

DR 78-28 Review of Urban Renewal
Agency's Year Plan and Program.

ACTION

COMMITTEE _____ DATE _____

M.A.P.C. *no action needed* 9-28-78
will consider as part of CIP
MAPC
B.C.C./B. CO. C. _____

DR 78-28 i Review of Urban Renewal
Agency's Year Plan and Program.

WICHITA-SEDGWICK COUNTY

September 21, 1978

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

RE: AGENDA ITEM NO. 26

TO Wichita-Sedgwick County Metropolitan Area Planning
Commission

FROM Robert A. Lakin, Director of Planning

SUBJECT Six-Year Urban Renewal Program

In order to comply with programming procedures for Community Development Block Grant in subsequent years the Urban Renewal staff has prepared a six year plan for presentation to the Urban Renewal Commission. This plan is being presented to various groups such as CPO Central Council, neighborhood councils, Water Ways Advisory Board, Center City Steering Committee, Greater Downtown Wichita, as well as others. The Urban Renewal Commission and their staff wish to have a joint meeting with you on September 28, 1978, at noon so that they may present their proposals.

Attached is a copy of their program as submitted to us. We have not made an evaluation of their programs and there are several new projects contained therein which deserve additional review. I would assume that most of these projects, since they are sometimes related to other departments other than Urban Renewal, will come up in the annual capital improvement program review process. It is at this point where I think the final decisions are better made as one can get a better feel for the total amount of the general obligation funding as well as other resources available. Also, by that time perhaps there would be better information relative to the mix of funding that is shown on several of these projects such as GO, SA, CDBG, etc. Acceptability of some of the projects to me relate to the amount of funding and what funding pool it comes out of as to whether the project can or should have a-priority for consideration.


Robert A. Lakin, Director of Planning

RAL:bh

cc: Ken Kitchen, Urban Renewal Director

DR 78-28 - Review of Urban
Renewal Agency's 6 year plan
and program.

THE CITY OF WICHITA
OFFICE OF URBAN RENEWAL

DATE September 14, 1978

TO See Distribution
FROM R. E. Finkbiner, Assistant Director for
Planning & Budget
SUBJECT Six Year URA Program

Enclosed is a copy of a proposed six-year plan that was presented to the Urban Renewal Commissioners on September 5, 1978. A meeting has been scheduled through the City Manager's office for 2:00 p.m., September 21, 1978, to be held in Urban Renewal's Conference Room. The Urban Renewal staff will review the plan with you for your comments and input.

The plan will be presented to various groups, CPO Central Council, appropriate CPO Neighborhood Councils, Waterways Advisory Board, MAPC, Center City Steering Committee, Greater Downtown Wichita and other groups.

Robert E. Finkbiner

Robert E. Finkbiner

REF/jan
cc:Kenneth H. Kitchen, Executive Director

Distribution List:

E. H. Denton, City Manager
Russ Brenner, Director of Administration
Don Anderson, Director Economic Development
Robert Lakin, Director of Planning ✓
Ray Bruggeman, Director of Public Works
Tom Allen, Director of Parks
David Furnas, Citizens Participation Coordinator

NOTE TO BOB LAKIN:

We would like to have a joint meeting between the URA Commissioners and Planning Commissioners September 28. It has been suggested that it be a luncheon meeting. Please advise.

Bob
Bob

*Anderson; WPA is too spread out.
Need to concentrate
activities on Housing
in Center City, Offices and
Parking*

*Decision on
Tax Increment Fin.
by Oct - according to Kitchen*

*M. L. ...
...*

SIX YEAR PLAN PRELIMINARY - SUMMARY BY PROJECT AREA

Revised 8/31/78

	1979	1980	1981	1982	1983	1984	Gross Expenditures	Net Expenditures	Funding Source
DOWNTOWN DEVELOPMENT									
Baltimore Hotel	\$ 550,000	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 550,000	\$ 150,000	C.D.
Beacon Lane Park	-0-	-0-	200,000	-0-	-0-	-0-	200,000	200,000	S.A. Benefit District, GO
Douglas Avenue Pedestrian Improvements	-0-	-0-	1,540,000	-0-	-0-	-0-	1,540,000	1,540,000	S.A., GO, UDA Tax Increment
Downtown Housing Site-North of Douglas	-0-	-0-	711,500	-0-	-0-	-0-	711,500	711,500*	I.R.B., R.B.
Downtown Housing Site-South of Douglas	-0-	800,000	-0-	-0-	-0-	-0-	800,000	800,000*	I.R.B., R.B.
Downtown Recreation Transportation	100,000	162,500	-0-	-0-	-0-	-0-	262,500	262,500	GO
East Douglas Area	946,500	1,328,000	705,000	-0-	-0-	-0-	2,979,500	2,979,500	GO Revenue, S Benefit District, Tax Increment, CD
G.S.A. Site	731,500	-0-	-0-	-0-	-0-	-0-	731,500	-0-	NDP
Park Plaza "C"	548,000	-0-	-0-	-0-	-0-	-0-	548,000	-0-	NDP
Williams Street Mall	550,000	550,000	550,000	-0-	-0-	-0-	1,650,000	1,650,000	S.A., GO, Tax Increment, ED
Downtown Subtotal	<u>3,426,000</u>	<u>2,840,500</u>	<u>3,706,500</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>9,973,000</u>	<u>8,293,500</u>	
NEIGHBORHOOD DEVELOPMENT									
Amy-Isley	104,250	104,250	104,250	104,250	104,250	104,250	625,500	625,500	C.D.
Fairmount	50,000	50,000	50,000	50,000	50,000	50,000	300,000	300,000	C.D.

SIX YEAR PLAN PRELIMINARY

	1979	1980	1981	1982	1983	1984	Gross Expenditures	Net Expenditures	Funding Source
Jones Park	\$ 108,500	\$ 108,500	\$ 108,500	\$ 108,500	\$ 108,500	\$ 108,500	\$ 651,000	\$ 651,000 (See project sheet)	C.D.
Lincoln	214,750	104,250	104,250	104,250	664,750	104,250	1,296,500	1,296,500	C.D.
Linwood Park	-0-	-0-	104,250	104,250	104,250	104,250	417,000	417,000	C.D.
McAdams	3,723,500	2,633,000	1,451,000	1,369,500	-0-	-0-	9,177,000	6,506,000	UDAG, C.D., GO, SA, 108 Loans
Midtown	1,304,750	644,250	655,750	1,268,250	104,250	104,250	4,081,500	3,165,500	C.D.
Olde Towne	50,000	50,000	50,000	50,000	50,000	50,000	300,000	300,000	C.D.
Planeview	8,500	8,500	8,500	8,500	2,008,500	2,008,500	4,051,000	4,051,000*	C.D., UDAG
Sheridan Park	Costs not completed.								
Washington- Hyde Park	-0-	-0-	-0-	-0-	416,000	416,000	832,000	832,000*	C.D.
West Douglas Area	104,250	1,717,750	104,250	104,250	104,250	104,250	2,239,000	2,239,000*	GO, R.B., Tax Increment, C.D.
Neighborhood Subtotal	<u>5,668,500</u>	<u>5,420,500</u>	<u>2,740,750</u>	<u>3,271,750</u>	<u>3,714,750</u>	<u>3,154,250</u>	<u>23,970,500</u>	<u>20,383,500</u>	
RIVER BEAUTIFICATION	<u>100,000</u>	<u>747,500</u>	<u>-0-</u>	<u>1,500,000</u>	<u>2,000,000</u>	<u>2,225,000</u>	<u>6,572,500</u>	<u>6,572,500</u>	GO, B.O.R., C.D.
ADMINISTRATION	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000	6,000,000	
TOTAL	<u>\$10,194,500</u>	<u>\$10,008,500</u>	<u>\$7,447,250</u>	<u>\$5,771,750</u>	<u>\$6,714,750</u>	<u>\$6,379,250</u>	<u>\$46,516,000</u>	<u>\$41,249,500</u>	

* Disposition proceeds not completed.

DOWNTOWN DEVELOPMENT

project number	project description BALTIMORE HOTEL	1979	1980	1981	1982	1983	1984	project cost	method of financing
Acquisition*	Acquisition of Baltimore Hotel at Main and 2nd Street	X						\$400,000	Temporary Notes
Site Improvements	Construction of canopy on Baltimore Hotel	X						150,000	C.D.
*Cost includes acquisition and acquisition expenses									

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
Site Improvements	BEACON LANE PARK Development of a park in the alleys bounded by Douglas, English, Main and Market. Includes benches, lighting, landscaping.			X				\$200,000	S.A. Benefit District, G.O.

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
Site Improvements	Both sides of Douglas Avenue between Main and Broadway, and the south side of Douglas between Broadway and Topeka. Project includes sidewalk paving, lighting, street furniture, landscaping, and construction of canopy system, between building and curb, from Main to Broadway.		X					\$1,540,000	S.A., G.O. Tax Increment, UDAG

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
Acquisition	<p>Bounded by St. Francis, Engstrom, 1st and Douglas Property in the NE Quadrant of the downtown area</p> <p><i>Howley</i></p> <p>Reason: (1) Decrease pop. downtown (2) Kitchen says he has a hot prospect (3) might go by '81</p> <p>Density expected to be higher than Villa Del Mar. - maybe 30 DU/acre</p> <p>*Costs include acquisition, relocation, demolition and acquisition expenses.</p>		X					\$711,500	I.R.B. & R.B.

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
Acquisition	Downtown Housing Site South of Douglas <i>Topeka - Engstrom, S. of Williams</i> <i>(FW - 2 other buildings on site)</i> Property in the SE Quadrant of the downtown area	X						\$800,000	I.R.B. & R.B.

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
	DOWNTOWN RECREATION TRANSPORTATION								
Acquisition	River Paddle Boat - Acquire river paddle boat to operate on Arkansas River	X						\$ 62,500	G.O.
	C. P. Huntington Train - Acquire miniature passenger train to operate between Indian Center and Cowtown. Includes accessories and track installation.	X						100,000	G.O.
	Rubber Tire Trolley - Acquire two (2) customized rubber tire trolleys to operate between Union Station Complex, Cowtown, Indian Center, Art Museum and other downtown cultural attractions.	X						100,000	G.O.
	<p>WRA will remove method of financing and move back year of implementation.</p> <p>Anderson objects to use of G.O.</p> <p>Tom Allen likes the paddle boat idea.</p>								

Long Term future parking

project number	project description						project cost	method of financing
		1979	1980	1981	1982	1983		
EAST DOUGLAS AREA								
Acquisition	Parking Lot at NW corner of Douglas and Mead	X					\$ 63,500	G.O. - Revenue
	Parking Lot at NW corner of Douglas and Mosley	X					77,000	G.O. - Revenue
	Long Term Parking Site-south of Santa Fe Docks	X					170,000	G.O. - Revenue
	Downtown Parking Garage						Concept and financing techniques are being evaluated.	
	Realignment of Rock Island Street		X				301,000	G.O. - Revenue
	Realignment of Washington-Douglas Intersection <i>In anticipation of Interchange with Kellogg</i>		X				641,000	G.O. - Revenue
	Commercial building at 115 North Washington	X					65,000	G.O. - Revenue
Site Improvements	Pave Old Town parking site	X					86,000	G.O. - Revenue
	Pave long term parking site		X				188,000	G.O. - Revenue
	Pave southern part of Santa Fe Docks		X				203,000	G.O. - Revenue
	Pave Rock Island Street parking			X			130,000	G.O. - Revenue
	Mead's Place Pedestrian Improvements							
	St. Francis - Douglas to Waterman		X				335,000	S.A. - Benefit District
	St. Francis - Douglas to First Emporia - Douglas to William		X				296,000	G.O., C.D., Tax Increment

Metered. Land banking resource?

Need info on # of spaces gained out of all above. HRA promised.

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
Site Improvements	Mead's Place Pedestrian Improvements (cont.)								S.A. - Benefit District
	Emporia - Douglas to First, Topeka (east side) - 140 feet north of Douglas to William		X					\$274,000	G.O., C.D., Tax Increment
Rehabilitation	Rehabilitation of the northern section of the Santa Fe Freight Docks for the Farm & Art Market. Includes electrical, painting & other basic repairs X							150,000	C.D.
<p>*Costs include acquisition, acquisition expense, relocation, and demolition.</p>									

project number	project description G.S.A. SITE	1979	1980	1981	1982	1983	1984	project cost	method of financing
		Acquisition	Acquisition of land bounded by Main, Wichita, Third and Second Streets	X					

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
	WILLIAMS STREET MALL								
Site Improvements	<p>Pedestrian Mall on William Street, between Main and Santa Fe. Improvements include sidewalk, paving, lighting, street furniture, fountains, sculpture and pedestrian shelters.</p> <p>Santa Fe to Emporia Emporia to Broadway Broadway to Main</p> <p><i>G.O. to be used on Santa Fe to Emporia - can't anticipate use of SA in that area. Macy's and Henry's are in favor - according to Kitchin.</i></p>	X		X				\$550,000 550,000 550,000	S.A., G.O., Tax Increment, EDA

NEIGHBORHOOD DEVELOPMENT

project number	project description FAIRMOUNT	1979	1980	1981	1982	1983	1984	project cost	method of financing
Rehabilitation Program	Deferred Loans 5 loans/yr. @ \$10,000 each Rehabilitation Loans Loans will be made out of: \$250,000 Indirect Loan Fund \$1,000,000 Federal 312 Loans \$1,000,000 Bond Issue	X	X	X	X	X	X	\$50,000 50,000 50,000 50,000 50,000 50,000	C.D.

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
	JONES PARK								
	Activities as included in the Action Plan for the Jones Park Neighborhood, prepared by the Metropolitan Area Planning Department.								
Capital Improvements	Storm sewers, street paving, sidewalks, signs, traffic diverters and other traffic improvements, park land acquisition, landscaping and screening, bicycle trail.							\$ 2,843,500 *	C.D., G.O., S.A.
Housing	Loans and grants, paint grants, rehab counselors, condemnation of residential structures, acquisition of land for mobile home park, duplexed, elderly housing.							4,540,000 **	C.D.
	<p>* Cost is estimated. Drainage study to be completed in November. Actual costs for all capital improvements will be greater.</p> <p>**Cost figure for housing activities is too low. Does not include any acquisition costs for dilapidated residential structures.</p> <p>Staff is in the process of evaluating the proposals in the Jones Park Plan. Alternative approaches which could be taken include:</p> <ol style="list-style-type: none"> 1. Initiate no major activities other than paint grants and rehab loans until drainage and street paving are completed. 2. Assume drainage and streets will not be improved. Carry out acquisition of dilapidated structures and large vacant parcels for new housing development. 								

project number	project description McADAMS	1979	1980	1981	1982	1983	1984	project cost	method of financing	
Acquisition	Dilapidated commercial scattered throughout the neighborhood	X	X					209,000 153,000	C.D. C.D.	
	Residences in industrial zone	X	X	X				520,000 736,000 722,000 686,000	UDAG, C.D., & 108 Loans	
	Residences on Thirteenth Street		X					100,000	C.D.	
	Tenant residences for direct rehabilitation	X	X	X				68,500 68,500 45,500 45,500	C.D. & 108 Loans	
	Tenant residences-homesteading	X	X	X				105,000 75,000 75,000 45,000	UDAG	
	Tenant/owner occupied residences-demolition	X	X	X				106,000 85,000 58,500 43,000	UDAG & 108 Loans	
	Residences in 800 block Ohio & Indiana	X						226,000	UDAG	
	Vacant lots in industrial and residential zone	X	X					418,500 418,500	C.D., UDAG & 108 Loans	
	Site Improvements	Street tree planting	X						10,000	C.D.
		Industrial/Residential screening		X					50,000	UDAG
		Park Development		X					50,000	G.O.
		Washington Street paving		X					107,000	G.O.
		Cleveland Avenue Reconstruction		X					48,000 75,000	UDAG G.O.
		Street, curb & gutter repair	X						535,500	108 Loans
Sidewalk repair/replacement		X	X					30,000 30,000	UDAG UDAG	
Ninth & Cleveland pedestrian improvements			X					50,000	UDAG	

project number	project description MIDTOWN	1979	1980	1981	1982	1983	1984	project cost	method of financing
Acquisition	St. Francis Activity Area								
	Residences, vacant lots and industries in area bounded by Murdock, Thirteenth, St. Francis & Santa Fe railroad tracks	X						587,500	C.D.
	Residence/commercial at the N.E. corner Murdock & Topeka			X				79,500	C.D.
	Mo-Pac Activity Area								
	Residences & vacant lots in area bounded by Murdock, Thirteenth, Wichita & Market	X						393,500	C.D.
	Residences & commercial uses in area bounded by Thirteenth, Twelfth, Wellington Place & Main		X					453,000	C.D.
	Residence, industries and vacant lots in area bounded by Fairview, Missouri-Pacific railroad tracks, Eleventh & Tenth			X				525,500	C.D.
Opportunity Acquisition	H & H Parts, 1200 block of Wellington Place			X				1,058,500	C.D.
	Residences in area bounded by Twelfth, Ninth, Wellington Place & Main	X						191,500	C.D.
	Residences in 1300 block Main Street		X					60,000	C.D.
Project Operations	Temporary Operations, property disposition, planning & management	X						28,000	C.D.
			X					27,000	C.D.
				X				27,000	C.D.
					X			26,000	C.D.

Re: WDAG

WRA asked for 6.7 million of WDAG - Kitchen says they will probably get around \$5 million in the 4th Quarter of this fiscal year.

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
	OLDE TOWNE								
Rehabilitation Program	Deferred Loans 5 loans/yr. @ \$10,000 each Rehabilitation Loans Loans will be made out of: \$250,000 Indirect Loan Fund \$1,000,000 Federal 312 Loans \$1,000,000 Bond Issue	X	X	X	X	X	X	\$50,000 50,000 50,000 50,000 50,000 50,000	C.D.

project number	project description PLANEVIEW	1979	1980	1981	1982	1983	1984	project cost	method of financing
Acquisition	Acquisition and clearance of dilapidated structures					X	X	\$2,000,000 2,000,000	C. D. UDAG
Rehabilitation Program	Demolition Vacant dilapidated residential structures 10/yr. @ \$850 each	X	X	X	X	X	X	8,500 8,500 8,500 8,500 8,500	C. D.

project number	project description SHERIDAN PARK	1979	1980	1981	1982	1983	1984	project cost	method of financing
	<p>*Cost estimates have not been completed.</p> <p><i>WPA going to their Board with this project next week.</i></p> <p><i>304 lots</i></p> <p><i>\$35,000 upper limit.</i></p>								

RIVER BEAUTIFICATION

project number	project description RIVER BEAUTIFICATION	1979	1980	1981	1982	1983	1984	project cost	method of financing
Dam Construction	Central Avenue Dam - Improvements to Central Avenue Dam. Includes construction of sluice gate, replacement of wicket gate and seepage control improvements.	X						\$560,000	G.O.
	Seneca Street Dam - Construction of dam across Big Arkansas River at Seneca Street			X				1,500,000	G.O.
	Thirteenth Street Dam - Construction of dam on the Arkansas River at Thirteenth Street				X			2,000,000	G.O.
	John Mack Bridge Dam - Construction of dam at the John Mack Bridge over the Arkansas River					X		2,000,000	G.O.
Site Improvements	Pedestrian improvements along Arkansas River. Includes path, landscaping, benches.								
	Lincoln to Pawnee <i>Tom Allen has another party that will use two BOR funds</i>		X			X		187,500	B.O.R.
Acquisition	Conversion of Southwestern Well cable bridge, between Douglas and 1st-2nd Street Bridge, to a pedestrian footbridge. <i>Put back a few years</i>		X					100,000	G.O.
	Residences in 300 block W. Dewey					X		123,000	G.O., C.D., B.O.R.
	Storage yard in 300 block W. Dewey and along the Arkansas River					X		44,500	G.O., C.D., B.O.R.
	Commercial structure in 300 block W. Dewey					X		57,500	G.O., C.D., B.O.R.
*Costs include acquisition, acquisition expense, relocation and demolition									

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Douglas Avenue Pedestrian Improvements	-0-	-0-	1,540,000	-0-	-0-	-0-	1,540,000	1,540,000	S.A., GO, UDAE Tax Increment
Downtown Housing Site-North of Douglas	-0-	-0-	711,500	-0-	-0-	-0-	711,500	711,500*	I.R.B., R.B.
Downtown Housing Site-South of Douglas	-0-	800,000	-0-	-0-	-0-	-0-	800,000	800,000*	I.R.B., R.B.
Downtown Recreation Transportation	100,000	162,500	-0-	-0-	-0-	-0-	262,500	262,500	GO
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G.S.A. Site	731,500	-0-	-0-	-0-	-0-	-0-	731,500	-0-	NDP
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Williams Street Mall	550,000	550,000	550,000	-0-	-0-	-0-	1,650,000	1,650,000	S.A., GO, Tax Increment, EDA
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SIX YEAR PLAN PRELIMINARY

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Linwood Park	-0-	-0-	104,250	104,250	104,250	104,250	417,000	417,000	C.D.
McAdams	3,723,500	2,633,000	1,451,000	1,369,500	-0-	-0-	9,177,000	6,506,000	UDAG, C.D., GO, SA, 108 Loans
Midtown	1,304,750	644,250	655,750	1,268,250	104,250	104,250	4,081,500	3,165,500	C.D.
Olde Towne	50,000	50,000	50,000	50,000	50,000	50,000	300,000	300,000	C.D.
Planeview	8,500	8,500	8,500	8,500	2,008,500	2,008,500	4,051,000	4,051,000*	C.D., UDAG
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RIVER BEAUTIFICATION	<u>100,000</u>	<u>747,500</u>	<u>-0-</u>	<u>1,500,000</u>	<u>2,000,000</u>	<u>2,225,000</u>	<u>6,572,500</u>	<u>6,572,500</u>	GO, B.O.R., C.D.
ADMINISTRATION	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000	6,000,000	
TOTAL	<u>\$10,194,500</u>	<u>\$10,008,500</u>	<u>\$7,447,250</u>	<u>\$5,771,750</u>	<u>\$6,714,750</u>	<u>\$6,379,250</u>	<u>\$46,516,000</u>	<u>\$41,249,500</u>	

* Disposition proceeds not completed.

DOWNTOWN DEVELOPMENT

project number	project description BALTIMORE HOTEL	1979	1980	1981	1982	1983	1984	project cost	method of financing
Acquisition*	Acquisition of Baltimore Hotel at Main and 2nd Street	X						\$400,000	Temporary Notes
Site Improvements	Construction of canopy on Baltimore Hotel	X						150,000	C.D.
*Cost includes acquisition and acquisition expenses									

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
Site Improvements	BEACON LANE PARK Development of a park in the alleys bounded by Douglas, English, Main and Market. Includes benches, lighting, landscaping.			X				\$200,000	S.A. Benefit District, G.O.

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
Site Improvements	<p>Both sides of Douglas Avenue between Main and Broadway, and the south side of Douglas between Broadway and Topeka. Project includes sidewalk paving, lighting, street furniture, landscaping, and construction of canopy system, between building and curb, from Main to Broadway.</p>			X				\$1,540,000	S.A.,G.O. Tax Increment, UDAG

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
Acquisition	DOWNTOWN HOUSING SITE South of Douglas Property in the SE Quadrant of the downtown area	X						\$800,000	I.R.B. & R.B.

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
		DOWNTOWN RECREATION TRANSPORTATION							
Acquisition	River Paddle Boat - Acquire river paddle boat to operate on Arkansas River	X						\$ 62,500	G.O.
	C. P. Huntington Train - Acquire miniature passenger train to operate between Indian Center and Cowntown. Includes accessories and track installation.	X						100,000	G.O.
	Rubber Tire Trolley - Acquire two (2) customized rubber tire trolleys to operate between Union Station Complex, Cowntown, Indian Center, Art Museum and other downtown cultural attractions.	X						100,000	G.O.

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
		EAST DOUGLAS AREA							
Acquisition	Parking Lot at NW corner of Douglas and Mead	X						\$ 63,500	G.O.- Revenue
	Parking Lot at NW corner of Douglas and Mosley	X						77,000	G.O.- Revenue
	Long Term Parking Site-south of Santa Fe Docks	X						170,000	G.O.- Revenue
	Downtown Parking Garage							Concept and financing techniques are being evaluated.	
	Realignment of Rock Island Street			X				301,000	G.O.- Revenue
	Realignment of Washington-Douglas Intersection		X					641,000	G.O.- Revenue
	Commercial building at 115 North Washington	X						65,000	G.O.- Revenue
Site Improvements	Pave Old Town parking site	X						86,000	G.O.- Revenue
	Pave long term parking site		X					188,000	G.O.- Revenue
	Pave southern part of Santa Fe Docks		X					203,000	G.O.- Revenue
	Pave Rock Island Street parking			X				130,000	G.O.- Revenue
	Mead's Place Pedestrian Improvements								
	St. Francis - Douglas to Waterman	X						335,000	S.A. - Benefit District
	St. Francis - Douglas to First Emporia - Douglas to William		X					296,000	G.O., C. D., Tax Increment

project number	project description EAST DOUGLAS AREA	1979	1980	1981	1982	1983	1984	project cost	method of financing
Site Improvements	Mead's Place Pedestrian Improvements (cont.) Emporia - Douglas to First, Topeka (east side) - 140 feet north of Douglas to William			X				\$274,000	S.A. - Benefit District, G.O., C.D., Tax Increment
Rehabilitation	Rehabilitation of the northern section of the Santa Fe Freight Docks for the Farm & Art Market. Includes electrical, painting & other basic repairs X							150,000	C.D.
<p>*Costs include acquisition, acquisition expense, relocation, and demolition.</p>									

project number	project description G.S.A. SITE	1979	1980	1981	1982	1983	1984	project cost	method of financing
		Acquisition	Acquisition of land bounded by Main, Wichita, Third and Second Streets	X					

project number	project description PARK PLAZA "C"	1979	1980	1981	1982	1983	1984	project cost	method of financing
Acquisition	* Vacant commercial structures & vacant land bounded by Wichita, Water, Murdock & Pine	X						\$252,500	NDP
	Commercial structure in 600 Block of North Main Street (west side)	X						295,500	NDP
*Costs include acquisition, acquisition expense, relocation, and demolition.									

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
	WILLIAMS STREET MALL								
Site Improvements	<p>Pedestrian Mall on William Street, between Main and Santa Fe. Improvements include sidewalk, paving, lighting, street furniture, fountains, sculpture and pedestrian shelters.</p> <p>Santa Fe to Emporia Emporia to Broadway Broadway to Main</p>	X		X				\$550,000 550,000 550,000	S.A., G.O., Tax Increment, EDA

NEIGHBORHOOD DEVELOPMENT

project number	project description FAIRMOUNT	1979	1980	1981	1982	1983	1984	project cost	method of financing
Rehabilitation Program	Deferred Loans 5 loans/yr. @ \$10,000 each Rehabilitation Loans Loans will be made out of: \$250,000 Indirect Loan Fund \$1,000,000 Federal 312 Loans \$1,000,000 Bond Issue	X	X	X	X	X	X	\$50,000 50,000 50,000 50,000 50,000 50,000	C.D.

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
	JONES PARK								
	Activities as included in the Action Plan for the Jones Park Neighborhood, prepared by the Metropolitan Area Planning Department.								
Capital Improvements	Storm sewers, street paving, sidewalks, signs, traffic diverters and other traffic improvements, park land acquisition, landscaping and screening, bicycle trail.							\$ 2,843,500 *	C.D.,G.O., S.A.
Housing	Loans and grants, paint grants, rehab counselors, condemnation of residential structures, acquisition of land for mobile home park, duplexed, elderly housing.							4,540,000 **	C.D.
	* Cost is estimated. Drainage study to be completed in November. Actual costs for all capital improvements will be greater.								
	**Cost figure for housing activities is too low. Does not include any acquisition costs for dilapidated residential structures.								
	Staff is in the process of evaluating the proposals in the Jones Park Plan. Alternative approaches which could be taken include:								
	1. Initiate no major activities other than paint grants and rehab loans until drainage and street paving are completed.								
	2. Assume drainage and streets will not be improved. Carry out acquisition of dilapidated structures and large vacant parcels for new housing development.								

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
	LINWOOD PARK								
Rehabilitation Program	Deferred Loans 10 loans/yr. @ \$10,000 each			X	X			\$100,000 100,000 100,000 100,000	C.D.
	Demolition Vacant dilapidated residential structures 5/yr. @ \$850 each		X		X			4,250 4,250 4,250 4,250	C.D.
	Rehabilitation Loans Loans will be made out of: \$250,000 Indirect Loan Fund \$1,000,000 Federal 312 Loans \$1,000,000 Bond Issue				X		X		

project number	project description McADAMS	1979	1980	1981	1982	1983	1984	project cost	method of financing	
Acquisition	Dilapidated commercial scattered throughout the neighborhood	X	X					209,000 153,000	C.D. C.D.	
	Residences in industrial zone	X	X	X	X			520,000 736,000 722,000 686,000	UDAG, C.D., & 108 Loans	
	Residences on Thirteenth Street		X					100,000	C.D.	
	Tenant residences for direct rehabilitation	X	X	X	X			68,500 68,500 45,500 45,500	C.D. & 108 Loans	
	Tenant residences-homesteading	X	X	X	X			105,000 75,000 75,000 45,000	UDAG	
	Tenant/owner occupied residences-demolition	X	X	X	X			106,000 85,000 58,500 43,000	UDAG & 108 Loans	
	Residences in 800 block Ohio & Indiana	X						226,000	UDAG	
	Vacant lots in industrial and residential zone	X	X					418,500 418,500	C.D., UDAG & 108 Loans	
	Site Improvements	Street tree planting	X						10,000	C.D.
		Industrial/Residential screening		X					50,000	UDAG
		Park Development		X					50,000	G.O.
		Washington Street paving		X					107,000	G.O.
		Cleveland Avenue Reconstruction		X					48,000 75,000	UDAG G.O.
Street, curb & gutter repair		X						535,500	108 Loans	
Sidewalk repair/replacement		X	X					30,000 30,000	UDAG UDAG	
Ninth & Cleveland pedestrian improvements		X					50,000	UDAG		

project number	project description McADAMS	1979	1980	1981	1982	1983	1984	project cost	method of financing
Housing Construction	New housing construction seed money	X						\$900,000* * Will create \$2,250,000 in private mortgages	UDAG
Rehabilitation Program	Deferred Loans 38 loans/yr. @ \$10,000 each	X	X	X	X			380,000 380,000 380,000 380,000	C.D. & UDAG
	Demolition Vacant dilapidated residential structures	X	X					15,000 10,000	C.D. C.D.
	Commercial Loans SBA financing programs	X	X	X	X			50,000 50,000 25,000 25,000	C.D.
	Rehabilitation Loans Loans will be made out of: \$250,000 Indirect Loan Fund \$1,000,000 Federal 312 Loans \$1,000,000 Bond Issue								
	Operations	Temporary operations, condemnation & property disposition	X	X	X	X			25,000 22,000 20,000 20,000
Contingencies	Contingency funding for project activities	X	X	X	X			125,000 125,000 125,000 125,000	UDAG
	*Costs include acquisition, acquisition expense, relocation and demolition.								

project number	project description MIDTOWN	1979	1980	1981	1982	1983	1984	project cost	method of financing
Acquisition	St. Francis Activity Area								
	Residences, vacant lots and industries in area bounded by Murdock, Thirteenth, St. Francis & Santa Fe railroad tracks	X						587,500	C.D.
	Residence/commercial at the N.E. corner Murdock & Topeka				X			79,500	C.D.
	Mo-Pac Activity Area								
	Residences & vacant lots in area bounded by Murdock, Thirteenth, Wichita & Market	X						393,500	C.D.
	Residences & commercial uses in area bounded by Thirteenth, Twelfth, Wellington Place & Main		X					453,000	C.D.
	Residence, industries and vacant lots in area bounded by Fairview, Missouri-Pacific railroad tracks, Eleventh & Tenth			X				525,500	C.D.
Opportunity Acquisition	H & H Parts, 1200 block of Wellington Place				X			1,058,500	C.D.
	Residences in area bounded by Twelfth, Ninth, Wellington Place & Main	X						191,500	C.D.
	Residences in 1300 block Main Street		X					60,000	C.D.
Project Operations	Temporary Operations, property disposition, planning & management	X						28,000	C.D.
			X					27,000	C.D.
				X				26,000	C.D.

project number	project description MIDTOWN	1979	1980	1981	1982	1983	1984	project cost	method of financing		
Rehabilitation Program	Deferred Loans 10 loans/yr. @ \$10,000 each	X	X	X	X	X	X	\$100,000 100,000 100,000 100,000 100,000 100,000	C.D.		
	Demolition Vacant dilapidated residential structures 5/yr. @ \$850 each	X	X	X	X	X	X	4,250 4,250 4,250 4,250 4,250 4,250		C.D.	
	Rehabilitation Loans Loans will be made out of:										
	\$250,000 Indirect Loan Fund										
	\$1,000,000 Federal 312 Loans										
	\$1,000,000 Bond Issue										
	*Cost includes acquisition, acquisition expense, relocation and demolition.										

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
	OLDE TOWNE								
Rehabilitation Program	Deferred Loans 5 loans/yr. @ \$10,000 each Rehabilitation Loans Loans will be made out of: \$250,000 Indirect Loan Fund \$1,000,000 Federal 312 Loans \$1,000,000 Bond Issue	X	X	X	X	X	X	\$50,000 50,000 50,000 50,000 50,000 50,000	C.D.

project number	project description PLANEVIEW	1979	1980	1981	1982	1983	1984	project cost	method of financing
Acquisition	Acquisition and clearance of dilapidated structures					X	X	\$2,000,000 2,000,000	C.D., UDAG
Rehabilitation Program	Demolition Vacant dilapidated residential structures 10/yr. @ \$850 each	X	X	X	X	X	X	8,500 8,500 8,500 8,500 8,500 8,500	C.D.

project number	project description SHERIDAN PARK	1979	1980	1981	1982	1983	1984	project cost	method of financing
	<p>*Cost estimates have not been completed.</p>								

project number	project description	1979	1980	1981	1982	1983	1984	project cost	method of financing
		WEST DOUGLAS AREA							
Acquisition	Pepsi Plant at McLean & 2nd Street	X						\$1,613,500	G.O., R.B. Tax Increment
Rehabilitation Program	Deferred Loans 10 loans/yr. @ \$10,000 each	X	X					100,000	C.D.
			X	X				100,000	
				X	X			100,000	
					X	X		100,000	
							X	100,000	
Demolition	Vacant dilapidated residential structures 5/yr. @ \$850 each	X	X					4,250	C.D.
			X	X				4,250	
				X	X			4,250	
					X	X		4,250	
						X	X	4,250	
Rehabilitation Loans Loans will be made out of:									
\$250,000 Indirect Loan Fund									
\$1,000,000 Federal 312 Loans									
\$1,000,000 Bond Issue									
*Costs include acquisition, acquisition expense, relocation and demolition.									

RIVER BEAUTIFICATION

project number	project description RIVER BEAUTIFICATION	1979	1980	1981	1982	1983	1984	project cost	method of financing
Dam Construction	Central Avenue Dam - Improvements to Central Avenue Dam. Includes construction of sluice gate, replacement of wicket gate and seepage control improvements.	X						\$560,000	G.O.
	Seneca Street Dam - Construction of dam across Big Arkansas River at Seneca Street			X				1,500,000	G.O.
	Thirteenth Street Dam - Construction of dam on the Arkansas River at Thirteenth Street				X			2,000,000	G.O.
	John Mack Bridge Dam - Construction of dam at the John Mack Bridge over the Arkansas River					X		2,000,000	G.O.
Site Improvements	Pedestrian improvements along Arkansas River. Includes path, landscaping, benches. Lincoln to Pawnee		X					187,500	B.O.R.
	Conversion of Southwestern Bell cable bridge, between Douglas and 1st-2nd Street Bridge, to a pedestrian footbridge.	X						100,000	G.O.
Acquisition	Residences in 300 block W. Dewey					X		123,000	G.O., C.D., B.O.R.
	Storage yard in 300 block W. Dewey and along the Arkansas River					X		44,500	G.O., C.D., B.O.R.
	Commercial structure in 300 block W. Dewey					X		57,500	G.O., C.D., B.O.R.
	*Costs include acquisition, acquisition expense, relocation and demolition								