

| IMPLEMENTATION ACTION  | RESPONSIBILITY                  | ON-GOING | SHORT TERM<br>0-5 YRS. | MEDIUM TERM<br>5-10 YRS. | LONG TERM<br>10+ YRS. | ESTIMATED<br>INFRASTRUCTURE<br>COST         | STATUS |
|--|---------------------------------|----------|------------------------|--------------------------|-----------------------|---|--------|
| <b>NEIGHBORHOOD</b>  |                                 |          |                        |                          |                       |   |        |
| 1. Create an Implementation Agency that is responsible for the implementation of the Arena Neighborhood Redevelopment Plan and its policies, strategies and recommendations.   | COW, WDDC, D/LO, B/I            |          | X                      |                          |                       |   |        |
| 2. Through a development driven phased approach, convert all one-way directional streets to two-way within the Arena Neighborhood with the exception of Market Street.   | COW, SC, IA, WDDC, D/LO, B/I    |          | X                      |                          |                       | Re-striping and traffic signals – \$750,000 |        |
| 3. Prepare and adopt a zoning overlay that implements the land use and development and design frameworks through design standards that address the urban development pattern, quality of development and appropriate land uses.*   | COW, SC, IA, WDDC, D/LO, B/I, C |          | X                      |                          |                       |   |        |
| 3a Hire a design consultant to help develop, with input from the City's Design Council, a comprehensive set of essential design criteria, elements and images that will help frame and define a unique, distinctive and attractive identity for the Plan area, with respect to public improvement projects and joint public/private redevelopment initiatives. | COW, WDDC                       |          | X                      |                          |                       |   |        |
| 4. Create a parking authority that will plan, implement and administer a neighborhood/district parking strategy to accommodate redevelopment and arena events.   | COW, SC, IA, WDDC, D/LO, B/I    |          | X                      |                          |                       |   |        |
| 4a Develop a detailed integrated mobility study – including parking – based on the vision and framework of this plan*.   | COW, SC                         |          | X                      |                          |                       |   |        |
| 5. Enhance the pedestrian connections to the Arena Neighborhood from surrounding district (Old Town, WaterWalk, Convention, Government, Financial, etc.) neighborhoods and downtown.   | COW, IA, WDDC, D/LO, B/I        |          |                        | X                        |                       |   |        |

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|--|----------------------------|----------|------------------------|--------------------------|-----------------------|--|--------|
| <b>5a</b> Improve pedestrian accessibility with improved street crossings and pedestrian connections – Art Gallery Walk, Sports Walk of Fame and Arkansas River Walk.        | COW, SC, IA, D/LO          |          |                        | X                        |                       | Depends on route and length - \$600/LF for "Walks."                |        |
| <b>DOUGLAS STREET CORRIDOR DISTRICT:</b><br>A HIGH INTENSITY BUSINESS CORRIDOR WITH PRIMARILY OFFICE AND SUPPORT COMMERCIAL USES WITH UPPER LEVEL RESIDENTIAL OPPORTUNITIES. |                            |          |                        |                          |                       |  |        |
| <b>6.</b> Implement the land use and development framework for Douglas Street Corridor District.   | COW, IA, WDDC, D/LO, BI, C | X        |                        |                          |                       |  |        |
| <b>6a</b> Maintain the higher density and larger scale of development along Douglas.   | COW, IA, D/LO              | X        |                        |                          |                       |  |        |
| <b>6b</b> Encourage the mixed-use redevelopment of the corridor with commercial and office on the first floor and office/residential above.                                  | COW, IA, D/LO              | X        |                        |                          |                       |  |        |
| <b>6c</b> Maintain a continuous urban street wall along Douglas Street.  | COW, IA, D/LO              | X        |                        |                          |                       |  |        |
| <b>6d</b> Maintain the historic character of development east of Topeka along Douglas.   | COW, IA, WDDC, D/LO, B/I   | X        |                        |                          |                       |  |        |
| <b>6e</b> Redevelop Naftzger Park in association with private development on the block and to provide a green connection to the arena from Douglas.                          | COW, IA, D/LO              |          |                        | X                        |                       | \$21.5 Million – \$16M development, \$4.5M parking, \$1M streets** |        |
| <b>7.</b> Implement the Mobility Framework for the Douglas Street Corridor District.   | COW, IA, WDDC, D/LO, BI, C | X        |                        |                          |                       |  |        |
| <b>7a</b> Redesign street to new street sections – balanced, pedestrian and plaza.   | COW, IA, D/LO              |          |                        | X                        |                       | 4,600 LF = \$6 M   |        |
| <b>7ai</b> Balanced – Main, Market, Broadway and Douglas   | COW, IA, D/LO              |          |                        |                          |                       |  |        |
| <b>7aii</b> Pedestrian –Topeka, Emporia and St. Francis (north of Douglas)   |                            |          |                        |                          |                       |  |        |
| <b>7aiii</b> Plaza – St. Francis (south of Douglas)  |                            |          |                        |                          |                       |  |        |
| <b>7b</b> Convert existing parallel parking to angled parking on Douglas and create three travel lanes.  | COW, IA, D/LO              |          | X                      |                          |                       | \$200,000  |        |
| <b>7c</b> Provide transit accommodations on appropriate streets – Main, Market, Broadway, Topeka, Emporia and Douglas.   | COW, IA, D/LO              |          |                        | X                        |                       |  |        |

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|---|---|----------|------------------------|--------------------------|-----------------------|--|--------|
| <b>7d</b> Provide district/neighborhood parking opportunities for redevelopment activities and arena events on appropriate blocks per the plan map and in a manner that is integrated with development. | COW, <b>IA</b> , D/LO, B/I                | <b>X</b> |                        |                          |                       | 330 structured spaces<br>= \$6 Million |        |
| <b>8.</b> Implement Design Framework for the Douglas Street Corridor District that encourages an urban development pattern and quality development.   | COW, <b>IA</b> , WDDC,<br>D/LO, B/I, C    | <b>X</b> |                        |                          |                       |  |        |
| <b>8a</b> Maintain the urban intensity and character of the corridor.   | COW, <b>IA</b> , D/LO                     | <b>X</b> |                        |                          |                       |  |        |
| <b>9.</b> Enhance and improve the railroad bridge over Douglas to improve the pedestrian experience.*   | <b>COW</b>                                |          | <b>X</b>               |                          |                       | Both sides of street =<br>\$100,000    |        |
| <b>ENGLISH / WILLIAM STREET DISTRICT:</b><br>A walkable urban mixed-use district of primarily commercial and office uses with supporting public and residential uses.                                   |   |          |                        |                          |                       |  |        |
| <b>10.</b> Implement the land use and development framework for English / William Street District.  | COW, <b>IA</b> , WDDC,<br>D/LO, BI, C     | <b>X</b> |                        |                          |                       |  |        |
| <b>10a</b> Encourage mixed-use development including commercial, office and residential with parking integrated.  | COW, <b>IA</b> , D/LO, BI, C              | <b>X</b> |                        |                          |                       |  |        |
| <b>10b</b> Encourage redevelopment with commercial and office on the first floor to activate the street level of the district.  | COW, <b>IA</b> , D/LO, BI, C              | <b>X</b> |                        |                          |                       |  |        |
| <b>10c</b> Encourage an urban “main street” along English Street with commercial/office on the first floor and office/residential above.  | COW, <b>IA</b> , D/LO, B/I,<br>C          | <b>X</b> |                        |                          |                       |  |        |
| <b>10d</b> Encourage development of commercial entertainment and specialty uses (restaurants, shops, pubs, etc.) that cater to the arena event patrons.   | COW, <b>IA</b> , D/LO, BI,                | <b>X</b> |                        |                          |                       |  |        |
| <b>10e</b> Encourage the transition of intensity and height across the district from north to south (6 stories along William to 3 stories along Waterman).  | COW, <b>IA</b> , D/LO                     | <b>X</b> |                        |                          |                       |  |        |
| <b>10f</b> Maintain existing building fabric along William Street adjacent to the arena.  | COW, <b>SC</b> , <b>IA</b> , D/LO,<br>B/I | <b>X</b> |                        |                          |                       |  |        |

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|---|-----------------------------|----------|------------------------|--------------------------|-----------------------|--|--------|
| <b>11.</b> Implement the Mobility Framework for the English / William Street District.  | COW, IA, WDDC, D/LO, BI, C  | X        |                        |                          |                       |  |        |
| <b>11a</b> Redesign street to new street sections – balanced, pedestrian and plaza.   | COW, IA, D/LO               | X        |                        |                          |                       | 10,000 LF = \$13 Million   |        |
| <b>11ai</b> Balanced – Main, Market, Broadway and Waterman  | COW, IA, D/LO               |          | X                      |                          |                       |  |        |
| <b>11aii</b> Pedestrian – William (west of Emporia), English, Topeka and Emporia (north of William)   |                             |          |                        |                          |                       |  |        |
| <b>11aiii</b> Plaza – William (east of Emporia), English (east of Emporia), Emporia, St. Francis, & Commerce  |                             |          |                        |                          |                       |  |        |
| <b>11b</b> Provide transit accommodations on appropriate streets – Main, Market, Broadway, Topeka, Emporia and Waterman.  | COW, IA, D/LO               | X        |                        |                          |                       |  |        |
| <b>11c</b> Reorient the transit center at William and Topeka to accommodate the change from one-way to two-way traffic.*  | COW, IA                     |          | X                      |                          |                       | Re-striping and two traffic-signals = \$60,000                       |        |
| <b>11d</b> Provide district/neighborhood parking for redevelopment activities and arena events on appropriate blocks (west of Topeka) that is integrated with development.                                | COW, IA, D/LO, B/I          | X        |                        |                          |                       | 2,150 structured spaces = \$38 Million                               |        |
| <b>12.</b> Implement Design Framework for the English / William Street District that encourages an urban development pattern and quality development.   | COW, IA, WDDC, D/LO, B/I, C | X        |                        |                          |                       |  |        |
| <b>12a</b> Reestablish the urban character of the district.   | COW, IA, D/LO, B/I          | X        |                        |                          |                       |  |        |
| <b>13.</b> Encourage the redevelopment of the Allis hotel site (William to English, Broadway to Topeka) as a redevelopment catalyst with a Request for Proposal (RFP) driven process to find a developer. | COW, IA                     |          | X                      |                          |                       | \$43.5 Million = \$32.3M development, \$9M parking, \$2.2M streets** |        |
| <b>BROADWAY NEIGHBORHOOD DISTRICT:</b><br>AN URBAN RESIDENTIAL ENVIRONMENT WITH SUPPORT COMMERCIAL OPPORTUNITIES SERVING AREA RESIDENTS AND KELLOGG USERS.  |                             |          |                        |                          |                       |  |        |
| <b>14.</b> Implement the land use and development framework for the Broadway Neighborhood District.   | COW, IA, WDDC, D/LO, B/I, C | X        |                        |                          |                       |  |        |

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|--|------------------------------------|----------|------------------------|--------------------------|-----------------------|-------------------------------------|--------|
| <b>14a</b> Encourage mixed-use development with commercial and office on the first floor and residential and office above on Waterman.   | COW, <b>IA</b> , D/LO, B/I, C      | <b>X</b> |                        |                          |                       |                                     |        |
| <b>14b</b> Encourage residential development along Lewis Street to create the residential neighborhood center for the district with mixed-use office and residential at Main Street. | COW, <b>IA</b> , D/LO, BI, C       | <b>X</b> |                        |                          |                       |                                     |        |
| <b>14c</b> Decrease development intensity and height as development moves south across district – 4 stories along Waterman to as little as 1 story along Kellogg.                    | COW, <b>IA</b> , D/LO              | <b>X</b> |                        |                          |                       |                                     |        |
| <b>15.</b> Implement the Mobility Framework for the Broadway Neighborhood District.  | COW, <b>IA</b> , WDDC, D/LO, BI, C | <b>X</b> |                        |                          |                       |                                     |        |
| <b>15a</b> Redesign street to new street sections – balanced, pedestrian and plaza.  | <b>COW</b> , <b>IA</b> , D/LO      | <b>X</b> |                        |                          |                       | 7,700 LF = \$10 Million             |        |
| <b>15ai</b> Balanced – Main, Market, Broadway and Waterman<br><b>15aai</b> Pedestrian – Lewis, Topeka and Emporia<br><b>15aiii</b> Plaza – None                                      | COW, <b>IA</b> , D/LO              |          |                        | <b>X</b>                 |                       |                                     |        |
| <b>15b</b> Provide transit accommodations on appropriate streets – Main, Market, Broadway, Topeka, Emporia and Waterman.   | <b>COW</b> , <b>IA</b> , D/LO      | <b>X</b> |                        |                          |                       |                                     |        |
| <b>15c</b> Close Dewey Street.   | <b>COW</b> , D/LO                  |          |                        | <b>X</b>                 |                       |                                     |        |
| <b>15d</b> Provide enhanced pedestrian connections at key intersections in the district.*  | <b>COW</b> , <b>IA</b>             |          | <b>X</b>               |                          |                       | \$65,000 per intersection           |        |
| <b>15e</b> Provide Arena Neighborhood gateways at Kellogg and Broadway.  | <b>IA</b> , D/LO, B/I              |          |                        | <b>X</b>                 |                       | \$25,000 – \$50,000 per monument    |        |
| <b>16.</b> Implement Design Framework for the Broadway Neighborhood District that encourages quality development.  | COW, <b>IA</b> , WDDC, D/LO, BI, C | <b>X</b> |                        |                          |                       |                                     |        |
| <b>16a</b> Encourage an urban neighborhood development pattern along Lewis and north within the district.  | COW, <b>IA</b> , D/LO              | <b>X</b> |                        |                          |                       |                                     |        |

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|---|------------------------------------|----------|------------------------|--------------------------|-----------------------|--|--------|
| <b>16b</b> Encourage a highway-oriented development pattern along Kellogg (single use structures, surface parking on site, etc.) in keeping with the design standards.  | COW, <b>IA</b> , D/LO              | <b>X</b> |                        |                          |                       |  |        |
| <b>COMMERCE STREET ARTS DISTRICT:</b><br>A UNIQUE EXPERIENTIAL ARTS AREA WITH LIVE / WORK STUDIO OPPORTUNITIES.   |                                    |          |                        |                          |                       |  |        |
| <b>17.</b> Implement the land use and development framework for the Commerce Street Arts District.  | COW, <b>IA</b> , WDDC, D/LO, BI, C | <b>X</b> |                        |                          |                       |  |        |
| <b>17a</b> Encourage mixed use development with arts-oriented commercial and office on the first floor and residential and arts space above.  | COW, <b>IA</b> , D/LO, BI, C       | <b>X</b> |                        |                          |                       |  |        |
| <b>17b</b> Maintain and enhance urban development pattern within the district.  | COW, <b>IA</b> , D/LO              | <b>X</b> |                        |                          |                       |  |        |
| <b>17c</b> Encourage development of commercial arts/entertainment and specialty uses (restaurants, galleries, pubs, etc.) that cater to district and arena event patrons.   | COW, <b>IA</b> , D/LO, BI, C       | <b>X</b> |                        |                          |                       |  |        |
| <b>17d</b> Provide mixed-use shared district parking that can accommodate event parking during events, and community gathering/activity space at other times.   | COW, <b>IA</b> , D/LO, B/I         | <b>X</b> |                        |                          |                       | 147 structured spaces = \$2.5 Million                            |        |
| <b>18.</b> Encourage the redevelopment of the block south of Lewis Street and east of Emporia with urban residential and arts space as a redevelopment catalyst with a Request for Proposal (RFP) driven process to find a developer. | COW, <b>IA</b>                     |          | <b>X</b>               |                          |                       | \$26.5 Million = \$25M for development w/parking, \$1M streets** |        |
| <b>19.</b> Implement the Mobility Framework for the Commerce Street Arts District.  | COW, <b>IA</b> , WDDC, D/LO, BI, C | <b>X</b> |                        |                          |                       |  |        |
| <b>19a</b> Redesign street to new street sections – balanced, pedestrian and plaza.   | COW, <b>IA</b> , D/LO              | <b>X</b> |                        |                          |                       | 2,642 LF – \$3.5 Million   |        |
| <b>19ai</b> Balanced –Waterman<br><b>19aii</b> Pedestrian –Emporia<br><b>19aiii</b> Plaza – Lewis, St. Francis and Commerce   | COW, <b>IA</b> , D/LO              |          |                        |                          | <b>X</b>              |  |        |
| <b>19b</b> Provide transit accommodations on appropriate streets –Emporia and Waterman.   | COW, <b>IA</b> , D/LO              |          | <b>X</b>               |                          |                       |  |        |
| <b>19c</b> Improve/enhance the pedestrian experience under the railroad bridge on Waterman. *   | COW, <b>SC</b> , <b>IA</b>         |          | <b>X</b>               |                          |                       | \$100,000 – both sides of street                                 |        |

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|--|----------------------------|----------|------------------------|--------------------------|-----------------------|--|--------|
| <b>19d</b> Create a “gallery walk” in the Arts District.   | COW, D/LO, B/I             |          |                        | X                        |                       | Included in development cost, see Action #18 |        |
| <b>19e</b> Provide enhanced street crossings on Waterman at Emporia and between St. Francis and Commerce between the Arts District and the Arena. *                        | COW, IA                    |          | X                      |                          |                       | 2 crossings = \$32,000                       |        |
| <b>19f</b> Provide enhanced street crossings to the Broadway Neighborhood at Emporia and Lewis to reinforce the connection between the neighborhood and the Arts District. | COW, IA                    |          | X                      |                          |                       | 2 crossings = \$32,000                       |        |
| <b>20.</b> Implement the Design Framework for the Commerce Street Arts District that encourages an urban development pattern and quality development.                      | COW, IA, WDDC, D/LO, BI, C | X        |                        |                          |                       |  |        |
| <b>20a</b> Maintain the urban, industrial character of the district.   | COW, IA, D/LO, B/I         | X        |                        |                          |                       |  |        |
| <b>20b</b> Create Arts District gateways at Emporia and Lewis Streets.   | IA, D/LO, B/I              |          | X                      |                          |                       | \$10,000 - \$25,000 per monument             |        |

\* - Denotes action items that should be completed prior to the opening of the Sedgwick County Arena.

\*\* - Indicates a public costs (parking and streets) also included in the total public costs estimates for the district.

Abbreviations”

LF = Linear Foot

M = Million

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