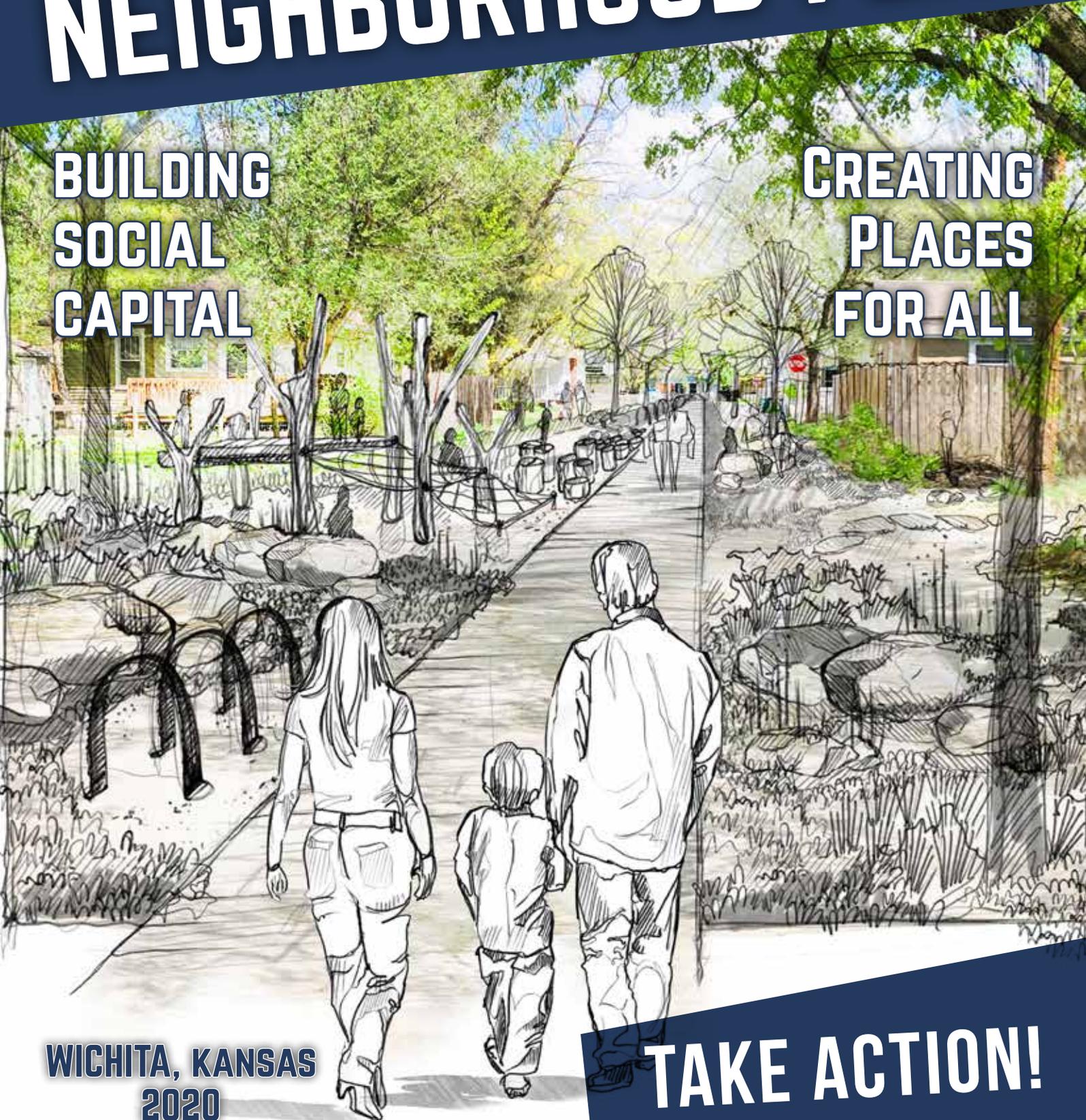


SOUTH CENTRAL NEIGHBORHOOD PLAN

**BUILDING
SOCIAL
CAPITAL**

**CREATING
PLACES
FOR ALL**



**WICHITA, KANSAS
2020**

TAKE ACTION!

PLAN SNA

ACTIONS

BUILDING SOCIAL CAPITAL

THEME 1

What Locals can Do

- iA Connect with neighborhoods on social media and neighborhood associations.
- iB Activate the neighborhood association into strategic zones.
- iC Organize volunteer efforts that improve the neighborhood and bring neighbors together.
- iD Reactivate the business association.
- iE Volunteer.
- iF Conduct Leadership Training.

What the City can Do

- iG Assign a neighborhood liaison to attend neighborhood meetings.
- iH Continue to police the neighborhood.
- iI Update this plan by 2035.

MAINTAINING AND IMPROVING OUR HOMES

THEME 2

What Locals can Do

- 2A Schedule a Spring and Fall neighborhood cleanup.
- 2B Report nuisance and code violations.
- 2C Organize volunteer efforts.
- 2D Launch an interfaith-based coalition.

What the City can Do

- 2E Enforce the code.
- 2F Create Best Practices guide for improvements.
- 2G Grow city-sponsored incentives, loans, grants or tax abatements for home improvements and/or educate home owners about programs from other sources.

PSHOT

POSITIONING OUR NEIGHBORHOOD FOR REINVESTMENT

THEME 3

What Locals can Do

- 3A Patronize businesses.
- 3B Support development projects.
- 3C Recruit businesses.
- 3D Participate in the planning process.

What the City can do

- 3E Encourage a Community Development Corporation.
- 3F Leverage available incentive mechanisms to encourage investment, like Opportunity Zone and Tax Increment Financing.
- 3G Provide incentives for upgrades to commercial properties.
- 3H Assemble property for redevelopment.
- 3I Adopt design guidelines for new development in older neighborhoods.
- 3J Maintain and enforce the Land Use Guide Map and Location Guidelines.

ENHANCING THE EXPERIENCE OF MOVING IN THE NEIGHBORHOOD

THEME 4

What Locals can Do

- 4A Update the neighborhood brand.
- 4B Lobby for circulation enhancements.
- 4C Report street and sidewalk deficiencies to the city.
- 4D Turn on the porch light.

What the City can do

- 4E Prioritize circulation improvements to study in more detail.
- 4F Redesign Main Street.
- 4G Build new sidewalks that connect institutions.
- 4H Facilitate a retree program.
- 4I Improve street lighting.

CREATING PLACES FOR ALL

THEME 5

What Locals can Do

- 5A Develop a plan for the Boston Commons Pilot Project.

What the City can do

- 5B Commit to studying the Boston Commons Pilot Project.
- 5C Create a continuous pathway from the dam to Herman Hill Park.
- 5D Implement Interim Riverfront Pathway.
- 5E Retrofit Greenway Boulevard for Active Transportation.
- 5F Build Clark Park.

THEMES

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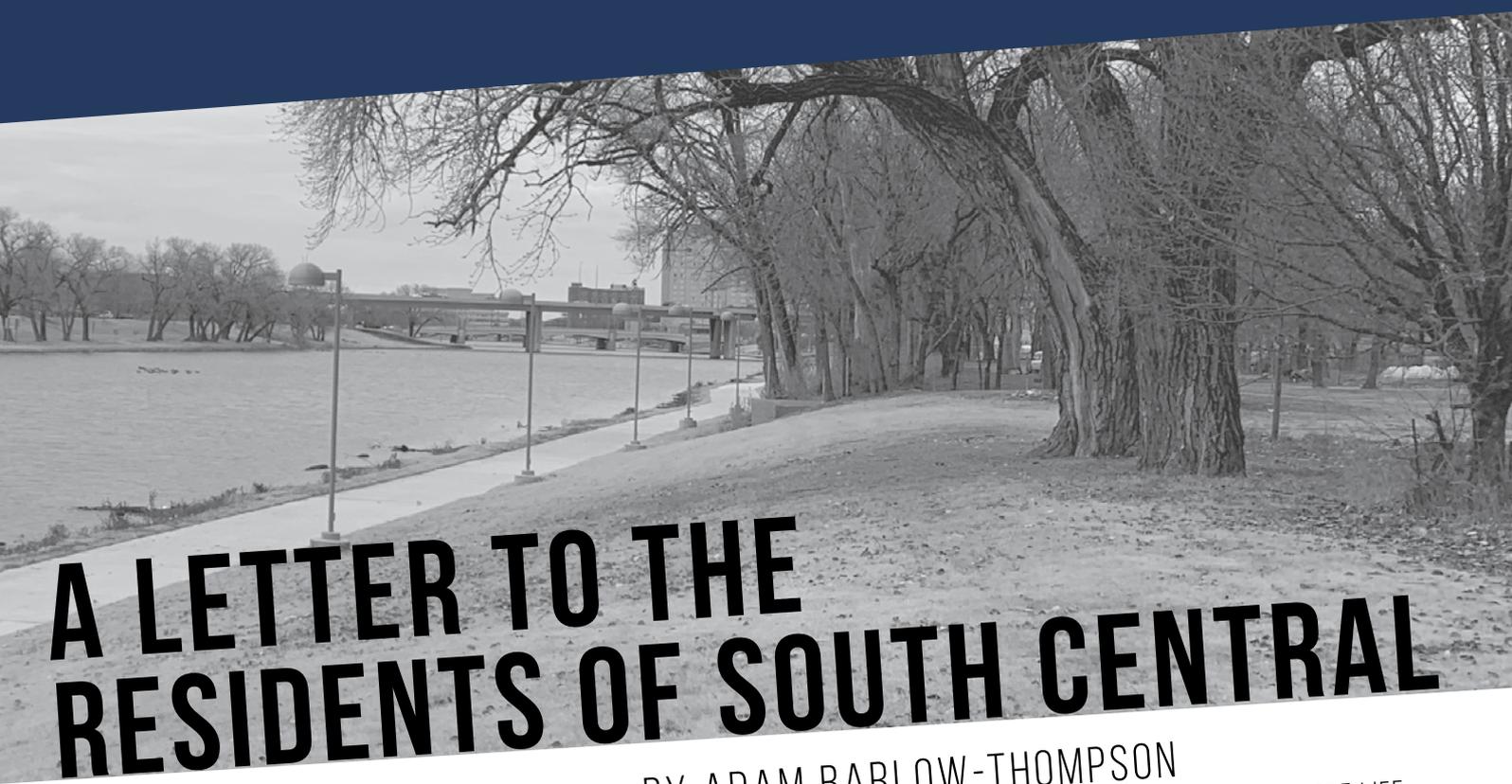
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A LETTER TO THE RESIDENTS OF SOUTH CENTRAL

BY ADAM BARLOW-THOMPSON
EXECUTIVE DIRECTOR, THE NEIGHBORING MOVEMENT BY SOCE LIFE

The South Central Neighborhood is rich in assets and able to define its own future. The neighborhood has unique historical characteristics and is a diverse, multi-cultural neighborhood with a strong base of infrastructure. These characteristics in the neighborhood create a quirky atmosphere for expression and belonging. The residents of the neighborhood are resilient folks who are able to survive and thrive. People within South Central are working to be good neighbors to build upon and restore the social fabric of the community. This neighborliness is key to the implementation of this plan. The leaders of this community aspire to understand the neighborhood and reframe its unique stigma as part of their quirky identity and culture. There is a sense of readiness to enlighten Wichita on its many hidden treasures.

In 2019, the City began an update of the South Central Neighborhood Plan. The seven-month process included numerous public meetings, a neighborhood issues workshop, design workshop, and celebratory open house during the SoCe Neighborhood Showcase event. A group of local residents acted as the steering committee and met at milestones in the process to provide input and direction. The result of everyone's commitment to the process is this document. While previous plans were successful in administering improvement, the organization of this plan is tailored to foster grassroots support for future change.

INTRODU

While the City of Wichita has experienced many changes over the decades, so has the South Central Neighborhood. Planning the future of the neighborhood has been going on since 1995. The first plan was created in 1995 and updated in 2006 and 2009. The previous plans were useful guides for city officials to administer initiatives with good success. This new plan considers the changes in who lives in the neighborhood, its emerging leadership, and the reality of the city's challenging economic position to fund significant projects and retain low taxes. The new South Central Neighborhood Plan focuses on creating a series of short- and long-term campaigns. Like all very successful plans, ensuring implementation is largely based on the mobilizing of grassroots campaigns to attract support and funding from city

leaders.

The South Central Neighborhood has great potential. The neighborhood has unique historical characteristics and is a diverse, multi-cultural neighborhood with a strong base of infrastructure. Yet over the decades, the perception of the neighborhood has been poor in the community. Some properties are not as well-maintained, having overgrown yards, junk cars, and litter. The poor condition of one property influences the perception of the entire block. Major routes through the neighborhood have limited to no landscaping and need repair. Alleys are neglected, and street lighting is low. All of these attributes contribute to the stigma but also present opportunities for correcting and attracting new investment along the way.

HOW TO USE THE QR CODES FOUND IN THIS PLAN

Just open your smartphone's camera and scan the QR code to get a link to important information.



CTION

PLAN ORGANIZATION

THE ORGANIZATION OF THIS PLAN IS NOT TRADITIONAL TO OTHER NEIGHBORHOOD PLANS, IT RETAINS THE GOALS FROM THE 2006 PLAN AND ARE INCORPORATED THROUGHOUT THE LITERATURE. 2006 PLAN GOALS:



The plan identifies five distinct themes for improving the neighborhood: Building Social Capital, Maintaining & Improving Our Homes, Positioning Our Neighborhoods for Reinvestment, Enhancing the Experience of Moving in the Neighborhood, and Creating Places for All.

Each theme begins with identifying **WHY** the theme is important. The **VISION** for each theme represents a desired outcome or what we want people to perceive of the neighborhood.

The **GOALS** for each theme represent the neighborhood's agreed interest for doing a plan, while the **STRATEGIES** represent ideas for actions to achieve the vision. Some ideas are bold, possibly game-changers, and require residents and businesses to campaign and act for their improvements.

STRENGTHEN CITIZEN INVOLVEMENT

IMPROVE THE VISUAL APPEARANCE OF THE NEIGHBORHOOD

IMPROVE NEIGHBORHOOD SAFETY

IMPROVE NEIGHBORHOOD INFRASTRUCTURE

PROMOTE THE UNIQUE CHARACTER AND HISTORICAL SIGNIFICANCE OF THE NEIGHBORHOOD

INCREASE HOMEOWNERSHIP

IMPROVE EXISTING HOUSING STOCK

PRESERVE THE CHARACTER OF RESIDENTIAL AREAS

PROMOTE ECONOMIC OPPORTUNITIES

REDUCE THE NEGATIVE IMPACT OF INCOMPATIBLE BUSINESSES

INCREASE EDUCATION AND EMPLOYMENT OPPORTUNITIES FOR RESIDENTS

PROMOTE THE RIVER AS A COMMUNITY DESTINATION

INCREASE RECREATIONAL OPPORTUNITIES

INCREASE USE OF EXISTING NEIGHBORHOOD FACILITIES

STRENGTHEN CITIZEN INVOLVEMENT

BUILDING SOCIAL CAPITAL

OUR GOALS

STRENGTHEN EXISTING ALLIANCES WHILE BUILDING NEW COLLABORATIONS

MOBILIZE RESIDENTS TO CAMPAIGN FOR PROJECTS
EDUCATE/INFORM RESIDENTS ON WHERE TO GO FOR
ASSISTANCE

HAVE A STRONG ONLINE PRESENCE FOR RESIDENTS TO CONNECT WITH EACH OTHER

FOSTER INCLUSIVITY FOR ALL

WHY?

The South Central Neighborhood has long been a place for people and families of all ages, providing affordable homes and close proximity to downtown. We are fortunate to have a mix of many long-time residents, along with a steady stream of newcomers.

To see real change occur, our neighborhood will need to foster a grassroots movement. Support for projects needs to come from many, not just a few. Also, the more we connect with each other, the more we build partnerships to improve the safety of the neighborhood.

OUR VISION

We envision a neighborhood with a diverse mix of people of all ages and backgrounds. We see kids playing, riding their bikes, and visiting the neighborhood park. We stop and talk with our neighbors, celebrate with them at annual neighborhood events, and perhaps worship together. We know that developing neighborhood leaders that advocate for our mutual interests improves the quality of our neighborhood.

OUR STRAT

WHAT CAN LOCALS DO?

ACTION 1A
CONNECT WITH NEIGHBORS
ON SOCIAL MEDIA AND AT
NEIGHBORHOOD ASSOCIATIONS



Follow the Facebook page for the South Central Neighborhood Association. Use the NextDoor app to learn about ongoing in the neighborhood. Participating in neighborhood association meetings is a great way to get involved as well.

ACTION 1B
ACTIVATE THE
NEIGHBORHOOD
ASSOCIATION INTO
STRATEGIC ZONES

The South Central Neighborhood Association is an active organization, yet different parts of the neighborhood experience different issues. Establishing three zones into north/central/south will help residents connect on issues that are closest to them and allow them to meet more frequently as a subgroup of the association. While the neighborhood association will remain the voice of the area, these strategic zones can operate and manage neighborhood block parties, progressive dinners, neighborhood gardens, and maybe even a walking school bus. Meeting with city staff would still happen during association meetings.

ACTION 1C
ORGANIZE VOLUNTEER EFFORTS
THAT IMPROVE THE NEIGHBORHOOD
AND BRING NEIGHBORS TOGETHER

Volunteer efforts can be managed on the neighborhood association level or strategic zone. This could include:

- A) Hosting celebratory events such as the SoCe Showcase event, block parties, BBQ cookouts and other new events at Lincoln Park, garden tours, picnics, historic tours, holiday events, or fun runs;
- B) Promoting a neighborhood curbside cleanup day;
- C) Establishing a volunteer program to help neighbors, particularly the elderly, who need assistance with home maintenance, yard work, or running errands;
- D) Organizing a Community-wide National Night Out event at Herman Park. The event intends to foster community partnerships with the police and strengthen neighborhood spirit. Spaces within the park could be setup as a fair, restoring the area's original use as the county fairgrounds.

STRATEGIES

THEME 1



ACTION 1D REACTIVATE THE BUSINESS ASSOCIATION

The South Central Improvement Alliance, once a coalition of businesses to focus on business-oriented needs, has since disbanded. There's a few possible objectives for reinstating the business association, including:

SUPPORT JOINT MARKETING EFFORTS

The business community could pool resources to provide joint marketing for the area as a district. The association could sponsor banners, advertising, and special events.

SUPPORT THE CITY'S CAPITAL IMPROVEMENTS

If the city were to invest in an improvement project, such as enhancing Main Street, then a formal agreement between the business association and the city could be brokered where the city would agree to building enhanced infrastructure that is uncommon to other areas of the community while the business association could agree to contribute to its maintenance.

ACTION 1E VOLUNTEER

Volunteer for city commissions, boards, or committees to improve understanding of the city's challenges and support advancement of important civic work. Spread the word for opportunities for engagement, civic events, and neighborhood needs.

ACTION 1F CONDUCT LEADERSHIP TRAINING



Leadership Wichita, managed by the Wichita Regional Chamber of Commerce, is an excellent program for residents to apply and participate. Leadership training will help residents connect to decision-makers and help influence resources to the neighborhood.

OUR STRAT

WHAT THE CITY CAN DO

ACTION 1G ASSIGN A NEIGHBORHOOD LIAISON TO ATTEND NEIGHBORHOOD MEETINGS

Presently, the city's resources are tight to commit staff to attend every neighborhood meeting. As city projects are being developed within the neighborhood, a leading resident of the neighborhood should be assigned to stay informed on neighborhood projects. The city will continue to engage residents and businesses for input and feedback.

ACTION 1H CONTINUE TO POLICE THE NEIGHBORHOOD

The police department should continue to patrol the neighborhood, respond to calls, and perform undercover operations, with special attention to Broadway.

ACTION 1I UPDATE THIS PLAN BY 2035

This plan should be reviewed and updated before 2035. If significant changes occur, such as major development or street enhancements, then the plan may want to be updated sooner.

STRATEGIES

THEME 1

Discussion Group

25 minutes for discussion + 15 minutes for sharing

1. What are the area's opportunities today?
2. What are area's challenges in the future?
3. What actions should be pursued in the short-run (with the next 2 years)?
4. What actions should be pursued in the long-run (with the next 10 years)?



Problems Solutions

1. Bring in more... (unclear) to the... (unclear) to support... (unclear) to work
2. Central... (unclear) in... (unclear) to... (unclear)
3. Lower... (unclear) to... (unclear) to... (unclear)
4. Abandoned... (unclear) to... (unclear)
5. Affordable... (unclear) to... (unclear)
6. Utilize... (unclear) with... (unclear) to... (unclear)

MAINTAINING & IMPROVING OUR HOMES

CELEBRATE NEIGHBORHOOD CHARACTER

IMPROVE PROPERTY CONDITIONS

IMPROVE AND MAINTAIN THE CONDITION OF OUR HOUSING

OUR GOALS

MAKE IMPROVEMENTS TO STREETS TO ENHANCE THE NEIGHBORHOOD

BROADEN THE MIX OF HOUSING CHOICES

**IG
IG****WHY?**

The affordability of the housing stock has been, and continues to be, a draw for our neighborhood. However, many of our houses were built in the early 20th Century, and as a result, a large portion of our homes and neighborhood infrastructure are starting to show their age all at once. We need to get ahead of this trend and make sure that we take the proper steps to enhance the quality of our neighborhood, before it becomes a greater issue.

OUR VISION

All of the houses are well maintained, since support is readily available to residents who need it. Mixed in with our single-family homes we have several additional housing options that blend in seamlessly with the neighborhood—townhouses, apartments, and duplexes here and there. The streets, sidewalks and other infrastructure are in top condition and receive regular maintenance. The South Central Neighborhood is known for its safety and diversity.

OUR STRAT

WHAT LOCALS CAN DO

ACTION 2A SCHEDULE A SPRING AND FALL NEIGHBORHOOD CLEANUP



Neighborhoods are responsible for getting volunteers, distributing information to residents, and organizing the event. The city sponsors an annual program that requires mandatory training for volunteers and covers 75% of the cost of the cleanup. More information is available on the city's website. The neighborhood association can assist in supplementing the cost for an additional cleanup.

ACTION 2B REPORT NUISANCE AND CODE VIOLATIONS

PRIVATE PROPERTY -



PUBLIC PROPERTY -



Residents should contact the neighborhood inspections division of the Metropolitan Area Building and Construction Department (MABCD) to report zoning and sign complaints, building code violations, storm water issues, junk and trash, vehicle issues, tall grass, and other nuisances. To report issues with sidewalks, streets, graffiti, or other issues on public property, visit Access Wichita.

ACTION 2C ORGANIZE VOLUNTEER EFFORTS

Some residents don't have access to resources or the physical ability to maintain their home. Painting, mowing, and other maintenance is difficult for people with impairments, particularly if elderly. The neighborhood association and its affiliates can facilitate a volunteer program for some of these efforts. Join the neighborhood association to learn how to get involved or contact MABCD's Community Liaison for assistance.

ACTION 2D LAUNCH AN INTERFAITH-BASED COALITION

Faith-based organizations give back to the neighborhood through volunteer efforts and contributions. Across the country, faith-based organizations in communities are uniting to maximize their influence through partnerships and respond to basic human needs.

DMARC in Des Moines, Iowa began as a Protestant-based organization that grew to include 130 member congregations of Christian, Jewish, Muslim, and Unitarian. Sikhism, Buddhism, Hinduism, and Islam are also included. Their joint partnership provides a food pantry network, leadership training, and even a housing stability fund to prevent families from becoming homeless.

WHAT THE CITY CAN DO

ACTION 2E ENFORCE THE CODE

Compelling owners to improve their property involves providing “carrots and sticks”. Carrots, like providing incentives, encourage the owner to make improvement through assistance. Sticks include sending citations to the owner to correct the problem. Neighbors consistently request more code enforcement.

ACTION 2F CREATE BEST PRACTICES GUIDE FOR IMPROVEMENTS

The city can create a best practices guide for informing homeowners of third-party funding sources or in-kind services that are already available to them for home improvements. Possible funding sources could include churches, neighborhood associations, or business coalitions.

ACTION 2G GROW CITY-SPONSORED INCENTIVES, LOANS, GRANTS OR TAX ABATEMENTS FOR HOME IMPROVEMENTS AND/OR EDUCATE HOMEOWNERS ABOUT THIRD-PARTY PROGRAMS FROM OTHER SOURCES

The city should improve and expand the current program that provides financial incentives to homeowners for home upgrades. This would require an annual budget allocation and would be overseen by a city staff person and/or a community development authority. The program can be targeted in several different ways, depending on the areas of greatest need:

TARGET INCENTIVES

ROOF REPAIR &
REPLACEMENT

SIDING
REPLACEMENT

PAINT

GARAGE
REPAIR OR
REPLACEMENT

DRIVEWAY/
SIDEWALK
REPAIR OR
REPLACEMENT

DUMP VOUCHERS

POSITIONING OUR NEIGHBORHOOD FOR REINVESTMENT

MAINTAIN AFFORDABLE LIVING

ATTRACT NEW BUSINESSES TO A SUPPORTIVE BUSINESS CLIMATE

OUR GOALS

BECOME A STRONGER CANDIDATE AREA FOR
SMALL- AND MID-SIZED DEVELOPMENT

TRANSITION AGING AND OBSOLETE USES TO NEW USES

WHY?

While much of our neighborhood fabric remains strong and contributes to the community, there are areas that need redevelopment and infill development to build value for the area.

OUR VISION

We envision a neighborhood that experiences gradual investment along its main corridors with the repurposing of older buildings and possible new construction on some sites. As investment becomes apparent through possible ownership transitions, momentum will shift to increasing investment and renaissance of the neighborhood. The area is considered an affordable place to live and the intent of the plan is to retain that as an asset and build off of that strength.

OUR STRAT

WHAT LOCALS CAN DO

RESIDENTS AND BUSINESSES

ACTION 3A PATRONIZE BUSINESSES

Shopping locally and eating-out at nearby restaurants helps the local economy. When you find a good business in the neighborhood, consider promoting it to friends and commenting on social media.

ACTION 3B SUPPORT DEVELOPMENT PROJECTS

Support development projects. As investments for new projects are proposed, residents should consider supporting investments that might stimulate further investment from businesses and compel a homeowner to repair their home or property. Not all uses contribute to the neighborhood and may even reinforce a stigma that might deter future investments. Residents should work through their neighborhood association to create a supportive business climate.

ACTION 3C RECRUIT BUSINESSES

Residents are consumers and recruiters. Many work, shop, and seek entertainment in other communities. When we find a restaurant or store that we like, we need to comment to the manager that they should consider being part of the positive changes happening in South Central.

ACTION 3D PARTICIPATE IN THE PLANNING PROCESS

Property owners are notified about some proposed development changes on nearby properties, and so too are the neighborhood associations. Leaders in the neighborhood should encourage residents to participate in the planning process by committing to better communication. Residents should act as champions of community projects that better their neighborhood. This commitment to participate in the planning process should be matched by commenting at public hearings.

DEVELOPERS

ACTION 1

CONSIDER THE GOALS OF THIS PLAN

When deciding how to develop or redevelop a site in the South Central Neighborhood, developers should seek input from the city and neighborhood early in the process. Developers should recognize that the neighborhood is vulnerable to gentrification and share how their project addresses the topic.

ACTION 2

SUPPORT DEVELOPMENT OF AFFORDABLE HOUSING

Wichita has a shortage of new affordable housing. The Great Recession led to many homes being purchased below market rate, making it difficult for builders to compete in the marketplace with the increasing price of building materials. These conditions have left a gap in the city's inventory of housing that is affordable. Candidate sites for affordable housing include vacant lots

within the neighborhood, underused lots like dilapidated motels and car lots, and the northwest area of the neighborhood near the riverfront. The redevelopment of the northwest area (see page 27) should be developed as a single project, consider multi-family housing, and leverage the proximity of the trail as an amenity.

DID YOU KNOW?

Over the last 50 years, industrial businesses grew significantly along the rail lines in the eastern portion of the South Central Neighborhood. Most of these industrial businesses were located on relatively small lots with little or no building setbacks, with residential uses typically only separated by an alley. Industrial businesses continued to grow at a relatively steady pace, and today, nearly all of the properties along the rail lines in the neighborhood are developed with warehouses and other industrial buildings. The lack of buffers between these industrial businesses and residences is a major issue affecting the quality of life of neighborhood residents. Through community activism and leadership, many of the problems that have plagued the South Central Neighborhood have started to be resolved since the 1995 plan was prepared.

WHAT THE CITY CAN DO

ACTION 3E ENCOURAGE A COMMUNITY DEVELOPMENT CORPORATION

Encourage a Community Development Corporation to be involved in the neighborhood. A Community Development Corporation, or CDC, is a nonprofit organization that undertakes challenges ranging from providing social services, to developing low-income housing, to initiating commercial and retail activity.

Wichita has several Community Development Corporations that could be models for the neighborhood or the neighborhood could be incorporated as an expansion of their programing. Power CDC focuses on providing community redevelopment in central-northeast Wichita. The boundaries for their focus include the area from 29th Street to Central Street, from Oliver Street to Washington Street. The organization has contributed to establishing a full-service

supermarket, affordable housing, and college scholarship. Similarly, Downtown Wichita is a private 501(c)3 non-profit corporation that focuses on downtown. Both organizations focus strictly within their boundaries yet aim to make Greater Wichita an even better place to live. Establishing a CDC for the South Central area could be an initial beginning that broadens to include other neighborhoods with similar needs.

ACTION 3F LEVERAGE AVAILABLE INCENTIVE MECHANISMS TO ENCOURAGE INVESTMENT, LIKE OPPORTUNITY ZONE AND TAX INCREMENT FINANCING

Wichita should consider providing incentives to residential and commercial property owners who update and upgrade their facilities, particularly businesses so that they can remain competitive in the Metro's marketplace. Any incentives to be considered for projects should occur prior to the development review process and should adhere to goals of this plan.

ACTION 3G PROVIDE INCENTIVES FOR UPGRADES TO COMMERCIAL PROPERTIES

The City should consider providing incentives to commercial property owners who upgrade their facilities. Also, developers who exceed the minimum requirements for new projects may need additional financial assistance to ensure success. Projects should build on the surrounding assets and businesses. Any incentives to be considered for projects should be discussed with city staff prior to the development review process. Target incentive areas for investment are shown in the map.

Targeted incentive areas are subject to change. Some of these sites include older motels and car lots. Check out the potential enhancements for Harry Street and Broadway.



WHAT IS AN OPPORTUNITY ZONE?

The U.S. Department of Treasury has designated part of the South Central Neighborhood as a Qualified Opportunity Zone. Opportunity Zones are a new economic development tool enacted by the Federal Tax Cuts and Jobs Act of 2017 that offer local citizens the opportunity to invest back into their communities and proactively be a part of the solution to problems such

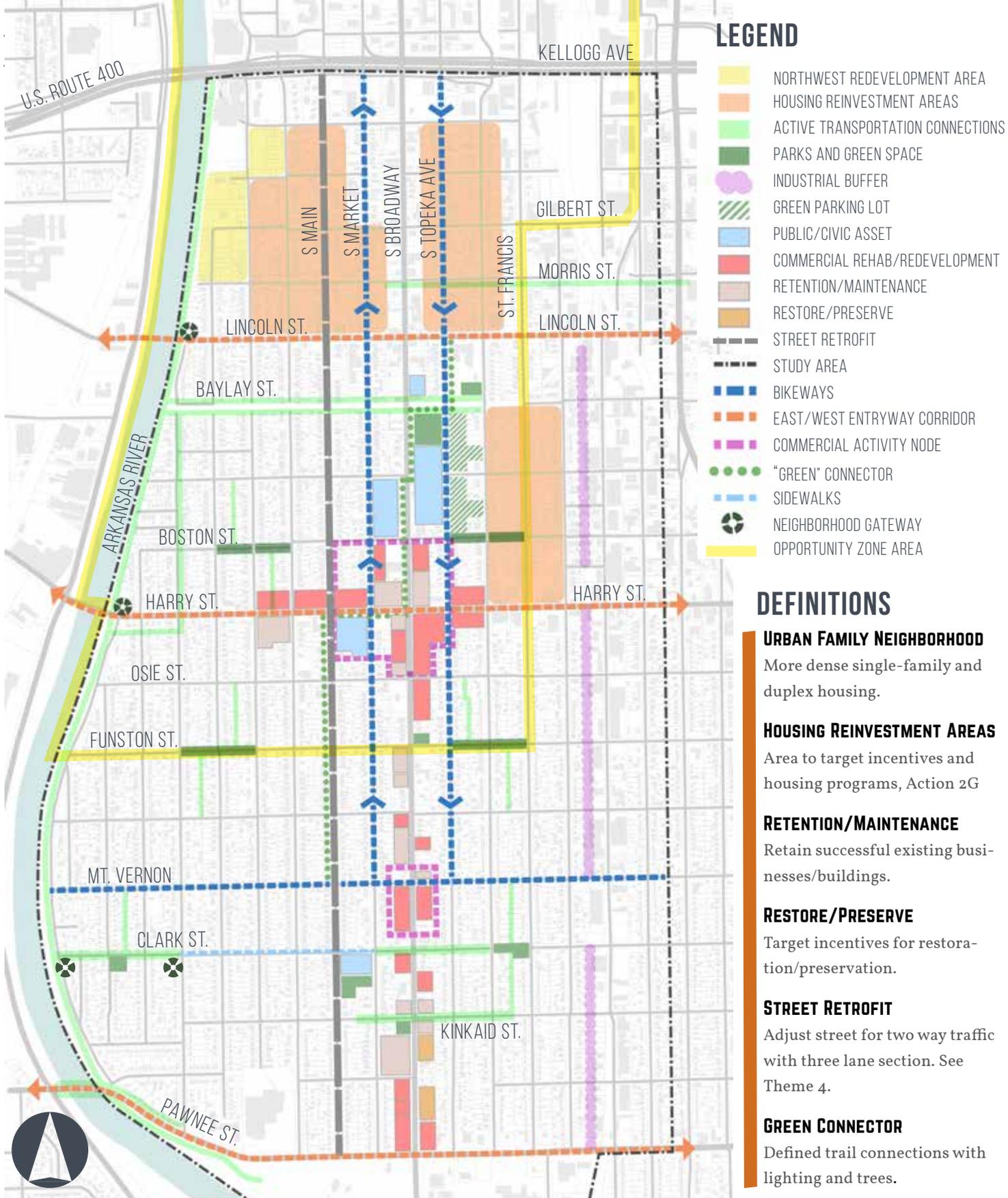
as population decline, lack of jobs, and crumbling infrastructure. The program provides deferral and reduction of capital gains taxes when the gain is invested in a Qualified Opportunity Fund and maintained for at least five years. Additional tax incentives are available for investments held for periods of seven and 10 years.



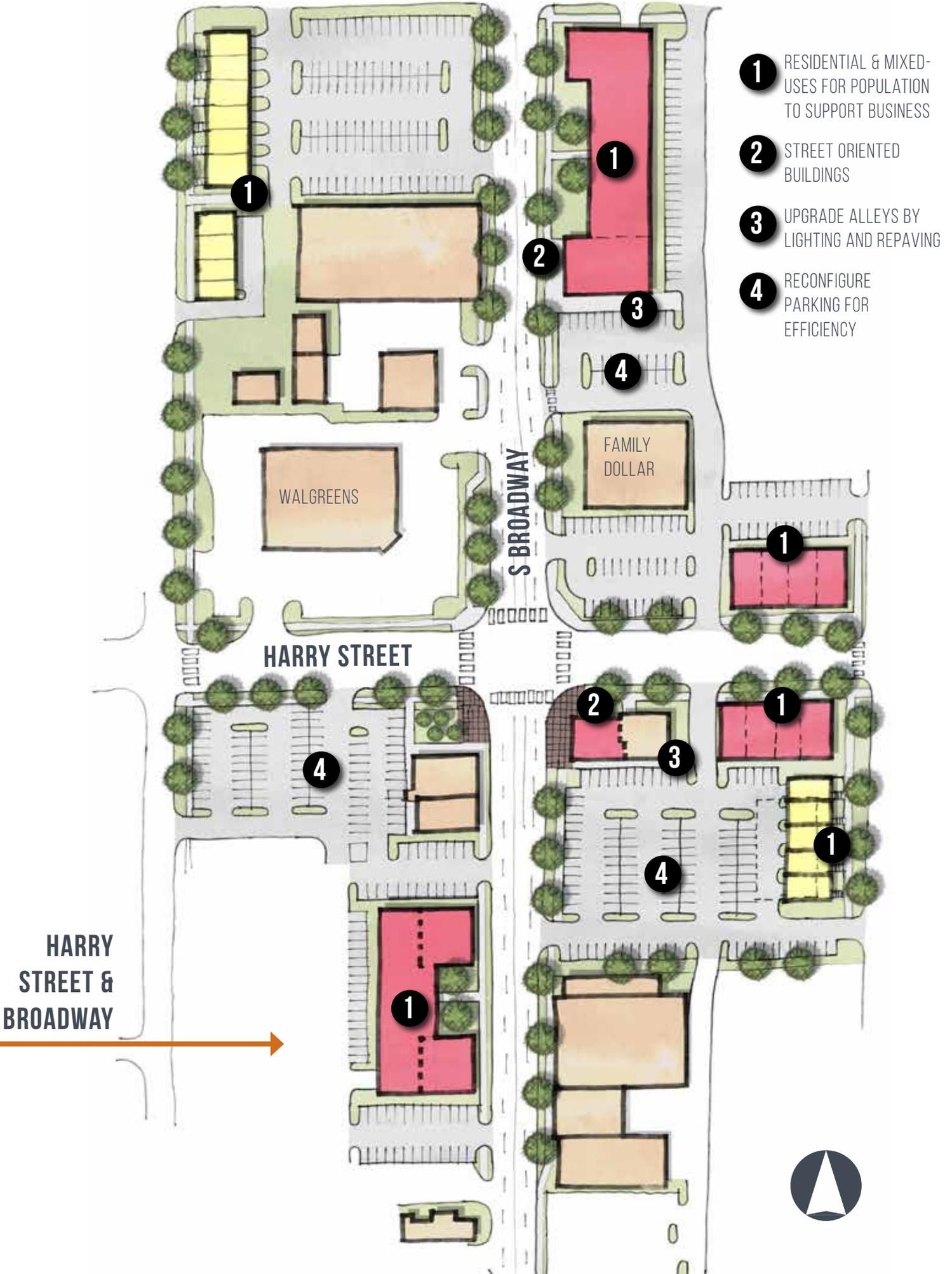
THE AREA DESIGNATED FOR AN OPPORTUNITY ZONE INCLUDES THE AREA NORTH OF FUNSTON STREET TO DOWNTOWN AND FROM THE ARKANSAS RIVER TO ST. FRANCIS STREET.

The housing along Clark Street, east of the Greenway Boulevard, could be an initial reinvestment area. The street, which is now a dirt road, could have gateway features at Greenway Boulevard and improved to be walkable yet shared with vehicles.

Incentives in Action 3B should concentrate on rehabilitation and new development for the adjacent properties. The open lot at Clark Street and Exchange Street could be improved to a small park to help facilitate reinvestment.



Targeting enhancements for the crossroads of major streets like Harry Street and Broadway could result in a catalytic reaction. The diagram on the right shows how new development could emerge for underused sites to complete gaps and stimulate more activity for the area. New construction should be built closer to the street at less than 15 feet from property lines, rather than set back to help frame the district, while parking could be reoriented to serve multiple properties.



ACTION 3H
ASSEMBLE PROPERTY
FOR REDEVELOPMENT

The city should facilitate through partnering agencies to acquire obsolete and abandoned properties to manage and transfer for reinvestment, taking cues from the land banking recommendations in the Wichita Places for People Plan. These properties may include abandoned buildings, dilapidated motels and used car lots. Assembling properties that are contiguous could be later sold to a developer that would build a higher-density development project, such as multi-family housing or mixed-use development. This plan does not commit the city to take action to land bank property.

ACTION 3I
ADOPT DESIGN GUIDELINES
FOR NEW DEVELOPMENT IN
OLDER NEIGHBORHOODS

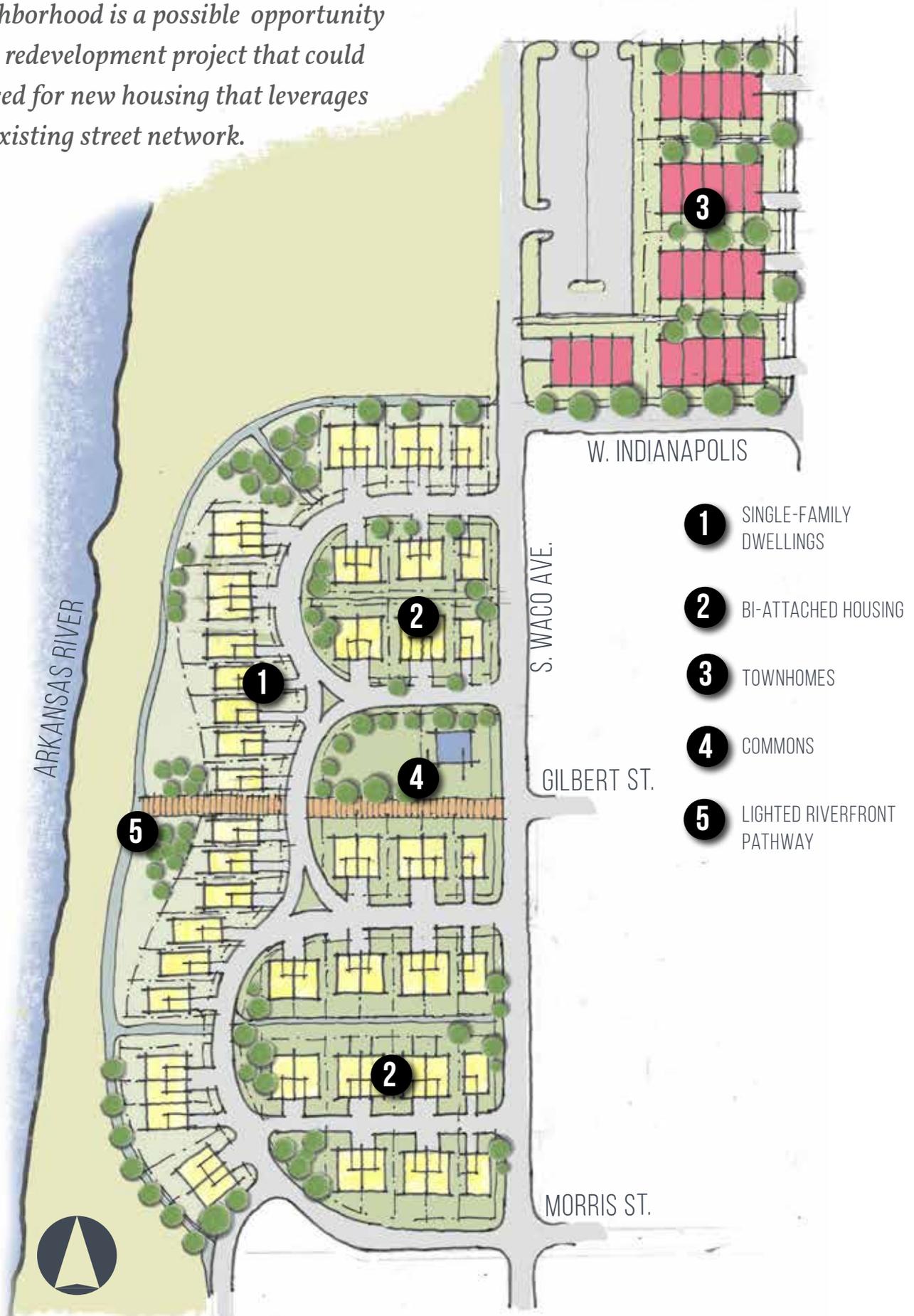
Adopt design guidelines for new development in older neighborhoods, taking reference from and coordination with the Wichita Places for People Plan. As new development is proposed, the developer should consider the context and character of the neighborhood. The Delano Neighborhood Plan includes design guidelines for new construction. These guidelines can be adapted for other older neighborhoods in Wichita like South Central and be approved as an amendment to the city's zoning regulations. Conditions to consider include the architectural style, setback, and garage. For example, conventional suburban homes with garages in front (snout houses) and modern homes with flat roof lines do not fit the architectural character of the historic neighborhood and should be prohibited.

ACTION 3J
MAINTAIN AND ENFORCE THE
LAND USE GUIDE MAP AND
LOCATIONAL GUIDELINES

This plan must build from previous planning efforts by including the Land Use Guide Map and Locational Guidelines found on pages 28-31. This action allows the city to provide guidance for decision-making when proposals for new development are received.

NORTHWEST AREA DEVELOPMENT IDEA

The northwest area of the South Central Neighborhood is a possible opportunity for a redevelopment project that could be used for new housing that leverages the existing street network.



LAND USE CATEGORIES

The administrative function of this plan needs a Future Land Use Map. Many of the land use categories reflect existing land uses in the neighborhood as the neighborhood is well-established. Other land use categories reflect the desired outcomes of neighborhood redevelopment.

LOW-DENSITY RESIDENTIAL

The predominate land use in the neighborhood is low-density residential, which consists of single-family, detached dwellings that are typically developed at a gross density of less than 10 dwelling units per acre. Accessory dwelling units and duplexes could be appropriate in locations where compatibility with surrounding single-family uses can be maintained. This plan intends to protect existing low-density residential uses from encroachment by incompatible land uses.

COMPACT RESIDENTIAL

Compact residential includes residential areas with a gross density of 10 dwelling units per acre or more. Multiple dwelling units are appropriate and include: single-family detached, single-family attached, duplex, townhouse, and apartment. Existing individual residential properties developed with compact residential uses are not shown on the "Land Use Guide Map." Rather, this category indicates areas of contiguous development of numerous small lots or large individual lots with compact residential uses.

MIXED-USE RESIDENTIAL

Mixed-use residential includes areas originally developed with low-density residential uses that have transitioned to commercial use due to strip commercial zoning along arterial streets. Commercial development for low-intensity uses is encouraged and includes: office, neighborhood-serving commercial uses, and specialty retail. Mixing commercial and residential uses is encouraged, such as apartments located above shops or offices. Commercial uses that preserve existing single-family structures are particularly encouraged.

COMMERCIAL

Commercial development are located at major intersections, along highways and arterial streets. These areas can support higher-intensity commercial uses such as auto-oriented retail, major retail, and/or office centers and regional-serving commercial uses, including chain hotels and restaurants.

INDUSTRIAL

Industrial consist of employment-based uses, such as manufacturing, research, and warehousing. Resource processing industries should be limited to locations where appropriate buffers from residential uses are provided.

INSTITUTIONAL

Institutional includes schools, non-profit agencies, churches, museums, and government facilities.

PARKS & OPEN SPACE

Park and Open Spaces include developed parks and public open space including Lincoln Park and riverfront.

COMMERCIAL REDEVELOPMENT NODE

Commercial Redevelopment Node includes lots fronting Broadway that can be combined with lots across the alley to create a larger redevelopment project. Commercial uses may include medium-intensity commercial, such as community-destination retail and restaurant uses that are developed in a node rather than a strip commercial pattern. The node should have consolidated access points to public streets, and commercial structures should be interconnected and constructed with high-quality architecture and landscaping.

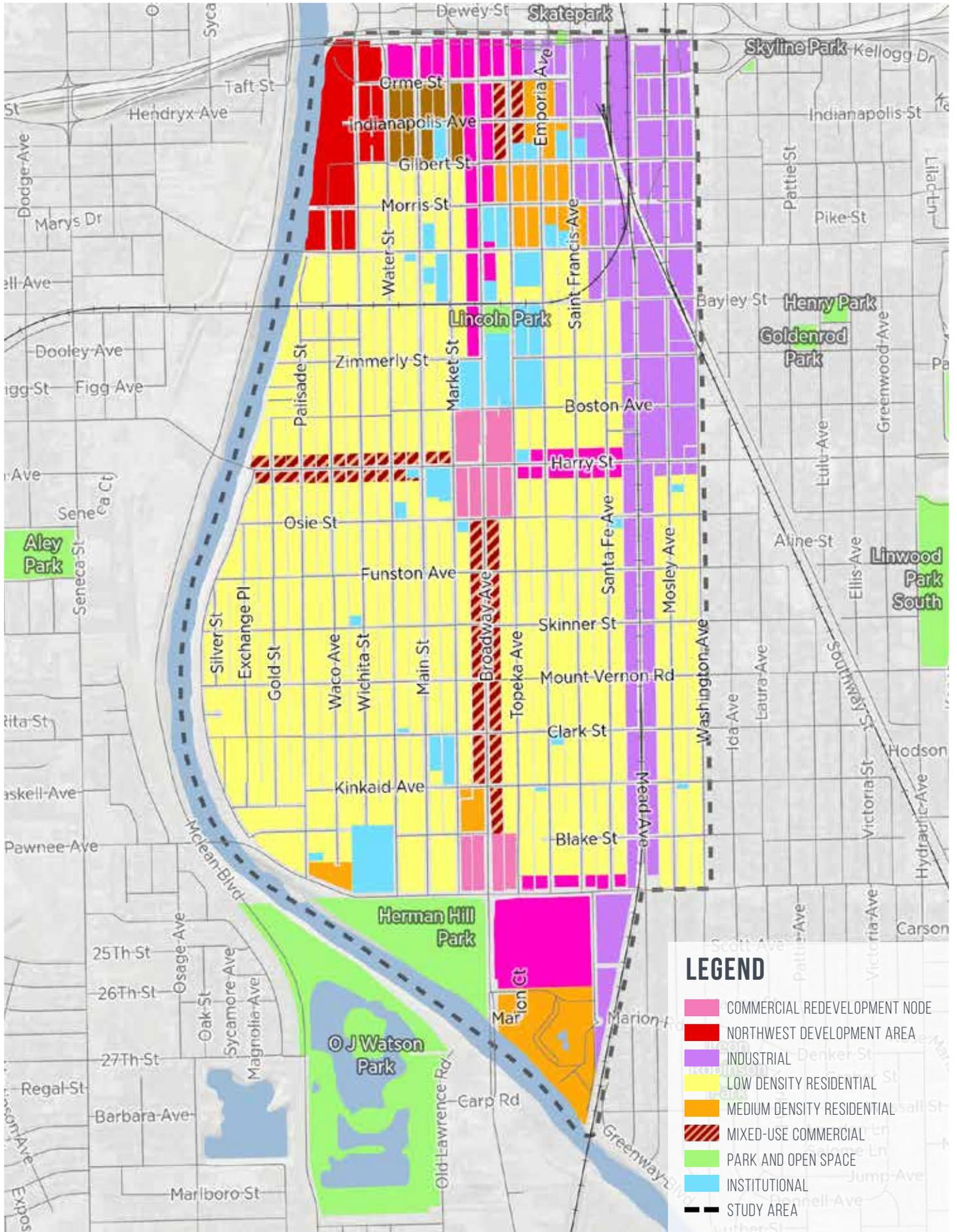
RESIDENTIAL REDEVELOPMENT DISTRICT

Residential Redevelopment District includes a specific opportunity area where residential redevelopment consisting of multi-family, townhouse-style dwellings linked by pedestrian greenways to the proposed East Bank River Center and WaterWalk is encouraged.

NORTHWEST REDEVELOPMENT AREA

The Northwest Redevelopment includes a specific area where mixed-use redevelopment is encouraged along the riverfront. Uses shown in the concept on page 27 include bi-attached housing and small lot single family residential. Bi-attached housing is residential development similar to a duplex, but with lot line separating units.

FUTURE LAND USE MAP



LOCATION GUIDELINES

Policies of the Land Use Plan are intended to protect existing low-density residential uses from encroachment by incompatible land uses. The Guidelines represent best planning practices that encourage desirable patterns of development, strive for compatibility of land use, and promote attractive urban design principles. The guidelines establish the framework Land Use Guide Map and provide policy guidance for future decisions for rezoning and changes to development standards while being flexible.



The “Location Guidelines” of the South Central Neighborhood Land Use Plan supplement the “Location Guidelines” contained in The Wichita-Sedgwick County Comprehensive Plan. Where the “Location Guidelines” of the South Central Neighborhood Land Use Plan and The Wichita-Sedgwick County Comprehensive Plan are inconsistent, the “Location Guidelines” of the South Central Neighborhood Land Use Plan apply.

- The “Least Desirable Land Uses” for the neighborhood include motels, bars, used car lots, and resource processing industries.
- The “Most Desirable Land Uses” for the Neighborhood include residential, parks and open space, institutional uses, neighborhood-serving retail, specialty retail, restaurants, medical services, professional offices, personal care/improvement services, and high-employment commercial and industrial uses.
- “Least Desirable Land Uses” should be restricted to properties that currently permit the use by-right. Changes in zoning classification and approval of Conditional Use Permits that allow “Least Desirable Land Uses” are strongly discouraged.
- Changes in zoning classification and approval of Conditional Use Permits should be accompanied by conditions of approval, if necessary, to mitigate any negative impacts of signage, traffic, lighting, and noise on adjacent properties; to encourage architectural compatibility with the surrounding area; and to establish landscaping, screening, and/or buffering to maintain compatibility among uses.
- Changes in zoning classification in areas indicated as appropriate for “Mixed-Use Commercial” on the “Land Use Guide Map” should be to NR, Neighborhood Retail or a more restrictive zoning classification.
- The preservation of historic resources is particularly encouraged, including adaptive reuse in accordance with the “Land Use Guide Map” and “Locational Guidelines.”
- The “Property Development Standards,” “Supplementary Use Regulations,” and “Site Development Regulations” of Wichita-Sedgwick County Unified Zoning Code and the requirements of the “Landscape Ordinance” and “Sign Code” should be strictly followed for the “Least Desirable Land Uses” or any land use proposed to be established in a manner that is inconsistent with the recommendations of the “Land Use Guide Map” and “Locational Guidelines.” A reduction or waiver of these requirements should be reserved for instances where the use of an existing single-family residential structure is converted to commercial use in an area identified as appropriate for “Mixed-Use Commercial” on the “Land Use Guide Map” or for instances where a “Most Desirable Land Use” is proposed to locate in accordance with the recommendations of the “Land Use Guide Map” and “Locational Guidelines.”
- Any reduction or waiver of the requirements of the “Property Development Standards,” “Supplementary Use Regulations,” “Site Development Standards,” “Landscape Ordinance,” or “Sign Code” should be accompanied by conditions of approval, if necessary, to mitigate any negative impacts of signage, traffic, lighting, and noise on adjacent properties; to encourage architectural compatibility with the surrounding area; and to establish landscaping, screening, and/or buffering to maintain compatibility among uses.

ENHANCING THE EXPERIENCE OF MOVING AROUND THE NEIGHBORHOOD

OUR GOALS

IMPROVE THE APPEARANCE AND FUNCTION OF MAJOR CORRIDORS

CREATE A CONNECTED SIDEWALK NETWORK, ESPECIALLY ALONG ARTERIAL ROADS, SCHOOLS, PARKS, RAILS, RIVER, AND RETAIL

PROVIDE SAFE AND PLEASANT STREETS THAT ALLOW TRAVEL BY CAR, FOOT, OR BICYCLE

WHY?

Streets are South Central's largest public space, provide the first impression for many visitors, and have a daily impact on how people view the area.

Well-maintained streets, landscaping, street furniture, public art, and other attractive features should be considered an investment in community character and a tool to attract customers and development.

Streets should be safe and accommodate walkers, bicyclists, and bus riders, as well as drivers. The physical design of streets influences the behaviors and safety of all users. Wide, multi-lane, one-way streets encourage speeding and should be calmed through design. The first impression of the South Central Neighborhood, by way of Main Street, has long been a concern for neighborhood pride and is arguably a deterrent for some to invest in nearby businesses and homes. Improving the corridor, even if subtle changes, will improve the street's appearance and thereby influence perceptions of the area.

OUR VISION

We envision a refreshed front door to the neighborhood that conveys that the health of the area is changing – improving for the better. The commitment for improvement is matched between the city, its businesses, and residents to give the neighborhood a comfortable feel for walking and bicycling, attracting people who want to have the convenience of living near downtown yet have access to a variety of retail services.

WHAT LOCALS CAN DO

ACTION 4A UPDATE THE NEIGHBORHOOD BRAND

Cities often update their logo and brand. Similarly, South Central should update their brand to identify themselves on banners, flyers and general marketing.

ACTION 4B LOBBY FOR CIRCULATION ENHANCEMENTS

The city has many street improvement projects that are overseen by the Bicycle and Pedestrian Advisory Board and residents can campaign for their projects to become a higher priority. This plan presents possible enhancements that can be implemented over time. Yet without engagement from the residents and businesses, the projects may take further time to realize. Likewise, residents can campaign the city to prepare a lighting study.

ACTION 4C REPORT STREET & SIDEWALK DEFICIENCIES TO THE CITY

Let the city know about trouble spots for vehicle conflicts and poor conditions, or where there is a lack of safe pedestrian and bicycle routes. Often issues are unknown and need to be brought to the attention of administrators. Residents can report public property deficiencies to the Access Wichita website. The city will inspect the problems and program for their improvement. However, reporting issues does not obligate the city to resolve it with various other funding priorities.



ACTION 4D TURN ON THE PORCH LIGHT

Adding additional lighting along neighborhood streets is a significant expense for the neighborhood. However, neighborhood streets with porch lights turned on provide better visibility and sense of security.

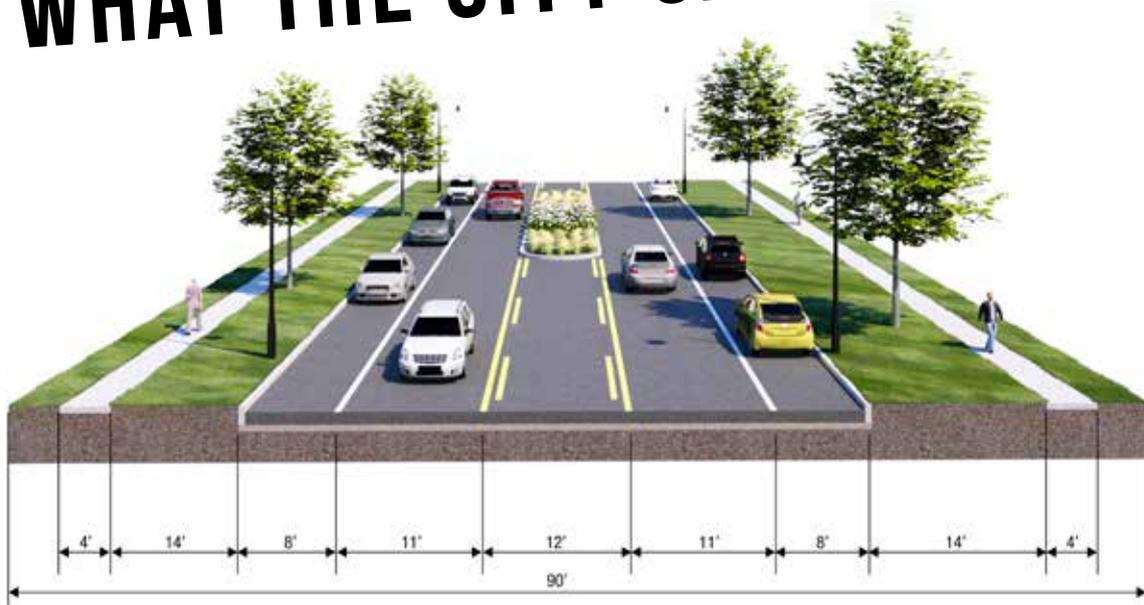


COMMUNITY INVESTMENTS PLAN

“Take better care of what we already have. Similarly, this plan identifies possible improvements for influencing people’s perception of the area.” - Resident.

OUR STRATEGI

WHAT THE CITY CAN DO



“The redesign of Main Street retains the curb in place and converts the street from one-way to two-way circulation with a center turn-lane. The median or non-elevated median similar to the Douglas Design District could be established to provide landscaping and vehicle separation. Ensuring a continuous sidewalk setback from the curb allows for a landscaped edge and space for walkers.”

ACTION 4E

PRIORITIZE CIRCULATION IMPROVEMENTS TO STUDY IMPROVEMENTS IN MORE DETAIL

The city has many improvement projects throughout the city. One or several concepts in this plan could be advanced for further study and implementation through its Capital Improvement Program.

ACTION 4F

REDESIGN MAINSTREET

Converting Main Street from one-way to two-way will provide greater accessibility for moving along one of South Central’s major corridors.



ACTION 4G

BUILD NEW SIDEWALKS THAT CONNECT MAJOR INSTITUTIONS

The redevelopment concept on page 24 identifies critical pathways that connect some of South Central's civic institutions, including schools, churches, and social services. Establishing this spine route can lend a framework that feeds into adjacent neighborhood streets, providing greater connectivity.

ACTION 4H

FACILITATE A RETREE PROGRAM

Many of Wichita's older neighborhoods have mature trees lining the street. In some places, trees have died leaving a gap in the neighborhood's tree canopy. Having a canopy of trees is desirable for all neighborhood streets. As a first priority, planting trees along major collectors will have significant influence on the perception of the adjacent neighborhood by both residents and visitors. Also, creating a pleasant approach to schools and parks will encourage parents to select South Central as their new neighborhood as they are prospecting houses to raise their children.

ACTION 4I

IMPROVE STREET LIGHTING

Street lighting for South Central meets the city's standard spacing, yet residents feel that lighting is insufficient. Dark areas contribute to people's perceived sense of safety for the area. The city should study converting lights to LED and phasing in more lights to collector and local streets.

CREATING PLACES FOR ALL

OUR GOALS

ESTABLISH A SERIES OF GREEN SPACES FOR NEW NEIGHBORHOOD OPEN SPACE

TRANSFORM OUR ALLEYS FROM AREAS OF DETRACTIONS TO ATTRACTIONS

CELEBRATE OUR PROXIMITY TO THE RIVERFRONT AND DOWNTOWN

WHY?

The South Central Neighborhood has several signature public spaces for gathering like the Fire Fighters Museum, Lincoln Park, and Herman Hill Park. Despite these, the neighborhood has significantly less park space than the city's standard and residents frequently comment that they want more convenient spaces sprinkled throughout the area. Our public spaces are opportunities where people can interact, play, and enjoy the outdoors, especially with our proximity to one of the city's greatest resources - the river!

OUR VISION

We envision a neighborhood where people walk to parks routinely and for special events, visit with their neighbors while strolling down the street, tend to community gardens, and explore the Riverfront connecting to downtown and across the river. Our neighborhood is alive!

WHAT LOCALS CAN DO?

ACTION 5A

DEVELOP A PLAN FOR THE BOSTON COMMONS PILOT PROJECT

A frequent statement by residents is the lack of convenience to park spaces in the neighborhood. Lincoln Park, Herman Hill Park, and OJ Watson Park are accessible, yet are more often places to drive to rather than walk. The concept of building commons throughout the neighborhood emerged as a possible solution.

WHAT ARE THESE COMMONS?

Commons convert a section of the street from the alley to the cross street. The alley itself can be improved for pedestrians to support greater connection into surrounding blocks. The commons could be mirrored on both sides of the cross street to create an even larger space.

The commons pilot project will only be realized through strong support from residents. The residents adjacent to each space gain a park next to their home as an amenity for themselves and future owners, while residents in the neighborhood gain a new location for them to be outdoors.

The pilot project can begin as a temporary installation that could be retained or returned to its original state after its pilot status. Alternatively, the pilot could become a permanent installation, enhanced with more amenities and durable features. The functionality and performance of the space could warrant additional commons being constructed in the neighborhood.

PROGRAM

The program for each commons can be unique. Establishing the program and design warrants their own process and should have buy-in from neighbors. Some spaces may be passive areas with flowers and walkways, while others may be active with playgrounds.

POSSIBLE LOCATIONS

Commons include areas along Boston, Funston, and Clark. Other locations can be considered.

BOSTON STREET

- Between Water Street and Waco Street
- Between St. Francis Street and Topeka Avenue

FUNSTON STREET

- Between Palisade Street and Wichita Street
- Between St Francis St and Topeka Avenue

CLARK STREET

- Between Emporia Street and St. Francis Street

**THIS IS JUST A
CONCEPT, AN
IDEA OF ONE
POSSIBILITY.**



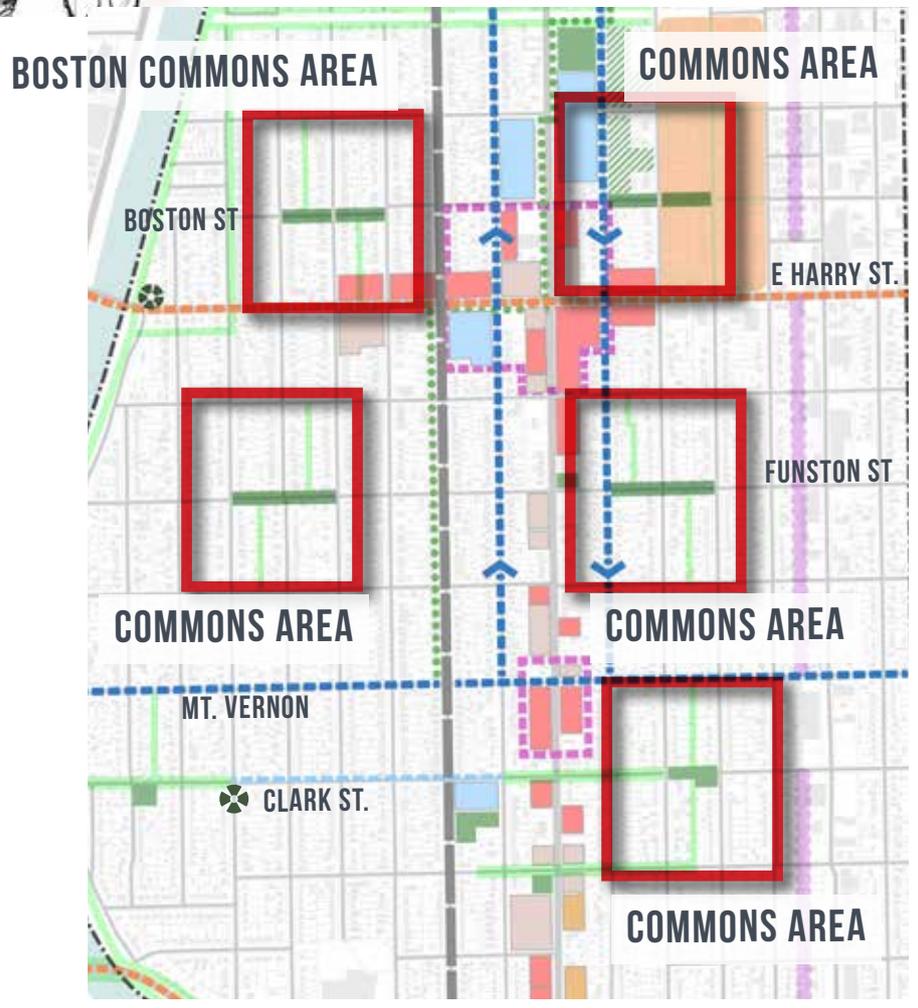
BOSTON COMMONS POSSIBILITY

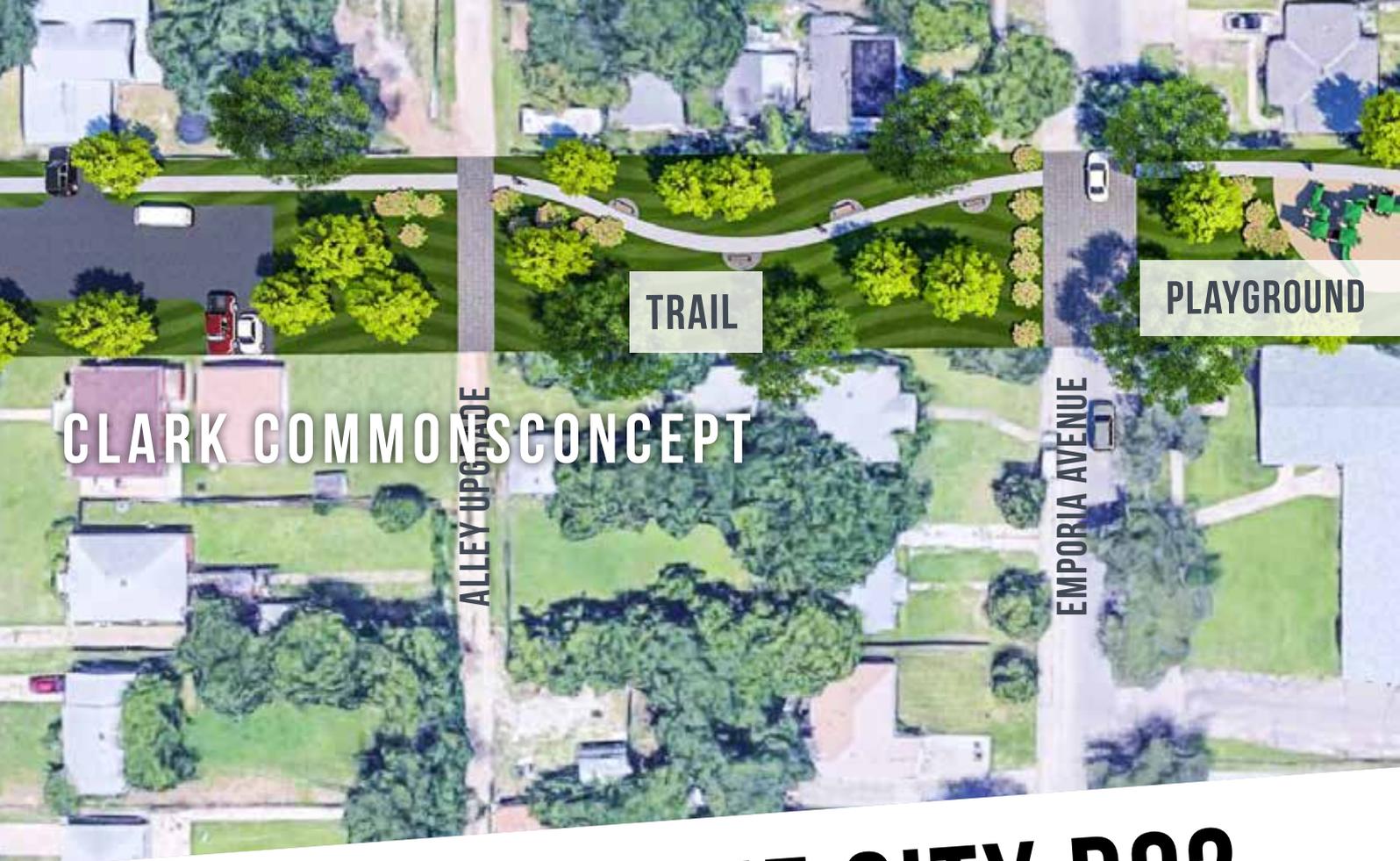


BOSTON AVE.



WEST CLARK ST.





TRAIL

PLAYGROUND

ALLEY UPGRADE

EMPORIA AVENUE

CLARK COMMONS CONCEPT

WHAT CAN THE CITY DO?

ACTION 5B COMMIT TO STUDYING THE BOSTON COMMONS PILOT PROJECT

Pending neighborhood interest, the city could advance the study of the Boston Commons as a pilot project, a linear park on Boston Street. After the project's completion, the city will need to evaluate its usage and impact on traffic to determine if the pilot project is a template for exploring future Commons in the community. Any future design should include nearby residents to determine the space's feasibility and use.

ACTION 5C CREATE A CONTINUOUS PATHWAY FROM THE DAM TO HERMAN HILL PARK

The Arkansas River is a significant natural amenity for the City of Wichita that has been leveraged as a catalyst for reinvestment in downtown. Likewise, it could be leveraged to stimulate investment in the South Central Neighborhood while providing greater connectivity in the community. The trail along the river stretches from South Riverside Park, past Veterans Park and A Price Woodward Jr Park to the Lincoln Street at Bayley Street. From here, the trail follows the railroad tracks east to end at St. Francis Street. A plan should be developed to explore the continuation of the trail adjacent to the riverfront.



**RECREATIONAL
FIELD**

ST FRANCIS AVENUE

**ACTION 5D
IMPLEMENT INTERIM
RIVERFRONT PATHWAY**

The timeline for commissioning a study and building the riverfront trail is uncertain. As an interim step, Palisade Street from the railroad tracks to Harry Street should be signed as a connector route to Herman Hill Park. Signage should direct users where to cross Harry Street to link to Greenway Boulevard by way of an upgraded alley. The Greenway Boulevard should be retrofitted for active transportation.



EXISTING TRAIL

RAILROAD

**BICYCLE
BOULEVARD**

S PALISADE ST.

**NEW RIVERFRONT
TRAIL**

S PALISADE ST.

S HARRY ST.

**GREENWAY BOULEVARD
CONNECTION**

ALLEY UPGRADE



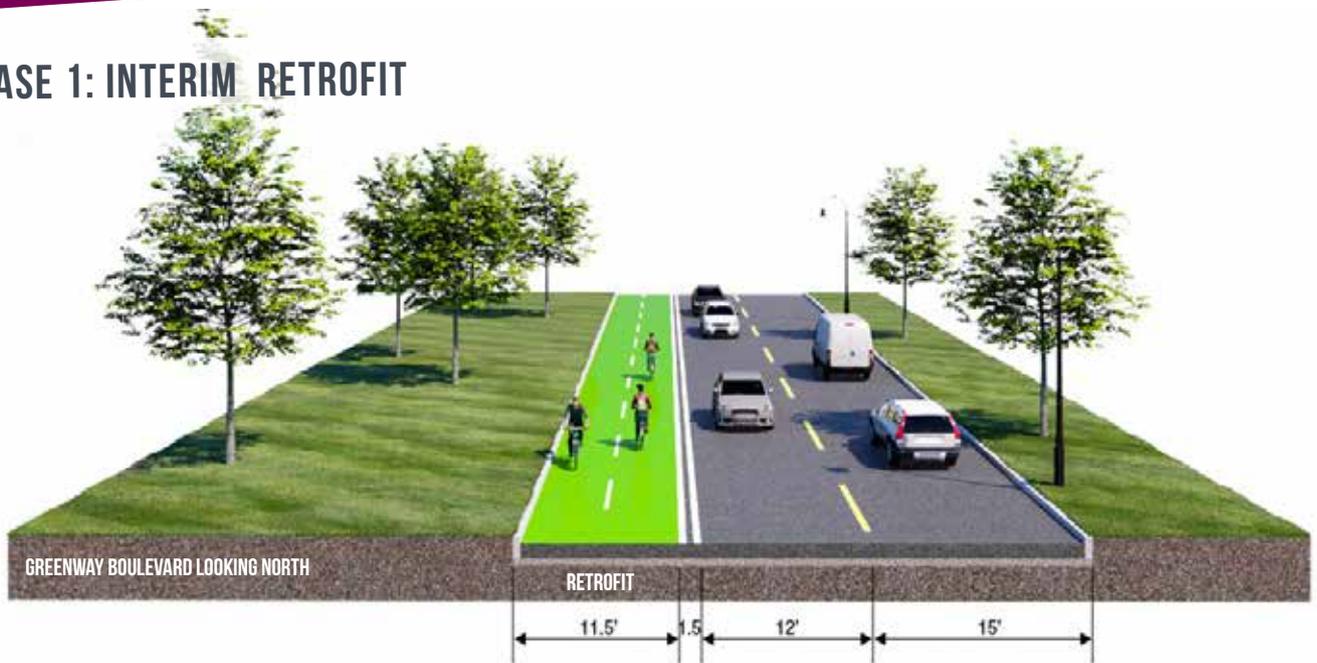
WHAT CAN THE CITY DO?

(CONTINUED)

ACTION 5E RETROFIT GREENWAY BOULEVARD FOR ACTIVE TRANSPORTATION

Greenway Boulevard is a wide street that could accommodate an on-street pathway. Restriping the street and even painting the pathway will alert motorists of the presence of slower-moving space. Some cities have placed bollards and temporary curbs between the trail and traffic lane to create further separation. This improvement could be an interim solution to a later permanent trail following the roadway.

PHASE 1: INTERIM RETROFIT



PHASE 2: RIVERFRONT TRAIL ADDITION



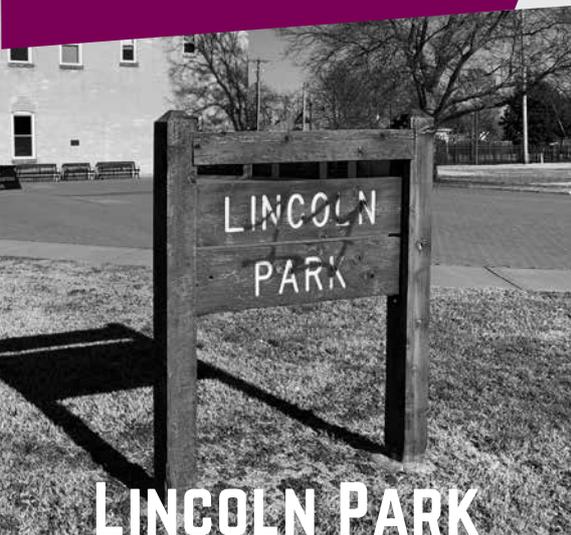
ACTION 5F BUILD CLARK PARK

The open lot at the southeast corner of Clark Street and Exchange Street could be converted into a small neighborhood park that sits adjacent to an improved Clark Street. The street itself can be a continuation of the park, designed for pedestrians and leading to the new riverfront trail.

OUR PARKS!

Lincoln Park and Herman Hill Park are South Central Neighborhood's signature parks.

Lincoln Park, a 2.7-acre park, is located on Broadway, immediately south of the Bayley rail and pedestrian pathway. It contains the Kansas Firefighters Museum, an interactive water fountain, and playground equipment.



LINCOLN PARK

Herman Hill Park, a 31.5-acre park, is located at Broadway and Pawnee and contains the Water Center, a disc golf course, and playground equipment.



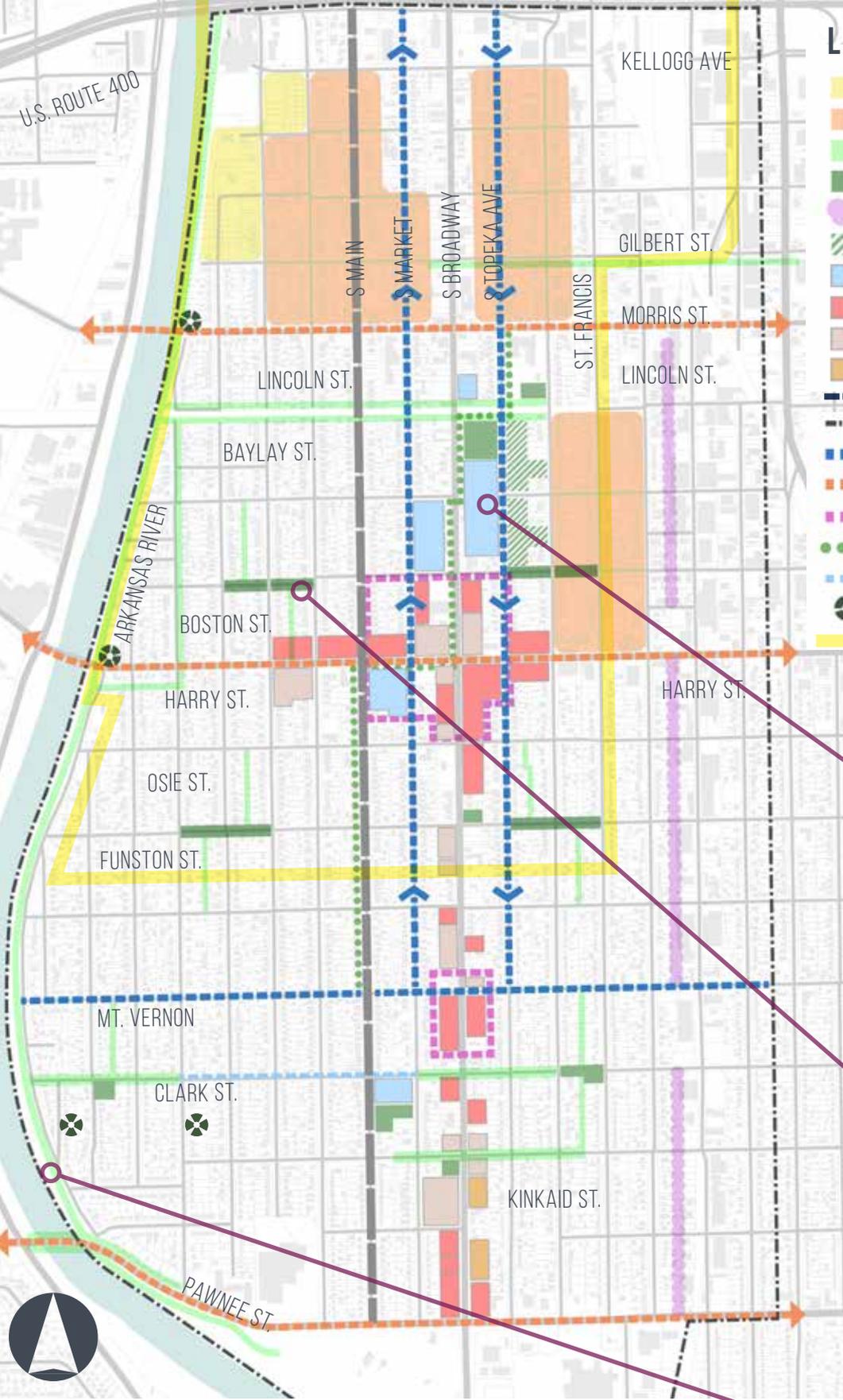
HERMAN HILL PARK

A skate park is located underneath the Kellogg overpass at St. Francis.

In addition to parks, the South Central Neighborhood has open space along the Arkansas River, which runs the along the entire western and southern borders of the neighborhood. The neighborhood is also served by pedestrian and bicycle paths that run through the Bayley rail corridor, and is indirectly served by a path along the west bank of the Arkansas River.



SKATE PARK



LEGEND

- URBAN FAMILY NEIGHBORHOOD
- HOUSING REINVESTMENT AREAS
- ACTIVE TRANSPORTATION CONNECTIONS
- PARKS AND GREEN SPACE
- INDUSTRIAL BUFFER
- GREEN PARKING LOT
- PUBLIC/CIVIC ASSET
- COMMERCIAL REHAB/REDEVELOPMENT
- RETENTION/MAINTENANCE
- RESTORE/PRESERVE
- STREET RETROFIT
- STUDY AREA
- BIKEWAYS
- EAST/WEST ENTRYWAY CORRIDOR
- COMMERCIAL ACTIVITY NODE
- "GREEN" CONNECTOR
- SIDEWALKS
- ⊗ NEIGHBORHOOD GATEWAY
- OPPORTUNITY ZONE AREA

LINCOLN PARK



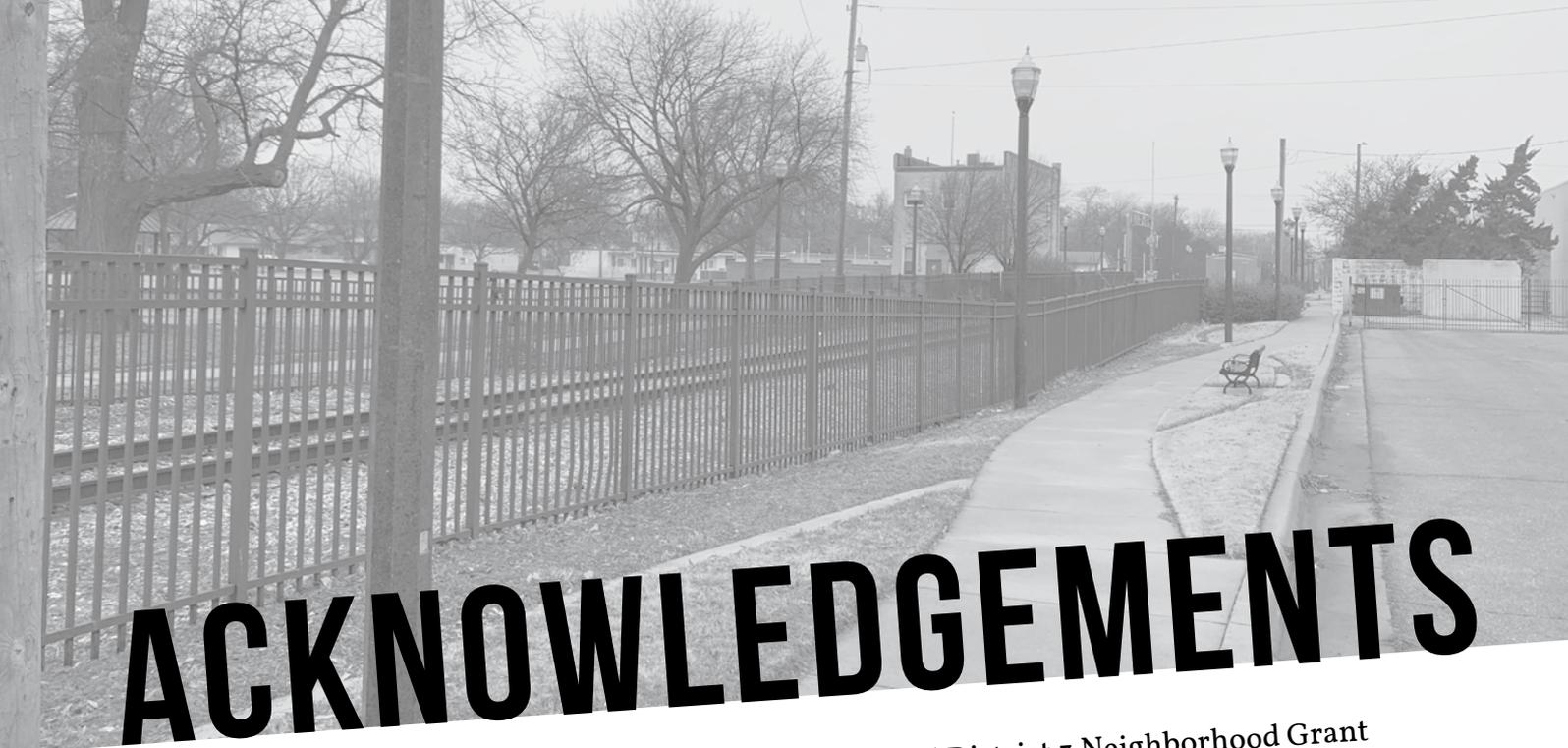
IMMANUAL BAPTIST CHURCH



RIVERFRONT TRAIL



INVEST IN QUALITY OF OUR COMMUNITY LIFE
*The people of the South Central Neighborhood
 have a lot to celebrate and we want more.*



ACKNOWLEDGEMENTS

Funding for this project is provided by the City Council District 3 Neighborhood Grant and was administered by the Wichita-Sedgwick County Planning Department. Special thanks to the residents and businesses of the South Central Neighborhood for their commitment and excitement for seeing the betterment of their community.

MAYOR

Jeff Longwell

CITY COUNCIL

- Brandon Johnson, *District I*
- Becky Tuttle, *District II*
- James Clendenin, *District III*
- Jeff Blubaugh, *District IV*
- Bryan Frye, *District V*
- Cindy Claycomb, *District VI*

STAFF

- Matthew Williams, *Project Manager*
- Scott Knebel AICP, *Planning Manager*
- Mary M. Hunt AICP, *Principal Planner*

CONSULTANT TEAM

RDG Planning & Design
www.RDGUSA.com

Professional Engineering Consultants
www.PECI.com

SOUTH CENTRAL PLAN ADVISORY COMMITTEE

- Adam Barlow-Thompson, *Representing the Neighboring Movement*
- Janet Price, *President of the South Central Neighborhood Association*
- Nolan Nez, *Representing District III*
- Cindy Miles, *Representing the MAPC*
- David Gear, *Representing Local Non-Profit*
- Catherine Johnson, *Representing DAB III*
- Jeff Jones, *Representing Local Developer*
- Teresa Cooks, *Representing District III*
- Richard Schodorf, *Representing Local Developer*
- Pastor Ricardo Harris, *Representing Local Church*

SUPPORTING DOCUMENTATION

Visit the city's website to view the existing conditions report and survey results that contributed to the development of this plan.



**CERTIFICATION OF AMENDMENT
TO THE
WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN**

I, Dale Miler, Director of the Metropolitan Area Planning Department, and Secretary for the Metropolitan Area Planning Commission, hereby certify that the attached amendment to *The Wichita-Sedgwick County Comprehensive Plan* is a true and correct copy of the amendment approved by the Metropolitan Area Planning Commission on December 9, 2019.



Dale Miller, Director
Metropolitan Area Planning Department

RESOLUTION

**WICHITA-SEDGWICK COUNTY METROPOLITAN AREA
PLANNING COMMISSION**

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 et seq., the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita in 2015 and Sedgwick County in 2016, and amended in 2017 and 2019; and

WHEREAS, the Comprehensive Plan may be amended as needed to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 18, 2018 did initiate the development of the *South Central Neighborhood Plan* to document an agreed upon revitalization strategy for South Central; and

WHEREAS, before the adoption of any Comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 et seq. to hold a public hearing; and

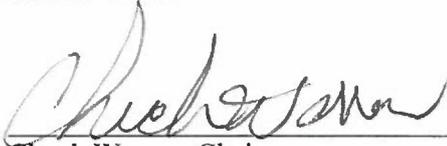
WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City newspaper on November 14, 2019 and County newspaper on November 13, 2019, of a public hearing on said area plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on December 5, 2019, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said area plan;

NOW, BE IT THEREFORE RESOLVED, the Wichita-Sedgwick County Metropolitan Area Planning Commission hereby adopts the *South Central Neighborhood Plan* as an official amendment to the Wichita-Sedgwick County Comprehensive Plan; and

BE IT FURTHER RESOLVED, that notice of this action be transmitted to the City Council of the City of Wichita and to the Sedgwick County Board of County Commissioners for their consideration and adoption.

ADOPTED at Wichita, Kansas, this 5th day of December 2019.



Chuck Warren, Chair
Wichita-Sedgwick County
Metropolitan Area Planning Commission

Attest:

Approved as to Form:



Dale Miller, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission



Jennifer Magaña, Director of Law
City of Wichita

(130004) PUBLISHED IN THE WICHITA EAGLE ON Jan. 17, 2020

ORDINANCE NO. 51-170

AN ORDINANCE ADOPTING THE SOUTH CENTRAL NEIGHBORHOOD PLAN, AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN.

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 *et seq.*, the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita in 2015 and Sedgwick County in 2016, and amended in 2017, 2018, and 2019; and

WHEREAS, the Comprehensive Plan may be amended, as needed, to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 18, 2018 did initiate the development of the South Central Neighborhood Plan to document an agreed upon revitalization strategy for South Central; and

WHEREAS, before the adoption of any Comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City newspaper on November 14, 2019 of a public hearing on said plan area; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on December 5, 2019, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said plan area, and approved a resolution adopting the South Central Neighborhood Plan, as an amendment to The Wichita-Sedgwick County Comprehensive Plan.

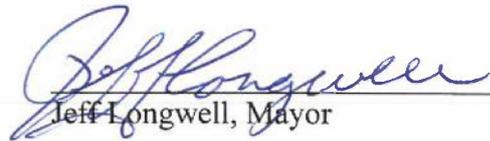
NOW THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. The City of Wichita hereby adopts the South Central Neighborhood Plan, as an amendment to The Wichita-Sedgwick County Comprehensive Plan; and

SECTION 2. Notice of this action shall be transmitted to the Sedgwick County Board of County Commissioners and to all other taxing subdivisions in the planning area that request a copy of the plan.

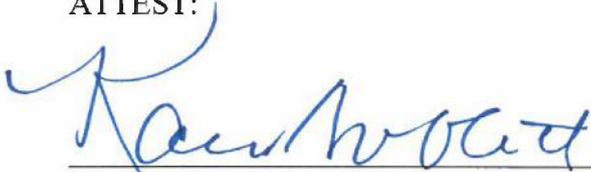
SECTION 3. This ordinance shall become effective and be in force from and after its adoption and publication once in the official City newspaper.

ADOPTED at Wichita, Kansas, this Jan. 14, 2020.



Jeff Longwell, Mayor

ATTEST:



Karen Sublett, City Clerk



Approved as to form:



Jennifer Magaña, Director of Law



LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
453697	0004529497		(130004)	\$50.40	1	84

Attention: Jamie Buster

CITY OF WICHITA/CLERKS OFFICE
455 N MAIN ST FL 13
WICHITA, KS 67202

In The STATE OF KANSAS
In and for the County of Sedgwick
AFFIDAVIT OF PUBLICATION

1 Insertions

Beginning issue of: 01/17/2020

Ending issue of: 01/17/2020

STATE OF KANSAS)

.SS

County of Sedgwick)

LEGAL PUBLICATION

(130004)
PUBLISHED IN THE WICHITA EAGLE
ON January 17, 2020
(0004529497)

ORDINANCE NO. 51-170
AN ORDINANCE ADOPTING THE SOUTH
CENTRAL NEIGHBORHOOD PLAN AS AN
AMENDMENT TO THE WICHITA-SEDGWICK
COUNTY COMPREHENSIVE PLAN.

WHEREAS, pursuant to the authority granted by
the statutes of the State of Kansas, in K.S.A. 12-747 et
seq., the Wichita-Sedgwick County Metropolitan Area
Planning Commission developed a Comprehensive Plan,
adopted by the City of Wichita in 2015 and Sedgwick
County in 2016, and amended in 2017, 2018, and 2019; and

WHEREAS, the Comprehensive Plan may be
amended, as needed, to ensure it reflects timely and
relevant information and the needs of the community;
and

WHEREAS, the Wichita-Sedgwick County
Metropolitan Area Planning Commission, on October
18, 2018 did initiate the development of the South Central
Neighborhood Plan to document an agreed upon
revitalization strategy for South Central; and

WHEREAS, before the adoption of any
Comprehensive Plan or amendment thereto, the
Wichita-Sedgwick County Metropolitan Area Planning
Commission is required by K.S.A. 12-747 to hold a public
hearing; and

WHEREAS, the Wichita-Sedgwick County
Metropolitan Area Planning Commission did give
notice by publication in the official City newspaper
on November 14, 2019 of a public hearing on said plan
area; and

WHEREAS, the Wichita-Sedgwick County
Metropolitan Area Planning Commission, on December
5, 2019, did hold a public hearing at which a quorum
was present, and did hear all comments and testimony
relating to said plan area, and approved a resolution
adopting the South Central Neighborhood Plan, as
an amendment to The Wichita-Sedgwick County
Comprehensive Plan.

NOW THEREFORE BE IT ORDAINED BY THE
GOVERNING BODY OF THE CITY OF WICHITA,
KANSAS:

SECTION 1. The City of Wichita hereby adopts the
South Central Neighborhood Plan, as an amendment
to The Wichita-Sedgwick County Comprehensive Plan;
and

SECTION 2. Notice of this action shall be transmitted
to the Sedgwick County Board of County Commissioners
and to all other taxing subdivisions in the planning area
that request a copy of the plan.

SECTION 3. This ordinance shall become effective
and be in force from and after its adoption and
publication once in the official City newspaper.
ADOPTED at Wichita, Kansas, this January 14, 2020.

Jeff Longwell, Mayor

ATTEST:

Karen Supple, City Clerk
Approved as to form:

Jennifer Muehle, Director of Law

Tony Berg, of lawful age, being first duly
sworn, deposes and saith: That he is
Record Clerk of The Wichita Eagle, a daily
newspaper published in the City of Wichita,
County of Sedgwick, State of Kansas, and
having a general paid circulation on a daily
basis in said County, which said
newspaper has been continuously and
uninterruptedly published in said County for
more than one year prior to the first
publication of the notice hereinafter
mentioned, and which said newspaper has
been entered as second class mail matter
at the United States Post Office in Wichita,
Kansas, and which said newspaper is not a
trade, religious or fraternal publication and
that a notice of a true copy is hereto
attached was published in the regular and
entire Morning issue of said The Wichita
Eagle from 1/17/2020 to 01/17/2020.

I certify (or declare) under the penalty of
perjury that the foregoing is true and correct.

(Signature of Principal Clerk)

DATED: 1/17/2020

Notary Public Sedgwick County, Kansas

JENNIFER RAE BAILEY
Notary Public - State of Kansas
My Appt. Expires 10/14/2024

Published in the Derby Informer on _____

RESOLUTION NO. 008-2020

A RESOLUTION ADOPTING THE SOUTH CENTRAL NEIGHBORHOOD PLAN, AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN.

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 et seq., the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita in 2015 and Sedgwick County in 2016, and amended in 2017, 2018, and 2019; and

WHEREAS, the Comprehensive Plan may be amended, as needed, to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 18, 2018 did initiate the development of the *South Central Neighborhood Plan* to document an agreed upon revitalization strategy for South Central; and

WHEREAS, before the adoption of any comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official County newspaper on November 13, 2019, of a public hearing on said plan area; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on December 5, 2019, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said plan area, and approved a resolution adopting the *South Central Neighborhood Plan*, as an amendment to *The Wichita-Sedgwick County Comprehensive Plan*.

NOW, BE IT THEREFORE RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, under the authority granted in K.S.A. 12-747, the Sedgwick County Board of County Commissioners hereby adopts the *South Central Neighborhood Plan*, as an amendment to *The Wichita-Sedgwick County Comprehensive Plan*; and

SECTION II. That upon taking effect, a notation of this amendment to the Comprehensive Plan shall be entered in the official Comprehensive Plan records in the offices of the Metropolitan Area Planning Department.

SECTION III. Notice of this action shall be transmitted to the Wichita City Council, and to all other taxing subdivisions in the planning area which request a copy of the plan.

SECTION IV. This resolution shall become effective upon its passage and publication once in the Official County Newspaper.

Commissioners present and voting were:

PETER F. MEITZNER AYE
MICHAEL B. O'DONNELL, II AYE
DAVID T. DENNIS AYE
LACEY D. CRUSE AYE
JAMES M. HOWELL AYE

DATED this 15 day of January, 2020
2019.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS



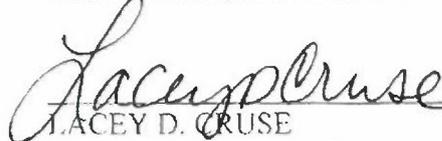
DAVID T. DENNIS, Chairman
Commissioner, Third District



PETER F. MEITZNER
Commissioner, First District



MICHAEL B. O'DONNELL, II
Commissioner, Second District



LACEY D. CRUSE
Commissioner, Fourth District



JAMES M. HOWELL
Commissioner, Fifth District

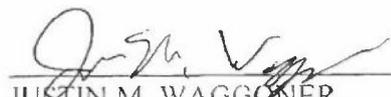
ATTEST:



KELLY B. ARNOLD
County Clerk



APPROVED AS TO FORM:


JUSTIN M. WAGGONER,
Assistant County Counselor

Legal Publication

(Published in The Derby Informer on January 22, 2020)

RESOLUTION NO. 008-2020

A RESOLUTION ADOPTING THE SOUTH CENTRAL NEIGHBORHOOD PLAN, AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN.

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 et seq., the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita in 2015 and Sedgwick County in 2016, and amended in 2017, 2018, and 2019; and

WHEREAS, the Comprehensive Plan may be amended, as needed, to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission on October 18, 2018 did initiate the development of the South Central Neighborhood Plan to document an agreed upon revitalization strategy for South Central; and

WHEREAS, before the adoption of any comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official County newspaper on November 13, 2019, of a public hearing on said plan area; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on December 5, 2019, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said plan area, and approved a resolution adopting the South Central Neighborhood Plan, as an amendment to The Wichita-Sedgwick County Comprehensive Plan.

NOW, BE IT THEREFORE RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law under the authority granted in K.S.A. 12-747, the Sedgwick County Board of County Commissioners hereby adopts the South Central Neighborhood Plan, as an amendment to The Wichita-Sedgwick County Comprehensive Plan; and

SECTION II. That upon taking effect, a notation of this amendment to the Comprehensive Plan shall be entered in the official Comprehensive Plan records in the offices of the Metropolitan Area Planning Department.

SECTION III. Notice of this action shall be transmitted to the Wichita City Council, and to all other taxing subdivisions in the planning area which request a copy of the plan.

SECTION IV. This resolution shall become effective upon its passage and publication once in the

Official County Newspaper.

Commissioners present and voting were:

PETER F. MEITZNER AYE
MICHAEL B. O'DONNELL, II AYE
DAVID T. DENNIS AYE
LACEY D. CRUSE AYE
JAMES M. HOWELL AYE

DATED this 15th day of January, 2020.

BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

DAVID T. DENNIS, Chairman
Commissioner, Third District

PETER F. MEITZNER,
Commissioner, First District

MICHAEL B. O'DONNELL, II
Commissioner, Second District

LACEY D. CRUSE
Commissioner, Fourth District

JAMES M. HOWELL
Commissioner, Fifth District

ATTEST:

KELLY B. ARNOLD, County Clerk

APPROVED AS TO FORM:

JUSTIN M. WAGGONER,
Assistant County Counselor

DID YOU KNOW?

The South Central Neighborhood is one of Wichita's oldest neighborhoods. By the early 1900s most of the South Central Neighborhood had been subdivided for urban development, and the neighborhood was a rapidly growing residential neighborhood served by street car lines transporting people to their jobs in downtown and throughout the community.

One of the feature attractions of the early neighborhood was the Fair Grounds, which were located along the east bank of the Arkansas River near the south end of the neighborhood (in close proximity to present-day Pawnee Avenue).

For decades, the South Central Neighborhood was almost exclusively a residential neighborhood, with some small, predominately neighborhood-serving, businesses located primarily along major streets and a few industrial businesses located along rail lines. The residential areas were almost fully developed prior to World War II, while the remainder of the housing was constructed in the south end of the neighborhood during the post-World War II housing boom. Today, the South Central Neighborhood remains predominately a residential neighborhood consisting primarily of single-family houses. However, the routing of U.S. Highway 81 (present-day Broadway Avenue) and the rail lines led to changes in the character of the neighborhood over the last 50 years. Today, the neighborhood also contains a large number of commercial businesses and industrial enterprises that serve the region.

The tremendous growth in the use of the automobile during the 1950s and 1960s resulted in significant changes to the South Central Neighborhood. As traffic increased on Highway 81, many of the houses along the highway were torn down and were replaced with highway-serving commercial businesses such as motels, restaurants, and service stations. By the 1970s, most of the properties along the highway had been converted from residential to commercial use. The same also occurred along U.S. Highway 54 after it was routed along Kellogg Avenue at the north end of the neighborhood during the 1960s. In the 1980s, the rerouting of Highway 81 along the newly opened I-135 decreased the demand for commercial businesses along Broadway. Many of the motels became havens for prostitution and many service stations and other businesses became vacant, many of which subsequently were converted to used car lots. These changes had significant and detrimental impacts on the South Central Neighborhood and are some of the major issues that community leaders have been working hard to address for decades.