019** to **08/23/2019**.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

(Signature of Principal Clerk)
DATED: 8/26/2019

Notary Public Sedgwick County, Kansas

Published in the Derby Informer on September 11, 2019

RESOLUTION NO. 208-2019

A RESOLUTION RESCINDING RESOLUTION NO. 060-2018 AND ADOPTING THE DELANO NEIGHBORHOOD PLAN: 2019, AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN.

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 et seq., the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita in 2015 and Sedgwick County in 2016, and amended in 2017, 2018, and 2019; and

WHEREAS, the Comprehensive Plan may be amended, as needed, to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission on May 4, 2017 did initiate the development of the *Delano Neighborhood Plan: 2019* to document an agreed upon revitalization strategy for Delano; and

WHEREAS, before the adoption of any comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official County newspaper on June 19, 2019, of a public hearing on said plan area; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on July 11, 2019, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said plan area, and approved a resolution adopting the Delano Neighborhood Plan: 2019, as an amendment to The Wichita-Sedgwick County Comprehensive Plan.

NOW, BE IT THEREFORE RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, under the authority granted in K.S.A. 12-747, the Sedgwick County Board of County Commissioners hereby rescinds Resolution No. 060-2018, adopts the Delano Neighborhood Plan: 2019, as an amendment to The Wichita-Sedgwick County Comprehensive Plan; and

SECTION II. That upon taking effect, a notation of this amendment to the Comprehensive Plan shall be entered in the official Comprehensive Plan records in the offices of the Metropolitan Area Planning Department.

SECTION III. Notice of this action shall be transmitted to the Wichita City Council, and to all other taxing subdivisions in the planning area which request a copy of the plan.

SECTION IV. This resolution shall become effective upon its passage and publication once in the Official County Newspaper.

Commissioners present and voting were:

PETER F. MEITZNER	Aye
MICHAEL B. O'DONNELL, II	Aye
DAVID T. DENNIS	Aye
LACEY D. CRUSE	Aye
JAMES M. HOWELL	Aye

DATED this 4 day of September, 2019.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

DAVID T. DENNIS, Chairman
Commissioner, Third District

PETER F. MEITZNER
Commissioner, First District

MICHAEL B. O'DONNELL, II
Commissioner, Second District

LACEY D. CRUSE
Commissioner, Fourth District

JAMES M. HOWELL
Commissioner, Fifth District

ATTEST:

KELLY B.ARNOLD
County Clerk

CLERK OF SEDGWICK COUNTY SEDGWICK COUNTY KANSAS KANSAS

APPROVED AS TO FORM:

JUSTIN M. WAGGONER,
Assistant County Counselor

DERK17-03

Affidavit of Legal Publication

STATE OF KANSAS)
ss.
County of Sedgwick)

Jennifer Perryman, being first duly sworn, deposes and says:
That he/she is Legal Manager of

The Derby Informer

a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a weekly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published on Wednesdays, and has been so published continuously and uninterrupted in said county and state for a period of more than one year prior to the first publication of said notice, and has been admitted at the post office of Derby, Kansas, in said county as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for **1 week** the first publication thereof being made as aforesaid on the **11th** day of **September** 2019, with subsequent publications being made on the following dates:

N/A

Jennifer Perryman
Legal Manager

Subscribed and sworn to before me this 11th day of September, 2019.

Notary Public

MARY JOYCE
Notary Public - State of Kansas
My Appt. Expires 8-28-22

Resolution No. 208-2019

Printer's Fee: $37.80
Additional copies: $ _____

Legal Publication

(Published in The Derby Informer on September 11, 2019)

Published in the Derby Informer on _____

RESOLUTION NO. 208 – 2019

A RESOLUTION RESCINDING RESOLUTION NO. 060-2018 AND ADOPTING THE DELANO NEIGHBORHOOD PLAN: 2019, AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN.

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 et seq., the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita in 2015 and Sedgwick County in 2016, and amended in 2017, 2018, and 2019; and

WHEREAS, the Comprehensive Plan may be amended, as needed, to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission on May 4, 2017 did initiate the development of the *Delano Neighborhood Plan: 2019* to document an agreed upon revitalization strategy for Delano; and

WHEREAS, before the adoption of any comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official County newspaper on June 19, 2019, of a public hearing on said plan area; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on July 11, 2019, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said plan area, and approved a resolution adopting the Delano Neighborhood Plan: 2019, as an amendment to The Wichita-Sedgwick County Comprehensive Plan.

NOW, BE IT THEREFORE RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, under the authority granted in K.S.A. 12-747, the Sedgwick County Board of County Commissioners hereby rescinds Resolution No. 060-2018, adopts the Delano Neighborhood Plan: 2019, as an amendment to The Wichita-Sedgwick County Comprehensive Plan; and

SECTION II. That upon taking effect, a notation of this amendment to the Comprehensive Plan shall be entered in the official Comprehensive Plan records in the offices of the Metropolitan Area Planning Department.

SECTION III. Notice of this action shall be transmitted to the Wichita City Council, and to all other taxing subdivisions in the planning area which request a copy of the plan.

SECTION IV. This resolution shall become effective upon its passage and publication once in the Official County Newspaper.

Commissioners present and voting were:

PETER F. MEITZNER	AYE
MICHAEL B. O'DONNELL, II	AYE
DAVID T. DENNIS	AYE
LACEY D. CRUSE	AYE
JAMES M. HOWELL	AYE

DATED this 4th day of September, 2019.

APPROVED AS TO FORM:

JUSTIN M. WAGGONER,
Assistant County Counselor

ATTEST:

KELLY B. ARNOLD
County Clerk

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

DAVID T. DENNIS, Chairman
Commissioner, Third District

PETER F. MEITZNER
Commissioner, First District

MICHAEL B. O'DONNELL, II
Commissioner, Second District

LACEY D. CRUSE
Commissioner, Fourth District

JAMES M. HOWELL
Commissioner, Fifth District