

## **Delano Plan Advisory Committee Meeting**

November 27, 2017

MAPC Conference Room, 2<sup>nd</sup> Floor, The Ronald Reagan Building, 271 W. 3<sup>rd</sup> St., Wichita  
4:30-6:00 p.m.

### ***Discussion Highlights and Points of Agreement***

#### **1. Welcome -**

#### **2. Visual Preference Survey:**

Associate Planner Matthew Williams reviewed how results from the visual preference survey will be used to update the Delano Overlay. Key takeaways from the previous exercise were as follows:

- Parking of any kind is a priority; on street or garage would help retain density and character
- Mid-rise mixed use around the stadium while preserving skyline views
- Encourage patio seating and street level uses
- Urban styled commercial buildings
- Brick and masonry buildings; mixed-use
- Row buildings along Douglas
- Home conversions to office/commercial along Douglas
- Encourage development while retaining character of neighborhood

#### **3. Current Plan:**

Matthew reviewed items in the current plan that have not been discussed.

- Urban Village in northeast Delano
  - The group had no problems with removing the Urban Village concept and location from the plan with the understanding that the area around a rebuilt Lawrence Dumont Stadium would take on this atmosphere.
- West Douglas Streetscape
  - This remains a top priority for the committee. The same design as east Douglas should carry on to Vine Street.
- Seneca Boulevard Enhancements
  - What has been completed along Seneca is sufficient at this time.
- University Avenue Improvements
  - Pedestrian scale lighting is more of a priority than brick sidewalks.
- Multi-Family Buffer along Kellogg
  - There is no support for this at this time.
- Gateways
  - Focus on substantial wayfinding within and around the neighborhood and less on monuments.

#### **4. Initiatives:** Matthew reviewed initiatives for the updated plan. Final initiatives are:

- a. Update the Delano Overlay and include sub-districts
- b. West Douglas streetscape enhancements
- c. Neighborhood gateways
- d. Multi-use trail along the old rail corridor
- e. Improve housing conditions

- f. Parking
- g. Future commercial and residential development map (TIF and STAR)
- h. Up-zone commercial properties along Douglas (East of Vine) to CBD
- i. McLean Boulevard improvements
- j. Activate Handley corridor and create connection to the Keeper of the Plains
- k. River Plaza on the east end of Texas
- l. Pedestrian Bridge

**5. Prioritization:** Matthew led an activity to prioritize all initiatives for the updated plan. The results were:

- Short Term:
  - West Douglas streetscape enhancements
  - Neighborhood gateways
  - Multi-use trail along the old rail corridor
  - Parking
- Medium Term:
  - Update the Delano Overlay and include sub-districts
  - Improve housing conditions
  - Future commercial and residential development map (TIF and STAR)
  - Up-zone commercial properties along Douglas (East of Vine) to CBD
  - McLean Boulevard improvements
  - Activate Handley corridor and create connection to the Keeper of the Plains
- Long Term:
  - River Plaza on the east end of Texas
  - Pedestrian Bridge

**6. Other Business** – None

**7. Comments from the Public** - None

**8. Meeting Adjourned** - 6:00 p.m.