

District IV Advisory Board
Meeting Minutes
January 10, 2007
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The **District IV Advisory Board Meeting** was held at the 7:00 p.m. at the Lionel Alford Branch Library. In attendance were nine (9) District Advisory Board members, eleven (11) staff and approximately twelve (12) citizens with five (5) signing in.

Members Present

Nancy Wilhite
Joshua Blick
Mary Cockburn
Hestel Sewell
Tom Engelmann
Edwin Koon
Gerald Marsh
Jim Benton

Council Member Gray

Staff Present

Officer Carlson, Police
Officer Jonker, Police
Kelli Glassman, City Manager's Office
Lt. Schroeder, Police
Bill Longnecker, MAPD
John Schlegel, MAPD Director
Officer Thatcher, Police
Officer Pearman, Police
Detective Quinn, Police
Dave Barber, MAPD
Officer Boomer, Police

Guests

Darlene Nuse, 2021 Jewell
John Shepherd, 11612 Carr
Albert Hubl, 6400 W 36th St S
Lee Webster, 337 N Exposition
Irene Armstrong

Members Absent

Peggy Bennett
Michael Gisick

Order of Business

Call To Order

The meeting was called to order at 7:02 p.m.

Benton (Engelmann) moved to approve the agenda for the February 7, 2007 meeting. The motion was passed 9-0.

Engelmann (Marsh) moved to approve the minutes from the January 10, 2007 meeting. Motion passed 9-0.

Public Agenda

The public agenda allows members of the public to present issues not on the agenda to the District Advisory Board. Each presentation is limited to five minutes unless extended by the Board.

1. Scheduled Items

No items were submitted.

2. Off-Agenda Items

No items were submitted.

Staff Presentations

3. Community Police Report

Lt. Schroeder announced that:

- Police dummy being placed on West Kellogg has been successful in getting motorists to slow down.
- Police are working on getting officers certified to check that vehicles have child restraint devices properly installed.

Officer Mallard discussed that there were 25 vehicle deaths in 2005 and 36 in 2006. He explained that most of these deaths could have been prevented by wearing a helmet or seat belt. **Blick** asked how many of the motorcycle deaths were those of citizens who have had their license revoked for DUI. **Officer Mallard** said that he would check o that statistic.

Officer Carlson stated that:

- There have been handicap parking complaints at Enterprise Elementary
- They are cracking down with citations at South High
- There has been a crime trend of burglary on the 1200 block of west Carey
- There has been an increase of abandoned vehicles.

Action Taken: Received and filed.

New Business

4. Arena Neighborhood Redevelopment Plan

John Schlegel, MAPD Director, presented the item. The City has partnered with Sedgwick County and the Wichita Downtown Development Corporation in formulating an Arena Neighborhood Redevelopment Plan. The Plan area is bounded by the central rail corridor on the east, Kellogg on the south, Main Street on the west and extends ½ block north of Douglas.

On June 21, 2005, the City Council approved the selection of Gould Evans to undertake the preparation of this Plan. A 19-member steering committee representing key area and city stakeholders (including City and County elected officials and a representative of the MAPC) was appointed by the City Manager to oversee the development of the Plan. A 13 member Support Team comprised of 12 City and one County administrative support staff was also created to provide technical support to the development of the Plan.

Over the last year and a half, the consultant has worked closely with the steering committee, area stakeholders, residents, landowners, business representatives and the community at-large to build consensus in the development of this Plan. To-date, there have been a total of 18 Arena Neighborhood Redevelopment Plan Steering Committee meetings, 5 City Council workshop presentations, 4 public information meetings (including a two-day design charrette), 2 presentations to the City's Design Council, 2 briefings to the Advance Plans Committee of MAPC, one presentation to the MAPC, 2 workshop presentations to the Board of County Commissioners, one presentation to the Historic Preservation Board, and 660 responses from a community-wide survey done by the consultant.

Highlights contained in the draft Arena Neighborhood Redevelopment Plan include:

1. Vision - The draft plan contains a vision that this portion of downtown will become a vibrant, redeveloped urban place where people want to live, work and visit due to its proximity to existing and proposed downtown assets. Guiding principles for this Plan are as follows:

- ❑ Build on existing linkages and assets
- ❑ Encourage private investment that creates a special urban place
- ❑ Acknowledge distinct districts that exist within the Plan area
- ❑ Manage parking and enhance mobility
- ❑ Commit to implementation to maximize return on public investment
- ❑ Demand quality development
- ❑ Adjust the Plan to market conditions

2. The Districts - The Plan builds upon the following four distinct districts that comprise the Plan area:

Douglas Street Corridor District - A highly intense business corridor, primarily office and support commercial uses with upper level residential opportunities. The Plan also recommends diagonal parking on Douglas, from Main to Washington, with three traffic lanes and a crosswalk over Douglas in Old Town.

English/William Street District- An urban mixed-use district of primarily commercial and office uses with supporting public and residential uses.

Broadway Neighborhood District - An urban residential environment with support commercial opportunities serving area residents and Kellogg users.

Commerce Street Arts District - A unique mixed-use district where artists have opportunities to live-work.

3. Parking and Mobility - The plan has four key objectives related to this element:

1. *Improve vehicular circulation and convenience* - The Plan calls for the phased conversion of one-way streets to two-way streets and designing area streets by major function (balanced, pedestrian or plaza).
2. *Create and implement a Downtown parking master plan* – The Plans promotes the multiple use of parking facilities that are priced accordingly, and giving people better parking information and choices.
3. *Use transit to move people from parking to destination, and from place to place.* The Plan promotes the increased use of trolleys to create an enhanced circulator system. Transit would have to be scheduled to link parking areas to event centers.
4. *Create better linkages and pathways through Downtown.* The Plan advocates the creation of easy-to-recognize, safe and interesting pedestrian pathways.

4. Design Framework - In order to create a minimum level of quality and certainty to support future redevelopment investments, the Plan contains recommended design standards that promote urban design appropriate for each of the four Districts, as well as the street rights-of way with them.

5. Implementation - This area has challenges and complexities like no other in the city. The Plan recognizes that a dedicated implementation agency or entity is key to making this Plan a reality. The City or a City-approved catalytic development entity will have to oversee Plan implementations efforts and make strategic public investments that partner with and support private development. The City will have to use its assets (e.g. Allis Hotel site) in the Plan area to attract initial redevelopment.

Prior to adopting the Arena Neighborhood Redevelopment Plan as an element of the Wichita-Sedgwick County Comprehensive Plan, Kansas statutes require the MAPC to hold a public hearing. The public hearing date has been set for February 15, 2007.

While the eventual adoption of the Arena Neighborhood Redevelopment Plan itself involves no commitment of funding from the City of Wichita or Sedgwick County, the plan proposes physical infrastructure improvements throughout the area (e.g. lighting, street, sidewalk improvements) over the next 10-15 years that could total several million dollars in capital improvements.

The Board made the following comments: 1.) Concern over how this will further affect parking at Century II 2.) Angle parking should be considered instead of parallel parking 3.) Include shelters for people waiting for transportation to arena, including arrival/departure times 4.) Concern for parking situation when several events are hosted simultaneously downtown 5.) Concern over access to streets and businesses during construction.

Action Taken: Provided comment and feedback for City Council approval.

5. CON2006-00055

Bill Longnecker, MAPD, presented a request for a conditional use to allow a nightclub within 200-feet of a residential zoning district South of I-235 on the east side of Seneca Street. He explained that the applicant is requesting a conditional use for a nightclub, on a 1.43-acre western portion of Lot 1, Burnworth – Sampson Addition. All of the approximately 23-acre Lot 1, Burnworth – Sampson Addition, including the site, is zoned “GC” General Commercial. The building on the site proposed to house the nightclub is currently vacant, but in the past has been a restaurant/drinking establishment (DER license), which limits its liquor sales to 50% of the total sales. A nightclub allows unlimited liquor sales, regardless of whether or not there are food sales. The applicant proposes to provide live music or a DJ and dancing for patrons, which is considered a nightclub in the city. Nightclubs are a permitted use in the “GC” zoning district, but require a Conditional Use when within 200 feet of church or a place of worship, public park, school, or residential zoning. The site abuts a northwest portion of a manufactured home park, zoned “MH” Manufactured Housing, thus the conditional use.

The DAB Members, police and citizens present expressed the following concerns: 1) there is only one access to and from the mobile home park which will present access and parking problems for both the establishment and mobile home park; 2) neighborhood residents do not feel safe and are inconvenienced with illegal activity, littering, noise, and traffic coming from the existing establishment; 3) current establishment owners have not been cooperative in addressing these concerns brought to them thus far.

Action Taken: **Benton (Sewell)** moved to deny the request. Motion passed 9-0.

OLD BUSINESS

6. No items were submitted.

BOARD AGENDA

7. Board Updates and Issues

Council Member Gray introduced and welcomed **Mark DeRee** as a new member of the District Advisory Board.

Blick announced that the South Seneca parade will either be April 7 or 10 at 10:00 a.m. (*Note: This parade has been postponed until further notice.*)

Marsh stated that he had just finished serving on the Community Development Block Grants committee and enjoyed it. This committee helps guide funding for community projects and resources used by the City.

Engelmann said that his neighborhood association had elections and he was re-elected President.

Benton announced that his neighborhood association was next week.

Action Taken: Received and Filed.

8. Adjournment

With no further business, the meeting adjourned at 8:47 p.m.