

Wichita-Sedgwick County Comprehensive Plan Steering Committee Meeting

MAPC Large Conference Room, 10th Floor, City Hall

3:45-5:30 p.m., October 30, 2013

Discussion Highlights & Points of Agreement:

Attendance - Plan Steering Committee:

Stacy Christie, David Foster, Susan Estes, Ken Lee, John McKay, Randy Oliver, Gary Schmitt, George Sherman

Attendance - Project Staff:

Stephen Banks, Dave Barber, Scott Knebel, Jess McNeely, John Schlegel, Scott Wadle

1. Welcome -

The meeting was called to order by Susan Estes in the absence of Peggy Elliott who was ill.

2. Presentation on ACT ICT Initiative -

Misty Bruckner from WSU provided an overview of this community engagement effort (100 or more meetings by the end of January) to help determine City of Wichita spending priorities for the next 10 years. Community-wide feedback on future public investment priorities and 'willingness to pay' will also inform the development of the new community investment plan.

3. Committee Workshop Session: Development of Different Wichita Growth Scenarios -

Dave Barber presented a generalized map representative of the "blue and red dot" 2035 Wichita baseline growth scenario map developed by the Committee. The Committee agreed that the generalized map provided a more apparent and conceptualized depiction of future housing and employment growth areas forecasted for Wichita. This generalized mapping approach will be used in depicting the different growth scenarios developed by the Committee.

To help stimulate Committee discussion on the 'infill scenario' requested by City Council members, Barber presented three informational maps. These maps identified staff's assessment of possible Wichita greyfield and suburban multi-family residential infill/redevelopment opportunity areas; specific residential and mixed-use areas targeted in existing Wichita neighborhood and area plans; and, possible residential infill opportunities on currently vacant and agriculturally assessed properties in Wichita.

Barber asked each Committee member if there were any additional ideas that they wished to add to the current list of possible elements of a different Wichita growth scenario (developed at the October 16th meeting). The following ideas were added:

- The infill scenario should be less site-specific in those areas where sufficient infrastructure is already in-place
- Current city stormwater impact fees should be reviewed
- The impacts of the rural water districts on future development/growth patterns need to be assessed and accounted for
- Review street pavement requirements and other regulations/policies impacting infill site development
- Promote better connectivity and green infrastructure development
- Smaller residential lots may be necessary to realize the infill scenario

Following a discussion of the list of possible elements of a different Wichita growth and community investment scenario, the Committee agreed upon the following:

- Create a scenario that reflects continued residential and employment growth at the suburban fringes of Wichita and in the downtown, but also increased levels of redevelopment and infill development throughout the established central city area (with infill development constituting 12% of total new dwelling units forecasted for Wichita by 2035). The established central city area includes the central statistical development area bounded by Pawnee on the south, Woodlawn on the east, 21st Street on the north and the Wichita/Valley Center floodway on the west; and supplemented by an area extending one mile beyond the perimeter of the central statistical development area.
- Create a Northwest Bypass 'no-build' alternate growth pattern that depicts future job and housing growth patterns in northwest Wichita if the Northwest Bypass is not constructed by 2030-2035 (due to State funding shortfalls). The Northwest Bypass 'no-build' alternate growth pattern could be a sub-element of each different scenario ultimately developed by the Committee.
- Create a 2035 Wichita low-growth baseline scenario (additional population of 60,000 rather than 68,000; additional 57,300 dwelling units rather than 61,900 additional dwelling units) to reflect possible higher future housing and population growth rates in the small cities and/or unincorporated areas surrounding Wichita.

Follow-up items for future Committee meetings:

- Staff to provide recent 3 year and 10-15 year statistics on Wichita single family and multi-family housing trends in the central statistical development area.
- A meeting needs to be set up with local developers with infill expertise (Gary Schmitt, George Sherman and Ken Lee to assist staff with this) to hear their opinions on Wichita infill opportunities through 2035.
- Staff will develop a 2035 Wichita low-growth baseline scenario for Committee review that reflects the low end of the forecast range for Wichita's population and employment growth through 2035 (additional population of 60,000 rather than 68,000; additional 57,300 dwelling units rather than 61,900 additional dwelling units).
- Staff will develop a Northwest Bypass 'no-build' alternate growth pattern for Committee review that depicts future job and housing growth patterns in northwest Wichita if the Northwest Bypass is not constructed by 2030-2035 (due to State funding shortfalls).

4. Committee Open Discussion -

None

5. Set Next Steering Committee Meeting -

November 6, 2013, 3:45-5:30 p.m. in the MAPC Large Conference Room, 10th Floor, City Hall

6. Comments from Public Attendees -

None

7. Adjourned - 5:40 p.m.