



Delano Plan Advisory Committee

9/25/17 - Meeting 2
MAPD

WELCOME



Agenda

- Additional Background Information
- Feasibility Studies
- Map Exercise
- Other Business
- Public Comment

Roads & Planned Projects

- No new traffic counts on Douglas since 2007
- Douglas Street between Seneca and Meridian was built in 1911 with brick base.
- The last resurfacing was done in 2008 with a life expectancy of 15-20 years
- The underlying road structure is still sound with “micro surface” treatments expected in the future dependent on funding

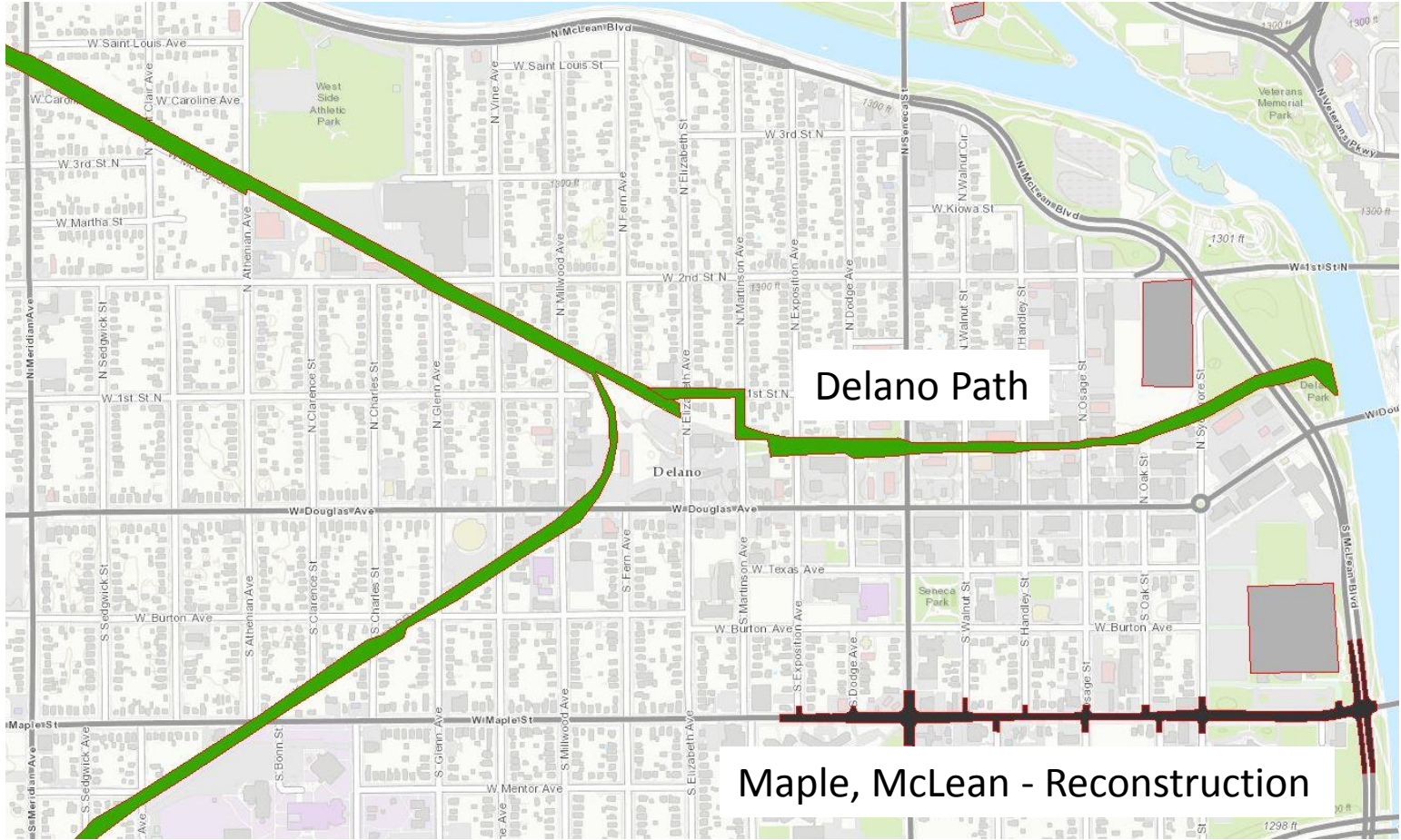
Planned CIP Projects

Delano Path and Chisolm Trail (2023)

- Design and construction

Maple, McLean – Reconstruction (2023)

- Construct a three or five lane roadway with curb and gutter and underground storm sewer. On-street bike lanes will be considered. Sidewalks will be installed.



Demographics – Similar Aged Neighborhoods

	2015				
	Delano	Midtown	South Central	McCormick	Wichita
Unemployment Rate	9%	8.9%	10.8%	10.8%	5%
Median Income	\$31,941	\$40,355	\$29,005	\$29,000	\$58,937
Poverty Level	26%	16.9%	33%	32%	17%
Renter-occupied Units	55%	53.1%	53.7%	51%	40%

Data from US Census: 1990, 2000, 2010, 2015

Project Area

- Stadium just a part of \$126 million development planned for “River District”
 - \$37 million Advanced Learning Library
 - \$40 million Multi-sport Stadium
 - \$50 million Delano Catalyst Site
- Additional 834,000-969,000 square feet of commercial development is anticipated to occur over next 10-15 years

STAR Bond

- City created 210-acre River District STAR Bond Project Plan in 2007
 - East river bank improvements
 - Supported Drury Plaza Hotel
 - West river bank improvements associated with River Vista
 - Amended in 2016 to fund additional river bank improvements, pedestrian bridge, sports museum
- River District Phase 2 includes multi-sport athletic stadium and commercial development
- Incremental tax revenues from retail sales and hotel night stays within the district will cover debt service
 - Stadium: Tickets, concessions, merchandise, programs, premium parking
 - Museum: Tickets, merchandise
 - Hotel: Night stays
 - Retail: Net new retail sales at existing restaurants and retailers and any new retail and restaurant sales to open within 20-year STAR Bond term

Feasibility Studies

STAR Bond anticipates increased development to supply increased revenue for funding

- Baseball museum: 7,500-10,000 square feet
- Catalyst Site Hotel: 100 rooms
- Retail: currently 25,000 of 70,000 is occupied
 - Existing sales expected to increase
 - Potential to add 93,000-123,000 square feet of retail & restaurants to district during bond period
 - STAR Bond assumes adding 10,000 square feet per year starting 2019, totaling 110,000 new square feet

Goody Clancy

- Concepts created in 2016
- Planned scenarios for STAR Bond projects

Site		Total floor area		Commercial floor area						Residential floor area		Parking (no. spaces)			
				Total		Ground floor		Upper floors				Surface		Structured	
		Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
C	Douglas to greenway	170	225	170	225	65	85	105	140			119	122	221	329
D	Douglas to Maple	340	420	165	220	90	120	75	100	175	200	238	227	442	613

Map Exercise



Each piece represents 5,000 square feet

Pink = Commercial
Blue = Residential
Black = Parking

Other Business



Public Comment



THANK YOU



Next Meeting
October 23rd, 4:30-6pm