District I Advisory Board Minutes
July 10, 2017
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The District I Advisory Board meeting was held at 6:30 p.m. at the Atwater Neighborhood Resource Center located at 2755 E. 19th St. N., Wichita, KS, 67214. Eight board members, eleven staff and twelve members of the public were present.

Members Present
Prisca Barnes
Brandon James
Brandon Johnson
James Roseboro
James Thompson
Lavonta Williams
Janet Wilson
Bill Wynne

Members Absent
Beverly Domitrovic
Dan Heflin
Aaron Mayes
Jianna Cousin-Youth Member

Staff Present
Robert Layton, CMO
Tim Davidson, P/W/U
Bryan Frye, City Council
Gary Janzen, P/W/U
Officer V. Minks, WPD
Officer C. Burnett, WPD
Officer A. Recio, WPD
Scott Knebel, MAPD
Anne Ethen, Library
Angela Buckner, Park and Rec.
Kameelah Alexander, OCS

Guests
Listed on last page

Order of Business

Call to Order
Meeting was called to order

Approval of Agenda
Motion to approve the agenda
Motion by Roseboro/Wynne, carried 6:0.

Approval of Minutes
Motion to approve the minutes
Motion by Roseboro/Wynne, carried 6:0.

Public Agenda
Board will hear public issues from individual citizens regarding City issues not scheduled on the agenda. Each presentation is limited to five minutes unless extended by the Board.

1. Scheduled Items
Bridget Bowman and Don Sherman, Westar Energy, presented information about Projects in District I and Project Grassroots. Kenmar transmission poles are completed, Mossman to Kenmar will receive new transmission pole lines, replacing poles is due to age, capacity, and growth in District I.

DAB Questions
Q: Are you following the bike path?
A: Not necessarily; we are rebuilding and moving poles close to where they are.
Q: Can you talk about the merger?
A: Trying to merge equally now; no cash deal, debt deal or no lay-offs with the new proposal

Q: Was there a potential hack/threat of wolf creek?
A: There has not been a successful hack.

Q: Will there be rate hikes with the merge?
A: Not at this time; cost savings is priority.

Q: Are you thinking about earthquakes?
A: Yes, all measures are taken into consideration.

Q: For smart meters, can you opt out?
A: That is not being considered; Westar is catching up with services like cable to flip a switch versus sending out staff.

Q: Will Wichita be impacted by Kansas City infrastructure with the merger?
A: Yes, Westar and Kansas City will be responsible.

Public Comment:
Q: Can the companies stay separate?
A: The goal is to be a larger company; this merger is the only way to grow like-minded businesses. Westar cannot be competitive as it is. It also guarantees jobs.

Q: What are you doing to keep from being bought out from someone else?
A: Kansas Corporation Commission regulates the merger and has 240 days to review the proposal.

Q: Who can present to Neighborhood Associations?
A: Tim Richards conducts presentations.

Q: How will community giving be impacted?
A: It will improve and more support will be provided. A center for customers in Wichita will be available.

Q: Will headquarters move from Topeka to Kansas City?
A: Yes, but a presence will remain in Topeka.

Q: Any concerns with Missouri lines of service?
A: No.

Q: Where will power poles in the neighborhood be located?
A: Poles are moving back onto private property.

Comment:
Thanks for the tree mulch.
2. **Off Agenda Items**
   No Items

3. **Fire Report**
   No report (not present)

4. **Police Report**
   **Officer C. Burnett, Patrol North**, shared that 50 kids attended a bike rodeo at 53rd & Meridian. SCAT team has made 215 arrests and 68 guns are now off the streets. Auto thefts are up and at 13th and Roosevelt a homicide occurred with gang members shooting at one another and an innocent person was killed.

**Questions from DAB:**
Q: Arrest concerns with the 215 number? What reasons?
A: It could stem from prior warrants, traffic, and new charges.

Q: Panhandling concern/advice?
A: Do not give money; give resources.

Q: What about loitering and trespassing charges for panhandlers?
A: Yes, if they are on private property and traffic violations can be cited.

**Questions from Public:**
Q: Is panhandling illegal?
A: Yes, the ACLU and City of Wichita legal department is involved.

Q: Do you want to be contacted about panhandling?
A: Yes, call 911.

**Officer V. Minks, Patrol East**, shared that there is an increase in non-residential burglaries with a suspect in mind, get involved with Neighborhood Night Out. There is an auto larceny problems with unlocked vehicles and the summer camp numbers are up with “PAC” Plainview Activity Camp.

**Officer A. Recio, Patrol South**, shared that there have been 8 aggravated assaults( 2 against officers) 3 known suspects, 4 robberies with a masked person, 8 auto thefts, 4 non-residential burglaries (city wide suspect), 5 residential burglaries, 41 larcenies (10 are auto). The South YMCA late night program for teenagers is going well with Officer Robinson involved.
5. **Library Report**  
Anne Ethan, shared that the 1000 Books Before Kindergarten: Over 1400 children have signed up and have logged over 155,000 books. Summer Reading continues through July 28. Candid Conversations: Book discussion at Angelou: Friday, July 21, 7-8:30 p.m., special after hours program. Discussion of The New Jim Crow, by Michelle Alexander. The discussion will be facilitated by Melody McCray-Miller.

Angelou will be hosting another job search workshop with the assistance of the Workforce Alliance of South Central Kansas. Receive assistance with email, resume writing, cover letters, job applications, and job searching. Thursday July 27, 2:30-4 p.m.

6. **Park & Recreation Report**  
Angela Buckner, shared that 240 kids attended camp throughout the city. Lynette Woodard Center had 83 kids received scholarships which is up 35% from 2016, Evergreen received 83 scholarships, and Colvin 74 scholarships. 1,800 kids at free lunch in June through the USD 259 Summer Food Service Program, compared to 871 in June of 2016. McAdams is gearing up for Convoy of Hope on the 5th of August. Summer of Discovery Camp at Linwood is going great this year with higher revenue. Stars & Stripes Pickle ball tournament held at Edgemoor rec on July 1st had 44 participants. Woodard had the best percentage of usage of scholarship funding with over 83% of the camp being on scholarships.

**New Business**


**Questions from DAB:**  
Q: Any talk about online tax charges?  
A: Not a lot of attraction in Congress; but Amazon will be contacted.

Q: What are we doing to connect with 21st Century tax services?  
A: Occupation tax payers will be contacted.

Q: What about inner-city fields with park and recreations department?  
A: People have the ability to stay or move. More sports will come to Stryker field.

Q: Citizens have stated that Mickey L. with the park and recreation department is forcing them to move their activities to Stryker field.  
A: Follow-up will take place on this matter.

Q: What enhanced business process are in place?  
A: Agile versus lean project management will be looked at but more staff are familiar with lean.

**Action Taken:** Receive and file
8. **2017 – 2026 Proposed Capital Improvement Program (CIP) Budget**

Robert Layton, City Manager, presented the City of Wichita CIP outline infrastructure improvements forecasted for the community over the next decade. It provides broad policy direction on priorities for improvements, and the amount of debt that should be incurred. A draft CIP document has been prepared by staff. To receive feedback and direction, staff has or will present to the City Council in workshop, the District Advisory Boards, and the Planning Commission. Adoption of the CIP by the City Council is planned for August 8, 2017.

**Questions from DAB:**

Q: Rebates; will they continue?  
A: Yes.

Q: Are we still operating in drought mode?  
A: Yes and Algae filters are being used.

Q: 1 billion in debt?  
A: Yes, but not upside down. Special assessments are higher than other cities. Airport pays for their department. City has an “AA” rating.

Q: Convention center is not mentioned in the CIP?  
A: We are working on it by the end of the year. Looking at private sector lease to structure a convention center.

Q: Can the convention center affect the CIP later?  
A: Yes.

Q: Other metro areas are growing faster than us. What are we doing to grow our population?  
A: Blueprint for economic growth; we have to be serious about not only being strong in aviation. We are revisiting private sector involvement. Things are happening organically.

**Questions from the public:**

Q: Mill levy up, will that move towards designated “Public Safety”?  
A: Cannot be answered at this time without City Council increasing the mill levy.

**Action Taken:** Receive and file

9. **Improvements to 17th St, Broadway to I-135**

Gary Jansen, Public Works and Utilities, presented this request. On May 4, 2004, City Council approved a design concept agreement with MKEC for improvements to 17th St, Broadway to I-135, but the project was put on hold with the downturn in the economy in 2008. On March 21, 2017, City Council approved Supplemental Design Agreement No. 1 with the MKEC to update the plans to KDOT and federal funding standards, as well as to re-survey the project for new utilities and other changes.

**Updates from PWU:** 2019-2020 plans for construction with federal funds and CIP funds. Street will have to close in 3 block segments for this project.
Questions from DAB:
Q: How will this impact League 42?
A: Parking near McAdams Park will be kept.

Q: What about large truck traffic?
A: We have to figure out how to help businesses get trucks in on 17th Street. It is part of a challenge so conversation is beginning now.

Questions from Public:
Q: Will trees be replaced?
A: About 2-3 trees will be removed but unlikely replaced; not a lot of landscaping in this area.

Action Taken: Roseboro/James made a motion to recommend that City Council approve the design concept. Motion carried 8:0.

10. PUD2017-00004 Amendment to Planned Unit Development #26 Uptown Landing (Parkstone)
Scott Knebel, Metropolitan Area Planning Department, presented this request. The applicant is requesting amendments to the Parkstone PUD-#26. The Planned Unit Development (PUD) is being renamed as Uptown Landing with this application. The amendments pertain to Parcel 2 and Parcel 4 on the PUD drawing. Parcel 4 is located at the northwest corner of East Douglas Avenue and North Rutan Avenue. This will be the first phase of development. Parcel 2 is located at the northwest corner of North Rutan Avenue and East Victor Place.

The original Parkstone PUD was approved in 2007. The plan was a result of the Douglas & Hillside Redevelopment District and the College Hill Urban Village Project Plan. The initial plan for Parcel 2 envisioned a 14-story multi-family building with approximately 87 units and a two level parking garage. Thirty-six row houses surrounded the apartment building. The initial approval for Parcel 4 included a two-story retail/residential, three story row houses and a four-story 24-unit midrise building.

In 2011, an Administrative Adjustment was approved for the PUD that reduced the 14-story building height on Parcel 2 to a 60-foot building height, and established the same 60’ building height on Parcel 4.

The current application specifically requests the following amendments:

a. Parcel 2-Increase the maximum building height from 60 feet to 70 feet.
b. Parcel 4-Increase the maximum building height from 60 feet to 70 feet.
c. Eliminate Note 22-This provision limited building height to 45 feet for structures within 50 feet of East First Street.
d. Eliminate Note 23-This provision limited building height to four stories on Parcel 4.
e. Amend Provision 18c-include composition shingles as a permitted roofing material.

The amendments are necessary to permit a development concept for Parcel 2 and Parcel 4 as summarized below:
a. **Parcel 2** - A preliminary development plan for Parcel 2 is attached, and provides for approximately 140 apartment units in a four and five story building. The building height would be four-stories on the east part of the site, and increase to five-stories on the west portion of the site due to proposed grades. The building would include enclosed parking and surface garages. The site includes a central courtyard for amenities. No commercial use is proposed for Parcel 2. This parcel would be the second phase of development.

b. **Parcel 4** - This site at the northwest corner of East Douglas Avenue and North Rutan Avenue will be the first phase of development. The revised plan includes 18,000 square feet of first floor retail space and 61 apartments. The building would be a five story structure of approximately 62 feet in height. A colored building perspective drawing and site plan are attached.

Please note that density on Parcel 2 is approximately 45-units per acre. The PUD permits 50-units per acre for this site. The density on Parcel 4 is 42-units per acre, the PUD allows 55-units per acre for this parcel.

The properties are currently vacant, with remnants of former surface parking lots on portions of the site. These deteriorated parking areas are having an adverse impact on the neighborhood.

North of this site is a residential neighborhood primarily developed with single family homes and duplexes. South of the property is the Hillcrest apartment tower and a variety of commercial and retail uses along East Douglas Avenue. Parkstone Apartments are east of the site, developed on Parcel 1 of the PUD. The College Hill neighborhood is east and north of the property. West of the site is the commercial intersection of North Hillside Avenue and East Douglas Avenue with many commercial and retail uses.

**RECOMMENDATION:** This application is essentially a minor revision to the approved PUD, with building height changes requested to implement a revised development plan. Inasmuch as the original PUD permitted a 14-story apartment building, the current plan would provide a mixed-use concept that is generally more compatible with surrounding properties.

The property has been vacant for an extended period of time and the existing conditions of the site are having an adverse impact on the area. Redevelopment of the property will generate reinvestment, increased revenues and new residents to support existing businesses in the area.

Based upon information available prior to the public hearings, planning staff recommends that the proposed CUP amendment be **APPROVED**, subject to five conditions:

**Updates from MAPD:** The request is for 51 apartments instead of 61 now. Taller building request to accommodate design.

**Questions from DAB:**

Q: Is the Neighborhood Association in agreement?
A: Yes, per conversation prior to DAB 1 meeting.

Q: What is the timeline for development?
A: Douglas/Rutan plan for August with the 1st phase. No current road blocks seen at this time.
Agent Russ Ewy was present

**Action Taken:** James/Wilson made a motion to recommend that City Council approve with amended apartments. Motion carried 7:0.

**Board Agenda**

11. **Updates, Issues and Reports**

- Johnson: At 1st and Washington there was an accident in the bike lane, cars from behind are a concern. Can other protections go in place?
- Wilson: Pop-up park beech is wonderful, Q-line was packed, and the car show was a success.
- James: Annual clean-up/gathering was a success. Q-line is great with Final Friday activities.
- Roseboro: WIN University has been rescheduled from August 5th to November 4th. NUSA conference presentation will be presented July 17th at the WIN meeting.
- Thompson: John Hall presented at The Elm neighborhood association meeting.
- Barnes: Advanced library is expected to finish early. 7.3 million In funding from the foundation.
- Williams: 27th and Holyoke proposed apartment development had concern of 3-story height, new development will happen at Nafzger Park, walk against violence was Saturday, July 8th.

**Recommended Action:** Receive and file

**Adjournment**

Motion to adjourn

**Motion made by James/Wilson, carried 7:0.**

The next District I Advisory Board meeting will be held at 6:30 p.m., August 7, 2017, at Atwater Neighborhood Resource Center, 2755 E. 19th St. N.

**Guests**

1. Jay Anglemyer
2. Kimberly Bailey
3. Bridget Bowman
4. Jerry Cain
5. Russ Ewy
6. Juanita Harrison
7. Donald Hogg
8. Don Sherman
9. Janice Rich
10. Tim Richards
11. Debra Miller-Stevens
12. John Stevens