

DR 66-44 - Consideration of Second
Report of University Liaison Commit-
tee on Planning concepts for the
Wichita State University

ACTION

DATE

COMMITTEE

M.A.P.C. *Approved 2-2-67*
maps *Approved 1-26-67*
~~B.C.C.~~ *Approved 2-7-67*

Closed 2-8-67

Copies of report No 1-2 were Xerox and
mailed to new PC members on 9/29/71
Sondra, Jackson, Blake, Hennessee, Rising,
Burnett, Kamen. Taylor already had copies

J.A.G.

December 8, 1971

Mr. Paul B. Graves
City Traffic Engineer
City Building Annex
104 South Main
Wichita, Kansas 67202



Dear Mr. Graves:

Under the direction of the Board of Regents the six state institutions of higher education in Kansas are beginning a uniform long-range physical planning program. One of the products of this effort will be a new land use plan for each campus. We are currently in the initial mapping phase of our work and are collecting data concerning current traffic and pedestrian movement on the campus. I hope that we might have the assistance of your department in this effort. The Wichita firm of Oblinger and Smith has been appointed by the Board of Regents to assist us in this effort, and they will be contacting your office for information and assistance.

When we get beyond the initial data collection and mapping stage we will also want to work with you in development of our new traffic and parking plan.

I will try to keep Bob Lakin continually informed about the status of our planning activities and will send him copies of all of our documents. I will also send you a complete set of our base and usage maps when they are completed in a few months.

Do not hesitate to contact me if you have any questions concerning our planning activities.

Sincerely,

George M. Platt
Director of Planning

GMP:dm

cc: Mr. Warren Oblinger
Mr. Robert Lakin ✓



September 29, 1971

Wichita-Sedgwick County Metropolitan Area Planning Commission

Robert A. Lakin, Director of Planning

Wichita State University Planning Reports

As requested by the MAPC, we have copied the two reports submitted previously to the Planning Commission. In general, both the MAPC and Board of City Commissioners have followed the recommendations in the reports with the exception of "LC" zoning on Hillside at 15th and 16th Streets.

The Zoning Advisory Committee is working on "University District" proposals which I believe allows maximum use of private property and will also protect the public investment in WSU. As soon as the subcommittee dealing with this completes its work, I will have Glen Lytle forward you copies.

RAL:ls

bcc Glen Lytle, Special Asst. for Zoning
Dr. George Platt, Director, Land Use Planning, WSU



WICHITA STATE UNIVERSITY
CENTER FOR URBAN STUDIES

WICHITA, KANSAS 67208

PHONE: (316) 683-7561

February 3, 1967

Mr. C. Bickley Foster
Planning Director
Metropolitan Area Planning Commission
City Building
Wichita, Kansas 67202

Dear Mr. Foster:

I have gone over a copy of your letter to President Lindquist stating what action was taken by the Metropolitan Area Planning Commission on the Second Report of the University Liaison Committee on Planning Concepts.

The action taken by the MAPC on the report is quite satisfactory to the University, and I want to thank the Commission and the Planning Department for the help which you gave us while we were studying the problem.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Hugo Wall".

Hugo Wall
Chairman, University Liaison
Committee on Planning Concepts

HW:h



- (8) Whenever a mobile home park abuts on any property outside of the park that is classified for residence use (except property actually used for a nonresidential use or for a mobile home park), then no mobile home shall be placed less than 100 feet from such boundary. The 100 foot setback required by this subsection shall be planted and landscaped so as to screen the park from the above property.
- (9) Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light on any property located in any other residence district.
- (10) In all other respects, mobile home parks shall comply with all of the applicable statutes of the State of Kansas and all applicable ordinances and regulations of all departments, commissions, agencies, municipal corporations, and political subdivisions of the State of Kansas.

4-210. U University District. The University District shall be mapped as a separate zoning district when it is applied to property owned or leased and used by a college, university or theological school for educational purposes. When the University District is applied to property not owned, or leased, and used by a college or university, then the regulations of the U District shall be applied concurrently with the residence district regulations that are in force with respect to such property. (See Plate 12) The U District shall not be combined with a business or manufacturing district.

COMMENT: The University District is a zone that is designed to be used separately as a district zone or in combination with any one or more of the residence districts. The University District should only be used as a separate district for property that is actually owned (or leased) by a college or university and devoted to college and university purposes.

The two principal functions of this district are: (1) to give colleges and universities more land use flexibility than they would have if mapped in a residential district; (2) to permit the establishment of the types of uses which ordinarily cluster about a university, but which are not located on university property. The residential densities that are desirable in the vicinity of a university will vary according to the pattern of existing residential development. At the same time, the presence of the educational facilities creates a demand for land and buildings for uses associated with the educational institution. The use of the "combining district" technique permits increased densities in residential districts when they are related to a university without disturbing density in those zones when they are located elsewhere. Moreover, it preserves the lot size requirements and bulk regulations that would be applicable to private residential uses. The University District will be applicable in the vicinity of Wichita State University, as well as in the area around Wichita's other institutions of higher education.

When used in combination with a residence district, the regulations of both zoning districts apply concurrently. Such districts would be designated by adding a "U" to the district symbol. Thus, a combination of the R-7 Residence District and the University District would be designated an R-7-U General Residence-University District. Plate 12 illustrates the manner in which the University District is intended to be mapped.

4-210(A). Permitted Uses.

- (1) Art galleries, libraries and museums.
- (2) Colleges, universities and theological schools, including their buildings owned or leased for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student and faculty centers, athletic facilities and dormitories.
- (3) Fraternalities and sororities.

- (4) Schools, elementary, intermediate and secondary.
- (5) Lodging and boarding houses.
- (6) Private clubs.
- (7) Offices, meeting rooms, laboratories and other facilities for educational, fraternal, professional, religious and research organizations and institutions, provided such uses comply with the performance standards applicable in the M-1 District.
- (8) Parking lots for passenger automobiles accessory to uses permitted in the University District.

4-210(B). Conditional Uses. None, except such conditional uses as could otherwise be allowed in any residence district with which this district is combined.

4-210(C). Lot Size Requirements.

- (1) Minimum lot area:
 - (a) Colleges, universities and theological school structures: No minimum requirement.
 - (b) Structures providing lodging rooms for unmarried students: 375 square feet per lodging room.
 - (c) All other permitted uses shall comply with the minimum lot area required in the residence district with which the University District is combined.
- (2) Minimum lot width:
 - (a) Colleges, universities and theological school structures: No minimum requirement.
 - (b) All other permitted uses shall comply with the

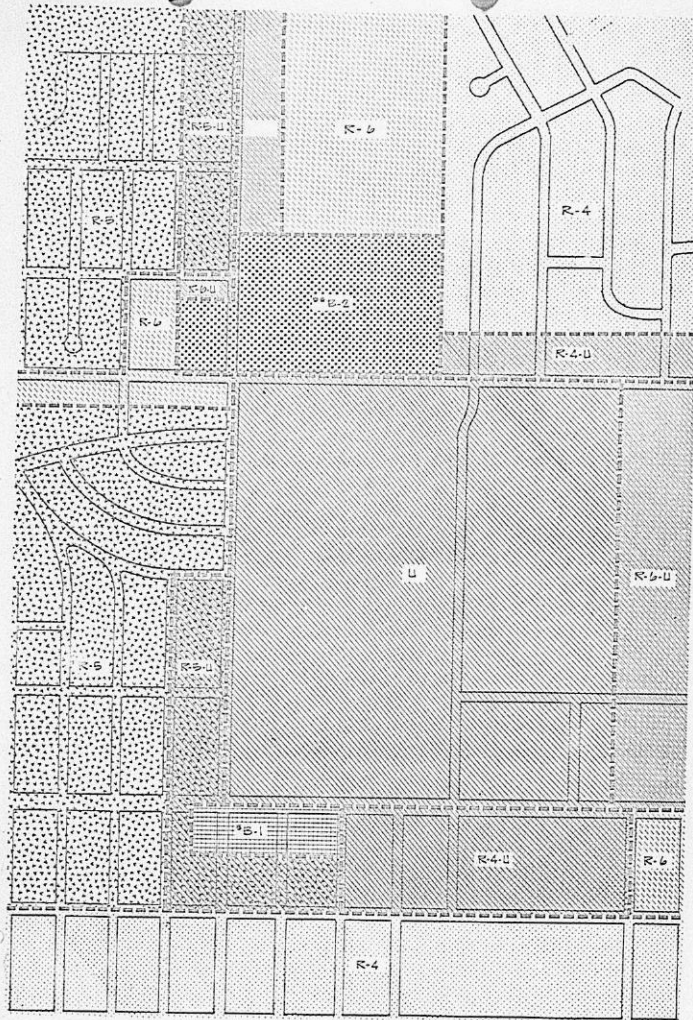
minimum lot width required in the residence district with which the University District is combined.

(3) Minimum lot depth:

- (a) Colleges, universities and theological school buildings: No minimum requirement.
- (b) All other permitted uses shall comply with the minimum lot depth required in the residence district with which the University District is combined.

4-210(D). Bulk Regulations.

- (1) When the University District regulations are applied in combination with the restrictions of any residence district, then all structures shall comply with the bulk regulations in the residence district with which the University District is combined.
- (2) When the University District is applied as a separate zoning district, then the following bulk regulations shall apply:
 - (a) Maximum lot coverage: 30%.
 - (b) Maximum floor area ratio: 0.50.
 - (c) Minimum setback: 50 feet from each public street and from each lot line that adjoins property located in any zoning district, unless a greater distance is required by Section 4-210(D)(2)(d).
 - (d) Minimum space between structures: The closest point between any two structures shall not be less than one and one-half times the perpendicular distance from the lowest first floor window sills to the highest point of the roof.



* UNIVERSITY DISTRICT CANNOT OVERLAY A BUSINESS DISTRICT
 ** ESTABLISH BUSINESS ZONES WHERE NEEDED TO SUPPORT
 RESIDENCES AND UNIVERSITY ACTIVITIES

February 1, 1967

Board of City Commissioners
City Building
Wichita, Kansas

Gentlemen;

Re: DR 66-44 - Second Report of
University Liaison Committee on
Planning Concepts for the Wichita
State University Area

As you are aware, a zoning moratorium in the vicinity of Wichita State University was initiated for a one-year period beginning in January, 1966. During this period, a committee from Wichita State University has met with members of the planning staff and with interested citizens of the University area in an effort to analyze and discuss solutions concerning existing problems in the University area.

The Planning Commission, at its regular meeting on January 26, 1967, considered the findings and recommendations contained in the Second Report of the University Liaison Committee on Planning Concepts. After discussing the information presented, the following action was taken by the Planning Commission:

TROUT moved, BLASER seconded, and it carried unanimously that the Metropolitan Area Planning Commission express its appreciation to the officials of Wichita State University for the preparation of the information to assist in guiding future development in the University area and that the Planning Commission, therefore;

1. Adopt the policy of looking with favor on applications for light commercial zoning in the area designated within the Second Report of the University Liaison Committee on Planning Concepts.

Board of City Commissioners
February 1, 1967

2. Exclude from the proposed University District boundary those areas presently zoned "AA" which are not University property and consider applications for rezoning in the remaining area in light of the possible uses suggested in the recently completed report entitled, "Prototype Zoning Ordinances for the Wichita-Sedgwick County Metropolitan Area".
3. Direct the Metropolitan Area Planning Department staff to prepare for the establishment of a University District zoning classification for all universities in the City of Wichita concurrently with the future re-establishment of all zoning classifications on an areawide basis in light of the Prototype Zoning Ordinance now underway.

The Second Report of the University Liaison Committee on Planning Concepts for the Wichita State University Area, together with the recommendations of the Planning Commission, will be placed on your agenda for consideration and concurrence at the meeting of February 7, 1967.

Respectfully submitted,

C. Bickley Foster
Secretary

CBF:JHG:ber

January 31, 1967

Dr. Emory Lindquist, President
Wichita State University
1845 Fairmount
Wichita, Kansas 67208

Dear Dr. Lindquist:

On January 26, 1967, the Metropolitan Area Planning Commission considered the findings and recommendations contained in the Second Report of the University Liaison Committee on Planning Concepts. After discussing the information presented, the following action was taken by the Planning Commission:

TROUT moved, BLASER seconded, and it carried unanimously that the Metropolitan Area Planning Commission express its appreciation to the officials of Wichita State University for the preparation of the information to assist in guiding future development in the University Area and that the Planning Commission, therefore:

1. Adopt the policy of looking with favor on applications for light commercial zoning in the area designated within the Second Report of the University Liaison Committee on Planning Concepts.
2. Exclude from the proposed University District boundary those areas presently zoned "AA" which are not University property and consider applications for rezoning in the remaining area in light of the possible uses suggested in the recently completed report entitled, "Prototype Zoning Ordinances for the Wichita-Sedgwick County Metropolitan Area".

January 31, 1967

3. Direct the Metropolitan Area Planning Department staff to prepare for the establishment of a University District zoning classification for all universities in the City of Wichita concurrently with the future re-establishment of all zoning classifications on an area-wide basis in light of the Prototype Zoning Ordinance now underway.

The Second Report of the University Liaison Committee, together with the Planning Commission action will be placed on the agenda of the Wichita Board of City Commissioners for consideration at their regular meeting on February 7, 1967

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

Very sincerely yours,

C. Bickley Foster
Secretary

CBF:RLY:bgs

cc: Dr. Hugo Wall, Director
Center for Urban Studies

Dr. Cornelius Cotter
Department of Political Science

Mr. Glen Gardner, Executive Vice-President
Board of Trustees

Mr. Arthur Risser, Head
Department of Engineering Graphics

Dean Jackson Powell, Vice-President
for Academic Affairs

Dean J. K. Sowards
Fairmount College of Liberal Arts

Prof. Marvin Harder
Department of Political Science

January 31, 1967

Mr. William P. Higgins
817 First National Bank Bldg.
Wichita, Kansas 67202

Dear Mr. Higgins:

In regard to the Second Report of the University Liaison Committee on Planning Concepts, the Metropolitan Area Planning Commission took the following action during their January 26, 1967, meeting:

TROUT moved, BLASER seconded, and it carried unanimously that the Metropolitan Area Planning Commission express its appreciation to the officials of Wichita State University for the preparation of the information to assist in guiding future development in the University Area and that the Planning Commission, therefore:

1. Adopt the policy of looking with favor on applications for light commercial zoning in the area designated within the Second Report of the University Liaison Committee on Planning Concepts.
2. Exclude from the proposed University District boundary those areas presently zoned "AA" which are not University property and consider applications for rezoning in the remaining area in light of the possible uses suggested in the recently completed report entitled, "Prototype Zoning Ordinance for the Wichita-Sedgwick County Metropolitan Area".

January 31, 1967

3. Direct the Metropolitan Area Planning Department staff to prepare for the establishment of a University District zoning classification for all universities in the City of Wichita concurrently with the future re-establishment of all zoning classifications on an area-wide basis in light of the Prototype Zoning Ordinance now underway.

This matter will be placed on the agenda for the Wichita Board of City Commissioners for consideration at their regular meeting of February 7, 1967.

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

Very sincerely yours,

C. Bickley Foster
Secretary

CBF:RLY:bgs

January 31, 1967

Mr. Justus H. Fugate
715 Beacon Building
Wichita, Kansas 67202

Dear Mr. Fugate:

In regard to the Second Report of the University Liaison Committee on Planning Concepts, the Metropolitan Area Planning Commission took the following action during their January 26, 1967, meeting:

TROUT moved, BLASER seconded, and it carried unanimously that the Metropolitan Area Planning Commission express its appreciation to the officials of Wichita State University for the preparation of the information to assist in guiding future development in the University Area and that the Planning Commission, therefore:

1. Adopt the policy of looking with favor on applications for light commercial zoning in the area designated within the Second Report of the University Liaison Committee on Planning Concepts.
2. Exclude from the proposed University District boundary those areas presently zoned "AA" which are not University property and consider applications for rezoning in the remaining area in light of the possible uses suggested in the recently completed report entitled, "Prototype Zoning Ordinance for the Wichita-Sedgwick County Metropolitan Area".

January 31, 1967

3. Direct the Metropolitan Area Planning Department staff to prepare for the establishment of a University District zoning classification for all universities in the City of Wichita concurrently with the future re-establishment of all zoning classifications on an area-wide basis in light of the Prototype Zoning Ordinance now underway.

This matter will be placed on the agenda for the Wichita Board of City Commissioners for consideration at their regular meeting of February 7, 1967.

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

Very sincerely yours,

C. Bickley Foster
Secretary

CBF:RLY:bgs

January 20, 1967

TO: The Honorable Board of City Commissioners
Metropolitan Area Planning Commissioners
Russell E. McClure, City Manager
Dr. Hugo Wall, Director, Center for Urban Studies

Gentlemen:

Due to the significance of planning for the area around WSU, the Metropolitan Area Planning Commission, at its January 12 meeting, requested a joint meeting with the Wichita Board of City Commissioners. Arrangements have been made for a joint meeting to be held on Wednesday, January 25, 1967, at 12:15 p.m. in the Shocker Room across from the Bookstore in the Campus Activities Center at Wichita State University. Dr. Hugo Wall, who chaired the WSU Planning Committee, will be available to answer any further questions concerning the report which his Committee has prepared and submitted to the City Commissioners and Planning Commissioners. Members of the Planning Department staff who have worked on this project will also be available for information.

Please bring with you your copy previously submitted of the WSU Second Report of the University Liaison Committee on Planning Concepts. For the assistance of the City Commissioners, attached is a staff report previously prepared for the Planning Commission.

From the comments which have been received, I am assuming that it is the desire of the above groups that none of the developers be invited to attend such a meeting, and I will so inform Mr. William Higgins who had specifically inquired on behalf of his client. Due to the fact that a considerable number of the participants will also be attending the Urban Policy Seminar that same morning, it was felt that good attendance might be achieved by meeting at the University.

TO: The Honorable Board of City Commissioners
Metropolitan Area Planning Commissioners
Russell E. McClure, City Manager
Dr. Hugo Wall, Director, Center for Urban Studies

Mrs. Karen Galloway will call on Tuesday to determine your attendance at the luncheon.

Very sincerely yours,

C. Bickley Foster
Secretary

CBF:ber

cc: Robert A. Lakin
Assistant Planning Director

Robert Young
Planner III

David Baker
Planner III

January 13, 1967

Mr. Russell E. McClure
City Manager
City Building
Wichita, Kansas 67202

Dear Mr. McClure:

At the regular meeting of the Metropolitan Area Planning Commission on January 12, 1967, the following motion made by Mr. Law and seconded by Mr. Hill, was unanimously passed:

"That in light of the fact that substantial interests are involved in the area and also that we only recently received these reports and that they seem to be a matter of considerable significance, it might call for either an informal or formal meeting with the governing body to discuss the ramifications on the part of both groups, that we defer any action for a period of two weeks, or until the next Planning Commission meeting, and in the meantime request the staff to set up such informal meetings between the governing body and Wichita State University and the Planning Commission to discuss the report and perhaps formulate a policy that would be worthy of guidance to those that have large financial interests in the immediate area."

It is my understanding that the zoning moratorium in the vicinity of Wichita State University was initiated for a one-year period beginning January 18, 1966. In view of the significance of this matter and the importance of timing, please advise me as to when you feel that a meeting could be arranged between the Wichita Board of City Commissioners and the Metropolitan Area Planning Commission prior to January 26, 1967, which is their next meeting. It might help to point out that some members of the Planning Commission are already involved in mid-afternoon meetings on January 18, 19, 24, at 2 p.m. and, as you know, two of them attend the Urban Policy Seminar meeting on January 25.

Page 2 - Mr. Russell E. McClure, City Manager
January 13, 1967

Attached is a copy of a letter received from Mr. William P. Higgins, who represents the interests of the Crestview Country Club property. He has requested that his client be represented at such a meeting, and for that reason I am also sending a copy to Chairman Kratzer for his information and determination as to whether this would be appropriate. It is very possible that other individuals who have had applications in the area might also wish to be present, and any preference to one might cause some problems. It is assumed that Wichita State University will be represented by Dr. Hugo Wall and perhaps another representative from his Planning Committee.

You might wish to have this matter discussed at the informal luncheon agenda of the City Commission on Tuesday, January 17.

Very sincerely yours,

C. Bickley Foster
Secretary

CBF:ber

Attachment

cc: Dr. Hugo Wall, Wichita State University
H. W. Kratzer, Chairman, M&PC

HIGGINS & BRIMER

ATTORNEYS AT LAW
SUITE 817 - FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202

WILLIAM F. HIGGINS
JOHN W. BRIMER

January 12, 1967

FORM 3-6149
AREA CODE 216

Director of Planning
City of Wichita
City Building
Wichita, Kansas 67202

Re: University Proposal on Property
Including Crestview Country Club
Property East of Wichita State
University

Gentlemen:

The above matter came up again at the Planning Commission Meeting this date, on the University's recommendation for university-oriented zoning application, and the University's Report was submitted. At this Meeting, upon the Motion of Mr. Law, the matter was continued for two weeks and the Staff was requested to set up a formal or informal meeting between the governing bodies of the City, Planning Commission and the University to determine what direction they were going to go in this matter.

The Agenda indicated a "staff report", which analyzed the University's proposal. I do hereby request a copy of the Staff Report in order that I might have an opportunity to analyze the same on behalf of my Clients, who are the present owners of the Crestview Country Club Property.

I also at this time request I be informed of any formal or informal meeting on this subject and that I be allowed to appear at said meeting for the purpose of further protecting my Clients' proprietary interests, and also to offer any information which might be requested of me concerning our position on the proposal submitted.

Your acknowledgement of this letter will be appreciated,



Director of Planning
January 12, 1967
Page 2.

and I will at that time request an indication whether or
not we will be invited to that meeting and receive a copy
of the Staff Report above-requested.

Yours very truly,

HIGGINS & BRIMER

By *William P. Higgins*

William P. Higgins

WPH:las

CC: Russell J. McClure,
City Manager
The Honorable John S.
Stevens
Dr. Hugo Wall

January 5, 1967

To: Wichita-Sedgwick County Metropolitan Area Planning Commission
From: C. Bickley Foster, Director of Planning
Subject: Staff review of the Second Report of the University Liaison Committee on Planning Concepts

In reviewing the Second Report of the University Liaison Committee on Planning Concepts, the MAPD staff wishes to compliment the Committee and the interested citizens of the University Area on the effort put forth in analyzing and offering solutions to the problems existing in the University Area.

WSU Physical Plan

Of a continuing concern is the apparent need to update the physical plan for the continued growth of the University Campus. Mention is made in the Report that the University Facilities' Development Committee has revised the previous plan for the University which was completed in 1958 by the firm of Schaefer, Schirmer, & Eflin. To the knowledge of the MAPD staff, however, a document does not exist which contains in total related form the revisions that have been made. Such a document, if officially recognized by University Officials, would place on record the future development objectives of the University and would, therefore, be a visual guide for all concerned in the University Area as well as a method of communicating their ideas to City officials.

Traffic Study

The MAPD staff suggests that more attention needs to be directed to the growing traffic problems in and around the University Area and assistance has been given the University Liaison Committee in determining what constitutes a desirable traffic study for such an area. This assistance was given with the awareness that the Liaison Committee, lacking a planning staff of its own, would be hard pressed to complete such a study in the time available to it. A traffic study successfully completed would be an integral part of the physical plan document mentioned above, the completion of which should be pursued as soon as possible.

Scale Model

Upon completion of a physical plan for the University Area, the MAPD staff would further suggest the desirability of constructing a scale model of the existing and future proposed campus and surrounding area. For example, such a scale model already prepared for the Center City Area of downtown has been found to be of valuable assistance in gaining understanding and acceptance of future goals and objectives.

The MAPD staff is hopeful that Wichita State University will maintain and direct the University Liaison Committee on Planning Concepts toward the continued pursuit of the realization of the concepts now formulated. We feel that the MAPD should continue to be available to further assist the Committee in its future planning endeavors.

University Zoning District

The MAPD staff is also concerned with some of the details of establishing a University Zoning District around Wichita State University as they are set out in the recommendations of the Report.

Although the MAPD staff believes it desirable to have a University District Zoning classification, it questions the effectiveness of having sub-classifications (U-1; U-2) and some of the uses allowed under these classifications as proposed in the Report.

Offices, for example, which are listed as an allowable use under the U-2 classification would appear to suggest the conversion of the entire U-2 area to "BB" Office District zoning. The MAPD feels that general "BB" office uses in unrestricted numbers would do nothing to enhance residential and/or University values that exist and would defeat the purposes of having a University Zoning District. Certain office facilities would no doubt be beneficial to the University Area. The specific type, number, and relationship to the area should be given additional consideration.

The MAPD staff also questions the location of the proposed boundary of the U-1 and U-2 districts indicated in the Report. It would appear desirable, for example, to exclude from the University District the "AA" Single Family development of the southeast of the campus and to include in the District an area east

of Oliver to Old Manor Road and south of 21st Street to the White Chapel Memorial Gardens Cemetary which is presently zoned "B" Multiple Family.

It also appears that the sub-classifications (U-1; U-2) as proposed in the Report would not provide a basis for controlling density and bulk within the predominantly residential area that the U-2 District encompasses. A planning report has recently been completed which contains prototype zoning ordinances for all zoning classifications in the Wichita-Sedgwick County Metropolitan Area. This report indicates the mechanics of applying University District zoning in an overlaying or combining manner with Residential Districts to achieve density control while promoting land use flexibility. The report containing prototype zoning ordinances states that:

"When the University District is applied to property not owned, or leased, and used by a college or University, then the regulations of the University District shall be applied concurrently with the residence district regulations that are in force with respect to the property." Such a "combined district technique permits increased densities in residential districts when they are related to a university without disturbing density in those zones when they are located elsewhere. Moreover, it preserves the lot size requirements and bulk regulations that would apply to private residential uses".¹ The establishment of such a zoning technique would appear to effectively satisfy the need for bulk and density control.

Conclusion

In regard to the establishment of a University Zoning District, the MAPD staff is in the early stages of analyzing the prototype zoning ordinances for all zoning classifications. The prototype ordinance for University District zoning is drafted in such a way as to allow its application to all institutions of higher learning in the City of Wichita. The University District prototype is also interrelated with prototypes for other zoning classifications with suggestions for bulk and density controls. In this light and in view of the present work program of the Department, the Planning Commission may wish to consider the establishment of a University District concurrently with the area-wide re-establishment of all zoning districts in a related manner at a future date. Such an

¹Prototype Zoning Ordinances for the Wichita-Sedgwick County Metropolitan Area, Wichita-Sedgwick County Metropolitan Area Planning Department.

approach would allow for the establishment of a University District zoning classification on the comprehensive basis of all prototypes as opposed to one additional amendment to the existing Zoning Ordinance of the City of Wichita at this time.

During the process of establishing a University District zoning classification, additional zoning changes in the Wichita State University area will obviously be requested. Present and future zoning change requests could be evaluated on the basis of the findings and determinations indicated in the University Liaison Committee's Report regarding present and future needs for additional commercial, residential and University development in the University Area.

Recommendations

The MAPD recommends that:

1. the Metropolitan Area Planning Commission concur with the recommendations of the Second Report of the University Liaison Committee on Planning Concepts except as to:
 - A. the proposed University District Boundary
 - B. the allowable uses suggested, and
 - C. the use of U-1 and U-2 subclassifications rather than an overlaying or combining technique.
2. the Report be forwarded to the Wichita Board of City Commissioners with the recommendation of the Planning Commission that:
 - A. a University District zoning classification for Wichita State University be established at such time as re-establishment of all zoning districts is considered on an area-wide basis in light of the prototype zoning ordinances now available, and
 - B. present and future zoning change requests in the Wichita State University area be reviewed in light of the findings and determinations of the University Liaison Committee's Second Report until such time as a University District zoning classification is established.

CBF:RLY:kkg

Young

December 28, 1966

Mr. William P. Higgins, Attorney
Higgins & Brimer, Attorneys at Law
Suite 817, First National Bank Building
Wichita, Kansas 67202

Dear Mr. Higgins:

In response to your letter of December 27, 1966, the report of the WSU Planning Committee was presented to the MAPC by Dr. Hugo Wall at its regular meeting of December 22, 1966. Dr. Wall made a brief presentation in submitting the report to the Planning Commission, at which time the Commission received the information and deferred further consideration until its next regular meeting of January 12, 1967, at 2 p.m. The reason for the deferral at that time was the fact that the Commission agenda was particularly heavy on that date and due to receiving the report on the day that the agenda was prepared, there was not sufficient time to add staff comments.

As you know, the purpose of the report is to provide concepts for future zoning in the WSU area. While this would serve as a basis for rezoning the notification for any formal action by the Planning Commission to change the zoning would include the usual legal notice to affected property owners. I am sure that you are aware that Dr. Wall held several area meetings with residents prior to the final submission of the report to President Lindquist. My impression of any action by the Planning Commission on January 12 would be to make recommendations to the City Commission, and that their action then would go direct to the Planning Commission as to whether the U district concept should be further pursued. I am assuming that the Planning Commission would be willing to hear any comments which property owners may wish to direct to them at their January 12 meeting. I am aware that some 644 people have signed petitions in the area north of the University above 21st Street requesting that "AA" zoning be maintained.

Mr. William P. Higgins
December 28, 1966

A copy of your letter and my response is being sent to Mr. John Trout, who has served as a liaison member from MAPC to the WSU Committee. We will be glad to keep you informed on future meetings as they occur in this matter.

Very sincerely yours,

C. Bickley Foster
Director of Planning

CBF:ber

cc: H. W. Kratzer, Chairman
Metropolitan Area Planning Commission

John W. Trout, Jr., Member
Metropolitan Area Planning Commission

HIGGINS & BRIMER

ATTORNEYS AT LAW

FIFTH FLOOR - FIRST NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

WILLIAM P. HIGGINS
JOHN W. BRIMER

FORM 2-4146
AREA CODE 214

December 27, 1966

Wichita Planning Commission
City Building Annex
Wichita, Kansas

Attention: Director of Planning

Gentlemen:

This will operate to inform you that I represent parties involved in the area of Wichita State University who own land included in the Wichita State University Advisory Committee Report for recommended University zoning classification under a University recommended plan for this land surrounding the University.

I would appreciate being informed when this report and the recommendations contained therein are filed and at what time and date the hearing before the Planning Commission will be held.

I would further appreciate being informed as to the method of notification which will be required for the surrounding property owners prior to the public hearing, since the copies of this report would indicate that an adoption of the recommendations contained therein would have the effect of rezoning the property.

I would further appreciate notification of any and all other matters pertaining to this report which would affect property located between 17th Street and 21st Street and between Oliver and Hillside, as I would like to be present at any hearings.

Yours truly,

HIGGINS & BRIMER

By

William P. Higgins
William P. Higgins

WPH/lp



TO: PRESIDENT ERMORY LINDQUIST
WICHITA STATE UNIVERSITY

METROPOLITAN AREA PLANNING COMMISSION

BOARD OF COMMISSIONERS
CITY OF WICHITA

FROM: RESIDENTS OF THE NORTHEAST HEIGHTS RESIDENTIAL AREA

PETITION

WHEREAS the Board of Commissioners of the City of Wichita has declared a moratorium on zoning changes in the vicinity of Wichita State University pending completion of a land-use study by Wichita State University in cooperation with the Metropolitan Area Planning Commission, and

WHEREAS the undersigned are residents of the area bounded by Hillside on the west, Twenty-first Street on the south, Oliver on the east, and Chisholm Creek on the north (hereinafter referred to as the NORTHEAST HEIGHTS RESIDENTIAL AREA), and have a common interest with Wichita State University in the development of a land-use plan for the portion of the study area which lies within the NORTHEAST HEIGHTS RESIDENTIAL AREA,

NOW, THEREFORE, the petitioners have resolved to request, and do hereby request, that the present "AA" zoning in the NORTHEAST HEIGHTS RESIDENTIAL AREA be maintained and that no change or exception thereto be adopted or allowed as part of any land-use plan for Wichita State University. The petitioners respectfully submit the following reasons for this request:

1. The NORTHEAST HEIGHTS RESIDENTIAL AREA is one of the highest quality residential areas in the City of Wichita. The area has been developed in reliance on "AA" single family zoning and protective restrictive covenants. No zoning exception has been granted within the NORTHEAST HEIGHTS RESIDENTIAL AREA since the inception of its development.
2. The petitioners believe that any zoning plan which would permit the encroachment of multiple family housing or commercial development into this low density residential area would lead to deterioration and eventual blight of existing residences in the adjacent area. With respect to the few remaining undeveloped residential lots, the petitioners believe that faith can be kept with the residents of the area only by honoring the established land-use pattern.
3. The petitioners believe that the NORTHEAST HEIGHTS RESIDENTIAL AREA is an important asset to Wichita State University. Apart from the charm and desirability of the area as a place in which to live, the proximity of quality housing to the University is an attractive feature to prospective faculty and staff. The fact that many of the area's residents are members of the University faculty and staff amply attests to the role which the NORTHEAST HEIGHTS RESIDENTIAL AREA plays as part of the University community.

IN WITNESS WHEREOF, the following residents of the NORTHEAST HEIGHTS RESIDENTIAL AREA have affixed their signatures as petitioners.

(Signature pages attached)

PETITIONERS

Name	Address
Charles E. Hadley	2221 N. Yale
Mrs. Janet Hadley	2221 N. Yale
David E. Bernard	2243 N. Yale
Mrs. Virginia L. Bernard	2243 N. Yale
Joseph L. Smith	2330 N. Yale
Mr. Stanford Smith	2331 N. Yale
Russell E. Nydahl	2319 N. Yale
Claude M. Scott	2331 N. Yale
Mrs. Claude M. Scott	2331 N. Yale
Mr. Frank A. Symonds	2401 N. Yale
James C. Hughes	2415 North Yale
Mr. W. C. Dyer	2415 N. Vt.
Oliver W. Hennessey	2445 N. Yale
Mr. Charles Thomas	2425 N. Yale
Bill Whit	2400 N. Yale
Robert Whit	2400 N. Yale
Frank Loyde	2254 N. Yale
Pamela O. Loyde	2254 N. Yale
Alma H. Paris	2254 N. Yale
Wynne B. Paris	2254 N. Yale
Robert C. Froude	2232 N. Yale
Frank R. Ricketts	2232 N. Yale

PETITIONERS

Name	Address
<u>B. Lora Morgan</u>	<u>4722 Looman Wichita</u>
<u>Ann B. Morgan</u>	<u>4722 Looman Wichita</u>
<u>Larsha F. Farha</u>	<u>4703 Looman " "</u>
<u>Nigla Farha</u>	<u>4703 Looman " "</u>
<u>W. Dale Entwistle</u>	<u>2530 N. Pershing</u>
<u>Mrs. H. E. Carter</u>	<u>2530 N. Pershing</u>
<u>A. J. Hillman, Jr.</u>	<u>2401 N. Pershing</u>
<u>Mrs. A. B. Hillman</u>	<u>2401 N. Pershing</u>
<u>Samuel W. Boyce</u>	<u>2431 North Pershing</u>
<u>Bettie Boyce</u>	<u>2431 North Pershing</u>
<u>Katherine M. Mayo</u>	<u>2501 No. Pershing</u>
<u>Vivian B. Mayo</u>	<u>2501 N. Pershing</u>
<u>Russ P. Jennings</u>	<u>2525 N. Pershing</u>
<u>Leah Jennings</u>	<u>2525 N. Pershing</u>
<u>Robert F. Kaldie</u>	<u>2451 North Pershing</u>
<u>Edward Franklin</u>	<u>2300 N. Roosevelt</u>
<u>Madeline E. Conklin</u>	<u>2300 N. Roosevelt</u>
<u>Charles A. Leare</u>	<u>2320 N. Roosevelt</u>
<u>Vivian E. Lewis</u>	<u>2320 N. Roosevelt</u>
<u>Jahit Ward</u>	<u>2348 N. Roosevelt</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

PETITIONERS

Name	Address
Robert A. Steinbauer	3917 E. 24 th St.
Mrs. Robert Steinbauer	3917 E. 24 th St., W.
Mrs. George Stephens	2263 No. Bluff
George R. Stephens	2263 No. Bluff
James Stephens	2267 N. Bluff
Mrs. James Stephens	2267 N. Bluff
Mrs. R. Du Holman	2216 N. Bluff
Robert Du Holman	2246 N. Bluff
R. Keith Wilson	2252 N. Bluff
Mrs. R. Keith Wilson	2252 N. Bluff
Mrs. H.M. Christensen	4000 E. 21 st St
Norway M. Christensen	4000 E. 21 st
Sam T. Coetley	2313 N. Bluff
Mrs. Sam L. Coetley	2313 N. Bluff
Hazel L. Osterhout	2325 N. Bluff
Dora E. Osterhout	" " "
Leona P. Christopher	2402 No. Bluff
Lester P. Christopher	2402 No. Bluff
Robert Schuffler	2326 N. Bluff
Jane Powell	2314 N. Bluff
H. R. Mulbally	2414 N. Bluff
Mrs. Robert Schuffler	2326 N. Bluff

PETITIONERS

Name	Address
<u>Sam Seminoff</u>	<u>2201 N. Belmont</u>
<u>Betty J. Seminoff</u>	<u>2201 N. Belmont</u>
<u>Austin J. Boudry</u>	<u>2248 N. Belmont</u>
<u>Ruby Boudry</u>	<u>2248 N. Belmont</u>
<u>Ellena Morton</u>	<u>2241 N. Belmont</u>
<u>Harold A. Morton</u>	<u>2241 N. Belmont</u>
<u>Leah E. Morton</u>	<u>2257 N. Belmont</u>
<u>Hani B. Morton</u>	<u>2266 N. Belmont</u>
<u>Quintin K. Morton</u>	<u>2400 N. Belmont</u>
<u>Dan P. Morton</u>	<u>2400 N. Belmont</u>
<u>Glenn A. Stearnson</u>	<u>2200 N. Belmont</u>
<u>Robert H. Souders</u>	<u>2482 N. Belmont</u>
<u>Will Souders</u>	<u>2415 N. Belmont</u>
<u>Myrtle Souders</u>	<u>2465 N. Belmont</u>
<u>Wes Lyon Egbert</u>	<u>2453 N. Belmont</u>
<u>Mr. & Mrs. Egbert</u>	<u>2453 N. Belmont</u>
<u>Carolina Hordel</u>	<u>2432 N. Belmont</u>
<u>Walter John Hordel</u>	<u>2419 N. Belmont</u>
<u>Jack Stephens</u>	<u>2418 N. Belmont</u>
<u>Theresa Stephens</u>	<u>2266 N. Belmont</u>
<u>Edward P. Seely</u>	<u>2224 N. Belmont</u>
<u>Michael M. Seely</u>	<u>2224 N. Belmont</u>

PETITIONERS

Name	Address
<u>W. Wellhead, M.D.</u>	<u>2259 N Belmont</u>
<u>Jean W. Wellhead</u>	<u>2259 N. Belmont St</u>
<u>Alb. S. Clouff</u>	<u>2257 N. Belmont</u>
<u>Edgar Caspell</u>	<u>2224 N. Fountain</u>
<u>Jean W. Carpenter</u>	<u>2224 N. Fountain</u>
<u>E. T. Hagan</u>	<u>2238 N. Fountain</u>
<u>Ann Hagan</u>	<u>2238 N. Fountain</u>
<u>Wm B. Stevenson</u>	<u>2252 N. Fountain</u>
<u>Shirley Glickman</u>	<u>2252 N. Fountain</u>
<u>W.W. Buckley</u>	<u>2272 N. Fountain</u>
<u>Fred Buckley</u>	<u>2272 N. Fountain</u>
<u>Hayl Stuckey</u>	<u>2259 N. Fountain</u>
<u>E. E. Whit Jr</u>	<u>2241 N. Fountain</u>
<u>Wesley Whit</u>	<u>2241 N. Fountain</u>
<u>Weta L. Holgerson</u>	<u>2200 N. Fountain</u>
<u>L. Holgerson</u>	<u>2200 N. Fountain</u>
<u>Michelle C. Patton</u>	<u>2440 N. Fountain</u>
<u>Glory A. Comstock</u>	<u>4223 E. 22nd Street</u>
<u>Bernie K. Comstock</u>	<u>4223 E. 22nd St. N.</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

PETITIONERS

Name	Address
Charles C. Browning	11 Crestview Lakes
Aileen J. Browning	11 Crestview Lakes
James F. McElroy	3 Crestview Lakes
Carl S. Wilson	2 Crestview Lakes
Madison G. Nash, MD	7 Crestview Lakes
Grace Nash	7 Crestview Lakes
W. Scott Gardner	10 Crestview Lakes
Barbara Gardner	10 Crestview Lakes
Howard N. Fullington	8 Crestview Lakes
Helen W. Fullington	8 Crestview Lakes
Robert W. Randonson	6 Crestview Lakes
John P. Randonson	6 Crestview Lakes
Esther M. Davis	4 Crestview Lakes
K. C. Levin	4 Crestview Lakes
Andy W. Lopez	2 Crestview Lakes
Mary E. Lopez	2 Crestview Lakes
James P. Randonson	1 Crestview Lakes
Wendy J. Randonson	1 Crestview Lakes
Paula Rando	9 Crestview Lakes
Ruth A. M. Rando	4707 Looman
Clara D. Rando	4707 Looman
Elizabeth Cady Rando	4707 Looman

PETITIONERS

Name	Address
<u>Shirley F. Smith</u>	<u>2335 Gentry</u>
<u>Caroline Thomas</u>	<u>" "</u>
<u>Evan J. Kearney</u>	<u>2334 "</u>
<u>Dorlene Kearney</u>	<u>" "</u>
<u>Monroe Fordham</u>	<u>2314 Gentry</u>
<u>Freddie Fordham</u>	<u>2314 Gentry</u>
<u>E. O. Calver</u>	<u>2436 Gentry Dr</u>
<u>Jola A. Weaver</u>	<u>2436 Gentry Dr</u>
<u>Joseph W. Deal</u>	<u>2426 Gentry</u>
<u>Anne A. Stokes</u>	<u>2428 Gentry</u>
<u>Roger Mac Donald</u>	<u>2425 Gentry</u>
<u>Vernell Jackson</u>	<u>2326 Gentry</u>
<u>Laura Jackson</u>	<u>" "</u>
<u>Thomas Johnson</u>	<u>2307 Gentry</u>
<u>Maggie L. Johnson</u>	<u>" "</u>
<u>W. Cecil Findley</u>	<u>2301 Gentry</u>
<u>W. W. Findley</u>	<u>" "</u>
<u>C. P. Criss</u>	<u>2400 Gentry</u>
<u>Mrs. C. P. Criss</u>	<u>2400 Gentry</u>
<u>Sam J. Kieckar</u>	<u>2401 GENTRY</u>
<u>Mrs. Paul F. Kieckar</u>	<u>2401 Gentry</u>
<u>Wade B. Banks Jr</u>	<u>2420 Gentry</u>
<u>Blanche O. Banks</u>	<u>" "</u>

PETITIONERS

Name	Address
<u>Belle Laurie</u>	<u>4026 Brooks</u>
<u>Luis Pickett</u>	<u>4208 Charron Lane</u>
<u>Louise and Leo Kott</u>	<u>4708 Charron Lane</u>
<u>W.K.</u>	<u>4116 Charron Lane</u>
<u>Nancy C. Ames</u>	<u>4108 Charron Lane</u>
<u>Rita M. Campbell</u>	<u>4024 Charron Lane</u>
<u>Gertrude Thomas</u>	<u>4023 Charron Lane</u>
<u>Frank Thomas</u>	<u>4023 Charron Lane</u>
<u>Eugene R. Keding</u>	<u>4009 Charron Lane</u>
<u>Barbara Keding</u>	
<u>Norothy Harmon</u>	<u>4008 Charron Lane</u>
<u>Janice Harmon</u>	<u>4008 Charron Lane</u>
<u>Mrs. H. H. Harmon</u>	<u>4008 Charron Lane</u>
<u>Ralph Laurie</u>	<u>4026 Brooks</u>
<u>Henry W. Harig</u>	<u>2863 N. Fountain</u>
<u>John Harig</u>	<u>2863 N. Fountain</u>
<u>Ernest R. Schlichter</u>	<u>7327 BROOKS</u>
<u>Betty Ann Schlichter</u>	<u>4327 Brooks</u>
<u>Otto J. Kaerner</u>	<u>2901 N. Fountain</u>
<u>Rosette A. Kaerner</u>	<u>2901 N. Fountain</u>

PETITIONERS

Name	Address
George O. Stone	4101 Brooks
Mary W. Harrison	4101 Brooks
Clifford P. Leighton	4119 Brooks
Margaret M. Leighton	4119 Brooks
Miss Mrs. J. Kelley	4101 Brooks
Ramsey Brennan	4200 Channon Lane
Sirley A. Brennan	4200 Channon Lane
Donald D. Christensen	4216 Channon Lane
Marilyn J. Christensen	4216 Channon Lane
Lacatia Colbeck	4300 Brooks
Harold J. McNamee	4124 Channon Lane
Do. L. Deane	2810 N. BLUFF
Norman W. Bartel	4100 Brooks
Edna G. Bartel	4100 Brooks
Virginia L. Frosty	2800 North Bluff
Edward R. Frosty	2800 N. Bluff
Bill L. Frosty	4009 Brooks Ave.
Jo Taylor	4009 Brooks Ave.
Richard B. Holloway	4129 Brooks
Patricia J. Holloway	4129 Brooks
Edward C. W. Whorter	4122 Brooks
Ermine W. Whorter	4122 Brooks

PETITIONERS

Name	Address
<i>[Signature]</i>	<i>[Address]</i>
<i>[Signature]</i>	4769 Pembroke Ln
<i>[Signature]</i>	4173 N. Dulles
<i>[Signature]</i>	<i>[Address]</i>
<i>[Signature]</i>	2631 W Dulles
<i>[Signature]</i>	4730 Oxford Ln
<i>[Signature]</i>	4722 Oxford Ln
<i>[Signature]</i>	<i>[Address]</i>
<i>[Signature]</i>	"
<i>[Signature]</i>	<i>[Address]</i>
<i>[Signature]</i>	4700 Pembroke Ln
<i>[Signature]</i>	4706 Pembroke Ln
<i>[Signature]</i>	4708 Pembroke Lane
<i>[Signature]</i>	4702 Pembroke Lane
<i>[Signature]</i>	4725 Pembroke Lane
<i>[Signature]</i>	4726 Pembroke Lane
<i>[Signature]</i>	2635 Dulles
<i>[Signature]</i>	2612 N Dulles
<i>[Signature]</i>	2647 N Dulles
<i>[Signature]</i>	4716 Pembroke Lane
<i>[Signature]</i>	4716 Pembroke Lane

PETITIONERS

Name	Address
Elwin C. Stevens	2605 N. Pershing
Viola K. Stevens	2605 N. Pershing
Edward Van Stom	2716 N. Pershing
Grace Lallement	2718 N. Pershing
Melvin K. Lallement	2708 N. Pershing
Margaret B. Stoppes	2708 N. Pershing
Mrs. Kenneth Allen	2687 N. Pershing
Susan S. Adams	2659 N. Pershing Ct.
Patricia G. Alley	2666 N. Pershing
Sandra K. Nicholson	2648 N. Pershing
Eugene W. Nicholson	2648 N. Pershing
Richard J. Willis	2642 N. Pershing
Clinton D. Willis	2642 N. Pershing
Virginia J. Hamppe	2631 N. Pershing
Henry J. Hamppe	2631 N. Pershing
Wayne J. Wood	2627 N. Pershing
Edward J. Wood	2627 N. Pershing
John P. Sheffield	2615 N. Pershing
Linnard Sheffield	2615 N. Pershing
Diane M. Turner	2614 N. Pershing
Aline L. Thawent	2622 N. Pershing
Mrs. Mary E. Thawent	2623 N. Pershing

PETITIONERS

Name	Address
Louise Campbell	4721 E. 26th N. (diagonal)
Robert W. Wait	4715 Greenbriar Lane
Paul E. Wait	4715 Greenbriar Lane
Raymond C. Booked	4722 Amberlea Lane
Billy J. Book	4722 Amberlea Lane
James E. Wood	4716 Greenbriar Lane
Virginia E. Wood	4716 Greenbriar Lane
Paul C. Foster	4717 Greenbriar
Ruth J. Fisher	4717 Greenbriar
Paul C. Rissen	4708 Greenbriar
Jean M. Rissen	4708 Greenbriar
Frances J. Cooper	4711 E. 26th N.
Dr. W. Cooper	4711 E. 26th N.
William M. Johnston	4710 E. 26th N.
James D. Johnston	4710 E. 26th N.
Walter P. Perkins	4718 E. 26th N.
Ledney E. Perkins	4726 E. 26th N.
William E. Perkins	4726 E. 26th N.
Gerard W. Lindblade	4711 Oxford Lane
Virginia L. Lindblade	4711 Oxford Lane
Robert F. Kennedy	4721 Oxford Lane
Suzanne Kennedy	4721 Oxford Lane

PETITIONERS

Name	Address
J. L. Ringbark	2667 W. Bellrose
Mrs. J. H. Ringbark	2667 W. Bellrose
Mrs. Edmund de St. Felix	2675 N. Bellrose
Edmund de St. Felix	2675 N. Bellrose
John de St. Felix	2667 N. Bellrose
William B. Hartfield	3701 W. Bellrose
Walter B. Hartfield	2717 W. Bellrose
Walter B. Hartfield	2717 W. Bellrose
Eileen M. Hartfield	2741 W. Bellrose
W. Hartfield	2741 W. Bellrose
Donald J. Hartfield	2749 W. Bellrose
Norman L. Hartfield	2749 W. Bellrose
Bryce W. Johnson	2733 W. Bellrose
Evelyn W. Johnson	2733 W. Bellrose
Ante S. Schmitt	2651 W. Bellrose
Conrad Schmitt	2651 W. Bellrose
Barry E. Schmitt	2651 W. Bellrose
Robert T. Schmitt	2725 N. Bellrose
Patricia A. Schmitt	2725 N. Bellrose
Robert T. Schmitt	4710 Oxford Lane
Laura W. Schmitt	4710 Oxford Lane

PETITIONERS

Name	Address
Mrs. Robert Van Etten	2717 Bentley
William Lee Etten	2717 Bentley
Mrs. J. P. Kesterson	2722 Bentley
Ernest Williams	2722 Bentley
Mr. James Strait	2716 Bentley
William H. Strait	2716 Bentley
Donald D. Bell	2723 Bentley
Ben H. Bell	2723 Bentley
Margie M. Campbell	2711 Bentley
William L. Campbell	2711 Grove
Kenneth Seaverell	2701 Bentley
Riley L. Sturns	2700 Bentley
Elmer J. Sturns	2700 Bentley
Mrs. Wilbur Van Lear	2710 Bentley
Mrs. Ruth Edwards	2710 N Bentley
Ernest P. Henderson	2710 Bentley
Uma Schuster	2729 Bentley
Chas. Jones	2735 Bentley
Lucas Lewis	2735 Bentley
Virginia Seymour	2741 Bentley
Ac. P. Johnson	2753 Bentley
Boama Johnson	2753 Bentley

PETITIONERS

Name	Address
Walter A. Lucas	2635 Sentry
Robert W. Lucas	2635 Sentry
W. Chapin	2601 Sentry
Melvin P. Chapin	2601 Sentry
Cora E. Maxwell	2634 Sentry
Francis E. Maxwell	
Leonard Smith	2618 Sentry
Bernice Smith	2618 Sentry
James H. Turner	2639 Sentry
Claudia B. Turner	2639 Sentry
Vannie C. Turner	2639 Sentry
James H. Campbell	2623 Sentry
Rita E. Campbell	2623 Sentry
Richard A. Brown	2600 Sentry
Jessie Mae Brown	2600 Sentry
M. L. Cooper	2622 Sentry
Elin C. Cooper	2628 Sentry
Sarah B. Brown	2659-7 Sentry
James L. Brown	2659-11 Sentry

PETITIONERS

Name	Address
Roland A. Foorhee	2629 Ave
Elaine W. Foorhee	2629 Ave
Walter L. Wood	2710 Wellbrey
Mr. W. L. Wood	2710 Wellbrey
Madison C. Kahwah	2722 Wellbrey
Harry B. Carson	2728 W. Wellbrey
Margaret Brown	2728 Wellbrey
Deby O. Latt	2734 Wellbrey
K. L. Hayes	2752 Wellbrey
Mr. V. L. Hayes	2752 Wellbrey
Mr. Fred B. Loeck	2758 Wellbrey
J. S. America	2740 W. Wellbrey
Miss L. America	2740 W. Wellbrey
W. Anne Lambert	2741 Wellbrey
Velma S. Richard	2602 Wellbrey
Louise Williams	2753 Wellbrey
James W. Jackson	2741 Wellbrey
Harriet L. Jackson	2652 Wellbrey
Mr. Ed. W. Kramer	2616 Wellbrey
Orin L. Kramer	2616 Wellbrey
Mrs. Marion Kalwoden	2727 Wellbrey

PETITIONERS

Name	Address
Wanda L. Turner	2634 N. Ira
D. C. Turner	2634 Ira
Ruth Edman	2747 W. Welling
Lisa J. Brown	2747 Welling
Lyle C. Lehman	2723 Welling
Vern B. Ruske	2729 N. Welling
Margaret C. Lehman	2723 N. Welling
Marilyn M. Rucker	2729 N. Welling
Next Mrs. Robert Brown	2701 N. Welling
Beth J. Hrenko	2701 N. Welling
Matthias K. Hoffman	2638 N. Welling
Small McLaughlin	2638 N. Welling
Margaret Palmer	2624 Welling
Beth J. Jackson	2741 N. Welling
M. D. Leslie	2735 N. Welling
Mrs. M. D. Leslie	2735 N. Welling
Walter W. Welling	2717 Welling
Leah J. Stewart	2711 Welling
Bill Snodgrass	2658 Welling
May Snodgrass	2658 N. Welling
Gene Osborne	2624 Welling
David D. Williams	2753 Welling

PETITIONERS

Name	Address
Gud Cox	2601 N. Fairmount
Walter J. Myers	2629 N. Fairmount
J. Kaye Myers	2639 N. Fairmount
R.E. Myers	2613 Fairmount
Clifford C. Myers	2615 Fairmount
Evelyn Peters	2628 Fairmount
James R. Peters	2628 Fairmount
Eleanor Ramsey	2658 Fairmount
Ida S. Sidles	2712 Fairmount
Michael Stone	2652 Fairmount
Elmer H. Stone	2652 N. Fairmount
Maxim H. Winters	2646 N. Fairmount
Dina Winters	2646 N. Fairmount
Jerry C. Johnson	2624 N. Fairmount
Alice Johnson	2624 N. Fairmount
Luella Lewis	2620 N. Fairmount
Daniel W. Lewis	2620 N. Fairmount
Gordon Kegerle	2603 N. Fairmount
Margaret R. Jones	2730 N. Fairmount
Jack D. Jones	2730 N. Fairmount

PETITIONERS

Name	Address
Hugh W. Gibson	2535 Fenner Place
Mrs. Hugh W. Gibson	2535 Fenner Place
Mrs. Paul Gibson	2535 Fenner Place
Katherine Gibson	2550 Gentry
Helen Marshall	2551 Gentry
L. Irene Becker	2536 Gentry
Michael Bilawa	3027 E. 25th N.
Vicki Bilawa	3027 E. 25th N.
Ray S. Pasch	2531 Gentry
Mrs. Patricia	2531 Gentry
Fred E. Blower	2527 Gentry
Donald W. Smith	2521 N. Gentry
Dorothy Lee Smith	2521 Gentry
Dorothy Ann Resner	2502 Gentry
Arl Messner	2503 Gentry
Rosa J. Holck	2516 Gentry
Carol H. Warren	2522 Gentry
Sibyl R. Ains	2522 Gentry
J. Daniel Ains	2553 Fenner Place
Robert M. Ains	2550 Gentry
Ray H. Ains	2556 Gentry
George A. Ains	2518 Fenner Pl.
James T. Ains	2518 Fenner Pl.

PETITIONERS

Name	Address
Jean Anne Wallace	4056 Christy
W. Noel K. Wallace	4055 Christy
Maureen J.	4025 Christy
Walter Edwards	4025 Christy
Noah Allen	2703 No. Bluff
James M. Taylor	2640 N. Bluff
Lucille S. Taylor	2640 N. Bluff
Ellen C. West	2629 N. Fountain
Thomas E. Mangrove	2745 N. Fountain
Anna L. Mangrove	2745 N. Fountain
Mike J. O'Connor	2730 N. Fountain
Ryan O'Connor	2730 N. Fountain
Angelin P. Moorehead	2710 N. Fountain
Rayron Smith	2600 N. Fountain
Letty Smith	2600 N. Fountain
Doris L. Mayhew	2625 N. Belmont
Mallie Sausen	4043 Christy
Esther Sausen	4043 Christy
Rev. Richard Taylor	2630 N. Fountain
Mary Louise Taylor	2630 N. Fountain
Robert T. Beck	2700 N. Fountain
Miss Jean Beck	2700 N. Fountain

PETITIONERS

Name	Address
<u>Sylvia M. Bliss</u>	<u>2709 N. Fountain</u>
<u>Gene Bliss</u>	<u>2709 N. Fountain</u>
<u>Virginia Hollingsworth</u>	<u>2603 N. Fountain</u>
<u>W.R. Hollingsworth</u>	<u>2603 N. Fountain</u>
<u>Wm. F. Howard</u>	<u>4230 E. 25th W. Ave</u>
<u>Margaret E. Powers</u>	<u>4230 E. 25th St. W.</u>
<u>William J. Hill</u>	<u>2600 N. BELMONT</u>
<u>Grace Z. Hill</u>	<u>2600 N. Belmont</u>
<u>Vernon E. Wheeler</u>	<u>4800 E. 26th St. W.</u>
<u>Gladys F. Wilson</u>	<u>4300 E. 26th W.</u>
<u>Earl W. Dorman</u>	<u>2650 N. Belmont</u>
<u>Helen J. Dorman</u>	<u>2650 N. Belmont</u>
<u>Karl M. Schow</u>	<u>4030 E. Christy</u>
<u>Ruth K. Schow</u>	<u>4030 E. Christy</u>
<u>Paul A. Gray</u>	<u>2741 N. Bluff</u>
<u>Christ F. Gray</u>	<u>2741 N. Bluff</u>
<u>Jessie McCray, Jr.</u>	<u>2725 N. Bluff</u>
<u>Grace L. McCray</u>	<u>2725 N. Bluff</u>
<u>Frances Michel</u>	<u>2650 N. Bluff</u>
<u>Howard Michel</u>	<u>2650 N. Bluff</u>
<u>Lewell A. Miller</u>	<u>2601 N. Bluff</u>
<u>Gladys M. Miller</u>	<u>2601 N. Bluff</u>

PETITIONERS

Name	Address
Katherine L. Staff	2509 N. Roosevelt Court
Bonnie Staff	"
Mrs. Perry F. Harris	2253 Gentry Dr.
Perry Harris	
W. F. Smith	2277 Gentry
Russell Whiggin	2220 N. Roosevelt
Lorraine Miller	2220 N. Roosevelt
June F. Smith	2260 N. Roosevelt
Bert L. Smith	2260 N. Roosevelt
Mrs. James H. Collins	2301 N. Roosevelt -
J. H. Collins	2301 N. Roosevelt
April A. L. Mark	2315 N. Roosevelt
A. L. Mark	2315 N. Roosevelt

Northeast Heights Zoning Petition

PETITIONERS

Name	Address
James Casan	2354 N. Yale
Edna Moore	2266 N. Yale
Andrew Moore	2266 N. Yale

PETITIONERS

Name	Address
Val Hansen	2750 No. Halyoke
Dellie Hansen	2740 N. Halyoke
Cherry Bacon	2611 Iowa
Hendryson	2635 Iowa
James Davis	2647 N. Iowa
Clarence L. Davis	2647 N. Iowa
Leata S. Robinson	2652 Iowa
G. F. Armstrong	2640 N. Iowa
Mrs. Richard Armstrong	2640 N. Iowa
Mrs. J. W. Baum	2640 N. Iowa
J. D. Kern	2628 N. Iowa
Lawrence J. Fidler	2616 Iowa
Chas L. Fidler	2616 Iowa
Frederic J. Jantz	2622 Iowa

Northeast Heights Zoning Petition

PETITIONERS

Name	Address
George A. Bevers	4046 Christy Pl.
Myron M. Bevers	4046 Christy Pl.
Carl E. East	2630 N. Belmont

Northeast Heights Zoning Petition

PETITIONERS

Name	Address
Henry Harsch, Jr	2245 N. Roosevelt
Mrs. Henry Harsch, Jr	2245 N. Roosevelt
K. H. Harkel	2231 No. Roosevelt
Janie Zuercher	2230 N. Roosevelt
Mild Wright	2200 N. Roosevelt
Mabel G. Wright	"
Curt D. Tsiflinger	2250 N. Roosevelt
Marjorie A. Tsiflinger	2250 N. Roosevelt

Northeast Heights Zoning Petition

PETITIONERS

Name	Address
Walter Grundman	2258 N. Bluff
Nancy Grundman	2258 N. Bluff
S. Frances Noel	2307 N. Bluff
Marion Noel	2307 N. Bluff
Verena A. Wilson	4001 E. 24th St. No.
Fred Wilson	401 E. 24th St. No.
Betty Wilson	2312 N. Bluff
Conrad Wilson	2302 N. Bluff
Benj H. Brown	2323 N. Gentry
Lila Mae Brown	2323 N. Gentry

Northeast Heights Zoning Petition

PETITIONERS

Name	Address
Mrs. Conrad E. Croft, Jr.	2746 Gentry, Whites, Mo.
Conrad Croft, Jr.	2746 Gentry
Mrs. Florence Hill	2740 Gentry
James A. Shroyer	2734 Gentry

Northeast Heights Zoning Petition

PETITIONERS

Name	Address
Mrs. Cora Magelone	4510 E. 25 th No.
Lue E. Magelone	4510 E. 25 th No.
James H. Chadwell	4520 E. 25 th No.
Phyllis W. Chadwell	4520 E. 25 th No.
Dorothy M. Sherman	4600 E. 25 th No.
H. S. Sargent	4610 E. 25 th St.
Dorothy Sargent	4610 East 25 th St. No.
H. Kenneth McLaughlin	4630 East 25 th St. No.
Caroline Ann McLaughlin	4630 E. 25 th St. No.
Mr. Fred H. Cheney	4706 E. 25 th St. No.
Mrs. Fred H. Cheney	4706 E. 25 th St. No.

PETITIONERS

Name	Address
Walter Stewart	2655 N. Vassar
Jessie Stewart	2655 N. Vassar
Margaret E. Roberts	2640 N. Vassar
Armed Taylor	2625 N. Vassar
Samuel M. Coit	2609 N. Vassar
Bill J. M. Coit	2609 N. Vassar
Timothy Kennedy	2617 N. Vassar
James Kennedy	2617 N. Vassar
Harmon M. Holladay	2601 N. Vassar
Muriel Holladay	2601 N. Vassar

PETITIONERS

Name	Address
Mr. Frank M. Peterson	2623 N. Pershing
Mr. Kenneth D. Padgett	2636 N. Pershing
Mr. Harold E. Noyes	2724 N. Pershing
Mr. Neil S. Lusk	2600 N. Pershing
Denis S. Lusk	2600 N. Pershing
Doris A. Mitchell	2601 N. Pershing
Eldred L. Mitchell	2601 North Pershing
Kenneth D. Padgett	2636 N. Pershing

PETITIONERS

Name	Address
Robert L. Feerley	2759 N. Vassar
Ruth K. Feerley	2759 N. Vassar
Robert E. Adkins	2733 N. Vassar
Wm. A. Adkins	2733 N. Vassar
Johnny Cagle	2701 N. Vassar
Nina L. Cagle	2701 N. Vassar
John M. McComas	2700 N. Vassar
Jimmy L. McComas	2700 N. Vassar
Alan Rieff	2708 N. Vassar
Ronald E. Pughman	2712 N. Vassar
Norma L. Pughman	2712 N. Vassar
Donald F. Kalashy	2724 N. Vassar
Kathleen A. Kalashy	2724 N. Vassar
A. W. Winston-Joy	2736 N. Vassar
Evelyn W. Joy	2736 N. Vassar
William J. Alwater	2751 N. Vassar
Melvin Alwater	2751 N. Vassar

Northeast Heights Zoning Petition

PETITIONERS

Name	Address
Neil K. Weissner Estate	#12 Crestview Lakes
By Town Manager Administration	

Northeast Heights Zoning Petition

PETITIONERS

Name	Address
Stanley Beckloff	2630 N. Bellrose
Carene A. Beckloff	2630 N. Bellrose
Elizabeth E. Beckloff	2708 N. Bellrose
Jean S. McElhatton	4704 Oxford Lane
Marianne L. Beckloff	2753 N. Bellrose
Ben W. McElhatton	4704 Oxford
Mildred Lutz	2636 N. Bellrose
Samis E. Lutz	2700 N. Bellrose
M. O. Waller	2711 N. Bellrose
Rosella Tower	2724 N. Bellrose
Clara June Beaver	2724 North Bellrose
Don L. Lutz	2732 North Bellrose
Ann S. Harris	2716 N. Bellrose
Phyllis Burgess	2636 N. Bellrose

Northeast Heights Zoning Petition

PETITIONERS

Name	Address
Stephen L. Hopkins	2659 N. Pershing Ct.
Blodig M. Zimmerman	2663 N. Pershing Court
Kalte Zimmerman	2663 N. Pershing Court
Margaret E. Hoyle	2643 N. Pershing Ct.
Charles N. Hoyle	2643 N. Pershing Ct.

Northeast Heights Zoning Petition

PETITIONERS

Name	Address
Phillip L. Edwards	2758 Fairmount
Wilbur L. Edwards	" "
Charles Hastings	2725 Fairmount
Norma Hastings	" "
H. J. Marler	2724 Fairmount
Gene Marie Marler	2724 Fairmount
James K. McPherson	2716 Fairmount
Charles D. McPherson	2716 Fairmount
Loretta McPherson	2742 Fairmount
Harrell Todd	2725 Fairmount
Jack S. Rodgers	2701 Fairmount
Ira Edward Quinn	2759 N Fairmount

Northeast Heights Zoning Petition

PETITIONERS

Name	Address
Ernest Ruppert	2418 N Fountain
W. B. Ruppert	"
Erading L. Youngblood	2453 N Fountain
J. A. Youngblood	4251 E 24 St.
Mrs. Art Wilson	2405 N. Fountain
Paul A. Wilson	"
Landis J. Buhling	

PETITIONERS

Name	Address
<u>Ms Cecil A. Jordan (Edith)</u>	<u>2500 N. Belmont</u>
<u>Cecil A. Jordan</u>	<u>2500 No Belmont</u>
<u>Michel H. Wood</u>	<u>2538 N. Belmont</u>
<u>J. Wood</u>	<u>2538 N. Belmont</u>
<u>Margaret Silver</u>	<u>2552 N. Belmont</u>
<u>Madell Silver</u>	<u>2552 N. Belmont</u>
<u>Clara R. Hawk</u>	<u>2533 N. Belmont</u>
<u>Ray H. Hawk</u>	<u>2533 N. Belmont</u>
<u>Deana H. Murray</u>	<u>2520 N. Belmont</u>
<u>Helena Murray</u>	<u>2520 N. Belmont</u>

PETITIONERS

Name	Address
<u>Richard F. Miller</u>	<u>2541 No Fountain</u>
<u>Monica C. Miller</u>	<u>2541 N. Fountain</u>
<u>W. K. Murray</u>	<u>2549 N. Fountain</u>
<u>Clara Murray</u>	<u>2537 No Fountain</u>
<u>Priscilla M. Miller</u>	<u>2534 N. Fountain</u>
<u>Benjamin R. Miller</u>	<u>2518 N. Fountain</u>
<u>Ruth E. Miller</u>	<u>2518 N. Fountain</u>
<u>Frank Smith</u>	<u>4200 E. 24th</u>
<u>Belle Smith</u>	<u>4200 E. 24th</u>

Northeast Heights Zoning Petition

PETITIONERS

Name	Address
<u>Dr. M. S. Morgan</u>	<u>#13 Centerville Lakes</u>
<u>Mrs. M. S. Morgan</u>	<u>#13 Centerville Lakes Estates</u>
<u>Mrs. E. O. [unclear]</u>	<u>_____</u>
<u>Scott J. [unclear]</u>	<u>2420 N. Delaware</u>
<u>Mrs. Ruth A. [unclear]</u>	<u>" "</u>
<u>Mrs. E. A. [unclear]</u>	<u>2532 N. Delaware</u>
<u>Ernest R. Muller, W.C.</u>	<u>2532 N. Delaware</u>
<u>Burt S. [unclear]</u>	<u>2401 N. Delaware</u>
<u>Edna H. [unclear]</u>	<u>" "</u>
<u>Ernest L. [unclear]</u>	<u>#5 Centerville Lakes</u>
<u>Margaret [unclear]</u>	<u>#5 Centerville Lakes</u>

Northeast Heights Zoning Petition

PETITIONERS

Name	Address
<u>Mrs. Opal P. [unclear]</u>	<u>2814 N. Halcyon</u>
<u>Alb. [unclear]</u>	<u>2828 N. Halcyon</u>
<u>Mrs. [unclear]</u>	<u>" "</u>
<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>

PETITIONERS

Name	Address
John & Barbara Vallenty	2802 N. Vassar
Pauline E. ...	2900 N. Vassar
David (Charles)	2803 N. Vassar
C. Peter Mucci	2843 N. Vassar
Helen C. ...	2858 N. Vassar
Patricia ...	
Robert Whitt	2913 N. Vassar Ave
Marilyn ...	2900 N. Vassar Ave
E. M. Waters - Leanne	2918 N. Vassar
Cornelia M. ...	2927 N. Fairmount
Mrs. Russell ...	2931 N. Fairmount
Charles ...	2915 Fairmount
Mary ...	2903 Fairmount
Mrs. ...	2853 Fairmount
Kerren ...	2949 Fairmount
Mrs. Betty D. Stinson	2843 Fairmount
Mrs. ...	2814 Fairmount
Mrs. ...	2907 Fairmount
John F. Hale	2914 Fairmount
Delores J. Hale	2914 Fairmount
A. W. ...	2947 North Fairmount
Janis ...	2948 N. Fairmount

FROM THE OFFICE OF _____ DATE _____

ROUTE TO _____ ALL STAFF

ADMINISTRATION	REGS. DIVISION	CURRENT PLANS DIV.
W. H. H.	Galbreith	Willard
Lakin	_____	_____
Moore	Williamson	_____
LONG-RANGE PLANS DIV.	Gist	GRAPHICS
Rock	Shirkey	Pierce
W. H. H.	SECRETARIAL	Garland
W. H. H.	Bathke	Menefee
Buttle	Showers	King
RESEARCH DIVISION	Altargott	Smith
Brinton	Galloway	Haines
Mannan	Murray	_____

PLEASE HANDLE _____ PLEASE COMMENT _____ NOTE, THEN FILE - LIBRARY

FOR YOUR INFORMATION, FILE, SIGNATURE _____ NOTE, INITIAL & RETURN

REMARKS:
File DC file on WSA Plans
From Mtg Meeting w/BEC

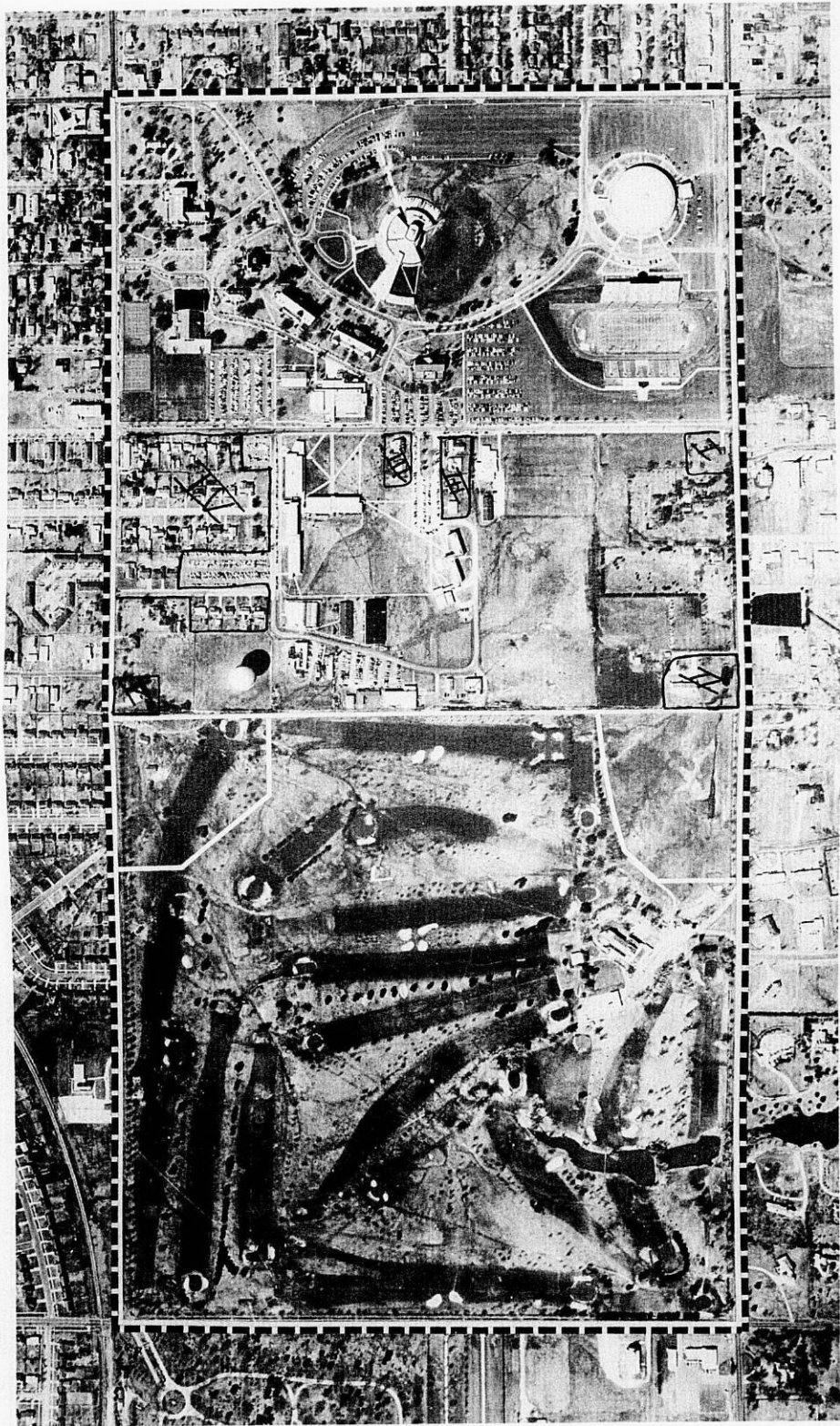
- I. Residence of John Gaddis, Administrator, Physical Plant, Wichita State University. Mr. Gaddis's property has not been placed on the market. He retires July 1, 1968, so it is entirely possible that he will wish to dispose of his property within the near future.
- II. The Lansdowne property is about 3.5 acres. It is important that this property be developed for uses compatible to the long range plans of the University.
- III. Sororities are raising questions about when we plan to acquire their properties. Several may wish to build resident facilities in the not too distant future.
- IV. This area is needed for on-campus parking (except that utilized by the Newman Center). A feasibility study is now under way to determine ability to acquire this area as a part of an On Campus Parking Revenue Bond Finance program. If affirmative action is taken, we will have no responsibility in this area.
- V. Mr. Eflin owns property at 3902 East Seventeenth which was under option at one time subject to LC zoning. Application denied on two occasions.

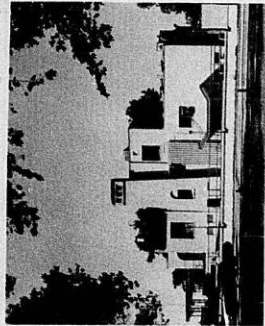
Non-University Owned Property

Area	Structures	Owned By University
I	1	0
II	1	0
III	6*	1
IV	37**	3
V	<u>1</u>	<u>0</u>
	46	4

*I. S. A. and sorority houses.

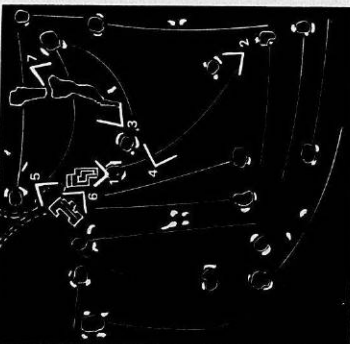
**Includes one structure which is a four-plex. The Catholic Diocese of Wichita owns the three houses to the north of the Newman Center. They have indicated that they will cooperate whole-heartedly in the development of this property for University-related purposes.



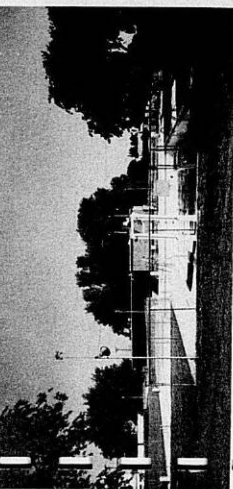


5

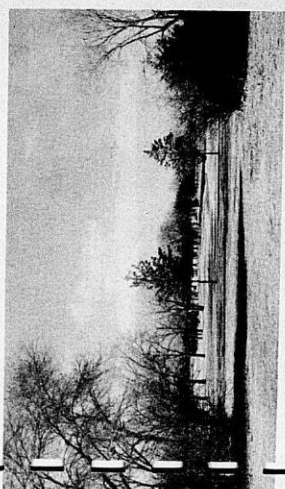
Scenes of Crestview Country Club —
1 swimming pool and bath house, north...
2 trees and rolling terrain looking
northwest... 3 lake view, northeast...
4 looking southeast... 5 club house, looking
southwest... 6 entrance to club house,
northwest... 7 lake view, southwest.



Number denotes camera angle for photos



1



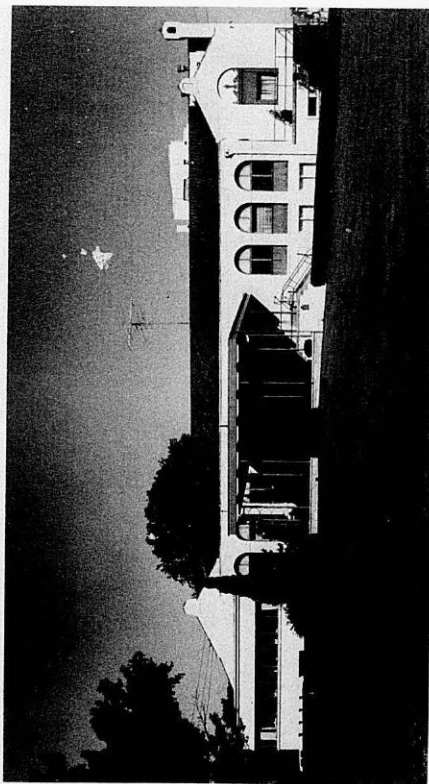
2



3



4



6



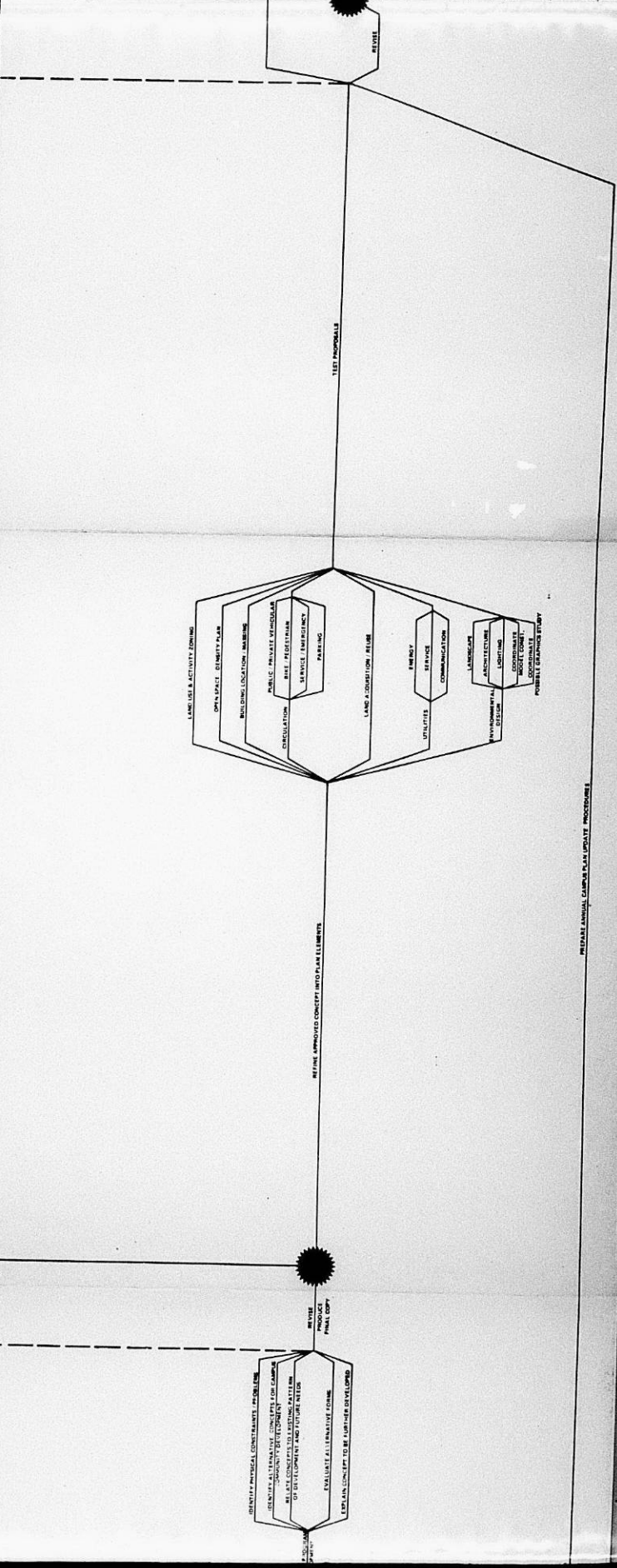
7

SU CAMPUS PLANNING SCHEDULE & RESOURCE UTILIZATION JUNE 72

Prepared By:
OBLINGER-SMITH CORPORATION/CONSULTANTS IN PLANNING, DESIGN and DEVELOPMENT

DEC. 1 REVIEW APPROVAL (C) MAR 15 REVIEW APPROVAL

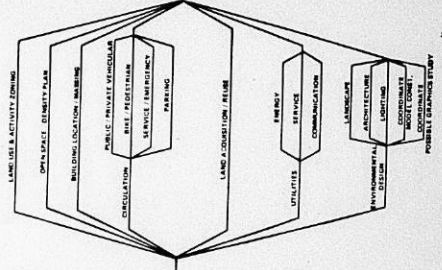
PHASE TWO - CONCEPT DEVELOPMENT PHASE THREE - PHYSICAL PLAN DEVELOPMENT



IDENTIFY PHYSICAL CONSTRAINTS AND LINE
 IDENTIFY AND EVALUATE THE CONCEPTS OF CAMPUS
 DEVELOPMENT AND FUTURE INTER
 EVALUATE ALL ALTERNATIVE FORMS
 OBTAIN CONCEPT TO BE FURTHER DEVELOPED

REVISE
 FINAL COPY

REFINE APPROVED CONCEPT INTO PLAN ELEMENTS



PREPARE ANNUAL CAMPUS PLAN UPDATE PROCEDURES

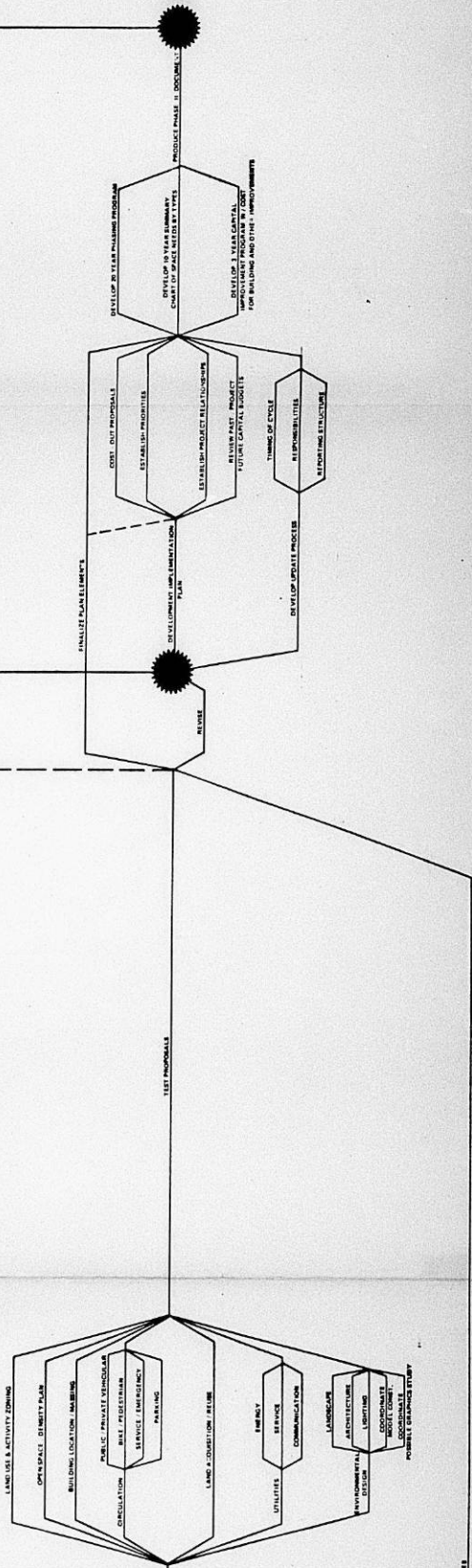
& RESOURCE UTILIZATION JUNE 72

Prepared By:
 OBLINGER-SMITH CORPORATION/CONSULTANTS IN PLANNING, DESIGN and DEVELOPMENT

MAR 15 APRIL 15 JUNE 1

PHASE THREE - PHYSICAL PLAN DEVELOPMENT PHASE FOUR - IMPLEMENTATION/FINANCIAL PLAN; PHASE TWO REPORT

REVIEW APPROVAL (D) (E)



OFFICE COPY

DR 6644

DO NOT REMOVE

**SECOND REPORT
of the
UNIVERSITY LIAISON COMMITTEE
on
PLANNING CONCEPTS**



WICHITA-SEDBWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT
104 South Main
Wichita 2, Kansas

WICHITA STATE UNIVERSITY

WICHITA, KANSAS, December, 1966



WICHITA STATE UNIVERSITY
WICHITA, KANSAS 67208

OFFICE OF THE PRESIDENT

December 15, 1966

The Honorable John Stevens
Mayor, City of Wichita
City Building
204 South Main
Wichita, Kansas 67202

Dear Mayor Stevens:

I have received the Second Report of the University Liaison Committee on Planning Concepts, and in order to save time, I am forwarding copies of the Report directly to you and the other members of the Board of City Commissioners, as well as to the Metropolitan Area Planning Commission and the Planning Department. Dr. Wall and his committee have done a good job, and it is my hope that the M.A.P.C. will consider and concur in the report. If the M.A.P.C. does concur, it will be necessary for it to take steps to have the zoning recommendations included in the zoning ordinance to be presented to the Board of City Commissioners for adoption.

Copies of the First Report are included for reference, and copies of the Student Consumer Survey Report (prepared by our College of Business Administration and Industry) will be sent as soon as available.

We have appreciated the friendly and courteous way in which you have helped us face a problem of grave concern to us.

Sincerely yours,

A handwritten signature in cursive script that reads "Emory Lindquist".

Emory Lindquist

EL:rh
Encls.

SECOND REPORT
of the
UNIVERSITY LIAISON COMMITTEE
on
PLANNING CONCEPTS



WICHITA STATE UNIVERSITY

WICHITA, KANSAS, December, 1966

9 December 1966

President Emory Lindquist
Wichita State University
Wichita, Kansas

Dear President Lindquist:

Our first Report on Planning Concepts was submitted to you in November, 1965. This Report was then sent to the Metropolitan Area Planning Commission and to the Board of City Commissioners. Following hearings before the M.A.P.C. and the City Commission, Mayor Tarrant moved and the City Commission adopted on January 18, 1966, a Resolution pertaining to this matter. The Resolution stated that "A land use and traffic proposal be submitted to this bench within a maximum limitation of one year, and hopefully, sooner. That, two, we declare a moratorium on all zoning within one block of all the University property, and that would include as well the Crestview Country Club since it is under some type of quasi-contract with the University at this time. And, three, rather than defer this item for Mr. Clausung, we refer it back to the M.A.P.C. and ask them to hold it until this study is forwarded." This action was taken to permit us to explore further several concepts tentatively advanced in our first report, and to make firm recommendations on several problems that were left unresolved in the first Report.

In preparing this Second Report we have availed ourselves of the information and advice generously provided by Mr. C. Bickley Foster and members of his Planning staff and several interested citizens. We have also consulted with the Chairman and several members of the University Facilities Development Committee, and have kept Mr. John Trout of the M.A.P.C. advised of our deliberations. These people devoted hours of time and effort to the task. Their assistance has been of immeasurable value to us. The contents of this report, however, reflect the best judgment of the Committee.

Respectfully submitted,

Hugo Wall

Hugo Wall, Chairman
University Liaison Committee
Cornelius P. Cotter
V. Robert Easterling
Glen Gardner
Arthur C. Risser

HW:h

REPORT OF COMMITTEE

Basic Assumptions

In developing its recommendations the Committee based its deliberations upon the four premises listed below:

- A. That University enrollments and activities will continue to grow. Thus, according to revised estimates by Dr. Jackson Powell, Academic Vice President and Director of Institutional Research, we must anticipate student enrollments of 14,000 by 1970 and 18,500 by 1975.
- B. That the University will be guided by the proposals of the University's Facilities Development Committee for meeting the needs of a student body of 18,500 students by expansion to the east of the present campus.
- C. That the University must give thought to the establishment of types of uses which we see clustering about the University but which will not be located on University property.
- D. That our task is to develop basic planning concepts for the University area, leaving to the Wichita State University administrators, the Wichita State University Board of Trustees, the Planning Department, the Metropolitan Area Planning Commission, the Board of City Commissioners and the City Administration officials the more onerous tasks of implementing the recommendations if approved by them.

Areas of Attention

The Committee has directed its attention to seven areas of concern and developed recommendations pertaining to them. The recommendations are given at the end of the discussion of each area and are then summarized at the end of the report.

The areas considered are:

- I. Expansion of the University Campus Area
- II. University Zoning District and the Surrounding Neighborhood
- III. Permitted Uses in University Zoning District
- IV. Housing for Students and Faculty
- V. Traffic in the University Area
- VI. Parking Facilities
- VII. Commercial Zoning and Commercial Establishments

I. Expansion of the Campus Area

The need for the enlargement of our present campus boundaries stands generally admitted. The Committee has, therefore, given much thought to the amount of additional land that will be needed and has conferred with the University Facilities Development Committee on this matter. The Development Committee has revised the Schaefer, Schirmer and Eflin Plan which was developed in 1958 for the Municipal University of Wichita, and has concluded that the campus, to be adequate, should extend from 21st Street on the north to 17th Street on the south, and from Hillside Avenue on the west to Oliver Avenue on the east. This Committee agrees with the above conclusion.

We, therefore, recommend that the University, when feasible and appropriate, take steps to acquire the land lying within this area which is not owned by the University.

II. University Zoning District and the Surrounding Neighborhood

In its first report, the Committee pointed out the importance of both present and anticipated functions and uses of the campus and its environs. Clearly the types of uses of the area contiguous to the campus should be compatible with the functioning of the University. We originally envisaged a fairly large area of University concern, and the development of planning concepts for this area in consultation with its residents.

Meetings were held with interested citizens of the area, and citizen response was friendly and cooperative. It became evident, however, that the nature of the problems faced by different areas were often quite dissimilar and that there were wide disparities between solutions offered to the same problems. There was insufficient time to develop a strong community consensus on certain proposals, and hence the Committee has reduced the boundaries of the area of University concern to the campus and the environs in which the University has a strong and direct interest.

We are persuaded, however, that further continuing study should be given to the total area of concern described in the first report of this Committee (25th Street on the north, 13th Street on the south, Grove Avenue on the west and Edgemoor Avenue on the east).

In searching for a tool to apply with effect to the area of concern the Committee was introduced to the idea of a University Zoning District. The concept of a University Zoning District was presented to us as follows: The principal functions of such a district are (a) to give colleges and universities more land use flexibility than they would have if mapped in a residential district, and (b) to permit the establishment of the types of uses which ordinarily cluster about a university, but which are not located on university property.

Accordingly, we recommend that the University District be mapped with boundaries as described below. On the north, 21st Street. On the east Oliver Avenue. On the west, Lorraine Avenue (one block west of Hillside Avenue) up to Carmen Avenue, then following Carmen to 21st Street. On the south, 12th Street from Lorraine to Hillside, Maple Grove Cemetery from Hillside to the St. Louis & San Francisco Railroad tracks, and along the railroad tracks to Oliver Avenue. Excepting that areas within these boundaries that are presently zoned Light Commercial be excluded from the District.

III. Permitted Uses in University Zoning District

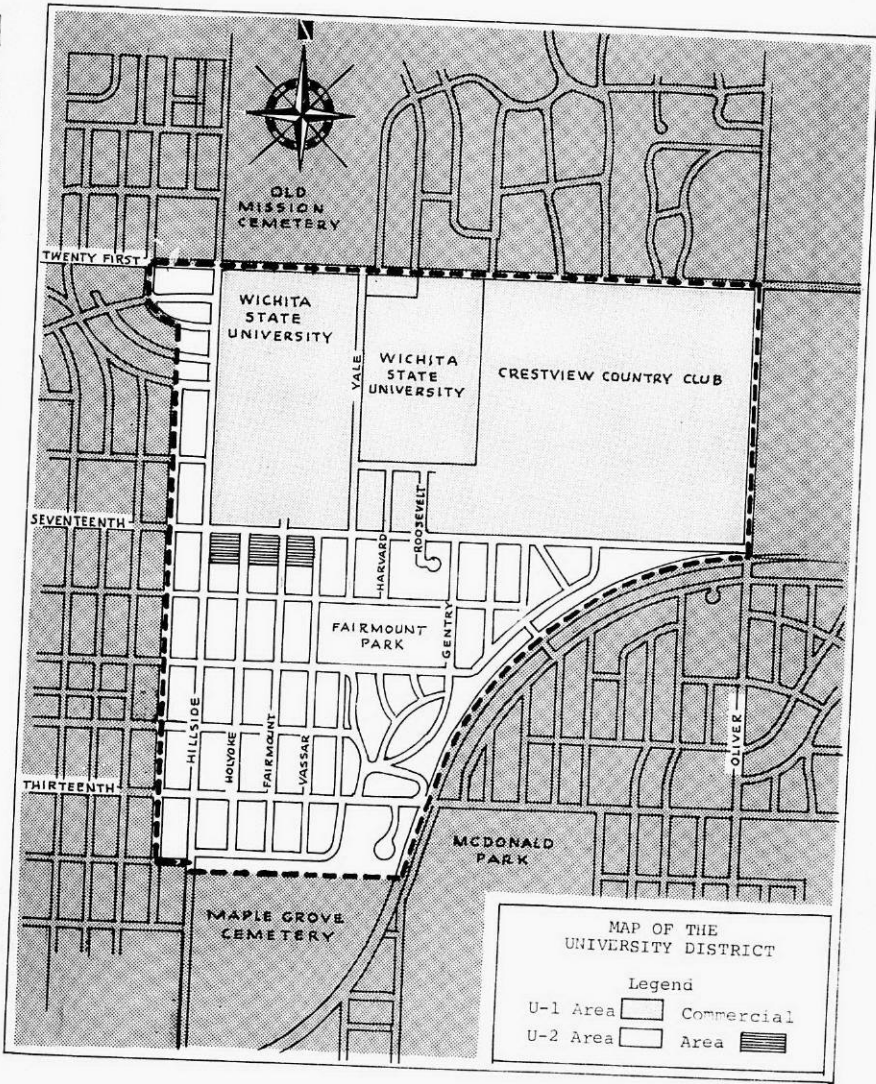
Since the University District described above includes the area in which the uses should be compatible with University functions, as well as the area to be devoted to University functions, we believe that a single list of permitted uses for the entire district might work an injustice upon some of the property owners.

Therefore, we recommend that the area mapped as a University Zoning District by the M.A.P.C. be subclassified as U-1 and U-2. (See map following page)

We recommend further, that the area classified U-1 should include the area bounded by 21st Street on the north, 17th Street on the south, Hillside Avenue on the west and Oliver Avenue on the east. And that the permitted uses for U-1 be as follows:


1. Colleges, universities and theological schools, including their buildings owned or leased for administrative and faculty offices, classrooms, laboratories, laboratory schools, chapels, auditoriums, lecture halls, libraries, student and faculty centers, athletic facilities, dormitories, faculty and student apartment dwelling facilities, and military or defense facilities and installations, whether for active or reserve uses.
2. Art galleries, libraries and museums.
3. Parks, playgrounds, golf courses, recreational areas and similar uses.
4. Parking lots or garages for parking passenger automobiles accessory to uses permitted in this district.
5. Any other uses that are allowed in any residence district with which this district is combined.


That the area classified U-2 should include the area lying within the University District which is not within the area classified as U-1. And that the permitted uses for U-2 be as follows:



MAP OF THE UNIVERSITY DISTRICT

Legend

U-1 Area  Commercial

U-2 Area  Area

1. All uses listed in U-1.
2. Offices, meeting rooms, laboratories, and other facilities for educational, fraternal, professional, religious and research organizations and institutions, provided that such uses do not create obnoxious sights, sounds or odors.
3. Schools, elementary, intermediate, and secondary - public, parochial or private.
4. Private clubs, excepting those the chief activity of which is a service customarily carried on as a business; and fraternity and sorority houses.
5. Lodging and boarding houses for students and faculty.
6. Any other uses that are allowed in any residence district with which this district is combined.

IV. Housing for Students and Faculty

It is our judgment that the area located in the U-1 portion of the University District will eventually be needed for University functions. This judgment plus the fact that we do not envision a need for more dormitories in the next five years lead us to the conclusion that it would be unwise to plan for either student or faculty housing of a permanent nature in district U-1. Such arrangements may be found desirable for a limited period of time, and hence are allowed to the University under the recommended uses for U-1 area. Fraternity and sorority houses are of a more permanent nature, and hence are not listed as eligible for location in this area.

We repeat the statement made in our first report that it is highly desirable that the faculty be housed in the area around the University, but feel that the present residential zoning in the area will, if preserved, provide the space required for this purpose.

V. Traffic in the University Area

A. A detailed description of the present and anticipated flow of traffic to the campus was made in our first report and certain measures to control such traffic were recommended. (See pp. 8, 9 and 13 Report of the University Liaison Committee on Planning Concepts.)

The recommendation that Yale Avenue be closed between 18th Street and the campus road just north of the Campus Activities Center has not been accepted, and a new recommendation is presented below.

The recommendation that a traffic light be installed at Yale Avenue and 17th Street was accepted, and the installation of this light has materially improved the traffic situation on this corner. The City of Wichita has placed in its Capital Improvement Program budget for 1967 the plan to make 17th Street a four-lane arterial street as far east as Oliver Avenue. And this, we think, will be most valuable in meeting some of our traffic problems.

The Committee has also given thought to the proposed Northeast Diagonal Expressway. It recommends that the Metropolitan Area Planning Commission discourage development activity of any type around the intersection at 17th Street and Oliver Avenue until such time as the geometric design for the Expressway and the Interchange at that location has been completed.

B. Traffic Count.

The Traffic Engineering Division of the City Department of Public Works has agreed to make traffic counts on the major thoroughfares in the University area and may have appropriate recommendations to meet traffic needs after these counts have been completed. The Department has been most cooperative, and we feel confident that it will advise with us upon completion of its traffic volume counts in the University area. This information is not available at this time.

C. Yale, Harvard and Roosevelt Avenues.

Yale Avenue, in plans being developed by the University Facilities Development Committee, will eventually need to be closed to traffic. At that time, a north-south street in the vicinity of Gentry Avenue should be considered if this is deemed necessary to meet the north-south traffic needs not served by Hillside and Oliver. In the meantime, however, the heavy University pedestrian traffic across Yale Avenue creates a serious traffic hazard.

A similar, although less acute problem, is presented on Harvard and Roosevelt Avenues between 17th Street and 18th Street. Neither avenue has sidewalks so both residents and students must walk in the street. Furthermore, the streets are not well lighted.

Although parking is not permitted on these avenues on school days from the hours of 9 a.m. to 2 p.m., parking is permitted on both sides after 2 p.m.. The result is that from Monday through Thursday evenings, both sides of each avenue are filled with the parked cars of students taking evening classes. In addition to this, some students tend to drive at high rates of speed. Thus, a highly dangerous traffic condition exists for the movement of both students and residents to and from the campus area.

To mitigate these hazards without vacating dedicated streets, we recommend that:

1. Parking on Harvard and Roosevelt be restricted to one side of the avenue as it is on Yale at the present time.
2. That the speed limit on all dedicated streets within the U-1 District be 20 miles per hour. The speed limit on all University driveways which are not dedicated as public streets is now 15 miles per hour.

D. Corner at 21st Street and Yale Avenue.

The speed limit on 21st Street is 40 miles per hour. There is heavy University traffic on 21st Street from both the east and the west which must turn on to Yale to reach University parking lots. The sight distance at the intersection is insufficient for safe turning movements.

To deal with this dangerous traffic situation, we recommend that there be installed at the corner of 21st Street and Yale Avenue a traffic light on 21st Street with a left turning signal for west bound traffic on 21st Street.

VI. Parking Facilities

Additional parking spaces have been provided since our first report was made, and we now have 3922 parking spaces on the campus. The Parking Committee is developing plans for additional parking facilities. Hence our parking needs for the present and near future seem to be satisfied.

Within the next decade, however, present facilities will prove inadequate. It is our judgment that the best solution would be for the University to purchase the residential properties lying within the area bounded by 18th Street on the north, 17th Street on the south, Yale Avenue on the west, and the half-mile line on the east. We are advised that revenue bonds could be used for this purpose, and that the income from metered parking spaces in this area would be sufficient to retire the bonds within a reasonable period of time.

Therefore, we recommend that an economic feasibility study be made of our proposal that these residential properties be purchased with revenue bonds, and that the space thus provided be used for premium parking on the campus.

VII. Commercial Zoning and Commercial Establishments.

This has been a difficult problem for the Committee to deal with. There are two populations to be considered: first, the residents of the University area (including students, faculty and staff); and, second, the entire student body attending the University. While all groups were taken into account in our deliberations, this account treats each group separately.

With respect to the residents of the University area the Committee endeavored to assess the commercial needs of the area, and then inquired into the commercial zoning and development within the area bounded by 25th Street on the north, 13th Street on the south, Grove Avenue on the west, and Edgemoor Avenue on the east. Next, the Committee took into account the heavy and growing traffic being carried by the streets now surrounding and leading to the campus area, i.e., Hillside Avenue, 17th Street and 21st Street, and gave consideration to the possible effect that additional commercial establishments would have on the present and future traffic carrying functions of these thoroughfares.

In regard to the total student body attending the University, the Committee has had an opportunity to review some of the preliminary data collected during a recently completed student consumer survey conducted by the College of Business Administration and Industry. The survey is now in the process of being refined into final report form which will be made available in the near future.

On the basis of the above mentioned considerations, it is our judgment that no immediate increase in commercial area is required to serve the University community. The Committee is aware, however, of the possibility that additional commercial development may be needed in the future to serve the expanding student population. To satisfy this possibility, the Committee believes that an area bounded on the north by 17th Street, on the south by the one-half block line between 16th Street and 17th Street, on the west by Hillside, and on the east by Vassar is of sufficient size and in the proper location to contain adequately the commercial zoning required to provide the future goods and services needed. The Committee further believes that the area described above, with the exception of the commercial zoning now existing along 17th Street from Hillside to one-half block east of Fairmount should be included within the University zoning district previously proposed until such time as private enterprise proposes development within the area that will adequately and safely serve the commercial needs that may arise.

The Committee, therefore, recommends that the appropriate public bodies in reviewing requests for additional commercial zoning on the major traffic carrying streets surrounding and for a reasonable distance leading to and from the existing and probably future campus area (Hillside, Oliver, 17th Street and 21st Street) be guided by the determinations set forth above.

It is the intent of this recommendation to promote the grouping of compatible commercial uses as needed, and to discourage the occurrence of scattered, spot commercial development throughout the University area in an unrelated fashion.

RECOMMENDATIONS

- I. That the University, when feasible and appropriate, take steps to acquire the land lying within the area bounded by 21st Street on the north to 17th Street on the south and from Hillside Avenue on the west to Oliver Avenue on the east which is not now owned by the University.
- II. That a University District be mapped with boundaries as follows: On the north, 21st Street; on the east, Oliver Avenue; on the west, Lorraine Avenue up to Carmen Avenue, then following Carmen to 21st Street; and on the south, 12th Street from Lorraine to Hillside, Maple Grove Cemetery from Hillside to the St. Louis & San Francisco Railroad tracks, and along the railroad tracks to Oliver Avenue. Provided that the areas within these boundaries that are presently zoned Light Commercial be excluded from the University District.
- III. That further continuing study be given to the total area described in the first report as follows: the area "bounded by 25th Street on the north, 13th Street on the south, Grove Avenue on the west and Edgemoor Avenue on the east."
- IV. That the area mapped as a University Zoning District by the Metropolitan Area Planning Commission be subclassified as U-1 and U-2.
 - A. The U-1 area should include the area bounded by 21st Street on the north, 17th Street on the south, Hillside Avenue on the west and Oliver Avenue on the east.
 - B. The U-2 area should include the area lying within the University District which is not within the area classified as U-1.
- V. That the permitted uses for the University District be as follows:
 - A. For U-1 the permitted uses should be:
 1. Colleges, universities and theological schools, including their buildings owned or leased for administrative and faculty offices, classrooms, laboratories, laboratory schools, chapels, auditoriums, lecture halls, libraries, student and faculty centers, athletic facilities, dormitories, faculty and student apartment dwelling facilities, and military or defense facilities and installations, whether for active or reserve uses.

2. Art galleries, libraries and museums.
3. Parks, playgrounds, golf courses, recreational areas and similar uses.
4. Parking lots or garages for parking passenger automobiles accessory to uses permitted in this district.
5. Any other uses that are allowed in any residence district with which this district is combined.

B. For U-2 the permitted uses be:

1. All uses listed in U-1.
 2. Offices, meeting rooms, laboratories, and other facilities for educational, fraternal, professional, religious and research organizations and institutions, provided that such uses do not create obnoxious sights, sounds or odors.
 3. Schools, elementary, intermediate, and secondary - public, parochial or private.
 4. Private clubs, excepting those the chief activity of which is a service customarily carried on as a business; and fraternity and sorority houses.
 5. Lodging and boarding houses for students and faculty.
 6. Any other uses that are allowed in any residence district with which this district is combined.
- VI. That parking on Harvard Avenue and Roosevelt Avenue between 17th Street and 18th Street be restricted to one side of the street.
- VII. That the speed limit on all dedicated streets within the U-1 District be 20 miles per hour.
- VIII. That there be installed at the corner of 21st Street and Yale Avenue a traffic light with a left turning signal for west bound traffic on 21st Street.
- IX. That the Metropolitan Area Planning Commission discourage development activity of any type around the intersection at 17th Street and Oliver Avenue until such time as the geometric design for the Expressway and the Interchange at that location has been completed.

- X. That the University purchase the residential properties lying within the area bounded by 18th Street on the north, 17th Street on the south, Yale Avenue on the west and the half-mile line on the east, this area to be used for premium parking. Provided that an economic feasibility study supports the judgment of the Committee that parking fees would support revenue bonds issued for this purpose.

- XI. That the appropriate bodies in reviewing requests for additional commercial zoning on the major traffic carrying streets surrounding and for a reasonable distance leading to and from the existing and probably future campus area (Hillside Avenue, Oliver Avenue, 17th Street and 21st Street) be guided by the determination set forth in the Committee report.

REPORT
of the
UNIVERSITY LIAISON COMMITTEE
on
PLANNING CONCEPTS



WICHITA STATE UNIVERSITY

WICHITA, KANSAS, December, 1965

REPORT OF THE UNIVERSITY LIAISON COMMITTEE
ON PLANNING CONCEPTS



December, 1965

November 19, 1965

President Emory Lindquist
Wichita State University
Wichita, Kansas

Dear President Lindquist:

In a letter to Mr. M. John Trout, Chairman of the Wichita-Sedgwick County Metropolitan Area Planning Commission, you requested that the Planning Commission postpone decision on a zoning change requested involving property at the corner of Vassar and Seventeenth Street so that the University would have time to organize and present the University's concepts of planning for the University area. The request was granted, and the Planning Department advised us that no decision would be made before December 15, 1965.

You then appointed a University Liaison Committee on Planning Concepts For The University Area consisting of:

Dr. Cornelius P. Cotter	Head, Department of Political Science
Dr. V. Robert Easterling	Vice President for Operations
Mr. Glen Gardner	Executive Vice President for Board of Trustees
Mr. Arthur C. Risser	Head, Department of Engineering Graphics
Dr. Hugo Wall	Vice President for Academic Affairs

The Committee has worked diligently and presents its report to you. Much remains to be done, but we have gone as far as was possible in

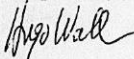
President Emory Lindquist

Page Two

November 19, 1965

the limited time available. In our deliberations we availed ourselves of the information and advice so generously given us by Mr. C. Bickley Foster and members of his Planning staff and are deeply appreciative of this help. The contents of our report, however, reflect the best judgment of the Committee.

Respectfully yours,



Hugo Wall, Chairman

HW:tjm

REPORT OF COMMITTEE

Basic Assumptions

The Committee made two basic assumptions:

- (a) That the University enrollments and activities will continue to grow, and
- (b) that we must give thought to the establishment of types of uses which we desire to see cluster about the University but which will not be located on University property.

Specifically, we based our recommendations upon the following enrollment estimates:

1965 - 10,500 students	1970 - 14,600 students
1975 - 21,000 students	1980 - 25,000 or more students

(Estimates provided by Dean Powell, Director of Institutional Research.)
Our analysis of desirable uses appears as we proceed with the report.

Areas of Concern Identified by the Committee

The Committee identified nine basic problems or areas of concern. They are listed below but not in a rank order.

1. Expansion of the Campus Area

The need for the enlargement of our present campus boundaries is apparent. State policy has been to rely upon the local community to provide such land, and the problem is being actively dealt with by our University Board of Trustees.

We understand that the University's intention is to enlarge the core campus by acquiring 130 acres of the Crestview property. However, this leaves unanswered the need for land areas required for such auxiliary activities as research, certain housing facilities, parking, arterial streets and commercial establishments to serve the campus.

2. The need for classroom, office, laboratory, research and recreation facilities. All will require additional buildings.

3. Parking Facilities

Wichita State University is largely an urban rather than a residential institution. This means that at present, 75% of our students commute to and from the campus. For this reason, severe driving restrictions upon either students or staff are impracticable.

The consequence is that even though we now have much more parking area on our campus than many universities, our present parking facilities are proving inadequate to the needs of our 10,500 students and 700 faculty and staff members. By 1975 these needs will more than double. It will also be necessary to provide parking facilities for citizens attending meetings, athletic events and other University sponsored activities.

The above situation points to the fact that parking facilities both on and near the campus must be substantially increased within the next decade. It also points to the necessity for commercial establishments in the University area to provide off-street parking for all their customers. University parking requirements and the volume of traffic to be anticipated preclude the use of streets or campus grounds to meet the parking needs of commercial customers.

A separate but related parking problem arises when we consider student housing for both single and married students. Inadequate parking facilities for such students will result in student parking "spilling over" into public streets and parking areas needed for other purposes.

4. Transportation

The increased commuter and special events traffic flow to be anticipated will require the widening and improvement of the arterial streets in the area. It will also necessitate provisions for easy access to the campus and surrounding establishments without interfering with the flow of traffic.

On the campus, the problem takes on another dimension. The heavy pedestrian traffic from parking centers to various educational buildings on the campus will increasingly impede the flow of automobile traffic. Therefore, we think that it may be necessary to restrict student parking to the

peripheral areas of the campus and to construct traffic lanes to and from the several academic centers for use of staff and citizens. It will also be necessary to provide service access for the delivery of supplies and equipment.

5. Housing for Students and Faculty

The University will tend to become an area institution. This trend, plus the increasing size of our student population, is already creating needs for additional dormitory facilities for single students, and apartments for married students. Such housing should be located on the periphery of the campus or on off-campus land near the campus. We also are persuaded that the fraternity and sorority houses should be located in areas related to the dormitory centers.

It is highly desirable that the faculty be housed in the University Area. To realize this goal, it is essential that there be available homes at prices that the faculty can afford. Furthermore, the schools available to the children of faculty members must be of a calibre which will compare favorably with the standards maintained by other schools in the city.

6. Commercial requirements of students and staff

In general, the University is badly situated insofar as adjacent commercial services for students is concerned.

We must face up to two problems. First, we should decide what services are to be provided on the campus and what services should be available near the campus. Second, we should formulate standards for guiding the location of commercial activities.

7. Community facilities to meet the needs of faculty and students

We will include in this category churches, schools, parks and other recreation facilities. Churches, parks and recreation areas should be located in dormitory and housing areas and accessible without having to cross a major traffic way. Schools should be similarly located near areas for housing married students and faculty members.

8. Open Space

This is a serious on-campus problem at all times. If on-campus housing grows to significant proportions, adequate play and recreation areas will become equally important. These areas must be developed and then protected from encroachments.

9. The Surrounding Neighborhood

This is a complex, yet extremely important element in any planning for the future. It includes : (a) the relation of the University physical plant to the neighborhood, (b) present and anticipated functions and uses of the campus and its environs, (c) types of uses of the area surrounding the University that are compatible with the functioning of the University and (d) relations of the University with the people in its environs.

If the University is to have an effective voice in the development of this area, it will be necessary to (a) develop definite plans for the growth of the campus and (b) develop proposals for desirable use of areas contiguous to the campus.

It would also be highly desirable to define what is meant by the University environs, and which we will call the University Area. The area we have in mind is that which is bounded by 25th Street on the north, 13th Street on the south, Grove Avenue on the west and Edgemoor Avenue on the east.

Our interest in the University Area must extend to both the types of activities carried on within the immediate environment of the University, and the architectural and aesthetic characteristics of the Area. This means that we are concerned with zoning, with the types of businesses and their location in the Area, and the type of construction in the immediate environs of the University.

Just as our interest must extend beyond the immediate University campus, our conclusions must encompass the interests and viewpoints of private property. We believe that the University and private property owners in the University Area have common interests and the objective of both should be to discover and set forth policies which will achieve the highest and best use of land in the University Area.

This makes it imperative that: (a) the University establish a planning body for campus planning; (b) the University organize a University planning committee to work with neighborhood groups in the University Area in a continuous and consistent program of study and discussion of planning problems; and (c) we continue to work closely with the Metropolitan Area Planning Commission, the Planning Department, and other government officials.

Your Committee was instructed to organize and develop the University's concepts of planning for the University Area for presentation to the Planning Commission. Our concern was, impliedly, to be with off-campus planning problems, and our emphasis has been upon such problems. But a clear-cut dichotomous division of the areas of concern was not feasible.

On-campus and off-campus problems are sufficiently interrelated that the distinction must be one of emphasis rather than one of kind.

Further Analysis of Problems

I. University Area

There is a close community of interest between the University and the residents and businesses in the area around the University campus. Their interests are common and reciprocal.

Working together, they will not only be able to protect these interests, but in doing so, will further the public interest of Wichita and the State of Kansas in higher education and in community welfare.

This University interest in its neighborhood is not new. The institution has long maintained a number of activities off-campus and in the University community. The Institute of Logopedics, for example, is to be found at Jardine and 21st Street, some eight blocks west of the northwest corner of the campus at 21st and Hillside. Fraternity houses and dormitories are located off the campus to the south, west, and east, and a new dormitory complex is about to be constructed under private auspices at the northwest corner of 21st and Hillside.

The University Area we have in mind is bounded by 13th Street on the south, 25th Street on the north, Grove Avenue on the west and Edgemoor Avenue on the east. This is the area of our concern. We recommend that a portion of the above area, as yet to be defined, be mapped as a University Zoning District by the M. A. P. C. As a separate zoning district, it would permit the University to be given more land use flexibility and permit the establishment of the types of uses which ordinarily cluster around a University.

II. Expansion of Campus and University Facilities

These are primarily concerns of internal University administration, and hence, we have not undertaken to develop proposed solutions. It must be noted, however, that all plans of action adopted by the University should be closely correlated with plans developed for the University Area.

It will be necessary for us to determine the types of buildings needed, their size, and the probable date of construction of each. Furthermore, such planning should establish a broad pattern of buildings so as to bring into closer proximity the buildings used for certain broad educational

purposes, e. g. Education Center, Engineering Center, Natural Science Center, Social Science Center, etc.

Planning for these centers must include not only the facilities themselves but such traffic and parking problems as (a) pedestrian traffic to, from and between Centers, (b) parking for staff, and (c) service access for the delivery of supplies and equipment.

To meet the recognized need for additional classroom, office, laboratory, research and recreation facilities, the University must construct new buildings and acquire increased land area. Acquiring 130 acres of the Crestview property will meet the needs for an enlarged core campus, and may provide area for new housing facilities. The Core Campus, however, will not provide land areas for all related research activities, student and faculty housing needs, rising demands for parking facilities, and the land needs of commercial establishments intended to serve the campus.

It seems most desirable, therefore, that the University set up a planning committee and essential planning staff as soon as practicable.

III. Traffic and Parking

These problems are inextricably interrelated, and so must be considered together.

The present flow of traffic to the campus is by means of the following general routes:

- (a) From the west---
 - (1) 13th Street to Hillside, or to Fairmount, or Vassar
 - (2) 17th Street to Hillside, or to Yale, or Harvard, or Roosevelt
 - (3) 21st Street to Hillside, or to Yale
- (b) From the north--
 - (1) Hillside to 21st Street and then east on 21st Street, or to lot entrances on Hillside
 - (2) Oliver to 21st Street, or 17th Street
- (c) From the south--
 - (1) Oliver to 17th Street
 - (2) Hillside to 17th Street, or parking lot entrances on Hillside
- (d) From the east---
 - (1) 21st Street to Yale, or to parking lot entrances on 21st Street
 - (2) 17th Street to Roosevelt, or to Harvard, or Yale, or south campus entrance on Hillside

The flow of traffic described above creates congested conditions at certain intersections immediately before 8 a.m., at noon, and to a lesser degree at the time of class changes. These critical intersections are at (a) Hillside and 17th Street, (b) Hillside and 21st Street, (c) 17th Street and Yale, and (d) 21st Street and Yale. In short, the streets on which congestion occurs are 17th, 21st, and Yale. On days that public events are held in the fieldhouse or at Veterans Stadium, congestion at these intersections is sometimes even more acute.

Present parking and the entrances to them contribute to the congested conditions. As indicated by the map at the end of this report, parking lots #1 (970 cars) and #2 (700 cars) may be entered directly from Hillside and pose no particular problem. But the bulk of the traffic using parking lots #3 (405 cars), #4 (470 cars), #5 (56 cars), #7 (292 cars), #8 (23 cars) and #9 (10 cars) use Yale Avenue. Vehicular traffic to and from these lots encounters the very heavy pedestrian traffic across Yale just east of the Campus Activities Center. The situation would be materially improved if Yale were blocked between 18th Street and the lane just north of the Campus Activities Center. This would limit traffic entering Yale from 17th Street to the use of the south end parking lots 5 and 7, and require traffic bound for lots #3, #4, #8, #9 and #12 to enter Yale from 21st Street. Traffic going to parking lots #6 (218 cars), #11 (60 cars) and #13 (100 cars) uses Harvard or Roosevelt Avenues. Both are relatively narrow streets on which parking is permitted. Prohibiting street parking would relieve the situation. This would also be helpful to property owners in the area.

Student housing has contributed to our traffic problem. Students are housed in apartments and fraternity houses on Vassar Avenue and in apartments and Brennan Halls on Yale. Most of these students must cross 17th Street at Vassar or Yale Avenues as pedestrians during the peak periods for vehicular traffic. This pedestrian traffic should be protected by traffic signals with consideration being given to an elevated crosswalk if future conditions warrant.

Almost nonexistent parking lot facilities for the fraternity houses, and inadequate parking lot facilities for Brennan Halls and the tennis courts on the campus adjacent to 17th Street encourage on-street parking in this area. Thus, they contribute further to the congestion in this area. Prohibiting the use of parking lots #4, #5, #6 and #7 to students living in Brennan Halls, Grace Wilkie Hall and the fraternity houses would reduce traffic congestion.

To alleviate a situation that is growing worse each year we believe that:

- (a) 17th must be improved to a four-lane arterial street from Oliver to Hillside

- (b) a parking facility be established adjacent to the campus within the area bounded by 17th Street on the north, 16th Street on the south, Fairmount Avenue on the west, and Yale Avenue on the east, and
- (c) commercial activities within this area should be discouraged

In other words, your committee is persuaded that, at this point in time, there should be no additional commercial establishments on 17th Street from Hillside Avenue to Oliver Avenue, and on Hillside Avenue from 17th Street to 21st Street. After additional traffic lanes are completed and adequate traffic controls have been established on 17th Street, and off-campus parking facilities have been provided on 17th Street (between Fairmount Avenue and Yale Avenue) and on Hillside Avenue (between 17th Street and 21st Street), then businesses compatible with the predominant use of the area should be encouraged on 17th Street and Hillside Avenue. All such businesses should, however, provide adequately for all customer parking.

With all evidence pointing toward a doubled University enrollment by 1975, we have examined the "Wichita Proposed Major Street System Estimated Volumes" with keen interest. We are impressed with this study and accept its probable accuracy, although we suggest that the traffic volume predicted for 17th Street may be too modest.

We also studied the "Urban Land Area Transportation Plan Proposals" of the Planning Department. The projected arterial and expressway systems would appear to meet our future needs. We emphatically subscribe to the importance of the Northeast Expressway to the completion of the pattern.

IV. Housing for Students and Faculty

We do not feel well enough informed to forecast the amount of student housing needed in the future. Wheatshocker Halls and the housing complex to be built near the northwest corner of Hillside Avenue and 21st Street should meet our immediate needs. If added University housing is called for, it should be located on the Crestview property.

Upon inquiry, we found that neither fraternities nor sororities have present building plans, although they are aware of the long-range needs of the University. We are persuaded that eventually both fraternity and sorority houses will need to be relocated.

The problem of housing for married students is a growing one. Duplexes or four-plexes for faculty members and married students that would rent

for \$80 to \$110 per month are favored by some members of the committee. However, we have not had time to give this matter the attention it deserves.

There will continue to be a need for faculty residential properties in the price range of \$15,000 to \$35,000. They should be located in the University Area. Again, realization of concept will depend upon several basic factors such as the quality of the public schools in the district.

V. Types of commercial establishments

Professional and institutional offices, and research and testing laboratories should preferably be located in the immediate environs of the University.

Parking facilities (ground and multi-level) should be in close proximity to campus centers attended by public audiences, and near academic centers located on the periphery of the campus. We think consideration should be given to multi-level parking facilities both on and off campus for students and faculty, with these facilities being supported by parking fees collected from users. Filling stations and garages belong in areas adjacent to parking facilities.

There are other services and establishments required by the University Area. Thus, the need for a modern motel is indicated. A pre-school nursery will be needed by both married students and faculty families. A motion picture theatre, which may be used for other types of entertainment is desirable although the committee has not determined its commercial feasibility at this time.

In area near housing facilities we envision needs for (a) eating places and food catering services, (b) bookstores, (c) art stores, including art displays and supplies, (d) music shops, (e) dry cleaning and laundry services, (f) barber and beauty shops, (g) shops of several kinds for groceries, drugs and cosmetics, jewelry, sporting goods, clothing, photographic equipment and supplies, flowers and gifts, and (h) recreation facilities for such activities as bowling, pool, snooker and dancing. This list represents the best judgment of the committee, but is not based upon a systematic survey and analysis. Such a study by the College of Business Administration is suggested.

These facilities should be near the University but need not be located in the immediate environs of the University. Their location and off-street

parking facilities required of each should be such that they will not impede the flow of traffic on present and projected traffic arterials.

VI. The Campus Area--relations between University and neighborhood groups

It seems appropriate that the University should be interested in not only the use pattern but the architectural and aesthetic environment of both the campus and surrounding off-campus areas. The history of other educational institutions clearly indicates that unless positive counter measures are taken, the properties surrounding the University will depreciate. The area will tend to become a hodgepodge of cheap garish structures which will depreciate rapidly. This unhappy development can only be prevented by the concerted efforts of both the residents of the University Area and the University. It calls for an educational process, a part of which is a deeper appreciation of aesthetic qualities.

Concern for the aesthetic environment of the community is being expressed by local governmental authorities, civic and professional groups, and by individuals. We should avail ourselves of this proffered help.

But we must do more. The University should organize a permanent University planning liaison committee which will help organize and work with neighborhood improvement committees. In this effort we feel confident of receiving invaluable assistance from the Metropolitan Area Planning Commission, the Planning Department, and other interested groups and individuals.

Recapitulation of Recommendations

I. That the Wichita-Sedgwick County Metropolitan Area Planning Commission establish a University Zoning District which will include the University campus. Planning and zoning provisions for such District would differ in some respects from those of other parts of the City and County.

II. That Wichita State University establish, as soon as practicable, a Planning Committee served by the necessary staff. This body would have two major functions, as follows:

- A. To develop plans and approximate time-tables for the growth of campus facilities and area; and
- B. To work with neighborhood groups, the Metropolitan Area Planning Commission, the Planning Department, other officials, and interested

citizens in studying and working out solutions to problems of common interest to the University and residents in the University Area.

III. That the plans to make 17th Street a four-lane arterial street as far east as Oliver Avenue be completed as scheduled for 1967 in the City's Capital Improvement Program.

IV. That additional traffic controls be imposed upon traffic on 17th Street between Hillside Avenue and Oliver Avenue.

V. That Yale Avenue be closed between 18th Street and the campus road just north of the Campus Activities Center, and that students living in the fraternity houses, Brennan Halls, and Grace Wilkie Hall not be permitted to use Parking Lots #4, #5, #6 and #7.

VI. That the arterial and expressway systems projected in the Transportation Study would appear to meet our future needs.

VII. That parking facilities paid for by parking fees be established on 17th Street and on 21st Street.

VIII. That the establishment of additional commercial enterprises on 17th Street and Hillside Avenue be discouraged until adequate traffic and parking facilities have been developed. Thus, we are opposed to requests for zoning changes that would permit the establishment of additional commercial enterprises on 17th Street between Hillside Avenue and Oliver Avenue.

IX. That all commercial enterprises on streets in the immediate environment of the University be required to provide parking facilities for all customers.

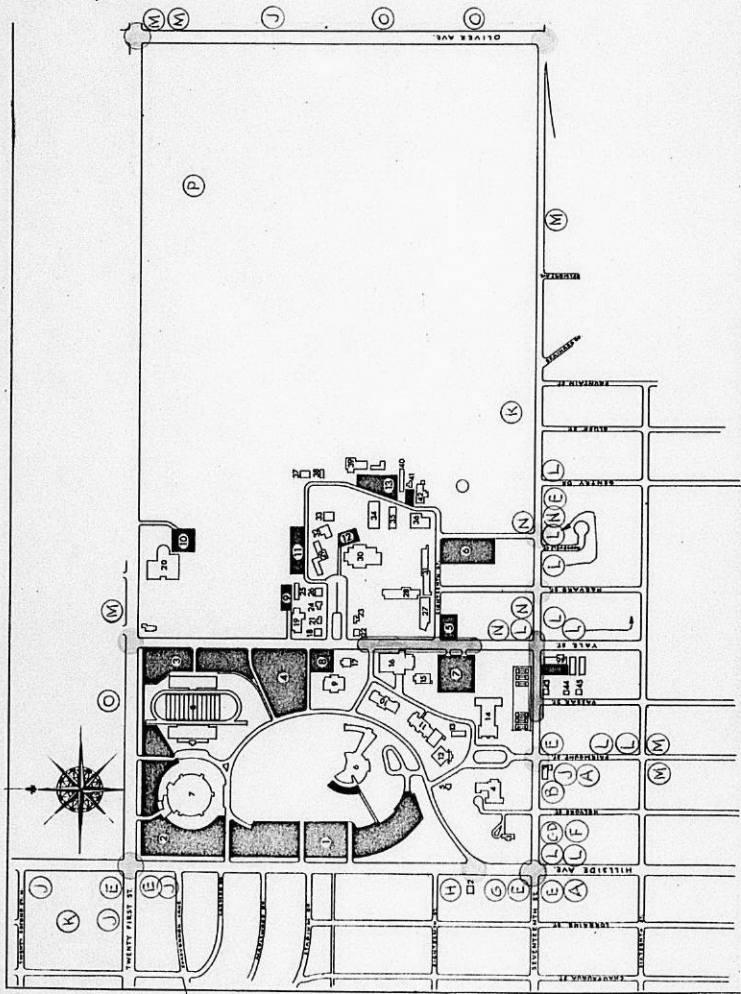
X. That all student housing developments be required to provide adequate parking spaces for their students, and that fraternity and sorority houses be eventually located in the student housing areas. The minimum parking areas required for these houses should take into account the fact that a majority of the membership of the Greek fraternities and sororities on the Wichita State University campus does not reside in the Chapter house.

XI. That the need for additional housing for students, housing for married students, and residential properties for faculty members should be given further study by the University.

XII. That we now have a growing need for certain types of commercial activities, that most of such establishments should be near the University but need not be located on streets fronting the University campus.

MAP OF THE UNIVERSITY CAMPUS & IMMEDIATE AREA

WICHITA STATE UNIVERSITY
Wichita
Kansas
December, 1965



LEGEND

- PARKING LOTS **2**
- UNIVERSITY BUILDINGS **1**
- COMMERCIAL ESTABLISHMENTS **○**

- A. Cafe
- B. Clothing
- C. Laundry
- D. Sundry
- E. Service Station
- F. Drug Store
- G. Drive-In Restaurant
- H. Office Building
- J. Miscellaneous Businesses

NON-COMMERCIAL ESTABLISHMENTS

- K. University Housing
- L. Apartments
- M. Church
- N. Student Church Center
- O. Cemetery
- P. Country Club

CRITICAL TRAFFIC AREAS

- Controlled by traffic lights **⊙**
- Major congestion **⊖**
- Minor congestion **⊕**

NOTE: Single-family dwellings are not included in the scope of this map.

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**UNIVERSITY DISTRICT DEVELOPMENT
STUDY**

A PROJECT FOR THE CENTER FOR URBAN STUDIES

**WICHITA-SEDDWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT
104 South Main
Wichita 2, Kansas**

R. Dale VonRiesen

Homer H. Schmitz

Ernest R. Pearce

of

The College of Business Administration and Industry

Wichita State University

UNIVERSITY DISTRICT DEVELOPMENT STUDY

Conducted for

The Center for Urban Studies

by

R. Dale VonRiesen, Project Director

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The College of Business Administration and Industry
Wichita State University

December 1966

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INTRODUCTION

The Nature of the Study

The University District Development study was concerned primarily with the present student utilization of commercial facilities which are located on or near the Wichita State University campus and with the degree to which students believe they would patronize additional establishments which might be located within a two-block radius of the campus. The study was conducted at the request of Dr. Hugo Wall, Director of the Center for Urban Studies. The project was funded from the University's Institutional Research budget.

Objectives of the Study

The study was directed by five primary objectives. These are as follows:

1. To determine the proportions of the student population presently using commercial and public facilities located on the Wichita State University campus and within a two-block radius of it.
2. To ascertain the frequency with which students patronize the above facilities.
3. To determine the degree to which students believe they would patronize additional commercial facilities if such were to be located within a two-block area surrounding the campus.
4. To determine whether the student's intentions to patronize additional facilities vary by type of facility, and if so, to determine which facilities are, on the basis of anticipated patronage, preferred more than others.
5. To ascertain whether present and anticipated usage patterns vary by certain socio-economic and demographic variables.

Method of the Study

The study was inductive in nature--that is, data were collected from a sample of Wichita State University students and the behavior and intentions of the total student body were inferred from the sample results.

The data were collected via a questionnaire which was mailed to 1,971 Wichita State University students.¹ Those to whom questionnaires were mailed were selected by a random process which utilized the student identification numbers as a system of random numbers.

The mailing was made on October 27 and 28. A cover letter signed by Dr. Jackson O. Powell, Vice President of Academic Affairs, urged the students to complete the questionnaire and return it in the accompanying postage-paid envelope by November 7. The actual cutoff date for the acceptance of the returns was November 11. Thus, a two-week period was allowed for outgoing and incoming mailings plus the time which might pass between the receipt of the questionnaire on the part of the student and the process of responding to it.

By the November 11 cutoff date, 702 usable questionnaires were returned. This resulted in a 35.6 percent response. The 702 returns provided a sample of 6.3 percent of the total 11,101 students who were registered at the time of the mailing.

The IBM users group program (6.0.171) for frequency distributions and percentages was used to organize the data which were employed for several of the analyses. A second program was written to generate weighted average response values for the intended usage part of the study.² The output of the first program was used as the input for the second.

Both the intended and anticipated usage data were analyzed with the aid of frequency distributions and percentages. In addition to the frequency distributions and percentages, weighted average response values were utilized to analyze the data pertaining to the degree to which students believe they would patronize new facilities if such were to be located near the campus. Variations in present and anticipated usage patterns by socio-economic and demographic variables were analyzed with the aid of percentages and weighted average response values.

Scope of the Study

The scope of the study is implied by the objectives set forth above. The study was concerned primarily with the proportions of the students that use commercial facilities which are located on or near the University campus and the proportions that believe they would patronize additional facilities. Both time and budgetary considerations dictated that the examinations of factors such as where else the students buy merchandise and the amounts of money expended in different types of establishments were beyond the scope of the study.

¹A copy of the questionnaire is included as an appendix to this report.

²The derivation of the weighted average response values is explained fully in a subsequent section of this report.

The analyses of how the present and anticipated usage patterns vary by different socio-economic and demographic variables were confined to those of a general and descriptive nature. Time did not permit a multi-variate analysis of the data by classificatory variables.

Limitations of the Study

The major limitation of the study was implied above--namely, time. The researchers were given approximately one and one-half months in which to design and test the questionnaire, draw the sample and complete the mailing, receive the returns, prepare the data for the computer, analyze the results, and prepare this report.

One result of the time limitation was that it was necessary to hold the number of questions to a size such that the responses could be punched on one eighty column IBM card. This difficulty was alleviated to a considerable degree by coding each questionnaire in such a manner that made it possible to merge the survey data with classificatory data gathered by the University at the time students registered for fall semester courses.

A second result of the time limitation was that it was not possible to conduct a follow-up study of those who failed to respond to the questionnaire. In view of the fact that only one mailing was possible, a 35 percent response to a six page questionnaire may be considered a good return.

A third result of the limited amount of time available pertains to the analyses of the responses. The analyses of usage patterns by classificatory variables suggested that certain variables influence both present and anticipated utilization of facilities. Had more time been available, additional socio-economic and demographic variables could have been introduced and a multi-variate analysis could have been employed to determine the amounts of total variances explained by given variables.

As was suggested above by the discussion pertaining to the study's scope, the time limitation influenced the overall design of the study. Had more time been available, the question regarding the proportions of the students that might utilize additional facilities could have been approached in a less direct manner than that which was necessary. Actual behavior at a particular point in time is not always consistent with statements of expected behavior. In other words, both students who indicated they would and those who indicated they would not patronize certain facilities might behave in such a manner as to contradict their statements, if the facilities in question were to become available. In view of the possible design limitation, classificatory variables were employed to compare present and anticipated behavior patterns. This examination supported the findings regarding anticipated usage in the sense that the characteristics of students using the available facilities are similar to those of the students who indicated they would patronize additional facilities.

An additional limitation is not peculiar to this study, but one which is present whenever a mail questionnaire is employed. While a 35 percent return is considered a good response, it is not certain that the potential responses of the 65 percent that did not respond or had changed addresses would be distributed in the same manner as the responses received. When inferences are made to the total population, it is assumed that the influential characteristics of the nonrespondents are distributed in the same manner as among those who did respond.

A comparison of the survey data with data secured from the Director of Admissions and Records indicated that a greater than proportionate number of students in the age category 17 to 22 returned the questionnaire. Also, a greater than proportionate number of students who are registered for more than six credit hours responded. The result of this response pattern is a slight upward biasing influence on the overall findings. An examination of this influence, however, indicated that it does not distort the findings to a significant degree.

Organization of the Report

This report is divided into four primary sections. The first of the following three sections presents a summary of the findings. The next contains the results of the portion of the study that treated present usage of available facilities. The final section deals with the stated intentions of students regarding additional facilities. Relationships between present usage patterns and anticipated usage patterns also are indicated in the final section.

SUMMARY OF THE FINDINGS

Introduction

The study provided two measures of the degree to which Wichita State University students might utilize commercial facilities if the facilities were to be established within a two-block radius of the University campus--namely, the present usage by students of existing facilities located on or near the campus and the degree to which students believe they would patronize additional facilities. In general, both measures delineated the same utilization pattern--that is, the additional facilities with higher than average response values are, for the most part, the same kinds of businesses which presently are patronized by greater than average proportions of the students. The study also disclosed that the student who is likely to patronize the currently available facilities is the same type of student who would be likely to utilize the additional facilities.

Present Utilization

On the whole, the on-campus (Campus Activity Center) facilities and the facilities located within the two-block area surrounding the campus are patronized by fewer than one-half the Wichita State University students. Of the twenty-two different facilities available to the student either in the Campus Activity Center or within a two-block radius of the campus, only nine facilities are patronized by one-third or more of the students. Three of these nine facilities are utilized by approximately one-half the students. Three other facilities are used by about two-thirds or more of the students.

Six of the above mentioned nine facilities serve food products for on-premises consumption. At least two of these six facilities may also be used primarily for purposes of recreation or relaxation. Of the six facilities which are used by about one-half or more of the students, five may be classified broadly as eating establishments.

The proportion of the students utilizing the on-campus, or Campus Activity Center, facilities is approximately 1.75 times as great as the proportion making use of the off-campus facilities. The Campus Activity Center facilities also are patronized with significantly greater frequency than the off-campus facilities. Four of the six facilities which are patronized by approximately one-half or more of the students are located in the Campus Activity Center.

The nine facilities utilized by at least one-third of the students, in order of the magnitude of the proportion of the students using each facility, are:

- | | |
|----------------------|------------------------------|
| 1. Bookstore (CAC) | 6. Cafeteria (CAC) |
| 2. Snack Bar (CAC) | 7. Peter Pan Ice Cream Store |
| 3. McDonald's | 8. Park |
| 4. Alibi Rooms (CAC) | 9. Service Stations |
| 5. Pizza Hut | |

Anticipated Utilization

The students were asked to consider forty-eight different facilities which might be established within a two-block radius of the Wichita State University campus. The students were asked to respond to each facility, using the following response categories:

- (1) I definitely would use.
- (2) I probably would use.
- (3) I don't know.
- (4) I probably would not use.
- (5) I definitely would not use.

The students' responses were assigned quantitative values from a scale ranging from 1.0 downward to zero. This process made it possible to calculate the average response for each of the forty-eight facilities.

An average response value of .50 means the students are, on the average, undecided as to whether they believe they would or would not patronize a given facility were it to be established. Any value above .50 means that the weight of the intend to use responses is greater than the weight of the intend not to use responses. A value of .63 or greater means the average response is closer to "I probably would use" than to "I don't know."

Eleven of the forty-eight facilities received responses which yielded average values of .50 or greater. Of these eleven, only one facility has an average response value above .63. The eleven facilities are listed below in descending order of their average response values.

- | | |
|------------------------------|---------------------|
| 1. Parking Lot | 7. Department Store |
| 2. Book and Stationery Store | 8. Swimming Pool |
| 3. Drive-in (Food) | 9. Gift Shop |
| 4. Movie Theatre | 10. Park |
| 5. Sandwich Shop | 11. Variety Store |
| 6. Restaurant | |

It will be noted that three of the above eleven facilities may be classified as eating establishments. Another three may be classified as recreational facilities. Of the remaining five types of facilities, two are shopping goods establishments, two are convenience goods facilities, and the parking lot would be classified as a service.

Profile of the Average User

Both present usage of available facilities and intended utilization of additional facilities were analyzed by nine different classificatory variables. The analyses resulted in a combined profile of the modal (most probable) user of the available facilities and intended user of additional facilities. The major characteristics of this modal user are summarized briefly below.

The student who is between seventeen and twenty-two years of age is more likely to be a user of the facilities than is the older student. Also, it is more probable that the student who is registered for more than six credit hours will be a user than will the student who is taking six or fewer hours. A student whose Wichita residence is either on the campus or within twenty blocks of the campus is more likely to utilize the facilities than is the student who lives a greater distance from the campus. The likelihood that a single student will patronize the facilities is greater than that associated with the married student. The student with a monthly buying power of less than \$350 is more likely to be a user than the student with greater financial resources. In summary, the person often thought of as the "typical college student" has a greater likelihood of patronage than does the "part-time commuter type student."

UTILIZATION OF AVAILABLE FACILITIES

Introduction

The students were asked to indicate whether they are using, and if so, the extent to which they are using, twenty-two different commercial and public facilities located on or near the University campus. Eight of the facilities are located in the Campus Activity Center. The other fourteen facilities are situated within a two-block radius of the campus.¹ The results of the study pertaining to the utilization of the Campus Activity Center facilities are presented below and are followed by the findings relating to the off-campus facilities.²

Utilization of Campus Activity Center Facilities

The data pertaining to percentages of the students that presently are using the Campus Activity Center facilities are summarized in Table 1. The facilities are arranged in descending order of usage.

Table 1

Percent of Students Presently Using Campus Activity Center Facilities

Facility	Percent using	Percent not using ^a	Total ^b
Bookstore	98.6	1.4	100.0
Snack Bar	82.3	17.7	100.0
Alibi Rooms	54.7	45.3	100.0
Cafeteria	47.0	53.0	100.0
Meeting Rooms	29.3	70.7	100.0
Pool Hall	24.0	76.0	100.0
Bowling	21.7	78.3	100.0
Barbershop	14.0	86.0	100.0

^aThis column includes those who reported they do not use a facility plus those who did not know of the facility's existence. The proportions that did not know of the existence of facilities ranged from 0.1 percent for the Bookstore to 6.6 percent for the CAC Barbershop.

^bThe number of respondents in each case is between 695 and 701.

¹Two of the fourteen facilities--namely, Manning's Lunch Counter and Hawk's Drug Store--have recently closed.

²In that tennis courts are available both on the campus and within the two-block area surrounding the campus, technically correct terminology would be "outside the Campus Activity Center, but on the campus or within a two-block radius of it." The less cumbersome "off-campus" is used for the sake of brevity.

Four of the eight facilities listed in Table 1--namely, the Bookstore, Snack Bar, Alibi Rooms, and Cafeteria--are used by approximately one-half of more of the students.³ The remaining four facilities are used by about 15 to 30 percent of the students.

Frequency of Utilization

Data pertaining to the frequency with which the students use the eight Campus Activity Center facilities are contained in Table 2. The facilities are arranged in order of the proportions of the students that use the facilities one or more times a week. With one exception, the ordering of facilities in Table 2 is the same as that in Table 1.⁴ In other words, the utilization proportions and the frequency of usage are directly related.

Table 2
Percent of Students Using Campus Activity Center
Facilities with Given Frequencies

Facility	Percent using one or more times a week	Percent using less often than once a week, but more often than once a month	Percent using one time per month or less frequently	Percent not using ^a	Total ^b
Snack Bar	54.9	14.3	13.1	17.7	100.0
Bookstore	51.2	30.1	17.3	1.4	100.0
Alibi Rooms	31.1	10.3	13.3	45.3	100.0
Cafeteria	20.9	11.9	14.2	53.0	100.0
Meeting Rooms	10.0	6.8	12.5	70.7	100.0
Pool Hall	8.5	5.9	9.6	76.0	100.0
Bowling	5.1	4.9	11.7	78.3	100.0
Barbershop	0.5	6.9	6.6	86.0	100.0

^aThis column includes those who reported they do not use a facility plus those who did not know of the facility's existence.

^bThe number of respondents in each case is between 695 and 701.

³The 47 percent reported for the CAC Cafeteria is not significantly different from 50 percent at the .05 level.

⁴The difference between 54.9 percent and 51.2 percent for the Snack Bar and the Bookstore is not significant at the .05 level.

It will be recalled from the data in Table 1 that the Bookstore is used by almost all the students. This, of course, is understandable in that a captive market exists for textbooks. Presumably, those who patronize the Bookstore for the primary purpose of securing texts are included in the third column in Table 2. Thus, approximately four out of five students patronize the Bookstore for reasons other than the purchase of texts.

The data in Table 1 indicate that about two times as many students use the Snack Bar as use the Cafeteria. Combining the data in Tables 1 and 2 indicates that the proportion of the Snack Bar users category that uses the facility one or more times a week is significantly greater than the comparable proportion of Cafeteria users. About two-thirds of those who do use the Snack Bar use it one or more times a week. Less than one-half the students who use the Cafeteria use it as often as one or more times a week. It also should be pointed out that of those who patronize the Snack Bar one or more times a week, about one-third do so three to five times a week and approximately one-fourth do so six or more times a week.

Socio-economic and Demographic Patterns

Analyses were conducted to determine whether or not nine different socio-economic and demographic variables influence the utilization of the Campus Activity Center facilities. The results of these analyses are presented below in the form of general statements. Percentages are not given for specific facilities, because in many cases specific percentages were found to be not statistically significant at the .05 level and conclusions could be reached only with regard to general patterns. In that the Bookstore with its captive market for textbooks is patronized by nearly all students, proportions using the Bookstore more often than once a month were analyzed rather than the total usage proportions.

Day versus Night Registration

The analysis of the data relating to day versus night registrations indicated that the day students tend toward greater utilization of the Campus Activity Center facilities than do night students--that is, the proportions of day students using the facilities are greater than the proportions of night students patronizing the same facilities.⁵ With the exception of the Bookstore, the percentage point differences range from 1 to 6.5, but individual differences are not significant at the .05 level. The proportion of day

⁵Students were classified as day students or night students on the basis of the time at which they attend the majority of their classes. Students who take 50 percent or more of their credit hours in the evening were classified as night students.

students using the Bookstore is 14 percentage points greater than the comparable proportion of night students.⁶

Credit Hours

In general, the proportions using the Campus Activity Center facilities increase with the number of hours for which students are registered. The largest percentage point differences occur when students are grouped into two categories--those taking six or fewer hours and those taking more than six hours. The proportions in the first category range from approximately 2 to 12 percentage points below the overall student proportions. In that the students who are registered for more than six hours comprise about three-fourths of the total student population, the proportions in this category are only slightly higher than the overall proportions presented in Table 1 (and Table 2 for the Bookstore).

Hours Spent on Campus per Day

The students were asked to record the number of hours they spend on campus outside the classroom on an average day. As would be expected, it was found that the proportions using the Campus Activity Center facilities increase with the number of hours students spend on campus.⁷

Distance from Place of Residence to the Campus

The distance which the residence of the student living in Wichita during the school year is from the campus was found to be an influential variable only in connection with four Campus Activity Center facilities. The utilization proportions for the Snack Bar, Pool Hall, Bowling facilities, and the Bookstore increase with the proximity of residence to the campus. In the case of the first three facilities, the proportions using the facilities are higher among those who live on campus or within twenty blocks of it than among those who live greater distances from the campus. In the case of the Bookstore, the utilization proportion for those who live six or more blocks from the campus is significantly lower than the proportion for those living on campus or within a six-block radius of it.

⁶The Bookstore percentages are given here simply to clarify the meaning of "a percentage point difference." Approximately 84 percent of the day students use the Bookstore more often than one time a month. The comparable proportion for night students is 70 percent. The difference between 84 percent and 70 percent is 14 percentage points. This does not mean that usage by the day students is 14 percent greater than by night students. The proportion of day students using the Bookstore is about 20 percent greater than the proportion of night students using the same facility.

⁷The one exception to the general pattern is the CAC Barbershop. The data indicate that the utilization of the Barbershop is not influenced by the number of hours the students spend on campus.

Transportation to the Campus

Whether a person drives a car or walks to campus was found to influence the use of the Campus Activity Center facilities. The facilities are utilized by higher proportions of those who walk to campus than by those who drive. The proportions of walkers that use the facilities ranged from approximately 2 to 20 percentage points higher than the overall proportions. It should be pointed out, however, that only about one student in six walks to the campus.

Buying Power

Students were asked to record the total amount of money they have available for all expenditures on a monthly basis. The pattern indicated by the data suggests that buying power is a reflection of the number of hours for which the students are registered. In general, utilization proportions decline with income. Presumably those with higher incomes are those who are working full time and are registered, on the average, for six or fewer hours. The basic pattern is for the proportions that use the facilities to decrease as total buying power exceeds \$350 per month. The Snack Bar is an exception in that the proportions in each buying power segment remain about average until buying power reaches \$700 a month.

Age

With the exception of the Cafeteria, the proportions that use the Campus Activity Center facilities decrease with the age of the students. Among those who are seventeen to twenty-two years of age, the proportions using the facilities are higher than the overall proportions. There also is a tendency for the utilization proportions in the age category 17 to 20 to be greater than among those who are twenty-one or twenty-two years of age. In that about 60 percent of the students are between the ages of seventeen and twenty-two, the proportions presented in Table 1 are influenced substantially by the actions of this group. For the most part, the proportions for those who are twenty-six years of age and older are 10 to 14 percentage points below the average proportions. The Cafeteria is the exception to the general pattern. The data indicate that the Cafeteria utilization proportion is highest among those in the age category 21 to 22 and that proportions of users are greater among those who are twenty-three years of age and older than in connection with those under twenty-one years of age.

Sex

Analysis of the data pertaining to usage percentages by sex indicated that sex is an influential variable only in connection with three facilities. Significantly higher (.05 level) proportions of male than female students use the Alibi Rooms, the Pool Hall, and the Barbershop.

Marital Status

Higher proportions of single students utilize five Campus Activity Center facilities--namely, the Snack Bar, Alibi Rooms, meeting rooms, Pool Hall, and Bowling facilities. The proportions of single students using these facilities are from 15 to 25 percentage points higher than among the married students. The single students outnumber the married students about two to one.

Utilization of Off-campus Facilities

The results of the portion of the study relating to student usage of commercial and public facilities located within a two-block radius of the University campus are summarized in Table 3. The facilities are listed in order of descending usage and breaks between groups appear where the difference between the percentage for the last facility in a group and the percentage for the first facility in the following group is significant at the .05 level.

Table 3

Percent of Students Presently Using Off-campus Facilities

<u>Facility</u>	<u>Percent using</u>	<u>Percent not using^a</u>	<u>Total^b</u>
McDonald's	64.6	35.4	100.0
Pizza Hut	50.0	50.0	100.0
Peter Pan Ice Cream Store	39.1	60.9	100.0
Park	35.8	64.2	100.0
Service Stations	34.6	65.4	100.0
Tennis Courts	26.8	73.2	100.0
Hawk's Drug Store	24.1	75.9	100.0
Gentry Shop	23.5	76.5	100.0
Churches	16.9	83.1	100.0
Dry Cleaners	13.3	86.7	100.0
Coin-operated Laundry	13.1	86.9	100.0
Pied Piper Book Store	11.8	88.2	100.0
Liquor Store	7.4	92.6	100.0
Manning's Lunch Counter	7.1	92.9	100.0

^aThis column includes those who reported they do not use a facility plus those who did not know of the facility's existence. The proportions that did not know of the existence of facilities ranged between 0.3 percent and 6.5 percent with the exceptions of the Pied Piper Book Store and Manning's Lunch Counter in which cases the respective proportions were 17.8 and 18.3 percent.

^bThe number of respondents in each case is between 693 and 699.

Five of the fourteen facilities contained in Table 3 are used by one-third or more of the students. The first three of these five may be classified broadly as eating establishments. Of these three eating establishments, the drive-in type--that is, McDonald's--is patronized by approximately two-thirds of the students.

Three facilities--namely, the tennis courts, Hawk's Drug Store, and the Gentry Shop--are utilized by about one out of four students. The remaining six facilities are used by approximately 7 to 17 percent of the student population.

Frequency of Utilization

Table 4 contains the data pertaining to the frequency of use of the off-campus facilities. The facilities are ordered in terms of the proportions of the students that use the facilities two or more times a month.

Table 4
Percent of Students Using Off-campus Facilities
with Given Frequencies

Facility	Percent using two or more times a month	Percent using one time per month or less frequently	Percent not using ^a	Total ^b
McDonald's	46.5	18.1	35.4	100.0
Pizza Hut	27.7	22.3	50.0	100.0
Service Stations	19.6	15.0	65.4	100.0
Peter Pan Ice Cream Store	18.6	20.5	60.9	100.0
Park	17.2	18.6	64.2	100.0
Churches	13.5	3.4	83.1	100.0
Tennis Courts	12.9	13.9	73.2	100.0
Coin-operated Laundry	10.5	2.6	86.9	100.0
Hawk's Drug Store	9.6	14.5	75.9	100.0
Dry Cleaners	6.6	6.7	86.7	100.0
Gentry Shop	6.3	17.2	76.5	100.0
Liquor Store	4.5	2.9	92.6	100.0
Pied Piper Book Store	4.4	7.4	88.2	100.0
Manning's Lunch Counter	3.8	3.3	92.9	100.0

^aThis column includes those who reported they do not use a facility plus those who did not know of the facility's existence.

^bThe number of respondents in each case is between 693 and 699.

A comparison of the data in Tables 3 and 4 indicates that the rankings are, for the most part, similar in both tables. McDonald's and the Pizza Hut rank one and two respectively regardless of the ranking criterion. Service stations, the Peter Pan Ice Cream Store, and the park conclude the top five in both tables.⁸ Only three of the fourteen facilities have significantly different rankings at the .05 level. Churches and the coin-operated laundry rank higher on the basis of frequency of use than on a total utilization basis due to the fact that about 80 percent of those who do use these facilities use them two or more times a month. The Gentry Shop ranks lower by frequency of utilization than on a total usage basis in that only about one-fourth of those who patronize this facility do so more than once a month.

The data in Table 4 indicate that seven out of ten students who patronize McDonald's do so two or more times a month. More than one-half the students who use the Pizza Hut do so two or more times a month. It also should be pointed out that about 25 percent of the students patronize McDonald's one or more times a week and approximately 8 to 12 percent of the students use the churches, the park, the Peter Pan Ice Cream Store, the Pizza Hut, and the service stations one or more times a week.

Socio-economic and Demographic Patterns

The utilization of the off-campus facilities was treated with the same type of analysis as was the usage of the Campus Activity Center facilities. Again, only general patterns are presented in that most individual percentage differences are not statistically significant at the .05 level.

Day versus Night Registration

Examination of the data pertaining to day and night registration indicated that the same general pattern exists in connection with the off-campus facilities as with Campus Activity Center facilities. In other words, the proportions of day students utilizing the facilities are greater than the proportions of night students using the same facilities. The percentage point differences range from approximately 2.5 to 11. The greatest differences were found in connection with the churches, the Pizza Hut, and the Peter Pan Ice Cream Store.

⁸ While the positions of the above three facilities do vary from one table to the other, the differences are not statistically significant at the .05 level. For example, the service stations category ranks fifth in Table 3 and third in Table 4. The difference between the 19.6 percent for the service station category in Table 4 and the 17.2 percent for the fifth ranking park is not significant at the .05 level.

Credit Hours

The data indicate that the pattern existing in connection with the Campus Activity Center facilities obtains with the off-campus facilities, also, but to a lesser degree. Proportions utilizing the facilities are generally higher among those who are registered for more than six credit hours than among students taking fewer hours. Among the students registered for thirteen to fifteen hours, however, the proportions utilizing one-half the facilities were below the overall proportions.

Hours Spent on Campus per Day

As in the case of the Campus Activity Center facilities, the proportions using the off-campus facilities increase with the number of outside-the-classroom hours students spend on the campus.

Distance from Place of Residence to the Campus

The analysis of the data indicated that a somewhat stronger relationship exists between proximity of residence to the campus and the utilization of off-campus facilities than between proximity and patronization of the Campus Activity Center facilities. In general, the utilization proportions for off-campus facilities are greater among those living on the campus or within twenty blocks of it than among those who reside farther from the campus. Approximately 40 percent of the students who live in Wichita during the school year live on the campus or within a twenty-block radius of it.

Transportation to the Campus

As in the case of the Campus Activity Center facilities, the off-campus facilities are utilized by higher proportions of those who walk to campus than by those who drive. With the off-campus facilities, however, the differences between walkers and drivers are more pronounced. The proportions that use the facilities differ from 2 to about 40 percentage points between walkers and drivers. Again, it would be pointed out that only about one student in six walks to the campus.

Buying Power

The analysis of utilization percentages by buying power indicated the same type of pattern as was found in connection with the Campus Activity Center facilities. In general, the proportions that use the off-campus facilities decrease as total buying power exceeds \$350 a month.

Age

The off-campus utilization and age pattern differs somewhat from that found in connection with the Campus Activity Center facilities. The greatest proportions of users of the Campus Activity Center facilities are in the age group 17 to 20. In the case of the off-campus facilities, the

utilization percentages are highest among those in the category 19 to 22. Also, the off-campus utilization proportions for seventeen and eighteen year olds are below average for about one-half the facilities and the usage percentages for students in the category 23 to 25 are above the overall proportions for approximately one-half the facilities. It is worth noting that the proportions of nineteen and twenty year old students using McDonald's, the Pizza Hut, and the Peter Pan Ice Cream Store are significantly above the overall proportions that utilize these facilities. The pattern regarding those who are twenty-six years of age and older is similar to that which exists in the case of the Campus Activity Center facilities--that is, the utilization proportions are below average.

Sex

Sex is an influential variable only in connection with four off-campus facilities. Significantly higher (.05 level) proportions of female students use the churches, McDonald's, the park, and the Peter Pan Ice Cream Store. It is interesting to note that where significance was found, female students have the higher utilization percentages. The opposite is the case regarding the Campus Activity Center facilities.

Marital Status

The proportions of single students using the off-campus facilities are higher than the proportions of married students using the same facilities. With three exceptions, the utilization percentages differ from 4 to 14 percentage points. The exceptions are the Peter Pan Ice Cream Store, the Pizza Hut, and McDonald's. The percentage point differences range from 20 to 35 in connection with these three eating establishments.

Recapitulation

The survey has indicated that only nine of twenty-two commercial and public facilities located on the University campus or within a two-block radius of it are utilized by one-third or more the students. These nine facilities are listed in Table 5.

Six of the first seven facilities listed in Table 5 serve food products for on-premises consumption. Of the six facilities which are patronized by approximately one-half or more of the students, five primarily sell food products. Four of the first six facilities listed in Table 5 are located in the Campus Activity Center. Considering the eight Campus Activity Center facilities and the fourteen off-campus facilities, on the average the proportion using the former is about 1.75 times as great as the proportion utilizing the latter.

Analyses of utilization by classificatory variables indicated that age and the number of hours for which students are registered likely would have explained much of the variation in utilization proportions, if time had permitted a multi-variate analysis of the data.

Table 5
Facilities Utilized by One-third or More
of the Students

Facility	Percent using	Percent not using ^a	Total ^b
Bookstore	98.6	1.4	100.0
Snack Bar	82.3	17.7	100.0
McDonald's*	64.6	35.4	100.0
Alibi Rooms	54.7	45.3	100.0
Pizza Hut*	50.0	50.0	100.0
Cafeteria	47.0	53.0	100.0
Peter Pan Ice Cream Store*	39.1	60.9	100.0
Park*	35.8	64.2	100.0
Service Stations*	34.6	65.4	100.0

^aThis column includes those who reported they do not use a facility plus those who did not know of the facility's existence.

^bThe number of respondents in each case is between 695 and 701.

*Indicates off-campus facilities.

Students in the age category 17 to 25 are more likely to use the available facilities than are older students. The highest utilization percentages for the Campus Activity Center facilities were found among students who are seventeen to twenty years of age. The highest usage proportions for the off-campus facilities are among those who are nineteen to twenty-two years of age.

Approximately three-fourths of the students are registered for more than six credit hours. The utilization percentages apply primarily to this group of students. The utilization proportions for students registered for six or fewer hours generally are lower than average.

The data suggest that day students have higher utilization percentages than do night students, but in most cases the differences are not statistically significant at the .05 level.

The proximity of residence to the campus influences utilization to some extent. Generally, the utilization proportions are higher among those who live on the campus or within a twenty-block radius of it than among those who live a greater distance from the campus. About 40 percent of the students who maintain residences in Wichita during the school year either live on the campus or within twenty blocks of the University.

ANTICIPATED UTILIZATION OF ADDITIONAL FACILITIES

Introduction

The section of the questionnaire dealing with anticipated usage of additional facilities contained a list of forty-eight different types of facilities. The students were directed to assume that any one of the forty-eight facilities which might be established within a two-block radius of the campus would be equal to the average of its type available in Wichita. The students, then, were asked to respond to each of the forty-eight facilities, using the following response categories:¹

- (1) I definitely would use
- (2) I probably would use.
- (3) I don't know.
- (4) I probably would not use.
- (5) I definitely would not use.

In order to organize the responses for purposes of analysis and presentation, the numbers in each response category for a given facility were weighted, summed, and divided by the total number responding to that facility to obtain a single weighted value. The weights employed are as follows:²

<u>Response category</u>	<u>Weight</u>
1	1.00
2	0.75
3	0.50
4	0.25
5	0.00

The weighting system employed provides the average response given by the students for each type of facility. For example, a value of .75 for a given facility would mean that the average response was "I probably would use." A value of .375 would mean that the average response was midway between

¹The procurement of data relating to anticipated frequency of usage was beyond the scope of the study. Thus, it is left to the reader to infer utilization frequency on the basis of the data in the previous section of this report or from personal knowledge regarding specific types of facilities.

²It should be noted that the weighting system employed assumes constant differences between the meanings of responses. For example, it is assumed that the difference between a category 1 response and a category 2 response is the same quantitatively as the difference between a category 2 response and a category 3 response.

"I don't know" and "I probably would not use." The responses for the music and record shop are used here to demonstrate the method of obtaining a single weighted average value for each type of facility.

<u>Response category</u>	<u>Number of responses</u>	<u>Weight</u>	<u>Number of responses multiplied by the weight</u>
1	75	1.00	75.00
2	187	0.75	140.25
3	103	0.50	51.50
4	199	0.25	49.75
5	<u>81</u>	0.00	<u>0.00</u>
	645		316.50

The sum of column four divided by the sum of column two yields:
 $316.50/645 = .49$.

Expected Usage

The forty-eight types of facilities included in the questionnaire have been divided into three groups for presentation purposes. The first category contains the facilities for which the weighted average response is .50 or greater. The second group is comprised of the facilities for which the weighted average response is below .50, but not below .38. Group 3 contains those facilities having weighted averages of .37 or less.

Assuming that the students' stated intentions can be translated into action in the future, the weighting system employed provides rough approximations to the likelihoods of success for the different facilities. For example, assuming that two different facilities require clientele of about the same size, and treating all other variables with a ceteris paribus assumption, a value of .75 would indicate greater chances of success than would a value of .45. Of course, the facilities tested do not all require the same clientele size. Thus, the proportions selecting each of the five response categories are presented along with the weighted average response values in Tables 6, 7, and 8.

The data in Tables 6, 7, and 8 indicate that only one facility has an average response value closer to "probably would use" than to "don't know." Ten facilities have average response values which are closer to "don't know" than to "probably would use." The average response values for fifteen facilities are below .50, but above the midpoint between "don't know" and probably would not use." The remaining twenty-two facilities have response values which are closer to "probably would not use" than to either "don't know" or "definitely would not use."

Table 6

Weighted Average Response Values and Percent Distributions of Responses for Facilities with Average Response Values Above .50

Facility	Weighted average response value	Percent of Responses				
		Definitely would use	Probably would use	Don't know	Probably would not use	Definitely would not use
Parking Lot	.64	37	20	14	20	09
Book & Stationery Store	.59	17	37	15	24	07
Drive-In (eating)	.58	14	38	18	27	03
Movie Theatre	.56	14	37	17	20	12
Sandwich Shop	.56	12	37	16	30	05
Restaurant	.54	13	34	16	32	05
Department Store	.54	13	34	17	27	09
Swimming Pool	.54	20	26	17	24	13
Gift Shop	.52	09	36	19	28	08
Park	.51	14	28	20	28	10
Variety Store	.51	12	31	18	29	10

Table 7

Weighted Average Response Values and Percent Distributions of Responses for Facilities with Average Response Values Between .38 and .49

Facility	Weighted average response value	Percent of responses				
		Definitely would use	Probably would use	Don't know	Probably would not use	Definitely would not use
Music & Record Shop	.49	12	29	16	31	12
Cafeteria	.49	10	27	17	40	06
Athletic Facilities (gym)	.48	18	20	16	30	16
Pastry Shop	.46	08	29	14	38	11
Shoe Store	.45	09	25	18	35	13
Shoe Repair	.45	09	24	17	36	14
Sporting Goods Store	.45	08	25	18	35	14
Drug Store	.44	09	24	16	38	13
Hobby Shop	.43	04	24	25	34	13
Service Station	.41	08	19	14	44	15
Men's Clothing Store	.41	05	24	18	35	18
Super Market	.40	12	17	09	43	19
All Night Grocery	.40	11	17	12	40	20
Dance Hall	.39	09	19	16	31	25
Bowling Alley	.38	05	18	22	36	19

Table 8

Weighted Average Response Values and Percent Distributions of
Responses for Facilities with Average Response Values of .37 or less

Facility	Weighted average response value	Percent of Responses				
		Definitely would use	Probably would use	Don't know	Probably would not use	Defi- nitely would use
Jewelry Store	.37	03	18	20	43	16
Coin-operated Car Wash	.36	07	17	13	39	24
Hardware Store	.36	04	15	19	44	18
Photographic Store	.36	05	15	16	45	19
Women's Clothing Store	.36	08	18	13	31	30
Florist	.35	03	16	20	44	17
Automat	.34	03	16	17	43	21
Art Shop	.33	05	11	18	46	20
Pool Hall	.33	06	14	15	34	31
Tavern	.33	07	17	13	23	40
Dry-cleaning & Laundry	.31	06	13	12	39	30
Bank	.30	07	10	13	35	35
Auto Repair	.29	04	10	11	48	27
Organizational Housing	.29	06	12	12	32	38
Coin-operated Cleaning	.28	06	09	09	42	34
Coin-operated Laundry	.27	07	07	08	43	35
Furniture & Appliance Store	.26	02	06	15	47	30
Student Housing	.26	07	09	10	29	45
Barbershop	.24	05	08	09	34	44
Liquor Store	.21	03	08	10	29	50
Beauty Shop	.21	03	10	07	29	51
Motel	.17	03	02	09	32	54

Response Values by Kind of Business

In order to determine the extent to which students indicated they would patronize particular kinds of businesses, the forty-eight facilities were grouped into eight different categories and average response values were calculated for each category. Facilities were combined first into three broad categories--namely, services, shopping goods, and convenience goods. In general, facilities were placed in the services category if the primary purpose of patronization is to obtain a service rather than a physical product.³ Facilities were divided among the shopping goods and convenience goods categories on the basis of the purchasing habits of consumers regarding the majority of the lines ordinarily carried by each type of facility.

The services category was subdivided into recreational, maintenance, and miscellaneous services. The shopping goods category was divided further into durable shopping goods, clothing, and miscellaneous shopping goods groups. The convenience goods category was subdivided into two groups--namely, eating establishments and other convenience goods. Table 9 contains the weighted average response values for the eight kind of business groups. Tables 10 and 11 list the different facilities and their average response values by kind of business.

Table 9

Weighted Average Responses by Kind of Business

<u>Kind of business</u>	<u>Weighted average responses</u>
Eating Establishments	.50
Recreational Services	.44
Clothing	.44
Miscellaneous Shopping Goods	.42
Other Convenience Goods	.41
Miscellaneous Services	.33
Maintenance Services	.30
Durable Shopping Goods	.26

³ The tavern was placed in the recreational services category on the assumption that the physical products involved are consumed on the premises for purposes of recreation or relaxation.

Table 10

Weighted Average Responses for Shopping and Convenience Goods

Facility	Weighted average response
Shopping Goods	<u>.37</u>
Durable Shopping Goods	.26
Furniture and Appliance Store	.26
Clothing	<u>.44</u>
Department Store	.54
Shoe Store	.45
Men's Clothing Store	.41
Women's Clothing Store	.36
Miscellaneous Shopping Goods	<u>.42</u>
Gift Shop	.52
Music and Record Shop	.49
Sporting Goods Store	.45
Hobby Shop	.43
Jewelry Store	.37
Photographic Store	.36
Art Shop	.33
Convenience Goods	<u>.45</u>
Eating Establishments	<u>.50</u>
Drive-in	.59
Sandwich Shop	.56
Restaurant	.54
Cafeteria	.49
Pastry Shop	.46
Automat	.34
Other Convenience Goods	<u>.41</u>
Book and Stationery Store	.59
Variety Goods Store	.51
Drug Store	.44
Service Station	.41
Supermarket	.40
All-night Grocery	.40
Hardware Store	.36
Florist	.35
Liquor Store	.21

Table 11

Weighted Average Responses for Services	
Facility	Weighted average response
All Services	<u>.36</u>
Recreational Services	<u>.44</u>
Movie Theatre	.56
Swimming Pool	.54
Park	.51
Athletic Facilities (gym)	.48
Dance Hall	.39
Bowling	.38
Pool Hall	.33
Tavern	.33
Maintenance Services	<u>.30</u>
Shoe Repair	.45
Coin-operated Car Wash	.36
Dry Cleaning and Laundry	.31
Automobile Repair	.29
Coin-operated Dry Cleaning	.28
Coin-operated Laundry	.27
Barbershop	.24
Beauty Shop	.21
Miscellaneous Services	<u>.33</u>
Parking Lot	.64
Bank	.31
Organizational Housing	.29
Student Housing	.26
Motel	.17

The data in Table 9 indicate that the weight of the combined intend to use responses for the facilities in the eating establishments category equals the weight of the total do not intend to use responses for the group.

The recreational services, clothing, miscellaneous shopping goods, and other convenience goods have, as categories, average response values in the lower half of the undecided range--that is, the group values are below the quantitative value for "don't know," but are above the numerical midpoint between the "don't know" and "probably would not use" values.

The response values for the miscellaneous services, maintenance services, and durable shopping goods groups are in the upper half of the "probably would not use" range--that is, the values are between .25 and .375.

While there are not enough facilities presently located near the campus to permit precise comparisons between present usage and stated intentions, some general statements may be made regarding the consistency of the stated intentions in light of the current utilization of available facilities.

The fact that the eating establishments category has the highest weighted average response is consistent with the findings regarding present usage. It will be recalled from the previous section of this report that six of the seven available facilities which are patronized by the greatest proportions of students serve food products for on-premises consumption. The position of the recreational services category behind only the eating establishments group also is consistent with the utilization of available facilities. Two of the six most-used off-campus facilities are of the recreational type. Also, the Snack Bar, Alibi Rooms, and the Pizza Hut, which are among the five most-used of the twenty-two available facilities, are utilized for recreational purposes as well as for the consumption of food products.

There is only one clothing store available within a two-block radius of the campus. Thus, an evaluation of the consistency of the responses for the clothing group is limited. If it is assumed, however, that about two-thirds of those who indicated they probably would patronize the clothing stores actually would do so and that all who indicated definite patronage would act accordingly, the weighted average response for the clothing group is quite consistent with the reported usage of the Gentry Shop.

Present usage of facilities such as service stations, the drug store, dry cleaners, and the coin-operated laundry suggests that the other convenience goods category should rank above the maintenance service group as it in fact does.

Evaluation of the values for the other three categories--miscellaneous shopping goods, miscellaneous services, and durable shopping goods--is not possible due to the lack of an availability of comparable facilities.

Variations from the General Pattern

While the data do reflect a general pattern regarding kinds of businesses, it should be noted that considerable variation does exist within categories and that six of the eight categories contain at least one facility with a weighted average response value of .50 or greater. In view of the variation within categories, the facilities with response values of .50 are summarized below by category.

Three facilities in the eating establishments category have values above .50--namely, the drive-in, sandwich shop, and restaurant.⁴ The movie

⁴The .49 value for the cafeteria is not significantly different from .50. Thus, for practical purposes, four eating establishments may be considered as having average responses which indicate undecided to positive intentions.

theatre, swimming pool, and park of the recreational services group have values above .50.⁵ The department store is the only facility with a value above .50 in the clothing group. The miscellaneous shopping goods category has one facility with a value of .50 or greater--namely, the gift shop.⁶ Two facilities--the book and stationery store and the variety goods store--in the other convenience goods group have values above .50. The parking lot, with a value of .64 is the leader among all forty-eight facilities and the only facility in the miscellaneous services group with a value above .50.

Weighted Average Responses by Classificatory Variables

Table 12 contains the numbers of facilities with weighted average response values of .38 or greater and .50 or greater by the nine socio-economic and demographic variables which were discussed in the section of this report treating the present usage of available facilities. The value of .38 was selected because it is the value just greater than the midpoint between the "probably would not use" and "don't know" responses. The .50 value is midway between the intend to use and intend not to use responses. For the most part the organizations based on these two values indicate the same general patterns. Moreover, these patterns suggest that the type of student who reportedly uses the available facilities is the same type that indicated probable utilization of additional facilities.

Table 12

Number of Facilities with Weighted Average Response Values
of Specified Magnitudes or Greater by Classificatory Variables

<u>Classificatory variable</u>	<u>Number of facilities with values of .38 or greater</u>	<u>Number of facilities with values of .50 or greater</u>
Total student population	26	11
Age		
17-18	30	16
19-20	34	19
21-22	33	14
23-25	22	9
26-29	14	2
30 and older	6	1

⁵The .48 value for the athletic facilities (gym) is a close fourth in this group.

⁶The second position in the miscellaneous shopping goods group is occupied by the music and record shop with a value of .49.

Table 12 Continued

Number of Facilities with Weighted Average Response Values of
Specified Magnitudes or Greater by Classificatory Variables

Classificatory variable	Number of facilities with values of .38 or greater	Number of facilities with values of .50 or greater
Total Student Population	26	11
Credit hours		
1-3	21	1
4-6	19	3
7-9	51	17
10-12	39	12
13-15	38	11
17-20	39	16
Registration		
Day	27	12
Night	24	4
Proximity of Residence		
On Campus	42	31
Within two blocks	41	28
3-5 blocks	34	23
6-9 blocks	35	14
10-19 blocks	29	15
20-44 blocks	17	5
45-74 blocks	20	4
75 blocks or more	18	5
Transportation		
Walk	43	31
Drive a car	23	12
Hours Spent on Campus*		
Less than one hour	11	1
1 but less than 2 hours	20	4
2 but less than 3 hours	31	15
3 but less than 4 hours	34	18
4 but less than 6 hours	28	14
6 but less than 8 hours	33	14
8 or more hours	38	21

* Hours spent on campus between the hours of 7:00 a.m. and 11:00 p.m. and excluding the time spent in class.

Table 12 Continued

Number of Facilities with Weighted Average Response Values of Specified Magnitudes or Greater by Classificatory Variables		
Classificatory Variable	Number of facilities with values of .38 or greater	Number of facilities with values of .50 or greater
Total student population	26	11
Sex		
Male	27	8
Female	27	18
Marital Status		
Single	33	17
Married	14	1
Monthly buying power		
Less than \$150	34	16
\$150 - \$199	30	16
\$200 - \$249	38	23
\$250 - \$349	21	7
\$350 - \$499	18	3
\$500 - \$699	21	2
\$700 - \$1,099	9	1
\$1,100 and over	23	7

Relationships Between Present and Anticipated Utilization

It was indicated above that the data suggest the segments of the student population which have higher than average proportions of users of the present facilities are the same segments having average response values which are above the mean response value.⁷ The relationships among the data in Table 12 and the findings presented in the section dealing with current usage are indicated briefly below.

Age

It will be recalled that students in the age category 17 to 25 are more likely to use the available facilities than are older students. The highest utilization proportions for the Campus Activity Center facilities were found among students who are seventeen to twenty years of age. The highest usage percentages for the off-campus facilities are among those

⁷The number of facilities for which average response values are above a given value, of course, is one measure of whether a particular segment has a combined weighted average response value which is above or below average.

who are nineteen to twenty-two years of age. The data in Table 12 indicate higher than average anticipated usage of additional facilities by those in the age category 17 to 22.⁸ The anticipated usage by those in the age category 23 to 25 is below average, but considerably above that relating to students who are twenty-six years of age and older.

Credit Hours

Present utilization percentages for students registered for more than six credit hours are slightly above average. The utilization percentages for students registered for six or fewer hours generally are lower than average. The data in Table 12 regarding anticipated usage, especially the data based on the .50 or greater values, demonstrate the same pattern.

Day-Night Registration

The present usage data suggest that day students have higher utilization percentages than do night students. This pattern also is suggested by the data in Table 12.

Proximity of Residence

It was pointed out in the previous section that the usage percentages generally are higher among those who live on the campus or within a twenty-block radius of it than among those who live a greater distance from the campus. The data in Table 12 indicate higher than average anticipated usage of additional facilities by those who live on the campus or within a surrounding twenty-block area.

Means of Transportation

Students who walk to campus have higher utilization proportions than do those who drive automobiles. Higher anticipated usage by those who walk than by those who drive is indicated by the data in Table 12.

Hours on Campus

The utilization percentages generally increase with the number of hours the student spends on campus outside the classroom. The number of anticipated usage values above the specified values also increases with the number of hours spent on the campus.

Sex

Only a slight relationship was found between utilization proportions and sex. Where significant differences were found, the female group had higher usage percentages than the male group in connection with off-campus facilities. This pattern also is suggested by the data in Table 12 regarding anticipated usage.

⁸Higher than average may be interpreted as meaning that, in general, average response values are above those for the student population as a whole and the number of average response values above a given value is greater than that for the overall population.

Marital Status

31

Single students were found to have higher utilization proportions than married students. The data in Table 12 indicate higher anticipated usage by single students than by those who are married.

Buying Power

Buying power was assumed to be reflection of the number of hours for which students are registered in that those with greater amounts of buying power presumably are working full time and, therefore, are registered for fewer hours than those who have more time available. This assumption, at least, explains the negative relationship between buying power and both present utilization of available facilities and anticipated usage of additional facilities.

The Relative Importance of Different Student Segments

It was indicated above that both the available facilities utilization proportions and the anticipated usage values vary by certain socio-economic and demographic variables. For the most part, the segments of the student population for which utilization proportions and weighted average response values are highest are those containing majorities of the students. Thus average proportions and response values are reasonably representative of the utilization percentages and weighted average response values which pertain to these major segments. The average percentages and response values for the minor segments, naturally, are below the overall percentages and values in most cases. The proportions of the total student body contained in the segments employed above are presented below.

Approximately 60 percent of the students are in the age category 17 to 22. About three-fourths of the students are registered for more than six credit hours. About four-fifths of the students are classified as day students. Approximately 40 percent of the students who are living in Wichita live on the campus or within the twenty-block surrounding area. Only about one-sixth of the students walk to the campus.

Approximately one-half the students spend three or more outside-the-classroom hours on the campus during an average day. Male students outnumber female students about two to one. Slightly more than 60 percent of the students are single. Approximately two-thirds of the students have a monthly buying power of less than \$350.

APPENDIX

The Questionnaire



WICHITA STATE UNIVERSITY

33

WICHITA, KANSAS 67208
PHONE MURRAY 3-7581

October 27, 1966

VICE PRES. - ACADEMIC AFFAIRS

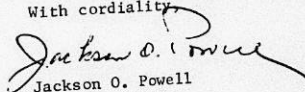
Dear Student,

There has been considerable discussion recently about services available on-campus and near the campus. The last few issues of the Sunflower give some evidence that they are at least a topic of conversation. The University's administration needs to translate the interest and concern we all have about this matter into our plans for development. We cannot know, however, except that students tell us what kinds of facilities should be developed for a student body divided between campus residents and commuters.

I am asking, therefore, that you give me your best appraisal of the use to which you put or would put the services listed in the attached questionnaire. Your answers will affect the advice we give private businesses hoping to operate near the campus. What you tell us will influence our on-campus growth. They will not, and it should go without saying, be used to increase costs or fees.

Will you please return the inventory in the enclosed envelope to my office by November 7.

With cordiality,


Jackson O. Powell
Vice President
Academic Affairs

Please check the above address
and make corrections needed.

UNIVERSITY DISTRICT DEVELOPMENT SURVEY

PRESENT USE OF AVAILABLE FACILITIES

The left hand side of this page contains a list of facilities which are located on the Wichita State University Campus or within a two-block radius of it. These facilities are numbered 1 through 22. The extent to which you are using the facilities has been divided into seven categories which are numbered 1 through 7. These categories are on the right hand side of this page. Please use the numbers corresponding to the answer categories to score each facility in terms of the extent to which you are now using it. For example, if you use a particular facility 3 to 5 times a week, place the number 2 in the blank space to the right of that activity.

PRESENT FACILITIES

ANSWER CATEGORIES

CAMPUS ACTIVITY CENTER FACILITIES

Alibi Rooms _____(1)
Bookstore _____(2)
Bowling _____(3)

Cafeteria _____(4)
Meeting Rooms _____(5)
Pool Hall _____(6)

Snack Bar _____(7)
Herk's Barbershop _____(8)

(1) 6 or more times a week
(2) 3 - 5 times a week
(3) 1 - 2 times a week
(4) Less than once a week, but
more than once a month
(5) Once per month or less
(6) Do not use
(7) Didn't know it existed

FACILITIES LOCATED WITHIN A TWO
BLOCK RADIUS OF THE CAMPUS

Churches _____(9)
Coin-operated Laundry _____(10)
Dry Cleaners _____(11)

Gentry Shop _____(12)
Hawks Drug Store _____(13)
Liquor Store _____(14)

McDonalds _____(15)
Manning's Lunch Counter _____(16)
Park _____(17)

Peter Pan Ice Cream Store _____(18)
Pied Piper Book Store _____(19)
Pizza Hut _____(20)

Service Stations _____(21)
Tennis Courts _____(22)

ANTICIPATED USE OF ADDITIONAL FACILITIES

The left hand column in this section contains facilities which you might or might not use if they were to be located in a two-block radius of the campus. These facilities are numbered 23 through 70. Five possible answers to the question of whether or not you would use each facility are on the right hand side of the page. The possible answers are numbered 1 through 5. Please score each facility in terms of the degree of certainty you attach to your anticipated use or lack of use of the facilities. For example, if you think you definitely would use a particular facility, place the number 1 in the blank to the right of the facility. If you think you probably would not use a particular facility, place the number 4 in the blank to the right of that facility. If a particular type of facility is already present in the two-block area around the campus, your answer should indicate whether or not you would use additional facilities of that type. In responding to this list, assume that each facility would be equal to the average of its type available in the city.

FACILITIES

ANSWER CATEGORIES

Cafeteria	____(23)	
Drive-in	____(24)	
Restaurant	____(25)	(1) I <u>definitely would</u> use
Sandwich Shop	____(26)	(2) I <u>probably would</u> use
Pastry Shop	____(27)	(3) I don't know
Automat	____(28)	(4) I <u>probably would not</u> use
Supermarket	____(29)	(5) I <u>definitely would not</u> use
All Night Grocery	____(30)	
Drug Store	____(31)	
Gasoline Station	____(32)	
Automobile Repair	____(33)	
Coin-operated Car Wash	____(34)	
Department Store	____(35)	
Men's Clothing Store	____(36)	
Women's Clothing Store	____(37)	
Shoe Store	____(38)	
Shoe Repair	____(39)	
Variety Store	____(40)	
Hardware Store	____(41)	
Furniture and Appliance Store	____(42)	
Music and Record Shop	____(43)	

ANTICIPATED USE OF ADDITIONAL FACILITIES (continued)

<u>FACILITIES</u>		<u>ANSWER CATEGORIES</u>
Jewelry Store	____ (44)	
Gift Shop	____ (45)	
Hobby Shop	____ (46)	(1) I <u>definitely would</u> use
Art Shop	____ (47)	(2) I <u>probably would</u> use
Photographic Store	____ (48)	(3) I don't know
Sporting Goods Store	____ (49)	(4) I <u>probably would not</u> use
Book and Stationery Store	____ (50)	(5) I <u>definitely would not</u> use
Florist	____ (51)	
Bank	____ (52)	
Dry Cleaning and Laundry	____ (53)	
Coin-operated Cleaning	____ (54)	
Coin-operated Laundry	____ (55)	
Barbershop	____ (56)	
Beauty Shop	____ (57)	
Motel	____ (58)	
Liquor Store	____ (59)	
Tavern	____ (60)	
Movie Theatre	____ (61)	
Pool Hall	____ (62)	
Dance Hall	____ (63)	
Bowling Alley	____ (64)	
Swimming Pool	____ (65)	
Park	____ (66)	
Parking Lot	____ (67)	
Athletic Facilities (Cym)	____ (68)	
Student Housing	____ (69)	
Organization Housing	____ (70)	
(For example, YMCA, YWCA, Religious Centers, etc.)		

Please list any other facilities you would use.

DEMOGRAPHIC DATA

This section contains ten questions (numbered 71 through 80 relating to information needed to classify your responses to the other parts of the questionnaire. The possible answers are listed below each question. Please place the number corresponding to your answer in the blank to the right of each question.

If you live in Wichita during the school year, how far do you live from the edge of the campus? Please round your answer to the nearest full block. (If you live outside Wichita, please skip this question and go to Question 72.)

- (1) Live on campus _____(71)
- (2) Within 2 blocks
- (3) 3 - 5 blocks
- (4) 6 - 9 blocks
- (5) 10 - 19 blocks
- (6) 20 - 44 blocks
- (7) 45 - 74 blocks
- (8) 75 or more blocks

If you live outside Wichita during the school year, how far do you live from campus? Please round your answer to the nearest full mile. (If you live in Wichita, skip this question and please go to Question 74.)

- (1) Within 2 miles _____(72)
- (2) 3 - 5 miles
- (3) 6 - 9 miles
- (4) 10 - 19 miles
- (5) 20 - 44 miles
- (6) 45 - 74 miles
- (7) 75 miles or more

If you live outside Wichita during the school year, what is the population of the town in which you live?

- (1) Live in a rural area _____(73)
- (2) Under 2,500
- (3) 2,500 - 4,999
- (4) 5,000 - 9,999
- (5) 10,000 - 14,999
- (6) 15,000 - 24,999
- (7) 25,000 - 49,999
- (8) 50,000 - 99,999
- (9) 100,000 and larger

Select the type of transportation you ordinarily use to get to the campus.

- (1) Walk to campus _____(74)
- (2) Drive your own car
- (3) Drive the family car
- (4) Drive a car owned by someone outside the family
- (5) Ride with a friend
- (6) Bus
- (7) Taxi

How many days per week do you spend on campus for all purposes other than residence in a dorm?

- (1) One day _____(75)
 (2) Two days
 (3) Three days
 (4) Four days
 (5) Five days
 (6) Six days
 (7) Seven days

How many hours do you spend on campus between 7 AM and 11 PM on an average day, excluding class hours?

- (1) Less than one hour. _____(76)
 (2) One hour but less than two hours
 (3) Two hours but less than three hours
 (4) Three hours but less than four hours
 (5) Four hours but less than six hours
 (6) Six hours but less than eight hours
 (7) Eight hours but less than ten hours
 (8) Ten hours but less than twelve hours
 (9) Twelve hours or more

How much money do you have available for all expenditures (tuition, housing, food, recreation, etc.) per month? PLEASE NOTE: The total amount should include your earnings, your spouse's earnings, money from parents and relatives, savings, scholarships, loans, G.I. Bill, the availability of charge accounts, etc. Please take time to consider all sources on a monthly basis.

- (1) Less than \$150 _____(77)
 (2) \$150-\$199
 (3) \$200-\$249
 (4) \$250-\$349
 (5) \$350-\$499
 (6) \$500-\$699
 (7) \$700-\$1,099
 (8) \$1,100-\$1,599
 (9) \$1,600 and over

If you are employed, which occupational group represents your type of employment? _____(78)

- (1) Professional, technical and kindred workers
 (2) Managers, officials, and proprietors; except farm
 (3) Clerical and kindred workers
 (4) Sales Workers
 (5) Craftsmen, foremen, and kindred workers
 (6) Operatives and kindred workers
 (7) Service workers, including household
 (8) Farm (farm manager, farm laborers; proprietors)
 (9) Laborers, except farm and mine

How many hours do you work per week?

- (1) Do not work
- (2) Less than 5
- (3) 5 - 14
- (4) 15 - 24
- (5) 25 - 34
- (6) 35 - 44
- (7) 45 or more

____(79)

What is your age?

- (1) under 17
- (2) 17 - 18
- (3) 19 - 20
- (4) 21 - 22
- (5) 23 - 25
- (6) 26 - 29
- (7) 30 - 34
- (8) 35 - 44
- (9) 45 and above

____(80)