



CITY LEADERSHIP WORK SESSION #1

MAY 14, 2024

WHAT IS A COMPREHENSIVE PLAN?

- A **vision for the future** at the community scale, created by the community and for the community
- Develops and records **shared goals and desires**
- Examines where the City is, where it came from, and crafts a **coordinated road map** for the future
- Guides **growth and development** of the City for the next 10 years
- Is revisited to ensure **continued relevance**



PROJECT SCHEDULE

ASSESS (JAN 2024 – MAY 2024)



ENGAGE (JAN 2024 – OCT 2024)



PLAN (MAY 2024 – JUL 2024)



REFINE, ADOPT & IMPLEMENT (AUG 2024 – OCT 2024)



PLANNING VS. ZONING

- **Planning** considers the big picture
- **Planning** involves the entire community
- **Planning** analyzes the past and develops the desired path forward at various scales
- **Zoning** regulates specific developments
- **Zoning** is one aspect of planning implementation



COMMUNITY ASSESSMENT

EXISTING CONDITIONS



COMMUNITY SNAPSHOT



POPULATION

8,341 people live in Bel Aire, 4,109 males and 4,232 females.

The population is expected to reach 12,927 by 2050.



HOUSEHOLDS

There are 2,911 households with an average size of 2.85 per household.

Annual household retail expenditures is expected to be \$28,487.



HOME VALUE

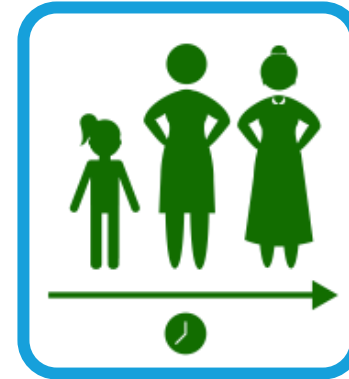
The median owner-occupied home value is \$187,350.

77.0% of Bel Aire's housing units are owner-occupied, 21.8% are renter-occupied, and 1.3% are vacant.



HOUSEHOLD INCOME

Median household income in Bel Aire is \$122,942, which is a 49% increase from 2010.



AGE

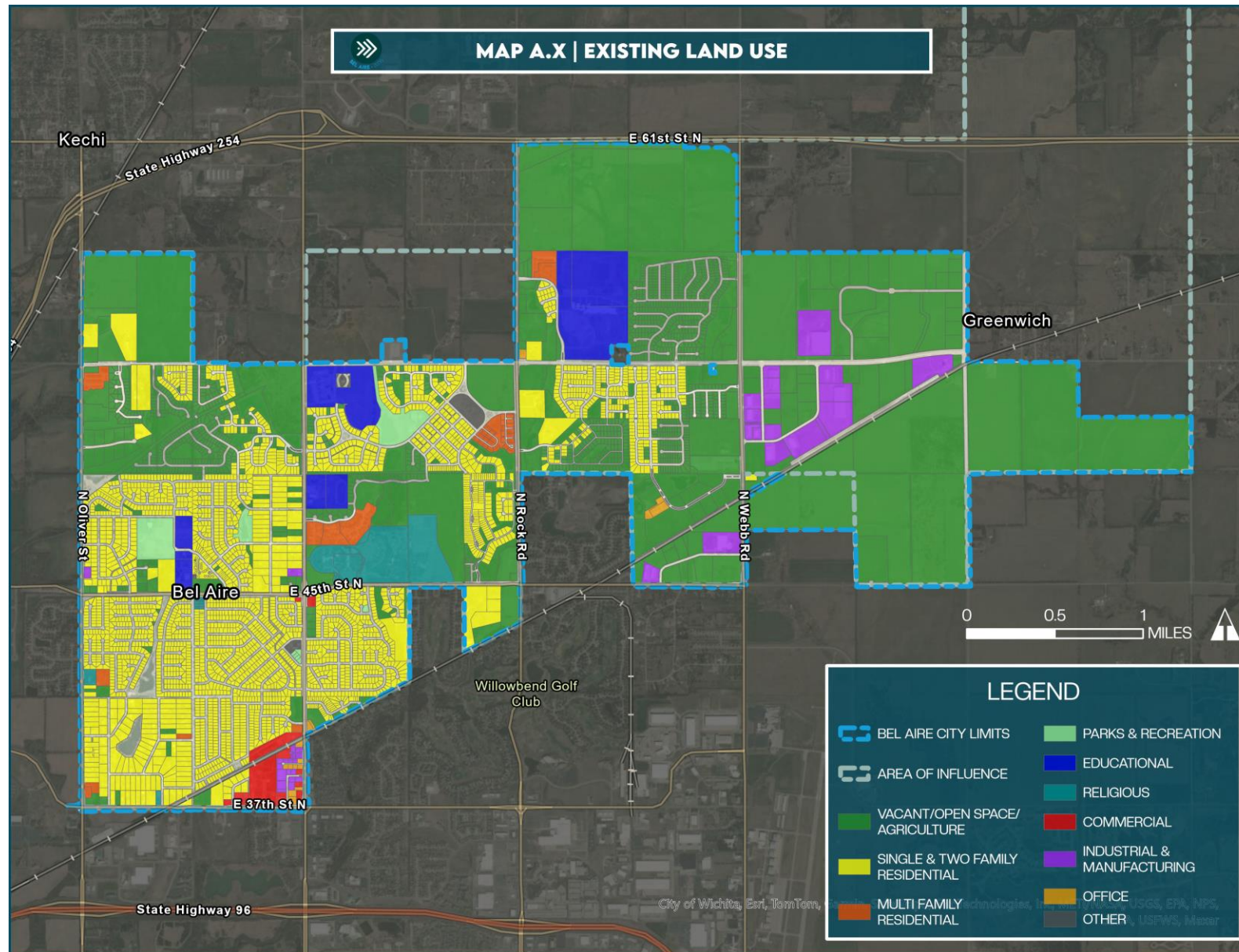
The median age of Bel Aire residents is 34.7.

50.3% are under the age of 35, and 73.3% are under the age of 55.



EXISTING LAND USE

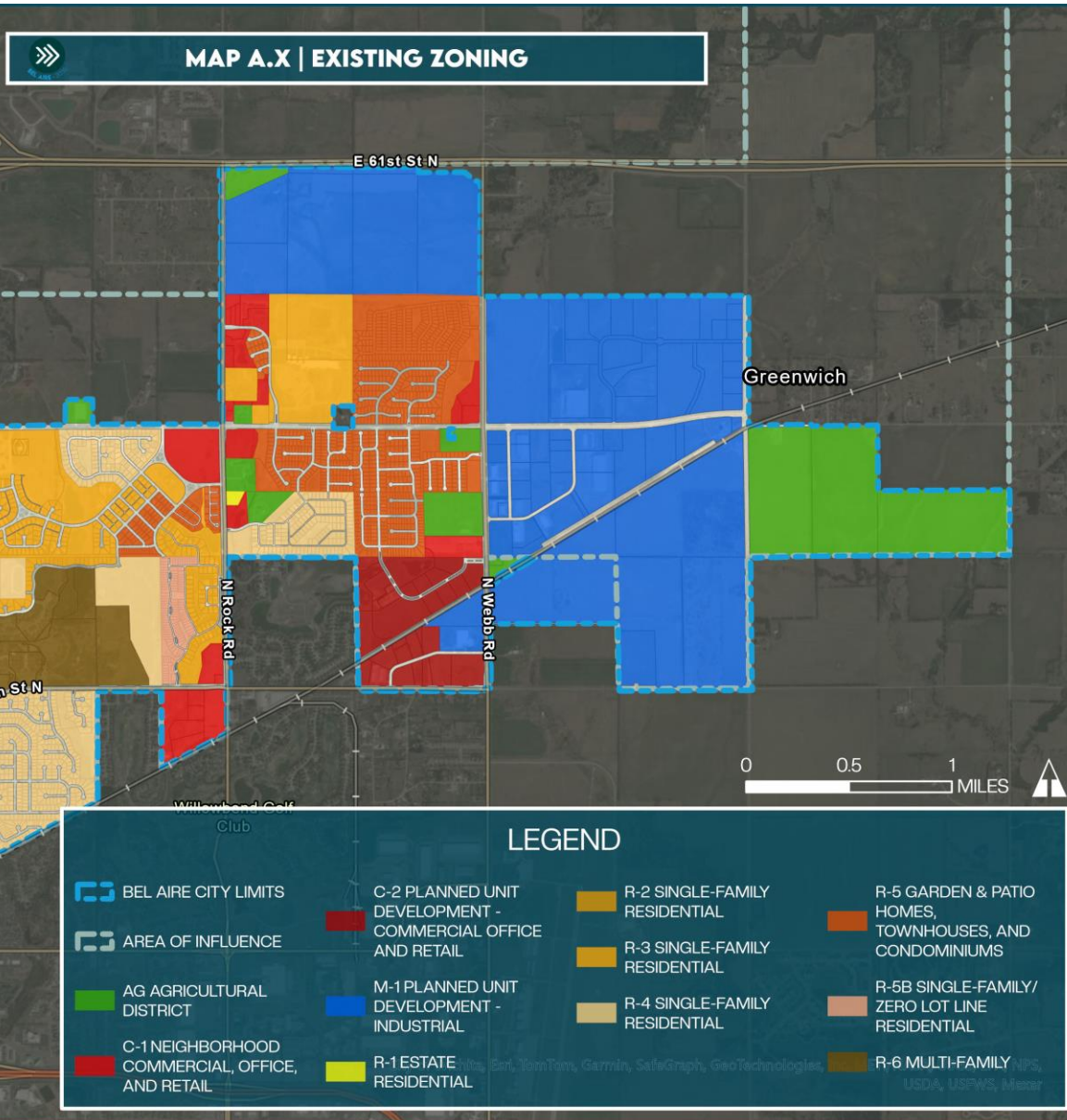
MAP A.X | EXISTING LAND USE



VACANT	61.4%
SINGLE/TWO FAMILY	25.2%
MULTI-FAMILY	1.4%
PARKS & RECREATION	1.1%
EDUCATIONAL	4.2%
RELIGIOUS	2.2%
COMMERCIAL	0.8%
INDUSTRIAL/ MANUFACTURING	3.1%
OFFICE	0.2%
OTHER	0.4%



EXISTING ZONING

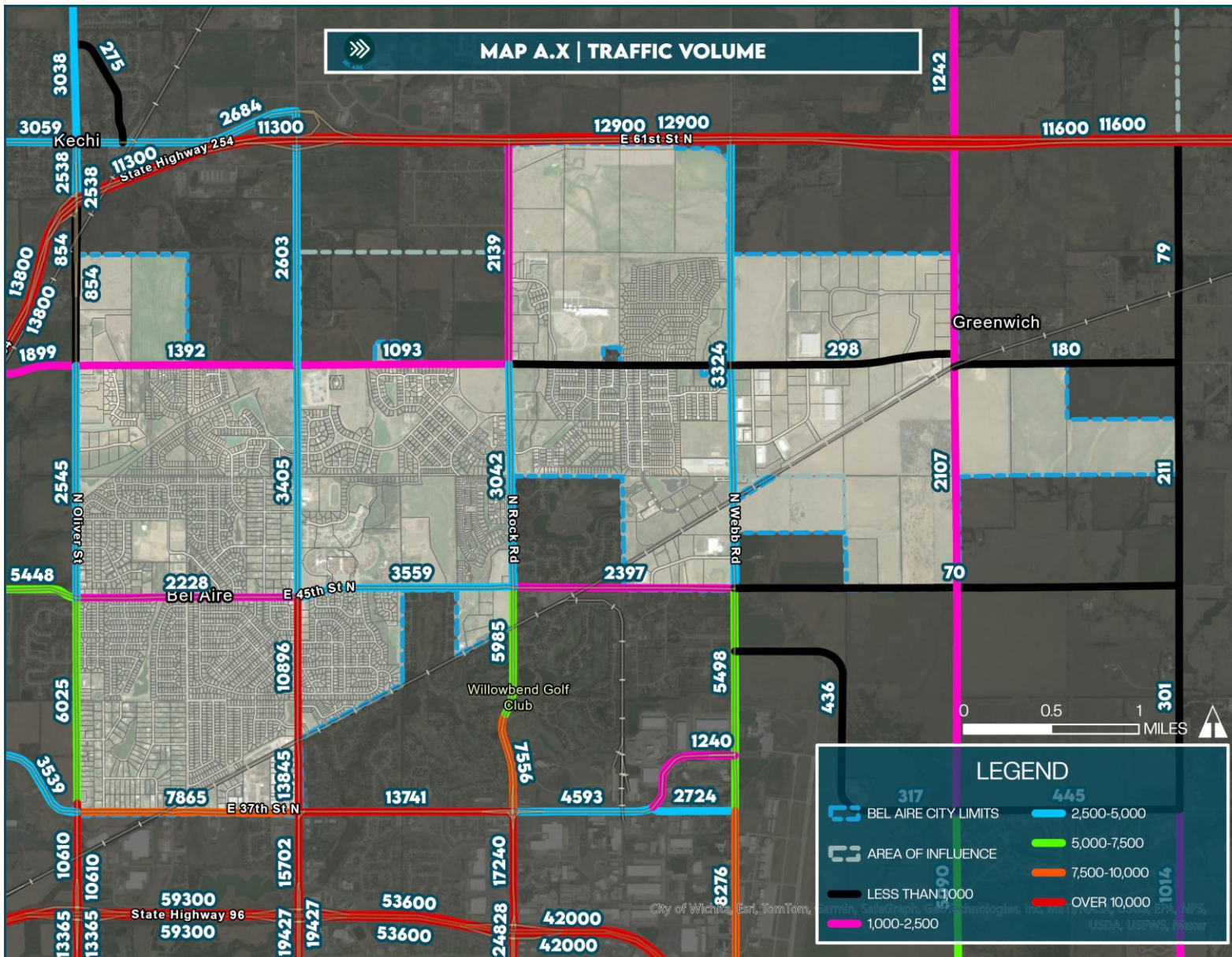


RESIDENTIAL	55.1%
COMMERCIAL	8.0%
INDUSTRIAL	28.6%
AGRICULTURAL	8.2%

- Residential zoning by type:
 - Single-Family = 77.1%
 - Multi-Family = 6.6%
 - R-5 = 16.3%



TRANSPORTATION

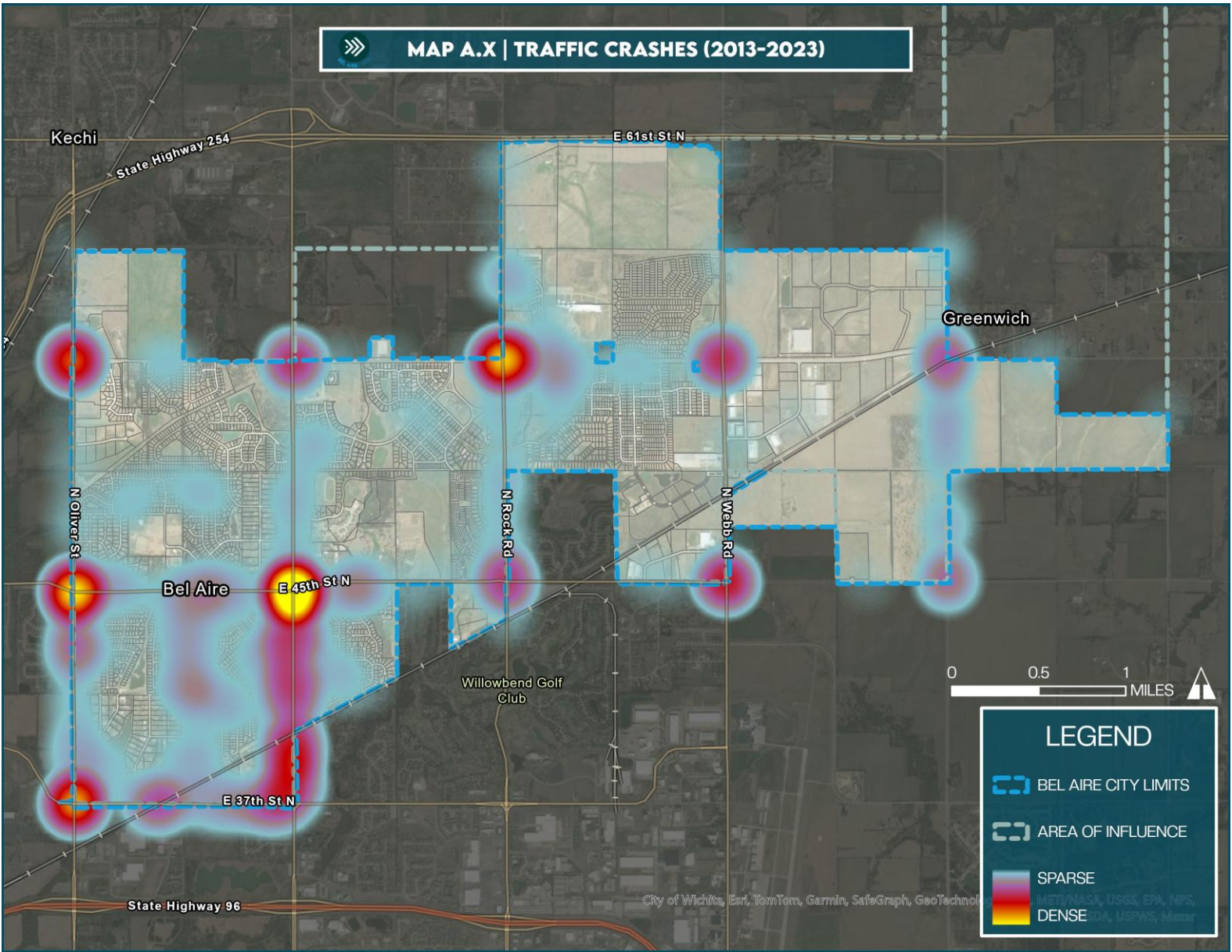


Woodlawn/37 th	13,845
Woodlawn/45 th	10,896
37 th – Oliver/Woodlawn	7,865
Oliver – 37 th /45 th	6,025
45 th – Woodlawn/Rock	3,559



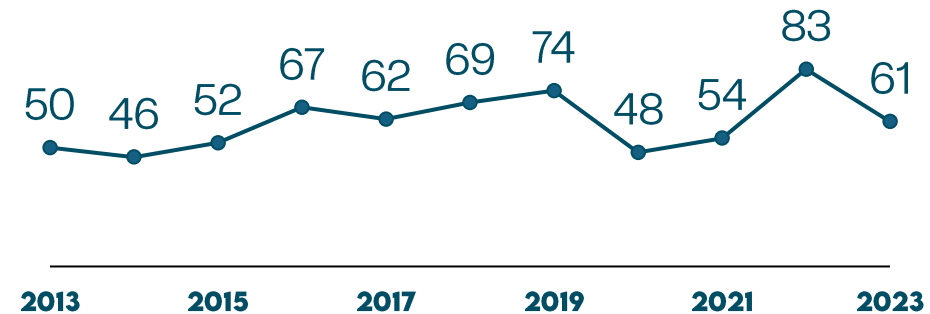
TRAFFIC CRASHES

MAP A.X | TRAFFIC CRASHES (2013-2023)



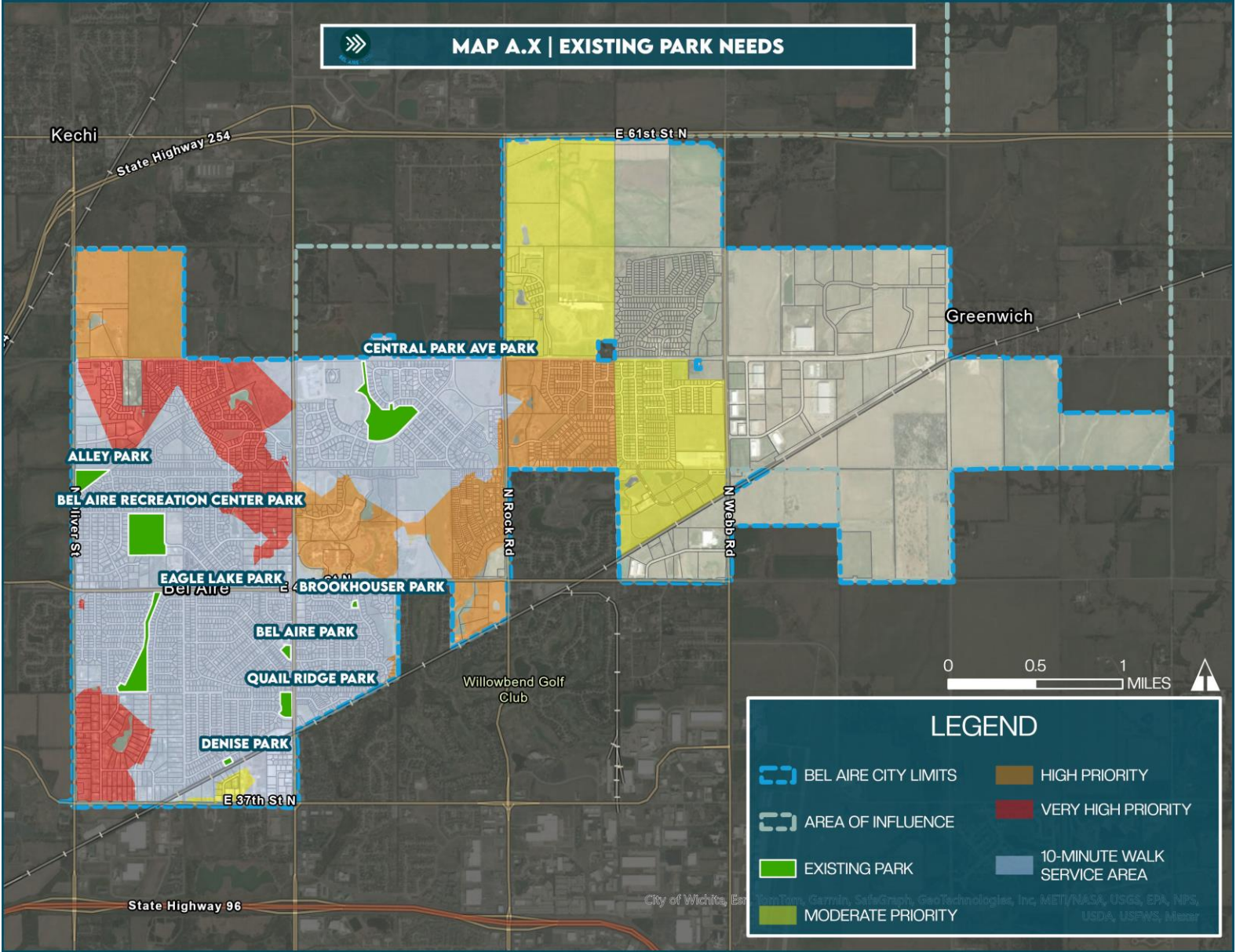
CRASH SEVERITY

PROPERTY DAMAGE ONLY	494
INJURY	172
FATAL	0
TOTAL	666



PARK NEEDS

MAP A.X | EXISTING PARK NEEDS



PARK CLASSIFICATION	AC.
POCKET	1.2
NEIGHBORHOOD	7.2
COMMUNITY	52.6
REGIONAL	0
TOTAL	61.0

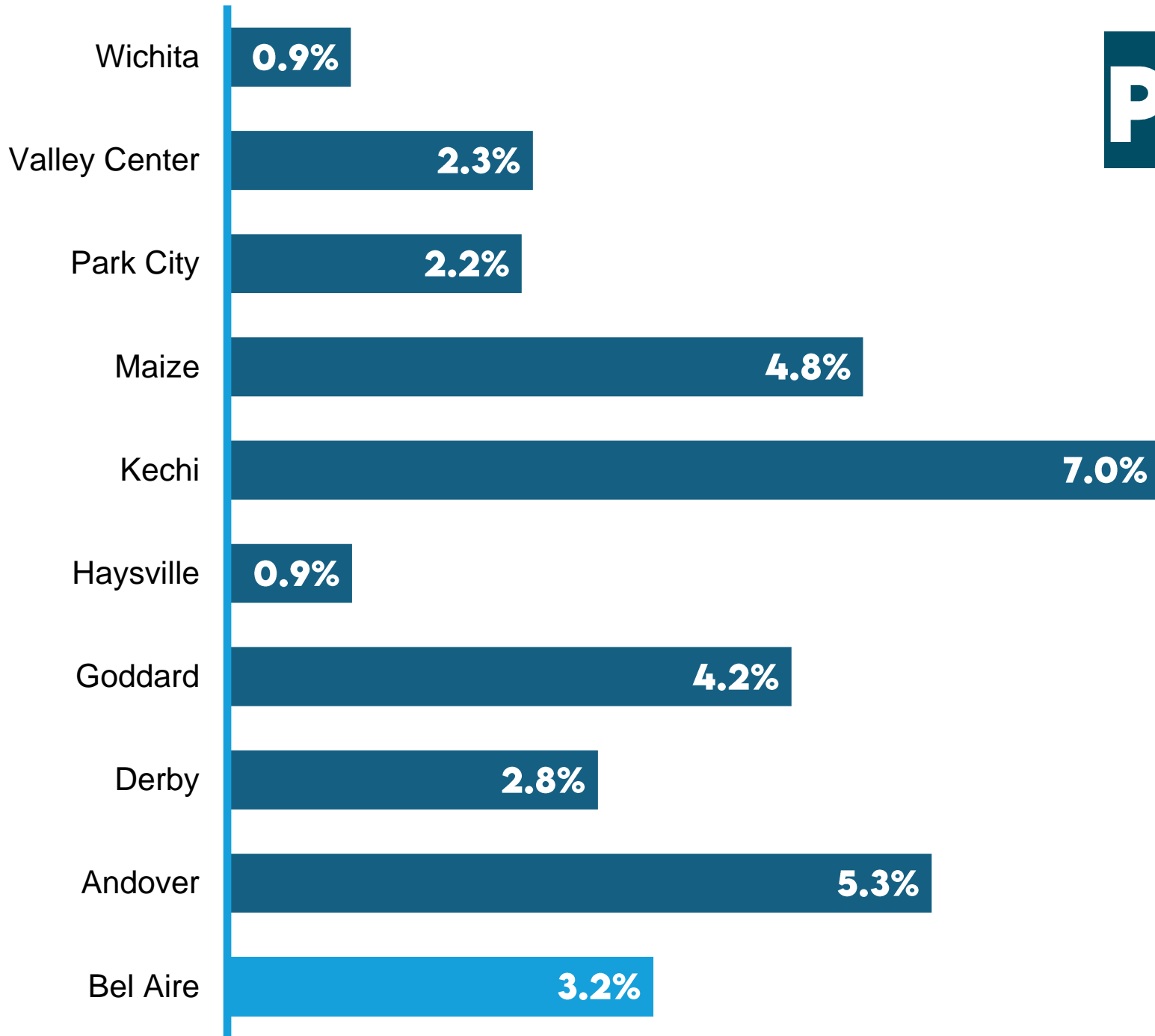


COMMUNITY ASSESSMENT

DEMOGRAPHICS



AVERAGE ANNUAL GROWTH RATE SINCE 1990

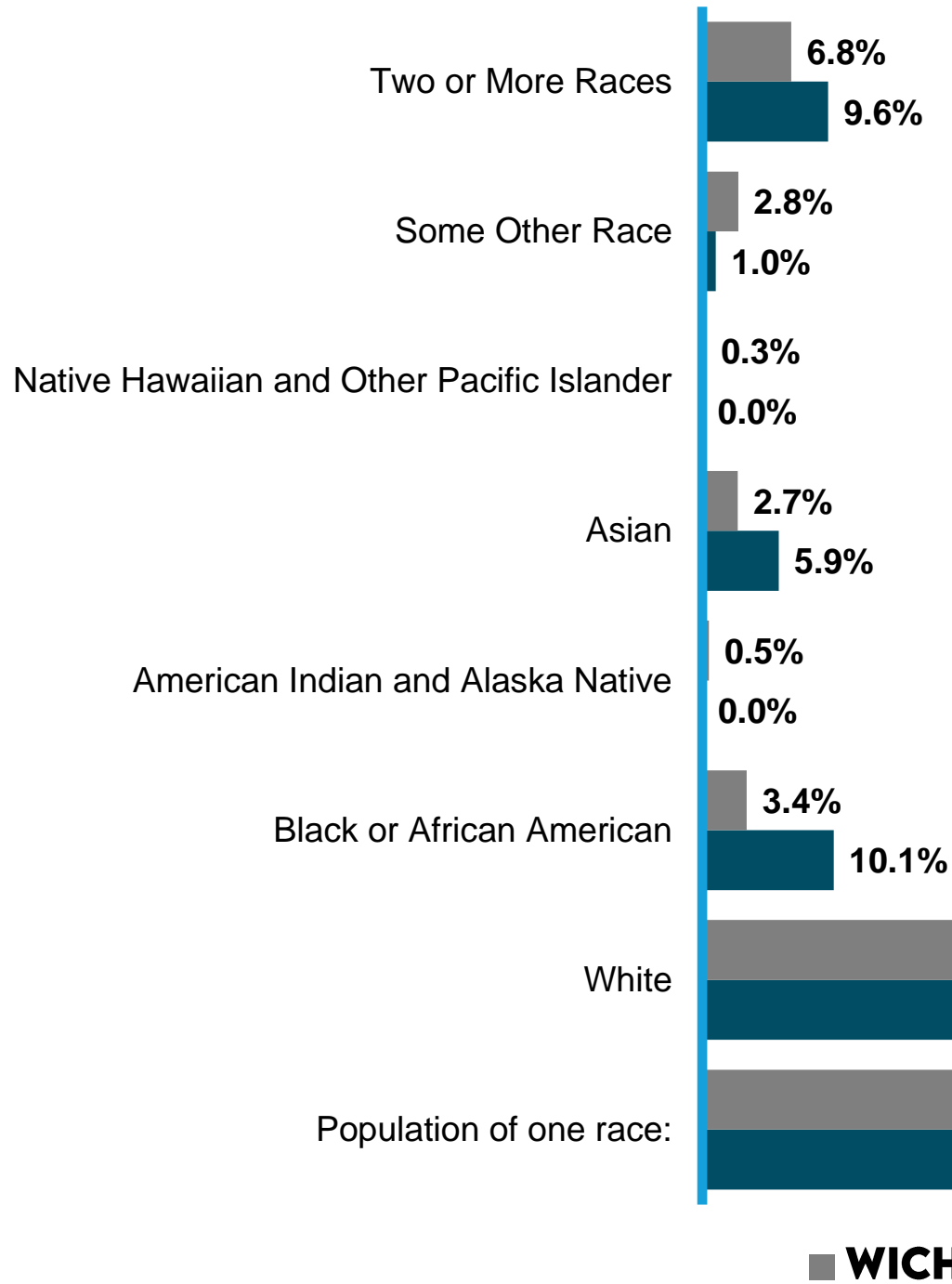


POPULATION

- From a population of 3,695 residents in 1990, Bel Aire's population reached 8,262 by 2020.
- By 2050, Bel Aire's population is forecasted to be 12,927.
- This growth represents an annualized rate of 1.9%, yielding approximately 156 residents annually.



RACE & ETHNICITY

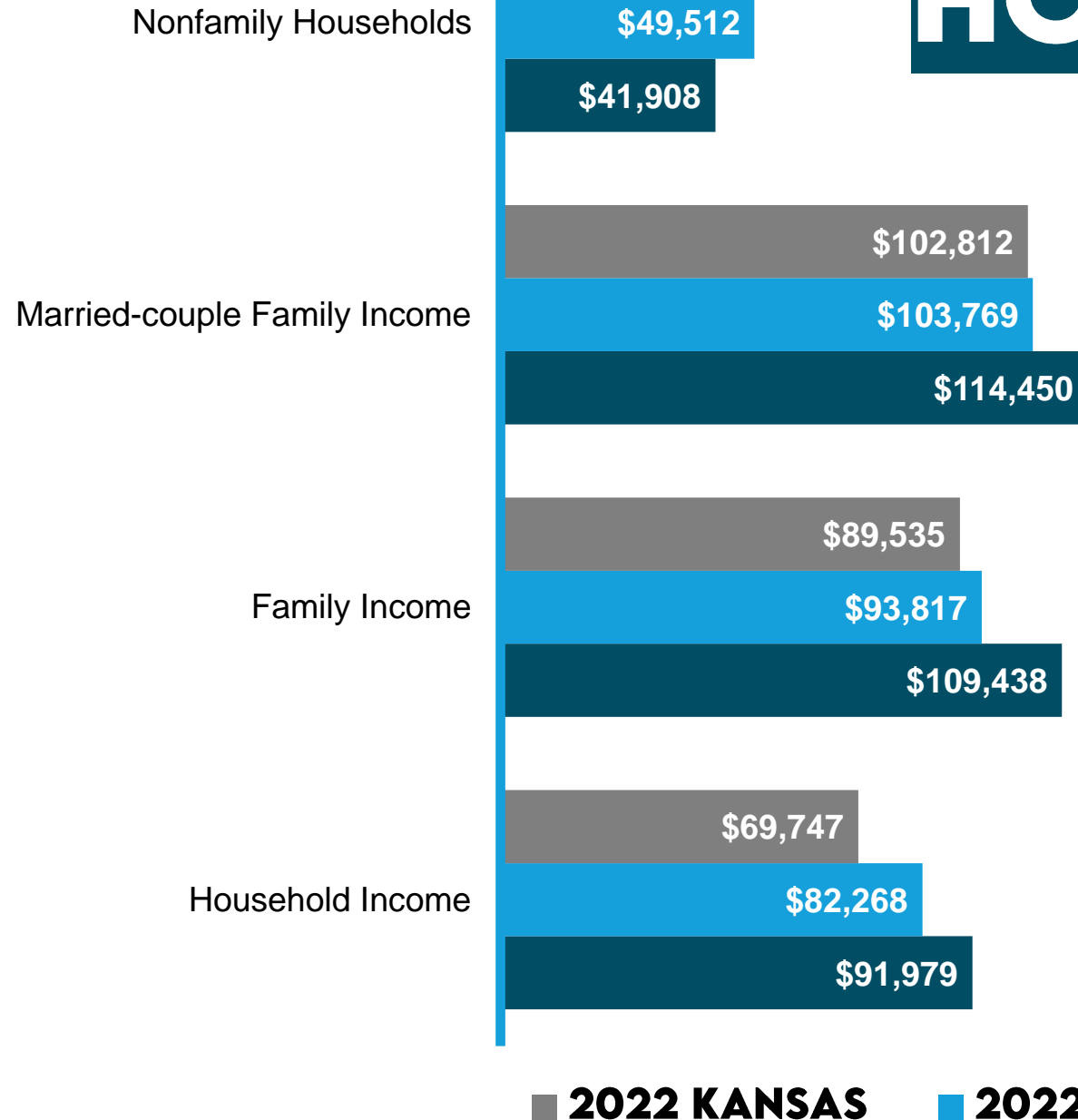


— Higher proportion of Bel Aire residents that identify as Black or African American, Asian, and Two or More Races compared to the average of all cities in the Wichita MSA.

— 12.6% of Bel Aire residents identify as Hispanic or Latino (10.3% for Wichita MSA)



HOUSEHOLD INCOME



— Bel Aire median household incomes have increased since 2010 and continue to generally outpace both the average of Wichita MSA communities and the State of Kansas.

— The one exception is that incomes for Nonfamily Households in lower in Bel Aire than the Wichita MSA.



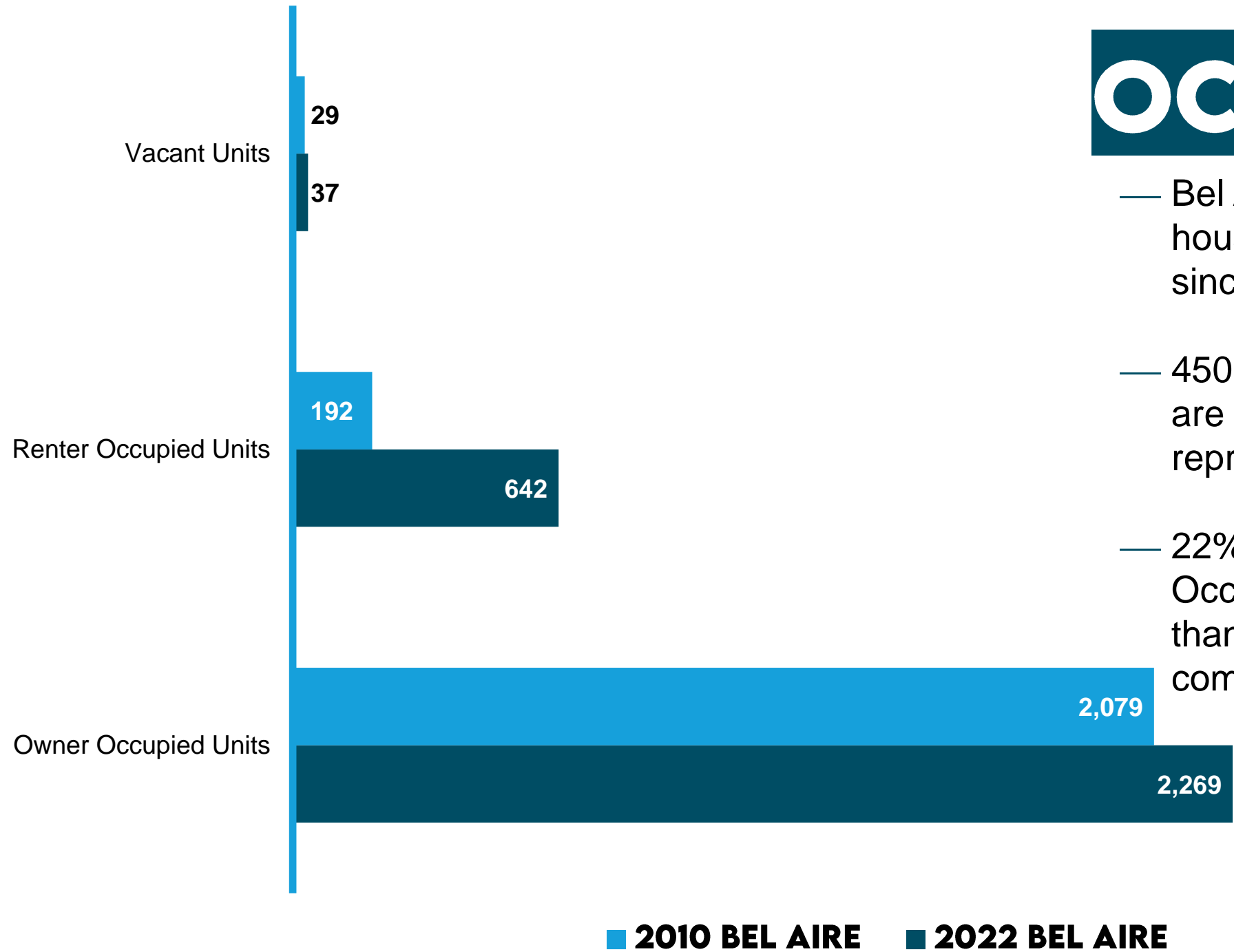
COMMUNITY ASSESSMENT

HOUSEHOLD CHARACTERISTICS



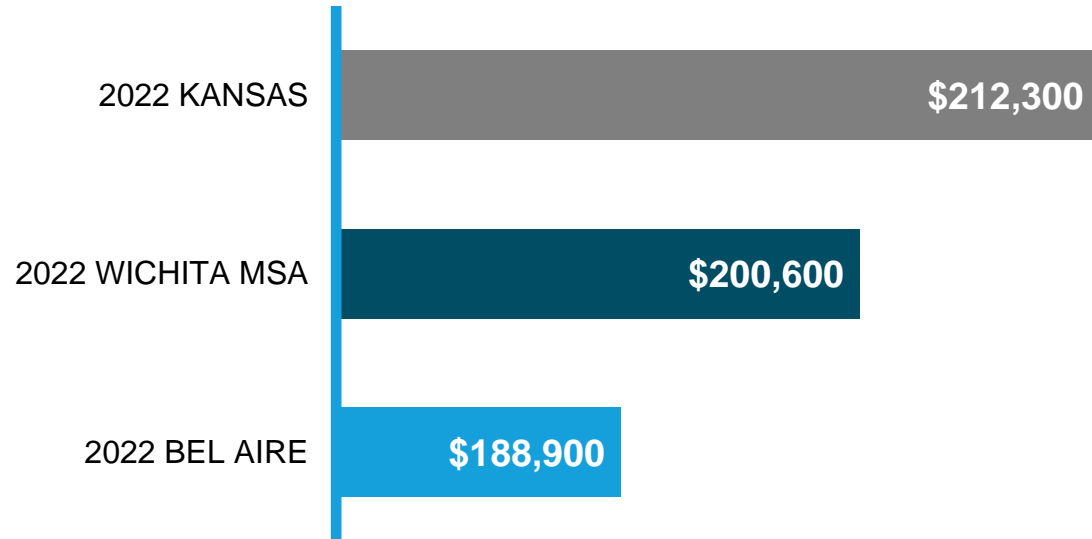
OCCUPANCY

- Bel Aire currently has 2,948 housing units – a 648 increase since 2010.
- 450 of the 648 new housing units are Renter Occupied, which represents a 234% increase.
- 22% of all units are Renter Occupied, which is still lower than the average of Wichita MSA communities (27%).

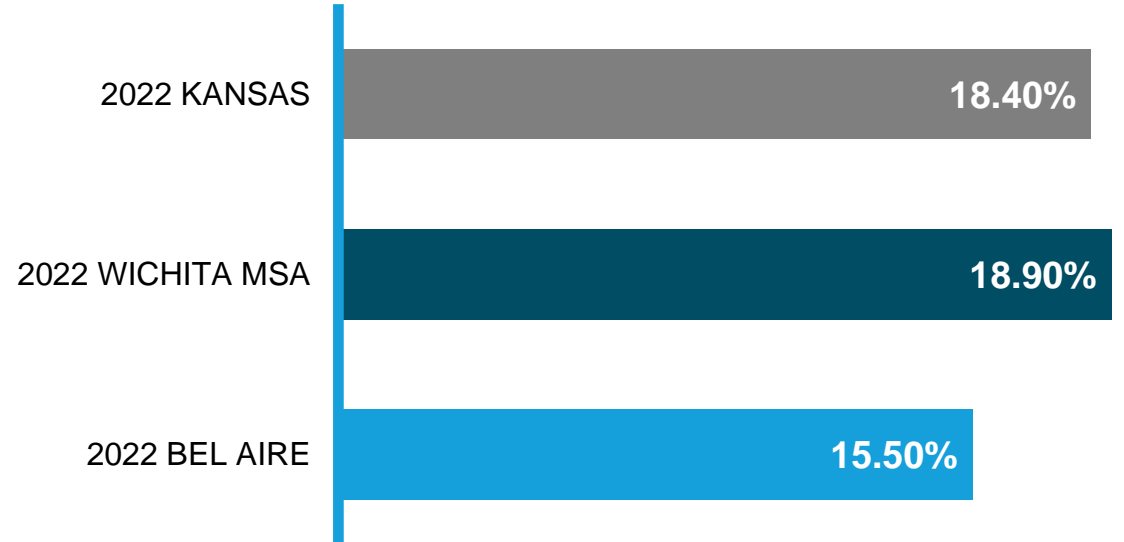


FINANCIAL

MEDIAN HOUSING VALUE



HOUSING COST AS PERCENTAGE OF INCOME



- Median housing values have increased significantly throughout the State since 2010.
- Median household incomes in Bel Aire have increased at a higher rate than housing values, resulting in a reduction in the cost of housing relative to income (19.9% to 15.5%).



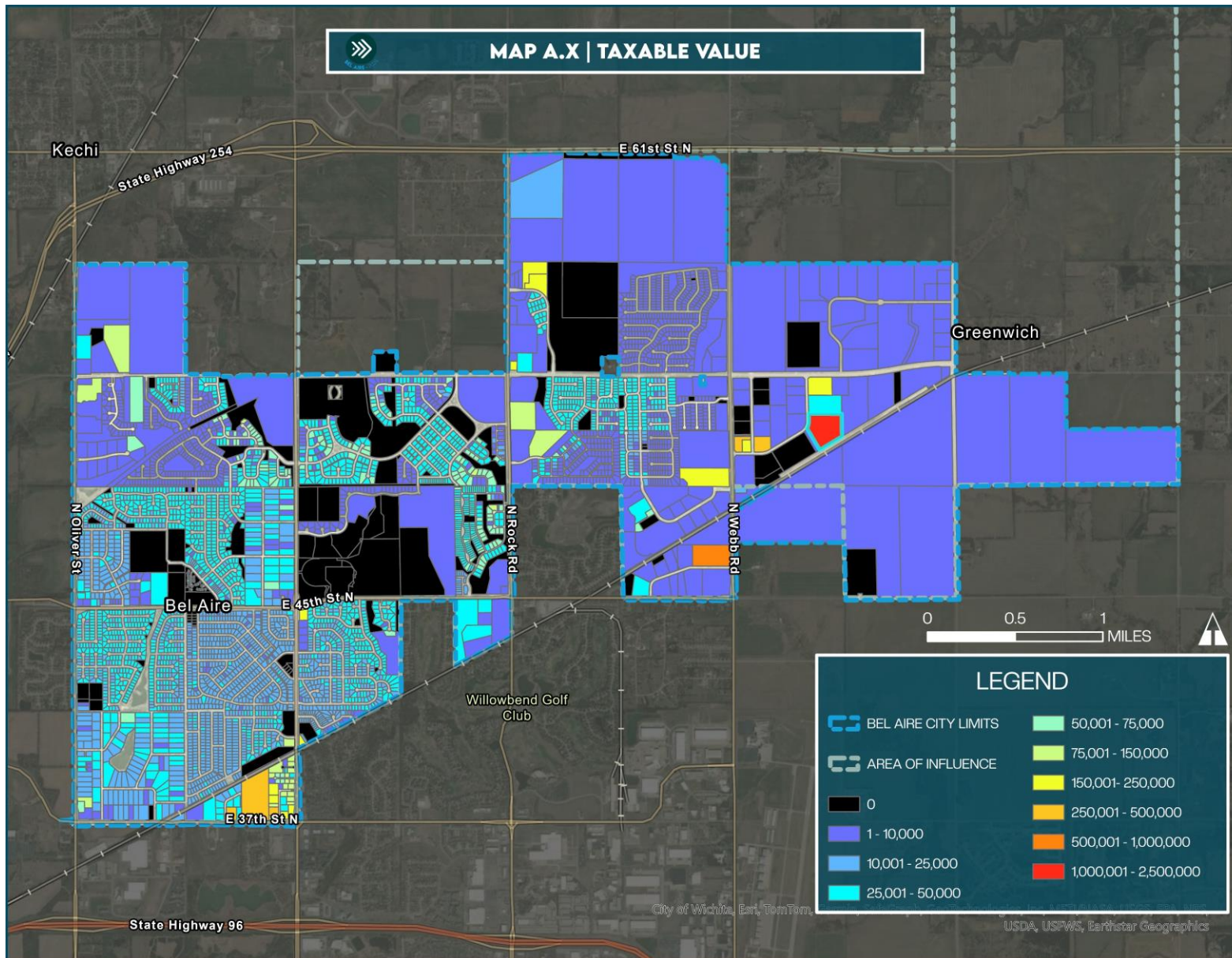
COMMUNITY ASSESSMENT

PROPERTY VALUATION ANALYSIS

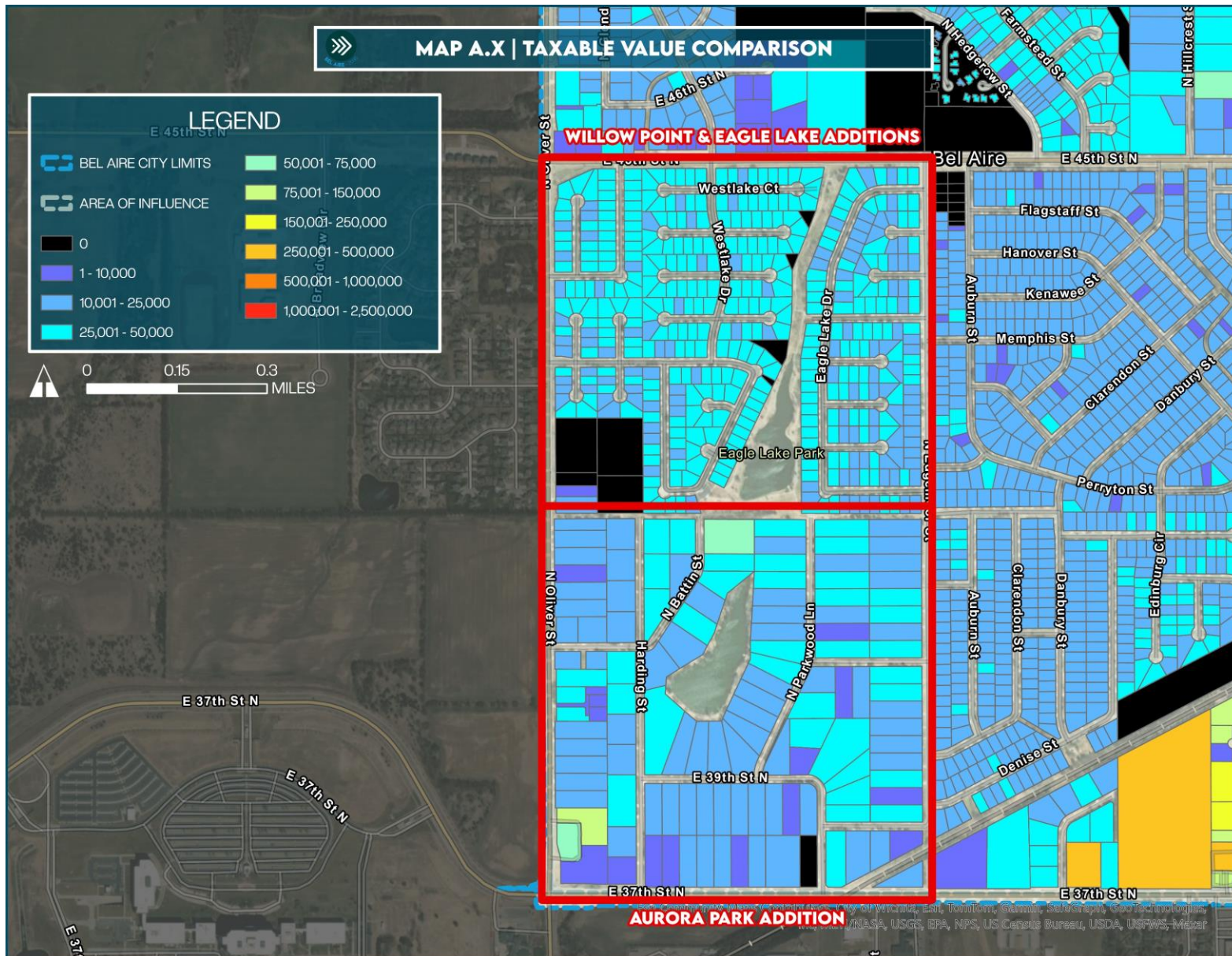


ASSESSED VALUATIONS

— Which areas of the City produce the most and least community wealth?



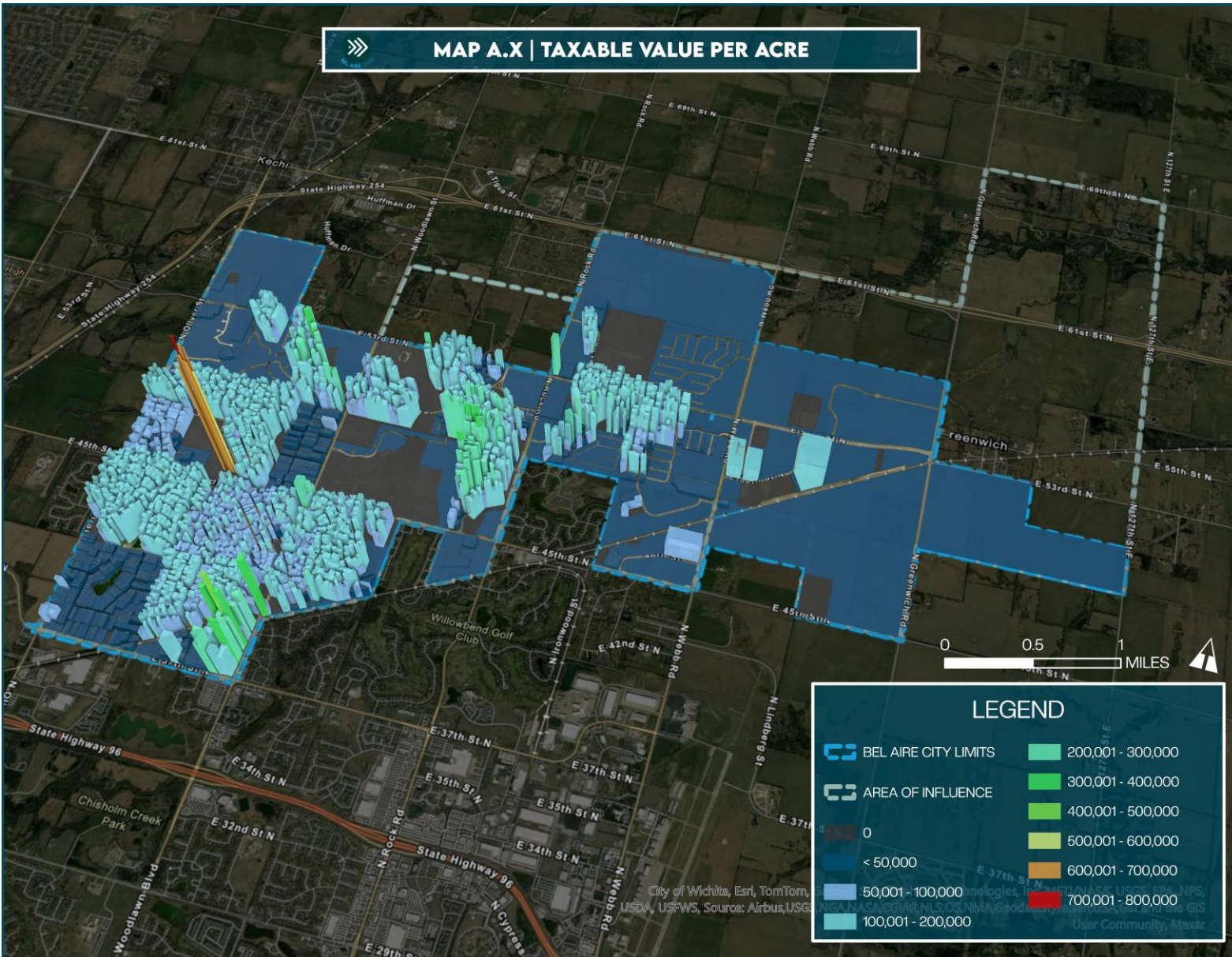
ASSESSED VALUATION COMPARISON



— Which neighborhood produces more community wealth?



TAXABLE VALUE PER ACRE



- Total Appraised Valuation / Acres
= Taxable Value Per Acre
- Analogous to measuring a
vehicles fuel efficiency.
- Allows for better understanding of
the costs and rewards of Bel
Aire's built environment.
- 55.1% of all property in Bel Aire
has a TVPA of less than \$50,000.



TAXABLE VALUE PER ACRE

» MAP A.X | TAXABLE VALUE PER ACRE COMPARISON



0 0.15 0.3
MILES



AURORA PARK

# OF PROPERTIES	125
TOTAL VALUATION	\$23.2m
AVERAGE VALUATION	\$186k
TOTAL PROPERTY TAX	\$115k
AVERAGE PROPERTY TAX	\$919

WILLOW POINT & EAGLE LAKE

# OF PROPERTIES	425
TOTAL VALUATION	\$97.1m
AVERAGE VALUATION	\$229k
TOTAL PROPERTY TAX	\$480k
AVERAGE PROPERTY TAX	\$1,130

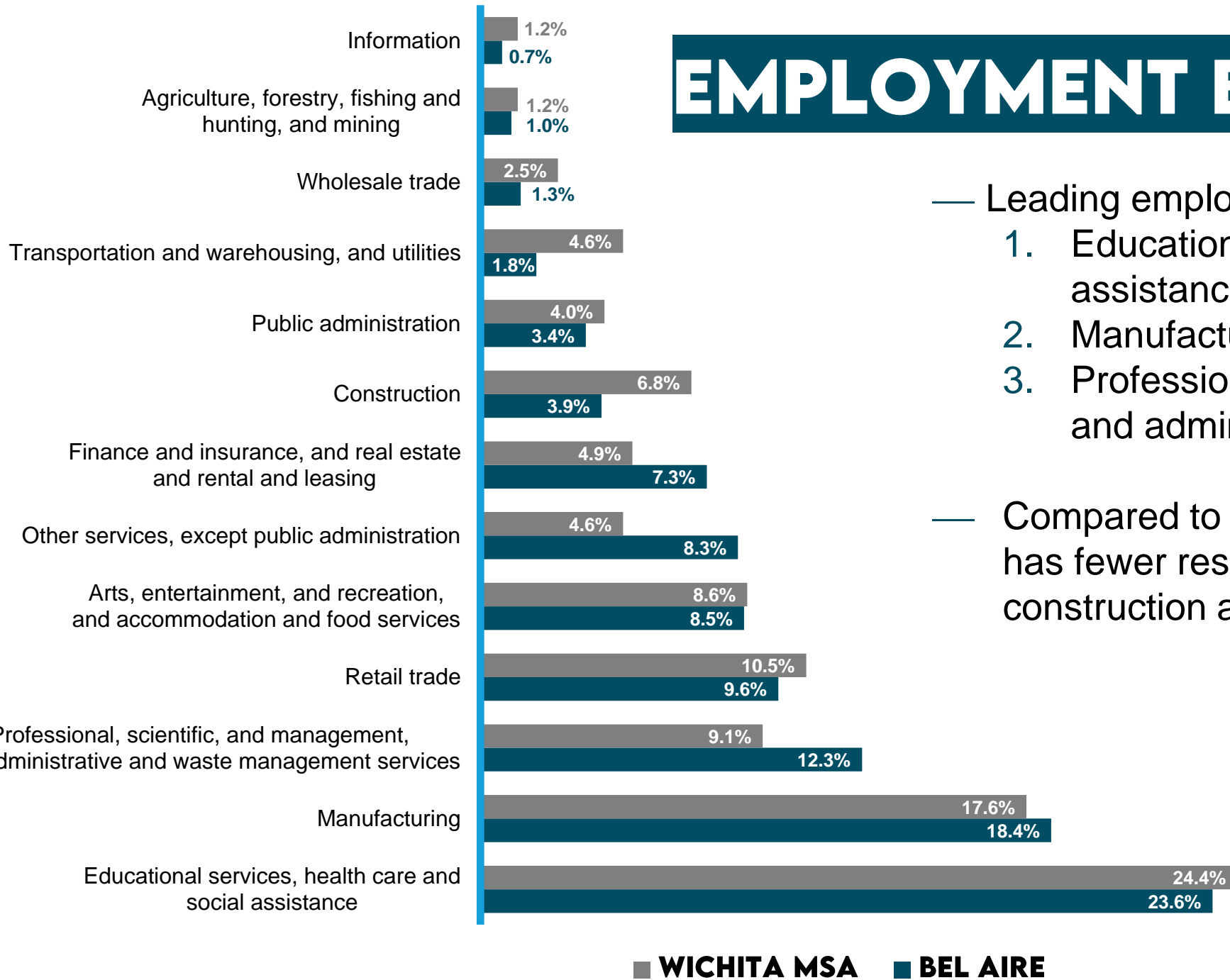


COMMUNITY ASSESSMENT

ECONOMIC DEVELOPMENT PROFILE



EMPLOYMENT BY INDUSTRY



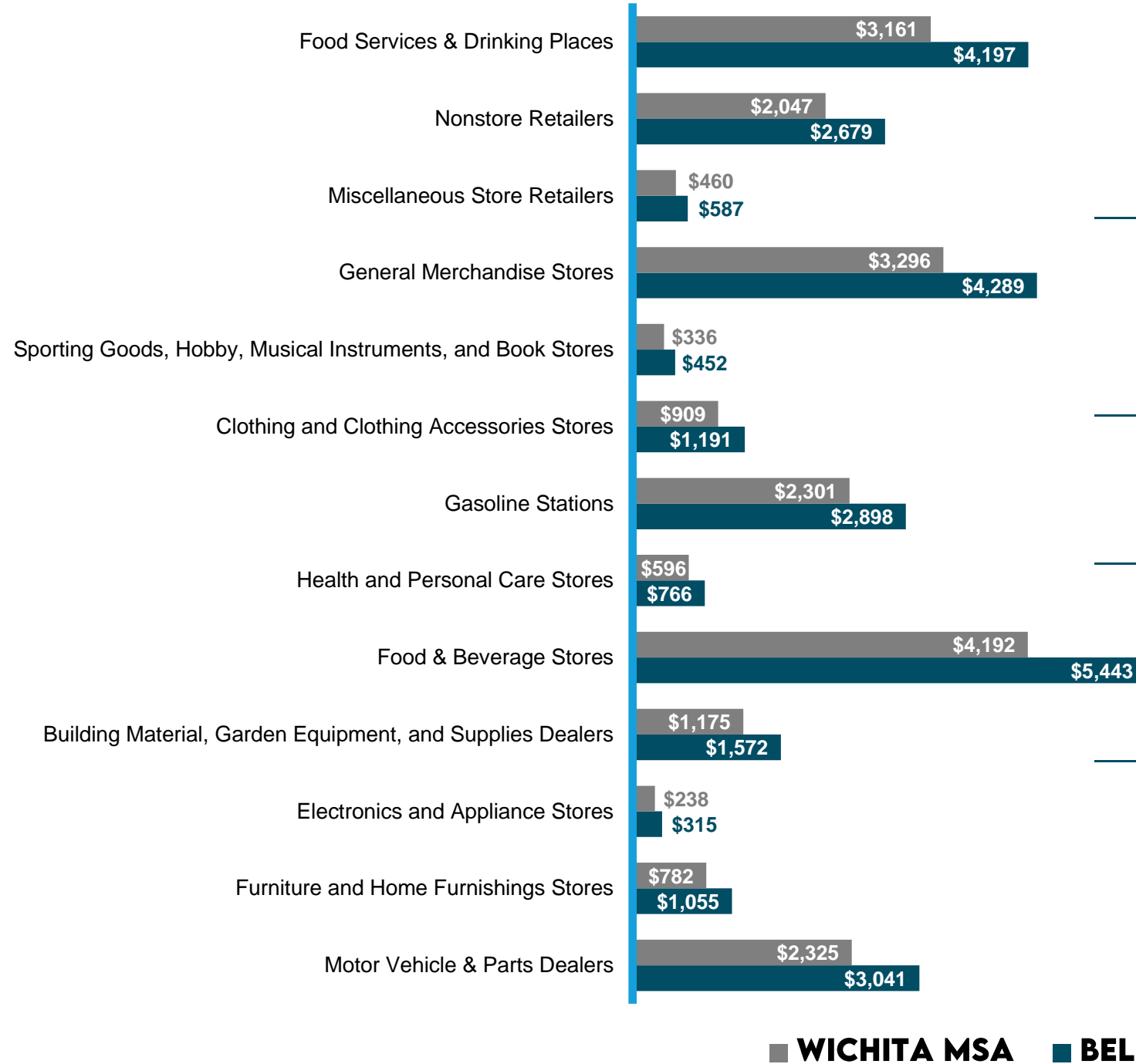
— Leading employment industries:

1. Educational, health care, and social assistance
2. Manufacturing
3. Professional, scientific, management, and administrative

— Compared to the Wichita MSA, Bel Aire has fewer residents employed in the construction and transportation sectors



RETAIL DEMAND



- The Spending Potential Index (SPI) compares average local expenditures to national levels.
- Retail Trade SPI for Bel Aire is 104 compared to 80 for the Wichita MSA.
- Food Services & Drinking Places SPI for Bel Aire is 105 compared to 79 for the Wichita MSA.
- Bel Aire households are expected to spend \$28,487 annually compared to Wichita MSA households \$21,816.



VISIONING



VISIONING GOALS & INTRODUCTION

GOALS

- We want to hear the **experiences, ideas, concerns, and hopes** that you believe must be accounted for during the comprehensive planning process
- The feedback received will help with **laying a foundation** that informs the planning process

INTRODUCTION

- We will move through different formats
- Keep an **open mind**
- Visioning is an **opportunity**
- Questions?



BEL AIRE FALL FESTIVAL

Growing
without Direction
Community Input

WHAT WORD OR PHRASE WOULD YOU USE TO
DESCRIBE BEL AIRE TODAY?

Pretty

or In the shadow of
safe Wichita

Bel Aire Soccer League

nice sunny day

Sunny!

Fun

Safe

Community-Home

Sports

Friendly

Soccer

hot perfect

SAFE

EAP
community

tree friendly

Beautiful!
Hi

small

small town
friendly

SAFE & Family
Friendly!
"We like the pool!"



LOVE

Nice city

Picket fence Friendly

Safe

Fun
Family
friendly



BEL AIRE FALL FESTIVAL

WHAT WORD OR PHRASE WOULD YOU HOPE TO
USE TO DESCRIBE BEL AIRE IN 20 YEARS?

Walkability

safe PARKS HKA

more
stores

Soccer
Soccer

Parks
adult Entertainment

Access
Nature 2!

more nature
variety

ride
bikes
KOKOZYMNI

more stuff to do!

still have rec Leagues

Spider

Walkable

Stay Small

Accepting

Strollwalks

us
were fly
friend by

calm

Be the leading
edge rather than
just living on the
edge!

Safe

Big

More
Stores

more people

Enjoyable

Peaceful



BEL AIRE FALL FESTIVAL

BEL AIRE'S OPPORTUNITIES

large City Park
Gathering space
rec space
Better access to
into on city's
website.
Events, etc.
City Cemetery

Expanding
revenue
Sources.
Look at other
communities.

make
Jesus
alive

Save Natural
Areas - Livable
Cities -
Wave of the Future

Smart
Growth



more cross
walks

SO. CCR goals

More pools
public/neighborhoods

More stores!

Green Spaces
- Walking/Biking Paths

Continue maintaining
established neighborhoods!
Don't leave us behind.

less
Roadwork!

more
green
space

Safer
intersections.

Growth

another
frisbee
park

Finish Road construction,
and ask us before starting more,
please

- look at bike/ped plan



BEL AIRE FALL FESTIVAL

Encourage
Participation of
citizens -

BEL AIRE'S CHALLENGES

CONNECTIVITY
SIDEWALKS
Parks Schools
Safe Routes

not enough
water

Connectivity
Various
Bel Aire
neighborhoods

Opportunities
to
Provide Input
& what is
going on w/
Developments

Construction

Transparency

Finish *
Woodlawn

Effective
Growth

Day Park
Coffee Shop!!

"Yes coffee Shop!"

Population
growth.

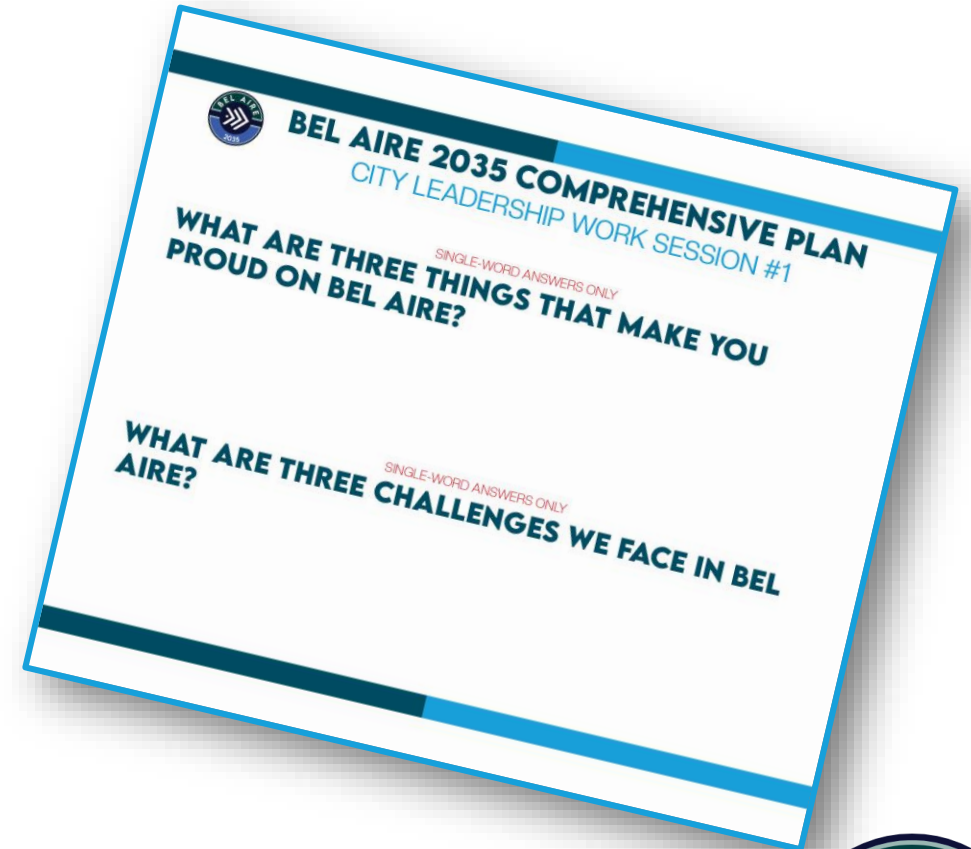


INDIVIDUAL EXERCISE

— Single-word answers only!

1) WHAT ARE THREE THINGS THAT MAKE YOU PROUD OF BEL AIRE?

2) WHAT ARE THREE CHALLENGES WE FACE IN BEL AIRE?



PRIORITIES EXERCISE

- 1) **HOUSING**
- 2) **MOBILITY**
- 3) **COMMUNITY IMAGE,
CHARACTER, & IDENTITY**
- 4) **COMMUNITY CONNECTIONS**
- 5) **PARKS & RECREATION**
- 6) **BUSINESS, SERVICES, &
ECONOMIC DEVELOPMENT**

—Individually, place your three dots on the topics you feel are most important for the City to prioritize during the next 10 years.



ACE EXERCISE

- Six Groups
- Identify three priorities: What aspects of the community need to be:

1) AMPLIFIED

2) CREATED

3) ELIMINATED





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