



a development plan for the **Center City Neighborhood**



prepared by Development Concepts, Inc. for the City of Wichita
November 1999



DEVELOPMENT CONCEPTS, INC.





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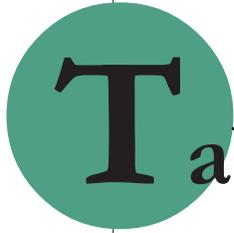


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P *chapter one* lanning Process

In 1998, the City of Wichita and the Centercity Organized Revitalization Effort (C.O.R.E.) applied for and received a Metro Community Capacity Building Grant from the Kansas Department of Commerce and Housing to develop plans for future redevelopment within areas identified within the City's Neighborhood Revitalization Plan and within State and Federal Housing and Urban Development revitalization areas. Since 1996, the study area has been the subject of strong interest to a group of concerned area congregations, to local not-for-profit and for-profit institutions, and to various citizens interested in the health of the center city. C.O.R.E. brings together faith groups, financial institutions, Via Christi Hospital, American Institute of Architects, Historic Midtown Citizens Association, businesses, the City of Wichita, Sedgwick County, residents in the area, and other community organizations to focus on improving the Center City Neighborhood. The mission is "fostering community in the center city through planned residential projects that would be inclusive, diverse and cosmopolitan." This group brought the project to the attention of City of Wichita officials, who responded with staff support and the successful grant application.



On May 18, 1999, the City and C.O.R.E. hosted a public workshop to discuss the Center City Neighborhood. More than three dozen interested citizens participated in the workshop. Activities included the presentation by the consultant team of preliminary housing market conditions and preliminary SWOT (strengths, weaknesses, opportunities, threats, see page 8) analysis. The preliminary assessments were made through a series of interviews with residents, business owners, developers, real estate professionals, social service providers, City/County officials, and other stakeholders. After the initial presentations, participants were divided into three smaller groups to discuss their reactions to the information and to participate in a visual preference survey to determine how potential new development should look.

STRENGTHS

- Strong leadership in the form of C.O.R.E.
- Strong religious/faith-based presence & involvement
- Commercial businesses in the area
- Identified human & capital resources for potential development
- Proximity to downtown business district
- Quality infrastructure
- Institutional stakeholders- social services, hospital, municipal uses, churches
- Growing ethnic & cultural diversity
- Neighborhood inspector program
- St. Francis' security patrols
- COPS program
- Support of Via Christi/St. Francis
- Some long-term homeowners
- Several social services
- Lots of church involvement
- Scattered historic architectural resources

WEAKNESSES

- Excessive rental properties vs. owner-occupied housing
- Deteriorating housing
- Conflicting commercial/residential uses
- Lack of resident & grass-roots involvement in neighborhood planning
- Excessive hard surface & parking lots
- Lack of a 'neighborhood' definition
- Single-family dwellings have become multi-family/group homes
- Inconsistent code enforcement
- Perception of increased crime
- Lack of income diversity
- Need for transitional housing
- Demand for infant care far exceeds supply
- No grocery store in immediate area

OPPORTUNITIES

- Many infill housing sites
- Many housing rehab candidates
- Potential to achieve greater participation & involvement from neighborhood residents
- Potential to develop micro-business enterprises to benefit local population
- Potential to create more homeownership opportunities
- Potential to create mixed income area
- Potential to create new appropriately used green space
- Public-private partnerships within neighborhood can assist with redevelopment
- Possible expansion of Via Christi child care to include neighborhood residents
- Willingness of Via Christi to utilize their land holdings to serve neighborhood revitalization effort
- Willingness of Via Christi to develop workforce training project
- Potential for tourism-related activities
- City-County Mortgage Revenue Bond program & Neighborhood Revitalization Plan incentives
- Homeownership 80 funds
- Employee base in area - 3,000 City & County; 3,000 St. Francis/Via Christi

THREATS

- Absentee & irresponsible landlords
- Unintentional gentrification of neighborhood
- Proceeding with redevelopment plans without neighborhood support
- Code enforcement process may be solving short-term problems but creating long-term ones
- Commercial encroachment on residential uses
- One-way streets result in high speed traffic
- City clean-up program is overscheduled past the year 2000
- Inconsistency in implementing neighborhood inspectors program
- Social services are scattered throughout area (no one-stop shop)
- Buyers discouraged from using City incentives because of slow approval process
- Perception of unresolved public safety issues (e.g. gang/youth violence)
- Number of group homes & half-way houses
- Busy, vehicular-oriented streets & high speed along Central & Broadway
- Drug activity

Participants generally agreed with most of the items included in the SWOT analysis; however, there was some concern over specific wording that made issues unclear and there were some additional concerns raised. A summary of the comments follows:

- The close proximity of the neighborhood to arts and entertainment venues in adjacent areas is a strength.
- The mix of housing types and the diversity in the ethnic background of residents are strengths.
- Public transportation in the area is a strength, although the hours of availability are not always convenient. Incentives could encourage people to use public transit.
- The opportunity to create a resident-based neighborhood organization for the Center City Neighborhood exists. Such a group could operate similarly to the Historic Midtown Citizens Association which is viewed as a strength of the area, as are the Riverside, North Riverside, South Central, and Delano associations.
- The density of group homes and half-way houses provides a threat to the neighborhood; but the licensing process is a good one for controlling those activities.
- There is a need for small stores that serve neighborhood residents; but there needs to be more residents to support those businesses. A quality, competitively priced grocery store may be a critical need if there is to be substantial residential development.
- Incentives are needed to encourage people to consider alternative housing choices.
- A response-based transportation system would help reduce the amount of cars in the area and enable people to reach services.
- The diversity of Downtown churches and their commitment to the area are strengths. The opportunity exists to attract members of church congregations to live in the area.



(cont.)

- The declining crime rate is a strength of the area; although some participants believe that crime still poses a threat to the neighborhood.
- Improvements to Murdock Street are seen positively.
- The perception of poor schools in the area is a weakness; quality schools must be nearby if the neighborhood is going to attract families.
- The system of one-way streets is a weakness because they are not resident-friendly and speed people through the neighborhood more quickly.
- The lack of public play areas for children is a weakness.
- More affordable homeownership opportunities need to be provided in the downtown area.
- Code enforcement efforts need to be coupled with tools for residents who cannot afford improvements.
- Sidewalks in the neighborhood need repair.
- Negative perceptions of gentrification are seen as a threat; although, participants thought some gentrification could help make the area more economically diverse.
- The number of individual land owners is seen by some as a threat.
- The neighborhood's busy streets (Murdock, Central, Broadway, etc.) are seen as opportunities.
- The close proximity to the Midtown Community Resource Center is a strength.
- A downtown 'destination point' for the Hispanic community (services, restaurants, events could be established) is seen as an opportunity; particularly as a result of the activity at the Cathedral.
- Community policing, historic architecture in the neighborhood, and the close proximity to St. Francis Hospital and medical services are strengths.



During the visual preference survey, participants placed dot stickers on images of housing products from other cities that they found to be most suitable for the Center City Neighborhood. The images above scored highest. Also included on the following page is a summary of the groups' likes and dislikes in housing design.

Housing Design Likes

- Smaller units with some separation between them to attract a variety of lifestyles (families, empty nesters, young professionals, etc.)
- Porches so that neighbors can get to know one another.
- Garages in the rear of the home/site.
- Some open areas between houses, although continuous row houses were also popular.
- Buildings that fit the scale and style of the neighborhood.
- Sidewalks and open space.
- Diversity of housing styles.

Housing Design Dislikes

- High-rise apartments.
- Garages in the front of the house.
- Housing that all looks the same.

A survey was also distributed at the public workshop in order to quantify participants' opinions. This survey was subsequently distributed to City, County and Via Christi employees. The goal of the survey was to gather information regarding general impressions of the Center City Neighborhood, the most critical needs, and the most serious problems. It also asked respondents where they currently live, their family status, where they work, if they would ever consider living in Center City, how much they expect to spend a month on housing costs and what amenities would attract them to home buying or renting in Center City.

Many of the survey respondents listed their home address within the Midtown and Center City Neighborhood and surrounding area. Substantially fewer numbers of people indicated that they had a place of business or rental property in the neighborhood. As a result, the survey results are heavily weighted by opinions of residents, not all of whom live within the boundaries of the study area.

On a scale of 1 to 5 ('1' being least positive and '5' being most positive), the general impression of the Center City Neighborhood rated between '2' and '3.' The greatest needs identified by participants were grocery, transit, park, residential and retail/business services. Substantially fewer respondents indicated a need for other services, housing, two-way streets, schools, accessibility, greater feeling of community, continued church outreach, and family medical clinics. Crime, or the perception of it, and property conditions were overwhelmingly identified as the most serious problems in the neighborhood. In fact, when survey participants were asked what it would take to

get them to consider a move to the Center City Neighborhood, many of those who said they would consider such a move indicated that visual conditions would have to be dramatically improved. Vacant/run-down property, absentee landlords, and negligent landlords were also identified as significant problems. Gangs and drugs were singled out as the primary criminal activities. Parking lots were also identified as a problem in the neighborhood (again, because the survey respondents represented more residents than business owners). The comprehensive survey results are included in the Appendix on page 55.

The top six 'Most Important Development Initiatives' as ranked by survey respondents were:

1. Renovation of existing buildings for apartments,
2. New construction of single family homes,
3. Commercial/retail development,
4. Public improvements- sidewalks, trees, streets, etc.,
5. New construction of apartments, and
6. Parks/recreation facilities.

Many survey respondents said they are married and have three or more children, which may indicate why a majority said they have no desire to live so close to Downtown, despite the services and amenities offered. Respondents did indicate they would like to see yards provided in new Center City housing which may offer design challenges within this traditionally dense neighborhood.



H *chapter two* **Historic Overview**

The history of the Center City Neighborhood is, to a large extent, the history of Wichita because the City began in what is now the Center City Neighborhood. In 1865, the Osage Indian Tribe ceded more than four million acres of land to the United States. Settlers quickly occupied much of the land and began applying to the state to incorporate towns. The City of Wichita was incorporated in 1870.

Darius Munger and William Griffenstein combined their plats to form the town. Central Avenue became the dividing line between the two plats and would remain important as a highway connecting Wichita to El Dorado. The north-south streets of the two plats lined up, but they had different names on either side of Central Avenue. This was rectified in 1889.

Shortly after the founding of the town, the primary business district shifted from Main Street to Douglas Avenue just south of what would become the Center City Neighborhood. Douglas Avenue has remained an important commercial street.

Development of the Center City Neighborhood began almost immediately as the population of Wichita increased. By 1887 the population topped 31,000 residents. At this time, several of the most prosperous residents moved from the Center City Neighborhood to the more prestigious neighborhoods of Riverside and College Hill.

With the growth of the city came the need for quality medical care. Dr. Andrew Fabrique founded St. Francis Hospital in 1886. Three years later the Sisters of the Sorrowful Mother assumed responsibility for the hospital. The Sisters added the first hospital expansion, increasing the facility from 15 to 60 beds, in 1896. Expansions have continued throughout the hospital's 110-year history with the most recent completed in 1993. The hospital now employs nearly 4,000 persons.

The year after the opening of St. Francis Hospital, a ten-year drought began. While much of the state lost population, Sedgwick County gained population as farmers moved out of the harder hit rural counties of Kansas.

The Center City Neighborhood has been near the heart of downtown Wichita's action. Three railroads were combined in Union Station between Washington and St. Francis Streets. This area became very important for warehousing after Union Station was completed in 1914. The area adjacent to the southern edge of the neighborhood between Santa Fe Avenue and Washington Street was an important location for agricultural warehouses and brokerage buildings. Many of these buildings along the railroad are still there. Coleman Lamp and Stove Company, Hockaday Paint Company, and Simmons Hardware Company were some of the larger companies locating near the Center City Neighborhood and the railroad.

The Great Depression did not hit Wichita with the force it hit many other cities. This, in large part, was due to the petroleum industry. Although, the influx of farmers fleeing the Dust Bowl placed a large burden on the city. These new residents constructed shacks in the area southwest of Friends University. World War II brought renewed prosperity to Wichita. The aviation industry became the dominant industry in the city during the war. Boeing and Cessna both had major wartime factories in Wichita. By 1950, Wichita became the largest city in Kansas with almost 200,000 residents.

The population of Wichita has continued to increase. Today approximately 330,000 people reside in the City while Sedgwick County has a population of 450,000 residents. The City now covers an area of 139 square miles.

E *chapter three* Existing Conditions

The Center City Neighborhood is fortunate to be anchored by several major institutional stakeholders. At the north end of the neighborhood, Via Christi Medical Center is a major property owner and employer; throughout the south end, more than one-half dozen churches contribute to the social and physical infrastructure of the neighborhood. Each of these churches, as well as other historic structures, such as the two courthouses between Main and Market Streets, are outstanding architectural treasures and add stability and character to the area. Other stakeholders with a physical presence in the area include the Salvation Army, the YMCA, Interfaith Ministries, and dozens of law offices and other businesses.



The study area is roughly a 40-block area that is situated between the downtown Central Business District and the historic Midtown Neighborhood and is affected by a network of one-way streets that moves traffic at an aggressive speed. As such, the Center City area has evolved into a neighborhood that most people only pass through. The east edge of the study area is defined by an active rail corridor for which there are currently plans to elevate the tracks. This alteration will significantly impact the development potential of parcels fronting onto Santa Fe, but also those further west.

Recent development has resulted in auto-oriented convenience stores and fast food restaurants; yet the neighborhood remains remarkably walkable, despite the fact that few blocks retain continuous buildings on both sides and several of the single- and multi-family structures are in need of improved maintenance. Masonry is the predominant building material and the structural stability of these structures indicates that there are ample opportunities for building reuse. The study area does not function as a cohesive whole because of the existence of several major vehicular thoroughfares that tend to divide it into smaller sub-districts (see *Summary of Existing Conditions Diagram* on page 19). Because several of these streets are one-way (Main, Market, Topeka, Emporia and Second), traffic on them has a tendency to move very fast which exacerbates the streets' role as a sort of barrier. Main Street is one-way south carrying traffic from the north into Downtown. Fortunately, Broadway is two-way; however, as a result, development along this corridor has occurred in a haphazard way without any unifying standards that could encourage additional neighborhood investment. Broadway is characterized by uses such as Quick Trip, O'Reilly Auto Parts, Spangle's, Taco Tico, and Red Carpet Inn. These uses, with their reliance on vehicular traffic for drive-thru lanes and parking, detract from the corridor's more institutional anchors such as the Church of Christ Scientist, Inter-Faith offices, and the First Presbyterian Church.



West side of Broadway at Murdock

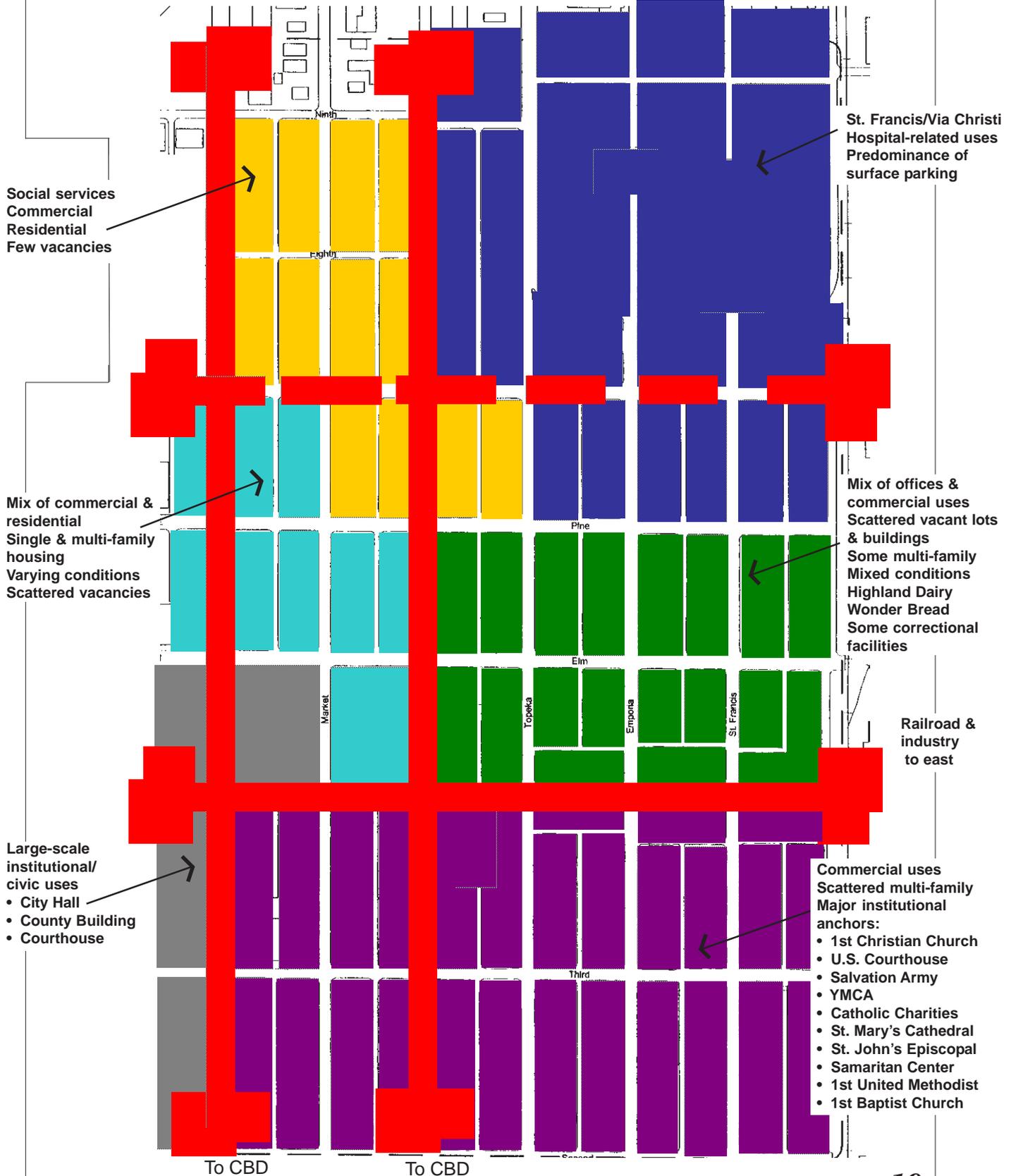


East side of Broadway at Murdock

Central Avenue functions more appropriately as a buffer between Central Business District activities to the south and potential neighborhood activities to the north. This corridor also has a mix of commercial and auto-oriented uses; however, it is characterized by a greater percentage of historic or older buildings (than Broadway) that allows it to weave itself into the neighborhood more successfully. There are several opportunities to improve this corridor by creating significant gateways into the neighborhood. This could certainly be done through public improvements but even more effectively through new architectural elements that could reinforce existing assets and more effectively define transitions into residential areas.



Summary of Existing Conditions



Murdock, at the north end of the study area, is also a well-traveled corridor that provides an attractive 'front door' to Via Christi because of recent public improvements. However, evidence of the hospital's presence is clear to the south of Murdock because of the predominance of surface parking lots that serve the hospital. These expanses of concrete open space do very little to further neighborhood development goals.

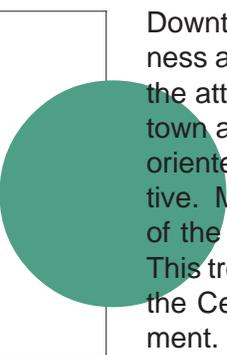


Northwest corner of Market and Pine

Property conditions in the neighborhood are inconsistent and some significantly detract from the overall neighborhood character. The Sedgwick County Appraiser's Office has identified two structures that are 'unsound' and several more that are in 'poor' to 'very poor' condition (see *Center City Neighborhood CDU* map on following page). The CDU map represents conditions, depreciation, and utility of buildings and was prepared using information from the Sedgwick County Appraiser's Office by the Metropolitan Area Planning Department. The values reflect a combination of factors including building conditions, depreciation, and market desirability.

Zoning classifications in the study area generally allow a variety of commercial and industrial uses, although there are concentrations of multi-family zoned properties along Market and Topeka (see *Center City Neighborhood Zoning* map on page 22). If significant new residential development is going to occur in this area, a 'down-zoning' will most likely be necessary so that risk of adjacent incompatible uses is reduced. Currently no properties are zoned for single-family use within the study area. Rather, the area has an abundance of commercially- and industrially-zoned properties.

C.O.R.E. has a central mission and focus, which is to revitalize and improve the Center City Neighborhood by initiating physical development projects that spark new investment. The commitment to "creating a new neighborhood" with the investment of existing and new resources is to a great degree influenced by the current neighborhood environment. Today's composition of the neighborhood is primarily commercial and to a much lesser degree, residential. For this reason, Center City does not really have the feel or look of a "neighborhood." Interestingly enough, there are a number of religious institutions and social service/health care agencies located in the neighborhood, but their constituencies are not necessarily those few individuals and families who reside in the neighborhood. Moreover, though commercial establishments are plentiful, most do not exist for the purpose of the immediate neighborhood. If a new neighborhood is to emerge, certain basic neighborhood-oriented services must be readily available and accessible to maintain current residents, as well as those who will likely be attracted to the area once more housing opportunities are provided.



Downtown Wichita is typical of many cities that have experienced a decline of business activity in their Central Business District over that last couple of decades due to the attractiveness of suburban environments. With a lessening emphasis on downtown and decreases in the population of Center City residents, many neighborhood-oriented services were forced to follow their customers in order to remain competitive. Many who work downtown have their needs for service met within the confines of the neighborhood where they reside, which are primarily outside of Center City. This trend can be reversed. C.O.R.E. has a perfect opportunity to address this gap in the Center City Neighborhood as it makes plans for responsible housing development. Many of the “pioneers” who will be drawn to the area will be more likely to settle there if there are provisions for certain services within short distance of where they live.

Stakeholders have cited the need for a quality grocery store in the neighborhood, although local residents drive or are transported by transit less than two miles to shop. There are a couple of full-service gas stations in the neighborhood and restaurants, mainly fast food establishments, scattered throughout the area.

Some participants in the planning process have expressed concern about the lack of child care services available in the downtown area. This will be a critical issue to address as more persons are recruited to move to the area, in addition to the current Via Christi and downtown business employees who could benefit from these type of services.

As housing and other physical developments are created, it will be important to incorporate neighborhood services such as laundry, photocopying, pharmacy, banking, etc. into the plan. Some of this can be addressed by partnering with Via Christi as well as catering to the needs of persons who will comprise the housing. In particular, Via Christi is interested in serving the needs of seniors who could be housed in the area. Other services will need to be customized to the needs of neighborhood residents, understanding that certain economies of scale must be maintained in order to successfully attract the necessary investments to create and sustain neighborhood-oriented services.



Housing Market Overview

chapter four

Many people around the country are rediscovering the appeal of urban neighborhoods and the opportunities presented by being close to the Central Business District, work, and entertainment. Downtown Wichita has experienced its first significant housing activity in many years with the construction of apartments in Old Town and the proposed Eaton Hotel renovation. Residents are once again showing confidence in the urban core.

The Midtown Neighborhood, north of downtown roughly between 9th and 25th Streets, has been able to attract homeowners partly for this reason, as well as because of the unique historic homes in the area. Residents have been willing to invest in the neighborhood's older homes and rehabilitate them. These urban pioneers may also be interested in homes in the Center City Neighborhood and may help to create a critical mass of activity that will help attract other buyers who want new homes.

The Center City Neighborhood has suffered from high vacancy rates (both homes and residential lots), low homeownership rates, and a general trend over the past few decades toward suburban living. Due to recent residential development in and around downtown and with leadership from the City and other groups, the potential now exists for the neighborhood to reverse these trends.

A significant number of demolitions created a large number of vacant lots in the Center City Neighborhood. New houses can be built on these vacant lots and attract urban pioneers and empty nesters who want to live in an urban neighborhood, but who also want the modern conveniences of a new home. Some of these residents are likely to be employed in one of the many businesses located within the neighborhood, the government complex, or Via Christi Medical Center.

The City and the Center City Organized Revitalization Effort (C.O.R.E.) have expressed a desire to add a significant number of housing units to the Center City Neighborhood in part because of C.O.R.E.'s mission of "fostering community in the center city through planned residential projects that would be inclusive, diverse, and cosmopolitan." In particular, homeownership would help stabilize the neighborhood and provide new housing opportunities for residents of Wichita who prefer to live in a more urban neighborhood.

Because the Wichita metropolitan market has not shown the demand for significant multi-family housing construction (in part due to the volume of construction in the early 1980s), the production of single-family homes, duplexes, townhomes, or even condominiums may hold the most opportunity for success.

However, because vacancy rates in downtown apartments fell from 11.9% to 3.1% between January of 1996 and July of 1998, there appears to be new demand for rental units in the center city. Most new downtown apartments rent well above the city-wide average indicating a need for more moderately-priced units.

<u>Market Rate Apartment Rents</u>		
Size	Wichita Average	Downtown High & Low
1 Bedroom	\$357-\$394	\$200-\$960
2 Bedrooms	\$460-\$501	\$300-\$1,200

Wichita average rental rates provided by City of Wichita from the Eaton Square Market Study prepared by Savage, Inc.; high and low downtown rates provided from DCI interviews with rental property managers and developers.

Downtown Wichita is experiencing the first large-scale residential development in many years. Innes Station and Mosely Street Apartments in Old Town have converted warehouse space into nearly 200 rehabbed residential units. Innes Station contains 80 units with 64 market-rate units with a rent range of \$525 to \$1,050 for one- and two-bedroom units. The income-restricted units have a rent range of \$410 to \$485. Both projects have been successful and indicate a market for near-downtown living.

The Eaton Block at 500 E. Douglas will contain 80 market rate and 40 income-restricted apartments in renovated and newly constructed space with market-rate rents between \$549 and \$839 and income-restricted rents between \$351 and \$454.

The Center City Neighborhood should be able to use the renewed interest in downtown to its advantage. The neighborhood could draw homeowners from a variety of markets: urban pioneers who want to live in older, urban neighborhoods near the central business district, new immigrants who are attracted by the lower housing costs, employees of the many nearby businesses, and people who already live in the neighborhood but currently pay rent.

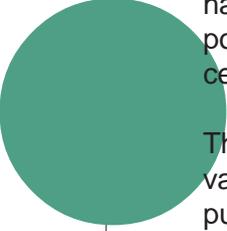
Even though the Center City Neighborhood contains less wealth than other Wichita neighborhoods, it does contain many residents that, with the appropriate housing product and financial programs, could be candidates for homeownership in the neighborhood. Many may be ready to “step-up” to homeownership responsibilities, particularly if a support network is provided through an organization like C.O.R.E. According to the 1997 census projections, the area within an approximately 1.5 mile radius of the intersection of Waco and 10th Streets contains 3,413

households with annual incomes that would qualify them for a house costing between \$50,000 and \$150,000.

The table below shows the number of households that can afford houses of varying costs. The table shows that 12,095 households within the city can afford a house with a market value of between \$70,000 and \$90,000.

Throughout Wichita, however, home sales declined during the first quarter of 1999, compared to the same period of 1998, indicating that any new product will have to be competitive in terms of price, size, and amenities. One significant positive aspect of the neighborhood is its proximity to the downtown employment centers and Via Christi Medical Center.

The neighborhood could appeal to a number of local employees. Based on the varied incomes of hospital employees, these potential buyers should be able to purchase homes in all of the categories shown below. With 6,000 employees at the hospital and government offices, a large pool of potential residents is already working in the neighborhood.



Housing Price	1.5 Mile Radius from Waco & 10th	Households in Wichita	Households in Sedgwick County
\$ 50,000	674	11,941	14,094
\$ 70,000	553	12,095	14,663
\$ 90,000	604	11,817	14,356
\$110,000	452	10,955	13,941
\$130,000	404	9,242	12,268
\$150,000	726	8,345	11,162

Household numbers provided by City of Wichita from projections of 1990 Census data produced by Applied Geographic Solutions, Inc. Housing prices calculated by DCI based on 1990 Census data adjusted for inflation.

To truly achieve a mixed-income neighborhood and to alleviate potential developer concern regarding building in the area, the City's package of homeowner incentives may need to be expanded.

The City of Wichita has a number of programs to assist homebuyers. The Neighborhood Revitalization Homeownership Program assists low-income families trying to purchase their first home. The program forgives a \$3,300 loan after five years if the home is still owned and occupied by the recipient. The Wichita Homeownership "80" Program also helps low- to moderate-income families buy their first home. This program provides up to \$15,000 for down payment, closing costs, and home rehabilitation. The non-interest bearing loan must be repaid at time of resale. The City also has four Neighborhood Improvement Services that can be used for various improvements in owner-occupied units.

The neighborhood would benefit from more programs to encourage new, infill housing. The City has a program to waive building permit and water tap/equity fees on new infill housing in the Neighborhood Revitalization Areas. These waivers, if 100%, would save homebuilders approximately \$2,370. In addition to fee waivers, the City offers rebates of local property tax increase (for example, an increase of \$40,000 in appraised value would result in additional tax obligation of \$400/year that for a period of 5 years would be rebated; in effect that rebate amounts to a \$2,000 incentive). Two additional programs could also be useful in the neighborhood:

- A program to reduce the cost of new units by providing low-cost land for development. (The City or a not-for-profit could donate the land in exchange for an agreement that the land be used for particular types of housing or for residents with low- to moderate-incomes.)
- A lease program with the option to purchase. (A portion of the monthly rent would be set aside for the down payment. After a few years the down payment would be large enough for the renter to purchase the home, and a good track record of payments would be established.)

While the current programs may help revitalize a neighborhood of existing homes, such as the Midtown Neighborhood, programs to encourage new, infill housing are needed in the Center City Neighborhood.

The Center City Neighborhood may be able to use the Midtown Neighborhood as a model or springboard for redevelopment efforts. Unlike Center City, Midtown is overwhelmingly residential. The Midtown Neighborhood has been able to maintain considerably higher occupancy rates than the Center City Neighborhood (89% compared to 64%), and the Midtown Neighborhood has experienced significant rehabilitation. Based on 1990 Census data, renters occupied 56% of these units. A majority of the neighborhood's housing units were single-family detached units. The median value of the owner-occupied units was \$39,800 in Midtown, while the median housing value in Wichita was \$56,300. The types of residents that are moving into this neighborhood are some of the same types that would most likely consider a move into the Center City Neighborhood.

The diversity of the Midtown Neighborhood is reflected in the fact that houses range in value from \$10,000 bungalows in need of rehabilitation to \$750,000 mansions overlooking the Arkansas River. Generally two-bedroom bungalows range from \$30,000 to \$70,000 depending on the block and condition. Two-story homes range from \$25,000 to \$120,000 for the same reasons.

D *chapter five* **Development Direction**

Because the stated goal of creating a dramatic new neighborhood was the charge of the Center City project, the planning team conducted a block-by-block survey and classification of land to determine redevelopment potential. Property ownership was not a significantly influential factor at this stage because the larger neighborhood development goals were driving this task. The criteria used for placing blocks within each category had four elements: availability of vacant land, condition of existing structures, economic contribution of existing structures (in terms of functioning uses), and historic value or design character of existing structures.

It was assumed and recommended by the planning team that a major land clearance initiative was not appropriate as a neighborhood redevelopment strategy in this instance because of the existence of a substantial number of buildings whose design character could not be duplicated affordably with today's construction standards. These historic buildings provide a unique and irreplaceable character to the neighborhood. The potential does exist to create a dramatic new Center City Neighborhood; but, as the neighborhood name implies, this development will be urban in character. The likelihood of successfully 'recreating' and selling a suburban product in the study area is not good. The economics of such a project would present a major challenge because land and development costs in near-downtown areas necessitate densities that are greater than those found in suburban locations. In addition, during the public open house discussions, participants indicated a desire to see new construction that is consistent with the character of existing structures. As such, all land within the study area was classified in one of the following three categories:

- **Opportunity for Major Change or Redefinition**
- **Opportunity for Strengthening or Reinforcement**
- **Transition Areas Needing Clarification**



West side of Topeka near Elm

Land classifications within the study area were generally done at the block level, not at parcel level. The classifications are intended to be a general framework for decision-making indicating that, for example, in areas of strengthening/reinforcing the predominant approach would tend toward preservation of structures. This does not mean, however, that every building within those areas must be preserved anymore than it means that every building in the areas of major change would be demolished. These classifications and the objectives inherent within them were used as a guideline for more detailed planning.

Opportunity for Major Change or Redefinition

The block classification identified two areas that held opportunity for major change or redefinition. One isolated pocket was identified on Market at Elm immediately north of the First Presbyterian Church and the Courthouse; however, the area consists of only two half-blocks separated by Market Street. This site could be redeveloped as a single project or effort; but would not serve as a catalyst for additional development. A much larger area bounded by Murdock, Topeka, Elm, and Santa Fe was also identified as having potential to substantially redirect neighborhood development. This area offers six contiguous blocks anchored by the school.

The objectives discussed and agreed upon with the C.O.R.E. steering committee and the City that should steer activities within the areas of major change or redefinition are as follows:

- Capitalize on availability of vacant and underutilized land to make a significant impact.
- Consider parking alternatives other than surface lots.
- Provide residential opportunities for Via Christi and other downtown employees.
- Provide a mix of neighborhood-compatible uses along Murdock.
- Reconsider Topeka-Emporia one-way pair.

As evidenced by these objectives, new residential development in the Center City Neighborhood will have to be integrated with a variety of other uses; however, the C.O.R.E. steering group agreed early in the process that they were embarking on a neighborhood redevelopment project, not a housing development project. The identification of areas for services that can support neighborhood development as well as other hospital and Downtown users was an early priority of the planning process.

Reconsideration of the existing system of one-way streets should be an important part of redevelopment efforts. Converting Topeka and Emporia to two-way streets should help to slow traffic to a speed that is consistent with the nature of residential streets. In addition, if a one-way pair is necessary to facilitate traffic flow into and out of downtown, consideration should be given to utilizing Main and Broadway.

Center City Neighborhood Development Direction



 Gateway Opportunity

 Opportunities for Major Change/Redefinition

 Transitional Areas

 Opportunities for Reinforcement/Strengthening

 Hospital Area

Opportunity for Strengthening or Reinforcement

The majority of blocks within the study area are worthy of reinforcement efforts (see *Center City Neighborhood Development Direction* map on previous page) because they have maintained more of their character and fabric than other areas in the neighborhood. As such, redevelopment in these area will require more renovation and rehabilitation than in other areas. This may mean that renovation assistance will be necessary for existing property owners rather than substantial property acquisition. The following objectives should be used to direct efforts within the areas identified on the *Development Direction* map as being opportunities for strengthening or reinforcement. There are approximately fifteen such blocks, several with substantial anchors (first Presbyterian Church, Cathedral and Catholic Charities, St. John's Episcopal Church, Inter-Faith, etc.) that already reinforce the area.

- Maximize retention of existing structures.
- Target property stabilization/code enforcement efforts.
- Prioritize infill site opportunities.
- Develop site- and area-specific development guidelines.

Transition Areas Needing Clarification

Areas identified as transition areas on the *Center City Neighborhood Development Direction* map are home to uses, such as surface parking, that in their current state, are not necessarily consistent with neighborhood development goals. Many of these areas, however, have functioning and successful commercial uses on them that do contribute to the economic vitality of the neighborhood. As such, the retention of those uses should be partnered with strategies for improving property/aesthetic conditions. For example, surface parking could be screened in a manner that minimizes the visibility of the asphalt/concrete and cars and reintroduces a 'street wall' to the neighborhood fabric. Utilizing the following objectives, these transition areas can be repositioned:

- Develop corridor guidelines for Main and Broadway (uses, siting, parking, scale, massing, etc.)
- Provide appropriate edges that are neighborhood-sensitive.
- Mitigate use and design conflicts with streetscape enhancements.
- Consider facade program to improve appearances/compatibility.

Hospital Area

The presence of Via Christi in this neighborhood is a substantial one. A fourth category is shown on the *Center City Neighborhood Development Direction* map because it is important that neighborhood redevelopment efforts occur in partnership with the hospital. Rapid changes in healthcare will continue to affect hospital decision-making; however the hospital, the City and C.O.R.E. should collaborate in order to come to an agreement on a set of principles that will guide development activities. This plan offers a starting point for those discussions.

For example, on the *Development Direction* map on page 31, the objectives of identifying opportunities for localized hospital expansion/consolidation and providing neighborhood-friendly, appropriate 'edges' to the hospital campus are intended to be applicable north of Murdock and east of Broadway. As more detailed planning occurs within all groups, these boundaries may be a point of negotiation. There are opportunities and reasons for the western boundary of the hospital campus to stretch toward Broadway. The hospital would realize greater visibility along this well-traveled corridor and the area south of Murdock could be redeveloped with more housing and commercial uses (than surface parking). On the other hand, there are reasons- most notably ownership- that the hospital might want to retain its presence south of Murdock. If so, a negotiated set of principles might focus more on the development of design standards for the use of that land so that neighborhood redevelopment efforts are not compromised.

Regardless, for a successful and inviting new urban neighborhood to be created south of Murdock, the current predominance of surface parking will have to diminish. In the long term, replacement of surface parking with buildings and the provision of parking in structured facilities should be the goal. In the short term, the screening of surface parking lots should be improved through the use of landscaping and fencing. A clear timeline for redevelopment of the parking lots and provision for the parking elsewhere should be established so that investors and buyers in the new neighborhood are convinced that future conditions south of Murdock will be sensitive to and compatible with the new residential development.

P *chapter six* **Physical Plan**

The development of a physical plan (as defined below) for the Center City Neighborhood was heavily based on the *Neighborhood Development Direction* map. A recommended long-term general land use plan for the neighborhood is shown on page 36 and identifies six types of uses. This land use diagram recommends predominant land uses for each block; however, the idea of a compact mix of uses is not intended to be inconsistent with the recommended land uses.

More site-specific design alternatives for the larger of the two areas defined as opportunities for major change and redefinition were developed. Review and discussion of these options was the primary concern of the C.O.R.E. steering committee. A description of three design options is included in this chapter. Chapter Eight, *Implementation*, includes an outline of next steps regarding the recommended design option, phasing, and financing; however, the recommended Center City Land Use Plan is illustrated in this chapter.

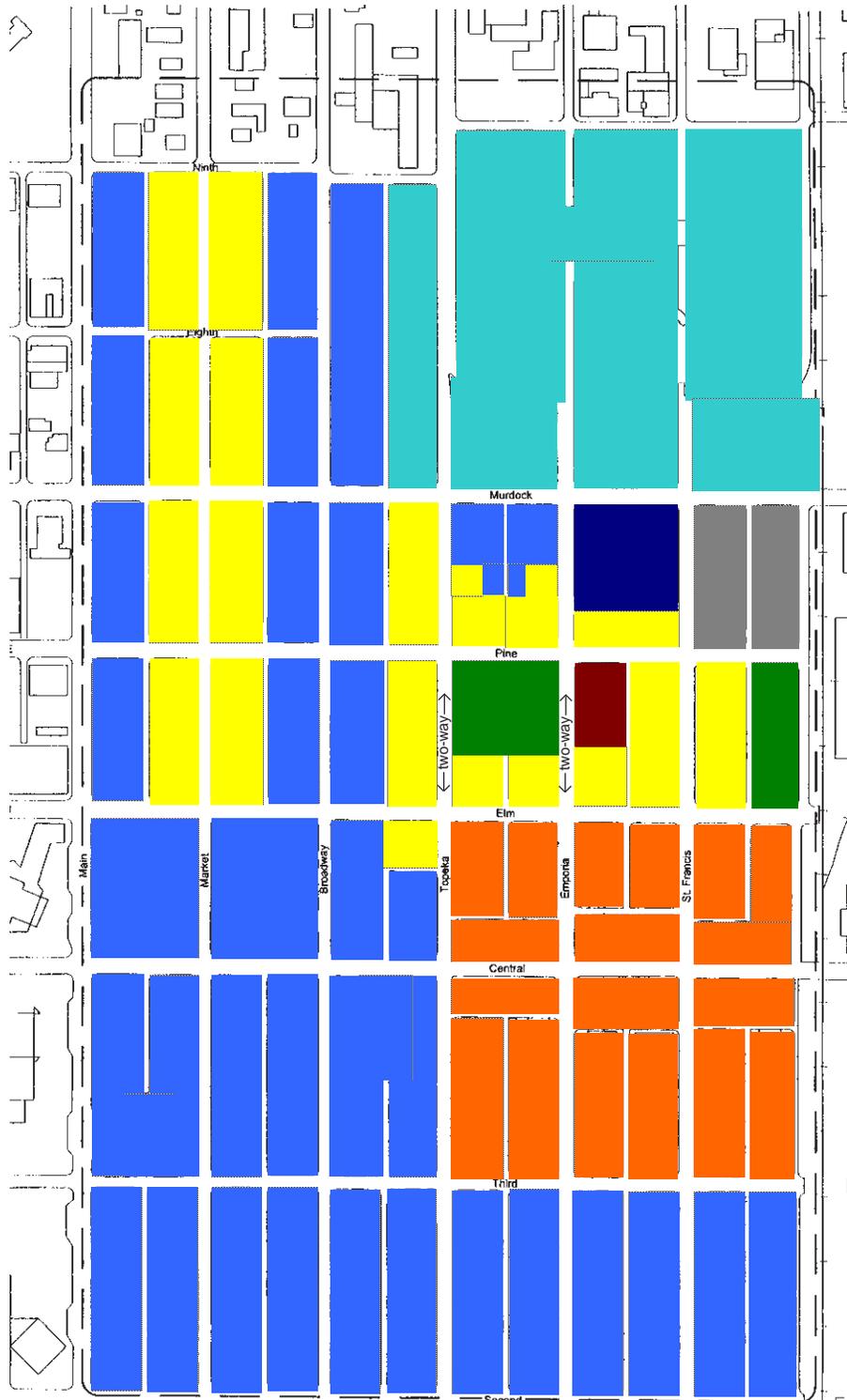
The three main components of the physical neighborhood plan are: New Development, Infill and Existing Housing Rehab/Renovation, Improved Neighborhood Corridors.

New Development

There are seven types of uses in each of the options for new development: single family homes, apartments, senior housing, commercial services, hospital campus, parking, and open space. New single family homes would be concentrated in the area between Topeka and Santa Fe, Murdock and Elm and could take on a variety of forms and densities as outlined below. New commercial uses, including medical and hospital-related uses, would be introduced along Murdock. The recommended future land use plan is shown on page 36.

Three additional options for flexible new development within the area bordering the medical center south of Murdock are shown on pages 37-40. These options each propose different densities and arrangements. The potential exists for up to 350 new residential units, 150,000 square feet of senior housing, 45,000 square feet of commercial space, and 1300 new parking places. Each of these options assumes that there will be commercial uses along Murdock and replaces the majority of the existing surface parking lots with more efficient structured parking facilities. The school remains at Pine and Emporia in these plans.

Center City Neighborhood Future Land Use Plan



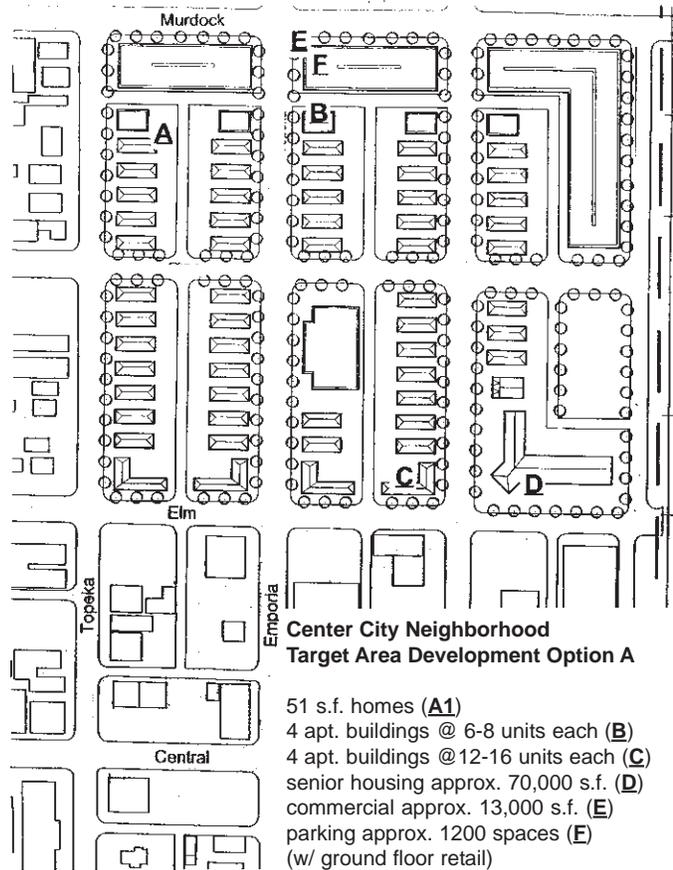
Target Area Development Option A

This option introduces new single-family homes on lots approximately 40' wide by 140' deep, resulting in a density of approximately 7 dwelling units/acre (d.u.a.). These homes could provide approximately 1600 square feet on one floor or more than 2500 square feet in a two-story home. This type of density is comparable to Buder Place in St. Louis shown on page 38 and would allow the most generous amount of yard space.

Garages with ground floor retail are introduced along Murdock and wrapping the corner onto Santa Fe to serve the hospital and provide neighborhood-oriented services. To provide a transition between the garages and commercial uses, multi-family apartment buildings have been included at the north end of the blocks between Pine and Murdock. These are approximately 7000 square foot buildings providing 6-8 apartments on three floors.

To the south of the target area, additional apartment buildings provide a transition to the commercial orientation south of Elm. These 12,000 +/- square foot buildings could add up to 16 new residential units each.

At the corner of St. Francis and Elm, a 50,000-70,000 square foot senior housing facility is shown with an orientation directed southward to Downtown and shielding the neighborhood from the railroad corridor.



Center City Neighborhood
Target Area Development Option A

- 51 s.f. homes (A1)
- 4 apt. buildings @ 6-8 units each (B)
- 4 apt. buildings @ 12-16 units each (C)
- senior housing approx. 70,000 s.f. (D)
- commercial approx. 13,000 s.f. (E)
- parking approx. 1200 spaces (E)
(w/ ground floor retail)

Target Area Development Option A – Pros (+) & Cons (-)

- Provides significant amount of parking in most efficient manner (+)
- Senior housing provides transition between railroad tracks and neighborhood (+)
- School and small business center are retained (+)
- Densities are slightly lower than most urban neighborhoods (+/-)
- Structured parking is an expense for which the hospital or City may not be prepared (-)
- School parking relocated to surface lot at Pine and Santa Fe (-)
- Hospital employees and users may not prefer to park in structured lots –



Buder Place, St. Louis, Missouri

perception of difficulty/safety (-)

Target Area Development Option B

Option B provides a substantially more dense alternative (roughly 12 d.u.a.) because it proposes attached townhomes rather than single family detached homes.

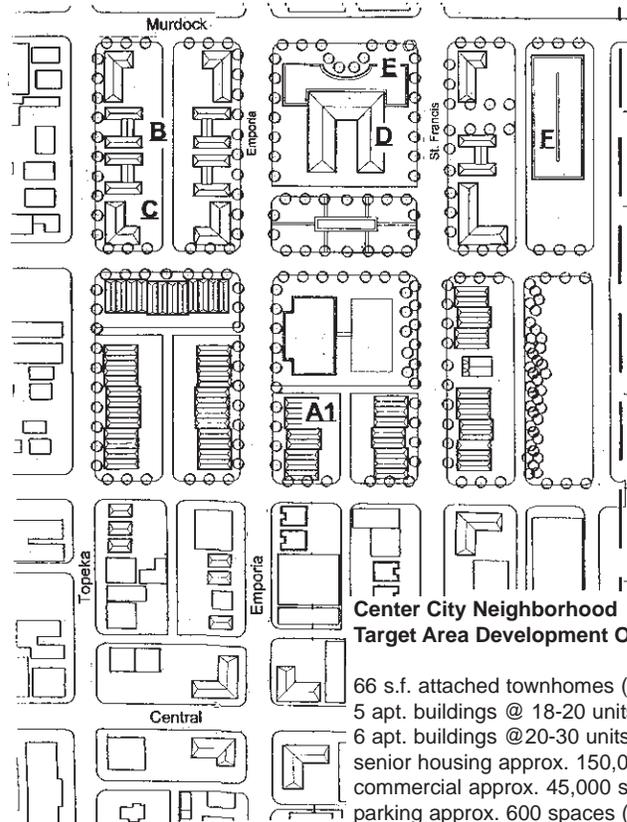
This density is similar to that of the South Bend, Indiana project shown below. These attached townhomes could provide up to 2000 square feet on two floors. These homes are still substantially sized units, however, individual outdoor space has been reduced. This option introduces two new park spaces, which mitigate the loss of yard space. A park space of approximately three-quarters of an acre would be located immediately east of the school and, as a result, could offer recreational opportunities. A second open space would be located between Emporia and St. Francis along Pine and could provide more than eight-tenths of an acre for neighborhood park uses.



South Bend, Indiana

Apartments would be introduced north of Pine in two different buildings. One building type of approximately 12,000 square feet could provide up to 16 units on three floors; the second type could house approximately 20 units in nearly 15,000 square feet of space on three floors.

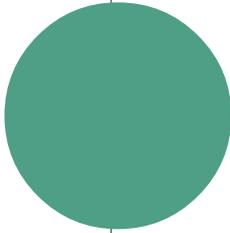
The centerpiece of the commercial development is located along Murdock (as shown schematically in the plan at right) and is to be designed to reinforce the new park space. This complex would provide commercial uses, particularly hospital-related services such as a clinic or pharmacy that would also serve neighborhood residents, fronting onto Murdock, Emporia, and St. Francis and would be the base for a multi-story senior housing facility. This option could provide more than 40,000 square feet of commercial space and up to 150,000 square feet of



- Center City Neighborhood Target Area Development Option B**
- 66 s.f. attached townhomes (A1)
 - 5 apt. buildings @ 18-20 units each (B)
 - 6 apt. buildings @ 20-30 units each (C)
 - senior housing approx. 150,000 s.f. (D)
 - commercial approx. 45,000 s.f. (E)
 - parking approx. 600 spaces (E)
 - (w/ ground floor retail)

senior housing.

Flanking this centerpiece on the blocks to the east and west are smaller commercial buildings that could each provide approximately 5,000 square feet of space. A new parking structure and some surface parking is included adjacent to Santa Fe. Approximately 600 spaces would be available in this option.



Target Area Development Option B – Pros (+) & Cons (-)

- Provides dramatic new development along Murdock (+)
- Blends potential hospital uses with residential neighborhood (+)
- Introduces significant amount of new park space (+)
- School and small business center are retained (+)
- Senior housing located in close proximity to the hospital (+)
- Parking is buffer between railroad tracks and neighborhood (+)
- Structured parking is an expense for which the hospital/City may not be prepared (-)
- School parking relocated to surface lot at Pine and Santa Fe (-)
- Hospital employees and users may not prefer to park in structured lots – perception of difficulty/safety (-)
- Surface parking for hospital users may seem too remote from the hospital (-)
- Costs associated with park space development are not immediately recoverable (-)

Target Area Development Option C

Option C is a compromise proposal because it provides attached townhomes and detached single family homes. By reconfiguring the properties along Pine to face onto the street and closing Pine at St. Francis, the residential neighborhood becomes slightly more isolated; but redirecting those buildings allows the railroad tracks and commercial uses along Murdock to be screened from the residences. It also allows properties on the north side of Pine to front onto a new park space created along Pine between Topeka and Emporia. This was the preferred option that drove the preparation of the long-term land use recommendations.

The 20 single family homes (on 5,600 square foot lots) and the 41 townhomes (up to 2,000 square feet) are the same size as in options A and B; but the overall density would be approximately 9-10 d.u.a. which resembles Hampton Place, a project in Louisville.

Two apartment buildings fronting onto Topeka and one on St. Francis would offer approximately 16 units on three floors. A second



Hampton Place, Louisville, Kentucky

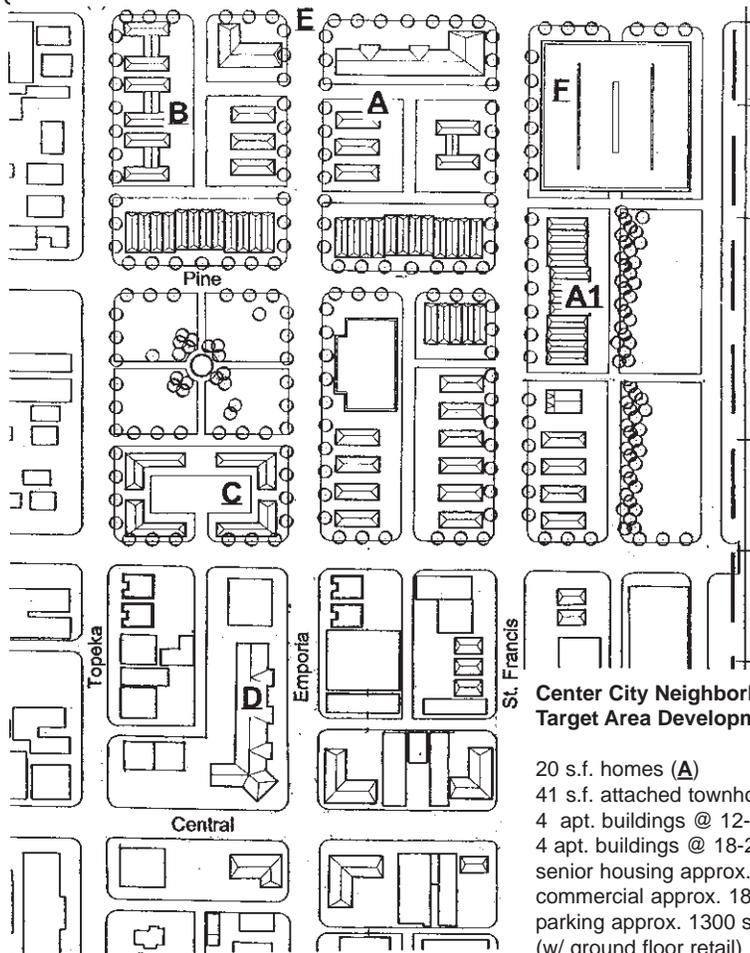
group of four apartment buildings south of the park could house approximately 20 units in nearly 15,000 square feet of space on three floors.

In this option, the senior housing facility (up to 70,000 square feet) is located at Central and Emporia providing a transition between the neighborhood and the Central Business District and helping to redefine the gateway at Central and Emporia. A major new parking garage that could park approximately 1300 cars is shown at St. Francis and Murdock. More than 18,000 square feet of commercial space could be provided within new buildings along Murdock and along the ground floor of the parking garage.

Target Area Development Option C – Pros (+) & Cons (-)

- Provides most efficient approach to parking problem (+)
- Introduces significant amount of new park space (+)
- School and small business center are retained (+)
- Parking is buffer between railroad tracks and neighborhood (+)
- Structured parking is an expense for which the hospital or City may not be prepared (-)
- School parking relocated to surface lot at Pine and Santa Fe (-)
- Hospital employees and users may not prefer to park in structured lots – perception of difficulty/safety (-)
- Surface parking for hospital users may seem too remote from the hospital (-)
- Costs associated with park space development are not immediately

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**Center City Neighborhood
Target Area Development Option C**

- 20 s.f. homes (A)
- 41 s.f. attached townhomes (A1)
- 4 apt. buildings @ 12-16 units each (B)
- 4 apt. buildings @ 18-24 units each (C)
- senior housing approx. 70,000 s.f. (D)
- commercial approx. 18,000 s.f. (E)
- parking approx. 1300 spaces (F)
(w/ ground floor retail)

- Some single-family homes (between Pine and Murdock) are wedged between commercial uses and townhomes (-)

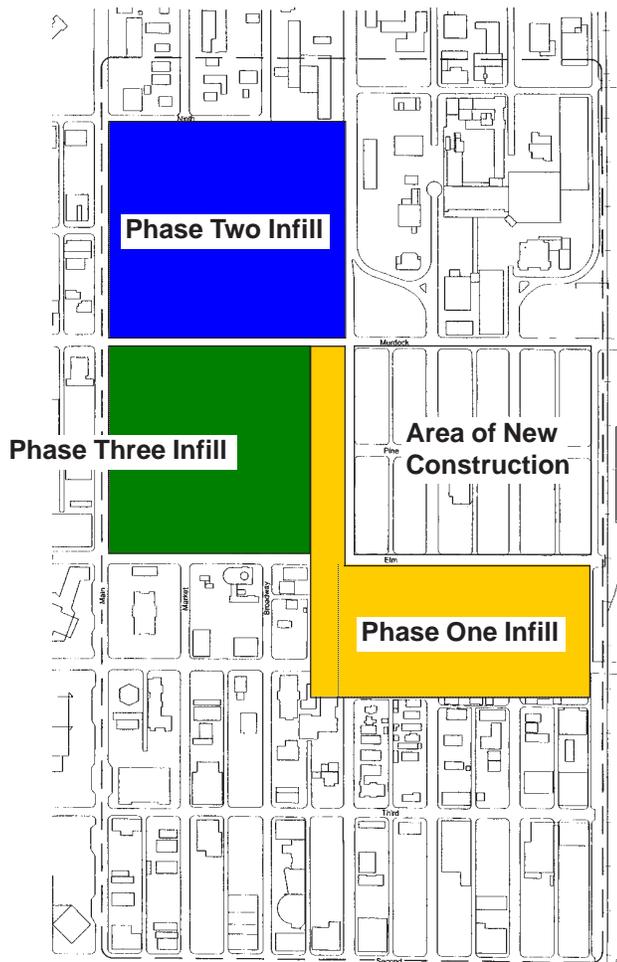
Infill and Existing Housing Rehab/Renovation

The second element of the physical plan is an aggressive, methodical approach to bringing as many of the existing buildings in the area up to a level in which they positively contribute to the neighborhood. There are two approaches outlined in this plan to fulfill this objective:

- Phasing of infill and rehab projects, and
- Incentives and support.

Phasing

In order to direct most efficiently the redevelopment of the Center City Neighborhood, a targeted approach to the investment of public resources should be adopted so that private investment will be attracted to the area also. As such, this plan proposes three phases for residential infill and rehab projects.



First-phase renovations should occur in the area roughly bound by Central, Santa Fe, Elm and Topeka with an arm that extends northward from Central between Topeka and the alley west of Topeka. Renovation of these properties will be critical to the marketing of potential new development east of Topeka and, as such, presents a logical starting point for renovation activities.

The second phase of targeted infill and renovation work should occur north of Murdock between the Via Christi hospital campus and Main Street. This area is currently characterized by a number of multi-family buildings and some commercial and institutional uses; however,

there is a stronger sense of a neighborhood in this area than in the proposed third phase of renovations. Phase three should be addressed after the earlier phases

because, once a significant amount of new housing and residents have been added to this area, there may be renewed commercial opportunities that would be appropriate for this area that is on the edge of downtown.

Incentives and Support

The City of Wichita offers a number of tools that can facilitate infill and rehab activities in the Center City Neighborhood. In April of 1998, the City Council approved a five-year Neighborhood Revitalization Plan (NRP) which focuses incentives to encourage revitalization and private investment in certain areas. The NRP offers:

- Tax rebates for new construction, additions to existing properties and rehabs. Owners realize an incremental change in their taxes if they improve their property.
- Assistance with down payment, closing and building permit costs for construction of an infill home.
- Small business loans of \$25,000 or more when jobs are created or retained.
- Non-interest, deferred loans to first-time buyers.
- Grants to purchase exterior paint for residential properties owned by low- to moderate-income residents.
- Zero to 9% loans for renovation costs to income-qualified owner-occupants.
- Zero percent emergency assistance loans up to \$3,000.
- Loan of up to \$25,000 at 4% below prime for 20 years for the renovation of a contributing or landmark structure.

These incentives are intended to attract new development into areas targeted for revitalization, address issues of neighborhood deterioration and disrepair, and encourage inner City redevelopment that might not otherwise occur. In addition, the Historic Midtown Citizens Association has a revolving loan fund and has utilized it to assist neighborhood rehab projects.

Several realtors consulted during this planning process indicated that they discourage their clients from using the City's incentives because the approval process is such a slow one. The planning team also heard that there are inconsistencies in the way in which the Neighborhood Inspectors' program is implemented.

Regardless of any real or perceived shortcomings in existing incentive programs, these tools will be critical to the redevelopment of the Center City Neighborhood. Whether it is because of a lack of publicizing the programs or because people are not inclined to live in the neighborhood in its current condition, these programs are not significantly benefiting the Center City Neighborhood. The City must determine how

best to increase the impact of these tools.

In addition, sometimes other cities or their public/non-profit development authorities have played the role of the developer in neighborhoods that needed 'jump-starting.' This approach could allow development to begin, creating some stability and attractiveness in the market so that incentives and other existing programs become more valuable to neighborhood redevelopment. These options are outlined in greater detail in Chapter Eight, *Implementation*.

Improved Neighborhood Corridors

The infill projects discussed earlier mainly focus on residential opportunities; however, there are commercial development opportunities along four of the neighborhood's major vehicular corridors: Main, Broadway, Central and Murdock Streets. These thoroughfares are already benefiting from commercial and business activity that serves the neighborhood and beyond. In particular, Main and Broadway seem to function more as 'District Corridors' and Murdock and Central as 'Neighborhood Corridors' indicating differing roles as local versus city thoroughfares. Because Broadway is two-way, a substantial amount of auto-oriented development is already occurring along the street. Main Street is one-way south and has retained more of the traditional building fabric, so commercial development along this street has been more office-oriented.

The strategy for redevelopment along these neighborhood corridors should be three-fold:

- 1. Identify uses that would benefit the neighborhood** – Discussions with residents throughout the planning process indicated a desire for a full-service grocery within the neighborhood; however, the likelihood of that happening at this point without significant public involvement is probably slim. Although it was beyond the scope of this project to determine an appropriate mix of commercial uses; as the residential base of the neighborhood grows, identifying potential uses and embarking on a recruitment effort will become important tasks.
- 2. Develop design and appearance standards** – Standards for development along these corridors must be developed soon, even as residential redevelopment is the primary focus so that potential conflicts in appearance are mitigated.
- 3. Strengthen code enforcement and inspection activities** – Once standards are



chapter seven

Community Development

in place, efforts to monitor and enforce those standards must be rigorous.

The Center City Neighborhood is situated in an area that has a strong institutional presence. Many of these institutions are faith-based and have a commitment to addressing the social needs confronting the downtown Wichita area. A great deal of energy has been gathered in the form of C.O.R.E.; yet the ongoing challenge is to gain the trust and confidence of neighborhood residents (present and future) who may see many of these institutions as primarily serving parishioners who reside outside of Center City.

Though C.O.R.E.'s attention is focused on ways to create a new neighborhood environment through increased housing/residential development, the organization is keenly aware of the critical importance of having a social support infrastructure and grassroots neighborhood organization capacity in place that allows for community development that goes beyond bricks and mortar. Decades of trials and failures throughout the country have produced many lessons that just building houses without finding ways to help build individuals and families to be self-sufficient and positive contributors to our society is not good for the economy or for the persons who are to be served by such efforts.

In many ways, community development efforts in Center City are reflections of C.O.R.E. representatives' individual and collective social ministry to the neighborhood. This is a vision that church members of C.O.R.E. see as part of their mission to serve, while at the same time realize that the job is too big for C.O.R.E. alone and will need the involvement of a variety of community stakeholders in a truly inclusive and collaborative process. To that end, there is an opportunity for many of the existing institutions in the neighborhood to play a role in helping to improve the area.

There are three distinct components of community development that are significant for addressing many of the issues cited by Center City stakeholders. Although every

neighborhood is unique and has its own set of unique challenges and opportunities, the following points can provide a framework for organizing community development efforts.

Social Support Infrastructure

During the public meetings and personal interviews with stakeholders, including residents, realtors, business owners, social service providers, health care providers, elected officials, law enforcement officials, City staff, school officials, etc., several common problems were cited as confronting the Center City neighborhood, most. They include:

- public safety/crime,
- affordable and available child care,
- job training and employment,
- access to arts and cultural amenities,
- poor perception of the public education system, and
- existing correctional facilities.

These are major issues that do not have quick and cheap solutions. It seems that a couple of these issues are ones of public perception about the neighborhood that could often be dismantled with improved marketing and new investment in the neighborhood. Often times when an area is devoid of housing structures, park/green space, and neighborhood activity, some negative elements will settle in or are thought to exist just because the neighborhood lacks a certain appearance.

These concerns and perceptions should be addressed by some of the key players in the community. The City and C.O.R.E. should convene a group of service providers and other institutional entities to explore how to best address problems such as employment, training and public safety. The existence of a number of agencies located in the neighborhood will make this task easier. It will be important to learn what capacity exists, who is being served, where the gaps are, and what other resources are needed to address problems. The local United Way has identified many of the community's needs and this information should serve as a starting point for the Center City area. Likewise, creating and expanding relationships and partnerships with law enforcement and school officials will help to provide effective solutions. C.O.R.E. can broker these relationships in the beginning, but ultimately, neighborhood residents should share this responsibility.

As a new neighborhood emerges, needs will surely change. Now is the time to anticipate, what type of social support infrastructure systems need to be in place to

best serve those for whom housing is being built. At the same time, attention has to be given to problems that currently exist and could serve as a barrier for attracting new investment.

Neighborhood Organization

The existing neighborhood organizational structure is weak. While, there is strong institutional presence and the commitment of C.O.R.E. and very strong leadership in adjacent neighborhoods (e.g. Historic Midtown Citizens' Association), grass roots resident involvement is lacking. Similarly, the high concentration of business owners are not engaged in a way that adds value to neighborhood planning and development. In fact, most of the local business community is able to independently operate without making any significant contribution to the neighborhood. Businesses may not see themselves as neighbors, especially in an area where there is little neighborhood definition.

C.O.R.E., with help from the City, will need to continue to reach out to all segments of the neighborhood to engage them as partners. Identifying and contributing resources for training and technical assistance for local leadership to be enhanced is a prudent investment. Additionally, continuing to communicate and keep information about neighborhood planning as public as possible will help to spread the message about C.O.R.E.'s work and ways that people can join in the effort.

Forming and expanding partnerships, both public and private, among many of the key stakeholders in the neighborhood is an excellent way to create excitement and involvement. Early accounts have shown that there is a definite willingness and interest on behalf of a number of key players within and outside of the Center City Neighborhood. This seems to suggest that more involvement will come as a plan is developed and stakeholders know what opportunities exist and how they can assist.

In the short term, thought should be given to creating a small neighborhood council or association representing the Center City area. Currently, such a grass-roots organization does not exist. This group could complement the C.O.R.E. Council and serve in an advisory capacity regarding important neighborhood issues. Business owners could also be represented or perhaps encouraged to form a separate entity geared toward some of their common issues and concerns regarding the neighborhood. Since

too many organizations can often lead to unnecessary bureaucracy, the City or C.O.R.E. would need to play an active role in facilitating and coordinating the work of these organizations so that their roles are complementary, and not conflicting.

Community Development Corporation

Community development corporations (CDCs) are 501(c)(3) non-profit organizations that work with neighborhood stakeholders to improve the condition of a specific neighborhood area. Most CDCs focus on housing and other physical development, but there are a significant number that tackle social service needs or focus on a combination of the two. Because they are recognized by the IRS as non-profit corporations they benefit from certain tax advantages and are eligible to receive public and private dollars to support their operations and projects. One of the hallmarks of community development corporations is their grass-roots governance, which in most cases requires that at least 51% of the governing majority of the board are residents/stakeholders of the particular neighborhood.

Although, Center City is fortunate to have a number of non-profits currently operating in the neighborhood, a concerted effort to involve residents and cultivate neighborhood leadership in planning is essential to a successful community development corporation. CORE's strong leadership could help to spark greater community participation, especially if tangible products of their efforts can be demonstrated. Moreover, defining a very specific mission and purpose for the cdc's existence are also critical. Those cdc's that tend to be single mission focus realize the greatest successes in the shortest amount of time.

By and large, most community development corporations across the country focus on housing development in low-income or distressed neighborhoods, using a comprehensive social and economic approach to community revitalization. However, a number of CDC organizations are formed or expanded to address other facets of community development, such as commercial, retail, downtown development, and even social development such as child care, job training, and crime prevention. This is often dictated by community needs and priorities. A common feature of CDCs is their ability to weave together financing from a variety of public and private sources to finance development projects.

In Chapter Eight, *Implementation*, the planning team proposes an institutionally-sponsored CDC to champion new physical neighborhood development. The current resident population is probably not substantial enough to generate a grassroots led CDC



Implementation

chapter eight

at this time. As the population grows and neighborhood dynamics change, the City and C.O.R.E. may find it wise to foster and support the creation of a community-oriented CDC.

In order to achieve the objectives outlined throughout this document, this plan proposes three actions from the neighborhood, the City and C.O.R.E.:

Commit to Development Areas - The physical plan options and recommended course included in this document provide a road map for how neighborhood leaders and the City could direct redevelopment activities within the Center City Neighborhood. These options allow for flexibility and adaptation as more detailed planning occurs; ***however, the repositioning of the neighborhood will result only if the community embraces these development concepts and agrees to champion them through to implementation.*** In order for the new residential component to be developed most successfully, a selective rezoning should occur to identify more appropriate land use classifications. In most cases, this will result in a down-zoning from industrial to residential uses. After this plan has been adopted by stakeholders and the Wichita City Council, the next step should be for the City to change zoning as necessary further indicating the City's commitment to this project.

Organize to Maximize Results - Organizing to achieve the objectives of this plan has already begun through the formation and leadership of C.O.R.E. There are several other players who must assist with this effort; however, a formal group or structure specifically charged with the physical development aspects of this plan should be identified. As evidenced in the *Implementation Roles and Players* table on page 50, C.O.R.E., Via Christi and not-for-profits have identical roles in this process. For efficiency sake, those three elements should be combined under one umbrella group. This group, a Development Corporation, should be led by the institutional leadership in the neighborhood—the churches and the hospital. This group can be a powerful

Implementation Roles and Players

	Leadership	Partnership	Facilitate	Public Improvements	Funding	Incentives	Pre-Development	Development
City of Wichita	X	X	X	X	X	X	X	
Sedgwick County		X		X	X	X		
State of Kansas		X		X	X	X		
C.O.R.E.	X	X	X		X		X	
Via Christi	X	X	X		X		X	
Private Sector		X			X			X
Not-for-profits	X	X	X		X		X	X
Other					X			

partner in conjunction with the City to implement projects. This non-profit Development Corporation and the City will be critical players in pre-development tasks outlined below.

Members of this Development Corporation must agree on the following two objectives for their work:

- To develop a residential neighborhood, and
- To support Via Christi, a major stakeholder, landholder and employer in the neighborhood.

Both the neighborhood/churches and the hospital are critical drivers of the future of this area. As such, it is important that the composition of the board of the Development Corporation consist of broad representation from both groups. Establishing a structure for decision-making and conflict resolution will be an important part of the creation of the Development Corporation. The preliminary sets of goals listed below were discussed with the hospital and C.O.R.E. members and should be revised as necessary to serve as a benchmark for more detailed planning and project imple-

Neighborhood Goals

1. Substantial new residential neighborhood.
2. Neighborhood stabilization.
3. Moderately dense (or urban) built environment and character.
4. Attractive and safe streets.
5. Employment and residential opportunities.

Via Christi Goals

1. Economic and efficient use of landholdings.
2. Gateway presence in community.
3. Room for expansion within context of dynamic healthcare industry.
4. Safe and convenient parking
5. Attractive environment for employees and

mentation. These goals are by no means mutually exclusive and, in fact, share a good deal of similarities. If these goals are kept in mind, a commonality of purpose will remain evident.

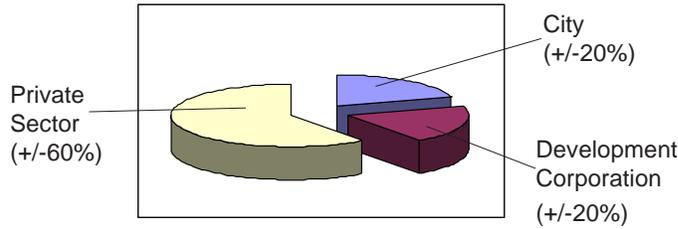
Prepare Financing Strategies - Market research completed during the planning process indicated that there is a market for housing starting in the \$250-\$400/month range. Yet, preliminary cost estimates (see the *Cost Estimates* table on page 51) also prepared during the process suggested that new units in the area could be cost \$60,000-\$90,000 with some running as high as \$112,000. The difference between what people can afford and what can be built indicates that there will need to be

Cost Estimates*

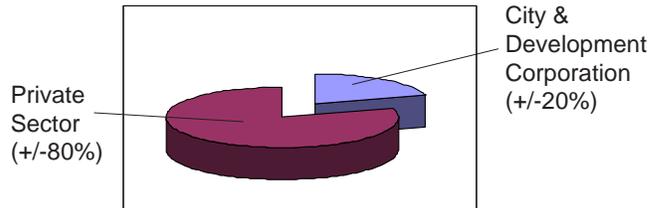
Total Land (s.f.)			\$ 254,750
Acquisition cost	\$ 5.00	s.f.	\$ 1,273,750
Sitework/Clearance			
Estimated s.f.			75,000
Demolition cost	\$ 2.70	s.f.	\$ 202,500
Site preparation cost	\$ 2.00	s.f.	\$ 509,500
Total sitework/site preparation cost			\$ 712,000
New S.F. Homes			16 units
Ave. s.f./unit			1600
Cost/unit (low estimate)	\$ 50.00	s.f.	\$ 80,000
Cost/unit (high estimate)	\$ 70.00	s.f.	\$ 112,000
Total cost (low)			\$ 1,280,000
Total cost (high)			\$ 1,792,000
New Townhouses			17 units
Ave. s.f./unit			1200
Cost/unit (low estimate)	\$ 50.00	s.f.	\$ 60,000
Cost/unit (high estimate)	\$ 70.00	s.f.	\$ 84,000
Total cost (low)			\$ 1,020,000
Total cost (high)			\$ 1,428,000
New Apartments			80 units
Ave. s.f./unit			950
Cost/unit (low estimate)	\$ 55.00	s.f.	\$ 52,250
Cost/unit (high estimate)	\$ 65.00	s.f.	\$ 61,750
Total cost (low)			\$ 4,180,000
Total cost (high)			\$ 4,940,000
TOTAL COSTS			
Acquisition			\$ 1,273,750
Sitework/Site Preparation			\$ 712,000
Hard Construction Costs			\$ 8,160,000
Soft Construction Costs	25%		\$ 2,040,000
GRAND TOTAL			\$ 12,185,750

**Assumes new construction in blocks roughly bounded by Topeka, Elm, the alley east of St. Francis, and Pine. Used only as an example of potential costs.*

Pre-Development Responsibilities



Development Responsibilities



funding tools to fill that gap and make initial phases of the redevelopment financially viable. Not all units will require gap financing, however, because the City and C.O.R.E. are trying to foster a mixed-income neighborhood.

Funding to make up the gap can come from a number of sources such as Community Development Block Grant, HOME Partnership, Fannie Mae's American Community Fund, Historic Preservation and Low Income Tax Credit programs and foundations. In order to make the project attractive to developers, the Development Corporation and the City should reduce as many of the pre-development expenses as possible and then utilize existing incentive programs during the development and sales phases of the project. As illustrated in the *Pre-Development and Development Responsibilities* diagrams above, removing up to 40% of those pre-development costs from the developer's responsibility should create an investment scenario that is attractive to a number of developers.

Public and non-profit investment in pre-development phases could assist with property acquisition, site planning, surveying, preliminary architectural work, engineering and site preparation. Public investment provided during development would primarily

Financial Analysis

	Pre-Development Costs	Development Costs	Total
Total	\$1,985,750	\$10,200,000	\$12,185,750
City /Development Corp.	\$ 794,300	\$ 2,040,000	\$ 2,834,300
Private Sector (conventional financing)	\$1,191,450	\$ 8,160,000	\$ 9,351,450
	Public-private leverage of 2:3	Public-private leverage of 1:4	

be in the form of existing incentives and potential new homeownership incentives, such as employee downpayment or closing costs assistance from the hospital, City or County.

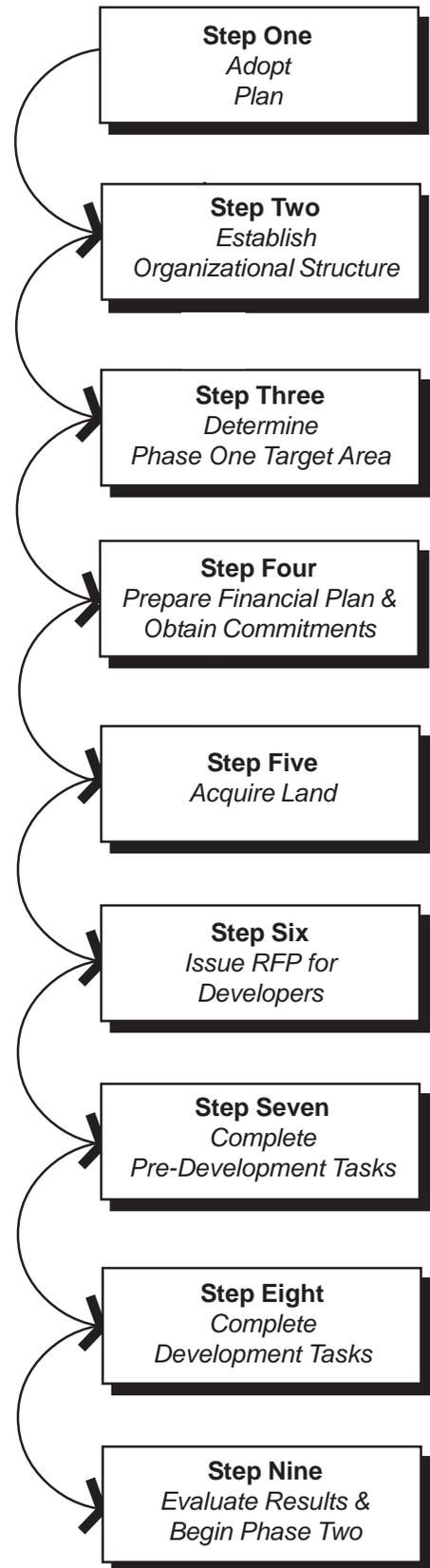
Shown in the *Financial Analysis* table on page 52 is the magnitude of potential investment necessary for a potential phase one development (as outlined in the *Cost Estimates* table on page 51). These figures assume approximately 113 units of new construction in the blocks roughly bound by Topeka, Elm, the alley east of St. Francis, and Pine and are used as an example only to present the order of magnitude of funding that may be necessary. A different phase, location, or number of units would not necessarily result in the same costs. It is important to note that although the *Financial Analysis* shows substantial public involvement, this \$2,834,300 investment leverages private investment at a ratio of 4 to 1 over the life of the project. A portion of this public investment can be recaptured if it is structured as low-interest, slow paying or 'soft second' loans.

Next Steps

In order to move redevelopment of the Center City Neighborhood forward, the following action steps should be taken:

Recommend Adoption of Plan to City Council and Other Organizations- C.O.R.E. leadership and other interested groups, such as the Historic Midtown Citizen's Association, should champion this plan and its adoption by the City Council and Via Christi. This action will lay the groundwork for rezoning activities and the preparation of design/development guidelines which will be critical to the creation of a significant new neighborhood. It should also pave the way for reclassification of the Center City Neighborhood as a Local Investment Area or other specially-designated reinvestment

Action Steps



area. Even more importantly, adoption by the City and the hospital will indicate their willingness to participate further in the plan implementation-- particularly as part of the proposed Development Corporation.

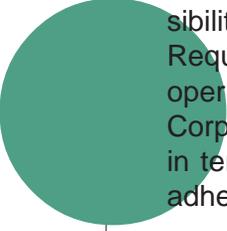
Establish Organizational Structure - This step will require the continued commitment of stakeholders who are currently involved and the formal incorporation of others. An institutionally sponsored Development Corporation consisting of church/C.O.R.E. and hospital representatives is recommended. As outlined earlier, this group must be action-oriented and agree on the two objectives of neighborhood redevelopment and hospital retention. This group must agree on phase one investment areas, identify diverse funding sources, promote the plan throughout the community and negotiate on long-term issues that will affect neighborhood redevelopment. This structure is nearly complete in the composition of C.O.R.E. and some of its sub-committees; however, a distinct, development-focused non-profit entity should be created. Involvement in this group will require a commitment to the neighborhood objectives; but also to a great deal of work in making sure redevelopment proceeds in a timely manner. Along with hospital, C.O.R.E. and other not-for-profit representation, it will be important for the board to have representatives from financial institutions and the development community.

Determine Phase One Target Area - A proposed phase one consisting of infill/rehab and new construction was outlined in Chapter Six, *Physical Plan*. Whether or not this is the phase that the Development Corporation agrees to pursue will remain to be seen; but during plan adoption, the Development Corporation should commit to a first phase in order to begin land assembly.

Prepare Financial Plan and Obtain Commitments - The City and the Development Corporation should continue identifying and allocating resources to fund this effort. An ongoing part of this plan implementation will be efforts to identify charitable sources of funding as well as support from financial institutions.

Acquire Land for Phase One - Property acquisition should occur within the initial target area by all means available: negotiations with owners, title switches,

land trades, and, if necessary, eminent domain. Land throughout the neighborhood can be acquired as it becomes available; however, those properties within the identified phase one should be prioritized first.

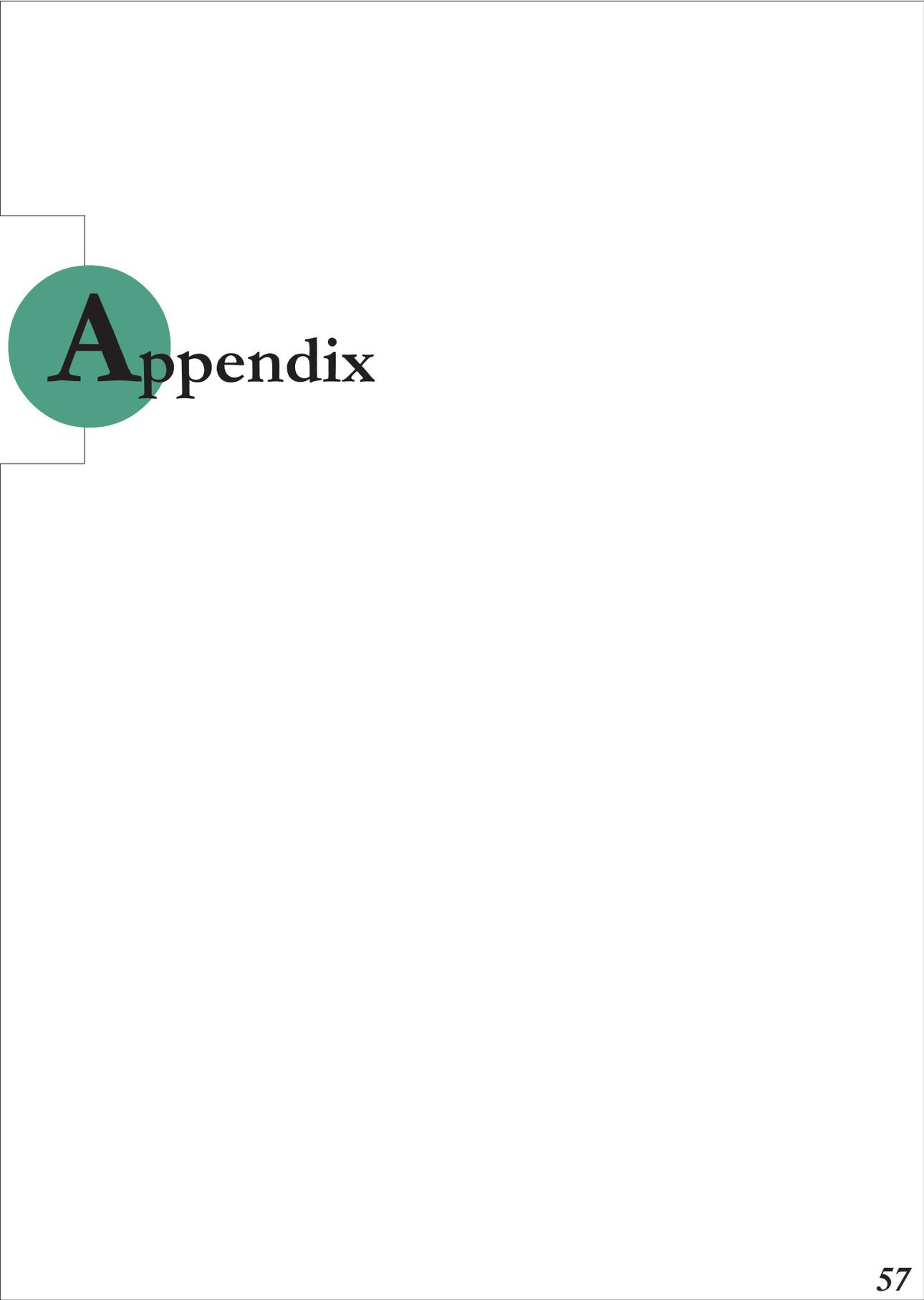


Issue Request for Proposals (RFP) for Developers - The Development Corporation should, based on its funding capability and resources, determine the magnitude of its role in funding elements of the redevelopment, identify means of reducing costs through donated time materials, etc., and outline the responsibilities of potential developers. This should be done during development of a Request for Proposals for Developers so that the Corporation and the developer can approach negotiations with realistic expectations. The Development Corporation and the City should be explicit in the RFP about quality standards in terms of design, materials, construction, etc. to which the developer must adhere.

Complete Pre-Development Tasks - As negotiations with potential developers conclude, the City and the Development Corporation should conclude fulfilling its obligations in terms of site prep, property acquisition, etc.

Complete Development Tasks - Once a developer is selected, the City and the Development Corporation should monitor closely development activity so that projects proceed according to the agreed-upon schedule.

Evaluate Results and Begin Work on Phase Two - Even before units are completed and sold or leased, the Development Corporation should look toward the commencement of phase two and adjust its actions based on results, success, and problems encountered in phase one.



Appendix

Survey Results - Respondents from First Presbyterian Church

Total respondents to date - 20

Question

Do you live in the Center City Neighborhood?	Yes - 2	No - 18			
What is your general opinion of neighborhood? (1 is least positive, 5 is most positive)	1 = 1	2 = 4	3 = 7	4 = 3	5 = 1
What are the top four neighborhood needs	New Business/Grocery Store Better Housing Restaurants Child Care facility for 1st and 2nd shift				
What are the most serious problems facing the neighborhood?	Crime Appearance Lack of interest Community perception				
Do you rent or own your home?	Own - 17	Rent - 4			
Married or single?	Married - 15	Single - 5			
Number of children?	0 = 2	1 = 2	2 = 7	3+ = 7	
Area of city for work?	Retired - 2 Derby - 1	East W - 1 North - 2	Downtown - 2 West - 1	Southeast - 3 Northeast - 2	Southwest - 1 Mid Towne - 1
Area of city for residence?	East Wichita - 2 Old Town - 1	NW - 2 NE - 3	WW - 3 Valley Center - 1	Derby - 1 Mid Towne - 3	
Expected housing expense?	\$300-\$700 for rent - 4	\$400-\$600 Ownership - 4	\$800 ownership - 1		
Would you consider living in Center City neighborhood?	Yes - 6	No - 9			
Reasons not live in Center City Neighborhood	Children to attend neighborhood schools and not be bussed	Large Lots	The desire to live near to job	No perceived resale value of homes.	
Features you would like to see if you were to live in Center City Neighborhood	Shopping within walking distance of home. Frequent police patrols/Safe streets Recreation/Swimming/Park area				
Interested in incentives to purchase a home in Center City?	Yes - 5	No - 12			
<i>Ranking of potential incentives:</i>					
Downpayment assistance	1				
Low-cost loans for renovation/improvement	2				
Forgivable grants if you live in your home 5 years	1				
Low-interest bank loan if you live close to work	1				
Other	Low cost loans for new construction				

Survey Results - Respondents from Bank of America

Total respondents to date - 20

Question

Do you live in the Center City Neighborhood?	Yes - 0	No - 20			
What is your general opinion of neighborhood? (1 is least positive; 5 is most positive)	One - 1	Two - 4	Three - 6	Four - 0	Five - 1
What are the top four neighborhood needs	Basic Services such as Grocery store, Dry Cleaners Beautification/Improvement Projects More and Better Parking New affordable homes with community covenants/standards				
What are the most serious problems facing the neighborhood?	Low income housing Crime/drugs/gangs Safety Deferred maintenance				
Do you rent or own your home?	Own - 18	Rent - 2			
Married or single?	Married - 16	Single - 4			
Number of children?	None - 5	One - 2	Two - 10	Three+ - 3	
Area of city for work?	All work downtown				
Area of city for residence?	West Wichita - 4 North Wichita - 1	South Wichita - 2 County - 4	Northwest Wichita - 2 East Wichita - 1		
Expected housing expense?	\$400/rental - 1	\$500/750 ownership - 2	\$800/1,000 ownership - 8	\$1,200/1,400 ownership - 3	
Would you consider living in Center City Neighborhood?	Yes - 3	No - 15			
Reasons not live in Center City Neighborhood	Prefers current situation - 7 Wants to move out of state - 1	Dislikes school district - 3 Perception of area (lack of pride, crime, etc.) - 3	Small lots/inadequate housing - 3 Area too congested - 1	Wants acreage - 2	
Features you would like to see if you were to live in Center City Neighborhood	Landscaping/Beautification projects Security	New, affordable homes Community Pool	Pride of Ownership Less traffic	Larger lots	
Interested in incentives to purchase a home in Center City?	Yes 6	No 12			
<i>Ranking of potential incentives</i>					
Downpayment assistance	2				
Low-cost loans for renovation/improvement	2				
Forgivable grants if you live in your home 5 years	1				
Low-interest bank loan if you live close to work	2				
Other					
Zero % on a home loan	3				
Lease/purchase program	4				

Survey Results - Respondents from First Baptist Church

Total respondents to date - 30

Question					
Do you live in the Center City Neighborhood?	Yes - 0	No - 30			
What is your general opinion of neighborhood? (1 is least positive, 5 is most positive)	One - 3	Two - 8	Three - 9	Four - 3	Five - 0
What are the top four Neighborhood needs	Reasonably priced quality Housing Grocery Store Better public transportation Retail businesses within walking distance.				
What are the most serious problems facing the neighborhood?	A lack of affordable, quality housing Deterioration of entire area Crime Land lords/property owners not maintaining property property				
Do you rent or own you home?	Own - 26	Rent - 4			
Married or single?	Married - 22	Single - 7			
Number of children?	3+				
Area of city for work?	Retired - 8 Southeast - 1	County - 2 Northwest - 1	Northeast - 2 South - 1	East - 6 Twin Lakes - 1	Downtown - 5 Southwest - 1
Area of city for residence?	Oaklawn - 1 Midtowne - 7	Southeast - 2 East - 1	County - 4 Northwest - 3	West - 3 North - 1	Northeast - 4
Expected housing expense?	\$150 monthly rent	\$668 monthly rent	\$500 - \$700 monthly ownership		
Would you consider living in Center City Neighborhood?	Yes - 7	No - 19			
Reasons not live in Center City Neighborhood.	Prefers current situation	Danger/Lack of security	Lack of quality schools	Lack of decent housing	Too much traffic
Features you would like to see if you were to live in Center City Neighborhood.	Grocery Store Good quality affordable housing More retail businesses Secure park/playground area				
Interested in incentives to purchase a home in Center City?	Yes - 5	No - 21			
<i>Ranking of potential incentives:</i>					
Downpayment assistance	1				
Low-cost loans for renovation/improvement	1				
Forgivable grants if you live in your home 5 years	2				
Low-interest bank loan if you live close to work	3				
Other					

Survey Results - Other Respondents

Total respondents to date - 27

Question					
Do you live in the Center City Neighborhood?	Yes - 0	No - 27			
What is your general opinion of neighborhood? (1 is least positive, 5 is most positive)	1 = 2	2 = 6	3 = 8	4 = 4	5 = 2
What are the top four neighborhood needs	Grocery store				
	Clean up and repairs				
	Shopping(discount, retail, pharmacy, etc.)				
	Park/playground area				
What are the most serious problems facing the neighborhood?	Perception of crime				
	Decay of area				
	Lack of parking				
	Delinquents, vagrants, and street people				
Do you rent or own you home?	Own - 24	Rent - 3			
Married or single?	Married - 17	Single - 10			
Number of children?	None - 7	One - 3	Two - 6	Three+ - 9	
Area of city for work?	Center City - 4	West - 4	Mid Towne - 1	Northeast - 1	County - 1
	Downtown - 7	Retired - 4	Southeast - 1	East - 1	
Area of city for residence?	Northeast - 3	East - 4	West - 5	County - 3	
	Northwest - 2	North - 2	Mid Towne - 3		
Expected housing expense?	\$250 - \$550 monthly rent - 2	\$300 - \$600 ownership - 3	\$800 - \$1,000 ownership - 1		
	\$1,000 - \$1,200 ownership - 3	\$1,400 - \$1,500 ownership - 2	\$2,000 ownership - 1		
Would you consider living in Center City Neighborhood?	Yes - 5	No - 21			
Reasons not live in Center City Neighborhood.	Prefers current situations	Crime levels	Lack of amenities (grocery store, discount shopping, deli, dry cleaners)		Lack of security
	Quality/affordable housing				
Features you would like to see if you were to live in Center City neighborhood	Larger lots				
	Grocery store				
	Transportation				
	Better parking				
Interested in incentives to purchase a home in Center City?	Yes - 3	No - 18			
Ranking of potential incentives:					
Downpayment assistance	1				
Low-cost loans for renovation/improvement	1				
Forgivable grants if you live in your home 5 years	2				
Low-interest bank loan if you live close to work	1				
Other					
Low interest loans for people over 55					
Private development - leave the city out of it.					

Survey Results - City of Wichita Employees

Total respondents to date - 462

Question

Do you live in the Center City Neighborhood?	Yes - 11	No - 451			
What is your general opinion of neighborhood? (1 is least positive; 5 is most positive)	One - 69	Two - 164	Three - 157	Four - 21	Five - 7
What are the top four neighborhood needs	Grocery store Park/Tennis Restaurants New affordable homes				
What are the most serious problems facing the neighborhood?	Home repairs Crime Business face lifts				
Do you rent or own you home?	Own - 355	Rent - 98			
Married or single?	Married - 299	Single - 152			
Number of children?	None - 129	One - 75	Two - 113	Three+ - 137	
Area of city for work?	Center City				
Area of city for residence?	Uptown				
Expected housing expense?					
Would you consider living in Center City Neighborhood?	Yes - 64	No - 372			
Reasons not live in Center City Neighborhood.	No desire to live so close to downtown				
Features you would like to see if you were to live in Center City Neighborhood.	Homes	Businesses kept up			
	Yards				
Interested in incentives to purchase a home in Center City?	Yes - 118	No - 308			

Ranking of potential incentives:

- Downpayment assistance
- Low-cost loans for renovation/improvement
- Low cost loans for renovation and improvement
- Forgivable loans and grants if you live in your home 5 years
- Low interest bank loan if you live close to work

Center City Neighborhood Plan Survey Summary
Survey Conducted in Spanish at St. Mary's Cathedral 6/27/99

1. Do you live near the cathedral? Yes-74 (39.2%) No-114 (60.3%) No Response-1(.5%)
2. Would you like to, someday, live in this neighborhood near the cathedral?
 Yes-148 (78.3%) No-29 (15.3%) No Response-12 (6.4%)
3. Would you like to buy a house in Wichita?
 Yes-172 (91%) No-8 (4.2%) No Response-9 (4.8%)
4. I want to buy a house, but I do not think I could afford to buy one.
 Yes-131 (69.3%) No-37 (19.6%) No Response-21 (11.1%)
5. I do not want to buy a house; I would rather have an apartment.
 Yes-38 (20.1%) No-122 (64.6%) No Response-25 (13.3%)
6. I intend to move from Wichita in the next 3 years.
 Yes-21 (11.1%) No-158 (83.6%) No Response-10 (5.3%)
7. What are the most important housing needs you have? Mark up to 4 choices.
 Number at end of line is the amount of marks the "need" received.
 - a. I need a house or apartment that costs less than what I pay per month now.=74 (39.2%)
 - b. I need a house or apartment with more bedrooms.=95 (50.3%)
 - c. I need a house or apartment with a yard for my children.=105 (55.5%)
 - d. I need a house or apartment that is clean without roaches or mice.=96 (50.8%)
 - e. I need a house or apartment in a safer neighborhood.=95 (50.3%)
 - f. I need a house or apartment with child care facilities.=40 (21.2%)
 - g. I need a house or apartment near a grocery store.=50 (26.4%)
 - h. I need a house or apartment that is owned/managed by a decent landlord.=61 (32.3%)
 - i. I need a house or apartment near a park =45 (23.8%)
 - j. I need a house or apartment that I can have my parents live with me.=41 (21.7%)
 - k. I need a house, not an apartment =73 (38.6%)
 - l. I need a house or apartment that I do not have to share room with others.=41 (21.7%)
8. How much do you pay for rent each month now?
 Maximum=\$870 Minimum=\$115 Average=\$353 Median=\$350 Mode=\$300
9. How many bedrooms do you have?
 One=35 Two=75 Three=55 Four=8 Five=2 Seven=1 No Response=13
10. Do you share your house or apartment with others who are part of your family?
 Yes-47 (25%) No-132 (69.8%) No Response-9 (4.8%)

Total Responses were 189