ARENA

Neighborhood Redevelopment Plan

City Council Update
March 2007

What We've Heard

Council Feedback – Workshop (Dec. 12, 2006)

- Determine rough costs for the 2-way street conversion concept
- Define future role and function of Douglas Ave (some concern with diagonal parking proposal and possible traffic congestion)
- Plan should provide for more public/green space
- A unique Wichita downtown identity should be created
- DAB feedback on Plan is important

ANRP

What We've Heard

DAB Feedback (Jan – Feb 2007)

- Implications of two-way traffic conversion beyond the Plan area needs to be addressed
- Need more parking downtown…County should build a parking garage as promised!
- Adequate trolley shuttle service will be key
- Assign parking with purchase of tickets for Arena events
- Plan should provide for more open space/green space

ANRP

What We've Heard

City Design Council Feedback

- Hire a consultant to create a unique visual identity/image for the downtown
- Involve artisans in the initial design stages of future public projects
- Reference the City's "Design Guidelines for Public Projects"
- Create more green/open space downtown

ANRP

March 2007 Plan – Major Changes

1. Policy Changes

- Leave Douglas as is?
- New implementation action to recommend hire of a consultant to create a unique visual identity/image for the Plan area
- Future public projects should involve artisans in the initial design stages, and reference the City's Design Guidelines for Public Projects
- Future redevelopment should incorporate green/open space in the range of 5-10% of the net developable area

March 2007 Plan – Major Changes

2. Design Standards

- Similar approach to Old Town to promote urban design appropriate for each District in the Plan area
- Design Standards for: Streetscape Design, Site and Open Space Design, Building Design
- Open Space Categories and Standards – Pedestrian Passages; Pocket Park; Courtyard; Plaza; Green

March 2007 Plan – New Elements

3. Catalytic Development Sites

- Use City assets to attract initial redevelopment

- Potential for a public-private partnership in developing 3 city-owned properties:
  - Naftzger Park Block
  - Allis Hotel site
  - Lewis/Emporia site

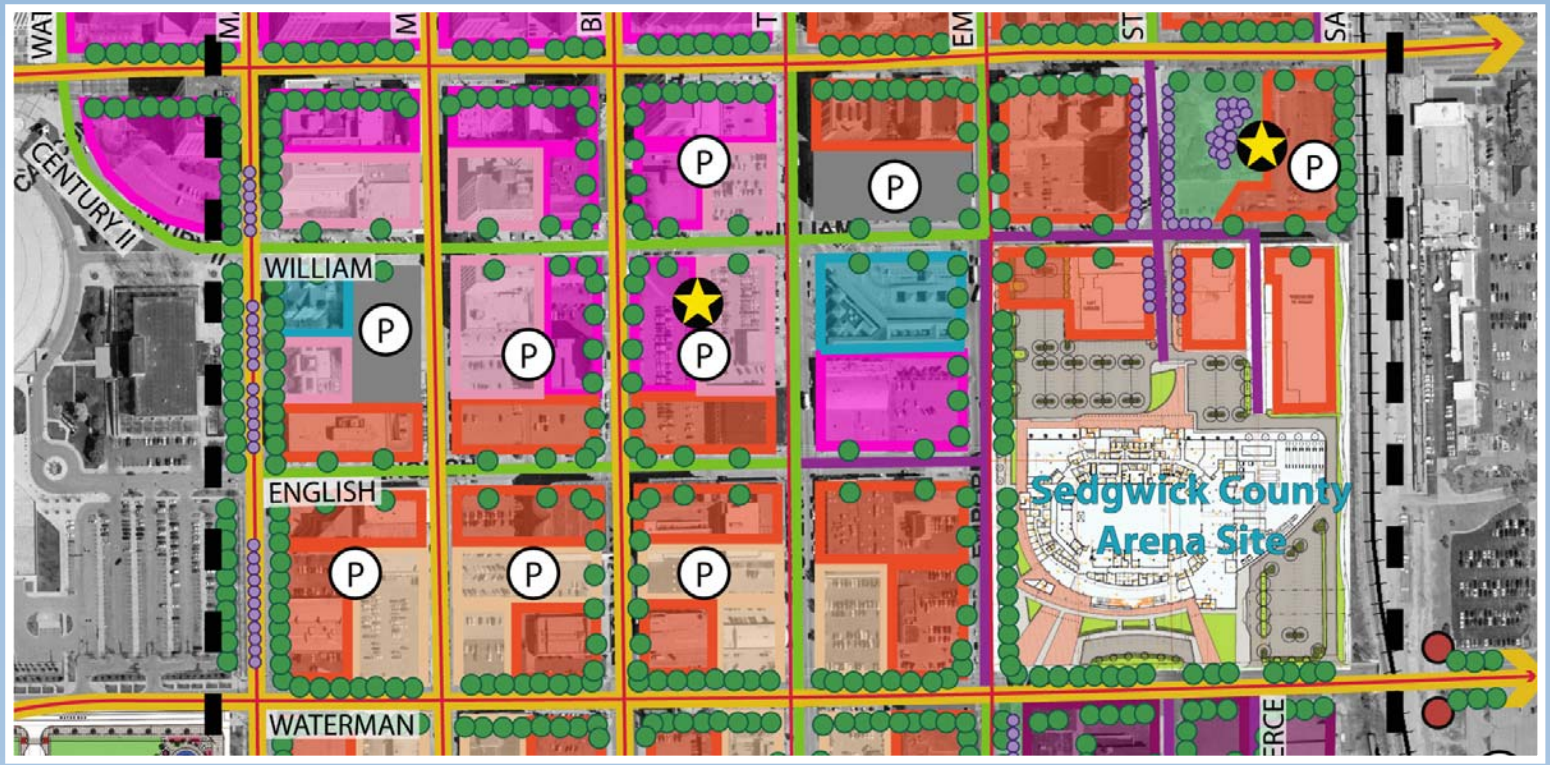
ANRP

March 2007 Plan – New Elements

Naftzger Park Block

Costs - $21.5 mil

($16 mil development; $4.5 mil parking; $1 mil streets)



March 2007 Plan – New Elements

Naftzger Park Block

Figure III-13: Block 6/12 Redevelopment Concept #1 (Naftzger Park)
Source: Gould Evans Associates

Concept #1:

- Creates street wall along Douglas – two to three stories to mirror development north of Douglas
- Smaller building formats (storefronts) along Douglas – historic character to complement existing development
- Development of commercial / mixed use along Douglas
- Retail and office along William Street toward St. Francis Street – connection via Commerce Street to south
- Shared parking- surface internal to the block accessed from William
- Reoriented Naftzger Park creates public space and entryway to Sedgwick County Arena

March 2007 Plan – New Elements

Figure III-14: Block 6/12 Redevelopment Concept #2 (Naftzger Park)
Source: Gould Evans Associates

Concept #2:

- Creates street wall along Douglas – three stories to complement development north of Douglas
- Small building formats (storefronts) Douglas – historic character to complement existing development
- Mixed-use on site – commercial, office, hotel, residential above
- Hotel (up to 5 stories) attached to Old Spaghetti Works – drop off circle at William Street
- Shared parking surface and garage accessed from William
- Reoriented Naftzger Park provides public space and entryway to Sedgwick County Arena

March 2007 Plan – New Elements

Figure III-15: Block 6/12 Redevelopment Concept #3 (Naftzger Park)
Source: Gould Evans Associates

Concept #3:

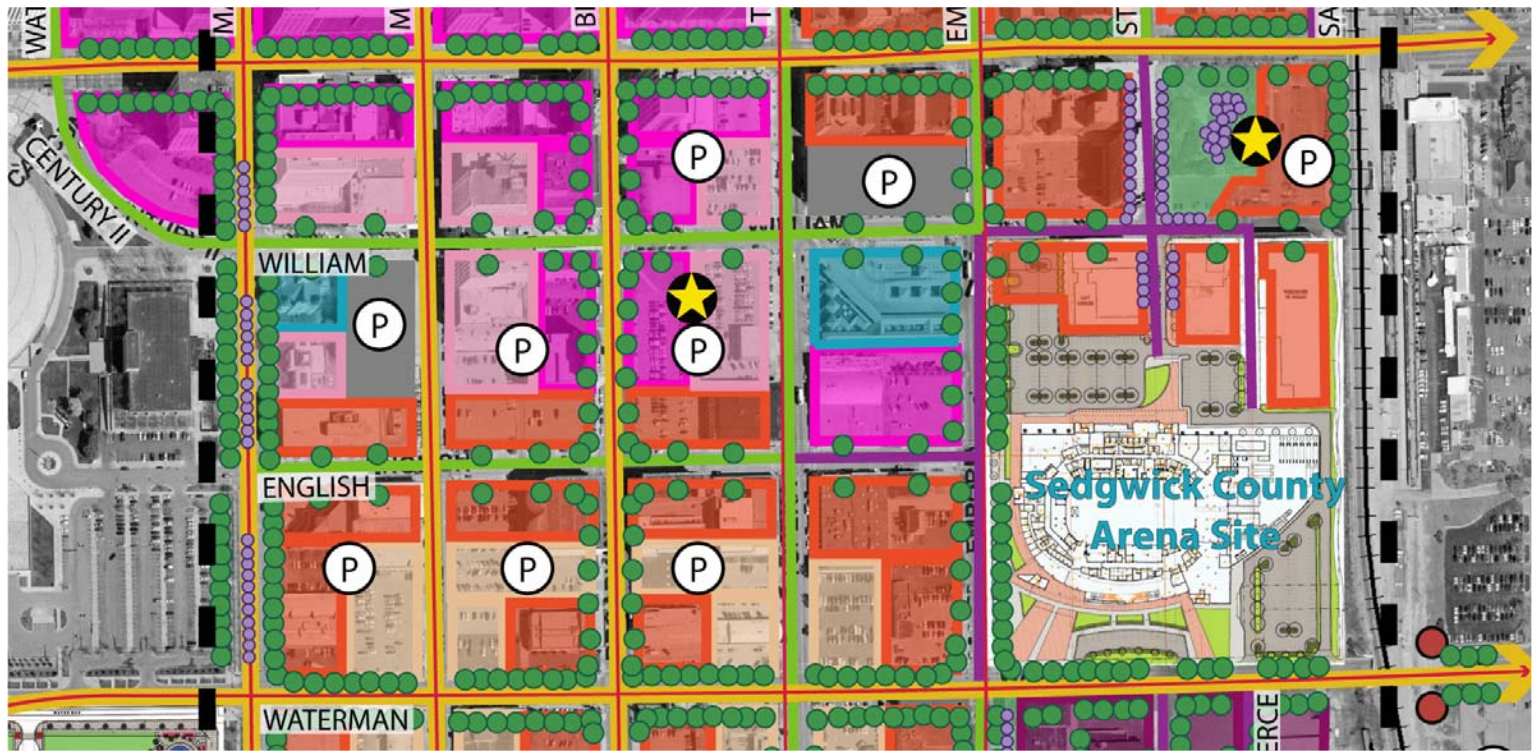
- Commercial/mixed-use along Douglas & fronting on re-oriented Naftzger Park - 2 & 3 stories to complement develop. north of Douglas
- Smaller building formats (storefronts) along Douglas and Naftzger Park frontage – historic character to complement existing development
- Pedestrian extension of Commerce to Douglas - provides access commercial store fronts
- Hotel on southeast corner of site integrated with commercial storefronts along Williams
- Shared parking garage accessed from William
- Reoriented Naftzger Park provides public space, space for businesses and entryway to Sedgwick County Arena

March 2007 Plan – New Elements

Allis Hotel Site

Costs - $43.5 mil

($32.3 mil development; $9 mil parking; $2.2 mil streets)



March 2007 Plan – New Elements

Figure III-20: Block 15 Development Concept #1 (Allis Hotel Site)
Source: Gould Evans Associates

Allis Hotel Site

<u>Concept #1</u>:

- Residential at English and Broadway
- Existing buildings on Topeka remain
- Small building formats (storefronts) along William and Broadway
- Shared parking – surface and small garage (block development and arena events) – access via alley and Broadway

March 2007 Plan – New Elements

Figure III-21: Block 15 Development Concept #2 (Allis Hotel Site)
Source: Gould Evans Associates

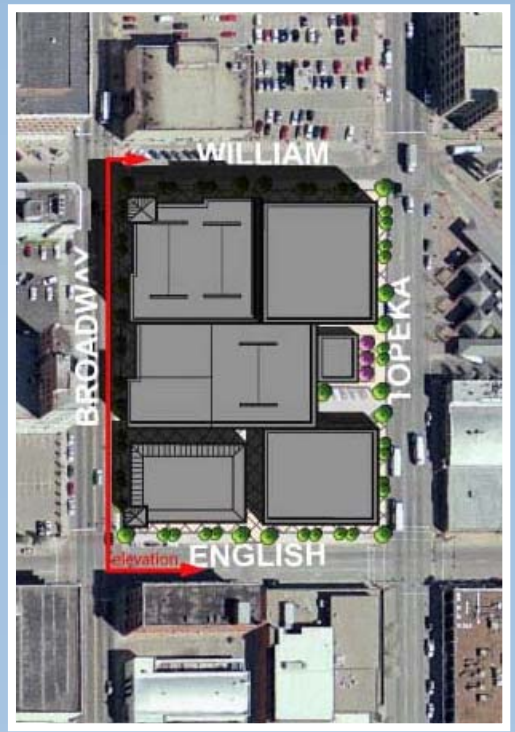
Allis Hotel Site

<u>Concept #2:</u>

- Residential at English and Broadway
- Small storefront formats (larger building footprints) along William and Broadway
- Buildings on English and Topeka remain
- Shared parking garage internal to the block - mid-block entries on Broadway and Topeka
- No alley

March 2007 Plan – New Elements

Figure III-22: Block 15 Development Concept #3 (Allis Hotel Site)
Source: Gould Evans Associates



Allis Hotel Site

Concept #3:

- Residential at English and Broadway
- Pedestrian connections around residential
- Larger format buildings on Topeka
- Storefronts along Broadway
- Shared parking garages (block development and arena events) - access on Broadway and Topeka

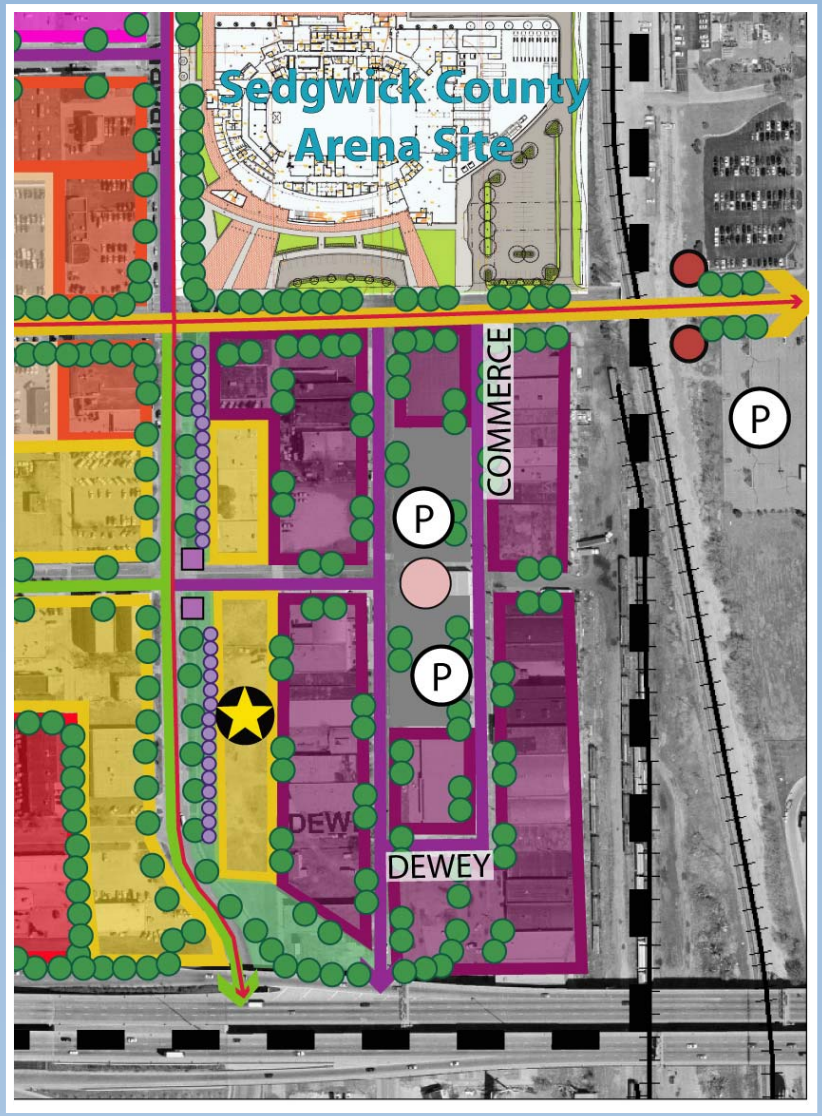
March 2007 Plan – New Elements

Lewis/Emporia Site

Costs - $26.5 mil

($25 mil development;

$1.5 mil streets)



March 2007 Plan – New Elements

Figure III-31: Block 31 Development Concept #1 (West side)
Source: Gould Evans Associates

Lewis/Emporia Site

•**Concept #1:**
- Apartments or Rowhomes
- Public art and open space minimized
- East-west connection through site
- No gateway feature into the Arts District

March 2007 Plan – New Elements

Figure III-32: Block 31 Development Concept #2 (West side)
Source: Gould Evans Associates

Lewis/Emporia Site

Concept #2:

- Mixed-use anchor (corner) with stacked flats
- Entry plaza for mixed-use anchor
- Public art / gallery walk with open space

March 2007 Plan – New Elements

Figure III-33: Block 31 Development Concept #3 (West side)
Source: Gould Evans Associates

Lewis/Emporia Site

Concept #3:

- Townhome configuration
- Entry gateway features into the Arts District
- Public art / gallery walk
- Public plaza

March 2007 Plan

4. Plan Funding and Implementation

- 2-way street conversion (signalization and re-stripping) in Plan area $750,000
- Complete re-do of public streets in Plan area - $32.3 million
- Parking infrastructure costs at “build out” - $75.1 million
- TIF can be major funding source for proposed public improvements
- Downtown parking issues to be addressed in the County’s Downtown Parking and Mobility Master Plan
- Need for a Downtown Parking Management Authority
- Need for an entity to oversee Plan implementation and redevelopment initiatives over next 10-15 years

March 2007 Plan

5. Return On Investment Analysis

- Return On Investment (ROI) for each $1 of public funds invested:
  - $2.55 (if off-street parking 100% public funded)
  - $4.45 (if off-street parking 50% public/50% private funded)
  - $274 million in private investment

ANRP

March 2007 Plan

Private Investment

Private Investment **Building Construction = Residential, Commercial, Office, Mixed-Use**			
Development Cost Per Square Foot = $125			
District	**Total Sq Ft Capacity (minus 7% public space)**	**Buildable Sq Ft (minus ramp parking)**	**X Development Cost**
Douglas Street Corridor	281,814	166,270	$20,783,750
English / William Street District	1,846,830	1,089,630	$136,203,750
Broadway District	1,498,584	859,644	$107,455,500
Commerce Street Arts District	125,063	73,788	$9,223,500
Total	**3,752,291**	**2,189,332**	**$273,666,500**

Figure IV-2: Private Investment
Source: Gould Evans

ANRP

March 2007 Plan

Return on Investment

Return on Investment (ROI) Off-Street Parking - 100% Public Investment					
District	**Potential Private Investment**	**Public Investment (Streets)**	**Off-Street Parking Investment**	**Private - Public**	**ROI per $1 Invested**
Douglas Street Corridor	$20,783,750	$6,093,100	$5,775,000	$8,915,650	$1.75
English / William Street District	$136,203,750	$12,701,000	$37,852,500	$85,650,250	$2.69
Broadway District	$107,455,500	$10,058,100	$28,962,500	$68,434,900	$2.75
Commerce Street Arts District	$9,223,500	$3,434,600	$2,572,500	$3,216,400	$1.54
Total	**$273,666,500**	**$32,286,800**	**$75,162,500**	**$166,217,200**	**$2.55**

Figure IV-4: Return on Investment – Off-Street parking financed 100% by public
Source: Gould Evans

Return on Investment (ROI) Off-Street Parking - 50% Public Investment / 50% Private Investment						
District	**Potential Private Investment**	**Private Off-St Parking**	**Public Investment (Streets)**	**Public Off-St Parking**	**Private – Public**	**ROI per $1 Invested**
Douglas Street Corridor	$20,783,750	$2,887,500	$6,093,100	$2,887,500	$14,690,650	$2.64
English / William Street District	$136,203,750	$18,926,250	$12,701,000	$18,926,250	$123,502,750	$4.90
Broadway District	$107,455,500	$14,481,250	$10,058,100	$14,481,250	$97,397,400	$4.97
Commerce Street Arts District	$9,223,500	$1,286,250	$3,434,600	$1,286,250	$5,788,900	$2.23
Total	**$273,666,500**	**$37,581,250**	**$32,286,800**	**$37,581,250**	**$241,379,700**	**$4.45**

Figure IV-5: Return on Investment – Off-Street parking financed 50% by public, 50% by private
Source: Gould Evans

March 2007 Plan

MAPC Public Hearing (March 1, 2007)

- Only public comment received - Plan Steering Committee Chairman supports Plan and diagonal parking on Douglas

- 12-2 vote to approve the Plan as an amendment to the Wichita-Sedgwick County Comprehensive Plan

ANRP

March 2007 Plan – Major Changes

Next Steps:

1. Plan Adoption by Governing Bodies – April 17 & 18

2. Two-way street conversion – traffic modeling by Public Works followed by downtown stakeholder feedback meeting hosted by WDDC

3. Hold public meetings with area stakeholders to stimulate interest in area redevelopment

ANRP