

## District VI Advisory Board Minutes

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Wednesday  
May 18, 2016  
6:30 PM

Evergreen Park & Recreation Center  
2700 N. Woodland, Wichita, KS 67204  
Lounge Clubroom

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The District VI Advisory Board meeting was held at 6:30 p.m. at the Evergreen Park & Recreation Center Lounge Clubroom 2700 N. Woodland, Wichita, KS 67204. Council Member Miller, 10 District Advisory Board members, three staff members and five citizens attended.

### **Members Present**

Gregory Boyajian  
Cindy Claycomb  
Scott Dunakey  
Carmen Gard  
Josef Hamilton  
Steve Mason  
Linda Matney  
Denise O'Leary-Siemer  
Deborah Sanders  
Joel Weihe  
Council Member Janet Miller

### **Staff Present**

Scot Rigby, Economic Development  
Scott Knebel, MAPD  
Janet Johnson, Office of Community Services

### **Members Absent**

### **Call to Order**

**Council Member Miller** called the meeting to order.

### **Approval of Minutes**

The minutes for May 2, 2016, were approved with one correction.

**\*\*\*\*\*Action: Received and file**

### **NEW BUSINESS**

#### **Delano Catalyst Site**

**Scot Rigby, Development Services Director and Assistant City Manager, and Scott Knebel, Metropolitan Area Planning**, gave a presentation on a plan for the City to put out a request for proposal/qualifications, on two parcels of property generally located just south of the new Central Library site.



**Rigby** said staff will bring a request to City Council in June asking them to authorize the drafting and release of a RFQ/RFP for both Site A and B. He said providing the option to solicit interest on both sites creates a larger developable area and potential for great interest/options for development potential.

He explained the City is not obligated to accept any of the offers and respondents can propose on just one, or on both sites. Priority will be given to developments that coordinate development on both properties, are immediately ready to develop and bring a unique mixed use development to the area. He said the respondents will be required to improve the multi-use path as part of their proposed development.

DAB members had the following questions/comments:

C: A public gathering space with round picnic tables with umbrellas would be a nice feature.

Q: Regarding the path, is it rail banked? A: No. C: We need to make sure that we maintain whatever have previously been planned for that.

C: My concern is about making it a private development. Once it goes private it can become anything; it may be green today but gone tomorrow. A: We can make it a requirement that the development include a public gathering spot. With more people living downtown, that would be reasonable.

DAB member asked that the City's RFP/RFQ process be explained. **Knebel** explained the process. C: I have concerns regarding the process. When you have all those commercial interests present, competing for the sites, who is the champion for maintaining green space and who stands up for what citizens want? What about this process is fair and equitable for citizens? Who represents the public interest in this process? A: The review committee is comprised of staff and citizens who use City Council approved criteria. **Rigby** offered members of DAB VI or the Delano Association to participate in the process.

?: How much influence does the Review Committee have? **Council Member Miller** responded by saying she had some questions about the process and pointed out that previously, the Review Committee only sends one option to City Council and it is after a letter of intent has been signed. She said she has had some preliminary conversations with the City Manager about the current process.

Q: Could you make green space a part of the RFP? A: Yes.

Q: Could both sites be designated as green space? A: Site A has been designated for development.

The public had the following comments:

**Mary Lou Rivers**, Delano, spoke at length about all of the accomplishments that have occurred in Delano. She also reviewed plans for the Chisholm Trail 150 year celebration. Rivers said she would like the space to be left open and they would like the ability to close down Sycamore Street for large, special events.

**Jim Martinson**, President of Delano United, pointed out conflicts between the Delano Neighborhood Plan and the more recent Downtown Development Plan. He pointed out that the bike trail has been in the CIP for the past 15 years – unfunded. He said the area lost five acres when the West Bank Stage area was privately developed by River Vista. He said it is the desire of Delano United that Site B be left out of the RFP and that it be a green space/park where events can be held. He said the area needs a minimum of 2.5 acres in order to accommodate the type of events they like to host. He pointed out they lost five acres of green space when the West Bank stage was privatized. He asked that the City keep site B out of the RFP/RFQ and designate it as a park area.

**Vincent Hancock**, Delano Business Association, echoed Martinson's remarks and asked that Site B be designated as a park area.

Discussion was returned to the Board.

Q: Is there a certain sized parcel that makes it work for a developer? A: It's difficult to put a # on it. Site A is 4.6 acres.

C: If you dictate how much and where has to remain green space, then you are eliminating creative proposals. The City would be better off if you could get a developer to design and create the green space.

C: I would rather start with green space set aside and if the remaining area absolutely doesn't work for development, then consider reducing it.

C: I don't want to see a big parking lot there. R: Right, that's not what we want either.

C: I don't want to sacrifice quality of life for dollars.

Two DAB members stated it was important to remain sensitive to Delano's wants.

**Sanders** made a motion to retain Site B as green space and include restrooms. Motion failed for lack of a second.

**Weihe/Dunakey** made a motion to Receive and File. Motion failed.

**\*\*\*\*\*Action Taken: Gard / Sanders made a motion to recommend what the Delano groups were asking for – that Site B be retained as green space. Motion carried: (7-3)**

**Updates from Council Member**

**Council Member Miller** announced the developer of the apartments at 33<sup>rd</sup> and Arkansas has received State Tax Credits for the project.

**ADJOURN**

The next DAB VI meeting will be held at 6:30 p.m. on Monday, June 6, 2016, at the Evergreen Park & Recreation Center, 2700 N. Woodland, Wichita, KS 67204.

Respectfully Submitted  
Janet Johnson, Office of Community Services

**Guests**

Council Member Bryan Frye  
Lonny Wright  
Vincent Hancock  
Jim Martinson  
Nancy