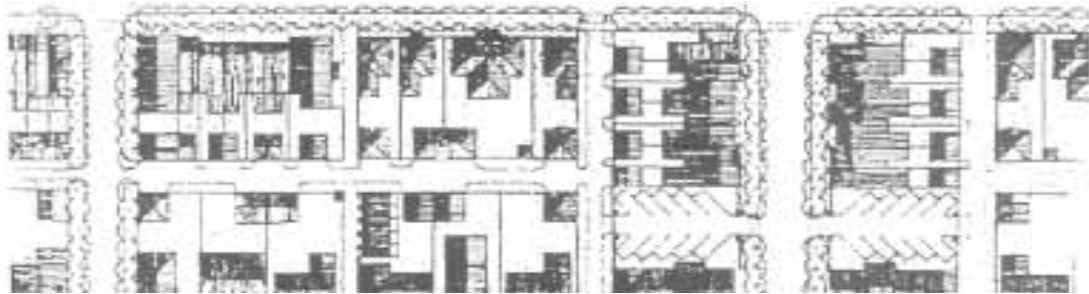




Area-Wide Assessment for Large-Scale Urban Redevelopment



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Overview

- Background and History
- Wichita Brownfield Assessment Project
- Previous Area-Wide Phase Is
- Delano Area-Wide Phase I
- Preliminary Assessment
- Final Assessment
- Conclusion and Q&A

The Chisholm Trail

- The origins of the Delano Neighborhood date back to early west when cattle were herded from Texas through Oklahoma and Kansas to Kansas City and northern markets.



Delano Settlement

- In 1800's the town of Delano was settled across the Arkansas River west of the emerging town of Wichita.
- In the 1860's Delano was the site of bars, brothels, lax law enforcement, no formal planning with an eclectic and diverse citizenry.
- From this colorful history the Delano neighborhood ultimately became a part of the city of Wichita



Delano Neighborhood

- 1.5 square miles in size
- Today the area has a higher unemployment rate, lower median income, higher poverty levels, and higher percentages of low, moderate income and a higher number of rental occupied housing units than the city as a whole.

Delano Neighborhood

- Aging infrastructure of water, sanitary sewer, and storm sewer systems.
- Land use in the Delano neighborhood consists of residential, office, commercial, retail, and industrial uses.
- With this makeup the neighborhood was a prime candidate for revitalization but the first step was an environmental assessment.

Positive Aspects of the Neighborhood

- Bordered by the scenic Arkansas River
- Adjacent to the downtown core area, entertainment district, and Exploration Place a science center
- Anchored by Friends University with a student population of 3,300



Early Successes Regarding Contaminated Properties

- Gilbert and Mosley site/north industrial corridor site=10 sq. miles of ground water contamination
- City of Wichita implemented a program to address environmental, public health, and economic development and liability issues

The Wichita Delano Brownfield Project

- Coordination between the Heart of Wichita Revitalization Program, other City of Wichita redevelopment projects, the local Brownfield Pilot, and private business owners coordinated efforts to rebuild the neighborhood.

Previous Area-Wide Phase Is

- Beacon Hill Redevelopment Project:
 - Largest residential redevelopment project in U.S.
 - Assessed 17-block area
 - 28 commercial and light industrial properties
- Truman Corridor Area-Wide Phase I ESA:
 - Potential relocation of a *Fortune 500* company
 - Assessed 12-block area
 - 35 commercial and industrial properties



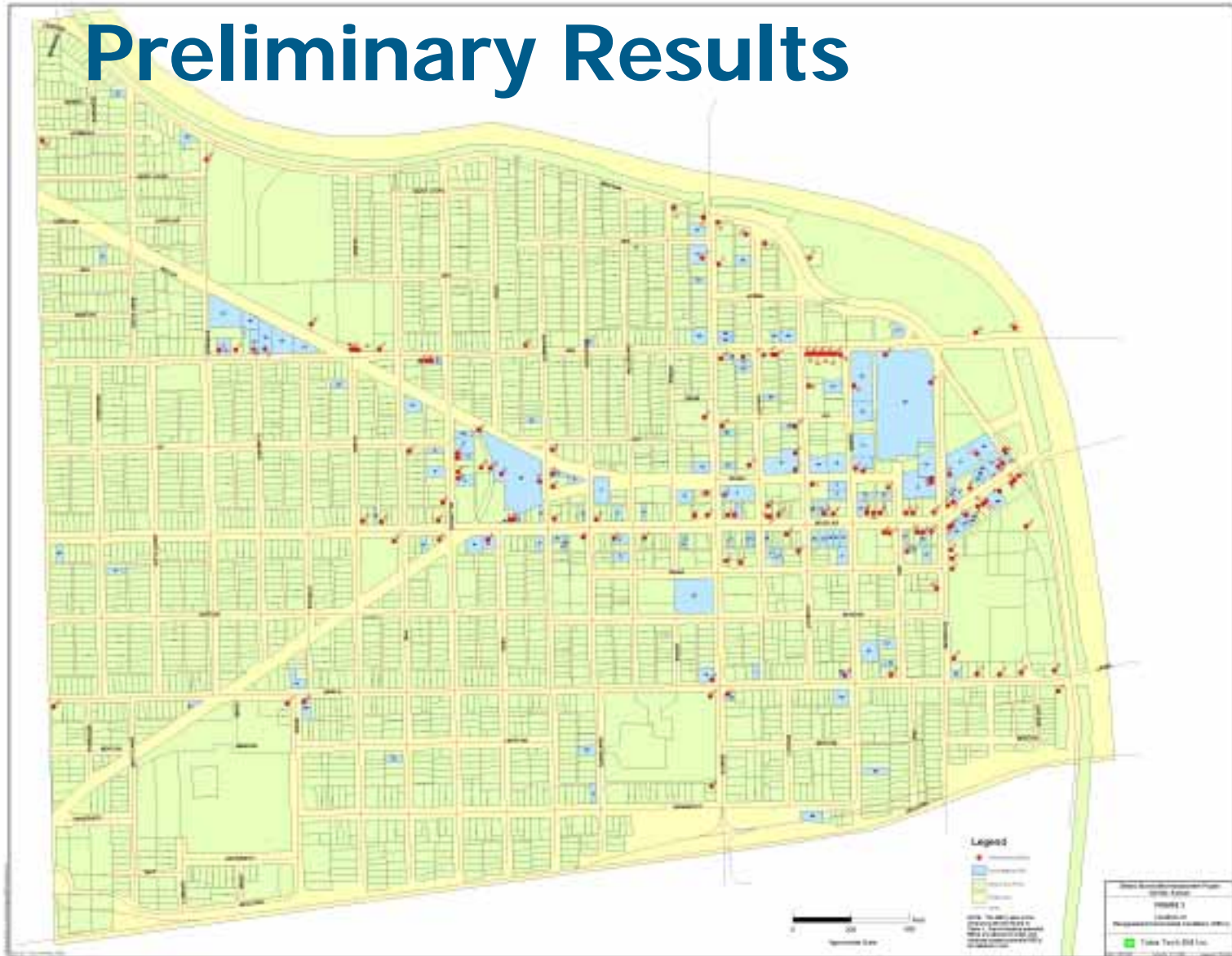
Delano Area-Wide Phase I

- 1.5 square miles of mixed land uses
- About 10,000 properties
- Objectives:
 - Support neighborhood redevelopment plan
 - Assess neighborhood as a whole
 - Provide enough information for planners, City staff, and businesses to make long-term decisions
 - Protect human health and the environment

Preliminary Assessment

- Environmental database search of neighborhood
- Specialized City Directory search
- Sanborn[®] maps and City aerial photos
- Searched City, utility, and oil and gas records
- Created Access database and ArcMap GIS project
- Preliminary Results:
 - Over 500 commercial and industrial properties
 - 284 recognized environmental conditions (REC)

Preliminary Results



Final Assessment

- Targeted high-priority development areas
- Researched historic addresses and parcels
- Addressed a neighborhood meeting
- Neighborhood reconnaissance and site visits
- Transaction Screening Questionnaires
- Ranked RECs by hazard and future land use
- Area-wide Phase IIs of 50 properties using

Triad Approach



Tetra Tech EM Inc.

Conclusion

- Questions and Answers