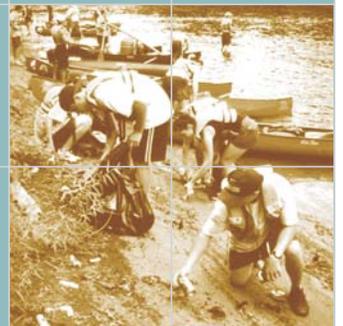




May 2006



# South Central Neighborhood Plan





# South Central Neighborhood Plan

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## EXECUTIVE SUMMARY

In 1995, a plan for the South Central Neighborhood entitled *A Revitalization Plan for the South Central District* was prepared but was never formally adopted. This document revisits and updates the 1995 plan and outlines formal policy, adopted as an element of *The Wichita-Sedgwick County Comprehensive Plan*, to guide long-term redevelopment and revitalization efforts in the South Central Neighborhood. The South Central Neighborhood is bound by Kellogg on the north, the Arkansas River on the south and west, and Washington and the railroad tracks from Pawnee to the Arkansas River on the east.

The *South Central Neighborhood Plan* outlines the community's vision of what the South Central Neighborhood will be like in 2030. This vision is based upon an assessment of the neighborhood's top issues and the changes desired to address those issues. The following goals are identified to accomplish this vision:

1. Strengthen citizen involvement
2. Improve the visual appearance of the neighborhood
3. Improve neighborhood safety
4. Improve neighborhood infrastructure
5. Promote the unique character and historical significance of the neighborhood
6. Increase homeownership
7. Improve existing housing stock
8. Preserve the character of residential areas
9. Promote economic opportunities
10. Reduce the negative impact of incompatible businesses
11. Increase education and employment opportunities for residents
12. Increase recreational opportunities
13. Promote the river as a community destination
14. Increase use of existing neighborhood facilities

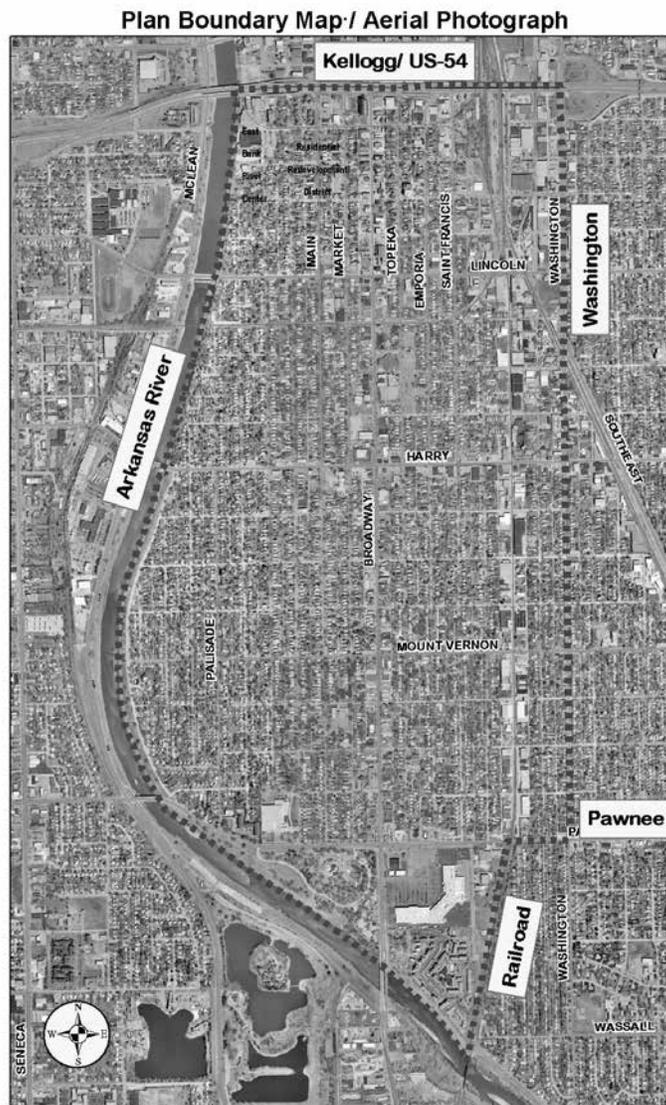
A total of 36 implementation initiatives are identified in the plan. The implementation initiatives detail the specific objectives and strategies to achieve the plan's goals. Key initiatives that are important to the overall success of the neighborhood are identified. Each initiative is identified as short-term, mid-term and long-term, which estimates when the initiative should be started. Each initiative is assigned a lead organization that will be responsible for coordinating and ensuring its implementation. A summary of the implementation initiatives is on page 38.



## LOCATION

The South Central Neighborhood contains approximately 1.8 square miles within the boundaries illustrated in **Figure 1** below. The boundaries are: Kellogg on the north, the Arkansas River on the south and west, and Washington and the railroad tracks, from Pawnee to the Arkansas River, on the east.

**Figure 1**



## BACKGROUND

In 1995, citizens of south central Wichita worked with City staff and consultants from the Kansas State University, Department of Landscape Architecture / Regional and Community Planning, to develop a plan that addressed numerous issues facing their community. The result of this effort was a plan for the South Central Neighborhood entitled *A Revitalization Plan for the South Central District*. The plan contained numerous long-term strategies to redevelop and revitalize the neighborhood.

Although the 1995 Plan was never formally adopted, leaders in the South Central Neighborhood remain committed to the strategies contained in the plan. Community leaders of the South Central Improvement Alliance and the South Central Progressive Neighborhood Association worked with City staff in 2000, and their work resulted in the collection of significant data, which community leaders used to develop updated strategies. In 2005, community leaders presented these recommendations to the City and requested that the 1995 Plan be revisited and updated. As a result, a South Central steering committee was formed and over the last eight months have been facilitated through a planning process to update the 1995 Plan. The planning process is outlined in "Appendix A – Planning Process." The purpose of this document is to outline formal policy, adopted as an element of *The Wichita-Sedgwick County Comprehensive Plan*, to guide long-term redevelopment and revitalization efforts in the South Central Neighborhood.

## NEIGHBORHOOD HISTORY

The South Central Neighborhood is one of Wichita's oldest neighborhoods. By the early 1900s most of the South Central Neighborhood had been subdivided for urban development, and the neighborhood was a rapidly growing residential neighborhood served by street car lines transporting people to their jobs in downtown and throughout the community. One of the feature attractions of the early neighborhood was the Fair Grounds, which were located along the east bank of the Arkansas River near the south end of the neighborhood (in close proximity to present-day Pawnee Avenue).



For decades, the South Central Neighborhood was almost exclusively a residential neighborhood, with some small, predominately neighborhood-serving, businesses located primarily along major streets and a few industrial businesses located along rail lines. The residential areas were almost fully developed prior to World War II, while the remainder of the housing was constructed in the south end of the neighborhood during the post-World War II housing boom. Today, the South Central Neighborhood remains predominately a residential neighborhood consisting primarily of single-family houses. However, the routing of U.S. Highway 81 (present-day Broadway Avenue) and the rail lines led to changes in the character of the neighborhood over the last 50 years. Today, the neighborhood also contains a large number of commercial businesses and industrial enterprises that serve the region.

The tremendous growth in the use of the automobile during the 1950s and 1960s resulted in significant changes to the South Central Neighborhood. As traffic increased on Highway 81, many of the houses along the highway were torn down and were replaced with highway-serving commercial businesses such as motels, restaurants,



and service stations. By the 1970s, most of the properties along the highway had been converted from residential to commercial use. The same also occurred along U.S. Highway 54 after it was routed along Kellogg Avenue at the north end of the neighborhood during the 1960s. In the 1980s, the rerouting of Highway 81 along the newly opened I-135 decreased the demand for commercial businesses along Broadway. Many of the motels became havens for prostitution and many service stations and other businesses became vacant, many of which subsequently were converted to used car lots. These changes

had significant and detrimental impacts on the South Central Neighborhood and are some of the major issues that community leaders have been working hard to address for decades.

Over the last 50 years, industrial businesses grew significantly along the rail lines in the eastern portion of the South Central Neighborhood. Most of these industrial businesses were located on relatively small lots with little or no building setbacks, with residential uses typically only separated by an alley. Industrial businesses continued to grow at a relatively steady pace, and today, nearly all of the properties along the rail lines in the neighborhood are developed with warehouses and other industrial buildings. The lack of buffers between these industrial businesses and residences is a major issue affecting the quality of life of neighborhood residents.



Through community activism and leadership, many of the problems that have plagued the South Central Neighborhood have started to be resolved since the 1995 plan was prepared. This is evidenced by significant investment that has been made in major projects , such as:

- B G Products constructing a new corporate office building
- Cambridge Suites expanding their hotel property
- Lewis Street Glass relocating to a remodeled building in the neighborhood
- La Quinta (now Holiday Inn) making major renovations to the hotel at Kellogg and Broadway
- Kansas Blue Print constructing a new facility
- Immanuel Baptist Church constructing a major addition
- Additions and major remodels to the schools throughout the neighborhood
- Walgreens constructing a new store at Harry and Broadway
- Envision constructing a new facility at Pawnee and Water
- Wal-Mart constructing a new supercenter at Pawnee and Broadway

The South Central Neighborhood has a proud history with an active citizenry determined to build an exciting future for the neighborhood. This plan outlines many initiatives for preserving the neighborhood's history, while also revitalizing the neighborhood to make it a better place for future generations of residents and business owners.



## DEMOGRAPHIC TRENDS

### POPULATION TOTAL

The population in the South Central Neighborhood remained virtually unchanged between 1990 and 2000, with the neighborhood gaining just over 100 residents. The current population of the neighborhood is approximately 11,000.

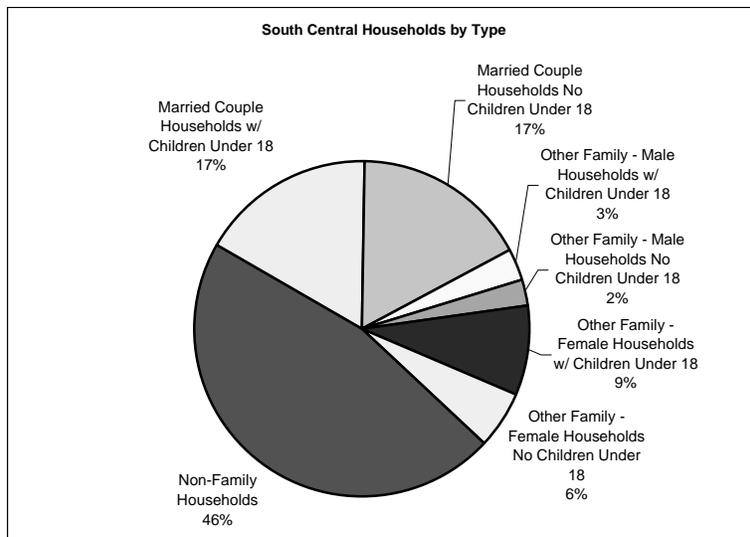
### POPULATION DENSITY

The population density of the South Central Neighborhood is significantly greater than Wichita as a whole. In 2000, over 6,100 people per square mile resided in the South Central Neighborhood, which is approximately 2-½ times more dense than Wichita as a whole. Additionally, the South Central Neighborhood had 4.7 housing units per acre in 2000, which is over 2-¾ times greater than Wichita's housing unit density of 1.7 units per acre. In other words, both residents and housing units are extremely dense in this neighborhood as compared to Wichita as a whole. The South Central Neighborhood average household size has increased by 10% between 1990 and 2000, while the household size in Wichita as a whole has remained stable.

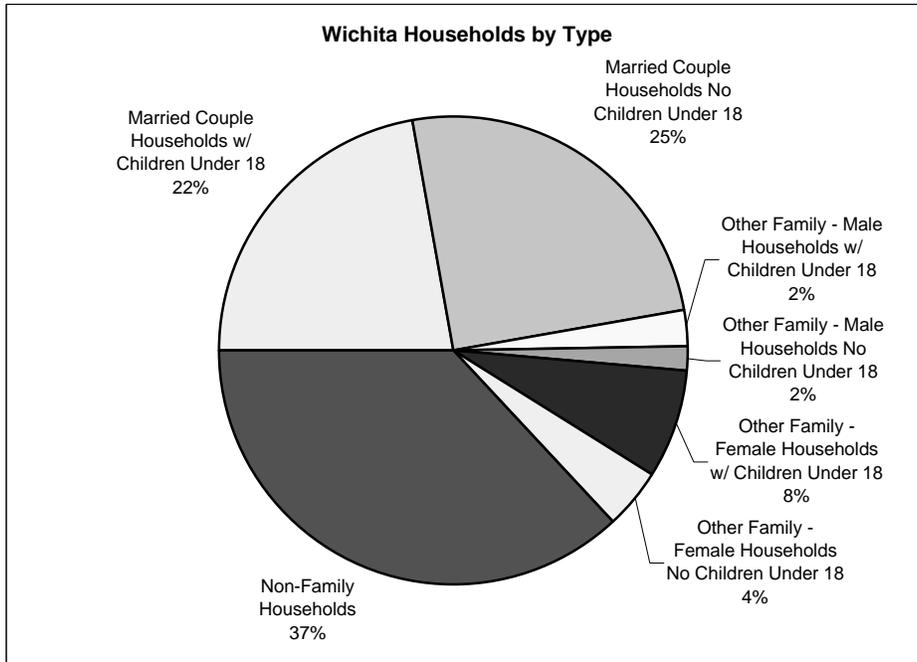
### HOUSEHOLD TYPE

Interestingly, while the average household size has increased, the number of "family" households, consisting of a spouse and / or children, declined by almost 10 percent between 1990 and 2000. Slightly more than half (53.7 percent) of the households in the neighborhood were "family" households in 2000 compared to 63.1 percent for Wichita as a whole. **Figure 2 and 3** show household characteristics of South Central and Wichita in more detail.

**Figure 2**



**Figure 3**



**RACE AND ETHNICITY**

The race and ethnicity of neighborhood residents has changed significantly. The Hispanic population of the neighborhood has more than doubled since 1990. In 2000, over 15.7 percent of neighborhood residents were Hispanic. While this change may seem dramatic, it is similar to the growth of the Hispanic population experienced by Wichita as a whole. Wichita's Hispanic population increased by almost 200 percent between 1990 and 2000. The neighborhood also has seen significant increases in the number of Black residents. Between 1990 and 2000, the neighborhood's Black population increased by over 180 percent; however, the percentage of Black residents in the neighborhood (7.3 percent) is lower than Wichita as a whole (11.3 percent). **Figures 4 and 5** show the race and ethnicity of South Central in comparison to all of Wichita.

**Figure 4**

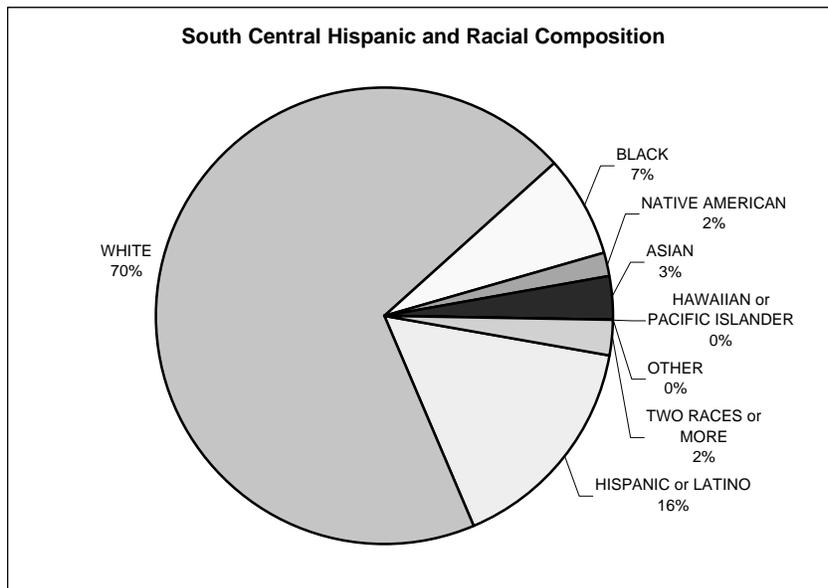
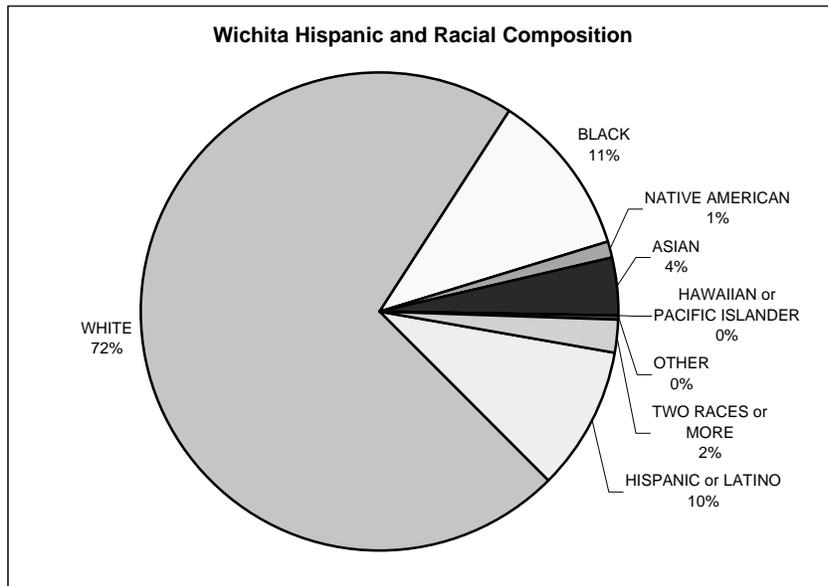


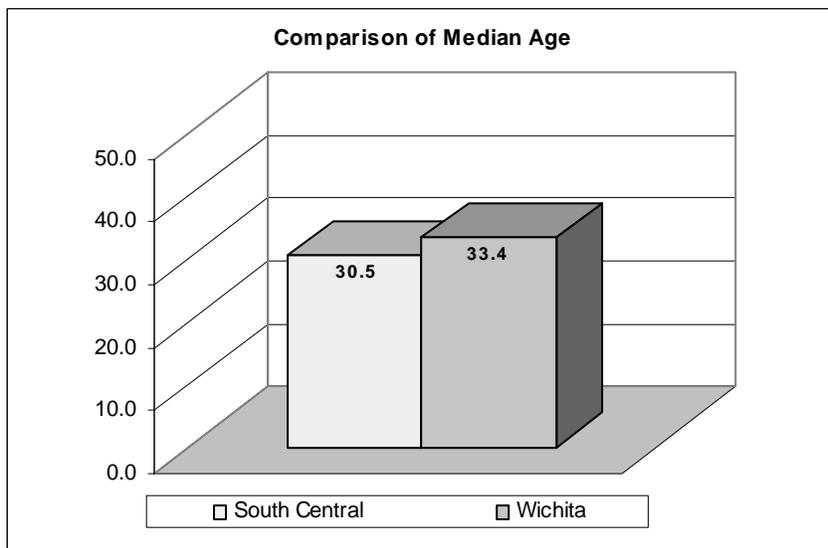
Figure 5



### AGE OF RESIDENTS

In addition to the South Central Neighborhood's increased diversity, the age of South Central Neighborhood residents is becoming younger. From 1990 to 2000, the median age of neighborhood residents decreased from 30.9 to 30.5, and the median age of neighborhood residents is younger than Wichita as a whole (See **Figure 6**). Also, the neighborhood's elderly population, age 65 or older, has decreased by 24 percent, while the youth, age 17 or younger, increased by eight percent between 1990 and 2000.

Figure 6

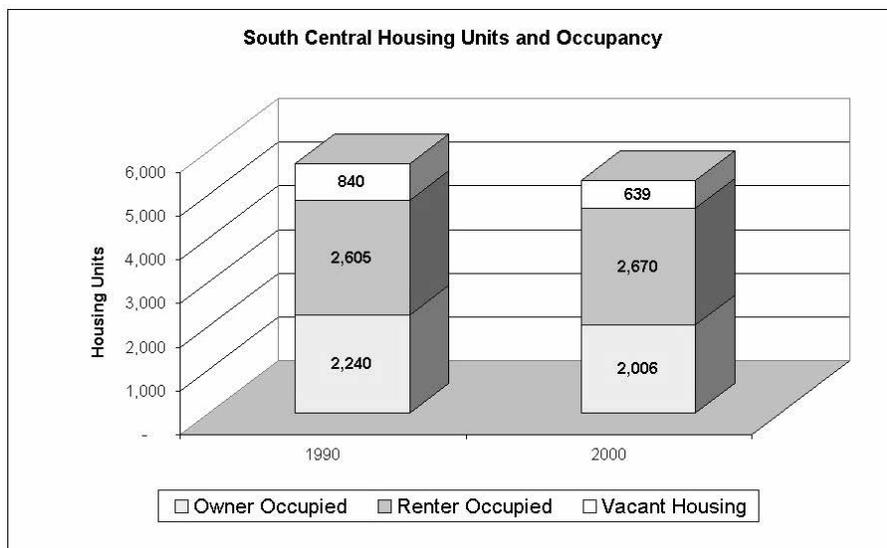


# HOUSING AND DEVELOPMENT TRENDS

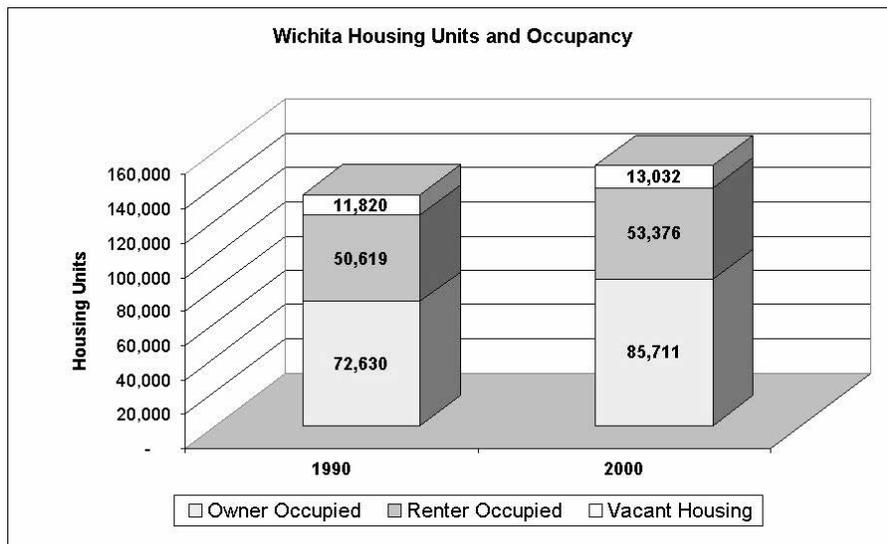
## HOUSING OCCUPANCY

The number of housing units in the South Central Neighborhood declined seven percent between 1990 and 2000, with a resulting loss of almost 400 housing units. While the vacancy rate in the neighborhood (11 percent) was almost 40 percent higher than the Wichita average in 2000, the vacancy rate in the neighborhood has declined almost 20 percent since 1990. The number of owner-occupied housing units declined by over 10 percent between 1990 and 2000, meaning the number of rental units in the neighborhood has increased significantly. In 2000, the South Central Neighborhood contained 38 percent owner-occupied housing units -- 33 percent lower than Wichita as a whole (57 percent). (See **Figure 7 and 8.**)

**Figure 7**



**Figure 8**



## HOUSING CONDITIONS

In addition to a significant loss in the number of housing units in the last decade, the South Central Neighborhood housing stock is in significantly worse condition than Wichita as a whole. The number of housing units in poor condition or worse in the South Central Neighborhood (12 percent) is three times higher than Wichita as a whole (4 percent). Additionally, in Wichita as a whole, 80 percent of houses are in average or better condition; whereas, in the South Central Neighborhood only 44 percent of the housing units are in average or better condition.

**Figure 9** shows the properties in the South Central Neighborhood with houses that are in fair, poor, very poor, or unsound condition. The figure reveals that the concentration of housing stock in fair or worse condition is greater in the South Central Neighborhood than in surrounding neighborhoods.

The value of the housing stock in the South Central Neighborhood also is significantly lower than Wichita as a whole. The average valuation of a home in the neighborhood is approximately \$45,000, which is three times lower than the average valuation for Wichita as whole (\$135,000).

## DEVELOPMENT ACTIVITY

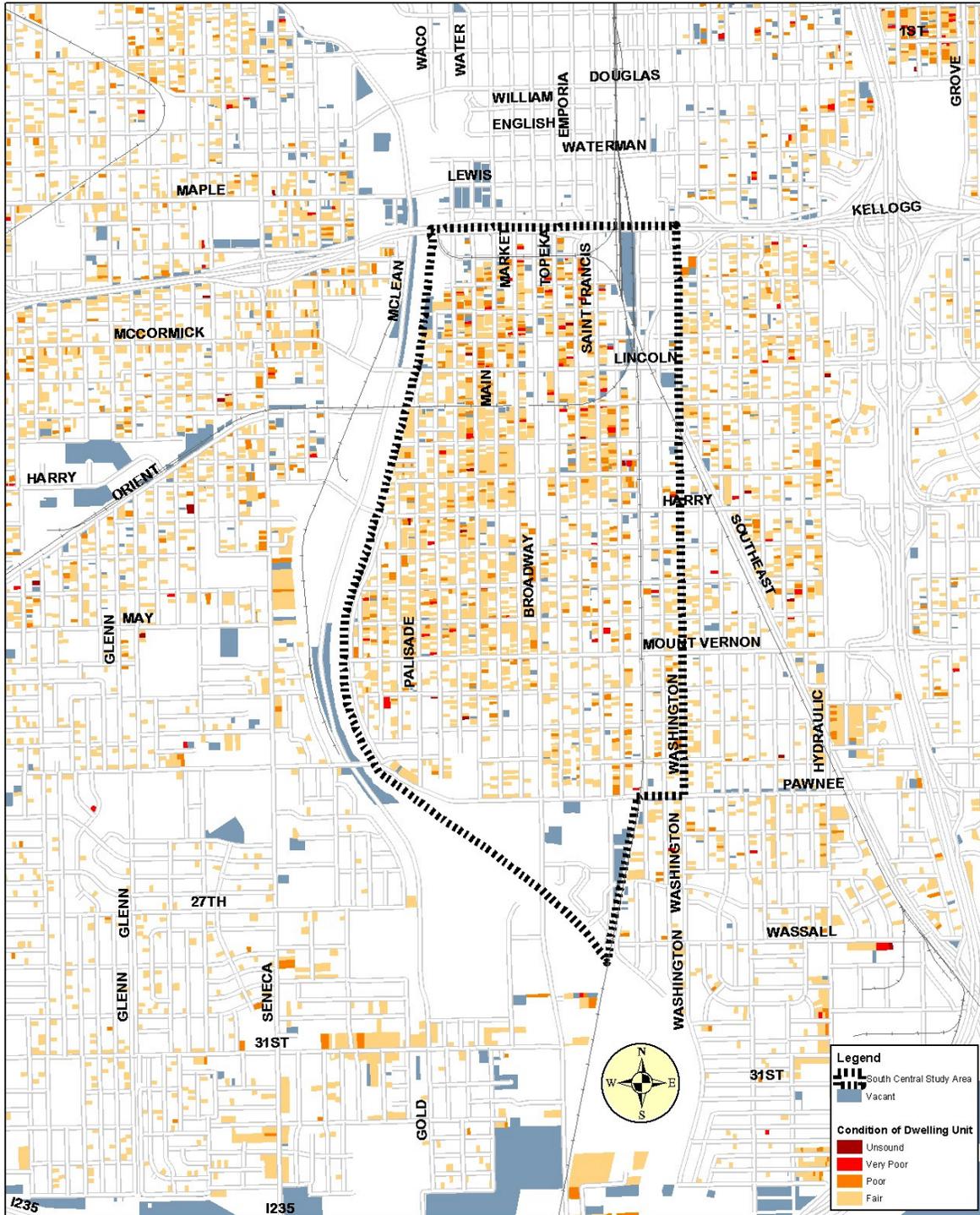
The level of residential development has been extremely low since the 1995 Plan. With the exception of one year, in which an apartment complex was constructed, no more than three new housing units have been constructed in any year since 1995. The value of these new housing units has been low – averaging only \$50,000 per unit. Additionally, on average only 30 housing units have been remodeled annually since 1995. The average cost of remodeling in the South Central Neighborhood is \$5,000, which is less than half the Wichita average of \$10,800.

Commercial development in the neighborhood has been strong over the past ten years. Almost \$42 million in commercial development has been undertaken since 1995. The average commercial remodeling project cost \$164,000, and the average new construction project cost \$604,000. The past three years have been the strongest in terms of commercial development, with over \$29 million in commercial building projects occurring between 2002 and 2004.



Figure 9

### South Central Neighborhood Housing Condition & Vacant Lots

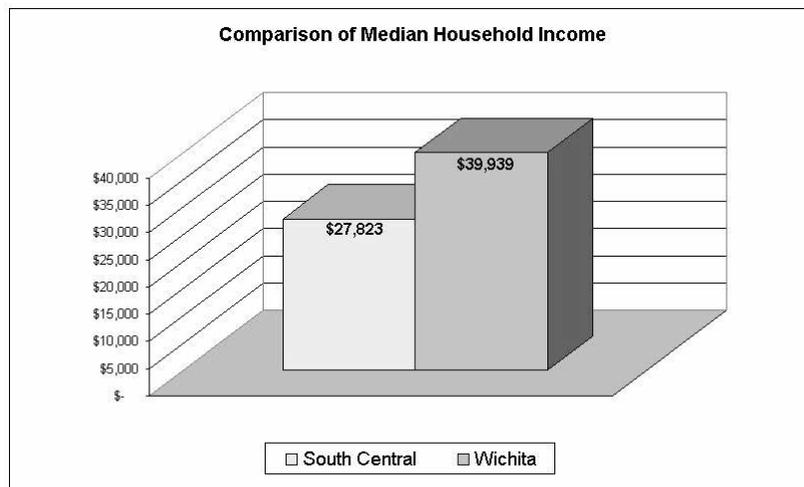


## ECONOMIC TRENDS

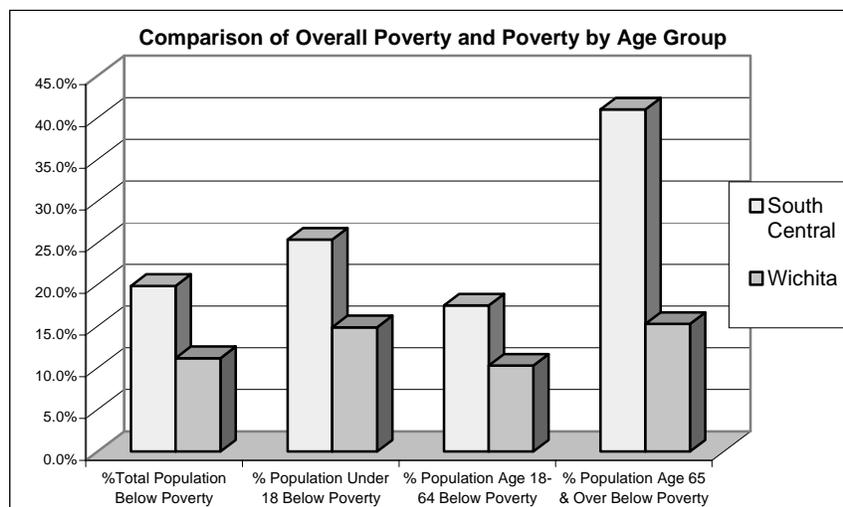
### HOUSEHOLD INCOME

Between 1990 and 2000, median household income in the South Central Neighborhood increased almost 43 percent from \$19,487 to \$27,823, which kept pace with the growth in household income for Wichita as a whole over the same time period. However, the median household income of the South Central Neighborhood was 43 percent lower than Wichita's median household income of \$39,939 in 2000 (See **Figure 10**). Additionally between 1990 and 2000, the percentage of neighborhood residents living below the poverty level increased by over 16 percent, while Wichita's poverty rate declined 10 percent. Approximately 20 percent of neighborhood residents are living below poverty level -- a rate 82 percent higher than the overall Wichita poverty rate. **Figure 11** shows this comparison as well as a breakout of poverty among age groups. One could conclude that the elderly, on fixed incomes, have found the South Central Neighborhood to be an affordable area to reside, and possibly choose to continue to reside in the neighborhood due to its affordability.

**Figure 10**



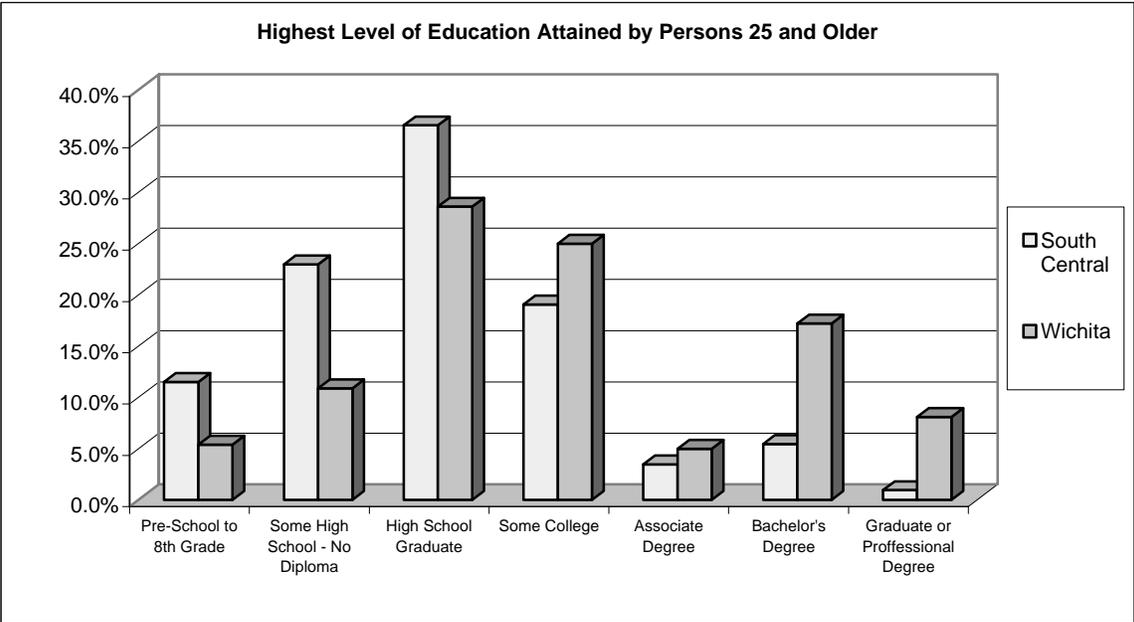
**Figure 11**



EDUCATION

The percentage of South Central Neighborhood residents with a high school level education or higher is significantly lower than the average for Wichita. In 2000, less than 66 percent of South Central residents had a high school education or higher compared to almost 84 percent for Wichita as a whole. Additionally, the number of residents with a high school education or higher declined by almost seven percent from 1990 to 2000; whereas, Wichita as a whole increased by almost three percent. Especially telling is the number of South Central residents with a college degree compared to the Wichita average. In 2000, only 10 percent of neighborhood residents had a college degree compared to over 30 percent for Wichita as a whole. **Figure 12** shows the highest levels of educational attainment in South Central compared to Wichita.

Figure 12



LABOR FORCE & EMPLOYMENT

Unemployment in the South Central Neighborhood is relatively high. While the Wichita unemployment rate in 2000 was 5.3 percent, the unemployment rate in the neighborhood was 7.8 percent (See **Figure 13**). Although the neighborhood's unemployment rate is higher than Wichita, it declined almost 20 percent between 1990 and 2000. This compares favorably to Wichita as a whole, which declined only 11 percent during the same time period.

The number of people in the labor force in the South Central Neighborhood is slightly less than the Wichita average. In 2000, almost 63 percent of neighborhood residents were in the labor force, which is less than Wichita as whole (68 percent). Likewise, Wichita and the South Central Neighborhood had a similar decline (about 4 percent) in the number of residents in the labor force between 1990 and 2000.

The amount of time South Central Neighborhood residents spend traveling to work also is comparable to the Wichita average. In 2000, neighborhood residents spent just over 18 minutes traveling to work; whereas, the Wichita average is almost 19 minutes. Between 1990 and 2000, travel time for South Central Neighborhood residents increased almost eight percent compared to a 10 percent increase for Wichita as a whole.

**Figure 13**



## EMPLOYERS

The South Central Neighborhood is an important component of the community's employment base. The South Central Neighborhood is home to over 450 businesses that provide approximately 5,100 jobs. The density of employment-based development is significantly greater in the South Central Neighborhood than Wichita as a whole. In 2002, almost 2,900 people per square mile were employed in the South Central Neighborhood, which is 180 percent greater than Wichita's employment density of approximately 1,600 employees per square mile.

The following are the South Central Neighborhood's largest employers, with each business having over 100 employees in the neighborhood:

- Wal-Mart Supercenter
- Grede Foundries
- Envision
- Kice Industries
- Fruhauf Uniforms
- BG Products
- R-Con
- Wichita Police Department – Patrol South
- O K Transfer and Storage

## COMMUNITY FACILITIES AND SERVICES

### PARK AND RECREATION

The South Central Neighborhood is home to two public parks, Lincoln Park and Herman Hill Park. Lincoln Park, a 2.7-acre park, is located on the east side of Broadway, immediately south of the Bayley rail and pedestrian corridor, and contains the Kansas Firefighters Museum, an interactive water fountain, and playground equipment. Herman Hill Park, a 31.5-acre park, is located at the southeast corner of Pawnee and Broadway and contains the WATER Center, a disc golf course, and playground equipment. A new skate park is also located in the neighborhood underneath the Kellogg overpass at St. Francis.

Based on the 11 acres per 1,000 persons standard as outlined in the Wichita-Sedgwick County *Parks and Pathways: Park and Open Master Space Master Plan*, the South Central Neighborhood is almost 86 acres short of parkland within the plan area boundaries. However, O.J. Watson Park, a 119-acre park, is located immediately south of the neighborhood across the Arkansas River and contains a fishing lake, pedal boat rentals, picnic areas and picnic shelters, a shelter building, miniature golf, pony rides, train rides, hay rack rides, and a campfire circle. If O.J. Watson Park is included in the calculation, then the South Central Neighborhood exceeds the park acreage standard identified in the *Parks and Pathways* plan.

In addition to parks, the South Central Neighborhood has open space along the Arkansas River, which runs the along the entire western and southern borders of the neighborhood. The neighborhood is also served by pedestrian and bicycle paths that run through the Bayley rail corridor, and is indirectly served by a path along the west bank of the Arkansas River.

## CRIME AND POLICE PROTECTION

Crime is a serious problem in the South Central Neighborhood. The crime rate per capita in the neighborhood is approximately 30 percent higher than Wichita as a whole. However, the increase in the number of crimes in the last five years is almost the same for the neighborhood (17 percent) as for Wichita (16 percent). In the past five years, the following crimes have increased significantly: auto theft (90 percent), robbery (70 percent), vandalism (25 percent), and larceny (10 percent). Burglaries have decreased 16 percent in the last five years.

The South Central Neighborhood is known for its prostitution and drugs, which remain a serious problem in the area. In the 1990s, prostitution in the neighborhood increased 66 percent. In 2000, 38 percent of all prostitution offenses in Wichita occurred in the neighborhood. Similarly, drug crimes in the neighborhood more than doubled during the 1990s. In 2000, neighborhood drug crimes comprised eight percent of all drug offenses in Wichita. Since residents feel that the neighborhood's situation with prostitution and drugs has generally improved, recent statistical increases are possibly due to increased enforcement efforts that have resulted in more arrests rather than actual increases in the number of crimes committed.

The Patrol South Bureau of the Police Department is housed at a substation located within Herman Hill Park at the southeast corner of Pawnee and Broadway. The Patrol South Bureau is assigned 119 commissioned police officers to provide public safety services to the southern quadrant of Wichita including the South Central Neighborhood. The neighborhood has two of Patrol South's nine police beats (Beats 23 and 24). Each police beat is assigned a team of seven officers, with one serving as a community policing officer. The focus of each beat team is to assess the problems within the beat and work with the



community to develop and implement solutions to those problems. These beat teams are supplemented with additional officers as necessary to handle the volume of 911 calls and street level drug and gang crimes.

## FIRE PROTECTION

The South Central Neighborhood is home to Fire Station #2, which is located on the east side of Broadway, immediately north of the Bayley rail and pedestrian corridor. Fire Station #2 is assigned 39 firefighters over three shifts and is the headquarters station of Battalion 2, which is comprised of six fire stations located in the southeast quadrant of the city. Fire Station #2 has two engine companies, one 100-foot aerial platform, one squad, and the Mobile Air Unit. With the exception of the southern portion of the neighborhood, the South Central Neighborhood is located within an eight minute response time area from Fire Station #2. The entire neighborhood, however, is within an eight minute response time for fire service. Supplemental fire protection services are provided to the neighborhood by the following stations:

- Fire Station #4, 2423 W. Irving
- Fire Station #11, 1845 George Washington Blvd.
- Fire Station #12, 3443 S. Meridian
- Fire Station #19, 4440 S. Broadway

## SCHOOLS

The South Central Neighborhood is home to Lincoln Elementary, Harry Street Elementary, and Hamilton Middle School. Lincoln Elementary is located at the southeast corner of Lincoln and Topeka, and Harry Street Elementary is located at the southwest corner of Harry and Market. Hamilton Middle School is located at the southwest corner of Zimmerly and Broadway.

### Lincoln Elementary

For the 2003-2004 school year, Lincoln Elementary had an enrollment of 317 students, of which over 45 percent were Hispanic and 96 percent were economically disadvantaged. These both significantly exceed school district averages of 19 percent and 64 percent, respectively. Over 29 percent of Lincoln Elementary students have limited English proficiency, which is almost three times greater than the school district average of 10 percent. Lincoln Elementary students performed slightly better than the school district average on the fifth grade reading assessment with 89 percent having at least basic reading skills compared to 85 percent for the school district as a whole.



However, Lincoln Elementary students scored significantly lower than the school district average on the fourth grade math assessment, with 79 percent having at least basic math skills compared to 90 percent for the school district as a whole.

## Harry Street Elementary

For the 2003-2004 school year, Harry Street Elementary had an enrollment of 331 students. Almost 90 percent of Harry Street Elementary students were economically disadvantaged, which is over 40 percent greater than the school district average of 64 percent. Harry Street Elementary students were comparable to the school district average on the fifth grade reading assessment. However, Harry Street Elementary students scored significantly higher than the school district average on the fourth grade math assessment with 98 percent having at least basic math skills compared to 90 percent for the school district as a whole.

## Hamilton Middle School

For the 2003-2004 school year, Hamilton Middle School had an enrollment of 545 students. Over 90 percent of Hamilton Middle School students were economically disadvantaged, which is over 40 percent greater than the school district average of 64 percent. Hamilton Middle School students were comparable to the school district average on the eighth grade reading assessment and the seventh grade math assessment.

## TRANSPORTATION

Overall, the South Central Neighborhood is served fairly well in terms of access to the transportation system (see **Figure 14**), with the exception of railroad lines that cross neighborhood streets at grade. The Kellogg Freeway has a major interchange at the north end of the neighborhood, and several east-west arterial streets (Lincoln, Harry, and Pawnee) traverse the entire neighborhood. Broadway serves as the only north-south arterial street that traverses the entire neighborhood; however, many of the north-south streets in the neighborhood serve as collector streets and have significantly higher traffic carrying capacities due to their one-way design. Washington and Mt. Vernon serve both as arterial streets and collector streets through portions of the neighborhood, providing additional north-south and east-west connectivity, respectively. Six different bus routes serve the neighborhood and carry passengers to the Transit Center for connectivity to the entire bus route system. Two pedestrian/bicycle trails serve the neighborhood. Most of the streets in the neighborhood have sidewalks, which enhances the ability to walk to and from homes, work, shopping, transit stops, and recreational areas.



As mentioned previously, one major obstacle to transportation in the neighborhood is the railroad tracks that cross the neighborhood streets at grade. The Kansas and Oklahoma railroad has tracks that run east-west through the Bayley rail and pedestrian corridor. These tracks carry only one scheduled train per day; however, these tracks cause Palisade, Wichita, Waco, and Water streets to dead end, making transportation connectivity difficult in this part of the neighborhood, since there are no vehicular or pedestrian crossings for four blocks. The Union Pacific and Burlington Northern-Santa Fe railroads have tracks that run north-south in the Mead Street right-of-way. These tracks

carry heavy traffic – a total of 32 scheduled trains per day. Railroad overpass construction to help mitigate the transportation impacts of these tracks has been scheduled at Pawnee for 2010.



Of the arterial streets in the neighborhood, only Pawnee has congestion. With the proposed widening of Pawnee in 2005-2006, to include a center turn lane, congestion on Pawnee is projected to remain light or even be reduced by the construction of a proposed railroad overpass in 2010. Mt. Vernon is scheduled to be widened in 2012 that will add a center turn lane between Broadway and Washington within the plan area. Reconstruction projects in the plan area include Mt. Vernon between Broadway and the Arkansas River in 2009 and rehabilitating the Lincoln Street bridge over the Arkansas River in 2007.

## STORM WATER DRAINAGE

As with many older neighborhoods in Wichita, residents indicate that storm water drainage is a concern. Primarily, the drainage concerns are street flooding during periods of moderate to heavy rain. In the South Central Neighborhood, the following areas have been identified to have drainage problems:

- 700 block of South Laura
- 800 block of East Morris
- St. Francis from Bayley to Lincoln
- Mead from Zimmerly to Mt. Vernon
- Osie and St. Francis intersection
- North of the Orme and Market intersection
- Mt. Vernon and Main intersection
- Indianapolis and Emporia intersection
- Area bounded by Topeka, Washington, Kellogg, and Lincoln
- Market and Morris intersection
- Orme from Santa Fe to Ida
- St. Francis from Gilbert to Lincoln
- Mt. Vernon and Broadway intersection

Currently, no specific projects are budgeted to address drainage problems in this area. However, the City recently increased the fee that funds drainage projects, and as revenues increase and other City initiatives are implemented, neighborhood drainage issues may improve. Additionally, the street projects listed in the "Transportation" section above will each contain a drainage component that should address drainage issues in the area of the street project.

## ENVIRONMENTAL ISSUES

The South Central Neighborhood lies within the Gilbert and Mosley Groundwater Pollution Site. The neighborhood has three major plumes of groundwater contamination – all of which are under containment by the treatment system at the Wichita Area Treatment Education and Remediation (WATER) Center located in Herman Hill Park. The WATER Center is designed to educate area residents about the remediation project and the history of the Gilbert and Mosley Site and is designed to encourage them to become a water resource conservationist and protector.

In addition, within the South Central Neighborhood area there are eight source sites attributable to the Gilbert and Mosley pollution. Four of these sites remain in active remediation status. These sites areas are Reid Supply, 911 E Indianapolis; Pride South, 1614 S. Broadway; Tri-State Central, 724 E. Osie; and Harcros, 727 E. Osie. Due to the groundwater pollution issues in the neighborhood, all residents are required to be on public water and public sewer within this area. In addition, all property owners – at the time a property is sold – are required to report and have inspected all water wells located on their property. Water wells in close proximity to pollution sources and / or that do not meet construction standards are at risk and may be threatening the groundwater supply and, therefore, must be plugged by a licensed water well contractor.

Protection and improvement of the Arkansas River, and its supporting watershed, supports economic, recreational, and aesthetic development initiatives. Recent milestones in watershed protection and restoration efforts include the 2000 Arkansas River Symposium, formation of the Arkansas River technical and advisory committees in 2001, an in-depth water quality study of point and non-point pollution sources in 2002, and ongoing efforts of maintenance of sewer and stormwater infrastructure. The recently completed Visioneering Plan for Wichita included the goal of “cleaning up the Arkansas River” as part of the Quality of Life strategies.

## ZONING AND LAND USE

Wichita’s zoning regulations are hierarchical, which means that land is divided into zones with each subsequent zone being less restrictive than the previous zone. The most restrictive zones permit only single family residential uses and a few institutional-type uses such as churches and schools. As the zones become less restrictive, they begin to permit other housing types such as duplexes and then multi-family uses like fourplexes or apartments. However, the less restrictive zones continue to permit the uses that are allowed in the more restrictive zones, such as single-family houses. As the zones become even less restrictive, they begin to permit offices uses; commercial uses, and industrial uses, while typically continuing to permit the residential uses permitted by the more restrictive zones. The non-residential zones are divided based on the types of businesses that are permitted, with businesses that typically operate only indoors and during daytime hours being permitted in the most restrictive zones, and businesses that typically involve outdoor operations; generate noise, vibrations, and odor; and operate around the clock being permitted in the least restrictive zones. See **Figures 15 and 16** for the existing zoning and land use in the South Central Neighborhood.

### RESIDENTIAL

As with many older neighborhoods, the residential zoning in the South Central Neighborhood permits a density of development that is significantly higher than the manner in which the neighborhood has actually developed. While the residential uses in the South Central Neighborhood are predominately single-family, none of the residential property in the neighborhood is zoned such that it is restricted to single-family residential development. The residential properties north of Lincoln are zoned “B” Multi-Family, which permits the development of high-rise apartments, as well as, medical offices and hospitals. The residential properties between Lincoln and Harry are zoned “MF-29” Multi-Family, which permits the development of mid-rise apartments. South of Harry, the residential properties are zoned “TF-3” Two-Family, which permits the development of duplexes, as well as, single-family housing.

### NON-RESIDENTIAL

The predominate zoning pattern for non-residential uses in the South Central Neighborhood is what is typically called “strip” zoning, which means that a single row of lots that front a major street are all zoned for non-residential uses. The lots fronting both Broadway and Harry in the neighborhood are zoned primarily “LC” Limited Commercial, even though many of the properties are developed with residential, institutional, and office uses that are permitted by more restrictive zones. Additionally, the lots fronting the railroad tracks within the Mead right-of-way are all zoned “LI” Limited Industrial, even though many of the properties are developed with warehouse uses that are permitted by more restrictive zones.

### IMPLICATIONS

When the zoning of land allows for significantly more intensive development than the established development pattern, the potential exists for neighborhood redevelopment to occur in a manner that significantly changes the character of the neighborhood. Rezoning properties to further restrict uses is one method to address this issue.

Figure 15

South Central Neighborhood Existing Zoning

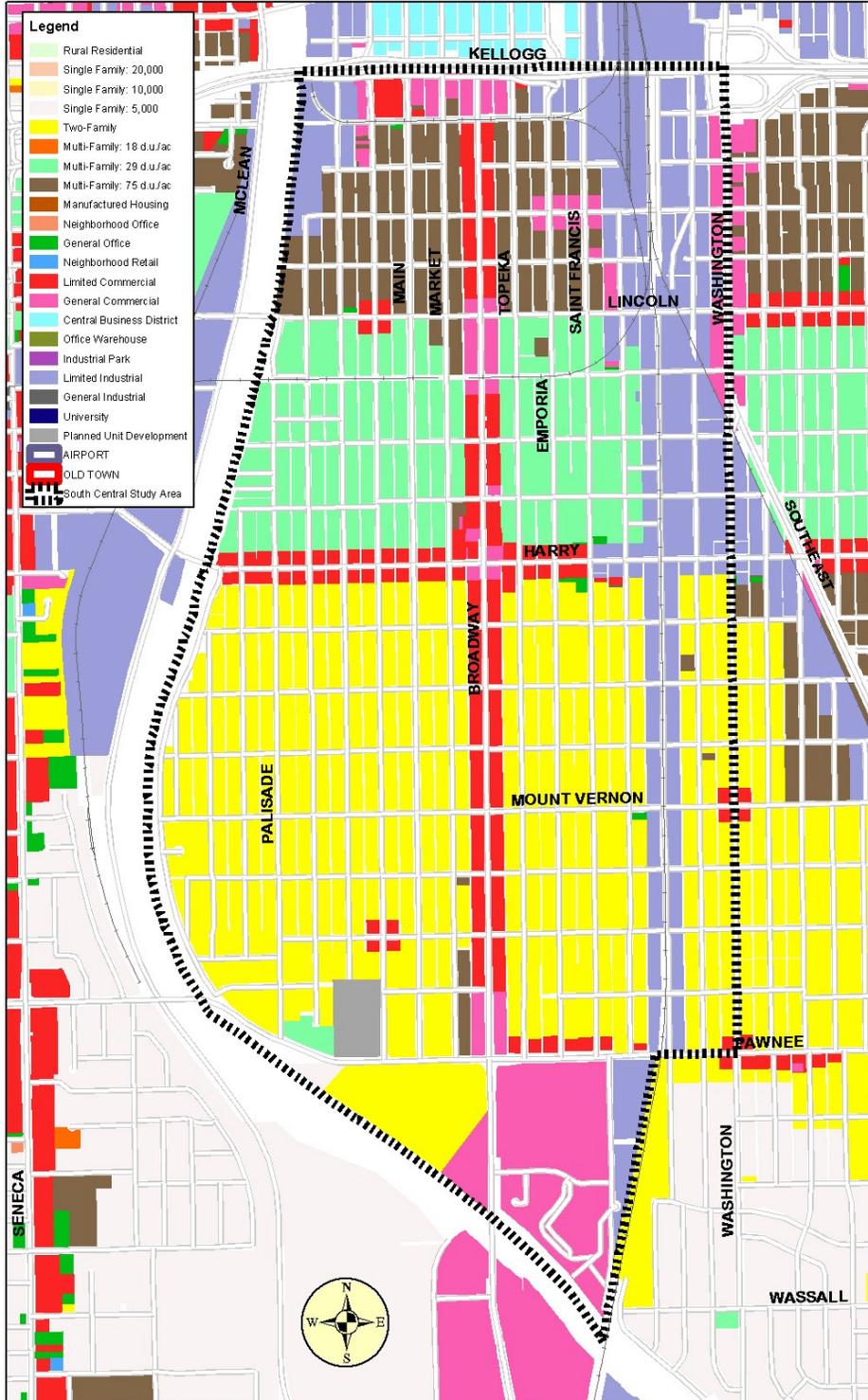
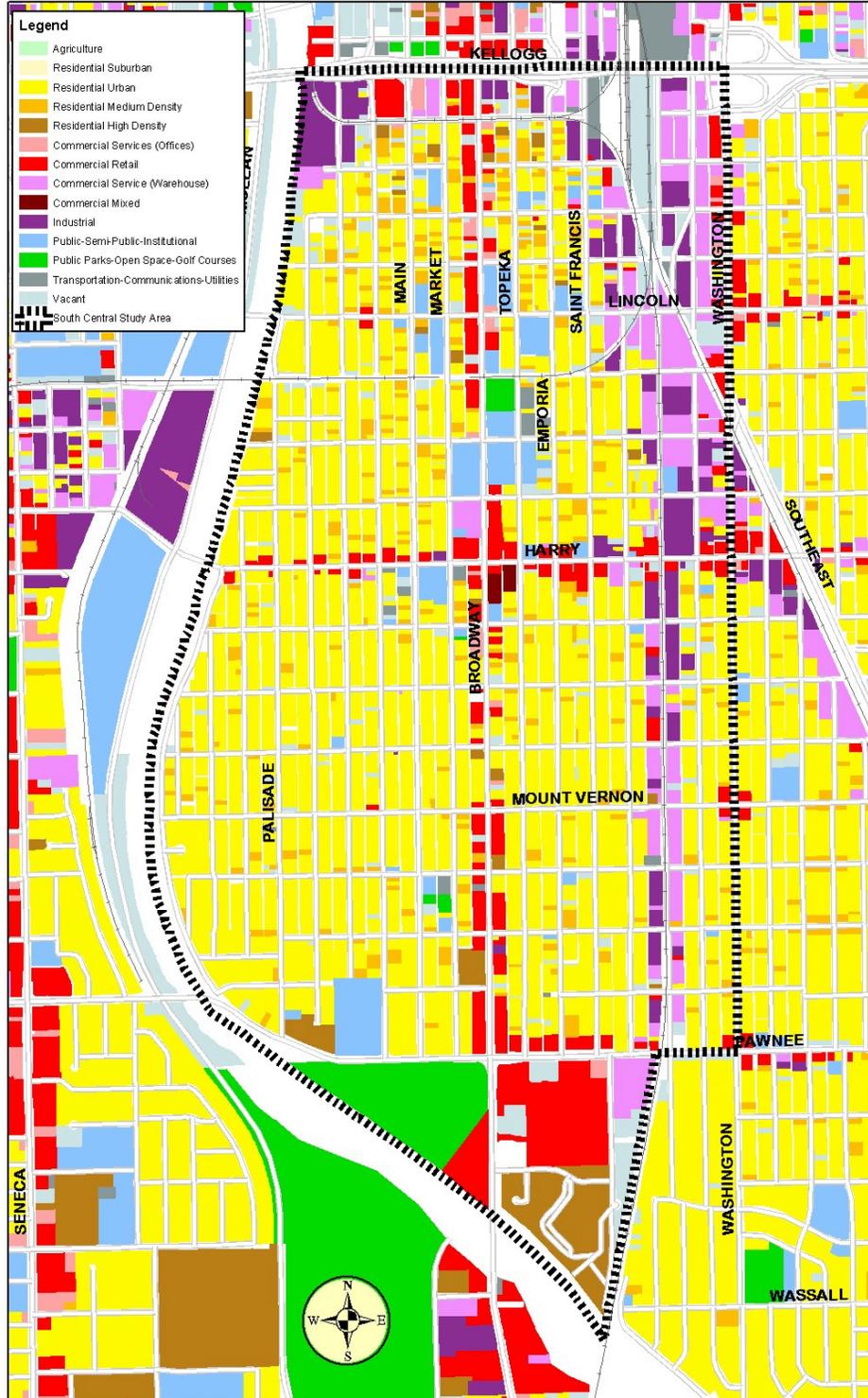


Figure 16

### South Central Neighborhood Existing Land Use





Chapter  
**3**

# SURVEY OVERVIEW

## COMMUNITY SURVEY

The South Central Area Survey was hand-delivered with the South Central Progressive Neighborhood Association newsletter to approximately 2,000 households. In total, 76 surveys were returned – a return rate of less than four percent. Most respondents are long-term residents of the neighborhood, with the average respondent living in the neighborhood almost 19 years.

The survey contains a combination of multiple-choice and open-ended questions to gauge community opinion regarding neighborhood revitalization issues in the South Central Neighborhood. The survey asked respondents to rate their level of satisfaction with and / or importance of community services, neighborhood impressions, and neighborhood features. It also asked respondents to indicate what type of neighborhood, street, river, and business improvements are most needed, as well as what is their preferred mixture of housing types. Five open-ended questions asked respondents the three best and worst things about the neighborhood, what is unique about the neighborhood, what would improve the quality of life in the neighborhood, and what three things should be done along Broadway. Responses to the survey are summarized below. Refer to “Appendix B – Detailed Survey Results” for complete survey results.

**SOUTH CENTRAL AREA SURVEY**

**Purpose:** The South Central Improvement Alliance, the South Central Progressive Association, the City of Wichita, and Area residents, businesses and organizations are working together to develop a Neighborhood Plan for the South Central Area. Your participation in the planning process is needed. Please complete and return the survey. (Please see the back for survey return details)

**YOUR OPINION COUNTS!**

**Instructions:** This survey should be filled out by one adult in your household. However, please feel free to consult with other family members.

*Please circle or check the most appropriate answer.*

Different people have different ideas about the quality of **community services** they receive. On a scale of 1 to 5, with 1 being very dissatisfied and 5 being very satisfied, please circle your level of satisfaction concerning community services in the South Central Area.

	Very Dissatisfied	1	2	3	4	5	Very Satisfied	Don't Know
Condition of streets	1	2	3	4	5			<input type="checkbox"/>
Stormwater drainage	1	2	3	4	5			<input type="checkbox"/>
Street lighting	1	2	3	4	5			<input type="checkbox"/>
Water service	1	2	3	4	5			<input type="checkbox"/>
Sewer service	1	2	3	4	5			<input type="checkbox"/>
Police service	1	2	3	4	5			<input type="checkbox"/>
Fire protection service	1	2	3	4	5			<input type="checkbox"/>
Ambulance service	1	2	3	4	5			<input type="checkbox"/>
Medical service	1	2	3	4	5			<input type="checkbox"/>
Garbage/Recycling service	1	2	3	4	5			<input type="checkbox"/>
Schools	1	2	3	4	5			<input type="checkbox"/>
Other (Please specify below)	1	2	3	4	5			<input type="checkbox"/>

Different people have different **impressions** about their community. Please indicate, with 1 being poor and 5 being excellent, how you feel about each of the following in the South Central Area.

	Poor	1	2	3	4	5	Excellent	Don't Know
Appearance of housing	1	2	3	4	5			<input type="checkbox"/>
Appearance of landscape	1	2	3	4	5			<input type="checkbox"/>
Safety for residents	1	2	3	4	5			<input type="checkbox"/>
Enforcement of local ordinances	1	2	3	4	5			<input type="checkbox"/>
Level of traffic	1	2	3	4	5			<input type="checkbox"/>
Availability of youth activities	1	2	3	4	5			<input type="checkbox"/>
Community spirit	1	2	3	4	5			<input type="checkbox"/>
Other (Please specify below)	1	2	3	4	5			<input type="checkbox"/>

## COMMUNITY SERVICES

Citizens in the South Central neighborhood are satisfied with the delivery of most community services; however, the survey indicates that street lighting, street conditions, and storm water drainage need significant improvement. A majority of respondents are satisfied with fire protection service, ambulance service, water service, sewer service, police service, and garbage/recycling service.

## IMPRESSIONS OF THE NEIGHBORHOOD

South Central neighborhood residents generally have a poor impression of their neighborhood. None of the items surveyed received a majority of favorable responses, with respondents indicating that community spirit, the appearance of the neighborhood, the enforcement of local ordinances, and youth activities need the most improvement.

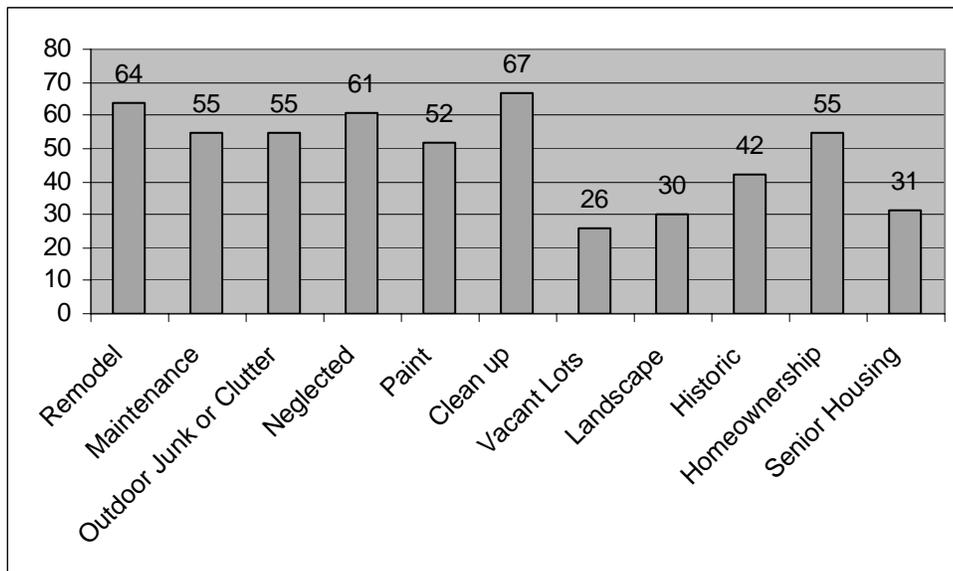
## NEIGHBORHOOD FEATURES

A majority of respondents indicated that most of the items surveyed are important, with the recreational and entertainment/dining items receiving the most support and small offices and specialty shops receiving the least support. The percent of respondents that indicated that the items surveyed are important are: community park (75%), community recreation center (74%), senior citizen recreation center (70%), entertainment/dining (66%), bike trail (57%), small neighborhood shopping center (50%), convenient stores (50%), hike trail (49%), specialty shops (32%), and small office complex (24%).

## NEIGHBORHOOD IMPROVEMENTS MOST NEEDED

The survey indicates that the clean-up of the neighborhood, improving the condition of houses, and addressing properties with nuisances such as junk are the top three most needed neighborhood improvements. **Figure 17** shows the number of respondents indicating the types of neighborhood improvements that are most needed.

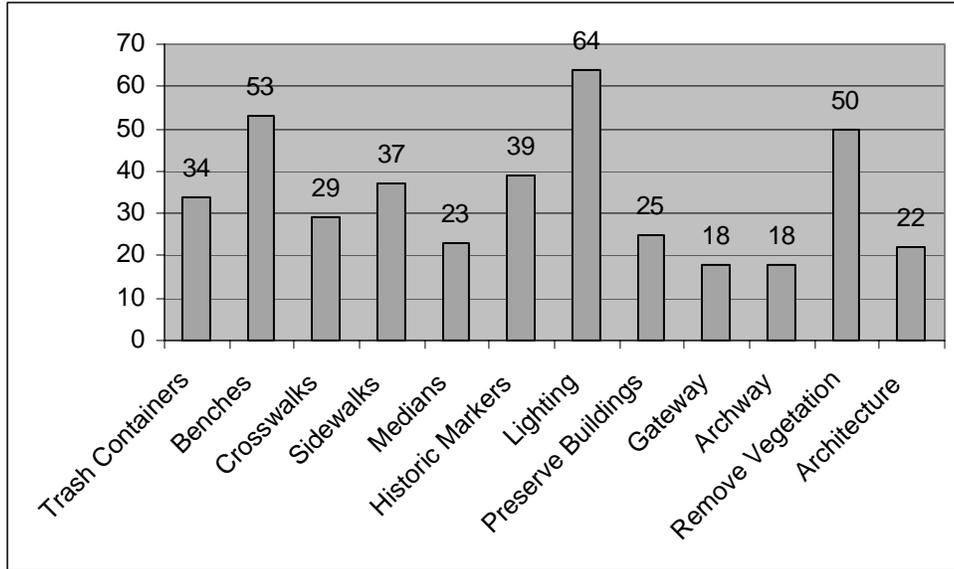
**Figure 17**  
**Neighborhood Improvements Most Needed**



## STREET IMPROVEMENTS MOST NEEDED

According to the survey, the top three most needed street improvements are street and alley lighting, benches at bus stops, and the removal of dead vegetation. **Figure 18** shows the number of respondents indicating the types of street improvements that are most needed.

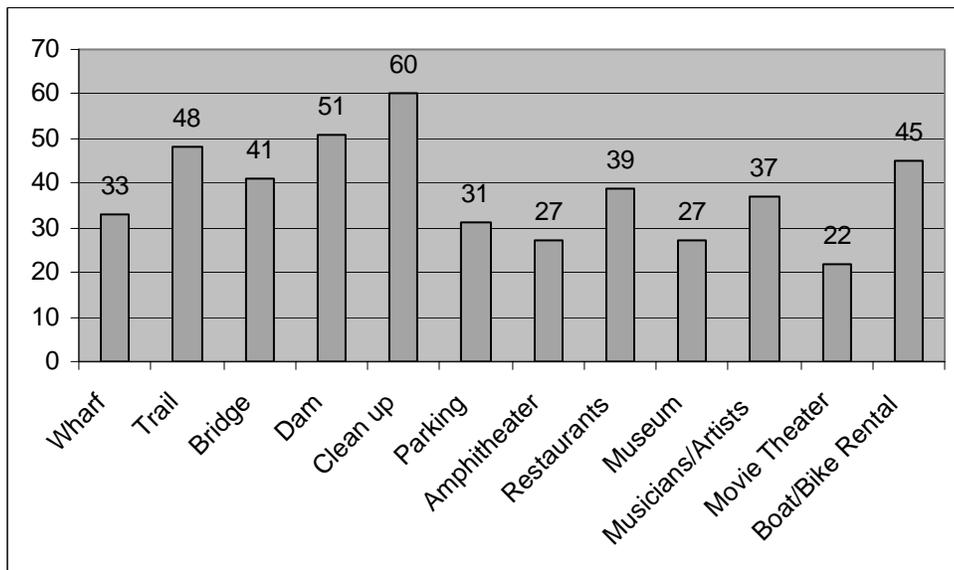
**Figure 18**  
**Street Improvements Most Needed**



**RIVER IMPROVEMENTS MOST NEEDED**

The survey indicates that the top four most needed improvements to the river are clean-up of the river, improving river recreational opportunities and beautification, adding a trail to the east bank of the river, and providing boat and bicycle rentals. **Figure 19** shows the number of respondents indicating the types of river improvements that are most needed.

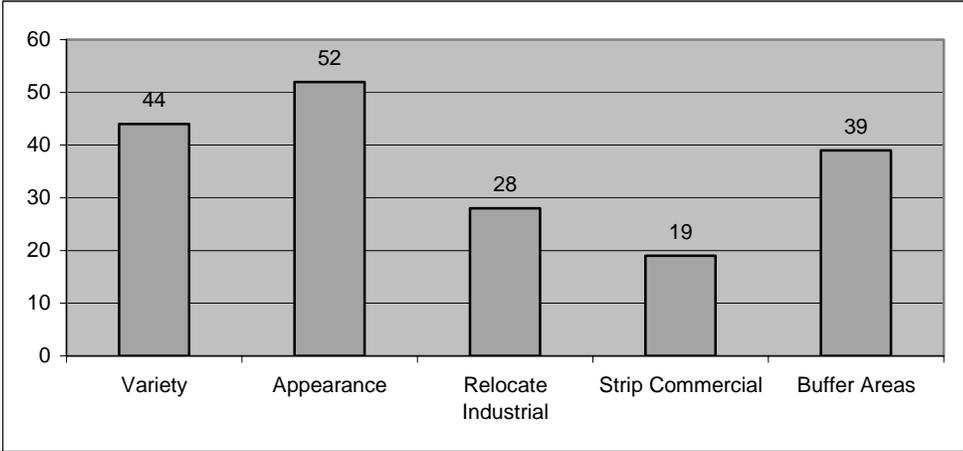
**Figure 19**  
**River Improvements Most Needed**



BUSINESS IMPROVEMENTS MOST NEEDED

The majority of respondents indicated that the appearance of businesses needs to be improved, the variety of businesses needs to be increased, and improved buffer areas between businesses and residences are needed. **Figure 20** shows the number of respondents indicating the most need business improvements.

**Figure 20**  
**Business Improvements Most Needed**



HOUSING MIX

The majority (58%) of respondents indicated that the neighborhood should have mostly single-family housing but some multi-family housing. Approximately 21% of respondents did not know which housing mix they preferred. Approximately 13% preferred half single-family and half multi-family housing, while 8% preferred mostly multi-family housing.

STREET NAME

The majority (62%) of respondents indicated that they do not think it is important to change the street name Broadway to its former name Lawrence Avenue. Less than one-quarter (24%) indicated that the street name should be changed, while almost 14% indicated that they did not know if the street name should be changed.

BEST THINGS ABOUT THE NEIGHBORHOOD

The most common response indicates that the best thing about the neighborhood is its central and convenient location. The next most common response indicates that the neighborhood’s shopping opportunities are one of the best things about the neighborhood. The friendliness of neighbors, the river, and the transportation system were also common responses.

WORST THINGS ABOUT THE NEIGHBORHOOD

By far the most common response indicates that crime, especially drugs and prostitution, is the worst thing about the neighborhood. The appearance of the neighborhood, the condition of the streets, the appearance of houses, the lack of variety of businesses, and traffic / speeding were also common responses.

### IMPROVE THE QUALITY OF LIFE

Clean-up of the neighborhood and increased code enforcement were the most common responses about how to improve the quality of life in the neighborhood. Other responses include improved recreational opportunities, increased public safety, and a community center.

### NEIGHBORHOOD UNIQUENESS

By far, respondents feel that the neighborhood's heritage (as one of the oldest neighborhoods in the community) is what makes it unique. The diversity of residents, its friendly neighbors, and its location were also common responses.

### BROADWAY IMPROVEMENTS

The most common response was to improve the quality of or reduce the number of used car lots, motels, and bars. Many respondents indicated that the appearance of businesses should be improved. Improvements to Broadway such as widening the road, adding turn lanes and signals, adding landscaping, and improving the pavement also were indicated by many respondents. Cleaning up the neighborhood and improving public safety also were common responses.

## STUDENT SURVEY

Students at West High School also were surveyed to gauge opinions regarding neighborhood revitalization issues in the South Central Neighborhood from a youth perspective. The survey contained two components. The first part of the survey was a "Visual Quality Survey" in which the students were shown photographs of buildings, landscapes, streetscapes, etc. from both the South Central Neighborhood and other communities and were asked to rate the visual quality of the image on a positive to negative scale. The images that were rated the most negatively showed instances of nuisances and code violations, and the images that were rated the most positively showed well landscaped areas and buildings with high-quality designs and materials. In the second part of the survey, students were asked open-ended questions about what they like and dislike about the neighborhood and, if they had the ability to change one thing about the neighborhood, what it would be. The responses to the open-ended questions are summarized below in **Figures 21, 22, and 23**.

Figure 21

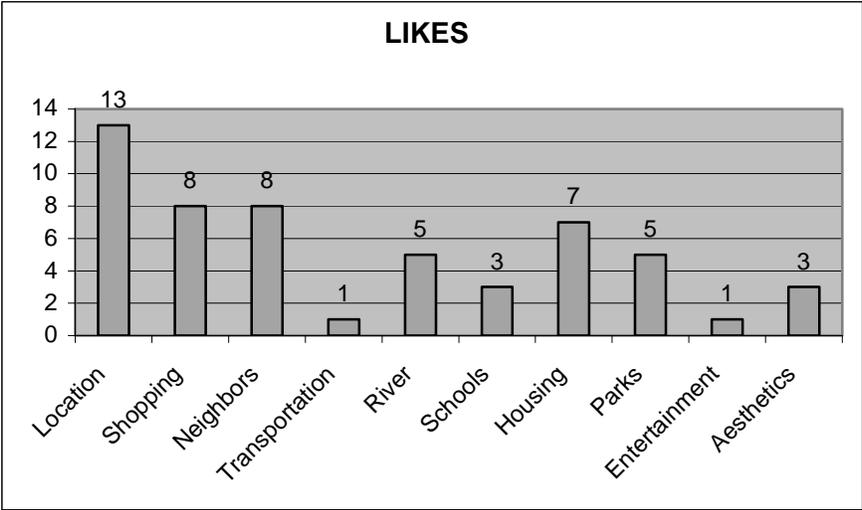


Figure 22

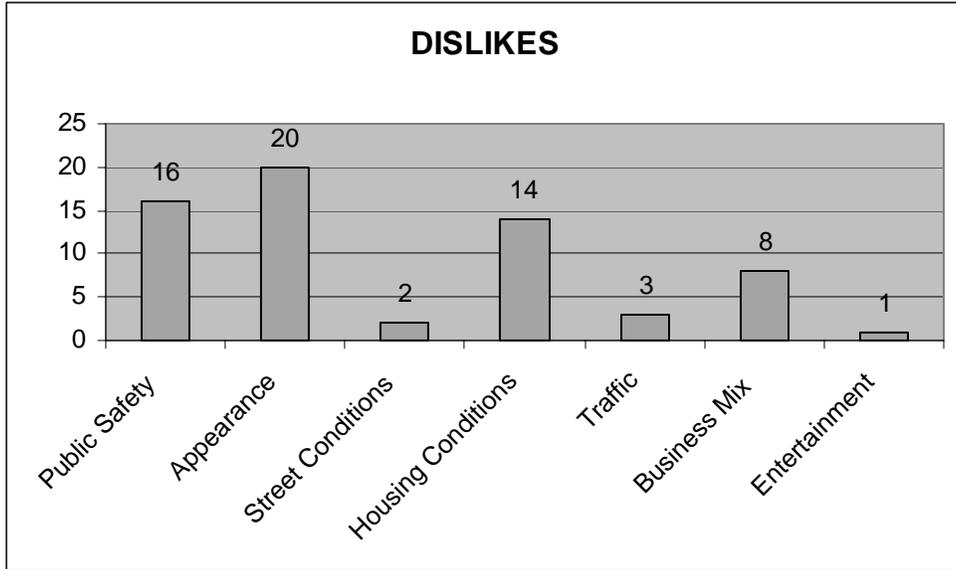
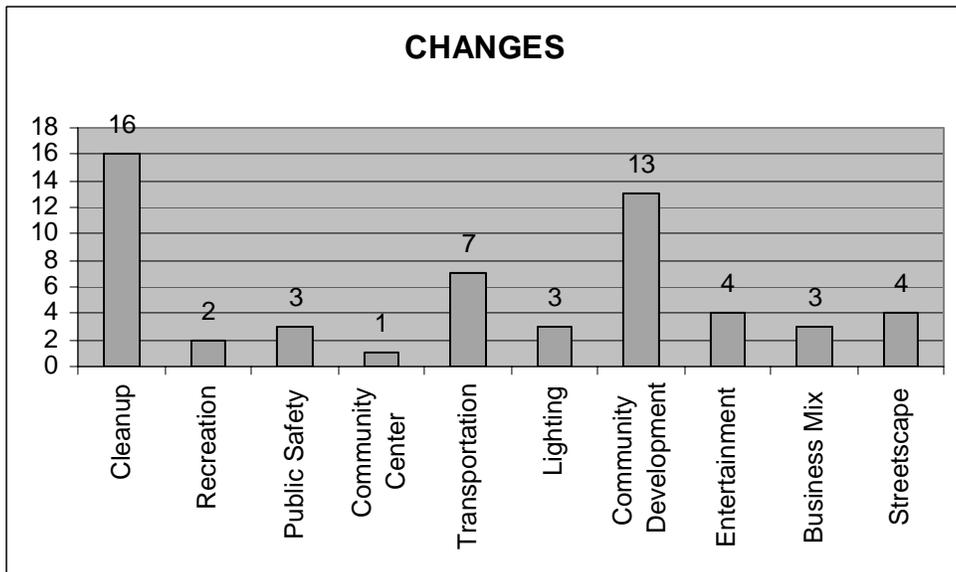


Figure 23



## Chapter 4

# TOP ISSUES AND NEIGHBORHOOD VISION

## TOP ISSUES

“Current Trends” and survey responses identify issues that need to be addressed to redevelop and revitalize the neighborhood. The top issues to be addressed are described below.

### NEIGHBORHOOD IMAGE

The South Central Neighborhood has great revitalization potential, for it has several unique historical characteristics and is a diverse, multi-cultural neighborhood with a strong base of infrastructure. However, the neighborhood has several issues that must be resolved in order to foster community pride and eliminate negative perceptions and neighborhood image. The South Central Neighborhood is known for its problems with prostitution and drugs. Numerous properties have junk cars and other trash strewn about the lot. Overgrown lots are common in the neighborhood. Lighting in the neighborhood needs improvement. Alleys are poorly maintained and are perceived to be unsafe. Many streets in the neighborhood are unattractive, are in need of repair, and do not have landscaping or other identifying features such as monuments or street furniture to provide the neighborhood with a unique identity.



### HOUSING

Nice, older homes are located throughout the South Central Neighborhood, and several of these homes are historic. Homes in the neighborhood are affordable and have low taxes with amenities such as sidewalks and mature trees. Many homes are in fair condition with well-kept yards, but many more are in need of repairs and general improvements. Several homes needing repair are owned by absentee landlords and many are not well maintained. Increased homeownership would help address property maintenance issues in the neighborhood. Other houses in the neighborhood are in very poor condition and need major remodeling or demolition and reconstruction. Most of these homes are boarded-up and vacant -- negatively impacting the overall appearance of the neighborhood. Another issue facing the neighborhood is that the existing zoning of residential areas permits the development of apartments throughout a large portion of the neighborhood, which is inconsistent with the neighborhood's predominate single-family character.

## BUSINESS AND INDUSTRY

South Central Neighborhood businesses lack variety. Used car lots, motels, and bars are common in the neighborhood, but the neighborhood lacks local serving businesses, specialty shops, and medical and professional offices. Many neighborhood businesses struggle to remain open, and several properties, such as the Longfellow School building, are underutilized. Most business properties are older, and many are run-down. The appearance of the neighborhood could be improved significantly by improving the appearance of businesses through remodeling and landscaping. Most commercial properties are located in strips along the major streets, which leads to problems with traffic and limits the ability of the properties to be redeveloped into multi-use commercial nodes.



Many industrial businesses are also located within the neighborhood. The majority of industrial businesses are located immediately across the street or alley from residences and generate noise, traffic, odor, and other nuisances that detract from the quality of life of residents. Some industrial businesses are located near the river, and therefore hinder the neighborhood's ability to take full advantage of the river as an amenity. Some of the neighborhood's industrially-zoned properties are developed with uses that could be permitted in more restrictive zoning districts.

## RIVER AND RECREATION

The Arkansas River runs the entire length of the neighborhood's west and southern boundaries, and is a great asset to the neighborhood and the entire community. Two large parks are located on either side of the river at the south end of the neighborhood, and another park is located near Lincoln and Broadway. Many opportunities exist to expand recreational opportunities in the neighborhood and neighborhood access to the parks. The neighborhood especially needs additional recreational opportunities for youth and seniors. The river corridor is used for pedestrian trails, boating, and fishing, and has significant potential to be expanded as a recreational asset for the community. The location of industrial businesses currently hinders the neighborhood's ability to take advantage of the entire stretch of the river as a recreational asset. If these businesses were relocated, they could be redeveloped into a recreational and entertainment center.



## NEIGHBORHOOD VISION

The following describes the community's vision of what the South Central Neighborhood will be like in 2030. This vision is based upon an assessment of the neighborhood's top issues and the changes desired to address those issues.

### 2030 Vision Statement

Entryways to the neighborhood have attractive monuments and landscaping and signify the unique, historic, and multi-cultural character of the neighborhood. Residents of the neighborhood demonstrate community pride by actively participating in neighborhood improvements and events and by assisting police in ridding the entire neighborhood of prostitution and drugs. Major streets in the neighborhood are well landscaped and maintained and have period fixtures, such as lighting, trash containers, and street furniture, with a design reflecting the neighborhood's early days.

The neighborhood is safe and desirable with attractive homes and well-kept yards. Refurbished historic homes are plentiful in the neighborhood. Junk cars, trash, and other nuisances such as overgrown lots and alleys have been removed from the neighborhood. Vacant, run-down homes have been remodeled, unsafe homes have been demolished and replaced with new homes, and new homes have been constructed on vacant lots. New homes in the neighborhood are predominately single-family houses occupied by resident owners, and a high-quality, pedestrian-oriented, multi-family housing development is located near downtown.

The neighborhood has a variety of stable businesses that provide both employment for the community and services to the neighborhood. Businesses are located in attractive buildings with architectural designs that are compatible with the historic character of the neighborhood. Small business districts with specialty shops and multi-cultural businesses are plentiful in the neighborhood. Resource-based industrial businesses have been relocated, and the properties have been redeveloped with employment-based industrial businesses that are more compatible with residential areas. Business properties are attractively landscaped and provide appropriate buffers to nearby residences. Industrial businesses along the river have been redeveloped into a recreation and entertainment based commercial district that utilizes the river as an amenity.

The river has become a high-quality recreational corridor that is an asset to the entire community. Pedestrian paths with landscaping, shelters, and other amenities line both sides of the river. Improvements to the river provide greater opportunities for boating, fishing, and other recreational activities. Recreational opportunities in the neighborhood and neighborhood access to parks have increased significantly, especially programs for youth and seniors.



The following goals, when implemented, will help the South Central Neighborhood accomplish its vision for the future. Goals address each of the “Top Issues” and the “Neighborhood Vision” identified in Chapter 4. Specific implementation initiatives for each goal are presented in Chapter 6.

## NEIGHBORHOOD IMAGE

1. **Strengthen citizen involvement.** While the neighborhood has two active citizen organizations (one for businesses / non-profits and one for residents), additional involvement from a broader base of citizens is needed to further the goals of the plan. The successful implementation of the plan's initiatives will require an active citizenry.
2. **Improve the visual appearance of the neighborhood.** Areas of the neighborhood are unsightly due to the accumulation of junk and debris and overgrown vegetation. Additionally, improved compliance with existing codes will provide a more attractive visual appearance for the neighborhood.
3. **Improve neighborhood safety.** Crime in the neighborhood is high, especially incidences of drug dealing and prostitution. The neighborhood is perceived by the community at-large as an unsafe neighborhood, and several neighborhood residents have expressed significant concern regarding their overall safety.
4. **Improve neighborhood infrastructure.** Much of the infrastructure is old and requires frequent repair and maintenance. In some areas the infrastructure is obsolete and needs to be replaced. Infrastructure must be improved to increase the quality of life throughout the neighborhood.
5. **Promote the unique character and historical significance of the neighborhood.** The South Central Neighborhood is one of Wichita's oldest neighborhoods, which has a proud history and an active citizenry determined to build upon that character and historical significance. Promoting the neighborhood's unique character and historical significance will increase pride in the neighborhood, will help draw businesses and new residents to the neighborhood, and will improve the community's perception of the neighborhood.

## HOUSING

6. **Increase homeownership.** More than half of the homes in the neighborhood are occupied by renters. Several rental properties are poorly maintained and in great need of repair. Homeownership must increase in order to foster community pride and improve the quality of housing in the neighborhood.
7. **Improve existing housing stock.** Much of the housing in the neighborhood is older and in need of significant repair. Poorly maintained housing detracts from the character and desirability of the neighborhood.

8. **Preserve the character of the neighborhood's residential areas.** The neighborhood's residential areas are developed predominately with single-family homes; however, the neighborhood's zoning permits duplex and multi-family homes. As older single family homes are torn down, the vacant lots often are developed with duplexes or apartments that are inconsistent with the neighborhood's single-family character. Additionally, newly constructed single-family homes often do not match the architectural design of existing homes in the neighborhood. Changes to zoning regulations and to new home construction practices will help preserve the character of the neighborhood's residential areas.

## BUSINESS AND INDUSTRY

9. **Promote economic opportunities.** The neighborhood lacks a variety of businesses, with many of the businesses in the neighborhood being motels, bars, and used car lots. Improving the mixture of businesses in the neighborhood will provide convenient goods and services to residents and job opportunities that will assist with improving the neighborhood's quality of life.
10. **Reduce the negative impact of incompatible businesses.** Many businesses in the neighborhood are located immediately across the street or alley from residences and generate noise, traffic, odor, and other nuisances that detract from the quality of life. Improving the buffer between business and residential areas is greatly needed.
11. **Increase educational and employment opportunities for residents.** The overall education level of residents is low, and the poverty rate in the neighborhood is high. By providing greater educational and employment opportunities, more residents can become gainfully employed or improve their employment situation.

## RIVER AND RECREATION

12. **Increase recreational opportunities.** The Arkansas River and neighborhood parks are great assets of the South Central Neighborhood that have significant potential to provide recreational opportunities. Additional amenities, programs, and improvements to the Arkansas River and neighborhood parks would significantly improve the quality of life in the neighborhood.
13. **Promote the river as a community destination.** The Arkansas River runs the length of the neighborhood's western and southern boundaries and has the potential to draw people regionally. A variety of improvements need to be implemented along the river in order to maximize its potential as a community destination.
14. **Increase use of existing neighborhood facilities.** The neighborhood does not have a community center where residents can hold meetings, community events, and recreational activities. Youth and senior activities could be increased significantly by using an existing neighborhood facility as a community center. The neighborhood also does not have small neighborhood parks within walking distance of all residential areas. Developing some vacant lots as pocket parks or community gardens would improve the neighborhood's access to parks.

## INITIATIVES SUMMARY



Multiple initiatives have been identified to make the vision for the South Central Neighborhood a reality. These initiatives detail the specific objectives and strategies to achieve the plan's goals. Key initiatives that are important to the overall success of the neighborhood are indicated with a star by the initiative title. Each initiative is identified as short-term, mid-term and long-term, which estimates when the initiative should be started. These categories are as follows: short-term (2006 to 2010), mid-term (2011 to 2020), and long-term (beyond 2020). Each initiative is assigned a lead organization that will be responsible for coordinating and ensuring its implementation. In addition, partner organizations have been identified to assist with implementing specific strategies. The cost of implementing initiatives is estimated, and potential funding sources are identified. The cost estimates are in today's dollars, even though the initiative may not be completed for 15-20 years or more. Budgeting funds for individual initiatives will be decided based on a separate policy review, including a detailed benefit-cost analysis. The following is a summary of the plan's initiatives:

Key Initiative	Initiative Title	Short-Term	Mid-Term	Long-Term	Lead Organization	Page
	<b>1. Strengthen Citizen Involvement</b>					
☆	1.1 Implementation Coordinating Committee	X			MAPD	40
	1.2 Neighborhood Events	X			ICC	41
☆	1.3 Communication with Citizens	X			ICC	43
	1.4 Neighborhood Strengths Survey	X			ICC	45
	1.5 Training Classes	X			ICC	46
	<b>2. Improve the Visual Appearance of the Neighborhood</b>					
☆	2.1 Neighborhood Clean-Ups	X			NCCT	48
☆	2.2 Nuisances and Code Violations	X			NCCT	51
	<b>3. Improve Neighborhood Safety</b>					
☆	3.1 Community Policing / Neighborhood Watch	X			ICC	54
	3.2 Lighting	X			ICC	56
	<b>4. Improve Neighborhood Infrastructure</b>					
	4.1 Drainage		X		ICC	58
	4.2 Sidewalks		X		ICC	59
	4.3 Streets		X		ICC	60
	<b>5. Promote the Unique Character and Historical Significance of the Neighborhood</b>					
☆	5.1 Neighborhood Logo	X			ICC	62
☆	5.2 Market the Neighborhood	X			ICC	63
	5.3 Monuments and Signs		X		ICC	64
	<b>6. Increase Homeownership</b>					
☆	6.1 Homeowner Incentives	X			ICC	66
	6.2 Market Homeownership Opportunities		X		ICC	67

Key Initiative	Initiative Title	Short-Term	Mid-Term	Long-Term	Lead Organization	Page
	<b>7. Improve Existing Housing Stock</b>					
☆	7.1 Maintenance and Repair	X			HRMCT	69
☆	7.2 Paint the Town	X			HRMCT	71
	7.3 Rental Properties		X		HRMCT	73
	7.4 Owner-Occupied Housing		X		HRMCT	74
☆	7.5 Resource Coordinator	X			ICC	76
	<b>8. Preserve the Character of Residential Areas</b>					
☆	8.1 Residential Rezoning	X			MAPD	78
	8.2 Infill Housing		X		ICC	79
	<b>9. Promote Economic Opportunities</b>					
☆	9.1 New Business Development	X			SCIA	82
☆	9.2 Business Improvement, Expansion, and Retention	X			SCIA	84
	<b>10. Reduce Negative Impact of Incompatible Businesses</b>					
	10.1 Development Standards	X			MAPD	86
☆	10.2 Nuisances and Code Violations	X			NCCT	87
	<b>11. Increase Education and Employment Opportunities for Residents</b>					
☆	11.1 Education / Training	X			SCIA	90
	11.2 Local Recruitment		X		SCIA	91
	<b>12. Increase Recreational Opportunities</b>					
	12.1 Youth and Senior Activities		X		ICC	93
	12.2 Recreational Infrastructure			X	ICC	94
	<b>13. Promote the River as a Community Destination</b>					
☆	13.1 River Clean-Up	X			ICC	96
	13.2 East Bank River Center			X	ICC	98
	<b>14. Increase Use of Neighborhood Facilities</b>					
	14.1 Community Center		X		ICC	100
☆	14.2 Pocket Parks / Community Gardens		X		ICC	101

MAPD = Metropolitan Area Planning Department  
 ICC = Implementation Coordinating Committee  
 NCCT = Neighborhood Clean-Up Coordination Team  
 HRMCT = Home Repair and Maintenance Coordination Team  
 SCIA = South Central Improvement Alliance

## 1. STRENGTHEN CITIZEN INVOLVEMENT

While the neighborhood has two active citizen organizations (one for businesses / non-profits and one for residents), additional involvement from a broader base of citizens is needed to further the goals of the plan. The successful implementation of the plan's initiatives will require an active citizenry. The following implementation initiatives address this goal:

### ★ 1.1 Implementation Coordinating Committee

#### **Timeline: Short-Term**

**Initiative:** Create an Implementation Coordinating Committee to coordinate implementation efforts and to present a unified voice for the neighborhood.

**Purpose:** The plan outlines multiple implementation initiatives to address a broad spectrum of neighborhood initiatives. A committee is needed to coordinate implementation efforts and to ensure that citizens remain active in the process.

#### **Get Organized**

- Create a committee that includes neighborhood residents, business owners, service groups, churches, schools, and elected and appointed government officials.
- Determine the process by which the Implementation Coordination Committee will function:
  - Elect a chairperson
  - Develop a mission statement
  - Establish by-laws
  - Adopt a decision making process
  - Establish regular meeting dates, times, and location



#### **Distribute Information**

- Notify members of upcoming meetings and distribute an agenda and the minutes from the previous meeting.
- Develop a contact list of members.
- Develop a database of all interested partners and outside resources.

#### **Meetings**

- Hold regular meetings at which the progress of implementing the plan's initiatives is discussed and direction is provided for future plan implementation activities.

- Host meetings where public officials and representatives of outside organizations are invited to discuss how they can provide assistance in implementing the plan's initiatives. Such organizations and officials include:
  - Federal government representatives
  - State government representatives
  - City Council Members
  - County Commissioners
  - School Board Members
  - Non-Profit executive directors
  - Social organization presidents
  - Financial institution representatives
  - Business association representatives
  - City and County departmental staff
- Ensure the activities of the Implementation Coordinating Committee are communicated to neighborhood associations, local businesses, service groups, churches, government officials, etc. through regular distribution of minutes and agendas.

**Lead Organization:** Metropolitan Area Planning Department (committee creation)

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, neighborhood residents, local businesses, local service clubs, youth groups, church groups, schools, and elected and appointed government officials, Wichita Independent Neighborhoods, City Neighborhood Assistants

**Capital Cost:** N/A

**Operating Cost:** Minor expenses for copying, postage, etc. should be covered by existing budgets of the partner organizations with minor supplements from donations and fundraising activities.

**Funding Sources:** Established operating budgets of government agencies, neighborhood associations, local service groups, etc. supplemented by donations and fundraising activities.

## 1.2 Neighborhood Events

### Timeline: Short-Term

**Initiative:** Host regular neighborhood events to give citizens a better sense of place and community.

**Purpose:** An active, involved citizenry is key to the successful implementation of the plan's initiatives. One way to keep citizens involved in their neighborhood is to host regular neighborhood events at which citizens can get together, get to know each other, and discuss issues of common interest. Events offer a wonderful way to introduce new residents into a community and to re-establish ties with long-term residents.

### Get Organized

- The Implementation Coordination Committee should determine the type of events the neighborhood should host, the size of the events, when the events would be held, where the events would occur, etc. A coordinator should be appointed for each event.
- Obtain a commitment from area residents to attend the events and have them sign up on a list to indicate what they will contribute (food, chairs, entertainment, etc.).

- Contact local area businesses, service groups, churches, schools, etc. to get commitments for donations of food, goods, funding, or volunteers for the events. Stress the opportunity for representation with local shoppers.
- Solicit outside organizations to have representatives appear at the events. Suggested organizations include the following:
  - Elected and appointed City and County officials
  - Government staff
  - Media representatives
  - Local area Fire Department unit
  - Community Policing and D.A.R.E officers
  - Schools
  - Social clubs / organizations
- Request information about what equipment is available for loan from the City Neighborhood Assistants (loud speakers, sound equipment, and tables). If necessary, inquire about reserving / renting public facilities.

### Market the Events

- Create banners and other items that will make people aware of the events.
- Go door-to-door to drop off flyers and to discuss upcoming events.
- Distribute flyers to local businesses, churches, schools, and other gathering places.
- Contact local area newspapers and media outlets about publicizing the events.
- Include notification of upcoming events in newsletters and on web sites.



- Incorporate recognition of sponsors in all marketing materials and media opportunities.

### Maximize the Events

- Utilize events to promote a renewed neighborhood spirit by providing opportunities for residents to meet and socialize with each other.
- Form a welcoming committee to introduce new residents, inform them of neighborhood programs, and encourage their involvement.
- Create and sell buttons as entrance tickets to the event, or as a way to show that individuals donated to the event.
- Provide food and drinks throughout the event.
- Have information about neighborhood associations and other community-based organizations visible and available during the event.

- Arrange for a D.J. or other forms of entertainment to be present, depending on the type of event.
- Provide jars or other means for collecting donations from those attending the event.
- Offer prizes for kids in order to attract more participation by area youth and their parents.

### Follow Up

- Celebrate the successful event by sharing success stories with sponsors, community organizations, and local media sources.

### Examples of Events

- Home / garden tour
- Community festival / fair
- Block party
- Community Unity Day
- Picnic / potluck
- National Night Out
- Historic tours
- Holidays
- Cultural events

**Lead Organization:** Implementation Coordinating Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, neighborhood residents, local businesses, local service clubs, youth groups, church groups, schools, and elected and appointed government officials

**Capital Cost:** N/A

**Operating Cost:** Expenses will vary significantly depending upon the size of the event.

**Funding Sources:** Donations, entrance fees, volunteers, sponsorships

**Additional Resources:** City of Wichita National Night Out:  
[http://www.wichitagov.org/CityOffices/Police/CommunityAffairs/National\\_Night\\_Out\\_main.htm](http://www.wichitagov.org/CityOffices/Police/CommunityAffairs/National_Night_Out_main.htm)



## 1.3 Communication with Citizens

### Timeline: Short-Term

**Initiative:** Improve communication with residents, business owners, and community organizations about neighborhood initiatives.

**Purpose:** Many citizens indicate that they would be willing to assist with projects if they were aware of them. Communication methods must be improved to encourage citizen participation in neighborhood projects. Increased citizen involvement will be key to the successful implementation of the plan's initiatives.

### **Advertise Upcoming Meetings and Events**

- Organize a calendar of local events and meetings with dates, times, and locations.
- Schedule reoccurring events or meetings on the same day of the month or week (every second Monday of the month, etc.).
- Inform local media representatives, reporters, and the City cable channel about the schedule of meetings and events with specific dates, times, locations, and descriptions of activities.
- Following media coverage. Be sure to send a thank you note and/or a success story to the local media staff to generate a positive buzz after a successful event.
- Distribute the calendar of events and meetings at local gathering sites, public facilities, grocery stores, churches, schools, coffee shops, and with local organizations.
- Post the calendar of events and meetings in newsletters and on websites.
- Use word-of-mouth through restaurants, schools, local gathering sites, etc. to get the word out about upcoming meetings and events.
- Encourage local businesses, churches, schools, etc. to advertise local meetings and events.



### **Improve Existing Communication Methods**

- Improve newsletters to include more interesting articles and pictures.
- Establish web site addresses that are easy to remember and use e-mail to distribute information more often.
- Utilize block leaders (see Initiative 3.1) to distribute information by word-of-mouth on each block.
- Make Spanish-language communications available and provide interpreters at neighborhood meetings.

**Lead Organization:** Implementation Coordination Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, local service clubs, youth groups, church groups, and schools

**Capital Cost:** N/A

**Operating Cost:** Expenses will vary significantly depending upon the extent of the communication; however, most improvements can be made with little or no additional expense.

**Funding Sources:** Donations, volunteers, sponsorships

## 1.4 Neighborhood Strengths Survey

### **Timeline: Short-Term**

**Initiative:** Conduct a survey of neighborhood residents to determine the association's skills and resources.

**Purpose:** Survey results can be used to determine what events and projects the neighborhood can more easily undertake, who is interested in volunteering to help with specific projects, what tools and skills may be available for projects, and what education classes the neighborhood may need.

### **Get Organized**

- Convene a meeting of block captains in the neighborhood to garner their support for developing and distributing the survey to ensure a high response rate.
- Announce the survey and its results at neighborhood meetings and in newsletters, websites, and local media.

### **Conduct a Neighborhood Skills Survey**

- Research what type of surveys have been done in other areas and what type of skills will be most useful to the neighborhood.
- If necessary, request assistance from staff and students at WSU with preparing and conducting the survey (Sociology Department, Public Administration, WSU Self-Help Network, Wichita Independent Neighborhoods).
- Design the survey to ask relevant questions that will discover the skills that are useful to the neighborhood.
- Distribute the survey to area residents with instructions that detail how to complete and return the survey.
- Summarize the results of the survey to find out what skills residents have and what skills might be needed.
- Plan projects / events that incorporate neighborhood strengths. Some examples are listed below:
  - host a talent show – dancing, singing, musical skills;
  - host neighborhood art fair –painting, pottery, art contest;
  - hold yard improvement classes – landscaping, gardening;
  - paint the town;
  - neighborhood design contest.
- If the survey results show that the neighborhood might benefit from learning certain skills, then request assistance from WSU, USD 259, or the City Neighborhood Assistants to develop an educational session (see Initiative 1.5).

**Lead Organization:** Implementation Coordination Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, WSU, Self-Help Network, Wichita Independent Neighborhoods, local service clubs, youth groups, church groups, and schools

- Capital Cost:** N/A
- Operating Cost:** Expenses for copying and distributing the survey should be paid for by donations, sponsorships, and volunteer efforts.
- Funding Sources:** Donations, volunteers, sponsorships
- Additional Resources:** Community skills survey:  
<http://www.northwestern.edu/ipr/abcd/abcdci.html>
- WSU Self-Help Network  
<http://www.selfhelpnetwork.wichita.edu/>

## 1.5 Training Classes

### Timeline: Short-Term

- Initiative:** Host training classes for neighborhood residents to develop the skills necessary to advance neighborhood initiatives.
- Purpose:** Training classes can address additional strengths needed to advance neighborhood initiatives. Additionally, training classes can be offered that address special interest topics and topics on which neighborhood residents desire to be more knowledgeable.

### Continuing Education

- Discover what neighborhood residents are interested in and invite outside experts to attend neighborhood meetings or to host outside training classes.
- The results of a neighborhood skills survey can be very useful when determining which classes might be useful and interesting for neighborhood residents. Please refer to Initiative 1.4 for more information.

### Organize the Event

- Topics for training can be limitless, but some suggestions are:
  - how to run a meeting,
  - keeping books,
  - creating by-laws,
  - how to be an effective advocate for your neighborhood.
- In addition to general classes pertaining to neighborhood development, other agencies such as City Arts, the Police Department, Fire Department, Park and Recreation Department and USD 259 can be contacted to inquire about training / educational opportunities they might offer to community groups.



- Other ideas include inviting experts from landscaping companies to hold Saturday training sessions on landscaping, for local arts teachers to host classes on pottery, or for members of the Service Corps of Retired Executives (SCORE) to be invited to teach how to develop a business plan.
- Additional organizations that may be able to host educational sessions include the following:
  - Small Business Development Center,
  - WSU Self-Help Network,
  - Wichita Independent Neighborhoods.

**Market the Event**

- Go door-to-door to distribute flyers and to discuss the upcoming event.
- Contact the newspaper to inquire about having notices published the day before the event or on the preceding Thursday in the local events section.
- Distribute flyers to local businesses, churches, and other gathering places.
- Incorporate recognition of sponsors in all marketing materials and media opportunities.
- Celebrate the successful event by sharing success stories with sponsors, community organizations, and local media sources.

**Lead Organization:** Implementation Coordination Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, WSU, Self-Help Network, Wichita Independent Neighborhoods, City Arts, Police Department, Fire Department, USD 259, Neighborhood Assistants, Service Corps of Retired Executives (SCORE)

**Capital Cost:** N/A

**Operating Cost:** Minor expenses for copying, postage, etc. should be able to covered by existing budgets of the partner organizations with minor supplements from donations and fundraising activities.

**Funding Sources:** Donations, volunteers, sponsorships, workshop dues, grants



## 2. IMPROVE THE VISUAL APPEARANCE OF THE NEIGHBORHOOD

Areas of the neighborhood are unsightly due to the accumulation of junk and debris and overgrown vegetation. Additionally, improved compliance with existing codes will provide a more attractive visual appearance for the neighborhood. The following implementation initiatives address this goal:

### ★ 2.1 Neighborhood Clean-Ups

#### **Timeline: Short-Term**

**Initiative:** Develop an on-going neighborhood clean-up program.

**Purpose:** The South Central Neighborhood has numerous properties that are unsightly due to the accumulation of junk and debris, littering, illegal dumping, and inconsistent trash removal, which leads to an undesirable visual appearance of the neighborhood. To address this issue, an on-going effort to host clean-up events as funding allows is extremely important to the South Central Neighborhood.

#### **Program Coordination**

- Create a Neighborhood Clean-Up Coordination Team comprised of neighborhood residents, businesses owners, service groups, churches, schools, etc. to coordinate the event. The coordination team also will be responsible for addressing neighborhood nuisances and code violations (see Initiative 2.2).
- Contact the Office of Central Inspection to request assistance in scheduling the clean-up events and assisting in dividing the neighborhood into sections. Designate an event leader for each section to work with the coordination team and the Office of Central Inspection to ensure there are sufficient numbers of volunteers, equipment, and supplies for the clean-up. Schedule each section for a regular clean-up, and prioritize the clean-up for each section based on need.
- Coordinate each clean-up event with a neighborhood nuisances and code violations sweep (see Initiative 2.2).



#### **Partnerships and Assistance**

- Partner with the City's Office of Central Inspection to seek available funding and utilize the existing Neighborhood Clean-up Program.
- Partner with the Department of Environmental Services and community policing officers to help determine the areas most in need for clean-up events.
- Partner with local businesses to sponsor clean-up events.

- Partner with a solid waste management company that will sponsor clean-up activities by discounting fees and/or providing free bins.
- Explore the feasibility of contracting on a neighborhood-wide basis with a solid waste management company for the provision of regular trash service at a reduced fee to increase neighborhood usage of trash service and to reduce the number and frequency of trash trucks in the neighborhood.
- Explore the feasibility of “communal” trash bins whereby neighbors with low trash volume could share a single trash bin in order to increase neighborhood use of trash service.
- Identify and develop a list of public alleys in the neighborhood that are overgrown or that are currently being used as a dumping ground. Notify the City’s Public Works Department, Division of Traffic Maintenance about the problem alleys.
- Utilize the Sedgwick County Household Hazardous Waste Program to dispose of old chemicals and household hazardous waste free of charge. Invite program representatives to the event, and provide an opportunity for representatives to distribute program promotional materials.
- Solicit the involvement of area City Fire and Police Department personnel, local service clubs, youth groups, and church groups.

#### **Market the Events**

- Incorporate recognition of sponsors in all marketing materials and media opportunities.
- Contact the City’s Office of Central Inspection to request flyers that describe how to separate trash for pickup during the neighborhood clean-up event (appliances separate from garbage, etc.).
- Advertise clean-up events through flyers, community organizations, and local media sources.
- Share success stories following each event with sponsors, community organizations, and local media sources.

#### **Assign Tasks and Obtain Resources**

- Delegate specific tasks to each participating group prior to the event in order to plan for and gather the appropriate materials and/or tools necessary to complete each task.
- Utilize existing equipment, tools, or resources owned by residents or volunteer groups. If additional resources are necessary, seek assistance from sponsors that may be willing to donate or loan the requested resources.
- Provide volunteers with protective work gloves. Wash and reuse the gloves for subsequent neighborhood clean-up events.
- Ensure that volunteers are stationed near the dumpsters and vehicles to prevent people from outside of the neighborhood from dumping.
- Provide plenty of food and drinks for volunteers during the event.
- Schedule portable toilets to be available for neighborhood clean-up volunteers.
- Identify residents that may not be able to participate physically in clean-up efforts and assign other non-physical tasks for these individuals.

## Utilize Available City Funding

- The City's Neighborhood Improvement Services section has neighborhood clean-up funds designated for Local Investment Areas only. Contact the City's Neighborhood Improvement Services to inquire about establishing a Neighborhood clean-up fund targeted specifically to the South Central neighborhood. A separate program will allow for more flexibility to schedule and coordinate clean-up events.
- The City's Career Development section utilizes Community Service Block Grant funds to serve low-income areas that are determined by Census tract data. These areas are outside the Local Investment Areas and could be available to help fund neighborhood clean-up events.
- The City's Public Works Department has clean-up funds that are not designated for any particular income sector.



**Lead Organization:** Neighborhood Clean-Up Coordination Team

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, Implementation Coordinating Committee, neighborhood residents, local businesses, local solid waste management companies, Sedgwick County Household Hazardous Waste, local service clubs, youth groups, church groups, schools, City Police and Fire Department personnel, City Office of Central Inspection, City Neighborhood Improvement Services, City Department of Environmental Services

**Capital Cost:** Not applicable

**Operating Cost:** A clean-up typically costs between \$2,000 and \$3,500 depending upon the size of the area and the amount trash to be cleaned up. This includes equipment, trucks, City staff, and dump fees. Use of volunteers and donated equipment and supplies could reduce the cost of a clean-up.

**Funding Sources:** Local business sponsorship, waste management company sponsorship, donations, City funding

**Additional Resources:** Map of Local Investment Areas and Neighborhood Reinvestment Areas as part of the Wichita Consolidated Plan  
<http://www.wichita.gov/CityOffices/Housing/CommunityInvestments/2004-2008HUDConsolidatedPlan.htm>



## 2.2 Nuisances and Code Violations

### Timeline: Short-Term

**Initiative:** Work closely with inspectors from the Office of Central Inspection and the Department of Environmental Services to regularly monitor the neighborhood for nuisances and code violations.

**Purpose:** The South Central Neighborhood has a large number of properties that suffer significantly from neglect. Many of these properties contain vacant houses that are uninhabitable due to unsafe building conditions. Other properties are visually unattractive and a nuisance to surrounding properties due to junk cars, overgrown vegetation, etc. Regular monitoring of the neighborhood for nuisances and code violations is needed to address these issues.

### Program Coordination

- Create a Neighborhood Clean-Up Coordination Team comprised of neighborhood residents, businesses owners, service groups, churches, schools, etc. The coordination team will be responsible for on-going communication with the Office of Central Inspection and the Department of Environmental Services to regularly monitor the neighborhood for home and property code violations. The coordination team also will coordinate nuisance and code violation activities with neighborhood clean-up events (see Initiative 2.1).
- The Neighborhood Clean-Up Coordination Team should contact the Office of Central Inspection and the Department of Environmental Services to set up a meeting to discuss possible solutions to area nuisance and code violations. Develop criteria by which substandard / non-compliant properties are identified.
- Schedule training sessions for neighborhood residents through the Office of Central Inspection's Neighbor-to-Neighbor and Neighborhood Patrol programs. These programs teach area residents about code violation identification, City procedures, committee structuring, and financial assistance programs available to property owners.
- Survey the area and identify the substandard / non-compliant properties that could potentially be reported to the City according to the agreed upon criteria and generate a map of these properties for easy reference.



### Report as Necessary

- The Neighborhood Clean-Up Coordination Team should regularly discuss and report substandard / non-compliant properties to the Wichita Office of Central Inspection and/or the Department of Environmental Services.
- Complaints should be submitted in writing and contain a designated contact name and phone number. Indicate that the complaint is being submitted by the Neighborhood Clean-Up Coordination Team, and list concerned residents.

- Create a report or visual chart to keep track of submitted complaints. The chart should indicate, at minimum, the date the violation was reported and the earliest condemnation date. Follow-up on previous reports to ensure they are addressed.



- Use the standardized form with check boxes to report code violations in the neighborhood, and make the forms available at community facilities and other neighborhood locations for citizens to complete and submit to the Neighborhood Clean-Up Coordination Team.

- Provide an opportunity during neighborhood association and other community meetings for residents to report or discuss neighborhood properties with code violations or nuisances.
- Contact owners of substandard / non-compliant properties to explain the purpose of the code that the property violates, the importance of code compliance to the overall appearance of the neighborhood, and the necessary corrective measures. Include information about programs that provide assistance for improvements to bring the property into code compliance.
- When necessary, the Neighborhood Clean-Up Coordination Team may desire to contact the bank, mortgage company, or landlord to report code violations.
- If appropriate, do a search of tax records to determine if the property owner may have unresolved tax issues that might provide some leverage to ensure that they take action to resolve code violations.
- Encourage neighborhood residents to attend court hearings involving neighborhood code violations.
- Organize a time for the Neighborhood Clean-Up Coordination Team and the Office of Central Inspection and the Department of Environmental Services to review City ordinances to ensure that the regulations reflect the desires of the community.
- Create an awards program (certificate, plaque, trophy, yard sign, etc.) to award owners of the most improved and best-kept neighborhood properties. Develop criteria for selecting the best-kept properties, with an emphasis on redevelopment of older homes. Awards might also be given for the best landscaping and/or seasonal decorations. Announce the best-kept properties at neighborhood meetings and in newsletters, websites, and local media sources.
- Encourage the City to hire more Office of Central Inspection and Department of Environmental Services inspectors to be assigned to the South Central neighborhood. Communicate these desires to DAB members, City Council members, and the Mayor.

**Lead Organization:** Neighborhood Clean-Up Coordination Team

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, Implementation Coordinating Committee, neighborhood residents, local businesses, local service clubs, youth groups, church groups, schools, Office of

Central Inspection (Neighbor-to-Neighbor Program), Department of Environmental Services

**Capital Cost:** Not applicable

**Operating Cost:** Continuous reporting of neighborhood code violations and nuisances does not entail an operating cost. An additional inspector would cost approximately \$60,000 to \$70,000 annually for salary, benefits, vehicle, equipment, and supplies.

**Funding Sources:** Additional inspectors could be funded from Community Development Block Grants, general funding, or a combination.



### 3. IMPROVE NEIGHBORHOOD SAFETY

Crime in the neighborhood is high, especially incidences of drug dealing and prostitution. The neighborhood is perceived by the community at-large as an unsafe neighborhood, and several neighborhood residents have expressed significant concern regarding their overall safety. The following implementation initiatives address this goal:

#### 3.1 Community Policing / Neighborhood Watch

##### **Timeline: Short-Term**

**Initiative:** Increase neighborhood participation in community policing and Neighborhood Watch programs.

**Purpose:** The community at-large and neighborhood residents perceive the neighborhood as unsafe. Crime statistics support this perception, for crime in the neighborhood is high. Citizen involvement in the prevention of crime is one of the most effective tools to reduce crime. Some of the most effective citizen involvement programs are community policing and Neighborhood Watch. Increasing participation in community policing and Neighborhood Watch programs should improve the overall safety of the neighborhood.

##### **Neighborhood Watch Creation**

- Contact the local Police substation to invite representatives of the Wichita Police Department to present information about the Neighborhood Watch program at a neighborhood meeting and continue to attend monthly neighborhood meetings to present status updates.
- Identify key leaders in existing neighborhood and business associations to become block leaders and coordinate the formation of Neighborhood Watch areas within their section of the neighborhood.
- Block leaders should recruit volunteers, promote the program, and keep residents involved.
- Existing Neighborhood Watch groups should invite their neighbors from adjacent blocks that do not have a program to their Neighborhood Watch meeting so they can learn about the program and be encouraged to create a program on their block.
- Neighborhood associations, community organizations, and block leaders should coordinate with the Police Department's Neighborhood Watch Coordinator to set up meetings with Neighborhood Watch groups and community police officers.

##### **Neighborhood Watch and Community Policing Duties**

- Be familiar with assigned area.
- Promote and explain the Neighborhood Watch Program in assigned area.
- Canvas the area for active watch members to assist in performing watch duties.
- Encourage residents to have a free Home Security Survey done by community officers.

- Encourage residents to participate in Operation Identification, a project that helps individuals to mark their property with tags to identify property if it is stolen.
- Encourage residents, business owners, churches, schools, etc. to report suspicious activities, especially gang and drug activities, to the Special Community Action Team hotline (267-SCAT).
- Encourage residents, business owners, churches, schools, etc. to utilize the techniques of Crime Prevention Through Environmental Design (CPTED). CPTED techniques also should be utilized in the design of public projects such as parks, pathways, streetscape, etc.
- Attend organizational meetings.
- Organize and preside over Neighborhood Watch meetings and activities.
- Distribute leaflets and pass along information when necessary.
- Coordinate with other City departments and community organizations to confront neighborhood problems that are not directly related to crime.
- Instill enthusiasm and involvement among residents in neighborhood improvement projects.
- Organize regular citizen neighborhood patrols. Walk the streets to identify crimes and code violations. Write down and report the tag numbers of vehicles or properties involved in crimes.
- Coordinate with the area police bureau to create a neighborhood speed trap to catch drivers that speed through the neighborhood.
- Create a “welcome-wagon” group to greet new residents and to encourage their involvement in the neighborhood and Neighborhood Watch activities.



### **Neighborhood Watch Coordination**

- Block leaders should share information with neighborhood associations and the Implementation Coordinating Committee regarding incidences and noting any trends in crime and safety issues in the neighborhood.
- Neighborhood associations and the Implementation Coordinating Committee should coordinate with Community Policing, Office of Central Inspection, Environmental Services and other City departments regarding incidences and trends.

### **Neighborhood Watch Signs**

- Contact the Wichita Police Department, Community Policing Division, to request information about the Neighborhood Watch signs.
- Encourage the City to develop grants for Neighborhood Watch signs.
- Apply for grants, request donations, and host fundraising events to help pay for Neighborhood Watch signs.

- Coordinate with local property owners and City officials to install the Neighborhood Watch signs in appropriate locations (i.e., not in public easements).

**Lead Organization:** Implementation Coordinating Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, neighborhood residents, local businesses, local service clubs, youth groups, church groups, schools, Wichita Police Department and community police officers, Office of Central Inspection, and Environmental Services Department

**Capital Cost:** Sign purchase cost, post, and installation is approximately \$30 to \$50

**Operating Cost:** N/A

**Funding Sources:** Donations, fundraising events, grants

**Additional Resources:** Wichita Police Department Community Affairs Section  
<http://www.wichita.gov/CityOffices/Police/CommunityAffairs/>

## 3.2 Lighting

### Timeline: Short-Term

**Initiative:** Start a “Neighborhood Bright” campaign that creates additional, enhanced pedestrian-level lighting throughout the neighborhood.

**Purpose:** Many residents indicate that poor lighting in the neighborhood makes them feel unsafe and creates opportunities for crime. Participating in a “Neighborhood Bright” campaign will enhance pedestrian-level lighting throughout the neighborhood and will improve neighborhood safety.

### Light Up the Night

- Develop and distribute a brochure to encourage neighborhood residents to keep their porch lights on throughout the night.
- Solicit donations, from area hardware stores and individuals, to acquire long lasting compact fluorescent light bulbs or motion detecting fixtures to be distributed as porch lights for neighborhood residents. (Note that compact fluorescent light bulbs should not be used with motion detecting fixtures because the repetitive on and off again will cause the compact fluorescent bulbs to burn out).
- Create a program that delivers free fluorescent bulbs door-to-door along with the “Light Up Night” brochures and a personal request to participate in the program.

### Identify Areas for Lighting Improvements

- The Implementation Coordinating Committee should work with neighborhood associations, residents, business owners, churches, schools, etc. to identify areas that are in need of additional lighting.
- The Implementation Coordinating Committee, in consultation with the Wichita Police Department, Wichita Public Works Department, and Westar Energy, should develop a lighting plan for the neighborhood and set priorities for implementation. The plan should identify areas where lighting is needed to help improve safety and reduce crime. The plan should detail the location, fixtures, wattage, and type of bulbs. The plan should be in map form for easy reference.

- Survey residents or host neighborhood meetings to discuss and to receive feedback about the proposed lighting improvements.
- Prioritize the installation of lighting improvements on a block-by-block basis.

### Request Improvements

- Submit a formal request letter with the project description and maps of proposed lighting improvements to the City Public Works Department Director and your City Council representatives.
- Request that the City Police Department and City Public Works Department submit the proposed neighborhood lighting improvements for funding through the following programs:
  - Wichita Street Light Program
  - City Capital Improvement Program
  - Community Development Block Grant funding
- Search and apply for grants to finance the proposed lighting improvements.
- Contact the 4th District Congressional Representative and the two Senators for Kansas to inquire about possible funding for lighting improvements. HUD Economic Development Incentive grants are an example of funding that may be available.
- After installation, review to see if any areas require additional lighting.

### New and Enhanced Programs

- The Implementation Coordinating Committee should work with the City of Wichita to develop a program to install mid-block streetlights and provide payments for electricity.
- The Implementation Coordinating Committee should also work with the City of Wichita to develop a lighting improvement hardship deferral program. This program would provide assistance or pay the monthly electricity bill typically charged to adjacent property owners for additional street lighting improvements such as mid-block streetlights.



**Lead Organization:** Implementation Coordinating Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, neighborhood residents, local businesses, local service clubs, youth groups, church groups, schools, Wichita Police Department, Wichita Public Works Department, Westar Energy

**Capital Cost:** If new light poles are required, they cost approximately \$775 each. Decorative light poles cost significantly more.

**Operating Cost:** Electricity for an additional street light costs approximately \$70 per year.

**Funding Sources:** City of Wichita Street Light Program, CIP, CDBG, Donations, payments

## 4. IMPROVE NEIGHBORHOOD INFRASTRUCTURE

Much of the infrastructure is old and requires frequent repair and maintenance. In some areas the infrastructure is obsolete and needs to be replaced. Infrastructure must be improved to increase the quality of life throughout the neighborhood. The following implementation initiatives address this goal:

### 4.1 Drainage

#### Timeline: Mid-Term

**Initiative:** Support initiatives to make drainage improvements within the neighborhood.

**Purpose:** Several areas in the neighborhood experience street flooding during periods of moderate to heavy rain. Improving neighborhood drainage will make these areas of the neighborhood more desirable and improve the overall quality of life in the neighborhood.

#### Identify and Prioritize Improvements

- Identify areas and/or homes where drainage issues are causing flooding following rain events, and forward the list to the City of Wichita Public Works Department.
- Request that a drainage study be conducted in the South Central neighborhood.



#### Seek Funding

- Encourage and support City Council efforts to establish a permanent funding source to address Wichita's drainage problems.
- Request City Capital Improvement Program funding, CDBG funding, and/or apply for grants, as applicable, to fund drainage improvement projects in the neighborhood.

**Lead Organization:** Implementation Coordination Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, neighborhood residents, local businesses, and Wichita Public Works Department

**Capital Cost:** The cost of improvements will vary significantly depending upon the specific drainage projects completed. Street projects scheduled in the CIP in the neighborhood contain a drainage component that will address some neighborhood drainage problems. If existing storm sewer lines can be rehabilitated, the cost to address the neighborhood's drainage problems would be approximately \$500,000 to \$1 million. If the storm sewer lines need to be replaced, the cost would be approximately \$3 million to \$6 million.

**Operating Cost:** Operating costs will vary significantly depending upon the specific drainage projects completed. Operating costs may not increase depending upon the nature of the drainage project.

**Funding Sources:** CIP, CDBG, special assessments, storm water fee, potential permanent funding source to address flooding issues

## 4.2 Sidewalks

### Timeline: Mid-Term

**Initiative:** Improve sidewalks that are in poor condition and construct new sidewalks in areas that are not served.

**Purpose:** While much of the neighborhood has sidewalks, many of the sidewalks are in disrepair, and in some areas, there are no sidewalks. Since the neighborhood greatly relies on pedestrian traffic and public transit, a high quality sidewalk system is essential.

### Develop Plan of Action

- Identify and prioritize areas where new sidewalks or repairs to sidewalks are needed.
- Determine needs of each street with regard to pedestrian routes, bike paths, transit routes, and wheelchair accessibility. These factors may help to determine how wide the sidewalks should be.
- Incorporate landscaping into any planned sidewalk improvement projects (see Initiative 4.3).
- Contact the City of Wichita Public Works Department to inquire about the process to get sidewalks installed or repaired. Also, request a representative from Public Works to attend a neighborhood meeting to explain the process to neighborhood residents.
- Learn about the Wichita Area Long Range Transportation Plan and submit comments and recommendations.



### Seek Funding

- Notify your City Council representatives that sidewalk improvements are a priority for the community.
- Contact both Public Works and your City Council representatives to request that they submit the identified sidewalk improvements for funding through the following programs:
  - City Capital Improvement Program
  - One Year Action Plan - Community Development Block Grant funding
  - Streets, Curb, and Gutters Program (for repairs only)
- The Implementation Coordinating Committee, with assistance from the City of Wichita, should apply for funding through grant programs such as the Transportation Enhancement Program to fund sidewalk improvements.

- Contact the Wichita Area Metropolitan Planning Organization to request that sidewalk improvements receive Congestion Management Air Quality (CMAQ) funding. CMAQ funding is eligible for projects that decrease emissions and help to improve the air quality of the Wichita Metropolitan Area.
- Another option is to contact the Public Works Department to request a petition form that property owners who own property adjacent to the proposed sidewalk improvements can sign to indicate their request for improved sidewalks. Once a majority of the property owners have signed the petition, submit it to the Public Works Department to request that the City improve area sidewalks and assess special taxes to the adjacent property owners to pay for the improvements.
- In addition to having the City do the improvements, property owners can also hire contractors that are licensed with the City to install / repair sidewalks. In this case the property owner would pay the cost of the repairs / installation in advance and would not be subject to special assessment taxes.

<b>Lead Organization:</b>	Implementation Coordination Committee
<b>Partners:</b>	South Central Progressive Neighborhood Association, South Central Improvement Alliance, neighborhood residents, local businesses, and Wichita Public Works Department
<b>Capital Cost:</b>	The cost of constructing sidewalks is approximately \$4 per square foot. Wheelchair ramps cost an additional \$300 at corners to install. The cost of replacing sidewalk is a little higher due to demolition costs.
<b>Operating Cost:</b>	N/A
<b>Funding Sources:</b>	CIP, CDBG, CDBG (Streets Curbs and Gutters Program), Congestion Mitigation Air Quality, Transportation Enhancement, special assessments

## 4.3 Streets

### Timeline: Mid-Term

**Initiative:** Improve the traffic capacity, safety, and visual appearance of major streets in the neighborhood.

**Purpose:** The major streets in the South Central neighborhood lack turn lanes and some have limited site distances at major intersections. These impediments results in a lower traffic capacity and a higher accident potential than streets without these impediments. The major streets in the neighborhood also lack the streetscape features that improve the visual appearance of the neighborhood, encourage pedestrian activity, and improve the economic viability of the neighborhood.

### Identify and Prioritize Needs

- The Implementation Coordination Committee should work with the Metropolitan Area Planning Department, the Wichita Public Works Department, and the Wichita Parks and Recreation Department to identify and prioritize traffic and streetscape improvements.
- Determine the needs of each street with regard to turn lanes, site distances, traffic signals, pedestrian pathways, transit routes, wheelchair accessibility, benches and/or other rest areas, landscaping, trash receptacles, street lighting, etc.
- Major intersections and entryways into the neighborhood should be identified and likely will be the highest priorities for improvement.

- Streets with wider than average right-of-way should be identified as opportunity areas for improvement.
- Interim improvements such as traffic signal changes prior to turn lane construction should be explored.

### **Develop Plan-of-Action**

- Work with the Metropolitan Area Planning Department, the Wichita Public Works Department, and the Wichita Parks and Recreation Department to determine the cost of identified improvements.
- Seek funding for the improvements through Wichita’s Capital Improvement Program and submit applications for grant funding that may be available to fund the improvements.
- Develop design guidelines for streetscape improvements (e.g., benches, trash receptacles, lighting fixtures, the type of vegetation, the spacing between trees, etc.) in order to create an aesthetically pleasing flow throughout the neighborhood and to reflect the neighborhood’s unique character and historic significance. Consult with the Wichita Parks and Recreation Department in developing these guidelines.
- Request assistance through the City of Wichita Park and Recreation Department Reforestation Program. The Program provides free trees along street right-of-way in selected areas of the City.
- Contact City Council representatives to request that the neighborhood be made a priority for traffic and streetscape improvements.

### **Streetscape Assistance**

- Encourage individuals, businesses, and/or organizations to purchase, plant, and maintain street foliage.
- Consider the creation of an Adopt-A-Tree Program to provide sponsorship and/or funding for landscape maintenance. Encourage area youth groups and other community service organizations to participate.
- Develop a program for sponsors to provide trees to any property owner that wants vegetation in front of their home and agrees to maintain it. Recognize sponsors with a plaque.

**Lead Organization:** Implementation Coordinating Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, neighborhood residents, local businesses, Metropolitan Area Planning Department, Wichita Parks and Recreation Department, and Wichita Public Works Department

**Capital Cost:** The cost will vary significantly depending upon the projects identified. An arterial intersection reconstruction and widening project typically costs between \$1 million and \$1.5 million, depending upon land acquisition costs. Streetscape improvements typically cost between \$1 million and \$1.25 million per mile.

**Operating Cost:** Operating costs will increase due to increased maintenance needs. This is especially true if trash receptacles are provided.

**Funding Sources:** Capital Improvement Program, CDBG, Transportation Enhancement Grants, City of Wichita Reforestation Program (\$100,000/year), Adopt-a-Tree program, US Department of Agriculture grants, EPA Environmental Education Grants Program, American Horticulture Society, America the Beautiful Fund, National Tree Trust, Northrup-King & Co., Seeds of Change

## 5. PROMOTE THE UNIQUE CHARACTER AND HISTORICAL SIGNIFICANCE OF THE NEIGHBORHOOD

The South Central neighborhood is one of Wichita's oldest neighborhoods, which has a proud history and an active citizenry determined to build upon that character and historical significance. Promoting the neighborhood's unique character and historical significance will increase pride in the neighborhood, will help draw businesses and new residents to the neighborhood, and will improve the community's perception of the neighborhood. The following implementation initiatives address this goal:

### ★ 5.1 Neighborhood Logo

#### Timeline: Short-Term

**Initiative:** Develop a neighborhood logo to promote the neighborhood.

**Purpose:** A logo for the South Central Neighborhood would provide an identifying "trademark" to promote the neighborhood's unique identity and historical significance. The logo would be used by community organizations, businesses, and institutions to indicate neighborhood pride and to provide a quick identifier to the public that the organization is located within the South Central Neighborhood.

#### Create the Logo

- Create a logo that is easily identifiable, communicates without many words, and is easily replicated. The logo could use official neighborhood colors (i.e., black and gold, silver and purple, etc.).
- Host a contest for the design of the logo. Have local artists submit work, and have local residents judge them.
- Once the logo is selected, contact local print shops to get price estimates for producing logo. Seek corporate donations to assist with financing the production of the logo.



#### Use the Logo

- Create stickers or buttons with the logo to be distributed at neighborhood events.
- Create signs or banners to be placed at neighborhood events. Coordinate with the City of Wichita Public Works Department and the Office of Central Inspection to obtain a copy of the rules and regulations pertaining to sign placement.
- Create banners for decorative street lights to indicate to the public that they are in the South Central neighborhood.

- Request that local businesses adopt-a-banner or donate funding to support the effort. Develop a method to recognize donors / sponsors at each banner location.
- Encourage community organizations, businesses, and institutions to use the logo on letterhead and business cards.
- Create shirts for residents and business owners to wear to indicate their neighborhood pride.

**Lead Organization:** Implementation Coordinating Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, neighborhood residents, local businesses, Wichita Public Works Department, Office of Central Inspection

**Capital Cost:** The cost will vary significantly depending upon the items printed.

**Operating Cost:** N/A

**Funding Sources:** Donations, grants

## 5.2 Market the Neighborhood

### **Timeline: Short-Term**

**Initiative:** Market the history and assets of the South Central neighborhood to the community at large.

**Purpose:** The South Central Neighborhood is one of Wichita's oldest neighborhoods with a rich and vibrant history and many assets to offer to the community at-large. Marketing the neighborhood's history and assets to the community at-large will help change some the community's negative perceptions of the neighborhood, as well as, instill pride among neighborhood residents and businesses.

### **Inventory Existing Conditions**

- Research the history of the neighborhood, and develop an inventory of the neighborhood's historic resources.
- Develop an inventory of the neighborhoods assets such as the river, recreation, shopping, etc.

### **Develop Marketing Plan**

- Contact advertising and marketing companies, and ask them to volunteer ideas on how to market the neighborhood. Put together a plan for marketing the neighborhood.
- Develop promotional materials such as brochures for distribution at area businesses, churches, schools, etc.
- Encourage area businesses to promote the neighborhood in their advertisements.

### **Develop Relationships**

- Develop relationships with local media such as reporters for newspaper, radio, and television and encourage them to run positive stories about the neighborhood and its successes.

**Lead Organization:** Implementation Coordinating Committee

<b>Partners:</b>	South Central Progressive Neighborhood Association, South Central Improvement Alliance, local businesses, local advertising and marketing firms, local media outlets
<b>Capital Cost:</b>	Not applicable.
<b>Operating Cost:</b>	The cost of marketing programs will vary significantly depending on the methods used.
<b>Funding Sources:</b>	Donations, fund raisers

## 5.3 Monuments and Signs

### Timeline: Mid-Term

**Initiative:** Develop neighborhood entry monuments and directional signs.

**Purpose:** There are several major entry points to the neighborhood. Installing entry monuments at major entry points would signify to the public that they are entering the South Central Neighborhood, which would help instill neighborhood pride in residents and business owners and assist in marketing the neighborhood.

#### Determine Needs

- Determine the type, style, and location of entry monuments needed throughout the neighborhood. Construct attractive, well-landscaped entry monuments.
- Identify sites that are City-owned property or right-of-way on which monuments could be installed. Work with the Wichita Public Works department to coordinate these efforts.
- Determine the type, style, and location of directional signs needed to direct people to neighborhood attractions such as parks, historical sites, etc.
- Coordinate with the City of Wichita Public Works Department and Office of Central Inspection to obtain a copy of the rules and regulations pertaining to sign placement.



#### Obtain Assistance

- Create an “Adopt-a-Sign Program” to collect donations for monument and sign construction and to sponsor on-going maintenance of the monuments and signs. Develop a method to recognize donors / sponsors at each sign location.
- Find individuals, non-profits, civic organizations, businesses, business associations, and/or neighborhood associations to donate funds or assistance to the Adopt-a-Sign Program.

## Seek Funding

- Contact the MAPD, Public Works, and Park and Recreation Department to inquire about having the entry monuments and signage projects submitted for funding through the City Capital Improvement Program and/or Community Development Block Grant program.
- Inform your local City Council Members about the entry monuments and signage projects and request their support.
- Search and apply for grants that will assist in financing the entry monuments and signage projects. Transportation Enhancement grants from the Kansas Department of Transportation are an example of funding that may be available.
- Contact the 4th District Congressional Representative and the two Senators for Kansas to inquire about possible funding for improvements. HUD Economic Development Incentive grants are an example of funding that may be available.

**Lead Organization:** Implementation Coordinating Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, neighborhood residents, local businesses, local service clubs, youth groups, church groups, schools, Wichita Public Works Department, Office of Central Inspection, MAPD, and City Park and Recreation Department

**Capital Cost:** The cost of entry monuments varies significantly depending upon the size of the project, but typically ranges from \$5,000 to \$25,000 per monument. Directional signs are relatively inexpensive, costing several hundred dollars per sign.

**Operating Cost:** On-going maintenance of landscaped areas at entry monuments will be required. Maintenance of signs and repair of vandalism will be required.

**Funding Sources:** CDBG, Capital Improvement Program, local sponsorship, donations, grants



## 6. INCREASE HOMEOWNERSHIP

More than half of the homes in the neighborhood are occupied by renters. Several rental properties are poorly maintained and in great need of repair. Homeownership must increase in order to foster community pride and improve the quality of housing in the neighborhood. The following implementation initiatives address this goal:

### ★ 6.1 Homeowner Incentives

#### **Timeline: Short-Term**

**Initiative:** Increase the usage of homeownership programs and develop new incentives specifically targeted to encourage homeownership in the South Central Neighborhood.

**Purpose:** Less than half of the homes in the South Central neighborhood are owned by the resident. Homeowners tend to take pride in their property, resulting in better-maintained properties, improved quality of life, and a more stable neighborhood.

#### **Inventory Existing Situation**

- Request the Metropolitan Area Planning Department to create maps illustrating the location of owner-occupied housing in the neighborhood. Target areas with low rates of homeownership to market homeownership incentives.
- Meet with the City of Wichita Housing and Community Services Department to review the existing incentive programs available to increase homeownership and discuss how to promote existing incentives programs.



#### **Consider New Incentives**

- Evaluate the possibility of developing homeownership incentive programs targeted to the South Central neighborhood.
- Encourage the development of forgivable loans that are tied to the number of years residing in a home.

#### **Credit is the Key**

- Advertise and encourage area residents to participate in credit education programs offered by the Urban League, Consumer Credit Counseling Services, Community Housing Services, and the Sedgwick County Extension Office.
- Invite representatives of credit counseling organizations and homeownership educational programs to present at neighborhood meetings. Invite representatives of area banks, area community development corporations, realtors, neighborhood associations, and City staff to the meeting to discuss developing programs and loan pools to assist those with poor credit.

- Lead Organization:** Implementation Coordinating Committee
- Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, area banks, Consumer Credit Counseling Service of Wichita, Urban League, Community Housing Services, Sedgwick County Extension Office
- Capital Cost:** The cost of purchasing a new home varies significantly.
- Operating Cost:** Minor expenses for copying, postage, etc. should be able to covered by existing budgets of partner organizations with minor supplements from donations and fundraising activities.
- Funding Sources:** HOME, CDBG, donations, grants
- Additional Resources:** City of Wichita Home Buyer Assistance Programs  
<http://www.wichita.gov/CityOffices/Housing/HOME/>  
 Consumer Credit Counseling Services  
<http://www.salhelp.org/cccs/page10.html>

## 6.2 Market Homeownership Opportunities

### **Timeline: Mid-Term**

- Initiative:** Market homeownership opportunities to the community at-large.
- Purpose:** The South Central neighborhood offers numerous affordable housing opportunities that could be marketed as a neighborhood asset to encourage homeownership.

### **Marketing**

- Create brochures, flyers, and packets that can be used to promote homeownership opportunities and related assistance programs. Also, consider including success stories and personal testimonies with promotional materials.
- Host a tour of the neighborhood for area realtors. Include opportunities to meet new homeowners in the neighborhood.
- Cultivate contacts within area churches and business organizations that have real estate or developer involvement.
- Promote the quality of neighborhood schools to real estate professionals.
- Visually document improvements made to homes in the neighborhood, especially interior improvements. Market these examples in newsletters and on web pages.
- Consider developing a “house of the month” program.



- List neighborhood homes that are for sale on neighborhood web pages.
- Emphasize area amenities to new homebuyers such as shopping, parks, YMCA, library, etc.

**Lead Organization:** Implementation Coordinating Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, Wichita Area Association of Realtors

**Capital Cost:** None.

**Operating Cost:** The cost of promotional materials will vary depending upon the level of outreach and media used.

**Funding Sources:** Grants, donations



## 7. IMPROVE EXISTING HOUSING STOCK

Much of the housing in the neighborhood is older and in need of significant repair. Poorly maintained housing detracts from the character and desirability of the neighborhood. The following implementation initiatives address this goal:

### 7.1 Maintenance and Repair

#### **Timeline: Short-Term**

**Initiative:** Create a volunteer program to assist property owners that are unable to maintain or repair their property.

**Purpose:** The houses in the South Central Neighborhood are older and many have suffered from years of inadequate maintenance. While most of the houses are in a safe condition, many need significant improvement in terms of their visual appearance. Improving the visual appearance of these houses would improve the overall attractiveness and desirability of the neighborhood.

#### **Program Coordination**

- Create a Home Repair and Maintenance Coordination Team comprised of neighborhood residents, businesses owners, service groups, churches, schools, etc. The coordination team will be responsible for organizing volunteer groups to regularly provide exterior home maintenance and repair assistance. Form small teams of volunteers that include a knowledgeable leader.
- Utilize the survey results from Initiative 1.4 Discover Neighborhood Strengths to identify those individuals and organizations within the South Central Neighborhood who would be willing to volunteer / share their talents and resources to help others in the area with home improvement and repair.
- Develop and maintain an inventory of individuals / organizations with a particular home repair skill or specialized repair tools available for loan.
- Seek donations of equipment and “how to” manuals that can be loaned for home repair and maintenance projects.

#### **Gather Information**

- Request the City of Wichita Housing and Community Services Department to provide copies of pamphlets that summarize all city, county, state and federal funding programs, such as weatherization and disability access, that are available to area residents and property owners for home repair and maintenance.
- Invite the City of Wichita Housing and Community Services Department staff to make presentations on how to properly maintain and repair a home. In conjunction with the presentation, request copies of the City’s “Homeowner Maintenance Handbook” that summaries the key “things to know” on how to properly maintain and repair a home.

#### **Determine Need**

- Work with the Office of Central Inspection and Department of Environmental Services to develop an inventory of neighborhood homes that need of repair and maintenance. Homes should be inspected to

determine needed repairs. Focus on homes that need minor exterior repairs. In conjunction with the owners, develop criteria for selecting which homes to repair.

- Work with the City of Wichita Housing and Community Services Department to encourage households eligible for financial assistance with home repair and maintenance to take advantage of existing programs.
- Supplement existing financial assistance programs by organizing volunteer groups to provide home maintenance and repair assistance for those properties with the greatest need. Seek donations of gift certificates and discounts from area businesses to offer to volunteers.



### **Organize Block Parties**

- Organize and hold at least two block party events a year (*i.e.*, spring and fall) to focus specifically on home maintenance and repair issues.
- Provide residents and property owners with current information on community resources and funding programs to assist with home maintenance and repair.

### **Target Improving Areas**

- Request the Metropolitan Area Planning Department to identify newly constructed homes or homes that have had major repairs / additions to assist in identifying and targeting adjacent properties that need repair assistance.
- Encourage adjacent residents and property owners to make a commitment to inventory maintenance and repair needs in their homes. Inform them of assistance programs, and encourage them to complete all necessary home repairs within three years.

### **Lead by Example, Invite Others to Follow**

- Support housing maintenance and repair efforts by asking residents to “lead by example” in their own homes.
- Leaders of neighborhood organizations should personally invite and challenge members of their organization to make a commitment to inventory repairs needs in their homes and to complete all necessary home repairs within three years.
- Prepare a “challenge and commitment” letter on neighborhood association letterhead. Hand deliver the letter to each household.

**Lead Organization:** Home Repair and Maintenance Coordination Team

**Partners:** Implementation Coordinating Committee, South Central Progressive Neighborhood Association, South Central Improvement Alliance, neighborhood residents, local businesses, local service clubs, youth groups, church groups, schools, City of Wichita Housing and Community Services Department, Office of Central Inspection, Metropolitan Area Planning Department, City Department of Environmental Services

**Capital Cost:** The cost will vary significantly depending upon the repairs and maintenance needed.

**Operating Cost:** Minor expenses for copying, postage, etc. should be able to covered by existing budgets of partner organizations with minor supplements from donations and fundraising activities.

**Funding Sources:** HOME funds, CDBG funds, donations, grants, volunteers



## 7.2 Paint the Town

### **Timeline: Short-Term**

**Initiative:** Organize a yearly “Paint the Town” event, whereby homes within a targeted residential area will be identified for a volunteer house-painting blitz.

**Purpose:** Most of the homes in the South Central neighborhood are in generally safe condition, but the appearance of many homes could be significantly improved with paint. Improving the visual appearance of these houses would improve the overall attractiveness and desirability of the neighborhood.

### **Get Organized**

- The Home Repair and Maintenance Coordination Team should oversee the organization of an annual “Paint the Town” event in the area. This team should establish the blitz target area each year.
- Oversight assignments will be made in the following areas: organizing the selection process to determine the houses to be painted and making necessary arrangements with the homeowners; contacting paint supply establishments to request donations; obtaining and organizing volunteers from community service groups; media relations; fundraising; and overall event co-ordination.
- Create and maintain a record of homes that receive assistance from the “Paint the Town” program, both during the current and prior years. Use this list to advertise successes.
- Request information from the City of Wichita Housing and Community Services Department regarding lead-based paint regulations to determine what obstacles they may create.

### **Seek Sponsors**

- Contact the Sedgwick County Household Hazardous Waste Facility to inquire about obtaining free paint.
- Identify sponsors such as paint suppliers and manufacturers willing to participate in the blitz, and determine the extent of their participation. Secure donated painting supplies and equipment.
- Have potential project homeowners contact the City of Wichita Neighborhood Improvement Services Division of the Housing and Community Services Department to discover if any grant funds are available to assist with the project.
- Seek donations for minor exterior repairs / materials, if necessary; food and refreshments for the volunteers; and gift certificates and discounts from area businesses as a prize, drawing, or incentive for volunteers.

## Recruit Volunteer Painters and Homes

- Recruit homeowners willing to have their homes painted by volunteers and determine preferred paint colors. Consider developing standards for paint colors that are consistent with the character of the neighborhood.
- Determine the number of volunteer painters required, based upon the number of homeowners willing to participate and the availability of painting supply resources (donated and purchased). Contact local painting companies to inquire about volunteer professional painters who would be will provide their expertise.
- Recruit painting volunteers from various community service organizations, youth and church groups, and schools with an interest in the neighborhood.



## Making the Blitz Happen

- Inspect the proposed project homes to discover any minor exterior repairs that need to be completed prior to priming and painting the home. Any homes requiring extensive repairs should be excluded from the “Paint the Town” project.
- Repair any minor exterior defects discovered from the inspection (repair crew) prior to the “event day.”
- Allocate adequate time and volunteers to scrape, prime, caulk, and seal the house prior to painting.
- Coordinate the “event day.” Ensure that donated / purchased painting supplies are ready for use, volunteers are informed where to meet and what to bring, and that participating homeowners have made all necessary preparations.

**Lead Organization:** Home Repair and Maintenance Coordination Team

**Partners:** Implementation Coordinating Committee, South Central Progressive Neighborhood Association, South Central Improvement Alliance, neighborhood residents, local businesses, local service clubs, youth groups, church groups, schools, City of Wichita Housing and Community Services Department, painting suppliers and manufacturers, Sedgwick County Household Hazardous Waste Facility

**Capital Cost:** Any homes requiring significant repairs should be excluded from the blitz.

**Operating Cost:** The cost will vary significantly depending the size and complexity of the house.

**Funding Sources:** HOME funds, CDBG funds (Paint Grants), donations, volunteers

**Additional Resources:** City of Wichita Paint Grant Program  
<http://www.wichita.gov/CityOffices/Housing/HeartOfWichita/FreePaintProgram.htm>

## 7.3 Rental Properties

### Timeline: Mid-Term

**Initiative:** Encourage new investment in rental properties, as well as, improved rental practices throughout the neighborhood.

**Purpose:** Although increased homeownership is a goal of this plan, many properties will remain as rental property. Rental property in the South Central Neighborhood is in great need of repair and regular maintenance. Improving the quality of rental properties through investment in maintenance and repair and by improving rental practices will reduce the negative impact that some rental properties have on the neighborhood.

### Inventory Existing Situation

- Request the Metropolitan Area Planning Department to generate a map of rental properties and a list of the names and addresses of all absentee property owners in the area.
- Meet with the City of Wichita Housing and Community Services Department staff to discuss existing incentive programs available to rental property owners and options for promoting the programs.
- Meet with landlords to discuss what makes the neighborhood valuable to them and to discover what incentives they need to make improvements to their properties.



### Consider New Incentives

- Contact the City of Wichita Housing and Community Services Department regarding the possibility of implementing additional rental assistance programs and how they could be targeted to the South Central Neighborhood.
- Specific focus should be given to incentives that encourage buyers that are interested in purchasing rental properties and making improvements to the property.
- Assure that the entire South Central Neighborhood is included within the Neighborhood Reinvestment Area to make the entire neighborhood eligible for more financial assistance programs.

### Work With Tenants and Landlords

- Host a meeting for landlords and rental property associations to learn about City incentive programs that they can use to improve the condition and quality of rental housing properties.
- Develop a tenant screening program to assist landlords in selecting good tenants. The screening process may take into account police reports, credit reports, and discussions with previous landlords.

- Utilize existing tenant education programs to teach tenants life skills that are necessary when one rents or owns a home. Include information on tenants rights and how tenants can report housing code violations. The Sedgwick County Extension Office currently offers such classes.

**Lead Organization:** Home Repair and Maintenance Coordination Team

**Partners:** Implementation Coordinating Committee, South Central Progressive Neighborhood Association, South Central Improvement Alliance, City of Wichita Housing and Community Services Department, Metropolitan Area Planning Department, Sedgwick County Extension Office

**Capital Cost:** The cost will vary significantly depending upon the repairs and maintenance needed.

**Operating Cost:** Minor expenses for copying, postage, etc. should be paid for by existing budgets of the partner organizations with minor supplements from donations and fundraising activities.

**Funding Sources:** HOME, CDBG (Rental Rehab Program), grants, donations

**Additional Resources:** Sedgwick County Extension Office  
<http://www.oznet.ksu.edu/sedgwick/>

City of Wichita Rental Housing Revolving Loan Program  
<http://www.wichita.gov/CityOffices/Housing/HeartOfWichita/RentalHousingLoans.htm>

## 7.4 Owner-Occupied Housing

### Timeline: Mid-Term

**Initiative:** Increase the usage of existing home improvement programs and develop new incentives to encourage homeowners to make improvements to their homes.

**Purpose:** Due to the age of the housing stock in the South Central neighborhood, many homes in the neighborhood need general maintenance and minor repairs. Existing programs are available to provide assistance with repairs and maintenance, but homeowners are not typically aware of these programs. An effort to promote these programs specifically within the South Central Neighborhood is greatly needed.

### Use Existing Programs

- Request to meet with the City of Wichita Housing and Community Services Department staff to discuss existing incentive programs currently available to homeowners. The discussion should include ideas for promoting the existing incentive programs.
- Host an annual dinner for homeowners to learn about existing programs. If transportation issues are hindering attendance, arrange for volunteers to provide transportation to and from the meeting.
- Encourage churches and schools to identify homeowners who could potentially participate in assistance programs.
- Advertise existing City programs in newsletters and websites -- possibly including it as a separate special section dedicated to home improvement programs and ideas.

- Invite City of Wichita Housing and Community Services Department staff and representatives of non-profit organizations to neighborhood meetings and annual events to present and discuss their programs with neighborhood residents. These discussions should include information about the recent changes to the Emergency and Deferred Loan programs.
- Encourage homeowners desiring to repair or remodel their home to contact the Housing and Community Services, Neighborhood Improvement Division with questions or comments. This is very important for issues concerning the City programs that require repayment of improvement loans.



- Create a master list of programs and funding options that are available to homeowners, and make it available at neighborhood meetings. Information about programs offered by the following organizations is highly recommended: South Central Kansas Economic Development District, City of Wichita, Sedgewick County, and the Central Plains Area Agency on Aging.

#### **Consider New Incentives**

- Encourage the development of forgivable loans that are tied to the number of years residing in a home. Refer to the HOME Owner-Occupied Program as an example.
- Utilize volunteers from Service Corps of Retired Executives (SCORE) and American Association of Retired Persons (AARP) to assist homeowners with completing paperwork for financial assistance.
- Create a “Minor Makeover” program. The program will provide media coverage of efforts to repair to a home in order to market financial assistance programs.
- Assure that the entire South Central Neighborhood is included within the Neighborhood Reinvestment Area and Local Investment Area to make the entire neighborhood eligible for additional financial assistance.

**Lead Organization:** Home Repair and Maintenance Coordination Team

**Partners:** Implementation Coordinating Committee, South Central Progressive Neighborhood Association, South Central Improvement Alliance, area non-profits, City of Wichita Housing and Community Services Department, South Central Kansas Economic Development District, Central Plains Area Agency on Aging, SCORE, AARP

**Capital Cost:** The cost will vary significantly depending upon the repairs and maintenance needed.

**Operating Cost:** Minor expenses for copying, postage, etc. should be paid for by existing budgets of the partner organizations with minor supplements from donations and fundraising activities.

**Funding Sources:** HOME, CDBG, grants, loans, donations

**Additional Resources:** City of Wichita Home Repair Assistance Programs  
<http://www.wichita.gov/CityOffices/Housing/HeartOfWichita/>



## 7.5 Resource Coordinator

### **Timeline: Short-Term**

**Initiative:** Establish the position of “Resource Coordinator” to act as a “one-stop” resource person for area residents.

**Purpose:** Numerous programs related to housing, code enforcement, renter assistance, city financial assistance programs, consumer credit counseling, etc. are available to assist neighborhood residents; however, many residents are unaware of the programs or do not understand how to take full advantage of the programs. The role of the Resource Coordinator would be to market existing programs in the neighborhood and to assist neighborhood residents in fully utilizing available financial assistance.

### **Define the Position**

- Prepare a job description outlining the proposed duties and responsibilities of the Resource Coordinator. The list of duties and responsibilities may include:
  - attend neighborhood meetings,
  - communicate the availability of Federal, State, and local funding sources to area businesses and residents,
  - assist with the coordination housing and code enforcement issues,
  - provide information about renter, homebuyer, and landlord assistance programs,
  - coordinate classes and related efforts to assist area residents with consumer credit, homeownership skills, and related subjects.
- Work with Wichita Independent Neighborhoods, the City Department of Housing and Community Services, and City Neighborhood Assistants to determine the viability of the Resource Coordinator position.

### **Gather Support**

- Lobby the City of Wichita and other organizations for necessary funding to support the Resource Coordinator position.
- Seek funding support from Wichita Independent Neighborhoods, the City Department of Housing and Community Services, the Wichita Housing Board, the City Council Members from District I and III, and the City Mayor for the Resource Coordinator position.
- Consider establishing a municipal improvement district to levy a special tax on properties in the neighborhood to fund the resource coordinator position.

### **Establish the Position**

- Determine the appropriate location and organization for which the Resource Coordinator will work. Possibilities include the City of Wichita and/or a not-for-profit organization as envisioned by this plan.
- Office space could be donated by an area business, church, or community organization or could be located at the community center envisioned by this plan.

**Lead Organization:** Implementation Coordinating Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, area non-profits, Wichita Independent Neighborhoods, Department of Housing and Community Services, Wichita Housing Board, District I and III City Council Members, City Mayor

**Capital Cost:** Not applicable.

**Operating Cost:** A Resource Coordinator position would cost approximately \$60,000 to \$70,000 annually for salary, benefits, vehicle, equipment, and supplies.

**Funding Sources:** CDBG, grants, donations, City funding (GO), municipal improvement district



## 8. PRESERVE THE CHARACTER OF RESIDENTIAL AREAS

The neighborhood's residential areas are developed predominately with single-family homes; however, the neighborhood's zoning permits duplex and multi-family homes. As older single family homes are torn down, the vacant lots often are developed with duplexes or apartments that are inconsistent with the neighborhood's single-family character. Additionally, newly constructed single-family homes often do not match the architectural design of existing homes in the neighborhood. Changes to zoning regulations and to new home construction practices will help preserve the character of the neighborhood's residential areas. The following implementation initiatives address this goal:

### 8.1 Residential Rezoning

#### **Timeline: Short-Term**

**Initiative:** Rezone residential properties in the neighborhood to more closely reflect current and preferred future land uses.

**Purpose:** The South Central Neighborhood is primarily developed with low-density residential uses; however, the zoning in the neighborhood primarily permits high-density residential uses. Such an inconsistency between uses and zoning can lead to situations where incompatible uses are located adjacent to each other without sufficient buffers to reduce detrimental affects. In some circumstances, the zoning of the neighborhood does not match the vision for the neighborhood as outlined in this plan.

#### **Preferred Future Land Use**

- Residential land uses in the neighborhood should be primarily single-family with limited areas of multi-family uses that are compatible with and appropriately buffered from single-family uses.
- Consider the development of special "overlay" zoning regulations to preserve the unique and historic character of the South Central Neighborhood. Such overlay zoning regulations could include the development of architectural design standards for newly constructed homes in the neighborhood with an associated review process for building permits. Determine which areas of the neighborhood would most benefit from an overlay, and consider limiting the overlay to those portions of the neighborhood. Consider developing a financial assistance program to assist property owners with the cost of compliance with the overlay regulations.

#### **Land Use Plan**

- Inventory land use in the neighborhood and create a map to illustrate properties that have a more intense zoning classification than the existing use, as well as, non-conforming properties that have a more intensive use than the existing zoning classification permits.
- Develop a land use plan that reflects current and preferred future land uses. "Appendix C – Land Use Concept" contains a land use concept plan that can be used as a starting point for public dialogue in the development of a formally-adopted land use plan for the South Central Neighborhood.
- Present the proposed land use plan at an informational meeting in the neighborhood to explain the proposed changes and address property owners' questions and concerns.
- After addressing property owners' questions and concerns, present the land use plan to the planning commission and governing bodies for formal adoption.

## Rezoning

- Based on the land use plan, determine the appropriate zoning district for each property, and create a zoning map to implement the proposed zoning changes.
- Notify all property owners of the proposed rezoning, and allow property owners to “opt-out” of the proposed rezoning.
- Hold an informational meeting in the neighborhood to explain the proposed changes, and address property owners’ questions and concerns.
- Hold hearings before the District Advisory Boards and the Metropolitan Area Planning Commission for recommendations to the City Council.

**Lead Organization:** Metropolitan Area Planning Department

**Partners:** Implementation Coordinating Committee, South Central Progressive Neighborhood Association, South Central Improvement Alliance, area property owners

**Capital Cost:** Not applicable.

**Operating Cost:** Expenses for copying, postage, advertising, etc. will be funded through the existing operating budget of the Metropolitan Area Planning Department.

**Funding Sources:** City-County operating budget

## 8.2 Infill Housing

### Timeline: Mid-Term

**Initiative:** Construct infill housing that is consistent with the character of the neighborhood.

**Purpose:** The number of housing units in the South Central Neighborhood has declined as older homes fall into disrepair, become vacant, and eventually are torn down. This cycle of neighborhood decline discourages investment in the neighborhood, which in turn leads to further neighborhood decline. In order to revitalize the neighborhood, the plan envisions reversing the trend of its declining housing stock through the construction of infill housing.

### Not-for-Profit Organization

- Create or utilize an existing not-for-profit organization such as a community development corporation (CDC), community housing development organization (CHDO), or community land trust. The purpose of the not-for-profit organization will be to construct infill housing. The board of directors for the not-for-profit organization should include a broad range of neighborhood stakeholders such as residents, business owners, service groups, churches, schools, etc.
- Seek advice from an organization such as the Self-Help Network with regard to the process required to establish a not-for-profit organization.

- Determine the process by which the not-for-profit organization will function:
  - Develop a mission statement and determine initiatives to implement
  - Determine organizational structure and membership
  - Establish by-laws / decision making process
  - Establish regular meeting dates, times, and location
  - Develop articles of incorporation
  - Identify staffing needs

### Inventory Existing Conditions

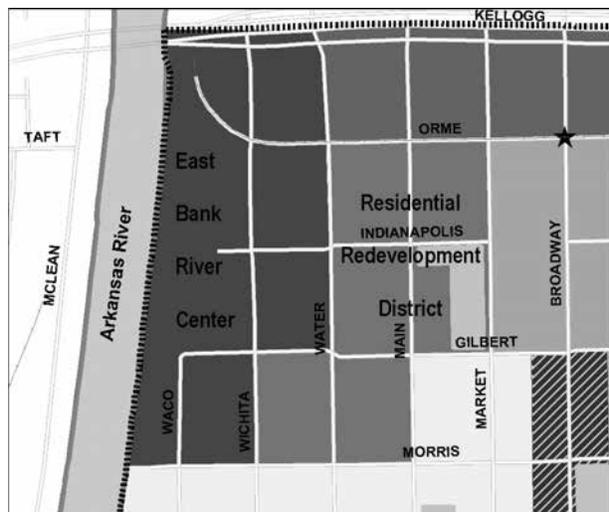
- Inventory vacant lots and identify those that may be available for redevelopment. Contact the Metropolitan Area Planning Department for assistance with creating maps.
- Create an inventory of existing programs offered by the City of Wichita, Sedgwick County, and other organizations that can be used to assist with new construction projects.
- Contact area Community Housing Development Organizations (CHDO) Community Development Corporations (CDC), the City Department of Housing and Community Services, the Wichita Area Builders Association, and Wichita Area Realtors Association to discuss opportunities to market and develop infill housing.

### Seek Additional Funding

- Contact the 4th District Congressional Representative and the two U.S. Senators for Kansas to inquire about possible funding assistance. HUD Economic Development Incentive grants are an example of funding that may be available.
- Work with elected City officials and City staff to encourage the expansion of the HUD Local Investment Area, Redevelopment Incentive Area, and Neighborhood Revitalization Area boundaries to include all of the South Central Neighborhood.

### Redevelopment District

- Create a redevelopment district consisting of multi-family, townhouse-style development linked by pedestrian greenways to the proposed East Bank River Center, the Water Walk, and downtown Wichita.
- A possible location for the redevelopment district is the area south of Kellogg and west of Broadway and adjacent to the proposed East Bank River Center (see Initiatives 9.1 and 13.3 and Appendix C).
- Partner with not-for-profit organizations, private sector developers, and the City of Wichita to identify the specific area for redevelopment, acquire the property, prepare redevelopment plans, raze existing structures, and construct new infrastructure and infill housing.



- Consult with the Metropolitan Area Planning Department regarding options to plan, zone, and plat the area to foster a unique residential redevelopment district that creates a unique community destination.
- Work with the City Office of Economic Development and the Department of Housing and Community Services to develop financial incentives for redevelopment such as tax increment financing, business improvement district, and housing grant programs.
- Contact the 4th District Congressional Representative and the two Senators for Kansas to inquire about possible funding for improvements. HUD Economic Development Incentive grants are an example of funding that may be available.

**Lead Organization:** Implementation Coordinating Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, area CDCs and CHDOs, Self-Help Network, HUD, Sedgwick County, Metropolitan Area Planning Department, Department of Housing and Community Services, City Office of Economic Development, Wichita Area Builders Association, Wichita Area Realtors Association

**Capital Cost:** The cost of new homes will vary, but should be within a price range that is similar to the price of existing homes in the neighborhood.

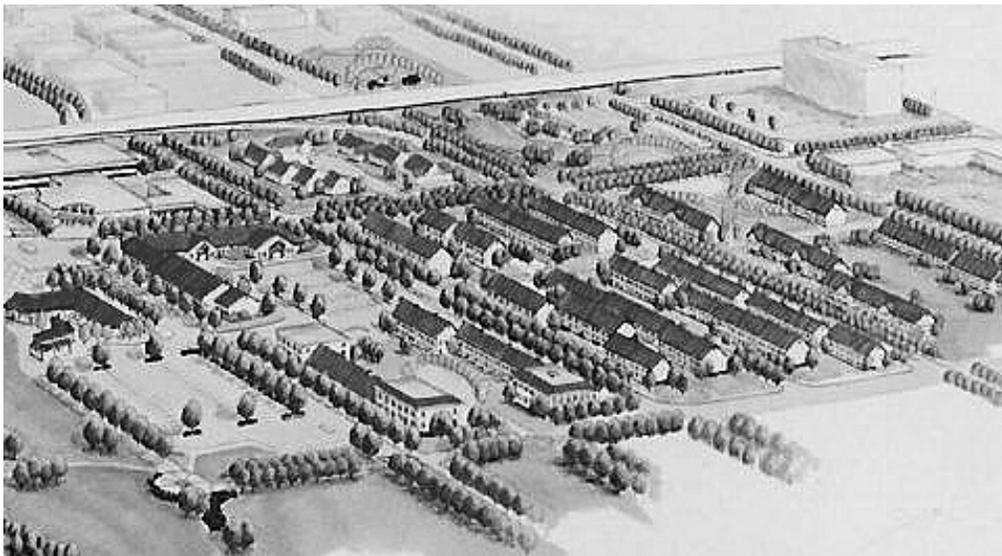
**Operating Cost:** Not applicable.

**Funding Sources:** Grants, donations, CDBG, HOME, tax increment financing

**Additional Resources:** Wichita Area Builders' Association  
<http://www.wabahome.com/>

City of Wichita HOME program  
<http://www.wichita.gov/CityOffices/Housing/HOME/default.htm>

Map of Local Investment Areas and Neighborhood Reinvestment Areas as part of the Wichita Consolidated Plan  
<http://www.wichita.gov/CityOffices/Housing/CommunityInvestments/2004-2008HUDConsolidatedPlan.htm>



## 9. PROMOTE ECONOMIC OPPORTUNITIES

The neighborhood lacks a variety of businesses, with many of the businesses in the neighborhood being motels, bars, and used car lots. Improving the mixture of businesses in the neighborhood will provide convenient goods and services to residents and job opportunities that will assist with improving the neighborhood's quality of life. The following implementation initiatives address this goal:

### ★ 9.1 New Business Development

#### Timeline: Short-Term

**Initiative:** Develop a strategic plan to attract and encourage the development of new businesses.

**Purpose:** Many of the business properties in the neighborhood are developed with motels, used car lots, and bars that do not provide direct goods and services to the neighborhood and create negative impacts on residential areas. Businesses that provide jobs to neighborhood residents, increase the convenience of goods and services for neighborhood residents, and provide unique, multi-cultural shopping areas for the entire community are needed in the neighborhood. Many business properties in the neighborhood are vacant or underutilized, and significant opportunities exist for these properties to be developed with new businesses.

#### Improvement Alliance Participation

- Increase membership and participation in the South Central Improvement Alliance. Develop and maintain a database to assist with efforts to routinely contact neighborhood businesses, employers, schools, churches and institutions regarding Improvement Alliance activities and membership benefits.
- Make “business development” a major focus of Improvement Alliance activities. Create an Improvement Alliance subcommittee to develop a business development strategic plan. The subcommittee should contain membership from a broad base of neighborhood businesses and employers.
- Invite other business associations from throughout the community to discuss their business development activities to gain ideas that could be incorporated into the South Central business development plan.

#### Strategic Plan

- The strategic business development plan should take advantage of the large number of businesses in the area and should focus on developing a “unified voice” in lobbying for improvements to support business development.
- Contact the City Office of Economic Development to discover what economic development assistance programs are available and how they may be utilized for new business development. Request information about the use of industrial revenue bonds, business improvement district, or tax increment financing to assist with new business development.
- The strategic business development plan should incorporate the goals and implementation initiatives of this plan.



- New neighborhood-serving businesses that provide convenient goods and services to the neighborhood, including increased opportunities for entertainment, dining, and daily goods and services should be encouraged by the strategic business development plan.
- Encourage the development of multi-cultural shopping areas in order to create unique shopping experiences for the entire community.
- Businesses should be encouraged to utilize existing commercial structures with minimal modification so that the historical character of the neighborhood is maintained.
- Increase the number and size of employment-based industries by promoting neighborhood economic development opportunities.
- Focus on improving the mix of neighborhood businesses and discourage increased use of neighborhood commercial properties for motels, used car lots, and bars.
- Develop a small business incubator program to encourage new business development.
- Explore funding opportunities that encourage redevelopment. For example, Brownfield grant programs may be available to assist with the redevelopment of industrial areas that may be polluted.
- Develop and promote a “Shop Local” campaign to raise awareness about the need to support area businesses.
- Consult with the Metropolitan Area Planning Department on options for planning, zoning, and/or platting that may be needed to assist with new business development (see Initiative 10.1).

#### **Non-Profit Organization**

- Create or utilize an existing non-profit organization to assist start-up businesses in adopting new technologies, increasing productivity, and developing new markets.
- Connect new business owners to the Improvement Alliance, university or community college programs, job fairs, etc.
- Develop a web site to promote business development assistance opportunities.
- Provide a site selection service that assists business owners with finding available property that meets their needs. Work with real estate brokers, developers, and property owners to provide information about available business properties.

**Lead Organization:** South Central Improvement Alliance

**Partners:** City Economic Development Office, Metropolitan Area Planning Department, other local business associations and neighborhood businesses, employers, schools, churches, and institutions

**Capital Cost:** Not applicable.

**Operating Cost:** The operating costs associated with business development and planning should be funded by membership dues paid by members of the Improvement Alliance. Grants and donations could off-set some of the cost.

**Funding Sources:** Membership dues, grants, donations



## 9.2 Business Improvement, Expansion, and Retention

### Timeline: Short-Term

**Initiative:** Provide assistance to existing neighborhood businesses to support business improvement, expansion, and retention.

**Purpose:** Since the South Central Neighborhood has a very limited amount of undeveloped land, business expansion typically requires redevelopment of existing properties or expansion onto adjacent properties, which often is more expensive and difficult than new development. Assistance programs are needed to support business improvement and expansion opportunities to prevent neighborhood businesses from relocating to other areas.

### Non-Profit Organization

- Create or utilize an existing non-profit organization such as a community development corporation (CDC) or a Certified Community Development Financial Institution (CDFI) to provide working capital, equipment, and real estate financing to neighborhood businesses that would like to make improvements or expand in an effort to retain existing businesses.
- 
- Promote business assistance programs and, if necessary, create additional business assistance programs to meet the unique needs of the South Central Neighborhood.
  - Develop a strategy to improve business competitiveness through targeted infrastructure, community, and workforce improvements.
  - Work with existing businesses to improve the appearance of their property. This may include façades , awnings, landscaping, window displays, signage, etc.
  - Provide assistance to businesses that are remodeling their building to help offset the additional costs of compliance with current building and zoning codes and the Americans with Disabilities Act. In instances where reuse of existing buildings is not feasible, provide assistance to help offset the additional costs of redeveloping properties in a manner that is consistent with the unique historical character of the neighborhood.

### Business Assistance Programs

- Contact the City Office of Economic Development to discover what economic development assistance programs are available and how they may be better utilized. Request information about the use of industrial revenue bonds, business improvement district, and tax increment financing to assist with business improvement, expansion, and retention.

- Contact other area business assistance organizations to learn about existing development assistance programs. These organizations include:
  - South Central Kansas Economic Development District;
  - WSU Center for Entrepreneurship;
  - WSU Small Business Economic Development Center (SBEDC);
  - Service Corps of Retired Executives (SCORE);
  - Wichita Technology Corporation;
  - MidAmerican Manufacturing Technology Corporation (MAMTC);
  - Greater Wichita Economic Development Center;
  - Kansas Department of Commerce and Housing;
  - National Business Incubation Association (NBIA);
  - Wichita Small Business Association.
  
- Contact not-for-profit organizations and businesses to learn about successful redevelopment assistance programs and how they may be applied in the South Central Neighborhood.
  
- Consult with the Metropolitan Area Planning Department about planning, zoning, and/or platting requirements that may be needed to assist with business improvement, expansion, and retention (see Initiative 10.1).

**Lead Organization:** South Central Improvement Alliance

**Partners:** Area business assistance organizations, City Office of Economic Development, Metropolitan Area Planning Department, not-for-profit organizations in other communities

**Capital Cost:** Not applicable.

**Operating Cost:** The operating costs of the not-for-profit organizations will vary significantly depending upon the level of redevelopment assistance provided.

**Funding Sources:** Grants, donations, membership dues, economic development assistance programs



## 10. REDUCE NEGATIVE IMPACT OF INCOMPATIBLE BUSINESSES

Many businesses in the neighborhood are located immediately across the street or alley from residences and generate noise, traffic, odor, and other nuisances that detract from the neighborhood's quality of life. Improving the buffer between business and residential areas is greatly needed. The following implementation initiatives address this goal:

### 10.1 Development Standards

#### Timeline: Short-Term

**Initiative:** Change zoning regulations to establish development standards that will reduce the negative impact of business operations on residential areas.

**Purpose:** Most business areas in the neighborhood were developed at a time when business operations had fewer negative impacts on residential areas than do modern business operations. Therefore, business properties in the neighborhood are located in close proximity to residential areas and do not provide adequate buffers from residential areas like newly developed areas. The increased negative impacts of modern business operations include high levels of traffic, bright lighting, garish signage, large volumes of blowing trash and littering, sound amplification systems, early morning trash pickup, and frequent deliveries by large vehicles. Implementing new development standards will provide a framework for appropriately buffering residential areas from these negative impacts, especially as business properties redevelop.

#### Develop Standards

- Establish a committee of neighborhood residents and local business owners to research and develop standards for business development in the neighborhood. The committee should represent a broad base of residential and business interests in the neighborhood.
- Research development standards that have been implemented in other neighborhoods such as Delano and Old Town, where a mixture of business and residential uses are prevalent.
- Research development standards that have been established in other communities to address the incompatibilities of modern business operations on residential uses in redevelopment areas.
- Develop special "overlay" zoning regulations to provide a framework for appropriately buffering residential areas from the negative impacts of business operations. Such overlay zoning regulations could include the development of architectural design standards, sign controls, use restrictions, and screening and landscaping standards for newly constructed or significantly remodeled businesses in the neighborhood with an associated review process for new permits. Consider limiting the overlay to those portions of the neighborhood that would most benefit from increased development standards. Consider developing a financial assistance program to assist property owners with the cost of compliance with the overlay regulations.

#### Land Use Plan

- Inventory land use in the neighborhood and create a map to illustrate properties that have a more intense zoning classification than the current use and non-conforming properties for which current use is more intense than the zoning classification.

- Develop a proposed land use plan that reflects current and preferred future land uses. “Appendix C – Land Use Concept” contains a land use concept plan that can be used as a starting point for public dialogue in the development of a formally-adopted land use plan for the South Central Neighborhood.
- The land use plan should focus on the redevelopment initiatives of this plan, as well as, encourage development of commercial nodes as opposed to strip commercial development.
- Determine if changing the underlying zoning of existing business properties would provide additional protection for residential areas . If so, change the zoning classification of neighborhood business properties. Allow property owners to “opt-out” of the proposed rezoning. Note that the “opt-out” provision would not apply to changes in development standards. Create a map to implement any proposed zoning changes.



### Change Zoning Regulations

- Notify all property owners of the proposed zoning regulation changes.
- Hold informational meetings in the neighborhood to explain the proposed changes and address property owners’ questions and concerns.
- Hold hearings before the District Advisory Boards and the Metropolitan Area Planning Commission for recommendations to the City Council.

**Lead Organization:** Metropolitan Area Planning Department

**Partners:** Implementation Coordinating Committee, South Central Progressive Neighborhood Association, South Central Improvement Alliance, local business owners

**Capital Cost:** Not applicable.

**Operating Cost:** Expenses for copying, postage, advertising, etc. will be funded through the existing operating budget of the Metropolitan Area Planning Department.

**Funding Sources:** City-County operating budget

## ★ 10.2 Nuisances and Code Violations

### Timeline: Short-Term

**Initiative:** Work closely with inspectors from the Office of Central Inspection and the Department of Environmental Services to regularly monitor the neighborhood businesses for nuisances and code violations.

**Purpose:** The South Central Neighborhood has a significant number of business properties that suffer significantly from neglect and do not conform to existing codes and regulations. These properties are visually unattractive and a nuisance to surrounding properties. Regular monitoring of neighborhood businesses for nuisances and code violations is needed to address these issues.

## Program Coordination

- The Neighborhood Clean-Up Coordination Team should contact the Office of Central Inspection and the Department of Environmental Services to set up a meeting to discuss possible solutions to area nuisance and code violations.
- Schedule training sessions for citizens through the Office of Central Inspection's Neighbor-to-Neighbor and Neighborhood Patrol programs. These programs teach area residents about code violation identification and City procedures.

## Identify Non-compliant Properties

- Partner with the Office of Central Inspection and the Department of Environmental Services to educate neighborhood residents on identifying substandard / non-compliant properties are identified.
- Survey the area and identify the substandard / non-compliant properties that could potentially be reported to the City and generate a map of these properties for easy reference.
- Contact owners of substandard / non-compliant to explain the purpose of the code that the property violates, the importance of code compliance to the overall appearance of the neighborhood, and the necessary corrective measures . Include information about programs that provide assistance for improvements to bring the property into code compliance.



## Report as Necessary

- The Neighborhood Clean-Up Coordination Team should regularly discuss and report substandard / non-compliant properties to the Wichita Office of Central Inspection and/or the Department of Environmental Services.
- Complaints should be submitted in writing, contain a designated contact name and phone number, indicate that the complaint has been discussed and is being submitted by the Neighborhood Clean-Up Coordination Team and list concerned citizens.
- Create a report or visual chart to keep track of submitted complaints. The chart should indicate, at minimum, the date the violation was reported and the earliest condemnation date. Follow-up on previous reports to ensure they are addressed.
- Use the standardized form with check boxes to report code violations in the neighborhood, and make the forms available at community facilities and other neighborhood locations for citizens to complete and submit to the Neighborhood Clean-Up Coordination Team.
- Provide an opportunity during neighborhood association and other community meetings for citizens to report or discuss properties with code violations or nuisances.
- If appropriate, do a search of tax records to determine if the property owner may have unresolved tax issues that might provide some leverage to ensure that they take action to resolve code violations.

- Encourage residents to attend court hearings involving neighborhood code violations.
- Organize a time for the Neighborhood Clean-Up Coordination Team, the Office of Central Inspection, and the Department of Environmental Services to review City ordinances to ensure that the regulations reflect the desires of the community.
- Encourage the City to hire more Office of Central Inspection and Department of Environmental Services inspectors to be assigned to the South Central Neighborhood. Communicate these desires to DAB members, City Council members, and the Mayor.

**Lead Organization:** Neighborhood Clean-Up Coordination Team

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, Implementation Coordinating Committee, neighborhood residents, local businesses, local service clubs, youth groups, church groups, schools, Office of Central Inspection, Department of Environmental Services

**Capital Cost:** Not applicable

**Operating Cost:** Continuous reporting of neighborhood code violations and nuisances does not entail an operating cost. An additional inspector would cost approximately \$60,000 to \$70,000 annually for salary, benefits, vehicle, equipment, and supplies.

**Funding Sources:** Additional inspectors could be funded from Community Development Block Grants, general funding, or a combination.



## 11. INCREASE EDUCATION AND EMPLOYMENT OPPORTUNITIES FOR RESIDENTS

The overall education level of residents is low, and the poverty rate in the neighborhood is high. By providing greater educational and employment opportunities, more residents can become gainfully employed or improve their employment situation. The following implementation initiatives address this goal:



### 11.1 Education / Training

#### Timeline: Short-Term

**Initiative:** Expand educational and job training opportunities for neighborhood residents.

**Purpose:** The South Central neighborhood has a high poverty rate, and several residents are not able to become gainfully employed due to their low educational level and/or lack of job training. Expanding the opportunities for education and job training for neighborhood residents will improve resident's ability to obtain a job or a higher paying job; will provide neighborhood employers with a more skilled labor pool; and will empower residents to rise above poverty status.

#### Determine Need

- Establish "education and job training" as a major focus of the Improvement Alliance. Create a subcommittee of the Improvement Alliance to work with local community colleges, universities, and job training programs to expand educational and job training opportunities for neighborhood residents. The subcommittee should contain broad-based membership from neighborhood businesses, employers, schools, churches, and service groups.
- Survey members of the Improvement Alliance to determine which job skills they are seeking so that educational and job training programs can be geared towards available neighborhood employment opportunities.
- Use the results of the Neighborhood Strengths (see Initiative 1.4) survey to identify areas where neighborhood residents indicate that they need additional education or job training.
- Develop a list of the most needed educational and job training opportunities.



#### Develop Partnerships

- Contact the Workforce Network of Kansas, Wichita Public Schools, Wichita Area Technical College, Wichita State University, City Community Education Centers, Butler Community College, and other area institutions of learning and share with them the list of most needed educational and job training opportunities. Learn about the programs they have available to address these needs, as well as, their marketing strategies to attract diverse students to their institution.

- Develop partnerships with local institutions of learning, and prepare a list of available educational job training opportunities. Include information regarding scheduling, class location, enrollment, fees, financial aid, transportation, child care, etc.
- Partner with local schools, churches, and businesses to host training classes in the neighborhood so that a lack of transportation does not become an obstacle to attending classes. Seek a commitment from local institutions of learning to teach some classes in the neighborhood.
- Seek a commitment from local employers to pay for prospective or current employees to obtain job training.

### **Market the Programs**

- Create banners and other items that will make people aware of the programs.
- Go door-to-door to deliver flyers to residents and discuss upcoming events.
- Distribute flyers to local businesses, churches, schools, and other gathering places.
- Contact local area newspapers and media outlets about publicizing the events.
- Include notification of upcoming programs in newsletters and on web sites.
- Incorporate recognition of sponsors in all marketing materials and media opportunities.

**Lead Organization:** South Central Improvement Alliance

**Partners:** South Central Progressive Neighborhood Association, neighborhood residents, Workforce Network of Kansas, Wichita Public Schools, Wichita Area Technical College, Wichita State University, Butler Community College, City Community Education Centers, area learning institutions, local businesses, local service clubs, church groups

**Capital Cost:** Not applicable.

**Operating Cost:** The operating costs associated with developing the plan for expanding education and job training programs and marketing the programs should be funded by membership dues of the Improvement Alliance and sponsorships from partner organizations.

**Funding Sources:** Membership dues, sponsorships

## **11.2 Local Recruitment**

### **Timeline: Mid-Term**

**Initiative:** Expand employment opportunities by establishing a recruitment program for neighborhood businesses to hire neighborhood residents.

**Purpose:** The unemployment rate in the South Central Neighborhood is high, and increased employment opportunities for neighborhood residents are needed. The South Central Neighborhood is home to many employers, so hiring neighborhood residents would be beneficial to both employers and residents and would reduce the need for costly transportation to jobs elsewhere in the community.

## Develop a Program

- Make “local job recruitment” a major focus of the Improvement Alliance. Create an Improvement Alliance subcommittee to develop a plan to market neighborhood job opportunities to residents and encourage neighborhood residents to apply for jobs with neighborhood businesses. The subcommittee should contain broad-based representation from neighborhood businesses, employers, schools, churches, and service groups.
- Survey members of the Improvement Alliance to determine their willingness to target advertising of job openings to the South Central Neighborhood.
- Determine the appropriate media in which to advertise job openings. Consider advertising in neighborhood newsletters and on neighborhood websites.
- Publish the websites of neighborhood businesses in communications to neighborhood residents (see Initiative 1.3) as a resource for residents to seek neighborhood job openings.
- Use the results of the Neighborhood Strengths Survey (see Initiative 1.4) to identify areas where neighborhood residents have job skills being sought by neighborhood employers.

**Lead Organization:** South Central Improvement Alliance

**Partners:** South Central Progressive Neighborhood Association, neighborhood residents, local businesses, local service clubs, church groups

**Capital Cost:** Not Applicable.

**Operating Cost:** The cost of job advertisements could be paid by employers or alternatively could be a benefit of membership dues in the Improvement Alliance.

**Funding Sources:** Fees, membership dues



## 12. INCREASE RECREATIONAL OPPORTUNITIES

The Arkansas River and neighborhood parks are great assets of the South Central Neighborhood that have significant potential to provide recreational opportunities. Additional amenities, programs, and improvements to the Arkansas River and neighborhood parks would significantly improve the quality of life in the neighborhood. The following implementation initiatives address this goal:

### 12.1 Youth and Senior Activities

#### Timeline: Mid-Term

**Initiative:** Increase the number of recreational activities available in the neighborhood for youth and seniors.

**Purpose:** Residents feel that there an inadequate number of recreational activities available in the neighborhood for youth and seniors. Increasing the number of recreational activities will provide for a more active and healthy citizenry, will increase community pride, and will assist in reducing criminal or gang-related activity.

#### Determine Need

- Inventory the number, type and participation level of existing recreational programs. Determine which programs have a demand that exceeds program capacity. Also, determine if programs need to be promoted or if resources need to be redirected.
- Identify desired recreational programs that are not currently available and develop a list that identifies the target audience for each program.
- Recreational opportunities within the neighborhood are currently tailored to young children, but do not provide recreational opportunities for middle school or high school age youth other than for skaters and disc golfers. For example, the tennis courts were removed from Lincoln Park. Swimming, tennis, basketball, soccer, and baseball / softball are some of the activities that are desired, but are not available within the neighborhood.
- Inventory the neighborhood's recreational assets and determine the types of recreational programs that they will support. Focus future efforts of increasing recreational opportunities on fully utilizing neighborhood recreational assets.
- Use existing facilities and infrastructure, as well as, improvements to recreational infrastructure (see Initiative 12.2), the community center (see Initiative 14.1), and the east bank river center (see Initiative 13.3) to host additional recreational programs.



#### Seek Partnerships

- Meet with the City Department of Park and Recreation, WATER Center, and area churches, schools, and service organizations. Discuss the list of recreational needs for the neighborhood and request their assistance in meeting those needs.

- Meet with area businesses to discuss the neighborhood's recreational needs. Discuss the possibility of sponsoring recreational programs.

**Lead Organization:** Implementation Coordinating Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, Youth Activity Advancement Alliance, Wichita Community Foundation, Knight Foundation, neighborhood residents, local businesses, local service clubs, youth groups, church groups, schools, City Department of Parks and Recreation, WATER Center

**Capital Cost:** Significant capital investment will be required to provide facilities in the neighborhood to support the desired recreational activities. Explore the feasibility of providing transportation to existing recreational facilities in nearby neighborhoods as an interim measure while funding for new recreational facilities is being raised.

**Operating Cost:** The increased operational expenses associated with new recreational programs will vary significantly depending upon the type of new programs created and the level of participation.

**Funding Sources:** CDBG, Capital Improvement Program, Grants, donations, user fees

## 12.2 Recreational Infrastructure

### **Timeline: Long-Term**

**Initiative:** Improve the neighborhood's recreational infrastructure.

**Purpose:** The South Central Neighborhood has access to several parks and the Arkansas River, which runs along the western and southern boundaries of the neighborhood. Building upon this recreational infrastructure will broaden the scope of recreational opportunities available for both the neighborhood and the community at-large.

### **Improvements**

- Explore the possibility of constructing a dam near the John Mack Bridge to raise the water level of the river along the South Central neighborhood in order to provide for greater boating and other water-related recreational activities.
- Construct improvements along the river such as a boat ramp and dock, canoe access, a fishing wharf, and additional parking.
- Construct a pathway along the east bank of the Arkansas River. Consider other recreational amenities to be included along with the pathway to increase utilization of the pathway and to make the pathway more of a community draw. Amenities could include landscaping, lighting, benches, picnic tables, shelters, exercise equipment, bike racks, and play areas.
- Construct a pedestrian bridge across the river to connect Herman Hill Park and Watson Park to improve the neighborhood's access to Watson Park. The pedestrian bridge also should be connected to the proposed east bank pathway.
- Use the list of desired recreational programs (see Initiative 12.1) to determine what infrastructure improvements are needed to implement these programs.

- Contact neighborhood residents, local businesses, local service clubs, youth groups, church groups, and schools to seek further input on the types of improvements they would like made to their parks.
- Construct the facilities necessary to provide the recreational activities desired in the neighborhood (see Initiative 12.1). Explore the feasibility of providing transportation to existing recreational facilities in nearby neighborhoods as an interim measure while funding for new recreational facilities is being raised.

### Seek Funding

- Meet with the City Parks and Recreation Department and the Kansas Department of Wildlife and Parks to discuss desired infrastructure improvements in the South Central Neighborhood and seek a financial commitment through the City and State budgetary process.
- Inform local City Council Members, State Legislators, and the appropriate Visioneering Wichita committee about the desired recreational projects, and request their support.
- The Implementation Coordinating Committee, with assistance from the City of Wichita, should apply for funding through grant programs such as the Transportation Enhancement Program to fund transportation related improvements such as the pathway and pedestrian bridge.
- Contact the 4th District Congressional Representative and the two Senators for Kansas to inquire about possible funding for improvements. HUD Economic Development Incentive grants are an example of funding that may be available.
- Contact local businesses and seek their sponsorship of recreational improvement projects. Include recognition of their sponsorship in a prominent location within the project area.
- Explore the possibility of establishing user fees to help fund recreational improvement projects.



**Lead Organization:** Implementation Coordinating Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, Visioneering Wichita, neighborhood residents, local businesses, major corporations, local service clubs, youth groups, church groups, schools, City Department of Parks and Recreation, Kansas Department of Wildlife and Parks, Community Fisheries Assistance Program

**Capital Cost:** The total cost of recreational improvements will vary significantly depending upon which improvements are implemented. The cost of individual projects should be determined in conjunction with the City Department of Parks and Recreation after determining the overall scope of the project. Cost estimates for projects mentioned in the plan are: dam - \$11 million, pedestrian bridge - \$5 million, east bank pathway - \$2 million, swimming pool - \$1 million, baseball/softball field - \$800,000, boat ramp/canoe access - \$425,000, tennis/basketball court - \$125,000, and fishing pier - \$100,000.

**Operating Cost:** Operating costs of each project will need to be determined, and a commitment for funding the on-going operating expenses will need to be acquired.

**Funding Sources:** CDBG, Capital Improvement Program, Transportation Enhancement Program, HUD Economic Development Incentive grants, donations, user fees

## 13. PROMOTE THE RIVER AS A COMMUNITY DESTINATION

The Arkansas River runs the length of the neighborhood's western and southern boundaries and has the potential to draw people regionally. A variety of improvements need to be implemented along the river in order to maximize its potential as a community destination. The following implementation initiatives address this goal:

### ★ 13.1 River Clean-Up

**Timeline:** Short-Term

**Initiative:** Develop an on-going river clean-up program.

**Purpose:** The Arkansas River is a tremendous community asset, but trash and debris regularly accumulate in the river and along its banks. The trash and debris is unsightly and detracts from the natural beauty of the river. Establishing a program to regularly clean-up the river will improve its natural beauty and help make the river a community destination.

#### Develop Programs

- Create an "Adopt-the-River" program modeled after the "Adopt-a-Highway" program. Contact the Kansas Department of Transportation to get information about how they run the "Adopt-a-Highway" program, and determine how this program can be modified for neighborhood river clean-up efforts.
- Contact the WATER Center about coordinating a river clean-up that combines the efforts of the Arkansas River Coalition, the Greenway Alliance, and the Sierra Club to assist the South Central Neighborhood with river clean-up efforts.
- Coordinate efforts with the City Department of Parks and Recreation, City Department of Public Works, and the Kansas Department of Wildlife and Parks to ensure that the programs supplements their existing programs.
- Ask local businesses, local service clubs, youth groups, church groups, and schools to volunteer and to adopt a section of the river to clean-up on a regular basis. Determine the length of the riverfront that each group should adopt based on the review of existing programs and in consultation with the agencies responsible for river maintenance.



#### Partnerships and Implementation

- Develop partnerships with regular recreational users of the river to stress the importance of cleaning the river, and ask for their assistance in keeping the river clean during their recreational activities.
- Develop partnerships with the agencies responsible for river maintenance and maintain regular communication to ensure that any maintenance and clean-up issues for which they are responsible are completed in a regular and timely manner.

## **Market the Events**

- Incorporate recognition of sponsors and volunteers in all marketing materials and media opportunities.
- Advertise clean-up events through flyers, community organizations, and local media sources.
- Share success stories following each event with sponsors, volunteers, community organizations, and local media sources.

## **Assign Tasks and Obtain Resources**

- Delegate specific tasks to each participating group prior to the event in order to plan for and gather the appropriate materials and/or tools necessary to complete each task.
- Utilize existing equipment, tools, or resources owned by residents or volunteer groups. If additional resources are necessary, seek assistance from sponsors that may be willing to donate or loan the requested resources.
- Provide volunteers with protective work gloves. Wash and reuse the gloves for subsequent river clean-up events.
- Provide plenty of food and drinks for volunteers during the event.
- Schedule portable toilets to be available for river clean-up volunteers.
- Identify residents that may not be able to participate physically in clean-up efforts and assign other non-physical tasks for these individuals.
- Take advantage of periods of low water level to clean trash and debris from the river bed.

**Lead Organization:** Implementation Coordinating Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, neighborhood residents, local businesses, local service clubs, youth groups, church groups, schools, City Department of Parks and Recreation, City Department of Public Works, Kansas Department of Wildlife and Parks, Kansas Department of Transportation, WATER Center, Arkansas River Coalition, Greenway Alliance, Sierra Club

**Capital Cost:** Signs and posts recognizing volunteer groups cost approximately \$30 to \$50 and can be funded by donations from volunteer organizations and local businesses.

**Operating Cost:** The cost of clean-up supplies such as trash bags and gloves is minimal and can be funded by donations from volunteer organizations and local businesses.

**Funding Sources:** Donations

## 13.2 East Bank River Center

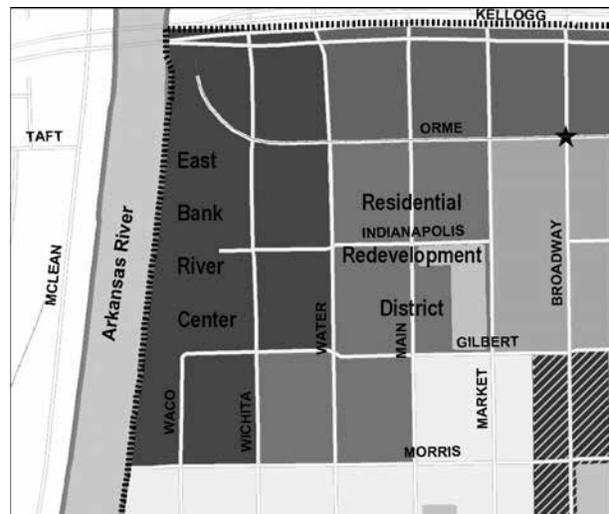
### Timeline: Long-Term

**Initiative:** Redevelop the industrial business area along the east bank of the river south of Kellogg into a commercial center focused on recreation and entertainment opportunities.

**Purpose:** The industrial business area along the east bank of the river is incompatible with surrounding residential uses and does not take advantage of the riverfront location as a community destination. Work with industrial businesses along the river to find another location within an industrial park so that the area could be redeveloped as a community destination -- expanding upon the Water Walk development north of Kellogg.

### Develop a Plan

- Determine the desired theme and the types of businesses and amenities desired for the redevelopment area. Some ideas include:
  - boat and bicycle rentals
  - an amphitheater
  - an area for street musicians and artisans
  - open-air restaurants
  - a movie theater
  - a museum
  - recreational facilities
- Contact neighborhood residents, local businesses, local service clubs, youth groups, church groups, and schools to seek their input on the types of businesses and amenities they would like in the redevelopment area.
- Work with the industrial business owners and the City Office of Economic Development to develop a plan and financial incentives such as industrial revenue bonds, business improvement district, or tax increment financing to fund the relocation of industrial businesses and redevelopment of the area as a commercial center focused on recreation and entertainment.
- Consult with the Metropolitan Area Planning Department regarding options to plan, zone, and plat the area to foster a unique recreation- and entertainment-based commercial district that will be a unique community destination.
- Partner with the not-for-profit organization, private sector developers, and the City of Wichita to identify the specific area for redevelopment, acquire the property, prepare redevelopment plans, raze and/or remodel existing structures, and construct new infrastructure, commercial businesses, and amenities.



### Seek Funding

- Meet with the City Office of Economic Development and the Metropolitan Area Planning Department to seek a commitment for the redevelopment project to be included in the City's Capital Improvement Program.

- Inform local City Council members about the neighborhood's desire for the redevelopment project and request their support.
- Contact the 4th District Congressional Representative and the two Senators for Kansas to inquire about possible funding for improvements. HUD Economic Development Incentive grants are an example of funding that may be available.

**Lead Organization:** Implementation Coordinating Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, HUD, Metropolitan Area Planning Department, City Office of Economic Development, Wichita Area Builders Association, Wichita Area Realtors Association

**Capital Cost:** The cost of the redevelopment project will depend upon the scope of the project. Much of the redevelopment costs are anticipated to be funded by private land owners/developers. Any public financial support for the project would be in the form of economic development incentives, as has been provided for similar redevelopment projects.

**Operating Cost:** Not applicable.

**Funding Sources:** Grants, donations, CDBG, tax increment financing, industrial revenue bonds



## 14. INCREASE USE OF EXISTING NEIGHBORHOOD FACILITIES

The neighborhood does not have a community center where residents can hold meetings, community events, and recreational activities. Youth and senior activities could be increased significantly by using an existing neighborhood facility as a community center. The neighborhood also does not have small neighborhood parks within walking distance of all residential areas. Developing some vacant lots as pocket parks or community gardens would improve the neighborhood's access to parks. The following implementation initiatives address this goal:

### 14.1 Community Center

#### Timeline: Mid-Term

**Initiative:** Develop a community center within an existing neighborhood facility.

**Purpose:** The South Central Neighborhood lacks a place to hold meetings, community events, and recreational opportunities. Developing a community center within an existing facilities such as the WATER Center, Longfellow School, or area schools and/or churches would provide places for these meetings, events, and recreational opportunities.

#### Develop a Plan

- Develop a list of current neighborhood meetings, events, and activities. Develop a list of new meetings, events, and activities that are envisioned by this plan. Determine the type of community center that would be needed to host listed meetings, events, and activities.
- Inventory existing neighborhood facilities that would be suitable and available to house a community center. Determine the strengths and weaknesses of each facility. Determine any necessary improvements that would need to be made to each facility and the cost associated with the improvements.
- Seek advice from the City Department of Parks and Recreation regarding how to operate a community center.

#### Select a Facility

- Based upon the review of needs and available facilities, select the facility that would best serve the neighborhood as a community center.
- Negotiate with the owner of the facility for the use of the facility as a community center. The agreement should be a long-term agreement and should address the hours that the facility will be available, how the facility will be scheduled for meetings, events, and activities, how necessary improvements and operational costs will be funded.



## Seek Funding

- Seek sponsorship and/or funding to implement project.
- Review old contracts and revisit opportunities associated with the former South Central Recreation Initiative. The former initiative can be used as model for developing the new community center system.

**Lead Organization:** Implementation Coordinating Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, neighborhood residents, local businesses, local service clubs, youth groups, church groups, schools, City Department of Parks and Recreation

**Capital Cost:** The cost to develop a community center will vary significantly depending upon the extent of improvements needed for the existing facility. Facility improvements could cost between tens of thousands and hundreds of thousands of dollars. Most capital expenses should be covered through grants, donations, and volunteer labor.

**Operating Cost:** The cost of operating community center will vary significantly depending upon its features and the number of events hosted. Most operational tasks should be performed on a voluntary basis or funded through donations or user fees.

**Funding Sources:** CDBG, Capital Improvement Program, donations, grants, user fees



## 14.2 Pocket Parks / Community Gardens

### Timeline: Mid-Term

**Initiative:** Identify suitable vacant lots and develop them with pocket parks or community gardens.

**Purpose:** The quality of life in the South Central neighborhood can be improved by increasing residents' access to parks. Not all residential areas within the neighborhood are within walking distance of a park. Developing pocket parks or community gardens on vacant lots in the neighborhood will provide all residents access to parks within walking distance of their home.

### Form a Planning Committee

- Determine if there is a desire for a garden or resident-maintained pocket park program.
- Determine what kind of garden / park -- vegetable, flower, trees, recreational, or a combination.
- Consider participating in "Plant a Row for the Hungry (PAR)" - a locally managed program by the Kansas Foodbank Warehouse and the Sedgwick County Extension Master Gardeners - to provide produce to neighbors in need.
- Determine whom the garden / park will serve: youth, seniors, special populations, or people who just want an alternative to an unkempt vacant lot.
- Incorporate particular groups that will directly benefit from the project in all phases of the planning process.
- Organize a meeting of interested people.
- Choose a well-organized garden / park coordinator.

- Form committees to accomplish tasks: Funding & Resource Development; Youth Activities; Construction; and Communication.
- Approach a sponsor. (Site sponsorship can be a tremendous asset. Contributions of land, tools, seeds, fencing, soil improvements or money are all vital to a successful community garden / park.) Property owners, churches, schools, citizens groups, private businesses, and local parks and recreation departments are all potential supporters.
- Develop an inventory of vacant lots that could be potential garden / park sites. Be sure that potential sites are evenly distributed throughout the neighborhood so that all homes could eventually be within walking distance of garden / park site.
- Obtain a lease or agreement from the property owner.
- Decide on a mailing address and central telephone number(s). Try to have at least 3 people who are very familiar with all pertinent information. Form a telephone tree.
- If the community garden / park has a budget, keep administration in the hands of several people.
- Choose a name for the garden / park.

### **Chose Sites**

- Identify the owner of the land.
- Verify that the site gets at least 6 full hours of sunlight daily (for vegetables).
- Conduct a soil test in the fall for nutrients & heavy metals.
- Consider availability of water.
- Obtain a lease or agreement, which allows the space to be used at least for 3 years.
- Research past uses of the land and identify potential contamination.
- Consider obtaining insurance and determine how to fund it.



### **Design, Prepare, and Develop Sites**

- Clean the site.
- Develop the design – (decide on plot sizes, mark plots clearly with gardeners' names / determine design of recreational facilities).
- Gather resources--try to gather free materials.
- Organize volunteer work crews.
- Include plans for a storage area for tools and other equipment, as well as, a compost area.

- Include plans for perimeter fencing where necessary to provide security.
- Incorporate a rain-proof bulletin board into the design of the garden / park for announcing garden / park events and messages.
- Design the garden to place flower or shrub beds around the visible perimeter. This helps to promote good will with non-gardening neighbors and municipal authorities.
- Consider developing sites with recreational facilities such as tennis or basketball courts.

### **Determine How to Manage and Maintain Sites**

- Develop conditions for membership (residence, dues, agreement with rules, etc.).
- Determine how the garden plots will be assigned (by family size, by residency, by need, by group -- i.e., youth, elderly, etc.).
- Make decisions such as: how future tenants will be chosen, how to deal with possible vandalism, if the gardeners will share equipment, etc.
- Develop schedule for meetings and events.
- Determine if written rules are necessary and how they will be enforced.

### **Seek Funding**

- Seek sponsorship and/or funding to implement project.

**Lead Organization:** Implementation Coordinating Committee

**Partners:** South Central Progressive Neighborhood Association, South Central Improvement Alliance, neighborhood residents, local businesses, local service clubs, youth groups, church groups, schools, Sedgwick County Extension Service – Master Gardeners and Plant a Row for the Hungary program

**Capital Cost:** The cost to acquire land and develop a pocket park / community garden will vary significantly depending upon the size of the park and its features. A community garden could cost between several hundred and several thousand dollars depending upon the improvements made. A pocket park could cost between several thousand and tens of thousands of dollars depending upon the improvements made. Most capital expenses should be paid for through grants, donations, and volunteer labor.

**Operating Cost:** The cost of operating a pocket park / community garden will vary significantly depending upon the size of the park and its features. Most operational tasks should be performed on a voluntary basis or funded through donations or membership dues.

**Funding Sources:** City of Wichita Reforestation Program, CDBG, Capital Improvement Program, USDA (US Dept. of Agriculture), EPA Environmental Education Grants Program, American Horticulture Society, America the Beautiful Fund, National Tree Trust, Northrup-King & Co., Seeds of Change, donations, grants, membership dues

**Additional Resources:** American Community Garden Association publication, “*Starting a Community Garden*” <http://www.communitygarden.org/starting.php>

# PLANNING PROCESS

<u>Date</u>	<u>Activity</u>
July 7, 2005	Representatives of the South Central Improvement Alliance and the South Central Progressive Neighborhood Association met with Metropolitan Area Planning Department staff to request assistance with updating the 1995 Plan: <i>A Revitalization Plan for the South Central District</i> .
September 13, 2005	The Wichita City Council directed staff to update the 1995 Plan and authorized the City Manager to appoint a Steering Committee of citizens to guide the plan update.
September 15, 2005	The first meeting of the Steering Committee was held. The Steering Committee reviewed historic and demographic information about the neighborhood. Based on this background information, the Steering Committee identified the neighborhood's strengths, weaknesses, opportunities, and threats.
September 15-25, 2005	A Community Survey was hand delivered to each property in the South Central Neighborhood. English and Spanish versions of the survey were distributed. Respondents were given until October 15, 2005 to return surveys by mail or at drop-off boxes at designated locations within the neighborhood.
October 6, 2005	Based on the neighborhood's strengths, weaknesses, opportunities, and threats, the Steering Committee identified the top issues that needed to be addressed by the plan and developed a vision statement to guide the revitalization of the neighborhood.
October 13, 2005	The Steering Committee brainstormed potential goals and objectives for addressing the identified issues to implement the plan's vision.
October 27, 2005	The Steering Committee continued to brainstorm goals and objectives for addressing the identified issues to implement the plan's vision.
November 9, 2005	A Technical Review Committee, comprised of City staff, reviewed the Steering Committee's proposed goals and objectives and made recommendations for modification of goals and objectives based on technical expertise. The Technical Review Committee also reviewed the results of the community survey and recommended modifications to the vision statement, goals, and objectives to address issues identified by the survey.
November 10, 2005	The Steering Committee reviewed the results of the community survey and modified the vision statement, goals, and objectives to address issues identified by the survey.

November 17, 2005	The Advance Plans Committee of the Metropolitan Area Planning Commission reviewed historical and demographic information about the neighborhood; the vision statement, goals, and objectives proposed by the Steering Committee, and the results of the community survey and made recommendations for modification of the vision statement, goals, and objectives based on planning expertise.
December 1, 2005	The Steering Committee reviewed specific implementation initiatives for the proposed goals and objectives that address “neighborhood image” issues and made recommendations for modification of the implementation initiatives.
December 15, 2005	The Steering Committee reviewed specific implementation initiatives for the proposed goals and objectives that address “housing” issues and made recommendations for modification of the implementation initiatives.
December 19, 2005	A Technical Review Committee, comprised of City staff, reviewed the Steering Committee’s proposed implementation initiatives that address “neighborhood image” and “housing” issues and made recommendations for modification of the implementation initiatives based on technical expertise.
January 5-6, 2006	MAPD staff visited five West High School government classes and made a presentation about urban planning and request feedback regarding the student’s likes and dislikes and about what they would change about the neighborhood. In addition, MAPD staff conducted a Visual Quality Survey to validate the top issues, goals, and implementation initiatives identified by the Steering Committee.
January 12, 2006	The Steering Committee completed a Visual Quality Survey intended to validate the top issues, goals, and implementation initiatives. The Steering Committee also reviewed specific implementation initiatives for the proposed goals and objectives that address “river and recreation” issues and made recommendations for modification of the implementation initiatives.
January 12, 2006	The Advance Plans Committee of the Metropolitan Area Planning Commission reviewed the implementation initiatives proposed by the Steering Committee and made recommendations for modification of the implementation initiatives based on planning expertise.
January 26, 2006	The Steering Committee reviewed the results of the Visual Quality Survey and verified that it validates the top issues, goals, and objectives identified by the plan. The Steering Committee also reviewed specific implementation initiatives for the proposed goals and objectives that address “business and industry” issues and made recommendations for modification of the implementation initiatives.
February 1, 2006	A Technical Review Committee, comprised of City staff, reviewed the Steering Committee’s proposed implementation initiatives that address “river and recreation” and “business and industry” issues and made recommendations for modification of the implementation initiatives based on technical expertise.
February 13, 2006	The draft <i>South Central Neighborhood Plan</i> was presented at separate meetings of the South Central Improvement Alliance and the South Central Progressive Neighborhood Association to provide additional opportunities for public information and input and for the two organizations to recommend that the plan move forward with the approval process. Modifications were made to the plan based on public input.

February 16, 2006	The Advance Plans Committee of the Metropolitan Area Planning Commission reviewed the draft <i>South Central Neighborhood Plan</i> and made recommendations for modification to the plan based on planning expertise.
March 1, 2006	The draft <i>South Central Neighborhood Plan</i> was presented to the District Advisory Board for City Council District III. DAB III recommended adoption of the plan.
March 6, 2006	The draft <i>South Central Neighborhood Plan</i> was presented to the District Advisory Board for City Council District I. DAB I recommended adoption of the plan.
March 16, 2006	The draft <i>South Central Neighborhood Plan</i> was presented to the Metropolitan Area Planning Commission. The MAPC set April 20, 2006 as the statutorily-required public hearing for adoption of the plan as an element of <i>The Wichita-Sedgwick County Comprehensive Plan</i> .
April 20, 2006	The MAPC held a public hearing on the <i>South Central Neighborhood Plan</i> and recommended adoption of the plan.
May 9, 2006	The Wichita City Council adopted the <i>South Central Neighborhood Plan</i> as an element of <i>The Wichita-Sedgwick County Comprehensive Plan</i> .
May 10, 2006	The Sedgwick County Board of Commissioners adopted the <i>South Central Neighborhood Plan</i> as an element of <i>The Wichita-Sedgwick County Comprehensive Plan</i> .



# DETAILED SURVEY RESULTS

The following are the detailed results of the South Central Area Survey. The survey was hand-delivered with the South Central Progressive Neighborhood Association newsletter to approximately 2,000 households. In total, 76 surveys were returned – a return rate of less than four percent.

1. Different people have different ideas about the quality of **community services** they receive. On a scale of 1 to 5, with 1 being very dissatisfied and 5 being very satisfied, please circle your level of satisfaction concerning community services in the South Central Area.

	<b>Very Dissatisfied</b>				<b>Very Satisfied</b>		<b>Don't Know</b>
Condition of streets	25.0%	17.1%	39.5%	15.8%	1.3%	1.3%	
Storm water drainage	42.1%	21.1%	22.4%	11.8%	2.6%	0.0%	
Street lighting	17.1%	21.1%	34.2%	14.5%	11.8%	1.3%	
Water service	0.0%	6.6%	22.4%	34.2%	32.9%	3.9%	
Sewer service	2.6%	13.2%	19.7%	31.6%	31.6%	1.3%	
Police service	10.5%	11.8%	14.5%	21.1%	39.5%	2.6%	
Fire protection service	0.0%	2.6%	6.6%	25.0%	60.5%	5.3%	
Ambulance service	1.3%	2.6%	6.6%	25.0%	47.4%	17.1%	
Medical service	5.3%	15.8%	15.8%	21.1%	27.6%	14.5%	
Garbage/Recycling service	6.6%	7.9%	26.3%	30.3%	25.0%	3.9%	
Schools	3.9%	9.2%	31.6%	21.1%	18.4%	15.8%	

2. Different people have different **impressions** about their community. Please indicate, with 1 being poor and 5 being excellent, how you feel about each of the following in the South Central Area.

	<b>Very Dissatisfied</b>				<b>Very Satisfied</b>		<b>Don't Know</b>
Appearance of housing	23.7%	32.9%	30.3%	11.8%	0.0%	1.3%	
Appearance of landscape	25.0%	28.9%	35.5%	7.9%	2.6%	0.0%	
Safety for residents	17.1%	31.6%	30.3%	21.1%	0.0%	0.0%	
Enforcement of local ordinances	30.3%	26.3%	26.3%	11.8%	1.3%	3.9%	
Level of traffic	15.8%	14.5%	36.8%	27.6%	2.6%	2.6%	
Availability of youth activities	22.4%	25.0%	22.4%	3.9%	7.9%	18.4%	
Community spirit	16.0%	26.7%	29.3%	14.7%	1.3%	12.0%	

3. Different people have different ideas about what **features** they would like to have in their community. Please indicate, with 1 being not important and 5 very important, how important you feel that the South Central Area have the following.

	<u>Not Important</u>		<u>Very Important</u>		<u>Don't Know</u>	
Community park	1.3%	2.6%	18.4%	15.8%	59.2%	2.6%
Hike trail	14.5%	7.9%	21.1%	26.3%	22.4%	7.9%
Bike trail	3.9%	6.6%	23.7%	26.3%	30.3%	9.2%
Senior citizen recreation center	1.3%	7.9%	17.1%	23.7%	47.1%	3.9%
Community recreation center	1.3%	5.3%	13.2%	27.6%	46.1%	6.6%
Small neighborhood shopping center	15.8%	9.2%	19.7%	15.8%	34.2%	5.3%
Small office complex	19.7%	23.7%	27.6%	10.5%	13.2%	5.3%
Convenient stores	10.5%	11.8%	25.0%	25.0%	25.0%	2.6%
Specialty shops	9.2%	18.4%	31.6%	17.1%	14.5%	9.2%
Entertainment/Dining	2.6%	3.9%	23.7%	32.9%	32.9%	3.9%

4. What type of **neighborhood improvements** are most needed within the South Central Area? *Please check as many as apply.*

- |  |                               |
|--|-------------------------------|
| 64 Remodel houses that are in poor condition           | 67 Clean-up neighborhood      |
| 55 Assist senior citizens with home maintenance        | 26 Build homes on vacant lots |
| 55 Remove clutter and junk cars from porches and lawns | 30 Landscape yards            |
| 61 Address overgrown and/or neglected properties       | 42 Preserve historic homes    |
| 52 Re-paint exterior of homes                          | 55 Increase homeownership     |
| 31 Increase senior housing opportunities               |                               |

5. What type of **street improvements** are most needed within the South Central Area? *Please check as many as apply.*

- |  |  |
|--|--|
| 34 Trash containers along major streets                                      | 64 Street and alley lighting             |
| 53 Benches at bus stops  | 25 Preserve older commercial buildings   |
| 29 Crosswalks marked with different paving materials                         | 18 Gateway on South side of Kellogg      |
| 37 Sidewalk landscaping  | 18 Archway to South Central Area         |
| 23 Landscaped medians dividing major streets                                 | 50 Removal of dead vegetation            |
| 22 Maintain consistent height & architectural style for commercial buildings | 39 Historic markers at appropriate sites |

6. What type of **river improvements** are most needed within the South Central Area?  
*Please check as many as apply.*

- |   |                                 |
|---|---------------------------------|
| 33 Fishing wharf  | Entertainment plaza including:  |
| 48 Trail along the East Bank  | 27 Amphitheatre                 |
| 41 Connect parks & trails with a pedestrian bridge  | 39 Open-air restaurants         |
| 51 Raise water level of the river to allow for recreational opportunities & a more beautiful waterfront | 27 Museum                       |
| 60 River clean-up   | 37 Area for musicians & artists |
| 31 Additional parking for waterfront usage  | 22 Movie theater                |
|   | 45 Boat & bicycle rentals       |

7. What type of **business improvements** are most needed within the South Central Area?  
*Please check as many as apply.*

- 44 Increase the variety of businesses along Broadway
- 52 Improve the appearance of businesses & parking areas
- 28 Relocate large industrial businesses to industrial parks
- 19 Reduce strips of commercial development along major streets
- 39 Improve buffer areas between businesses & residences

8. In 20 years, what type of "**housing mix**" should be in the South Central Area?

Mostly single-family, but some multi-family	57.0%
Half single-family, and half multi-family	13.3%
Mostly multi-family, but some single family	8.0%
Don't know	21.3%

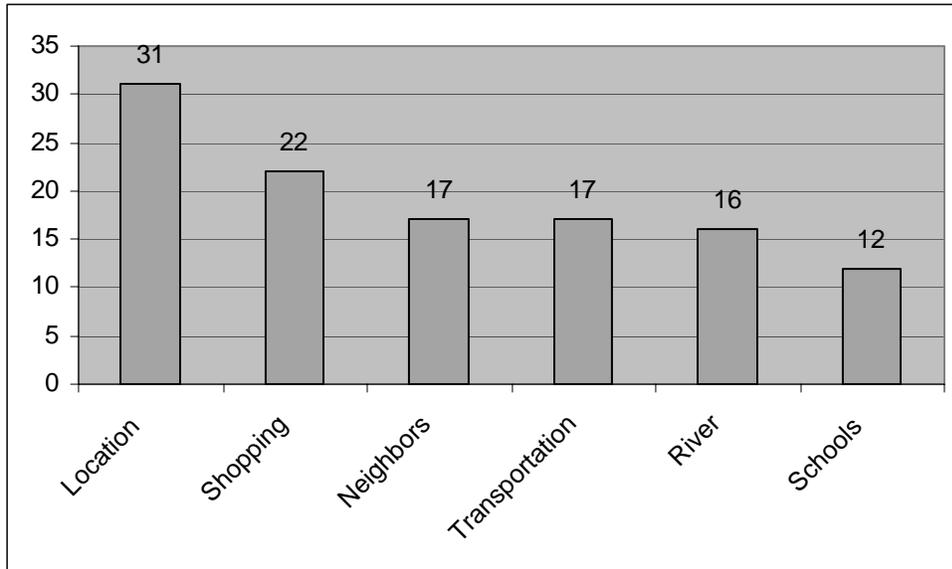
9. Please state **how long** you have lived in the South Central Area?

Average = 18.92 Years

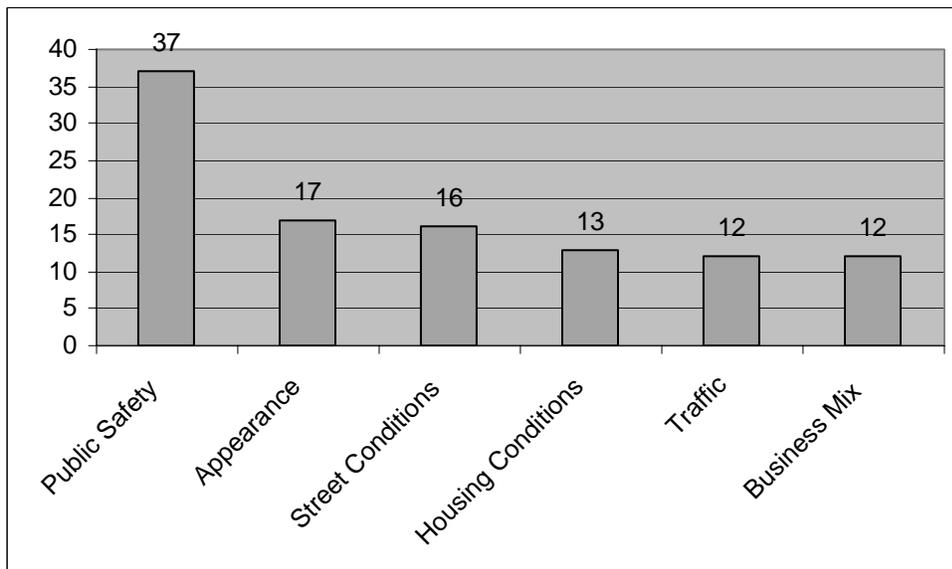
10. Do you feel that it is important to revert "Broadway" to its original **street name** of "Lawrence Avenue?"

Yes	24.3%
No	62.2%
Don't know	13.5%

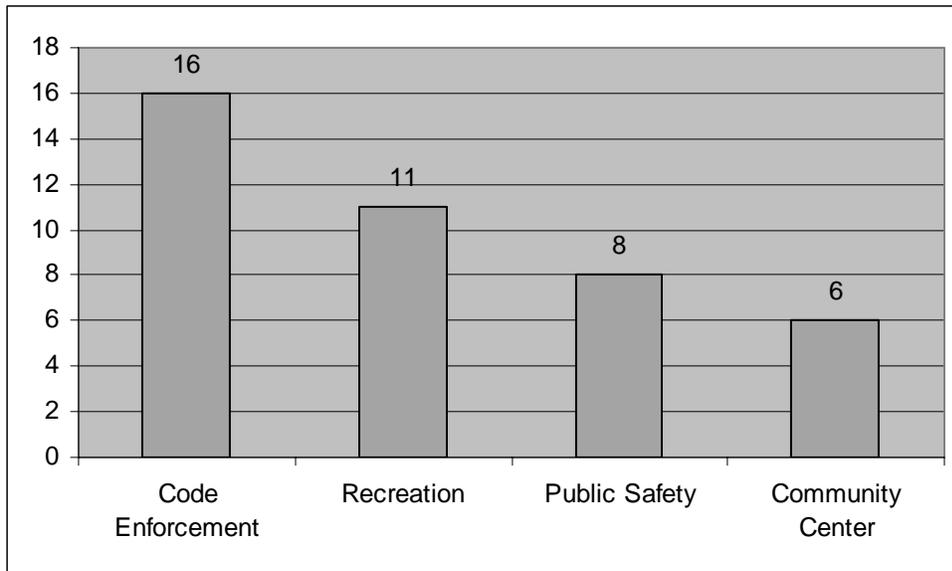
11. In your opinion, what are the **three best** things about living in the South Central Area?  
*Most common responses.*



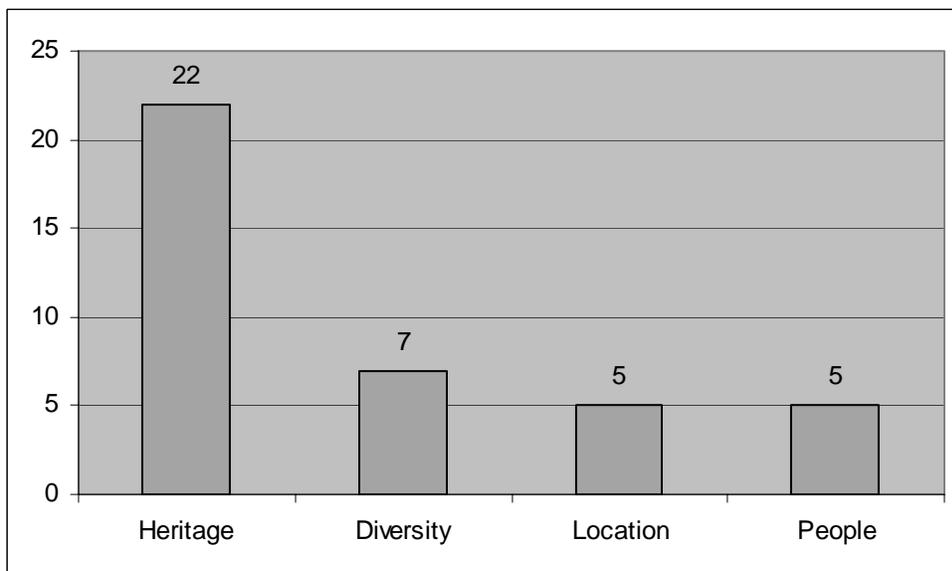
12. In your opinion, what are the **three worst** things about living in the South Central Area?  
*Most common responses.*



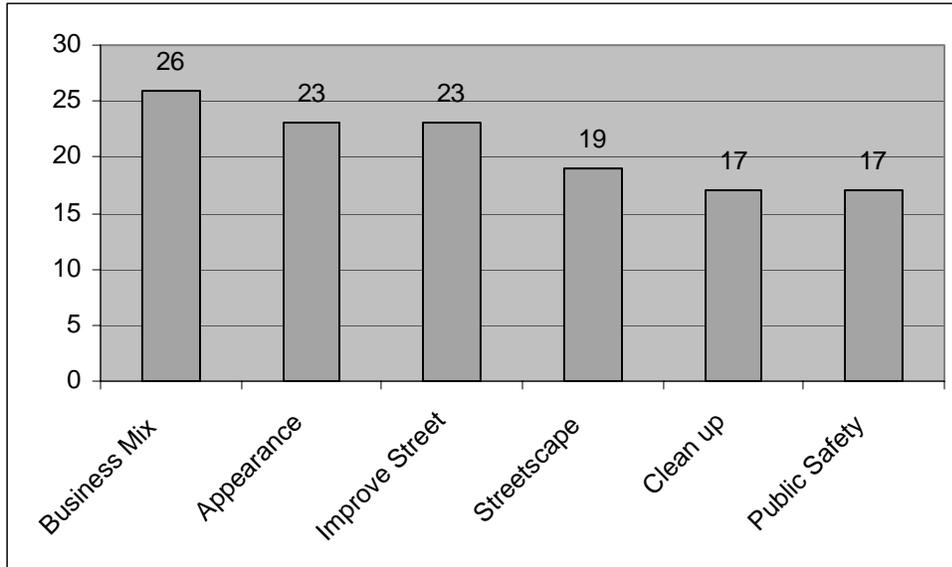
13. If you had the ability to do **one thing** to improve the quality of life in the South Central Area, what would you do?  
*Most common responses.*



14. In your opinion, what makes the South Central Area **unique**?  
*Most common responses.*



15. In your opinion, what are the **top three things** that should be done along Broadway?  
*Most common responses.*



LAND USE  
CONCEPT

Initiatives “8.1 Residential Rezoning” and “10.1 Development Standards” recommend the development of a land use plan for the South Central Neighborhood. The land use plan recommended by these initiatives will be developed through a public participation process and will be formally adopted by the planning commission and governing bodies as “official” policy to guide future land use decisions in the neighborhood. The land use concept contained in this appendix is a starting point for developing a formally-adopted land use plan and should not be considered “official” policy in making land use decisions. **Figure 24** illustrates a future land use concept for the South Central neighborhood. The components of this future land use concept are:

**Low-Density Residential** - Residential development consisting primarily of single-family, detached dwellings that are developed at a density of six (6) dwelling units per acre or less.

**Medium-Density Residential** - Residential development that may include multi-family dwellings such as townhouses and apartments that are developed at a density of 18 dwelling units per acre or less.

**Residential Redevelopment District** - A redevelopment district that may include multi-family, townhouse-style residential development linked by pedestrian greenways to the proposed East Bank River Center, the Water Walk, and downtown Wichita (see Initiative 8.2).

**High-Density Residential** - Residential development that may include multi-family dwellings, such as townhouses and apartments, that are typically developed at a density greater than 18 dwelling units per acre.

**Mixed-Use Commercial** – Commercial development consisting primarily of low-intensity uses, such as office, neighborhood-serving commercial uses, and multi-cultural businesses, that are mixed with residential uses. Quite often commercial and residential uses are located within the same structure, such as apartments located above shops or offices.

**East Bank River Center** - A commercial redevelopment district focused on recreation and entertainment opportunities that would be a community destination utilizing the riverfront location (see Initiative 13.2).

**Commercial** – Commercial development that may include high-intensity uses such as major retail and/or office centers and regional-serving commercial uses, such as major chain hotels and restaurants.

**Commercial Redevelopment Node** – Redevelopment district that may include medium-intensity commercial uses, such as community-destination retail and restaurant uses, that are developed in a node rather than a strip commercial pattern. The node would have few access points to public streets and commercial structures would be interconnected and would be constructed with high-quality architecture and landscaping.

**Industrial** – Industrial development consisting primarily of employment-based uses, such as manufacturing, research, warehousing, etc. Resource processing industries would be limited to locations where appropriate buffers from residential uses are provided.

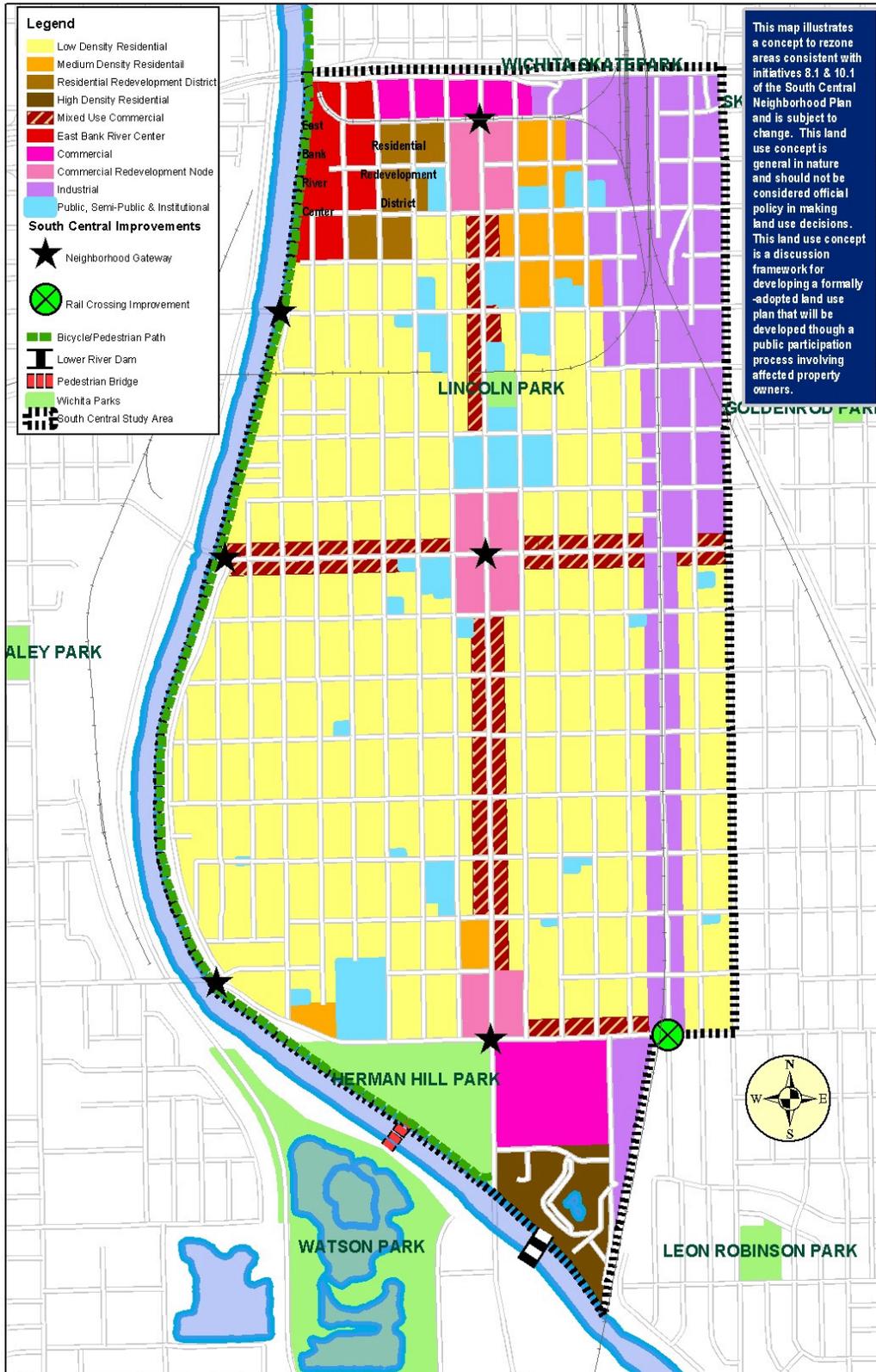
**Public, Semi-Public, & Institutional** - Development such as schools, non-profit agencies, and churches.

**Wichita Parks** - Parks owned and operated by the City of Wichita.

**South Central Improvements** - Infrastructure improvements recommended by Initiatives 5.3 and 12.2.

Figure 24

### South Central Neighborhood Future Land Use Concept



# ORDINANCE & RESOLUTION

Published in the Wichita Eagle on May 18, 2006

ORDINANCE NO. 47-033

**AN ORDINANCE ADOPTING THE SOUTH CENTRAL NEIGHBORHOOD  
PLAN AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY  
COMPREHENSIVE PLAN.**

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 *et seq.*, the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita and Sedgwick County in 1993, and amended in 1996, 2000, 2002, and 2005; and

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

WHEREAS, the City of Wichita and Sedgwick County in collaboration with the South Central Neighborhood Plan Steering Committee, South Central Improvement Alliance, South Central Progressive Neighborhood Association, and neighborhood stakeholders, did initiate the development of the South Central Neighborhood Plan to promote the stabilization and revitalization of the neighborhood; and

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

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City and County newspaper on March 30, 2006, of a public hearing on said neighborhood plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission on April 20, 2006, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said neighborhood, and approved a resolution adopting the South Central Neighborhood Plan as an amendment to The Wichita-Sedgwick County Comprehensive Plan;

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

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

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

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

ADOPTED at Wichita, Kansas, this May 16, 2006.



ATTEST:

Karen Sublett, CMC  
Karen Sublett, City Clerk

for Paul Gray  
Paul Gray  
VICE MAYOR  
for Carlos Mayans, Mayor

Approved as to form:

Gary E. Rebenstorf, Jr.  
Gary E. Rebenstorf, Director of Law

**AFFIDAVIT**

STATE OF KANSAS \
- SS.
County of Sedgwick /

Milt Mounts, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle for \_1\_ consecutive issue - weeks, that the first publication of said notice was

made as aforesaid on the 18th day of

May A.D. 2006, with

subsequent publications being made on the following dates:

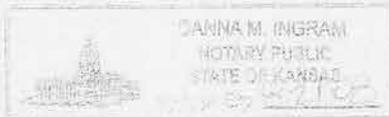
And affiant further says that \_\_\_\_\_ he has personal knowledge of the statements above set forth and that they are true.

*[Handwritten Signature]*

Subscribed and sworn to before me this

18th day of May, 2006

*[Handwritten Signature]*  
Notary Public Sedgwick County, Kansas



Printer's Fee \$42.00

**LEGAL PUBLICATION**

Published in the Wichita Eagle on May 18, 2006 (2493659) ORDINANCE NO. 47-033

**AN ORDINANCE ADOPTING THE SOUTH CENTRAL NEIGHBORHOOD PLAN AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN. (DR2005-18)**

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 et seq., the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita and Sedgwick County in 1993, and amended in 1996, 2000, 2002, and 2005; and

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

WHEREAS, the City of Wichita and Sedgwick County in collaboration with the South Central Neighborhood Plan Steering Committee, South Central Improvement Alliance, South Central Progressive Neighborhood Association, and neighborhood stakeholders, did initiate the development of the South Central Neighborhood Plan to promote the stabilization and revitalization of the neighborhood; and

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

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City and County newspaper on March 30, 2006, of a public hearing on said neighborhood plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission on April 20, 2006, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said neighborhood, and approved a resolution adopting the South Central Neighborhood Plan as an amendment to The Wichita-Sedgwick County Comprehensive Plan;

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

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

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

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

ADOPTED at Wichita, Kansas, this May 16, 2006.

Carlos Mayans, Mayor

ATTEST:

Karen Sublett, City Clerk

Approved as to form:

Gary E. Rebenstorf, Director of Law

150004 Published in the Derby Reporter on May 19, 2006

RESOLUTION NO. 72-06

**A RESOLUTION ADOPTING THE SOUTH CENTRAL NEIGHBORHOOD PLAN AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN**

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 *et seq.*, the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita and Sedgwick County in 1993, and amended in 1996, 2000, 2002, and 2005; and

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

WHEREAS, the City of Wichita and Sedgwick County in collaboration with the South Central Neighborhood Plan Steering Committee, South Central Improvement Alliance, South Central Progressive Neighborhood Association, and neighborhood stakeholders, did initiate the development of the South Central Neighborhood Plan to promote the stabilization and revitalization of the neighborhood; and

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

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City and County newspaper on March 30, 2006, of a public hearing on said neighborhood plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on April 20, 2006, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said neighborhood, and approved a resolution adopting the South Central Neighborhood Plan as an amendment to The Wichita-Sedgwick County Comprehensive Plan;

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

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

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

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

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

Commissioners present and voting were:

DAVID M. UNRUH	<u>aye</u>
TIM R. NORTON	<u>aye</u>
THOMAS G. WINTERS	<u>aye</u>
LUCY BURTNETT	<u>absent</u>
BEN SCIORTINO	<u>aye</u>

DATED this 10<sup>th</sup> day of May, 2006.

BOARD OF COUNTY COMMISSIONERS  
OF SEDGWICK COUNTY, KANSAS

B. Sciortino

BEN SCIORTINO, CHAIRMAN  
Fifth District

Absent

LUCY BURTNETT, CHAIR PRO TEM  
Fourth District

David M. Unruh

DAVID M. UNRUH, Commissioner  
First District

Tim R. Norton

TIM R. NORTON, Commissioner  
Second District

Thomas G. Winters

THOMAS G. WINTERS, Commissioner  
Third District

ATTEST:



APPROVED AS TO FORM:  
KANSAS

Robert W. Parnacott  
ROBERT W. PARNACOTT,  
Assistant County Counselor

CW06-014 (Published in The Derby Reporter, May 12, 2006)

RESOLUTION NO. 72-06

A RESOLUTION ADOPTING THE SOUTH CENTRAL NEIGHBORHOOD PLAN AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 et seq., the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita and Sedgwick County in 1993, and amended in 1996, 2000, 2002, and 2005; and

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

WHEREAS, the City of Wichita and Sedgwick County in collaboration with the South Central Neighborhood Plan Steering Committee, South Central Improvement Alliance, South Central Progressive Neighborhood Association, and neighborhood stakeholders, did initiate the development of the South Central Neighborhood Plan to promote the stabilization and revitalization of the neighborhood; and

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WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City and County newspaper on March 30, 2006, of a public hearing on said neighborhood plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on April 20, 2006, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said neighborhood, and approved a resolution adopting the South Central Neighborhood Plan as an amendment to The Wichita-Sedgwick County Comprehensive Plan;

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

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

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

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

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

Commissioners present and voting were:

- DAVID M. UNRUH
TIM R. NORTON
THOMAS G. WINTERS
LUCY BURTNETT
BEN SCIORTINO
BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

ATTEST:
BEN SCIORTINO, CHAIRMAN
Fifth District
DON BRACE, County Clerk
LUCY BURTNETT, CHAIR PRO TEM
Fourth District

APPROVED AS TO FORM:
DAVID M. UNRUH, Commissioner
First District
ROBERT W. FARNACOTT,
TIM R. NORTON, Commissioner
Assistant County Counselor
Second District
THOMAS G. WINTERS,
Commissioner Third District

(May 19)