

HR 69-21 - Request from Park Dept.
for #204 Review of Proposed Acquisition
of land in the Cowskin Creek
Area

ACTION

DATE

COMMITTEE _____

M.A.P.C. Aggrieved 9-11-69

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

September 12, 1969

Mr. Thomas P. Allen Jr, Deputy Director
Wichita Board of Park Commissioners
104 South Main Street
Wichita, Kansas 67202

Re: 204 Review of Cowskin Creek
Park Land Acquisition Proposal
DR 69-21

Dear Mr. Allen:

As you requested, the Wichita-Sedgwick County Metropolitan Area Planning Commission reviewed the proposal of the Wichita Board of Park Commissioners to acquire approximately 160 acres of land in the Cowskin Creek area for semi-regional park purposes with the sought after assistance of a 50% grant through the Federal Open Space Land 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 September 11, 1969.

This letter of transmittal along with the attached comments and recommendations of the Planning Commission are to be included in your Federal Open Space Land Program Application as documentation of the proposal's conformance to existing plans.

Yours truly,

Robert A. Lakin, Secretary
Wichita-Sedgwick County Metropolitan Area Planning Commission

cc: Mr. Ralph Wulz, City Manager

COMMENTS AND RECOMMENDATIONS
OF
STATE, METROPOLITAN OR REGIONAL PLANNING AGENCIES

September 11, 1969

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 69-21) Cowskin Creek Parkland Acquisition

Certification:

The project described above does (X) does not () conform with the comprehensive plan developed or in process of development for the Metropolitan area in which it is located.

Comments and Recommendations:

See "EXHIBIT B" attached

Authorized Representative or Planning Agency
Robert A. Lakin, Secretary
Wichita-Sedgwick County Metropolitan Area Planning Commission

"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-T16 et seq., and

Membership of cities in the Metropolitan Area Planning Commission is authorized by a joint resolution of Sedgwick and Sumner Counties, and by ordinances 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. 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
City of Goddard	No. 52

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

"EXHIBIT B"

September 11, 1969

FINDINGS

On Thursday, September 11, 1969 the Wichita-Sedgwick County Metropolitan Area Planning Commission met in regular session and reviewed the proposed acquisition by the Wichita Board of Park Commissioners of 160 acres of land along Cowskin Creek for semi-regional park purposes. As a result of the review, the Planning Commission found that:

- A. The adopted Open Space, Parks and Recreation Plan 1965-1985 indicates a need for and proposes the acquisition of property for semi-regional park purposes in an area generally west of Tyler Road between U.S. Highway 54 and Highway K-42 along the Cowskin Creek water course. (1)
- B. The Wichita Board of Park Commissioners plans to acquire four properties comprising approximately 160 acres in an area traversed by Cowskin Creek north of Pawnee Avenue and $\frac{1}{4}$ mile west of Tyler Road.
- C. The area proposed for acquisition is immediately adjacent to properties now owned by the Park Board on which a new golf course is being constructed (Pawnee Prairie Park Golf Course) and is an integral part of and virtually completes a large 800+ acre semi-regional park area originally delineated and proposed for acquisition in 1966.
- D. Several major acquisitions have been previously made in this area in pursuit of the preservation of a large semi-regional park acreage for open space, park and recreational purposes. These recent past acquisitions include the 160 acre Wood Tract and 153 acre Schmidt Tract for which 50% acquisition grants have been approved by the Federal Department of Housing and Urban Development.
- E. Funds for the acquisition of property for semi-regional park purposes along Cowskin Creek have been scheduled in the formally adopted 1969-1974 Capital Improvement Program of the City of Wichita. (2)

(1) Open Space, Parks and Recreation Plan for the Wichita-Sedgwick County Metropolitan Area 1965-1985, WSCMAPD, pp. 232, 233, 241, 242, 243, 256, 265 and maps 5C-17 & 6B.

(2) 1969-1974 Capital Improvement Program, City of Wichita, July 1968, WSCMAPD, pp. D-27, D-51, and Map 2

- F. The acquisition of the proposed properties will not contribute to a duplication of or a conflict with any other similar facility serving the same general area of the Wichita Metropolitan Area.

CERTIFICATION

On the basis of the above findings, the Wichita Sedgwick County Metropolitan Area Planning Commission passed a motion on September 11, 1969, certifying that:

- A. The proposed acquisition of property for park purposes north of Pawnee Avenue and west of Tyler Road along the Cowskin Creek 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 semi regional parks on pages 230-234 in Chapter 5 of the Open Space, Parks and Recreation Plan and thereby contributes to the fulfillment and implementation of the Plan proposals.
- D. The proposed acquisition does not conflict with nor duplicate the efforts and activities of any other governmental agency serving the same general area of the Wichita Metropolitan Area.

APPROVED BY:

Robert A. Lakin, Secretary
Wichita-Sedgwick County Metropolitan Area Planning Commission

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

September 12, 1969

Mr. Thomas P. Allen Jr, Deputy Director
Wichita Board of Park Commissioners
104 South Main Street
Wichita, Kansas 67202

Re: 204 Review of Cowskin Creek
Park Land Acquisition Proposal
DR 69-21

Dear Mr. Allen:

As you requested, the Wichita-Sedgwick County Metropolitan Area Planning Commission reviewed the proposal of the Wichita Board of Park Commissioners to acquire approximately 160 acres of land in the Cowskin Creek area for semi-regional park purposes with the sought after assistance of a 50% grant through the Federal Open Space Land 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 September 11, 1969.

This letter of transmittal along with the attached comments and recommendations of the Planning Commission are to be included in your Federal Open Space Land Program Application as documentation of the proposal's conformance to existing plans.

Yours truly,

Robert A. Lakin, Secretary
Wichita-Sedgwick County Metropolitan Area Planning Commission

cc: Mr. Ralph Wulz, City Manager

COMMENTS AND RECOMMENDATIONS
OF
STATE, METROPOLITAN OR REGIONAL PLANNING AGENCIES

September 11, 1969

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:

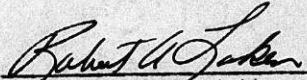
(DR 69-21) Cowskin Creek Parkland Acquisition

Certification:

The project described above does (X) does not () conform
with the comprehensive plan developed or in process of develop-
ment for the Metropolitan area in which it is located.

Comments and Recommendations:

See "EXHIBIT B" attached


Authorized Representative of Plan-
ning Agency
Robert A. Lakin, Secretary
Wichita-Sedgwick County Metropol-
itan Area Planning Commission

"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-T16 et. seq., and

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City of Goddard	No. 52

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.

"EXHIBIT B"

September 11, 1969

FINDINGS

On Thursday, September 11, 1969 the Wichita-Sedgwick County Metropolitan Area Planning Commission met in regular session and reviewed the proposed acquisition by the Wichita Board of Park Commissioners of 160 acres of land along Cowskin Creek for semi-regional park purposes. As a result of the review, the Planning Commission found that:

- A. The adopted Open Space, Parks and Recreation Plan 1965-1985 indicates a need for and proposes the acquisition of property for semi-regional park purposes in an area generally west of Tyler Road between U.S. Highway 54 and Highway K-42 along the Cowskin Creek water course. (1)
- B. The Wichita Board of Park Commissioners plans to acquire four properties comprising approximately 160 acres in an area traversed by Cowskin Creek north of Pawnee Avenue and ¼ mile west of Tyler Road.
- C. The area proposed for acquisition is immediately adjacent to properties now owned by the Park Board on which a new golf course is being constructed (Pawnee Prairie Park Golf Course) and is an integral part of and virtually completes a large 800+ acre semi-regional park area originally delineated and proposed for acquisition in 1966.
- D. Several major acquisitions have been previously made in this area in pursuit of the preservation of a large semi-regional park acreage for open space, park and recreational purposes. These recent past acquisitions include the 160 acre Wood Tract and 153 acre Schmidt Tract for which 50% acquisition grants have been approved by the Federal Department of Housing and Urban Development.
- E. Funds for the acquisition of property for semi-regional park purposes along Cowskin Creek have been scheduled in the formally adopted 1969-1974 Capital Improvement Program of the City of Wichita. (2)

(1) Open Space, Parks and Recreation Plan for the Wichita-Sedgwick County Metropolitan Area 1965-1985, WSCMAPD, pp. 232, 233, 241, 242, 243, 256, 265 and maps 5C-17 & 6B.

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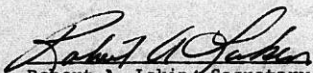
- F. The acquisition of the proposed properties will not contribute to a duplication of or a conflict with any other similar facility serving the same general area of the Wichita Metropolitan Area.

CERTIFICATION

On the basis of the above findings, the Wichita Sedgwick County Metropolitan Area Planning Commission passed a motion on September 11, 1969, certifying that:

- A. The proposed acquisition of property for park purposes north of Pawnee Avenue and west of Tyler Road along the Cowskin Creek 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 semi regional parks on pages 230-234 in Chapter 5 of the Open Space, Parks and Recreation Plan and thereby contributes to the fulfillment and implementation of the Plan proposals.
- D. The proposed acquisition does not conflict with nor duplicate the efforts and activities of any other governmental agency serving the same general area of the Wichita Metropolitan Area.

APPROVED BY:



Robert A. Lakin, Secretary
Wichita-Sedgwick County Metropolitan Area Planning Commission

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE

September 5, 1969

TO Wichita-Sedgwick County Metropolitan Area
Planning Commission

FROM Robert L. Young, Senior Planner, Current Plans Division

THE
ROAD TO
SAFETY



SUBJECT DR 69-21 - Cowskin Creek Parkland Acquisition
Proposal - Section #204 Review

The Wichita Board of Park Commissioners, acting for the City of Wichita, intends to file an application with the Federal Department of Housing and Urban Development for a 50% grant to assist in the acquisition of park property along Cowskin Creek in the southwestern part of the Wichita Metropolitan Area (See attached memo and map). Pursuant to Section 204 of the Demonstration Cities and Metropolitan Development Act of 1966, the application has been reviewed by the staff to determine whether the proposed acquisition 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.

FINDINGS

As a result of this review, it was determined that:

- A. The adopted Open Space, Parks and Recreation Plan, 1965-1985, indicates a need for and proposes the acquisition of property for semi-regional park purposes in an area generally west of Tyler Road between U.S. Highway 54 and Highway K-42 along the Cowskin Creek watercourse. (1)
- B. The Wichita Board of Park Commissioners plans to acquire four properties comprising approximately 160 acres in an area traversed by Cowskin Creek north of Pawnee Avenue and 1/4 mile west of Tyler Road.
- C. The area proposed for acquisition is immediately adjacent to property now owned by the Park Board on which a new golf course is being constructed (Pawnee Prairie Park Golf Course) and is an integral part of and virtually completes a large 800+ acre semi-regional park area originally delineated and proposed for acquisition in 1966.

(1) Open Space, Parks and Recreation Plan for the Wichita-Sedgwick County Metropolitan Area, 1965-1985, (WSCMAPD, pp. 233, 241, 242, 243, 256, 265, and Maps 5C-17 and 6B.

- D. Several major acquisitions have been previously made in this area in pursuit of the preservation of the large semi-regional park acreage for open space, park and recreation purposes. These recent past acquisitions include the 160 acre Wood Tract and 153 acre Schmidt Tract, for which 50% acquisition grants have been approved by the Federal Department of Housing and Urban Development.
- E. Funds for the acquisition of property for semi-regional park purposes along Cowskin Creek have been scheduled in the formally adopted 1969-1974 Capital Improvements Program of the City of Wichita. (1)
- F. The acquisition of the proposed properties will not contribute to a duplication of or a conflict with any other similar facility serving the same general area of the Wichita Metropolitan Area.

CONCLUSIONS

On the basis of the above determinations, it is concluded that:

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

RECOMMENDATION

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 property for park purposes north of Pawnee Avenue and west of Tyler Road along the Cowskin Creek is consistent with the Comprehensive Plan in the process of development for the Wichita-Sedgwick County Metropolitan Area.

(1) 1969-1974 Capital Improvement Program, City of Wichita, July 1968, WSCMAPD, pp. D-27, D-51 and Map 2.

Page 3 - Metropolitan Area Planning Commission
September 5, 1969

- 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 semi-regional parks on pages 230-234 in Chapter 5 of the Open Space, Parks and Recreation Plan and thereby contributes to the fulfillment and implementation of the Plan proposals.
- D. The proposed acquisition does not conflict with nor duplicate the efforts and activities of any other governmental agency serving the same general area of the Wichita Metropolitan Area.

RLY:ber

Attachments

September 5, 1969

Wichita-Sedgwick County Metropolitan Area
Planning Commission

Robert L. Young, Senior Planner, Current Plans Division

DR 69-21 - Cowskin Creek Parkland Acquisition
Proposal - Section 204 Review

The Wichita Board of Park Commissioners, acting for the City of Wichita, intends to file an application with the Federal Department of Housing and Urban Development for a 50% grant to assist in the acquisition of park property along Cowskin Creek in the southwestern part of the Wichita Metropolitan Area (See attached memo and map). Pursuant to Section 204 of the Demonstration Cities and Metropolitan Development Act of 1966, the application has been reviewed by the staff to determine whether the proposed acquisition 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.

FINDINGS

As a result of this review, it was determined that:

- A. The adopted Open Space, Parks and Recreation Plan, 1965-1985, indicates a need for and proposes the acquisition of property for semi-regional park purposes in an area generally west of Tyler Road between U.S. Highway 54 and Highway K-42 along the Cowskin Creek watercourse. (1)
- B. The Wichita Board of Park Commissioners plans to acquire four properties comprising approximately 160 acres in an area traversed by Cowskin Creek north of Pawnee Avenue and 1/4 mile west of Tyler Road.
- C. The area proposed for acquisition is immediately adjacent to property now owned by the Park Board on which a new golf course is being constructed (Pawnee Prairie Park Golf Course) and is an integral part of and virtually completes a large 800+ acre semi-regional park area originally delineated and proposed for acquisition in 1966.

(1) Open Space, Parks and Recreation Plan for the Wichita-Sedgwick County Metropolitan Area, 1965-1985, (WSCMAPD, pp. 233, 241, 242, 243, 256, 265, and Maps 5C-17 and 6B.

- D. Several major acquisitions have been previously made in this area in pursuit of the preservation of the large semi-regional park acreage for open space, park and recreation purposes. These recent past acquisitions include the 160 acre Wood Tract and 153 acre Schmidt Tract, for which 50% acquisition grants have been approved by the Federal Department of Housing and Urban Development.
- E. Funds for the acquisition of property for semi-regional park purposes along Cowkin Creek have been scheduled in the formally adopted 1969-1974 Capital Improvements Program of the City of Wichita. (1)
- F. The acquisition of the proposed properties will not contribute to a duplication of or a conflict with any other similar facility serving the same general area of the Wichita Metropolitan Area.

CONCLUSIONS

On the basis of the above determinations, it is concluded that:

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

RECOMMENDATION

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 property for park purposes north of Pawnee Avenue and west of Tyler Road along the Cowkin Creek is consistent with the Comprehensive Plan in the process of development for the Wichita-Sedgwick County Metropolitan Area.

(1) 1969-1974 Capital Improvement Program, City of Wichita, July 1968, WSCMAPD, pp. D-27, D-51 and Map 2.

**Page 3 - Metropolitan Area Planning Commission
September 5, 1969**

- 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 semi-regional parks on pages 230-234 in Chapter 5 of the Open Space, Parks and Recreation Plan and thereby contributes to the fulfillment and implementation of the Plan proposals.**
- D. The proposed acquisition does not conflict with nor duplicate the efforts and activities of any other governmental agency serving the same general area of the Wichita Metropolitan Area.**

RLY:ber

Attachments

THE CITY OF WICHITA

OFFICE OF Recreation Department

DATE September 4, 1969



TO Robert A. Lakin, Assistant Director
of Planning

FROM Thomas P. Allen, Jr., Deputy Director of
Parks & Recreation

SUBJECT 204 Review of Proposed
Park Land Acquisition

The Board of Park Commissioners of the City of Wichita has authorized the Park Board staff to proceed with the acquisition of property for park purposes in the southwest Wichita Metropolitan Area. The Park Board has further directed the staff to make application to the Federal Department of Housing and Urban Development (H.U.D.) under the Open Space Land Program for a 50% grant to assist in the acquisition.

In keeping with the Regional Agency Review requirements of the Federal 204 review program, I am requesting that the Metropolitan Area Planning Commission consider the proposed park land acquisition in regard to its conformance to the comprehensive Plan of the Wichita-Sedgwick County Metropolitan Area. Review of this matter at the earliest time convenient would be appreciated. I would suggest that the item be placed on the M.A.P.C. agenda for no later than their second meeting in September.

In regard to the proposed acquisitions, four properties will be involved comprising a total area of approximately 160 acres located north of Pawnee Avenue and approximately one-fourth mile west of Tyler Road. These properties are integral parts of the new Pawnee Prairie Park and Golf Course site west of Municipal Airport. They are encompassed within an area originally delineated for semi-regional park purposes in January of 1966 in connection with the original acquisition of the 160 acre Wood Tract and the subsequent acquisitions of the 153 acre Schmidt Tract and the 7½ acre Branson Tract. Applications for Open Space Land Grants for both the Wood Tract and the Schmidt Tract have previously been approved and funded by H.U.D. for 50% of the acquisition costs.

With the acquisition of the properties designated in the application, The Board of Park Commissioners will have virtually completed the assemblance of properties to provide the citizens of the Wichita Metropolitan Area a semi-regional park of approximately 800 acres in size containing an abundance of natural beauty and outdoor recreational activities.



To: Robert A. Lakin
Subj: 204 Review of Proposed Park Land Acquisition
September 4, 1969

The acquisition of the proposed properties will provide for the preservation of a large segment of Cowskin Creek which traverses the entire site and is one of only a few spring-fed continual flow streamways in Sedgwick County. It will also allow for the future development of needed recreational facilities as a fitting compliment to the nearly completed Pawnee Prairie Park Golf Course including ball diamonds, hiking and riding trails, picnic facilities, tennis courts, multi-purpose courts, water features, parking, playground equipment, access drives, landscaping, etc.

The development of detailed plans, construction drawings, and specifications at a future date will be the responsibility of the Park Board Staff. A copy of the Sketch Plan of the entire semi-regional park area originally delineated in 1966 is attached with this memo. We will be available to present the same to the Metropolitan Area Planning Commissioners and to answer any questions they may have.

The Board of Park Commissioners and the Park Board Staff feel that this acquisition proposal is very much in line with the proposals of the Open Space, Parks and Recreation Plan element of the comprehensive plan for the Wichita-Sedgwick County Metropolitan Area as adopted in 1966. The plan proposed the acquisition of a semi-regional park in the exact vicinity where the Park Board acquisition is now proposed along Cowskin Creek.

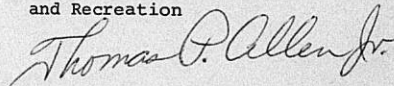
We feel that this proposal, therefore, constitutes a fulfillment and implementation of locally adopted plans and does not conflict with or duplicate any similar facility within the respective service area. Funds to carry out this acquisition proposal are available and scheduled in the 1969-1974 Capital Improvements Program of the City of Wichita.

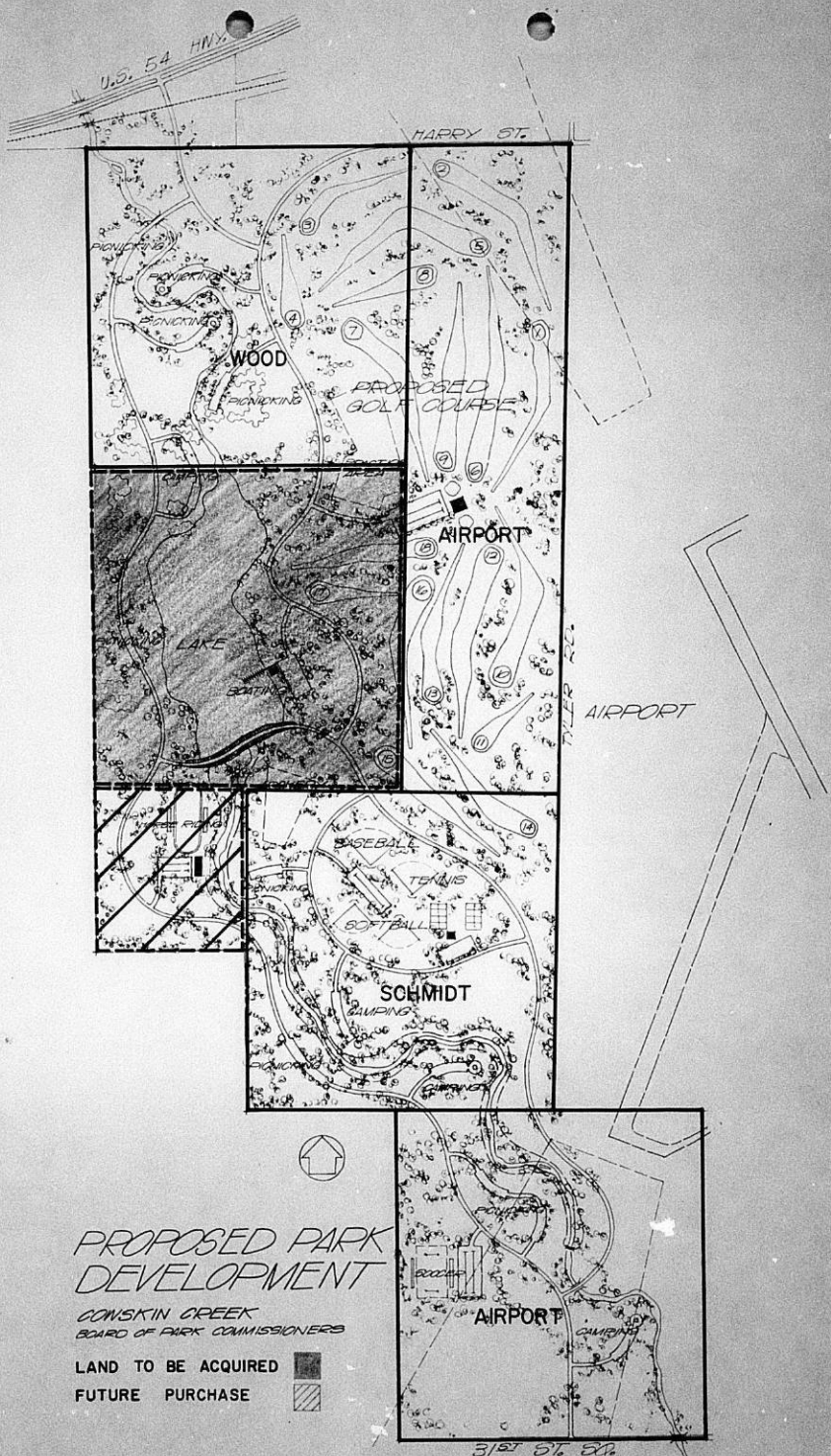
Regarding the 204 instruction for documentation, we feel the proposal is well documented by the needs expressed and proposals made in the Open Space, Parks and Recreation Plan for the Wichita-Sedgwick County Metropolitan Area. If additional information is needed, please let us know.

TPA/lrb
cc: Emory L. Cox, Director

Att: Sketch Plan

Thomas P. Allen, Jr.
Deputy Director of Parks
and Recreation





PROPOSED PARK DEVELOPMENT

COWSKIN CREEK
BOARD OF PARK COMMISSIONERS

- LAND TO BE ACQUIRED
- FUTURE PURCHASE

3/27 57