

EXCERPT MINUTES OF THE AUGUST 20, 2015 WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION HEARING

Case No.: DER2015-00001 - Public hearing to consider adoption of the Final Draft Community Investments Plan 2015-2035 as the new Wichita-Sedgwick County Comprehensive Plan, and as supplemented by current elements adopted by amendment to the existing comprehensive plan.

Background: In 2011, the City of Wichita and Sedgwick County initiated a process to develop the Community Investments Plan to replace the current joint City and County Comprehensive Plan which dates back to 1993. A more current and relevant plan is needed to provide a policy framework and set priorities to guide future public investments out to the year 2035 in municipal buildings and infrastructure (e.g. libraries, public safety buildings, streets, bridges, parks, water supply, sanitary and storm sewer, culture, and recreation, etc.).

In 2012, the City and County partnered with WSU to undertake a comprehensive assessment of all City and County infrastructure and facilities. A Plan Steering Committee was also jointly appointed by the Wichita and Sedgwick County Managers in late 2012 to begin the development of a new comprehensive plan. Seven of the 18-member Steering Committee are also members of the MAPC.

During 2013 and 2014, the Steering Committee developed and evaluated three possible long-term growth scenarios for Wichita. Following an extensive community engagement process in the spring and summer of 2014, a preferred growth scenario was selected by the Committee to serve as the basis for the development of the new comprehensive plan.

On January 22, 2015, the MAPC received a briefing and update on the development of the working draft plan. In March 2015, the Steering Committee released the draft *Community Investments Plan 2015-2035* for public review and feedback. The Planning Department organized four public open house events and provided over 40 presentations (April through June) to over 700 people on the draft Plan. Feedback was also received through the *Activate Wichita* website. The Steering Committee met on June 24, 2015 to finalize changes to the draft Plan based upon feedback received from the community engagement process and two workshops held with the Wichita City Council in April and June. In late June and early July, staff briefed the members of the Sedgwick County Board of Commissioners on the contents of the draft Plan.

On July 16th, the Advance Plans Committee passed a motion recommending that the MAPC set a public hearing date to consider the proposed adoption of the final draft *Community Investments Plan 2015-2035* as the new Comprehensive Plan for Wichita-Sedgwick County.

In early August 2015, staff presented the final draft of the Community Investments Plan to the six District Advisory Boards (DAB's) for the City of Wichita. All six DAB's voted unanimously to recommend that the Plan be adopted as the new comprehensive plan for Wichita and Sedgwick County.

Analysis: The final draft *Community Investments Plan 2015-2035* is recommended to the MAPC by the Plan Steering Committee for adoption as the new joint comprehensive plan for Wichita-Sedgwick County. It is a high-level policy plan that provides guidance for future Wichita growth, sets overall community investment priorities, and provides a decision-making framework to guide future public infrastructure investment decisions.

PLAN SUMMARY- What's new and/or significantly different compared with our existing comprehensive plan...

- A new *Plan Vision Statement* along with seven *Core Community Values* and five overarching *Plan Guiding Principles* to help set 'high-level' context and guidance for future land use development and investment in public infrastructure.
- A new focus on future public infrastructure investment priorities.

- A new 2035 *Urban Growth Areas Map* and a 2035 *Wichita Future Growth Concept Map*.
- A new *Wichita Urban Infill Strategy* to support and facilitate greater levels of infill and redevelopment in Wichita's mature urban areas - to meet market demand and capitalize on the City's existing infrastructure investments.
- A *Plan Elements* section containing 10 goals and 46 strategies that set overall infrastructure investment priorities across the categories of: *Funding and Financing*; *Transportation*; *Water, Sewer and Stormwater*; *Arts, Culture and Recreation*; and *Public Safety*.
- A three-level *Infrastructure Investment Decision-making Framework* to systematically guide future public project spending decisions in a manner that supports community priorities, reflects willingness to pay, and is coordinated with market-driven growth.

Recommended Action: That the Metropolitan Area Planning Commission adopt the resolution adopting the final draft Community Investments Plan 2015-2035 dated July 1, 2015 as the new Comprehensive Plan for Wichita-Sedgwick County (Attachment A), and also adopting those neighborhood and area plan itemized on Attachment B as elements of the Community Investments Plan 2015-2035. Notice of this action shall 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.

Attachments:

1. Resolution.
2. Attachments A - Final Draft *Community Investments Plan 2015-2035* dated July 1, 2015. This link will provide electronic access to the Plan document:

<http://www.wichita.gov/Government/Departments/Planning/Pages/Comprehensive.aspx>

3. Attachment B - Listing of neighborhood and area plans adopted as elements of the Final Draft *Community Investments Plan 2015-2035* dated July 1, 2015.

DAVE BARBER, Planning Staff presented the Staff Report. He recognized Cindy Miles, Co-Chair of the Comprehensive Plan Steering Committee. He gave a brief overview of the Plan starting with a pie chart depicting where CIP dollars come from and another pie chart depicting where CIP dollars are spent. He reviewed the engagement process and meetings held with various groups and stakeholders and how the Plan was developed including the Plan Vision Statement and guiding principles. He reviewed the seven (7) Core Community Values for framework of the Plan and the five (5) Guiding Principles.

BARBER reviewed future land use policies and commented that adopted neighborhood plans will be included because they provide additional policy guidance and more detail. He referred to the 2035 Urban Growth Areas Map for each city in Sedgwick County. He said the map was developed after a discussion with each city regarding future development and infrastructure needs, and it updates the current map developed in 2005. He referred to the Wichita Future Growth Concept Map which he indicated was very generalized and conceptual. He mentioned that the two (2) growth categories depicted on the map include new residential growth areas and new employment areas which will help the City better anticipate and plan for public infrastructure that will support market driven development. He mentioned population growth rates and job growth rates over the next 20 years. He said those are aggressive projections but the Plan Steering Committee felt like the community needed to aspire towards accelerated

growth if the community is going to be successful over the next 20 years. He also referred to the “established central area of the community” bounded by Ridge Road on the west, 29th Street on the north, Rock Road on the east and Pawnee Avenue on the south. He said it is projected that over the next 20 years, 12% of the City’s growth will occur in this area. He mentioned the four (4) key strategies of the Urban Infill Strategy.

WARREN asked about projections for additional multi-family.

BARBER said the Plan does not specifically identify multi-family; however, staff believes the majority of development will be multi-family residential. He said as community demographics change there will probably be more rental properties and multi-family development. He said by the year 2025-2030, half of all households will only have one person living in them.

RICHARDSON asked about Plan integration with the Transit Authority.

BARBER commented that the development that is being forecast in this Plan will probably not happen without transit improvements. He said the Transit Plan has not been finalized because they are adding routes to enhance service. He said the short answer would be yes.

BARBER continued reviewing Locational Guidelines and the Wichita Urban Infill Strategy. He said the Plan identified four (4) barriers to accelerated infill including neighborhood opposition, regulatory barriers, old infrastructure, and land assembly and financing issues. He said strategies were developed to help solve those barriers.

MCKAY asked about enlarging the growth pattern area on the map and referenced testimony the Steering Committee received from developers. He said infill inside that area is a lot more expensive than on the fringes.

WARREN (Out @3:30 p.m.)

BARBER said although this is not a hard line in the sand, it is the key target area for now. However, he added that there will be other infill opportunities outside of this area. He said staff will review and amend the Plan on an annual basis and make adjustments based on the market. He said the Plan is intended to be dynamic and flexible as the City moves forward.

RICHARDSON commented that transit would make those areas attractive as infill. He said it does not appear to him that transit is being coordinated with where development could occur in the future.

BARBER commented that two pieces of the Plan talk about transit and added that public investment in transit is a medium investment item, not a low priority. He referenced Page 31 of the Plan and quoted a general statement about transit.

RICHARDSON said transit can be key and mentioned that in Washington, DC and other cities being near the Metro is a key point for property values because you can’t move the Metro. He said here, it seems like Transit moves the routes every six (6) months which does not encourage development. He said Wichita needs to think about how they can encourage that to help development in the future.

BARBER commented that was a good point.

BARBER continued the presentation by mentioning the ten (10) goals and 46 strategies scattered among the five (5) Plan chapters that were developed to set policy guidance for public infrastructure spending and investment. He said the categories were funding and financing; transportation; water, sewer and stormwater; arts, culture and recreation; and public safety. He reviewed each category, the priority of the category and the goals and strategies for each.

BARBER reviewed Plan Implementation including a list of proposed projects and costs allocated by the three (3) categories which were maintain and replace; enhance and expand. He said there is a gap of approximately \$9.5 billion between project costs versus forecasted revenues. To address this issue he said the Plan included Infrastructure Investment Decision Making Framework which was a three level systematic analysis to evaluating projects by merit and detail, funding and relation to the CIP Program.

BARBER concluded by mentioning addition of a commitment to monitoring, reviewing and amending the Plan to keep it current and relevant. He briefly summarized what was new in the Plan including the vision statement, the seven (7) core community values and five (5) guiding principles, a Plan that is strongly focused on public infrastructure priorities, updated Urban Growth Area Map, updated Wichita Growth Concept Map, new urban infill strategy, plan elements to set priorities and infrastructure spending, three level investment decision making framework and a commitment to keeping the Plan relevant and current.

BARBER said the Plan received unanimous approval from all six (6) District Advisory Boards, and staff plans to present the Plan to both the City Council and County Commission in early October for final approval.

CINDY MILES, 1506 EAST 59th STREET SOUTH, WICHITA, KANSAS said this has been an extensive process for this Committee and feels they have done their research, listened to a lot of input from professionals, city staff and people in the community. She said she thinks it is a good plan. She said she wanted to tell everyone present who served on the committee for the past 2 ½ years how much she appreciates the work they did on the Plan. She urged the Commission to support the Plan and make sure that in the future the Plan is used as a tool not put on a shelf.

JOHN STEVENS, 3125 EAST BOSTON said he spent a lot of time with members of the Comprehensive Plan Steering Committee watching them agonize over what to put in and take out to balance the Plan the best way they could. He referenced his work in the gas and oil industry and commented that the maps they used were mostly “hope sheets”. He said he didn’t want to call this Plan a hope sheet because there was a lot more science used in development of this Plan. He said the Comprehensive Plan Steering Committee were dedicated and staff did a wonderful job. He said this is not a perfect plan but it makes you think about where we are going in the future. He said he thinks it’s an important process to do as much planning as you can and, he urged the Commission to vote yes on the Plan.

J. JOHNSON thanked Cindy Miles for going above and beyond as Co-Chair of the Steering Committee and the extra time and effort she put in going out into the community to make presentations on the Plan.

DENNIS commented that the Plan has been before the Advance Plans Committee several times. He wanted to echo Commissioner Johnson's comments and added that he thinks staff has done tremendous job, and he appreciates all the hard work.

FOSTER said he also wanted to commend staff. He said as a Committee member he wanted to recognize the input and effort staff made to go out and seek input from the community. He said he thinks the plan is well done graphically and is easy to read, and it represents the community at this point in time very well.

MILLER STEVENS said as a member of the Committee she was always encouraged by the work everyone did on the Plan. She said she believes it is a good document to move forward with and encouraged everyone to support the Plan.

MOTION: To adopt the resolution adopting the final draft Community Investments Plan 2015-2035 dated July 1, 2015 as the new Comprehensive Plan for Wichita-Sedgwick County, and also adopting those neighborhood and area plans itemized on Attachment B as elements of the Community Investments Plan 2015-2035.

J. JOHNSON moved, **FOSTER** seconded the motion, and it carried (10-0).
