

Case No. BZA 6-81 - DEN Management
Company, 1611 North Mosley, Wichita,
Kansas requests a variance to reduce
the required off-street parking
from 45 to 8 spaces on property
zoned "E" Light Industrial and

4-9-81
4-10-81
4-23-81
4-27-81
200 480
Checked
Spot
Revised

ACTION

BZA
6-81

COMMITTEE

APPROVED

DATE

3-24-81

POSTED
3-6-81
[Signature]

M.A.P.C. _____

B.C.C./B. CO. C. _____

200' 4" Sec
Checked
Shot
Recorded

4-9-81
4-10-81
4-23-81
4-27-81

Case No. BZA 6-81 - DEM Management
Company, 1611 North Mosley, Wichita,
Kansas requests a variance to reduce
the required off-street parking
from 45 to 8 spaces on property
zoned "E" Light Industrial and

Map No. 5547 D
 Sec. 21
 Twp. 27
 Range 1E

BZA- 6-81
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA:

1. Acres: 0.15 (50 ft. by 136 ft.)
2. Adjoining Zoning: E _____ S _____ W _____ N _____
3. Land Use: East _____ South _____
 West RESTAURANT North UNDEVELOPED
4. Sketch Plan Land Use is for: _____
5. Present Land Use if for: _____
6. Area (is) (is not) platted. UP DATE 2/11 IN FIELD

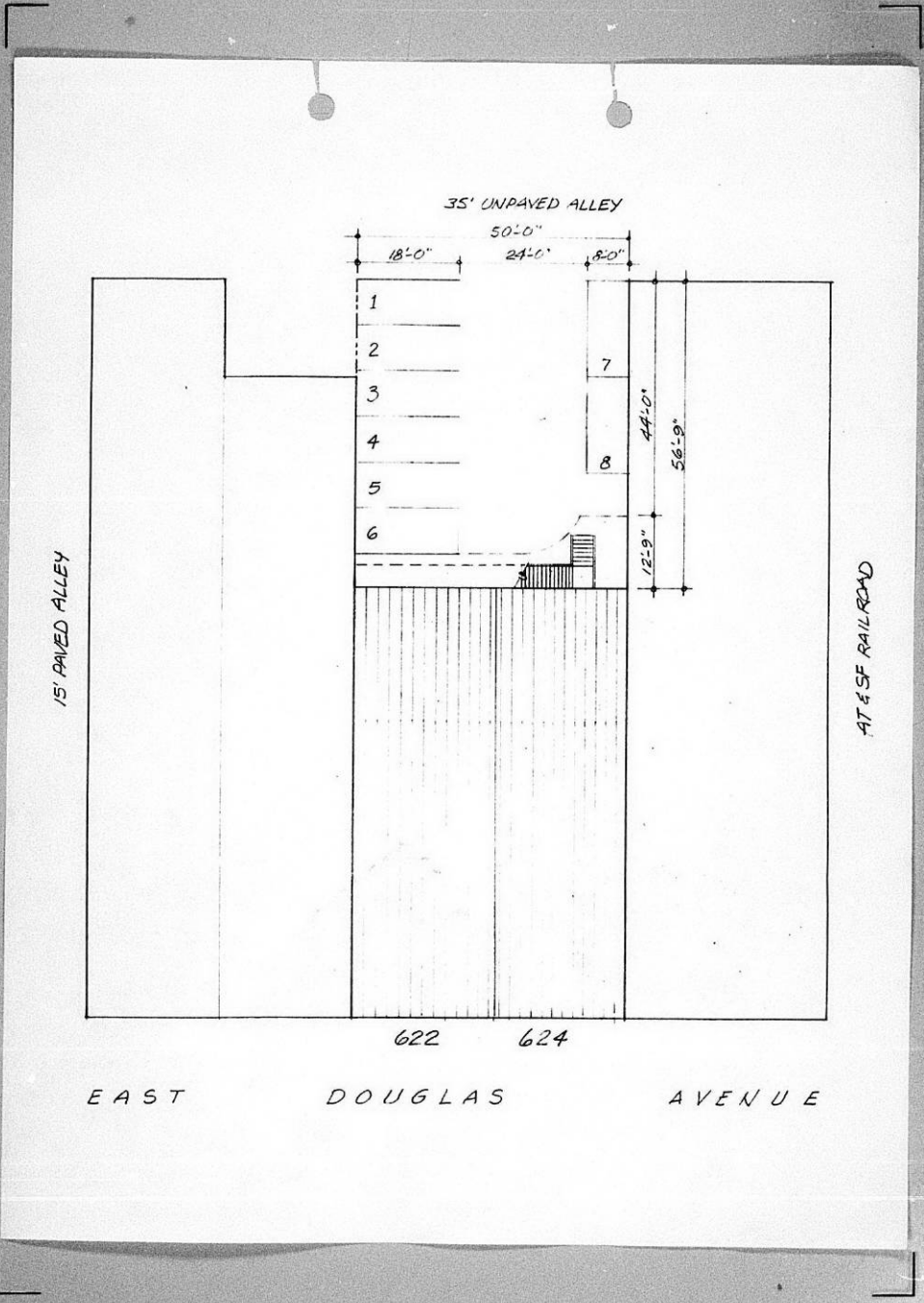
PHOTO DATA:

Taken by _____ Date _____ Time _____



LOS ANGELES REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 2153C
 HASTINGS, AN
 MEMBER OF THE SURVEYORS' ASSOCIATION OF CALIFORNIA
 U.S.A.

Shedd
 No. 2153C



35' UNPAVED ALLEY

18'-0" 50'-0" 24'-0" 8'-0"

15' PAVED ALLEY

- 1
- 2
- 3
- 4
- 5
- 6

7

8

44'-0"

56'-9"

12'-9"

AT 45' RAILROAD

622 624

EAST DOUGLAS AVENUE

March 31, 1981

David E. Morris
1611 North Mosley
Wichita, Kansas

Re: Case No. EZA 6-81
Request for Variance

Dear Mr. Morris:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on March 24, 1981.

This Resolution reflects the official action of the Board to approve your request. It is forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith
Secretary

JHG:sad
Enclosure

cc: DEM Management Inc., 1611 North Mosley, Wichita, Kansas
Robert Feldner, Superintendent of Central Inspection (2)
Don Oisick, City Clerk

RESOLUTION NO. BZA 6-81

WHEREAS, DEN Management Co., 1611 North Mosley, Wichita, Kansas requests a variance as provided in Section 2.12.590.B, Code of the City of Wichita, to reduce the required off-street parking from 45 to 8 spaces on property zoned the "E" Light Industrial District and legally described as follows:

Part of Lots 2, 4, 6, 8, & 10 on Fifth, now Santa Fe Avenue, in J. R. Mead's Addition to Wichita, Sedgwick County, Kansas, described as: Beginning 37 feet west of the southeast corner of Lot 2; thence north 136 and 9/12 feet; thence west 25 feet; thence south 136 and 9/12 feet; thence east to point of beginning

and

Part of Lots 2, 4, 6, 8, & 10 on Fifth, now Santa Fe Avenue, in J. R. Mead's Addition to Wichita, Sedgwick County, Kansas, described as: Beginning 62 feet west of the southeast corner of Lot 2; thence north 136 and 9/12 feet; thence west 25 feet; thence south to Douglas Avenue; then east 25 feet to point of beginning. Generally located on the north side of Douglas and east of St. Francis (622-624 East Douglas).

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of March 24, 1981, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the property is occupied by two older structures that are to be rehabilitated and there is only limited space on the property for parking; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the owner has an agreement for off-street parking in the general area; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the applicant would be unable to remodel the buildings for office purposes; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the applicant will be providing parking through a redevelopment plan for the East Douglas area using a common parking area; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the parking will be provided within 600 feet of the property; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce the required off-street parking from 45 to 8 spaces on property zoned the "E" Light Industrial District and legally described as:


Part of Lots 2, 4, 6, 8, & 10 on Fifth, now Santa Fe Avenue, in J. R. Mead's Addition to Wichita, Sedgwick County, Kansas, described as: Beginning 37 feet west of the southeast corner of Lot 2; thence north 136 and 9/12 feet; thence west 25 feet; thence south 136 and 9/12 feet; thence east to point of beginning

and


Part of Lots 2, 4, 6, 8, & 10 on Fifth, now Santa Fe Avenue, in J. R. Mead's Addition to Wichita, Sedgwick County, Kansas, described as: Beginning 62 feet west of the southeast corner of Lot 2; thence north 136 and 9/12 feet; thence west 25 feet; thence south to Douglas Avenue; then east 25 feet to point of beginning. Generally located on the north side of Douglas and east of St. Francis (622-624 East Douglas).

be approved.

ADOPTED AT WICHITA, KANSAS, this 24th day of March, 1981.


Earl Henderson, Chairman

ATTEST:


Glen E. Lytle, Assistant Secretary

March 27, 1981

David E. Norris
1611 North Mosley
Wichita, Kansas

Re: Case No. BZA 6-81
Request for Variance

Dear Mr. Norris:

At the regular meeting of the Board of Zoning Appeals on March 24, 1981, your request for a variance to reduce the required off-street parking spaces from 45 to 8 was considered.

It was the action of the Board to approve your request.

A Resolution setting forth the official action of the Board is being prepared and you will be mailed a copy as soon as the signatures of the Chairman and Secretary have been obtained.

If you have any questions, please call our office.

Sincerely yours,

Glen E. Lytle
Assistant Secretary

GEL:sad

cc: DEN Management Inc., 1611 North Mosley, Wichita, Kansas

THE CITY OF WICHITA
OFFICE OF CITIZEN PARTICIPATION

DATE March 18, 1981

TO Glen Lytle, Special Assistant for Zoning

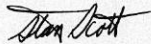
FROM Stan Scott, Administrative Aide III

SUBJECT BZA 6-81: North Side of Douglas
East of St. Francis

On Monday, March 16, 1981, CPO Neighborhood Council "L" considered the captioned case, a variance request to reduce the required number of off-street parking spaces from 45 to 8 on property zoned "E" Light Industrial.

The Council voted 4-0 to recommend approval of the requested variance. In making its recommendation the Council noted the indication in the staff report that the applicant has a joint agreement for other parking spaces in the area north of the property developed by the Department of Redevelopment and Rehabilitation. Neither the applicant, nor area property owners were present.

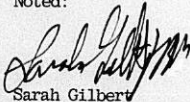
Please provide the Council's recommendation to the Board of Zoning Appeals when BZA 6-81 is considered March 24.



Stan Scott
Administrative Aide III

SS:dm

Noted:



Sarah Gilbert
Assistant CP Coordinator

RECEIVED

MAR 18 1981

METROPOLITAN PLANNING

ROUTE _____

SECRETARY'S REPORT
CASE NO. BZA 6-81

APPLICANT: DEN Management Inc., 1611 North Mosley, Wichita, Kansas.

AGENT: David E. Norris, 1611 North Mosley, Wichita, Kansas.

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required off-street parking spaces from 45 to 8.

GENERAL LOCATION: On the north side of Douglas and east of St. Francis (622-624 East Douglas).

ZONING: Subject property is zoned "E" Light Industrial as are all adjacent properties.

LAND USE: Subject property is being remodeled for offices. Adjacent properties are a mixture of Commercial uses.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita and the Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance of the required off-street parking spaces from 45 spaces to 8 spaces on property zoned the "E" Light Industrial District. The applicant is in the process of converting two older 25 foot wide structures to office purposes. Both buildings were constructed long ago prior to any off-street parking requirements and are nonconforming as to this requirement. There is space for 8 spaces to the rear of the building, and the applicant has a joint agreement for other parking spaces in the area north of the property which has been developed by the R & R Department, to encourage redevelopment of the East Douglas area.

UNIQUENESS:

It is the opinion of the Secretary that the requested variance may arise from conditions unique to this property inasmuch as the property is presently occupied by existing nonconforming structures that are to be rehabilitated and there is limited area for parking on the site.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the applicant has an agreement for off-street parking in the general area.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of Title 28 (Zoning Ordinance) would constitute an unnecessary hardship upon the applicant inasmuch as the applicant would be unable to remodel the buildings for office purposes.

PUBLIC INTEREST:

It is the opinion of the Secretary that the granting of the variance would not affect the public interest inasmuch as the variance is based on the applicant providing parking through a redevelopment plan for the East Douglas area using a common parking area.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the parking will be provided within 600 feet of the property which is more than now exists for the present buildings.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of the variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted.

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

February 27, 1981

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 6-81

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by DEN Management Company, 1611 North Mosley, Wichita, Kansas, requesting a variance.

Pursuant to Section 2.12.590.B of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required off-street parking from 45 to 8 spaces on property zoned "E" Light Industrial. A legal description of the applicant's property is as follows:

Part of Lots 2, 4, 6, 8, & 10 on Fifth, now Santa Fe Avenue, in J. R. Mead's Addition to Wichita, Sedgwick County, Kansas, described as: Beginning 37 feet west of the southeast corner of Lot 2; thence north 136 and 9/12 feet; thence west 25 feet; thence south 136 and 9/12 feet; thence east to point of beginning

and

Part of Lots 2, 4, 6, 8, & 10 on Fifth, now Santa Fe Avenue, in J. R. Mead's Addition to Wichita, Sedgwick County, Kansas, described as: Beginning 62 feet west of the southeast corner of Lot 2; thence north 136 and 9/12 feet; thence west 25 feet; thence south to Douglas Avenue; then east 25 feet to point of beginning. Generally located on the north side of Douglas and east of St. Francis (622-624 East Douglas).

This application has been assigned Case No. BZA 6-81. It will be considered by the Board of Zoning Appeals on March 24, 1981 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variance you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith
Secretary

BZA CASE NO. 6-81

1 NOTICES SENT TO APPLICANT/AGENT

970 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

13 NOTICES SENT TO ADJOINING PROPERTY OWNERS

24 TOTAL NOTICES SENT 2-27-81

BOARD OF ZONING APPEALS
CITY OF WICHITA, KANSAS

CASE NO. 6-81
FILED _____

APPLICATION FOR VARIANCE

I. Name of Applicant DEN Management Company
Mailing Address 1611 N. Mosley Phone 264-2393
Name of Authorized Agent David E. Norris
Mailing Address 1611 N. Mosley Phone 264-2393

Relationship of applicant to property is that of Partner
(Owner, Tenant, Lessee, Other)

II. The variance requested is to reduce the required off-street parking from 45 to 8 spaces 45 to 8 to reduce the required off-street parking to reduce the required off-street parking

for property located on the north side of Douglas east of St. Francis (624-622 E. Douglas)

and legally described as: See ownership list
See Attached

in the City of Wichita; and which is presently zoned "E".

III. The applicant herein, or his authorized agent, acknowledges:

- a. That he has received an instruction sheet concerning the filing and hearing of this matter;
- b. That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- c. That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- d. That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant DEN Management Company

Authorized Agent [Signature]

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 8:30 (a.m.-p.m.), Feb. 19, 1981 together with appropriate fee of 150.00.

Signed [Signature]

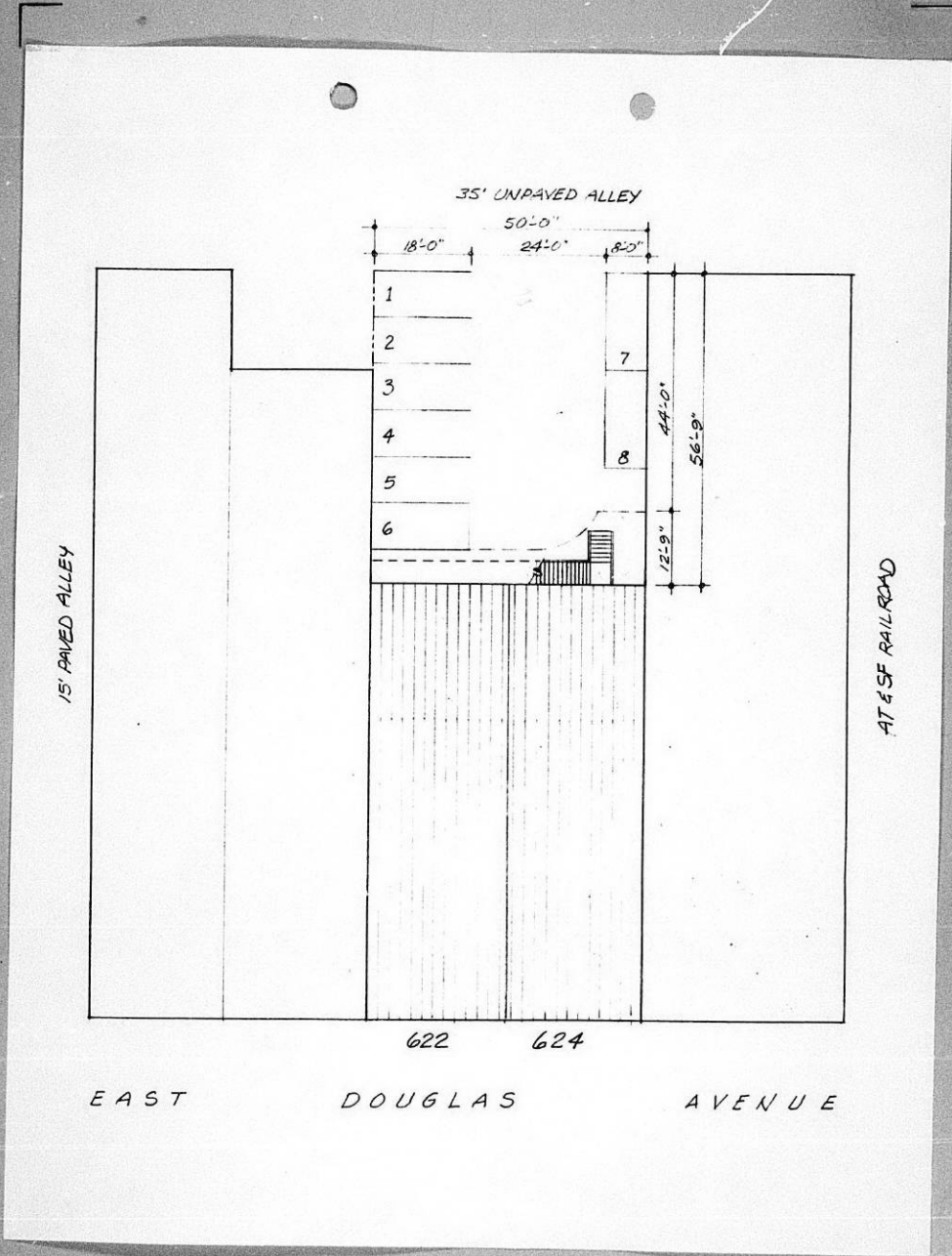
624 E. Douglas

Beginning 37 feet West of the Southeast Corner of Lot 2, on Fifth, now Santa Fe Ave., J.R. Mead's Addition to Wichita, Sedgwick County, Kansas; thence North 136.9 feet to the alley; thence West 25 feet; thence South 136.9 feet; thence East to the point of beginning; being a part of Lots 2, 4, 6, 8, and 10 on Fifth now Santa Fe, J.R. Mead's Addition to the City of Wichita, Sedgwick County, Kansas.

622 E. Douglas

Beginning 62 feet West of Southeast Corner of Lot 2, on Fifth, now Santa Fe Ave., J.R. Mead's Addition to Wichita, Sedgwick County, Kansas; Thence North 136.9 feet to the alley; thence West 25 feet; thence South 136.9 feet; thence East to the point of beginning; being a part of Lots 2, 4, 6, 8, and 10 on Fifth, now Santa Fe, J.R. Mead's Addition to the City of Wichita, Sedgwick County, Kansas.

*use descrip
on ownership list*



15' PAVED ALLEY

35' UNPAVED ALLEY

50'-0"
18'-0" 24'-0" 8'-0"

1
2
3
4
5
6

7

8

44'-0"

56'-9"

12'-9"

622 624

EAST DOUGLAS AVENUE

AT & SF RAILROAD



SECURITY IS KNOWING

Title Insurance • Escrow Closings • Abstracts

OWNERSHIP LIST

<u>Lot</u>	<u>Street</u>	<u>Addition</u>	<u>Property Owner</u>
C & D	Douglas	J.R. Meads Addition	✓ Herbert Moses & Esther Moses, 422 S. Vassar, 67218
70	"	"	✓ Otto Woermke & Erna Woermke, 604 E. Douglas, 67202
72	"	"	✓ Dick Puryear, 2101 S. Santa Fe, 67211
74 & 76	"	"	✓ Richard L. Hilton & Jacqueline C. Hilton, 612 E. Douglas, 67202
Part of lots 2, 4, 6, 8, & 10, beg. 37 ft. west of the SE corner of lot 2; then north 136 & 9/12 ft.; then west 25 ft.; then south 136 & 9/12 ft.; then east to beginning	Santa Fe	"	<i>Sub.</i> ✓ DEN Management Co., 1611 N. Mosley, 67214
Part of lots 2, 4, 6, 8, & 10, beg. 62 ft. west of the SE corner of lot 2; then north 136 & 9/12 ft.; then west 25 ft.; then south to Douglas Avenue; then east to beginning	Santa Fe	"	"
West 23 ft. of lots 2, 4, 6, 8, & 10	Santa Fe	"	✓ Roger M. King and Martha O. King, 419 S. Crestway, 67218
East 37 ft. of lots 2, 4, 6, 8, & 10, and 5.3 ft. adjoining said lots on the east on Santa Fe	Santa Fe	"	✓ Harry Lankford, 3921 E. English, 67218
East 25 ft. of the west 48 ft. of lots 2, 4, 6, 8, & 10	Santa Fe	"	✓ Durrell Armstrong, 704 E. Douglas, 67202

<u>Lot</u>	<u>Street</u>	<u>Addition</u>	<u>Property Owner</u>
1	St. Francis	J.R. Meads Addition	✓ Huber Janitor Supplies, 114 N. St. Francis, 67202
3	"	"	✓ Carpenter's Local Union No. 201, 122½ N. St. Francis, 67202
5	"	"	✓ Automotive Distributing Co. Inc., 126 N. St. Francis, 67202
7	"	"	✓ Union Rescue Mission Inc., 130 N. St. Francis, 67202
14, 16, & 18	Santa Fe	"	<i>Deaf</i> ✓ Automotive Distributing Co. Inc., 126 N. St. Francis, 67202
20 & 22	"	"	✓ Urban Renewal Agency of Wichita, 455 N. Main, 67202
24 & 26	"	"	<i>Deaf</i> ✓ Harry G. Lankford, 3921 E. English, 67218
Odd lots 77 thru 85 & vacated alley adjacent on east	Douglas	N.A. English's Addition	✓ Board of Park Commissioners of the City of Wichita, 455 N. Main, 67202
East 5 ft. of 87, all of 89 & 91, & the west 20 ft. of 93	Douglas	"	<i>Deaf</i> ✓ Urban Renewal Agency of Wichita, 455 N. Main, 67202
East 5 ft. of 93, all of 95, & 30 ft. adjacent on east	Douglas	"	"

We hereby certify the foregoing to be a true and correct list of the property owners within a 200 foot radius of

me for legal

Part of Lots 2, 4, 6, 8, & 10 on Fifth, now Santa Fe Avenue, in J.R. Mead's Addition to Wichita, Sedgwick County, Kansas, described as: Beginning 37 feet west of the southeast corner of lot 2; thence north 136 and 9/12 feet; thence west 25 feet; thence south 136 and 9/12 feet; thence east to point of beginning

AND

Part of Lots 2, 4, 6, 8, & 10 on Fifth, now Santa Fe Avenue, in J.R. Mead's Addition to Wichita, Sedgwick County, Kansas, described as: Beginning 62 feet west of the southeast corner of lot 2; thence north 136 and 9/12 feet; thence west 25 feet; thence south to Douglas Avenue; then east 25 feet to point of beginning

as shown by the last deed of record on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 17th day of February, 1981, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT & TITLE CO., INC.

By

Mary Gable
Vice President

Order No. 296084
GE

EN MANAGEMENT CO.

1611 N. MOSLEY
WICHITA, KANSAS 67214
(316) 264-2393

DEAN E. NORRIS
(316) 465-3382

DAVID E. NORRIS
(316) 685-9617

February 18, 1981

Board of Zoning Appeals
City of Wichita
455 N. Main
Wichita, Kansas 67202

Gentlemen:

By this letter I wish to request that the Board consider and grant a variance in zoning for my property located at 622 and 624 E. Douglas.

As you can see my property is located in the "Old Town" part of Wichita which is in the process of reconstruction. The area is currently zoned light industrial in accordance with the historic uses of the area. Preliminary designs by my architect indicate that current zoning would demand that I have 45 parking spaces to meet the requirements for my 8,000 square feet of office/retail/restaurant spaces. Of course, to meet building code requirements and to get my construction prints approved, I must show that parking is available for my structures.

I have attempted to buy additional land for use as parking but have been unsuccessful in my efforts. The only avenue I have is to lease some spaces but there is no guarantee of the permanency of this arrangement.

It is my belief that if this variance request is granted the area will be enhanced by the completion of my redevelopment program. Bus lines and public and private parking are available within reasonable distances from my buildings. By bringing "Civilians" back into the area I feel the character of the area will definitely be improved. This improvement should also have positive repercussions on adjacent property owners.

Board of Zoning Appeals
February 18, 1981
Page 2

Please consider the needs as outlined in this request
to provide a variance of parking requirements from
45 to 8 spaces for both 622 and 624 E. Douglas.

Respectfully submitted,



David E. Norris

DEN/sb

Enclosures



Staff Photo by Steve Jones

The Wichita Eagle- Beacon
Monday, February 2, 1961

The Old Town district on Douglas, home to transients, is showing signs of growth

Old Town

'Urban Pioneers' Are Trying To Give the Area New Life

By ELAINE VITT
Staff Writer

Until a few months ago, the first things you saw on Douglas across from Naftzger Park were broken glass and broken men.

Now you see a blazing orange awning — an irrefutable reminder that change is coming to the languishing area, christened "Old Town" by urban renewal officials.

It is change at the hands of four "urban pioneers": Dave Norris, Roger King, Jackie and Richard Hilton. These four "little guys," as Norris describes them, are succeeding in their renovations while the "big guys" — like Harter Inc. and its \$10 million Union Station project or the Foundation for Wichita Development with its \$20 million downtown plans — hit snag after snag.

Roger King was the first newcomer to Old Town

and "really has done the most to change the image of the area, to inspire the rest of us," said Jackie Hilton.

King bought three buildings in the 600 block of East Douglas about 18 months ago. He has renovated the old Wheeler Hotel, 618 E. Douglas, into 10 apartments, eight of which are taken. The ground floor awaits a retail tenant, a restaurant, King hopes.

He sold the two other buildings, 622 and 624 E. Douglas, to Norris last summer.

Norris is investing heavily in the "Old Town" area. He recently bought the Merchants Warehouse, a block south on East William, which he hopes to turn into offices or stores, partly depending on what happens on the Salvation Army Warehouse site across the street.

(See NEW FACES, 4A, Col. 1)

New Faces in Old Town 'Believe in the Area'

● From Page 1A

The fronts of Norris' and King's buildings show early stages of renovation but they don't stand out as much as the orange awning over the Hilton's doorway. It shades the entrance to the old Renfro Hotel — now Victoria Park, a soon-to-open apartment house and office building. Jackie Hilton inherited the hotel, a down-and-out establishment patronized mostly by down-and-out drifters from her father, Wesley. With her husband, she's converting the second and third stories of the former \$5-a-night hotel to 12 apartments. Her husband, Richard, has opened his law offices on the east side of the first floor, leaving the west side available for a retail tenant.

"We won't let just anyone move in," Hilton said. "It will have to be someone who will draw people to the area." She thinks a pastry shop may be the magnet.

"You've just got to believe in the area," Hilton said. "It will be back."

Each of the "pioneers" has a large investment whose returns depend on attracting new people to Old Town.

THE HILTONS got a low-interest federal loan of \$552,750 through the city's urban renewal department. The payments — \$3,000 a month for 20 years — start in March, Hilton said. The apartments, which will rent for about \$225 a month, open Feb. 1.

King also got a low-interest loan of about \$285,000 to fix up the Wheeler Hotel. That paid for about half the renovation, he said. He supplied the rest.

Norris has the most money at stake in the area. He recently completed purchase of the Merchants Warehouse. Although he didn't say how much he has tied up in the three buildings, he said renovation of the

two on Douglas — into about 3,000 square feet of office space each — will cost about \$500,000.

The Merchants Warehouse, used now by Allied Van Lines, has 50,000 square feet, Norris said.

While high interest rates are blamed by other downtown developers for stalling their projects, Norris moves on, using private borrowing and his own resources.

"I JUST FIGURE you put your money in when you can, and if it works, it works," Norris said.

King concurred: "If you wait until the interest rates go down, chances are next year the construction costs will have risen that much anyway."

When Norris started negotiations for the Merchants Warehouse, it seemed Harter Inc. was about to redevelop Union Station.

Since then, however, Harter Inc. has filed for reorganization under federal bankruptcy laws and the city has withdrawn its letters of intent to issue industrial revenue bonds that would have financed the project.

It now will be months before Harter can proceed, company spokesmen estimate. Meanwhile, the city could seek another redeveloper, which also would take months.

SO UNION STATION, which was supposed to be the starting point for East Douglas renovation, may be the finale, Norris said.

The fire that destroyed the Salvation Army Warehouse Dec. 30 was another blow for the area. The Law Co. had started turning the old building into offices. But now the firm isn't sure about its plans for the site.

Reversals are nothing new for Old Town. Several years ago, the urban renewal plans for Old Town called for a plaza linking the backs of the buildings on the north side of the 600 block of East Douglas with parking lots and

entrances to various shops and offices.

But there was fierce opposition to the plans from owners of some businesses that had been in the area a long time. So the plaza idea was dropped and urban renewal stopped trying to buy land, except for two parcels behind the Wheeler and Renfro. The City Commission will consider selling those parcels to Hilton and King at its meeting Tuesday.

Urban renewal officials said the upgrading of the area was slower than they hoped but they're encouraged by recent renovations of the Looking Glass and J.R. Mead restaurants and the Disabled American Veterans Thrift Store.

ALTHOUGH THEY would benefit from a revamped Union Station and a phoenix from the ashes of the Salvation Army Warehouse, the four "pioneer" developers aren't waiting.

"My work is not contingent upon Union Station or the Law Co.," Norris said. "It would be nice to have Union Station renovated. Somebody will do it."

"What this area really needs is someone with the really big checkbook to come in. But it will come."

Meanwhile, Norris says, he'll take the financial risks.

"We really are pioneers. If you look at other cities with a layout like this one, they already recognize that there is an energy shortage — that people are going to have to move closer in."

MIKE MANTZ and Dallas Miller have made that move, and their apartment is the showplace of the reborn Wheeler Hotel.

Each apartment has exposed brick and large windows, although some have a view of an alley or the back parking lot. Miller and Mantz overlook Douglas and Natfzger Park. Douglas can get rowdy on the

weekends, especially in warmer months, but that is part of the vitality that drew the pair to downtown living.

"There is so much happening downtown," Miller said. "It can get a little noisy, but usually you can't hear it. And it can be fun to watch."

"WE WALK to work, walk to eat. It's alive."

Some of the vitality isn't always welcome, the developers acknowledged. The block, its alleys and the railroad overpass just to the east are traditional haunts for transients, and the developers are rousting them out.

Randy McClain, manager for the Hiltons' Victoria Park apartments, keeps vigil and walks the alleys to rouse sleeping vagrants. The efforts are working, say the developers.

"We still have maybe two or three men who walk the streets, refuse to leave," said Jackie Hilton. "I don't think they'd hurt a soul. But I have seen it a hundred times worse. Of course, it's cold now. We'll have to see in the warm months. But in another year or two, they'll all be gone."

NORRIS SAID it would happen sooner.

"They're not sociable people. If others start coming down here, they're going to move out. They're already moving out."

Meanwhile, the established businesses on the block, like Zelman's Clothing, go on stolidly. Esther and Herbert Moses, who own Zelman's and the rest of the building, which houses Kelly's Liquor and the Koma Lounge, haven't decided whether to renovate. But Herbert Moses talks tentatively about turning the second floor into offices.

Another landmark on the block, Erna and Otto Woermke's Old Mill Tasty Shoppe, is one the newcomers hope will stay.

MICROFILMED
 FROM THE BEST
 AVAILABLE COPY

FORM 29 1

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
City of Wichita	\$1500

NAME: DEN MANAGEMENT CO.

ADDRESS: 111 N. MOORE

FUND: 110-40071-003 - DUE DATE: 03-01-00

COMMENTS:

DATE: 2/13/21 BY: J. Lytle