


SECTION G. PUBLIC INPUT



The comments found in this section represent the unedited comments received during the Arena Neighborhood Redevelopment planning process. Each set of comments includes identification of the audience and the questions asked. The information contained herein is supplemented by the Community Survey that was held at the beginning of the process to identify issues and goals for the Arena Neighborhood Redevelopment Plan.

**Downtown Arena Neighborhood Plan
Wichita, Kansas
Public Meeting
February 13, 2006**

The following represents the comments assembled during the Arena Neighborhood of Wichita Public Meeting on February 13, 2006 at the Eaton Hotel. Approximately 65 people signed-in at the event. The information gathered represents the issues goals and vision as stated by the public participant for the Arena Neighborhood. Most important issues and issues regarding design and development, services and amenities, transportation and parking, the arena and miscellaneous were elicited from participants for consideration during the planning process.

MOST IMPORTANT

- Will we make art (sculpture etc.) a significant part of the area development? Look back at the wide interests in art development in, say, 1970±? The existing WSV, “Bank 10 Calder” quality (second century) only better?
- Do not tear down the dancer’s building on William and Emporia. Of course, physical assessment of it is poor condition – so was the St. Francis loft – if we restore dancer’s building it won’t be in poor condition anymore.
- Please have plenty of secured affordable convenience parking in various areas!
- I think the properties in the original “cloud” need to be drastically improved. Many of the properties need to be demolished. A great deal of the areas marked as “current parking” are for private use and will not be available. As a property owner, I would not want to assume liability for others’ vehicles nor would I want to clean up after them after each night’s event.
- Union Station location should be included in arena area redevelopment. Union Station is in excellent condition currently.
- Must have budget to maintain all the new development. It seems our tax dollars are spent for developing, but not for keeping things up.
- Keep it an old urban setting. Don’t give us another Rock Rd.
- Railroad station tunnel to arena. Employee entrance. Employee parking. East of tracks.
- Parking structure walk-over.

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- Trolley. Williams and Waterman. Emporia and Main.
- Parking structures must be built in close proximity to the arena. Proposed 5' + 10' minute parking is unpredictable. What about daytime function parking?
- I would like to see landscape with adequate facilities that has top security provided.
- I would like to see upscale gift shops – bar and grill – unique shops. All night facilities as described.
- Traffic flow is primary. Not enough capacity on and off Kellogg.
- Leave the old buildings and fix them up. Make the arena fit the old-town look. Bricktown in Oklahoma City is a great example.
- Storm sewer capacity. Parking plan for arena that will work with the rest of the area.
- Why jam the arena against railroad tracks – lovely backdrop! Parking – move/place arena so parking can surround the building. A central location would make the building more visible. Please reconsider location.
- Public transportation to and from arena.
- Redevelopment of arena area design/concepts made public ASAP. Designate areas of interest. Old Town = bars, restaurants. Arts district = art and artful manufacturing. Improvements to meet the needs of existing businesses.
- Display of project is great. I thought I was going to see ideas of arena interior. I certainly do have comments about that. If you are going to have an excess of \$16 million then \$5.9 million should be used to put the same kind of size of seats. My guests are just as important as guests of the city or county. My tax dollar.
- Create pedestrian pathways down English from arena to century II with store fronts and lofts along the way. Do same in a diagonal fashion from arena to water walk – adding water features/benches such as fountains on street corners.
- Maintenance – One thing I have noticed about the city of Wichita is that we often build things but then do not have the budget to maintain them (eg. Waterfall areas west of Hyatt, bike path south of downtown) – the areas around the arena have to be maintained.
- Traffic – use overhead crosswalks for pedestrians. The form of redevelopment I feel should be commercial and employment services – promote new hi-tech businesses, those that are part of a major change wave such as nanotechnology – especially the research equipment supplies. We could become a major center for nanotechnology as we did with aircraft. Nanotechnology will have a major impact on all phases of our life. Parking I think under ground would be very expensive – but it would pay off in the long term. We must plan for parking needs 15-30 years from now. Toilet facilities – please don't shorten the number especially for women.

- Create pedestrian pathway through Naftsger Park to Old Town (maybe expand Naftsger Park.) Eliminate existing buildings on west side of commerce and recreate the same look that is on the east side for more of a true “art district.”
- Keep dancer’s building.
- Don’t cut off the projected tax early. Use the excess to build much needed parking. Parking is mandatory. Wichita wants the arena to succeed.
- I would incorporate the Q trolley line into the development. Say if somebody is coming to an event at the arena and they wanted to eat at Waterwalk in Old Town, instead of driving to find a place to park near the arena, they could pay a small fee like maybe \$0.50 and ride to and from the arena. You could have them run every 10-15 minutes or sooner and have designated stop points to pick people up and drop them off. I know that they have something like this down in OKC in the Bricktown area. Maybe you could check out theirs’ and see how it works.
- I would like to see a very attractive designed building that is very unique in this type of entertainment facility that others cities do not have. I would like the entertainment prices to accommodate different income levels.
- Event costs?
- Property tax evaluation will need to be on a per business basis. I am close to the arena site, and I don’t think that I will see any direct increase in business because of it.
- The so called “dancer’s building” which its owners seem to not care about should certainly be saved! My husband has even gone and cleaned around the “dancer’s site. “Rays” on the other hand has no historical value, and I can see no reason to save it. The Old Town area along Douglas needs to be kept up to make this whole thing go – you cannot start something then allow it to go downhill – you must keep it up to make it work. Pay attention to detail!
- Ray Sales is the only building in the Williams/Emporia area that has provided retail groceries and wholesale food services for 32 years – even when everyone else didn’t care! Keep that building for sure. It is truly a part of a great arena neighborhood.
- Gang/safety issues/homeless. Making sure the area is well lit. Parking – coordinate with business to reduce the cost of parking for events. Parking should be free due to the amount paid for the events.
- The arena design needs to play on several key points: 1.) Traditional/historical style of exterior – do not put a glass box in the middle of downtown. 2.) Keep the William St. corridor from spaghetti-warehouse to old courthouse (Main St.) intact – buffer is needed visually between huge structure and Douglas streetscape. 3.) Play-up the historic district gateway on the north fringe – this is unique to Wichita – don’t

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waste the opportunity. 4.) Eagle Hall (William and Emporia) design features for arena façade (arched windows, bric-a-brac, glass).

- Pedestrian friendly connections to arena. Add green-soft spaces. Consider long view corridors to arena – excellent public art opportunities. Also Waterman Bridel is entry/arrival/identity opportunity to exploit.

DESIGN AND DEVELOPMENT

- Make the arena European/American Old Town look – class and prestige.
- Make sure outside will be a material that won't have to be re-painted as the 1% tax money won't be there to support the cost. Please put 1200 parking stalls within 3 blocks of arena. High R-values and energy efficient to reduce continuing costs. Make sure enough space for Ringling Bros. Circus can unload for their events there. How's the radon in this area? Build for venting.
- Arena composite must be advised by ADA committee on ADA compliance. Contact various committees with the city and county. Don't exclude the disabled or there could be lawsuits in the future – avoid possible lawsuits as possible.
- The top 10 rows of 20 seats in the lower level should have 3 more inches of leg room.
- I would like to maintain the brick appearance as it is redeveloped.
- Clean up area behind Ant District buildings and have open air restaurants on back side of buildings with area for bands to play. Have various gathering places (like Old Town Plaza) with water features and places where bands can play.
- KC has a beautiful condo area right off of downtown. Something like that would be nice.
- City sponsored carriage rides in area. Lots of condos and lofts!!
- Have large Dillons grocery store (with appropriate architectural design) somewhere between arena and Waterwalk. Or several small grocery stores.
- Turn United Warehouse building into flea market like Charlotte's Old Market area. (Charlotte, NC.) Organized area into districts, but maintain some mixed use for residential living.
- Please do not build an old style big brick box building. We have enough old buildings downtown. Build a new state of the art arena that is different than anything else in Wichita. It will look great and bring a lot of people downtown. We need a new style.
- Would like to keep our building Ray Sales 206 S. Emporia. We plan on fixing it up like it was on close so it blends in with the downtown idea and kind of help with a smooth flow into Old Town. We would like the arena to keep with the Old Town

- style. No new style buildings on the outside, try to blend in with other buildings. No futuristic looking design. Plenty of egress for handicapped.
- The design of the arena over the river caught the public “eye,” imagination, and approval. Consider this design or something similar. Make the arena an eye catcher.
 - Must maintain and/or update sidewalks and streets in area.
 - The streetscape should not look “canned cooked cutter.” Bulldozing the old to put in new is not going to give a unique look.
 - If development includes restaurants and meeting places, residential units such as lofts and downtown apartments will follow “build it and they will come.”
 - You have wonderful old buildings downtown. You should build on that. Build the arena like Arlington Stadium in Arlington, TX. It looks like this Eaton Hotel.
 - Lighting issues. 1.) Light source – Is color important? 2.) Safety – Do you feel safe in this area? 3.) Environment – eco friendly? 4.) Consistent through complete project? 5.) Need to be educated as to the importance of light.
 - Concert noise to other buildings.
 - The store fronts and buildings around the arena must be kept up whether they are occupied or not. It is very unappealing to walk by dilapidated buildings.
 - Streetscape – wide sidewalks, trees and plants.
 - I hope the arena is done in an old fashion style.
 - The sidewalks and walkways must be kept up – maintained. There are now many areas downtown where sidewalks are uneven – dangerous for wheelchairs and even people walking – this will discourage walking if they are not maintained well.
 - Regarding “important linkages”: I would like to see arena external and streetscape blend in/have some continuity as Douglas St. so far as light fixtures, bronze statues, or our “our stainless steel” bumper or tripod style sculptures. Would be nice to see elements of the limestones like Hyatt uses with their fountain and the limestone colored concrete used on Kellogg flyovers with the textured designs (not necessarily the “time” message like at Oliver, but the other flyovers for sure.) I’d also like to see visual continuity in materials like the pretty shimmery blue, purple gold “iridescent” tiles used at Waterwalk (not the barf gray concrete though, that is uninspired.) I’d like to see visual continuity with exploration place, maybe with the glass windows, wood beams, swoopy design. Any brick used, I’d like it to flow in similarity and colors to WSU, friends, Newman U. I’d like to blend in all these so we can show visitors that Wichita is a city of forethought, continuity (even in transit has good design elements that could be picked up, maybe colors that would blend in) and cohesive design – not one of haphazard and chaotic planning (or lack of planning.) Please don’t tear down dancers’ building (NW corner of arena complex.) Refurbish it

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maybe restaurant bar, new “hot spot” for after arena events. It’s so beautiful and “classic Wichita.”

- Keep the arena design like old buildings. Look at stadium in Arlington – it does not look like a stadium – but rather an old looking building – with class and prestige. Why not make it look like several buildings and not one bulky building – several buildings – yes – but one whole arena complex – like Eaton place is of few buildings – but one place.

SERVICES AND AMENITIES

- Parking garage needs to happen west of the arena site.
- I would like to see the type of redevelopment that would support some eating establishments in the area.
- Railroad signal used for equipment transfer for arena. A marketing tool and money maker for railroad.
- Use trolley to transport between arena and parking garage and areas. Make use of retail on ground level as much as possible – including the arena building itself.
- ADA compliance needs to involve consumers who are actually deaf, actually hard of hearing, who are actually blind or wheelchairs – Wichita has bad habit of using able bodied (hearing, in particular) to make decisions. We need plenty of visual caption displays so “hearing impaired” (hard-of-hearing is preferred) can understand public announcements. FM or IR systems need to be available and working. We have other ideas too. Please involve all of us, as I know wheelchair users, walker/cane users, motorized chair users, blind, low vision all have needs. Be nice to announce a committee to be involved.
- Streetscape – like Old Town or like Waterwalk or something in-between. Fountains/benches or other water features to designate different districts.
- I think it is important to develop the Commerce Street Arts District – In order to do that, sidewalks/walkways need to be repaired.
- Getting semis to service events. Railroad noise. Bus service to events. Sharing of equipment for events between Century Two and arena. Parking share Lake Dr stadium. Getting traffic off Kellogg.
- Encourage venues like Morts – it adds such a festive feel to the night life of Old Town. Parking west of Old United Ware. building with shuttle transportation to arena, Old Town, Waterwalk, etc.
- I would like to see retail shops and restaurants and residential areas grow up around the arena. If enough people like downtown, the retail will come especially if the

residential is kept at an upscale level (Such as grant Telegraph Center, Rumley, Lofts @ St. Francis.)

- I think the redevelopment needs to consist of all the things that have been suggested. (residential, commercial, office, etc.)
- Retail businesses should stay and especially those that have been there three decades. As a customer of Ray's on Emporia and Williams, I want that family owned business to stay.

TRANSPORTATION AND PARKING

- It looks like there's no good traffic flow out to Kellogg and Washington – I fear the traffic will be extremely congested. Arena should have been where the Waterwalk is – moving to Old Town area is not a smart move – I'm not surprised.
- Wichitans and guests will require ample parking that is convenient and less than 5 minute's walk. In addition, the walk will be less of a problem if it is peppered with restaurants, retail and entertainment along the way. The Arena must be an experience!
- "Traffic" – roadways in and around. Traffic dropping off people and picking them up. Parades and Century II is congestive. Will streets be wider or one-way traffic be used to help get people in and out?
- Parking: 1.) Garage on north side (or west) of arena. 2.) Surface lot in front of bus service center.
- If only 260 where are we going to park 13,000 people.
- Traffic control into the Art District area and some way to reserve parking for Final Friday.
- Parking and traffic could seriously impact the Commerce Street Arts District monthly final Friday event if not addressed properly.
- While its probably already being considered, the "five minute walk for parking." Five minutes of walking through what? Some of these areas are pretty scary.
- Much too little parking. Expand parking availability or provide shuttle parking. May need to consider high rise parking area.
- Parking and traffic. One-way streets to and from Kellogg with big lights that change direction before and after events. Two 1,000 car garages at northeast and southeast.
- As a neighbor to the new arena. I would like to see some of the one-way streets in the area changed to two-way streets.
- Parking – There must be adequate parking around the arena. We must recognize that Wichitans won't walk very far – The parking must be easy to find and within

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easy walking distance – however, people need to walk through retail and restaurant to help generate business.

- Not enough parking. Lose the parking on Emporia Parallel so buses and cars can drive around and drop people off and look for parking. Need room for bus parking on Emporia so buses can unload and load.
- Parking close. Many of the indicated parking places are in place but private and may or will not be available (insurance, maintenance, etc.)
- A good transportation system between Hyatt – Waterwalk, arena, Old Town and Gov. Center.
- Parking is not in the correct place.
- Improve Arts District improve arts district – with amenities that serve both arena and arts district. Dual use parking and pedestrian friendly connections from remote parking – through vibrant art district – to arena event.
- As far as parking goes, I have contacted several county commissioners on an idea that has never been addressed. Nobody has ever looked to the east of the arena site for parking. Since Cox Communications is moving this year, there are parking spaces over there that can be utilized. There are approximately 1500 spaces on the other side of the tracks and across the street to the south of Waterman. And since Waterman and Washington will get turn lanes, that would be perfect to look at.
- Spreading parking around and parking garage.

THE ARENA

- Area parks could be useful if not over run by night life, homeless, scalpers. I was not interested in where the water main, etc. Transit is important but the sanitary layout was on top and transit was on floor.
- Naming rights = no way. This is not Koch arena, Mayan's arena or anyone else. It is the Sedgwick County arena.
- Downtown Wichita needs a grocery store. If they improve the building leave Ray Sales.
- Save as many old buildings as possible including the corner of William and Emporia. Give the arena an old-town look.
- Ray Sales on Emporia is historically significant and has been in business for 32 years! A significant part of downtown Wichita!
- Rays on Emporia is not compatible with the arena project and is not historically significant. It SHOULD not be excluded from demolition. Dancer's building should be saved.

- I agree – save as many old buildings as possible – use them as part of arena! Use them as stores near arena. Do not tear down the dancer’s building!
- Spectacular and custom-fit to its surroundings.
- Ray Sales is important to its customers – 32 years worth! Save the building at all costs!
- Retail shops and restaurants upscale residential.
- Kids’ play area and park.

MISCELLANEOUS

- Concerns: 1.) Appearance of the arena as part of a historic area. Should be possible to have an exciting design that is still respectful of the area. 2.) Traffic flow – with arena backed up to the rail road tracks, traffic flow around it could be impeded. 3.) Parking. While I like walking and would, even I’d be upset with having to walk in bad weather. I don’t think there are enough parking spaces in the 5 minute walking zone, and going out to the 10 minute zone isn’t realistic.
Wishes: 1.) I’d enjoy eating close to the arena before an event, and being able to park conveniently to both without moving the vehicle. I’m glad the arena isn’t next to Waterwalk, which I feel is so ill-conceived it’s going to be very disappointing.
- Do we need extra park space on William?
- My chief concern is how close the arena is to residential areas – the area where the arena is at is in heavy residential areas – what a noisy neighbor it will be! Residents are the cornerstone of downtown success. Again, the choice of location is not a smart move.
- I think that since the arena will be close to the Arts District, you could get some input from the artists in the area to see if they would like to incorporate some of their artwork into the arena.
- Don’t force out businesses that have been a part of downtown Wichita for 32 years! Ray Sales needs to stay
- No naming rights provided! The rights should go to taxpayers – 100%. Give taxpayers rights to name the arena!
- How is traffic going to be handled on event time. Wichita P.D. You must make sure that access is not restricted to streets like St. Francis at those heavy traffic times.
- The arena should become the focal point in a fully developed entertainment district for south central Kansas.
- How will the traffic impact on the new residential developments behind the Eaton Hotel and on the north of the arena? Will there be excessive noise? Wear and tear? Volume of traffic? Parking problems?

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- Motorcycle museum? Speedway racing at arena.
- When Cox Communications moves sometime this year, maybe you can find out who owns that property and turn it into a little shopping villa. Like maybe another farm and area market.
- Like to see you address how much cost is involved in upgrading the Washington and Waterman intersection and underpass.
- I enjoy the mixture of brick styles and the various types of businesses – it gives the variety – if there were more places to eat.
- Without disturbing existing business in the surrounding area, there will need to be an improvement in some of the aesthetics of the area.

Arena Neighborhood Redevelopment Plan Neighborhood Design Charrette – Open House Thursday March 9, 2006 Eaton Hotel

The following represents the comments assembled during the Arena Neighborhood of Wichita Public Meeting. Approximately 95 people signed-in at the event. The comments received are in response to alternative development frameworks that will shape the future of the Arena Neighborhood. The feedback provided will assist in the process of developing the Arena Neighborhood Plan. It is important to understand that in order to get to specific recommendations we must first consider the context of future development in the Arena Neighborhood area.

1. Principles for Creating Successful Places

Eight principles for creating successful places are currently guiding the development of the Arena Neighborhood Plan. What do you believe are the two most important principles (you may identify these by the number associated with each principle on the display board)? Why do you believe these are most important?

- 1.) Maximize convenience (Wichitans want convenience!) 2.) Create an organizing structure (chaos is bad.) 3.) Emphasize high quality (to encourage developers.) 4.) Provide mixed use (to ensure downtown vitality.)
- 1.) Foster a distinctive identity. 2.) Provide for comfort.
- 1.) Provide mixed use. 2.) Encourage variety.
- #8 is a priority for me because it ensures a 24 hour presence of people. Since I have no idea of the units that the residential space would allow, I am hesitant to

criticize. However, I would like to see more residential units than I think these plans would allow.

- #2. Make it stand out. The more of a distinct identity you have, the more people will come see what you have. #6. You want to make the experience of coming downtown as comfortable as possible. The more comfortable it is, the more people will come.
- Traffic movement and parking.
- #6 – comfort. Wichitans want traditional comfort concepts, particularly parking. #8 – Mixed use development. The arena, by itself, will not draw enough activity to accomplish the entire development objective. Other uses are important.
- Maximize convenience. Provide comfort. Foster a distinctive identity.
- #7. This is what stimulates more development. #8. Providing mixed use development will maximize the success of the arena.
- Fostering identity and mixed use. Mixed use gives an area greater vitality and any area needs individual identity.
- #2 – distinctive identity. #8 – mixed use.
- #8. If development is the driver, investment is respected. Mix reduces risk of each type. #3. If area is interesting enough, it can trump comfort, convenience, identity and structure.
- 1.) Create an organizing structure – redevelopment needs to be guided. It cannot be haphazard. 2.) Foster a distinctive identity – the key to successful redevelopment is creating a “place” with a “wow” factor.
- #1. Creating an organizing structure. I believe it is important to group developments by spores, i.e. residential and commercial, rather than mixing it together.
- Encourage variety and interest. Mixed use ideal.
- All great – health, safety.

2. Alternative Development Frameworks

Review the Civic Destination Alternative Framework. What do you like or dislike about this framework?

- Like the plaza in front of arena and park walk to Old Town. Also, like pedestrian experience in English and Waterman.
- I like the arena facing the west for the main entrance.
- Like: emphasis on mixed use parking. Dislike: arena becomes focus of everything.
- The residential, the art area, the entrance to the arena. However, although I am a green space lover, I believe there is too much green space that will never be used by

people. We learned that about the green space south of the Hyatt. There needs to be areas clearly defined for activities – staging area.

- What I like about it is the large plaza and park next to the arena. I like the larger arts district.
- I like the Grand Promenade concept. I feel the main entrance to the arena should be at the end of this promenade.
- I like the green area just to the west of the arena. Keep the streets non-divided. What a pipe dream to think you can get that much housing downtown.
- I like the streets, particularly Waterman and Emporia. I like development of a park from the arena building to Douglas. This concept seems to remove all the existing historic buildings in the neighborhood.
- Like the neighborhood feel.
- Green areas for beauty. English being a main corridor for entertainment.
- The frameworks will facilitate analysis and planning.
- The positioning of greenspace makes sense in this one from the perspective of Douglas Ave. – but, the arts district suffers from a lessening of importance as “a destination.” I also like the design of the built environment here.
- Like: invites creative approach to envelope of arena. Makes delight a better investment. Dislike: Wichita climate lessens usefulness, therefore humanity of large open spaces. Creating vistas works better in plan than with life.
- See no place near arena for parking garage – park to west of arena seems superfluous since we need more parking closer – could a parking garage below and above ground (1 floor each) with park above be workable?
- I like the Waterman Blvd. and arena plaza, although the Waterman Blvd. should be mixed use as shown in the other alternatives. I dislike the wholesale redevelopment – preservation of existing urban fabric should be encouraged. The mostly residential neighbor south of Waterman is less desirable than a majority of residential units in mixed use structures.
- The overall plan of concentrating residential and commercial in this own separate groupings instead of mixing them together. Prefer the Civic Destination.
- Takes away from existing features.

Review the Downtown Neighborhood Alternative Framework. What do you like or dislike about this framework?

- Like the art district a lot and the “curved streets” near it. Also like mixed use idea, but get rid of Dancer and Ray Sales buildings and put in a plaza. Also, really like the “buffered” park zone between art district and residential area.

- I like the idea of keeping existing buildings. The arena should look like and fit into the style of Old Town.
- Like: link to other areas (eg. Old Town), focus on Commerce St. arts district, integration with neighborhood area.
- I like the arts district in this plan along with the small green space that seems more conducive to events.
- I like the fact that it's not fancy but practical. I like the artwork ideas.
- Possibly create more parking areas on the art district south of the arena. Land is cheaper here and closer to roadways.
- Has a better mix of business.
- I like the "art district" development. The streets are not as "exciting" as in the "civic" alternative. Breaking up the grid system might help the multi use concept.
- Do not like the exiting 54 onto a boulevard (4 lane). Concerned regarding getting "people" in and out of arena area.
- Not enough change in neighborhood.
- This concept is more desirable and "user friendly" with an emphasis on the arena as a portion of the greater downtown plan. The presence of historic buildings north of the arena would seem to be desirable, with green space extending toward housing and the green belt at Kellogg. I also like the importance given to the arts district under this scenario.
- Like: more options for streetscape and street cross-section, which allows greater creativity in creation/control of views and vistas. Intermittent open space gives more air and light to buildings. Dislike: Increases potential for bad results if not planned deeply.
- Dislike!!! The modernistic art shown. If we're going to have art work, it should be more like the bronzes on Douglas – they are beautiful.
- I like the destination retail along Kellogg – it provides a reason for people throughout the region to come downtown. I like the greater preservation of the existing urban fabric. Ideally, the Waterman Blvd. and arena plaza concepts would be incorporated into this alternative. The mostly residential area from the other alternative could then be located south of Kellogg.
- How the compromise the north part of the arena area towards Douglas for pedestrian flow.
- Builds on existing structures and features.

3. Specific Topics

As part of exploring possibilities for development of the Arena Neighborhood area in the future, there are ideas and concepts being presented related to specific topics. Please look at the materials presented and provide your thoughts and comments on each of the following topics.

Transportation (Pedestrian, Automobile and Transit) – In relation to the transportation ideas presented what do you like or dislike? Why do you like or dislike these ideas?

- Two way streets with diagonal parking is best! Amtrak!! Get Amtrak back and turn the train station back into a train station!!
- Trolleys are great!
- Like 2-way streets.
- I think that we should use our existing Q-line bus to transport people from destination to destination. Say from cowtown to arena area. Indian Center to arena area. Do like they do in Oklahoma City in Bricktown and downtown. You pay one price and ride all day from place to place. But if you do something like this you will have to run them until late at night. If you have pedestrian walks maybe you could build crosswalks over the main intersections.
- People in Wichita have never used public transportation and they never will.
- We need to move Wichita away from the idea that everyone should be able to park “next to” a destination. But this cannot be accomplished too fast.
- Create more areas, off site, for public transportation to arena.
- Changing one way streets to two way, to get people to stop, sounds good. I like the green space – getting people to walk that’s critical for the arena and for the whole area.
- Diagonal parking and the elimination of one-way streets are essential, in any opinion, if we are not to expend the entire arena neighborhood or widened streets and parking. Additionally, I believe it essential to put parking centers beyond the 10-minute walk circle, and to arrange for shuttle. These parking areas should be near destinations, such as Water Walk, Old Town and Delano.
- Should restore two-way streets – quicker approach and diffusion of traffic, lessens chances for drivers to make mistakes.
- Trolleys and shuttles are going to be necessary.
- There needs to be the pedestrian spaces along streets as shown in the Downtown Neighborhood Alternative. I like the conversion to two-way streets, but the ramifications on the other 5 ½ miles of one-way streets needs to be explored.
- Great idea to add pedestrian walkways everywhere possible.

- Love – in and out and link to old downtown and river.

Public Areas (Parks, Open Space, Gateways and Streetscape) – In relation to the public area ideas presented what do you like or dislike? Why do you like or dislike these ideas?

- Parks and open spaces are good idea.
- I like the public plaza in front of the arena as a gathering point before and after events. The size shown in the Civic Destination Alternative is probably too large. I like the landscaped median concepts.
- Neighborhood concept allows more useful distribution of space. Public/private space can reinforce each other. Better distribution for amenities, distractions. More efficient for development density and use density in open spaces.
- Parks, open space and green space attract the homeless. In order to reduce the impact, these must be surrounded by excellent lighting and considerable pedestrian presence. Those areas should contain significant public art, and conduct pedestrian traffic in an organized and pleasant way into and out of the arena neighborhood.
- The green space, to get people to walk, is excellent.
- Need some, but too much. It will only get used 3 months out of the year – the rest of this time it's either 110 degrees or -10 degrees.
- I like the gateways and roundabouts. I think they would cut down on speeding. I like the open spaces, but you don't want too much. I think that if you are going to put artwork along the plaza or anywhere else downtown, I think that it would be nice if the local artists would show their work.
- Like: greenways, pedestrian trails – promotes walking through neighborhood.
- I would like to see less works of art on the sidewalks and more use of parkways and existing buildings to set the mood.
- Civic Destinations: Like Park "Plaza" in front of arena and "park" walk to Old Town. The rest of the downtown neighborhood idea is better with exception of the above 2 features.

Design and Development (Patterns and styles of mixed-use, commercial, residential development.) – In relation to the design / development ideas presented what do you like or dislike? Why do you like or dislike these ideas?

- Love these – remember the disadvantaged. Homes and health clinics.
- Need more preservation of existing urban fabric and more mixed use than shown in Civic Destination alternative.

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- The more traditional mixed use design associated with the Civic Destination seems attractive, but mixed with green space and numerous opportunities for public art involved in the downtown neighborhood scenario.
- I like the mixed use combining of residential with office and commercial. Areas that are “dead” at night are not good.
- Like idea of mixing business and pleasure. Work here (on downtown) greater chance of “retail therapy” in downtown revenue!
- I think that would be the only way it could work is to have an equal amount of commercial-residential areas.
- Like: getting more residential downtown.
- I would like to see the style of buildings in area to look like the turn of the 20th century.
- Round about, with fountain as main center piece is nice. Modified neighborhood plan is superior, but must be high quality.

***Parking* – In relation to the parking ideas presented what do you like or dislike? Why do you like or dislike these ideas?**

- The thing I like least about parking provisions is the surface parking that separates the arena from the art district in the Civic Destination. I do like the structured parking with retail on the first floor.
- Mixed use good idea.
- I like the idea of incorporating parking into mixed use structures. The idea of a parking district seems good. Redevelopment areas should greatly utilize on-street parking.
- Diagonal parking provides better density for street-level commercial, and can pull more parking closer to arena. Also probably more efficient for time to enter/leave spaces (less interruption of traffic flow) and less disrupted by inept parking.
- Parking should be very mixed – and it should be mixed with the concepts of two-ways streets and diagonal street parking, as well. It would seem essential that parking beyond the arena neighborhood, coupled with shuttles would take people more efficiently to destinations where they could attend other destinations, eat dinner, have drinks, etc.
- The greenspace may get people to walk further from parking. Remote parking may work for really large events if people believe the area has improved. I don't like the parking district, unless it's on frequent use: it's not really mixed use.
- Lots of street for retail – even though the business will be closed most of the time that this area has events going.

- I think parking will always be an issue. It will never go away. If you add more residential you have to have parking. If you add commercial you will have to add parking. I think the parking issue will never go away. You will have to build parking as you build the other things because you can never account for parking spaces as long as you are adding businesses, etc.
- Parking should be in several locations and not have one massive facility.
- Like diagonal parking and parking east of railroad tracks. Better for retail and pedestrian feel. Put parking under Kellogg!

4. General

Are there additional comments you would like to provide in regard to the future development of the Arena Neighborhood area?

- Love most of the concepts. Be sure to create parking or educate the public on why you don't need more. I am skeptical of no garages – so show me how it will work. Can't force residential or retail, but plan for the potential if we can create traffic. Developers will leave or buy land as demand requires it. In the meantime, provide attractive environment, safe, well-lit, convenient, etc. Duh – you know that. Show us how parking is addressed – otherwise – go for it!
- Like the concept on pedestrian mobility. One of the big problems downtown is structures so close to the streets that cars/drivers can't see each other. Drivers fail to look for pedestrians before turning right or left. Pedestrians must be protected if we're to have a viable downtown.
- Civic plan is very exciting.
- These plans generally ignore preservation of historic buildings. I would like to see them identified and either protected or reason given for demolishing them in the next step.
- The arena needs to be a stand alone destination instead of just another building on the landscape.
- Underpasses need to be bird-proofed.
- Don't cheap out.
- Focus on connecting the arena district to Waterwalk, the River, Delano, Old Town, the rest of downtown, and the South Central neighborhood.
- The arena neighborhood cannot have the sense of urban renewal – all built at once, all looking alike. The presence of historic structures will prevent that from happening. Though the urban plan brings it all together it should not be a “planned community” in every apparent regard. Downtown housing is also vitally important – along with greenspace and open space to the matter together.

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- Good lighting. Create a feel of security, comfort. Draw public to spend money. Lighting helps to distinguish different areas...arena, arts, retail...by using different styles.
- What are you going to do for the existing business in the downtown area? I see nothing but forcing us out. Who is going to pay for all this? Looks to me like you think you can start all new and have all new business come to downtown – think again.
- I think that what we need to do is to continue looking in the future for development. We should do something that our children and grandchildren will be proud of. I was born and raised in this town 40 years ago and so much has changed since then. I have two boys (2 and 5) that I want to grow up and be proud of where they come from. Let's not stumble and fall flat on our face, but if we do, let's pick up ourselves and continue to create something that will last a long time, not something that will be a fad that will come and go.
- Please make sure the underpasses are bird-free.
- I like the idea of the arena being closer to Old Town. I like the building with the tower near the Eaton Hotel and would like to see it stay. (The Gore Oil Building.) Keep as many of the existing, historic buildings as possible.
- Get rid of all the ugly telephone poles! Those poles were not there when the historic buildings were built. Make pedestrian paths to parking in Old Town and railroad tracks nice – green, inviting and safe.

Please leave your completed feedback sheet with one of the consultant or City of Wichita staff members present tonight. If you need more time to complete your response please submit your completed sheet to Dave Barber at the Wichita/Sedgwick County Metropolitan Area Planning Department by March 17, 2006. Thank you for your time as we work with you to develop a plan for the Arena Neighborhood area.

Arena Neighborhood of Wichita Public Meeting Wichita, Kansas November 15, 2006

The following represents the comments assembled during the Arena Neighborhood of Wichita Public meeting on November 15, 2006 at the Eaton Hotel. Approximately 54 people signed-in at the event. Issues regarding Land Use Development Framework, four local districts, and

implementation actions were elicited from participants for consideration during the planning process.

LAND USE AND DEVELOPMENT FRAMEWORK

- No WOW for this Arena.
- All over, need more green and open (not paved over) space.
- The arena neighborhood should have its own big idea to make it succeed around the Arena.
- Go for it!
- Build parking buildings for cars to go with what the city said in the way we had to vote. Make all the streets downtown 2 way so people can get around anyway they want.
- M-3. Rail road bridges need to be bird free to encourage pedestrian traffic between Old Town.
- Waterman is being improved along with Washington/Waterman intersection. Bridge Height Restriction will still be an issue at the tracks.
- Traffic to and from Douglas needs left turn signal.
- M-1. Improve vehicular circulation. I am new in town and seem to always go the wrong way on one way streets. Several times heading straight towards an oncoming car.
- Bike racks and bike access needs to be considered.
- Make sure that bikes can get to all locations, must have racks and parking for bikes.
- Birds must be kept out from under and around bridges if you want people to walk between Old Town and Arena Neighborhood.
- Be aware that majority establishments and future establishments are residential – commercial – and must be designed to respect people. Living close to arena is a lie – no high traffic, no noise, low crimes, etc in residential areas.
- We definitely need open space and green space incorporated into this plan. Currently there is NONE other than the existing Heritage Park. Needs to have pedestrian mall areas, greenways, etc. to encourage people to walk and enjoy walking when they do. Right now this looks like more of the same traditional downtown development, with a few upgrades like better street design and design guidelines.
- Will need to have space for health and public health – first aid station, urgent care office.

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- The Arena is basically a once a week destination. More recreation and amenities need to be identified in order to create a 24/7 residential and commercial neighborhood. This is a once in a lifetime opportunity to get people excited and proud of their downtown. Think big!
- Open space and parks – too many buildings – add open spaces.

Themes of concern:

- Residential mixed with commercial – residential needs to fit in better and work for residents.
- Need more ease of use for bike and pedestrian routes (bike parking, etc.)
- Need more green/open/recreational space.
- Birds around bridges keep people away.

DOUGLAS STREET CORRIDOR DISTRICT

- You can't park like this with this traffic flow.
- Diagonal parking is not a good idea without a wide maneuvering lane – it's difficult to back out into traffic – look out front!
- Even though I know parking might help businesses, I think Douglas Ave. should be a four-lane street without diagonal parking to help move traffic away from the Arena.
- Needs to be coordinated with WAMPO transportation study.
- I'm inclined to agree that diagonal parking on Douglas will be difficult with increased traffic. Some one suggested a "back-in" – a good suggestion.
- If the three-lane design is chosen the angled parking should be designed as "back-in". This will greatly improve traffic safety because normal angle parking causes a blind backing maneuver to leave the stall. All downtown angle parking should be designed at "back-in".
- Needs to be coordinated with Regional Pathway Plan which consultants for WAMPO are developing this and it is due in early 2007.
- Leave Douglas alone. Closing it down to provide parking would not help anything. You have already killed the shopping area by The Eaton. All you have there now are businesses that close their doors at 5pm. Before the "renovation" you had all sorts of antique shops. What are you going to do, force them out because you want to bring down more pedestrians? I'm sure the rent will be too high for the little guy.

Themes of concern:

- Diagonal parking on Douglas won't work – traffic is too heavy.

ENGLISH WILLIAM STREET DISTRICT

- Makes this Arena look like wonderful Old Town, not a UFO.
- Retain Gore Building to be used as a high-end restaurant that would only enhance the Arena. Don't tear down a nice structure.
- I like the plaza from Emporia to St. Francis on Williams. I would like it to extend to Topeka on Williams by Transit Center.
- No buildings retained except for: Gore Oil, Dancers and Rays. Extended Naftzer Park south to Gore Oil. North end of Arena exterior is still ugly. Poor design, doesn't use surrounding structures at all.
- This district will really need the Implementation Agency if it is to be more than parking lots.
- Wichita Arena looks like it was designed by the same people who designed the Crystal Ball Arena in Kansas City.
- I like the location, but still would like to see a multi-use parking garage near by. I'm glad to see the Commerce Street art district is staying.

Themes of concern:

- Coordination of Arena architecture with neighborhood.

BROADWAY NEIGHBORHOOD DISTRICT

- Overall, the design feels basic and expected – arts district goes here, residential here, commercial activity/office over there... Where are the recreation and leisure areas for the residents? What about creating a promenade/pedestrian mall between the Arena and Waterwalk to encourage more of a civic destination feel? The Arena should be a major statement that immediately creates civic pride among the taxpayers. This plan feels half finished with a lot of expectations placed on yet-to-be identified developers. Create open park spaces that are well-lit with interactive water features and other amenities to encourage visitors and potential residents.
- Conversion of one-way streets to two-way streets. How is this going to be funded? Parallel parking on a two-way, two-lane street is not a good idea – serious impediment to traffic flow.
- Build parking buildings for cars to go with what you said in the way we had to vote. Make all streets downtown two-way so people can get around anyway they want!

COMMERCE STREET ARTS DISTRICT

- What are feasible incentives to realize this plan?
- Add signature attraction that compliments district. Excellent Public Art at Waterman Bridge – focal feature in central gathering area.
- I like the Art District.
- Support dual use of industrial and arts use.
- Keep access for commercial vehicles, 53 foot semis, etc.
- Encourage more cultural/arts uses by placing a signature landmark building for the downtown library.
- Medical and museum (?)
- Make sure that district does not have restrictions/covenants that do not allow current businesses to operate in the area or limit the development options for property owners. Don't penalize the current property owners just to make the "Art District" happen. Make sure the vision the city has for the Art District is the same as those who are currently there.
- As I have a business in the "Arts District", I am very concerned about what businesses would be able to stay in the area. I have a feeling that some businesses would be told to go because they do not fit the "feel" of the area. Yet if you talk to those who reside there today, they will tell you that they like it the way it is. They are not looking for the little shops and restaurants that the City envisions. Who then has the ultimate decision making power? Also, too many improvements will force out those that you are trying to keep in the area. I have a real problem with all the pedestrian areas. Here it is today 40° with 40MPH wind and you sure don't see anyone just out for a walk. They may do that three months out of the year. It's usually too hot or too cold. Also, an 80' plaza for cars and pedestrians is crazy. I have a business in the area and I sure don't plan on letting anyone park in my lot. And taking the 80' would kill the feeling of the area. It would not be that "gritty" area. Park/plaza area is wasted space.
- I'm concerned that rent will be too high for artists to afford – art district won't develop if artist can't afford the space. Really good idea to have Arts District – bring people in.

Themes of concern:

- Arts District is good – consider signature landmark.
- Be aware of current businesses in the area.

IMPLEMENTATION

- The city must establish an implementation agency.
- No No No – eminent domain. The process of eminent domain created a fear where by the every day citizen is no longer secure in their person and property, there by putting us all at eventual risk.
- This is a great idea to have a plan. Let's keep it and this happen. A plan keeps development on track.
- You need to rethink the look of the Arena so it will match its surroundings unless you want to tear down Old Town to make this Arena look like suburban Wichita.
- Maintain one-way street systems on Market, First and Second Streets. Revise Main to two-way from Douglas to Central. Revise St. Francis to two-way from Pawnee to Waterman and Douglas to Second (Possibly one-way street from Douglas to Waterman to create loop – Douglas, St. Francis, Waterman, Topeka – loop around Arena.) Revise Topeka to two-way from Douglas to Pawnee.
- Need an implementation council.
- Revise Main and Market to two-way from Lincoln to Pawnee. Revise English and William to two-way where necessary. Remove parking on one side of Broadway to allow wider lanes for safer movement. Revise Emporia to two-way from Pawnee to Waterman. Widen W-bo US 54/400 off-ramp to Washington to two-lane off-ramp. Close Washington to W-bo US 54/400 on-ramp.

Themes of concern:

Implementation agency/council is a good idea.