Area-Wide Assessment for Large-Scale Urban Redevelopment

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Overview

• Background and History
• Wichita Brownfield Assessment Project
• Previous Area-Wide Phase I s
• 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 I s

- 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*
Final Results
Conclusion

• Questions and Answers