

DR 68-22 - 204 Review of the West
Douglas Parkland Acquisition
Proposal.

WPA:G. 68-68
B.C.C./B. CO. C.

ACTION

DATE

COMMITTEE _____

M.A.P.C. _____ 12-12-68

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

DR 68-22 - 204 Review of the Year
Douglas Parkland Acquisition
Proposal.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

AMHERST 2-8211 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

December 12, 1968

Mr. Emory Cox, Director
Wichita Board of Park Commissioners
104 South Main Street
Wichita, Kansas 67202

Dear Mr. Cox:

As you requested, the Wichita-Sedgwick County Metropolitan Area Planning Commission reviewed the proposal of the Wichita Board of Park Commissioners to expand the existing neighborhood park on west Douglas Avenue by the acquisition of an additional five acres with the sought-after assistance of a 50% grant through the Federal Land and Water Conservation Fund Program.

Pursuant to Section 204 of the Demonstration Cities and Metropolitan Development Act of 1966, the proposal application was reviewed by the Planning Commission on December 12, 1968.

This letter of transmittal along with the attached comments and recommendations of the Planning Commission are to be included in your Federal Land and Water Conservation Fund Application.

Very truly yours,

C. Bickley Foster
Secretary

CBF:RLY:vjp

Enclosures 3

cc: Mr. Ralph Wuls
Wichita City Manager

COMMENTS AND RECOMMENDATIONS
OF
STATE, METROPOLITAN, OR REGIONAL PLANNING AGENCIES

DATE: December 12, 1968

PLANNING AGENCY

Name: Wichita-Sedgwick County Metropolitan Area
Planning Commission

Address: 104 South Main Street, Wichita, Kansas 67202

Source of Authority for
Establishment of Agency: See "Exhibit A" attached

GRANT APPLICANT

Name: The Board of Park Commissioners of the City of
Wichita, Kansas

Address: 104 South Main Street, Wichita, Kansas 67202

PROJECT DESCRIPTION

(DR 68-22) West Douglas Parkland Acquisition

CERTIFICATION

1. The above described project is (x) is not () consistent with the Comprehensive Plan in the process of development for the Wichita-Sedgwick County Metropolitan Area.
2. The project is () is not (x) in conflict with any known like facility in its service area.

COMMENTS AND RECOMMENDATIONS

See "Exhibit B" attached

C. Bickley Foster
Secretary - Wichita-Sedgwick County
Metropolitan Area Planning Commission

December 12, 1968

"EXHIBIT A"

AUTHORITY FOR ESTABLISHMENT OF THE WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION IS BY:

Joint agreement between the City of Wichita and Sedgwick County under the laws of the State of Kansas, K.S.A. 1965 Supp. 12-716 et. seq.; and

Membership of cities in the Metropolitan Area Planning Commission is authorized by a joint resolution between the Board of County Commissioners of Sedgwick and Sumner Counties, and by ordinance enacted by the Cities of Wichita, Haysville, Derby, Valley Center, Mulvane, Cheney, and Andale.

Applicable ordinances enacted by the cities are:

City of Wichita	No. 29-610
City of Haysville	No. 238
City of Derby	No. 741
City of Valley Center	No. 413
City of Mulvane	No. 375
City of Cheney	No. 386
City of Andale	No. 68-1

The Metropolitan Area Planning Commission was certified on June 20, 1967, by the Secretary of Housing and Urban Development as the areawide review agency for Sedgwick County under Section 204 of the Demonstration Cities and Metropolitan Development Act of 1966.

December 12, 1968

"EXHIBIT B"

Findings

On Thursday, December 12, 1968, the Wichita-Sedgwick County Metropolitan Area Planning Commission met in regular session and reviewed the proposal application submitted by the Wichita Board of Park Commissioners for the proposed expansion of the existing neighborhood park on west Douglas Avenue by the acquisition of an additional five acres. As a result of the review, the Planning Commission found that:

- A. The Open Space, Parks and Recreation plan refers to the West Douglas tract as an existing neighborhood park approximately 12 acres in size containing a variety of recreational facilities. (1)
- B. The Open Space, Parks and Recreational Plan indicates that a approximately 17 acres of property for neighborhood park purposes is needed by 1975 to serve the service areas now served by West Douglas Park.
- C. The proposed acquisition by the Wichita Board of Park Commissioners of an additional 5 acres of property will expand the West Douglas site to 17 total acres in size. (2)
- D. Funds for the acquisition of additional property for park purposes at the West Douglas site have been scheduled in the 1969-1974 Capital Improvements Program of the City of Wichita. (3)
- E. The acquisition of additional property for park purposes at the West Douglas location does not conflict with nor duplicate any other proposal for parkland acquisitions in this same general area of the City of Wichita.

1. Open Space, Parks and Recreation Plan for the Wichita-Sedgwick County Metropolitan Area 1965-1985, WSCMAPD, pp. 140, 297, and maps numbered 5B and 5C-8.
2. Ibid, pp. 172, Table 5C-1.
3. CIP - Capital Improvement Program - City of Wichita 1969-1974, WSCMAPD, pp. D-27, D-51, and D-62.

2 "Exhibit B"

Certification

On the basis of the above findings, the Wichita-Sedgwick County Metropolitan Area Planning Commission passed a motion on December 12, 1968, certifying that:

- A. The proposed acquisition of additional property for park purposes at the West Douglas location is consistent with the Comprehensive Plan in the process of development for the Wichita-Sedgwick County Metropolitan Area.
- B. The proposed acquisition complies with the Open Space, Parks and Recreation Plan for the Wichita-Sedgwick County Metropolitan Area as adopted on July 26, 1966.
- C. The proposed acquisition is addressed to the needs expressed for neighborhood parks on page 172 in Chapter 5 of the Open Space, Parks and Recreation Plan and thereby contributes to the fulfillment and implementation of the Plan proposals expressed on page 264 in Chapter 6.
- D. The proposed acquisition does not conflict with nor duplicate the activities or proposals of any other governmental agency serving the same general area of the City of Wichita.

APPROVED BY: _____

C. Bickley Foster, Secretary
Wichita-Sedgwick County Metropolitan
Area Planning Commission

WICHITA-SEDGWICK COUNTY

DATE 12/6/68

METROPOLITAN AREA PLANNING DEPARTMENT

TO Wichita-Sedgwick County Metropolitan Area Planning Commission
FROM James P. Looney, Community Facilities Planner, *JPL*
Long Range Planning Division
SUBJECT DR 68-22 - West Douglas Parkland Acquisition Proposal
Section 204 Review

The Wichita Board of Park Commissioners, acting for the City of Wichita, intends to file an application through the Kansas State Park and Resources Authority and the Kansas Joint Council on Outdoor Recreation for a 50% grant for the acquisition of property to expand their existing neighborhood park site at West Douglas Avenue and Sheridan Street in the City of Wichita (see attached memo and map). Pursuant to Section 204 of the Demonstrations Cities and Metropolitan Development Act of 1966, the application has been reviewed to determine whether the project conforms with the adopted Open Space, Parks and Recreation Plan Element of the Comprehensive Plan in the process of development for the Wichita-Sedgwick County Metropolitan Area. As a result of this review, the following findings, conclusions and recommendations are made.

FINDINGS

- A. The Open Space, Parks and Recreation Plan refers to the West Douglas tract as an existing neighborhood park approximately 12 acres in size containing a variety of recreational facilities.⁽¹⁾
- B. The Open Space, Parks and Recreational Plan indicates that approximately 17 acres of property for neighborhood park purposes is needed by 1975 to serve the service areas now served by West Douglas Park.

1. Open Space, Parks and Recreation Plan for the Wichita-Sedgwick County Metropolitan Area 1965-1985, WSCMAPD, pp. 140, 297, and maps numbered 5B and 5C-8.

2

To: MAPC
From: James P. Looney
Date: 12/6/68

- C. The proposed acquisition by the Wichita Board of Park Commissioners of an additional 5 acres of property will expand the West Douglas site to 17 total acres in size. (1)
- D. Funds for the acquisition of additional property for park purposes at the West Douglas site have been scheduled in the 1969-1974 Capital Improvements Program of the City of Wichita. (2)
- E. The acquisition of additional property for park purposes at the West Douglas location does not conflict with nor duplicate any other proposal for parkland acquisitions in this same general area of the City of Wichita.

CONCLUSIONS

On the basis of the above findings it is concluded that:

- A. This proposed expansion of the West Douglas park is consistent with the Comprehensive Plan in the process of development for the Wichita-Sedgwick County Metropolitan Area.
- B. This proposed expansion is necessary to implement the proposals of the adopted Open Space, Parks and Recreation Plan 1965-1985 for the Wichita-Sedgwick County Metropolitan Area.

RECOMMENDATIONS

On the basis of the above conclusions, it is recommended that the Wichita-Sedgwick County Metropolitan Area Planning Commission certify that:

- A. The proposed acquisition of additional property for park purposes at the West Douglas location is consistent with the Comprehensive Plan in the process of development for the Wichita-Sedgwick County Metropolitan Area.

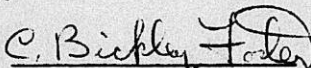
1. Ibid, pp. 172, Table 5C-1.
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3

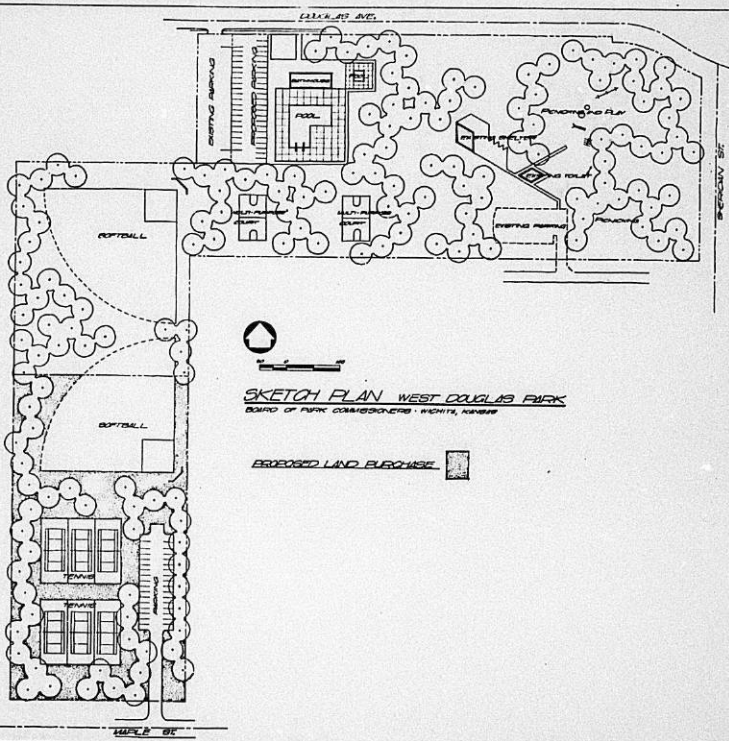
To: MAPC
From: James P. Looney
Date: 12/6/68

- B. The proposed acquisition complies with the Open Space, Parks and Recreation Plan for the Wichita-Sedgwick County Metropolitan Area as adopted on July 26, 1966.
- C. The proposed acquisition is addressed to the needs expressed for neighborhood parks on page 172 in Chapter 5 of the Open Space, Parks and Recreation Plan and thereby contributes to the fulfillment and implementation of the Plan proposals expressed on page 264 in Chapter 6.
- D. The proposed acquisition does not conflict with nor duplicate the activities or proposals of any other governmental agency serving the same general area of the City of Wichita.

APPROVED BY:



C. Bickley Foster
Director of Planning



SKETCH PLAN WEST DOUGLAS PARK
 BOARD OF PARK COMMISSIONERS - WICHITA, KANSAS

EMERGED LAND PURCHASE [Symbol]

2/12/1914

March 6, 1970

Mr. David H. Doty, City Manager
Eldorado, Kansas 67043

Re: City of Eldorado
Water Treatment Facilities
Case No. 68-23

Dear Mr. Doty:

This is in reply to your letter of February 12, 1970, relative to the review by the Wichita-Sedgwick County Metropolitan Area Planning Commission of the application for Federal funds to be used for construction of water treatment facilities for the City of Eldorado. The application was reviewed by the Planning Commission at their regular meeting on December 26, 1968. At that time, the Planning Commission certified that:

1. The proposed project does not conflict with any of the elements of the Comprehensive Plan in the process of development for Sedgwick County, and
2. The project does not duplicate any known existing or proposed facility in Sedgwick County.

It is our understanding that there have been no changes in the project or the application and that the project is in conformance with Comprehensive Planning by the City of Eldorado. Since there are no changes, and since the project does not effect any like facilities in Sedgwick County, this is to state that the findings and recommendations of the Wichita-Sedgwick County Metropolitan Area Planning Commission as recorded on December 26, 1968 are still valid and applicable to the project.

Yours very truly,

James P. Looney
Community Facilities Planner
Long Range Planning Division

JPL:bh

The City of El Dorado

El Dorado, Kansas



February 12, 1970

Robert Lakin, Acting Director
Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
104 South Main
Wichita, Kansas

Dear Mr. Lakin:

Attached please find copies of information provided December 26, 1968, by
your organization.

The Department of Housing and Urban Development has requested that we supply
a letter from you stating that the Wichita-Sedgwick County Metropolitan Area
Planning Commission's position on this matter has not been modified.

Your early response to this request will be appreciated.

Sincerely yours,



David H. Doty
City Manager

Phone No. - 1-316- ^{321 9100} ~~329100~~

DHD:bjk

Enc.



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

AMHERST 2-6211 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

December 26, 1968

Mr. David H. Doty,
City Manager
El Dorado, Kansas 67043

Re: Case No. 68-23

Dear Mr. Doty:

At their meeting on Thursday, December 26, 1968 the Wichita-Sedgwick County Metropolitan Area Planning Commission reviewed the application which the City of El Dorado intends to file with the Department of Housing and Urban Development for a Federal grant to be used toward financing the expansion and modification of the City's water treatment plant. Action of the Planning Commission is included in the attached "comments and recommendations".

Yours very truly,

C. Bickley Foster, Jr.
Secretary, Wichita-Sedgwick County
Metropolitan Area Planning
Commission

CBF:JPL:bh

Attachments: Comments and Recommendations
Exhibit "A"

COMMENTS AND RECOMMENDATIONS
OF
STATE, METROPOLITAN, OR REGIONAL PLANNING AGENCIES

DATE: December 26, 1968

PLANNING AGENCY

Name: Wichita-Sedgwick County Metropolitan Area
Planning Commission

Address: 104 South Main Street, Wichita, Kansas 67202.

Source of Authority for
Establishment of Agency: See "Exhibit A" attached

GRANT APPLICANT

Name: The City of El Dorado, Kansas

Address: City Hall, El Dorado, Kansas

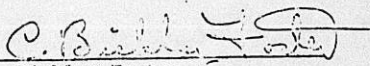
PROJECT DESCRIPTION

(Case No. DR 68-23) Water Facilities Modernization and
Improvement

CERTIFICATION

A motion was made and unanimously passed by the Wichita-Sedgwick
County Metropolitan Area Planning Commission to the effect that
they certify that:

1. The proposed project does not conflict with any of
the elements of the Comprehensive Plan in the process
of development for Sedgwick County, and
2. The project does not duplicate any known existing or
proposed facilities in Sedgwick County.


C. Bickley Foster
Secretary-Wichita-Sedgwick County
Metropolitan Area Planning Commission

December 26, 1968

"EXHIBIT A"

AUTHORITY FOR ESTABLISHMENT OF THE WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION IS BY:

Joint agreement between the City of Wichita and Sedgwick County under the laws of the State of Kansas, K.S.A. 1965 Supp. 12-716 et. seq., and

Membership of cities in the Metropolitan Area Planning Commission is authorized by a joint resolution between the Board of County Commissioners of Sedgwick and Sumner Counties, and by ordinance enacted by the Cities of Wichita, Haysville, Derby, Valley Center, Mulvane, Cheney, Andale, and Goddard.

Applicable ordinances enacted by the cities are:

City of Wichita	No. 29-610
City of Haysville	No. 233
City of Derby	No. 741
City of Valley Center	No. 413
City of Mulvane	No. 375
City of Cheney	No. 386
City of Andale	No. 68-1
City of Goddard	No. 52

The Metropolitan Area Planning Commission was certified on June 30, 1967, by the Secretary of Housing and Urban Development as the areawide review agency for Sedgwick County under Section 204 of the Demonstration Cities and Metropolitan Development Act of 1966.

WICHITA-SEDGWICK COUNTY

DATE
December 20, 1968

METROPOLITAN AREA PLANNING DEPARTMENT



TO Wichita-Sedgwick County Metropolitan Area
Planning Commission
FROM James P. Looney, Community Facilities Planner
Long-Range Division
SUBJECT City of Eldorado, Federal Application for Section 204 Review

The City of Eldorado, in Butler County, intends to file an application with the U.S. Department of Housing and Urban Development for a Federal grant to be used toward financing the expansion and modification of their water treatment facilities. HUD has "suggested to the City of Eldorado" that "in the interest of areawide coordination of planning" that they include a letter of comments from the Wichita-Sedgwick County Metropolitan Area Planning Commission. Based on their request and pursuant to Section 204 of the Demonstration Cities and Metropolitan Development Act of 1966, the application has been reviewed to determine whether the project duplicates any known facility in Sedgwick County or conflicts with or conforms to elements of the Comprehensive Plan in the process of development for the Wichita-Sedgwick County Metropolitan Area. As a result of this review, it was determined that:

FINDINGS

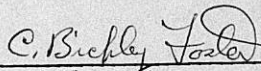
1. The proposed improvement does not conflict with completed plans or plans in the process of development for Sedgwick County.
2. The proposed project is not in conflict with nor does it duplicate any known like facilities in Sedgwick County.
3. The Butler County Planning Commission has reviewed the proposal and it is understood that they unanimously agreed that the project was compatible with the "land use planning adopted" for their area and it is included in the El Dorado Comprehensive Plan.
4. See attached description of proposed project.

RECOMMENDATIONS

It is recommended that the Wichita-Sedgwick County Metropolitan Area Planning Commission certify that:

1. The proposed project does not conflict with any of the elements of the Comprehensive Plan in the process of development for Sedgwick County, and
2. It does not duplicate any know existing or proposed facilities in Sedgwick County.

APPROVED BY:



C. Bickley Foster,
Director of Planning

JPL:bh

cc: David H. Doty, City Manager, Eldorado, Kansas
Maurice Carter, Chairman, Butler County Planning Board

DO NOT WRITE IN THIS AREA - FOR GOVERNMENT USE ONLY

APPLICATION

FEDERAL ASSISTANCE FOR PUBLIC WORKS AND FACILITY TYPE PROJECTS

(Please read the Instructions before completing this application. Submit application in original and one copy. Attach additional sheets if necessary.)

REFERRAL			
IA NO.	AGENCY	DATE RECEIVED	DATE REFERRED TO
AGENCIES ASSUMING JURISDICTION			
AGENCY	DATE	PROJECT COMPONENT	PROJECT NO.

DR 68-23

1. APPLICANT (Exact legal name or proposed name if not incorporated)
 City of El Dorado, Kansas
 CITY OR TOWN: El Dorado (County: Butler) (State: Kansas) (Zip code: 67042)

1B. TYPE OF ORGANIZATION (Check appropriate box)
 STATE GOV. AGENCY LOCAL GOV. UNIT NON-PROFIT ORGANIZATION OTHER (Specify)

2. LOCALITIES TO BE SERVED

CITIES, TOWNS, OR AREAS (List separately)	COUNTY	POPULATION		
		1960	CURRENT (Est.)	TO BE SERVED BY PROJECT
City of El Dorado	Butler	12,523	12,852	12,852
Township Village	Butler	144(1962)	315	315
Water District No. 1	Butler	437	485	485
Water District No. 2	Butler	Non-existent	481	481
Butler County Community Junior College	Butler	Non-existent	Student-Staff 1,768 - 72	1,840

3. DESCRIPTION AND PURPOSE OF PROPOSED PROJECT

A. DESCRIPTION
 Water facilities modernization and improvement, consisting specifically of:
 Treatment Plant Basin Modifications (Modernization and Expansion)
 New Filters (Expansion)
 New 0.5 M.G. Clearwell (Expansion)
 New High Service Pumping Station (Replacement and Expansion)

B. PUBLIC INTEREST AND NECESSITY
 SEE ATTACHMENT "A"

C. PLANNING AGENCY (County, Multi-county, Regional, etc.)
 REVIEWED BY PLANNING AGENCY (Attach comments) NOT REVIEWED BY PLANNING AGENCY (If not, explain)

FINANCING (In thousands of dollars)

SOURCE OF FUNDS	C O M P O N E N T S				TOTAL (5)
	W A S T E		WATER (3)	OTHER (Describe in G. below) (4)	
	TREATMENT (1)	COLLECTION (2)			
A. FEDERAL GRANT REQUESTED	\$	\$	\$ 420,000.	\$	\$ 420,000.
B. FEDERAL LOAN REQUESTED			-0-		-0-
C. OTHER FEDERAL CONTRIBUTION			-0-		-0-
D. STATE CONTRIBUTION			-0-		-0-
E. APPLICANT CONTRIBUTION			420,000.		420,000.
F. ESTIMATED TOTAL PROJECT COST	\$	\$	\$ 840,000.	\$	\$ 840,000.

G.

5. OTHER FEDERAL ASSISTANCE - PREVIOUS OR PENDING

NAME OF AGENCY	TYPE OF ASSISTANCE	INDEBTEDNESS OUTSTANDING, IF ANY	AMOUNT REQUESTED
NONE	NONE	NONE	NONE

The applicant represents that the data in this application are true and correct to the best of his knowledge and belief and that the filing of this application has been duly authorized by the governing body of the applicant.

(EXACT LEGAL (Corporate) NAME OF APPLICANT (If unincorporated, enter proposed name))

City of El Dorado, Kansas

ATTEST (Signature of attesting officer)

BY (Signature of authorized officer)

TITLE F. D. Hulse

TITLE David H. Doty

City Clerk

City Manager

NOTE: Additional Information May Be Requested To Support This Application.

(DO NOT WRITE IN THIS SPACE - FOR GOVERNMENT USE ONLY)

ATTACHMENT "A"

CONTRIBUTE TO THE IMPROVEMENT OF HEALTH OR LIVING STANDARDS OF THE PEOPLE OF THE COMMUNITY TO BE SERVED

The City's water treatment plant (2.5 MGD capacity) and water pumping facilities have not been modified since originally constructed in 1937. Water consumption has steadily increased since the elimination of the water use restrictions forced by the drought of the mid-1950's. Naturally the daily water demand will be affected by any climatic condition changes. During the abnormally wet and cool years of 1967 and 1968, the demand for treated water never reached capacity; however, several times during 1965 and 1966, this amount was equalled or exceeded. In the event of a serious fire, during a dry and hot summer, it is entirely possible that sufficient water would not be available to meet the emergency and satisfy normal use demands. According to information collected as part of the City's 1963 Comprehensive Plan, normal 1980 treated water demand will equal 2.8 MGD. The following modifications were adopted as part of the City's Comprehensive Plan.

<u>DESCRIPTION</u>	<u>CONSTRUCTION SCHEDULE</u>	<u>CURRENT STATUS</u>
Telemetering Elevated Tanks	1962 - 1965	Completed
Chemical Building Addition	1963 - 1965	Completed
Distribution System Improvement		
1. First Increment	1965 - 1970	Completed
2. Second Increment	1970 - 1975	In Progress
3. Third Increment	1975 - 1980	
Cooperation with Corps of Engineers to Provide Additional Storage Facilities	1965 - 1975	On Schedule

Between 18 and 24 months will expire between the time a contract is issued to prepare detail plans and specifications, and the project is completed.

IMPROVE THE AREA'S OPPORTUNITY FOR SUCCESSFUL ESTABLISHMENT OR EXPANSION OF INDUSTRIAL OR COMMERCIAL FACILITIES.

Although the community's two major employers, Skelly Refinery (525 employees) and American Petrofina Refinery (165 employees) primarily use raw water, they are not favorably inclined to expand their operations if the community cannot supply their current and/or future employees suitable amounts of treated water. The American Petrofina Refinery relies on the City's treated water supply for water needed to control fires. The City's inability to provide moderate amounts of treated water precludes many industries from considering El Dorado as a potential expansion site. Should the City not proceed to expand its facilities to meet current and anticipated needs, it is entirely possible that the two existing refineries would consider reducing their work force. Such action would have a disastrous economic effect on not only the City of El Dorado, but on all of Butler County.

BENEFIT MEMBERS OF LOW INCOME FAMILIES

It cannot be said that the proposed program will primarily benefit low income families. However, since such families have limited resources, water rate increases necessary to finance the proposed program without grant assistance, might more severely affect this group than other groups. Based on information currently available, there are 27 Kansas cities having population in excess of 10,000. Should this program be entirely financed by water users fees, El Dorado's water users would pay approximately 168% of the current median water rate paid by residents of the aforementioned 27 Kansas cities.

PRIMARYLY BENEFIT RESIDENTIAL USERSCurrent Treated Water Use - By Categories

Residential Users (In City and Out)	64.6%
Commercial Users (In City and Out)	22.7%
Industrial Use	9.0%
Rural Water District	2.3%
Country Club	1.4%

Raw Water - Expressed as a per cent of
total treated water use 254.5%

RESOLUTION

WHEREAS, the City of El Dorado has found it necessary and advisable to modernize and improve its water treatment facilities, and,

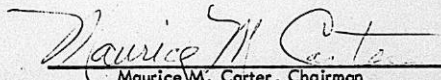
WHEREAS, the City of El Dorado has submitted its proposed water treatment modernization to and discussed said program with the Butler County Planning Board, and,

WHEREAS, the Butler County Planning Board and its staff have carefully reviewed the proposed program,

NOW THEREFORE, BE IT RESOLVED THAT THE BUTLER COUNTY PLANNING BOARD OF BUTLER COUNTY, KANSAS: Does find that the City of El Dorado's proposed water treatment modernization and improvement program is compatible with the land use planning adopted by the Butler County Planning Board and is an integral part of both the short and long term development plans envisaged by said body.

BE IT FURTHER RESOLVED: That the Butler County Planning Board does urge the Department of Housing and Urban Development to offer every possible assistance to the City of El Dorado, in expeditiously affecting the proposed program's completion.

Done by unanimous voice, sitting in regular session this 9th day of December, 1968.


Maurice M. Carter, Chairman

December 26, 1968

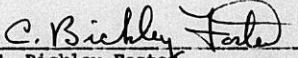
Mr. David H. Doty,
City Manager
El Dorado, Kansas 67043

Re: Case No. 68-23

Dear Mr. Doty:

At their meeting on Thursday, December 26, 1968 the Wichita-Sedgwick County Metropolitan Area Planning Commission reviewed the application which the City of Eldorado intends to file with the Department of Housing and Urban Development for a Federal grant to be used toward financing the expansion and modification of the City's water treatment plant. Action of the Planning Commission is included in the attached "comments and recommendations".

Yours very truly,


C. Bickley Foster,
Secretary, Wichita-Sedgwick County
Metropolitan Area Planning
Commission

CBP:JFL:bh

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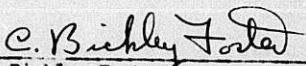
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(Case No. DR 68-23) Water Facilities Modernization and
Improvement

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they certify that:

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of development for Sedgwick County, and
2. The project does not duplicate any known existing or
proposed facilities in Sedgwick County.


C. Bickley Foster
Secretary-Wichita-Sedgwick County
Metropolitan Area Planning Commission

December 26, 1968

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AUTHORITY FOR ESTABLISHMENT OF THE WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION IS BY:

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City of Cheney	No. 386
City of Andale	No. 68-1
City of Goddard	No. 52

The Metropolitan Area Planning Commission was certified on June 30, 1967, by the Secretary of Housing and Urban Development as the areawide review agency for Sedgwick County under Section 204 of the Demonstration Cities and Metropolitan Development Act of 1966.

December 23, 1968

Mr. David H. Doty,
City Manager
El Dorado, Kansas 67042

Re: Case No. 68-23

Dear Mr. Doty:

I discussed with C. Bickley Foster, Director of Planning, the need for you or a representative of the City to attend the Metropolitan Area Planning Commission meeting on Thursday, December 26th. It is our opinion that review of the application can be accomplished without anyone from El Dorado attending the meeting.

Action of the Planning Commission on your application will be transmitted in triplicate to you for including with your Federal application. Please call us if we can be of further assistance.

Yours very truly

James P. Looney
Community Facilities Planner

JPL:bh



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
819 TAYLOR STREET, FORT WORTH, TEXAS 76102

December 18, 1968

REGION V

IN REPLY REFER TO:

Mr. David H. Doty
City Manager
City of El Dorado
El Dorado, Kansas 67042

Basic Water and Sewer
Program
City of El Dorado
Water Facilities

Dear Mr. Doty:

Your letter of December 5, 1968, requests information concerning procedures for review of the proposed application for a water facility grant for El Dorado, Kansas.

At the present time there has been no change in the 204 Designation by the Bureau of the Budget for the Wichita SMSA. We suggest in the interest of areawide coordination of planning, that you include with your application letters of comment from planning agencies in the SMSA area, namely: The El Dorado City Planning Commission, the Butler County Planning Commission and the Wichita-Sedgwick County Planning Commission. If a multicounty planning council has been created, their comments would be appreciated as well.

If we can be of further assistance, do not hesitate to call on us.

Sincerely,

Travis Wm. Miller
Assistant Regional Administrator
for Metropolitan Development

Douglas C. Porter
by Douglas C. Porter
Metropolitan Development
Representative

Enclosures



January 6, 1969

Mr. Douglas C. Porter
Metropolitan Development Representative
Department of Housing and Urban Development
819 Taylor Street
Fort Worth, Texas 76102

Dear Mr. Porter:

This is in reference to your letter of December 18, 1968, sent earlier to Mr. David H. Doty, City Manager of El Dorado, Kansas, regarding their water facility application. When the Wichita-Sedgwick County Metropolitan Area Planning Commission acted upon this matter at its last meeting on December 26, 1968, upon the request of the City of El Dorado, part of the motion included a directive to me to indicate to you the status of the creation of any "multi-county planning councils" for this area. At present, there is no formalized group which acts on behalf of regional planning in this area. There is the South Central Kansas Council of Governments which has a limited membership of Sedgwick County, Butler County, Reno County, and the Cities of Hutchinson, Wichita, Newton, and Arkansas City. There may be a few other members, but I am not aware of it at this time. In addition, there is a study group of 25 members recently appointed by Governor Docking for a 13-county area as part of their state planning program activities. Part of their function, I understand, will be to recommend future organizational structure to promote the economic development and possibly planning on a regional scale for this area. Attached is our recent MAPD Newsletter describing this group.

In reviewing the application for El Dorado, we did point out that the plans of the Metropolitan Area Planning Commission have only been prepared for Sedgwick County and, therefore,

Page 2 - Douglas C. Porter
January 6, 1969

the findings were based on the basis of the fact that it did not conflict with any known plans in our area. We appreciated this opportunity to cooperate with El Dorado and Butler County.

Very sincerely yours,

C. Bickley Foster
Secretary

CBF:ber

cc: David H. Doty, City Manager
El Dorado, Kansas

W. Harold Mooney, Chairman
Metropolitan Area Planning Commission

The City of El Dorado

El Dorado, Kansas



January 7, 1969

Douglas C. Porter
Metropolitan Development Representative
Department of Housing and Urban Development
819 Taylor Street
Ft. Worth, Texas 76102

Dear Mr. Porter:

As a member of the Coordinating Committee of the South Central Kansas Regional Council of Governments, I take this opportunity to supplement information provided you in Bickley Foster's letter dated January 6, 1969.

Currently the following governmental agencies are members of the South Central Kansas Regional Council of Governments:

City of Arkansas City
City of El Dorado
City of Kingman
City of Newton
City of Wichita
City of Winfield
Sedgwick County Unified School District 259 (Wichita)

Donald K. Enoch, Wichita City Commissioner and C. A. Elmborg, El Dorado City Commissioner, serve respectively as Chairman and Vice-Chairman. A member of the Butler County Planning Board and the City Managers of Augusta and El Dorado serve as members of the Governor's South Central Kansas Regional Planning Advisory Committee.

I hope you will find this information useful.

Sincerely yours,

David H. Doty
City Manager

DHD:bjk
cc:C. Bickley Foster



WICHITA-SEDGWICK COUNTY

DATE
December 20, 1968

METROPOLITAN AREA PLANNING DEPARTMENT

THE
ROAD TO
SAFETY



TO Wichita-Sedgwick County Metropolitan Area
Planning Commission
FROM James P. Looney, Community Facilities Planner
Long-Range Division
SUBJECT City of Eldorado, Federal Application for Section 204 Review
Case No. DR 68-23

The City of Eldorado, in Butler County, intends to file an application with the U.S. Department of Housing and Urban Development for a Federal grant to be used toward financing the expansion and modification of their water treatment facilities. HUD has "suggested to the City of Eldorado" that "in the interest of areawide coordination of planning" that they include a letter of comments from the Wichita-Sedgwick County Metropolitan Area Planning Commission. Based on their request and pursuant to Section 204 of the Demonstration Cities and Metropolitan Development Act of 1966, the application has been reviewed to determine whether the project duplicates any known facility in Sedgwick County or conflicts with or conforms to elements of the Comprehensive Plan in the process of development for the Wichita-Sedgwick County Metropolitan Area. As a result of this review, it was determined that:

FINDINGS

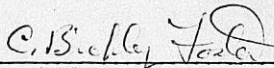
1. The proposed improvement does not conflict with completed plans or plans in the process of development for Sedgwick County.
2. The proposed project is not in conflict with nor does it duplicate any known like facilities in Sedgwick County.
3. The Butler County Planning Commission has reviewed the proposal and it is understood that they unanimously agreed that the project was compatible with the "land use planning adopted" for their area and it is included in the El Dorado Comprehensive Plan.
4. See attached description of proposed project.

RECOMMENDATIONS

It is recommended that the Wichita-Sedgwick County Metropolitan Area Planning Commission certify that:

1. The proposed project does not conflict with any of the elements of the Comprehensive Plan in the process of development for Sedgwick County, and
2. It does not duplicate any know existing or proposed facilities in Sedgwick County.

APPROVED BY:



C. Bickley Foster,
Director of Planning

JPL:bh

cc: David H. Doty, City Manager, Eldorado, Kansas
Maurice Carter, Chairman, Butler County Planning Board

ATTACHMENT "A"

CONTRIBUTE TO THE IMPROVEMENT OF HEALTH OR LIVING STANDARDS OF THE PEOPLE OF THE COMMUNITY TO BE SERVED

The City's water treatment plant (2.5 MGD capacity) and water pumping facilities have not been modified since originally constructed in 1937. Water consumption has steadily increased since the elimination of the water use restrictions forced by the drought of the mid-1950's. Naturally the daily water demand will be affected by any climatic condition changes. During the abnormally wet and cool years of 1967 and 1968, the demand for treated water never reached capacity; however, several times during 1965 and 1966, this amount was equalled or exceeded. In the event of a serious fire, during a dry and hot summer, it is entirely possible that sufficient water would not be available to meet the emergency and satisfy normal use demands. According to information collected as part of the City's 1963 Comprehensive Plan, normal 1980 treated water demand will equal 2.8 MGD. The following modifications were adopted as part of the City's Comprehensive Plan.

<u>DESCRIPTION</u>	<u>CONSTRUCTION SCHEDULE</u>	<u>CURRENT STATUS</u>
Telemetering Elevated Tanks	1962 - 1965	Completed
Chemical Building Addition	1963 - 1965	Completed
Distribution System Improvement		
1. First Increment	1965 - 1970	Completed
2. Second Increment	1970 - 1975	In Progress
3. Third Increment	1975 - 1980	
Cooperation with Corps of Engineers to Provide Additional Storage Facilities	1965 - 1975	On Schedule

Between 18 and 24 months will expire between the time a contract is issued to prepare detail plans and specifications, and the project is completed.

IMPROVE THE AREA'S OPPORTUNITY FOR SUCCESSFUL ESTABLISHMENT OR EXPANSION OF INDUSTRIAL OR COMMERCIAL FACILITIES.

Although the community's two major employers, Skelly Refinery (525 employees) and American Petrofina Refinery (165 employees) primarily use raw water, they are not favorably inclined to expand their operations if the community cannot supply their current and/or future employees suitable amounts of treated water. The American Petrofina Refinery relies on the City's treated water supply for water needed to control fires. The City's inability to provide moderate amounts of treated water precludes many industries from considering El Dorado as a potential expansion site. Should the City not proceed to expand its facilities to meet current and anticipated needs, it is entirely possible that the two existing refineries would consider reducing their work force. Such action would have a disastrous economic effect on not only the City of El Dorado, but on all of Butler County.

BENEFIT MEMBERS OF LOW INCOME FAMILIES

It cannot be said that the proposed program will primarily benefit low income families. However, since such families have limited resources, water rate increases necessary to finance the proposed program without grant assistance, might more severely affect this group than other groups. Based on information currently available, there are 27 Kansas cities having population in excess of 10,000. Should this program be entirely financed by water users fees, El Dorado's water users would pay approximately 168% of the current median water rate paid by residents of the aforementioned 27 Kansas cities.

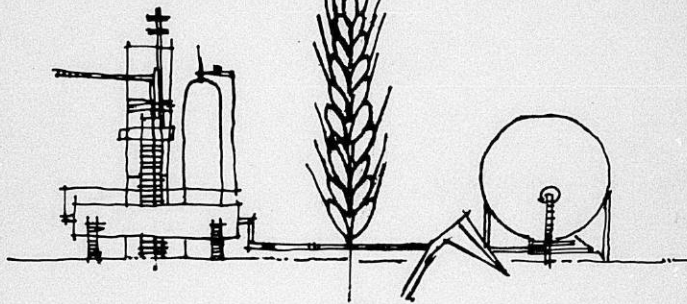
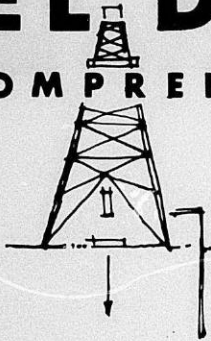
PRIMARYLY BENEFIT RESIDENTIAL USERSCurrent Treated Water Use - By Categories

Residential Users (In City and Out)	64.6%
Commercial Users (In City and Out)	22.7%
Industrial Use	9.0%
Rural Water District	2.3%
Country Club	1.4%

Raw Water - Expressed as a per cent of
total treated water use 254.5%

EL DORADO

COMPREHENSIVE PLAN



PART

1

HARE & HARE
BLACK & VEATCH

PLANNERS
ENGINEERS

1963



HARE AND HARE

CITY PLANNERS · LANDSCAPE ARCHITECTS · SITE ENGINEERS

DONALD W BUSH A.P. F.A.S.L.A.
H GORDON WHIFFEN A.S.L.A.
CHALMER V COOPER A.S.L.A.
ROBERT L BELL A.S.L.A.
RICHARD H KELLENBERG A.P. A.S.L.A.
E JOHN WARREN P.E.

FOUNDED 1910 BY SIDNEY J. HARE AND S. HERBERT HARE

114 WEST TENTH STREET
KANSAS CITY 5, MISSOURI
PHONE HARRISON 1-4338

5408 WEST 58TH TERR.
SHAWNEE MISSION, KANSAS
PHONE HEDRICK 2-1115

GEORGE E. BUTLER, JR. P.E.

August 7, 1963

Mr. Richard D. Thomas, City Manager
City of El Dorado
El Dorado, Kansas

Dear Mr. Thomas:



In accordance with our contract dated April 2, 1962, with the Kansas Industrial Development Commission, we are herewith submitting the comprehensive plan for El Dorado. This plan, which took more than a year to complete, represents the principles and ideas of the Planning Commission incorporated with our assistance into a workable and sound guide for the improvement and growth of the community.

The plan is printed in three parts, Part I attached hereto representing the summary and conclusions in all three parts. Part II, Water Supply and Distribution, prepared by Black and Veatch, and Part III, Storm Drainage, are printed in their entirety in supplemental reports.

The preparation of this plan has been a most agreeable task. The members of the Planning Commission and other citizens show a substantial interest in civic improvement and are most certainly in a position to assist the Board of City Commissioners in implementing parts of the plan from time to time.

Your assistance and cooperation, as well as that of the City Engineer, Superintendent of Schools, State Highway Department and others were very helpful and are most appreciated. We feel that with the continued cooperation of all such groups and persons, the entire community will profit greatly from this plan.

Very truly yours,

HARE & HARE

R. H. Kellenberg

RHK:pf
Enclosure

FOREWORD

Planning is the art and science of guiding, in a comprehensive way, the physical development of a community. Order, convenience, efficiency and beauty are its watchwords. Comprehensive planning should include provisions for streets and vehicular circulation, railroads, public buildings, parks, schools, zoning for the protection of property owners, control of land platting, housing and other phases of community growth.

The planning procedure is: (1) gathering and compiling certain basic data as an inventory of existing conditions; (2) analysis of this data and preparation of recommendations for action which will assure proper and orderly growth; and, (3) a program of procedure in carrying out these recommendations.

Planning is a continuous process and in any growing city certain revisions in the various phases of the comprehensive plan will be necessary from time to time. The implementation of the recommendations contained in the plan should be under the supervision of a continuing planning commission and checked against the plan.

While the proposals made herein are principally concerned with the physical development of the community, they are closely related to social and economic characteristics. The purpose of planning is not to increase public expenditures, but to guide them so as to avoid the waste and duplication that is characteristic of unplanned improvement. The ultimate goal, of course, is the maximum comfort, convenience and contentment of the citizens in their daily activities, and the pride which is inherent in a well planned community.

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I. GENERAL CONSIDERATIONS

HISTORY

In April, 1868, B. Frank Gordy filed a plat for record of the 140 acres lying where the California Trail crossed the Walnut River. This land later became the townsite of the City of El Dorado, Spanish words meaning "Golden Land." Lots were initially priced at ten dollars each, but the discovery of oil on the land in 1915 generated boom conditions; and the city grew from 3,129 persons to 10,995 during that decade. The oil industry has since been a substantial segment of the economic base of the city. El Dorado is the hometown of the late William Allen White and was one of the first two cities in Kansas to adopt the City Manager form of government.

GEOGRAPHIC POSITION

El Dorado is located in the Southeastern quarter of the State of Kansas. As shown on Plate 1, El Dorado is approximately 21 miles northeast of Wichita and is adjacent to the Kansas Turnpike, having an interchange at the west edge of the city. The El Dorado community is in the blue stem grazing country containing large quantities of sparsely inhabited rural land. It is located on the Walnut River, a small river flowing into the Arkansas River near the southern state line. The city lies 180 miles southwest of Kansas City, a similar distance north of Oklahoma City and 130 miles northwest of Tulsa.

CLIMATE

Climate in El Dorado is of the continental type with temperature varying greatly from season to season and with moderate precipitation. Mean annual precipitation is 33.17 inches with May and June recording the highest rainfall. During 1961, the highest temperature occurred on August 10 at 100 degrees, and the lowest for that year was 5 degrees below zero on December 13. Normally the months from April through October contain many pleasant days conducive to outdoor activities.

TOPOGRAPHY AND GENERAL FEATURES

Topography is one of the major factors which control the direction, density and types of development that takes place in any area. Steep hillsides and rough terrain, if developed at all,

are suitable for only low density residential purposes. Gently rolling land is ideally suited to medium and high density residential development, and level areas offer special attraction and adaptability to industrial and commercial purposes.

El Dorado is located on relatively flat land, with steep slopes limited to the river and smaller streams. The highest point in the city is near Central Avenue at Summit with an elevation of 1,340, and the lowest point is in Walnut River Valley at approximately 1,250. Land slopes generally away from the high point and contains no sharp breaks. Little topographic difficulty should arise in achieving a desirable land use pattern, traffic circulation plan or utility service throughout the community.

ECONOMIC BACKGROUND

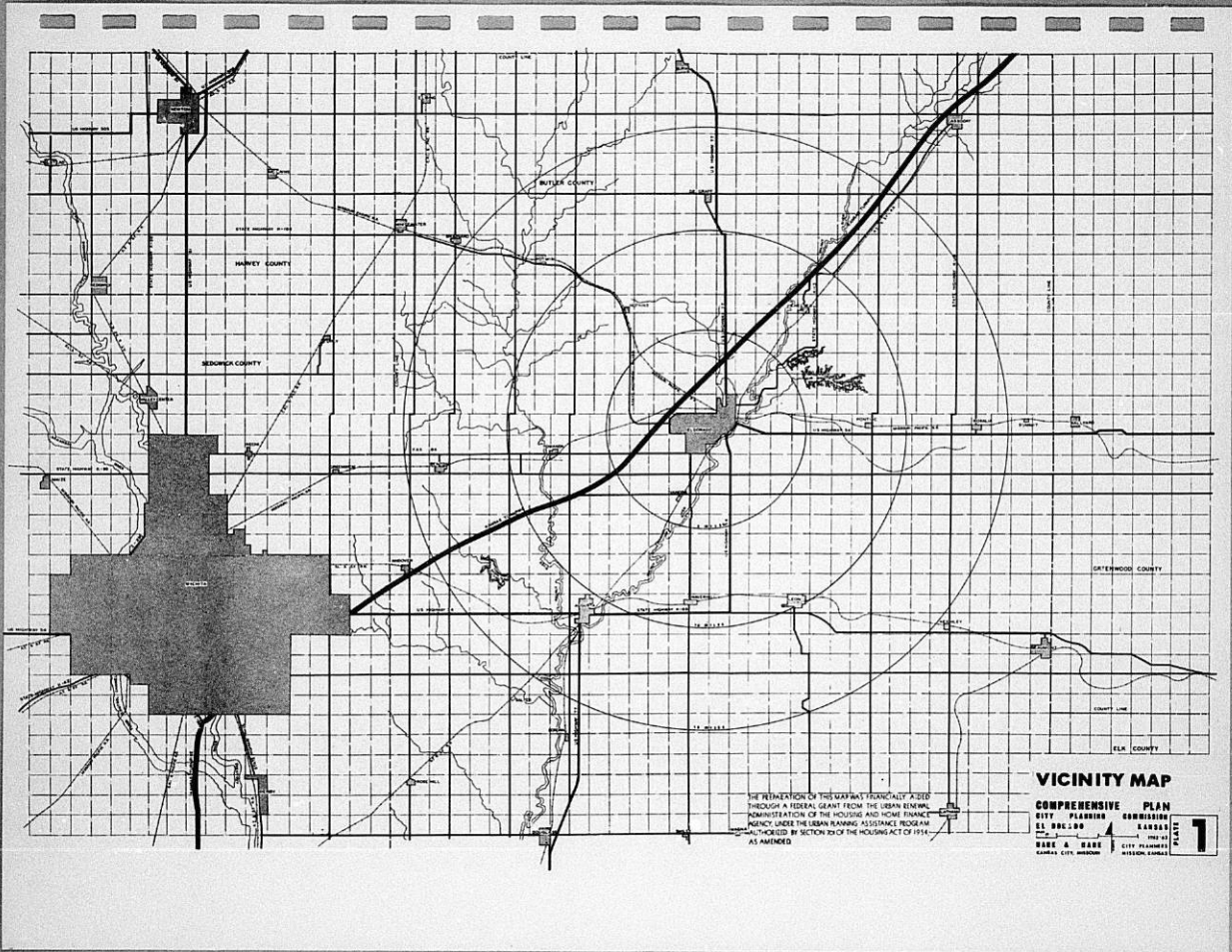
BUTLER COUNTY

Butler County is one of 35 of the total of 105 counties in Kansas which show an increase in population from 1950 to 1960. It is one of 19 which show an increase in rural population in this period. There is little doubt that this increase, from 31,001 in 1950 to 38,395 in 1960, is directly related to the substantial growth of Wichita and Sedgwick County during the same period.

Townships showing the greatest increase percentagewise are Bruno, Pleasant, Towanda, Augusta and Spring. Those showing the greatest numerical growth are Augusta, El Dorado, Bruno, Towanda and Pleasant, all of which are situated between El Dorado and Wichita. Population growth patterns in Butler County are shown on Plates 2 and 3.

Growth or decline of a county or city will depend to a large extent on the number of available jobs therein. Butler County has a total of 13,520 workers, 20.64% of which are employed outside the county. This condition further points up the assumption that a sizeable segment of the Butler County and El Dorado population work in Wichita industry.

Wichita has shown a tendency to grow toward the east and southeast; and if this trend continues, Butler County should show a slow and steady growth. For the period 1950 to 1960, Butler County ranks ninth in the state with a population increase of 23.9%, as compared with the state at 14.3% and the United States at 18.5%. While this substantial gain may not hold for the ensuing 20 years, it appears that the County should experience a continued growth of population.

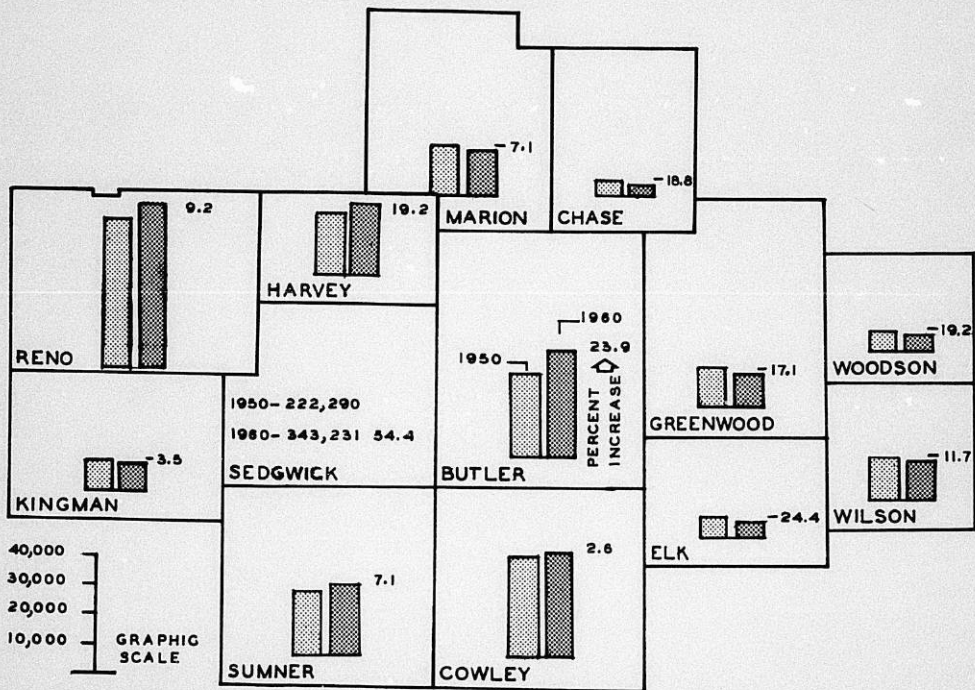


THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN REFORM ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 104 OF THE HOUSING ACT OF 1954 AS AMENDED

VICINITY MAP

COMPREHENSIVE PLAN
 CITY OF LAWRENCE, KANSAS
 ELBA COUNTY, KANSAS
 MADE & MADE CITY PLANNERS
 KANSAS CITY, MISSOURI LAWRENCE, KANSAS



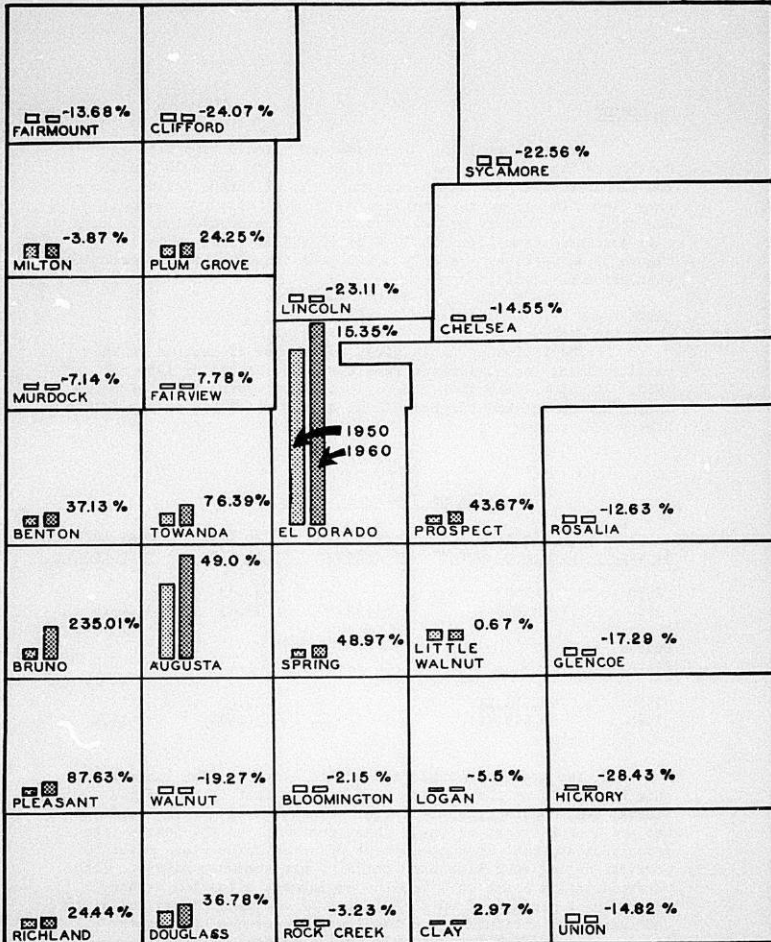


POPULATION BY COUNTIES 1950-1960

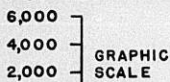
THE PREPARATION OF THIS DOCUMENT WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY, UNDER THE URBAN PLANNING PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

COMPREHENSIVE PLAN
 CITY PLANNING COMMISSION
 EL DORADO KANSAS
 1962-63
HARE & HARE CITY PLANNERS
 KANSAS CITY, MISSOURI MISSION, KANSAS

PLATE 2



**POPULATION BY TOWNSHIP 1950-1960
BUTLER COUNTY**



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**COMPREHENSIVE PLAN
CITY PLANNING COMMISSION
EL DORADO KANSAS**

HARE & HARE CITY PLANNERS
KANSAS CITY, MISSOURI MISSION, KANSAS

PLATE 3

EL DORADO

Previous to 1916, El Dorado was a small town with agriculture as its economic base. Between the 1910 and 1920 Census, the El Dorado oil pool was discovered, the El Dorado Refining Company (later to become the American Petroleum Refinery) was built and the city's economy became industrial. The population of the city increased from 3,129 in 1910 to 10,995 in 1920. This latter figure of 42 years ago is only 1,619 less than the present estimated population of 12,614.

LABOR FORCE

The following table gives the number of persons in the civilian labor force, derived from the U. S. Census of 1950 and 1960. It may be seen that the ratio of labor force to total population has diminished slightly in El Dorado as it has in the United States as a whole.

TABLE 1

LABOR FORCE - 1950-60

<u>El Dorado</u>	<u>Total</u> <u>Civ. Lab. Force</u>	<u>% Increase</u> <u>Over Prev.</u>	<u>% of Tot.</u> <u>Population</u>	<u>% Pop. Increase</u> <u>Over Prev.</u>
1950	4,407		39.93	
1960	4,935	11.98	39.41	13.5
<u>United</u>				
<u>States</u>				
1950	59,918,216		39.60	
1960	69,877,481	16.62	38.97	18.5

The age characteristics of the male civilian labor force show that it is on the average younger than that of the United States, even considering the larger percentage of persons employed who are over 65 years of age. Characteristics of the female labor force indicate that most employment of women takes place prior to marriage or in later life when children are somewhat mature. Both characteristics point to a healthy employment situation, since retention of persons of up to 35 years of age will provide vitality and aggressive attitudes, and the lower proportion of younger females employed implies a stable family economic status.

TABLE 2

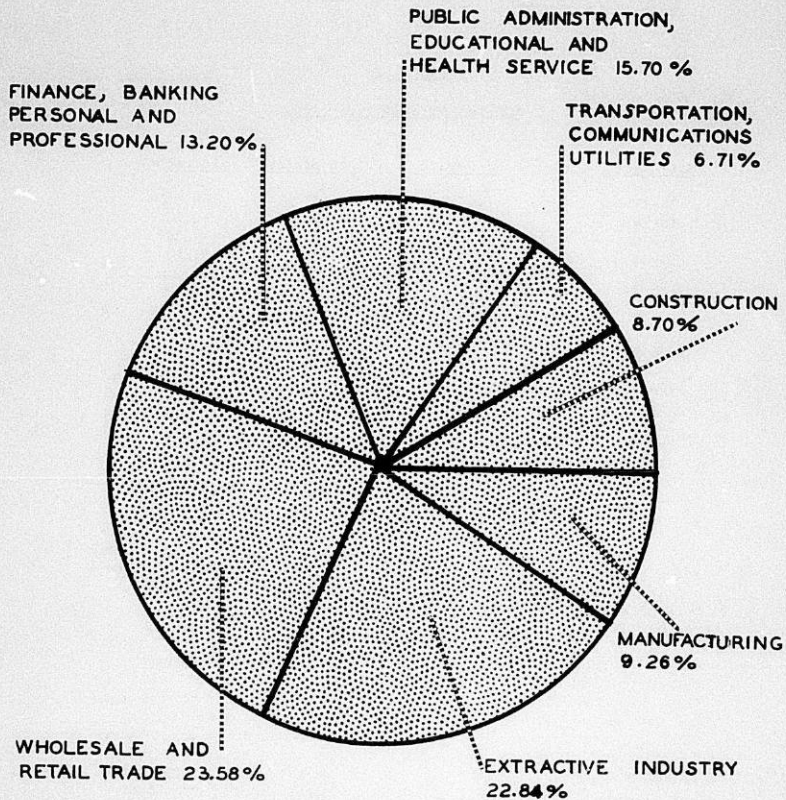
AGE CHARACTERISTICS - 1960

<u>Male Age:</u>	<u>El Dorado</u>	<u>United States</u>	<u>El Dorado Difference</u>
14-17	4.17%	3.21%	+0.98
18-24	13.56	12.89	+0.67
25-34	24.45	22.34	+2.11
35-44	21.74	23.65	-1.91
45-64	30.82	33.21	-2.39
65-	<u>6.42</u>	<u>4.70</u>	+1.72
	100.00%	100.00%	
 <u>Female Age:</u>			
14-17	5.28%	3.45%	+1.83
18-24	14.70	16.04	-1.34
25-34	12.40	18.37	-5.97
35-44	18.70	23.50	-4.80
45-64	41.94	34.55	+7.39
65-	<u>6.98</u>	<u>4.10</u>	+2.88
	100.00%	100.00%	

No statistics are available on the education of the labor force; but the median number of years of school completed for the population of El Dorado is 11.2 for males and 11.8 for females, both higher than the United States median of 10.3 and 10.9 respectively.

The industry and business which make up the economic base of a community falls into two groups. The basic group, those whose services and products are "exported," bring money into the community; and the secondary or service group, which complement and service the basic group by importing products and rendering services necessary to maintain the standards of living of the inhabitants. It is seldom possible to increase significantly the city's secondary service group without increasing the number of employees in the basic group except by increasing the amount of wages and salaries paid to this group over and above normal amounts.

Plate 4 shows the Industry Group portion of the total employed persons by percentage. Plate 5 shows only the basic group by per cent to total number of employees in all basic groups. Special note should be made of the wholesale and retail trade that is considered as being in the basic group. Normal wholesale and retail trade would be considered as secondary group item. This will be discussed later.



PERCENTAGE OF MAJOR INDUSTRY GROUPS TO TOTAL EMPLOYMENT

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COMPREHENSIVE PLAN
CITY PLANNING COMMISSION
EL DORADO KANSAS

HARE & HARE 1962-63
KANSAS CITY, MISSOURI CITY PLANNERS
MISSION, KANSAS

PLATE 4

WHOLESALE AND
RETAIL TRADE 14.15 %

FINANCE, BANKING
PERSONAL AND
PROFESSIONAL 4.61 %

PUBLIC ADMINISTRATION,
EDUCATIONAL AND
HEALTH SERVICE 2.70 %

TRANSPORTATION,
COMMUNICATIONS
UTILITIES 4.40 %

CONSTRUCTION
6.36 %

EXTRACTIVE INDUSTRY
55.59 %

MANUFACTURING
12.19 %

BASIC EMPLOYMENT BY PERCENTAGE OF MAJOR INDUSTRY GROUPS

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FINANCE AGENCY, UNDER THE URBAN PLANNING PROGRAM
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COMPREHENSIVE PLAN
CITY PLANNING COMMISSION
EL DORADO KANSAS
1962-63
HARE & HARE CITY PLANNERS
KANSAS CITY, MISSOURI MISSION, KANSAS

PLATE 5

The oil industry which makes up 55.59% of the total basic industries is obviously the key to the present and future economy of El Dorado.

The El Dorado field as reported in Oil and Gas Journal, January 29, 1962, has a cumulative product of 250,208,000 barrels which will put it into the "giant" field as defined as "those fields with over 100 million barrels of ultimate production." In 1950, it was estimated that the reserve totaled 53,295,000 barrels. During the past 12 years, 48,503,000 barrels were produced, but the reserves presently stand at 29,792,000 barrels. Kansas ranks seventh among states in amount of proven reserves. During this 12-year period, the number of producing wells has dropped from 3,025 to 1,548, or a decline of 1,477; but productions averaged slightly more than 4,000,000 barrels per year during the period, which is 1,000,000 barrels above the average production of 1948 and 1949.

During 1959-1960, 177 wells were drilled in Butler County, and 103 crude wells were brought in. Exportation is still continuing even though the El Dorado Field was established in 1916. Secondary recovery, legalized in Kansas in 1935, is increasing in importance and at present constitutes 41.6% of the proven reserves. The refineries serving the El Dorado Field are the largest employers in the city. The two refineries located at El Dorado have a combined capacity of 64,000 barrels per day. Since 1950, the American Petroleum Refinery has increased its capacity from 8,500 to 19,000 barrels per day, while the Skelly Refinery has increased from its 1950 capacity of 35,000 to 48,000 barrels per day. These refineries rank ninth and second, respectively, among the state's 13 operating refineries. Since 1940, the total crude oil capacity of the state has increased while the number of refineries has dropped from 27 to the present 13.

Another important element in the oil-oriented employment in El Dorado is the various supply and service companies whose services extend to the surrounding counties. The 1958 Census of Mineral Industries lists 218 establishments in Butler County which are in the crude petroleum, natural gas, oil, or gas field service. A large percentage of these have their main office in El Dorado.

RETAIL-WHOLESALE TRADE

Normally retail and wholesale trade is considered a secondary item since most of the products sold are imported. However, it is apparent that retail and wholesale sales in El Dorado are considerably greater than could be consumed by the city's urban population. Therefore, outside wealth is being attracted to the city making a segment of this trade basic in nature. This situation is indicated in Sales Management Magazine,

May 10, 1961, wherein El Dorado is listed as having an "Index of Sales Activity" of 142 whereas average would be 100. Wichita has an Index of Sales Activity of 123, Sedgwick County 100 and Butler County 90.

El Dorado's prime trade area consists of El Dorado, Prospect, Little Walnut, Spring, Towanda, Fairview and half of Lincoln and Chelsea Townships. The following table gives the population of these townships making up the trade area.

TABLE 3

PRINCIPAL TRADE AREA POPULATION

	1950	1960	# Incr.	% Incr.	% of Total Butler Co.
El Dorado					
Twp.	12,778	14,734	1,961	15.35	38.39
Prospect	529	760	231	43.67	1.98
Little Walnut	744	749	5	0.67	1.95
Spring	533	794	261	48.97	2.07
Towanda	809	1,427	618	76.39	3.72
Fairview	207	291	21	7.78	0.76
Lincoln	411	316	-95	-23.11	0.82
Chelsea	275	235	-40	-14.55	0.61
Total	16,349	19,306	+2,957	18.09	50.30

The median family income in El Dorado is \$5,832, as compared with \$6,121 for Wichita and \$5,295 for the State of Kansas. Only 17.5% earn less than \$3,000 per year, while 11.6% earn more than \$10,000. Of 29 Kansas cities of over 10,000 population, El Dorado ranks seventh in level of income. Rural farm family income in the trade area averages \$3,967, and rural non-farm is approximately \$5,327 giving a total income in the trade area of approximately \$34,781,700. Of this amount, \$24,347,000 is disposable income (available for retail trade and services). In 1960, according to Sales Management Magazine, El Dorado captured \$21,545,000 in retail trade alone, thus indicating that business activity is healthy and well-founded in the community.

SUMMARY

El Dorado and Butler County exhibit a vitality and trend toward growth that is not in evidence in most cities and counties of similar size. The huge industrial base of neighboring Wichita is credited with generating a sizeable portion of this growth. Extraction and refining of oil is the prime local industry, while wholesale and retail trade serve a population considerably greater than that within the urban area of El Dorado. If the level of industrial output in the Wichita area continues and expands, both Butler County and El Dorado can expect additional growth, both in numbers and in economic status.

Any broadening of the industrial base of El Dorado will cause additional growth. Since the refining of petroleum is becoming more and more automated each year, new jobs must be created or local employment will decline. Characteristics of the local labor force coupled with turnpike transportation and a large metropolitan complex nearby should contribute to a small but steady expansion of the industrial base.

El Dorado enjoys a healthy level of retail trade, the median income is higher than in most Kansas towns, and the level of education is good. It appears reasonable to expect a moderate growth in population over the next 20 years.

FUTURE POPULATION

Population growth of the nation as a whole depends largely upon birth rates since immigration, infant deaths, deaths among women of child-bearing age, and other controlling factors have been reduced to a minimum or have stabilized. Population forecasts for the nation, therefore, can be reasonably made and have been published from time to time by the Census Bureau and others.

The growth or decline of population in a state or city depends on such factors, in addition to the above, as employment opportunity, political climate, natural resources, transportation facilities and many others. Therefore, the size of a city will vary with the degree of attraction generated by these factors; and this, of course, becomes difficult to predict. El Dorado experienced a net out-migration of 208 persons between 1940 and 1950, and 508 between 1950 and 1960. The increase in population during that period was then a "natural increase" due to more births than deaths. Plate 6 compares the growth of El Dorado with that of other similar towns.

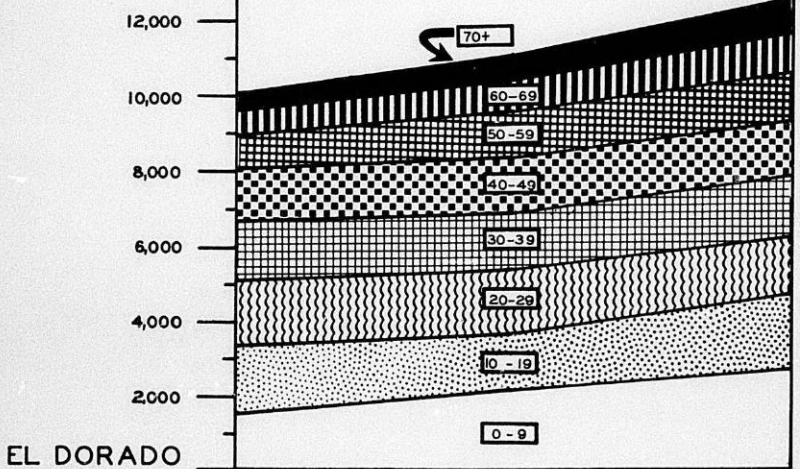
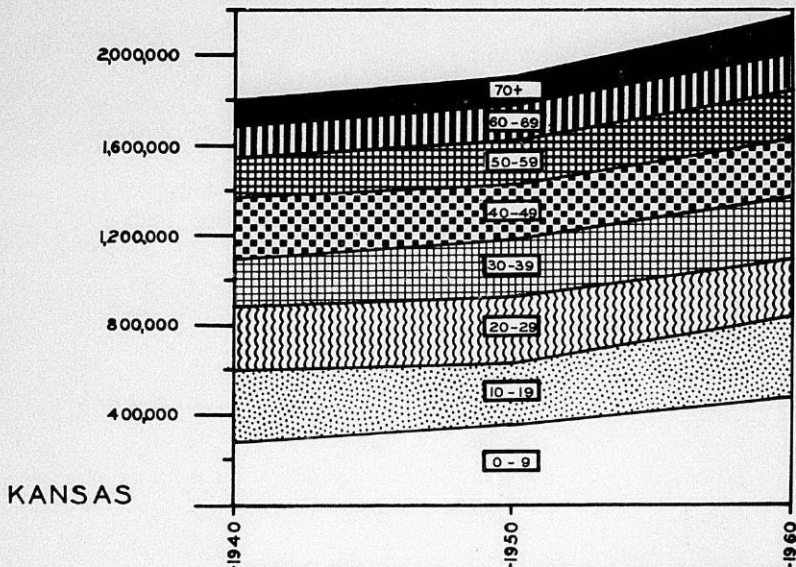
Plate 7 graphically displays the trend in age groups in the city as compared to those in Kansas as a whole. Larger numbers of children and persons over 65 indicate attention should be given to housing for senior citizens and educational and recreational facilities for children.

In order for the long-range plan to have a sound base, some estimate of the size of the city throughout the next 20 years is necessary. Land use patterns, school and recreational facilities, traffic and parking will vary with the number of persons who use them.

Plate A-8 contains three curves indicating past, present and projected population figures for the United States, Kansas and El Dorado.

POPULATION CHANGE FOR SELECTED CITIES

	<u>1960</u>	<u>1950</u>	<u>% Change</u>
El Dorado	12,523	11,037	13.5%
United States	179,323,175	151,325,798	18.5%
Kansas	2,178,611	1,905,299	14.3%
Wichita	254,698	168,279	51.4%
Hutchinson	37,574	33,575	11.9%
Pittsburg	18,678	19,341	-.4%
Emporia	18,190	15,669	16.1%
Coffeyville	17,382	17,113	1.6%
Great Bend	16,670	12,665	31.6%
Newton	14,877	11,590	28.4%
Arkansas City	14,262	12,903	10.5%
Parsons	13,929	14,750	-5.6%
Dodge City	13,520	11,262	20.0%
Garden City	11,811	10,905	8.3%
Independence	11,222	11,335	-1.0%
Winfield	11,117	10,264	8.3%
Chanute	10,849	10,109	7.3%
Ottawa	10,673	10,081	5.9%
McPherson	9,996	8,689	15.4%
Fort Scott	9,410	10,335	-.9%
Wellington	8,809	7,747	13.7%



**POPULATION BY AGE
1940 - 1960**

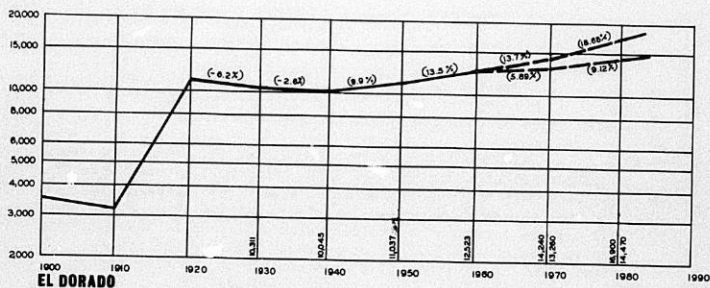
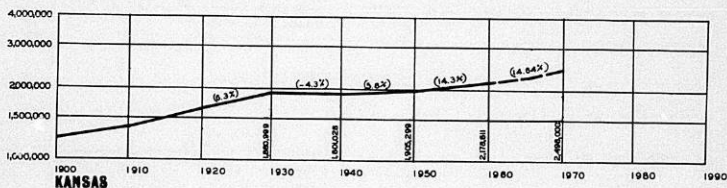
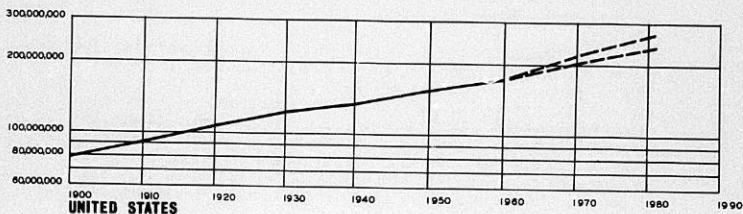
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CITY PLANNING COMMISSION
EL DORADO KANSAS**

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PLATE **7**



EL DORADO
POPULATION 1900-1960
PROJECTION 1960-1982

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The United States projection to 1980 and the Kansas projection to 1970 was computed by the Bureau of Census. The El Dorado projection was then based upon the state projection and local economic base characteristics.

The U. S. and El Dorado curves are split where projections are indicated due to the various methods used in making the projections. Four methods were used in making the U. S. projection, and two of the four were chosen for use in the El Dorado projection. The two were chosen because they tended to represent average figures rather than highly optimistic or pessimistic figures. As may be seen by the curve, El Dorado can be expected to have a minimum population of 13,260 in 1970 and 14,470 in 1980, and a maximum of 14,240 in 1970 and 16,900 in 1980.

Since El Dorado reflects an above average growth opportunity, the maximum growth curve should be used as a basis for planning; and the elements in the comprehensive plan which are related to population will be based thereon.

EXISTING LAND USE

In June of 1962, a survey was taken of the uses of land as they exist in the city of El Dorado and the surrounding area within a mile to a mile and a half of the city. The use of all land was recorded in one of six categories: Public and semipublic, residential, commercial, industrial, oil fields and agricultural.

A summary as shown on Plates 9 and 10 indicates the percentages of each type of use and how they compare to the average of cities of comparable size as derived from Harland Bartholomew's book Land Use in American Cities. The first, Plate 9, shows the relationship of land uses to the developed portion of land; and Plate 10 shows the relationship when the undeveloped or vacant land is taken into account.

Residential uses are predominant and account for about 40.3% of all of the developed land. Commercial areas throughout the city make up 1.9% of the total area. This compares to 3.1% for the average city of similar size. Industrial uses absorb 2.3% of the total corporate city area while public and semipublic uses absorb 5.2% as compared to 8.4% for the average city. Public and semipublic uses consist of schools, parks, cemeteries, churches, governmental buildings, etc.

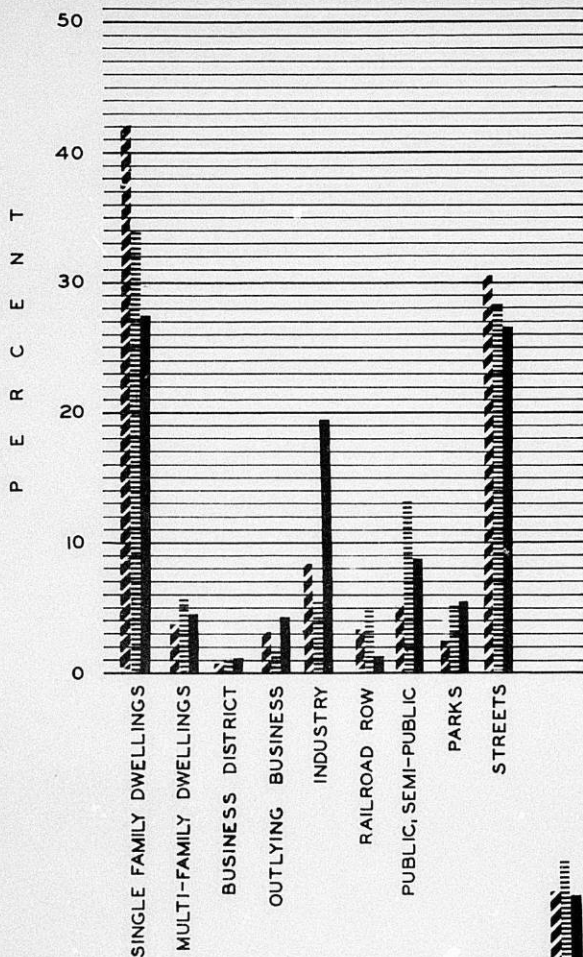
The two plates reveal that:

1. The amount of residential land of the total developed area is similar to the average city, but that

LAND USE SUMMARY

PERCENT OF TOTAL DEVELOPED

AREA BY MAJOR URBAN USES



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1962 - CITY OF EL DORADO

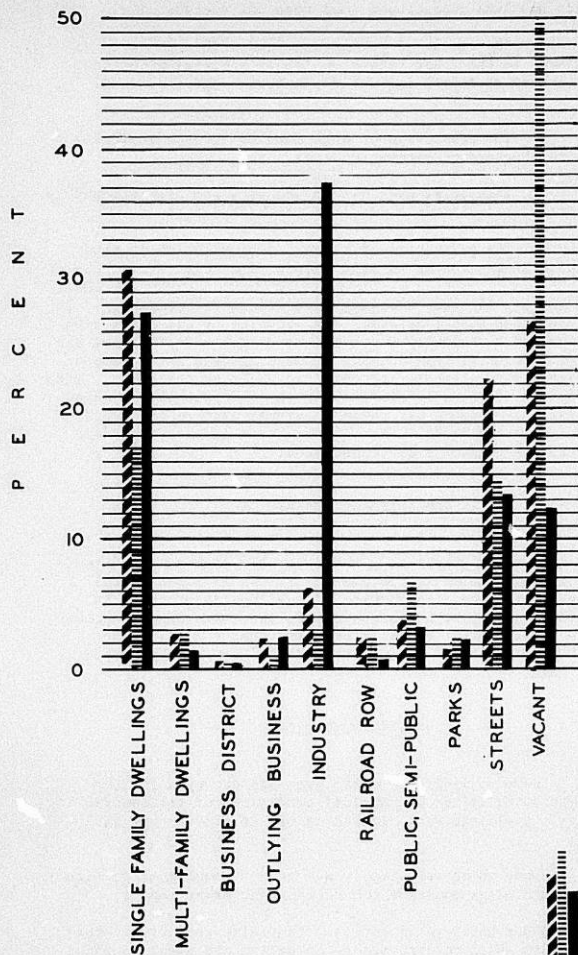
RECOMMENDED 1982

PLATE 9

AVERAGE OF 28 CITIES

LAND USE SUMMARY

PERCENT OF TOTAL CITY AREA
OCCUPIED BY MAJOR URBAN USES



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1962 - CITY OF
EL DORADO

RECOMMENDED
1982

PLATE
10

AVERAGE OF 28 CITIES

El Dorado has less undeveloped land than the average city.

2. The amount of commercial land within the city is low compared to the other cities, which is surprising considering the amount of retail and wholesale trade conducted in El Dorado.

3. The proportion of park land is low and indicates a definite shortage of recreation area.

4. Industrial uses within the city are proportionately low which also indicates a possible tax base deficiency.

5. The percentage of streets is low, which is good and results in an economy in maintenance, drainage, etc.

Plate 11 shows existing land use in the community. It may be seen that vast land areas are occupied by oil extraction activities and that Skelly and American Petrofina refineries are the major industrial land users. Commercial uses are stripped along highways to a greater extent than would be desirable. With the exception of the subdivision near the turnpike interchange, residential development has taken a natural pattern and provides space for much additional house construction in vacant parcels throughout the presently developed area.

POPULATION DISTRIBUTION

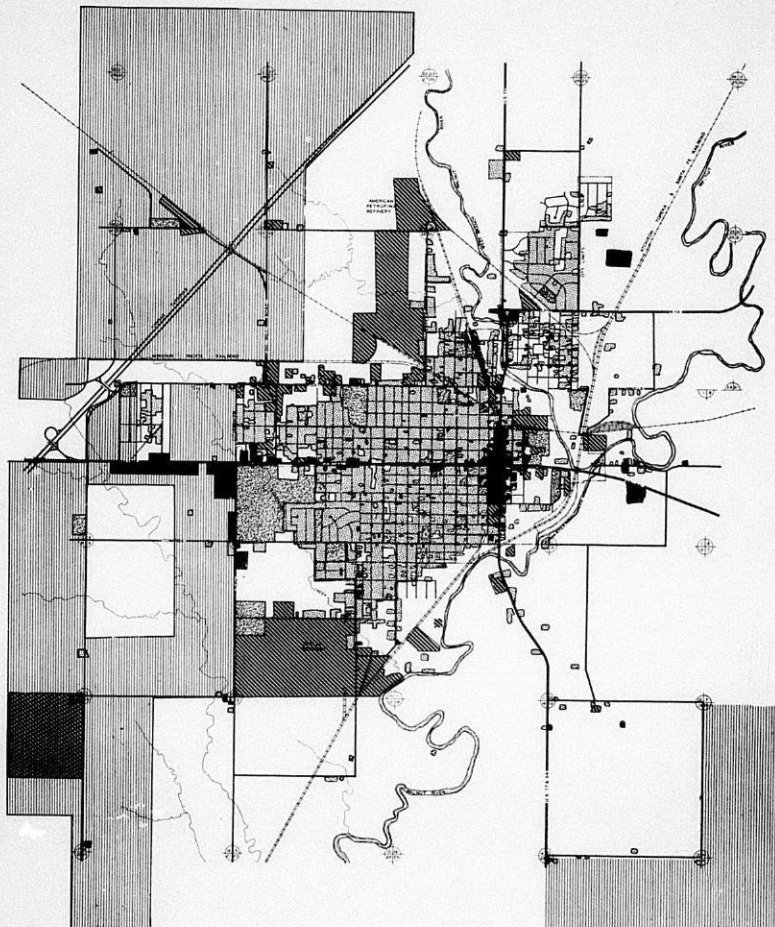
Plate 12 graphically indicates the dispersion of residential dwelling units in the community. As is shown by the land use survey, the distribution of residential property is very natural and no high density due to apartment house concentrations is evident. It should be noted that a significant number of families live outside the city limits in urban type housing units.

HOUSING CONDITIONS

In June, 1962, the urban area was surveyed for the purpose of summarizing the physical conditions of residential buildings. Dwellings were classed in one of four groups as follows:

No. 1 Homes which were nearly new and of sound construction and older houses which required no major repairs.

No. 2 Older homes which were substantially good structures, but which require minor remodeling and minor to major repair in order to be upgraded to No. 1 structures.



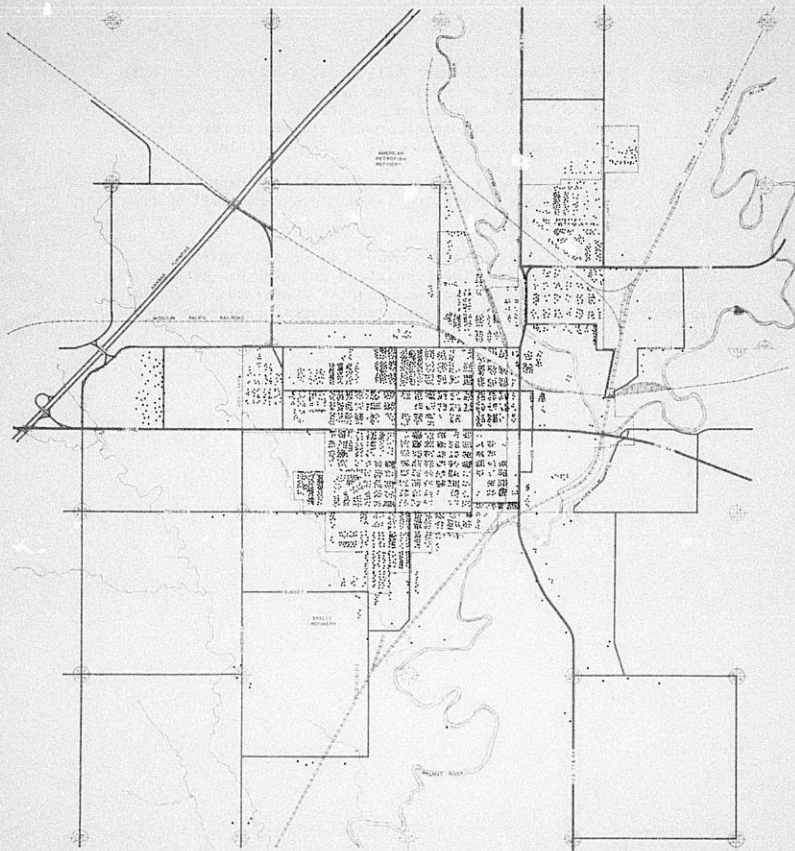
-  PUBLIC AND SEMI-PUBLIC
-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  OIL FIELDS
-  AGRICULTURE

EXISTING LAND USE

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ONE DOT = THREE PERSONS

POPULATION DISTRIBUTION

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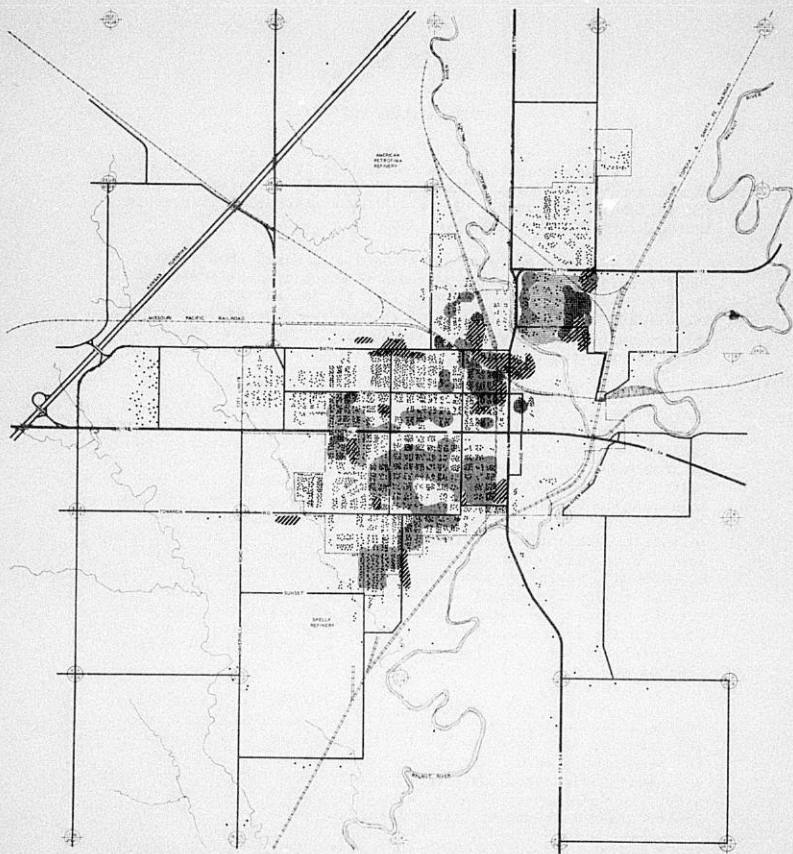
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No. 3 Older houses which have deteriorated to the point where major repairs and remodeling are necessary to restore them to completely modern conditions. In many such homes, such rehabilitation will not be economically feasible and demolition will be the end solution.

No. 4 Those houses so classed are for the most part deteriorated beyond rehabilitation and clearance will be the ultimate solution.

Plate 13 represents a summary, on an area basis, of these housing conditions. The conditions are somewhat heterogeneous so there will be houses of various classes in each zone, but the map represents the dominating class in the various parts of the city.



- 1
- 2
- ▨ 3
- 4
- ▩ 1-4

HOUSING CONDITIONS

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II. THE PLAN

PROPOSED LAND USE

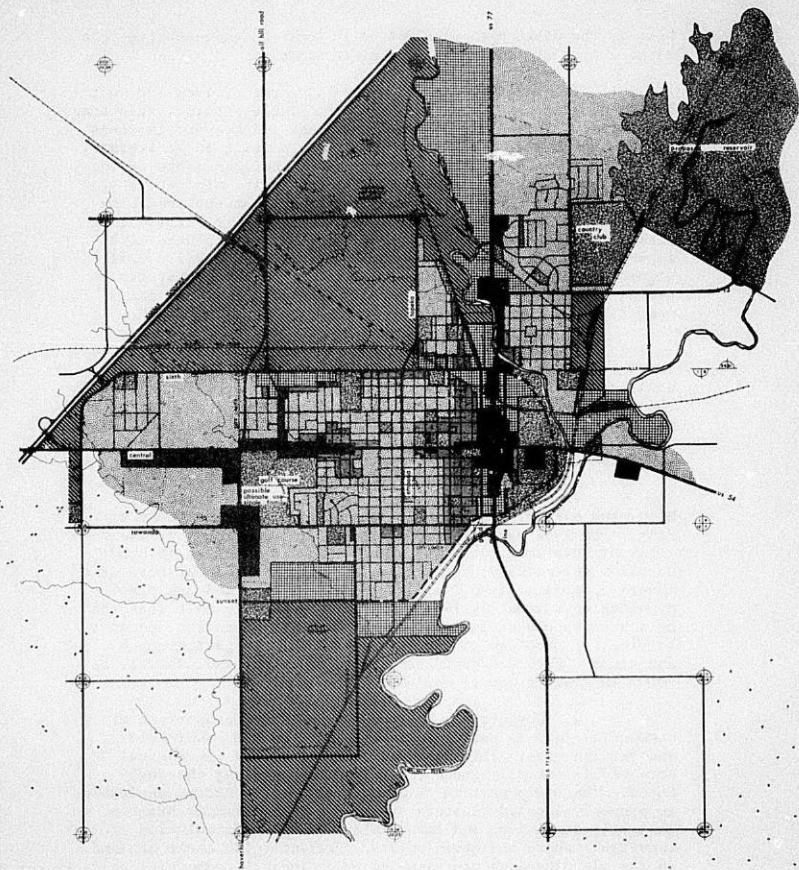
A long-range land use pattern for the community is basic to a comprehensive plan. The land use plan is not a zoning map and is general in nature. It is used as a basic guide for zoning, thoroughfares, school locations, etc.

The land use plan for El Dorado is based upon several conditions. It anticipates a growth in population as projected on the population curve, it recognizes insofar as is practical the present land use pattern, and it indicates excess land space for residential and industrial development. The plan appears on Plate 14 and is described briefly as follows:

1. Single Family Residential - It is natural that a proportionately large percentage of the land in the city will be used for single family residences. The plan anticipates continued filling in of voids in existing residential neighborhoods as well as growth to the northeast and lesser growth to the west and southwest. That area between Sixth Street and Towanda from Oil Hill Road west to the stream valley has possibilities for residential development. It is not ideal, however, due to oil extraction activities presently in operation. It is possible that the Legion golf course will be ultimately relocated in favor of residential development, making an excellent residential neighborhood. Some limited residential development can be expected south of Towanda, but the refining activities south of the city will be a limiting factor. The most probable direction of growth appears to be northeast and the plan shows substantial expansion in the direction of the proposed reservoir.

A total gross land area of 2,435 acres is proposed as residential land. Since development rarely reaches saturation, this area is much greater than would be required to accommodate the predicted growth. The area proposed for single family development would accommodate approximately 6,500 dwelling units for a total population of 21,450. This land use area would therefore absorb a net increase of nearly 9,000 persons.

2. Multiple Family Residential - The land use analysis indicated a very small amount of land is being used for duplex or apartment residential structures. It appears unlikely that vast apartment construction will take place in El Dorado, but ample space should be shown for such on the plan. Multi family use of several blocks width is shown between the business district and Taylor Avenue. Additional multi family is proposed as transition between commercial or industrial and single family. This land use, again, is not likely to saturate the areas provided. In fact, typical apartment development in the smaller communities



- PUBLIC
- SINGLE-FAMILY
- MULTI-FAMILY
- COMMERCIAL
- LIGHT INDUSTRY
- HEAVY INDUSTRY
- AGRICULTURE - EXTRACTION
- AGRICULTURE

PROPOSED LAND USE

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1962-63

has, in the past, been very spotty in location and consists to a large degree of converted large older homes.

The land use plan provides 165 acres of land for multi-family development. When further controlled by zoning, this area undoubtedly will be divided into apartment and two-family zones as is appropriate. Two-family developments will, on an average, produce six dwelling units per gross acre and apartments of the type expected in El Dorado should produce in the vicinity of 15 units per acre. It could be expected then, that the area provided on the plan could accommodate a maximum of 1,722 dwelling units, housing nearly 4,400 persons if totally saturated with duplexes and apartment houses on a half and half basis. This figure is purely theoretical and it is not expected that the number of apartment dwellers in El Dorado will approach this number in the next 20 years.

3. Commercial, Central Core Area. Commercial activity in El Dorado will be divided into two general classes for purposes of the planning study. The central core area is considered the small concentration of retail and service uses such as department stores, clothing, drug and other soft goods, furniture stores, banks, post office, utility offices and certain professional services.

These uses are found in El Dorado on both sides of Main, and extending generally from north of First to south of Pine. The land use plan anticipates a limited amount of expansions of this area but again excess space is provided in order to allow selectivity, parking space, etc. The present core area covers approximately 6.2 acres of land and the land use plan provides approximately 14 acres. It is generally felt that the core area should expand west to the Gordy St. frontage and east to Vine St. frontage rather than additional elongation north and south. Proposed central business district land use will be shown in greater detail on Plate 19.

4. Commercial, Peripheral: A larger proportion of commercial land is used for miscellaneous retail, wholesale and service uses. This land generally surrounds the central core and is normally found in strip patterns along thoroughfares. The strip pattern of commercial uses is not as desirable as properly located clusters or centers since traffic hazards, unsightly conditions and impossible pedestrian circulation are inevitable where the strip exists. Presently 120 acres of land in the planning area are occupied by peripheral commercial uses. The plan provides a total land area of approximately 220 acres for this type of commercial development. It should be remembered that the land so designated will be used at approximately 25% building coverage and 75% open space and parking area.

5. Industrial - Light. There is no clear line of separation between light and heavy industrial land uses. For the purpose of planning, light industry includes manufacturing of small products of a nonoffensive nature, warehousing and distribution, outdoor storage of materials, equipment and similar uses.

Approximately 728 acres are provided for such development on the plan. The areas are so proposed that topography is nearly level, large sites can be obtained, highway, thoroughfare or rail access is available and a grouping of several establishments is possible. Again, expected industrial development in El Dorado is not of the magnitude that more than a fraction of this land will be used during the ensuing 20 years but, again, selectivity of sites and consideration beyond 1982 requires excess land designation.

6. Industrial, Heavy. For purposes of planning, heavy industry includes manufacturing or processing of products which results in the emission of noise, smoke, gasses, odor or other effects, or which are by their nature unsightly or generate heavy traffic and commotion. This is not to imply that heavy industry is undesirable in the urban community, but uses are thus so classified that appropriate locations may be provided where inherent exterior effects will not be detrimental.

El Dorado has vast land areas which would make excellent industrial sites. Use of much of this land is limited, for a time at least, while the oil extraction activities remain. That area comprising a triangle bounded by Sixth Street, the Kansas Turnpike and Highway 77 has good topography, rail facilities, traffic access and is prominent to turnpike traffic. Much of this area is presently being used for oil extraction and, therefore, industrial development may be limited. While not so prominent, the area south of Sunset and east of Haverhill is good industrial land and is, of course, presently dominated by the Skelly Refinery. The area proposed for heavy industrial use northeast of the central business district is not ideal but could be useful for storage and such uses as do not require high level access or those which may not be sensitive to flood conditions.

A total of 2,620 acres is shown on the plan for possible heavy industrial uses but 1,465 acres of this is limited by oil well activity and other parts are subject to flood, reducing the amount of readily available industrial land a great deal.

7. Agriculture - Extraction. That land so indicated on the plan is presently dominated by oil extraction but upon depletion should revert to agricultural uses. It appears that the next 20 years will not require development of this land to any substantial degree.

8. Agriculture. The area generally east of the Walnut River is proposed as agriculture. Topography, poorly drained

land and expensive extension of streets and utilities point to the desirability of keeping development west of the river. That development of a residential and commercial nature along the old highway will in all likelihood gradually fill in vacant lots, but this area does not appear to have the environment conducive to good residential living or commercial activity.

SCHOOLS

The purpose of the School Plan is to anticipate the future demands for space in the schools of El Dorado in order that land may economically be preserved for future development as the city progresses.

Enrollment - Past and Future

School enrollment in El Dorado has shown a steady increase. In 1949 there was a total enrollment from kindergarten through twelfth grades of 2,322 students. Of that, 1,327 were in grades kindergarten through sixth, 569 students in grades seven through nine and 426 students were in grades ten through twelve. In 1960 there was a total enrollment, from kindergarten through twelfth grade of 3,227 students. Eighteen hundred eighty-six were in kindergarten through sixth, 751 in seventh through ninth grades and 610 students in the tenth through twelfth grades. In order to estimate the number of students requiring classroom space through 1982, the future school enrollment is considered as a percentage of the total projected population for the next 20 years. In 1950, 21.6% of the total population of El Dorado was enrolled in grades kindergarten through twelfth. Of that, 12% were in grades kindergarten through sixth, 5.1% were in grades seven through nine and 4.5% were in grades ten through twelve. In 1960, 25.8% of the total population (an increase of 4.2% over the preceding decade) were enrolled in grades kindergarten through twelfth. Of that, 14.9% were enrolled in the kindergarten through sixth grades, 6% were enrolled in the seventh through ninth grades and 4.9% of the population were enrolled in the tenth through twelfth grades.

Two curves are developed to estimate enrollment for 1982, a low curve, which assumes that the present proportion of students to total population will continue over the next 20 years, and a high curve in which the percentage of enrollment to population continues to increase over the next 20 years. In terms of students, the low curve indicates that we may expect an increase of approximately 590 elementary students and the high curve indicates that we may expect an increase of 690 elementary students by 1982.

Design Requirements

The most desirable state for an elementary school system is to have schools properly spaced throughout the developed areas, sites for new schools in the developing areas, with buildings of sufficient size to accommodate not more than 30 students per classroom. Each site should be large enough to allow for building expansion if it becomes necessary as well as adequate playground space and parking.

An elementary school should be located on a site of from seven to ten acres. It should be near the center of a neighborhood, remote from highways and thoroughfares, and, under ideal conditions, would have a three to five-acre park-playground adjacent. Combining public year-round playground facilities with those of the elementary schools results in considerable economy, both in equipment and utilities, and in land utilization.

An ideal elementary school consists of two classrooms per grade with approximately 25 students per classroom. This size will serve approximately one square mile and will accommodate about 400 students.

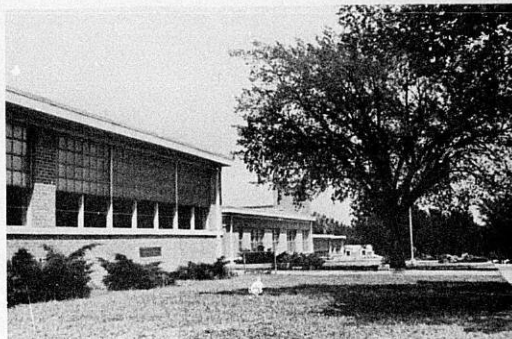
Future Needs

At an optimum ratio of 25 students per classroom, there would be required in El Dorado 18 to 20 additional classrooms by 1972 and 28 to 32 additional classrooms by 1982. This would mean that El Dorado should provide $1\frac{1}{2}$ new schools by 1972, and complete the half school by 1982.

Plate 15. School Plan may be summarized as follows:

1. All of the existing schools are relatively new buildings and constitute an unusually fine physical plan.
2. Three future elementary school sites have been designated on the School Plan. Site 1 is located in the direction of probable growth and will in all likelihood be necessary as a site for a new elementary school by 1972.
3. Two alternate sites are designated by the plan as sites 2 and 3. One of these sites should be selected for the second elementary school anticipated for El Dorado. Determination of the most suitable of these alternate sites should be made when the pattern of growth is established. It is anticipated that if the Legion golf course were developed residentially, it could provide the impetus to develop a trend of growth in a southwesterly direction, thereby creating a demand for site 3. If growth patterns continue as they have in the past, development of site 2 would appear appropriate.

**EL DORADO'S EXISTING
ELEMENTARY SCHOOLS
ARE HOUSED IN
ADEQUATE BUILDINGS**

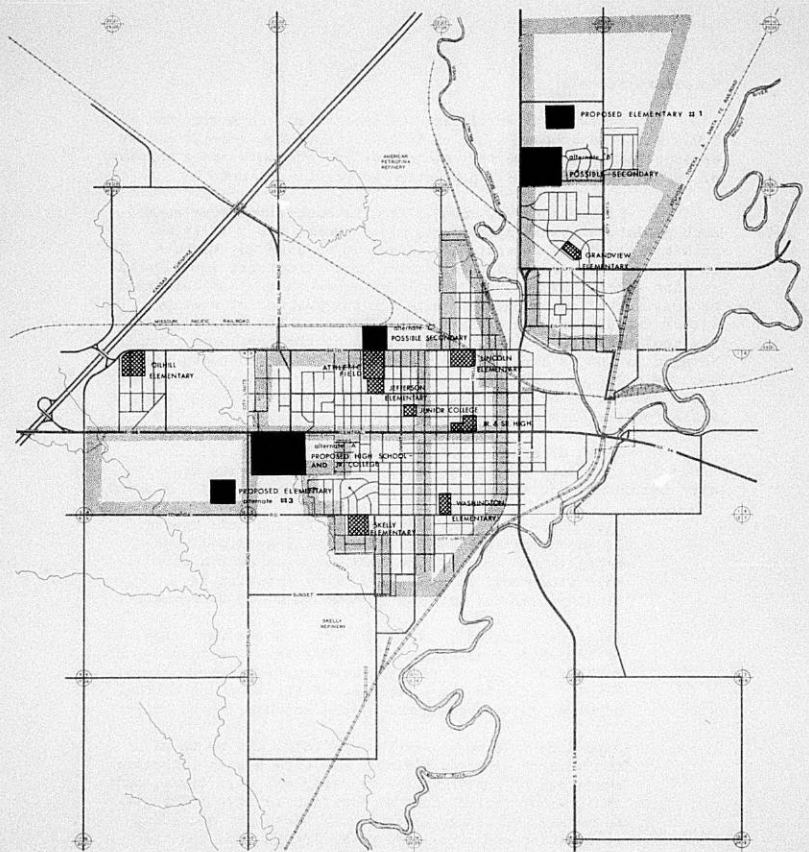





**THE JUNIOR HIGH
IS BADLY OVER-
CROWDED**

**THE SENIOR HIGH IS
LOCATED ON AN
INADEQUATE SITE**



of Revenue
PROPOSED ELEMENTARY #2



-  EXISTING SCHOOLS
-  PROPOSED SCHOOLS
-  NEIGHBORHOOD BOUNDARIES

SCHOOL PLAN

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Secondary Schools

Junior high enrollment should increase to a minimum of 1,014 and a maximum of 1,318 by 1982. Senior high enrollment can be expected to increase to a minimum of 828 students and a maximum of 980 by 1980 if overall population forecasts are met.

Since secondary schools require special purpose rooms, such as laboratories, gymnasiums, music rooms, etc., it is not possible to simply delegate one classroom to each 25 students. It is obvious that the junior and senior high structures in El Dorado are not completely adequate. It is proposed that a new building be constructed on an adequate site for the purpose of housing either the Junior High or Senior High School. The vacated building could then be utilized for expansion of the remaining school. Between 35 and 40 acres should be provided for a secondary facility such as a Junior High or a Senior High School. This provides adequate space for the building, faculty and student parking, and space for the physical education program.

Three alternate sites are suggested as possible locations for secondary facilities in El Dorado. These are graphically indicated on Plate 15 and labeled alternate sites A, B and C.

Site A is located on the American Legion Golf Course. It is anticipated that this area will eventually develop into a more intense land use, and that a sizeable site would be available. This location is prominent at the entrance to town from the turnpike.

Site B is located north of the city on the east side of Main Street or Highway 77. This tract contains roughly 40 acres of land and appears to be above flood level. This site also, because of its location on the highway, enjoys prominence at the entrance to the city.

Site C is located on Sixth Street directly north of the present athletic field. This site has the economic advantage of utilizing the existing athletic field, and is in a more nearly central position in town. The disadvantages of being inadequate in size, the necessary acquisition and demolition of buildings, and the fact that it is bordered by the railroad and adjacent to good industrial land, makes this site third choice to the other two alternate sites shown.

Junior College

The present Junior College facilities are obviously inadequate. Statewide studies and new legislation make the future status of the Junior College indefinite. A modern Junior College would be a great asset to the community and the possible location of a campus should be considered in the comprehensive plan.

It is recommended that the possibility of locating a junior college and high school on a common site, in a campus arrangement, be considered should a new junior college become imminent. The high school and the junior college should be in separate buildings in order that conflicts in scheduling and atmosphere be avoided. However, certain site facilities could be shared, such as the parking, physical education facilities, and possibly the auditorium-gymnasium. This site utilization could render substantial savings to the community in costs of land acquisition and development.

PARKS AND RECREATION

The importance of recreation has grown immensely during the past few decades. Recreation areas are dedicated to public enjoyment and are no longer considered luxuries in progressive communities. Not only does recreation provide leisure and education to modern day people, but parks and playgrounds upgrade neighborhoods and stabilize adjoining property values.

There are three general types of recreation areas as outlined below. They consist of the playground, the playfield and special recreation areas.

1. The playground, basically for elementary school aged children, should be the center of recreation activities for a neighborhood. The preferable location for a playground is adjacent to an elementary school where supervised recreation is possible. A well-developed playground usually provides a corner for preschool children, an apparatus area, open spaces for informal play, shaded areas for quiet activities, a wading pool, and possible shelter house. The minimum recommended size is about three acres.

2. The playfield should provide a variety of recreational activities to young people and adults. It should include the same facilities as the playground with additional space for football, baseball, a swimming pool, band shelter and recreation building. Night lighting should be provided. It is this type of recreation that is proposed adjacent to the civic center on the east edge of town.

3. Special recreation consists of large parks, lakes, ornamental squares, forest preserves, outdoor theatres, etc., and are usually developed to accomplish a specific need or to capitalize on a particular scenic resource.

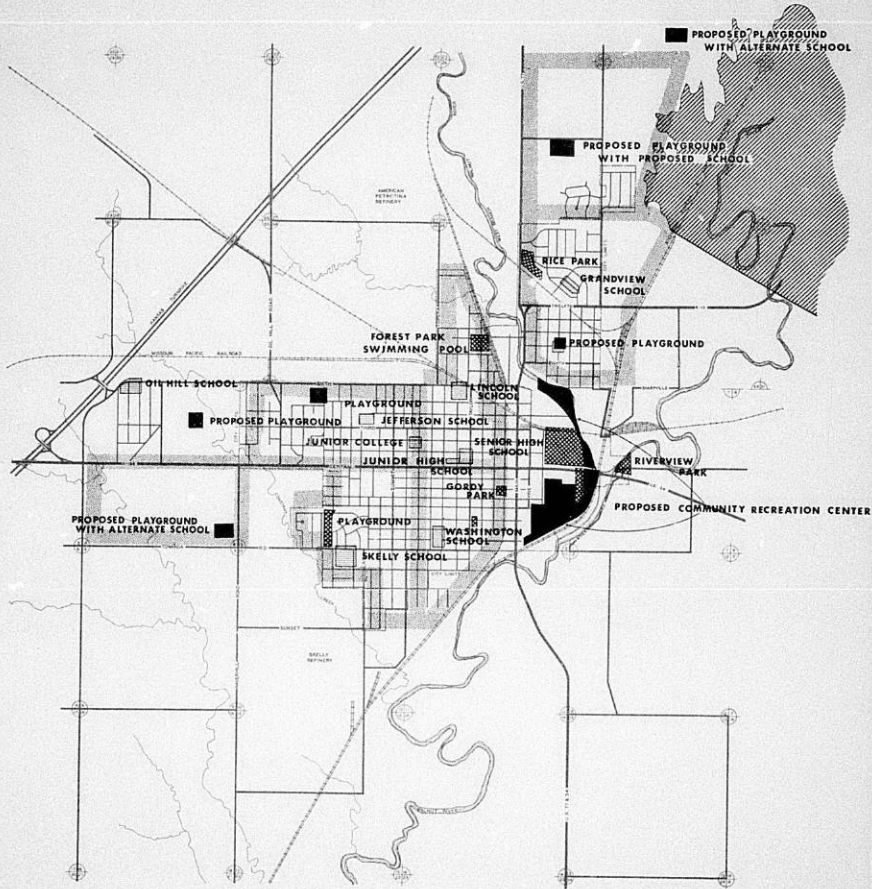
Proposals for an adequate recreation system, as shown on Plate 16, are as follows:

1. The dual use of playgrounds and elementary school sites is highly recommended. This will require the reorganization

of existing equipment and space into organized activity areas. A typical playground layout is suggested on Plate 17. In addition to the development of playgrounds in conjunction with existing and proposed elementary schools, it is suggested in this plan that four additional playgrounds be acquired. One suggested location is in the general area between Fifth and Sixth Streets and two to three blocks west of Oil Hill Road. It appears that part of this site could be adequately developed into a neighborhood playground. Another possible playground site is in an area platted as a public square of a subdivision called Riverside. It is bounded generally by Tenth Street on the north, Eighth Street on the south, Cherokee on the east and Orient on the west. A third playground site is in the open land between Township Village and the corporate limits. It is anticipated that this site will be needed when development extends in that direction. A fourth site involves expansion of Rice Park along the north side of the railroad tracks to include land not presently used. The existing playground located between Charron Drive and Edgemore Drive is well-equipped and enjoys a fairly intense use. The relationship of the playground adjacent to the library is at the present time unsatisfactory. Children enter the library to use rest rooms and drinking facilities and the noise level is not compatible to the atmosphere of the library. However, certain measures can be taken to alleviate the disturbances to a major degree. There are no other acceptable potential playground sites within the immediate neighborhood. Rest room facilities should be provided other than within the library. Additional planting adjacent to the building will help reduce the noise level to a large degree. Organized play areas could be developed within the playground with areas planned in such a way that this ample site can be jointly used without the library operation being penalized. Riverside Park at the east edge of the city is not well located due to highway traffic. It is suggested that it be retained but that efforts toward playground improvement be spent in the residential parts of the city.

2. The area known as East Park, located on the east edge of the city, now serves as the city's only city park. It is proposed that it be further developed and expanded along the southern leg of the proposed bypass, and that the spaces be re-organized into playground space for small children, more picnic facilities, large open areas, and active recreation areas which would include a ball diamond, tennis courts, general purpose concrete slabs, handball, etc. A park in this location would be a great asset for the city. A suggested development is displayed on Plate 18. It should be emphasized that the development of this sizeable recreational facility is an essential part of the recreation plan and without its gradual development, El Dorado will be decidedly substandard in the recreation field.

3. Lake Bluestem and Lake El Dorado provide a good starting point toward a special recreation facility. They now serve as a facility for water oriented sports and recreation. It is recognized that this area is part of the site for a proposed



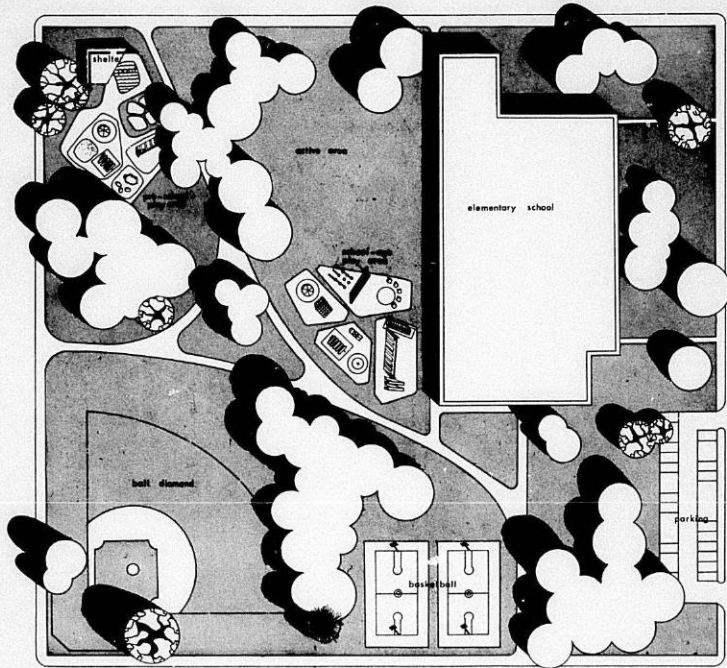
-  EXISTING PARKS
-  PROPOSED PARKS
-  EXISTING SCHOOLS
-  NEIGHBORHOOD BOUNDARIES
-  PROPOSED RESERVOIR

PARKS

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TYPICAL ELEMENTARY SCHOOL-PLAYGROUND

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PLATE **17**

**EAST PARK IS THE
MAINSTAY OF THE
CITY'S RECREATION
SYSTEM**



**A POTENTIAL
RECREATION
SPACE ADJACENT
TO EAST PARK**



**THE SWIMMING
POOL IS AN ASSET
TO THE COMMUNITY**



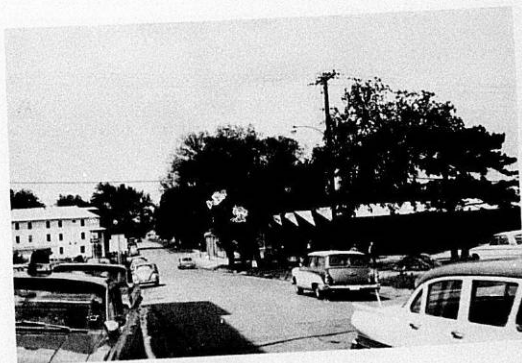


**A NEW CITY HALL
IS BADLY NEEDED**

**COVERED WALKWAYS
AND TASTEFUL SIGNS
PROVIDE A PLEASANT
SHOPPING ATMOSPHERE**



**VINE STREET IS
A PROPOSED
THOROUGHFARE**



overall recreation system. Since the land is interspersed with oxbows from the old river channel, considerable grading and filling will be necessary to bring a building site up to sufficient elevation. Other than the topographic disadvantage, this site has the characteristics essential to an outstanding municipal center. Flood protection measures established in the past, together with projects programed in the future, should render this area relatively free from flood. Plate 18 indicates development of this site into a civic center and recreation area which would be outstanding.

Alternate sites include the entire half block on which the city hall is presently situated and the half block on the east side of Gordy between First and Second Streets. Both alternate sites are workable for the same governmental, fire, police and community center function, but on much more limited space. Sufficient parking for sizeable public activities would be lacking and neither development would have the prominent setting of the preferred site. On the other hand, either alternate would go far in resolving the inadequacy of the present municipal office facility.

Fire and Police

As mentioned earlier fire and police activities are centered within the existing city office building and this arrangement appears to function well. It is proposed by this plan that the new fire and police facilities be provided in the proposed city office building.

Library

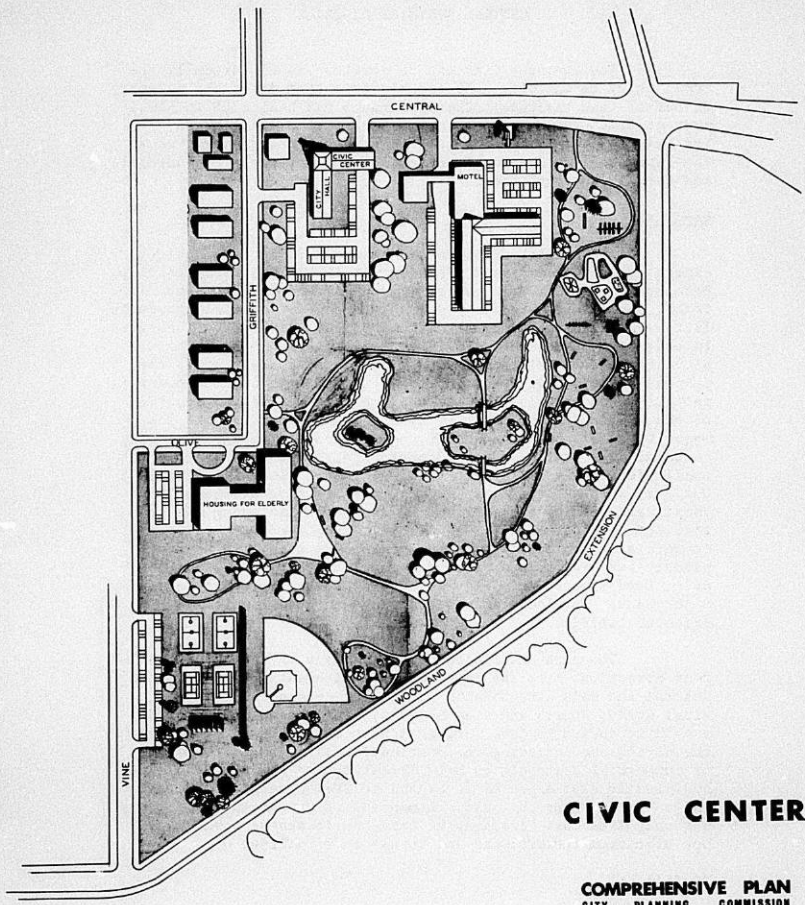
The library is located within a modern building and provides facilities for which El Dorado may be proud. No improvements are contemplated. The playground adjacent to the site presents some problems of noise and inconvenience and recommendations for improvements are mentioned in the Parks and Recreation section.

County Court House

The Butler County Court House is located within a standard building and no changes are contemplated during the planning period.

Post Office

Conversations with the General Services Administration indicates that there are no improvements or relocation being considered for the El Dorado Post Office.



CIVIC CENTER

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PLAT 18

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CENTRAL BUSINESS DISTRICT

The business district or downtown is historically the focal point of the city. It is this area that draws the majority of out-of-town visitors. The appearance and health of the business district reflects, for the most part, the vitality and economic health of the community it serves. Downtown serves as the financial, professional, entertainment, office, governmental and retail center of the city.

Land Use

As the city of El Dorado expands, it is reasonable to expect an increased demand for services in the business district. Because the city has, in general, grown around the business district, except where it was impeded by the river channel, there is little vacant space surrounding the business district. Therefore, in order for business to continue to expand, it must, of necessity, merge into existing uses and developed space. It is the purpose of this plan, then, to guide this growth into an orderly pattern of compatible land use that can best serve the function of the business district. The El Dorado district, as are the majority of all business districts, is arranged in the following pattern. The center or core, consists of offices, entertainment facilities, banks and other financial institutions and retail outlets, such as department stores, variety stores, apparel shops, etc., which attract shopper traffic. Radiating out from this core and extending along major thoroughfares are a group of commercial establishments called peripheral uses. This group usually contains such uses as parking lots, auto sales and repair, food stores, drive-in eating places, self-service laundries, motor banks, service stations, motels, and other vehicular oriented traffic.

The plan anticipates the expansion of the core in all four directions from the existing establishments now facing on Central and Main Streets with additional core uses facing on Vine, Gordy, Fourth and Pine Streets. Peripheral uses should expand southward to Cave Springs Street and to Third Street on the north, and including the continual filling in of the strip of commercial use north on Main Street to the river. Peripheral business is also expected to expand to Star Street on the west and to Griffith on the east. Expansion of commercial uses stems not only from that necessary to serve an increased population, but also from new products and trends in retailing.

Traffic

Traffic circulation in the business district can be improved by widening and improving Vine and Gordy Streets to provide a loop system which would distribute shopper traffic into proposed and existing parking facilities located on these

streets. It is essential, of course, that Gordy and Vine Streets be connected into Main at Kansas Avenue on the south and Sixth Street on the north in a manner that will allow a smooth flow of traffic. Both Gordy and Vine should be widened to a 44-foot width and be protected by stop signs, signals, etc., in order that north-south traffic can move freely. The railroad tracks presently in the pavement on Gordy should definitely be removed as soon as possible and parking should be limited to a parallel pattern. Since more population exists west of the core area, Third Street should be treated as a collector to provide easy access into the north edge of the district.

Parking

A comprehensive parking survey was prepared for El Dorado in 1957 by Gannett, Fleming, Cordry and Carpenter, Inc. of Harrisburg, Pennsylvania. Considerable attention was paid to this study in determining future parking needs in the central business district. Present parking supply is as follows:

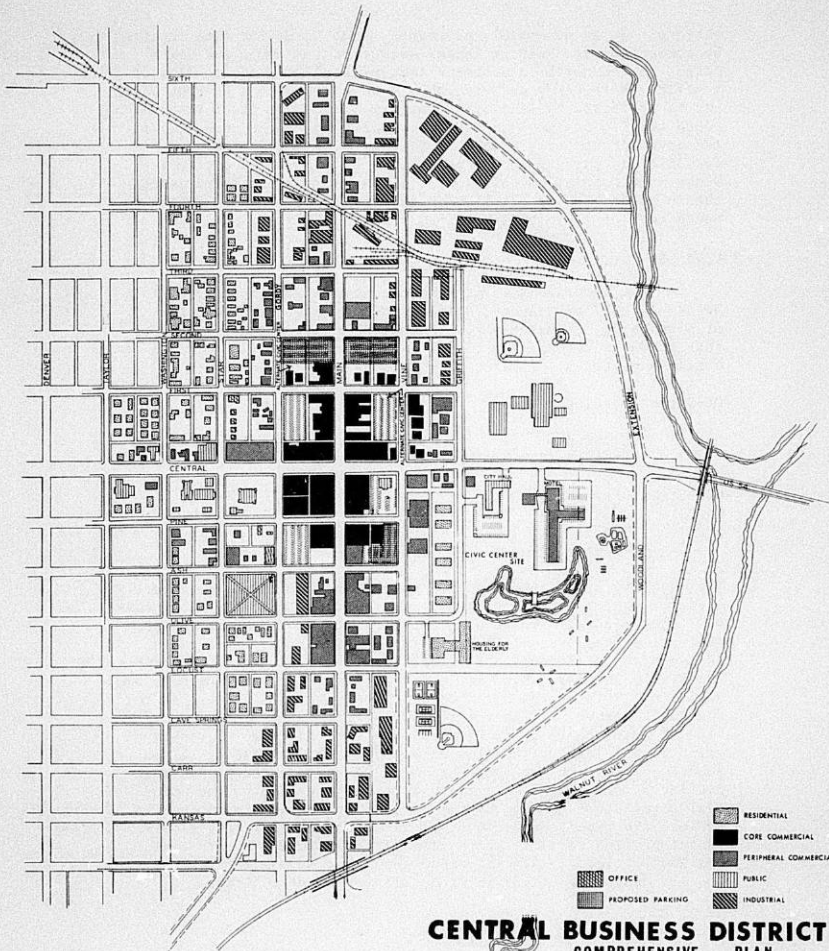
On-Street Parking

Metered	316 spaces
Un-metered	980 spaces

Off-Street Parking








Public	185 spaces
Private	856 spaces

The majority of the above public spaces are contained in two well-used lots which were constructed in accordance with the above survey. There appears to be no great deficiency of parking in the district at the present time. If commercial activity increases as expected, additional off-street facilities will be needed during the next 5-10 years, however, and the plan, Plate 19, suggests two additional lots at the north edge of the core area and one at the southeast corner. It is recognized that the exact location and size of future parking facilities cannot be expected to remain valid in the light of continuous building and rebuilding in the downtown area. On the other hand, it is certain that additional parking spaces will be necessary in this general area and piecemeal acquisition of land by the city according to a plan can achieve the required results. It is important that public off-street parking facilities are made directly accessible to Vine and Gordy Streets. Parking structures of a multi-level nature are not deemed practical in El Dorado in the near future.



CENTRAL BUSINESS DISTRICT
COMPREHENSIVE PLAN
 CITY PLANNING COMMISSION
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-  RESIDENTIAL
-  CORE COMMERCIAL
-  PERIPHERAL COMMERCIAL
-  PUBLIC
-  INDUSTRIAL
-  OFFICE
-  PROPOSED PARKING

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1963
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THOROUGHFARES

The thoroughfare system is the circulatory system of the city. It brings people and goods into the city, and provides the means by which these people and goods move about from one activity to another. It is a major structural element of the urban community and determines for the most part the physical shape it will take.

Standards

The streets of the city may be classified according to their function into the following categories:

1. Local Streets - Streets which provide vehicular and pedestrian access to property abutting the public right of way and provides low speed circulation within the immediate neighborhood.
2. Secondary thoroughfares or collectors - Streets that carry relatively low speed traffic from local streets to primary thoroughfares.
3. Primary thoroughfares - Those streets of adequate width and direct alignment to carry large numbers of vehicles at medium speeds on longer trips from one part of the community to another and on through the community.

Recommended standards for pavement widths and right of way widths for the street types are shown on Plate 20. While these standards should be adequate for the needs of the thoroughfares described, they should not be construed as limiting the acquisition of right of way in open areas. Because of the growing numbers of automobiles per capita and their increasing use, it would be wise to allow, wherever economically possible, extra right of way for possible unforeseen needs.

As outlined on Plate 20, Class A thoroughfares require greater right of way but offer the greatest safety and high volume movement. Class B represents the desirable standard for all thoroughfares passing through built-up commercial districts, while Class C represents the minimum requirements. Class D shows the minimum standards for four-lane streets passing through residential and commercial areas where parking is restricted. Collector streets, as exemplified by Class E, should provide two moving lanes at all times with a left turn lane at important intersections. This type should also be used in apartment districts and other areas with large demand for on-street parking. Initial development of thoroughfares in sparsely developed areas is suggested by Class G. Class F represents a typical single-family residential street.

Thoroughfare Plan

Plate 20 represents the proposed thoroughfare plan for El Dorado. It is designed to be developed in stages and takes advantage of the existing street pattern, and anticipated traffic generation factors.

A brief description of the proposed thoroughfares is as follows:

Primary Thoroughfares:

East-west streets -

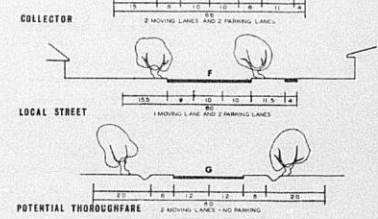
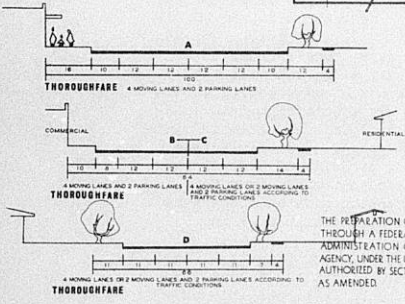
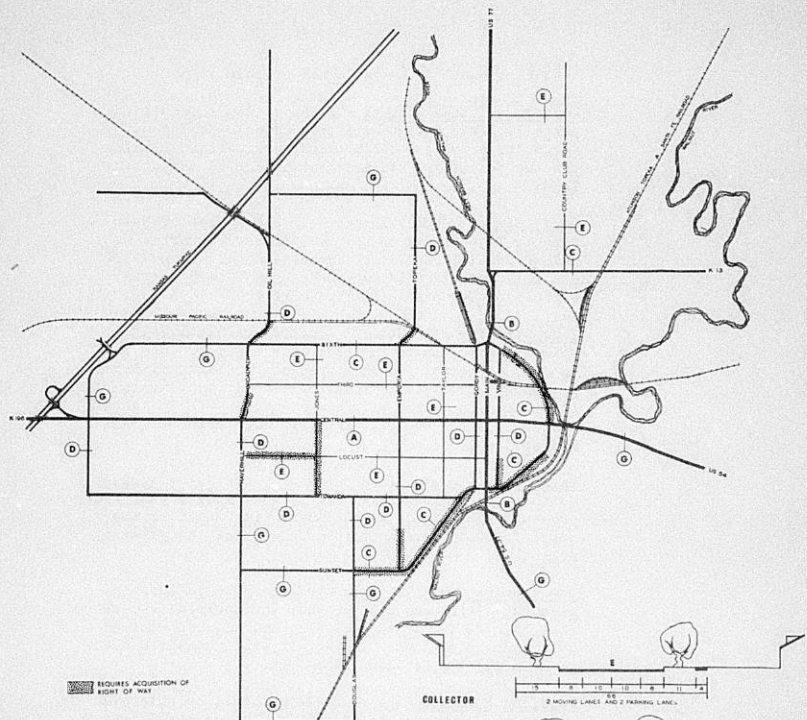
Sixth Street - a principal east-west street on the north side of the city, this street now functions as a truck route and thoroughfare. It is a two-lane pavement that will require two additional lanes in the near future.

Central Avenue - This is the principal major thoroughfare running east and west through the city. It connects with the Kansas Turnpike and K-196 at the west edge of town and US 54 on the east edge. The present pavement and right of way width together with the imminent widening project west of the city is deemed sufficient for the planning period.

Towanda - This street is presently a truck route and thoroughfare carrying traffic to and from the Skelly refinery. It is presently a two-lane facility. Although the diagonal route discussed below will relieve the street of much of the truck traffic, it is anticipated that Towanda will require a four-lane pavement to handle future traffic.

Sunset - This street is important in carrying largely industrial traffic and will increase in importance as additional development occurs in the south part of the city. Its extension to the northeast in the form of the below mentioned truck bypass is a very important segment in the thoroughfare system.

Haverhill - Oil Hill - In order to provide a north-south thoroughfare at the west edge of the city, it is proposed by this plan that right of way be acquired at Central and Sixth Streets to provide connections between Haverhill, Broadview and Oil Hill roads. Such a route would greatly improve through traffic at the west edge of the developed areas and should be relatively easy to accomplish. A 24-foot roadway should be sufficient south of Towanda, but



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THOROUGHFARE PLAN

COMPREHENSIVE PLAN
CITY PLANNING COMMISSION
EL DORADO KANSAS
JULY 1962-03
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KANSAS CITY, MISSOURI MISSOURI, KANSAS



a 44-foot width is needed north of this point.

Emporia - Topeka Streets - Right of way acquisition north of Sixth Street will link Emporia to Topeka Street to provide a north-south thoroughfare linking the two refineries and adjacent potential industrial land.

Gordy Street - Gordy Street, one block east of Main Street, is proposed to relieve the heavy traffic on Main from Sixth Street to Kansas Avenue. Removal of the railroad track is regarded as necessary to the success of Gordy as a traffic carrier.

Vine Street - Vine Street, located one block east of Main, is proposed to function with Gordy to form a loop or dispersal system around the business district providing access to adjacent off-street parking areas. It is important that Vine be extended south to Kansas Avenue as shown and that it merge with Main at Sixth Street.

Main Street - Main Street presently serves as a major north-south thoroughfare. It is anticipated that the present right of way and pavement width will be adequate for Main Street traffic throughout the planning period.

Truck By-Pass - This street is presently in advance planning stages and will provide an important access from Main to the Skelly refinery and adjacent potential industrial land. The street will connect Sunset to Main and the Woodland Extension.

Woodland Extension - A route is proposed by this plan around the east edge of the city. The proposed road will provide a relief route between US 54 and US 77 to the north and south. It will also constitute an extension of the truck by-pass route through less congested land. The proposed alignment will follow generally the levee to the north and Woodland to the south, requiring right of way acquisition from Woodland to Kansas Avenue and from Central north to Sixth and Vine. The proposed alignment will eliminate a number of turning movements at Main and Central and will remove some of the through traffic from Main, allowing that street to function more as a shopping street serving the commercial frontage on Main.

Secondary Thoroughfares or Collector Streets - Jones Street, Taylor Street, Third Street and Locust Street are proposed by this plan to be developed into collector streets transporting traffic from adjacent

local streets to major thoroughfares. Jones Street south of Central and Locust west of Jones should be considered only at such time as the adjoining golf course is platted.

Future Thoroughfares - The cost of providing thoroughfares for the future can be greatly reduced if the location for the thoroughfares is known and right of way is acquired before the land adjacent is developed. The city should require the dedication, without cost to the city, of the required right of way up to 80 feet for any thoroughfare when land lying adjacent to the thoroughfare is platted or subdivided.

The cost of the proposed thoroughfare system will be right of way acquisition, widening and paving streets, changing or installing utilities, sidewalks, street trees and other elements necessary to produce a system of high type streets. The property owner is normally assessed for his proportion of costs for installing pavement in the street adjoining his property. This procedure should apply only to the 31-foot roadways carrying local traffic. When a wider thoroughfare is constructed, the abutting property owner should be obligated, at the most, for that amount which a local type pavement would cost. The remaining cost should be borne by the community, since it is being constructed for the benefit of the public at large. The capital improvements program outlines a budget through which these thoroughfares can be financed in increments during a 20-year period.

Street Accessories - In addition to fulfilling their utilitarian functions, streets have a marked effect on the general appearance of the city. Orderly development and maintenance of roadways, grass parking strips, walks, street trees and the design and placement of utility poles, street signs and other accessories is most important. Overhanging signs in business districts should be controlled or removed.

WATER SUPPLY AND DISTRIBUTION

Purpose

As a part of the comprehensive plan for the city of El Dorado, Kansas, as developed by the City Planning Commission, Part 2 of the report is devoted to water problems. The purpose is to establish long-range objectives for improvements to the city's water supply, treatment and distribution facilities and to evaluate the effect on the city's existing reservoirs of the U. S. Corps of Engineers' proposed Walnut River flood control and water supply project.

*Done
to
p. 58*

Scope

Studies have been made of future requirements to 1980. The existing sources of water, including El Dorado and Bluestem Lakes and the Mulvane Wells, together with the raw water supply pipe lines have been examined to determine their adequacy. Possible additional supplies are also discussed. The water treatment plant and high-service pumping station have been examined to determine the best means for their enlargement and improvement and the distribution system has been analyzed to determine needs and means for its improvement and extension to properly serve existing areas and probable future growth areas as developed in Part 1 of this report.

Long-range plans are proposed for the expansion and development of the various facilities. To aid the city in timing its construction program, the proposed improvements are scheduled to coincide with the projected growth and increased water demands of the city. This study also gives the estimated costs of scheduled improvements, based on present day prices. It does not include financial or rate studies necessary to provide funds for construction of the improvements.

Summary of Findings and Recommendations

The principal findings and recommendations which are discussed in detail in Part 2 of the report are summarized as follows:

1. By 1980 the demands for raw water are expected to be 7.10 million gallons per day and for treated water 2.70 million gallons per day or a total of 9.80 million gallons per day. This includes an allowance of 1.0 million gallons per day of raw water for new industrial users, and 0.5 million gallons per day of treated water for new commercial users. These values were considered reasonable forecasts of industrial and commercial growth and were used as such in the analysis of the distribution system.
2. The estimated firm yield of El Dorado Lake is 1.5 million gallons per day and this can be increased to 3.0 million gallons per day by raising the dam 11 feet. The estimated cost is \$658,000, excluding the cost of lands and relocating the existing highway on the north. This improvement will not be required if the Walnut River project is constructed.
3. The estimated firm yield of Bluestem Lake is 3.6 million gallons per day. The total present firm surface supply of El Dorado and Bluestem Lakes is 5.1 million gallons per day, but can be increased to 6.6 million gallons per day by raising El Dorado Lake dam.
4. The estimated firm yield of the Mulvane well supply, available to El Dorado is 5.4 million gallons per day. The quality

of this water was poor when the source was developed in 1954, but it now appears to be improved, possibly because of improved Arkansas River conditions, and better treatment of Wichita, Kansas, sewage. The Mulvane supply should be considered as a usable firm source in the event the Walnut River project does not materialize. If necessary, it can probably be increased by drilling additional wells.

5. El Dorado sewage plant effluent should be considered a part of the total area raw water supply, but to be used only for industrial purposes. As this is reused water, the amount available will depend upon the use of treated water and will increase with time and the growth of the city.

6. Excluding the Walnut River project, the total potential raw water supply comprises El Dorado Lake 3.0 mgd; Bluestem Lake 3.6 mgd; Mulvane wells 5.4 mgd; and sewage plant effluent 2.0 mgd. Exclusive of sewage plant effluent which can be considered only under specific conditions, the total water supply is estimated at 12.0 mgd, or 2.2 mgd greater than the estimated 1980 demand of 9.8 mgd. This amount of 2.2 mgd can be considered available for industrial and commercial use in addition to the 1.5 mgd allowed for the same use in the total 1980 demand of 9.8 mgd or a total of 3.7 mgd.

7. A booster pumping station should be constructed in the pipe lines from El Dorado and Bluestem Lakes to increase the capacity of the pipelines. This should be constructed as quickly as possible as the water demands are rapidly approaching the pipe line capacity. The estimated cost for a remote operated facility is \$88,000. The cost of this pumping station could be reduced to about \$65,000 by omitting the remote operation features.

8. The city and other interested agencies should make every possible effort to obtain early and favorable consideration of the proposed Walnut River flood control and water storage project. This project is the only practicable hope for a plentiful supply of good quality water from surface impoundments, within the economic reach of the city.

9. The existing water treatment plant should be modified to single stage treatment and the filter capacity increased by 2.0 million gallons per day to a total of 4.5 million gallons per day. Basin improvements and additional chemical handling facilities will also be required in the future. The estimated cost is \$407,000. ✓

10. The existing high service pumping station is subject to flooding and should be replaced above flood level. The pumping capacity should also be increased to supply necessary demands and provide higher pumping rates for fire fighting. A new 0.5 million gallon finished water clearwell should ✓

be provided. The estimated cost is \$314,000.

11. The existing distribution system is adequate for present requirements; however, new mains will be required as demands increase. The estimated cost is \$187,000 for mains which will be required to 1980, the period covered by this study.

12. Telemetering should be provided to transmit information on water levels in the two existing elevated tanks to the water treatment plant. The estimated cost is \$5,500.

13. All cost estimates in this study are based on present day prices and are subject to escalation with the passing of time.

STORM DRAINAGE

The scope of this study does not allow consideration of major flooding or overflow from main streams, but is limited to consideration of local storm sewers only. Complete results of the Existing Storm Sewer Study are included in a separate volume consisting of 20 pages and one exhibit, of the Comprehensive Plan and entitled Part 3 - Storm Drainage Study.

Results of this study are particularly important in developing long-range financial requirements and budgeting public improvements. Detailed design is not intended, and all areas noted as inadequate will require specific design and analysis, before the exact nature of improvements can be determined. This study will serve primarily as a guide in establishing areas requiring attention, but no design of actual requirements is included.

General

In order to analyze existing systems, the city has been divided into watersheds or drainage areas as delineated on the attached map. These areas are not intended to be legal boundaries of watersheds, but rather to show the limits of areas draining to certain facilities. Once delineated, these areas have been checked to determine existing and/or proposed land use and calculations prepared based on the land use producing the highest run-off, whether existing or proposed. These calculations are discussed in more detail hereinafter.

In order to establish minimum acceptable criteria for analyzing existing systems, some discussions were held with the City Engineer and other interested local officials.

It was determined from these discussions that historically, El Dorado has accepted using curbed streets to carry high intensity rains. While this condition produces some inconvenience during short duration, high intensity rains, no substantial property damage will result. Accordingly, analysis developed by this study assumes that existing curbed streets will be used to carry water on the surface for reasonable distances, until inlets can pick up flow.

It is known that portions of the city of El Dorado have suffered severe overflow from the Walnut River on various occasions. This study does not include any corrective measures to alleviate this problem and is concerned entirely with the problems of local storm drainage. It should be pointed out that various plans now being prepared and considered by the Corps of Engineers, U. S. Army, include possible construction of up-stream reservoirs and levees to reduce the possibilities of flooding in El Dorado. When these plans are completed, it will be necessary to consider the effect of this construction on local storm sewers and some special measures may be required to insure functioning of storm sewers through levees, to prevent backup through the system and other similar problems.

Basis of Study

In developing calculations to determine adequacy of existing storm sewer systems, certain criteria was established as follows:

- (a) A design frequency of five years was established, with a time of concentration of 15 to 20 minutes to inlets. This means that based on U. S. Weather Bureau records during a 20-minute storm, we can expect a rainfall of approximately 1.33 inches (a rate of four inches per hour), to be exceeded on a five-year average. This does not mean that the design storm will be exceeded once every five years, but rather indicates that over a long period of time (since approximately 1898) Weather Bureau records indicate that this rate of rainfall has been exceeded on an average of every five years.
- (b) The runoff factors of various types of land use have been estimated as follows:
- | | |
|-------------------------|----------|
| 1. Agricultural | - - 0.40 |
| 2. Public (parks, etc.) | - - 0.40 |
| 3. Residential | - - 0.65 |
| 4. Commercial | - - 0.85 |

These runoff factors are again based on averages. We know that if the design rain were to fall on frozen ground, runoff could approach 100% or if the design rain were to fall after

[REDACTED]

It is recommended that the city's
program and/or replacement of
water mains should be continued
This program could be based on a
study of the city and other areas prepared
for the purpose, so that as funds became
available, they could be constructed. Also, other
work should be analyzed to see if portions
could be constructed concurrent with other
street paving, resurfacing or
work which include drainage items, replace
new inlets and storm lines so that
it could be achieved and inconvenience to

a long period of light rain, with ground saturated, runoff could be much higher than estimated. Conversely, the type of vegetation, moisture content of soils, imperfections in grading providing ponding, etc., could substantially reduce runoff.

It is obvious from the above that in a study of this type, many variables exist which can effect the results. It is known that all design factors will be exceeded at some time, but the cost of providing storm sewers for these infrequent occurrences is not considered feasible. The basic criteria used in this study are comparable with criteria used in other cities within the area.

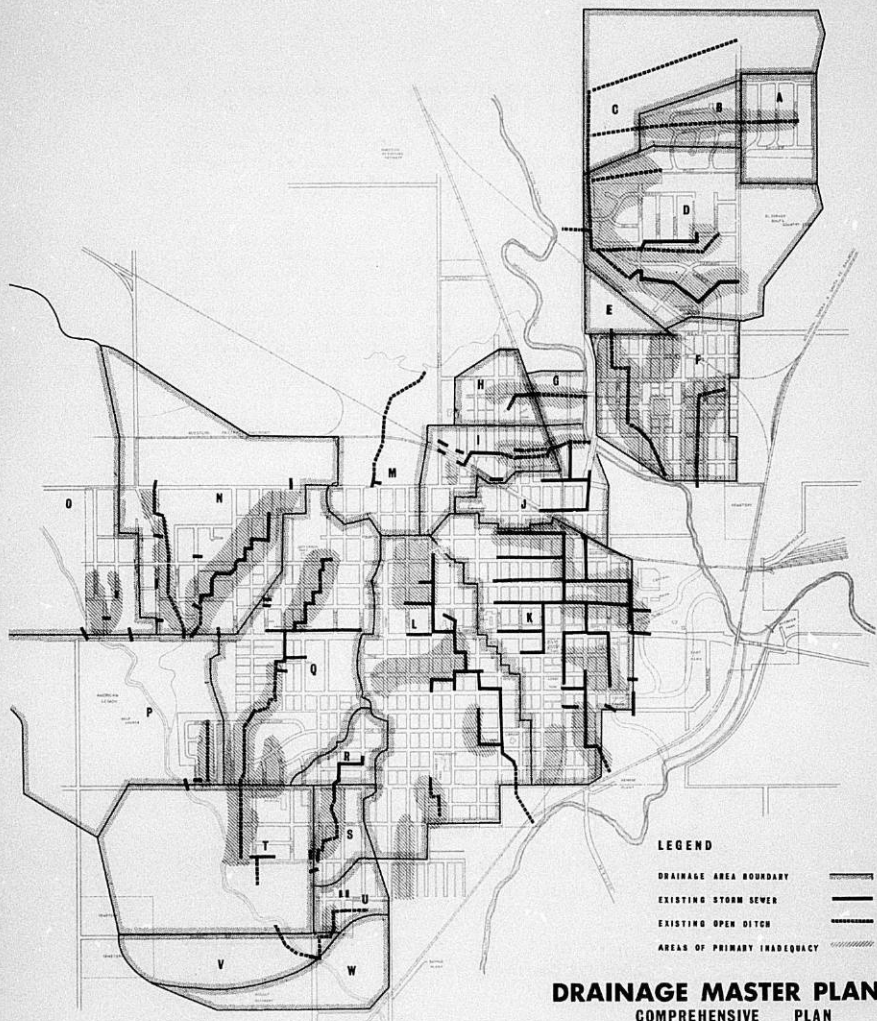
Once total quantities of storm water to be handled have been determined within various sections, the approximate capacity of existing storm sewers is deducted and the surplus, if any, is either handled on the street, or if the quantity exceeds a reasonable capacity for the street, an inadequacy is noted. Estimated costs of correcting these inadequacies are determined as explained hereinafter.

Conclusions

From the attached map, it is immediately obvious that some inadequacies are to be found in practically all drainage areas. They are generally scattered throughout the existing system except in areas, C, E, M, R, V and W, where existing facilities are generally adequate, or where no particular hazards to property exist. Those inadequacies in older areas of the city are already known to both residents and officials and the degree of seriousness, inconvenience and property damage occasioned by storm water can readily be determined. When this factor is weighed against the estimated costs of providing additional protection, a decision as to necessity of the improvement may be obvious. In those newer areas where inadequacies are shown to exist, the solution may not be so obvious.

Recommendations

It seems apparent from this study that the city's present program of annual extension and/or replacement of existing storm sewers is well-founded and should be continued and enlarged if possible. This program could be based on a master plan, and survey and design for several areas prepared well in advance of construction, so that as funds became available enlargements could be constructed. Also, other public works projects should be analyzed to see if portions of storm sewers could be constructed concurrent with other projects at reduced costs. Street paving, resurfacing or other improvements could well include drainage items, replacement of storm sewers or new inlets and storm lines so that savings in total cost could be achieved and inconvenience to the public reduced.



LEGEND

- DRAINAGE AREA BOUNDARY
- EXISTING STORM SEWER
- EXISTING OPEN DITCH
- ▨ AREAS OF PRIMARY INADEQUACY

DRAINAGE MASTER PLAN

COMPREHENSIVE PLAN
CITY PLANNING COMMISSION
EL DORADO KANSAS

THE PREPARATION OF THIS MAP HAS BEEN FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE FEDERAL HOUSING ADMINISTRATION UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1949. AS AMENDED.

HARE & HARE CITY PLANNERS
KANSAS CITY, MISSOURI MISSION, KANSAS

PL 21

In areas of new development, a sound system of subdivision regulations requiring adequate storm drains could greatly reduce future problems. While the severity of these requirements are a matter of local custom and policy and vary widely between municipalities, they can greatly reduce future problems.

Estimates

Estimates are of necessity very preliminary, since substantiating design has not been performed, and can be used as indications only. Prices for items are based on comparable costs for similar work in the general area with allowances made for local conditions, and some allowance for increased prices in future years. No subsurface information is available so prices do not reflect rock, subsurface water, or other difficult construction. Items such as pavement replacement, utility relocation, and other specific design problems can only be estimated in general units at this time. No allowance for right of way acquisition has been made. Contingencies are generally estimated at 15%.

<u>Watershed</u>	Estimate Summary	<u>Estimated Cost</u>
A		\$ 7,350.00
B		32,000.00
C		---
D		124,992.00
E		---
F		65,170.00
G		12,000.00
H		36,215.00
I		31,640.00
J		7,000.00
K		193,585.00
L		179,913.00
M		---
N		172,230.00
O		38,520.00
P		2,490.00
Q		130,560.00
R		---
S		38,600.00
T		5,400.00
U		14,825.00
V		---
W		---
TOTAL		\$1,092,490.00
Plus 15% Contingencies		163,873.00
Total Overall Cost		\$1,256,363.00

Estimates generally anticipate the continued use of all existing facilities. Where inadequacies were determined,

the surplus runoff was assumed to be handled in new facilities, paralleling existing facilities. It is recognized that in many locations parallel facilities would not be desirable and new construction of larger capacity would replace existing facilities. These situations cannot be anticipated and are considered a matter of design beyond the scope of this study. Therefore, estimates will be subject to substantial revision at the time of preliminary design.

It has also been necessary in certain areas to make a judgment of whether existing open channels should be improved or whether new pipe or enclosures should be provided. In general, in high density well-developed areas improvements to open channels has been assumed. Total cost of facilities will vary considerably between these two extremes.

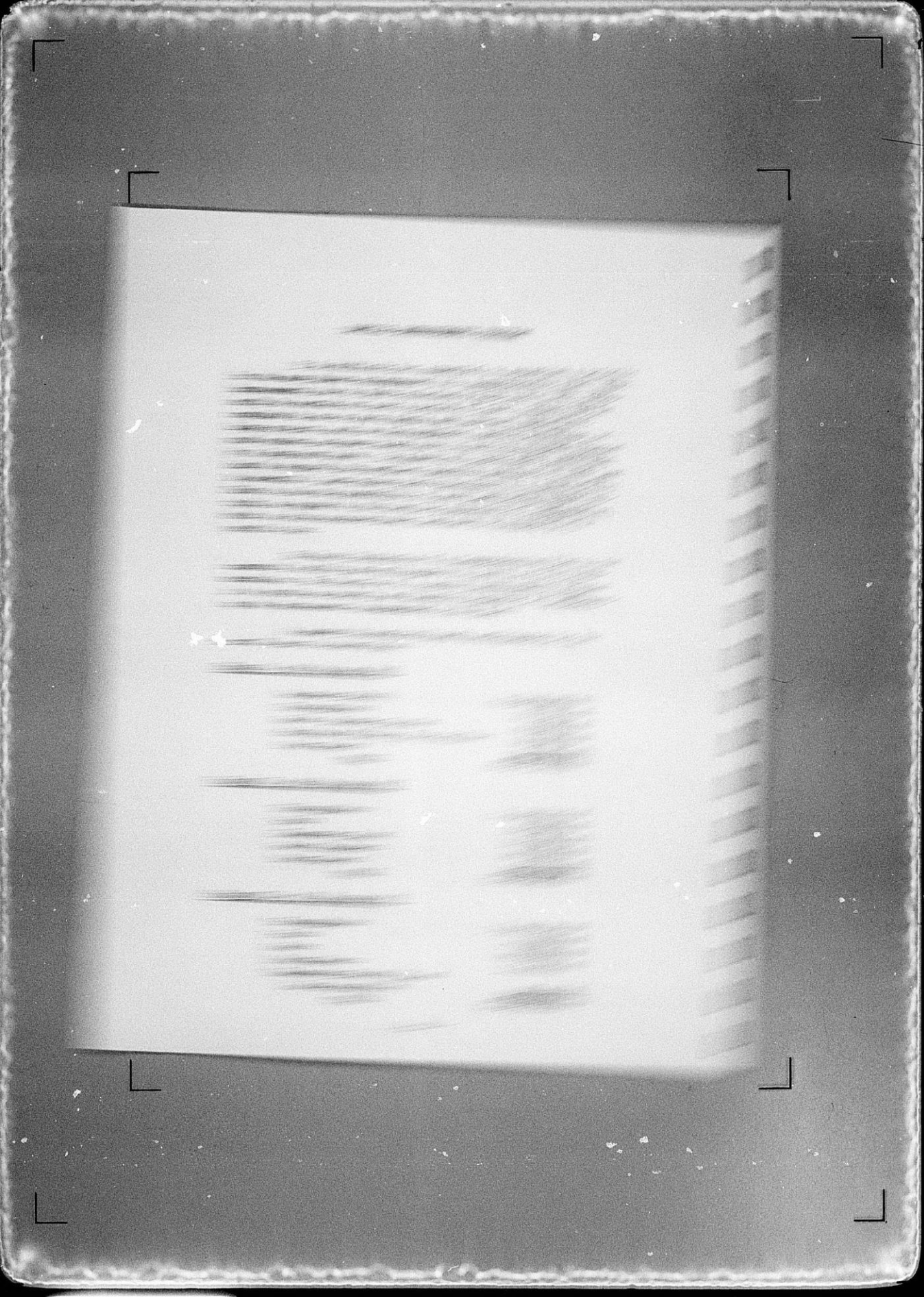
As defined in Scope, this study was not prepared to provide specific answers to individual problems, but rather to provide a long-range plan of action, to allow budgeting of improvements, to indicate specific areas where detailed engineering studies are required and to provide continuity in scheduling and improvement by future councils, commissions and officials.

Summary of costs, priority of projects and other data are included in Part 3, Storm Drainage Study referred to hereinbefore.

III. IMPLEMENTATION

While the preparation of a comprehensive plan is an important step in the adoption of a definite program of civic improvement, it is only the first step in the realization of the desired accomplishments outlined in the plan. The administration of the plan, and the adjustments to meet changing conditions which will arise from time to time are the duties of the City Planning Commission. Every proposed improvement involving phases of city development covered in the plan should be referred to the Planning Commission for consideration. In this way it can be checked against the comprehensive plan and either approved changes made or related adjustments made in the plan. Thus, the plan can be kept up-to-date and the improvements can conform to a definite program.

Close cooperation between the City Commission, the City Manager, the Planning Commission, the Board of Zoning Appeals and the City Engineer is necessary. The active support of civic organizations and the press is also essential in view of their influence on public opinion. The Planning Commission is primarily a creative group. Promotional work for the plan can best be done by citizen groups either on a city-wide or neighborhood basis.



CAPITAL IMPROVEMENTS PROGRAM

It is difficult but essential to establish a priority for the many phases encompassed in a comprehensive plan. Most improvements, due to their relatively high costs, will necessarily be carried out over a period of time. Others may be completed in one or more simple and low-cost operations. Large projects, such as thoroughfares, public buildings, or park systems, are many times done in one big program financed by a large bond issue. In almost all cases where additional land is required, the earliest possible purchase of such land is essential. Land values rarely decrease in a growing city. There is also the possibility of such land being bought outright, as opposed to the costlier procedure of condemnation, which is often necessary when land must be acquired at a specific time.

The basic limitation of a Comprehensive Plan is the community's ability and willingness to carry out the recommendations. The function of a capital improvements program is to provide an orderly and feasible sequence for implementing the improvements recommended by the plan.

A summary of municipal needs anticipated for the next 20 years is shown below.

Phase I - 1963 through 1967

Secondary School	\$1,500,000.00
Thoroughfares	237,394.00
Water - Booster Station	88,000.00
Municipal Offices, Fire, Police	210,000.00
Storm Sewers	<u>321,825.00</u>
TOTAL	\$2,357,219.00

Phase II - 1968 through 1972

Thoroughfares	\$ 686,167.00
Parks	100,000.00
Elementary School	375,000.00
Water Treatment	407,000.00
Storm Sewers	<u>291,723.00</u>
TOTAL	\$1,859,890.00

Phase III - 1973 through 1977

Thoroughfares	\$ 686,167.00
Parks	65,000.00
Water	685,000.00
Storm Sewers	312,455.00
Elementary School (½) and Land Acquisition	<u>200,000.00</u>
TOTAL	\$1,948,622.00

Phase IV - 1978 through 1982

Thoroughfares	\$ 686,167.00
Parks	65,000.00
Water	506,500.00
Storm Sewers	330,360.00
Elementary School (½)	175,000.00
Community Center	200,000.00
TOTAL	<u>\$1,963,027.00</u>

Total Expenditures

Schools	\$2,250,000.00
Thoroughfares	2,295,895.00
Water	1,686,500.00
Storm Sewers	1,256,363.00
Public Buildings	410,000.00
Parks	230,000.00
TOTAL	<u>\$8,128,758.00</u>

The following items have not been included in the Capital Improvements Program for various reasons, although they represent costs likely to be incurred within the planning area during the 20-year period.

\$1,344,489.00 in thoroughfares outside the present city limits.

Estimated \$685,200.00 for off-street parking.

\$500,000.00 for flood protection project which will in all likelihood occur in the first Phase.

Detailed Capital Improvements

More detailed programing is normally done for a period of five years and is reviewed and extended each year. General obligation bonding capacity is established by statute at a maximum of 25% of assessed valuation for the city and 12% for school districts if permission is given by the State School Fund Commission.

Assessed valuation increases as new construction and improvements to property are made within the city or school district. Basically, new construction is a function of increased population. The assessed valuation is therefore projected, for the purpose of the Capital Improvements Program, based on the population curve. The expected assessed valuation for the city is as follows:

	<u>Assessed valuation</u>	<u>Maximum bonded debt capacity (25%)</u>
1963	\$13,277,700.00	\$3,319,440.00
1964	13,460,000.00	3,365,000.00
1965	13,644,000.00	3,411,000.00
1966	13,831,000.00	3,457,000.00
1967	14,020,000.00	3,505,000.00
1968	14,213,000.00	3,553,000.00

The expected assessed valuation for the school district and its maximum debt capacity is as follows:

	<u>Assessed valuation</u>	<u>Maximum bonded debt capacity (12%)</u>
1963	\$19,200,000.00	\$2,304,000.00
1964	19,380,000.00	2,325,600.00
1965	19,564,000.00	2,347,680.00
1966	19,751,000.00	2,370,120.00
1967	19,940,000.00	2,392,800.00
1968	20,129,000.00	2,415,480.00

Expenditures to be made during the period 1963 to 1968 are as follows:

<u>Item</u>	<u>Total Cost</u>	<u>Probable Financing</u>	<u>Average Cost</u>
Thoroughfares	\$237,394.00	G. O. Bonds	\$16,616
Municipal Offices	210,000.00	G. O. Bonds	14,700
Storm Sewers	321,825.00	G. O. Bonds	38,620
		(10 yr.)	
Secondary School	1,500,000.00	G. O. Bonds	105,000
Water			
Improvements	88,000.00	Revenue Bonds	6,160

The city presently performs \$50,000 worth of storm drainage improvements per year and finances the work with ten-year general obligation bonds. It is proposed by this plan that the amount be increased by approximately \$14,500 to \$15,000 per year. The increased expenditure on storm drainage facilities will amount to an approximate increase of .65 mills per year.

Other proposed general obligation bonds exclusive of storm drainage improvements total \$447,394.00 for the city and \$1,500,000 for the school district. The average annual debt service based on 20-year bonds at 4% interest would be \$31,316 or 2.4 mills for the city at large and \$105,000 or 5.3 mills for the school district.

Existing outstanding General Obligation Bonds for the period 1963-1968, without the above expenditures will be:

1963	\$2,677,000.00
1964	2,302,000.00
1965	1,960,000.00
1966	1,619,000.00
1967	1,330,000.00
1968	1,030,000.00

Both the city and school district appear to have the necessary capacity to finance these improvements.

The present tax rate for all items including budgets for the state, county, city, and school districts is 91.65 mills.

A summary of the Capital Improvements Program follows:

1963-1968 Program Summary by Activity.

Thoroughfares \$237,394.00

The improvement of Vine and Gordy are planned for the period 1963 to 1968. General Obligation Bonds are anticipated for this expenditure.

Municipal Offices \$210,000.00

The construction of an office building for the city administration plus fire and police facilities including land acquisition are proposed with this expenditure. The use of General Obligation Bonds is expected. The amount of bonds issued can be reduced by the inclusion of a special fund available to build the fire and police facilities.

Schools \$1,500,000.00

This expenditure is for the construction of a secondary school facility consisting of either a high school or junior high. General Obligation Bonds will be required.

Storm Sewers \$321,825.00

Approximately \$65,000.00 in General Obligation Bonds per year is proposed for the construction of storm sewer facilities. It is possible that a portion of this proposed expenditure may be derived from subdivision developers or benefit district assessments.

Water Supply \$88,000.00

Revenue bonds will probably be utilized to finance the addition of a booster pumping station to the water distribution system.

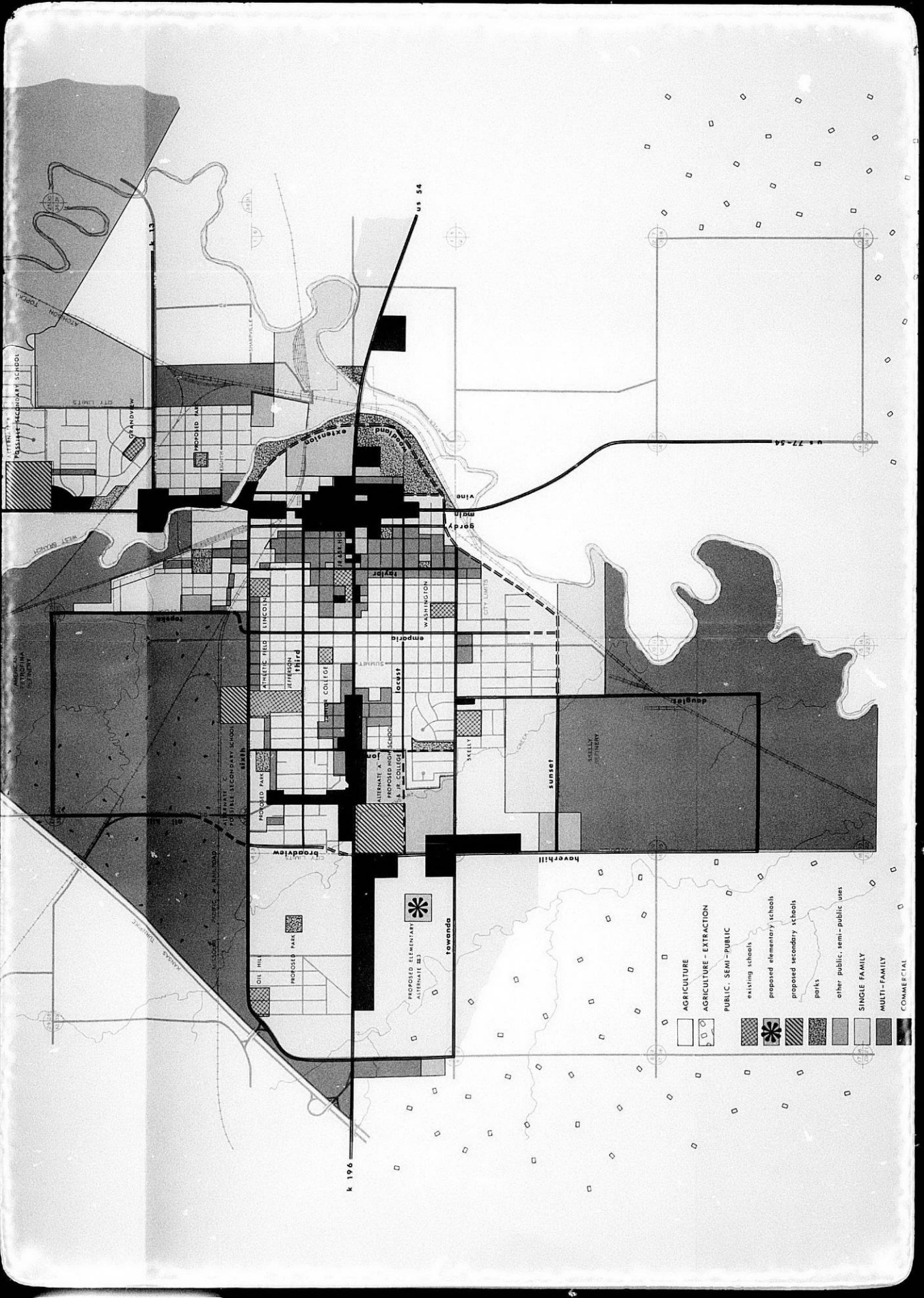
CONCLUSION

El Dorado is a community which has a vast number of counterparts. According to the 1960 census there are 1,141 cities in the 10,000 to 25,000 population class. Such characteristics as loss of basic industry, out-migration of young adults, growing school enrollment, inadequate streets and growing tax burdens are common to many of these communities.

The findings in this comprehensive plan indicate that El Dorado has less problems of a very serious nature than many similar communities. The community has a petroleum oriented industrial base which has had a good history. On the other hand, allied industries must be attracted to El Dorado if the population and accompanying economic growth are to achieve the projected 1980 figure of 14,470.

During the 15 months consumed in this planning program it was determined that the primary needs of El Dorado include a new municipal or civic center, improvement of several streets in the central part of the city and a new Junior or Senior High School. Widening and opening of additional thoroughfares, careful planning of water system improvements including the proposed Walnut River reservoir, development of a central recreation center and additional schools and playgrounds must also be considered as time passes. None of the proposed projects are superfluous or nonessential and it appears that they are within the financial ability of the city.

It is very important that it be recognized that planning in a community is a continuing process. This comprehensive plan presents a general program based upon normal conditions and trends, and predictions for the future so far as they can be reasonably made. Abnormal or unforeseen developments may require adjustments in one or more parts of the plan but such changes should be carefully appraised and their effects upon the other phases of the plan determined. The Planning Commission is the one agency which can make planning a worthwhile and successful venture in any community. With them rests the opportunity to produce a beautiful and proficient city, one in which it will be a pleasure to live, work and play.



- AGRICULTURE
- AGRICULTURE - EXTRACTION
- PUBLIC, SEMI-PUBLIC
 - existing schools
 - proposed elementary schools
 - proposed secondary schools
 - parks
- other public, semi-public uses
- SINGLE FAMILY
- MULTI-FAMILY
- COMMERCIAL

k 196

PROPOSED ELEMENTARY
ALTERNATE B1
tawanda



OIL HILL
PROPOSED PARK



BROADVIEW

PROPOSED PARK



PROPOSED HIGH SCHOOL & COLLEGE



ALTERNATE A

PROPOSED COLLEGE

ALTERNATE THIS

PROPOSED PARK



PROPOSED PARK



PROPOSED PARK



PROPOSED PARK



PROPOSED PARK



PROPOSED PARK



PROPOSED PARK



PROPOSED PARK





- AGRICULTURE
- AGRICULTURE - EXTRACTION
- PUBLIC, SEMI-PUBLIC
 - existing schools
 - proposed elementary schools
 - proposed secondary schools
 - parks
 - other public, semi-public uses
- SINGLE FAMILY
- MULTI-FAMILY
- COMMERCIAL
- LIGHT INDUSTRY
- HEAVY INDUSTRY
- INDUSTRIAL - EXTRACTION
- MAJOR THOROUGHFARES
- SECONDARY THOROUGHFARES

GENERAL PLAN

COMPREHENSIVE PLAN
CITY PLANNING COMMISSION
EL DORADO KANSAS
 PREPARED BY
HARE & HARE
 CITY PLANNERS
 KANSAS CITY, MISSOURI
 1962-63

THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE URBAN RENEWAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY, UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.