

**METRO**



*planning*  
**NEWS**



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*Preparing for the Future in North Old Town*

By Christy Askew

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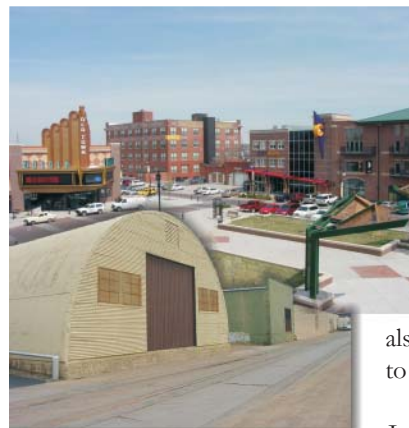
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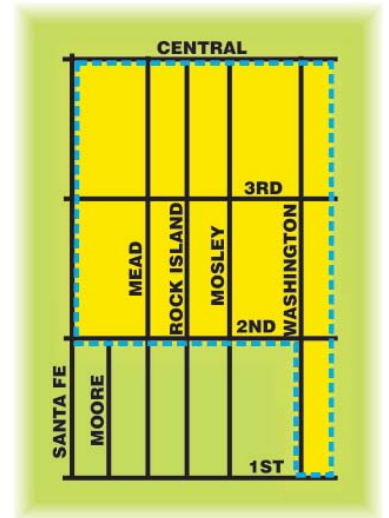


The area north of Old Town has seen some changes in the last few years and continues to see changes as properties redevelop. Typically when redevelopment occurs, public infrastructure improvements quickly follow. The Metropolitan Area Planning Department (MAPD) is taking a proactive approach to evaluate the area to determine what public infrastructure improvements are necessary to better support existing businesses and attract private investment into the area. City staff not only want to ensure that public infrastructure improvements are coordinated internally, but also coordinated with the plans that property owners may have to redevelopment their property in the future.

The idea behind the North Old Town Public Infrastructure Improvement Strategy project was primarily sparked as a result of two projects--a scheduled stormwater drainage system project that is scheduled to begin later this year, as well as, the redevelopment of what is now the Courtyard by Marriott. The Courtyard by Marriott is an example of a recent redevelopment, in which the street conditions to the east and west of the property are "below average." The Courtyard by Marriott had its grand opening last December, and is now working with the City to determine how to pay for improvements to Rock Island and Mosley.

The City of Wichita wants to be prepared for any future redevelopments in this area, so the City Manager appointed representatives to a steering committee and requested that the MAPD drive this project. The first phase of the project consisted of an evaluation of building redevelopment potential and public infrastructure conditions (including water/sewer, streets, sidewalks, etc.) within the North Old Town area. The MAPD is currently seeking input from both the Steering Committee and North Old Town Community Stakeholders to develop a public infrastructure improvement implementation plan.

On March 7, 2007, a Community Stakeholder meeting was held in order to inform property owners, business owner, and residents about the project and to obtain input to incorporate into the planning process. Attendees were given a survey, which asked about their level of satisfaction with the condition of public infrastructure, what type of improvements would be needed if and when redevelopment occurs, whether the character of Old Town should be expanded into the North Old Town area, whether brick streets are critical to the area's character, etc. MAPD staff are tabulating survey results and will continue to meet with the Steering Committee and Community Stakeholders in the upcoming months. If you have any questions about this project, please call Christy Askew at 316-352-4856.



Wichita-Sedgwick County  
Metropolitan Area Planning  
Department (MAPD)  
268-4421

Wichita Area  
Metropolitan  
Planning Organization  
(WAMPO)  
268-4391



## *Arena Neighborhood Plan Moves Toward Adoption*

By Scott Knebel

On March 1, 2007, the Wichita-Sedgwick County Metropolitan Area Planning Commission recommended the Arena Neighborhood Redevelopment Plan as an amendment of The Wichita-Sedgwick County Comprehensive Plan. Over the last year and a half, Gould Evans Associates has worked closely with a citizen's steering committee, area stakeholders and the community at-large to build consensus in the development of this plan which covers approximately 160 acres of downtown surrounding the Sedgwick County Arena. The Plan's vision is for this portion of downtown to become a vibrant, redeveloped urban place where people want to live, work and visit. Guiding principles throughout the plan include 1) build on existing linkages and assets, 2) encourage private investment, 3) acknowledge distinct districts, 4) manage parking and enhance mobility, 5) maximize the return on public investment, 6) demand quality development and 7) adjust the plan to market conditions.

The plan will be presented to the Wichita City Council and Board of Sedgwick County Commissioners in early Spring 2007 for formal adoption. The plan is available online at: [www.wichita.gov/CityOffices/Planning/AP/Comprehensive/ArenaPlan.htm](http://www.wichita.gov/CityOffices/Planning/AP/Comprehensive/ArenaPlan.htm)

## *Wichita PROS Plan – Off to Great Start!*

By Scott Wadle

February 2007 launched the Wichita Park, Recreation, and Open Space (PROS) Plan off to a great start. The project team hosted its first meeting of the Citizen Advisory Committee and the Technical Advisory Group, both of which will assist to guide and shape the PROS Plan to ensure that it meets the needs of the Wichita community.

In addition, four focus groups met to provide the planning team with important insight as to how PROS resources impact specific sectors of the community. These focus groups consisted of representatives from the health and wellness community, city maintenance staff, recreation providers, and conservation and user organizations. The next series of focus groups will include representatives from the development community; business community; accessibility advocates and other municipalities. To get involved, visit the PROS Plan website, request staff to make a presentation

at your organization's meeting and watch for a survey coming this summer. The Plan's web site is at <http://www.wichita.gov/CityOffices/Planning/AP/Comprehensive/PROSPlan.htm>

If you have any questions please contact Scott Wadle at [swadle@wichita.gov](mailto:swadle@wichita.gov) or 316-352-4855.

## *McConnell AFB JLUS*

By Scott Knebel

In February 2007, the Wichita City Council and Board of Sedgwick County Commissioners took the first formal step in implementing the McConnell Air Force Base Joint Land Use Study (JLUS) by amending the Wichita-Sedgwick County Unified Zoning Code to create three new zoning classifications for the Air Force Base and the surrounding area. The new zoning classifications are:

1. AFB, Air Force Base Zoning District - the most intense zoning district in the zoning code hierarchy, meaning that properties in the other zoning districts are not required to provide screening or buffers from the Air Force Base. Additionally, this zoning district imposes no use restrictions or development standards, which formalizes current practice.

2. AT/FP-O, Anti-Terrorism/Force Protection Overlay District - limits new structures within the overlay district to a height of 25 feet. Existing structures are allowed to remain and can be reconstructed at their existing height. Also, an administrative process allows new structures to exceed 25 feet in height if Air Force Base property is not visible from the new structure.

3. IP, Industrial Park - Airport Zoning District - permits industrial uses that are classified as compatible with the operation of the Air Force Base by the Federal Land Use Compatibility Guidelines. The zoning district includes a provision that allows non-conforming uses in the district to continue and/or to be replaced, including with a use of equal or lesser intensity.

The Air Force Base and surrounding properties will be considered for rezoning to the new zoning classifications, and amendments of the existing Airport Overlay Districts will also be considered. Detailed information is available online at: <http://www.wichita.gov/CityOffices/Planning/AP/Comprehensive/JLUS.htm>

## *Porous Pavement Seminar - March 29th*

By Scott Lindebak

The City of Wichita invites you to a special seminar on Porous Pavement--presented by Michele Adams, Principal Engineer for Cahill Associates, in West Chester, PA. Cahill Associates is an environmental consulting firm that specializes in Water Resource Management, Environmental Planning and Sustainable Site Design. Ms. Adams has over twenty years of design, construction and maintenance experience using porous pavement in parking lots, storm-water management facilities and residential subdivisions--most of which are in cold climates, under clay soil conditions. The Wichita Public Works Department is inviting those interested in improving water quality and reducing stormwater runoff to attend March 29th at 1:30pm at the Wichita City Hall, Council Chambers. If you have any questions, contact Scott Lindebak at 268-4545.

# Wichita Area Metropolitan Planning Organization News

Articles by Scott Dunakey  
 For more information regarding  
 the Wichita Area Metropolitan  
 Planning Organization  
 contact Nancy Harvieux at  
 268-4391

## Railroad Crossing Plan On Track

The WAMPO Railroad Crossing Plan is proceeding on track to have an initial draft in April and plan completion by early summer. Accomplishments thus far: 1) TranSystems completed the hazard index rating for all 297 at-grade crossings in the region and compiled a list of the 50 most hazardous crossings. 2) The Project Advisory Committee is recommending the approval of project selection criteria to rank railroad crossing improvement projects. 3) A public meeting was held to discuss the plan, to gain citizen input, and to provide railroad crossing safety training--conducted by Operation Lifesaver. Contact Scott Dunakey at [sdunakey@wichita.gov](mailto:sdunakey@wichita.gov) or 316-268-4457 for further information.



## WAMPO Planner Named to Pedestrian Safety Task Force

Scott Dunakey, WAMPO's Principal Planner, was recently named Co-chair of the Pedestrian Safety Task Force of the Safe Kids Wichita Area Coalition. The Task Force was initially formed to apply for a FedEx Walk This Way grant to implement safety improvements in the Harry Street Elementary vicinity. The Task Force, consisting of law enforcement, transportation, education and health care professionals, will implement the grant and will continue to work together to improve safety conditions for pedestrians throughout the Wichita area.

## WAMPO Welcomes New Transportation Staff

The Wichita Area Metropolitan Planning Organization (WAMPO) welcomes two new staff members Mike Moriarty and Ben Finley. Mike, Senior Transportation Planner, most recently worked for the Kansas Department of Transportation in Topeka, Kansas where he worked as the Metro Wichita Transportation Planner. Prior to his work with KDOT, Mike worked with the East-West Gateway Council of Governments in St. Louis. Mike holds both a B.S. in Human Biology and an M.S. in Urban and Regional Planning from the University of Kansas.

Ben Finley, Associate Transportation Planner, most recently worked in the Abilene, Texas MPO. Ben was an integral part in establishing and maintaining several Federal and State mandated plans. Ben also assisted in coordinating planning efforts of several other governmental entities, including such projects as the City of Abilene's Sidewalk Master Plan and the Council of Government's Coordinated Public Transportation Plan. Ben holds a B.A. in Geology from Midwestern State University, a B.S. in Geology from Georgia Southwestern State University, and an M.S. in Environmental Management from Hardin-Simmons University.

Recent Workshops	Type of Workshop	Purpose	Contact
March 2, 2007	Transportation Improvement Program Application Workshop  For: Citizens and Communities	Learn about the application process to compete for Surface Transportation Program, Congestion Mitigation and Air Quality Program, & Bridge Reconstruction and Rehabilitation Program funds	Ben Finley 316-352-4860 <a href="mailto:bfiney@wichita.gov">bfiney@wichita.gov</a>
March 16, 2007	Intelligent Transportation System Application Open House	Learn about the application process to compete for FY 2005 ITS Earmark funds	Michael Moriarty 316-352-4859 <a href="mailto:mmoriarty@wichita.gov">mmoriarty@wichita.gov</a>
Upcoming Workshops			
April 23-25, 2007	National Intelligent Transportation System Workshop for targeted public & private sector transportation professionals responsible for planning, developing and maintaining regional ITS architectures.	Learn how to better utilize ITS technologies to relieve congestion, improve safety and enhance American productivity	Michael Moriarty 316-352-4859 <a href="mailto:mmoriarty@wichita.gov">mmoriarty@wichita.gov</a>
May 23, 2007 - 2pm Wichita City Hall, 10th Floor, Training Room	Transportation Enhancement Application Orientation Workshop  For: Individuals, Community-Based Organizations, and Local Governments	Learn about the application process to compete for funds to expand transportation choices: bicycle/ pedestrian facilities, scenic routes, beautification & other investments that increase recreation opportunity & access	Scott Dunakey 316-268-4457 <a href="mailto:sdunakey@wichita.gov">sdunakey@wichita.gov</a>

## A New “Green” City Hall for North Newton

By Jim Goering, North Newton Councilman

North Newton’s Vision and Mission Statements support the construction of environmentally-friendly “green” buildings—a concept that incorporates a building’s complete life cycle aimed at better use of energy, water and construction materials, thereby producing operating efficiencies and reducing negative impacts on the physical environment and human health. Benefits come through better siting, design, construction, operation maintenance, and eventual removal of the old structure. This concept was emphasized—and strongly embraced by the architect and construction company—in the design and construction of North Newton’s new City Hall—a single story, 4,100 square foot



structure, located at 2601 North Main. “Green” building techniques incorporated include:

- Donating much of the old interior to Habitat for Humanity
- Using the same site concrete floor slab for the new building.
- Minimizing landfill deposits by assembling structural and exterior components at another location.
- Using recycled materials extensively
- Lessening the demand for new concrete by using fly ash
- Improving heating and cooling efficiencies by using a variety of techniques
- Using Lyptus wood—a semitropical, high-quality, fast-growing species that reaches harvestable maturity in about 15 years.
- Improving the building’s air quality by using low VOC paints and adhesives.

These environmental features added about 5% to construction costs over more orthodox construction technology, but the city expects to recover these costs in relatively few years through reduced operation expenditures. The City of North Newton encourages future construction within the city to be as environmentally-friendly as possible within acceptable cost boundaries. Additional details on these technologies are available at the North Newton City Hall.



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VISIT OUR WEBSITE AT  
[www.wichita.gov/CityOffices/Planning/](http://www.wichita.gov/CityOffices/Planning/)



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