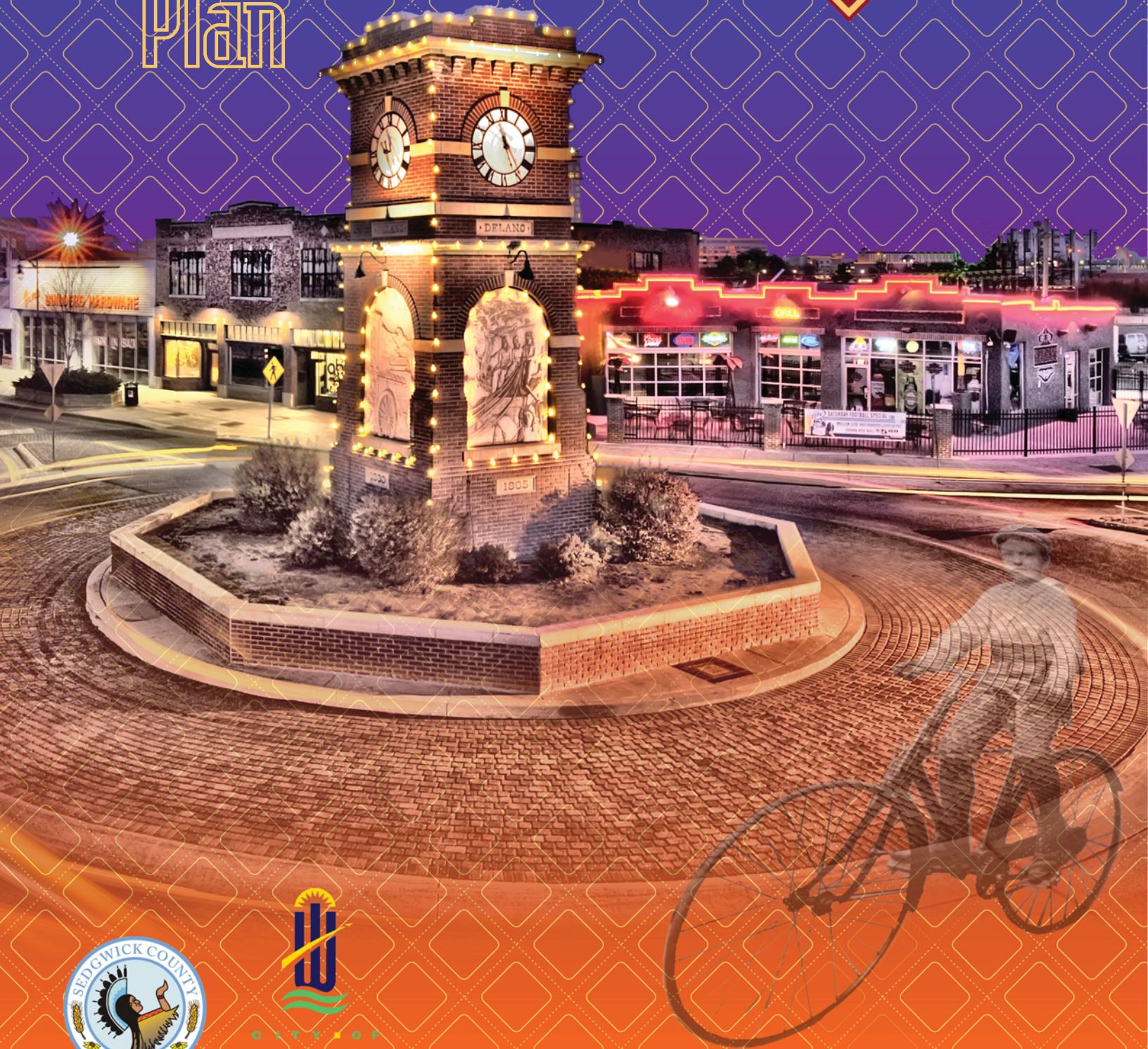


DRAFT

# Delano 2018 Neighborhood Plan





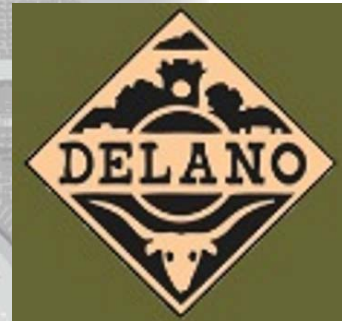
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# Delano 2018 Neighborhood Plan

Prepared By:  
**The Metropolitan Area Planning Department**

Prepared for:  
**The City of Wichita and Sedgwick County, Kansas**





## Acknowledgements

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### Special Thanks

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## Executive Summary

The 2018 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 replace the Lawrence Dumont Stadium site.
- 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
- 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

- Activate the Handley corridor and create a neighborhood connection to the Keeper of the Plains.
- Improve housing conditions through code enforcement and other tools.

### Long-term

- 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.
- Connect the sports complex with the convention/performing arts complex with an iconic pedestrian bridge spanning the Arkansas River.

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## Introduction and Overview

### Delano Plan Purpose

The *2018 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 neighbor-

hood would navigate its next chapter. The MAPD (Metropolitan Area Planning Department) was asked to revisit the 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 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*

**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 will include flexible meeting spaces and 100 computers for public use. **Bottom-** The new \$38.4 million River Vista residential development will bring 203 units to the riverfront. It will include a “Boats and Bikes” concept that will offer 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.

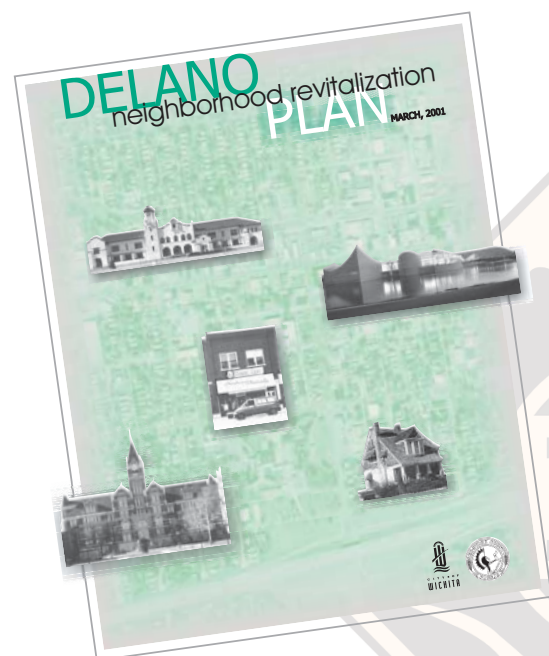
## Delano Neighborhood Revitalization Plan

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, IN-TRUST 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

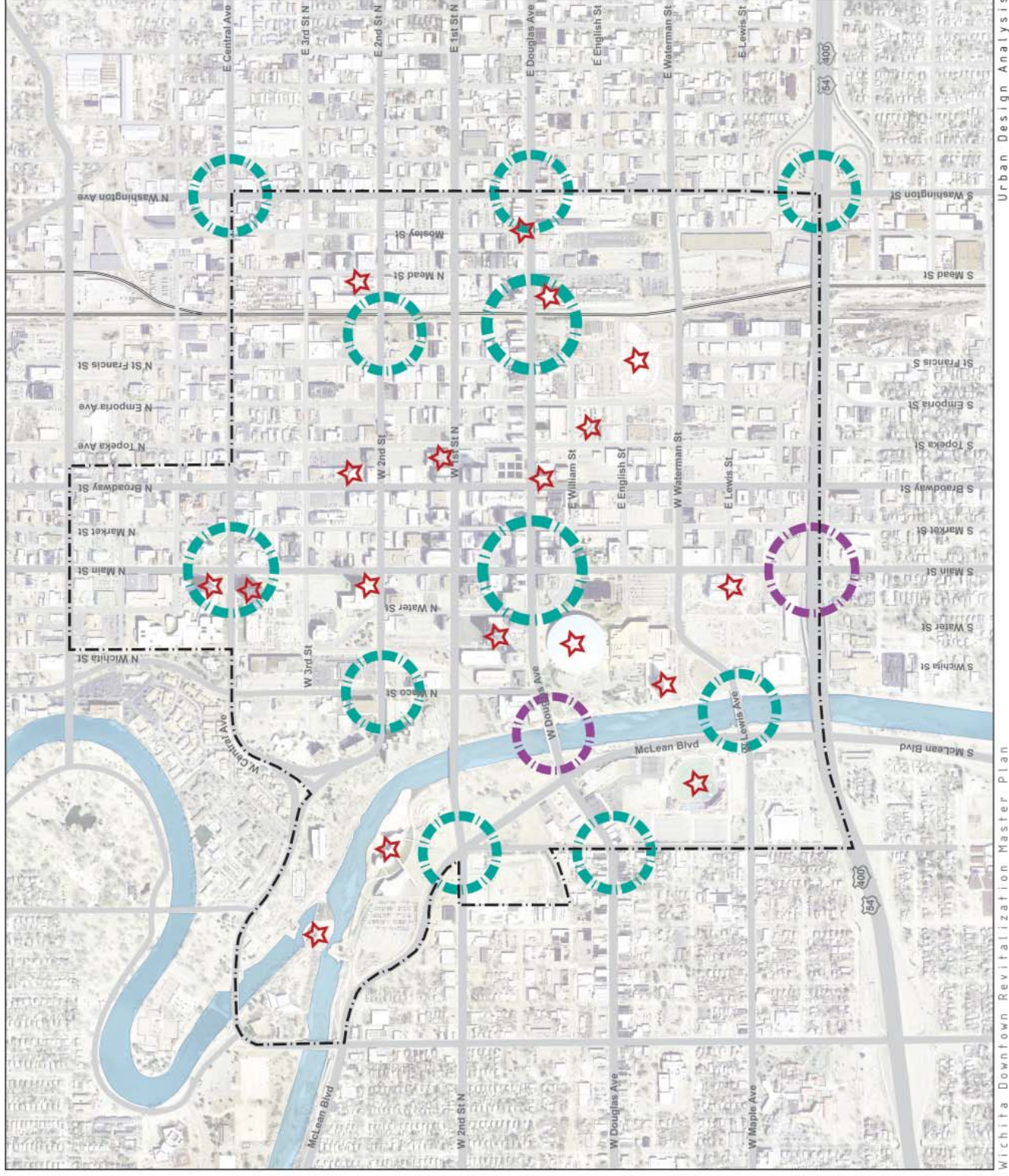
**Fig. 3 • Gateways/Landmarks**

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.

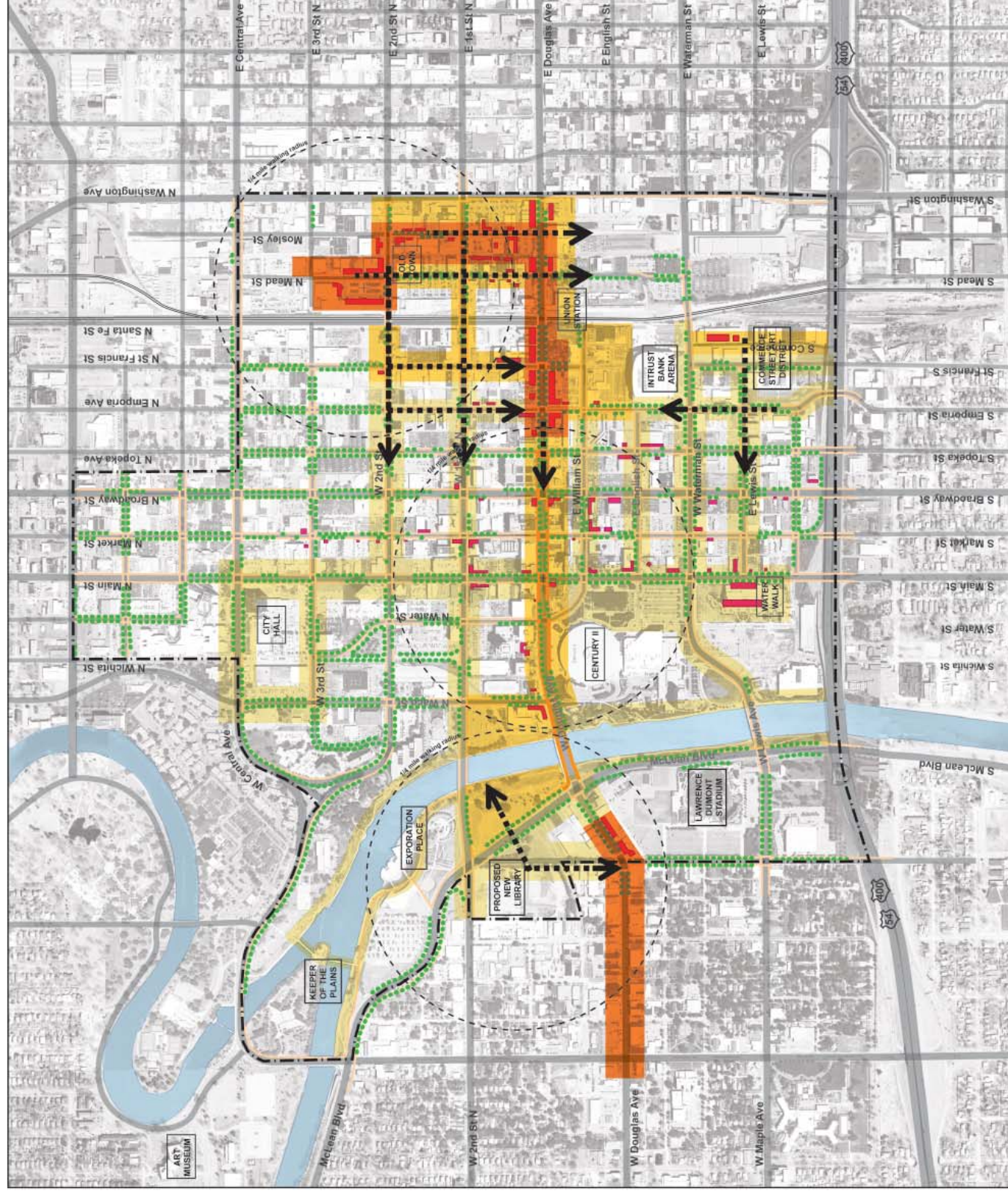
**Legend**

-  Existing Gateway
-  Emerging Gateway
-  Landmark



**Fig. 40**  
**Walkable Development**  
**Focus Areas**

- LEGEND**
- Most walkable today
  - Immediate priority
  - Long-term priority
  - Key growth direction



The map illustrates the proposed light rail system in downtown St. Louis, Missouri. The system consists of three main lines: a red line, a blue line, and an orange line. The red line runs along the riverfront, starting from the river and heading north through the central business district. The blue line runs north-south through the center of the city, starting from the river and heading north. The orange line runs from the riverfront to the airport, starting from the river and heading east. The map also shows the existing street grid, major highways, and landmarks. The riverfront area is shaded in grey, and the central business district is shaded in light grey. The map is oriented with the river at the top and the airport at the bottom.



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



Fig. 60  
Tax Increment Financing  
and STAR Bond Districts

## Legend

Delano  
Neighborhood  
Boundary

## TIF and StarBond Districts

East Bank  
Redevelopment  
(Star Bond)

West Bank  
Redevelopment  
(TIF)



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

the earliest aviation 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.

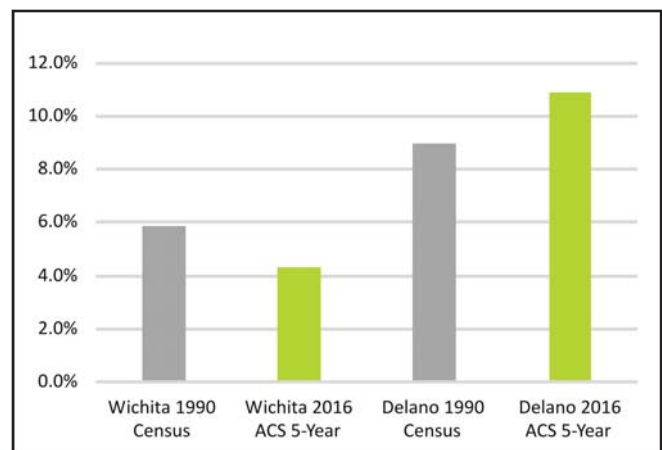
With the exception of Wichita's unemployment rate, all other demographic measurements increased between 1990 and 2016. Wichita, however, experienced sharper increases for median household income, percentage of individuals below poverty and percentage of low to moderate income households compared to Delano.

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%.

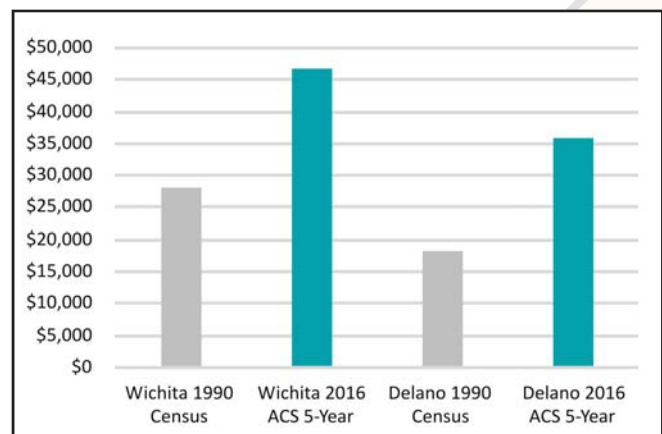


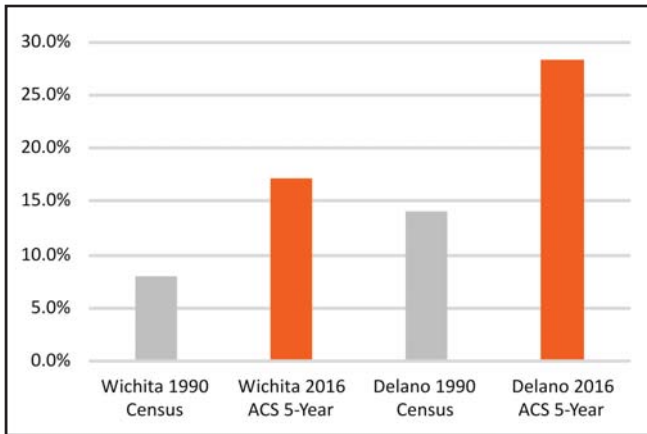
**Davis Hall, Friends University**

**Fig. 8◦ Unemployment**



**Fig. 9◦ Median Household Income**



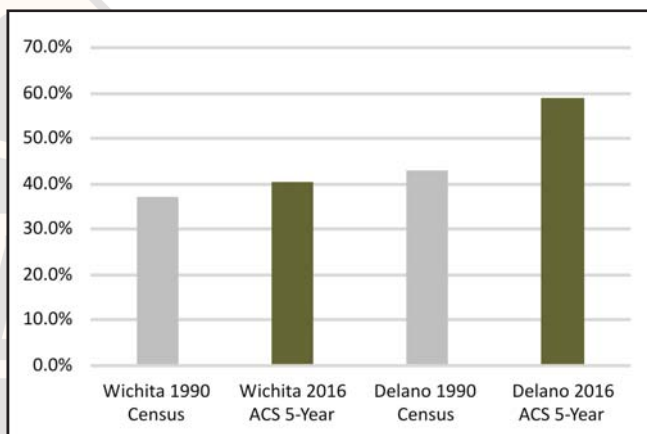
**Fig. 10= Percent of Individuals Below Poverty**

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

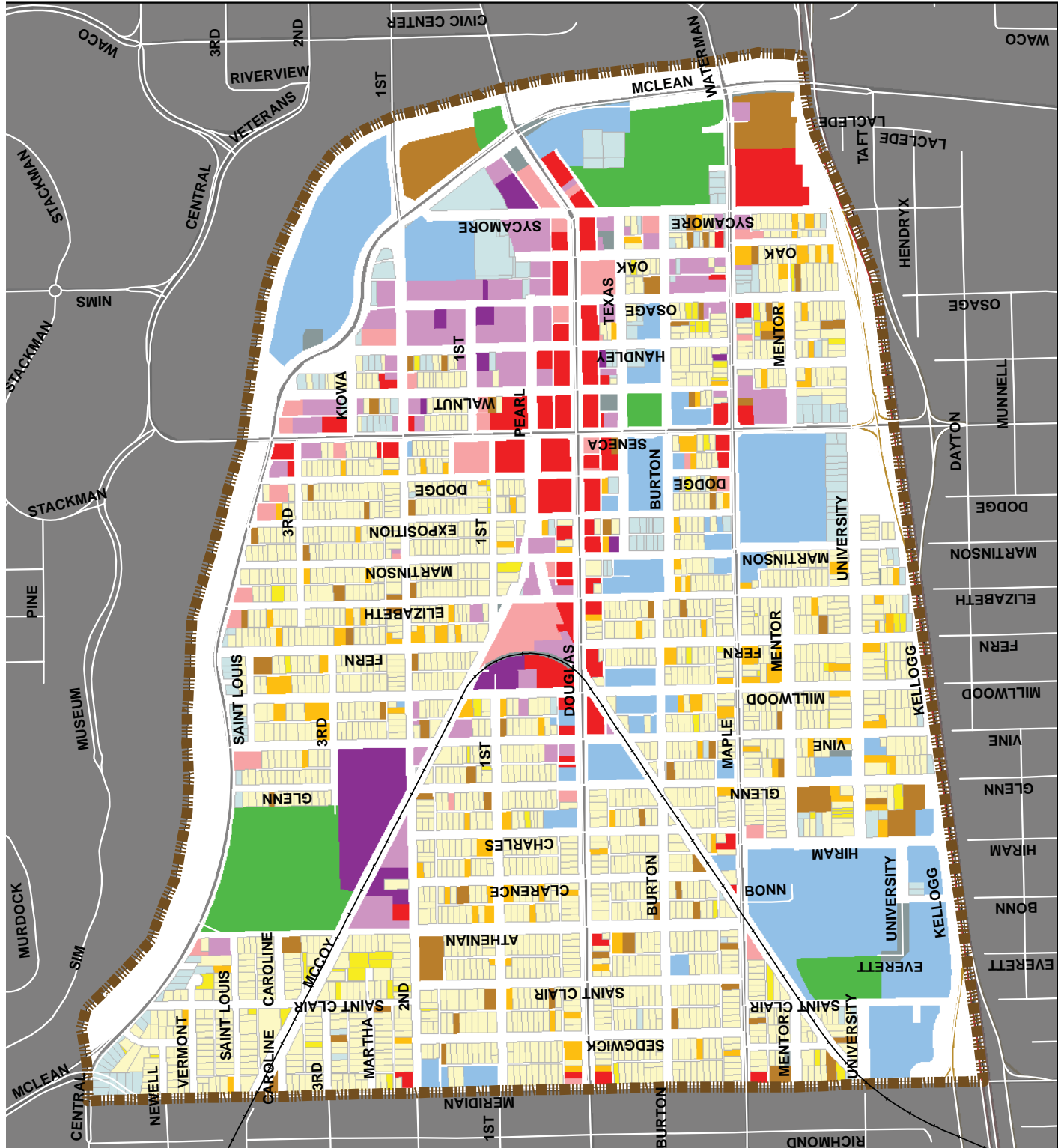
Some of these industries are well established in the neighborhood. This is due, in part, to the early development of manufacturing and aviation industries in the city.

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

[illegible]



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.

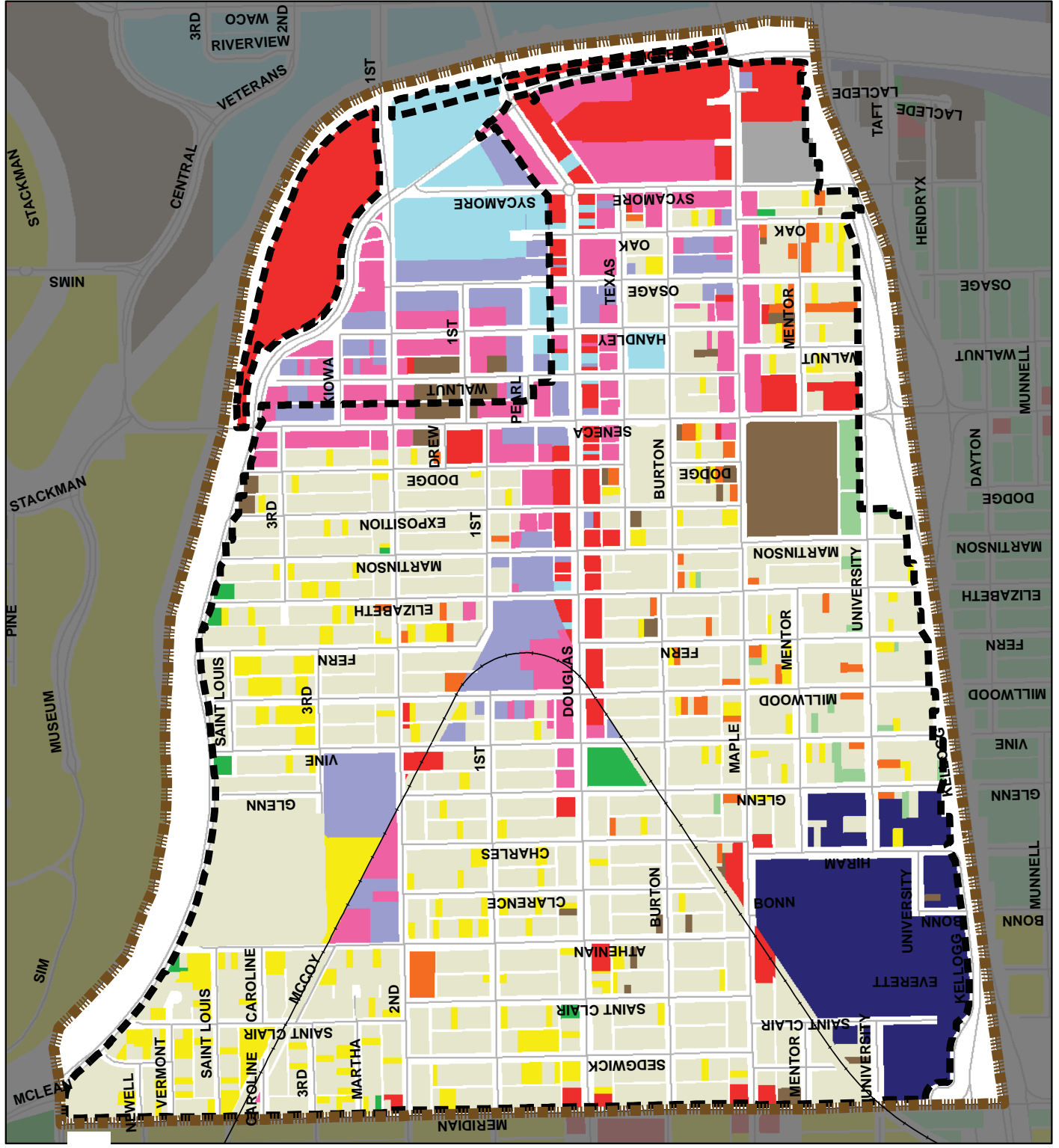
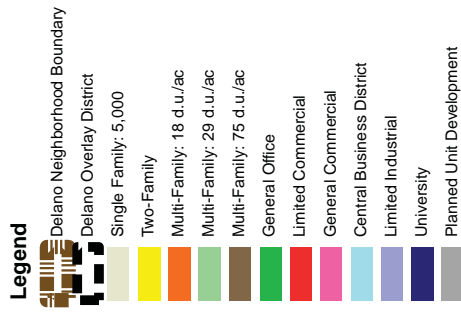
Parking remains a large issue in the neighborhood. Residents and business owners point out that a lack of parking along Douglas Avenue at peak times impedes the community from growing. Overflow parking has been directed to Lawrence Dumont Stadium, but with the future of this parking in question, residents 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)



3. Bicycle racks and street lights;
4. Delano Neighborhood Overlay District added to the Unified Zoning Code (UZO) 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

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.

## Recommendations

### Vision Statement

Delano is a historic and vibrant neighborhood that offers residents and the broader community diverse dining, enter-

tainment, 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.

- 1. Design of Ballpark Village:** Design the ballpark village that will replace the Lawrence Dumont Stadium site. The village should include the multi-use sports complex, mixed-use commercial and residential buildings, and enough parking to support the new uses and the existing parking needs from Douglas Avenue. The village should take design cues from the neighborhood and build on the established character. The planning and design of the ballpark village should be completed in conjunction with the design for McLean Boulevard, the river plaza, and the pedestrian bridge.

#### ➤ Lead Department: MAPD

#### ➤ Steps:

- Establish the Delano Plan Advisory Committee as the advisory committee for future design of the ballpark village;
- Issue an RFP (Request for Proposals) to select a professional design team to undertake the design

process for the ballpark village;

- Use the approved design of the ballpark village when implementing recommendations for McLean Boulevard, the river plaza, and the pedestrian bridge.

**2. West Douglas Streetscape:** Extend the existing, identifiable Delano commercial district (as seen in Figure 15) 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;
- Include the streetscape project in Wichita's Capital Improvement Project (CIP) program within the 2 to 3 - year program cycle;

**3. 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 **2 to 3 - year program cycle;**

**4. 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 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



**Fig. 15 • Douglas Avenue Streetscape**



**Fig. 16 • Multi-Use Path Concept**

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.

**5. 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;

**6. 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 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, Multi-Use Stadium sub-district, and residential sub-districts with distinct design guidelines for each.

➤ Lead Department: MAPD

## Concept

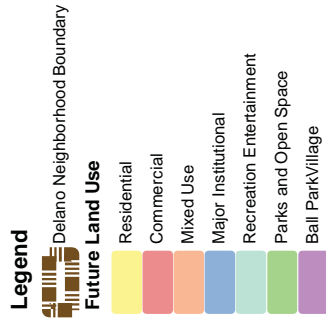


Fig. 18 • Handley St. Extension Concept

1. Commercial- Retail + Restaurants
2. Commercial: Retail + Restaurants
3. Commercial + Residential
4. Commercial + Residential
5. Commercial + Residential
6. Commercial + Residential + Hotel
7. Commercial + Residential + Office
8. Commercial + Residential
9. Commercial + Residential
10. Commercial + Residential + Hotel
11. Parking



#### ➤ 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.

**7. Handley Corridor:** Activate the Handley corridor and create a neighborhood connection to the Keeper of the Plains (as seen in concept in Figure 18). 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 ten-year program cycle;

**8. 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.

**9. 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 19) 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



**Fig. 19• McLean Boulevard Concept**

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 ten-year program cycle;

### Long Term Horizon

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

- 10. 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 twenty-year program cycle;

- 11. 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 design of the ballpark village.

➤ 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 twenty-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 2018 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



## 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

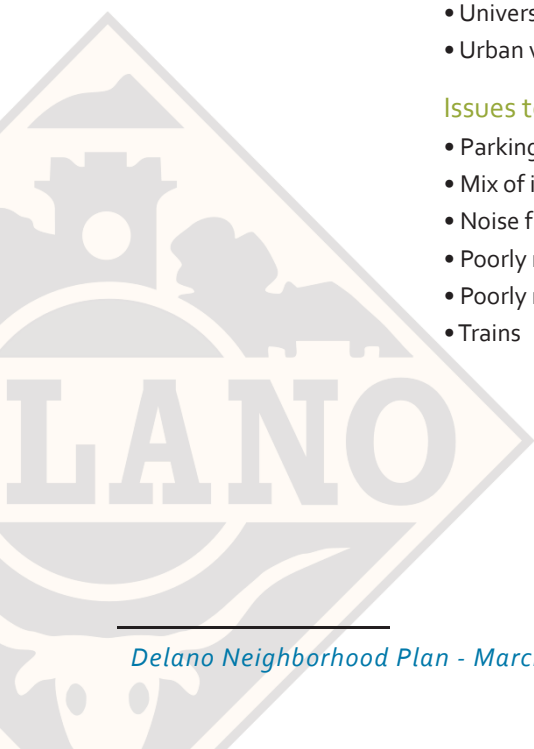


Fig. 10 Percent of  
Population 65 and Over

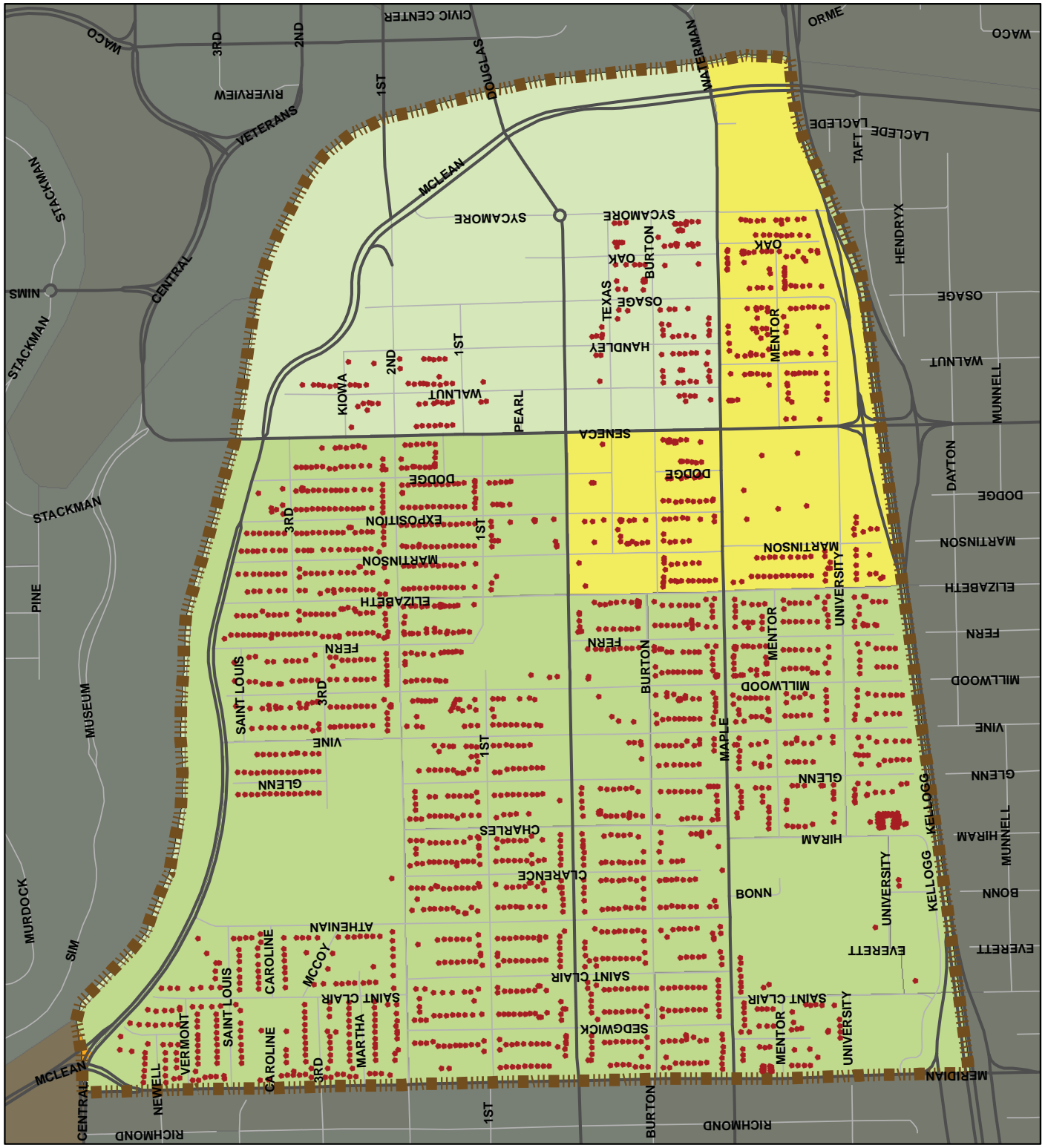
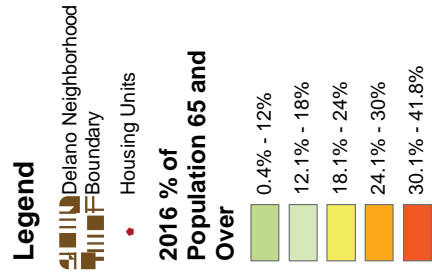







Fig. 3 • Median Household Income

Legend

-  Delano Neighborhood
-  Boundary
-  Housing Units

2016 Median Household Income

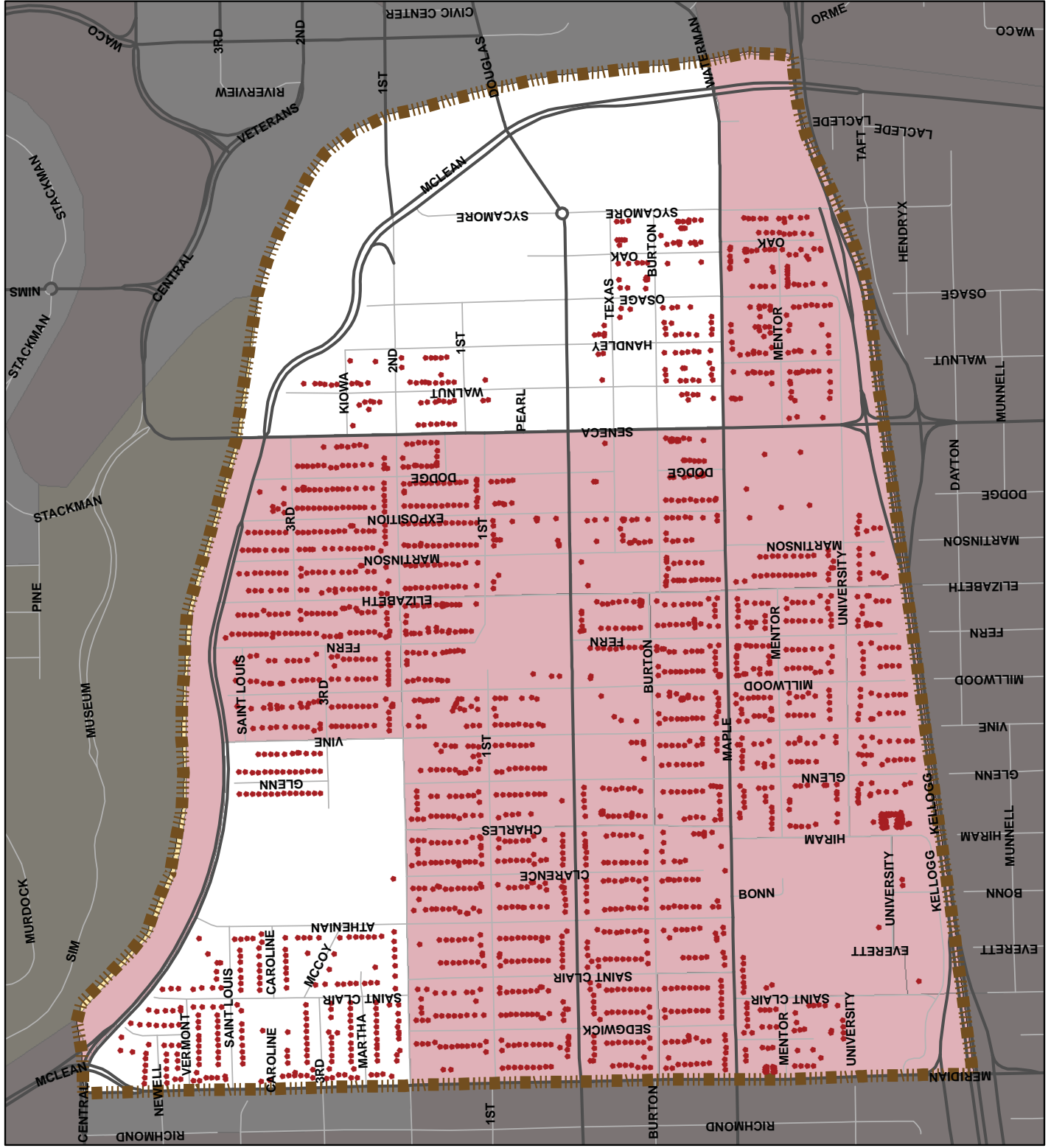
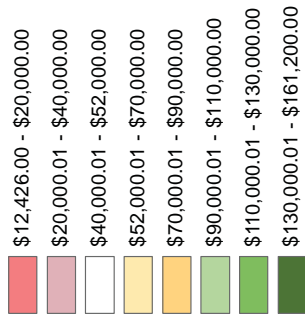


Fig. 4 Percent Minority  
Population

**Legend**



2010 Census Block Groups

**2016 % Minority  
Population**

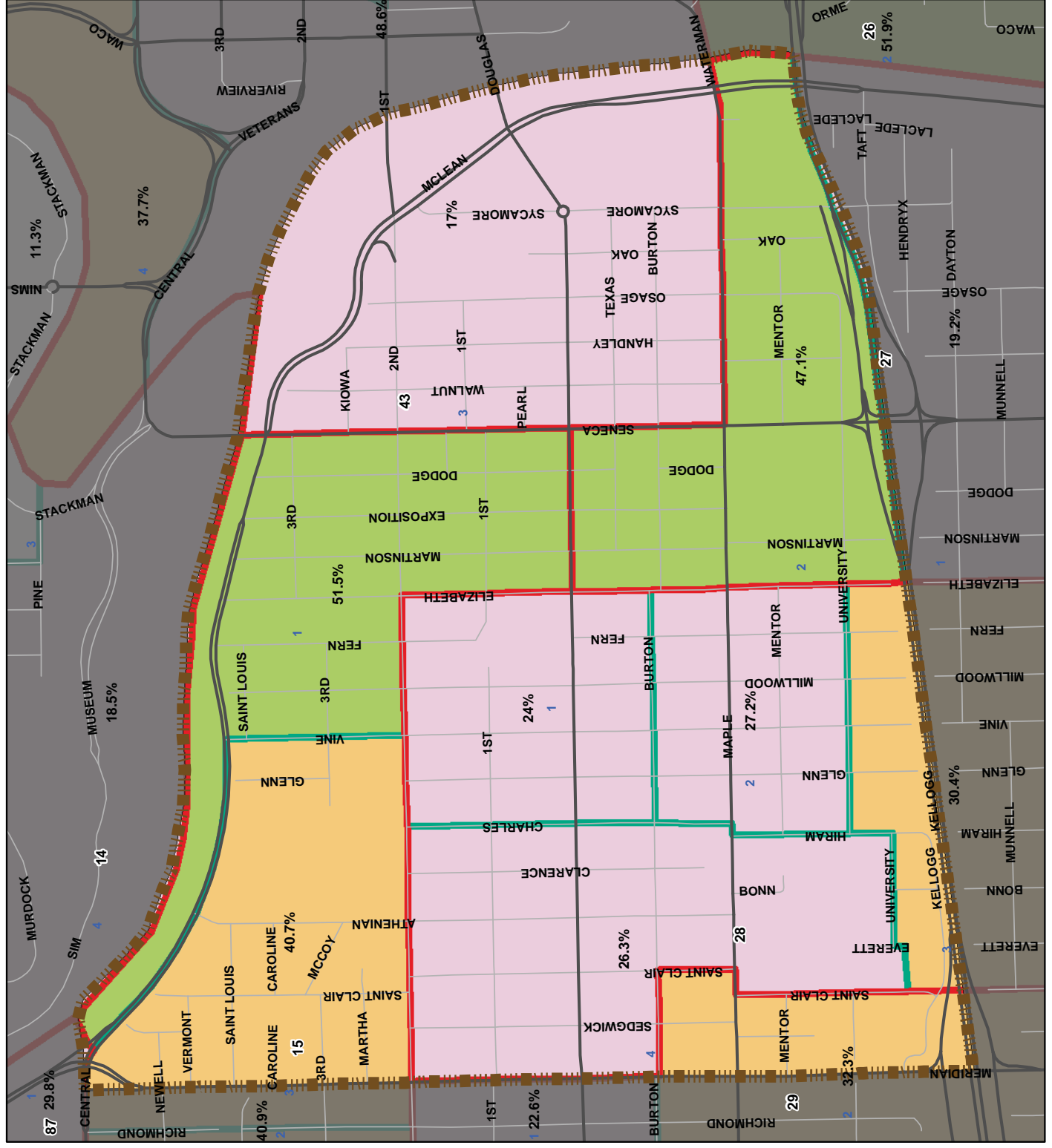
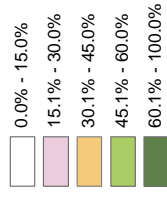


Fig. 5 • Percent of  
Individuals Below  
Poverty Level

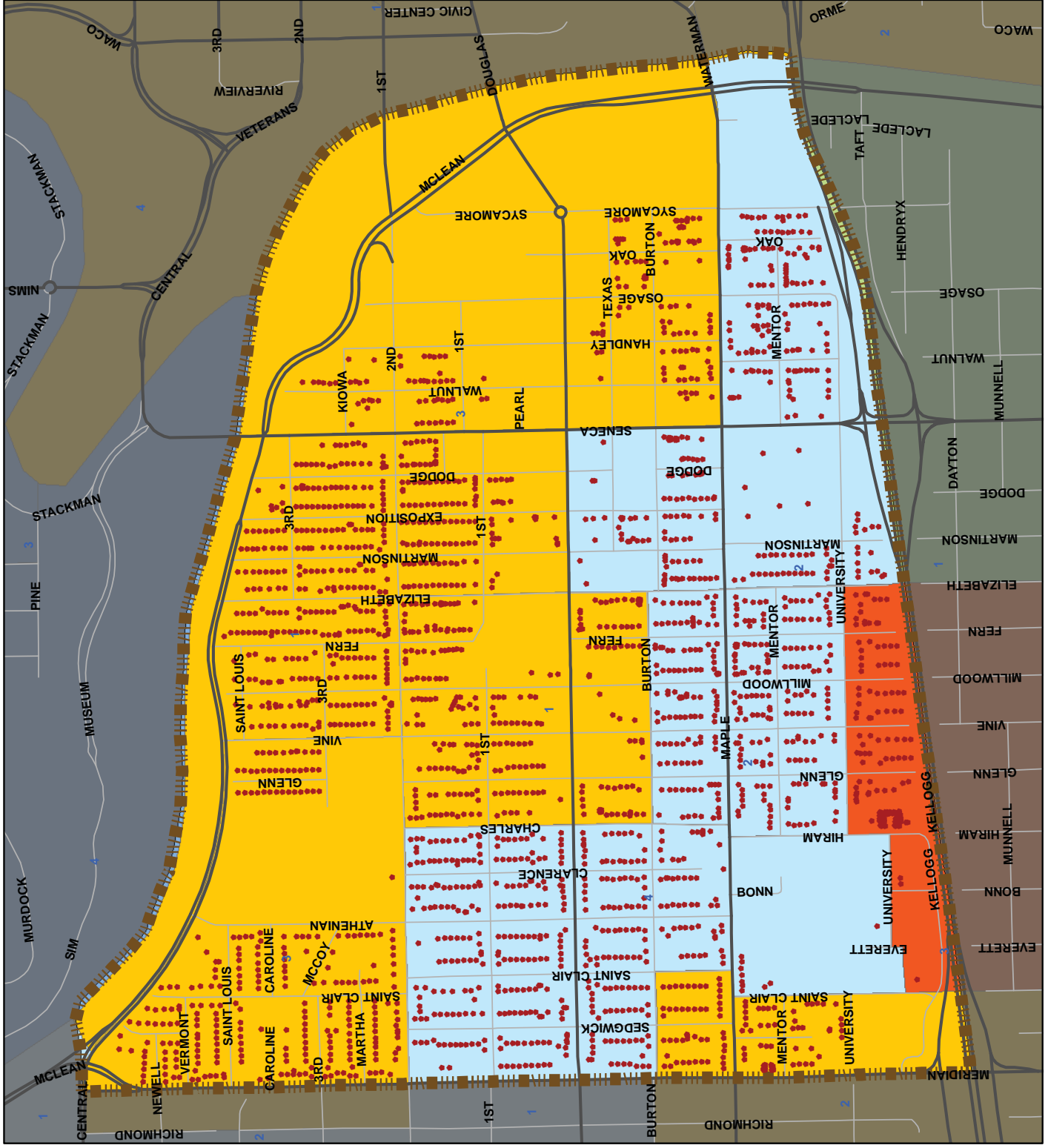
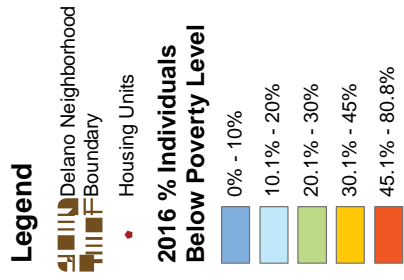
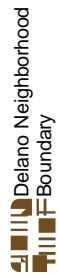


Fig. 6 • Percent of  
Renter-Occupied  
Housing Units

### Legend



Housing Units

### 2016 % Renter Occupied Housing Units

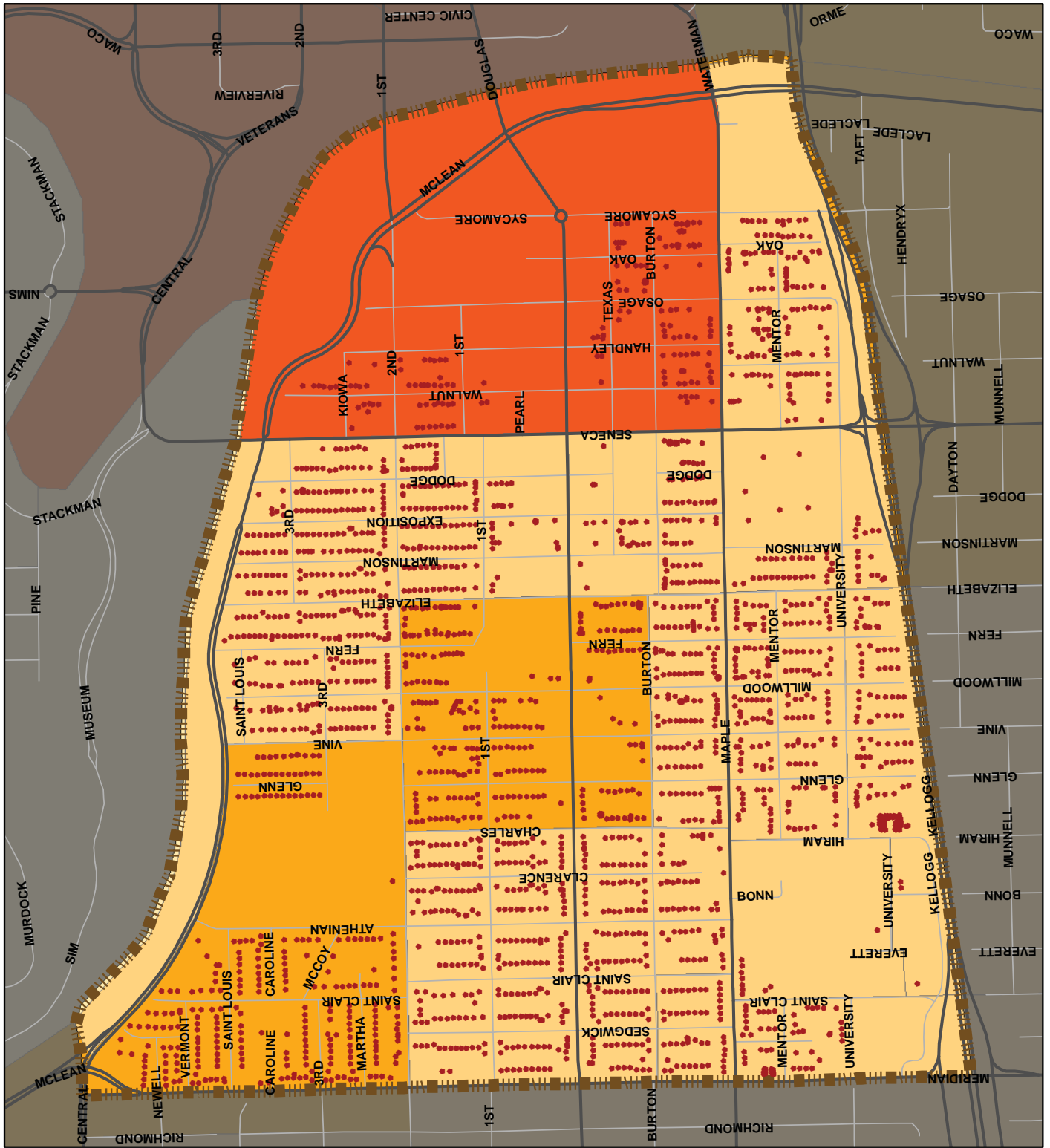
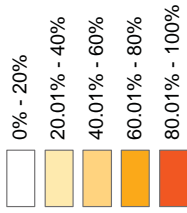


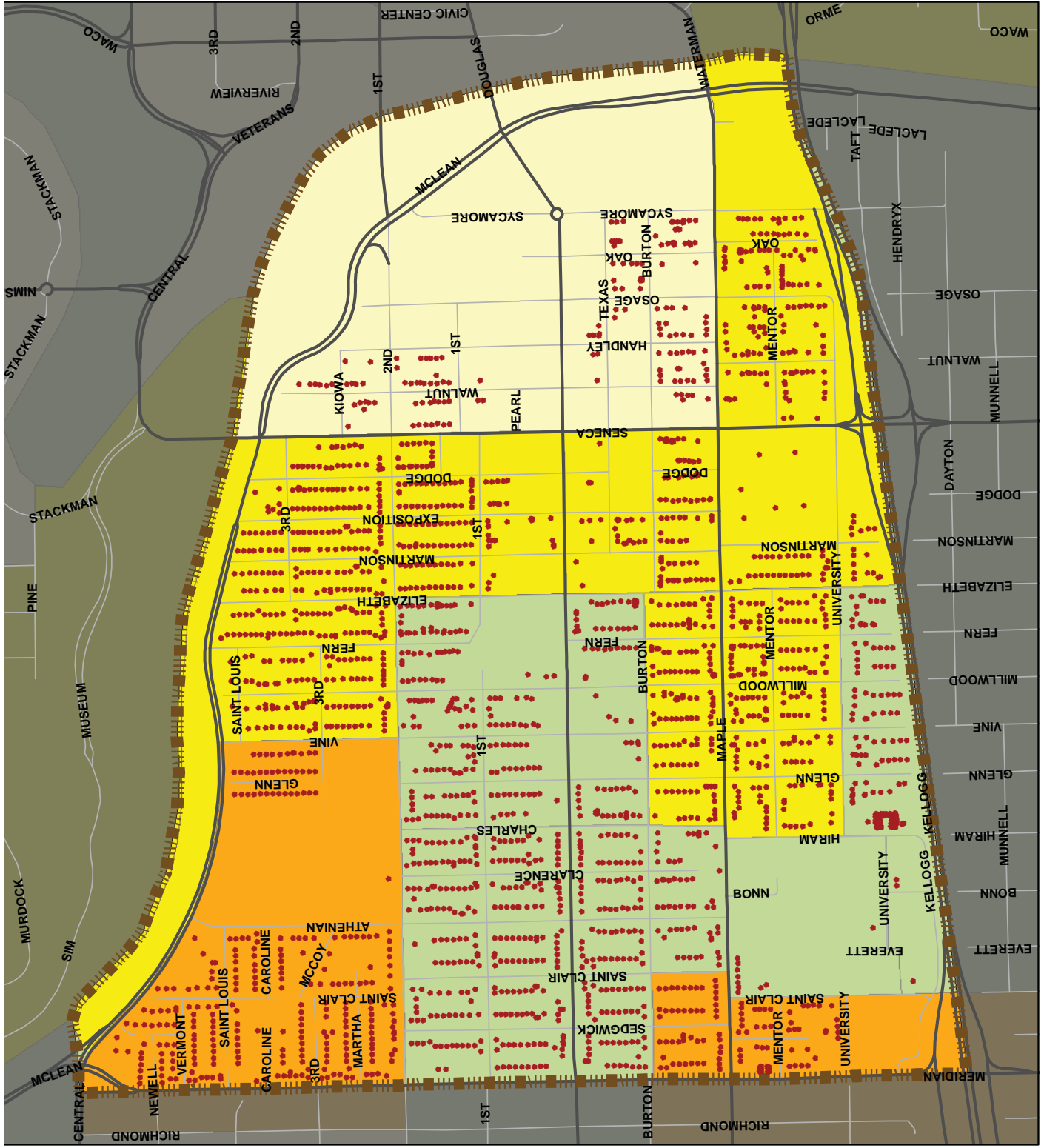
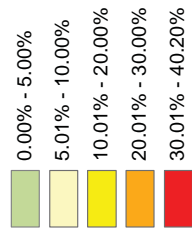
Fig. 7- Percent of  
Unemployed Civilian  
Labor Force

### Legend



Housing Units

### 2016 % Civilian Laborforce Unemployed



**Fig. 8 • Food Desert Map**

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

