



City Manager's Office
455 N. Main
Wichita, KS 67202

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www.wichita.gov

Arena Neighborhood Redevelopment Plan

The Sedgwick County Arena will make a large and long-term impact on downtown Wichita. Sedgwick County and the City of Wichita are working together to create a neighborhood that will make downtown a vibrant community and destination point for years to come, in an atmosphere that provides for future economic development and enhances quality of life in an exciting center city. This area includes: Sedgwick County Arena, Old Town entertainment district, WaterWalk, proposed Art District, proposed Century II expansion, Eaton Place block and Transit Center.

The City of Wichita feels it is important to plan for the redevelopment in this area, concurrent with the siting of the Arena. This Arena Neighborhood Redevelopment Plan will utilize consulting services and seek community input to build consensus in the development of the Plan.

The boundaries of the Arena Redevelopment Neighborhood Plan are:

- N. Main Street on the west
- Central rail corridor on the east
- Kellogg freeway on the south
- E. Douglas on the north

The Plan will also contain specific strategies focused on the following elements:

A. Environmental Remediation

- § Based upon a review and consolidation of existing environmental assessment information, the Plan will recommend appropriate environmental assessment follow-up and remediation approaches necessary to support the redevelopment plan for the area.

B. Public Improvements

- § Based upon a traffic analysis and evaluation conducted by the consultant, the Plan will recommend appropriate traffic infrastructure modifications and improvements necessary to support the redevelopment planned for the plan area.
- § Based upon an analysis and evaluation by the consultant, the Plan will contain a utility and conceptual storm water drainage plan to accommodate the redevelopment planned for the area.
- § Based upon a parking analysis and evaluation by the consultant, the Plan will contain a recommended on and off-street parking plan necessary to accommodate the redevelopment planned for the area.
- § (NOTE: A separate traffic study, parking study and drainage plan for the arena will be undertaken by the A/E consultant hired by Sedgwick County).



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C. Market Analysis

- § Based upon a market analysis and evaluation by the consultant, the Plan will optimize the economic impacts associated with the new downtown arena development and determine those market elements that are key to the successful redevelopment of the area surrounding the arena (e.g., diversity of uses, right mix of major market components, balance of activities, concentrations / intensity of use and positive identity). Such a determination will be done recognizing the broader context of nearby downtown districts (e.g., Old Town entertainment district, WaterWalk, proposed Art District, proposed Century II expansion, Eaton Place Block, Transit Center).
- § The Plan will recommend the right 'kit' of financial and administrative tools (Tax Increment Financing, Redevelopment Authority, Wichita Downtown Development Corporation, etc.) to support the redevelopment area.

D. Area Redevelopment

- § The Plan will ensure that new development (including the arena) is high quality and designed to complement existing architecture and public sector improvements in the area. The protection, rehabilitation and reuse of important existing structures will also be addressed, and the implications of historic environs and historic districts will be evaluated.
- § The Plan will contain appropriate urban design guidelines and construction standards to ensure visual continuity of redevelopment in the plan area through similarities in building height, scale, massing, overall organization of the façade, and use of materials, colors and roof shapes.
- § The Plan will evaluate the appropriateness of existing area zoning regulations and recommend changes as appropriate (e.g. zoning overlay district) to maximize the redevelopment opportunities within the plan area.
- § The Plan will create a visually appealing, comfortable, accessible and safe high-quality physical place, and determine necessary supporting physical infrastructure and functional linkage (including transportation) improvements.