

DELANO

neighborhood revitalization

PLAN

MARCH, 2001



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 and Sedgwick in 1993, and amended in 1996 and 2000; 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 City of Wichita, in collaboration with the State of Kansas and neighborhood stakeholders, did initiate the development of the Delano Neighborhood Revitalization Plan to promote the stabilization and revitalization of the neighborhood, which is in need of new investment; 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

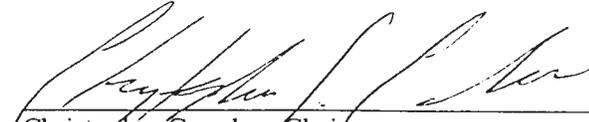
WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City and County newspaper on January 8, 2001, of a public hearing on said neighborhood plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on February 8, 2001, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said neighborhood;

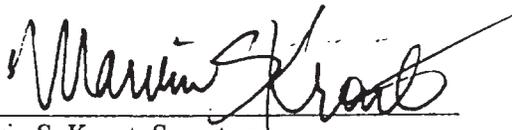
NOW, BE IT THEREFORE RESOLVED, the Wichita-Sedgwick County Metropolitan Area Planning Commission hereby adopts the Delano Neighborhood Revitalization Plan as an official amendment to the Wichita-Sedgwick County Comprehensive Plan; and

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 8th day of February, 2001.



Christopher Carraher, Chairman
Wichita-Sedgwick County
Metropolitan Area Planning Commission



Marvin S. Krout, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

Approved as to Form:



Gary E. Rebenstorf, Director of Law

PUBLISHED IN THE WICHITA EAGLE ON ___ March 24, 2001 ___

ORDINANCE NO. 44-896

AN ORDINANCE ADOPTING THE DELANO NEIGHBORHOOD REVITALIZATION 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 and Sedgwick County in 1993, and amended in 1996 and 2000; 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 City of Wichita, in collaboration with the State of Kansas and neighborhood stakeholders, did initiate the development of the Delano Neighborhood Revitalization Plan to promote the stabilization and revitalization of the neighborhood, which is in need of new investment; 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 and County newspaper on January 9, 2001, of a public hearing on said neighborhood plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on February 8, 2001, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said neighborhood, and adopted a resolution approving the Delano Neighborhood Revitalization Plan as a part of 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 Delano Neighborhood Revitalization 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 for its consideration, and to all other taxing subdivisions in the planning area which 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 MAR 20 2001



Bob Knight, Mayor

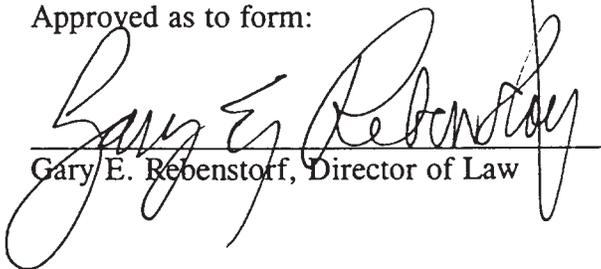
ATTEST:



Pat Burnett, City Clerk



Approved as to form:



Gary E. Rebenstorf, Director of Law

PUBLISHED IN THE DAILY REPORTER ON _____

RESOLUTION NO. 35-01

A RESOLUTION ADOPTING THE DELANO NEIGHBORHOOD REVITALIZATION 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 and Sedgwick in 1993, and amended in 1996 and 2000; 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 City of Wichita, in collaboration with the State of Kansas and neighborhood stakeholders, did initiate the development of the Delano Neighborhood Revitalization Plan to promote the stabilization and revitalization of the neighborhood, which is in need of new investment; and

WHEREAS, the revitalization of the older neighborhoods in the City of Wichita is deemed important and needed for the socio-economic health and well-being of Sedgwick County; 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 on January 9, 2001, of a public hearing on said neighborhood plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on February 8, 2001, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said neighborhood plan, and voted 10-0 to recommend adoption of the Delano Neighborhood Revitalization 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 Delano Neighborhood Revitalization Plan as an official 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:

BETSY GWIN	<u>aye</u>
TIM NORTON	<u>aye</u>
THOMAS G. WINTERS	<u>aye</u>
CAROLYN MCGINN	<u>aye</u>
BEN SCIORTINO	<u>aye</u>

DATED this 7th day of March, 2001.

BOARD OF COUNTY COMMISSIONERS OF
SEDGWICK COUNTY, KANSAS



Carolyn McGinn
CAROLYN MCGINN, Chair

Ben Sciortino
BEN SCIORTINO, Vice Chair

Betsy Gwin
BETSY GWIN, Commissioner

Tim R. Norton
TIM R. NORTON, Commissioner

Thomas G. Winters
THOMAS G. WINTERS, Commissioner

ATTEST:

Don Brace
DON BRACE
County Clerk

Robert W. Parnacott
ROBERT W. PARNACOTT
Assistant County Counselor

DELANO
NEIGHBORHOOD
REVITALIZATION PLAN

Prepared By:
LAW/KINGDON, INC.

Prepared For:
CITY OF WICHITA

March, 2001

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ACKNOWLEDGMENTS

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The City of Wichita

Bob Knight, *Mayor*

Chris Cherches, *City Manager*

Marvin Krout, *Director of Planning*

David Barber, *Chief Planner*

Raymond Ontiveros, *Principal Planner*

Rian Harkins, *Associate Planner*

Delano Steering Committee:

Representing the Wichita City Council, City Council Member Bill Gale,

Representing the MAPD, 2 members, David Barber and Ray Ontiveros

Representing the MAPC, 1 member, Chris Carraher,

Representing the Delano Clergy Association, Fr. Dan Andree & Pastor Brad Giddens,

Representing the Delano Business Association, Jeff Chapman & Mary Lou Rivers,

Representing the Delano Neighborhood Association, Ray Rancuret & Wayne Wells,

At Large Representatives, Tony Timpy, Mindy Johnson & Larry Brown,

Representing Friends University, Hervey Wright, VP,

Representing Kansas Masonic Homes, William "Buck" Fisher, Administrator.

Consultant Representatives:

Mr. Kurt R. Skinner, Mr. Jameel Al-Souqi and Mrs. Carisa McMullen

Other Contributors:

McCluggage, VanSickle and Perry - For providing the rendered plan images of the West Douglas Improvement Project

Ms. Kathy Morgan, MAPD - For providing valuable information on issues of historic preservation, housing, and overlay/historic district designations.

Introduction



Figure 1 **Delano Boundary Map**

Project Background

The Delano neighborhood is one of the oldest and most well established neighborhoods in the City of Wichita, and is located to the immediate west of the downtown area of Wichita. The neighborhood boundaries include: the Arkansas River on the north and east, Meridian and US 54 Highway on the west and south respectively (see Figure 1).

The Delano neighborhood is in a state of transition. Once known for its quality of life and thriving businesses, it is now facing increasing pressure from outlying areas, changes in business and demographics. US 54 Highway stopped running along Maple in the 1950's and Lawrence Lumber, a major construction retailer, left in the 1960's. The last hardware store left the West Douglas Strip in the early 1990's. Some stores have closed; others have been replaced with "thrift" and low budget stores. Declining home ownership and quality of housing combined with excessive industrial and commercial zoning caused many residents to worry about the fate of the area.

Fortunately, there are a lot of positive things about the Delano neighborhood. A diverse mix of retail still remains. The neighborhood contains an impressive array of established community institutions (i.e. Lawrence Dumont Stadium, the Masonic Home and Friends University), active civic organizations, churches, activity centers, parks, historic structures, homes and other businesses exemplify the richness and diversity of this area. The new Exploration Place science museum coupled with the proposed development of the River Corridor have provided a catalyst for the revitalization of the Delano Neighborhood.

Active members of the neighborhood and the City of Wichita recognized that the time was right to take a look at the neighborhood. Weaknesses had to be identified and addressed. Neighborhood strengths needed to be enhanced. It was time to start planning and to position the Delano neighborhood for a healthy and successful future.

The Planning Process

In early 1999, the Delano Neighborhood Association, the Delano Business Association and the Delano Clergy Association developed a partnership - referred to as the 3D - to focus on improving the neighborhood.

This group, working with staff from the Wichita-Sedgwick County Metropolitan Area Planning Department, developed an outline of goals and objectives for neighborhood development and revitalization. Area residents and business owners have been exceptionally vocal in expressing their needs and concerns, with active participation in neighborhood meetings. In 1999, the City of Wichita was successful in obtaining a neighborhood revitalization planning grant from the Kansas Department of Commerce and Housing to assist in the preparation of a neighborhood revitalization plan for Delano.

Law-Kingdon was retained in early 2000 to develop the neighborhood plan, working with a steering committee comprised of members of the Delano Neighborhood Association, the Delano Business Association, the Delano Clergy Association, Friends University, the Masonic Home and other concerned stakeholders.

Utilizing the initial SWOT (strength, weakness, opportunities & threats) and community visioning work initiated by the Delano community itself, several public workshops were

used as opportunities to discuss problems and issues in the area and assemble ideas for its future.

Both walking and driving tours of the neighborhood were conducted by the consultant team. Photographs were taken and base maps drawn. The existing environment of the study area was considered including storefronts, key historic homes and structures, the street and pedestrian environments, circulation patterns, and the condition of housing stock and infrastructure.

Although there was a great deal of pre-planning work that had been established with respect to preliminary (SWOT) and community visioning work (see Neighborhood Assessment & Analysis), the consultant designated one workshop to re-validate this work and ensure that no other opportunities or issues were overlooked. At a May 2000 workshop meeting, participants were asked to identify the most important key issues raised during the SWOT process. The following is a list of these key issues:

- Down zoning
 - Housing improvement and code enforcement
 - Preserving existing historic homes and other potentially significant structures
 - Business improvement and diversity in the area
 - Infrastructure improvements
 - More community services and other needed recreational activities

During the same workshop meeting, a vision statement was outlined with specific goals. Three subsequent neighborhood meetings were held to generate resident input to the plan. This planning process resulted in this Neighborhood Plan containing a framework for physical improvement, for new development, and for redevelopment opportunities. Neighborhood goals, recommended actions, and partnerships are also outlined in this plan (see Community Development).

The Delano Neighborhood

Historic Overview

Early residents were able to settle in the area as a result of the 1862 Homestead Act which required a payment of only \$50.00 to take up residence on 160 acres of land. From these early settlers, Delano developed as a separate city. Delano was named after Columbus Delano, Secretary of the Interior under President Ulysses S. Grant.

In 1872, the Delano area experienced noticeable growth associated with farmers bringing in wheat by wagon, cattle being driven across Lawrence family land and the opening of a new toll bridge at Douglas. In 1871, Jennison and Walker's Hotel and Saloon were opened. Red Beard and Rowdy Joe established themselves on the west bank in 1872, and new businesses developed along what was to become Douglas. For a brief period, Delano had a post office, but it was closed when Delano became annexed into Wichita in the late 1870's.

By 1885, new settlers began buying lots for homes and much of the land in Delano became desirable for residential uses. Within Delano, the earliest settlers were the brothers Enoch, Frank and Almon Dodge; Robert Lawrence; John McCormick; Otto Martinson and Judge Baldwin. The new Franklin School was completed in 1886. The Dodge family home was built in 1887 as were the Martinson and Lawrence homes. The Garfield University was built in 1887 (later renamed Friends University - est.1898, after a brief period of vacancy). The construction of the watch factory at St. Clair and Douglas was completed. Schuyler Crawford grocery store opened at Maple and Seneca. Many of Delano's streets were named after early settlers and their children. Exposition was named after the 1893 World Exposition in Chicago.

While the boom of 1884 was an exciting time for the west Wichita area of Delano, the City soon experienced economic recession. Many of the original settlers and early businesses went bankrupt. By 1889, the city had lost nearly half of its population. By the beginning of the 20th Century, oil and manufacturing development in the Wichita area generated another building boom which lasted until the Depression years. Shortly thereafter, Wichita would become know as the Air Capital of America because of its airplane manufacturing industry, with a portion of the industry based in Delano. World War II brought renewed prosperity to

Wichita. The aviation industry soon became the dominant industry in the city during the war.

Certainly, the colorful and rich history of Delano provides an essential element for the future of the neighborhood - a rich history and cultural heritage to be drawn upon, preserved, and promoted.

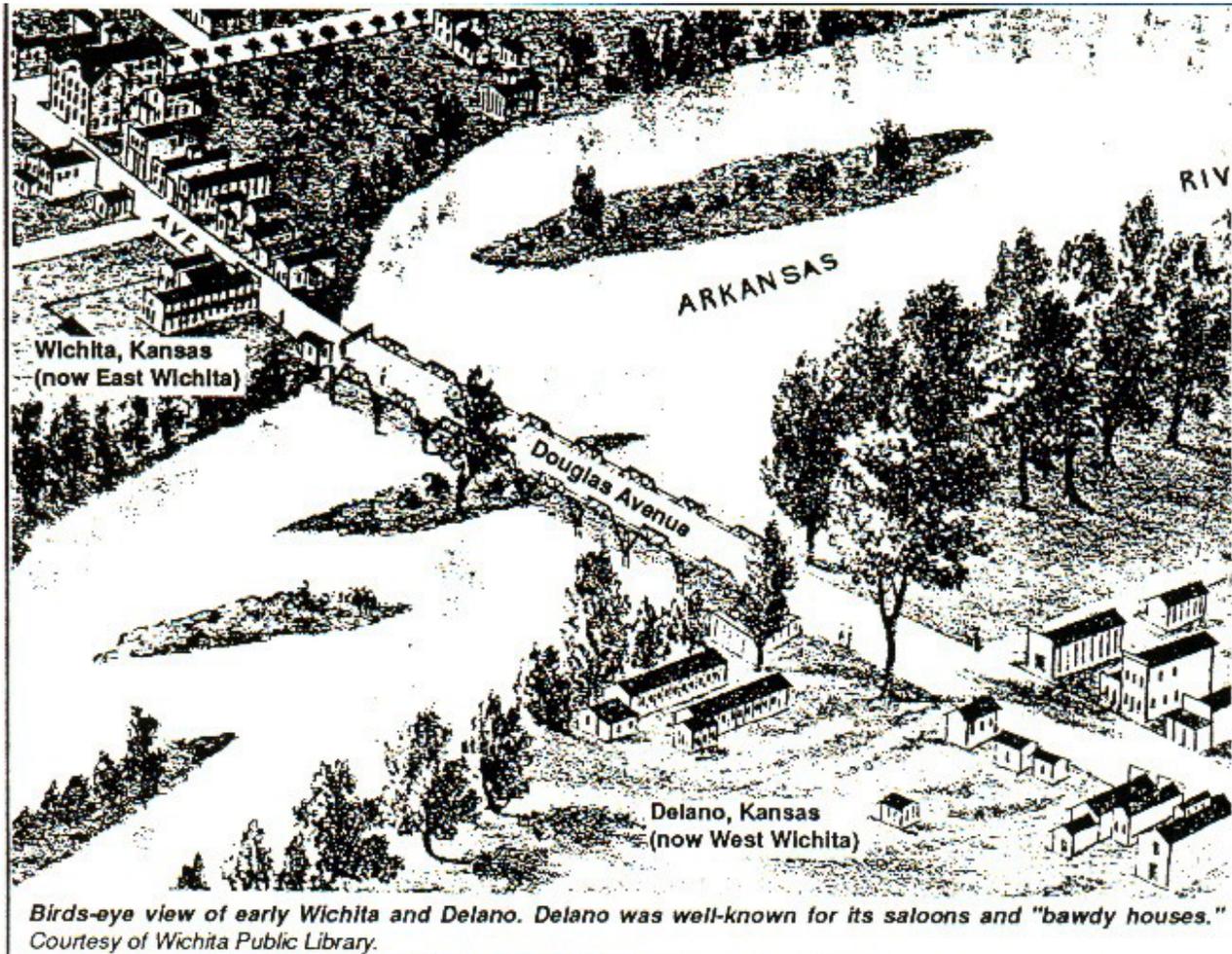


Figure 2 **Early Delano**

Demographics

Using the 1990 Census information for the tracts most closely corresponding to the Delano neighborhood, the area had a 9% unemployment rate compared to the city's 5.86%, and a median income of \$18,119 compared to \$28,024 city-wide. The percentage of persons below the poverty level was 14% compared to 8% city-wide, and the percentages of low and moderate income households was 53% compared to 32% for the city as a whole. The percentage of renter-occupied housing units was 43% for the total dwelling units. This was higher than the city's rate of 37%.

The Delano Neighborhood is fortunate to be anchored by Friends University, which will continue to play a major role as an employment center and in maintaining the historical character of the neighborhood. Friends University is the second largest university in the city with approximately 3300 students. The University has a waiting list for students who wish to live “on campus” that averages 75 to 100 students per semester.

Zoning

Current zoning (see Figure 3) classifications found within the neighborhood area include Industrial, Commercial, Multi-family (MF-75, MF-29, and two-family), and University. Currently, no areas are zoned for single-family, although this is the dominant residential land use.

Most of the properties located east of Seneca and north of Maple are zoned industrial, with two small pockets of MF-29, and intermittent pockets of General Commercial primarily along Handley, Seneca, Maple, 2nd Street, Texas, and the Metropolitan Baptist Church property on McLean. With few exceptions, most of the uses in these areas would qualify under a more restrictive, non-industrial, zoning classification. Those that wouldn't typically are not compatible with surrounding land uses due to noise pollution, aesthetic issues, and industrial traffic generation.

The zoning problems currently affecting the neighborhood arise from excessive industrial zoning. Early thoughts on economic development prescribed zoning for the desired use, and the use would follow. Consequently, large tracts of residential areas of Delano were re-zoned to industrial, with surrounding areas zoned as high density residential. This was done on the basis that new industry would require higher density housing. This was a common thought in those early years, but, as evidenced in many cities throughout the country, and by the dominance of single family housing that remains in Delano, re-zoning does not bring about economic growth. Consequently, the Delano neighborhood has a lot of conflicting land uses, with no requirements for buffering or other mitigating techniques. Furthermore, residential properties in industrial-zoned areas are unable to obtain financing for acquisitions or improvements. Considerable down zoning must occur within the Delano Neighborhood in order to encourage significant housing reinvestment and improvements, and to reduce the impact of incompatible uses in the neighborhood.

Land Use

A survey of land uses in the area indicates a mix of residential, office, commercial, retail and industrial uses (See Figure 4). Since the early development of the Douglas bridge, Douglas Avenue has served as the historic and geographic center of the neighborhood. Two and three-story turn-of-the-century masonry buildings border either side of the Douglas corridor. The retail and commercial fabric extends one block on each side of Douglas at which point lower density residential neighborhoods begin. Major commercial

activities on Douglas consist of shops such as restaurants, convenience stores, hardware stores, home furnishing and other related small retail stores. These commercial establishments serve not only residents of the neighborhood but also city wide, and in some cases, national clientele. Similarly, commercial and retail activities exist along Seneca Avenue, Maple, Meridian and 2nd Streets. These uses are scattered and less unified.

The land use map also shows various residential uses including residential suburban, residential urban, residential medium density and residential high density. The residential urban use is the dominant type, and is found throughout the neighborhood, followed by a less concentrated and scattered medium density residential use. The high density residential use is scattered throughout the neighborhood in small pockets. The largest of these is located on small lots south east of Friends University (Friends Village) and on 2nd street between Athenian and St. Clair (the old Martinson elementary school). Housing is discussed in greater detail below.

Most of the industrial uses in the plan area are shown on the land use map. The biggest industrial activities are concentrated in the eastern and central portions of the neighborhood.

These industries include:

- Watkins Steel
- Redwood Lumber
- Key Construction
- Bogg Signs
- S.W. Remodeling
- Don Rutherford Construction
- Scott & Landers Electric

Some of these industries are well established in the neighborhood. This is due, in part, to the early development of manufacturing and aviation industries in the city. Cessna had a major wartime factory at 2nd Street west.

There are two park/open space areas located with the neighborhood. The largest is located north of 2nd Street, between Athenian and Glenn, while a much smaller neighborhood park is located at Seneca and Burton. The larger park is leased to an athletic club, and area residents commented that, although there is a playground there, they have been “run off”. The park is therefore perceived as “private”, and consequently remains underutilized. Even with these parks there is insufficient park space, and what is there is not necessarily in the best locations for the residential populations. Additional park space is needed, and the parks department needs to review the lease arrangement of the one large park to see if that best suits the area.

The abandonment of portions of the Union Pacific Railroad from approximately one block east of Millwood Street to the river provides an opportunity for a park and public open space linking the heart of the neighborhood to the Arkansas River corridor.

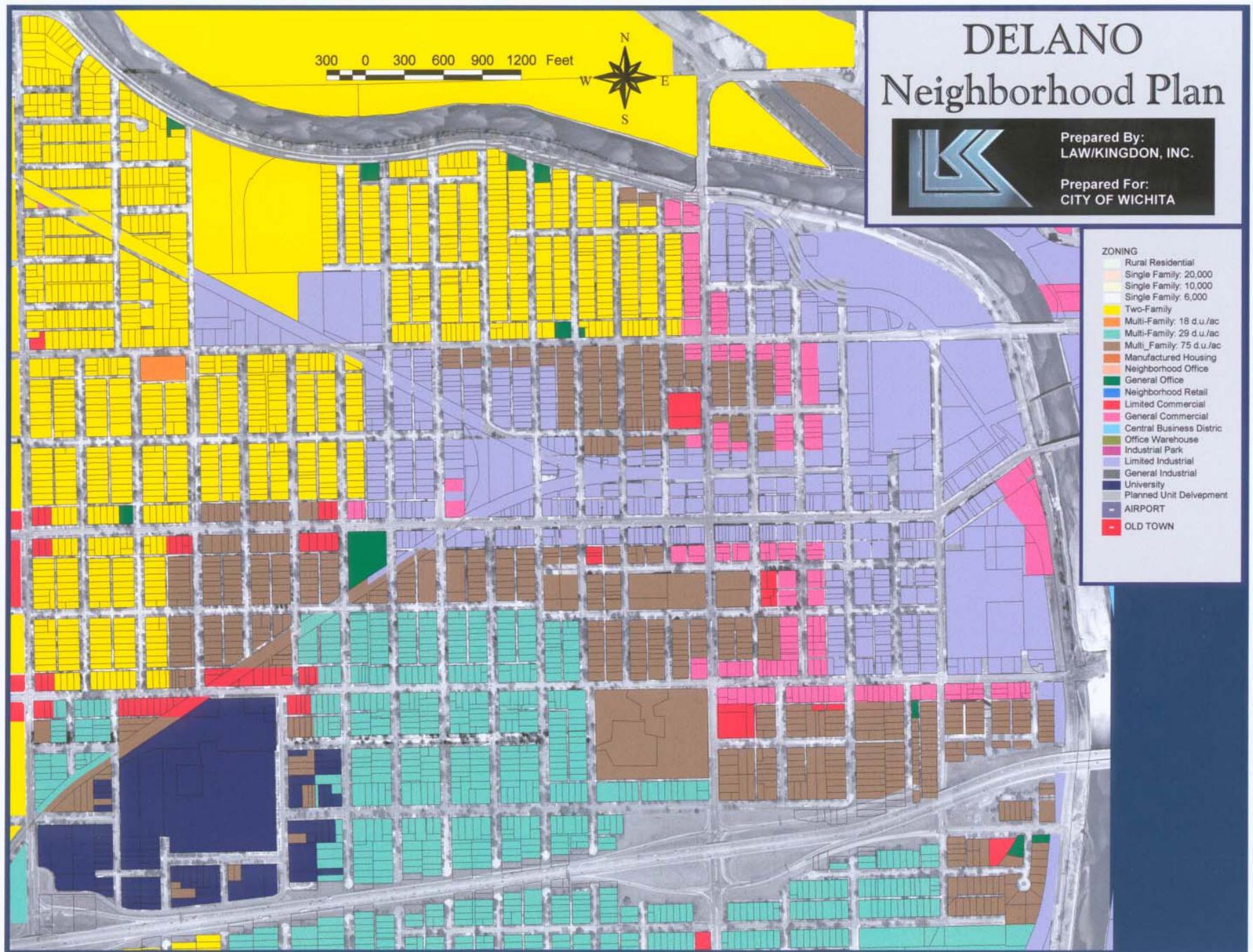


Figure 3 Existing Zoning (GIS data provided by the City of Wichita)

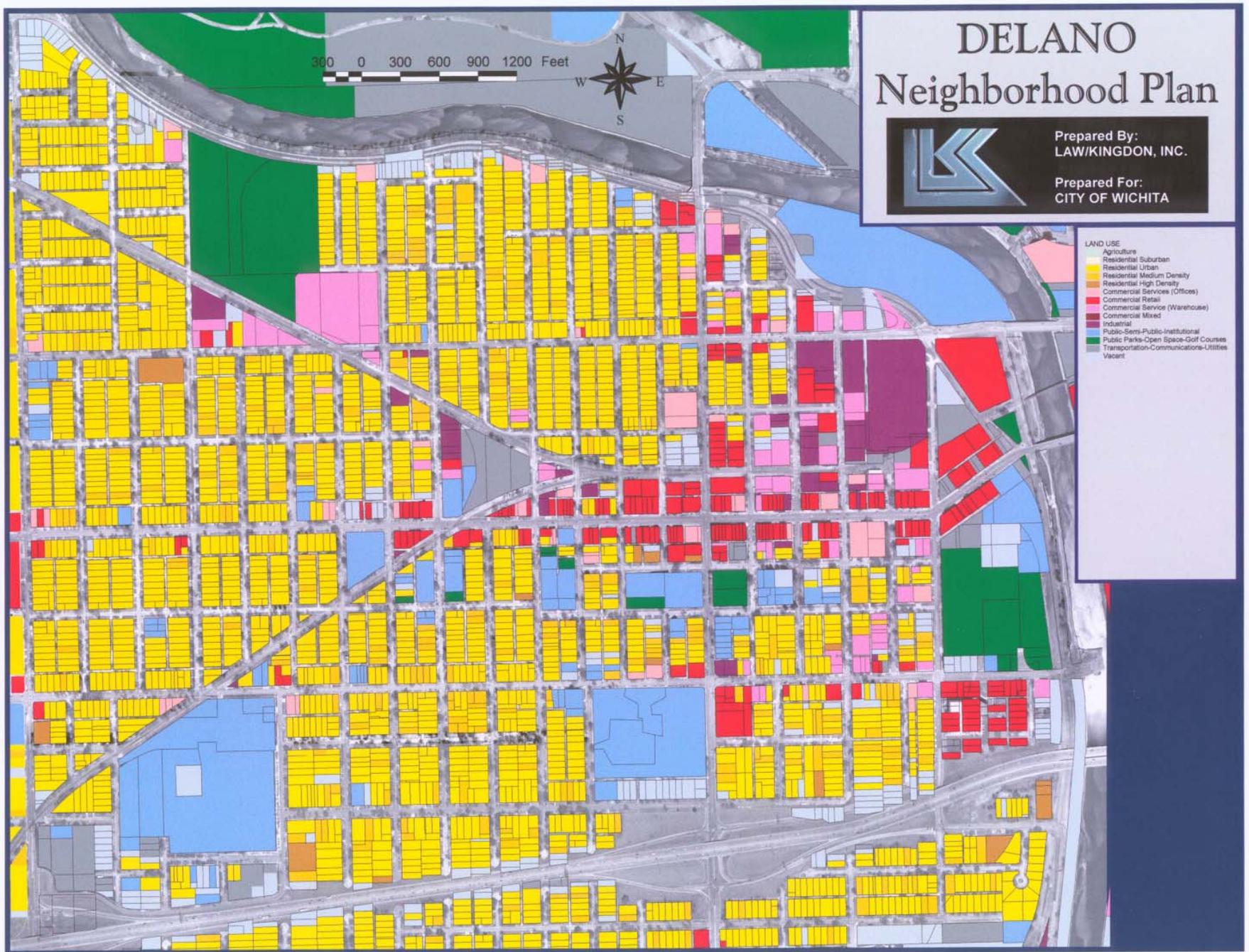


Figure 4 Existing Land Use (GIS data provided by the City of Wichita)

Housing

Delano's housing stock remains generally stable as indicated on the Neighborhood Condition, Depreciation, and Utility Map (CDU Map - see Figure 14) . However, there are a number of properties in need of repair and rehabilitation. Members of the Steering Committee identified a significant number of vacant and substandard lots scattered throughout the neighborhood. A large cluster of these lots is concentrated in the northeast quadrant of the neighborhood. A majority of residents feel that this particular area must be given immediate attention to address serious problems such as incompatible land use, lack of housing codes enforcement, salvage yards, and deteriorated housing. This area is within close proximity to Exploration Place. The presence of this landmark attraction is crucial to the character and economic vitality of both the neighborhood and the area as a whole.

There is a high percentage of renter-occupied housing units, constituting 43% of the housing compared to 37% for the city. A large number of multi-family and rental units can be found particularly around Friends University. The housing styles in the area are mixed and combine elements from various architectural periods such as Queen Anne, Prairie-Colonial, Victorian, and Bungalow/Craftsman, National Folk and Classical-Romanesque. Below are some illustrations of these styles.



Figure 5 **National**



Figure 6 **Queen Anne**



Figure 7 **Prairie**



Figure 8 **Craftsman**

Neighborhood Institutions

The neighborhood is home to one university and four schools including: one elementary school; one middle school; one religious middle school and one Montessori school.

There is a wide array of religious institutions that add stability and character to the area. The neighborhood was home to 19 different churches at one period in time, representing many different religious institutions.

There is also at least one elderly care facility and community center, a teen center, and several daycare facilities.

Major civic institutions include the new Exploration Place Science Museum, Lawrence-Dumont Stadium, and the Ice Sports Wichita ice arena.



Figure 9 **Firehouse #4**

Historic Structures

There are five major structures in the area that are listed either on the National Register of Historic places, the Register of Kansas Historic places or the Wichita Register of Historic places. The five structures of historic significance are:

- Kansas Masonic Home - 401 South Seneca (Wichita Register)
- Enoch Dodge House – 1406 West Second (Wichita Register)
- University Hall (Davis Hall, Friends University) – 2100 University (National, State and local Registers)
- Engine House #4 – 120 South Seneca (Wichita Register)
- Johnson Cottage – 133 South Charles (Wichita Register)



Figure 10 **Kansas Masonic Home**

Additionally, there are nineteen structures identified in the 1990 Historic preservation plan and the Un-designated Historic Resource list adopted by the City Council in 1998. Un-designated Historic Resources are those structures which could be eligible for listing in the Wichita Register of Historic Places and require certain review by the Historic Preservation Board. Addresses for those structures are as follows:

- Figure 12** 133 S. Charles (Johnson Cottage)
 930 W. Douglas (Oddfellows Hall)
 1203 W. Douglas (Metal Retail Building)
 825, 827 W. Maple (tulip Apartment and Office)
 1606 University (Van Arsdale House)
 1715 University (John Metcalf House)
 1813 University (Warner A. Wright House)
 1840 University (University Friends Church)
 1700-4 W. Douglas (Commercial/Residential)
 2402-4 W. Douglas (Residence)
 263 N. Exposition (Residence)
 205 S. Exposition (Residence)
 328.30 N. Millwood (Duplex)

- Figure 13** 1406 W. Second (Dodge House)
 1416 W. Douglas (Commercial)
 434-6 N. Millwood (Duplex)
 215 N. Sedgwick (Residence)
 218 N. Sedgwick (Residence)
 1313 University (Residence)
 1715 University (Residence)
 Athenian Boulevard, between Douglas
 and 2nd Street.

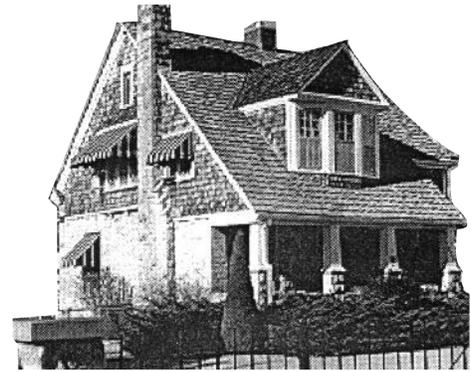


Figure 11 **Johnson Cottage**



Figure 12 **Dodge House**



Figure 13 **Davis Hall- Friends University**

The historical resources are vast in this oldest of city neighborhoods and need protection from inappropriate and incompatible development.

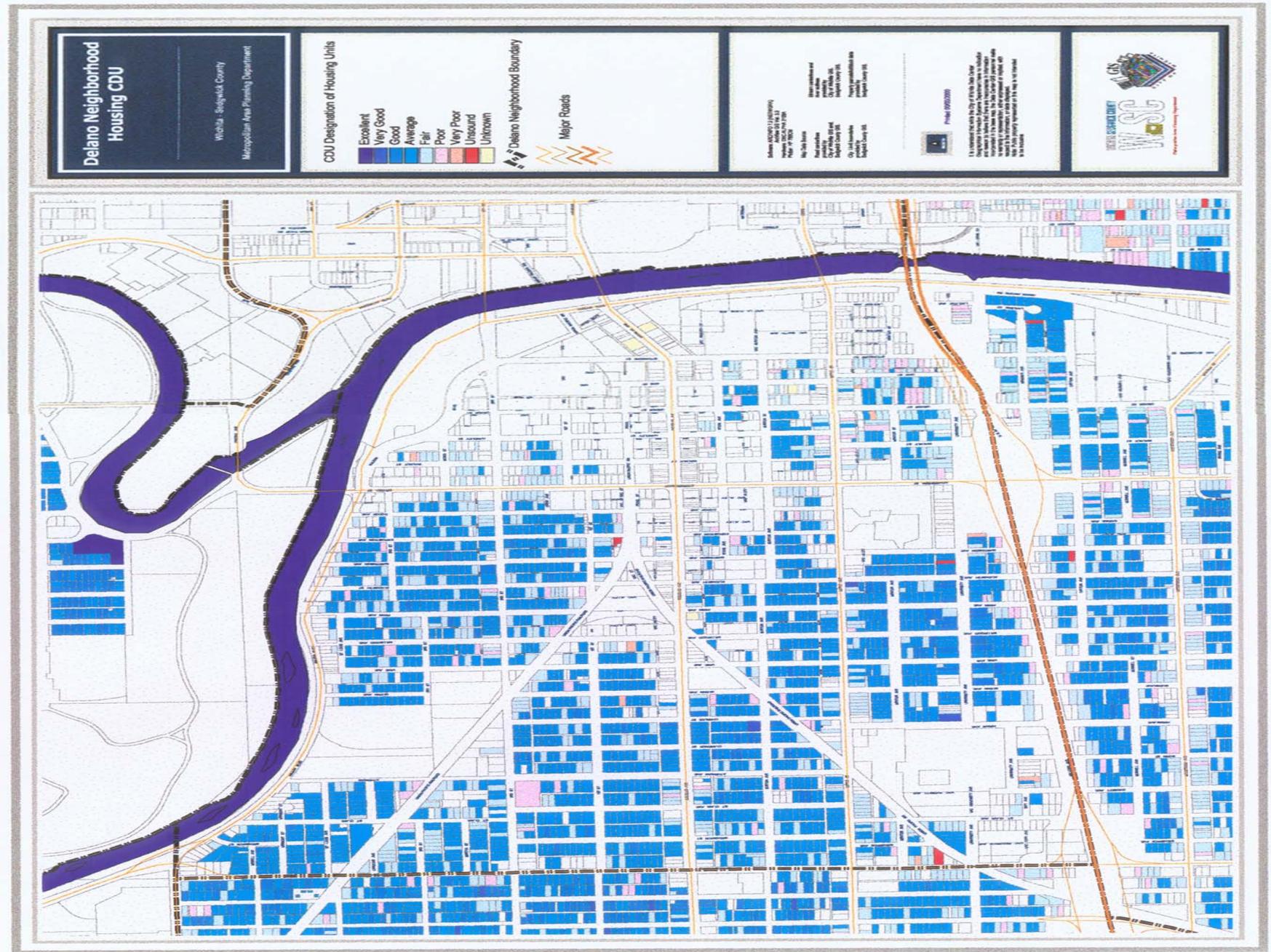


Figure 14 Housing Condition, Depreciation, and Utility Map

Infrastructure

The Delano Neighborhood is served by aging water, sanitary sewer, and storm sewer systems. It is anticipated that some major infrastructure improvements will be completed by the end of this year, especially along Seneca and Maple Streets.

According to the City of Wichita 1998 – 2007 Capital improvement program, Maple Street area drainage from Kellogg to 2nd Street and West to the river is scheduled for improvement within this period. This area is pointed out as a major problem area in the Master Drainage Plan for the city of Wichita. The project will improve drainage in the area, thus reducing flood damages. Another capital improvement project scheduled in this area includes widening Maple street from Sheridan to Sycamore. This improvement will replace the existing substandard pavement with four-lane arterial standard pavement, including required turn lanes and channelization.

The railway lines boomerang through the neighborhood, entering from the southwest and departing to the northwest, creating numerous points of contact between trains, cars and pedestrians - most of which are not signalized. The consultant has proposed to resolve this issue with the use of cul-de-sacs in a few locations (see Plan), however the City may wish to close off additional streets on the south side of Douglas. There are some three and four-way vehicular intersections that are also crossed by the rail line in close proximity. We believe the City's engineering department should look at accident records, traffic counts, and other pertinent data to determine which areas would benefit from cul-de-sacs, signalization or other measures.

Sound quality problems are a major issue along the neighborhood's southern border. Past efforts to have a sound barrier constructed were not successful, but the issue remains very much alive. This is a complex issue that requires a creative solution.

The proposed landscape and street improvements of the West-Douglas Streetscape Project (Seneca to Mc Lean) and the current improvements to Seneca Street (North of Kellogg to Mc Lean) provide the Delano Neighborhood an opportunity to capitalize on this public investment to further the regenerative process.

Neighborhood Assessment & Analysis

Project Initiation

The 3-D group and active members of the neighborhood undertook a good deal of preliminary planning activities in the beginning of 2000. During a series of neighborhood meetings in February and March, the association developed an outline of preliminary SWOT (strength, weakness, opportunities & threats).

The planning team conducted a series of meetings/workshops with the Neighborhood Steering Committee. These meetings were intended to reach consensus and confirm critical issues which should be addressed in this plan. The following key issues were outlined in the final workshop in May. These issues include:

- Down zoning and eliminating incompatible land use in the area
- Preserving existing historic homes and other potential structures
- Housing improvements and code enforcement
- Business improvement and diversity in the area
- Infrastructure improvement (streets, sidewalks, drainage and street landscaping)
- More community services and other needed recreational activities.

This neighborhood plan addresses these issues and provides a workable solution requiring the continued involvement of the neighborhood residents, clergy, and business owners; and the City of Wichita. A more detailed list of the SWOT elements and their ranking is described as follows:

Note: This information provided by the 3D as a result of their work, performed prior to the contracting of Law/Kingdon, Inc. for this project. The number indicated at end of every item represents the number of votes received - greatest number is highest ranking.

S.W.O.T.

3D Meeting

Delano Neighborhood Development Meeting of February 24, 2000

I. Strengths

River front - 458

Destination Points (Exploration Place, L-D Stadium, etc.) - 447

Location - Accessibility - 416

Historic Homes/ Properties - 398

Identifiable Business District - Family owned and operated - 351

Friend's University presence -337

Main Thoroughfares -332

Strong Neighborhood Association -332

Land Use Diversity (Mixture of Activities, Mini-City) -329

Active churches with historic investment in community - 324

Diversity in Business - 321

Existing Infrastructure & Mature Trees - 317

Masonic Home - 307

Strong Business Association - 307

Low Crime Rate - 304

Long Term Residents - Stability - 296

Small Town Atmosphere - 295

Active Clergy Association - 290

Schooling Opportunities (Pre-K through University) -286

Diversity (Race, Age, Economic) - 266

Strong Stake Holders (People & Institutions) -257

Colorful History of District-steadfast entrepreneurs-historic investment-238

Stable Commercial Area-237

Good Community Police -236

Friendly People -229

Senior Center -220

Housing Stock is Well Kept -218

Good Relationship with the City - 215

Strong Social Safety Net (DAV, Food Pantries, Church Nurses) -192

Teen Center - 187

Special Care Facilities - 182

Nearby Hospital - 180

Trolley and Bus Service - 179

People at Home During the day(not abandoned)(neighborhood security) - 162

Strong Financial Status of Friends University - 123

II. Weaknesses

Disinterested Property Owners (Individuals and Landlord, including Absentee Landlords - 397
Perception by Developers, Banks etc. that area is not Marketable for Housing & Businesses-
376

Zoning - 357

Infrastructure (E.G. Lack of Stop Signs, Neighborhood Parks, Drainage, Road repair, Street
Lighting, Old Water & Sewer Lines -345

Vacant Lots(Unkept & Large Number of Vacant Lots) - 340

Poor Housing Stock(Deteriorating) in some Areas -328

Losing Residential Housing stock -315

Poor Reputation & Image -312

Litter, Trash & Junk (Cars in Yards, Furniture in Yards, Porches) -300

Economic Ability of People to Improve their Situation - 291

Residents' Self-Image and Community Spirit; Business Self Image - 290

Some Businesses in Bad Shape - 285

Noise from Kellogg -279

51-53% Rentals (Housing Stock) -276

Lack of Protection for Historic Structures - 271

Condition of Public School Buildings - 266

Lack of Cohesive Aesthetics (Appearances of some Buildings) -256

People Moving Out -254

Poverty is High (Among Elderly) - 250

Lack of Riverbank Development -223

Lack of Certain Amenities Like Family Restaurants -211

A Few Adult Businesses -192

Condition of Sidewalks - 191

Lack of Landscape on Streets - 183

Trains - 175

Lack of Shelters/Services for People in Need (E.G. Mental Health, Homelessness) -164

Train Sites, Pan Handlers, Public Disturbances - 152

Lack of Awareness of Need of Family Services - 115

Overhead Utility lines - 106

Stray Animals - 57

III. Opportunities

Residential Renewal & Restoration - 351

Promotion of Housing - 348

Re-market Ourselves & Business Opportunities & Thematic Business District - 345

Down Zoning -328

River Front Development - 313

Development within Neighborhood (Coordinated)

Exploration Place -312

Use Vacant Lots Between Houses - Infill Vacant Lots - 300

Establish Variety of Affordable & Higher End Housing - 293

Build On Historic Legacy, Architecture - 284
High Density Elderly Housing Apts./Condos; Hud Housing - 265
A Larger Dillon=s -229
Improve Recreations Facilities - 212
Speciality Businesses - 211
Naming of a Historic District In Neighborhood (or Whole Neighborhood) - 205
Medical Clinic w/Minor Emergency, Pharmacy - 205
Land From Rail Roads (for Development)
Family Style Restaurant - 188
Tourist Info Center at/Near Exploration Place - 182
Increase Commercial Zone - 181
Landscaping Opportunities - 173
Major Sports Center (Arena)
Build Small Parks with Bike Paths - 162
Businesses for products that People Can Afford
Spirit of Cooperation; Resources to Accomplish Goals (Hotline) - 156
Mitigation of Noise From Kellogg
Surfacing Sand & Brick Streets Fix Streets (e.g. Osage, Mentor) - 154
Neighborhood Resources Center B Home Repair Training (Friends University Center on Family Living) - 145
Yearly House Tour; Garden Tours - 140
Neighborhood Beautification Awards - Continue - 128
Old Ice Cream Shop Near Exploration Place - 107
More Teen-Oriented businesses - 89

IV. Threats

Zoning - 259
Deteriorating Infrastructure - 238
Major Landlords Not Taking Care of Property - 236
Loss of Major Businesses; Dillon - 231
Lack Of Community Spirit & Enthusiasm (Apathy).. Compliancy - 227
Loss of Fire Station/ Services - 211
Loss of Police Services/ Increase in Crime - 209
Urban Sprawl (Trends Scenario) -203
Rejection of School Bond
Encroachment of Light Industry Into Residential Areas - 182
Lack Of Support From Realtors & Developers - 176
Population is Growing Older & Poorer - 163
Speculation by Land Owners - 159
More Rental Properties - 156
Loss/Diminishment of The Business Association
Some People Think Delano Is Anti-Development Progress - 138
Increases in Interest Rates/Economic Downturn
Some New Opportunities will Diminish Housing & Displace People; Also Quality of Life - 131
Limited Resources - 121

Loss of C. Bill Gale -117
Trains - 110
Loss of Senior Center; Teen Center - 98
Expansion of University - 60

3D Meeting
Delano Neighborhood Development
Meeting of March 6, 2000

I. Action By:

Neighborhood (C.B.O.)
Business - Commercial
City
Individual Homeowner/Landlord/Renter
Developer

II. Strengths: Actions

Establish covenants that establish historic presence of neighborhood (as with W. Douglas corridor)
Improve Maple to be a four lane level, well drained, arterial street (Sycamore to Sheridan) - Coordinated w/other improvements
Develop river front commercial area between Seneca bridge and Douglas bridge(walkways and benches) (possibly as far as Maple) Present businesses have first option to locate @ specialty shop area.
More parking - Meridian - Exploration Place - RR Row - Douglas
Establish River Trolley or boats along river - between Hyatt/Boathouse and Exploration place and Museums.
Develop monetary incentives for development.
If arena is located in Delano, locate S. of Maple between Seneca and Sycamore.
Provide affordable, varied housing for elderly
Develop higher density housing immediately west of Exploration Place
Establish Trolley connection w/destination points, Old Town and Delano Businesses
Support a quality hotel (area to be determined)
Enforce existing housing codes
Develop incentives for housing renovation
Maximize use of neighborhood improvement programs
Form a neighborhood improvement - leadership group

**3D Meeting
Delano Neighborhood Development
Meeting of March 9, 2000**

III. Weaknesses: Actions

Attract businesses that support business district
Seek development of Douglas corridor-like revitalization
Down zoning is essential
Streamlining process for all, & developers; perhaps waive permit fees, re-zoning fees, etc.
Enforce existing codes to keep up housing conditions (see strengths)
Incentives from City need to be realistic and more wide-spread
Establish property owners list to be contracted regarding the condition/improvement of their property.
Buy out bad landlords
For absentee landlords:
**encourage improvements of property*
**Pressure by Neighborhood Association*
**Possible beautification Awards, etc.*
Sweat equity into certain homes
Promote incentives for 1st time home buyers
HUD assistance (for 1st time buyers)
Protect historic housing
Preserve historical structures by inquiring property owners for information, presenting info, to historical resource board. Housing and business structures.
Encourage schools
Vote for school board members that will make better use of money spent and citizen involvement/pressure on school board to initiate changes and improvements.
Support consideration for money assistance/ incentives to repair/replace sidewalks in residential areas.
Save character homes from areas targeted for demolition and move those homes to vacant lots within neighborhood.
Start petitions to keep fire station in Delano area.

**3 D Meeting
Delano Neighborhood Development
Meeting of March 13, 2000**

II. Opportunities: Actions

Prepare A flyer that promotes neighborhood amenities, benefits

- Chamber*
- Real Estate Agents*
- Businesses*
- A Welcome Wagon*

Establish own neighborhood Welcome Wagon
Produce a neighborhood video
Do Historic House Tours
Develop slogan
Develop Mini-mall for retail & business needs for professions (downtown)
Develop West Bank Stage area for public use

- *Park board*
- *Amphitheater*
- *Concerts, plays, A Shakespear in the Park*
- *Children's park and carousel*

Establish Mom & Pop, family-style restaurant (not chain)

- *Variety of cuisine (ex. Uncle Buds in Nashville)*

Do needed down zoning
Ensure coordinated development
Form Homeowners Association
Contact Dillon's regarding expansion
Establish neighborhood security patrols
Increase amount of space for parks and recreation; incorporate running and bike paths.
Utilize RR property for neighborhood benefit
Pursue tourist center(wishbone building) near Exploration Place
Clean-up alleys & eliminated unwanted vegetation, pot holes
Retain an environmental consultant to assess noise situation along Kellogg and report to city
Fix all streets in need: pave sand streets & fix sidewalks
Children's park & change carousel.

3D Meeting
Delano Neighborhood Development
Meeting of March 16, 2000

IV. Threats: Actions

Ensure Adequate drainage
Replace deteriorated water and sewer lines
More street lights in residential areas
Upgrade properties
Keep out or disguise communication towers
Eliminate substandard and non-compliant homes(mobile or permanent)
Consider height Limitations for parts of Delano
Keep fire station in neighborhood and protect historic structures
Upgrade existing industrial uses to be compatible with neighborhood (aesthetically)
Keep out gangs, drug dealers and adult entertainment businesses
Establish a Boy's Club and a Girls Club in neighborhood and facilities that they can use.

The Neighborhood Plan

Neighborhood Vision

During the May 2000 workshop, the following vision statement for the Delano Neighborhood was finalized by the steering committee:

“Re-creating a quality city center neighborhood desirable for quality living and working based on the preservation and enhancement of existing character.”

This vision reflects the view that the Delano Neighborhood should be a unique destination. Delano should present an identity that is uniquely its own. The neighborhood should be clean and well maintained. Interesting historical homes and buildings, shops, restaurants, public attractions, and events...these are all elements that attract people to work and live in the neighborhood. This is character. This is charm.

Neighborhood Character

The Delano Neighborhood has a wealth of resources, as identified in the SWOT analysis. In this case, character and identity are easy to create by revealing the heritage and history of the area. Preserving the character of homes and removing false facades from commercial structures to expose the original historical architecture not only celebrates the area's architectural heritage but establishes the neighborhood as “timeless”. Many of the most pleasant tourist destinations in the world are those that have timeless qualities - old Paris, Rome, colonial Bermuda... or closer to home- historic Charleston, Austin, New Orleans, or San Francisco. They also contain the most sought after real-estate.

Delano is a unique area of the City, and has the resources to establish itself as a high quality, people oriented, multi-faceted urban community. Ultimately, the average daily needs for a resident will be found within walking distance, thus fostering a greater sense of community through pedestrian interaction. The challenge is preserving that character once it is uncovered. This plan identifies the specific objectives that will ultimately preserve and enhance the character and quality of the neighborhood.

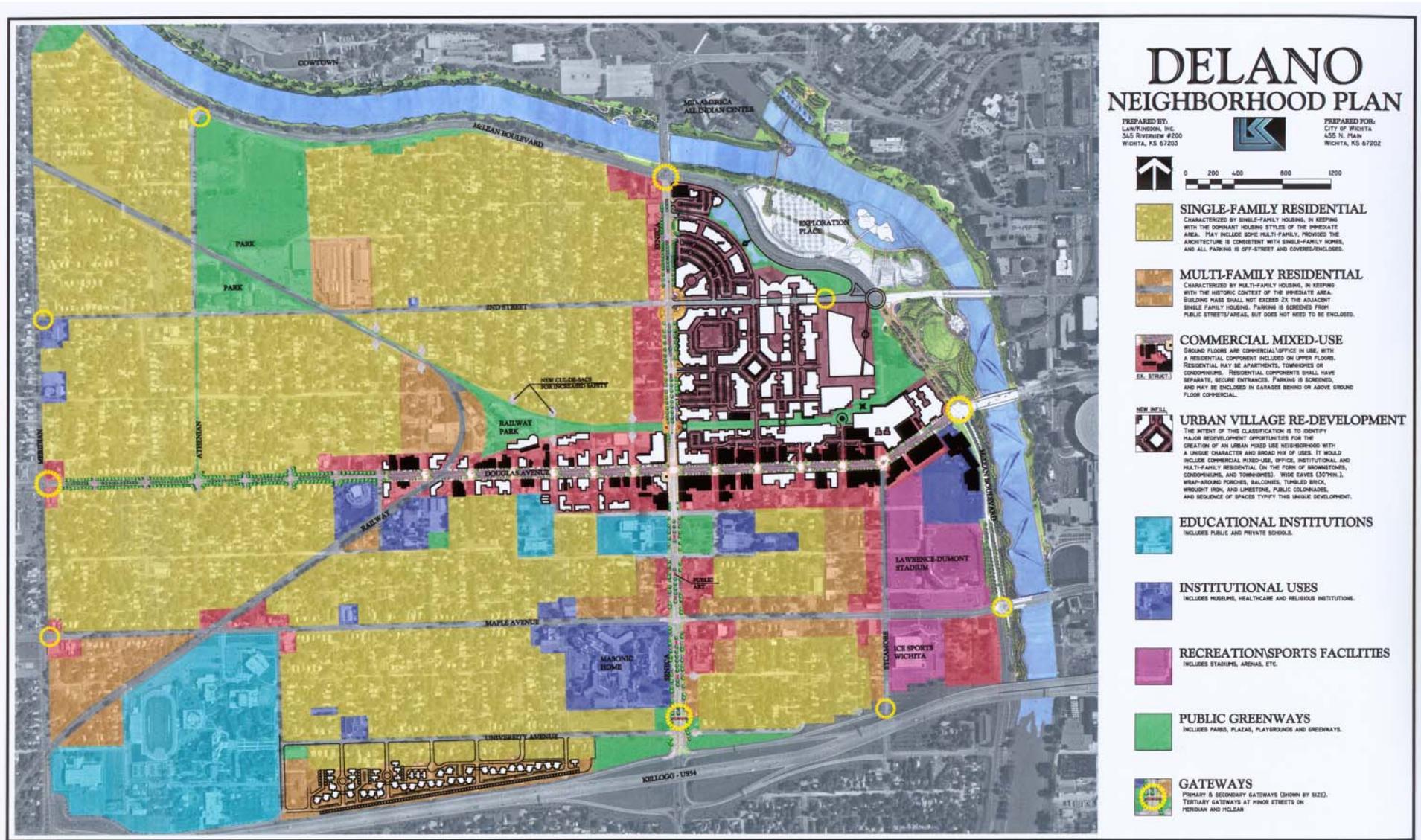


Figure 15 Delano Neighborhood Plan

Objectives

Critical to the fulfillment of the vision statement is the identification of specific objectives that can be achieved in both the short and long term. These objectives outlined below, were identified by members of the Steering Committee during the last workshop held for this purpose:

1. Introduce a special zoning district to preserve the character and charm of designated historic homes and other significant buildings in the area. Architectural and site design guidelines to be introduced for existing and new construction in specific areas
2. Down zoning should be considered with special focus on eliminating future incompatible land uses within existing established residential areas.
3. Create a community development corporation - 501 c3 to maintain a neighborhood vision and carry out the necessary functions.
4. Create a world-class multi-use neighborhood village, taking strategic advantage of proximity to Exploration Place, the Arkansas River, Downtown and the Museum District. This will serve as a catalyst for additional in-fill and renovation.
5. Improve business opportunities along Douglas and Seneca by enhancing building storefronts/ facades and completing all street improvements proposed for this area.
6. Improve housing conditions by better enforcement of housing codes, appropriate zoning, and assistance for improvements.
7. Convert vacated railroad right-of-way into a linear park with small plazas, water features and activity nodes; thus connecting neighborhood parks and expanded recreation opportunities in the neighborhood and the waterfront.
8. Design and develop a series of neighborhood gate-ways to identify the area and celebrate its history.

These objectives are based upon a three-point approach to realizing fulfillment of the vision. They involve three different perspectives of the neighborhood: a resource oriented perspective; an organizational/relationship oriented perspective; and a community/people oriented perspective.

Perspective #1) Development of underutilized resources, including:

- vacated railroad rights-of-way
- abandoned or underutilized buildings for use as housing, commercial and office space

- promote historic and cultural significance of the Delano Neighborhood

Perspective #2) Recognition of the neighborhood's major current, historic and economic organizing elements:

- commercial activities on Douglas, around which the neighborhood is organized
- through streets which follow the typical square mile grid pattern
- the river
- the railroad

Perspective #3) Creation of unique opportunities for self-help and community involvement to add to the vitality of the neighborhood:

- provide a means for residents to initiate smaller projects
- provide additional living alternatives and circulation enhancements
- identify neighborhood enhancements to add to the sense of place and the distinctiveness of the community
- create a not-for-profit community development corporation as a vehicle to coordinate fund-raising at plan implementation.

Neighborhood Plan Elements

1. The Delano Traditional Neighborhood District/ Overlay Zone

The strength of the neighborhood lies in the presence of extensive historic resources and rich cultural heritage. There are numerous homes that have some special architectural or historical significance. These not only enhance the appearance of the neighborhood and give it a place in our City's history, but they are also of considerable economic value in that they are unique commodities, which are not reproducible or replaceable.

Until 1975, there was no way of protecting landmarks within the City of Wichita and many were razed in the name of progress. Because of an awakening of public interest in preserving landmark buildings, whether residential or commercial, a Historic District and Landmark Ordinance has been adopted. Although the Landmark Preservation Ordinance is important to neighborhoods, most significant results may come from the recognition of an area as an historic district. Such areas may range in size from one or two blocks, up to a whole neighborhood, which has some consistency in its architectural or historical character.

The Historic District and Landmark Ordinance has been established in Wichita as a part of the Zoning Ordinance. Upon establishment of an historical overlay district, controls are imposed on alterations, demolition, and reconstruction, as well as destruction of buildings. While these controls limit an individual's freedom to change

the character of his property, they can also aid a neighborhood in preserving the economic value inherent in the historical and architectural character of the area.

According to the City of Wichita historic preservation planner, the Delano neighborhood is within the 1919 Wichita historic boundaries. It is anticipated that two thirds of the neighborhood will be mapped and surveyed by the end of 2000. The remaining areas will be completed by year 2003 in an effort to compile a historic resource base for the area. Certainly the colorful and rich history of the Delano Neighborhood including historic homes and structures, Friends University and the Kansas Masonic Home provide recognition and protection to its historic and important resources.

With this in mind, it is recommended that a neighborhood overlay district be mapped in combination with underlying historic district language. Many of the older buildings in the Delano Neighborhood, although altered over the years, retain much of their original character. These structures offer opportunities for preservation, which would enhance not only their own character, but the character of the neighborhood as well.

This overlay district, in terms of structure, could be like that which already exists in Old Town. It would best serve the community, however, if the City were to establish a standard Traditional Neighborhood District Overlay Zone (TND), with controls and design guidelines. There are several urban neighborhoods that would benefit from such an overlay zone, that could be modified to meet the specific needs of each neighborhood. This zone would be in lieu of a Protective Overlay District (P-O) or a Historic Landmark Overlay District(H-O) This TND zone would include:

- guidelines for how this overlay zone impacts and/or alters other zoning classifications;
- guidelines for historic preservation, conservation, and adaptive re-use;
- in-fill/redevelopment development guidelines, based on preserving neighborhood character, or, in some cases, developing character and sense of community;
- streetscape standards, setback requirements, and requirements and/or standards for pedestrian amenities;
- stronger landscape, screening and buffer requirements;
- signage guidelines;
- public and semi-public open space requirements for new development.

The Delano Neighborhood Design Guidelines and the specifics of the Delano Traditional Neighborhood District Overlay Zone are another project in itself, beyond the scope of this neighborhood plan. However, we have included, in a separate section of this document, those general guidelines that we believe are crucial to the overall success of this neighborhood plan (see Appendix A). With the adoption of this plan, the Delano Neighborhood Interim Guidelines shall be enforced until such time as the overlay district is in place and the actual design guidelines are finalized (with additional neighborhood input and acceptance by area residents, business owners and the local governing body).

2. Down-zoning

The City of Wichita needs to pursue down-zoning efforts immediately to be in keeping with the plan as much as possible. This should be a collaboration between land owners and the City. This will involve a petition by a substantial majority of property owners. This process needs to be sensitive to the needs of the individual property owners, while fostering the desired long term results.

The down-zoning of single and two family residential properties to a residential zoning designation more reflective of this existing (and future) development pattern will require support and initiative from the affected property owners.

Most of the commercial and retail properties would also benefit from down-zoning because many are inappropriately zoned industrial. Some of the industrial uses could be accommodated under another classification, and those that can't will have to be addressed on a case by case basis over time, and attrition and redevelopment will ultimately weed out the incompatible uses. Industrial zoned properties should be down-zoned immediately. Active industrial properties would be grand-fathered until such time as that use no longer exists.

This assumes that redevelopment occurs as in-fill and small redevelopment projects. If a major developer could be lured to the area, particularly in the area designated as the Urban Village, this could all occur much more quickly.

3. Delano Community Development Corporation - 501c3

An active organization is needed in order to maintain the vision of a viable neighborhood, as well as to carry out the necessary functions and activities to keep it strong. It is recommended that a neighborhood community development corporation be created with its own director. This new organization will become the advocate for the Delano Neighborhood and be as unencumbered as possible from other organizations. This organization would be charged with the following tasks:

- To fairly represent interests of the neighborhood;
- To be the single, unified voice of all concerned citizens and various neighborhood organizations;
- To handle marketing and public relations, including marketing, fund-raising campaigns, promotions, creating and implementing events, publications, advertising, and collateral materials;
- To advocate for neighborhood issues with local governing bodies;
- To maintain regular communications with existing businesses;
- To recruit businesses to the area;
- To recruit members and to build and maintain a strong volunteer and support base;

- To assist in the establishment of appropriate land use, zoning and architectural standards in the neighborhood area.
- To participate in the design review approval process for new development in the neighborhood. The nature of this review process would be determined during the implementation of this plan, as the overlay district (City role) and Delano Community Development Corporation (Neighborhood role) are developed and established.
- Initiate redevelopment projects, assembling land, and seeking alternative sources of funding.

The 501(c)3 CDC is discussed further in the community development section. Although the establishment of the 501(c)3 CDC is not the responsibility of the City, it is mentioned here as a plan element to emphasize the importance of this grass-roots element to implement neighborhood growth and enhancement. Rebirth and redevelopment is not something that is “done” by the City, but rather it is an outward manifestation of the passion residents and other key stakeholders have for their neighborhood when they have direction; and then assisted by the City in their efforts.

4. Urban Village Re-Development

An urban village redevelopment is proposed in the north east portion of the neighborhood . Boundaries of this urban village include: McLean Blvd. on the north and east, Douglas on the south and Seneca to the west. The intent of this concept is to identify major redevelopment opportunities for the creation of an urban mixed-use neighborhood with a unique character and broad mix of uses. A separate section within the Design Guidelines shall be devoted to this section of the neighborhood.

The design elements for this section of the neighborhood should be created to both enhance the perception of history and timelessness, and provide transition to the contemporary form and landscape of Exploration Place. The Design Guidelines section for the Urban Village should cover the following to assure a world-class, high-quality redevelopment: materials; setbacks and street-wall; signage; site design; public amenities; pedestrian circulation; public transportation transfer points; lighting; building elements; building heights; maintenance; service areas; utilities; public art; and desired uses. The final product will consist of a vibrant architecture and a street life.

The uses listed below will be mixed to add to the vitality of the area, with residential and perhaps some office space on upper floors, retail and service commercial on the ground floor. Some structures may support limited industrial or manufacturing type uses (see list below) in conjunction with loft apartments and/or artists’ studios.

- Commercial/Retail
- Office
- Apartments, condominiums, and town-homes across the income spectrum, with some subsidized housing mixed in. The latter would be inter-mixed in such a

manner that subsidized and non-subsidized units would be indistinguishable from each other. These could be designated for area elderly residents on fixed incomes. Ownership opportunities should exceed rental units.

- Limited industrial uses that do not create frequent heavy truck traffic, do not involve hazardous materials, do not require outdoor storage, and can limit noise levels to specific acceptable levels within given hours of operation - ie. custom cabinetry & furniture, artists studios (ie. sculptors, glass blowers & blacksmith); some manufacturing - all of them on a conditional use basis.

Members of the steering committee expressed the fact that both the neighborhood and the City would benefit tremendously from this development. The area benefits from, and impacts, the following features/events, thus emphasizing the need for collaboration between the City and the Neighborhood:

- Close proximity to Exploration Place
- Proposed Arkansas River corridor improvements
- Wichita River Festival
- The presence of the museum district in the area
- Spill-over of commercial and cultural activities on the east side of the Arkansas river.

Diversity of opportunities ensures the evolution of a complete and integrated neighborhood where people have the opportunity to interact locally and form social and economic relationships. Development of such a village would serve both as a civic and informal place of gathering for residents. It not only contains places of housing, work, shopping and commercial services, but also provides spaces for ceremonies, fairs, band concerts and casual meetings among neighbors.

5. West Douglas Streetscape Enhancements

West Douglas is currently being improved between Seneca and McLean. This plan proposes the continuation of the proposed streetscape improvements through the commercial areas of west Douglas Avenue, from Seneca to approximately one block west of the railroad tracks at Vine. A one block transition is proposed between Vine and Glenn, in front of the church, to a divided two-lane boulevard landscaped with trees, shrubs and groundcover in the median (8' min. width). Widening the pavement area between existing large trees may be an option for residents wishing to parallel park in this westerly section, pending verification of existing right-of-way.

6. Seneca Boulevard Enhancements

Seneca Street, although currently undergoing street enhancements, lacks the necessary first impression impact desired for a major gateway to this city. Seneca is the most direct link between Kellogg and the Museum District, as well as serving as a

gateway to the city as a whole. It also feeds Central Avenue, the major east-west arterial connecting the north side of downtown to both east and west Wichita.

Therefore, this plan includes streetscape enhancements that would eventually turn Seneca into a divided boulevard with a 20' ft. landscape median. The plan proposes that a 10' ft. landscape buffer be required as part of the design guidelines, with a 20' ft. building setback for all new development (with the exception of one block either side of Douglas, which intentionally remains within current confines). This would be put in place so that, after the life of the current project is worn out - approximately 20 years - the additional right-of-way necessary could be acquired by the City without hampering parking lot counts, building obstructions, etc. The setback would allow for the acquisition of 10' ft. on either side of the current right-of-way, and, using the same lane widths that are currently used, would permit the creation of the 20' ft. median.

The median width would accommodate public art, parallel rows of street trees, possibly fountains and other visual amenities, as well as turn lanes at appropriate intersections. The median would also allow for very strong gateway statements into both the City and the Delano Neighborhood. This processional streetscape requires the highest in design quality, with the healthy juxtaposition of historical sensitivity and the new and unusual.

7. University Avenue Historic Streetscape

This neighborhood has close historical ties to the university. Majestic Davis Hall is an icon for the neighborhood. University Avenue leads directly to the “front door”, of Davis Hall. Just a few years ago, while employed with a different firm, Mr. Skinner was responsible for the design of the “Rose Window Plaza”, along with the rose lined mall that ends at Hiram opposite University Avenue. There were discussions at that time about how to tie into the neighborhood better. Obviously, it would be nice to rebuild University as the original brick-paved street it once was. This would be too great a capital expense for the benefits received. However, this plan does make a strong effort to create that link.

The neighborhood plan calls for the installation of period lighting similar to that which is on the Friends University mall, in order to make a stronger tie to the neighborhood and provide an “entrance” to the University on Seneca. With the numerous historical homes in the area, this will be a strong catalyst for some of the activities the neighborhood would like to undertake such as historic home tours.

There are two ideas worthy of noting herein because they are consistent with the plan, and because they perpetuate the goals of the neighborhood.

First of all, the steering committee discussed the possibility of eventually replacing the concrete sidewalks with brick pavers, particularly along University. This would be a

project that would be undertaken by the 501(c)3 CDC, but it would require the city's stamp of approval. This plan would support that effort if and when it took place. The brick paved walks may be of use in the second effort as well.

The second idea is the establishment of an historic homes tour through the neighborhood. The steering committee would like to create such a self directed tour, complimented with period style markers, plaques or similar way-finding graphics. This should be tied back to the west Douglas streetscape/ business area. The CDC may want to think about the eventual creation of a Delano Museum, somewhere in the business area, and perhaps in the old fire station on Douglas (because it is a historical landmark structure, could be tied to the homes tour, and has great visibility on Seneca). University Avenue would certainly be on the tour route.

8. Park and Recreation Enhancements

One of the most dominant features of the urban environment of the Delano Neighborhood is the wide swath of railroad tracks cutting diagonally through the neighborhood. When the region's economic base began to weaken, the railroads started to decline. Today, many railroad rights-of-way are abandoned or under-utilized, and this is true in Delano.

The Neighborhood plan calls for the use of the abandoned railway and a triangular area at the heart of the neighborhood as a neighborhood park and connector to the world-class Arkansas River Waterfront currently under design. The triangular portion at the western end, called Railway Park for the purpose of this plan, is railway property and would need to be acquired by the City. The tracks have already been pulled, and the area east of here has been abandoned. Although there are discussions regarding reversionary rights for a portion west of Seneca, the area east of Seneca is within a platted street, and therefore remains under City control.

Railway Park could be developed with a railroad theme to serve as a gathering place (see plan). An extended "Path" system using abandoned railroad rights-of-way would provide opportunities for recreational walking, bike riding, and jogging, not to mention the aforementioned connection to the miles of bike path along the river. A narrow access easement along the northwest rail line (to remain) would allow this park to be connected to small proposed parks adjacent to the leased Westside Athletic Park.

Additional neighborhood and playground parks would provide needed parks within certain areas in the neighborhood presently without parks. These parks could be established utilizing vacant land or areas of incompatible land use. It is recommended that the existing industrial site located immediately south of Westside Athletic be converted, when the opportunity arises, into a small neighborhood park. Since there is a limited use of Westside Park by residents, the new proposed park would provide an

opportunity for much needed recreational opportunities in the neighborhood. Obviously there are some circulation conflicts to be resolved at the railway, most of the right-of way is not fenced or protected currently, so any additional separation that would be created as part of any future design would also be beneficial to the neighborhood. These improvements would need to be coordinated with the railroad authority.

Existing vacant land on the south side of University street from Martison to Osage would continue to be used as a public green-way buffer to Kellogg. This area may wish to have additional plantings, but improvements must be balanced with maintaining visibility for security purposes.

Friends University plans to plant the lot(s) on the corner of Hiram and University, mostly in turf, to serve as a park for the students. The proposed CDC should work with the University to plant a heavy buffer of screening plants at the south edge of the lot. This would screen out the multi-family structures to the south that are atypical and lacking the historical charm and charisma of the other period architecture visible from University Avenue.

Seneca Park, between Texas and Burton on Seneca, lies opposite to Allison Middle School. This park is not suited for the school children, due to the heavy traffic volume on Seneca. The park does open itself up to the neighborhood east of there, and there is a senior center that can utilize it as well. The City should evaluate the users of this park, and if evidence supports it, integrate a little more of the “gardenesque” passive activities of the elderly. This should be a cooperative effort between the neighborhood and the City.

There are a couple other small existing plots designated as parks that are mere plots of grass. They should be developed as playgrounds. As the population grows with the in-fill development and with young families moving into the neighborhood, additional play lots will be necessary.

2000 census data is not yet available, and the 1990 census data is too old to reflect the influx of young families in recent years. Once an accurate evaluation of the population demographics can be made, the neighborhood will likely be found to be substantially short of the small tot-lot type playgrounds for the current and anticipated younger populations.

9. Gateways

Gateways are architectural and physical elements that are designed to create a sense of place and a perception of arrival. These elements could take the form of a simple stone structure or could be designed to be of a more artistic character that reflects the neighborhood’s image and celebrates its history. Gateway design should be in keeping with neighborhood physical features and building materials. Since Seneca and Douglas street represent a major arterial axis to the heart of the neighborhood, it is

recommended that a primary gateway be designed at both the south and north ends of Seneca street. Similar gateways should be placed at the intersection of Douglas and McLean and one at Douglas and Meridian. Secondary gateways should be designed at the following intersections:

- 2nd Street and McLean Boulevard
- 2nd Street and Meridian
- Maple Avenue and Meridian
- Sycamore and Kellogg
- Athenian and McLean

Tertiary gateways shall be located at all other streets intersecting the neighborhood boundary streets of Meridian and McLean.

See Appendix B for illustrations of possible Gateway features.

10. Multi-family Buffer @ Kellogg

This plan element is a complex solution for a complex issue. The current zoning for single family residential areas east of Friends University is MF29 (multi-family). The plan calls for this type of much of this area to be down-zoned to be consistent with existing uses. Which entails the first issue. The second issue is the noise generated by Kellogg, and the need for the sound buffer. The third issue is the need for additional student housing, as there is a waiting list of students who would like to live “on-campus”.



Figure 16 **Multi-Family Infill**

The plan shows multi-family units as they could be developed, limited to an area south of the important historic structures along University. However, it is not the intent of this plan to imply that the City is going to condemn, develop, or in any way be involved in this development. This area should be left with its current zoning status, but with strict development guidelines for anything but single family uses. It was important to see how this development might occur, as the area seemed too narrow to be used for traditional multi-family development.

The plan does not call for typical multi-family development. Rather, the plan proposes, two to three-story architecture (see Figure 16 below). It is a combination of traditional architectural styles with zero-lot-line development. Figure 16 shows single-story wings,

however in this case they would be two-story. This would provide solutions to the issues raised above.

The concept of a zoning change is no longer an issue, because retention of the zone classification eliminates one hurdle for a potential developer.

A continuous architectural facade would provide a 35' ft. to 45' ft. high sound buffer for the neighborhood. Furthermore, unlike existing architecture, noise attenuation can be designed into the new structures for their own inhabitants. With the history of the development of Kellogg, and prior battles over obtaining a sound wall, this seems to offer the best and most possible solution to the issue.

In addition to the multi-family development, however, a sound wall would be an added benefit. (Note: the sound wall solution should also be further evaluated in light of recent advancements in sound abatement technology.) As a possible incentive, should a potential developer ever be found, the City may want to provide a percentage of what a sound wall would have cost in the form of tax breaks, providing some infrastructure changes, or other means of assistance.

The third issue is the one of housing. Obviously apartments could be utilized by the university students. On the other hand, the developer may look at housing markets and decide single family town-homes, zero-lot-line single family homes, or other mixes are more suitable.

What this element means to the plan and the neighborhood is that the zoning remains, with single family a permitted use in this area of the overlay district, and with strong design guidelines for any multi-family or like use that is not single family. The purpose of which, already described above, ultimately satisfies the needs of the neighborhood while maintaining neighborhood character and charm.

Community Development

Community Involvement

The Delano neighborhood is in a unique position. The diversity of the neighborhood resources and strong commitment by its religious institutions are assets that should be exploited in the overall improvement efforts. The 3-D organization (The Delano Neighborhood Association, The Delano Business Association & The Delano Clergy Association) have shown a great deal of momentum and neighborhood leadership. This role is a fundamental step in gaining residents trust, confidence, participation and empowerment in this process.

While it is recognized that this role cannot be undertaken by the 3-D alone, it is evident that a variety of community stakeholders including city leaders, Friends University, the school board, law enforcement officials and the United Way realize a need to pull together for a successful neighborhood development effort.

Although physical improvement was the main focus of the Delano neighborhood plan, strong emphasis must be placed on social issues raised in the planning process as well. Public safety, poverty, family and senior citizen services, job training and community fund-raising should be addressed. Creating a partnership with various community organizations will help provide an effective remedy to address these issues.

It is recommended that a Community Development Corporation be formed to take the lead initiative in implementing elements of the neighborhood plan (that are not CIP-related improvement projects) by taking advantage of various programs provided under the Neighborhood Revitalization Plan. Such programs offer a list of opportunities intended to revitalize certain areas in the City of Wichita; and the Delano neighborhood is within these areas.

In order to achieve the objectives outlined in this plan, the following provides a framework for a successful implementation phase.

Leadership and Commitment

Various elements of this plan provide the blue-print in guiding neighborhood stakeholders and the City in how to direct the proposed development options in the neighborhood. The plan is realistic and based on the input of the neighborhood. The successful outcome of this plan depends entirely on how the community champion this plan through implementation. Neighborhood down-zoning from industrial to residential should provide the backdrop for the development and redevelopment programs. After successful adoption of this plan by stakeholders and the Wichita City Council, the next step should be for the City to change zoning as required emphasizing the City's commitment to this plan.

Organization

A Community Development Corporation should be formed to provide the link between government and the neighborhood. This group provides the mechanism for involving local leadership, citizens, institutions, and business as co-participants from public and private sectors in making decisions affecting the Delano Neighborhood. It includes merchants, property owners and representatives of local government. The CDC has the potential to direct the resources and energies to its member organizations and citizens into areas important for successful revitalization. This group can serve as a vehicle through which many individually owned parcels of land can be assembled for development or redevelopment as an integrated whole. The private sector provides the largest dollar investment, but local government should lead the way by providing seed money to start.

Financing Strategies

One of the most critical keys for success for the development program is marshaling the financial resources to adequately fund development options. Sources of funding for the CDC should come from both the non-profit sector and the City of Wichita. There are a number of sources that can be tapped into for this purpose including: Community Development Block Grant, Historic Preservation and Low Income Tax Credit Program, Annie E. Casey Foundation, Johnson Controls Foundation and Fannie Mae Foundation. Funds from these programs could assist with property acquisition, site development and architectural work. Other funding sources are described below:

- *General Obligation Bonds*: Some projects will be undertaken by the City as part of the annual capital improvement programs. Those projects not financed from annual operating funds will be financed by general obligation bonds, backed by property taxes.
- *Special Assessment Districts*: Certain downtown improvements in the past, such as parking lots and sidewalk improvements, have been financed by special assessments. This method of financing should be explored for a portion of the redevelopment plan.

- *Business Improvement District.* A Business Improvement District can also be established in the study area, and businesses within the district levied a “business improvement service fee”. The fee can be used for services beyond those traditionally provided by the City, such as landscaping, beautification, pedestrian amenities, and services such as litter control and security.
- *Special Loan Programs from local finance institutions:* These loans are established specifically to encourage storefront and building facade improvements. The local financial institutions could make available certain funds on favorable loan terms.

Neighborhood Revitalization Plan Programs

The following is a list of programs that can be utilized for in-fill and rehabilitation under the Neighborhood Revitalization Plan for the city of Wichita:

1. In-fill Housing incentives:

- This is intended to create a pool of funds to assist homeowners with down payment costs.
- Provide a pool for grants/loans for the rehabilitation of deteriorated homes in target area.
- Utilize state low income housing tax credits for rental properties.
- Assemble land for in-fill projects for developers who have a redevelopment plan that can be implemented as opportunities arise.
- Utilize existing program to waive or discount building permit fees.
- Develop program with local lenders to waive or lower up-front lending costs.

2. Economic Development Loans. Such loans are provided for small and minority businesses to finance fixed assets including purchase of land, building, and building renovation.

3. Tax Rebate. This program provides tax rebates for new construction, addition to existing property and rehabilitation. The amount of tax rebate is based on the value of building permit and is established for five years, subject to exclusion and restriction.

4. Neighborhood Assistance. General funds would be provided for a matching grants program for community organizations to identify, design and complete projects that improve quality of life within the neighborhood.

Not-for-Profit Community Development Corporation

The 501 (c) 3 corporation can receive loans and grants from both public and private sources while maintaining a tax-exempt status, thus ensuring a continuous funding source to help finance neighborhood improvement projects.

Business Improvement District

B.I.D.'s are subject to state law and are established by the City to provide for "additional and extended" service to businesses in the district. Such services can include beautification, landscaping and pedestrian amenities, services such as litter control or security, maintenance of sidewalks and other public areas, parking, planning and design, and promotions, events, and activities.

State law prescribes that a planning committee is established prior to the formation of a B.I.D. to determine district boundaries, services to be offered, and the financing method. The process is subject to a public hearing. An advisory board must be established which is representative of the business within the district.

Once the boundaries, services, and board are established by the advisory committee, the city may levy a "business improvement service fee" annually to the businesses in the district. Many times the site is "filtered" at a certain rate along major streets and a lesser rate elsewhere. The fees are usually a few cents per square foot. Fees can also be levied on store front footage, number of employees, and other methods. By state law, service fees cannot be levied against properties used for governmental, educational, religious, or charitable purposes. It is important to define the district large enough to develop a solid financial base, but not so large that services become meaningless to those on the edges of the district.

The B.I.D. should be responsible for improvements not normally taken on by the City. With proper funding, the B.I.D. can take responsibility for providing and maintaining neighborhood amenities (i.e. trees, flowers, pedestrian lighting, benches, banners, etc.). The B.I.D. can also help fund events, promotions, and activities, as well as flags and banners. The B.I.D. may also take on more of a service management role such as neighborhood security and litter control.

The B.I.D. may cover a portion of the Urban Village and west Douglas business area, and could be integrated into the overall plan at the same time the overlay district is defined and Design Guidelines established. This would require additional input and participation from area businesses.

Appendix A

Delano Neighborhood Interim Guidelines

Introduction

As stated throughout the Neighborhood Plan, Delano is a neighborhood that is very much unique in Wichita. The history and character that emanates from the period style architecture and the charm and interest created by the “Wild West” heritage of the neighborhood spark imaginings of what was. The sense of significance and timelessness speak to a time of a strong work ethic, good moral character, and the entrepreneurial spirit that founded this great City. They make us dream of what could be. The Delano Neighborhood Plan, along with these guidelines, are put in place to help a neighborhood that is coming back to life realize the dream.

Purpose of Guidelines

Guidelines are needed to provide direction regarding commercial and residential development. In the case of a revitalization effort, they also serve to educate the existing residents and stakeholders, and provide a source of community pride. It is important for community members to realize the impact that certain elements in the public landscape (such as chain-link fence, old cars on blocks, poor maintenance, etc. in the front yard) have on public perception of quality of life, property value, and public safety. A well maintained neighborhood with an active street life and pedestrian interaction provides for a much safer environment.

Guidelines are also put in place to attract quality developers and flush out the “fly-by-night crowd”. Guidelines assure developers that their investment is protected, and that adjacent developments by others will realize the same standard of quality and care. Without guidelines there are no assurances and the world-class developers we would like to attract are less likely to make the investment.

By the same token, persons who would like to build homes on vacant lots in the area often have difficulty financing new construction in these areas. If the property values of an area are averaging \$50,000 to \$70,000 for 80 year old homes, and new construction of a similar size house would cost 100,000 to 150,000 or more, it becomes easy to see why banks wouldn't want to lend the money. However, overlay districts protected by design guidelines

tend to stabilize, then appreciate. It then becomes more plausible to have a successful in-fill initiative. The same is true for renovations and remodels.

Ultimately, the purpose of design guidelines is to implement certain goals and objectives. These guidelines express the design intent, so although a particular situation does not meet the exact letter of the guidelines due to some unforeseen site constraint, if the intent of the guidelines is met then the review committee has the discretion to accept a project proposal. A zone classification does not usually have this flexibility without the process of variances, conditional use permits, or zoning change. A good set of guidelines is to everyone's benefit.

Delano Neighborhood Guidelines

The Delano Neighborhood is very diverse in terms of its housing, range of land use, economic and social characteristics, and historical assets, and therefore has different levels of needs. These guidelines are set up to be as lenient as possible while providing appropriate direction in specific target areas. Some guidelines will apply neighborhood-wide, termed General Guidelines. Other guidelines are targeted at specific areas such as the Urban Village.

The following design guidelines are set forth with the adoption of this plan as interim guidelines during the development of the Delano Traditional Neighborhood Overlay District and Neighborhood Guidelines. The final guidelines are to be developed as a collaboration between the Steering Committee and the City, with additional input from neighborhood residents and resident property owners (both residential and business). These guidelines are based upon community concerns for preservation, absentee landlords and derelict properties, lack of sufficient code enforcement, and the desire for specific neighborhood improvements. They will also serve as a starting point for neighborhood residents and stakeholders to build upon, revise, and ultimately finalize the Delano Neighborhood Guidelines. The adoption of the final guidelines will coincide with the creation of the overlay district by ordinance.

General Guidelines

These general guidelines are established to primarily address issues of code enforcement issues, gaps in the landscape ordinance, maintenance issues and others that are neighborhood wide. There are many residents of the neighborhood who would like to maintain their property better, but are unable to do so due to physical constraints, financial position, or other valid reasons. Therefore, the 3D will assist these homeowners in locating the appropriate sources to help them accomplish the tasks at hand. This may take the form of volunteer help, locating deferred or low interest loans, etc. This will be an education process for some.

Code Enforcement/ Maintenance Issues:

- a. All properties shall be kept in a well maintained condition at all times. This means that all lawn areas visible from a public street shall be kept mown, and be allowed to get no taller than 6" between mowings. Vacant lots shall be mown at no more than 30 day intervals, and kept free of trash, junk parts, cars, and debris. Buildings shall be kept painted, broken windows and screens replaced immediately, and generally kept in a "saleable" condition at all times. "Saleable", for the purpose of these guidelines, means: the exteriors of residential properties meet the requirements for FHA secured loans; the exteriors of commercial properties have no peeling paint, broken windows, or any materials or conditions considered hazardous to the public or employees.
- b. Landlords shall be required to keep their properties in a well maintained condition at all times. This means that all lawn areas shall be kept mown, and be allowed to get no taller than 6" between mowings.. Substandard rental units shall be renovated and brought up to code within 90 days of Notice, or condemned.
- c. All commercial and/or light industrial properties shall be kept in a well maintained condition at all times. This means that all lawn areas visible from a public street shall be kept mown, and be allowed to get no taller than 6" between mowings. Lots shall be kept free of junk, debris, and trash.
- d. Alleys shall be kept clear and free of debris, trash (except in appropriate containers), yard waste, and miscellaneous junk.
- e. Long term parking (more than 7 days) of RV's, buses, campers, boats, and all commercial vehicles will be parked in rear or side yards, screened from the public street right-of-way. Gravel, concrete, or asphalt parking surfaces are required.
- f. Chain link fencing shall be restricted to side and rear yards only (located behind the street wall of the building).

Maintenance of Required Landscapes:

- a. All landscaping, screening and buffers required or installed per a City approved landscape plan shall be maintained at all times. Plant materials that die shall be replaced in the next planting season (either spring or fall).

Douglas Streetscape Guidelines

Douglas Avenue serves as a primary route into the neighborhood from the downtown area. As travelers approach the neighborhood they should be welcomed into the Delano Business District by an attractive urban environment.

Commercial Streetscape (McLean to Vine, see Plan):

1. Special paving at crosswalks and select intersections.
2. Street Trees centered on the common wall lines of the businesses (approximately on 25' centers). Tree species to be selected for open scaffold, small clean foliage, and hardiness. The open scaffold is important to ensure visibility of the store fronts. The bulk of the canopy should be above 14' at maturity. New trees should be installed at 4" or larger caliper to ensure sufficient size to make a noticeable impact on the streetscape.
3. Accent Trees to be themed with the rest of the landscape treatments to assist in the distinction of identifiable boundaries to the commercial streetscape. New trees should be installed at 2½" or larger caliper to ensure sufficient size to make a noticeable impact on the streetscape.
4. It is recommended that structured soils be specified for all tree wells and raised planters to assure the combination of adequate drainage, water and nutrient retention, and limiting the loss of soil volume over time.
5. New Buildings shall be constructed with the street wall at the front property line (no setback), with parking to the rear. Dual entrances (front and rear) are recommended. The purpose of this guideline is to facilitate the reconstruction of the traditional street wall.

Residential Streetscape (Glenn almost to Meridian, see Plan):

The Neighborhood Plan calls for this segment of Douglas Avenue to become a divided residential boulevard. Ultimately, this will be a street lined with stately trees, creating a vaulted canopy over the roadway.

1. Planting within right-of-way shall be subject to approval.
2. Period lighting used in commercial segment should be continued herein for continuity.

Seneca Streetscape Guidelines

As one of several major arterials serving as an entrance to Downtown and the Museum District, it is important to recognize the impact that a quality streetscape has on a visitor's perception of our community. The following guidelines are established for new development along Seneca.

1. A 10' ft. landscape setback shall be required on all Seneca Street frontages between

- Kellogg and Texas Street, and between the abandoned Rail Corridor\Proposed Greenway and Mc Lean on the North.
2. There will be no parking within the landscape setback.
 3. New Buildings between Texas (1 block south of Douglas) and the Railway Corridor Park (1 block north of Douglas) shall have the building face set on the property line, with parking to the rear.

Urban Village Guidelines

The Urban Village, yet to be named, should ultimately be a world-class living environment. These guidelines are created for the purpose of guiding the development of this area, whether that development occurs quickly under the hand of one master developer, or more slowly through gradual in-fill and change.

This development will be one that juxtaposes turn-of-the-century charm and character with the contemporary tastes and needs of the 21st Century. An active and vital street life is essential. Smell, Sound, Taste, Sight, and Touch. Every sensory organ must be stimulated and captivated to the point that residents and visitors alike would prefer to walk about, relax, shop, and people-watch, rather than stay at home, go back to their hotel, or eat their lunch in their office. Life and vitality on the streets. This is the potential of the area, and it must start with quality design and construction.

General

1. New structures should be constructed with facades predominantly of tumbled brick, with stone or cast stone accents such as pilaster bases, lintels & sills. This is applicable for the first two floors, whereas higher floors may use other, more contemporary, materials provided they are used in a traditional manner.
2. New buildings of 3000 square feet footprint or larger shall include an elevator to allow greater diversity of upper story uses.
3. Structures taller than 3 stories shall be located to the interior of the Village area, behind lower structures along Seneca and Douglas.
4. New Off-street Parking shall be located to the rear of the building, wherever possible.
5. Off-street Parking adjacent to streets shall have a 10' wide planting buffer and screen wall(along Seneca, and 2nd Street only) at the public right-of-way to screen parked vehicles. Screen walls should be a combination of tumbled brick and ornamental ironwork. Other creative solutions are welcome provided they fit the historical character, meet the screening needs, are durable, and low maintenance.

Commercial

1. The plan indicates a hotel, with bridges across 2nd Street to garages and meeting

rooms on the south side. The recent tourism study stated that approximately 500 additional hotel rooms are needed downtown for convention and tourism purposes. The location opposite Exploration place is shown for the purpose of interesting potential developers to that location. It is close enough to walk to Century II, the Hiatt, Exploration Place, the Keeper of the Plains (with the proposed bridges and “Ring of Fire”. It also boosts the viability of the River Taxis, Riverwalk Bazaars, and the leasing of the amphitheater for non-public venues such as weddings, corporate dinners, etc. Ultimately it aids in the activation of our (soon to be) world-class waterfront. This hotel should be equivalent to the Hyatt and reflect the world-class quality of Exploration Place. This structure should be limited to ten stories, with surrounding structures stepping down in height towards Seneca.

2. Ground floor commercial\retail shall have high ceilings typical of traditional structures in the area.
3. There shall be no typical “Big-Box” type retail permitted. Larger, multi-department stores shall utilize individual facades to represent the various departments such that the street character is that of multiple stores, although it is actually one store inside. An example of this would be a 40,000 square foot grocer. There might be a “butcher” store window, a “dry goods” window, etc., which conform to the 25' bay interval of the existing buildings. There would probably be 1 primary access from the street side and one access from the parking (rear of building) side. Residential apartments still reside on 2nd floor.
4. A consistent signage program should be developed as part of the design guidelines. This includes development of a way-finding and district identity system. For the purpose of the interim guidelines, signage shall conform to the criteria below.
Signage Area: 15sf. for wall mount signs (1 per 25' of store front); 12 sf. per face of two-sided projecting wall signs to be located between 1st and 2nd floor, beneath window sills (max projection of 3'); 30sf. for monument signs; no pylon signs; and 3sf. per face of two sided pendant signs hanging from awnings, if any. Signage Materials: may include metals (wrought iron, bronze, copper) wood (teak, oak, redwood), stenciled or stained glass, tile, stone, painted murals, window painting (transom windows) and combinations of these materials. Other materials such as neon, aluminum, etc. will be reviewed on a case-by-case basis, and creative signage is encouraged.
Note: These signage guidelines do not apply to the replacement of existing signs of existing businesses lost as a result of damage caused by natural events (fire, hail, lightning, wind, etc.) or vandalism.
5. Dramatic night lighting design shall be an integral part of new structures. Provisions for seasonal lighting shall be included on all structures containing a commercial, retail, or office use as well.
6. Flat roof structures shall be design to accommodate rooftop patios, with parapets at guardrail heights.

7. Pitched-roof structures shall have terra-cotta tile, slate or approved simulated equivalents roofing materials. Simulated materials may include lightweight concrete, metal, etc. Standing metal seam will not be accepted, as this is the dominant roofing material of strip centers throughout Wichita. Eaves shall overhang a minimum of 36" with exposed supports.
8. Windows, door stoops, and other openings shall be recessed a minimum of 4 inches to create adequate shadow lines and details.
9. Lintels shall project a minimum of 2" from the face of the building.
10. The use of projecting bricks and/or stone to create patterns is strongly encouraged.
11. A pattern of window boxes, balconets and/or balconies should be created in conjunction with regular windows for 2nd floor tenants. Balconies may vary in size. Small balconies just large enough for two people to stand and watch the street activities below may project out over the public sidewalk up to 30", provided they do not interfere with utility or light poles. Larger balconies that can accommodate chairs or tables shall be recessed into the facade of the building.

Residential

1. Residential uses may take the form of 2-3 story town homes, apartments and condominiums.
2. All rental units must be designed and constructed so that they can be converted to condominium ownership.
3. All residential units shall have balconies. Balconies may vary in size. Small balconies just large enough for two people to stand and watch the street activities below may project out over the public sidewalk up to 30", provided they do not interfere with utility or light poles. Larger balconies that can accommodate chairs or tables shall be recessed into the facade of the building.

Commercial Mixed-Use Guidelines

The intent of the commercial mixed use designation is to encourage true mixed-use facilities wherein there is commercial and /or offices on the ground floor, and residential above. In some cases, the use of upper floors could also be used as office space, however such spaces would then need to be ADA accessible, which presents a challenge to existing structures. The purpose of mixed-use developments is to provide additional studio, one and two bedroom living units which could be rented (or even sold), allowing people to live in the business core, thus creating a more active street life that extends

potential business hours. It is a pedestrian oriented environment, with the average daily needs of residents met within walking distance. The following guidelines are established to encourage the in-fill development of properties designated mixed-use commercial in the Delano Neighborhood:

1. For existing two story structures, the second floors, where feasible, shall be converted to a residential use and/or office use. Property Owners interested in this type of remodel should seek assistance from the Neighborhood Development Corporation to determine if they qualify for low interest or deferred loans, and whether or not the improvements might qualify for subsidizing or partial funding from other sources.
2. Where creating living space on the second floor is not feasible, or where the space is used for storage, etc. for the ground floor tenant, the second floor windows should be treated with draperies and blinds to simulate an active second floor space. The window glass should not be painted, covered with tin-foil, or similarly treated fashion that detracts from the overall facade and streetscape appearance.
3. New buildings along Douglas shall have the facades set at the property line with parking and service areas to the rear of the property. In-fill structures should be either 1 or 2 story, with common walls and parking to the rear. Additional stories could be built provided they are set back from the front facade a minimum of 20' for up to an additional 2 floors.
4. There should be front and rear access to the tenant spaces, and either front, rear, or dual access to the 2nd floor residential. 2nd Floor residential shall have secure ground floor entrance lobbies.
5. Where a single story structure is built, the roof structure should be designed to enable the addition of a second floor, or for the use of the roof as a patio/roof garden (containerized) by neighboring residential or office tenants. Essentially, this means that the single-story structure should be designed with a structural roof to allow the sale or lease of air rights for an additional story.
6. New buildings of 3000 square feet footprint or larger shall include an elevator to allow greater diversity of upper story uses.
7. New structures along Douglas should have street facades constructed predominantly of tumbled brick, with stone or cast stone accents such as pilaster bases, lintels & sills.
8. New Off-street Parking shall be located to the rear of the building.
9. Off-street Parking on the drive lanes that access rear parking areas shall have a 6' wide planting buffer and screen wall at the public right-of-way to screen parked

vehicles. Screen walls should be a combination of tumbled brick and ornamental ironwork. Other creative solutions are welcome provided they fit the historical character, meet the screening needs, are durable, and low maintenance.

Historic University Avenue Guidelines

University Avenue provides both residents and visitors an opportunity to take a walk back in time. It is important to preserve and enhance that perception by utilizing the existing historic structures as templates for in-fill redevelopment, remodeling and expansion projects.

The Delano CDC should try to acquire those properties that have been developed in a manner inconsistent with the historic structures of the area. These properties should be redeveloped through demolition and either new construction, or perhaps relocation of historic structures located elsewhere in the neighborhood. Relocation, where possible, will help to preserve historic housing stock and facilitate neighborhood improvements simultaneously.

Those properties within 500' of the Friends University property line already have to be reviewed by the historic preservation board, and are required to meet their restrictions. The remainder of the properties along University Avenue should adhere to the same requirements. For example, vinyl siding could be used, however the lap dimension, texturing, etc. would depict the traditional wood lap. The same is true for the size, shape and style of windows, but it could be a vinyl or coated aluminum substitute for the traditional wood window. Building interiors are not affected.

Garages and cottage apartments would be in separate structures located to the rear of the properties. They could possibly be linked to the main structure via a covered walk, subject to design review. Approval of neighboring property owners would be considered beneficial, but not required.

Fencing in the front yard shall be restricted to wrought iron, or 2 ½" wood picket fences, or similar period style fence and shall be no more than 30" in height. There shall be no chain link fencing fronting any public street (whether it is front or side yard).

Residential Guidelines

The street facade of any new in-fill housing shall be consistent with the dominant style on the block. Although the actual configuration of the interior can vary widely, there should typically be a front porch, with a finished floor elevation that is within 6" of the rest of the houses on the block. This height is typically 24" to 30" above finish grade in most areas of the neighborhood.

Garages and storage buildings shall be located to the rear of the property, with the garage doors exiting to the alley or to a driveway to the front alongside the house. With the exception of a few newer homes (last 30 years or so), this is typical for the existing neighborhood residential.

New residential development opportunities are located primarily in the Urban Village area, east of Seneca and north of Douglas. Requirements for this area have already been discussed. Other new development which may arise shall look to the in-fill guidelines for direction.

Guidelines Administration

All projects requiring a building permit shall be reviewed for consistency with the design guidelines. Until such time as the overlay district is established, the interim guidelines shall be the basis for the review. Upon establishment of the overlay district, the final Delano Neighborhood Guidelines shall be the basis for review.

We recommend that a review board be created consisting of three representatives from each of: the Delano Business Association; the Delano Neighborhood Association; and the Delano Clergy Association; plus a representative from City staff.

All new buildings and additions visible from public streets, alleys, or the Greenway Corridor/Railway Park, and all improvements within the neighborhood area along Douglas Avenue, Seneca Street or McLean Boulevard, shall be reviewed by the above board. Other minor remodels, renovations, and site improvements may be reviewed by Planning Department Staff, and do not require the review by the board. Prior to issuance of building permits, a certificate of appropriateness shall be obtained after Review Board and/or staff approval.

Any property owner in the district may appeal the decision of the Review Board to the City Planning Department Staff, and if not satisfied, may appeal the staff decision to the Board of Zoning Appeals.

Alterations that are not visible from public streets, alleys, or public open space shall be exempted from these standards and review procedures.

Appendix B

Delano Neighborhood Example Gateways

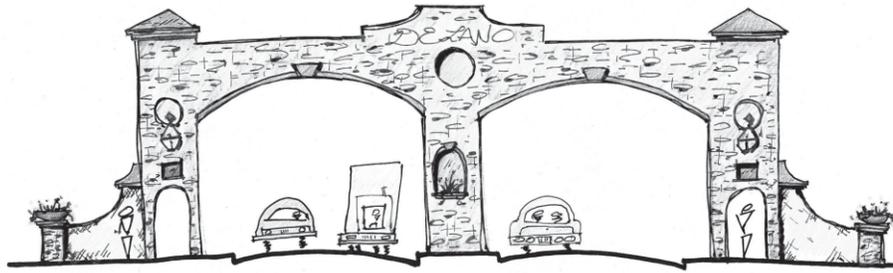


Figure 17 Major Gateway at South Seneca (in keeping with Masonic Home)

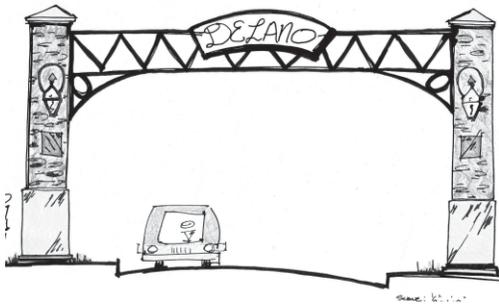


Figure 19 Gateways at Douglas/Meridian and Douglas/McLean

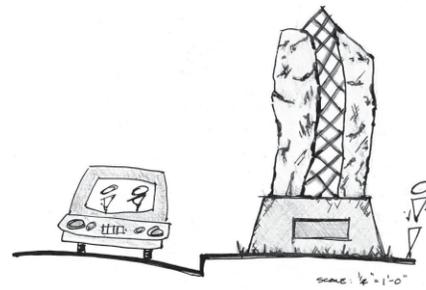


Figure 18 Gateway at North Seneca (more artistic in character)

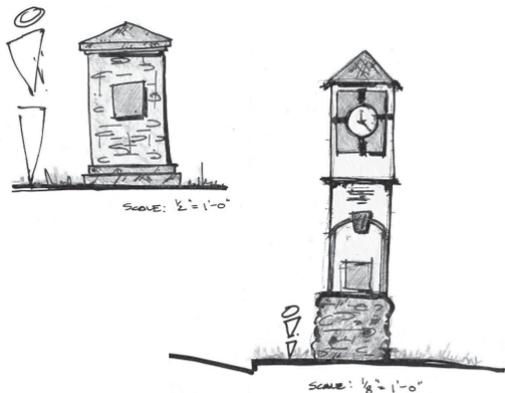


Figure 21 Clock Tower at Douglas & Seneca (design could vary)

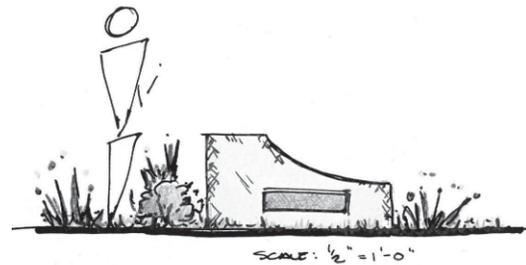


Figure 20 Minor Gateways at Tertiary Streets

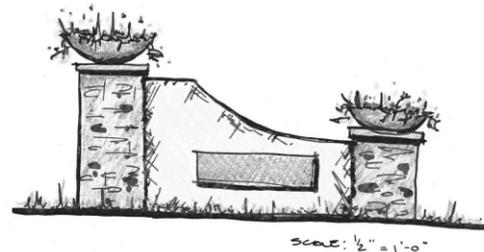


Figure 22 Gateway at Maple/Meridian and at McLean

Appendix C

Opinion of Probable Costs for Proposed Plan CIP Improvements

Delano CIP Cost Estimates:

1) Park/ Greenway

East Delano (Seneca east to McLean, Including triangular tract east of Sycamore) - \$1,865,000

West Delano (Seneca west to Railway Park area) - \$1,200,000

2) Douglas Ave. Streetscape

Seneca to Vine - \$2,300,000

Vine to Meridian - \$2,520,000

3) Historical Lighting

University Ave. (Hiram to Seneca) - 715,000

4) Gateways

East Douglas - In current CIP

West Douglas - \$50,000

Maple & Meridian - \$30,000

2nd & Meridian - \$20,000

South Sycamore - \$30,000

Minor Streets - \$70,000 (14@ \$5,000 each)

Total - \$8,530,000

Appendix D

Sample Design Guidelines
Austin, Texas, TND Zone
(Courtesy of The City of Austin, Texas)

Chapter 2

Development Criteria

2.2.1 Neighborhood Size

TND neighborhoods are limited in size to encourage pedestrian activity. The optimal size of a neighborhood is 1/4 to 1/3 of a mile from center to its edge, a distance equal to a 5 to 10 minute walk at an easy pace. Its limited area gathers the population within walking distance of many of its daily needs.

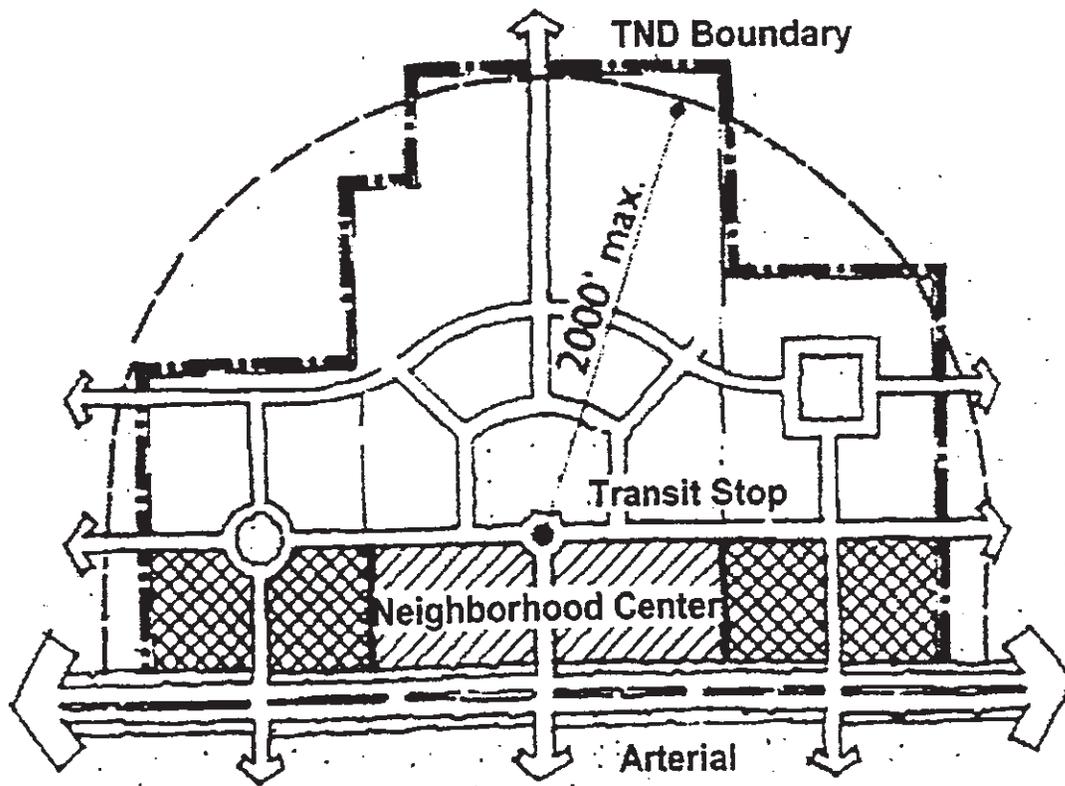


Figure 2.2.1-a

2.2.2 Street Pattern and Multi-modal Transportation System

Streets in a Traditional Neighborhood District are designed to accommodate the needs of all modes of transportation. The neighborhood consists of an interconnected network of small thoroughfares. An interconnected street pattern with smaller blocks provides multiple routes, diffusing automobile traffic and shortening walking distances. This pattern keeps local traffic off regional roads and through traffic off local streets. Neighborhood streets of varying types are designed to provide equitably for pedestrian comfort and automobile movement. Slowing the automobile and increasing pedestrian activity encourage the casual meetings that form the bonds of community.

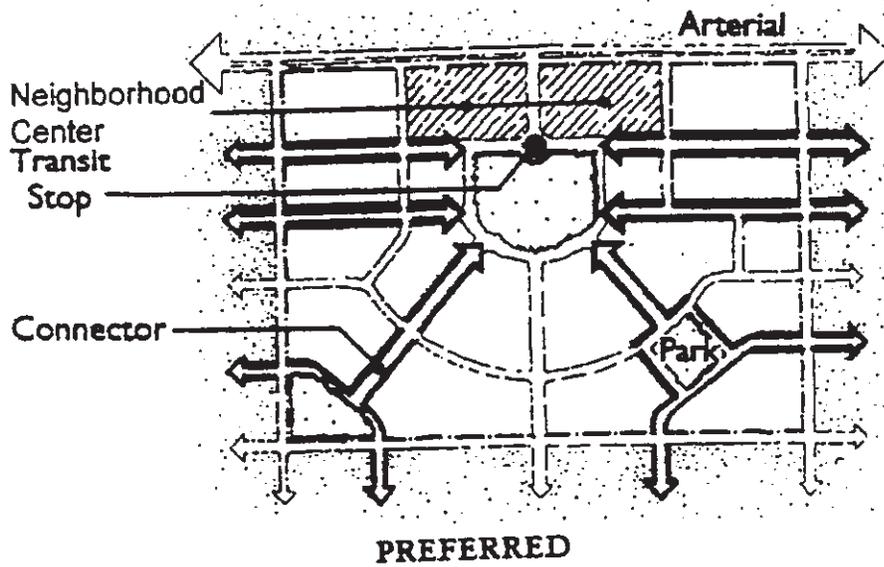


Figure 2.2.2-a

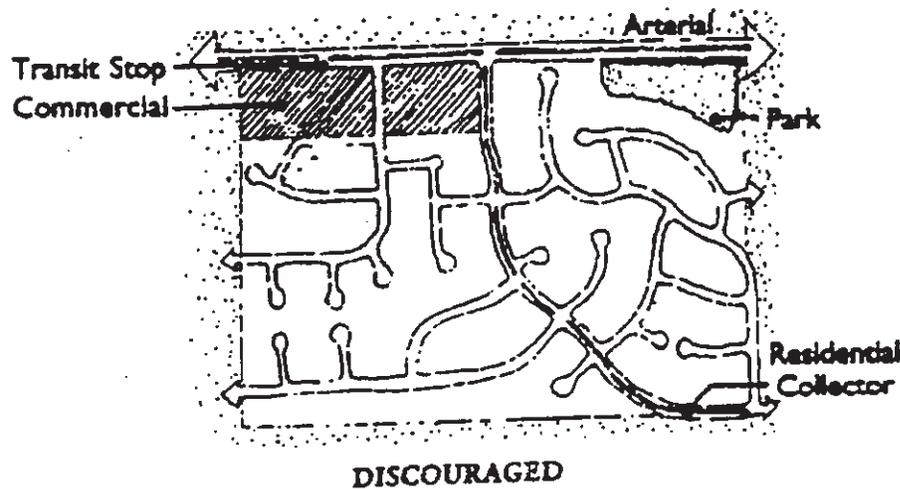


Figure 2.2.2-b

2.2.3 Mix of Land Uses and Diversity of Housing Types

A TND is structured to provide a balanced mix of residences, shops, workplaces, civic uses, and recreation within the neighborhood. The integration of multiple land uses allows residents to meet more of their daily needs through shorter trips.

A variety of housing is provided in a TND. This includes single-family residential, duplex, townhomes, condominiums, and apartments. With a variety of housing types, the needs of varied age and income groups are more easily accommodated within a TND, and a greater diversity of residents is encouraged.

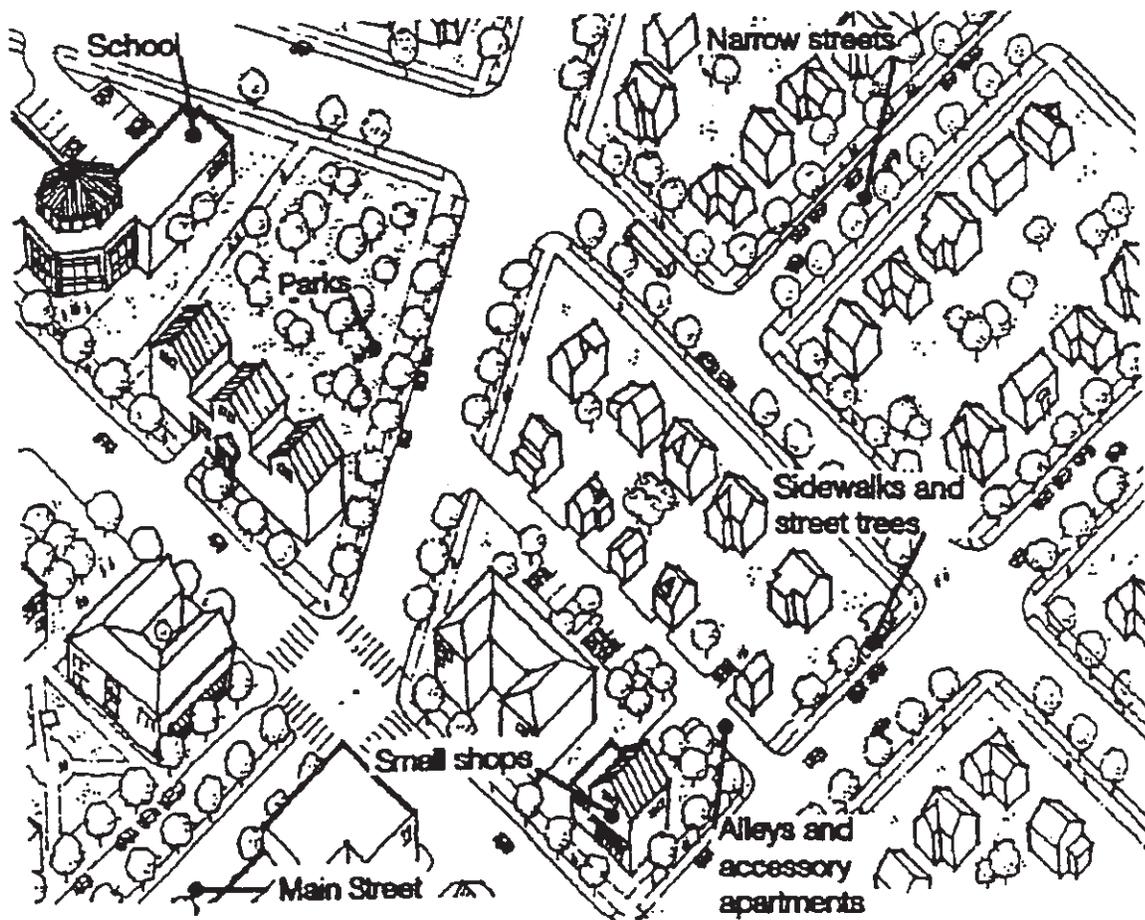


Figure 2.2.3-a

2.2.4 Open Space

Formal and informal open space is located throughout a TND. The design of the neighborhood gives priority to open space. These spaces enhance community activity, identity, and civic pride. The neighborhood plan creates a hierarchy of useful open spaces: a formal square in the Neighborhood Center, parks and playgrounds throughout the neighborhood, and streets that promote walking and encourage informal meetings.

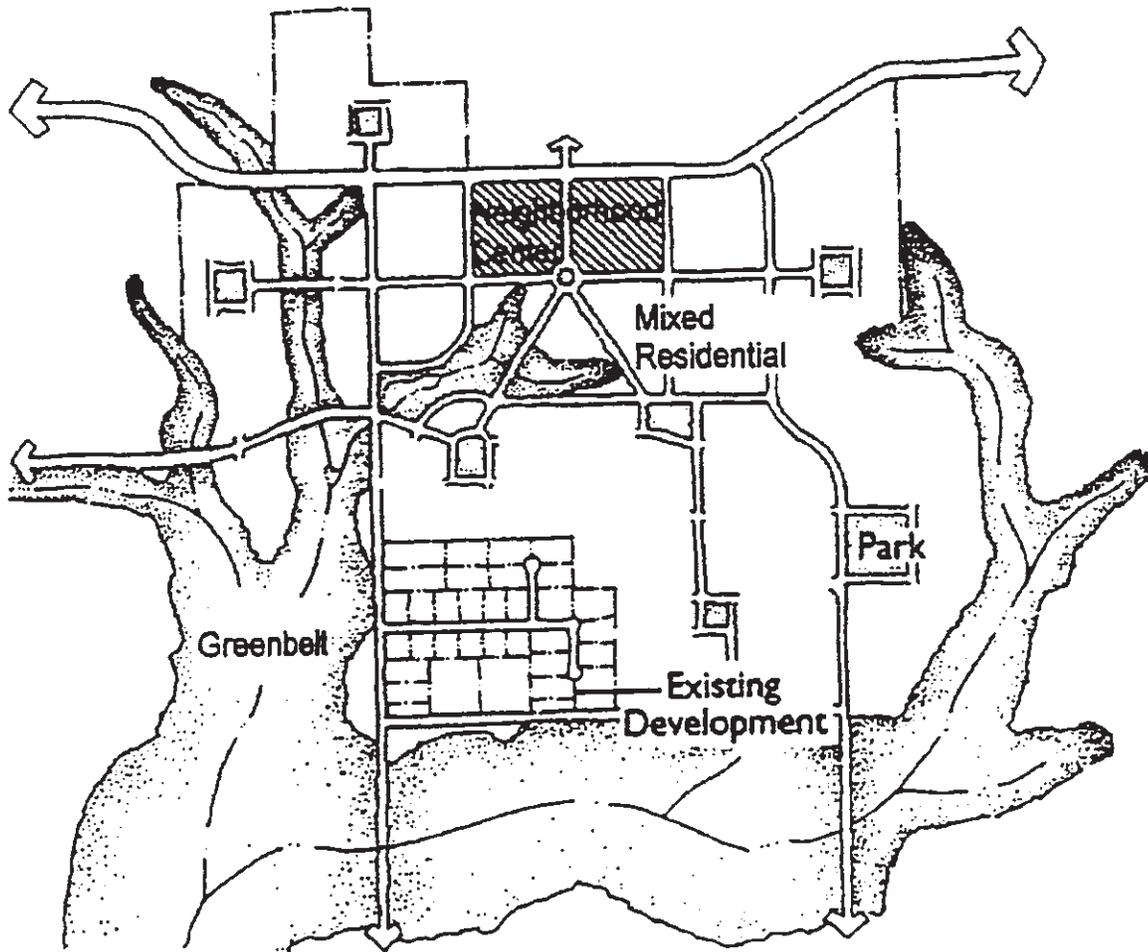


Figure 2.2.4-a

2.2.5 Civic Buildings and Landmarks

Important civic buildings that are open to the public should be located on prominent sites throughout a TND. These uses, including government offices, libraries, museums, schools, and churches, serve as focal points and landmarks for the community.

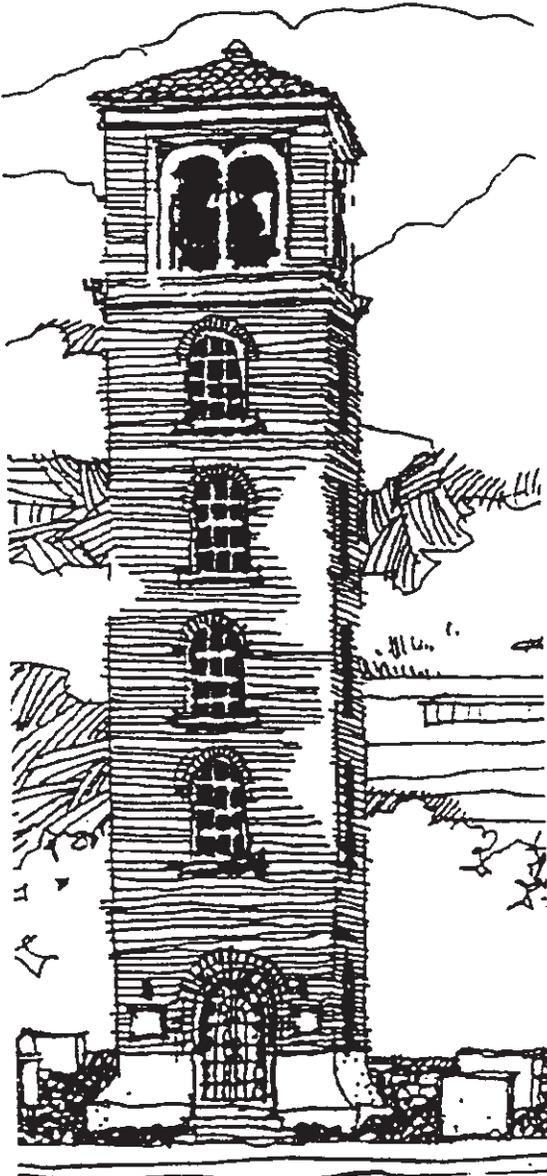


Figure 2.2.5-a

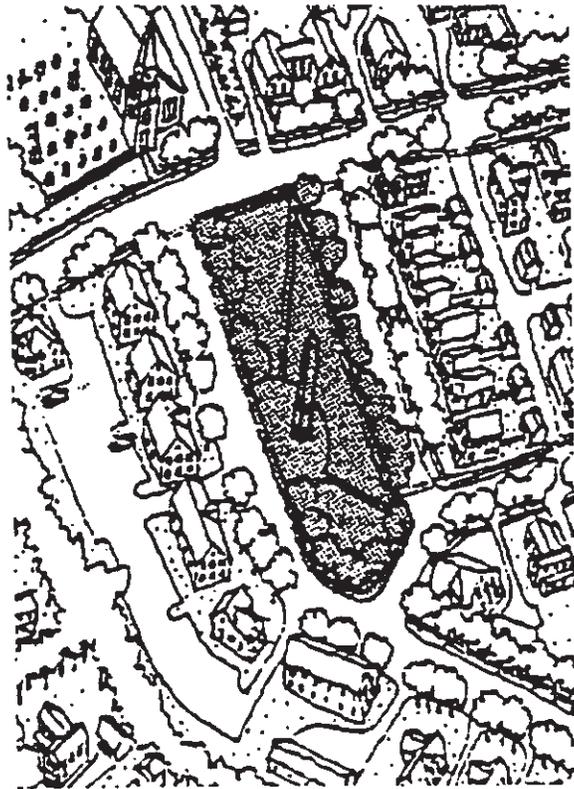


Figure 2.2.5-b

2.2.6 Location of Buildings and Relationship Between Building Types

The private building is used to form a distinct street edge and define the border between the public space of the street and the private space of the individual lot. This helps to promote active streets, provides visual interest to the pedestrian in commercial areas, and encourages informal encounters between neighbors in residential areas.

The integration of varied land uses within a TND requires a common architectural vocabulary. The consistent use of compatible urban design and architectural elements helps to relate individual structures to other structures resulting in a coherent overall development pattern and streetscape.



Figure 2.2.6-a

Townhomes



Figure 2.2.6-b

Single Family

2.3 TND Development Patterns

This section contains examples of typical TND development patterns.

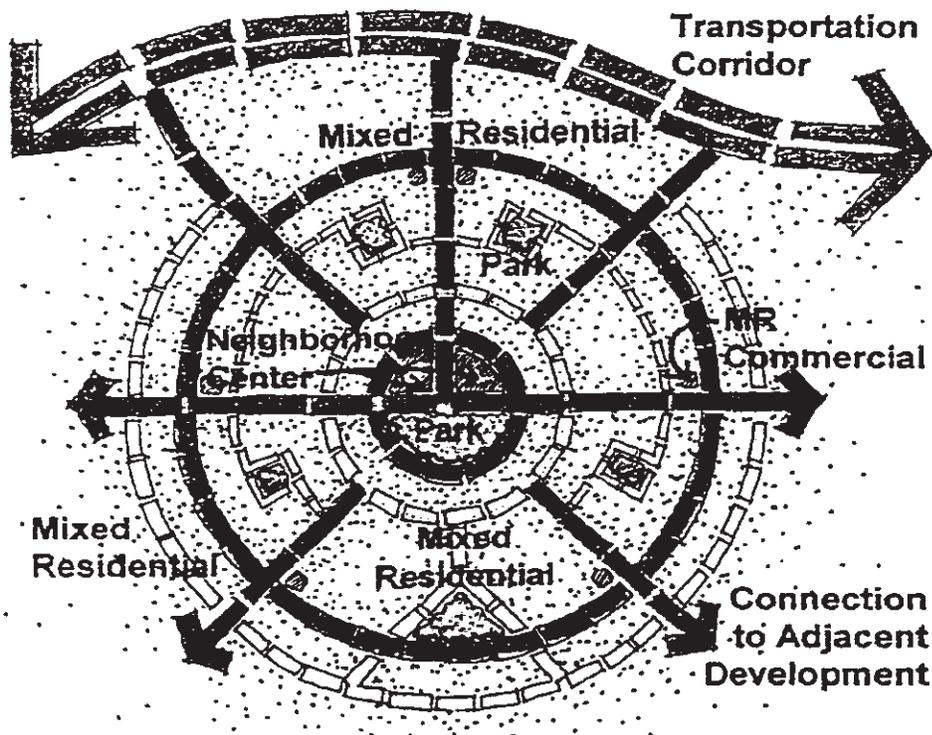


Figure 2.3.1-a

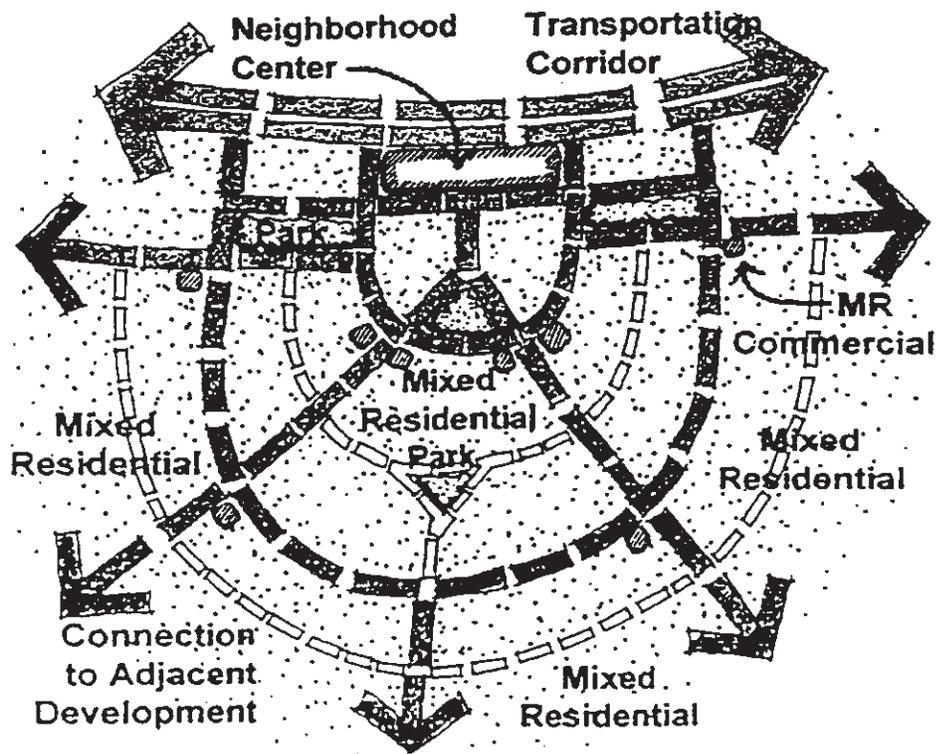


Figure 2.3.1-b

2.3.2 A Group of Traditional Neighborhood Districts

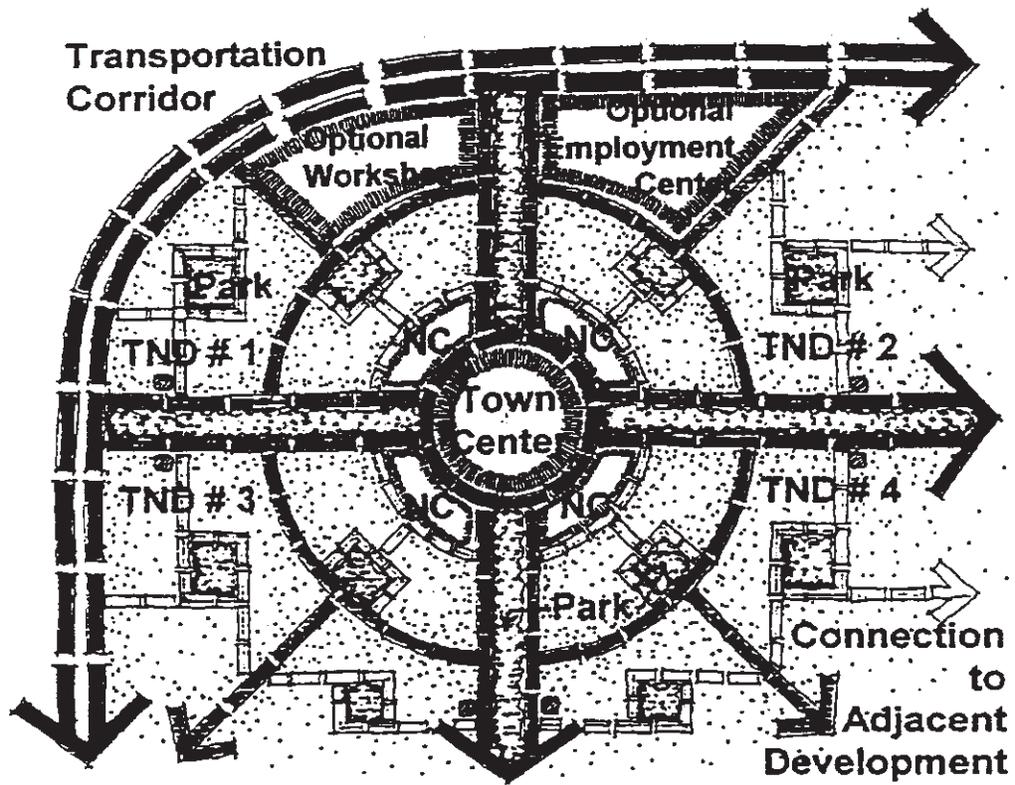


Figure 2.3.2-a

2.3.3 A Neighborhood Center Area



Figure 2.3.3-a

2.3.4 A Mixed Residential Area

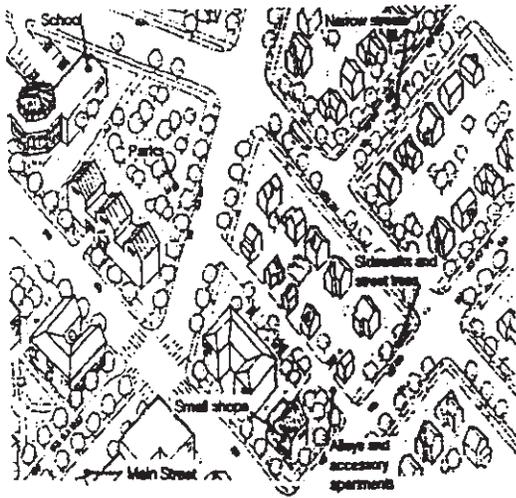


Figure 2.3.4-a

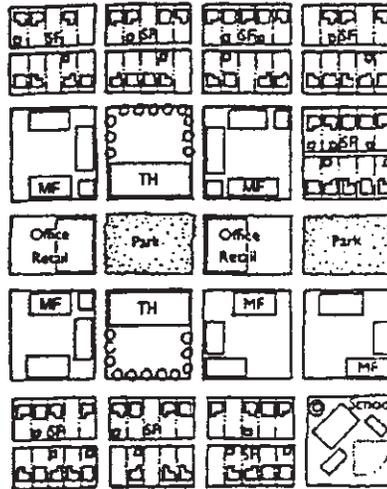


Figure 2.3.4-b

2.3.5 A Workshop Area or Employment Center

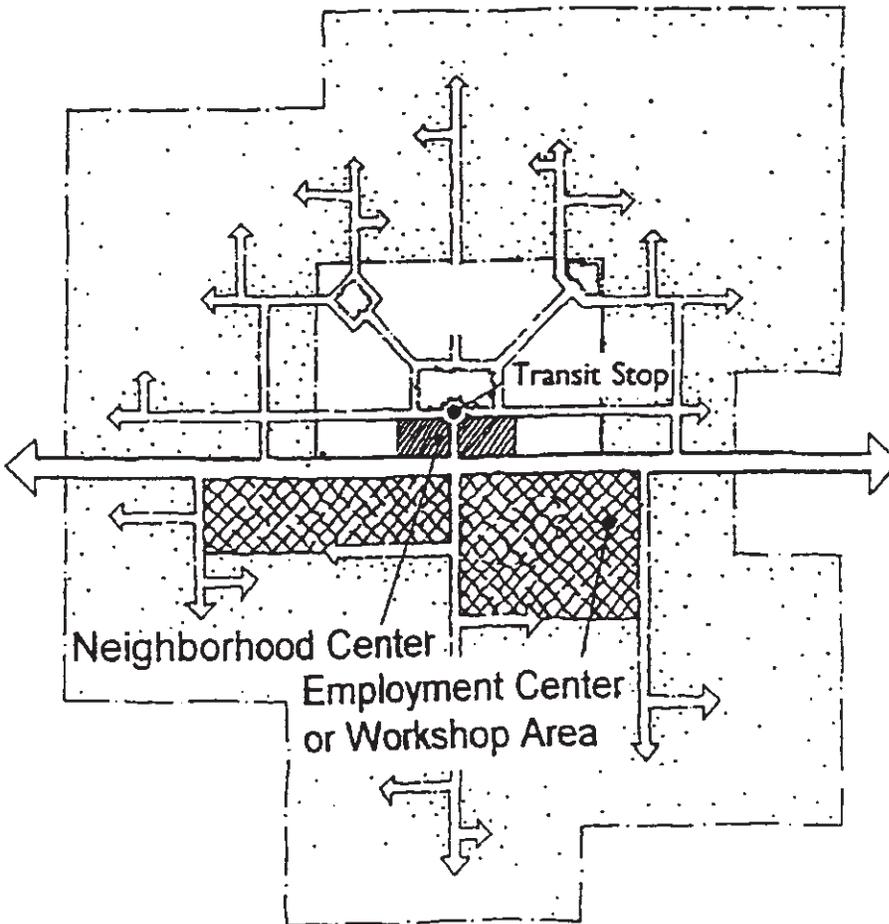


Figure 2.3.5-a

2.3.6 A Town Center within a Group of Traditional Neighborhood Districts

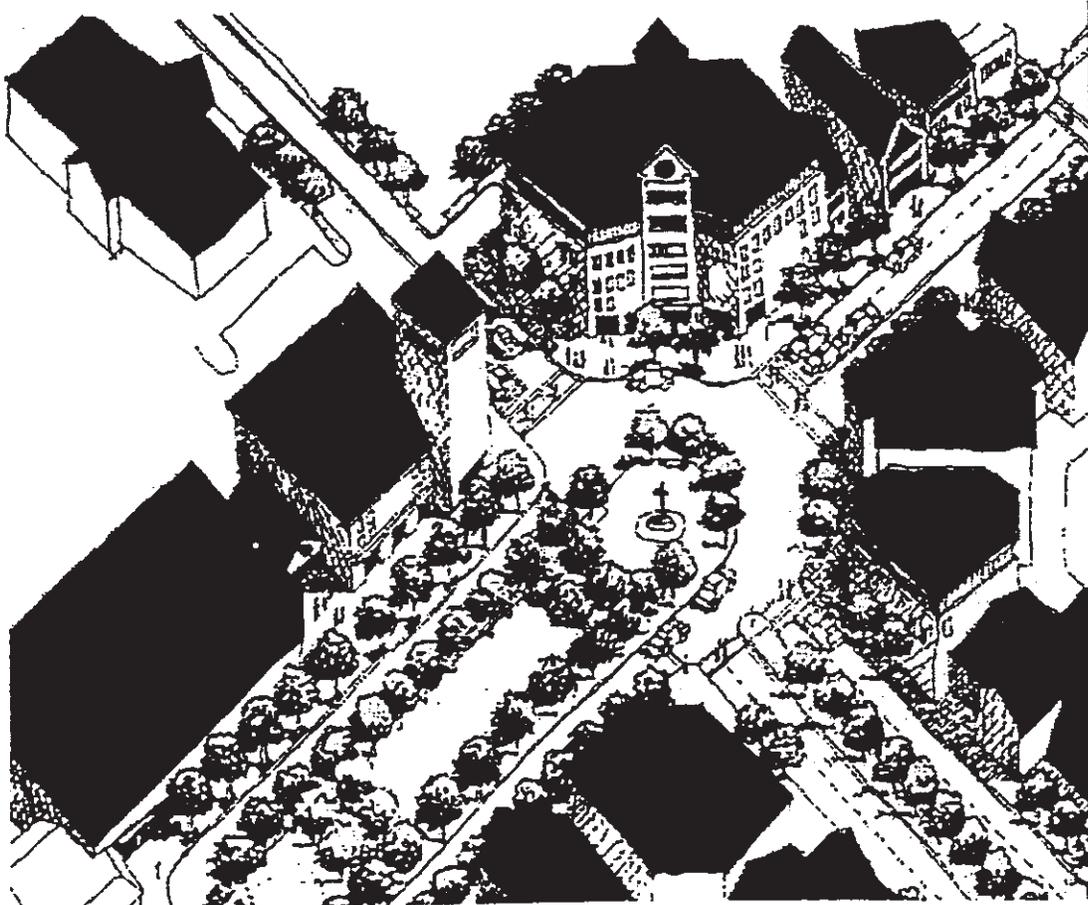


Figure 2.3.6-a

ARCHITECTURAL DESIGN STANDARDS

A Traditional Neighborhood District is required to have Covenants, Conditions, and Restrictions that contain architectural standards. The Architectural Standards must achieve the objectives described in Section 13-944(B) of the Land Development Code. All development in a Traditional Neighborhood District must be consistent with these architectural objectives and standards.

Chapter 3 describes the objectives of the Land Development Code and provides illustrated guidelines for each objective. These guidelines must be used in formulating the architectural standards for a Traditional Neighborhood District.

3.2.1 Objective 1: Architectural Compatibility

Guideline A: A building must incorporate architectural styles, building materials, and colors used in surrounding buildings.



Figure 3.2.1.A-a

Preferred

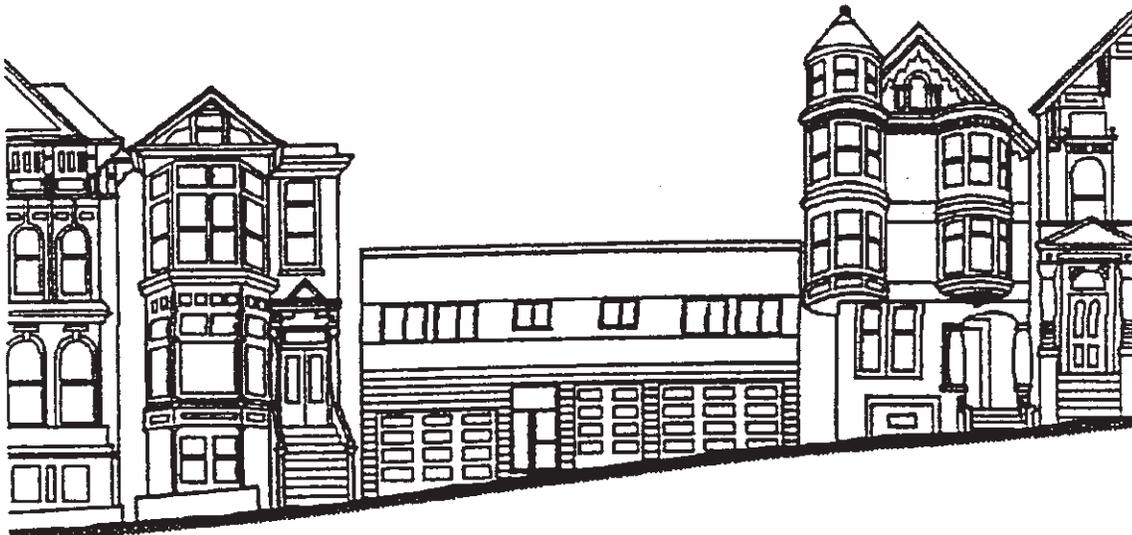


Figure 3.2.1.A-b

Discouraged

Guideline B: A building greater than one story should clearly delineate the boundary between each floor of the structure through belt courses, cornice lines, or similar architectural detailing.



Figure 3.2.1.B-a

Guideline C: Attached buildings within the same block must maintain consistent cornice lines in buildings of the same height within multi-family, townhome, non-residential, or mixed use structures.



Figure 3.2.1.C-a

Preferred



Figure 3.2.1.C-b

Preferred

Guideline D: In Mixed Residential Areas, rooflines must be pitched or gabled unless otherwise approved by the Director. Overhanging eaves must be provided to the greatest extent possible.

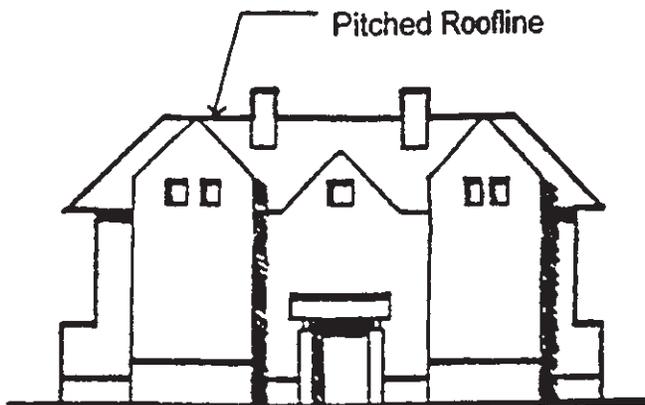


Figure 3.2.1.D-a

3.2.2 Objective 2: Human Scale Design

Guideline A: Doorways, windows, and other openings in the facade of a building should be proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level.



Figure 3.2.2.A-a

Preferred

Guideline B: A building shall avoid long, monotonous, uninterrupted walls or roof planes. The façade of a building should be divided into distinct modules no longer than 100 feet.

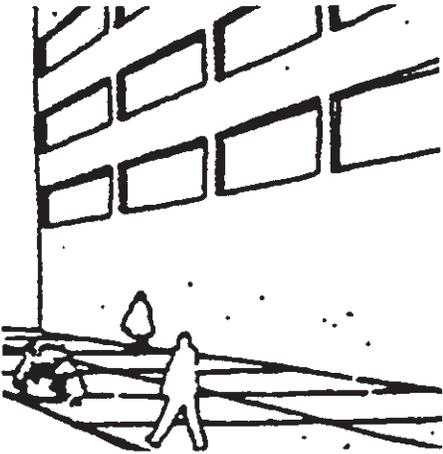


Figure 3.2.2.B-a

Discouraged



Figure 3.2.2.B-b

Preferred

3.2.3 Objective 3: Integration of Uses

Guideline A: A building that is located on the periphery of the Neighborhood Center shall generally not exceed twice the height and massing of adjacent structures in the Mixed Residential Area.



Figure 3.2.3.A-a Preferred



Figure 3.2.3.A-b Discouraged

Guideline B: A commercial or mixed-use building that is located within the Mixed Residential Area must integrate its appearance with the area and generally may not exceed twice the height and massing, of adjacent structures.



Figure 3.2.3.B-a

Guideline C: A commercial use must provide a minimum 50 percent of the front facade on the ground floor as clear or lightly tinted windows, doors, or other treatments sufficiently transparent to provide views into the interior of buildings.

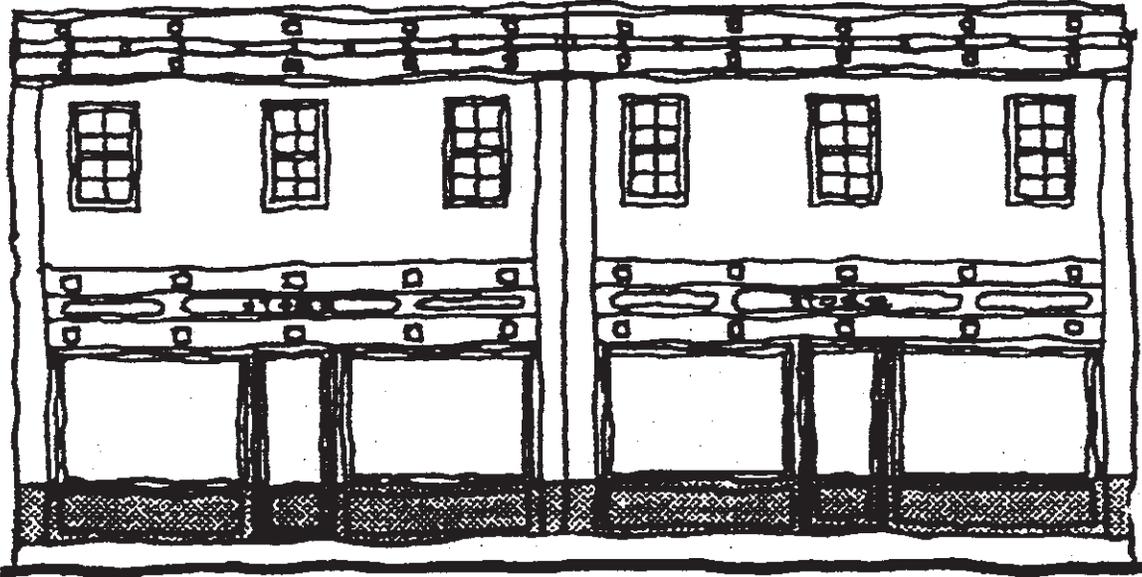


Figure 3.2.4.C-a

Guideline D: A residential structure with a front setback of 5 to 15 feet, must provide a front porch or stoop on the front facade of the structure. Minimum width of a porch is 4 feet.



Figure 3.2.4.D-a



Figure 3.2.4.D-b

Guideline E: Rear access from an alley is required unless otherwise approved by the Director. If driveway access is provided from the street, the garage or carport may not face the street, unless it is located a minimum 20 feet behind the front facade of the principal structure.

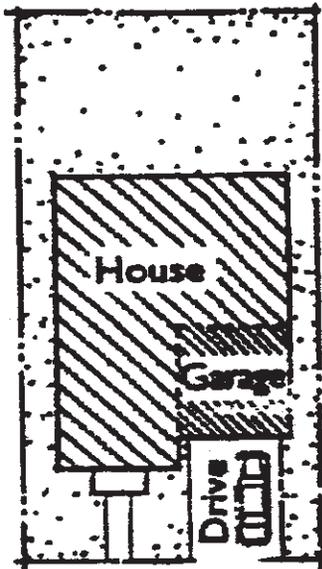


Figure 3.2.4.E-a
Not Permitted

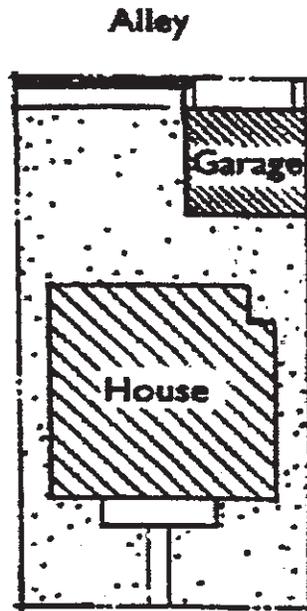


Figure 3.2.4.E-b
Required

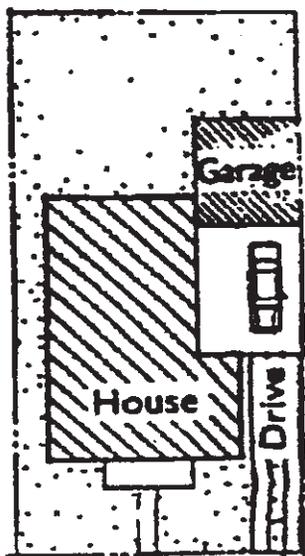


Figure 3.2.4.E-c
Permitted Under Certain
Circumstances

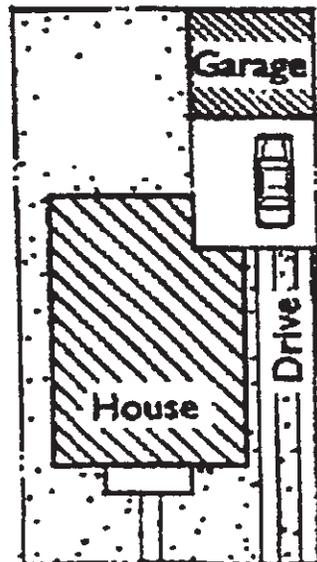


Figure 3.2.4.E-d
Permitted Under Certain
Circumstances

3.2.5 Objective 5: Buildings that relate to and are oriented toward the street and surrounding buildings.

Guideline A: *The structure must be located at the required setback line.*

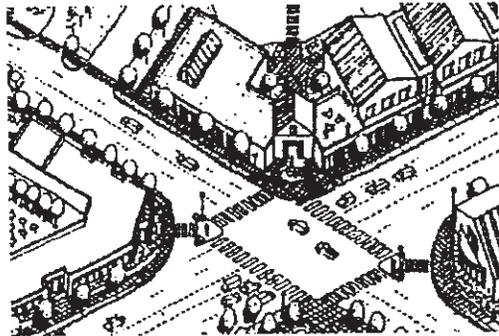


Figure 3.2.5.A-a

Required

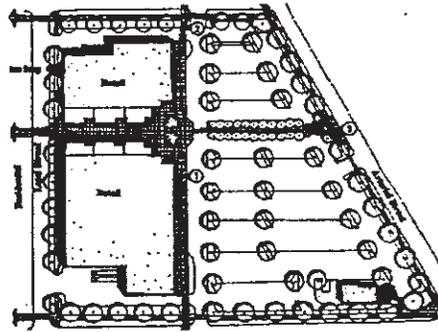


Figure 3.2.5.A-b

Not Permitted

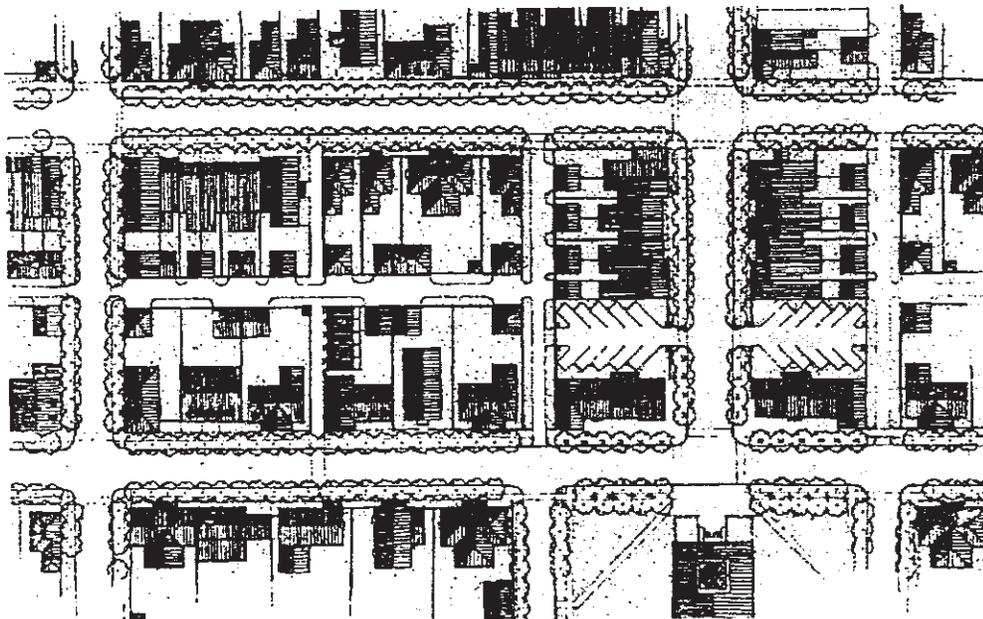


Figure 3.2.5.A-c

Required

Guideline B: The main entrance of a structure must face the street and be clearly articulated through the use of architectural detailing.



Figure 3.2.5.B-a

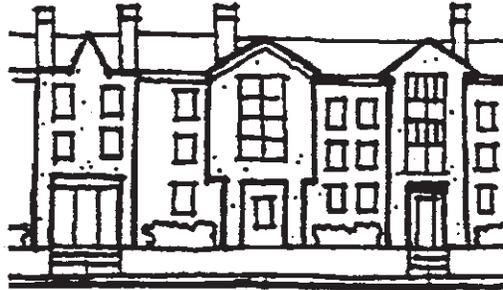


Figure 3.2.5.B-b

Guideline C: Windows and doors on the front facade of a building should create lines of sight between the building and the street.

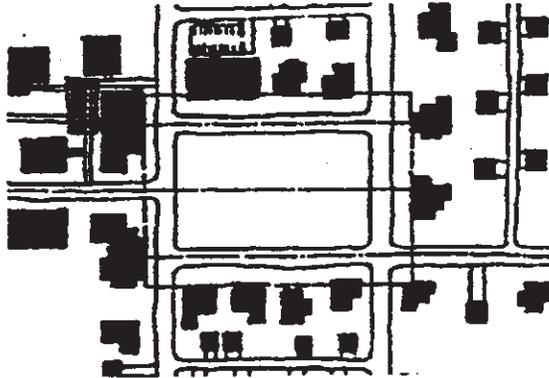


Figure 3.2.5.C-a

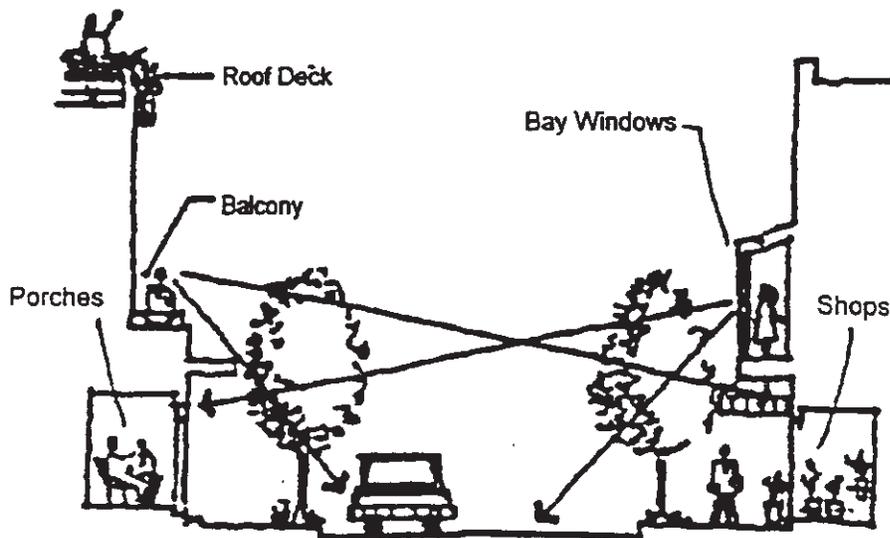


Figure 3.2.5.C-b

3.2.6 Objective 6: Residential scale buildings in Mixed Residential Area.

Guideline A: The height and massing of a building are not more than twice the height and



Figure 3.2.6.A-a

Building Type: Single-family Residential

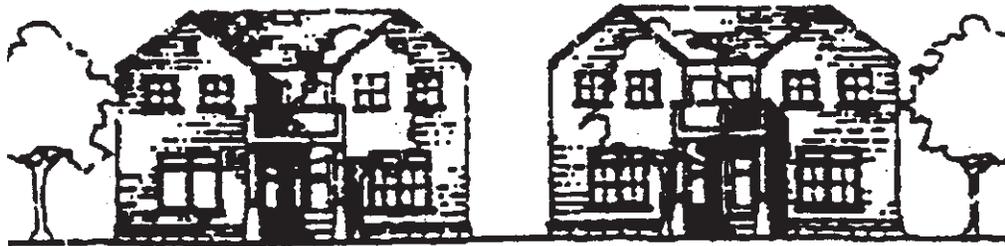


Figure 3.2.6.A-b

Building Type: Duplexes, Multi-family



Figure 3.2.6.A-c

Building Type: Townhomes, Flats

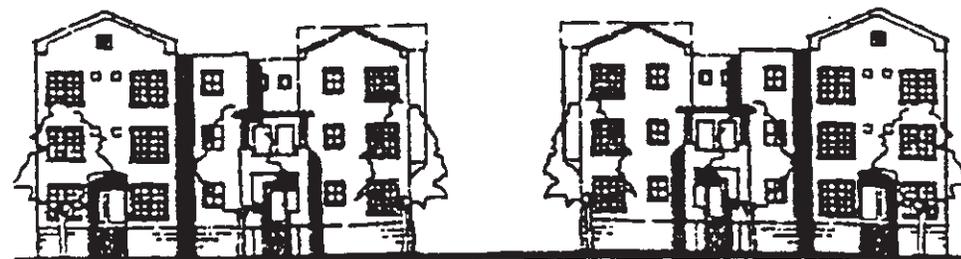


Figure 3.2.6.A-d

Building Type: Condominiums, Apartments, Flats

massing of structures adjacent to, or across the street.

3.2.7 Objective 7: Buildings that contain special architectural features to signify entrances to the Neighborhood Center Area and important street intersections.

Guideline A: *A building at an entrance to a Traditional Neighborhood District, an entrance to the Neighborhood Center, or an intersection of a main street or other significant intersection should use special architectural features to emphasize the importance of the location. Special architectural features include corner towers, cupolas, clock towers, spires, balconies, colonnades, or other similar architectural features.*



Figure 3.2.7.A-a



Figure 3.2.7.A-b



Figure 3.2.8.A-a

CHAPTER 4

4.1 TND Street Character

In a Traditional Neighborhood District, streets and streetscapes serve multiple purposes. These include movement of automotive traffic and transit vehicles, pedestrian and bicycle pathways, areas for public interaction, and areas for placement of street trees and landscaping.

Streets are designed to balance the needs of all users, and streetscape design is critical to this balance. The streetscape consists of sidewalks and amenities such as street trees and street furniture. Street widths are reduced to slow traffic and the network of interconnected streets disperses traffic and promotes efficient movement for all modes of transportation. Pedestrian activity is encouraged by providing wide sidewalks, on-street parking, and an appealing streetscape.

The street standards used within the different areas of a TND may vary depending on the proposed function of the roadway, the anticipated land use, the anticipated traffic load, and the desired character of the surrounding area. Special consideration should be given to street layout to minimize through traffic and the potential for inappropriate vehicle speeds. Recommended designs include limiting the length of through streets, introduction of a rotary or traffic circle, shifting of the street network through the use of T-intersections, or other similar techniques.

The following sections provide classifications, definitions, and illustrations of street and streetscape standards. Additional innovative street types may be permitted within a TND if approved by the Director.

4.2 TND Street Classification

4.2.1 Neighborhood Center Boulevard

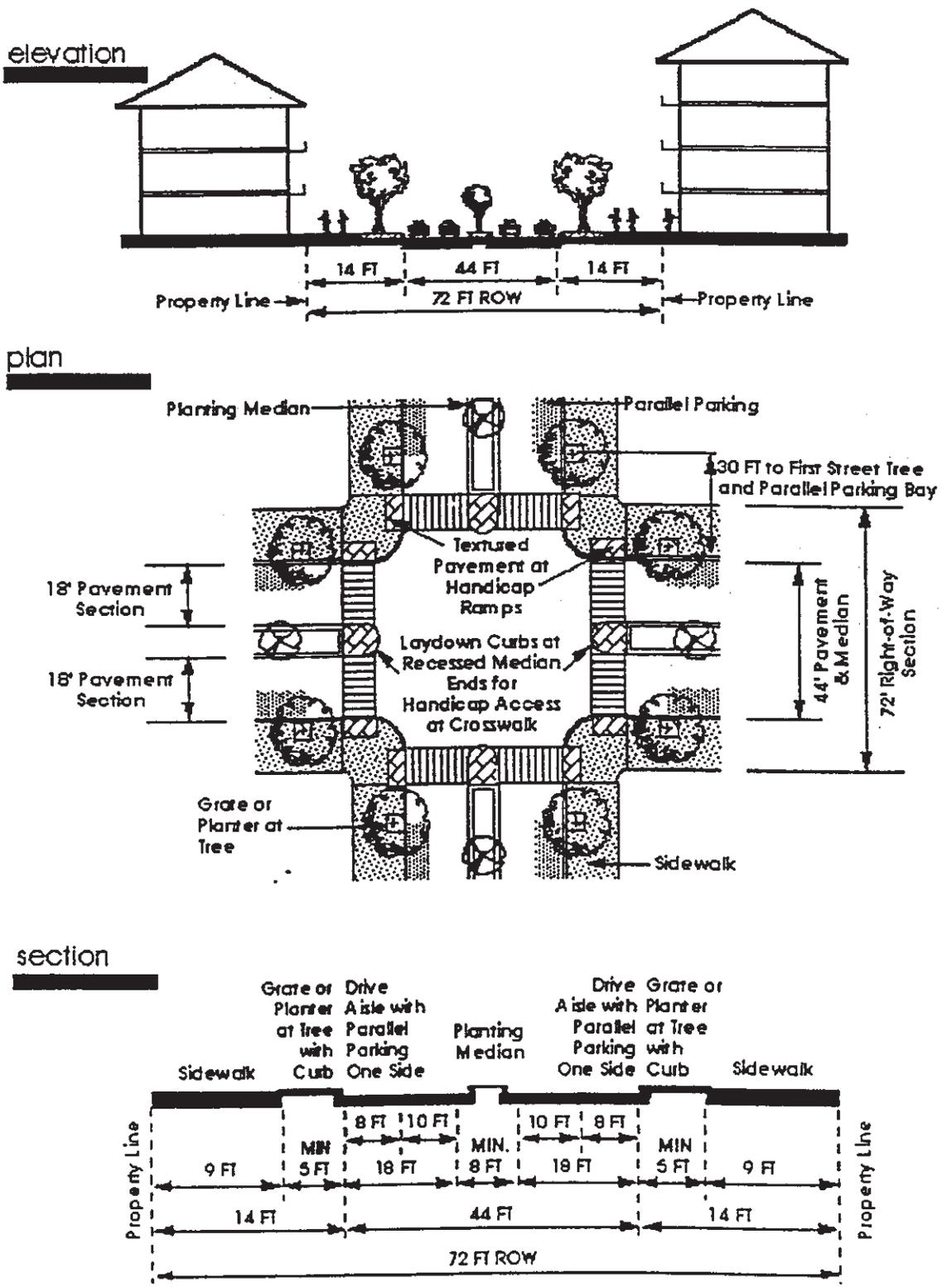
A Neighborhood Center Boulevard is a thoroughfare providing long distance connections between the Neighborhood and the periphery of the TND. The boulevard is divided by a median planted with trees along its length. Adjacent land uses include retail, commercial, mixed-use, and multi-family residential.

Transit Stop: If transit service is provided, no parking zones shall be designated for a minimum 50 feet adjacent to all transit stops to allow for loading and unloading passengers.

Typical ADT Range	greater than 3,000
Design Speed	30 mph
General Length	greater than 1 mile
Minimum Curb Basis	14'
Right-of-way	72'
Paving	2 @ 18', 8' median
Parking	2 sides

Neighborhood Center Boulevard

Figure 4.2.1-a



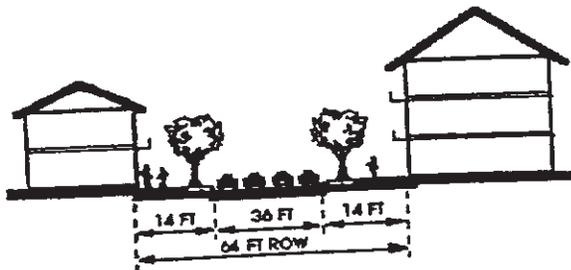
4.2.2 Neighborhood Center Main Street

A Neighborhood Center Main Street is a primary commercial /retail street within a Neighborhood Center. A main street is the commercial spine for the TND and must be designed to encourage pedestrian activity. Adjacent land uses include retail, commercial, and mixed-use.

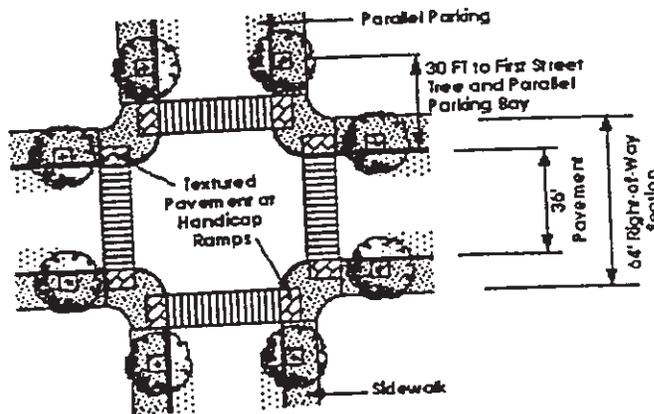
Transit Stop: If transit service is provided, no parking zones shall be designated for a minimum 50 feet adjacent to all transit stops to allow for loading and offloading passengers.

Typical ADT Range	greater than 2,000
Design Speed	20 mph
General Length	less than 1/2 mile
Minimum Curb Basis	14'
Right-of-way	64'
Paving	36'
Parking	2 sides

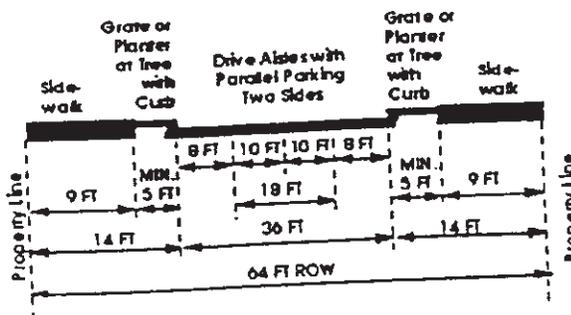
elevation



plan



section

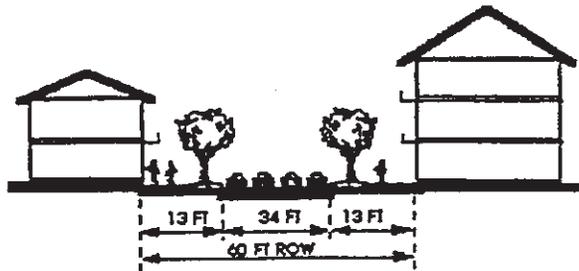


4.2.3 Neighborhood Center Avenue

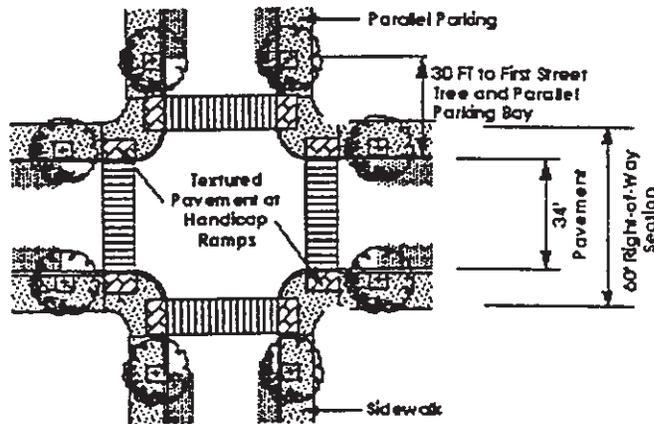
A Neighborhood Center Avenue is a short thoroughfare which connects important locations within a Neighborhood Center. Adjacent land uses include retail, commercial, mixed-use, and multi-family residential.

Typical ADT Range	1,000-2,000
Design Speed	20 mph
General Length	less than 1/4 mile
Minimum Curb Basis	13'
Right-of-way	60'
Paving	34'
Parking	2 sides

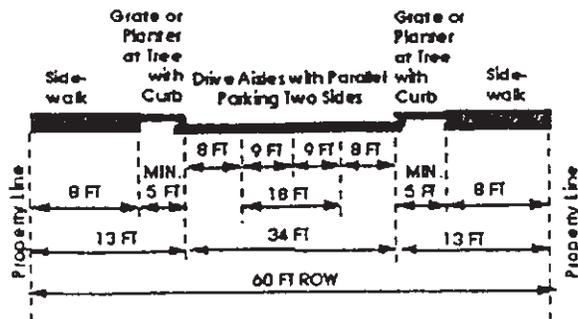
elevation



plan



section



4.2.4 Neighborhood Center Alley

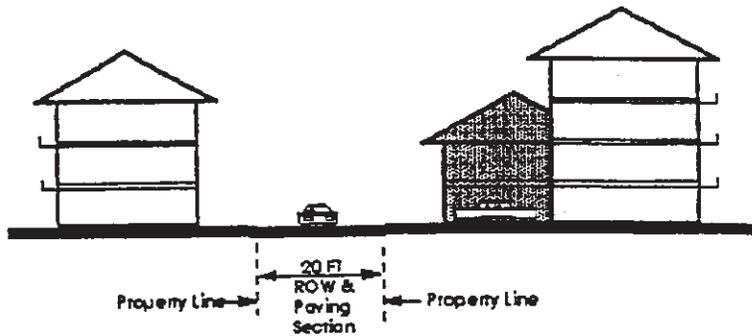
A Neighborhood Center alley is a narrow route providing business and residential access in the Neighborhood Center. Loading areas, trash collection, utility location, and access to parking lots are accommodated by the alley.

Typical ADT Range	300-600
Design Speed	10 mph
General Length	less than 600'
Minimum Curb Basis	N/A
Right-of-way	20'
Paving	20'

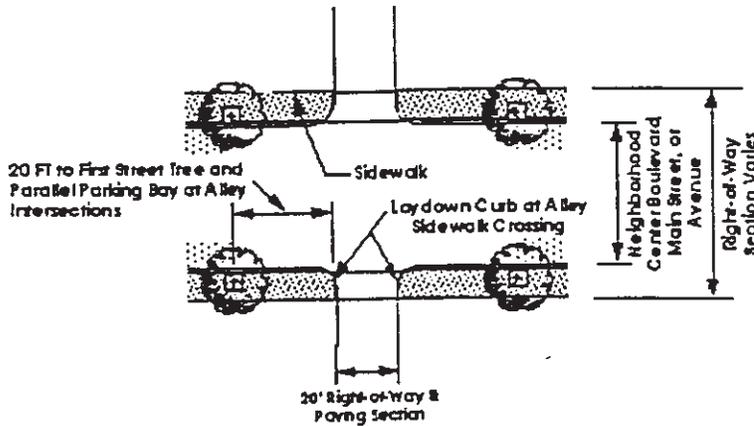
Parking

not permitted

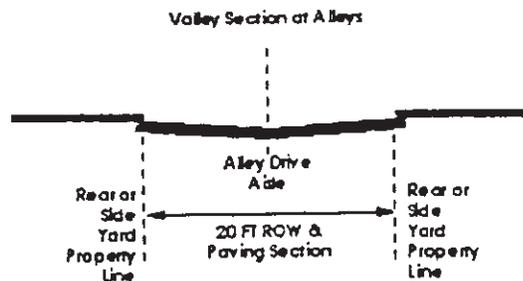
elevation



plan



section



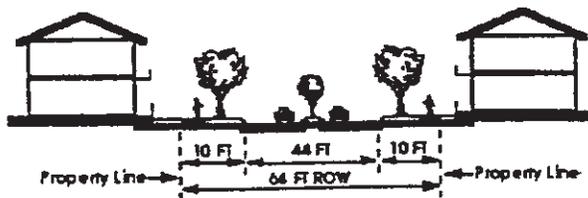
4.2.5 Mixed Residential Boulevard

A Mixed Residential Boulevard is a thoroughfare providing long distance connections between a Mixed Residential area and the periphery of a TND. A boulevard is divided by a median planted with trees along its length. Adjacent land uses include primarily multi-family residential, townhouse, condominium, and commercial at limited corner locations.

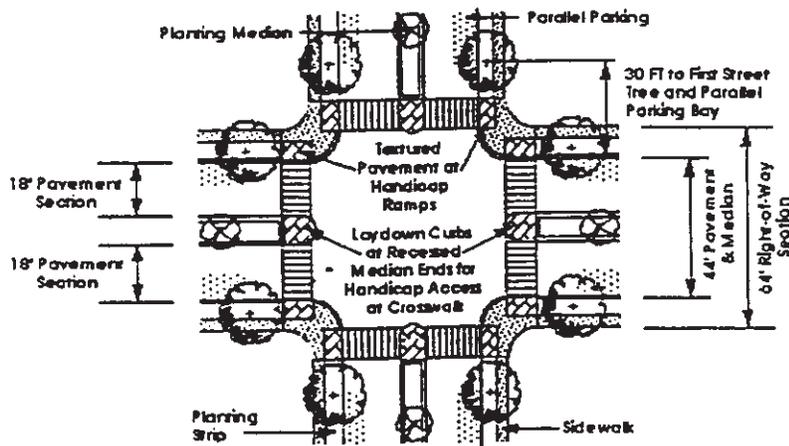
Transit Stop: If transit service is provided, no parking zones shall be designated for a minimum 50 feet adjacent to all transit stops to allow for loading and unloading passengers.

Typical ADT Range	greater than 2,500
Design Speed	25 mph
General Length	less than 1 mile
Minimum Curb Basis	10'
Right-of-way	64'
Paving	2 @ 18', 8' median
Parking	2 sides

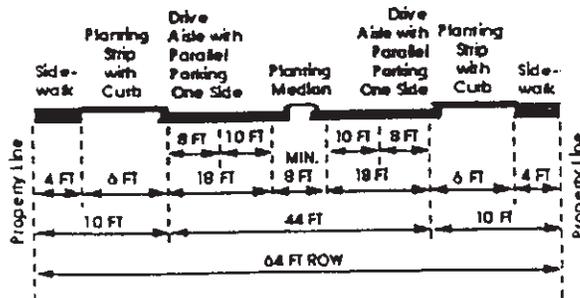
elevation



plan



section

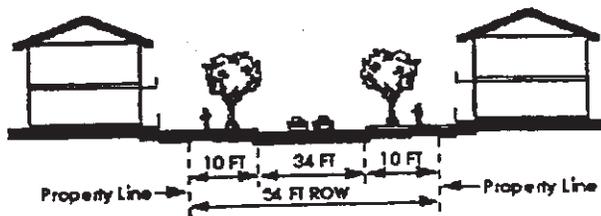


4.2.6 Mixed Residential Avenue

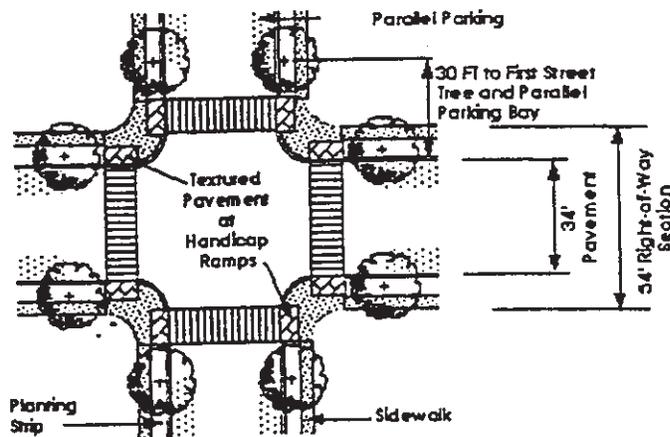
A Mixed Residential Avenue is a short thoroughfare that connects important locations within a Mixed Residential area. Adjacent land uses include multi-family residential, townhouse, condominium, commercial at limited corner locations, and single-family residential.

Typical ADT Range	1,000-2,000
Design Speed	20 mph
General Length	less than 1/2 Mile
Minimum Curb Basis	10'
Right-of-way	54'
Paving	34'
Parking	2 sides

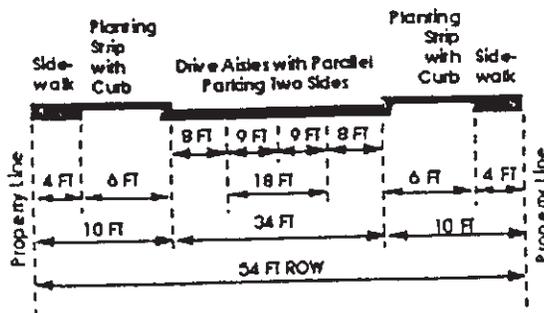
elevation



plan



section

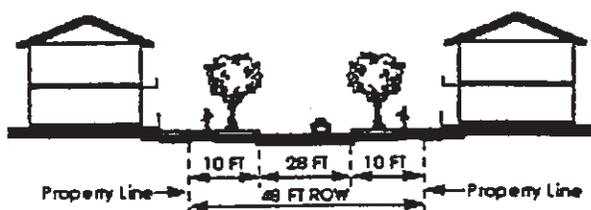


4.2.7 Mixed Residential Street

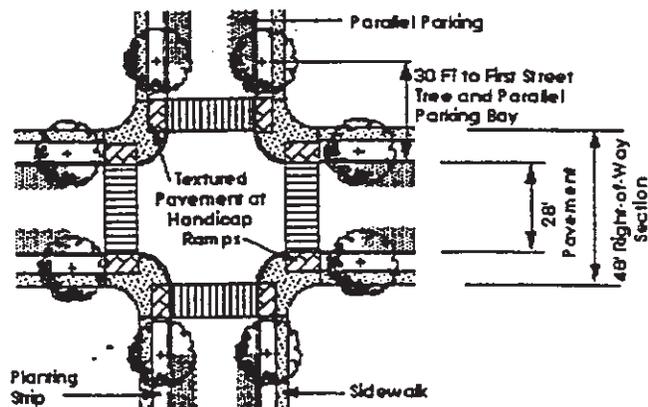
A Mixed Residential Street is a small scale, low speed thoroughfare providing access for mixed residential areas. Adjacent land uses include single-family residential, multi-family, townhouse, and condominium.

Typical ADT Range	less than 1,000
Design Speed	20 mph
General Length	less than 1/4 mile
Minimum Curb Basis	10'
Right-of-way	48'
Paving	28'
Parking	2 sides

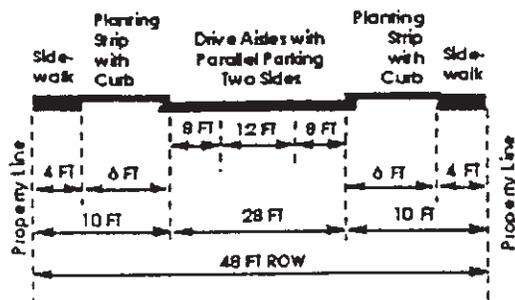
elevation



plan



section

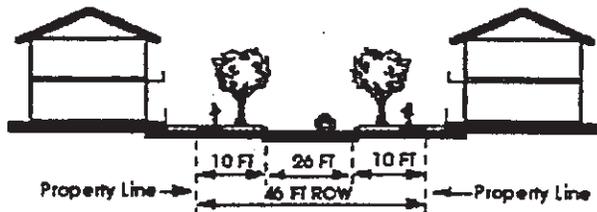


4.2.8 Mixed Residential Lane

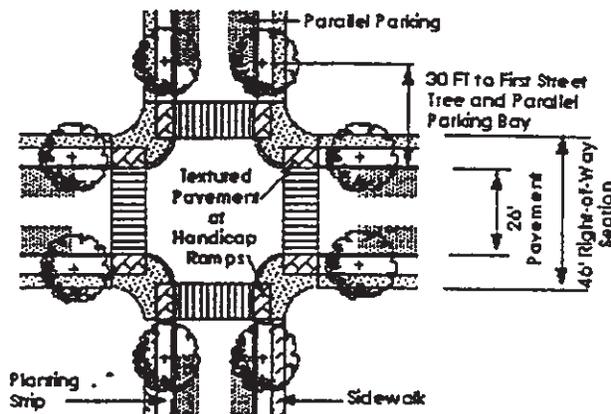
A Mixed Residential Lane is a small scale, low speed roadway serving primarily single-family residential land uses.

Typical ADT Range	less than 500
Design Speed	20 mph
General Length	less than 1/4 mile
Minimum Curb Basis	10'
Right-of-way	46'
Paving	26'
Parking	2 sides

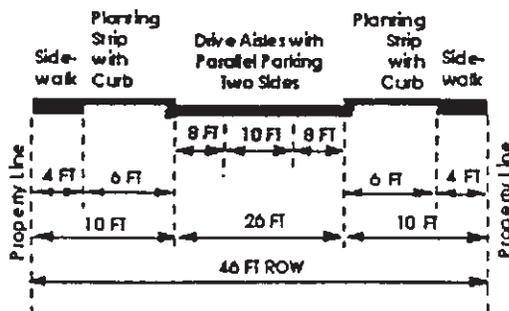
elevation



plan



section

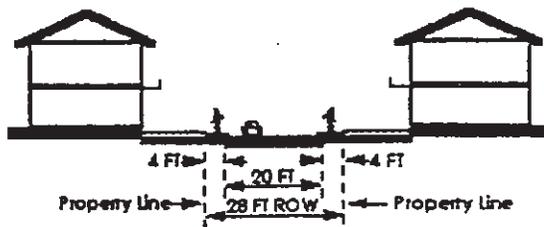


4.2.9 Mixed Residential Side Street

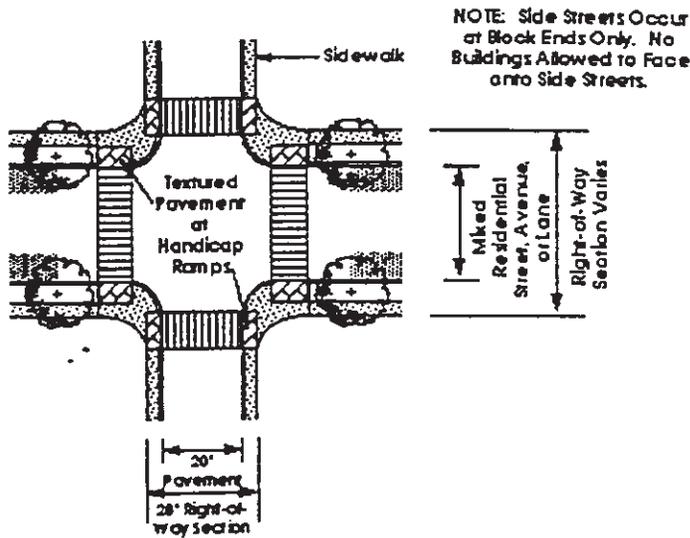
A Mixed Residential Side Street is a narrow, low speed thoroughfare occurring only at block ends. No buildings may face or have direct access to the side street. Parking is not allowed along the side street. Adjacent land uses include single-family residential, multi-family, townhouse, and condominium.

Typical ADT Range	less than 500
Design Speed	20 mph
General Length	1/4 - 1/2 Mile
Minimum Curb Basis	4'
Right-of-way	28'
Paving	20'
Parking	not permitted

elevation



plan



section

