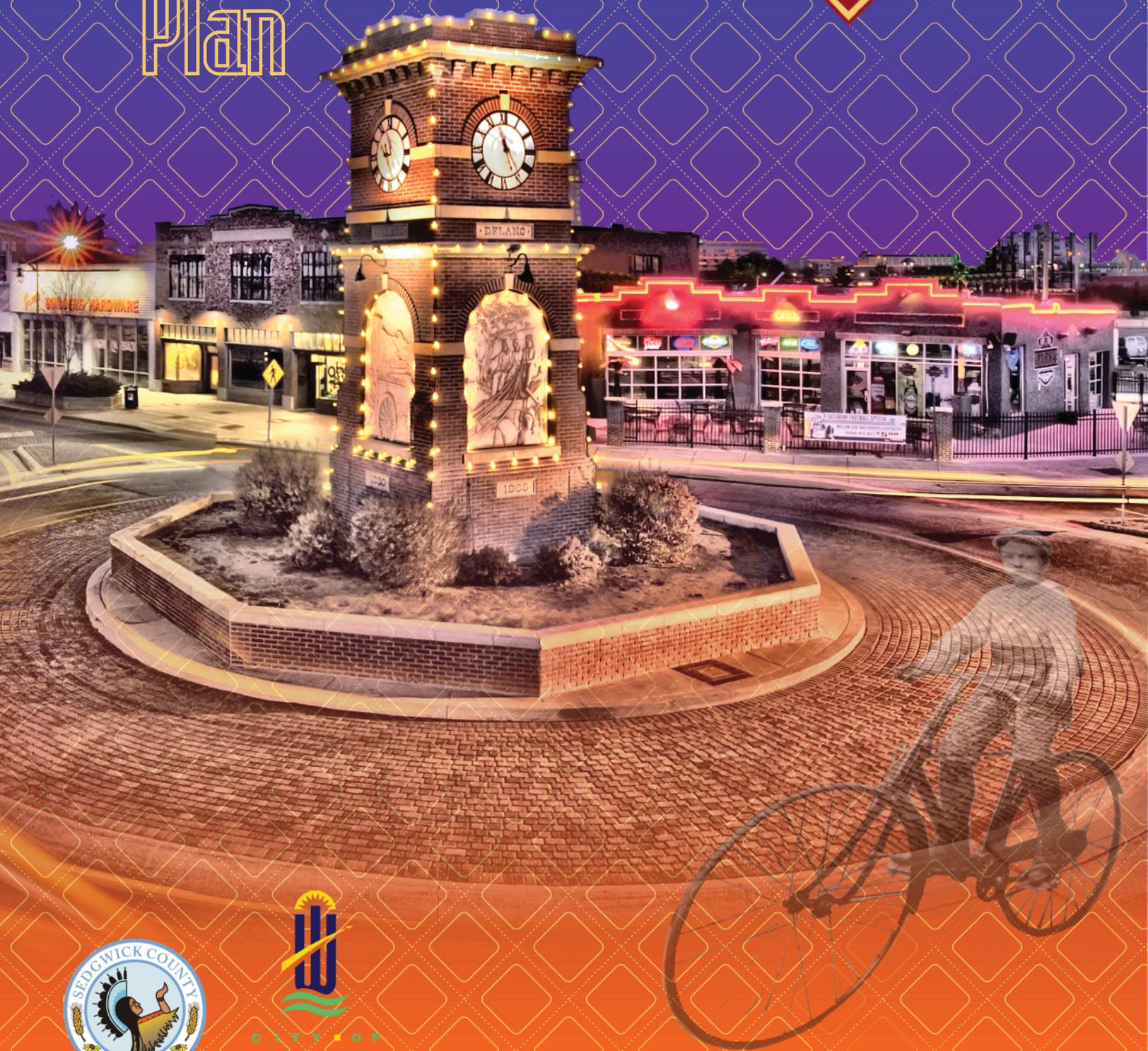


Delano 2019 Neighborhood Plan



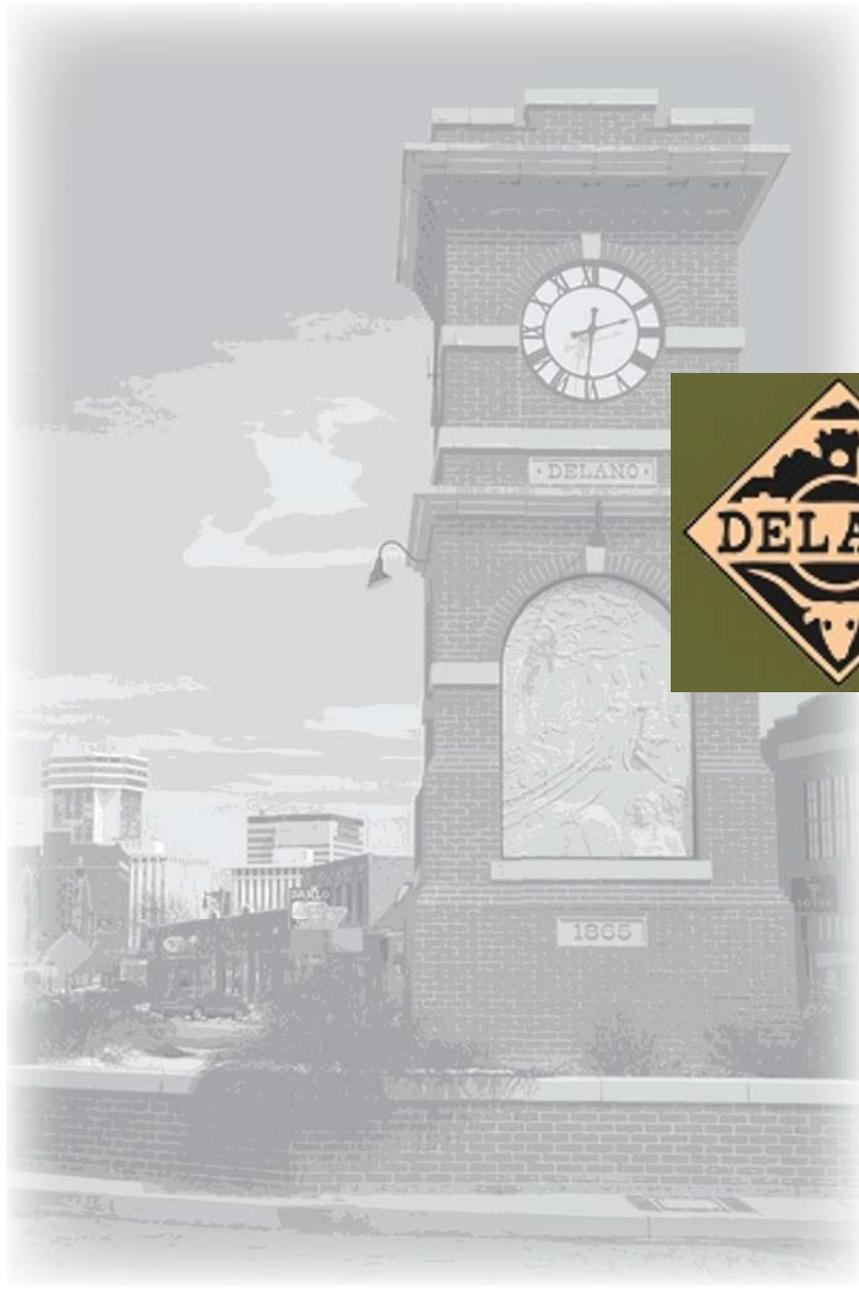


Delano Neighborhood Plan

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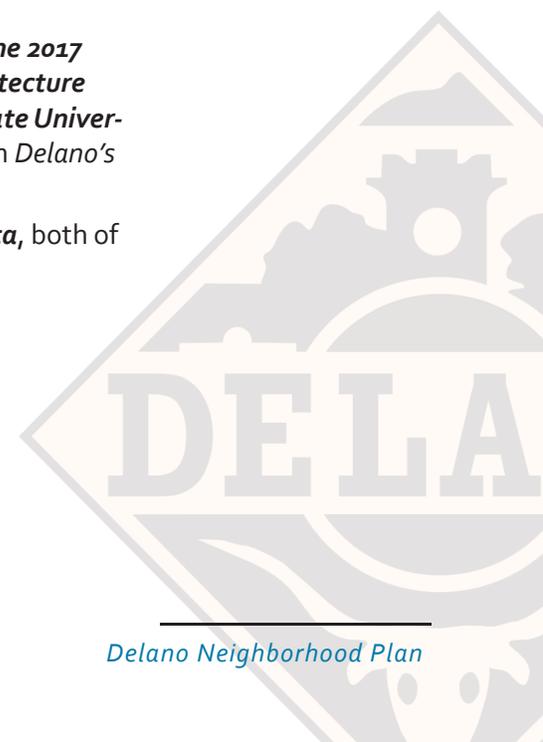
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Adoption Documents

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Executive Summary

The 2019 Delano Neighborhood Plan is a community-wide vision for improvements and development in the Delano neighborhood. This policy document will act as a guide when planning improvements and evaluating development opportunities in Delano for the next 15 years. This is an update of the 2001 Delano Neighborhood Revitalization Plan and an amendment to the 2015 Community Investments Plan, the Comprehensive Plan for Wichita-Sedgwick County.

The 2001 Delano Neighborhood Revitalization Plan was adopted as an amendment to the comprehensive plan in March 2001. After 15 years of implementing projects outlined in the 2001 plan and changing conditions in the neighborhood, active neighborhood groups (Delano United and the Delano Neighborhood Association) and the City of Wichita recognized that the time was right to take a look at how the neighborhood would navigate its next chapter. The MAPD (Metropolitan Area Planning Department) was asked to revisit the 2001 plan and draft an update.

The Delano neighborhood is one of many established neighborhoods in the City of Wichita, and is located immediately west of downtown, within the ECA (Established Central Area). The boundaries of the neighborhood and plan area include the Arkansas River on the north and east; Kellogg Avenue on the south; and, Meridian Avenue on the west.

Planning Process

With the above information in mind, the planning process was coordinated by the MAPD and advised by the Delano Plan Advisory Committee. The process included the four following phases: Existing Conditions Analysis, Public Engagement, Research and Design Concepts, and Recommendations.

Throughout the planning process the following vision was kept in mind:

Delano is a historic and vibrant neighborhood that offers residents and the broader community diverse dining, entertainment, residential, and shopping opportunities within a pedestrian-oriented urban district.

This plan assesses the strengths and challenges of Delano while recommending policy and infrastructure projects that the neighborhood could use to achieve its goals for improved vibrancy. Feasible steps leaders and departments can take to improve the neighborhood have been identified. Implementation of these recommendations will allow Delano to attract private investment while retaining its vibrant and historic feel.

Achieving real change in the Delano neighborhood is possible with a combination of vision, creativity, and diverse resources. This plan provides the framework and flexibility for neighborhood and city leaders to make pragmatic progress, beginning today. The stage is set to transform Delano into a premier destination not only in Wichita but the region as a whole.

Recommendations

Short-term

- Design a **ballpark village** that will adhere to the Ballpark Village Master Plan.
- Redesign **McLean Boulevard** between Douglas Avenue and Maple Street to allow for more riverfront space and better pedestrian crossings.
- Establish a vibrant **River Plaza** between Delano and the Arkansas River.
- Redevelop the former rail corridor north of Douglas Avenue into a **multi-use path** that will create local connections within the community.
- Adopt a strategy of implementing identified **parking improvements** throughout the neighborhood.
- Adopt a **future land use strategy** that will guide the Delano neighborhood into the future.

Medium-term

- Connect the sports complex with the convention/performing arts complex with an iconic **pedestrian bridge** spanning the Arkansas River.
- Extend the existing, identifiable Delano commercial district to the west through an updated **streetscape along Douglas Avenue** from Seneca Street to Vine Street.
- Introduce **neighborhood markers** that direct visitors to the business district, notable landmarks, and vital cultural institutions
- Improve **housing conditions** through code enforcement and other tools.

Long-term

- Activate the **Handley corridor** and create a neighborhood connection to the Keeper of the Plains.

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Introduction and Overview

Delano Plan Purpose

The 2019 *Delano Neighborhood Plan* is a community-wide vision for improvements and development in the Delano neighborhood. This policy document will act as a guide when planning improvements and evaluating development opportunities in Delano for the next 15 years. This is an update of the 2001 *Delano Neighborhood Revitalization Plan* and an amendment to the 2015 *Community Investments Plan*, the Comprehensive Plan for Wichita-Sedgwick County.

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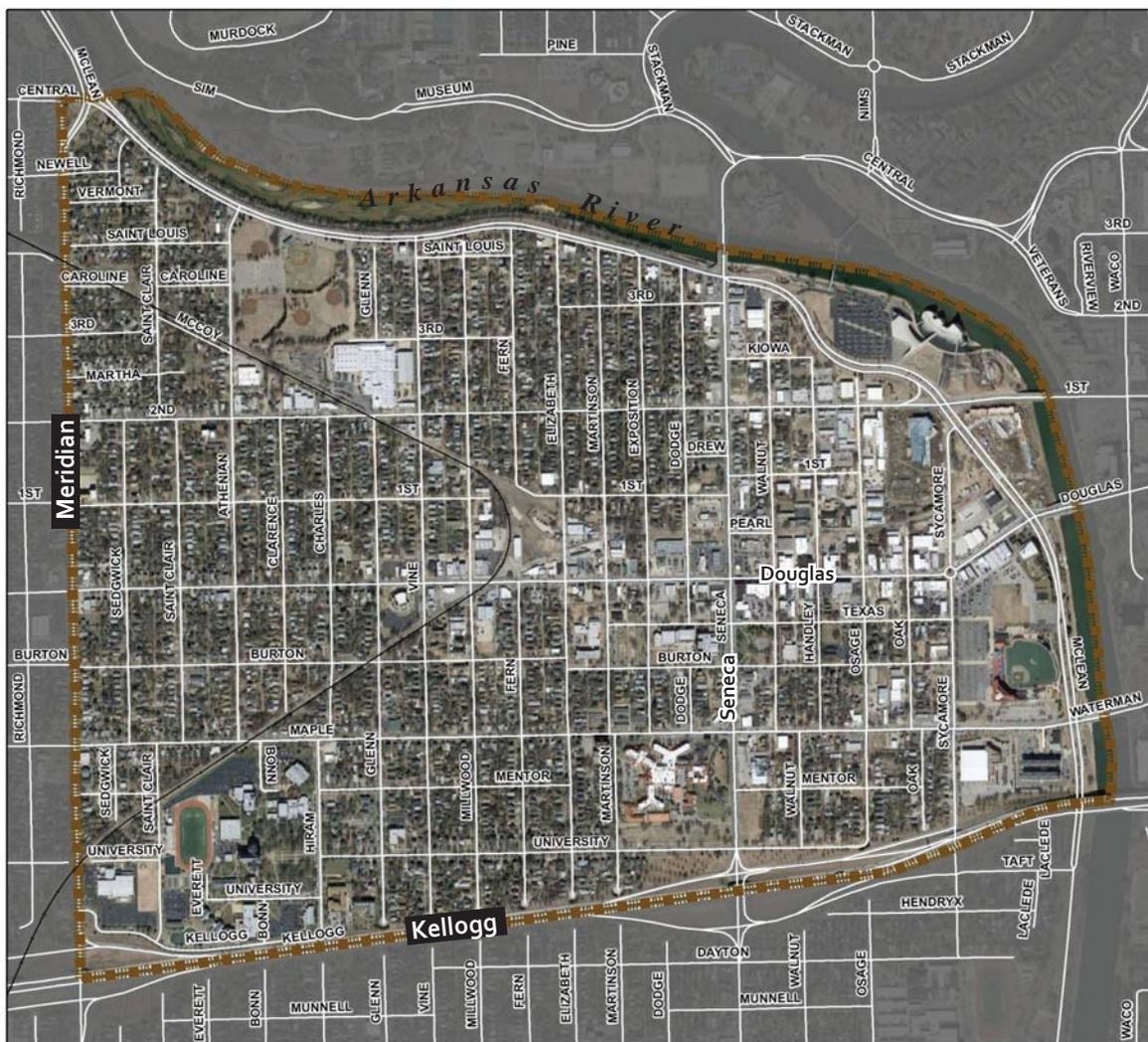
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The Delano neighborhood is one of many established neighborhoods in the City of Wichita, and is located immediately west of downtown, within the ECA (Established Central Area). The boundaries of the neighborhood and plan area as seen in Figure 1 include the Arkansas River on the north and east; Kellogg Avenue on the south; and, Meridian Avenue on the west.

Before the 2001 *Delano Neighborhood Revitalization Plan*, the Delano neighborhood had experienced decades of declining investment; as a result, some homes and structures had fallen into disrepair and the rate of home ownership in the neighborhood was decreasing.

Following the 2001 plan, there have been encouraging signs of revitalization in Delano, including investments in retail businesses and infrastructure along Douglas Avenue, the main business corridor in the area. The introduction of the River

Fig. 1 • Delano Neighborhood Plan Area



Vista apartments, the Advanced Learning Library, and plans for a hotel and apartment project on the “Delano Catalyst Site” (shown in Figure 2) have turned the east end of Delano into one of the most exciting spaces in the city. There are also plans in the works for a new business headquarters and a multi-use sports complex that will continue this trend into the future. Strong, established institutions continue to provide stability in the neighborhood, including Friends University, the Kansas Masonic Home, Exploration Place, Senior Services, and several other churches and civic organizations.

Fig. 2= New Development Concepts



Catalyst site- Hotel/Apartment project concept rendering

Top- The \$40 million catalyst site project includes 180 residential units and a mixed use hotel concept with proposed commercial space. **Middle-** The \$30 million Advanced Learning Library at 2nd and McLean includes flexible meeting spaces and 100 computers for public use. **Bottom-** The new \$38.4 million River Vista residential development brings 203 units to the riverfront. It includes a “Boats and Bikes” concept that offers public boat and bike rentals.



Advanced Learning Library



*River Vista
Apartments*

Planning Process

With the purpose of an updated Delano plan in mind, the planning process was coordinated by the MAPD and advised by the Delano Plan Advisory Committee. The process included the four following phases: Existing Conditions Analysis, Public Engagement, Research and Design Concepts, and Recommendations.

Existing Conditions Analysis

The analysis of existing conditions looked at data pertaining to historical context, demographics, land use, zoning, infrastructure, investment, transit, and neighborhood trends.

Public Engagement

This process included outreach to Delano and community residents via regular neighborhood meetings, public engagement sessions, open houses, and an online survey. The MAPD also gave local developers an opportunity to provide feedback at an open forum and engaged other City departments at various points along the way.

Research and Design Concepts

Students from the Kansas State Department of Landscape Architecture embarked on a design exercise for the neighborhood as part of the research and design concepts phase. Through exploration and community design sessions, the students completed *Delano's Turn: Directions West of the River*, that included several design concepts for the Delano neighborhood.

Recommendations

Ideas gathered from the existing conditions analysis, the public engagement process, and research and design concepts phase were used to create recommendations for the neighborhood. Each recommendation includes a designated lead city department and a list of action steps necessary to implement it. These recommendations should be used as a guide to move the neighborhood forward over the years to come.

Current Plans and Policies Context

These are the plans, policies, and projects that influence the development of this plan as well as act as guiding documents for the development of the City of Wichita and Sedgwick County. Understanding the context in which the Delano Neighborhood exists is essential to understanding what outside factors will continue to influence the area in the near future. Each of the following documents pertains to a different influencing factor for Delano and sheds light on the planned development patterns in and around the neighborhood.

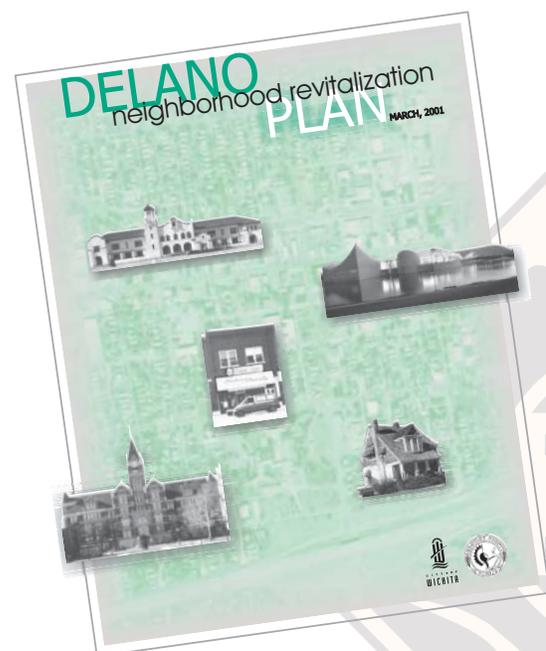
Delano Neighborhood Revitalization Plan

The Delano Neighborhood Revitalization Plan was adopted as an amendment to the Wichita-Sedgwick County Comprehensive Plan in 2001. The plan was the result of neighborhood and community leaders coming together to grow a vision for how the community was going to move forward. The 2001 plan identified ten elements that were to steer the neighborhood in the right direction.

Elements

- Establish a Neighborhood Overlay with Design Guidelines
- Down-zone Industrial Properties to Residential Zoning
- Establish a Community Development Corporation to Maintain the Neighborhood Vision
- Re-develop the Northeast Section of Delano into an Urban Village
- Introduce Streetscape Improvements along Douglas Avenue
- Introduce Streetscape Improvements along Seneca Street
- Introduce Streetscape Improvements along University Avenue
- Establish a "Railroad Park" and Path Through the Neighborhood
- Place Gateways at the Entrances to Delano
- Establish a Multi-family Buffer Along Kellogg Avenue

Although some elements are still in the planning stages or have lost favor within the neighborhood, many of the planned elements were pursued after the adoption of the plan. The Delano Neighborhood Overlay was established, and large portions of the neighborhood were down-zoned. Street Improvements along Douglas and Seneca have helped create a sense of place within the community and property values have risen as an outcome. The 2001 plan paved the way for Delano to become a premier destination within Wichita.



Community Investments Plan

In 2015 the *Community Investments Plan*, the Comprehensive Plan for Wichita-Sedgwick County, was approved. The comprehensive plan guides the future growth, development, and public infrastructure investment decisions for both the City and County through 2035. Neighborhood and area plans are amendments to this comprehensive plan and provide for finer grain planning in key areas.

Plan Guiding Policy Principals

The community selected the following five themes and aspirations that will help set priorities for future infrastructure and investment decision making:

- Support an Innovative, Vibrant, and Diverse Economy
- Invest in the Quality of Our Community Life
- Take Better Care of What We Already Have
- Make Strategic, Value Added Investment Decisions
- Provide for Balanced Growth but with Added Focus on Our Established Neighborhoods

As part of the Delano plan these guiding policy principals have been kept in mind and were considered for each recommendation.

Urban Infill

The comprehensive plan detailed the Wichita Urban Infill Strategy that prioritizes absorbing growth in existing developed areas that can reduce growth pressure on rural areas, provide for efficient land use, utilize existing infrastructure, and improve quality of life in areas of decline. The strategy focuses on “areas of opportunity” that are characterized by vacant and underused parcels where development could help reverse decline while preserving “areas of stability” characterized by a lack of available land and high occupancy rates. Delano has both “areas of opportunity” and “areas of stability.” As the Urban Infill Advisory Committee embarks on the development of the Wichita: Places for People Plan, intended to provide guidance on urban infill, Delano residents should understand how the Plan’s recommendations could be used to shape their neighborhood.

Project Downtown

In 2010 *Project Downtown*, the *Master Plan for Wichita*, was approved. *Project Downtown* has been successful thanks to its focus on critical areas of downtown, while illustrating their potential for growth. The plan acts as a guide to the public and private sectors when making decisions, and guides strategic public investment to maximize private sector investment.



The plan’s primary attention and community input focused on the area east of the Arkansas River but some analysis and recommendations for the eastern portion of Delano were included.

The outcomes the plan seeks to achieve include:

- Connect and maximize the potential of Old Town, INTRUST Bank Arena and the River Corridor;
- Build upon previous downtown plans;
- Provide specific action-oriented development strategies, including implementation plans; define the vision for Downtown;
- The initiatives will be based upon economic analysis and realities, and the plan will maximize private sector investment and return on public sector investment;
- The plan will further solidify the identity of our city and community.

Analysis

The plan included analysis on emerging and existing gateways within and around downtown, as seen in Figure 3. Delano’s existing gateway was Douglas and the Arkansas River while emerging gateways were found at Maple and the river, McLean and 2nd, and Sycamore and Douglas.

An analysis of walkability was also included in the plan as seen in Figure 4. Within Delano, Douglas Avenue between Seneca and McLean was found to be the most walkable. Immediate and long term priorities within Delano as it pertains to walkability include the riverfront between Seneca and Kellogg and Sycamore between 2nd and Douglas.

District Overview

Project Downtown referred to the area between Sycamore and the Arkansas River as the Delano District. The plan states that “the point where the Douglas Avenue Corridor crosses the Arkansas River offers a special opportunity to link the distinctive, expansive river landscape with the intensive mix of activities along Wichita’s signature street. Enhancing both the river corridor and the Douglas corridor as grand public rooms framed by attractive buildings and animated 24/7 by the activities around them, will make this the region’s most memorable and exciting place. This area is framed by two important

Fig. 3-0 Gateways/Landmarks

Gateways are the "front doors" to Downtown. The location of gateways are very important to help people to orient when entering Downtown. They should be welcoming to visitors, workers and residents. And at the same time, each gateway should provide unique identity and a strong linkage to the neighborhood.

Downtown has many great land marks/destinations. Some will serve as gateways and some will provide potential opportunities for new developments around. The locations of the land marks also will help identify street network, transit routes and bicycle path.

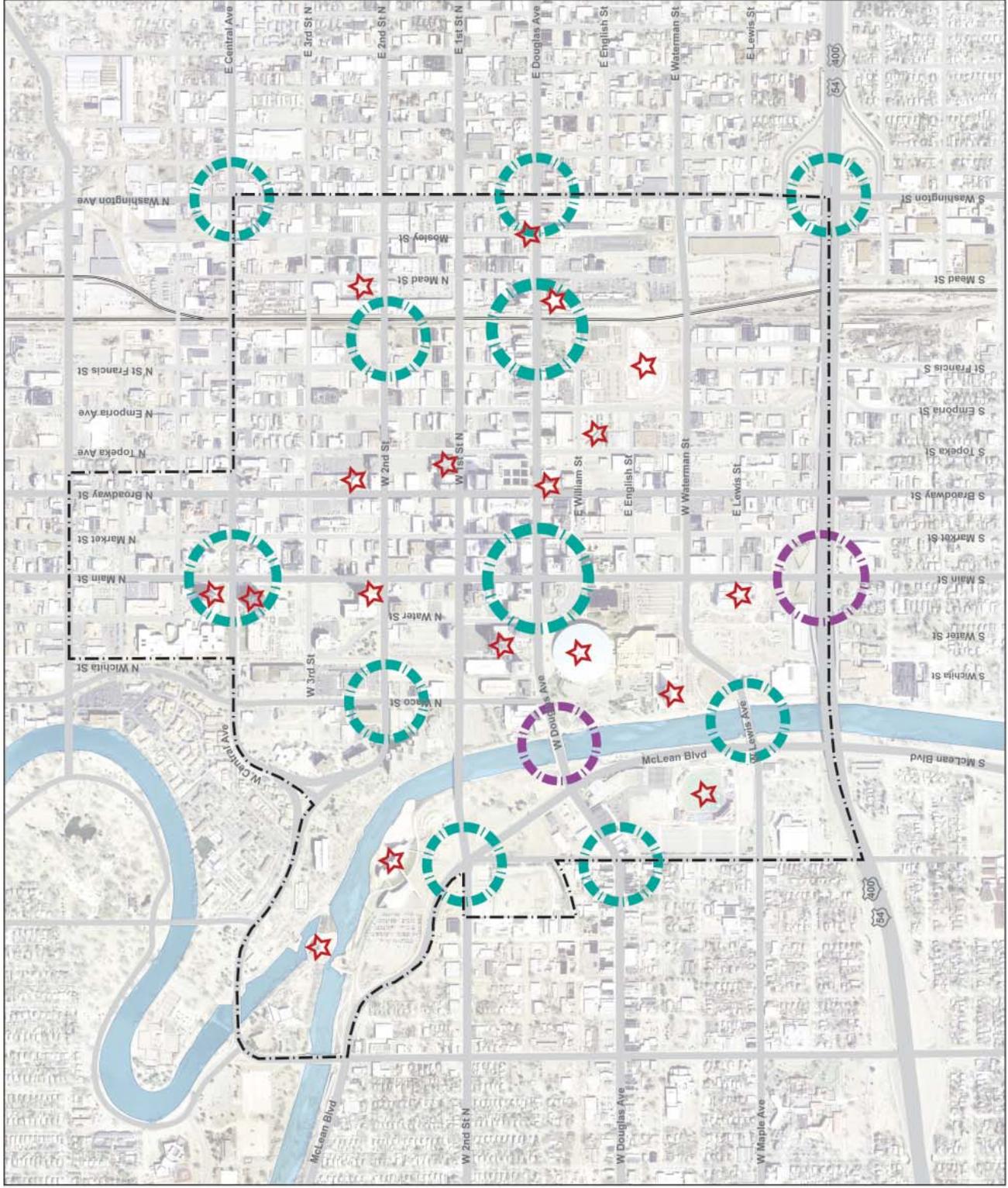
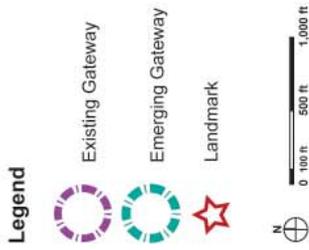


Fig. 4e
Walkable Development
Focus Areas

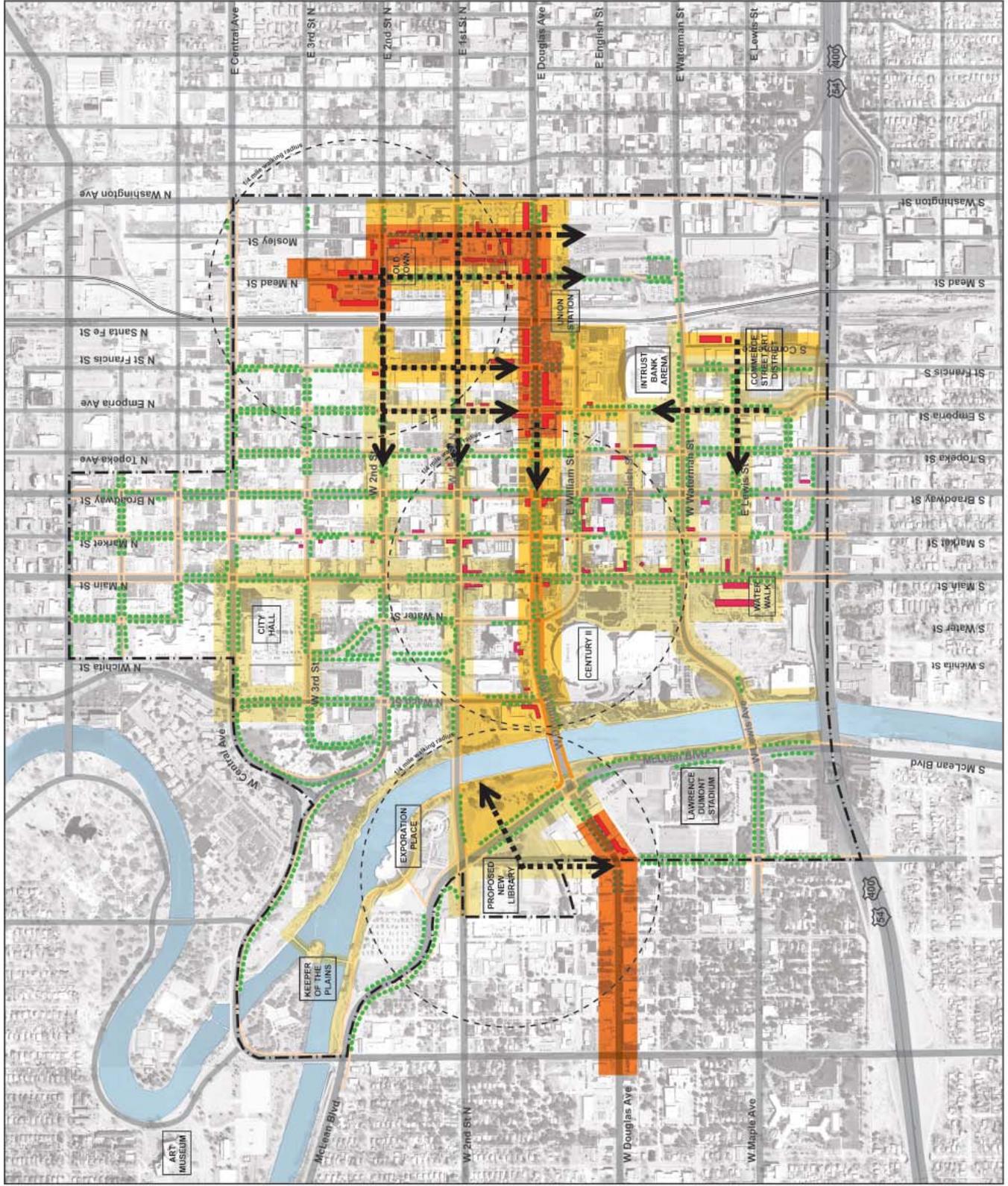


Fig. 5
Existing and Proposed
Bike Paths

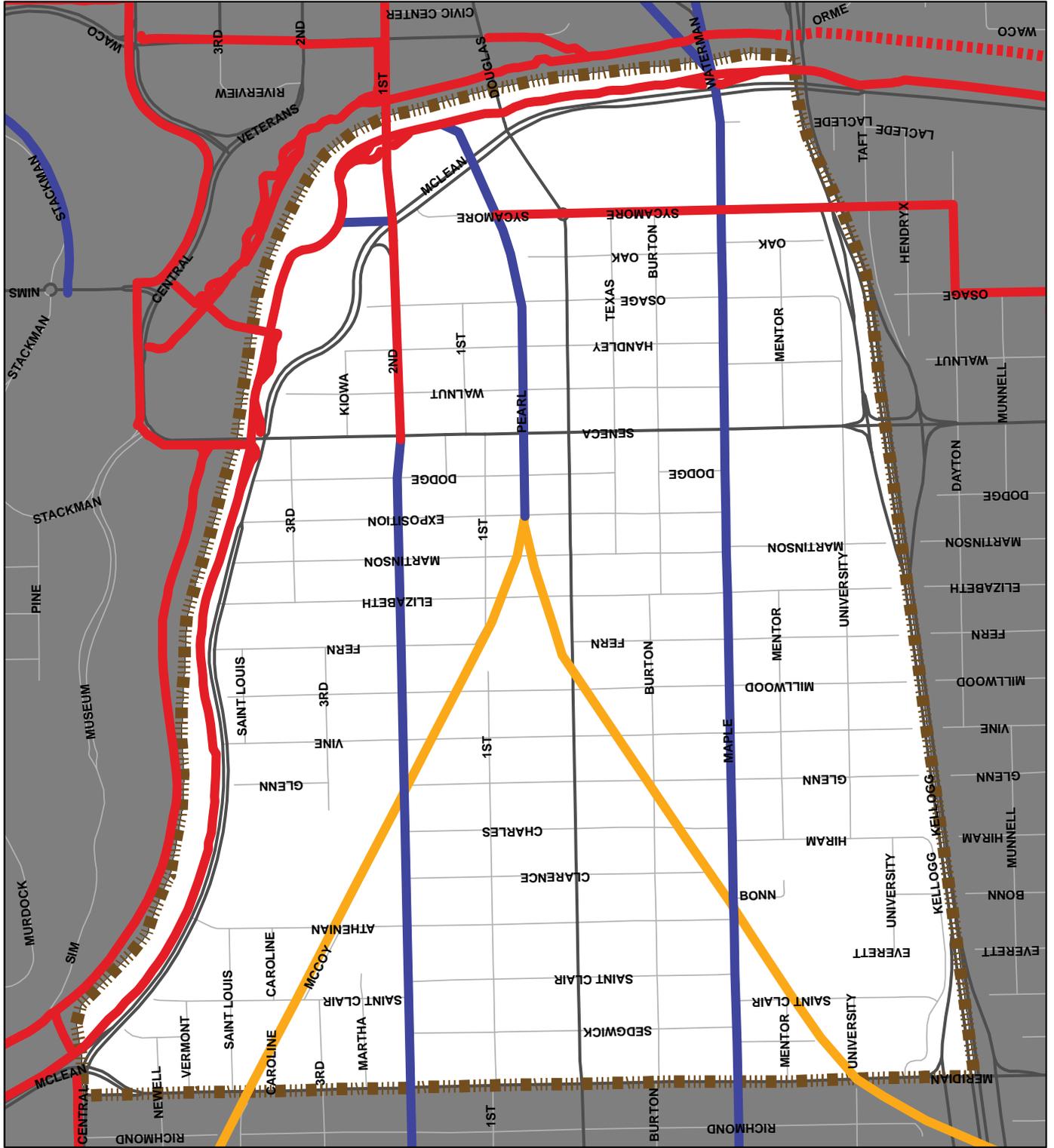
Legend

-  Delano Neighborhood Boundary

Bicycle Facilities

STATUS as of Dec. 2017

-  Existing
-  Pending
-  Planned
-  Staff Recommendation





centers of activity, Delano and the area around Century II. In between, underutilized parks and streets and vacant development sites offer the opportunity to create an active river-oriented neighborhood that connects and reinforces Downtown to both banks of the river.” The River Vista apartment project has embraced this vision and the riverfront by including bike and boat rentals as a way of activating this underutilized area.

Bike Plan

The City of Wichita’s *Bicycle Master Plan* is a ten year guide for the development and implementation of bicycle projects and programs for the City of Wichita. It was developed with input from more than 4,000 individuals and includes goals, objectives, actions, priorities and performance measures.

Existing and Planned Paths

The Bicycle Master Plan made several recommendations on future bicycle pathways within the Delano neighborhood that would provide a better connection between Delano and the community as a whole. Figure 5 shows the existing and future bikeway network through Delano.

West Douglas Avenue Bicycle Parking Plan

The West Douglas Avenue Bicycle Parking Plan calls for over 200 bike racks to be installed along Douglas Avenue between the Arkansas River and Vine Street in 9 phases. The City Council adopted the plan, and with the assistance of the MAPD

the neighborhood was able to locate funding for Phase I. The first 26 bike racks were installed in the summer of 2011, and another 21 racks were installed in 2014.

Financing

There are two primary funding mechanisms used by the City to fund the development of large scale projects and/or incentivize private investment in the plan area. Neither of these financing mechanisms are unique to Delano, as they are common tools utilized nationwide. However, the specific use and implementation of these tools is calibrated to account for the specific set of circumstances in the plan area.

TIF

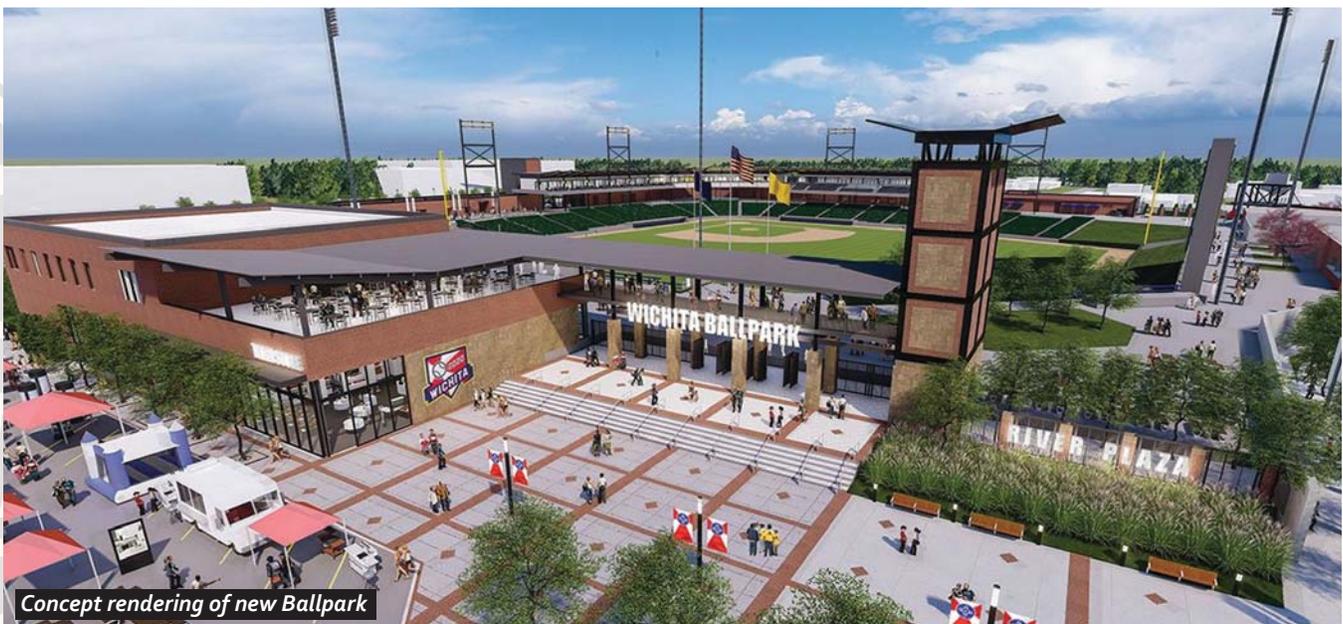
The City has established a tax increment financing (TIF) district within Delano as seen in Figure 6 that will include construction of a modern multi-use sports complex, development of the “Delano Catalyst Site” as well as additional development along Douglas Avenue and areas surrounding the stadium.

The City will use TIF funds to finance a portion of the costs associated with the redevelopment of Lawrence Dumont Stadium into a multi-use sports complex. Additional project costs will include construction of a greenspace/multi-modal path, public infrastructure related to the redevelopment of the area and parking improvements to support the development.

Tax increment financing involves establishing a TIF district that captures the incremental increase in property taxes generated by new development activity.

Star Bond

The City also established a STAR bond district along the west



Concept rendering of new Ballpark

bank of the Arkansas River, as seen in Figure 6, that includes the future multi-use sports complex and the surrounding site.

The City will use STAR bond funds to finance west bank improvements, a pedestrian bridge, a sports museum, and substantial improvements to Lawrence Dumont Stadium.

A STAR Bond district is an economic development tool available under Kansas Statutes to promote, stimulate and develop the general and economic welfare of the state of Kansas and its communities, and to assist in the development and redevelopment of eligible areas within and without a city or county. This tool authorizes cities and counties to issue sales tax and revenue (STAR) bonds for the financing of specifically defined, eligible STAR bond projects. Eligible project costs include 'hard costs' such as land acquisition, necessary public infrastructure and design permit fees. Certain project 'soft costs' are also eligible including legal, accounting and financing costs.

Existing Conditions

In order to fully understand the framework that has established Delano, an analysis of existing conditions relating to the neighborhood has been compiled.

Historic Context

Early residents of Delano settled the area due to the 1862 Homestead Act which provided settlers 160 acres of land for only \$50. Delano was named after Columbus Delano, Secretary of the Interior under President Ulysses S. Grant. The city gained a reputation as a place for cowboys to rest and recreate. There were several saloons and brothels unimpeded by the laws across the river in Wichita.

Noticeable growth occurred by 1872 when farmers brought wheat by wagon into the community and Delano became an important cattle shipping center on the Chisholm Trail. Markers noting the Chisholm Trail can be seen along Douglas Avenue and a stone monument is located in Delano Park. An old Mulberry tree located at the north edge of the Masonic

Home property was once a sign to trail riders on the Chisholm Trail that they were near the end.

Early business owners "Rowdy" Joe Lowe and Edward T. "Red" Beard were bitter enemies and rivals in the saloon business. The two exchanged gunfire on more than one occasion and in 1873 "Rowdy" Joe shot and killed "Red" Beard at close range.

By the 1870's the cattle trade moved west to Dodge City, and

Left- Looking south at two businesses located on the southwest corner of Douglas and Sycamore: J.L. Moore & Son Groceries & Meat Market and Trimble Bros & Threlkelds Hardware. Circa 1887.



Joseph Lowe



Fig. 7 Historical Photos

Below- Birdseye view looking west across Arkansas River. Photo taken from top of Broadview Hotel. The far bank of the river was constructed from fill obtained from the removal of Ackerman Island. Circa 1938.



Looking east from Douglas and Seneca in 1900

in 1880, Delano was incorporated into the City of Wichita. A building boom brought brick buildings and paved streets. Early settlers included brothers Enoch, Frank and Almon Dodge; Robert Lawrence; John McCormick; Otto Martinson and Judge Baldwin. Institutions including the Franklin School were completed in 1886 along with Garfield University (currently Friends University) in 1887. Many of Delano's streets were named after early settlers and their children.

By the late 1880's, the Delano area lost nearly half of its population due to the recession.

It took time but by the early 1900's, the aircraft industry was beginning to bring life back to the area. One of the earliest aviation



The "Maiden Wichita"- the first airplane produced by Travel Air Manufacturing Company

entrepreneurs- Clyde Cessna, along with Walter Beech and Lloyd Stearman, formed Travel Air Manufacturing Company located at 535 W. Douglas Avenue. Several other early aviation companies were located in Delano, including Wichita Blue Streak Motor Company, Hilton Aircraft Company, Wichita Airplane Manufacturing Company and

Yunker Aircraft Corporation. Historical photos from Delano's History can be seen in Figure 7.

Delano has gone from its raunchy past to the family-friendly area it is

today. Angled parking along the Douglas Avenue business

district provides a small town atmosphere. There are a variety of shops, restaurants and art galleries with Exploration Place, Botanica, Cowtown, the Mid-America All Indian Center and the Keeper of the Plains monument all nearby.

Demographics

Utilizing the 2012-2016 American Community Survey data for Census Bureau block groups most closely corresponding to the Delano neighborhood, key insights into the neighborhood were gained through demographics. As seen in Figures 8 and 9, the area has an unemployment rate of 10.9% compared to Wichita's 4.3%, and a median household income of \$35,776 compared to Wichita's median of \$46,775.

The percentage of individuals below the poverty level in Delano is 28.4% compared to Wichita's 17.1% as seen in Figure 10, and the percentage of low to moderate income households is 60.9% versus 42.8% for Wichita.

With the exception of Wichita's unemployment rate, all other demographic measurements increased between 1990 and 2016. Wichita, however, experienced sharper increases for

median household income, percentage of individuals below poverty and percentage of low to moderate income households compared to Delano.

Unemployment and percentage of renter-occupied housing units increased at higher rates in Delano compared to the changes in Wichita from 1990. As seen in Figure 11, the percentage of renter-occupied housing units in Delano is 59.1% compared to Wichita's 40.3%.



Davis Hall, Friends University



Travel Air Manufacturing Company

Fig. 8 Unemployment

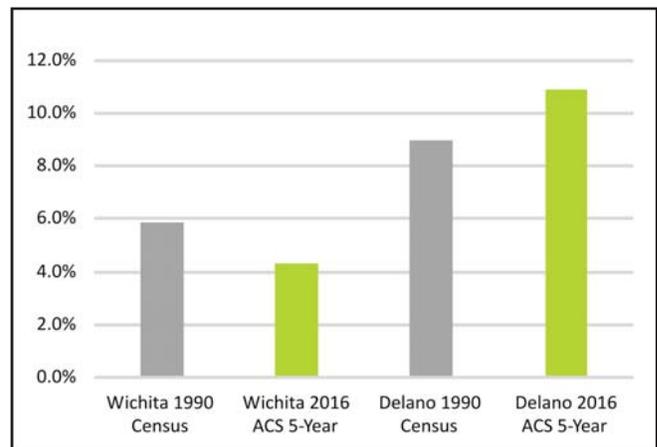


Fig. 9 Median Household Income

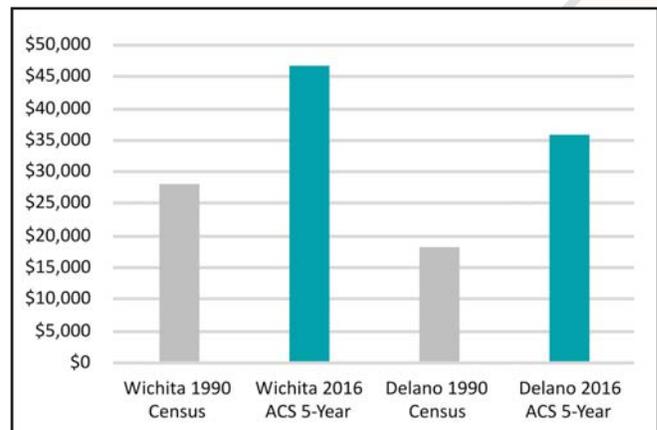
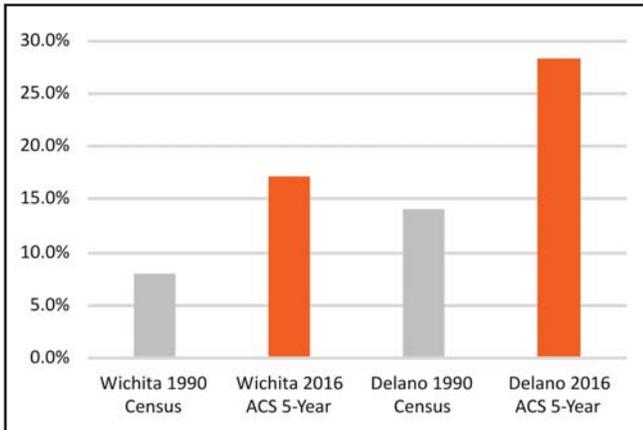


Fig. 10 = Percent of Individuals Below Poverty



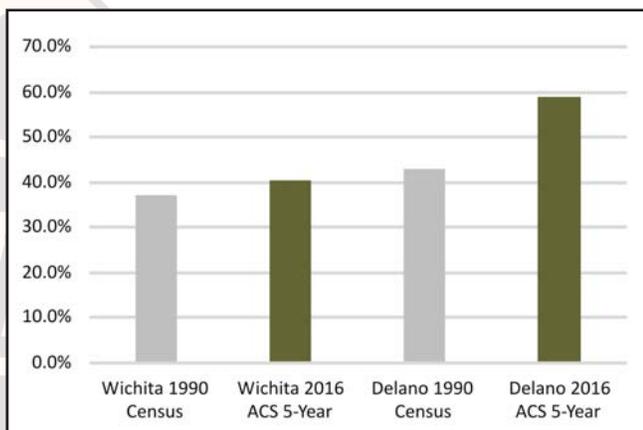
Additional demographic information can be found in the Appendix.

Land Use

A survey of land uses in the area indicates a mix of residential, office, commercial, retail and industrial uses (See Figure 12). Douglas Avenue continues to serve as the historical and geographic center of the neighborhood. One and two-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, and other related small retail stores. These commercial establishments serve not only residents of the neighborhood but also the surrounding community. 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 in-

Fig. 11 = Percent Renter-Occupied Housing Units



cluding two-family and multi-family residential pockets. The neighborhood is primarily composed of single-family housing with larger apartment projects located on the east side near the river.

Most of the industrial uses in the plan area are concentrated in the northeastern and central portions of the neighborhood with much of it focused along the rail corridor.

Major industries include:

- Apex Engineering
- Kansas Masonic Home
- Friends University
- Key Construction
- Trimark Signworks
- Southwestern Remodeling
- Don Rutherford Construction
- Hutton Construction

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.

There are three park/open spaces located within the neighborhood. The largest, the West Side Athletic Park, is located north of 2nd Street, between Athenian and Glenn, while a much smaller neighborhood park, Seneca Park, is located at Seneca and Burton. The newest, Delano Park, is located at Douglas Avenue and McLean Boulevard and runs along the Arkansas River. While there are plans to replace the tennis courts for pickleball courts at Seneca Park, residents have called for more gathering areas and multi-use opportunities. Specifically, residents have noted that Seneca Park's proximity to busy streets and lack of fencing make it difficult for parents to feel their children are safe to enjoy the park.

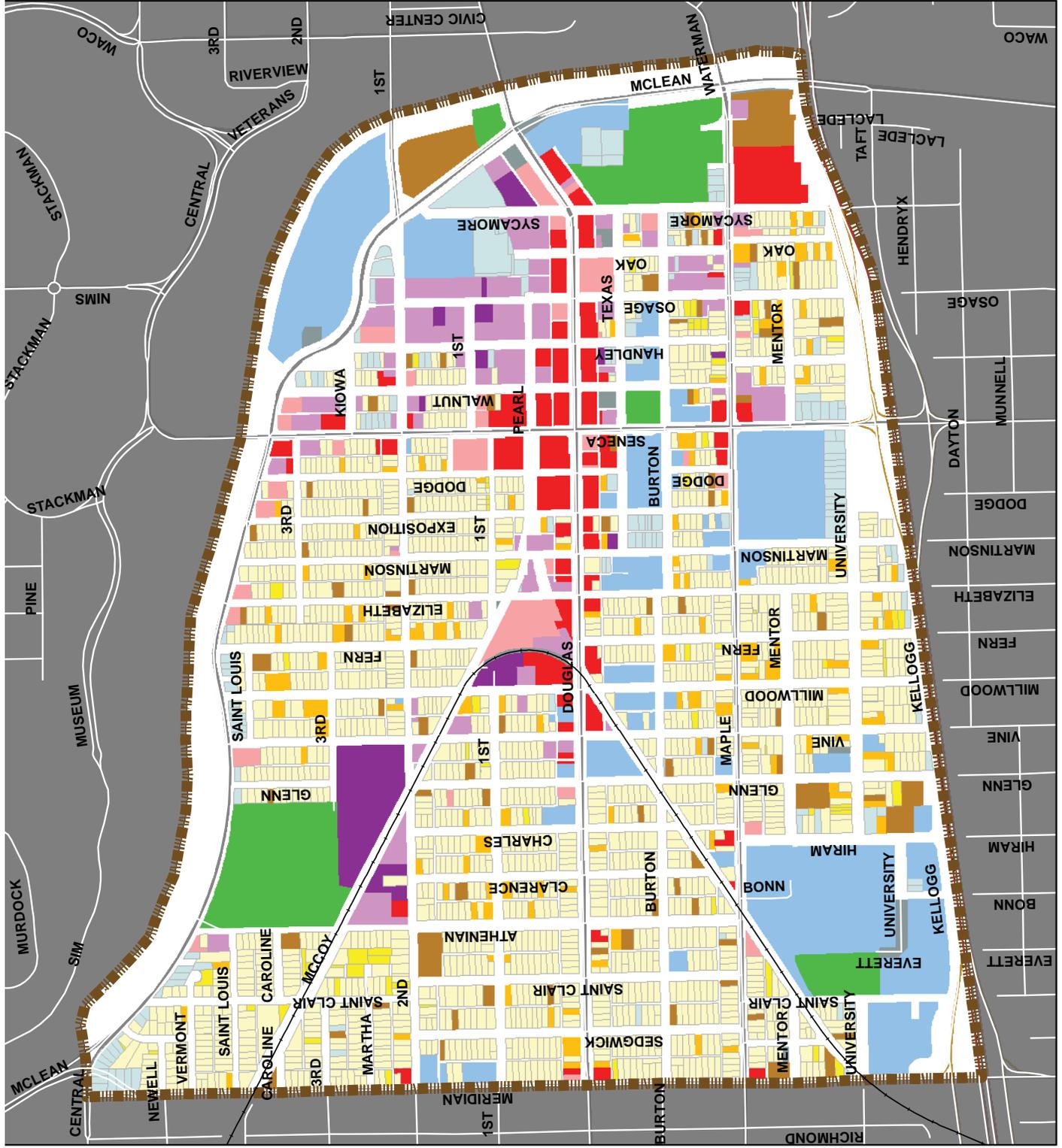
The abandonment of portions of the Union Pacific Railroad from approximately one block east of Millwood Street to the river provides an opportunity for a multi-use path and open space linking the heart of the neighborhood to the Arkansas River corridor.

Following the adoption of the 2001 Delano Neighborhood Revitalization Plan, a Delano Overlay was placed over part of the neighborhood that included design guidelines. The purpose of the design guidelines is to provide direction regarding commercial and residential development to preserve the history and character of the neighborhood. This overlay stopped short of including the whole neighborhood.

The neighborhood continues to have an interest in reducing the amount of industrial land uses while increasing the amount of residential land uses. Adopting the recommended Future Land Use Map, and developing updates to the Delano

Fig. 12- Existing Land Use
(as of January 2018)

- Legend**
- Delano Neighborhood Boundary
 - Residential Suburban
 - Residential Urban
 - Residential Medium Density
 - Residential High Density
 - Commercial Services (Offices)
 - Commercial Retail
 - Commercial Service (Warehouse)
 - Industrial
 - Public-Semi-Public-Institutional
 - Public Parks-Open Space-Recreation
 - Transportation-Communications-Utilities
 - Vacant





Lawrence-Dumont stadium

Overlay and associated design guidelines would enable planners to guide the neighborhood in this direction in the future.

Zoning

A range of zoning classifications can be found within the neighborhood (see Figure 13) including Industrial, Commercial, Single Family, Multi-family, University, and Central Business District.

Most commercial zoning is located along Douglas, Seneca, and in the eastern portion of the neighborhood. Most industrial zoning is concentrated in the northeastern and central portions of the neighborhood.

A rezoning effort after the 2001 plan left a mix of residential zoning districts in the west and southeast while the northeast has a mix of industrial and commercial zoning districts. Consequently, the Delano neighborhood has a lot of conflicting land uses, with no requirements for buffering or other mitigating techniques. Reducing the impact of incompatible uses in the neighborhood should remain a priority.

As developers have begun to rehabilitate Douglas Avenue, many are realizing that the current zoning does not work within their plans. The commercial zoning has high requirements for parking and many developers are opting to rezone to CBD (Central Business District). The MAPC has been approving these on a case by case basis, but converting the whole corridor to CBD would reduce an impediment to further development within the core of the neighborhood.

Infrastructure

The Delano neighborhood is served by aging water, sanitary

sewer, and storm sewer systems.

According to the City of Wichita 2017 – 2026 Capital Improvement Program, Maple Street is scheduled for improvement within the next few years. Plans include the construction of a three or five-lane roadway with curb and gutter and underground storm sewer with sidewalks and the possibility of on-street bike lanes.

Sound quality problems relating to Kellogg Avenue are an issue along the neighborhood’s southern border. Past efforts to have a sound barrier constructed were not successful, but the issue remains alive. This is a complex issue that requires a creative solution.

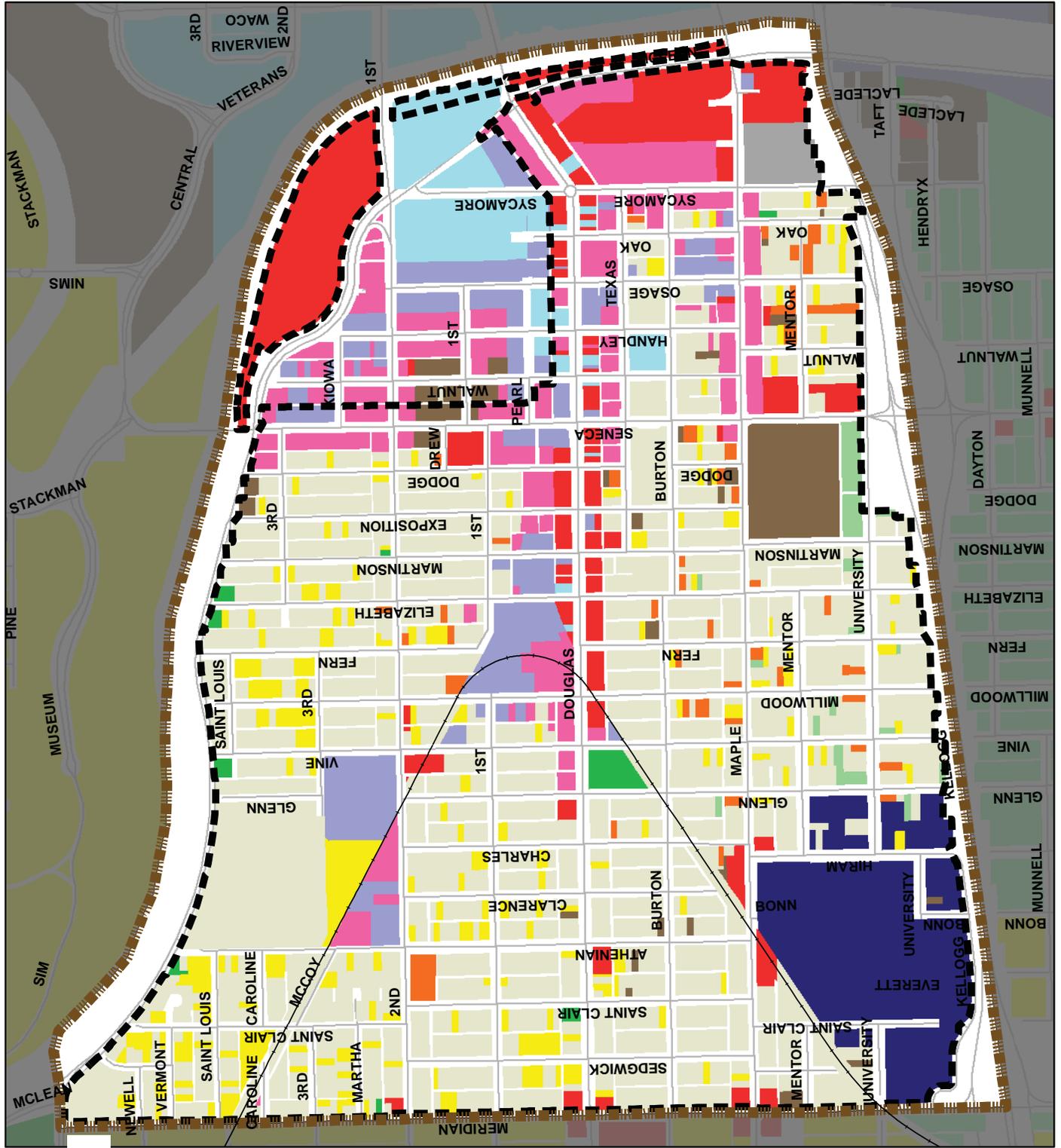
Parking remains a large issue in the neighborhood. Residents and business owners point out that a lack of parking along Douglas Avenue at peak times impedes the community from growing. Overflow parking has been directed to Lawrence Dumont Stadium, but with the future of this parking in question, residents want assurance that public parking spaces will increase and not decrease. Public parking garages that could serve the district have been proposed near Douglas and Seneca and Texas and Sycamore.

Investment

As mentioned in the introduction of this plan, several public infrastructure projects have occurred since the adoption of the original plan in 2001. Below is a summary of those investments:

1. Streetscape enhancements including a road diet along Douglas between McLean and Seneca;
2. Streetscape improvements along Seneca;

Fig. 13 Existing Zoning
(as of January 2018)



- Legend**
- Delano Neighborhood Boundary
 - Delano Overlay District
 - Single Family: 5,000
 - Two-Family
 - Multi-Family: 18 d.u./ac
 - Multi-Family: 29 d.u./ac
 - Multi-Family: 75 d.u./ac
 - General Office
 - Limited Commercial
 - General Commercial
 - Central Business District
 - Limited Industrial
 - University
 - Planned Unit Development

3. Bicycle racks and street lights;
4. Delano Neighborhood Overlay District added to the Unified Zoning Code (UZC) including down zoning of nearly all of Delano; a large reduction in industrial zoned property;
5. Design Guidelines adopted for residential and commercial areas in Delano;
6. Established the Design Review Committee and the Design Advisory Committee;
7. Delano United, Inc., a civic organization coordinating activities and projects in Delano was created;
8. River Vista apartment project opening in Spring 2018;

Going forward additional projects are planned or have been proposed including extending the streetscape enhancements along Douglas Avenue to Vine Avenue, the ballpark master plan for Lawrence Dumont Stadium and additional gateway markers to better identify the Delano neighborhood.

Public Engagement

Mayor Longwell attended the March 21, 2017 Delano Neighborhood Association meeting to lay out his vision for a new

stadium and museum area to be located in Lawrence Dumont's footprint. He described how the stadium would be a catalyst for development on the west bank of the river and would present many opportunities for Delano and Wichita. Mayor Longwell envisioned a pedestrian bridge connecting the new stadium district with the performing arts and convention district on the east side of the river, and a neighborhood multi-use path that would connect West Wichita with the river.

MAPD held a public engagement session in April following the Mayor's presentation. The public engagement meeting provided a status report on the existing Delano plan, invited the public to provide feedback on the original SWOT (Strength, Weakness, Opportunity, and Threat) Analysis from 2001, and participate in a design exercise about future development in the neighborhood.

Following the public engagement sessions and the publication of "Delano's Turn", the Wichita City Council approved and appointed members to the Delano Advisory Committee. The committee is composed of 13 members and includes Delano business, resident, association, and organization representatives. The group has met at monthly sessions (as seen in Figure 14) over the latter half of 2017 to finalize this Plan.

Fig. 14 Engagement Photos



Plan Feedback

The community was consulted at many points during the crafting of this plan. MAPD staff attended the Delano Expo to provide information on the draft of this plan and elicit feedback. MAPD staff also made presentations on the plan to Delano United and the Bike/Ped Advisory Board. A Delano Developer Forum was held to gather input from local developers and a survey was administered to gather the thoughts of those that were unable to have their voices heard at one of the mentioned events. All feedback gathered was taken into consideration during the finalization of this plan.

The Delano neighborhood has several active groups that work together to enhance the area. Representatives from these groups sat on the Delano Plan Advisory Committee and helped guide this Plan. These groups include:

- Delano United, Inc.: Created to implement the Delano Neighborhood Revitalization Plan which was adopted by the City and County in 2001. Delano United coordinates activities and projects between various groups working in Delano.
- Delano Clergy Association: Helps churches in Delano coordinate their activities and outreach.
- Delano Neighborhood Association: Represents residents and homeowners in the Delano neighborhood.
- Historic Delano, Inc.: Created to promote Delano as a great place to live, shop, play and pray. Historic Delano holds events, publishes a Visitors Guide and maintains a web site which highlights all the wonderful things about Historic Delano.

Research and Design Concepts

Delano's Turn

Using information gathered at the first engagement session as well as two additional engagement sessions, students from the Kansas State Department of Landscape Architecture embarked on a design exercise for the neighborhood. What resulted was entitled, "*Delano's Turn: Directions West of the River*". The students presented their ideas to Downtown Wichita representatives as well as Delano neighborhood residents and business owners at an open house. Several of their design concepts and renderings, including the Handley Corridor, the Pedestrian Bridge, and the River Plaza, are included in this Plan.

Ballpark Village Master Plan

As planning progressed on the reconstruction of the ballpark, the City of Wichita and the Greater Wichita Partnership

worked together to create a Ballpark Village Master Plan (see Appendix – Ballpark Village Master Plan). This plan, covering the Ballpark Village area shown in Figure 17, provides a cohesive vision for the Ballpark Village area in order to advance community goals.

Recommendations

Vision Statement

Delano is a historic and vibrant neighborhood that offers residents and the broader community diverse dining, entertainment, residential, and shopping opportunities within a pedestrian-oriented urban district.

Guiding Principles

The same guiding principles stipulated for the comprehensive plan have been kept in mind and were considered for each recommendation in this plan.

1. Support an innovative, vibrant and diverse economy
2. Invest in Quality of Life
3. Take care of what we have
4. Make value added decisions
5. Protect established neighborhoods

Land Use Initiatives

After meeting for several months, viewing the appropriate resources and discussing potential options, the Delano Plan Advisory Committee settled on a list of land use initiatives. The following section describes several different plans, projects, and programs that are recommended to help Delano address its important issues and achieve its desired vision. The recommendations are grouped into short, medium and long term implementation periods. These are rough categories and are intended to be a guideline and not a timeline. Projects should be addressed whenever appropriate, and future conditions might be such that certain items move from one category to another.

Short Term Horizon

These recommendations are envisioned as being implemented within 1-5 years of the Plan's adoption.

- **Design of Ballpark Village:** Design the ballpark village to adhere to the Ballpark Village Master Plan (see Appendix – Ballpark Village Master Plan).
- **Lead Department:** MAPD
- **Steps:** Staff shall review development proposals for consistency with the Ballpark Village Master Plan.

- **McLean Boulevard:** Redesign McLean Boulevard between Douglas Avenue and Maple Street to provide more river-front space, and reduce it to two lanes (as seen in concept in Figure 15) changing its character from a four-lane thoroughfare to a slower scenic drive. Include better pedestrian crossings to link the river with the future multi-use sports complex. Consider removing the elevated berm on the northeast corner of 2nd Street and McLean Boulevard to allow for better views between the Advanced Learning Library and Exploration Place. The planning and design of McLean Boulevard should be completed in conjunction with the design of the ballpark village.

➤ Lead Department: MAPD

➤ Steps:

- Identify funding sources for the planning, design and preliminary engineering of McLean Boulevard. Consider sources outside MAPD including other departments, corporate and non-profit sponsorship and government sources;
- Identify funding sources for the construction of McLean Boulevard. Use similar strategies as those noted in the design phase (above);
- Include the McLean Boulevard project in the Capital Improvement Program (CIP) within the next five-year program cycle;
- **River Plaza:** Establish a vibrant river plaza between Delano and the Arkansas River that would preserve river views and serve as a gathering place for the neighborhood.

The river plaza should be a unique asset to Wichita that includes public art and includes a mix of uses that draws visitors at various time throughout the day and week. The planning and design of the river plaza should be completed in conjunction with the design of the ballpark village.

➤ Lead Department: MAPD

➤ Steps:

- Identify funding sources for the planning, design and preliminary engineering of the River Plaza. Consider sources outside MAPD including other departments, corporate and non-profit sponsorship and government sources;
- Identify funding sources for the construction of the River Plaza. Use similar strategies as those noted in the design phase (above);
- Include the River Plaza project in the Capital Improvement Program (CIP) within the next five-year program cycle;
- **Multi-Use Path:** Redevelop the former rail corridor north of Douglas Avenue into a multi-use path (as seen in Figure 16) that will provide safe pedestrian and cyclist routes away from busy roadways as well as create local connections within the community. Delano has the opportunity to establish itself as a destination along the city-wide path network by integrating commercial services, comfortable greenspaces for rest stops, and other necessary services along the path as it makes its way through town. Delano can attract long-distance bikers as well as provide its



Fig. 15 • McLean Boulevard Concept



Fig. 16 • Multi-Use Path Concept

community members with a pleasant space for community gatherings and recreation. A short term goal should be to link the Arkansas River path network on the east end of Delano to Seneca Street. Parking should also be considered in conjunction with this project. If there are areas along the path that could be used to provide additional parking for the businesses surrounding the path these would be important to include. This project is currently funded within the CIP and is being partly financed with TIF funds. A medium-term goal should be to continue this path to the northwest along the active Kansas and Oklahoma Railroad line to connect with the existing path at Central Avenue and Zoo Boulevard, and to the southwest to connect with the Prairie Sunset Trail.

➤ Lead Department: Public Works and Utilities

➤ Steps:

- Design the multi-use path to provide safe pedestrian and cyclist routes away from busy roadways while integrating commercial services, parking, and comfortable greenspaces for rest stops;
- Construct the path to link the Arkansas River path network on the east end of Delano to Seneca Street, and then on to the northwest and southwest corners of Wichita.
- **Parking Strategy:** WAMPO (Wichita Area Metropolitan Planning Organization) is funding a parking plan for Wichita in the near future. Needed improvements for the

Delano neighborhood will be identified through this process. Once improvements have been identified, a strategy to implement them will need to be created.

➤ Lead Department: MAPD

➤ Steps:

Research funding sources for the acquisition and construction of parking changes; Projects may include a phasing plan to adjust to different funding levels and should explore the option of two-hour parking limits in the central core of Delano;

- Include parking projects in the Capital Improvement Program (CIP) within five years of the adoption of this plan;

• **Future Land Use Strategy:** A future land use strategy should be created to guide the Delano neighborhood into the future. This strategy should include a Future Land Use Map as seen in Figure 17. This Future Land Use Map would be used as a guide during rezoning cases within the neighborhood. The strategy should also include a plan for rezoning the commercial properties along Douglas Avenue between Vine and McLean to Central Business District (CBD) zoning. This rezoning would remove a barrier to redevelopment within the commercial district by removing parking and setback requirements found in the existing Limited Industrial, General Commercial, and Limited Commercial zoning districts. Finally, the strategy should include a plan for amending the Delano Overlay boundaries

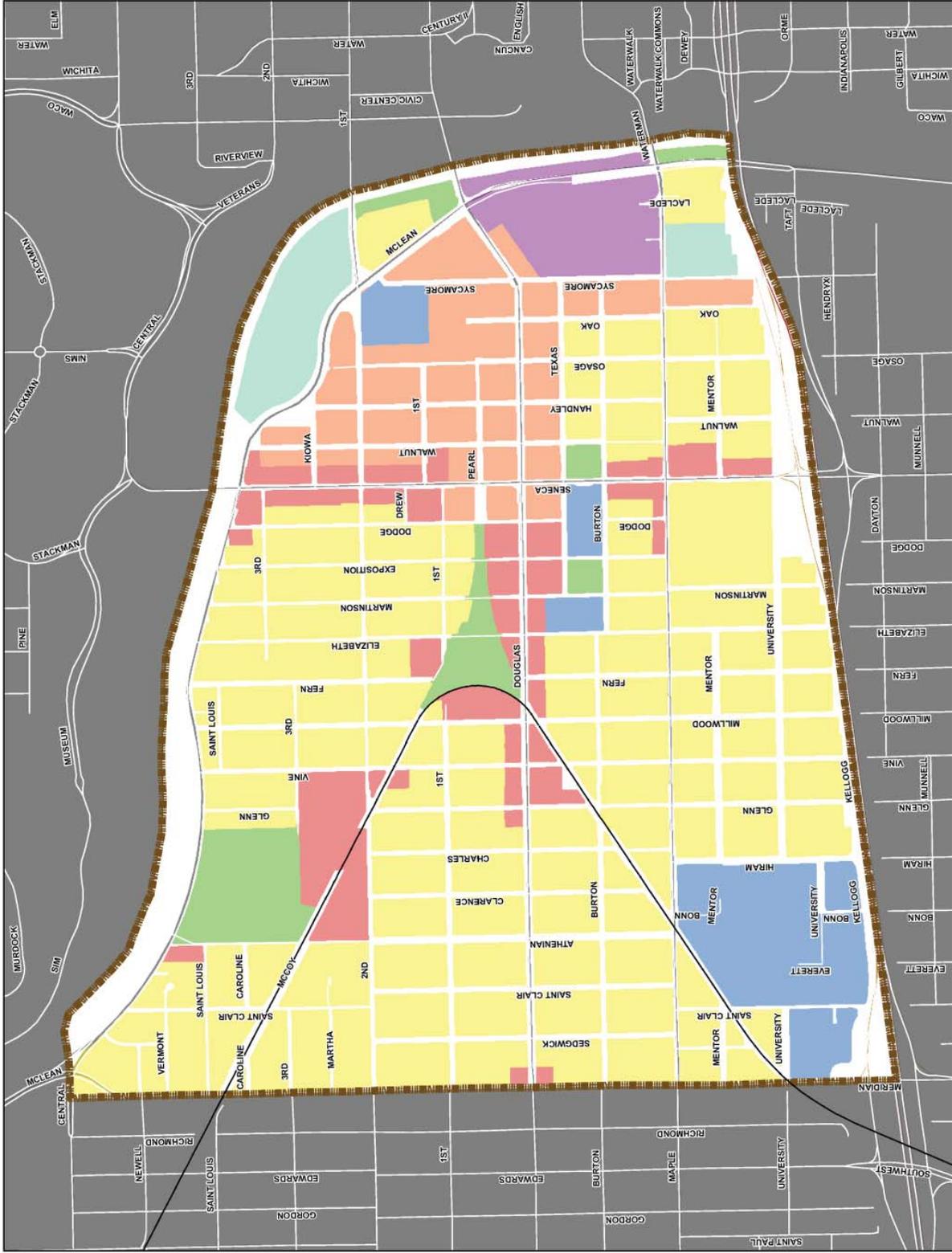


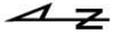
Fig. 17 Future Land Use Concept

Legend



Future Land Use

- Residential
- Commercial
- Mixed Use
- Major Institutional
- Recreation Entertainment
- Parks and Open Space
- Ballpark Village



within the Wichita-Sedgwick County Unified Zoning Code to include the previously excluded area located east of Seneca, south and west of McLean Boulevard, and north of Douglas Avenue. The Delano Neighborhood Design Guidelines should also be updated to implement sub-districts such as the Douglas Commercial Core sub-district, Seneca Commercial Core sub-district, and residential sub-districts with distinct design guidelines for each. The area in Delano encompassing the Ballpark Village should be developed under Planned Unit Developments (PUD), removing the restrictions of the Delano Overlay while adhering to the following design guidelines:

- Development shall adhere to principals of walkability;
 - Retain downtown views for the baseball stadium;
 - Maintain zero-foot setback along Douglas;
 - Take design cues from the neighborhood and build on the established character;
 - Include facades with windows and articulation;
 - Limit off-street parking and service areas to the rear and sides of buildings.
- ↳ Lead Department: MAPD
- ↳ Steps:
- Establish Delano United as the advisory committee for advising the MAPD on the Delano Future Land Use Strategy;
 - Support the necessary amendments to the Unified Zoning Code that will result from this process.

Mid Term Horizon

These recommendations are envisioned as being implemented within 5-10 years of the Plan’s adoption.

- **Pedestrian Bridge:** Add an iconic pedestrian bridge over the river (as seen in concept in Figure 20) connecting the sports complex with the convention/performing arts complex. The planning and design of the pedestrian bridge should be completed in conjunction with the east bank redevelopment.

↳ Lead Department: MAPD

↳ Steps:

- Identify funding sources for the planning, design and preliminary engineering of the Pedestrian Bridge. Consider sources outside MAPD including other departments, corporate and non-profit sponsorship and government sources;
- Identify funding sources for the construction of the Pedestrian Bridge. Use similar strategies as those noted in the design phase (above);
- Include the Pedestrian Bridge project in the Capital Improvement Program (CIP) within the next ten-year program cycle;

- **West Douglas Streetscape:** Extend the existing, identifiable Delano commercial district (as seen in Figure 18) to the west through an updated streetscape along Douglas Avenue from Seneca Street to Vine Street. Include large sidewalks, street trees, landscaping, benches, trash bins, Delano-branded bicycle racks, lighting, transit stops, public art, and other pedestrian amenities.

↳ Lead Department: Public Works and Utilities

↳ Steps:

- Identify funding sources and local match, where necessary to develop a streetscape plan. The plan should include preliminary engineering cost estimates;
- Explore including the neighborhood markers project in the design phase;
- Identify funding sources and local match to construct the streetscape project;
- Maintain the streetscape project’s status and existence in Wichita’s Capital Improvement Project (CIP) program.



Fig. 18= Douglas Avenue Streetscape

Fig. 19 • Handley St.
Activation Concept



- **Neighborhood Markers:** A Neighborhood marker should more resemble a substantial wayfinding sign within and around the neighborhood and less a monument. These substantial wayfinding signs should direct visitors to the business district, important landmarks, and key cultural institutions. Signs should reflect the character of the neighborhood and draw more attention than a standard street sign.

➤ Lead Department: MAPD

➤ Steps:

- Explore including the neighborhood markers design project as part of the West Douglas streetscape design project (above);
- Coordinate the design of the neighborhood markers with the existing streetscape design along Douglas Avenue to ensure a cohesive and seamless design;
- Identify the most appropriate locations for neighborhood markers and include a phasing program should funding become available incrementally;
- Identify possible funding sources and local match, if necessary, including federal, state, local and corporate sponsorship;
- Include the neighborhood markers project in the Capital Improvement Program (CIP) within the next ten-year program cycle;
- **Housing Conditions:** Improve housing conditions through code enforcement and other incentives. Other incentives might include Historic Preservation Tax Credits, local façade improvement programs, and grants.

➤ Lead Department: MAPD & MABCD

➤ Steps:

- Strategically implement code enforcement;
- Encourage neighborhood residents to report properties in violation of the housing code.

Long Term Horizon

These recommendations are envisioned as being implemented within 10-15 years of the Plan's adoption.

- **Handley Corridor:** Activate the Handley corridor and create a neighborhood connection to the Keeper of the Plains (as seen in concept in Figure 19). The opportunity exists for Handley Street to be extended as a visual and physical connection to the river and the Keeper of the Plains, crossing McLean Boulevard and continuing the street grid. Hundreds of people regularly gather to see the fire show at the Keeper of the Plains. Providing destinations and street improvements along Handley will bring these citizens into the neighborhood while also promoting more activity for neighborhood businesses along these corridors. Handley Street currently dead ends at McLean Boulevard. These streets should once again intersect with each other, and a pedestrian crossing should be introduced to allow safe movement into the neighborhood.

➤ Lead Department: MAPD

➤ Steps:

- Identify funding sources for the planning, design and preliminary engineering of the Handley Corridor. Consider sources outside MAPD including other departments, corporate and non-profit sponsorship and government sources;

- Identify funding sources for the construction of the Handley Corridor. Use similar strategies as those noted in the design phase (above);
- Include the Handley Corridor project in the Capital Improvement Program (CIP) within the next fifteen-year program cycle;

Implementation

Monitoring this plan to maintain progress is crucial. As Delano United was formed to implement the 2001 plan, this group is best situated to implement the new 2019 plan. A monitoring report provided by the MAPD and delivered to Delano United each month that details the progress made on the plan and new activity in the area would keep the neighborhood conscious of the changing environment. Delano United must reach out to their elected representatives to ensure that projects are placed on the CIP and don't lose standing. A technical advisory committee composed of staff should be formed to provide the necessary assistance in completing the land use initiatives described in this plan.

As future decisions are made while implementing this plan, the same guiding principles mentioned above and in the Comprehensive plan should be kept in mind.

1. Support an innovative, vibrant and diverse economy
2. Invest in Quality of Life
3. Take care of what we have
4. Make value-added decisions
5. Protect established neighborhoods



Fig. 20 • Pedestrian Bridge Concept



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Appendix



DELA

Appendix

Delano Neighborhood Priorities – Identified in Public Meeting

Strengths to Build Upon

- Churches
- Commercial district
- Douglas Avenue
- Exploration Place
- Friend's University
- Historic homes
- Lawrence-Dumont Stadium
- Masonic Home
- Neighborhood parks
- Riverwalk improvements
- Schools
- Seneca Street
- Senior Center

Opportunities to Focus On

- Advanced Learning Library
- Gateways
- Grocery store
- Maple Street
- McLean Boulevard
- Neighborhood serving businesses
- Rail corridor/Pearl Street multi-use path
- Railway park
- Residential infill development
- Riverfront development
- Sycamore Street
- Trolley and bus service
- University Avenue
- Urban village redevelopment

Issues to Address

- Parking
- Mix of industrial and residential uses
- Noise from Kellogg
- Poorly maintained infrastructure
- Poorly maintained properties
- Trains



Fig. 10 Percent of Population 65 and Over

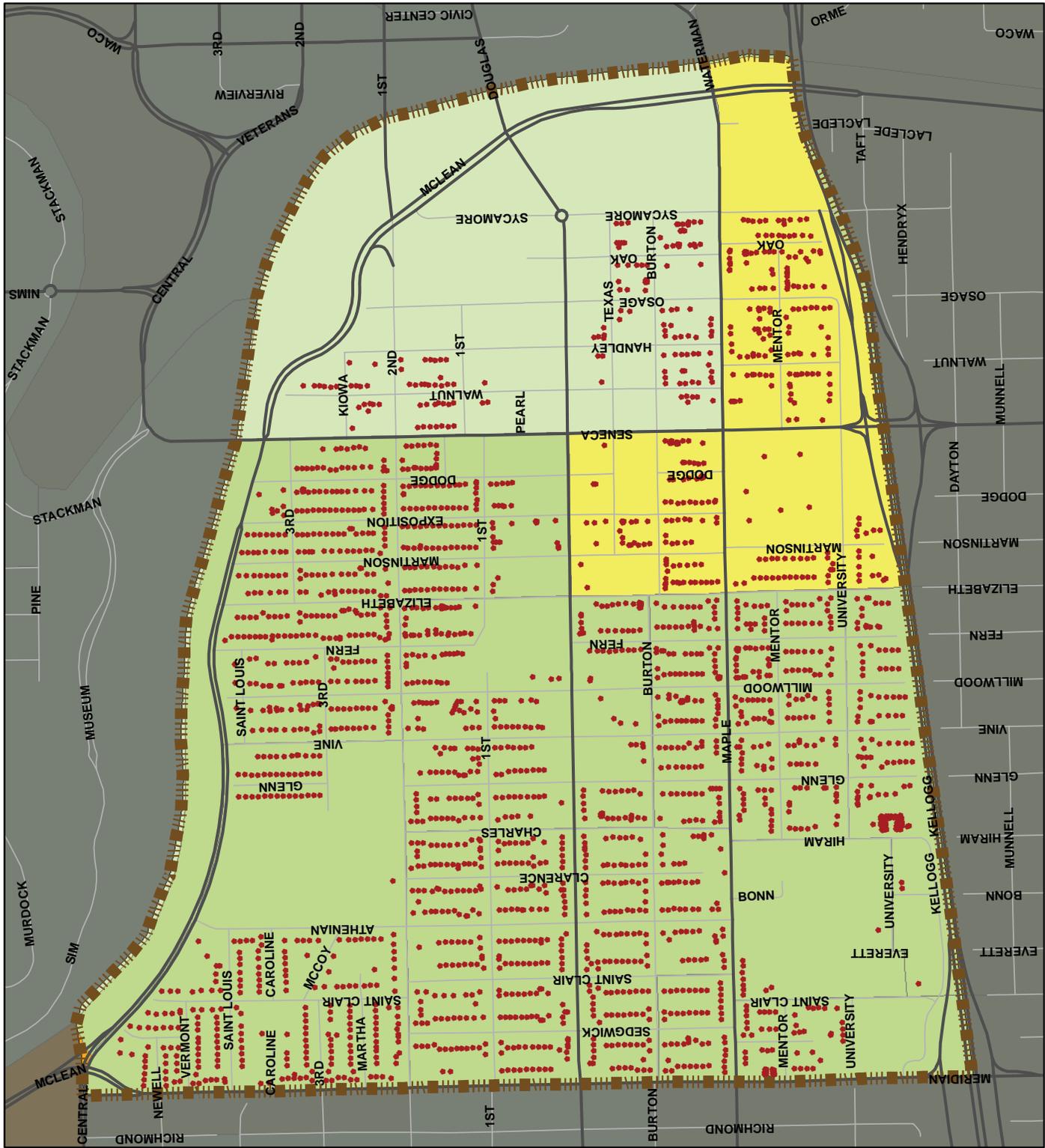
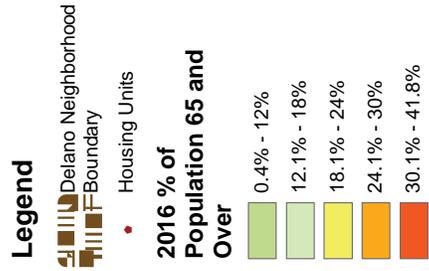


Fig. 2-0 Percent of Households with Children

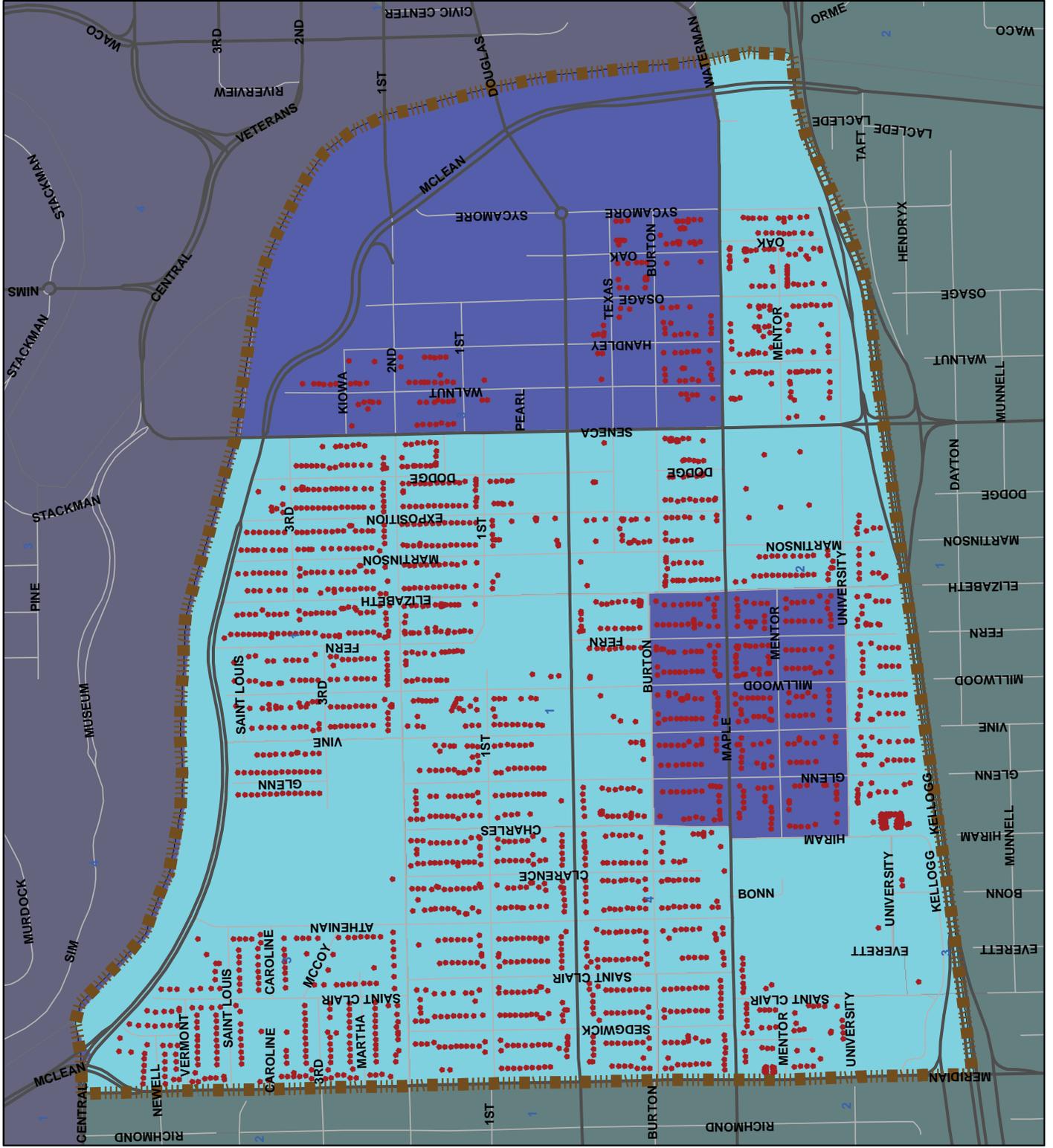
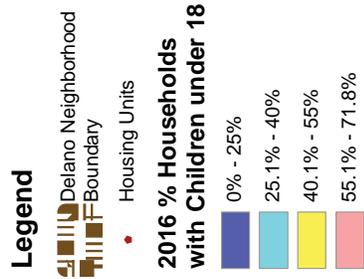


Fig. 3 • Median Household Income

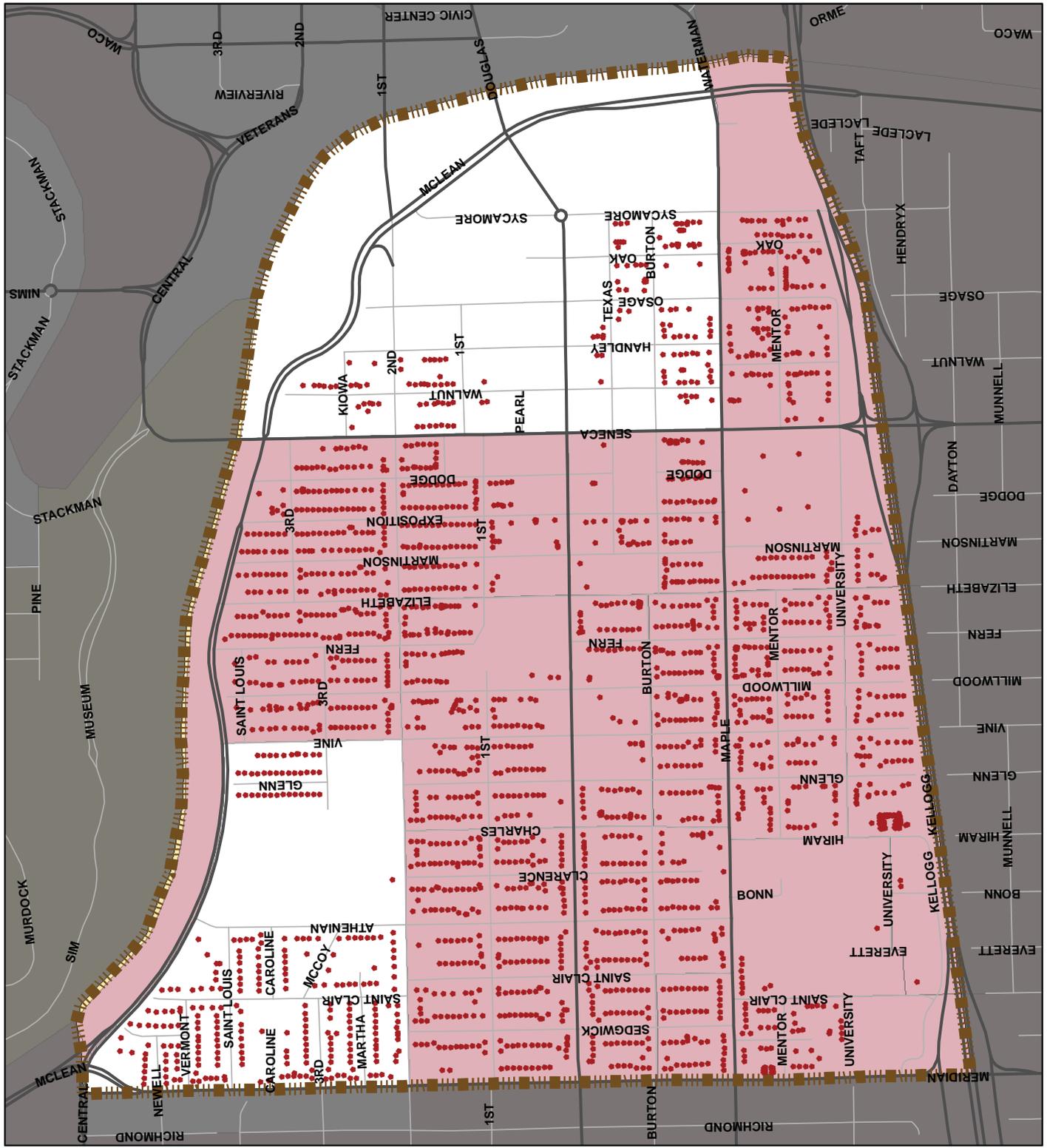
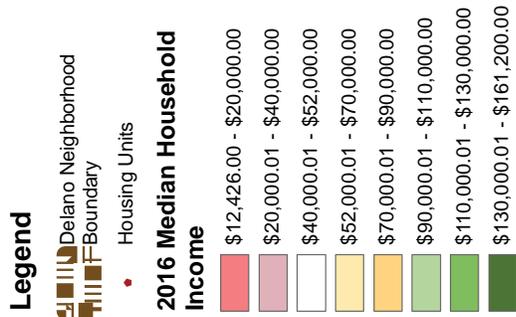
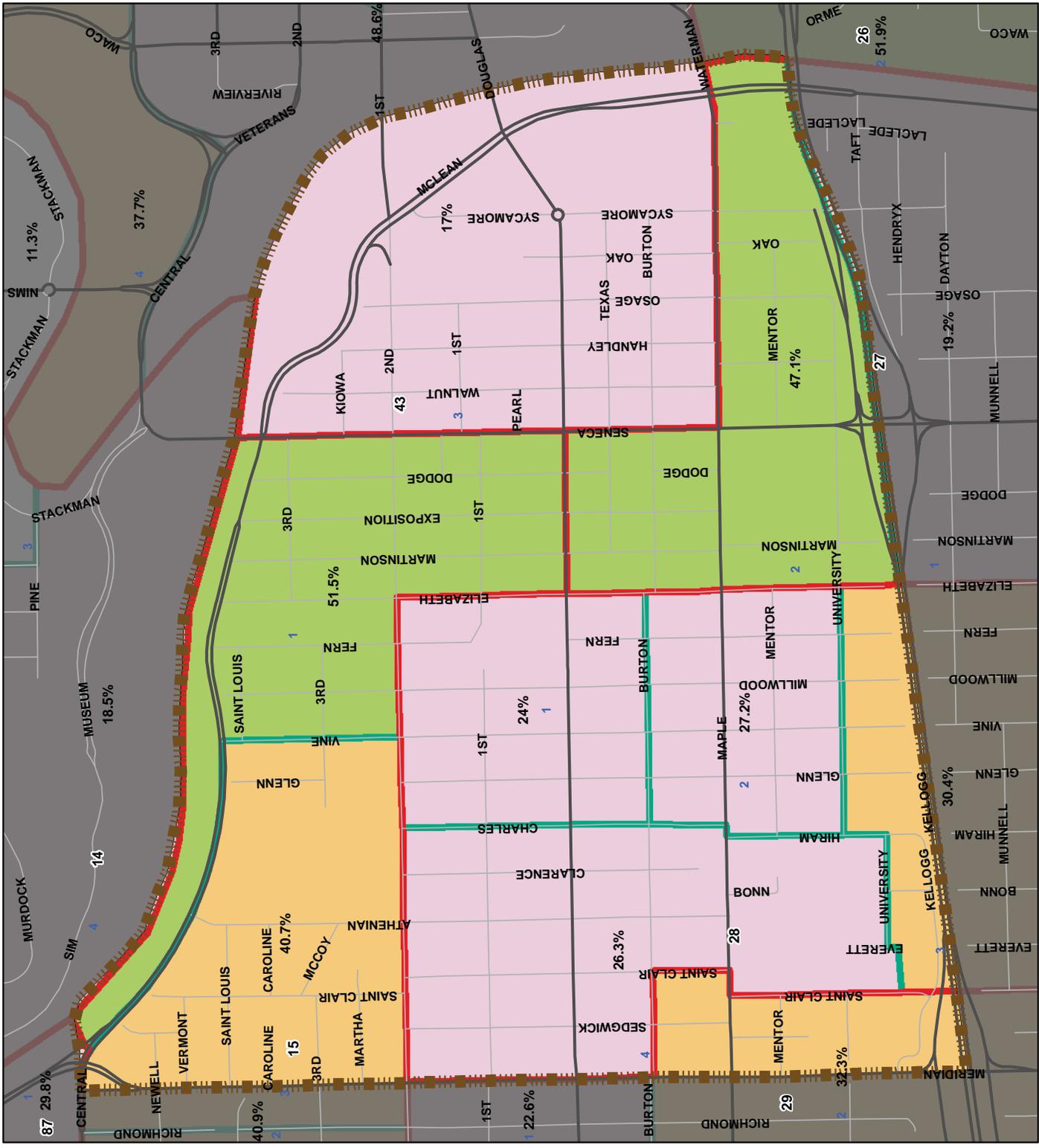
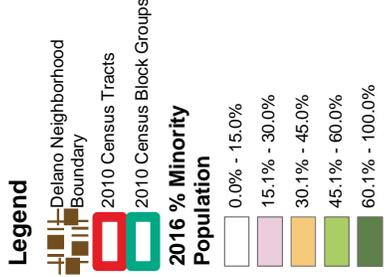


Fig. 40 Percent Minority Population



**Fig. 5 • Percent of
Individuals Below
Poverty Level**

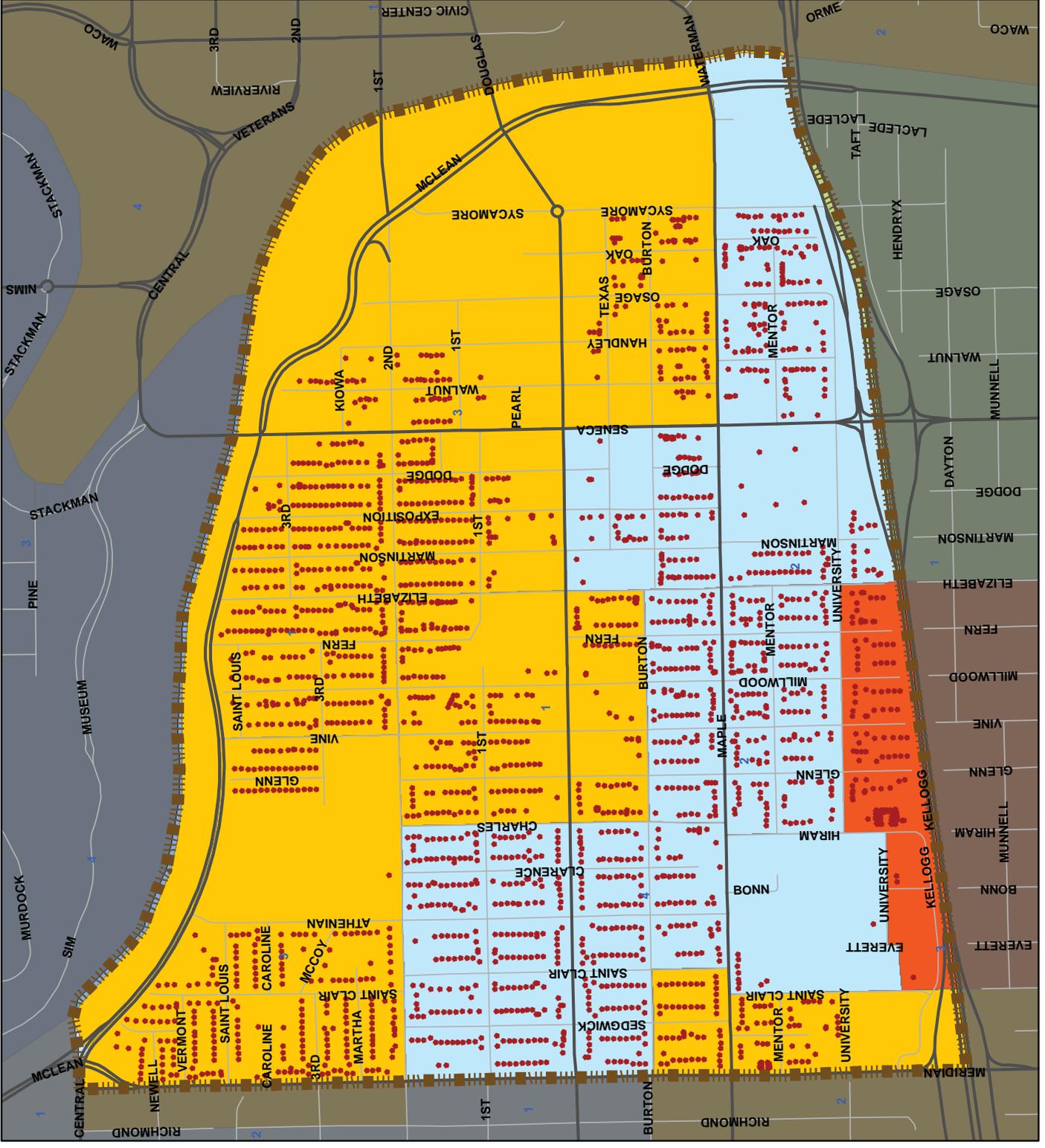
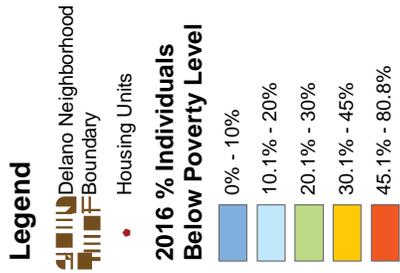


Fig. 6 • Percent of Renter-Occupied Housing Units

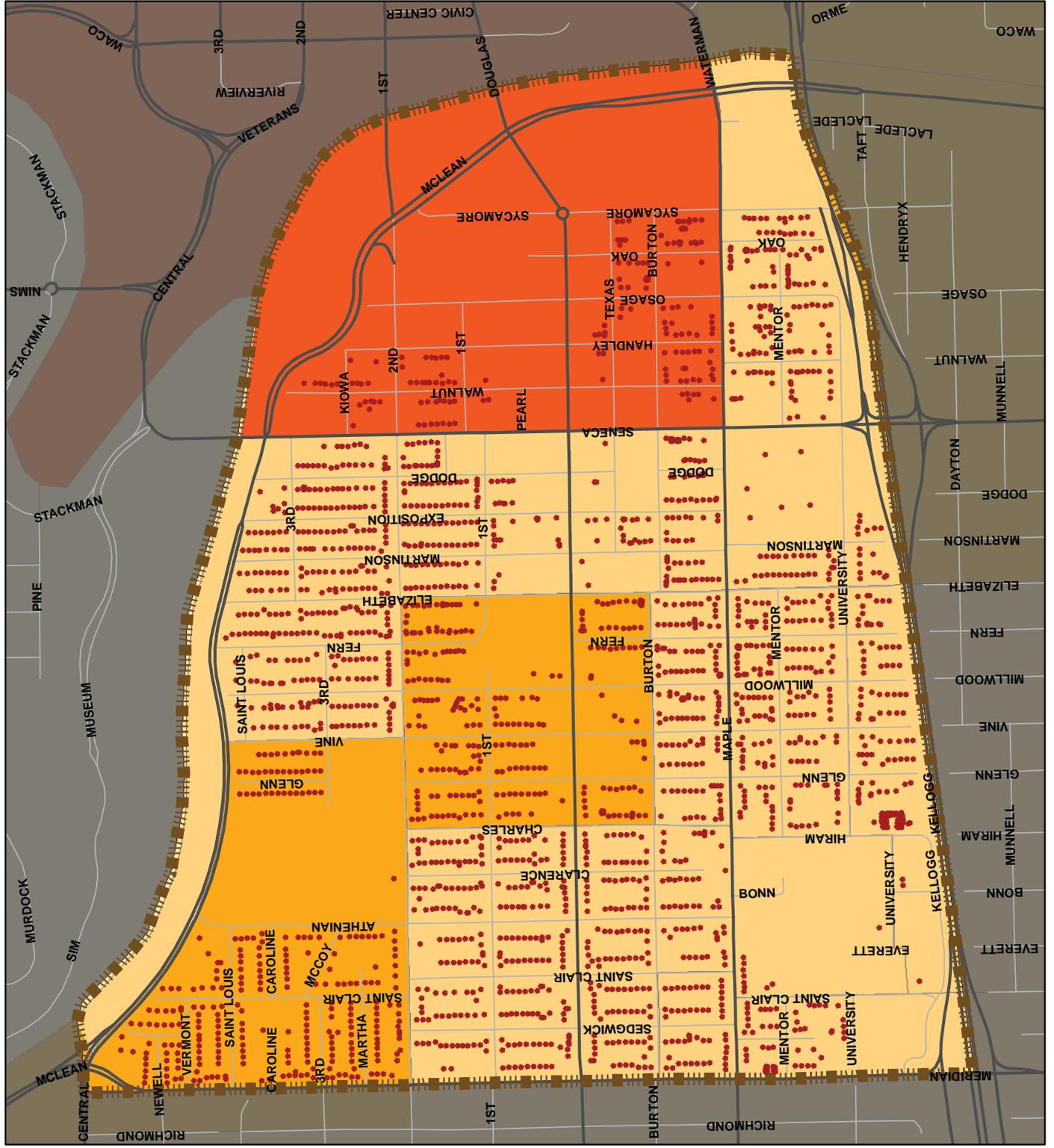
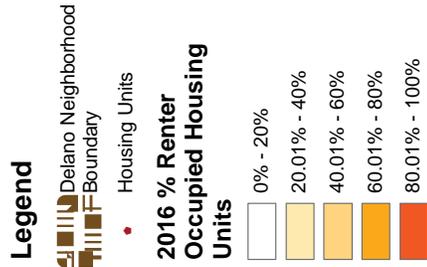


Fig. 7- Percent of Unemployed Civilian Labor Force

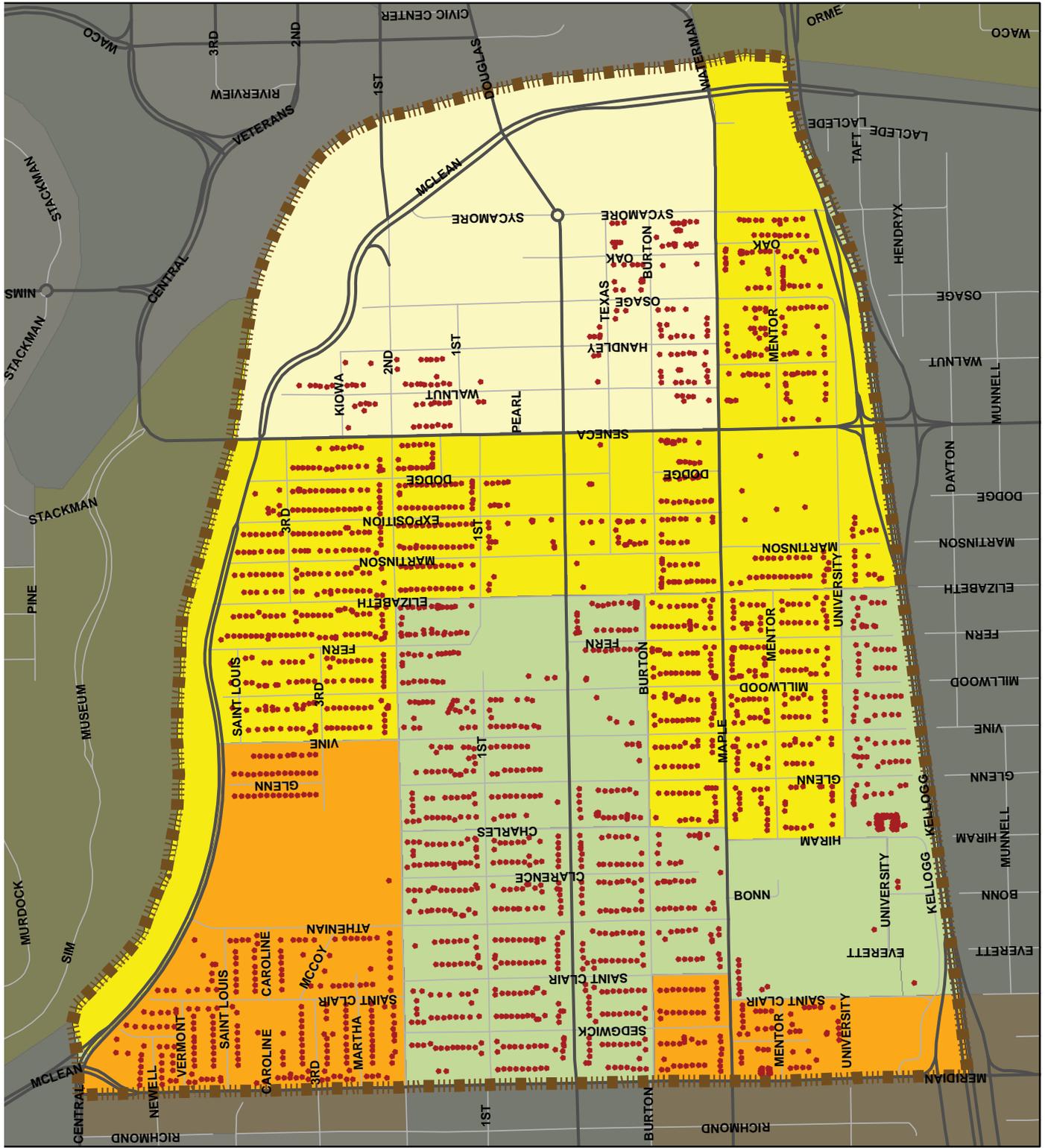
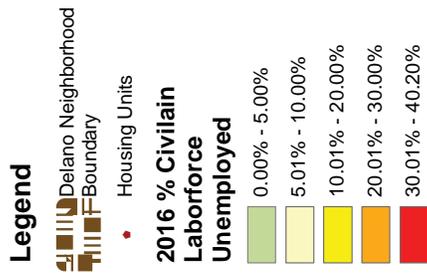
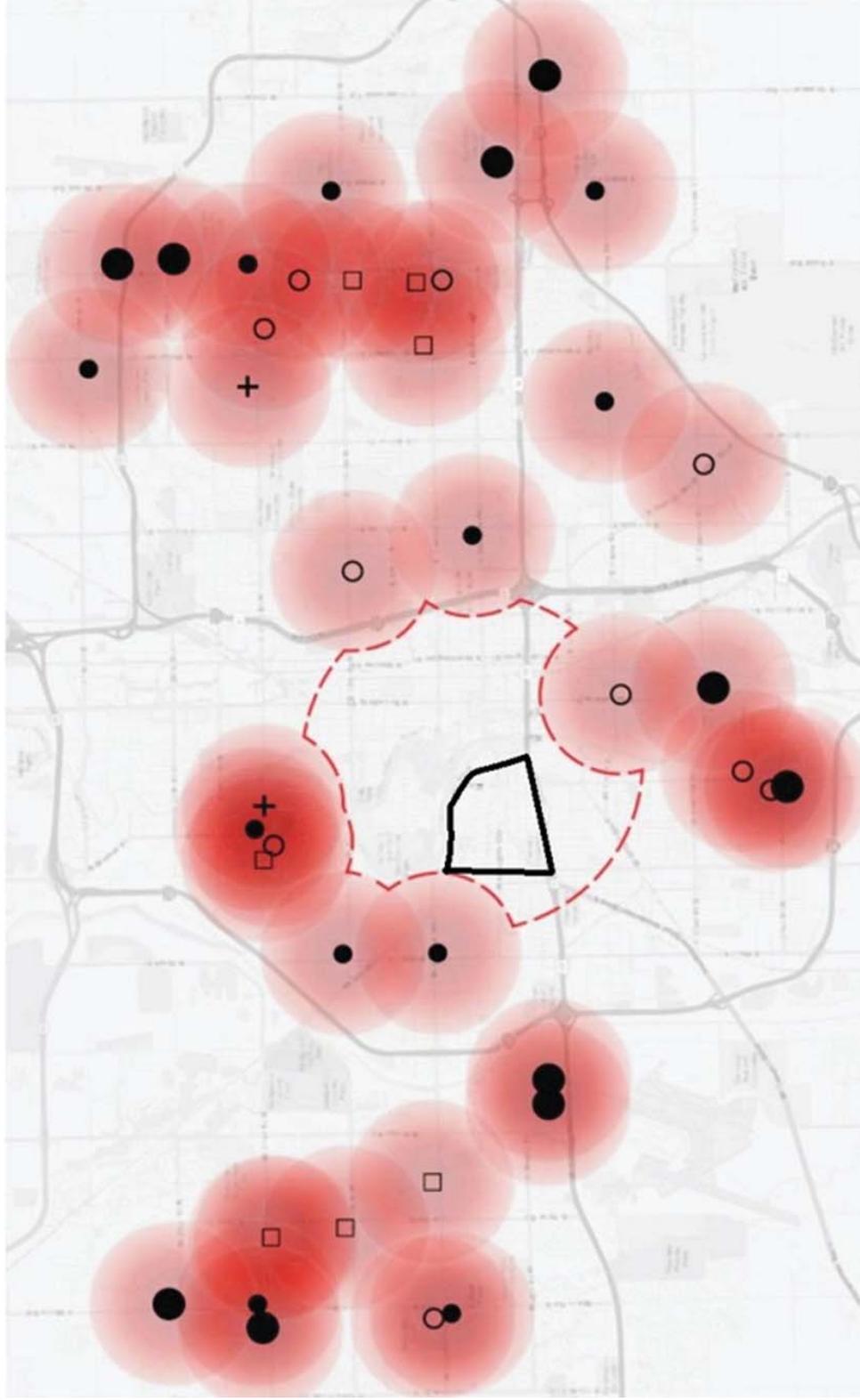


Fig. 8 • Food Desert Map

This critical mapping process involved identifying grocery stores (●), buffering the location with a 1-mile radius (●), and highlighting Delano (□).



Ballpark Village Master Plan

Contents

- | | |
|----------------------------------------|---------|
| 1. Ballpark Village Vision and Context | Page 1 |
| 2. Master Plan Program and Layout | Page 5 |
| 3. Development and Design Guidelines | Page 11 |
| 4. Implementation Strategy | Page 31 |

1. Ballpark Village Vision and Context

A Signature Destination on Wichita's Delano/Downtown Riverfront

Ballpark Village will be a lively destination for people from throughout the Wichita region to enjoy watching a variety of sports contests and year-round programming, overlooking the Arkansas River and Downtown. It is being developed through City partnership with a new Triple-A Minor League baseball team franchise based in Wichita, and is located on existing city property including the former Lawrence-Dumont Stadium site, adjacent street right of way, and public land along the Arkansas River. Ballpark Village will include a new state-of-the-art stadium serving multiple sports, with capacity for 10,000 spectators, as well as an adjacent baseball museum, retail, and public open space improvements. Ballpark Village will benefit the City of Wichita and its region as a community destination and as an economic development stimulus, inviting use of existing and new businesses and real estate development. It will celebrate and enhance the unique sense of place present along the Arkansas River in the heart of Wichita.

Ballpark Village Master Planning Area and level of guidance

This Master Plan builds on a foundation of previous planning for Delano, Downtown, and the Arkansas River corridor in Wichita. The Ballpark Village concept reflects a development agreement between the City of Wichita and a development entity that will create Ballpark Village. The Ballpark Village Master Plan provides guidance on the placement and design of buildings and infrastructure in and around Ballpark Village, so as to maximize the success of the initiative as a public destination, to maintain or enhance the value of other properties in the area, and to coordinate and encourage reinvestment in other properties.



Figure 1. This Ballpark Village concept rendering depicts the intended combination of a multi-sport stadium with adjacent retail and event spaces for public use. Image courtesy of stadium design-build team: JE Dunn, EB, SJCF, DLR Group, PEC.

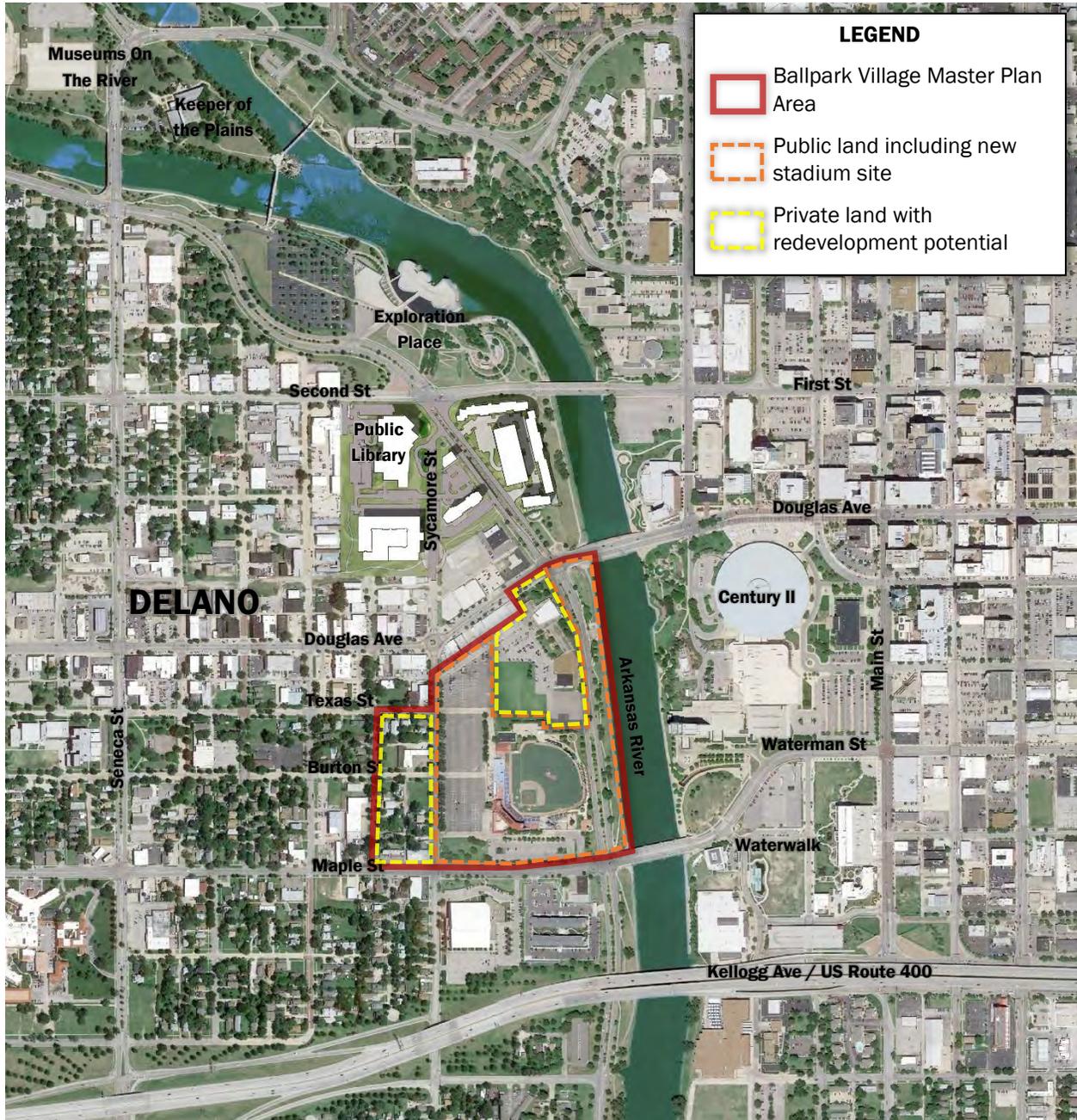


Figure 2: The Ballpark Village Master Plan helps guide implementation of a new stadium, related commercial and public infrastructure development, and potential private investment in adjoining areas, at a prominent location along the Arkansas River. This initiative is consistent with, and helps advance, other plans addressing Delano, Downtown, and the Arkansas River Corridor. The red outline indicates the Ballpark Village Master Plan area. The orange outline indicates public land where the new stadium and complementary retail, public spaces, and parking may be located. The yellow outline indicates privately owned land with potential for additional redevelopment integral to Ballpark Village.

The area considered by this master plan is indicated in Figure 2. It includes the publicly owned parcel formerly occupied by Lawrence Dumont Stadium and bounded by Sycamore Street, Maple Street and McLean Boulevard. It includes the Metropolitan Baptist Church parcel north of the stadium parcel, as well as McLean Boulevard and the publicly controlled land between the boulevard and the Arkansas River, between Douglas Avenue and Maple Street. It also includes two blocks of privately owned land west of the stadium. The new stadium will be located on the site of the former stadium, though positioned differently. The Ballpark Village concept is intended to encourage and accommodate potential new development on the adjoining Metropolitan Baptist Church site, at the option of its owners.

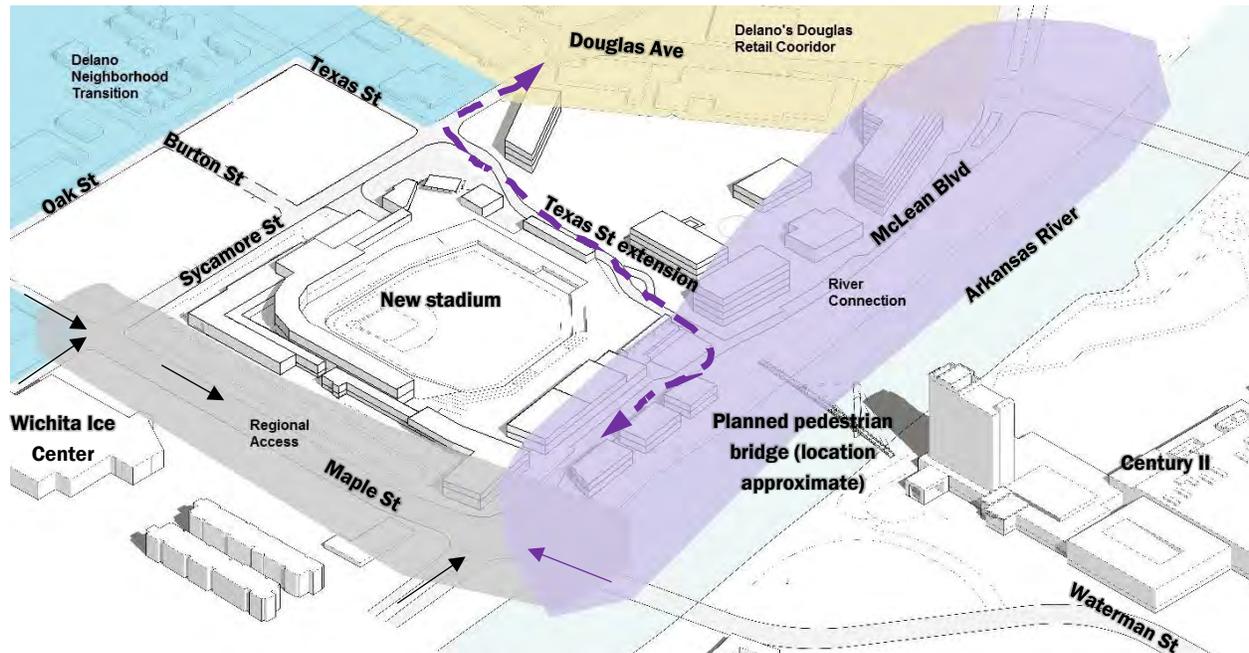


Figure 3: Three-dimensional concept model of the Ballpark Village Master Plan area, showing its transitions to four very distinct contexts on different sides.

Distinct Contexts on Four Sides

Ballpark Village is located among four very different contexts, each demanding a different approach to connection and transition (see Figure 3).

- Essential to the Ballpark Village concept is a strong orientation to the **Arkansas River Connection** along its east side. The river benefits Ballpark Village by providing a unique and expansive sense of place, regional recreational path connections, and the foreground to an impressive view of Downtown’s skyline. Ballpark Village’s layout responds to the river by reconfiguring McLean Boulevard to make space for new riverside dining and retail structures. It also connects to and across the river through path connections to the planned pedestrian bridge spanning the river, and multiple view corridors toward the river and downtown. Walking and visual connections across the river are also important to making Ballpark Village accessible from public parking, Century II, the Hyatt Hotel and other places east of the river.
- **Delano’s Douglas Retail Corridor** is a vibrant and attractive neighborhood “main street” with dining, retail, and neighborhood services north and northwest of Ballpark Village. The corridor’s strong sense of place and established amenity and economic activity are important assets that can help attract visitors to Ballpark Village, and support growth of a larger cluster of dining and retail. To capture this synergy, Ballpark Village should include a prominent spine of welcoming sidewalks and ground-level pedestrian-oriented retail connecting Douglas Avenue and the riverfront. As shown in Figure 3, The Texas Street extension, together with Sycamore St and McLean Boulevard, provides a valuable opportunity for this connection. McLean Boulevard and the riverfront offer an additional important connection to Douglas Ave.
- **The Delano Neighborhood Transition** occurs along Maple Street, Sycamore Street, and Oak Street on the west side of Ballpark Village. Parcels near Ballpark Village include a mix of residential and commercial uses. Blocks further west and south are more purely residential, predominantly occupied by traditional single-

family homes. This residential area would benefit significantly from better walking connections to Arkansas River corridor parkland and Ballpark Village amenities, would also be sensitive to the large physical scale, service traffic, visitor traffic, and noise that Ballpark Village could potentially impose. Thus Ballpark Village should provide a safe, attractive walking connection to the river while avoiding these other potential impacts in its design and operations.

- The Maple Street corridor to the south provides Ballpark Village its most significant **Regional Access**. Visitors driving to Ballpark Village via Kellogg Avenue/U.S. 400 all pass across or along Maple Street at some point, by car or foot. Maple Street should thus continue to serve as the primary vehicular access point to Ballpark Village – reducing traffic on other adjoining streets – while also being safe and welcoming to pedestrians walking along or across Maple Street between parking and Ballpark Village. The Wichita Ice Center, facing the new stadium across Maple, is also an important companion to Ballpark Village as another community destination and parking resource.

2. Master Plan Program and Layout

Property Ownership

The area outlined in red in Figure 4 indicates publicly-owned land where Ballpark Village's stadium, baseball museum, and some commercial development will be located. The area outlined in blue is the Metropolitan Baptist Church site, under private ownership. Buildings shown on that site represent one option for potential redevelopment, but other configurations are possible. The area outlined in green is under private ownership and intended for future parking and multi-modal transportation. This master plan aims to establish conditions that make the most of the stadium site, and also encourage reinvestment in the Metropolitan Baptist Church site, in a way that is fully compatible with, and benefits from, the Ballpark Village vision.

Placement of key site elements

Figures 5, 6, and 7 highlight major assumed program components in the buildings, open spaces and streets of Ballpark Village. The stadium site can accommodate

- A stadium with capacity for 10,000 spectators
- National Baseball Congress Museum and gift shop
- At least 65,000sf commercial space, required per agreement between the City and Ballpark Developer. Some of this is located flanking McLean Boulevard and oriented to the Arkansas River. Other development of commercial and/or other program is possible at the northeast corner of Sycamore and Texas Streets. At least 65,000sf of commercial space can be available at ground level. Buildings between McLean Boulevard and the Arkansas River should contain commercial use exclusively at ground level. Additional concession space will be located within the stadium.

The Metropolitan Baptist Church site can accommodate a variety of land use program. Building volumes shown in figures here represent a scenario with approximately 300,000sf office, 120,000sf retail, 100 hotel units, and 76 residential units. The City of Wichita seeks eventual development of at least 35,000sf of commercial space on the Church site, in addition to at least 65,000sf on the stadium site, to contribute to STAR District revenue that is being used to fund construction of the stadium and associated infrastructure.

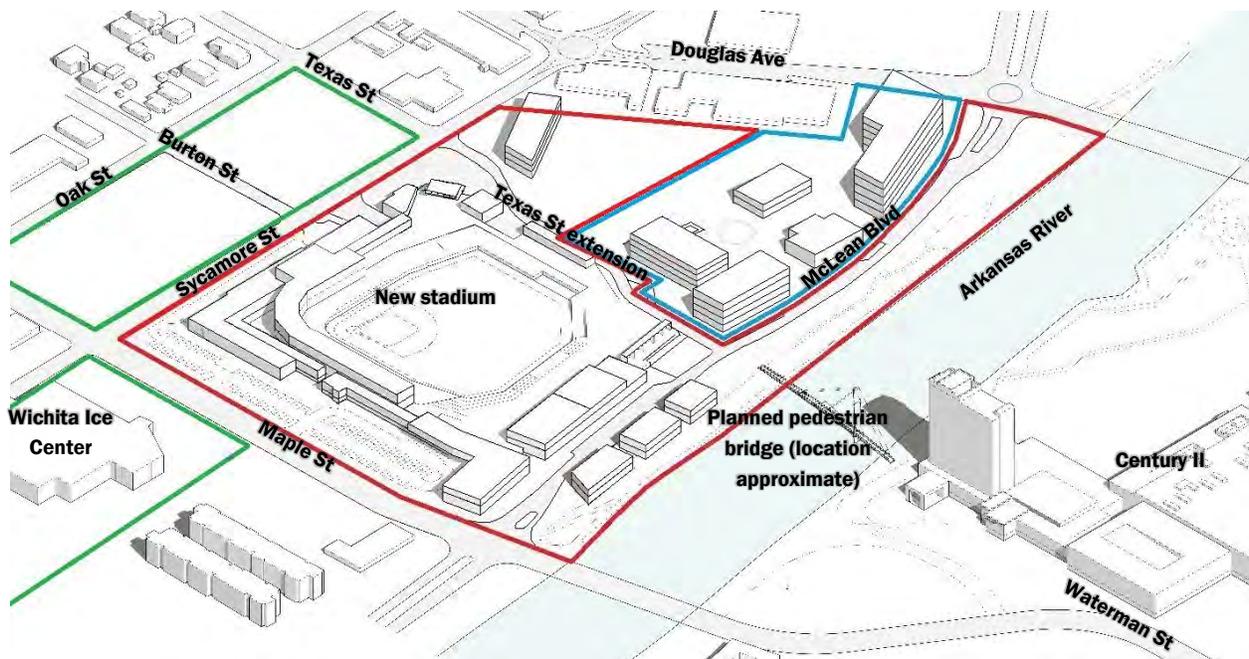


Figure 4: Master Plan area with property lines. The red outlined area is under City ownership; the blue outlined area is the privately-owned Metropolitan Baptist Church parcel; the green outlined areas could support existing and future development that may include commercial and parking uses.

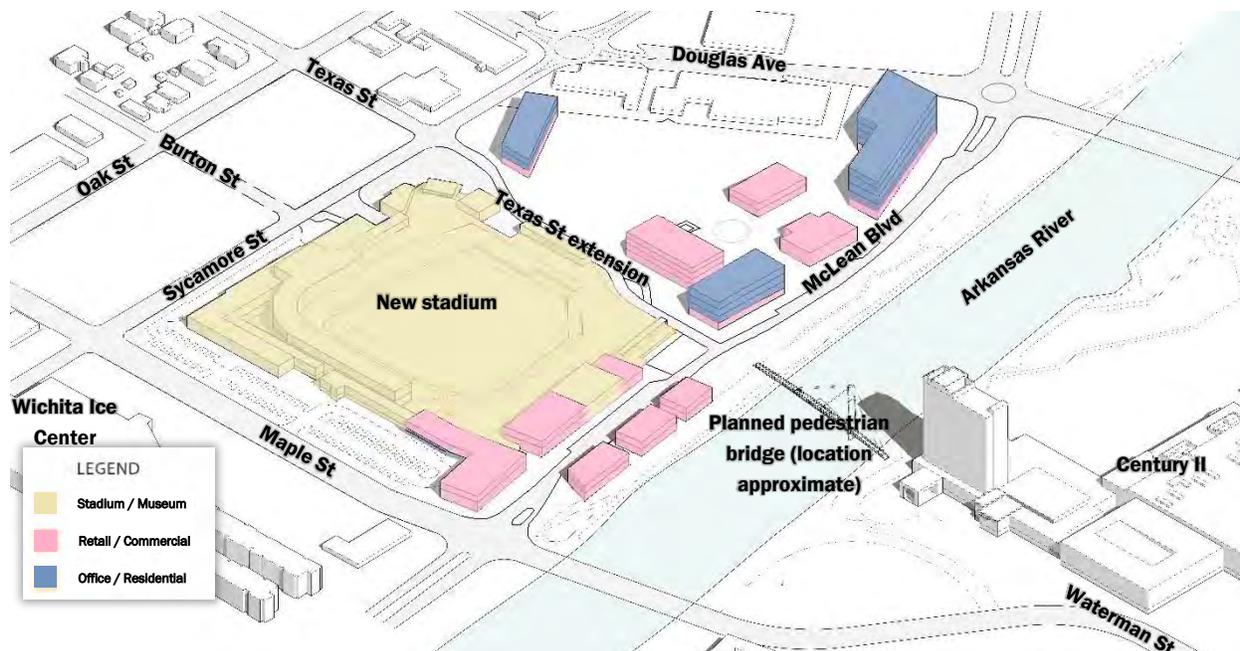


Figure 5: Major assumed program components. Program shown on the Metropolitan Baptist Church site represents one potential scenario; other types, amounts, and configurations of development are possible. Uses should support and benefit from a pedestrian-friendly street environment; drive-through uses are not appropriate.

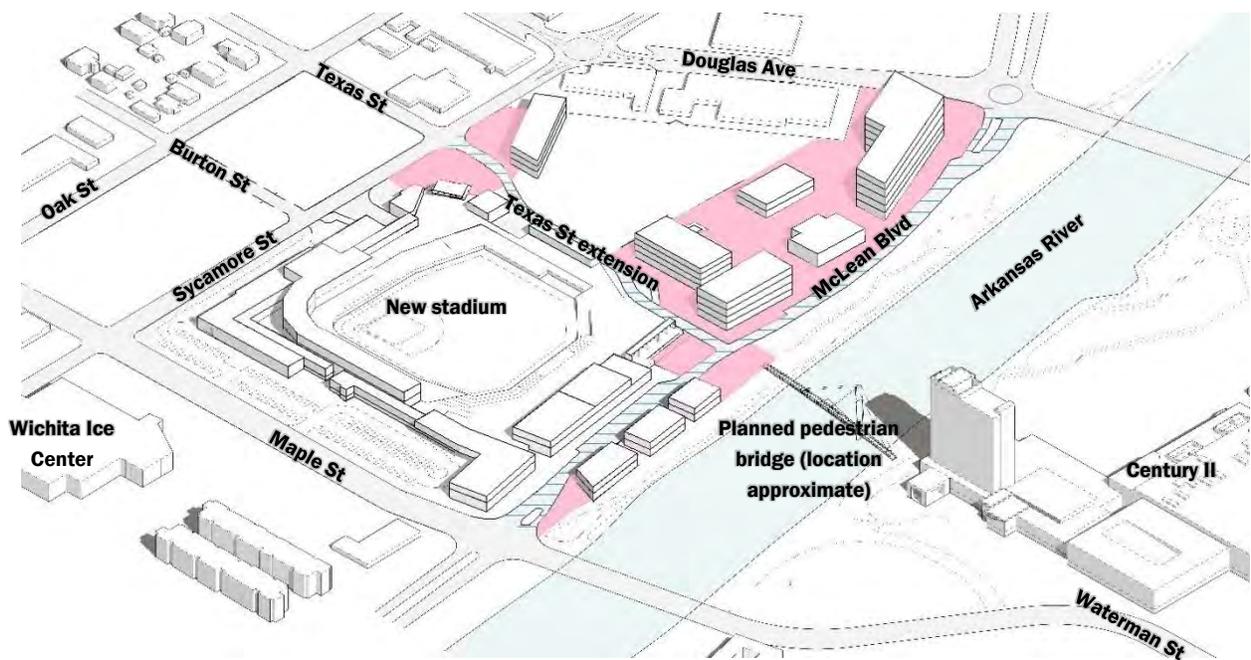


Figure 6: Significant new public gathering spaces will be created in Ballpark Village. Pink toned areas may be used independently or combined, for informal or organized activities. Hatched areas of streets may be closed to traffic periodically to become event spaces.

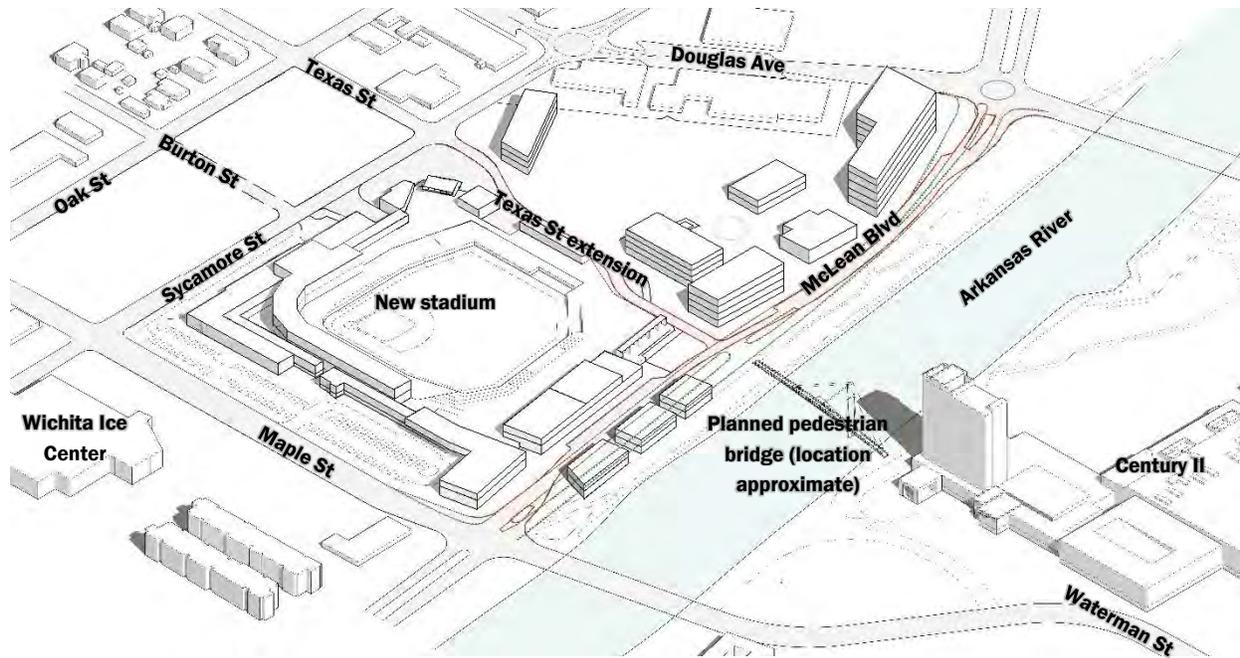


Figure 7: Street network changes consist of a reconstruction of McLean Boulevard, and extension of Texas Street to meet McLean and the planned pedestrian bridge across the Arkansas River. The diagram above illustrates a possible alignment for the Texas Street extension. The extension curves so it can be entirely located on the stadium site. Solid red lines indicate new alignments; solid green lines indicate the existing McLean Boulevard alignment.

Streets

Existing and new streets will play important roles in Ballpark Village, providing pedestrian, bike, and vehicular access, serving as attractive addresses for new development and existing properties, and in some cases serving occasionally as event spaces. An extension of Texas Street and reconstruction of McLean Boulevard represent the most significant changes.

- **Texas Street** should be extended from Sycamore Street to McLean Boulevard. See Figure 8. This connection breaks up the large existing “superblock” that comprises Ballpark Village, adding useful circulation options, access points and potential development addresses on both the stadium and the Metropolitan Baptist Church site. It will provide a direct connection from Delano to riverfront parkland and the planned pedestrian bridge over the river. Like McLean, the Texas Street extension could be closed occasionally to vehicular traffic to serve as event space or a broad walking path. The street can shift southeast from Sycamore Street to remain completely on the stadium parcel. This avoids impacting developable area of the Metropolitan Baptist Church parcel, and eliminates or minimizes need for alignment and construction coordination between the two properties. It is compatible with the stadium design. See Figure 7.
- **McLean Boulevard** should be transformed from a boulevard configuration to having one lane in each direction, reconfiguring the right of way for most of the distance between Douglas Avenue and Maple Street, to accommodate additional commercial programming and public space to the east along the river. See Figure 9. The street will have parallel and/or angled on-street parking serving adjacent commercial development and riverfront park space. Portions of McLean could be closed occasionally to host events.
- **Douglas Avenue’s** Ballpark Village frontage is relatively short, but highly prominent. Redevelopment of the Church parcel corner on Douglas Sycamore Street can help extend the existing retail corridor along Douglas into Ballpark Village.
- **Sycamore Street** will continue to play several roles it plays today: a transition between Ballpark Village and Delano’s residential areas; a through street providing connections to Kellogg Avenue and an alternative to



Figure 8: Texas Street will be extended from Sycamore Street, in the foreground, to McLean Boulevard, in the distance. Several straight or curved alignments are possible.



Figure 9: McLean will be modified to accommodate two-way traffic in its western half, so that its eastern half, visible beside the sidewalk above, can be vacated to accommodate riverfront commercial development.

McLean; the most direct walking route between Ballpark Village and the heart of Delano's Douglas Avenue retail corridor; an address for mixed commercial and residential uses; and a principal access spine for Ballpark Village.

- **Maple Street** will continue to provide important vehicular access to Ballpark Village, as a connection to Kellogg Avenue, points west, and, via its bridge over the Arkansas River and continuation as Waterman Ave, points east.

Roundabouts, raised crossing tables, and other pedestrian safety improvements are encouraged within and surrounding Ballpark Village. See Chapter 3 for more detailed discussion of each street's roles, balance of transportation modes, streetscape character, and character of adjoining site development.

Parking Strategy

Baseball games and other periodic large events in Ballpark Village will likely impose demand for several thousand parking spaces. The Ballpark Village parking strategy includes the possible future construction of parking. Potential public or private parking locations may include north and or south of the stadium, as well as west of Sycamore between Douglas and Maple. This parking could be supported by a multi-modal, Park N Ride facility to reduce growing congestion downtown and in Delano while also improving transit connections. The parking strategy also utilizes the numerous publicly-accessible parking spaces already available within a convenient five- to ten-minute walk. Following the successful example used for Downtown's INTRUST Bank Arena, visitors to Ballpark Village events will be directed to public (and possibly some private) parking that is available at the time of those events. As many of those larger events will occur during evening or weekend hours, public parking used by workers or conference visitors by day can be made available when needed to serve Ballpark Village.

This strategy makes use of Wichita's extensive existing network of sidewalks and riverfront paths in the Ballpark Village area. In some cases, improvements to this network will be needed, like the planned pedestrian bridge spanning the Arkansas River at Ballpark Village, or new crosswalks or sidewalks where these may be missing today. Utilization of the path network by Ballpark Village visitors will make it safe and inviting, enable thousands of people to experience Wichita's signature riverfront and Downtown area, and animate public spaces in a way that provides an enjoyable community experience. A number of parking spaces will be provided in Ballpark Village, ensuring convenient daily access to commercial establishments and public spaces there when major events are not in progress, and making accessible on-site parking available for events. As for INTRUST Bank Arena events, pedestrian access will be supplemented by shuttles and Q-Line services connecting Ballpark Village to other areas like Old Town, adding more convenient transportation options. Many residents, workers, and visitors throughout Downtown and Delano will be able to easily access Ballpark Village without using a car at all.

Figure 10 identifies some of the main existing and expected public parking areas within a five to ten minute walk of Ballpark Village, and the principal walking routes linking them. Where these routes follow street corridors, sidewalks and crosswalks should be available and in good condition, with smooth accessible paving and good lighting. Figure 11 provides a more detailed illustration of principal sidewalks, crosswalks, and linked recreational paths that will be important in providing good access to Ballpark Village.

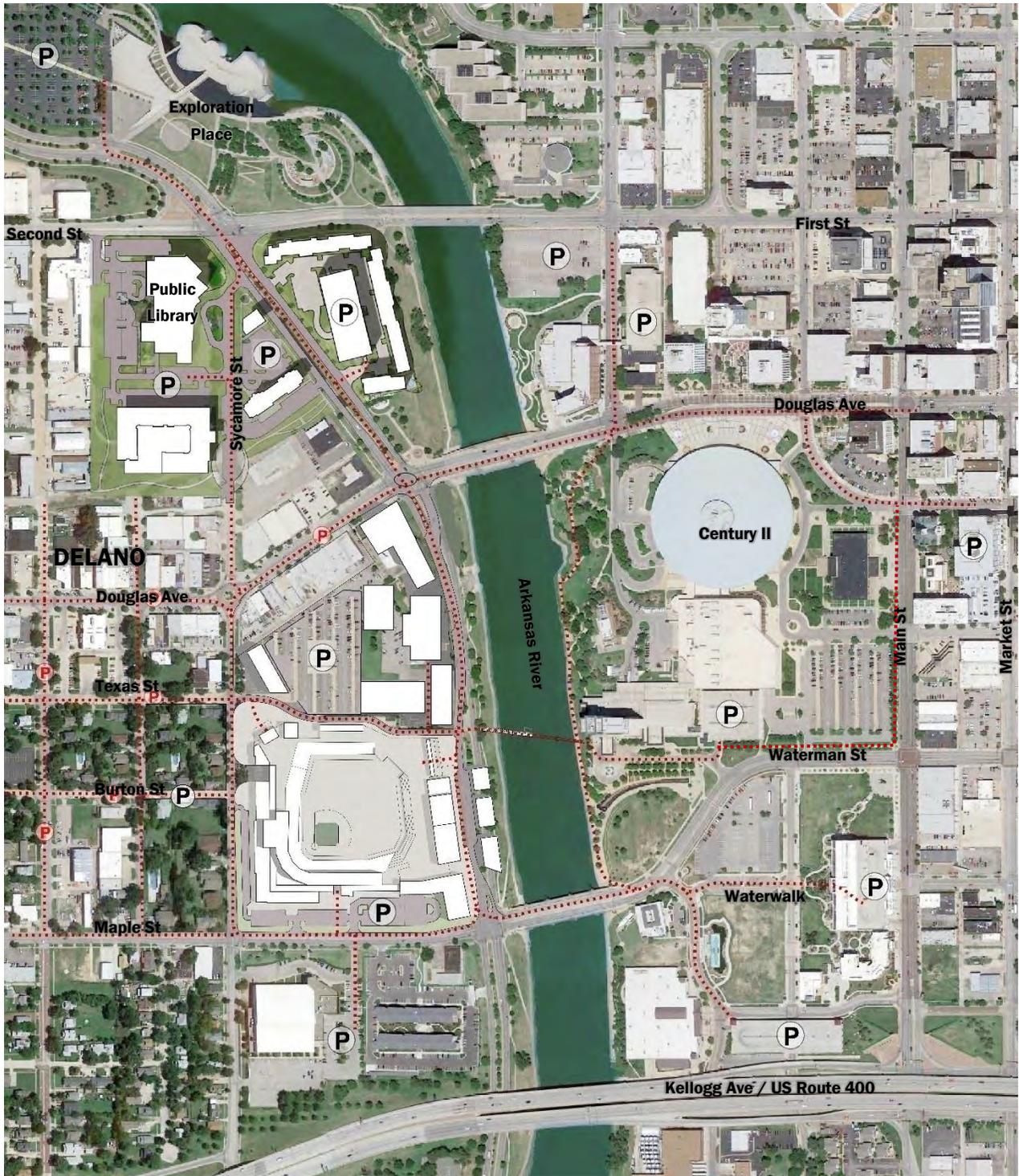


Figure 10: Major locations of existing and expected public parking within a five- to ten- minute walk of Ballpark Village, and the principal streets and paths connecting them.

3. Development and Design Guidelines

The development and design guidelines below are organized into categories of:

- View corridors, building placement and height (page 11)
- Connective street and path network, serving pedestrians and vehicles (page 14)
- Pedestrian-friendly site and building design (page 19)
- Building facades and materials (page 27)
- Screening of trash, service areas and equipment (page 27)
- Signage (page 28)

A central theme throughout the guidelines is creating places that are welcoming and safe for people, whether for experiencing gatherings or other events, walking to or through Ballpark Village, or using Wichita's larger network of recreational paths linked to the Arkansas River Corridor. The design and use of buildings and their adjoining site areas, and the design of streets and the way they balance spaces for pedestrians and vehicles, heavily influence the appeal and safety of places for people. Following these guidelines will help achieve successful places for people and make the Ballpark Village Vision a reality.

View Corridors, Building Placement and Height

Five key view corridors should be highlighted, as illustrated in Figure 11. Maintaining these views requires restricting building placement in certain locations. Proposals for new development in or adjoining these view corridors should include illustrations that demonstrate how the new development maintains priority views. "Eye-level" refers to views from an elevation of three feet, six inches above grade.

- **McLean Boulevard to the Arkansas River.** Commercial development between McLean Boulevard should be configured to maximize eye-level views from McLean to the river corridor. Views through the commercial development at windows, gaps between buildings, and/or open outdoor seating decks are encouraged at intervals of up to 150-200 feet. See Figure 12.
- **Douglas Avenue Bridge to Metropolitan Baptist Church site.** Eye-level views should be maintained from pedestrians and vehicles at the midpoint of the bridge to the location of the existing church building. See Figure 13.
- **Waterman Street Bridge to southeast stadium entrance.** Eye-level views should be maintained from pedestrians and vehicles at the midpoint of the bridge to commercial/stadium building frontage lining the west side of McLean Boulevard. See Figure 14.
- **Delano Clock Tower to northwest stadium entrance.** Eye-level views should be maintained from the clock tower, and from sidewalks at the northwest and southwest corners of the intersection of Douglas Avenue and Sycamore Street, to the northwest stadium entrance. See simulated view in Figure 15.
- **Sycamore and Texas Streets to Douglas Clock Tower.** Eye-level views should be maintained from the intersection of Sycamore and Texas Streets, or adjacent stadium entrance plaza, to the Delano clock tower. See Figure 15.

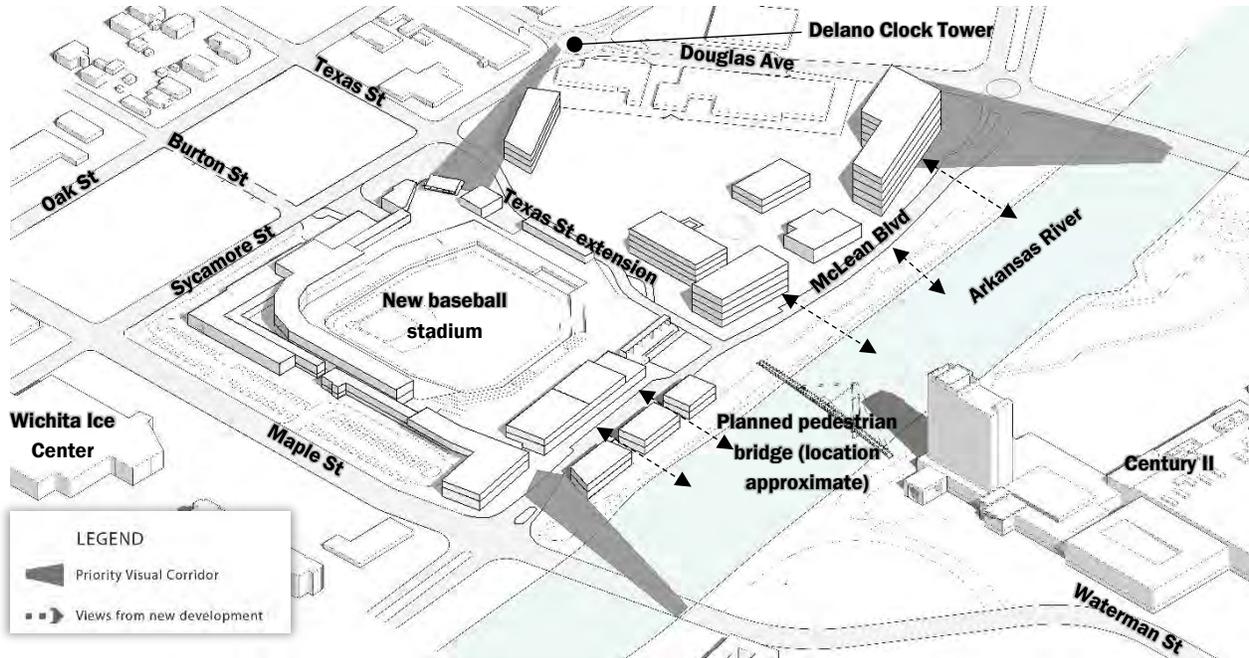


Figure 11: Priority view corridors



Figure 12: Evening view toward Century II (right) and Downtown from near planned pedestrian bridge over the Arkansas River.



Figure 13: View toward Metropolitan Baptist Church parcel from Douglas Avenue Bridge.



Figure 14: View toward stadium site from the Waterman Street bridge.

View from Delano Clock Tower south along Sycamore Street toward stadium site, today



View from Delano Clock Tower south along Sycamore Street toward stadium site, future

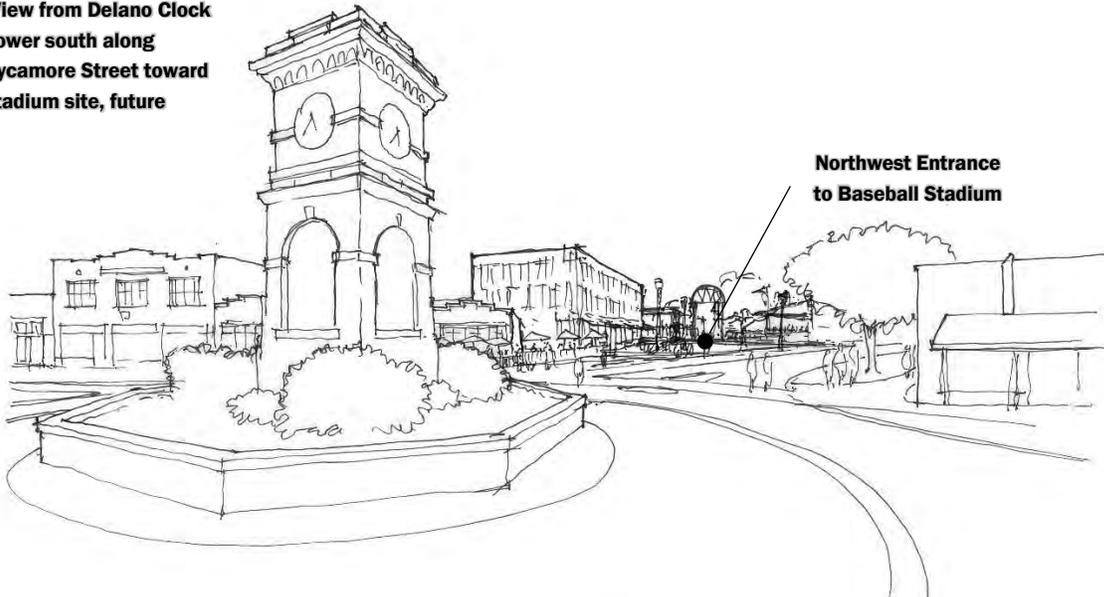


Figure 15: Before/after sketches at the Delano Clock Tower looking toward the northwest entrance of the future stadium, illustrating the importance of this view corridor in connecting the stadium to Delano's retail core along Douglas Ave.

Connective Street and Path Network

While the streets in and around Ballpark Village serve a variety of levels of vehicular traffic, all of them should safely accommodate pedestrians with a continuous network of sidewalks and crosswalks. Certain streets that will play an important role as pedestrian routes between the stadium or other points in Ballpark Village to parking or other points, deserve more generous sidewalk width, buffering between sidewalks and vehicle lanes, or other features enhancing safety and appeal. See figure 16 for an illustration of priority pedestrian connections, and Table 1 for recommended standards for pedestrian facilities by street. Additional considerations for certain streetscape elements and new streets follow Table 1.

TABLE 1

Street segment	Minimum clear walking passage width		Minimum buffer between sidewalk and curb	
	North or West side	South or East side	North or West side	South or East side
McLean Blvd (Douglas Ave to Maple St)	8 feet	8 feet where commercial development is present between sidewalk and river; otherwise 6 feet. May be omitted where recreational path is present within 25 feet of curb, and connects with crosswalks across McLean spaced no further than 500 feet apart.	4 feet adjacent to vehicular lanes, and adjacent to on-street parking.	4 feet adjacent to vehicular lanes, and adjacent to on-street parking.
Maple St (Sycamore St to McLean Blvd)	6 feet or match existing	6 feet or match existing	8 feet or match existing	8 feet or match existing
Sycamore St (Douglas Ave to Maple St)	5 feet or match existing	6-8 feet	6 feet or match existing	6 feet or match existing
Texas St extension (Sycamore St to McLean Blvd)	8 feet	6-8 feet	Bollards or other physical barriers; curbless distinctive paving recommended	Bollards or other physical barriers; curbless distinctive paving recommended
Path access to pedestrian bridge or riverside paths	8 feet		n/a	

- **Rebuilt and new streets**

- **McLean Boulevard reconstruction.** The Ballpark Village design includes an associated reconstruction of McLean Boulevard, reducing vehicular lanes to one in each direction and reconfiguring them for most of the distance between Douglas Avenue and Maple Street, to accommodate additional commercial programming and public space to the east. Public on-street parking is encouraged where new building frontage is present. As indicated in Figure 16, sidewalks should be improved or added to accommodate additional pedestrian traffic. As with the Texas Street extension, McLean Boulevard could be designed for periodic closure to vehicular traffic, south and/or north of the Texas Street extension. See Figures 17 and 18.
- **Texas Street extension.** This new street should provide pedestrian and vehicular connection between Sycamore Street and McLean Boulevard, with pedestrian and bike connections continuing to the planned pedestrian bridge. In addition to making these connections, the street should be designed to serve as a “front door” address and access point to the stadium to the

south, and to potential new development to the north. The street could be designed for periodic closure to vehicular traffic, so that the entire street can function as circulation and/or event space. In this case, a curbless street design is recommended, with lines of bollards or other physical barriers as well as distinctive pavement materials indicating the outer edges of the vehicular lanes. See Figure 19.

- **Buffering from traffic.** Buffering between sidewalks and vehicle lanes enhances safety and comfort of walking, and offers opportunities for attractive landscaping. Ground surface in buffer areas may be lawn, other plantings such as shrubs, and/or paving of concrete, brick or other durable material. Buffer areas should include street trees where possible, and may include poles for street lights, traffic lights and utilities, utility control boxes, signage, bike racks, benches, public art, trash receptacles, and/or other street furniture. Where no minimum buffer distance is indicated above, space should be added if necessary to keep any trees, poles or other items out of the clear walking passage.
- **Street lighting.** Pedestrian-scale light fixtures should be provided along the street segments identified in Table 1. Where retail is present, and particularly where streets may be designed for periodic closure to accommodate events, consider installing decorative overhead lighting.
- **Bike parking.** Bike parking racks should be provided along both sides of McLean Boulevard, the extension of Texas Street, and the east side of Sycamore Street. On each side of the street, racks should be spaced no further than 200 feet apart, and should provide capacity for at least 4 bicycles per 200 linear feet of street. Bike parking within the Ballpark Village should be consistent with the Delano - West Douglas Ave. Bicycle Parking Plan. Bike parking racks at the Delano Entrance to the new stadium should match the Delano Bollard Bike Rack Design found throughout Delano.
- **Recreational path network connections.** The recreational paths flanking the Arkansas River, and the planned Delano Neighborhood Pathway, should connect seamlessly to each other, Ballpark Village, the planned Arkansas River pedestrian bridge at Ballpark Village, and the sidewalks of adjoining or intersecting streets. Roundabouts and crossing tables are encouraged within and surrounding Ballpark Village.

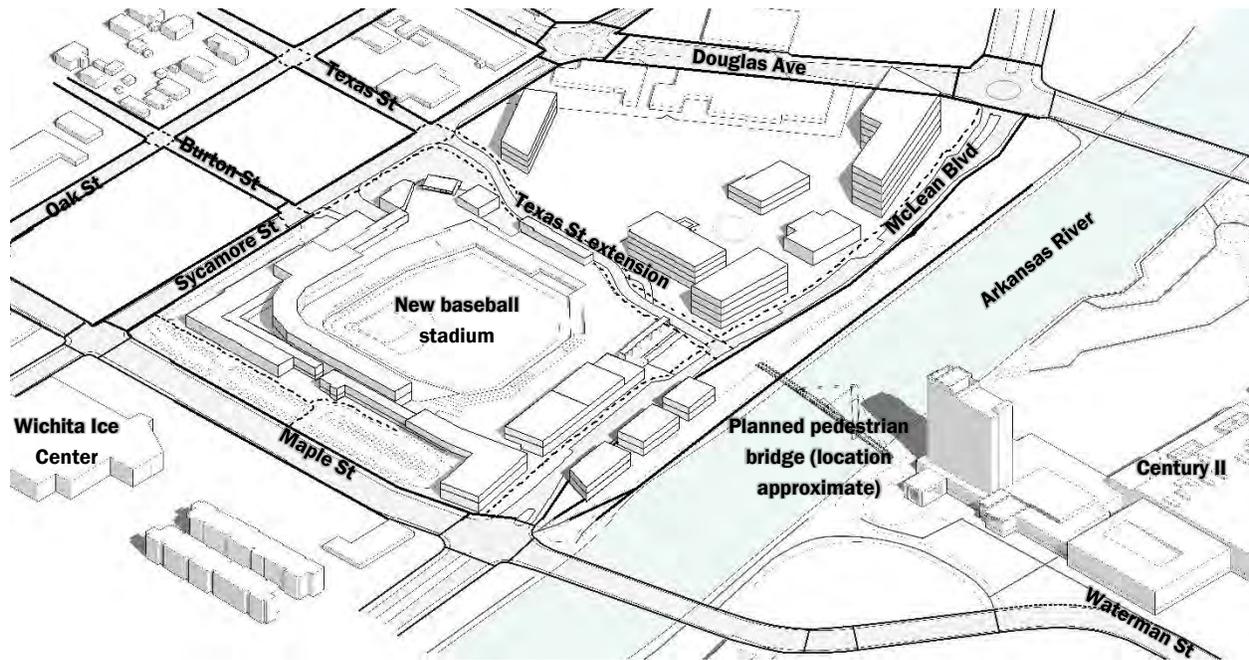


Figure 16: Pedestrian network of sidewalks and recreational paths. Dashed lines indicate recommended new facilities; solid lines indicate existing facilities.

Overall sidewalk width of at least 12' should accommodate at least 8' clear passage for pedestrians, plus at least 4 feet buffer between passage and curb for trees, lighting poles, bike racks, and/or other elements. Area for outdoor seating or retail is encouraged but must not encroach upon these minimum widths.

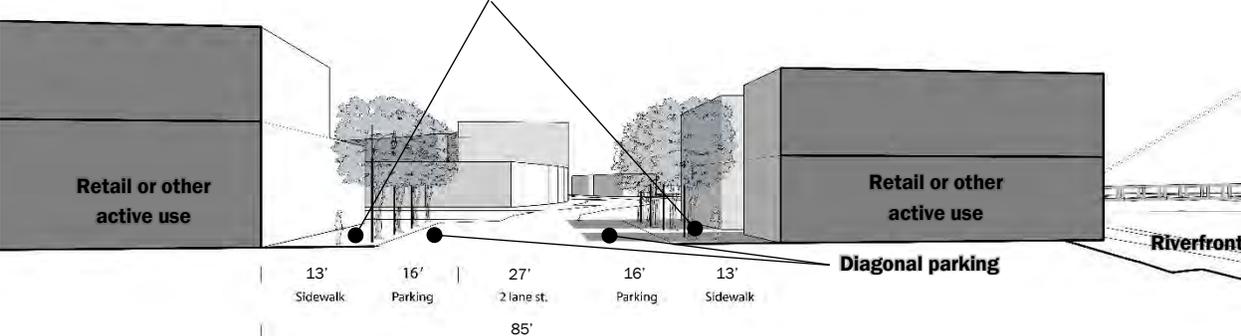


Figure 17: Proposed street section for McLean Boulevard at stadium, looking north.



Figure 18: The reconstructed McLean Boulevard should include retail storefronts, inviting sidewalks, and on-street parking, like the street adjacent to the Durham Bulls Athletic Park at left.



Figure 19: Curbless streets serve well as event spaces or pedestrian corridors for large crowds, when closed to traffic. Bollards and distinctive paving materials separate pedestrian from vehicles when open to traffic.

Pedestrian-Friendly Site and Building Design

Standards vary according to the extent of publicly accessible activity present in buildings and sites along the street or river edge. Five different types of conditions are identified in Figure 20, and standards for each one indicated in Table 2. Examples of good design for each of the five conditions are illustrated in Figures 21 through 25. Land use and the design of sites and buildings should support and benefit from a pedestrian-friendly street environment. To this end, drive-through uses are not appropriate, as they require additional space for vehicular circulation and diminish pedestrian activity.

Ballpark Village's streets must serve multiple roles including providing pedestrian, vehicular, transit, and bike access; possible periodic use as event spaces; attractive addresses for the stadium, retail and other development; and parking and service. All of these functions must be compatible with one another. In addition to street design, covered above, the design and use of adjacent buildings and sites will significantly influence how well streets perform their multiple roles. The standards below indicate how to best achieve success. They address five different types of conditions where sites meet streets or the riverfront, varying according to the extent of publicly accessible activity present along these edges.

One key standard is the extent of transparent façade area at ground level. Views between the interior and exterior of buildings are important to convey a sense of safety and interest for people outdoors. For purposes of the transparency standards stated in Table 2, "ground floor façade area" refers to façade area between 18 inches and 12 feet above the first floor elevation. See Figure 26 for example measures of transparent facade area.

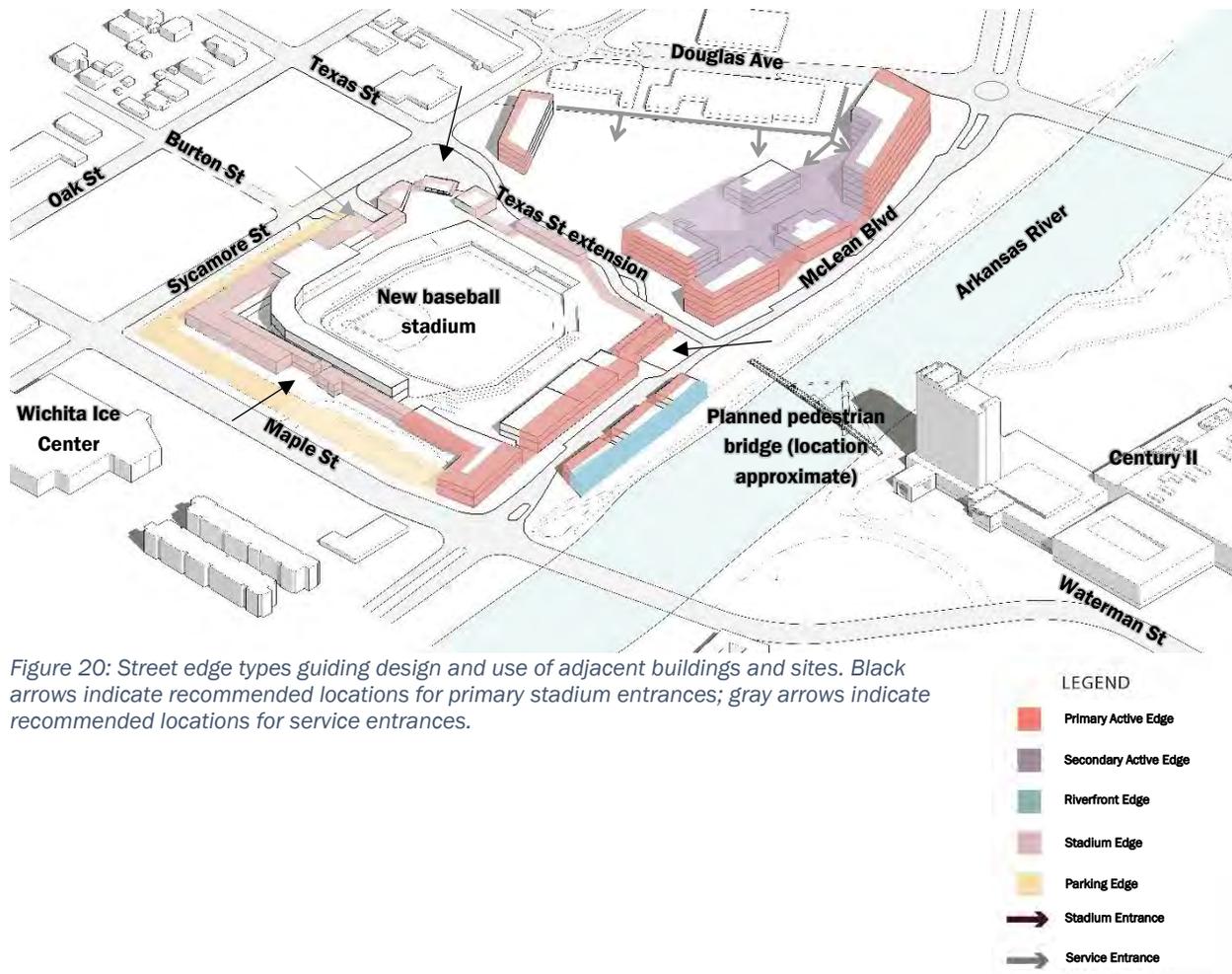


Figure 20: Street edge types guiding design and use of adjacent buildings and sites. Black arrows indicate recommended locations for primary stadium entrances; gray arrows indicate recommended locations for service entrances.

TABLE 2

Edge type	Site and Building Design Standards		
	Visual connection and entrances	Driveway & service access	Landscape
<p>Primary active edge: Primary location for retail, other active ground floor uses, and a safe and inviting pedestrian environment. Storefront-style architectural character, with facades at or near sidewalk. See Fig. 21.</p>	<p>At least 60% of ground floor façade should consist of transparent glazing. Average distance between entrances should not exceed 50 feet.</p>	<p>None permitted, except that service doors up to eight feet wide may be permitted, but are discouraged.</p>	<p>Accommodate street trees in or adjacent to sidewalk. Space may be provided between façade and sidewalk for outdoor dining or other program; small planters or garden beds acceptable in this area.</p>
<p>Secondary active edge: Occupied building edge with flexibility for a variety of retail or non-retail program at ground level, and limited service access, supporting a safe and inviting pedestrian environment. Facades at or near sidewalk. See Fig. 22.</p>	<p>At least 30-40% of ground floor façade should consist of transparent glazing. Average distance between entrances should not exceed 70 feet.</p>	<p>May occupy up to 30% of frontage length; service areas and driveways should not exceed 30 feet in width.</p>	<p>At non-retail frontage, a compact landscaped yard 5 to 10 feet in depth is encouraged to accommodate ground floor privacy. Retail frontage should follow standards for Priority Active Edge.</p>
<p>Stadium edge: Location for occupied stadium and/or commercial program in enclosed or outdoor spaces, featuring a regular occurrence of doors and windows on building volumes, and flexibility to include service functions, supporting a safe and inviting pedestrian environment. See Fig. 23.</p>	<p>At least 20% of ground floor façade should consist of transparent glazing. Where interior functions require privacy at ground level, glazing may be located higher on façade. Fencing or landscape edge at outfield concourse/overlook should be at least 50% transparent.</p>	<p>May occupy up to 30% of frontage length; service areas and driveways should not exceed 40 feet in width. Service areas should be screened with a gate at least 8 feet tall and 90% opaque, and designed to prevent vehicles from obstructing adjacent sidewalk.</p>	<p>At the outfield concourse/overlook, a compact landscaped yard 8.5 or more feet in depth is encouraged along the concourse and building edges to add visual interest. Alternatively, public art or other aesthetic enhancements on the wall should be provided.</p>
<p>Parking edge: Acceptable location for parking, supporting a safe pedestrian environment, reducing presence of parking along other edges. See Fig. 24.</p>	<p>Fencing or landscape edge should be at least 50% transparent. Distance between site access points should not exceed 500 feet.</p>	<p>May occupy up to 30% of frontage length; service areas and driveways should not exceed 40 feet in width.</p>	<p>Provide at least 5 feet of landscaped area between sidewalk and parking area, including a fence and/or plantings extending three to four feet tall.</p>

Edge type	Site and Building Design Standards		
	Visual connection and entrances	Driveway & service access	Landscape
<p>Riverfront edge: Primary location for retail or other active ground floor uses, with significant visual connection to Arkansas River corridor. Façade and/or outdoor seating decks may be located at edge of river embankment, or cantilever over it, if consistent with floodway regulations. See Fig. 25.</p>	<p>At least 60% of ground floor façade (at and above McLean Boulevard elevation) should consist of transparent glazing. Outdoor seating, and/or indoor seating with operable windows, encouraged to provide experience of riverfront setting.</p>	<p>None permitted.</p>	<p>Any portions of building enclosure or structure (such as support piers or foundation walls) located below the elevation of McLean Boulevard should be screened with plantings coordinated with the larger riverfront landscape design.</p>



Figure 21: Examples of primary active edges, with storefront-style facades featuring large transparent window area, frequent entrances, retail program, and potential for outdoor dining.



Figure 22: Secondary active edges may lack retail, but include occupied commercial or (in selected locations) residential program, with frequent doors and windows. Landscape and/or level changes provide privacy for interior uses while keeping sidewalks visible from windows, promoting safety and appeal of walking.

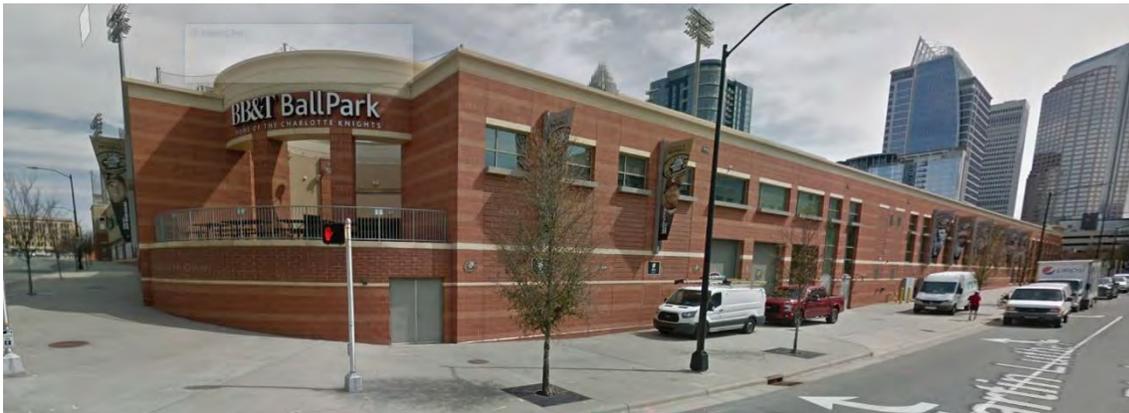


Figure 23: Where outdoor stadium concourse areas are adjacent to walks and streets, maintain visibility into the stadium through fences and landscaping, as at Huntington Field in Columbus, top. The back side of stadium concession and team areas should be animated by windows and other variation in façade composition, as at BB&T BallPark in Charlotte, center and bottom. Service areas should be screened by garage doors or gates, as in the bottom image.



Figure 24: Parking lots should be partially screened from sidewalks with attractive landscape plantings, fences, berms, and/or public art, as in these examples. This separation enhances the appeal of walking past parking lots, while visual connection is retained to promote safety.



Figure 25: The Riverfront Edge offers special opportunity for riverfront dining, entertainment and recreation experiences. Buildings should feature generous window area providing views of the river and Downtown. As in the examples above, outdoor and/or semi-enclosed dining spaces are especially appropriate; outdoor heaters can make such spaces useable three seasons of the year. Riverfront commercial development should also make the experience of the adjacent Riverwalk feel safe and enjoyable, through attractive design, visibility, and activity.



Figure 26: These annotated photos demonstrate measures of ground floor facade transparency. The Kansas Leadership Center building on Douglas Avenue in Downtown Wichita, above, and the retail storefront at left are examples where transparent façade area (orange) is at least 60% the area of the ground level façade (white rectangle, extending from 18 inches to 12 feet above first floor elevation). These examples are appropriate for Primary Active Edges. The office building example below has a ground floor transparency between 30 and 40%, appropriate for a Secondary Active Edge. The façade lacks the strong sense of connection desirable at a Primary Active Edge, and provides its occupants greater privacy, but its level of indoor-outdoor visual connection still promotes a safe and interesting walking environment.



Building Façades and Materials

- Buildings should generally be set along the edge of the sidewalk, especially at Primary Active Edges. A setback of up to ten feet may be used to allow for outdoor programming like dining, or privacy separation of interior program from the sidewalk. Privacy setbacks should be landscaped and include front stoops or small porches at ground floor residential.
- Buildings along Primary Active Edges should have a ground floor height of 15 to 20 feet, suitable for retail or other active uses. Ground floor level should be flush with or easily accessible from the sidewalk.
- Except for the stadium, maximum façade length should not exceed 240'. A major vertical break for every 100 feet of façade length with a displacement of approximately 8 feet in depth should be used to create distinct massing elements within larger buildings. Architectural composition should include bays that break up the horizontal façade length into sections that are 25 to 50 feet wide at all frontages. Bays should be defined by vertical changes in plane at least 3 inches deep, and/or material.
- In selecting façade materials, emphasize use of stone, masonry, metal frame, metal panel, glass, concrete and/or other durable and high-quality materials. Wood and materials that resemble wood are not appropriate as predominant façade materials. They may be utilized on rear building facades that do not face a public street or the riverfront, and in limited areas as part of a retail storefront or signage.
- Buildings, especially taller ones visible on the downtown skyline, should have distinctive tops using forms, materials, colors, and/or lighting to differentiate between nearby buildings.
- Opaque wall areas should not extend more than 20 feet horizontally, particularly at ground floor level. Where interior program or other considerations prevent meeting this standard, incorporate murals, additional façade detailing, green walls, or similar means to introduce façade variation.

Screening of Trash, Service Areas and Equipment

- Avoid placement of transformers, heat exchangers, trash enclosures, or other similar free-standing utility, equipment or service items between building facades and sidewalks, or in visible locations on building rooftops. Where necessary, such elements should be placed along a Parking Edge or Stadium Edge and screened with plantings and/or with an enclosure fence or wall incorporating materials and composition matching the design of the adjacent building. Rooftop equipment should be screened behind a parapet, penthouse, or screen wall integrated with the building design.
- Loading docks and other service bays should preferably be enclosed within buildings and screened with a service door designed to coordinate with the overall architectural composition of the building. Where service bays are exterior to a building, screen them with fencing and an access gate that incorporate materials and composition matching the design of the adjacent building.
- Buildings between McLean Boulevard and the Arkansas Riverfront require particular care with placement of service access and equipment, as all sides of the buildings will be exposed to public view. Where possible, service access and trash should be located to face adjacent riverside buildings instead of public street or open space. Service doors up to eight feet wide (roll-up or multi-leaf) may be located along McLean or open space frontage if they incorporate materials and design that are integrated well into the overall building design.
- Sidewalk paving (such as concrete) should extend across driveways and service areas without interruption.
- While some overlapping of pedestrian-oriented and service-oriented functions is inevitable in Ballpark Village, a distinct separation is preferred wherever possible. Where physical overlap is unavoidable, the timing of different uses can help reduce conflicts. Sites can be managed so that service access mainly occurs in the early morning or other times when few pedestrians are likely to be present. This will help Ballpark Village and adjoining portions of Delano function well for a wide variety of people, activities, and site owners.

Signage

- **All commercial signage** must be associated with a permitted use conducted on the premise. No billboards or independent advertising should be allowed. Exterior commercial signage on the stadium will be limited to one title sponsor.
- In no cases should signs obscure **architectural details** or features. Particular care should be taken with wall sign, roof-mounted signs, and canopy signs to ensure that sign placement enhances architectural details and does not overwhelm other elements of façade design.
- Signs should be **pedestrian-oriented** in type, size, and placement.
- **Appropriate sign types include:** projecting signs, building-mounted signs, wall signs, window signs, awning signs, canopy signs, and directory signs. See Figures 27-29. Special considerations for these sign types include:
 - Projecting signs should be pedestrian-oriented in their height of mounting and size. Signs should not project more than 5' and should be located no more than every 15' or at every separate building entrance, whichever is less. Closely adjacent entrances are encouraged to share a projecting sign.
 - Painted wall signs should not occupy more than 20% area of a wall and should be made of durable materials and well-maintained. Murals are encouraged and may be larger but should be non-commercial in nature.
 - Roof-mounted signs may be considered on a case-by-case basis to mark significant public destinations or when they enhance view corridors. See Figure 30.
 - Freestanding signage is discouraged except as a strategy to indicate gateways or provide place-making that identifies Ballpark Village. See Figure 31.
 - Signs that are animated and emit sound or vapor should be prohibited. Signs that rotate, move, flash, or change brightness are discouraged and should only be considered as part of a detailed design review for exceptional, entertainment-oriented uses. Neon and incandescent bulbs should be considered where appropriate to provide adequate lighting of signs; see Figure 32.
- **Signage Size and Amount**
 - As a general guideline, total signage should not exceed 1 square foot for every 1 linear foot of lot frontage per story along a public street or pedestrian right-of-way.
 - Window signs should not occupy more than 25% of the area of a window.
 - Awning signs shall not exceed a maximum width of 75 percent of the awning length and shall not exceed a maximum of 50% of the awning height. No awning should be internally illuminated. Lighting external to an awning or canopy may be provided for the purpose of illuminating a building or entrance thereto.



Figure 27: A use may include multiple types of signage, such as the example on the left which includes two projecting signs and a building-mounted sign. The building also includes a mural that is lit to be visible at night, but ultimately non-commercial in message.



Figure 28: Signage should be pedestrian-oriented and complement significant lighting and place-making installations. Signs may need to be smaller in size when located on dedicated pedestrian rights-of-way.

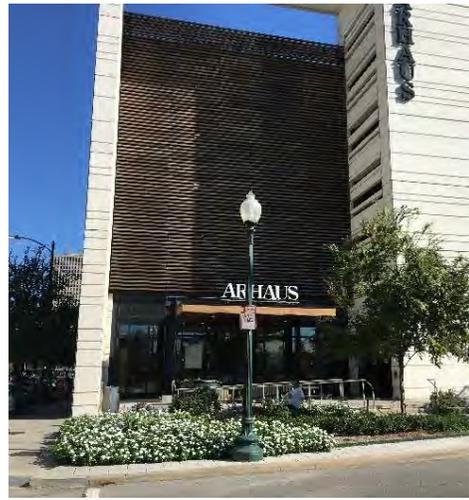


Figure 29: Canopy signs should be integrated into the overall façade design.



Figure 30: Roof signage may be appropriate for major public destinations or in cases where it enhances view corridors. Design and placement of roof signage should be carefully considered.



Figure 31: Free-standing signage should only be used to indicate gateways or provide place-making for Ballpark Village, like in this example in the Navy Yard development near Nationals Ballpark in Washington, DC.



Figure 32: Neon or incandescent bulb lighting of signs may be appropriate for areas with large numbers of nighttime uses. External illumination of signs is also appropriate.

- **Wayfinding Signage:** Signage that provides wayfinding or orientation, rather than advertises a commercial purpose, should be coordinated with a similar style throughout the Ballpark Village. Wayfinding signage should be pedestrian-oriented and emphasize common routes to major public destinations. See Figure 33.
 - Pedestrian-scale wayfinding signage to Ballpark Village and the main stadium entrances should be installed at the six street intersections among Douglas Avenue, McLean Boulevard, Maple Street, Sycamore Street, and Texas Street (extended). Pedestrian-scale wayfinding signage to Ballpark Village should also be installed east of the Arkansas River from the main entrances to Century II, Hyatt Hotel, east end of the planned pedestrian bridge and the Douglas and Lewis Street bridges, and public parking structures on Lewis Street and Water Street. See Figure 33 for examples.
 - Wayfinding signage oriented to drivers should be installed at the Main Street and Seneca/Sycamore Street exits off Kellogg Avenue/US 400, and should indicate multiple parking options other than in Ballpark Village.
 - Signage design should be coordinated with other signage for the Downtown area.
- **Ballpark Village identity signage:** Gateway signage to Ballpark Village should be installed at the six street intersections among Douglas Avenue, McLean Boulevard, Maple Street, Sycamore Street, and Texas Street (extended). Signage design should be consistent with design of signage upon the stadium and associated buildings.



Figure 33: Attractive wayfinding signage should be provided so that pedestrians may easily find their way between Ballpark Village and parking or other destinations. Coordinate signage with other wayfinding signage systems in Delano and Downtown, including the existing riverfront public space signage such as at the Drury Hotel, above.

4. Implementation Strategy

Successful implementation of initial and longer-term stages of Ballpark Village will require collaboration between the City, the Ballpark Developer, and any developers or property owners pursuing development on adjacent parcels. The table below identifies principal areas of implementation responsibility on the part of the City, Ballpark Developer, and other property owner or developer stakeholders. In some cases these responsibilities refer to separate agreements between the City, Ballpark Developer, and/or others; responsibilities listed here are not intended to supersede or modify responsibilities defined in separate agreements.

TABLE 3

City responsibilities	Capital & Planning Project Implementation	Ongoing operations
Complete stadium construction according to terms of agreement with Ballpark Developer, following Master Plan guidelines.	●	
Complete Ballpark Village infrastructure investments, including modifications to McLean Boulevard, Texas Street, other streets adjoining the project, and the Arkansas River edge landscape following Master Plan guidelines. Prepare and execute plans and budgets for ongoing maintenance of this infrastructure.	●	●
Proceed with design and construction of a pedestrian bridge spanning the Arkansas River, approximately midway between the Douglas and Maple Street bridges. Ensure that bridge placement, access points, and design complement the Ballpark Village vision. This includes facilitating convenient access between Ballpark Village and public parking, Century II, and recreational paths on the east side of the river. Prepare and execute plans and budgets for ongoing maintenance of the bridge.	●	●
Complete updates to the Delano Neighborhood Plan, incorporating the Ballpark Village Master Plan.	●	
Implement programming in public spaces in and around Ballpark Village, such as new public event space at McLean Boulevard and Texas Street, riverside open space, and on the river itself. Encourage programming through the Wichita Park & Recreation Department, Wichita Arts Council, and through collaboration with community organizations and Ballpark Developer.		●
Work with the Ballpark Developer to help coordinate access to multiple public parking facilities for stadium events.		●
Be available to discuss complementary redevelopment/site improvement concepts with current or future Metropolitan Baptist Church site owner(s) and/or other area property owners. Coordinate and review project proposals in the context of the Ballpark Village Master Plan, Delano Neighborhood Plan, and other applicable plans.		●

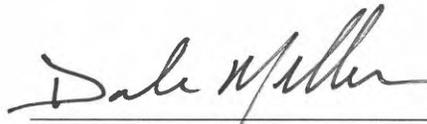
Plan and implement Century II facility improvements to complement Ballpark Village, such as by further encouraging recreational use of the Arkansas Riverfront.	●	●
Enforce Ballpark Village agreements with Ballpark Developer regarding provision of retail and event programming.		●

Ballpark Developer responsibilities	Capital & Planning Project implementation	Ongoing operations
Complete Ballpark Village commercial development per agreement with the City. Abide by this master plan and its guidelines in the placement and design of commercial facilities.	●	
Conduct Ballpark Village event programming per agreement with the City. Coordinate as needed with program and service partners, such as City of Wichita Park & Recreation Department, Wichita Police Department, and community organizations.		●
Conduct servicing, maintenance, and events in a manner that is considerate of nearby residents and property/business owners.		●
Maintain and manage Ballpark Village in a good state of appearance and repair. Maintain public streets and spaces to invite informal or formal use, to the extent the Ballpark Developer is responsible per agreement with the City.	●	●

Responsibilities of owners or developers of adjoining properties	Capital & Planning Project implementation	Ongoing operations
Proactively discuss development concepts, prior to proposal stage, with City and Delano community stakeholders. Prepare development concepts that support and leverage the Ballpark Village Vision.	●	
When implementing a City-approved development, collaborate with the Ballpark Developer and City to confirm a project design, construction process, and management approach that fits well with Ballpark Village.	●	●

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

I, Dale Miler, Director of the Metropolitan Area Planning Department, and Secretary for the Metropolitan Area Planning Commission, hereby certify that the attached amendment to *The Wichita-Sedgwick County Comprehensive Plan* is a true and correct copy of the amendment approved by the Metropolitan Area Planning Commission on July 11, 2019.

A handwritten signature in cursive script that reads "Dale Miller". The signature is written in black ink and is positioned above a horizontal line.

Dale Miller, Director
Metropolitan Area Planning Department

RESOLUTION

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

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

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

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission on May 4, 2017 did initiate the development of the *Delano Neighborhood Plan: 2019* to document an agreed upon revitalization strategy for Delano; and

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

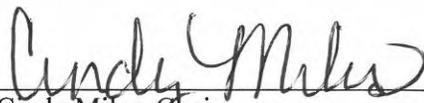
WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City newspaper on June 20, 2019 and County newspaper on June 19, 2019, of a public hearing on said area plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on July 11, 2019, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said area plan;

NOW, BE IT THEREFORE RESOLVED, the Wichita-Sedgwick County Metropolitan Area Planning Commission hereby adopts *Delano Neighborhood Plan: 2019* 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 11th day of July 2019.



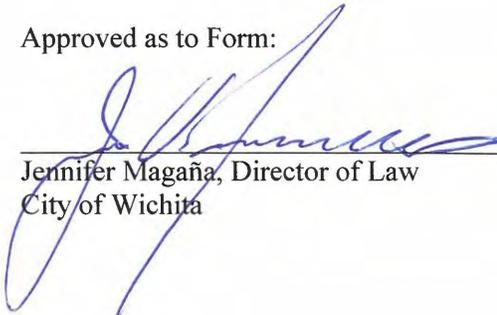
Cindy Miles, Chair
Wichita-Sedgwick County
Metropolitan Area Planning Commission

Attest:

Approved as to Form:



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



Jennifer Magaña, Director of Law
City of Wichita

(130004) PUBLISHED IN THE WICHITA EAGLE ON Aug. 23, 2019
ORDINANCE NO. 51-095

AN ORDINANCE ADOPTING THE DELANO NEIGHBORHOOD PLAN:
2019, AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY
COMPREHENSIVE PLAN.

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

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

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission on May 4, 2017 did initiate the development of the Delano Neighborhood Plan: 2019 to document an agreed upon revitalization strategy for Delano; and

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

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City newspaper on June 20, 2019 of a public hearing on said plan area; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on July 11, 2019, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said plan area, and approved a resolution adopting the Delano Neighborhood Plan: 2019, as an amendment to The Wichita-Sedgwick County Comprehensive Plan.

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

SECTION 1. The City of Wichita hereby adopts the Delano Neighborhood Plan: 2019, as an amendment to The Wichita-Sedgwick County Comprehensive Plan; and

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

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

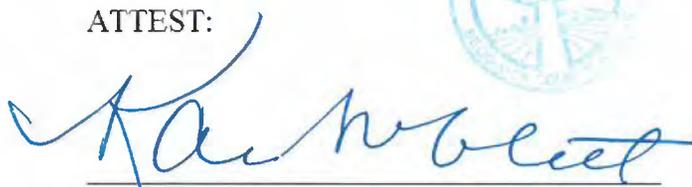
ADOPTED at Wichita, Kansas, this Aug. 20, 2019.



Jeff Longwell, Mayor

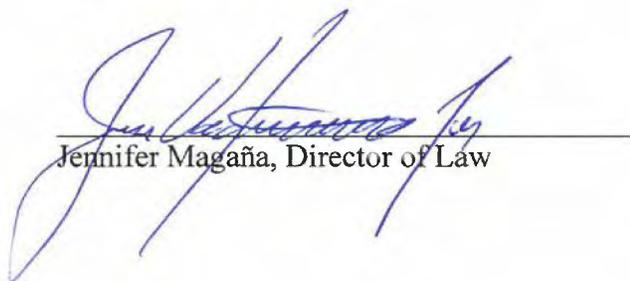
ATTEST:



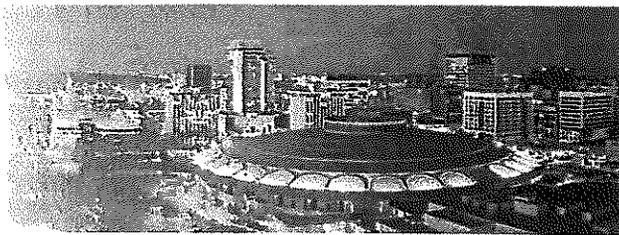


Karen Sublett, City Clerk

Approved as to form:



Jennifer Magaña, Director of Law



LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
453697	0004349831			\$75.60	1	126

Attention: Jamie Buster

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

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

1 Insertions

Beginning issue of: 08/23/2019

Ending issue of: 08/23/2019

STATE OF KANSAS)

.SS

County of Sedgwick)

Dale Seiwert, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 8/23/2019 to 08/23/2019.

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

(Signature of Principal Clerk)

DATED: 8/26/2019

Notary Public Sedgwick County, Kansas

LEGAL PUBLICATION

PUBLISHED IN THE WICHITA EAGLE
ON August 23, 2019

ORDINANCE NO. 51-095

AN ORDINANCE ADOPTING
THE DELANO NEIGHBORHOOD
PLAN: 2019, AS AN AMENDMENT
TO THE WICHITA-SEDGWICK
COUNTY COMPREHENSIVE
PLAN.

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

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

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission on May 4, 2017 did initiate the development of the Delano Neighborhood Plan: 2019 to document an agreed upon revitalization strategy for Delano; and

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

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City newspaper on June 20, 2019 of a public hearing on said plan area; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on July 11, 2019, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said plan area, and approved a resolution adopting the Delano Neighborhood Plan: 2019, as an amendment to The Wichita-Sedgwick County Comprehensive Plan.

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

SECTION 1. The City of Wichita hereby adopts the Delano Neighborhood Plan: 2019, as an amendment to The Wichita-Sedgwick County Comprehensive Plan; and

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

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

ADOPTED at Wichita, Kansas, this August 20, 2019

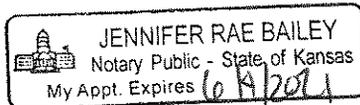
Jeff Longwell, Mayor

ATTEST:

Karen Subiett, City Clerk

Approved as to form:

Jennifer Magana, Director of Law
0004349831



Published in the Derby Informer on September 11, 2019

RESOLUTION NO. 208-2019

A RESOLUTION RESCINDING RESOLUTION NO. 060-2018 AND ADOPTING THE DELANO NEIGHBORHOOD PLAN: 2019, AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN.

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

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

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission on May 4, 2017 did initiate the development of the *Delano Neighborhood Plan: 2019* to document an agreed upon revitalization strategy for Delano; and

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

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official County newspaper on June 19, 2019, of a public hearing on said plan area; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on July 11, 2019, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said plan area, and approved a resolution adopting the Delano Neighborhood Plan: 2019, as an amendment to The Wichita-Sedgwick County Comprehensive Plan.

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

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, under the authority granted in K.S.A. 12-747, the Sedgwick County Board of County Commissioners hereby rescinds Resolution No. 060-2018, adopts the Delano Neighborhood Plan: 2019, as an amendment to The Wichita-Sedgwick County Comprehensive Plan; and

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

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

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

Commissioners present and voting were:

PETER F. MEITZNER	<u>Aye</u>
MICHAEL B. O'DONNELL, II	<u>Aye</u>
DAVID T. DENNIS	<u>Aye</u>
LACEY D. CRUSE	<u>Aye</u>
JAMES M. HOWELL	<u>Aye</u>

DATED this 4 day of September, 2019.

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

[Signature]
DAVID T. DENNIS, Chairman
Commissioner, Third District

[Signature]
PETER F. MEITZNER
Commissioner, First District

[Signature]
MICHAEL B. O'DONNELL, II
Commissioner, Second District

[Signature]
LACEY D. CRUSE
Commissioner, Fourth District

[Signature]
JAMES M. HOWELL
Commissioner, Fifth District

ATTEST:

[Signature]
KELLY B. ARNOLD
County Clerk



APPROVED AS TO FORM:

[Signature]
JUSTIN M. WAGGONER,
Assistant County Counselor

Affidavit of Legal Publication

STATE OF KANSAS)

ss.

County of Sedgwick)

Jennifer Perryman, being first duly sworn, deposes and says:
That he/she is Legal Manager of

The Derby Informer

a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a weekly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published on Wednesdays, and has been so published continuously and uninterrupted in said county and state for a period of more than one year prior to the first publication of said notice, and has been admitted at the post office of Derby, Kansas, in said county as second class matter.

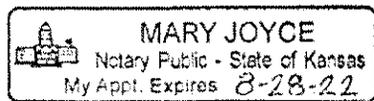
That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 week the first publication thereof being made as aforesaid on the 11th day of September 2019, with subsequent publications being made on the following dates:

N/A

Jennifer Perryman
Legal Manager

Subscribed and sworn to before me this 11th day of September, 2019.

[Signature]
Notary Public



Resolution No. 208-2019

Printer's Fee: \$37.80
Additional copies: \$ _____

Legal Publication
(Published in The Derby Informer on September 11, 2019)

Published in the Derby Informer on _____
RESOLUTION NO. 208-2019

A RESOLUTION RESCINDING RESOLUTION NO. 060-2018 AND ADOPTING THE DELANO NEIGHBORHOOD PLAN: 2019, AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN.

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

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

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission on May 4, 2017 did initiate the development of the Delano Neighborhood Plan: 2019 to document an agreed upon revitalization strategy for Delano; and

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

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official County newspaper on June 19, 2019, of a public hearing on said plan area; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on July 11, 2019, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said plan area, and approved a resolution adopting the Delano Neighborhood Plan: 2019, as an amendment to The Wichita-Sedgwick County Comprehensive Plan.

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

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, under the authority granted in K.S.A. 12-747, the Sedgwick County Board of County Commissioners hereby rescinds Resolution No. 060-2018, adopts the Delano Neighborhood Plan: 2019, as an amendment to The Wichita-Sedgwick County Comprehensive Plan, and

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

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

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

Commissioners present and voting were:

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

DATED this 4th day of September, 2019.

APPROVED AS TO FORM:
JUSTIN M. WAGGONER
Assistant County Counselor

ATTEST:
KELLY B. ARNOLD
County Clerk

BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS

DAVID T. DENNIS, Chairman
Commissioner, Third District

PETER F. MEITZNER
Commissioner, First District

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

LACEY D. CRUSE
Commissioner, Fourth District

JAMES M. HOWELL
Commissioner, Fifth District