

DISTRICT ADVISORY BOARD I
MEETING MINUTES
Atwater Neighborhood Resource Center
2755 E. 19th St. N., Wichita, Kansas 67214

Members Present

James Roseboro
Dan Heflin
Janet Wilson
Beverly Domitrovic
Bill Wynne
Aaron Mayes
David Buckmaster
Lavonta Williams, Council Member

Members Absent

Janice Rich
K.C. Ohaebosim
Twila Chaloupek
Brandon James

Guests

Eric King
Donald Hogg
Scott Langenbert
Mearlin Overton
Debbie Mullins
Ceola Norwood
Lonnie Barnes
Vada Bowen
Lamont Bowen
Bonnie Stinson
Joe Stinson
Mark Rooks
Kenneth Darrow
Gerry Domitrovic
Seven Decker
Phil Murphy

City of Wichita Staff Present

Lt. Micah Hoelscher, WFD, Station #10
Officer Tricia Tiede WPD, Beat 33, Patrol East
Scott Knebel, MAPD
Penny Garding, Park and Rec
David McGuire, Park and Rec
Gary Janzen, City Engineer, PW
Shawn Mellies, PW Engineering
Kelly Fleming, PW Stormwater
Renee Batchman, PW Stormwater
James Hardesty, PW Stormwater
Joe Hickle, PW Stormwater
Alana Haynes, Office of Community Engagement

Order of Business

Call to Order

Meeting was called to order at 6:30 p.m.

Approval of Agenda

Motion to approve the agenda submitted. **Motion carried 7:0.**

Approval of Minutes

Motion to approve the minutes submitted with one correction. **Motion carried 7:0.**

Public Agenda

1. Agenda Items

None

2. Off Agenda Items

None

Staff Report

3. Fire Report

Lt. Micah Hoelscher, reported last month there were six fires in District I that caused \$600,000 in structural damage and \$300,000 in content damage.

Action Taken: Received and Filed.

4. Police Report

Office Tricia Tiede, Patrol East, reported that auto larceny has increased in the area. Police are passing out flyers reminding citizens to lock their vehicles and to call 911 if they see suspicious activity.

DAB member: Congratulations on your recent accomplishments that were in the newspaper.

Action Taken: Received and Filed.

New Business

5. Elm Neighborhood Park

Penny Garding, Park and Recreation Department, presented the proposed name change of the Elm Neighborhood Park. **Garding** informed the Board that the neighborhood association for the area was in favor of keeping the name of the park the same. **Garding** asked if the DAB members would also be in favor of the park keeping the same name.

DAB I members- unanimously agreed that the name should remain the same. No vote was required.

Action Taken: Received and Filed.

6. Flood Plain Maps

City staff from Public Works presented and introduced citizens to the new FEMA Floodplain Mapping process.

DAB members and citizens were encouraged to visit with the staff members that were available in the conference room to have their questions answered and addresses checked to verify whether or not flood insurance was required.

Action Taken: Received and Filed.

7. Improvements to 37th Street between Oliver and Woodlawn

Shawn Mellies, Public Works, gave a presentation on improvements slated for 37th St. N. between Oliver and Woodlawn. On July 15, 2014, the City Council approved an agreement with Professional Engineering Consultants (PEC) to design improvements to 37th Street North between Oliver and Woodlawn. On January 27, 2015, City Council approved an agreement between the City of Bel Aire and the City of Wichita to share the cost to improve 37th Street. On February 17, 2015, the Bel Aire City Council unanimously approved the three lane option after getting input from the public on the three and five lane options. Some reasons for the approval of the three lane option included current and 2040 traffic counts, construction cost, and future maintenance cost, which will be the sole responsibility of the City of Bel Aire.

The project is currently unfunded in the 2011-2020 Adopted Capital Improvement Program, but is slated to be included in the proposed CIP. It is estimated that General Obligation bond funding of \$1,295,209 will be programmed into the new CIP and \$2,954,791 in Federal funding is currently programmed in the Transportation Improvement Program for a total of \$4,250,000. The City of Wichita will be reimbursed by the City of Bel Aire for half of the design, construction, and construction engineering cost and all of the right-of-way purchased on the north side of 37th Street.

Gary Janzen, City Engineer, reviewed the traffic counts for the area.

DAB member: Will bike lanes be included in this design? **A:** Yes. DAB members also had questions related to storm water drainage, the use of materials and the impact on area businesses. Janzen responded to all questions.

Citizen concern: Citizen owns two properties on 37th and she expressed concern over increased traffic and especially increased truck traffic. She voiced support for the three-lane option.

Citizen: Liked the three-lane option, but didn't like the bike path portion. Lengthy discussion ensued regarding bike path and the Master Bicycle Plan

It is recommended that the District Advisory Board

Action Taken: Roseboro/Buckmaster made a motion to recommend approval of the three lane design concept.

Motion carried 5-2.

8. Proposed Amendment to "U" University Zoning District

Scott Knebel, MAPD, presented a request to amend the "U" University Zoning District. The golf course is "SF-5" Single Family with the "U" University Overlay District.

Wichita State University has developed an Innovation Campus Master Plan to redevelop Braeburn Golf Course with:

- An Experiential Engineering Building with engineering laboratories and a maker space
- Partnership Buildings, constructed with private funds by developers who will lease space to companies that want to work with WSU students and faculty
- A new home for the W. Frank Barton School of Business, with an adjacent Innovation Center
- A new residence hall
- Mixed-use buildings, built by private developers along 17th and 21st Streets, near Oliver, that would include retail stores and restaurants on the first level and apartments on upper levels
- A hotel, built by a private developer, on the southwest corner of 21st and Oliver

The current zoning of Wichita State's main campus and the former Braeburn Golf Course is "SF-5" Single Family with the "U" University Overlay District. The current language of the Unified Zoning Code indicates that the "U" University Overlay District should be applied only to non-university, residential properties adjacent to campus and that properties on campus should be zoned "U" University Base District.

Since neither the “U” University Overlay District nor “U” University Base District permits the proposed Innovation Campus uses and since other university campuses are zoned “U” University Base District, staff recommends the attached amendments to the “U” University Overlay District to create a section that applies to university-owned property on-campus and a different section that applies to non-university, residential property adjacent to campus. The “U” University Overlay District on campus would permit the proposed uses of the Innovation Campus. Since Wichita State has the only on-campus property zoned “U” University Overlay District, Wichita State would be the only campus permitted the Innovation Campus uses if the proposed amendments are approved. Non-university, residential properties in the “U” University Overlay District would continue with existing permitted uses.

DAB members and citizens expressed concerns about the impact on the intersection at 21st and Oliver – both traffic and retail.

Action: A motion was made and seconded to recommend approval of the proposed amendments to the “U” University Overlay District.

Board Agenda

9. Updates, Issues and Reports

Several announcements were made regarding community events and educational and employment opportunities.

10. Adjournment

Motion to adjourn was made and seconded. Motion carried.

The next meeting for the District Advisory Board I will be held at 6:30 p.m., May 4, 2015, at the Atwater Neighborhood Resource Center, 2755 E. 19th St. N.