

DR 78-1 - Midtown Urban Renewal
Plan Amendments to the General
Urban Renewal Plan - Consistency
with the Comprehensive Plan.

failed to receive a 3-0 vote
Thompson it was deferred one week

DEC Approved resolution 2-28-78
subject to not acquiring
own own capital financing
regardless of zoning.

closed

ACTION

DATE

COMMITTEE _____

M.A.P.C.

*Deferred for 2-2-78
2 weeks.*

B.C.C./B.C.C.

Deferred 2 weeks 2-7-78

MAPC

Qualified approval 2-16-78

B.C.C.

motion to approve 2-20-78

failed to receive a 3-0 vote

therefor it was deferred one week

B.C.C.

Approved resolution 2-28-78

*subject to not acquiring
owner occupied housing
regardless of zoning.*

Closed

DR 78-1 - Midtown Urban Renewal
Plan Amendments to the General
Urban Renewal Plan - Consistency
with the Comprehensive Plan.

THE CITY OF WICHITA

OFFICE OF Industrial Development

DATE April 9, 1986

TO Nelson Hall, Industrial Development Officer
FROM Allen Eichacker, Industrial Development Specialist

SUBJECT Street Closure Procedures
For 8th & 10th Streets
Crossing At MoPack Railroad

Per your request, I have researched the two traditional methods the City follows for the purpose of street closures, specifically the proposed closures of the 8th and 10th Street crossings on MoPac's mainline track thru the Midtown area. I consulted with the Planning Department and Traffic Engineering staff regarding general procedures, their complexities and staff's expertise and experience on the success/failure of similar requests previously heard before the Metropolitan Area Planning Commission and the Traffic Commission.

The following procedures for street vacation through the MAPD are outlined below:

1. Completion of MAPD's vacation application form including:
 - A. Names and addresses of all applicants.
 - B. Legal description of all applicants.
 - C. A signed vacation agreement by all applicants that there will be no cost to the City, County or any utility company for relocation of any lines, pavement, etc. (In other words the applicant picks up the tab for all improvements.)
2. Submit the completed application form to MAPD with the following:
 - A. A certified ownership list prepared by an abstract company, including all property owners within the notification area boundaries as determined by MAPD.
 - B. A vacation petition signed by all property owners abutting the described area to be vacated and an agreement to share expenses incurred by the street vacation.
 - C. Post a \$100 filing fee used to defray the costs of processing the application.

Nelson Hall
April 9, 1986
Page 2

3. Hold a public hearing before the Subdivision Committee for request approval or denial. If denied, the request is dropped unless a letter of appeal is submitted.
4. If approved, a second public hearing is held by the MAPC for approval or denial. If denied by the MAPC the request is usually dropped unless a letter of appeal is submitted to MAPC.
5. Upon MAPC approval, the request is placed on the City Commission agenda after all MAPC requirements are met.
6. Upon City Commission approval, public notices are advertised in the newspaper for two consecutive weeks. If no written protests are received in the Clerk's office, the application is presented for final City Commission approval. *not correct*

In discussing the proposed 8th and 10th Street closings, the Planning staff pointed out the more critical procedures that would need to take place for acceptance of the application by MAPD. In regards to the 8th Street closing, only MoPac would have to sign the petition.

The vacation of 10th Street would require the signatures of MoPac and the north/south property owners, the City and Kansas Elks Training Center. (See map "A") The Kansas Elks Training Center currently has an Option to Purchase contract on the City parcel. It is the opinion of Joe Pajor, Housing Development, the Kansas Elks Training Center would be willing to sign the petition with the condition both parcels would be exempt from any improvement costs. Therefore, unless the railroad would assume the total costs for diverting 10th Street to Water and providing access for the property to the north, the project would die.

From past experience, hearings regarding the closures of these two streets would bring out local businesses and residents who feel that any closings would create undue hardships and possibly the loss of business. To provide an insight on public reactions to street vacation requests, I have attached the Subdivision minutes of September 1, 1983, regarding a vacation request to close 8th Street from Waco to Wichita. Please note that the request was unanimously denied because of staff recommendation and neighborhood opposition.

The second method commonly used for street closure begins with a request to the Traffic Engineering Division for a public hearing before the Wichita Traffic Commission. Traffic Engineering will propose an area of notification and hand deliver notices to area residents and businesses indicating time and place of the hearing.

Nelson Hall
April 9, 1986
Page 3

The Traffic Commission will hear the request, consider staff comments and input from the general public, and make recommendations as they deem necessary. The City Commission on the third Tuesday following the Traffic Commission meeting, and without a public hearing, will take appropriate action regarding the request. Again public opposition poses the greatest detriment to receiving approval.

It would be my recommendation that if we pursue the closing of these crossings thru the Traffic Commission the closure of 8th Street be accomplished by constructing a north/south curb on each side of the MoPac tracks creating two T-intersections. (See map "B") Overall this proposed traffic plan provides little disruption to existing 8th Street traffic, yet provides access to all businesses and residents in this area. Presently 710 vehicles per day cross the tracks, a volume below the norm for residential streets.

In regards to the 10th Street closure, I would recommend the construction of a cul-de-sac on 10th Street just east of the MoPac tracks. I would also recommend the construction of a diverter on 10th Street providing a direct hook-up to State Street to the north. The above plan would separate the present land uses and encourage urban residential development in the area east of the MoPac tracks on 10th and Water Streets.



Allen Eichacker
Industrial Development Specialist

ARE/cp
Attachments

cc: Mike Lindebak
Steve Lackey
Bill McKinley
Mickey Thull
Jack Galbraith ✓

RECEIVED

APR 15 1986

METROPOLITAN PLANNING

ROUTE _____

MAP A
8th & 10th STREET COST EST.
REQUEST THRU PLANNING

4/10/06
APC

8th STREET TOTAL CONSTRUCTION \$ 8,117⁰⁰
10th & STATE STREET TOTAL COST \$ 10,655⁰⁰
10th & WATER STREET TOTAL COST \$ 17,530⁰⁰
PLANNING CONN. TOTAL \$ 36,302

DOES NOT INCLUDE RELOCATION OF PRIVATE UTILITIES. PROPOSE NO DRAINAGE IMPROVEMENTS.

MAP B
8th & 10th STREET COST EST.
REQUEST THRU TRAFFIC

8th STREET CLOSURE TOTAL COST. \$ 8,117⁰⁰
10th & STATE STREET TOTAL COST. \$ 10,655⁰⁰
10th ST. CUL-DE-SAC (HAMMERHEAD) ADD. ON 12,550⁰⁰
TOTAL \$ 31,322⁰⁰

DOES NOT INCLUDE RELOCATION OF PRIVATE UTILITIES. PROPOSE NO DRAINAGE IMPROVEMENTS

SUBDIVISION COMMITTEE
AND
UTILITY ADVISORY COMMITTEE

MINUTES

SEPTEMBER 1, 1983

The regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission and Utility Advisory Committee was held on Thursday, September 1, 1983, at 1:00 p.m. in the Board Room, first floor, City Hall, 455 North Main, Wichita, Kansas.

Subdivision Committee members present were: JAMES GARDNER, II, Chairman; DAVID BAYOUTH, Committeeman; and WILLIAM J. GOEBEL, Committeeman.

Utility Advisory Committee members present were: ROBERT BLEVINS, Kansas Gas and Electric Company; BOB ALLEY, Southwestern Bell Telephone Company; GENE CURLESS, Gas Service Company; JACK BROWN, Health Department; LARRY HENRY, Soil Conservation; BILL OTTEN, Water Department; MIKE LINDEBAR, City Engineer; JIM WEBER, County Department of Public Works; WALT CAMPBELL, City Fire Department; and JANELLE HENDERSON, Sedgwick County Department of Environmental Resources. (Donald Jenkins, U. S. Postal Service; Richard Abraham, Cablevision; and Harry Price, County Fire Department; were absent).

LOUISE OLIVAREZ, JACK H. GALBRAITH, ROBERT A. LAKIN, and Betty Hanson of the Planning Department staff were also present.

1. V-1209 - Errol Wayne Williams requests the vacation of a portion of a platted building setback legally described as the east 10 feet of the platted 25-foot building setback from Bunker Hill Drive on Lots 1 and 2, except the northwesterly 60 feet of Lot 2, Block 2, Washington Heights Fifth Addition. Generally located on the east side of Bunker Hill Drive in an area north of 31st Street South.

OLIVAREZ outlined the area on the map and indicated that the applicant had obtained a variance to allow construction of residential storage warehouses on this property. A requirement of that variance was to provide a 15-foot landscaped yard on the west side. The reduction of the platted setback to 15 feet would coincide with that landscape requirement. She then recommended approval of the request subject to all proceedings being without cost to the City, County or any utility company.

There was no discussion.

MOTION: BAYOUTH moved, GOEBEL seconded and it carried unanimously that the vacation request be approved subject to all proceedings being without cost to the City, County, or any utility company.

2. V-1210 - Harold Perry, etux, request the vacation of a street described as 8th Street from the east line of Waco to the west line of Wichita Street.

OLIVAREZ outlined the area on the map, explaining that the request was to vacate a one block segment of 8th Street

SUBDIVISION COMMITTEE AND
UTILITY ADVISORY COMMITTEE
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as outlined on the map. She pointed out the railroad tracks down the center of Wichita Street. She advised that the applicant had approached Planning staff about eliminating an intersection for the purpose of reducing the number of train whistle soundings in this area. Railroad representatives had said that, by law, the train whistle must be sounded when approaching an intersection. Staff believed that, in order to eliminate an intersection, the west half of Wichita Street between Ninth and Murdock would have to be vacated as well as 8th Street.

OLIVAREZ continued that the applicant had been unable to get other property owners to agree to vacate the west half of Wichita and therefore, had filed the request to vacate only 8th Street.

OLIVAREZ explained that normally staff would support railroad intersection closings but only if the public interest was not harmed. She said that staff felt, in this case, the public interest might be affected. A number of telephone calls and letters had been received protesting the requested vacation. She also noted that copies of the letters had been furnished to the Subdivision Committee members.

OLIVAREZ then discussed the notification area and explained that all property owners within 1/2 block north and south of 8th Street from Main Street to the Little Arkansas River had received notices of the meeting.

She concluded her presentation by advising that based on responses from the adjacent property owners, and the fact that there are many utilities in the street right-of-way, staff could not support the requested vacation, and recommended that the request be denied.

WALT CAMPBELL, City Fire Department, commented that he felt 8th Street should be left open for access.

MIKE LINDEBAK, City Engineer, stated there were sanitary sewer and storm water sewers in the street. He continued that it would be necessary to either close or reconstruct the intersection. He said he would need to study the drainage impact on the area and also commented that the 20-foot alley would have to be retained.

BILL OTTEN, Water Department, said there was a water main in the street; GENE CURLESS, Gas Service Company, and ROBERT BLEVINS, Kansas Gas and Electric, indicated their companies had facilities in the street, with BLEVINS emphasizing there was a major feeder in the north alley and east half of 8th on the north side.

DAVID HIEBERT, attorney, representing the applicant, spoke to the Committee. He presented an architect's drawing of the project proposed for the area. He said he believed the proposal would benefit the area and eliminate blight. He advised that the applicant was proposing a 4 million dollar project and wanted to build a wall on the property. He said the purpose of the wall was to help reduce noise and keep children away from the railroad tracks. He told the Committee that Back Bay Boulevard was too small to handle the traffic fed into it by 8th Street.

HIEBERT pointed out that the applicant had taken this land off the City's hands and put it on the tax rolls and no City bonds were involved in the project. He said there would be emergency exits for fire access, and this matter had been discussed with representatives of the Fire Department and he had received assurances from these representatives that the proposal for fire accesses was acceptable.

He advised that the applicant wanted to use 8th Street for parking and landscaping. He said approval of the proposal

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would cut down traffic on Back Bay. He also mentioned that vacating the west half of Wichita was abandoned for several reasons and the applicant believed that if 8th Street was vacated as he was requesting, this would be all that would be necessary for him to proceed with his plans.

HIEBERT then advised that the applicant was present and had a photo album of the project and would be glad for the Committee to study the project if any of them desired to do so.

GARDNER asked if utilities would be relocated or easements retained. HIEBERT replied that easements would be retained. BAYOUTH wanted to know what the applicant planned to do about the alley. OLIVAREZ responded that right-of-way for continuation of the north-south alley would have to be retained if 8th Street was vacated.

GARDNER asked Olivarez if there had been any traffic counts conducted. OLIVAREZ said there had been and introduced the Traffic Engineer, William McKinley.

WILLIAM MCKINLEY, Traffic Engineer, spoke to the Committee. He advised there had been a 24-hour traffic count from Tuesday morning to Wednesday morning with a total of 1,890 vehicles being recorded. There had been 201 vehicles from 5:00 to 6:00 p.m. and 235 vehicles from 6:00 to 7:00 p.m. During the peak hour of 5:15 to 6:15 p.m., there had been a total of 251 vehicles. BAYOUTH asked if McKinley would make a recommendation concerning the appropriateness of the vacation request as it would affect traffic in the area. MCKINLEY made no recommendation, but indicated that he believed the traffic could be handled on other streets. He continued that it appeared many vehicles were using 8th Street and could be routed to other streets. He then mentioned that it appeared to him that the suggested wall would be close to the street, and he indicated he had some reservations about this.

WALT CAMPBELL, City Fire Department, commented that no one had contacted him. He said he did not know who in his office had been contacted as stated by Hiebert, but he did wish for the record to reflect that he was opposed to the request in spite of Hiebert's assurances that there would be access.

VERNE LAMBERTZ, 812 N. Waco, spoke in opposition to the request. He advised the Committee that he owned property in the area; the applicant had discussed the street closing with him and he had told him that he was utterly opposed to it. He said it was very difficult to get to Murdock from his office and it was hard to get on Waco. He also pointed out that if 8th Street was closed, this would mean closing one of the oldest streets in Wichita. Alluding to Hiebert's remark about the applicant taking the property off the City's hands, LAMBERTZ indicated that he didn't feel that applicant had been overly generous in this regard. Concluding his remarks, he pointed out that a segment of this street had recently been paved and also, he felt the apartments the applicant had were much too small to have any children living in them.

CHARLES SLOAN, 900 Back Bay Boulevard, spoke in opposition. He was representing himself, his parents, and Mrs. Sullivan, 936 Back Bay Boulevard. He told the Committee that he and his neighbors used 8th Street a lot because of the congestion on Murdock and surrounding streets. He said if he went down Waco and wanted to turn on Murdock, there was always a lot of traffic

SUBDIVISION COMMITTEE AND
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piled up there. He mentioned several other routes he had tried, but had found that the quickest and safest way for him to reach a destination was to use 8th Street because of the heavy traffic on the surrounding streets. He also told the Committee that another neighbor, Bill Ellington, had told him that he often used 8th Street to avoid Riverside Park traffic.

SLOAN concluded his remarks by advising the Committee that closing 8th Street would create serious problems for him and his neighbors and urged them to deny the request.

RON DOTY, The Design Centre, 300 W. Murdock, spoke next in opposition. He informed the Committee that if 8th Street was closed, the result would be that his business would suffer because it would eliminate interstate traffic use for his business. He said such a street closing would just shut him down because it would be impossible to get out of the area.

DOTY went to the map and showed the Committee that, in his opinion, if the streets were closed, he might as well shut down his business because the accesses to his business would be gone. (Note: DOTY thought that Wichita Street, as well as 8th Street, was to be closed). The applicant, HAROLD PERRY, went to the map, and pointed out other accesses that would be available to Doty's business, but Doty remained unconvinced that the street closing would not adversely affect his business. DOTY also mentioned to the Committee that he had tried to buy the property at the southwest corner of 8th Street and Wichita, but the City had sold it to Perry instead.

DOTY concluded his remarks by warning the Committee that if 8th Street was closed, the area would be almost entirely isolated and no one would be able to get in or out of the area. He said he certainly did not want that and neither did any of his neighbors. He felt that the apartment building was inappropriate for the area and some sort of commercial establishment should have been initiated rather than a residential complex. He complained that he felt the position he and the other neighbors was in was very difficult and he wanted the record to reflect that he had talked to several people who had not been able to attend the meeting, but all of them were as much against the proposed street closing as he was.

CLARK NELSON, representing Alan Whetzel, of Business Systems, Inc., 222 W. Murdock, and Byron Boothe, 1010 N. Main, spoke in opposition. He advised the Committee that 8th Street was absolutely essential for Alan Whetzel in the conduct of his business, Business Systems, Inc., and also for Byron Boothe. He told the Committee that no one in the area would benefit from the street closing except the applicant, and he felt it was completely inappropriate and would be detrimental to all the businesses in the area. He said that Mr. Perry's reasons for wanting to vacate the street (to reduce traffic and build a wall) were not valid. The wall can be built anyway. He urged the Committee to consider all the people who lived in the area and not just the applicant, and deny the request.

J. D. FREDERICK, representing his brother, who owns Frederick Plumbing and Heating, located at 815 North Main, spoke next in opposition to the request. He asked the Committee to take note of his opposition to the street closing.

SAM LUISTRA, owner of Neal Hardware, 722 North Main, also spoke in opposition. He spoke briefly concerning anticipated damage to his business if 8th Street should be closed, and informed them that he thought it was totally uncalled for. He then urged the Committee to keep the street open.

SUBDIVISION COMMITTEE AND
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DAVID HIEBERT, the applicant's attorney, spoke again, and expressed dismay at the number of negative comments. He pointed out to the Committee that several of those who had spoken in opposition used heavy trucks in the operation of their businesses. He said this created hazards for the residents of the complex. He thought that many of those in opposition used 8th Street for parking and he felt this was inappropriate. Addressing the issue of inconvenience of access which had been raised, he thought Murdock could be utilized in much the same way as 8th Street had been used. He certainly didn't think heavy trucks were appropriate on residential streets.

He asked the Committee to take note of the fact that he had been in error when he had said children would be living in the apartment complex because there would be no children in the complex.

He said the Design Centre's objection was not valid because they must have thought the alley and Wichita Street were to be closed also. In any case, routing semis up an alley or a residential street was not appropriate.

HIEBERT concluded his remarks by advising that 8th Street if vacated, would be used for parking and would be attractively landscaped with green areas. He turned his attention again to the applicant's financial investment and the enhancement the complex would bring to the inner city. He said there would be approximately 300 residents living in the complex who would benefit from the vacation of the street and felt some of those opposed were in error for apparently they had thought Wichita Street was going to be closed, as well as 8th Street. He expressed disappointment that his contacts with the Fire Department had not resulted in a clear understanding of the emergency accesses and assured the Committee that this would be absolutely no problem.

BAYOUTH commented that there were a lot of commercial businesses in the area. His remarks indicated that he was in agreement with those who had suggested that the apartment building was inappropriate for the area.

GARDNER summed up the situation saying the applicant had a serious problem because there was a great deal of traffic on the street and more than a few of those in the area depended on the street. He stated that, generally speaking, in closing streets, the Committee had to be sure there would be no more than a minimal effect on other people. He pointed out that from the neighborhood opposition, it was clear that many people would be adversely affected by such a closing. He mentioned that several of those who had spoken in opposition were long term, well-established business men in the area and their opinions and fears had to be addressed in the Committee's decision. He told the applicant it was clear that he was not the only one with a viable interest in the area and it was the Committee's duty to consider all the people and not just a few. He mentioned that in other instances where street vacations caused much disturbance, it was recommended that other arrangements be made for traffic, such as was done by St. Francis Hospital, or else the vacations have been denied.

GARDNER continued that in view of staff recommendation and neighborhood opposition, he could not support the request and recommended denial.

There was no further discussion.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

February 17, 1978

*From
MAPC memo
17 Jan 9, 1978
works re: plan
2-3
WLS*

TO E. H. Denton, City Manager
FROM Robert A. Lakin, Director of Planning
SUBJECT DR 78-1 Midtown Urban Renewal Amendment to the General Renewal Plan

The Metropolitan Area Planning Commission (MAPC) at its meeting of February 16, 1978, considered the amendments and passed the following motion:

That the Planning Commission recommend to the City Commission that the Urban Renewal Plan with changes agreed to by the Urban Renewal Agency (see memorandums from Kenneth H. Kitchen to Robert A. Lakin dated February 1, 1978, and February 9, 1978), is in general conformance with the Comprehensive Plan except for Areas A, B, E and F, and that the Planning Commission is not making any recommendation as to the propriety or impropriety of making future changes in those areas. Bell moved, May seconded and it carried unanimously. Cole, Hennessy and Savina were absent.

*James
- Parking
- Downtown Park
- Dept of area
- Summary
- 44-
49*

The area designations refer to a map prepared by MAPD which was used to compare URA action with plan and zone documents.

The difference results in the assessment of existing zoning patterns, the action as to changing or not changing zoning on a comprehensive basis in the recent Midtown "downzone" cases, and the preliminary work on new district designations as a part of the new zoning ordinance. In essence the urban renewal plan does not coincide with existing zoning or contemplated future acts.

Attached are reports submitted to the MAPC as well as the memorandums referred to in the motion.

Robert A. Lakin
Robert A. Lakin, Director of Planning

RAL:vn
Attachments

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

February 10, 1978

TO Wichita-Sedgwick County Metropolitan Area
Planning Commission

FROM Robert A. Lakin, Director of Planning

SUBJECT DR 78-1 - Midtown Urban Renewal Plan Amendments to
the General Urban Renewal Plan

As you may recall during the previous meeting of the Planning Commission on February 2, 1978, the Commission took action to defer the Midtown URA plan amendment item to the February 16, 1978 meeting. Their action was taken to allow the Wichita Urban Renewal Board time to review and act upon the adjustments suggested by the Planning Department and Urban Renewal staff. A listing of the Planning Department's suggestions was forwarded to you previously with your copy of the proposed Midtown Urban Renewal Plan amendment.

The Urban Renewal Board met on February 9, 1978, and took action to approve the recommendations of the Urban Renewal staff as they related to the adjustments suggested. Copies of memos from the Executive Director specifying the URA staff recommendations and the URA Board's action are attached for your reference.

Area A

Upon review of the URA recommendations, it appears that the only remaining points of difference between the proposed Midtown Urban Renewal Plan amendment and those items of inconsistency previously listed are related to the land use proposals for Area A, Area B, Area E, and Area F. The attached map indicates the areas referenced.

"RB"

As you may recall, Area A is now zoned most "RB" which allows 29.2 dwelling units per acre. URA maintains that the area should remain designated for low density (2 to 8 dwelling units/acre) residential which more accurately reflects the existing uses within the area.

*Area B
& F*

Areas B and F along 13th Street are currently zoned mostly "B" multi-family and "LC" light commercial respectively and are proposed to be designated for low density residential in the URA Midtown amendments.

Area E along the Missouri-Pacific Railroad Tracks is zoned mostly "E" light industrial up to 12th Street and "C" commercial from 12th to 13th Street. The URA staff indicates that they will request zoning changes to residential categories on those properties they acquire in this area and that they feel the area should be redeveloped for residential purposes in the future.

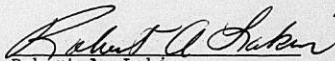
Wichita-Sedgwick County Metropolitan Area
Planning Commission
February 10, 1978
Page 2

There was no official response to the suggestion of the Director of Planning that URA acquisition to limited to the east side of the tracks.

RECOMMENDED ACTION:

As indicated in the previous staff report on this item, it is recommended that the Metropolitan Area Planning Commission pass a motion finding the proposed amendments to the General Urban Renewal Plan to be in general conformance with the Comprehensive Plan of the Metropolitan Area and authorizing the Chairman to sign a resolution supplied for approval purposes.

The Planning Commission may wish to qualify its approval to the extent of the differences remaining between the land use proposals for Area A,B,E, and F and the zoning classifications of the City Zoning Ordinance.


Robert A. Lakin
Director of Planning

RAL:RY:bh

cc: Ken Kitchen, Urban Renewal Agency

THE CITY OF WICHITA

OFFICE OF THE URBAN RENEWAL AGENCY

DATE February 9, 1978

TO Robert Lakin, Director of Planning
FROM Kenneth H. Kitchen, Executive Director

SUBJECT Amendments to the General Urban
Renewal Plan, Midtown Area

The Urban Renewal Board of Commissioners considered the recommendations of the Metropolitan Area Planning Department concerning the Amended General Urban Renewal Plan, Midtown Area, during the February 9, 1978 meeting. Action was taken by the Board to approve the recommendations of the Urban Renewal staff as stated in the attached memorandum dated February 1, 1978.

The approved changes will be incorporated in the General Urban Renewal Plan prior to the public hearing on February 21, 1978.



Kenneth H. Kitchen
Executive Director

KHK-DM/jm
Attachment

THE CITY OF WICHITA

OFFICE OF Urban Renewal Agency

DATE February 1, 1978

TO Robert A. Lakin, Director of Planning
Wichita-Sedgwick County Metropolitan Area Planning Commission

FROM Kenneth H. Kitchen, Executive Director

SUBJECT Amendments to the General Urban
Renewal Plan- Midtown Area

Having reviewed the comments submitted by the Planning Department regarding the Midtown Urban Renewal Plan, our staff is in general agreement with the recommended changes. Our opinions on the specific changes include the following:

- 1(a) Minimum Lot Size Agree to change lot area requirements for duplexes to 6,000 square feet, in conformance with the zoning ordinance.
- 1(d) Off-Street Parking Requirements. Agree to require a minimum of two (2) off-street parking spaces per single family dwelling unit.
- 2(d) Minimum Off-Street Parking. Agree to require off-street parking for specific commercial uses as established in the zoning ordinance.

Circulation Patterns. Changes in the circulation pattern will be considered when the properties around the Missouri-Pacific railroad tracks are acquired. Staff agrees that it would be advantageous to eliminate some street crossings along the railroad tracks.

Site Amenities. Agree to include a section in the Land Disposition Supplement which gives the Urban Renewal Board of Commissioners the right to require, review and approve landscape plans for redevelopment projects prior to issuance of building permits.

Residential Density Classifications. Staff proposes to change the medium density classification to include from eight (8) to twenty-nine (29) dwelling units/acre, in order to conform with existing and proposed zoning categories. High density residential would be redefined as greater than twenty-nine (29) dwelling units/acre.

Land Use Proposals.

Area A. The predominant land use in this area is single family. Staff is of the opinion that a low density classification is more appropriate and suggests an R-4 category in the proposed ordinance.

Area B. The predominant use in this area is residential. Previous Urban Renewal activities in a portion of this area (Demonstration Area) have supported the concept of residential preservation and rehabilitation. We feel that a residential classification is more appropriate than the proposed B-2 Community Retail District.


Area C. Agree to a medium density classification in this area that permits a maximum of 29.2 dwelling units/acre.

Area D. Agree to a combined B-3 Restricted Business and R-6 General Residence District in this area. The Midtown General Land Use Map would be changed to indicate medium density residential as the overall pattern.

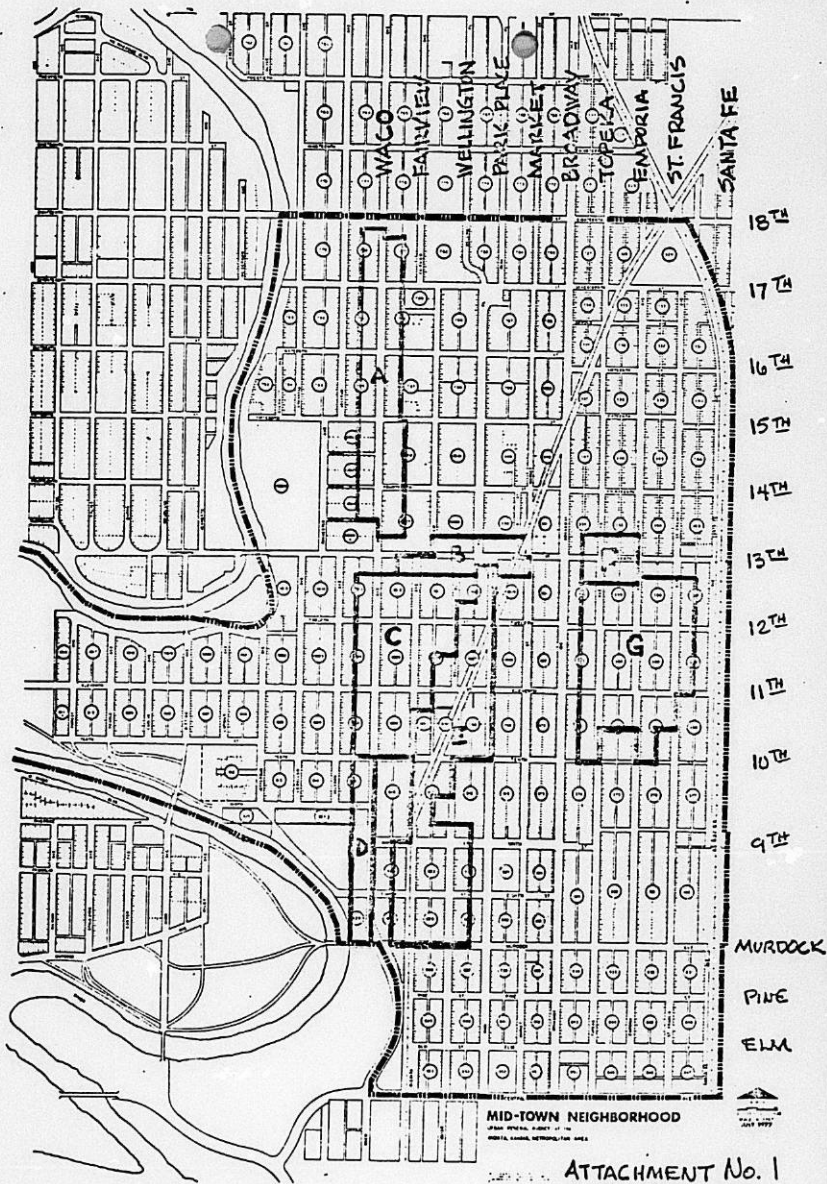
Area E. The Urban Renewal Agency will request a residential zoning classification for properties currently under acquisition and proposed for acquisition in this area. Staff feels that this area should be redeveloped for residential use in the future.

Area F. This area is predominantly in residential and public uses. Staff feels that a residential classification is more appropriate than the proposed B-5 General Business District.

Area G. Agree to a medium density classification in this area. However, staff suggests that the R-5 district be considered for this area based on the existing land use pattern.


Kenneth H. Kitchen

KHK/dm



2/21/78

DR 78-1

Stilton URA Plan

At the B.C.C. meeting on 2/21/78 the above case was considered and the following motions were made.

Carole moved to Close the Public Hearing and Receive and File the Plan. Dried for a lack of a second.

Peters moved Donnell seconded that the Plan be
2-1 Carole approved except that all owner or tenant occupied housing not be purchased.

Donnell amended the motion by requesting that
3-0 Areas A B E and F be referred back to MAPC to determine whether or not there is a way that these areas can be brought into conformance with the plan.

Carole presented a substitute motion to the effect that URA deal on a 1 on 1 basis in downgrading cases, that no blanket zone can be filed. No second.

Carole after all other motions moved to close the public hearing. Passed 3-0

This matter having failed to receive a 3-0 vote was deferred for 1 week.

JMS

WICHITA-SEDGWICK COUNTY

RE: AGENDA ITEM NO. *12*

January 24, 1978

METROPOLITAN AREA PLANNING DEPARTMENT

TO Wichita-Sedgwick County Metropolitan
Area Planning Commission

FROM Robert A. Lakin, Director of Planning

SUBJECT DR-78-1 -Consideration of the Proposed Midtown
Urban Renewal Plan Amendments to the General
Urban Renewal Plan

BACKGROUND INFORMATION:

Appearing on your agenda for the meeting of February 2, 1978, is a proposal from the Wichita Urban Renewal Agency to amend the City of Wichita's General Urban Renewal Plan by adding a more detailed Midtown Urban Renewal Plan proposal and adjusting the text of the General Urban Renewal Plan document.

This proposed amendment was originally reviewed by the Wichita Urban Renewal Board on October 27, 1977, and approved by the Board on December 3, 1977. The Wichita Board of City Commissioners will conduct a public hearing on February 7, 1978, to consider the final adoption of the proposed plan amendments.

The proposed Urban Renewal Plan amendments have been forwarded to the Metropolitan Area Planning Commission prior to the public hearing for a determination of conformance with the proposals of the adopted elements of Comprehensive Plan for the Metropolitan Area and for any comments the Planning Commission may wish to make on the contents of the proposed amendments.

Attached to this staff report is a red folder supplied by the Urban Renewal Agency containing the details of the proposed Plan amendments. Within the folder will be found a document with the heading "Table of Contents - Midtown Urban Renewal Plan"; information entitled "General Urban Renewal Plan for Wichita Neighborhood Development Program Urban Renewal Area"; and two colored maps entitled "General Land Use Map" and "Acquisition Map."

The "Table of Contents - Midtown Urban Renewal Plan" documents sets out the details of the proposed Midtown project including budget summaries of the 5 year program and yearly budget detail sheets for funds to be expended on acquisition, relocation and demolition by project activity area.

The "General Urban Renewal Plan" information consists of replacement pages containing the specific wording proposed to be amended into the currently adopted version of the plan dated

November 27, 1972 and a new section to be added to the plan covering the current Midtown project proposal entitled "Disposition Supplement No. 7 to General Urban Renewal Plan for Wichita NDP Urban Renewal Area - Midtown Neighborhood." The colored maps attached indicate the general proposals for the future land use in the Midtown area and the acquisitions proposed to occur in each color coded year of the five year program.

The specific amendments proposed to the general contents of the URA plan by page as identified in the "General Urban Renewal Plan ----" information attached are as follows:

1. The date on the cover page has been changed from November 27, 1972 to October 27, 1977.
2. The table of contents page has had "7. Midtown Neighborhood Activity Area" added under the "LAND DISPOSITION SUPPLEMENTS" section.
3. The definitions of the residential land use category has been expanded by adding under Section 2.(a).2. and 3. on Page ND401-6 headed "GENERAL LAND USE PLAN" a category for medium density residential defined as ranging from nine to twenty dwelling units per net acre and redefining high density residential as ranging above 20 dwelling units/net acre. The existing plan has no provision for medium density residential and defines high density residential as having a density of 8 or more dwelling units per net acre.
4. Two additional land use categories have been added on page ND401-7 as section 2.(e) Mixed Use and 2.(f) Medical and Related. The existing Plan does not contain either category.
5. The "Midtown Neighborhood Activity Area" has been added to the list of activity areas as Number 8 under the section of the existing plan entitled "3. Land Acquisition".
6. All of the information under the page entitled "DISPOSITION SUPPLEMENT NO. 7 TO GENERAL URBAN RENEWAL PLAN..." is to be added to the existing General Urban Renewal Plan.

STAFF COMMENTS:

The Planning Department has reviewed the proposed amendments outlined above in relation to the Comprehensive Plan for the Metropolitan Area and the applicable regulatory codes of the City of Wichita. On the basis of our review, it appears that the proposed Urban Renewal Plan amendments in general terms, conforms

to the general concepts for future development set out in the various Comprehensive Plan elements. Although the overall review supports the conformance of the general concepts of the proposed amendments, there are several more specific conditions of the Midtown Land Disposition Supplement that may bear adjustment by the Urban Renewal Board prior to final adoption by the Board of Wichita City Commissioners. These include the following:

Minimum Lot Size Requirements for Duplexes:

Section 1.6.(1)(a) of the Land Disposition Supplement specifies that two-family dwellings shall have not less than 5,000 square feet of lot area per dwelling unit or 10,000 square feet per duplex. The existing zoning ordinance provides for the construction of duplexes on 6,000 square foot lots. Through review and modification of the text of the proposed new zoning ordinance, it has been considered more appropriate in the older developed center city areas with the lots that exist, to allow the construction of duplexes on smaller lot sizes. The new proposed ordinance will contain a provision to allow construction of duplexes on 7,000 square feet of lot area as an outright use in the "R-4" and "R-5" general residential districts and upon 6,000 square feet of lot area in the "R-6" general residential district.

Off Street Parking Requirements:

Section 1.b.(1)(d) specifies that single family dwellings shall have one off-street parking space and duplexes and multi-family shall have 1.5 spaces per dwelling unit. Given the high level of automobile ownership in Wichita and the tendencies toward two car families, the proposed new zoning ordinance suggests a standard of two off-street spaces per single family dwelling.

Section 1.b.(2)(d) specifies one space for each 250 square feet of gross office and retail floor area. In both the existing zoning ordinance and the proposed new ordinance an attempt has been made to be more selective in the application of off-street parking standards as they apply to specific uses (i.e., hotels, motels, churches, auditoriums, doctors' offices, hospitals, schools, etc.). It would, therefore, appear appropriate for the more specific off-street parking standards of the zoning ordinance to apply to the urban renewal project proposals.

Circulation Pattern:

Section 2 of the Land Disposition Supplement indicates that the circulation requirements are to be as delineated on the "General Land Use Plan Map." The vehicular circulation system indicated

Wichita-
Sedgwick-County Metropolitan
Area Planning Commission
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on the map consists of the platted street right-of-ways now existing throughout the Midtown area. It would appear that the Urban Renewal activities that are proposed to take place throughout the project areas and most particularly in relation to property acquisitions would present an opportunity to modify circulation patterns through selective street vacations and/or closings or use of diverters. It may be advantageous to eliminate some of the residential street crossings on alternate blocks along the existing Missouri-Pacific and Santa Fe Railroads.

Site Amenities:

Although both the City Zoning Ordinance and the "Residential and Non Residential Property Rehabilitation Standards" section of the General Urban Renewal Plan both contain general references to screening and landscaping requirements, there are no specific references to landscaping requirements within the Land Disposition Supplement. It may be appropriate to add a clause under Section No. 4 Design Objectives reserving to the Urban Renewal Board and the Board of Wichita City Commissioners the right to require, review and approve overall landscape plans for redevelopment and major rehabilitation projects prior to the issuance of building permits. Landscaping amenities to the site may be particularly desirable in areas containing expansive surface parking to serve commercial and residential uses.

Land Use Proposals:

In general, the land use proposals of the Midtown Urban Renewal Plan as set out on the colored map entitled "General Land Use Map" conform to the proposals of the Comprehensive Plan for the Metropolitan Area. There are, however, several specific areas within the overall Midtown proposal which differ significantly from established zoning classifications and those districts now being proposed with the new zoning ordinance. The areas of significant difference are identified by letter on the map attached to this report as Attachment No. 1. The extent to which the proposals for each of these areas differ is described below:

Area A. This area along each side of Waco from approximately 13th to 18th Street is proposed for low density (2 to 8 dwelling units/acre) residential on the Urban Renewal Plan. The area on the east side of Waco from the south line to 14th Street is presently zoned "B" Multi-family allowing 75 dwelling units/acre and the new zoning ordinance proposes the "R-7" General Residential district which allows 58 dwelling units/acre. North of 14th Street on the east side of Waco and Avenue A on the west side of Waco to 17th Street is presently zoned mostly the "RB" Four Family district allowing 29.2 dwelling units/acre. The area from 17th Street to 18th Street

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is zoned the "A" Two Family District and also proposed for the "R-6" in the new zoning ordinance. It should also be noted that the Board of Education has vacated a portion of Avenue A immediately west of Waco and is in the process of developing more parking on both sides of Avenue A for North High School.

Area B. This area along 13th Street is proposed for low density residential (2 to 8 dwelling units/acre) in the Urban Renewal Plan. It is presently zoned mostly "B" multi-family and the new zoning ordinance proposes the B-2 Community Retail District for the area.

Area C. This area south of 13th to 10th on each side of Waco is proposed for low density residential in the Urban Renewal Plan. It is presently zoned "B" Multi-family allowing up to 75 dwelling units/acre and the new zoning ordinance proposed for the "R-6" General Residential District for the area allowing up to 29.2 dwelling units/acre.

Area D. This area along the west side of Waco from 10th Street to Murdock is proposed for low density residential from 10th Street to 8th Street and for Office and Commercial uses from 8th Street to Murdock in the Urban Renewal Plan. The area is presently zoned "B" Multi-family with one spot of "BB" office on the northwest corner of Ninth and Waco. A combination B-3 Restricted Business - R-6 General Residential District is proposed for the area under the new City zoning ordinance. The districts proposed under the new zoning ordinance for Area C and Area D were proposed on the basis of zoning policy recently established by the Board of City Commissioners.

Area E. This area along the Missouri-Pacific Railroad Tracks is proposed for medium density residential (9-20 dwelling units/acre) in the Urban Renewal Plan. The area is presently zoned the "E" Light Industrial District up to 12th Street and "C" Commercial between 12th and 13th Street. The B-7 Service Business District is proposed for the area under the new zoning ordinance. This is the same general area for which recent scattered requests for zoning changes from the "E" Light Industrial to residential classifications were recommended for denial by the Metropolitan Area Planning Commission.

Area F. This area is proposed for low density residential in the Urban Renewal Plan. It is presently zoned "LC" Light Commercial and the B-5 General Business District is proposed for the area under the new zoning ordinance.

Area G. This area is proposed for low density (2 to 8 dwelling units/acre) residential in the Urban Renewal Plan. It is presently zoned "B" Multi-family and is proposed for R-6 allowing 29.2 dwelling units/acre in the new zoning ordinance. This area is also one within which several scattered requests for zoning changes

Wichita-Sedgwick County Metropolitan
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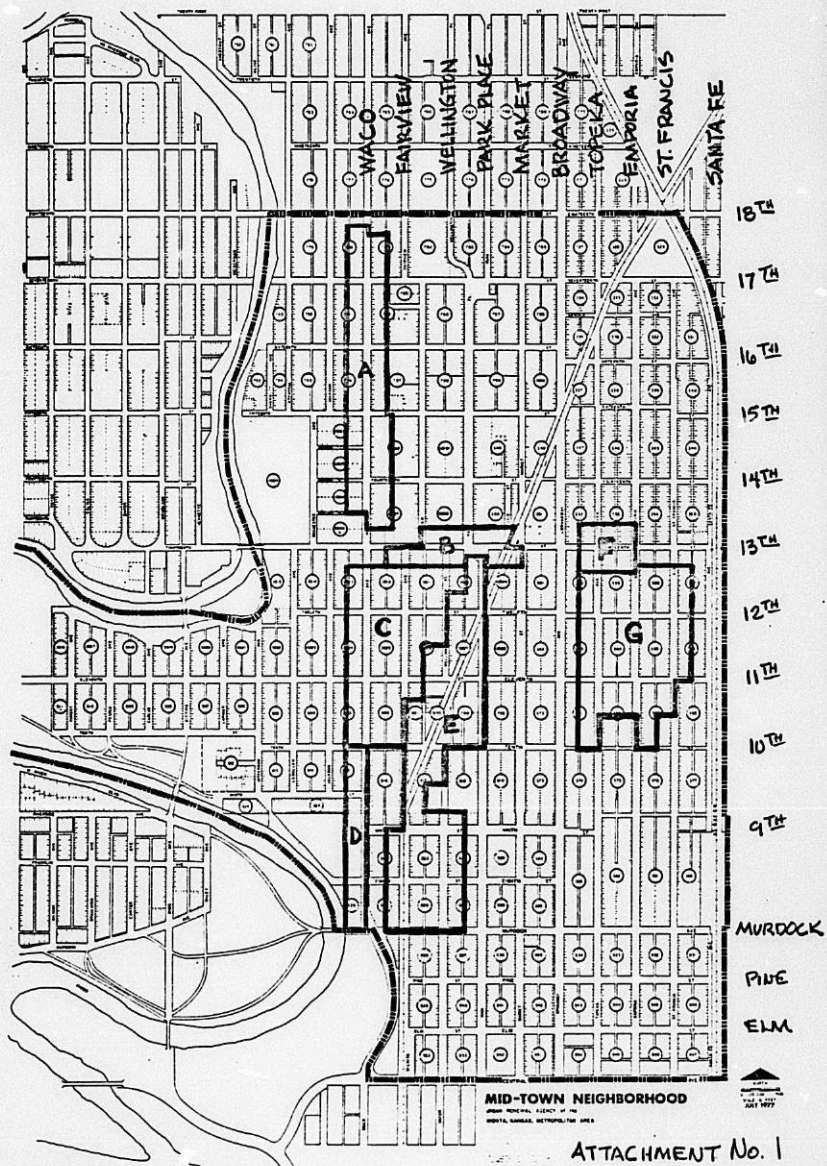
from the "B" Multi-family district to more restrictive zoning classifications were recently recommended for denial by the Metropolitan Area Planning Commission.

RECOMMENDED ACTION:

It is recommended that the Metropolitan Area Planning Commission pass a motion finding the proposed amendments to the General Urban Renewal Plan to be in general conformity with the Comprehensive Plan of the Metropolitan Area and authorizing the Chairman to sign a resolution supplied for approval purposes. The approval of the statement of general conformity should be qualified to the extent that the suggestions contained in this staff report are considered for incorporation into or adjustment to the amendment documents.


Robert A. Lakin
Director of Planning

RAL:RY:bh



February 17, 1978

E. H. Denton, City Manager

Robert A. Lakin, Director of Planning

DR 78-1 Midtown Urban Renewal Amendment to the General Renewal Plan.

The Metropolitan Area Planning Commission (MAPC) at its meeting of February 16, 1978, considered the amendments and passed the following motion:

That the Planning Commission recommend to the City Commission that the Urban Renewal Plan with changes agreed to by the Urban Renewal Agency (see memorandums from Kenneth H. Kitchen to Robert A. Lakin dated February 1, 1978, and February 9, 1978), is in general conformance with the Comprehensive Plan except for Areas A, B, E and F, and that the Planning Commission is not making any recommendation as to the propriety or impropriety of making future changes in those areas. Bell moved, May seconded and it carried unanimously. Cole, Hennessy and Savina were absent.

The area designations refer to a map prepared by MAPD which was used to compare URA action with plan and zone documents.

The difference results in the assessment of existing zoning patterns, the action as to changing or not changing zoning on a comprehensive basis in the recent Midtown "downzone" cases, and the preliminary work on new district designations as a part of the new zoning ordinance. In essence the urban renewal plan does not coincide with existing zoning or contemplated future acts.

Attached are reports submitted to the MAPC as well as the memorandums referred to in the motion.

Robert A. Lakin, Director of Planning

RAL:vn
Attachments

February 10, 1978

Wichita-Sedgwick County Metropolitan Area
Planning Commission

Robert A. Lakin, Director of Planning

DR 78-1 - Midtown Urban Renewal Plan Amendments to
the General Urban Renewal Plan

As you may recall during the previous meeting of the Planning Commission on February 2, 1978, the Commission took action to defer the Midtown URA plan amendment item to the February 16, 1978 meeting. Their action was taken to allow the Wichita Urban Renewal Board time to review and act upon the adjustments suggested by the Planning Department and Urban Renewal staff. A listing of the Planning Department's suggestions was forwarded to you previously with your copy of the proposed Midtown Urban Renewal Plan amendment.

The Urban Renewal Board met on February 9, 1978, and took action to approve the recommendations of the Urban Renewal staff as they related to the adjustments suggested. Copies of memos from the Executive Director specifying the URA staff recommendations and the URA Board's action are attached for your reference.

Upon review of the URA recommendations, it appears that the only remaining points of difference between the proposed Midtown Urban Renewal Plan amendment and those items of inconsistency previously listed are related to the land use proposals for Area A, Area B, Area E, and Area F. The attached map indicates the areas referenced.

As you may recall, Area A is now zoned most "RB" which allows 29.2 dwelling units per acre. URA maintains that the area should remain designated for low density (2 to 8 dwelling units/acre) residential which more accurately reflects the existing uses within the area.

Areas B and F along 13th Street are currently zoned mostly "B" multi-family and "LC" light commercial respectively and are proposed to be designated for low density residential in the URA Midtown amendments.

Area E along the Missouri-Pacific Railroad Tracks is zoned mostly "E" light industrial up to 12th Street and "C" commercial from 12th to 13th Street. The URA staff indicates that they will request zoning changes to residential categories on those properties they acquire in this area and that they feel the area should be redeveloped for residential purposes in the future.

Wichita-Sedgwick County Metropolitan Area
Planning Commission
February 10, 1978
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There was no official response to the suggestion of the Director of Planning that URA acquisition to limited to the east side of the tracks.

RECOMMENDED ACTION:

As indicated in the previous staff report on this item, it is recommended that the Metropolitan Area Planning Commission pass a motion finding the proposed amendments to the General Urban Renewal Plan to be in general conformance with the Comprehensive Plan of the Metropolitan Area and authorizing the Chairman to sign a resolution supplied for approval purposes.

The Planning Commission may wish to qualify its approval to the extent of the differences remaining between the land use proposals for Area A,B,E, and F and the zoning classifications of the City Zoning Ordinance.

Robert A. Lakin
Director of Planning

RAL:RY:bh

cc: Ken Kitchen, Urban Renewal Agency

February 3, 1978

E. H. Denton, City Manager

Robert A. Lakin, Director of Planning

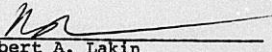
Planning Commission review of proposed
Midtown Amendment to the Urban Renewal
Plan

During their February 2, 1978 meeting, the Metropolitan Area Planning Commission reviewed the Urban Renewal Agency's proposed Midtown amendment to the General Urban Renewal Plan. The purpose of the Metropolitan Area Planning Commission's review was to determine the conformity of the proposed Midtown amendment to the Comprehensive Plan for the Metropolitan Area. Prior to the Planning Commission's review, the Planning staff had furnished copies of a staff report to the Urban Renewal Agency and the Planning Commission which set out several specific aspects of the proposed Midtown amendment which appeared to need adjustment. The Urban Renewal staff indicated a willingness to modify their proposed Midtown amendment to accommodate most of the changes suggested by the Planning staff. The Urban Renewal Board, however, had not taken formal action on the suggested changes and URA staff indicated that the matter would be placed on the Board's February 9, 1978 agenda for consideration.

After a full presentation of the proposed Midtown amendment, consideration of the changes suggested by MAPD staff, hearing the comments of the CPO Council Area "L" Chairperson, and numerous individuals appearing in opposition, and in the absence of formal action by the Urban Renewal Board on the suggested changes to the proposed Midtown amendment, the Planning Commission took the following action:

That action on this item be deferred
for two weeks. Bell moved, May seconded,
and it carried unanimously.

This item will, therefore, be scheduled for reconsideration by the Metropolitan Area Planning Commission February 16, 1978.


Robert A. Lakin
Director of Planning

RAL:RY:bh

E. H. Denton, City Manager
2-3-78
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cc: Ken Kitchen, Urban Renewal Agency
Lois Barrett, 1505 Fairview, 67203
Thelma Young, 1151 North Main, 67203
Mrs. William J. Vaughn, 1005 N. Water, 67203
Ms. Maxie Klag, 1123 N. Main, 67203
Samuel P. Luinstra, 1102 N. Gow, 67203
Irene Goodrich, 1307 N. Main, 67203
Evelyn Avery, 1319 N. Main, 67203

THE CITY OF WICHITA

OFFICE OF Urban Renewal Agency

DATE February 1, 1978

TO Robert A. Lakin, Director of Planning
Wichita-Sedgwick County Metropolitan Area Planning Commission

FROM Kenneth H. Kitchen, Executive Director

SUBJECT Amendments to the General Urban
Renewal Plan- Midtown Area

Having reviewed the comments submitted by the Planning Department regarding the Midtown Urban Renewal Plan, our staff is in general agreement with the recommended changes. Our opinions on the specific changes include the following:

- 1(a) Minimum Lot Size Agree to change lot area requirements for duplexes to 6,000 square feet, in conformance with the zoning ordinance.
- 1(d) Off-Street Parking Requirements. Agree to require a minimum of two (2) off-street parking spaces per single family dwelling unit.
- 2(d) Minimum Off-Street Parking. Agree to require off-street parking for specific commercial uses as established in the zoning ordinance.

Circulation Patterns. Changes in the circulation pattern will be considered when the properties around the Missouri-Pacific railroad tracks are acquired. Staff agrees that it would be advantageous to eliminate some street crossings along the railroad tracks.

Site Amenities. Agree to include a section in the Land Disposition Supplement which gives the Urban Renewal Board of Commissioners the right to require, review and approve landscape plans for redevelopment projects prior to issuance of building permits.

Residential Density Classifications. Staff proposes to change the medium density classification to include from eight (8) to twenty-nine (29) dwelling units/acre, in order to conform with existing and proposed zoning categories. High density residential would be redefined as greater than twenty-nine (29) dwelling units/acre.

Land Use Proposals.

Area A. The predominant land use in this area is single family. Staff is of the opinion that a low density classification is more appropriate and suggests an R-4 category in the proposed ordinance.

Area B. The predominant use in this area is residential. Previous Urban Renewal activities in a portion of this area (Demonstration Area) have supported the concept of residential preservation and rehabilitation. We feel that a residential classification is more appropriate than the proposed B-2 Community Retail District.

Area C. Agree to a medium density classification in this area that permits a maximum of 29.2 dwelling units/acre.

Area D. Agree to a combined B-3 Restricted Business and R-6 General Residence District in this area. The Midtown General Land Use Map would be changed to indicate medium density residential as the overall pattern.

Area E. The Urban Renewal Agency will request a residential zoning classification for properties currently under acquisition and proposed for acquisition in this area. Staff feels that this area should be redeveloped for residential use in the future.

Area F. This area is predominantly in residential and public uses. Staff feels that a residential classification is more appropriate than the proposed B-5 General Business District.

Area G. Agree to a medium density classification in this area. However, staff suggests that the R-5 district be considered for this area based on the existing land use pattern.


Kenneth H. Kitchen

KHK/dm

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

January 24, 1978

TO Wichita-Sedgwick County Metropolitan
Area Planning Commission

FROM Robert A. Lakin, Director of Planning

SUBJECT DR-78-1 -Consideration of the Proposed Midtown
Urban Renewal Plan Amendments to the General
Urban Renewal Plan

BACKGROUND INFORMATION:

Appearing on your agenda for the meeting of February 2, 1978, is a proposal from the Wichita Urban Renewal Agency to amend the City of Wichita's General Urban Renewal Plan by adding a more detailed Midtown Urban Renewal Plan proposal and adjusting the text of the General Urban Renewal Plan document.

This proposed amendment was originally reviewed by the Wichita Urban Renewal Board on October 27, 1977, and approved by the Board on December 3, 1977. The Wichita Board of City Commissioners will conduct a public hearing on February 7, 1978, to consider the final adoption of the proposed plan amendments.

The proposed Urban Renewal Plan amendments have been forwarded to the Metropolitan Area Planning Commission prior to the public hearing for a determination of conformance with the proposals of the adopted elements of Comprehensive Plan for the Metropolitan Area and for any comments the Planning Commission may wish to make on the contents of the proposed amendments.

Attached to this staff report is a red folder supplied by the Urban Renewal Agency containing the details of the proposed Plan amendments. Within the folder will be found a document with the heading "Table of Contents - Midtown Urban Renewal Plan"; information entitled "General Urban Renewal Plan for Wichita Neighborhood Development Program Urban Renewal Area"; and two colored maps entitled "General Land Use Map" and "Acquisition Map."

The "Table of Contents - Midtown Urban Renewal Plan" documents sets out the details of the proposed Midtown project including budget summaries of the 5 year program and yearly budget detail sheets for funds to be expended on acquisition, relocation and demolition by project activity area.

The "General Urban Renewal Plan" information consists of replacement pages containing the specific wording proposed to be amended into the currently adopted version of the plan dated

Wichita-Sedgwick County Metropolitan
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November 27, 1972 and a new section to be added to the plan covering the current Midtown project proposal entitled "Disposition Supplement No. 7 to General Urban Renewal Plan for Wichita NDP Urban Renewal Area - Midtown Neighborhood." The colored maps attached indicate the general proposals for the future land use in the Midtown area and the acquisitions proposed to occur in each color coded year of the five year program.

The specific amendments proposed to the general contents of the URA plan by page as identified in the "General Urban Renewal Plan ----" information attached are as follows:

1. The date on the cover page has been changed from November 27, 1972 to October 27, 1977.
2. The table of contents page has had "7. Midtown Neighborhood Activity Area" added under the "LAND DISPOSITION SUPPLEMENTS" section.
3. The definitions of the residential land use category has been expanded by adding under Section 2.(a) 2. and 3. on Page ND401-6 headed "GENERAL LAND USE PLAN" a category for medium density residential defined as ranging from nine to twenty dwelling units per net acre and redefining high density residential as ranging above 20 dwelling units/net acre. The existing plan has no provision for medium density residential and defines high density residential as having a density of 8 or more dwelling units per net acre.
4. Two additional land use categories have been added on page ND401-7 as section 2.(e) Mixed Use and 2.(f) Medical and Related. The existing Plan does not contain either category.
5. The "Midtown Neighborhood Activity Area" has been added to the list of activity areas as Number 8 under the section of the existing plan entitled "3. Land Acquisition".
6. All of the information under the page entitled "DISPOSITION SUPPLEMENT NO. 7 TO GENERAL URBAN RENEWAL PLAN..." is to be added to the existing General Urban Renewal Plan.

STAFF COMMENTS:

The Planning Department has reviewed the proposed amendments outlined above in relation to the Comprehensive Plan for the Metropolitan Area and the applicable regulatory codes of the City of Wichita. On the basis of our review, it appears that the proposed Urban Renewal Plan amendments in general terms, conforms

to the general concepts for future development set out in the various Comprehensive Plan elements. Although the overall review supports the conformance of the general concepts of the proposed amendments, there are several more specific conditions of the Midtown Land Disposition Supplement that may bear adjustment by the Urban Renewal Board prior to final adoption by the Board of Wichita City Commissioners. These include the following:

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Section 1.6.(1)(a) of the Land Disposition Supplement specifies that two-family dwellings shall have not less than 5,000 square feet of lot area per dwelling unit or 10,000 square feet per duplex. The existing zoning ordinance provides for the construction of duplexes on 6,000 square foot lots. Through review and modification of the text of the proposed new zoning ordinance, it has been considered more appropriate in the older developed center city areas with the lots that exist, to allow the construction of duplexes on smaller lot sizes. The new proposed ordinance will contain a provision to allow construction of duplexes on 7,000 square feet of lot area as an outright use in the "R-4" and "R-5" general residential districts and upon 6,000 square feet of lot area in the "R-6" general residential district.

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Circulation Pattern:

Section 2 of the Land Disposition Supplement indicates that the circulation requirements are to be as delineated on the "General Land Use Plan Map." The vehicular circulation system indicated

on the map consists of the platted street right-of-ways now existing throughout the Midtown area. It would appear that the Urban Renewal activities that are proposed to take place throughout the project areas and most particularly in relation to property acquisitions would present an opportunity to modify circulation patterns through selective street vacations and/or closings or use of diverters. It may be advantageous to eliminate some of the residential street crossings on alternate blocks along the existing Missouri-Pacific and Santa Fe Railroads.

Site Amenities:

Although both the City Zoning Ordinance and the "Residential and Non Residential Property Rehabilitation Standards" section of the General Urban Renewal Plan both contain general references to screening and landscaping requirements, there are no specific references to landscaping requirements within the Land Disposition Supplement. It may be appropriate to add a clause under Section No. 4 Design Objectives reserving to the Urban Renewal Board and the Board of Wichita City Commissioners the right to require, review and approve overall landscape plans for redevelopment and major rehabilitation projects prior to the issuance of building permits. Landscaping amenities to the site may be particularly desirable in areas containing expansive surface parking to serve commercial and residential uses.

Land Use Proposals:

In general, the land use proposals of the Midtown Urban Renewal Plan as set out on the colored map entitled "General Land Use Map" conform to the proposals of the Comprehensive Plan for the Metropolitan Area. There are, however, several specific areas within the overall Midtown proposal which differ significantly from established zoning classifications and those districts now being proposed with the new zoning ordinance. The areas of significant difference are identified by letter on the map attached to this report as Attachment No. 1. The extent to which the proposals for each of these areas differ is described below:

Area A. This area along each side of Waco from approximately 13th to 18th Street is proposed for low density (2 to 8 dwelling units/acre) residential on the Urban Renewal Plan. The area on the east side of Waco from the south line to 14th Street is presently zoned "B" Multi-family allowing 75 dwelling units/acre and the new zoning ordinance proposes the "R-7" General Residential district which allows 58 dwelling units/acre. North of 14th Street on the east side of Waco and Avenue A on the west side of Waco to 17th Street is presently zoned mostly the "RB" Four Family district allowing 29.2 dwelling units/acre. The area from 17th Street to 18th Street

is zoned the "A" Two Family District and also proposed for the "R-6" in the new zoning ordinance. It should also be noted that the Board of Education has vacated a portion of Avenue A immediately west of Waco and is in the process of developing more parking on both sides of Avenue A for North High School.

Area B. This area along 13th Street is proposed for low density residential (2 to 8 dwelling units/acre) in the Urban Renewal Plan. It is presently zoned mostly "B" multi-family and the new zoning ordinance proposes the B-2 Community Retail District for the area.

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Area F. This area is proposed for low density residential in the Urban Renewal Plan. It is presently zoned "LC" Light Commercial and the B-5 General Business District is proposed for the area under the new zoning ordinance.

Area G. This area is proposed for low density (2 to 8 dwelling units/acre) residential in the Urban Renewal Plan. It is presently zoned "B" Multi-family and is proposed for R-6 allowing 29.2 dwelling units/acre in the new zoning ordinance. This area is also one within which several scattered requests for zoning changes

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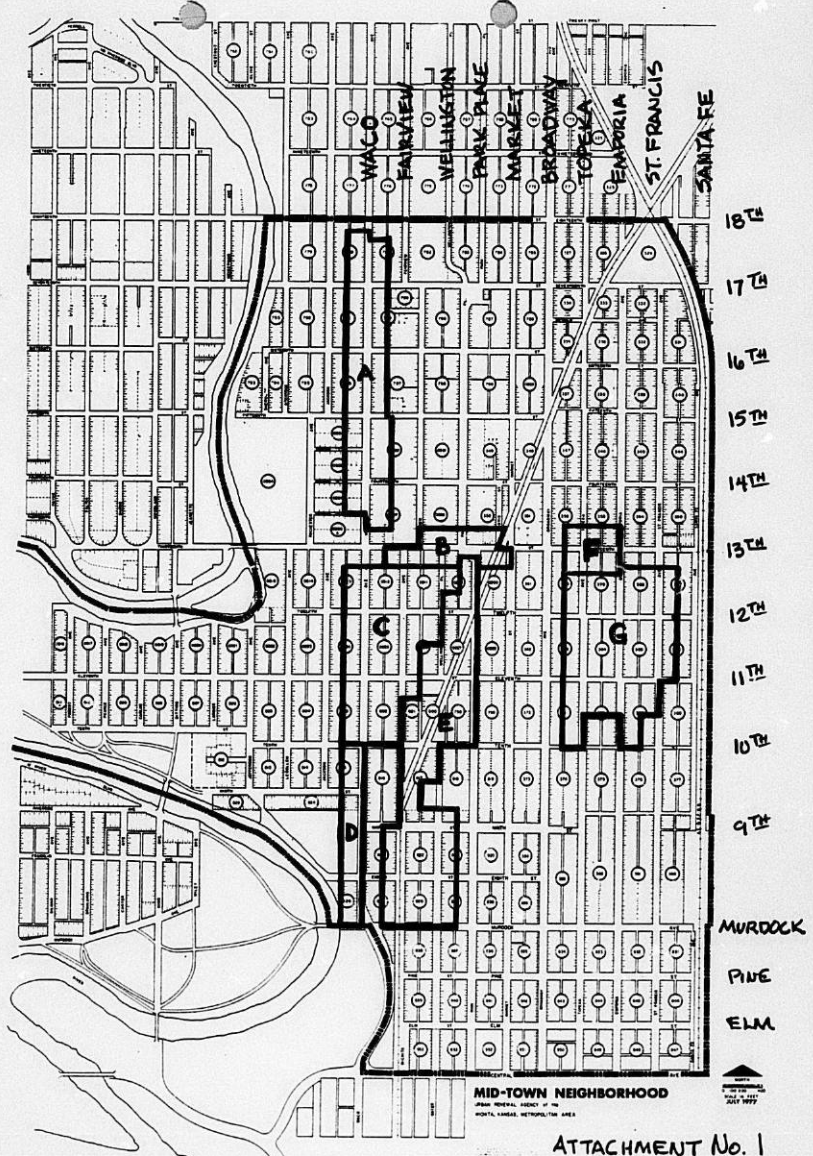
from the "B" Multi-family district to more restrictive zoning classifications were recently recommended for denial by the Metropolitan Area Planning Commission.

RECOMMENDED ACTION:

It is recommended that the Metropolitan Area Planning Commission pass a motion finding the proposed amendments to the General Urban Renewal Plan to be in general conformity with the Comprehensive Plan of the Metropolitan Area and authorizing the Chairman to sign a resolution supplied for approval purposes. The approval of the statement of general conformity should be qualified to the extent that the suggestions contained in this staff report are considered for incorporation into or adjustment to the amendment documents.


Robert A. Lakin
Director of Planning

RAL:RY:bh



MID-TOWN NEIGHBORHOOD
 PLANNING BOARD, DEPT. OF PLANNING
 2001 10TH AVENUE, PORTLAND, OREGON

ATTACHMENT No. 1

January 24, 1978

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

DR-78-1 -Consideration of the Proposed Midtown
Urban Renewal Plan Amendments to the General
Urban Renewal Plan

BACKGROUND INFORMATION:

Appearing on your agenda for the meeting of February 2, 1978, is a proposal from the Wichita Urban Renewal Agency to amend the City of Wichita's General Urban Renewal Plan by adding a more detailed Midtown Urban Renewal Plan proposal and adjusting the text of the General Urban Renewal Plan document.

This proposed amendment was originally reviewed by the Wichita Urban Renewal Board on October 27, 1977, and approved by the Board on December 3, 1977. The Wichita Board of City Commissioners will conduct a public hearing on February 7, 1978, to consider the final adoption of the proposed plan amendments.

The proposed Urban Renewal Plan amendments have been forwarded to the Metropolitan Area Planning Commission prior to the public hearing for a determination of conformance with the proposals of the adopted elements of Comprehensive Plan for the Metropolitan Area and for any comments the Planning Commission may wish to make on the contents of the proposed amendments.

Attached to this staff report is a red folder supplied by the Urban Renewal Agency containing the details of the proposed Plan amendments. Within the folder will be found a document with the heading "Table of Contents - Midtown Urban Renewal Plan"; information entitled "General Urban Renewal Plan for Wichita Neighborhood Development Program Urban Renewal Area"; and two colored maps entitled "General Land Use Map" and "Acquisition Map."

The "Table of Contents - Midtown Urban Renewal Plan" documents sets out the details of the proposed Midtown project including budget summaries of the 5 year program and yearly budget detail sheets for funds to be expended on acquisition, relocation and demolition by project activity area.

The "General Urban Renewal Plan" information consists of replacement pages containing the specific wording proposed to be amended into the currently adopted version of the plan dated

November 27, 1972 and a new section to be added to the plan covering the current Midtown project proposal entitled "Disposition Supplement No. 7 to General Urban Renewal Plan for Wichita NDP Urban Renewal Area - Midtown Neighborhood." The colored maps attached indicate the general proposals for the future land use in the Midtown area and the acquisitions proposed to occur in each color coded year of the five year program.

The specific amendments proposed to the general contents of the URA plan by page as identified in the "General Urban Renewal Plan ----" information attached are as follows:

1. The date on the cover page has been changed from November 27, 1972 to October 27, 1977.
2. The table of contents page has had "7. Midtown Neighborhood Activity Area" added under the "LAND DISPOSITION SUPPLEMENTS" section.
3. The definitions of the residential land use category has been expanded by adding under Section 2.(a) 2. and 3. on Page ND401-6 headed "GENERAL LAND USE PLAN" a category for medium density residential defined as ranging from nine to twenty dwelling units per net acre and redefining high density residential as ranging above 20 dwelling units/net acre. The existing plan has no provision for medium density residential and defines high density residential as having a density of 8 or more dwelling units per net acre.
4. Two additional land use categories have been added on page ND401-7 as section 2.(e) Mixed Use and 2.(f) Medical and Related. The existing Plan does not contain either category.
5. The "Midtown Neighborhood Activity Area" has been added to the list of activity areas as Number 8 under the section of the existing plan entitled "3. Land Acquisition".
6. All of the information under the page entitled "DISPOSITION SUPPLEMENT NO. 7 TO GENERAL URBAN RENEWAL PLAN..." is to be added to the existing General Urban Renewal Plan.

STAFF COMMENTS:

The Planning Department has reviewed the proposed amendments outlined above in relation to the Comprehensive Plan for the Metropolitan Area and the applicable regulatory codes of the City of Wichita. On the basis of our review, it appears that the proposed Urban Renewal Plan amendments in general terms, conforms

to the general concepts for future development set out in the various Comprehensive Plan elements. Although the overall review supports the conformance of the general concepts of the proposed amendments, there are several more specific conditions of the Midtown Land Disposition Supplement that may bear adjustment by the Urban Renewal Board prior to final adoption by the Board of Wichita City Commissioners. These include the following:

Minimum Lot Size Requirements for Duplexes:

Section 1.6.(1)(a) of the Land Disposition Supplement specifies that two-family dwellings shall have not less than 5,000 square feet of lot area per dwelling unit or 10,000 square feet per duplex. The existing zoning ordinance provides for the construction of duplexes on 6,000 square foot lots. Through review and modification of the text of the proposed new zoning ordinance, it has been considered more appropriate in the older developed center city areas with the lots that exist, to allow the construction of duplexes on smaller lot sizes. The new proposed ordinance will contain a provision to allow construction of duplexes on 7,000 square feet of lot area as an outright use in the "R-4" and "R-5" general residential districts and upon 6,000 square feet of lot area in the "R-6" general residential district.

Off Street Parking Requirements:

Section 1.b.(1)(d) specifies that single family dwellings shall have one off-street parking space and duplexes and multi-family shall have 1.5 spaces per dwelling unit. Given the high level of automobile ownership in Wichita and the tendencies toward two car families, the proposed new zoning ordinance suggests a standard of two off-street spaces per single family dwelling.

Section 1.b.(2)(d) specifies one space for each 250 square feet of gross office and retail floor area. In both the existing zoning ordinance and the proposed new ordinance an attempt has been made to be more selective in the application of off-street parking standards as they apply to specific uses (i.e., hotels, motels, churches, auditoriums, doctors' offices, hospitals, schools, etc.). It would, therefore, appear appropriate for the more specific off-street parking standards of the zoning ordinance to apply to the urban renewal project proposals.

Circulation Pattern:

Section 2 of the Land Disposition Supplement indicates that the circulation requirements are to be as delineated on the "General Land Use Plan Map." The vehicular circulation system indicated

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on the map consists of the platted street right-of-ways now existing throughout the Midtown area. It would appear that the Urban Renewal activities that are proposed to take place throughout the project areas and most particularly in relation to property acquisitions would present an opportunity to modify circulation patterns through ~~the~~ selective street vacations and/or closings or use of diverters. It may be advantageous to eliminate some of the residential street crossings on alternate blocks along the existing Missouri-Pacific and Santa Fe Railroads.

Site Amenities:

Although both the City Zoning Ordinance and the "Residential and Non Residential Property Rehabilitation Standards" section of the General Urban Renewal Plan both contain general references to screening and landscaping requirements, there are no specific references to landscaping requirements within the Land Disposition Supplement. It may be appropriate to add a clause under Section No. 4 Design Objectives reserving to the Urban Renewal Board and the Board of Wichita City Commissioners the right to require, review and approve overall landscape plans for redevelopment and major rehabilitation projects prior to the issuance of building permits. Landscaping amenities to the site may be particularly desirable in areas containing expansive surface parking to serve commercial and residential uses.

Land Use Proposals:

In general, the land use proposals of the Midtown Urban Renewal Plan as set out on the colored map entitled "General Land Use Map" conform to the proposals of the Comprehensive Plan for the Metropolitan Area. There are, however, several specific areas within the overall Midtown proposal which differ significantly from established zoning classifications and those districts now being proposed with the new zoning ordinance. The areas of significant difference are identified by letter on the map attached to this report as Attachment No. 1. The extent to which the proposals for each of these areas differ is described below:

Area A. This area along each side of Waco from approximately 13th to 18th Street is proposed for low density (2 to 8 dwelling units/acre) residential on the Urban Renewal Plan. The area on the east side of Waco from the south line to 14th Street is presently zoned "B" Multi-family allowing 75 dwelling units/acre and the new zoning ordinance proposes the "R-7" General Residential district which allows 58 dwelling units/acre. North of 14th Street on the east side of Waco and Avenue A on the west side of Waco to 17th Street is presently zoned mostly the "RB" Four Family district allowing 29.2 dwelling units/acre. The area from 17th Street to 18th Street

is zoned the "A" Two Family District and also proposed for the "R-6" in the new zoning ordinance. It should also be noted that the Board of Education has vacated a portion of Avenue A immediately west of Waco and is in the process of developing more parking on both sides of Avenue A for North High School.

Area B. This area along 13th Street is proposed for low density residential (2 to 8 dwelling units/acre) in the Urban Renewal Plan. It is presently zoned mostly "B" multi-family and the new zoning ordinance proposes the B-2 Community Retail District for the area.

Area C. This area south of 13th to 10th on each side of Waco is proposed for low density residential in the Urban Renewal Plan. It is presently zoned "B" Multi-family allowing up to 75 dwelling units/acre and the new zoning ordinance proposed for the "R-6" General Residential District for the area allowing up to 29.2 dwelling units/acre.

Area D. This area along the west side of Waco from 10th Street to Murdock is proposed for low density residential from 10th Street to 8th Street and for Office and Commercial uses from 8th Street to Murdock in the Urban Renewal Plan. The area is presently zoned "B" Multi-family with one spot of "BB" office on the northwest corner of Ninth and Waco. A combination B-3 Restricted Business - R-6 General Residential District is proposed for the area under the new City zoning ordinance. The districts proposed under the new zoning ordinance for Area C and Area D were proposed on the basis of zoning policy recently established by the Board of City Commissioners.

Area E. This area along the Missouri-Pacific Railroad Tracks is proposed for medium density residential (9-20 dwelling units/acre) in the Urban Renewal Plan. The area is presently zoned the "E" Light Industrial District up to 12th Street and "C" Commercial between 12th and 13th Street. The B-7 Service Business District is proposed for the area under the new zoning ordinance. This is the same general area for which recent scattered requests for zoning changes from the "E" Light Industrial to residential classifications were recommended for denial by the Metropolitan Area Planning Commission.

Area F. This area is proposed for low density residential in the Urban Renewal Plan. It is presently zoned "LC" Light Commercial and the B-5 General Business District is proposed for the area under the new zoning ordinance.

Area G. This area is proposed for low density (2 to 8 dwelling units/acre) residential in the Urban Renewal Plan. It is presently zoned "B" Multi-family and is proposed for R-6 allowing 29.2 dwelling units/acre in the new zoning ordinance. This area is also one within which several scattered requests for zoning changes

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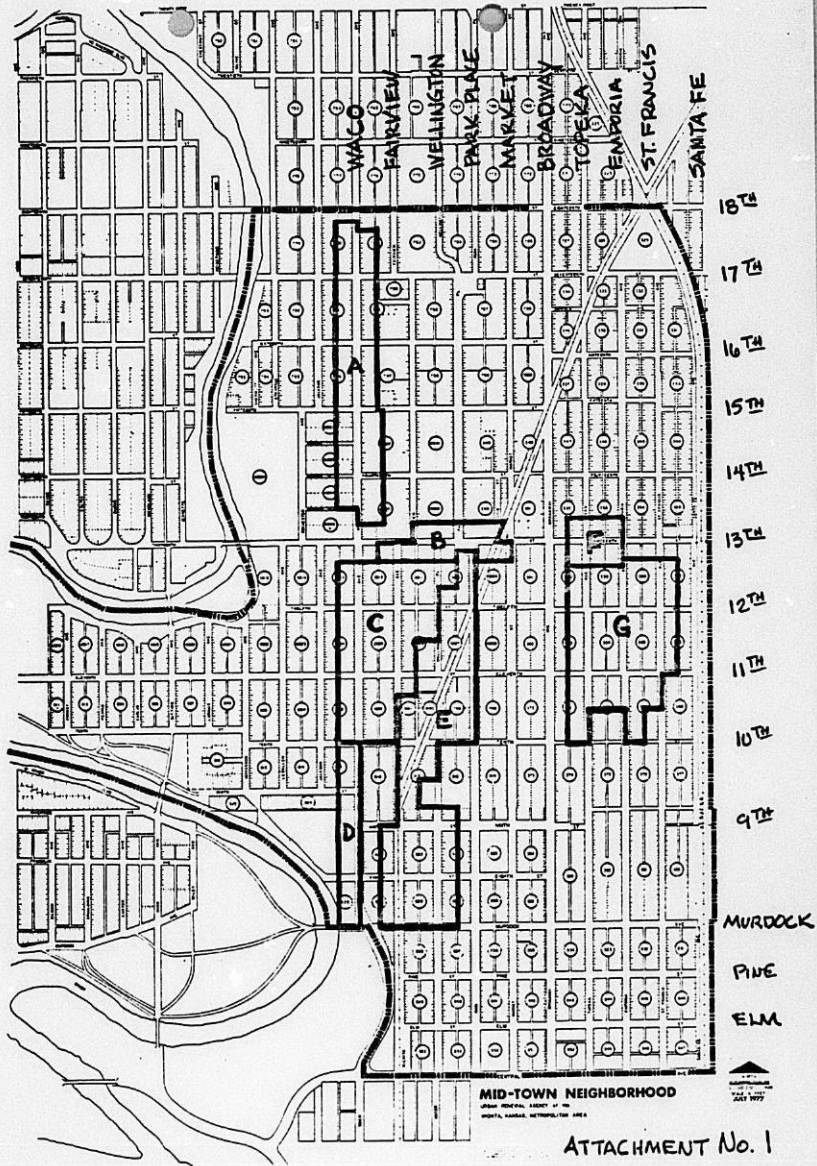
from the "B" Multi-family district to more restrictive zoning classifications were recently recommended for denial by the Metropolitan Area Planning Commission.

RECOMMENDED ACTION:

It is recommended that the Metropolitan Area Planning Commission pass a motion finding the proposed amendments to the General Urban Renewal Plan to be in general conformity with the Comprehensive Plan of the Metropolitan Area and authorizing the Chairman to sign a resolution supplied for approval purposes. The approval of the statement of general conformity should be qualified to the extent that the suggestions contained in this staff report are considered for incorporation into or adjustment to the amendment documents.

Robert A. Lakin
Director of Planning

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WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

January 9, 1978

TO Jack H. Galbraith, Chief Planner
Current Plans Division

FROM Robert A. Lakin, Director of Planning

SUBJECT Urban Renewal Plan - Midtown

Attached are the Urban Renewal Plans from Midtown. I believe you have 10 copies for the Planning Commission. Please create a DR file for this and schedule for our meeting, ~~January 19th~~ *Feb 2, 1978*. Have Young write a staff report on this.

In quickly reading through there, I have some comments that I think should be addressed to the staff report. First of all, in the part of the plan that contains the general Urban Renewal plan revisions and the Disposition Supplement No. 7 to the General Urban Renewal Plan, we need to read through to see that the material conforms to existing or proposed ordinances and make some sense. It is my opinion that in the General Urban Renewal Plan that the Urban Renewal Agency and Planning Commission should be advised that we are being criticized on the new ordinance for the standard that is within (d) 1. - Light Industrial, i.e., maximum lot coverage of .35 for low density light industrial development. This probably ought to be changed. I don't whether we have a recommendation or not. Check With Lytle. In the disposition portion for Midtown, I believe the standard for duplexes of 10,000 square feet is probably inappropriate in the Midtown area. Particularly this to be true in the area south of 13th Street. Again check with Lytle for our new recommended standards for duplexes that would be used in the "R-5" or "R-6" District. Those duplexes, as far as I am concerned in that category are the type of duplexes that would be built out in Westlink at 10,000 square feet. Also look at the minimum off street parking requirements. In the residential district, they have one per dwelling unit, but one and a half for each multiple family unit. It would seem to me that is to be a backward standard, if anything, it ought to go the other direction. Of course our new ordinance has two per single family and one and a half for multiple. In the commercial areas, they are recommending one for 250 square feet for commercial. This is fine if it is retail commercial, but their commercial is not limited to retail, but would also include offices and others. I would recommend that our staff comments recommend conform instead of the adopted zoning ordinance with the parking to be provided within "X" distance.

Jack H. Galbraath, Chief Planner
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I recommend that in the disposition supplement that the Urban Renewal Agency reserve to itself and the City Commission the right to approve plans including making requirements as to landscaping and beautification. There appears to be some limited ability for them to impose this as a requirement in Park Plaza and I would think that our new disposition parcels in Midtown, particularly along the railroad, would need some treatment in this area. The other alternate would be include landscape standards for parcels as a part of the disposition plan. I'm thinking particularly about parking lots that might be developed for multiple family uses, screening and landscaping in the area between the parking lot and property lines, screening of rear service areas for either commercial and/or for residential. You may get a response that they can do this, but I don't see where it is specifically spelled out that they can do it. I think I want to see the authority.

By copy of this memo, I am asking May to read through the second copy of this to see if it conforms in general terms to the long range plans otherwise.

P.S. I am not so sure that some of the street patterns in Midtown couldn't stand some adjusting, particularly as to closing the streets. It now comes to mind that we have approved the vacation of 9th Street and across St. Francis. I think the general land use map should also indicate. I am also thinking that as the Urban Renewal Agency acquires those lands on the south side of and east of the Missouri-Pacific that some closing of residential cross east-west streets could occur. I think 11th Street is carried as a collector on our transportation study, but here is an area in the area east of Waco where I think 11th could certainly be vacated particularly between MoPac and Main Street. 12th Street has been vacated, etc. We might want to put a statement into the plan approval that east-west cross streets would be encouraged to be vacated at staggered locations to provide additional building sites and to break up travel pattern within the area.

It is also my thought that in terms of the acquisition schedule for properties that the amounts of money in relationship to those available under the Community Development Block Grant program that there should be consideration to lessening the degree of acquisition. I would think that the most appropriate acquisitions would be to continue acquisition in the area south of and east of the Missouri-Pacific Railroad and to leave those properties north and west alone unless there is some peculiar or extremely unhealthful situation environmentally relative to any of those industrial uses. I would also

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question some of the acquisition along Santa Fe north of 11th Street. I'm looking at the land use map and I don't see any apparent need for it and there certainly is no rationalization within the Plan material. If there is any question about what recommendation we should make, check with me on this. This should be ready to go out Friday 13th?

RAL
Robert A. Lakin
Director of Planning

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Attachment

cc: Willard L. Stockwell, Chief Planner, Advance Plans Division
Fred May, Principal Planner, Advance Plans Division

*Plan to go on MAPC
for 2/2/78*

URBAN RENEWAL AGENCY
Regular Meeting
December 8, 1977

The Board of Commissioners of the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area met in regular meeting, Thursday, December 8, 1977, at 10:30 a.m. in the Board Room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

Upon roll call, the following were present:

W. C. Cohen, Jr.
Othello H. Curry
Maxine I. Hansen
Robert A. Cowdrey
Morris J. Krouse

* Chairman Cohen called for item 1 regarding approval and/or correction of the minutes of Special Meeting of November 17, 1977 and Regular Meeting of November 23, 1977. Commissioner Hansen stated she only wanted clarification of one matter concerning the November 23rd meeting, i.e. statement reading, "... rezoning of their property to a residential use, including 1037 and 1039 North Market in the acquisition program", stating that the Board was not including 1037 and 1039 for down-zoning and perhaps it should read, "... 1037 and 1039 to be included in the acquisition program". Commissioner Krouse stated he had no corrections, but on page 3 of the same meeting, it was stated that the special meeting would be held at 1:30 p.m. and he questioned why it was changed to 2:30 p.m. Mr. Kitchen stated Commissioner Curry had requested this change due to a conference he had scheduled, and Commissioner Krouse moved approval of the minutes as corrected and Commissioner Hansen seconded the motion. Chairman Cohen called for the question and the motion carried with Commissioners Krouse, Hansen, Cowdrey, Curry and Cohen voting "aye". *

Commissioner Krouse stated he wished to apologize to the members of the Board and particularly to the staff because he had to leave the special meeting early due to an appointment he had scheduled, thinking the special meeting would only last perhaps an hour and a half as he had been told by the Director of the Agency. He stated he was sorry he had to leave, and that the paper said he wasn't even in attendance, and this was embarrassing to him because he felt a member of the Board should attend meetings whenever possible, and felt he had proved that by his attendance record at the meetings of this Board.

Chairman Cohen moved to item 2 of the agenda regarding a presentation to the Board by the Neighborhood Task Force of the Jones Park Neighborhood. Mr.

Kitchen stated the Agency had met with the neighborhood early in the spring, and a Task Force had now been formed, and they wished to present to the Board a few of the problems which confront them in their area.

Marie Hale introduced herself stating she was Chairperson of the Jones Park Neighborhood Task Force, and gave a brief description of the formation of the Task Force. She addressed the board primarily to the problems which confronted the Jones Park, and that the neighborhood appreciated the recent action of the Board with reference to making the neighborhood a high priority in its Fourth Year Application, but would like to have more funds committed to the area. She further stated the neighborhood had now formed a plan, and felt they were ready to implement such plan, a copy of which was handed to the Board Members. She stated it was felt their proposal was justified because of the high percentage of low-income and elderly residents and blighted conditions in the neighborhood, and it was also the feeling of the neighborhood that it would be more appropriate to reallocate the downtown funds, which was almost eighty percent of the total proposal by the URA, to meet the needs of Jones Park. She further stated that capital improvements were needed such as installation of storm sewer and grading of West Drain of Chisholm Creek, pavement of streets and intersections, landscaping and screening, acquisition and development of park land, construction of sidewalks, rehabilitation of existing housing and encouragement of new housing development. She stated their proposal was based on a three-year time span with funds totaling \$1.4 million the first year, \$1.2 million the second year and \$.9 million the third year.

Discussion followed Mrs. Hale's presentation regarding zoning, amount of money allocated for planning in the neighborhood to formulate a plan, and Terry Glazier from Planning stated he had been assigned to the Neighborhood and have developed such a plan, and felt the neighborhood was prepared to go with such plan now. Further discussion followed with reference to the number of residents in the area, why the neighborhood had come to the URA for public improvements in lieu of going to the Public Works Department, the Board not being prepared to take any formal action on the proposal, the fact the Board must go before the City Commission in January with their priority items and perhaps some adjustments could be made prior to the appearance before the City Commission. Commissioner Krouse moved the Board receive and file the proposal and give consideration thereto, and Commissioner Curry seconded the motion. Chairman Cohen called for the question and the motion carried unanimously with Commissioners Krouse, Curry, Cohen, Hansen and Cowdrey voting "aye".

Chairman Cohen moved to item 3 regarding regulations concerning public parks, particularly the urban parks constructed by Agency. He stated he had requested this item as he had asked the staff to do an investigation in regard to Heritage Park Extension which was being turned over to the Park Department because various members of the Heritage Park Advisory Committee and also Junior League had been running into difficulties and questions about that particular

facility, and would like either Mr. Kitchen or Mr. Finkbiner to explain what kind of problems were facing the Agency and whether or not the Board should take any action or attempt to help the Heritage Park Committee in any way whatsoever.

Mr. Kitchen stated the Park Department was rewriting their ordinance regarding parks to accomplish to allow music in the parks and have brown-bag concerts there again, but had not allowed it the past year. However, the ordinance was in process and should go to the Park Commission within the next thirty or forty-five days, but he had not seen the ordinance.

Discussion followed with reference to the brown-bagging in the park which was set up for such usage, support of the Park district in rewriting the ordinance for such usage, when it was to be turned over to the Park Department, the park being used for concerts and the acoustical problems which arose therefrom, Park Department having an obligation to request adequate funds in order to take care of the parks as they should be, followed by a motion of Commissioner Curry that the Board support the Park Department's efforts to control the decibel level of the performance as determined by sound engineers for the area, which motion was seconded by Commissioner Hansen. Chairman Cohen called for the question and the motion carried unanimously with Commissioners Cohen, Hansen, Curry, Cowdrey and Krouse voting "aye".

Chairman Cohen called for item 4 being reconsideration of vote on the Salvation Army Building from the meeting of November 10, 1977, and stated this item had been requested by Commissioner Hansen. Mr. Kitchen stated he would like to recommend that the Board reject both of the proposals received in the past, readvertise or renegotiate both of the proposals which he felt would be back as well as one other proposal for sure. He further stated these people had not been given ample time and the agency was appreciative of the answers they had come up with in the short amount of time given, but in fairness to everyone this would seem the best way to handle the matter.

Commissioner Krouse moved that the Board reconsider and readvertise, which motion was seconded by Commissioner Cowdrey. Mr. Lynn Woodward addressed the Board with reference to their decision on reconsideration and readvertisement, discussing his further study of Industrial Revenue Bonds and availability thereof, as well as the fact that the concept presented to the Board was only one, whereas there were several ways to accomplish their proposal. Discussion followed with reference to the razing of the building as well as the structure as it now stood, with the suggestion from one of the commissioners that if they had not done so perhaps each should take a tour of the building, as well as the City Commissioners taking a tour.

Commissioner Krouse requested Chairman Cohen call for the question, and Chairman Cohen stated the motion was to rescind the previous resolution, re-establish the building as a possible project and advertise for redevelopers again. He called for the question and the motion carried unanimously with Commissioners Hansen, Curry, Cowdrey, Krouse and Cohen voting "aye".

Chairman Cohen took up item 5 being discussion of retaining Cowtown staff as consultants for the EDA project at Cowtown, and Mr. Kitchen recognized Mr. Chang who explained that the line item of \$10,500 would be for reimbursement to the staff who had spent quite a bit of time working with the Agency on developing the program and requirements of their improvements under the EDA program, and requested amount of time spent in this particular project be reimbursed. He further explained the personnel were on Cowtown payroll, Cowtown entered into an agreement directly with URA in order that Cowtown itself would be reimbursed. Mr. Kitchen explained Cowtown wanted some of its administrative budget picked up which was an eligible cost.

Brief discussion followed as to the amount to be paid as well as eligibility of the line item, after which Commissioner Curry moved approve of the line item and Commissioner Krouse seconded. Chairman Cohen called for the question and the motion carried unanimously with Commissioners Cohen, Curry, Hansen, Krouse and Cowdrey voting "aye".

Chairman Cohen moved to item 6 regarding consideration of a sign submitted by Trailer Parks Supply, Inc. located in the Central Industrial Corridor. Mr. Potucek explained that Trailer Parks purchased the Dold Packing Plant at 421 East 21st Street, and have presented to the Agency a proposal for identification sign which will be attached to the building. He further stated there would be no free-standing signs and added that they were doing an excellent job on the rehabilitation of the property. Commissioner Krouse moved approval of the sign proposal and Commissioner Hansen seconded the motion. Chairman Cohen called for the question and the motion carried unanimously with Commissioners Krouse, Hansen, Cohen, Cowdrey and Curry voting "aye".

Chairman Cohen took up item 7 being discussion of acquisition proposals as submitted by EED Director of the City of Wichita. Mr. Kitchen explained that from the old Model Cities Program there was about \$300,000 to \$350,000 that the City Commission instructed the Economic Development Department to buy up some of the Agency's land. He further stated the land parcels had not

been worked out until the evening before this meeting and if the Board had any questions, Mr. Potucek or Mrs. Miller of EED could answer the same, and though part of the land was not in the Agency's inventory he would recommend approval of the proposal and the parcels were located in the Industrial Corridor.

Discussion followed with reference to the Agency owning the property and having temporary loan notes issued against the property and this sale would pay off the mortgage on the property, the City will have title to the property and the Agency would handle it just as it does the CDA property, i. e. the URA would be Agency to the City to buy and sell this property. Mr. Potucek pointed out to the Board exactly where the property in question was located.

Commissioner Curry stated he had some questions of Mrs. Miller of EED and wanted to make the statement that he was not against the City in any way purchasing these properties, utilizing City Funds, taking them off our inventory and putting them on the City inventory. He stated his objection to it was the line item of the funds that are being used and where the funds are coming from and what the City, under EED, where they are utilizing these funds from, and requested of Mrs. Miller to relay to the Board exactly where the money was coming from to purchase property, where the money came from and its original use to the City in 1969 and prior years to that.


Mrs. Miller explained the original monies came from Model Cities Grant and that they had no monies in 1969. The first monies, she stated, were forthcoming for ED in 1970-71. She stated these current are carry-over funds that were left over and unexpended at the conclusion of the Model Cities Program in June of 1975. They have guidelines, she stated, for usage for one of two activities, i. e. loan guarantees or acquisition of properties or other public improvements. She further stated through-out the history of the program there were holds during which the money could not be expended, the first of which was imposed by City Commission and second by HUD because of its one-year delay in getting approval for expenditure of these funds. She expounded on the actions taken to date with the monies as well as the alternatives facing EED if money not expended in accordance with the guidelines set out for the same.

Lengthy discussion followed with reference to why the monies had not been expended prior to this time, just before a deadline to keep from returning the same to HUD, the way Model Cities had been set up in the beginning, i. e. a permanent revolving loan fund, whether or not the funds would "revolve" again if placed in real estate, how long the property would be held, how much income would be received therefrom and what would be done with the money after a sale of such property, whether or not Economic Development spent funds wisely, function of Agency being in the best interest of the public and if we rejected the item and lost the funds, it would be a dis-service to the community, and after full and complete discussion of the subject at hand, Chairman Cohen moved that the offer of purchase by the EED

be approved and when funds returned, they be returned to the revolving loan fund to be used in the MNA. Commissioner Krouse seconded the motion and Chairman Cohen called for the question. The motion passed unanimously with Commissioners Cohen, Krouse, Hansen, Cowdrey and Curry voting "aye".

There being no further business to come before the meeting, the meeting was adjourned at 12:10 p.m.

Respectfully submitted,


Kenneth H. Kitchen
Executive Director

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URBAN RENEWAL AGENCY
Regular Meeting
November 23, 1977

The Board of Commissioners of the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area met in regular meeting, Wednesday, November 23, 1977, at 10:30 a.m. in the Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

Upon roll call, the following were present:

W. C. Cohen, Jr.
Othello H. Curry
Maxine I. Hansen
Morris J. Krouse

Chairman Cohen called for item 1 regarding approval and/or correction of the minutes of the regular meeting of November 10, 1977. Commissioner Krouse stated it was his feeling Jan did a wonderful job in writing up the minutes because often there was long discussion and it was difficult to get everything in the minutes, but the minutes of the previous meeting as written up, did not reflect his real objection to the proposals for the purchase and renovation of the Salvation Army Building, and he had made a copy for Jan, but felt he should read to the rest of the Board what he really thought he said:

"The minutes do not reflect my real objections to the proposals for the purchase and renovation of the building in question. My main objection was that one developer admitted that he intended to put none of his money in the development other than 'in kind' expense such as his expense of his time and the preliminary planning expense. He stated that it was their intention to ask for \$2.4 million for the project. It was my contention that this would be a very risky venture with little or no risk to the developer, but with great potential risk to the potential purchasers.

"The other developer admitted that his proposal had much potential risk and that it could probably be put together with the use of revenue bonds and only then with some guarantee by urban or some governmental unit on the bonds. I believe that he intended to renovate and develop the Salvation Army Building for executive office use. It seems very odd that we would want to continually want to approve projects for the use of revenue bonds to compete with those investors who use their own money to build or renovate their buildings with their own money."

Chairman Cohen inquired if there were any objections to adding Mr. Krouse's statement to the minutes, and there being none Chairman Cohen stated that with the correction as requested by Mr. Krouse, the minutes would stand as corrected and were approved.

* * * * *

Chairman Cohen stated Mr. Kitchen had an introduction he wished to make at this time, and Mr. Kitchen introduced Mr. Frank Smith, who had been hired as the Assistant Director for Community Services, stating he had left the firm of Oblinger-Smith Corporation and would start his duties with the Agency on December 1, 1977.

* * * * *

Chairman Cohen moved to item 2 on the agenda regarding discussion of submitted identification signs for Disposition Parcel D-614-1, Ad Center Activity Area as submitted by Bailey Land Company and Energy Reserves Group, Inc.

Mr. Potucek displayed the sign which was proposed to use on entrances to the parking and Bailey Land would have their logo on their sign, and Colorado-Derby Building on theirs as well as Energy Reserves Group with the signs being approximately 2' x 4' in size, with installation at the entrances to the parking lot between First and Second on the east side of Wichita. He further stated they did need free-standing sign by the entrance so that cars coming and going could readily see it is private parking. The free-standing sign would be approximately six feet at the top of the sign, and staff recommends approval.

Brief discussion was held with reference to the landscaping which had been requested of the developers as well as possible encasement of the sign as displayed in order that it would not look like just a metal frame attached to the building or a pole sticking in the concrete with a sign attached, and Mr. Potucek stated they would be happy to design the same in any way the Board felt esethetically appropriate, after which Dr. Curry moved that the sign be approved with improvements made in its amenities and how placed on the site, preferably a frame that will fit the structure and area, to which motion Commissioner Krouse seconded. Chairman Cohen called for the question, and the motion carried with Commissioners Curry, Cohen, Krouse and Hansen voting "aye".

* * * * *

Chairman Cohen took up item 3 being discussion and determination regarding projects to be included in Fourth Action Year Application, and Mr. Kitchen stated this item really should come after item 7 of the agenda. Chairman Cohen inquired if the Board wished to move this item or take action on it. Chairman Cohen felt this was something that needed to take considerable

amount of time to go through to set the Board's priorities in relationship to the various projects which are substantial and have a better understanding of all these projects and to discuss some of them in detail, and suggested they arrange as had been done the previous two years, a special Saturday or evening meeting to cover some of the items. Discussion was held among the commissioners as to flexibility of each to attend either a Saturday or evening meeting, and Mr. Kitchen stated these were supposed to be to the Community Development not later than the 12th of December and it was agreed the special meeting (working session) would be held Saturday, December 3, 1977, at 1:30 p. m. in the conference room of the agency, and Chairman Cohen so stated that item 3 would be deferred until that time.

* * * * *

Chairman Cohen introduced item 4 being Resolution No. 77-110 entitled

RESOLUTION SELECTING BRICC WHOLESALERS, INC. AS
REDEVELOPER OF DISPOSITION PARCEL D-235-2, INDUSTRIAL
CORRIDOR ACTIVITY AREA, NEIGHBORHOOD DEVELOPMENT
PROGRAM, KANS. A-5

Mr. Potucek explained that the parcel was located on Mosley Avenue, north of 18th Street on the east side, and Bricc Wholesalers had previously acquired property in the Industrial Corridor and were now asking purchase of 75' of the parcel north owned by the Agency for parking to accommodate their present facilities, and staff recommends adoption of the resolution.

Discussion was held with reference to who owned the property previously and what the Agency had planned to do with the property after which Commissioner Curry moved the redeveloper for the parcel be accepted and Commissioner Hansen seconded. Chairman Cohen called for the question, and the motion carried with Commissioners Curry, Hansen, Krouse and Cohen voting "aye".

* * * * *

Chairman Cohen took up item 5 being resolution No. 77-111 entitled

RESOLUTION ESTABLISHING MAXIMUM ACQUISITION
PRICES, ACQUISITION PARCELS LOCATED IN CENTRAL
INDUSTRIAL CORRIDOR ACTIVITY AREA, COMMUNITY
DEVELOPMENT PROGRAM

Mr. Potucek stated these were part of the parcels scheduled for acquisition in the Third Year Community Development Program located in the Industrial Corridor, and pointed these out to the Board on the map. He further stated that staff would, in about 30 days, be back to the commission with the remaining

parcels to be acquired, including some commercial on Washington and 13th Street. Lengthy discussion ensued with reference to the discrepancy in appraisal figures on 116A, 228 F&C and 240-J&K as completed by the two qualified appraisers, getting a third appraisal on these particular parcels, how Mr. Potucek arrived at his figure, whether or not these prices had been discussed with the owners, possibility of defending on the basis which they were at present and Mr. Krouse moved that a third appraisal be obtained on the four parcels in question and the Board approve the rest of the parcels as submitted, to which motion Commissioner Curry seconded. Chairman Cohen called for the question and the motion carried with Commissioners Krouse, Hansen, Curry and Cohen voting "aye".

Chairman Cohen moved to item 6 being Resolution No. 77-112 entitled

RESOLUTION AUTHORIZING CHAIRMAN TO EXECUTE
CONTRACT WITH UTILITY CONTRACTORS, INC. FOR
CONSTRUCTION OF RIVERBANK IMPROVEMENTS SOUTH
OF MURDOCK STREET, PARK PLAZA "A", KANS. R-17
IN THE AMOUNT OF \$169,800.00

Mr. Kitchen stated the Board was aware that the agency had the improvements along the riverbank in the Plan for some time, and bids were opened last week. Mr. Chang was recognized and stated what was being recommended was the base bid and alternate No. 2. Alternate No. 1 was a deduct alternate to take out a dock, and inasmuch as the total bid was within, or below, the estimate of \$185,000, staff was recommending acceptance of the base bid plus alternate No. 2, explaining to the Board alternate No. 2 dealing with the sheet piling. Commissioner Krouse, after discussion, moved adoption of the resolution and Commissioner Hansen seconded the motion. Chairman Cohen called for the question, and the motion carried with Commissioners Krouse, Hansen, Cohen, and Curry voting "aye".

*

Chairman Cohen introduced item 7 being Approval of Midtown Urban Renewal Plan. He then asked for discussion on the staff proposals as a result of the public hearing held on the 17th. Commissioner Krouse expressed doubt that the City Commission was much influenced by the recommendations of the Agency and suggested that we should approve the plan. Commissioner Hansen then moved adoption of the 5-year plan as presented by staff with the following changes: Block 799 be delayed until Mrs. Clagg and other property owners of that block have an opportunity to discuss among themselves the rezoning of their property to a residential use, including 1037 and 1039 North Market in the acquisition program. Commissioner Curry seconded the motion. After discussion, Commissioner Curry amended the motion to recognize the concerns of some of the residents and businesses in the community, particularly the 1300 block on North Main, i.e., the Agency's acquisition plan would stay flexible over the next 5 years. Commissioner Curry's amendment to the motion died for lack of a second.

Commissioner Cohen then moved that the residential properties in the 1300 block on North Main be excluded and that the staff work with the commercial units over the 5-year period in acquiring and relocating those businesses and that the commercial units be replaced with single family dwelling units. Commissioner Curry stated he would accept that amendment. Chairman Cohen then asked for comments from the public. Mr. Luinstra made a special request that we do not make plans or acquire property in the 300 block of West 8th, as this is his property. The Chairman called for the question and the amendment carried unanimously with Commissioners Krouse, Hansen, Curry, and Cohen voting "aye". The Chairman then called for the question on the motion as amended. The motion carried three to one with Commissioners Cohen, Curry, and Hansen voting in the affirmative and Commissioner Krouse voting in the negative. Commissioner Krouse asked to explain his vote stating he felt there were other areas of town with concentration of minorities that were in much more need of the limited funds than the Midtown area. Chairman Cohen then stated he accepted Commissioner Krouse's explanation of his vote but that he would like to point out that Urban Renewal has always worked in concentrated areas and before they went on to other areas, tried to bring those areas to a reasonable conclusion. X After further discussion of the philosophical purposes of the various programs, Chairman Cohen moved on to Addendum No. 1 to the agenda regarding the proposal from William L. Fry for redevelopment of Masonic Hall, 610 N. Main - requested by Mr. Fry.

Executive Director Kitchen explained that the staff was not encouraging re-development proposals at this time since there had been an interest expressed by the County on this property as well as a group of masonic lodges in the community and that he felt any decision on disposition would be premature until parking problems can be resolved in the immediate vicinity and a decision reached on the Calvary Baptist Church and a general land use plan developed from Mudrock to the Courthouse. Bill Fry then expressed his interest in the property and stated that about last March he started investigating the possibility of converting either the Calvary Baptist Church or the Arkansas Valley Lodge to office space to house his law firm. He stated that he had received information from the Agency as to floor sizes and then was notified that a price had been established on the property of \$32,000.00. Mr. Fry further stated that he had been assured by Agency staff that the property was ready for disposition and with that assurance he had proceeded to have the property appraised, and have architectural plans done. Then he found out that staff had not advertised the property and he had appeared before this Commission in October at which time they were instructed to advertise the property. He has heard nothing since and he was requesting that the Commission take action on his proposal.

After lengthy discussion about the merits of the proposal and the possibility of a public use or a quasi public use, and the development of a comprehensive land use plan for the area, Commission Krouse moved that staff be instructed to develop such plans and redevelopment proposals within 60 days and come back to this Commission for a decision. The motion was seconded by Commissioner Curry. After further discussion, the motion passed unanimously with Commissioners Hansen, Krouse, Cohen, and Curry voting "aye".

Chairman Cohen moved to Addendum No. 2 to the agenda, Wichita Historic Cowtown/ Site Improvements and Climate Control - approval of low bidders. The Chairman recognized the Operations Officer, Chung Chang, who stated bids had been opened this morning on the climate control and all bids were substantially above the engineer's estimate and he recommended disapproval of all bids. Mr. Chang recommended approval of the bid for site improvements in the amount of \$95,688.00 to Ritchie Paving, Inc. Commissioner Krouse moved the Commission concur in the staff recommendation. It was seconded by Commissioner Hansen and passed unanimously with Commissioners Curry, Cohen, Krouse and Hansen voting "aye". Commissioner Krouse then stated that he would like to compliment the staff on the arrangements for the dedication of the Veterans Memorial Program and particularly the efforts of Bob Finkbiner, Assistant Director, and Bob Barnes, Secretary of the Veterans Committee, in the work they did and would like to request the Mayor send a certificate of appreciation to each of them. The motion was seconded by Commissioner Hansen, and passed unanimously with Commissioners Hansen, Krouse, Cohen, and Curry voting "aye".

Commissioner Hansen then requested a special item be placed on the next agenda to be considered by the Commission. She stated that it was her understanding that initial inquiries had been received concerning the Salvation Army Building and since she had voted in the affirmative to raze the building, she was requesting it be placed on the next agenda for reconsideration. Chairman Cohen ruled that since she had voted in the affirmative and no action had taken place, it was her prerogative to request reconsideration.

The meeting was adjourned at 12:20 p. m.

Respectfully submitted,



Kenneth W. Kitchen
Executive Director

KHK/bl

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

January 18, 1978

TO Robert A. Lakin, Director of Planning

FROM Fred May, Principal Planner, Advance Plans Division

SUBJECT Urban Renewal Plan - Midtown

The Urban Renewal Plan, in general terms, conforms to what we have been showing in this area. We allocated residential in the general area of acquisition along Missouri Pacific tracks. URA's density range for this area is 8-20 du/a. We used a higher density range and therefore would probably show more du's but I don't view that as a problem area.

We allowed for some expansion of St. Francis and see no problem with this. However, I think the City would want to make some arrangement with St. Francis Hospital to ensure their cooperation.

From the standpoint of conforming to the general concepts we show for this area, they do.

Fred May
 Fred May, Principal Planner

FM:vn

from: May date: _____

admin	adv. plans	cur. plans	social	graphics
<input checked="" type="checkbox"/> lakin	<input type="checkbox"/> stockwell	<input checked="" type="checkbox"/> gorman	<input type="checkbox"/> mitchell	<input type="checkbox"/> pierce
<input type="checkbox"/> walter	<input type="checkbox"/> lindebak	<input type="checkbox"/> lytle	<input type="checkbox"/> hart	<input type="checkbox"/> stafford
<input type="checkbox"/> subanks	<input type="checkbox"/> shen	<input checked="" type="checkbox"/> young	<input type="checkbox"/> kohl I.	<input type="checkbox"/> garland
<input type="checkbox"/> tucker	<input type="checkbox"/> nelson, p	<input type="checkbox"/> nook	<input type="checkbox"/> brown	<input type="checkbox"/> sale
<input type="checkbox"/> nelson, v	<input type="checkbox"/> josew	<input type="checkbox"/> shirkey	<input type="checkbox"/> kolihier	<input type="checkbox"/> barber
<input type="checkbox"/> lakin, e	<input type="checkbox"/> schaler	<input type="checkbox"/> newby	<input type="checkbox"/> covert	<input type="checkbox"/> craok
<input type="checkbox"/> henderson	<input type="checkbox"/> curtman	<input type="checkbox"/> delban	<input type="checkbox"/> kohl L	<input type="checkbox"/> commer
<input type="checkbox"/> brothers	<input type="checkbox"/> babbitt	<input type="checkbox"/> oliveroz	<input type="checkbox"/> lane	<input type="checkbox"/> livesay
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<input type="checkbox"/> baier			<input type="checkbox"/> crawford	<input type="checkbox"/>
<input type="checkbox"/> nagley			<input type="checkbox"/> phelps	<input type="checkbox"/>
<input type="checkbox"/> browne c.			<input type="checkbox"/> schroeder	<input type="checkbox"/>
<input type="checkbox"/> stahlschmidt			<input type="checkbox"/> harwood	<input type="checkbox"/>
<input type="checkbox"/> forinash			<input type="checkbox"/> blanton	
<input type="checkbox"/> schranz				
<input type="checkbox"/> mcladden				
<input type="checkbox"/> swander				
<input type="checkbox"/> lickteig				
<input type="checkbox"/> grossnickle				

<input type="checkbox"/> note & return	<input type="checkbox"/> signature
<input type="checkbox"/> handle	<input type="checkbox"/> library
<input type="checkbox"/> all staff	<input type="checkbox"/> information
<input type="checkbox"/> comment	<input type="checkbox"/> files

remarks: _____

TS-105

Robt
John
Sullivan

January 9, 1978

Jack H. Galbraith, Chief Planner
Current Plans Division
Robert A. Lakin, Director of Planning

Urban Renewal Plan - Midtown

Attached are the Urban Renewal Plans from Midtown. I believe you have 10 copies for the Planning Commission. Please create a DR file for this and schedule for our meeting, January 19th. Have Young write a staff report on this.

In quickly reading through there, I have some comments that I think should be addressed to the staff report. First of all, in the part of the plan that contains the general Urban Renewal plan revisions and the Disposition Supplement No. 7 to the General Urban Renewal Plan, we need to read through to see that the material conforms to existing or proposed ordinances and make some sense. It is my opinion that in the General Urban Renewal Plan that the Urban Renewal Agency and Planning Commission should be advised that we are being criticized on the new ordinance for the standard that is within (d) 1. - Light Industrial, i.e., maximum lot coverage of .35 for low density light industrial development. This probably ought to be changed. I don't whether we have a recommendation or not. Check with Lytle. In the disposition portion for Midtown, I believe the standard for duplexes of 10,000 square feet is probably inappropriate in the Midtown area. Particularly this to be true in the area south of 13th Street. Again check with Lytle for our new recommended standards for duplexes that would be used in the "R-5" or "R-6" District. Those duplexes, as far as I am concerned in that category are the type of duplexes that would be built out in Westlink at 10,000 square feet. Also look at the minimum off street parking requirements. In the residential district, they have one per dwelling unit, but one and a half for each multiple family unit. It would seem to me that is to be a backward standard, if anything, it ought to go the other direction. Of course our new ordinance has two per single family and one and a half for multiple. In the commercial areas, they are recommending one for 250 square feet for commercial. This is fine if it is retail commercial, but their commercial is not limited to retail, but would also include offices and others. I would recommend that our staff comments recommend conform instead of the adopted zoning ordinance with the parking to be provided within "X" distance.

Jack H. Galbraith, Chief Planner
January 9, 1978
Page 2

I recommend that in the disposition supplement that the Urban Renewal Agency reserve to itself and the City Commission the right to approve plans including making requirements as to landscaping and beautification. There appears to be some limited ability for them to impose this as a requirement in Park Plaza and I would think that our new disposition parcels in Midtown, particularly along the railroad, would need some treatment in this area. The other alternate would be include landscape standards for parcels as a part of the disposition plan. I'm thinking particularly about parking lots that might be developed for multiple family uses, screening and landscaping in the area between the parking lot and property lines, screening of rear service areas for either commercial and/or for residential. You may get a response that they can do this, but I don't see where it is specifically spelled out that they can do it. I think I want to see the authority.

By copy of this memo, I am asking May to read through the second copy of this to see if it conforms in general terms to the long range plans otherwise.

P.S. I am not so sure that some of the street patterns in Midtown couldn't stand some adjusting, particularly as to closing the streets. It now comes to mind that we have approved the vacation of 9th Street and across St. Francis. I think the general land use map should also indicate. I am also thinking that as the Urban Renewal Agency acquires those lands on the south side of and east of the Missouri-Pacific that some closing of residential cross east-west streets could occur. I think 11th Street is carried as a collector on our transportation study, but here is an area in the area east of Waco where I think 11th could certainly be vacated particularly between MoPac and Main Street. 12th Street has been vacated, etc. We might want to put a statement into the plan approval that east-west cross streets would be encouraged to be vacated at staggered locations to provide additional building sites and to break up travel pattern within the area.

It is also my thought that in terms of the acquisition schedule for properties that the amounts of money in relationship to those available under the Community Development Block Grant program that there should be consideration to lessening the degree of acquisition. I would think that the most appropriate acquisitions would be to continue acquisition in the area south of and east of the Missouri-Pacific Railroad and to leave those properties north and west alone unless there is some peculiar or extremely unhealthful situation environmentally relative to any of those industrial uses. I would also

Jack H. Galbraith, Chief Planner
January 9, 1978
Page 3

question some of the acquisition along Santa Fe north of 11th Street. I'm looking at the land use map and I don't see any apparent need for it and there certainly is no rationalization within the Plan material. If there is any question about what recommendation we should make, check with me on this. This should be ready to go out Friday 13th.

for MAPC 2/2

Robert A. Lakin
Director of Planning

RAL:rme
Attachment

cc: Willard L. Stockwell, Chief Planner, Advance Plans Division
Fred May, Principal Planner, Advance Plans Division

THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE January 3, 1978

TO Robert A. Lakin, Director of Planning

FROM Robert G. Finch, Deputy City Manager

SUBJECT Midtown Urban Renewal Plan

On January 3, 1978, the City Commission considered a General Urban Renewal Plan prepared by the Wichita Urban Renewal Agency for the Midtown area.

The City Commission received and filed the plan and referred it to the Metropolitan Area Planning Commission for a determination of compliance with the Comprehensive Plan.

It should be noted that the City Commission specifically pointed out that its action did not constitute an approval of the project.

Enclosed is one copy of the Midtown Urban Renewal Plan. Additional copies should be available from the Urban Renewal Agency for the Planning Commissioners' use in studying this matter. Please bring it to the Planning Commission's attention at its next regularly scheduled meeting.



Robert G. Finch
Deputy City Manager

RGF/pd

Attachment

cc: Kenneth H. Kitchen, Executive Director, Urban Renewal Agency



THE CITY OF WICHITA

OFFICE OF THE URBAN RENEWAL AGENCY

DATE December 29, 1977

TO Robert Lakin, Director of Planning

FROM Kenneth H. Kitchen, Executive Director

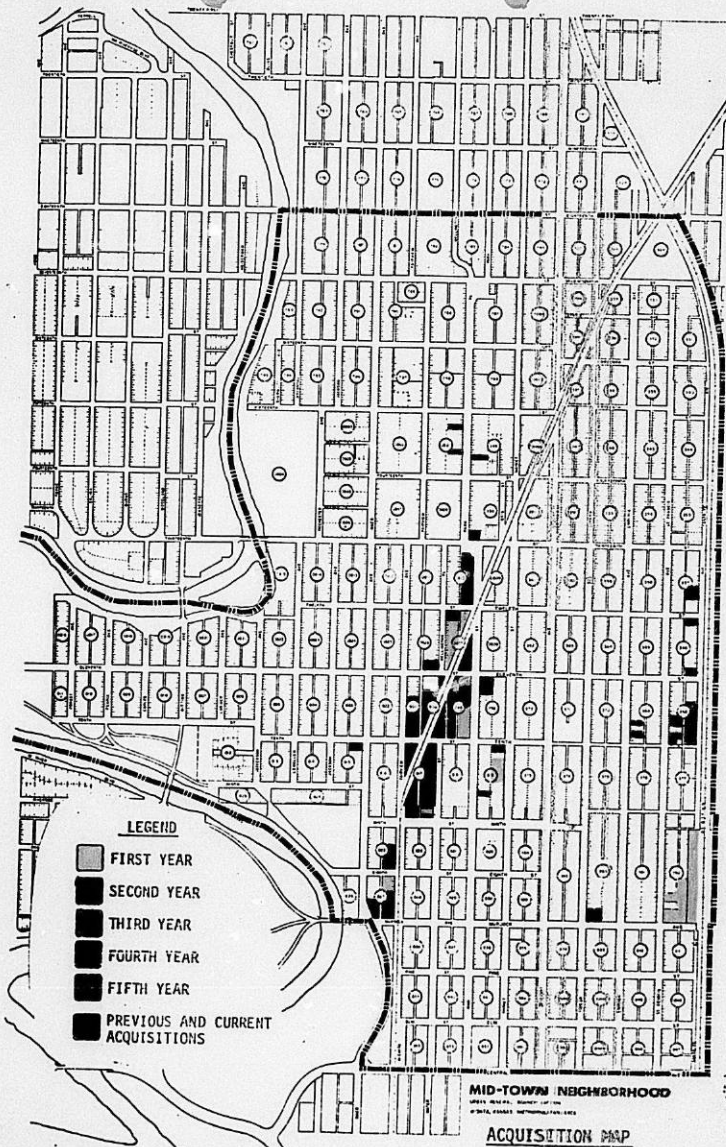
SUBJECT Midtown Urban Renewal Plan

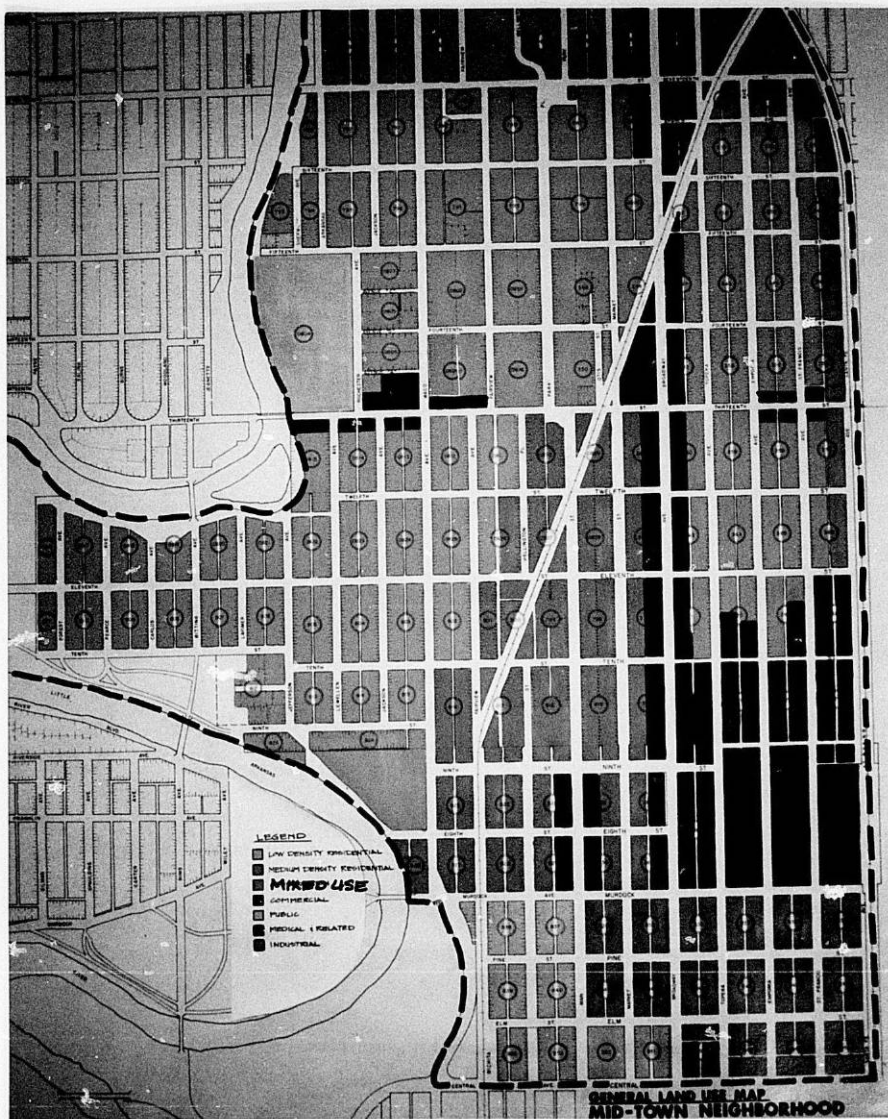
The Midtown Urban Renewal Plan will be presented to the City Commission on January 3, 1978, for review and referral to the Board of Planning Commissioners. It would be appreciated if you would schedule this item on the Planning Commission agenda for the January 19, 1978 meeting. Copies of the proposed five year acquisition program are enclosed along with the Amendments to the General Urban Renewal Plan.

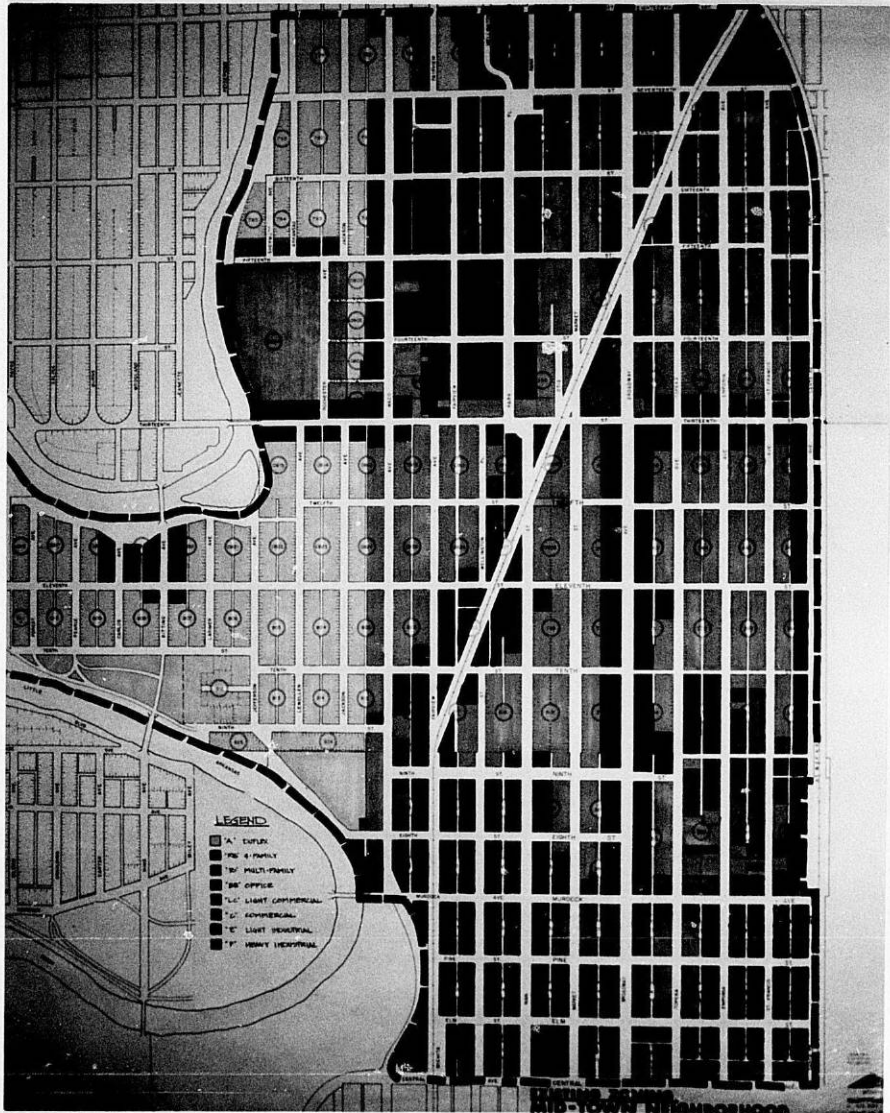
Recommended action would be to find the Midtown Urban Renewal Plan in conformance with the Comprehensive Plan and return it to the City Commission for public hearing.

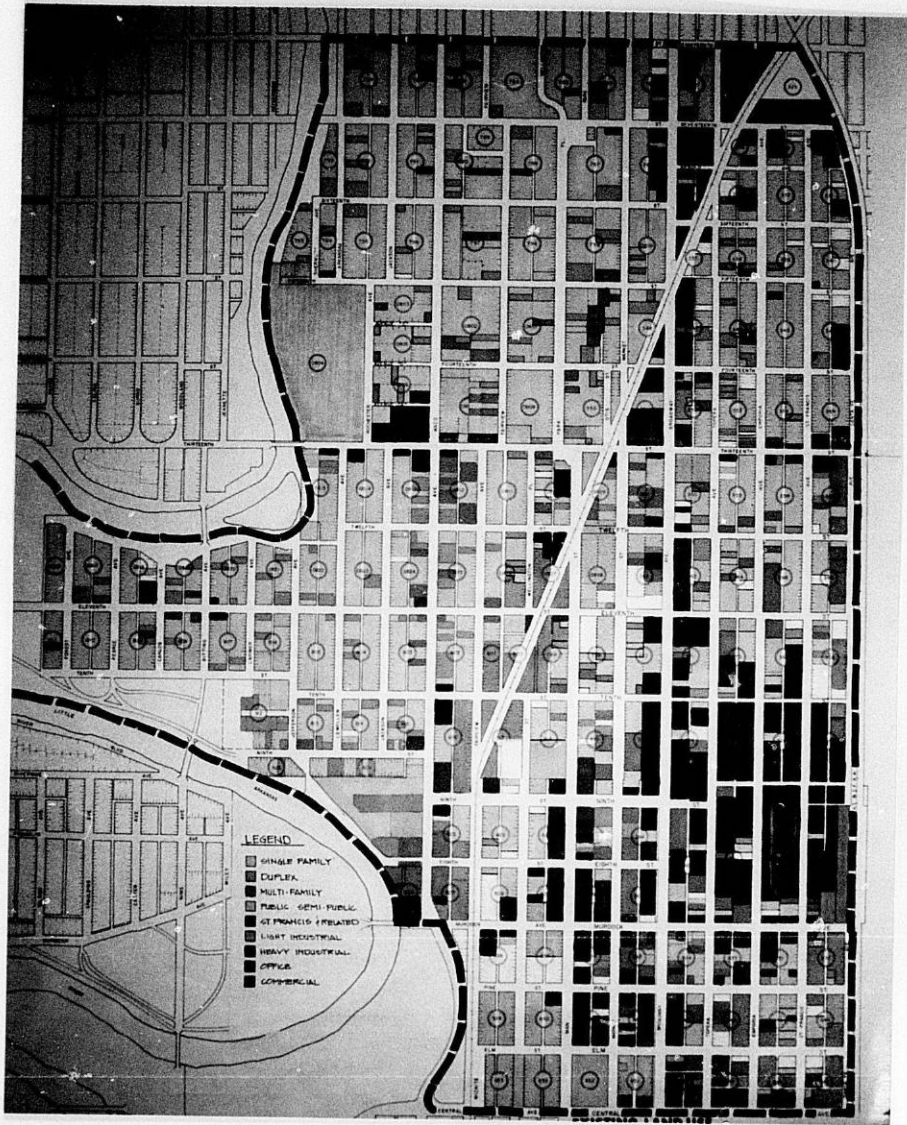
for 
Kenneth H. Kitchen
Executive Director

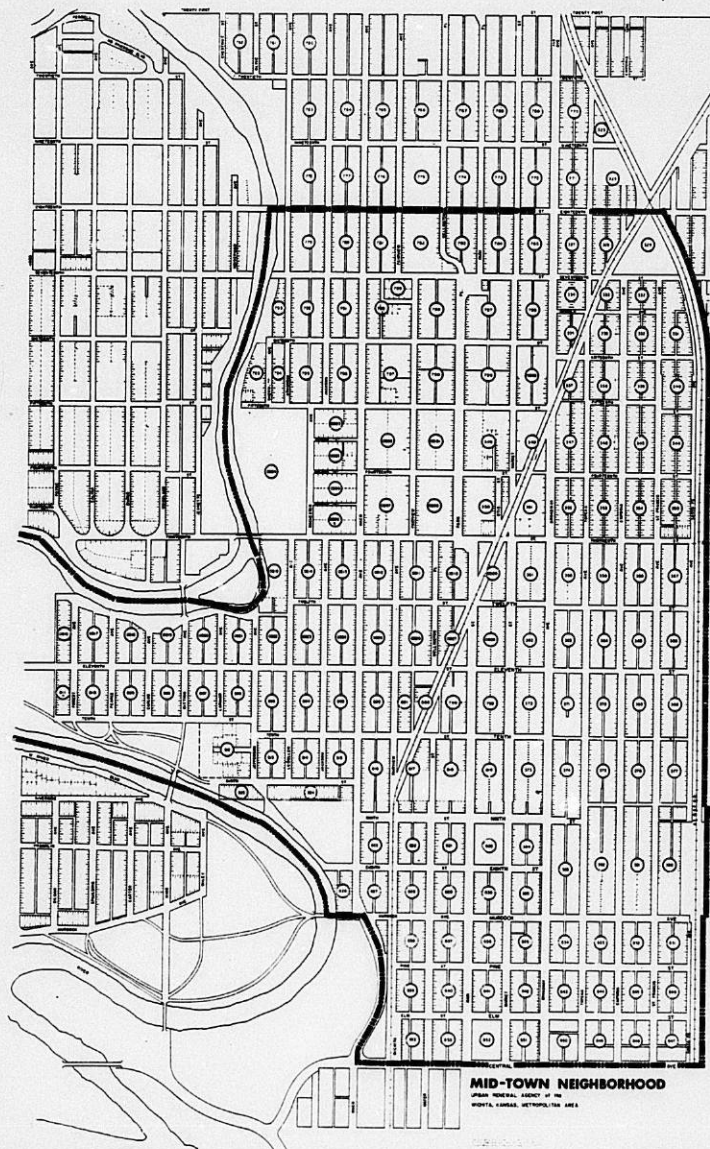
KHK-DM/jm
Enclosures











MID-TOWN NEIGHBORHOOD
OFFICE GENERAL AGENT OF THE
MUNICIPAL GENERAL METROPOLITAN AREA



2017/1977

MAP A

PROPOSED 8TH AND 10TH STREETS CLOSURE

REQUEST THRU PLANNING COMMISSION

11TH

STRE

4528 VEHICLES PER DAY
1986 TRAFFIC COUNT



WACO AVENUE

AVENUE

STATE STREET

KANSAS ELKS
TRAINING CENTER
PROPERTY

10TH

PROPOSED
STREET
VACATION

855 VEHICLE
1986 TRAFFIC

CITY
OF
WICHITA
PROPERTY

(OPTION TO
PURCHASE)

MOPAC R/R

PROPOSED
CUL-DE-SAC

WATER ST.

CUL-DE-SAC

VAC. WATER ST.

STREET

9TH

1099 VEHICLES PER DAY
1986 TRAFFIC COUNT

WACO AVENUE

FAIRVIEW

WATER STREET

STRE

8TH

710 VEHICLES PER DAY
TRAFFIC COUNT

MURDOCK

AVEN

10,457 VEHICLES PER DAY
1986 TRAFFIC COUNTS



MAP B

PROPOSED 8TH AND 10TH STREETS REQUEST THRU TRAFFIC COMMIS 11TH

4,528 VEHICLES PER DAY
1986 TRAFFIC COUNT

WACO AVENUE

AVENUE

STATE STREET

KANSAS ELKS
TRAINING CENTER
PROPERTY

10TH

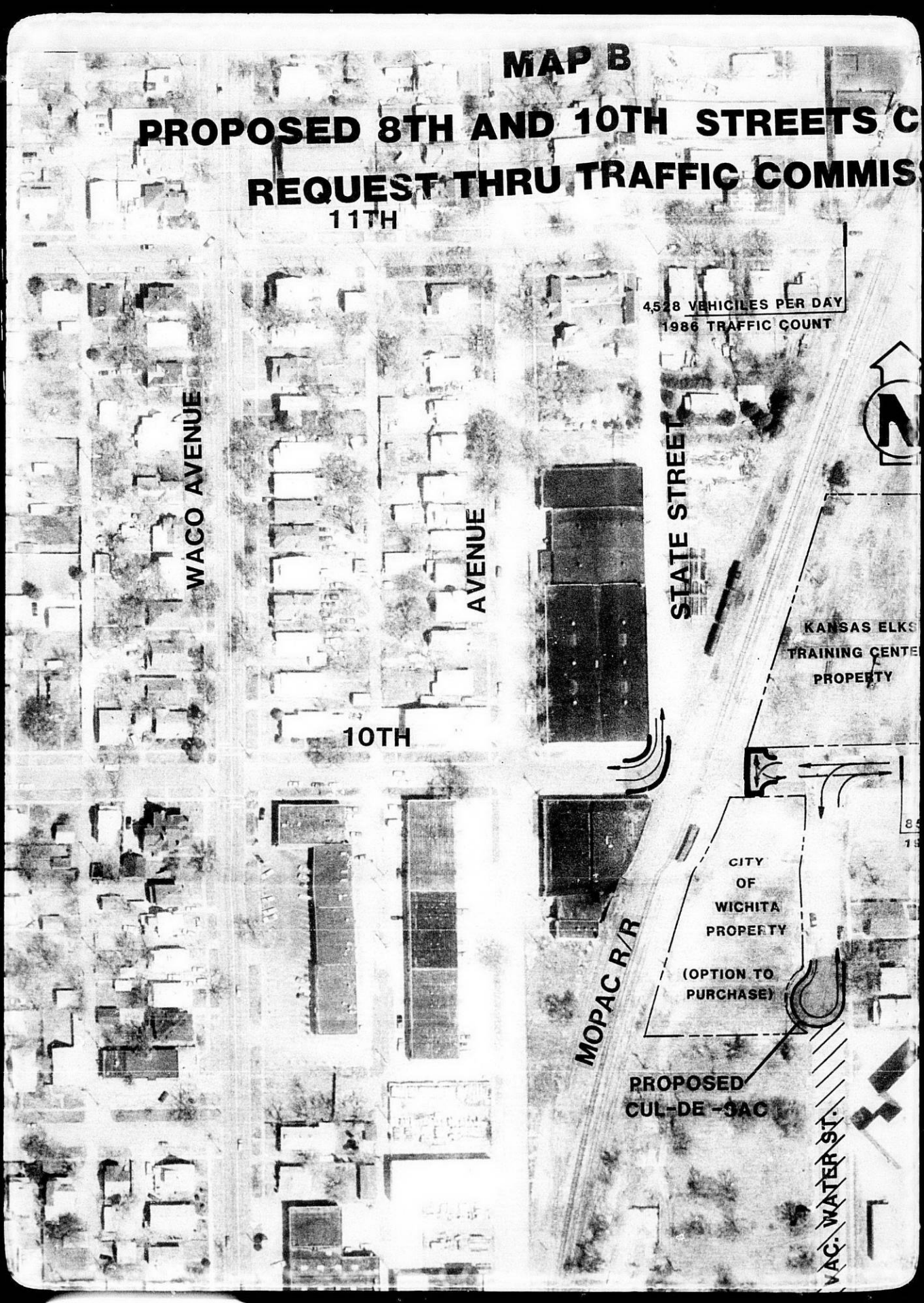
CITY
OF
WICHITA
PROPERTY

(OPTION TO
PURCHASE)

MOPAC R/R

PROPOSED
CUL-DE-SAC

VAC. WATER ST.



CUL-DE-SAC

VAC. WATER ST.

STREET

9TH

1086 VEHICLES PER DAY
1986 TRAFFIC COUNT

WACO AVENUE

FAIRVIEW

WATER STREET

8TH



710 VEHICLES PER DAY
1986 TRAFFIC COUNT

MURDOCK

AV

10,452 VEHICLES PER DAY
1986 TRAFFIC COUNTS

DR 78-1

MIDTOWN URBAN RENEWAL PLAN

REFERENCE: ITEM #3-Cm
AGENDA FOR: JAN 3 1978

EXHIBITS A & B

17¢

A Product of
Westall Dayton, Ohio 45402
A Division of THE MEAD CORPORATION **MEAD**

Planning Departmental Review Cases for Urban Renewal Projects

Case Number	Date	Project Title	Office		Location	Salt Mines Box Number
			Store Room	File Cabinet		
DR 59-7	5/25/59	Auditorium Site				124
DR 62-6	5/9/62	Skyline Urban Renewal Plan				124
DR 62-3	3/14/62	Park Plaza General Neighborhood Renewal Plan				124
DR 64-12	8/7/64	Consideration of the Urban Renewal Plan for Civic Center, Project Number Kans. R-19				125
DR 64-18	10/28/64	Consideration of the Urban Renewal Plan for the Park Plaza "A", Project Number Kansas R-17				125
DR 65-5	4/5/65	Consideration of the North End Industrial Park, Project Kansas. R-21 - Urban Renewal Project				125
DR 66-25	7/20/66	Request for Review of North Industrial Park Urban Renewal Project Number Kansas R-21				126
DR 67-11	3/2/67	Consideration of the Revision of the Civic Center Urban Renewal Plan				127
DR 68-13	5/2/68	Amendment to the Urban Renewal Civic Center Project				128
DR 68-19	12/3/68	Neighborhood Development Plan of the Urban Renewal Agency				132
DR 72-17	11/6/72	Revised Park Plaza "A" Urban Renewal Plan				133
DR 74-10	4/9/74	Amendment to Urban Renewal Civic Center Project. File #2				X
DR 70-32	11/30/70	Second Action Year Program of the General Urban Renewal Plan				133

Case Number	Date	Project Title	Office		Location	
			Store Room	File Cabinet	File Cabinet	Salt Mines Box Number
DR 74-13	5/18/74	Amendment to Urban Renewal North Industrial Plan (Inclusion of Bridgeport)	X			
DR 74-22	6/27/74	Plan Conformity to the Amended URA Plan for North Wichita Industrial Area	X			
DR 74-23 (a)	6/27/74	Plan Conformity of Amended 4th Action Year Program for Wichita Original Town URA Area	X			
DR 77-8	2/25/77	Consideration of URA Restrictive Covenants for Properties facing L'Ouverture School and McAdams Park; generally located between 17th Street on the north, 13th Street on the south; from Ohio or the east to the alley west of Wabas.	X			
DR 77-27	12/2/77	Amendment to Revised Park Plaza "A" Urban Renewal Plan	X			
DR 78-1	1/10/78	Midtown Urban Renewal Plan Amendments to the General Urban Renewal Plan - Consistency with the Comprehensive Plan	X			
DR 78-9	3/15/78	Urban Renewal McAdams Neighborhood Plan - Consistency with the Comprehensive Plan - Murdock Realignment				X
DR 78-18	5/30/78	Waco-Finn Urban Renewal Plan Amendment - Consistency with the Comprehensive Plan MAPC - 6-8-78	X			
DR 78-28	9/20/78	Review of Urban Renewal Agency's Six Year Plan and Program MAPC - 9-28-78	X			

Case Number	Date	Project Title	Office		Salt Mines Box Number
			Store Room	File Cabinet	
DR 79-10	6/3/79	Sheridan Park Housing Project - Urban Development Action Grant Program - Consistency with Comprehensive Plan MAPC - 5-10/79		X	
DR 80-5	3/20/80	Amendment to the Park Plaza "A" and Administration Center Plan. MAPC - 4-24-80		X	
DR 80-6	4/17/80	Atwater Neighborhood Plan MAPC - 4-24-80		X	
DR 80-10	5/9/80	The Department of Redevelopment and Rehabilitation Requests Review of the Lincoln Neighborhood Plan MAPC - 5-22-80		X	
DR 82-20	7/23/82	Amendment to the NDP and Civic Center Urban Renewal Plan Re: Convention Center Site MAPC - 7-29-82		X	
DR - 82-24	11/4/82	<i>Amendment to the Central Industrial Corridor Disposition Supplement No. 3 to the General Urban Renewal Plan</i>		X	

CITY CLERK'S AGENDA
August 31, 1982

1. Report of the Board of Bids and Contracts, received August 27, 1982.

ACTION: Receive and file the report, approve the contracts as recommended by the Board of Bids and Contracts, and authorize the Mayor to sign.

2. APPLICATION FOR LICENSE TO RETAIL CEREAL MALT BEVERAGES:

<u>RENEWAL</u>	<u>1982</u>	(Consumption on premises)
Anna Prince	Shamrock Lounge	1724 W. Douglas
		(Consumption off premises)
Jenny Brett-Smith	Kwik Shop, Inc. #726	1606 S. Broadway
Jenny Brett-Smith	Kwik Shop, Inc. #748	2809 E. Douglas
Jenny Brett-Smith	Kwik Shop, Inc. #751	1879 S. Hydraulic
Jenny Brett-Smith	Kwik Shop, Inc. #722	3959 S. Hydraulic
Jenny Brett-Smith	Kwik Shop, Inc. #772	2750 S. Oliver
Jenny Brett-Smith	Kwik Shop, Inc. #760	1335 N. Tyler Road
Jenny Brett-Smith	Kwik Shop, Inc. #786	1003 S. Vine
Jenny Brett-Smith	Kwik Shop, Inc. #746	744 N. Waco
Jenny Brett-Smith	Kwik Shop, Inc. #728	1955 S. Washington
Jenny Brett-Smith	Kwik Shop, Inc. #736	114 N. West
Jenny Brett-Smith	Kwik Shop, Inc. #771	3940 W. 13th
Jenny Brett-Smith	Kwik Shop, Inc. #731	710 W. 29th N.
John J. Leeker	Farmers Market	2901 N. Broadway

Applications have been approved by the Police Department and their files reflect no record to disqualify the applicants.

ACTION: Approve the applications and instruct the License Collector to issue the proper licenses.

3. APPLICATION FOR LICENSE TO RETAIL CEREAL MALT BEVERAGES:

<u>NEW OPERATOR</u>	<u>1982</u>	(Consumption on premises)
Woodrow Fletcher, Jr.	Sonny & Rose Country Bar	518 W. Harry
*Paul L. Pickler, II	Y-Not	5218 E. 21st

*General Retailer--beer sales derive less than 50% of gross revenues.

Approved as to form by the City Attorney.

Applications have been approved by the Police Department and their files reflect no record to disqualify the applicants.

ACTION: Approve the applications and instruct the License Collector to issue the proper licenses.

4. PLANS AND SPECIFICATIONS:

Constructing 8-inch water mains and appurtenances in Lot 8 and the north 239.3 feet of Lot 6, Kapaun First Addition, Central and Woodlawn (CC approved 8/10/82) 448 80 925 80858 000 000 001

ACTION: Approve and file and instruct the City Clerk to advertise for bids to be submitted to the Board of Bids and Contracts by 10:00 a.m., September 10, 1982.

5. PRELIMINARY ESTIMATES:

Constructing Lateral 175, Southwest Interceptor Sewer (west of Hoover Street and north of MacArthur Road), in the amount of \$49,050.00

Constructing 6-inch water mains and appurtenances in Nevada Street from 120 feet north of 2nd Street to 3rd Street, in the amount of \$16,000.00

ACTION: Approve and file.

6. STATEMENTS OF COST:

Constructing Lift Station No. 4, Sanitary Sewer No. 22 - \$133,382.92 (less \$79,233.00 federal share; less \$30,000.00 bonds previously issued; amount of bonds to be issued at this time - \$24,149.92)

Installation of a traffic signal at 13th Street and Zoo Boulevard - \$43,624.14 (less \$37,000.00 bonds previously issued; amount of bonds to be issued at this time - \$6,624.14) TE-23b (final)

ACTION: Approve and file.

7. ENGINEER'S DESCRIPTION OF LANDS TO BE ACQUIRED FOR:

Lateral X, District 6, Sanitary Sewer No. 12 (Glendale and Central) (CC approved 8/17/82)

ACTION: Approve and file and instruct the City Attorney to prepare the necessary ordinance.

8. PETITION:

100% petition for sanitary sewer to serve Lot 1, Block 8, Country Acres Addition (north of Woodchuck, west of Redbarn) (\$6,100 - S.A.) (hold for development)

ACTION: Approve the petition and instruct the City Attorney to prepare the necessary resolution.

9. EASEMENTS:

Easement from Shirley Stark, John Stark, Sherry Kay Miller and Max J. Miller, dated July 28, 1982, for private sanitary sewer to serve Lots 9 and 10, Spring Acres Addition (north of 13th, west of Spring Lane).

Temporary Easement from Paul F. Holmes, dated August 6, 1982, for drainage system west of Croyden and Ridgewood.

ACTION: Receive and file and instruct the City Clerk to record with the Register of Deeds.

10. MINUTES OF ADVISORY BOARDS:

Board of Zoning Appeals meeting, 7/27/82
Economic Development Commission meeting, 8/12/82
Energy Advisory Board meeting, 8/17/82
Historic Wichita Board meeting, 8/18/82
Private Industry Council meeting, 8/25/82
Wichita Airport Authority meeting, 8/16/82
Wichita Athletic Commission meeting, 8/10/82
Wichita Pest Control Regulating and Examining Board meeting, 8/10/82

(10 cont.)

Wichita/Sedgwick County Alcohol and Drug Abuse Advisory Board meeting, 8/05/82

ACTION: Receive and file.

11. POLICE AND TRAFFIC COURTS REPORT, JULY, 1982:

	<u>JULY 1982</u>	<u>JUNE 1982</u>	<u>JULY 1981</u>
Police Court	\$ 11,100.97	\$ 12,689.14	\$ 9,823.65
Traffic Court	225,379.00	224,930.77	113,088.15
Liaison Court	32,894.00	34,235.00	23,118.00
TOTAL	<u>\$269,373.97</u>	<u>\$271,854.91</u>	<u>\$166,029.80</u>

ACTION: Receive and file.

12. PARADE PERMIT APPLICATION:

Requested by Tony Bove, United Way of Wichita and Sedgwick County, for parade on September 27, 1982, from 7:15 to 8:00 p.m. The parade will form on McLean Boulevard at intersection of West Douglas; participants will travel east on Douglas to Century II Drive, south on Century II Drive, disbanding there. The estimated cost of police supervision is \$64,000. The parade route has been reviewed by the Park Board, Traffic Engineer, M.T.A. and Chief of Police and code requirements are met.

ACTION: Approve the parade permit application and instruct the License Collector to issue the proper license.

13. EXTENSION OF ANNUAL CONTRIBUTIONS CONTRACT FOR SECTION 8 EXISTING HOUSING PROGRAM THROUGH JULY 31, 1987:

The Department of Housing and Economic Development reports that on August 4, 1982, the Department of Housing and Urban Development formally requested an indication from the City of Wichita as to its desire to extend the Annual Contributions Contract for the Section 8 Existing Housing Program for an additional four (4) year period of time. Since the current contract expires on July 31, 1983, such extension would carry the program through July 31, 1987.

The Section 8 Existing Housing Program is the program wherein the homes are owned by the private sector and the Local Housing Authority's role is merely determination of eligibility, certification of adequate dwelling units, and administration of rent subsidy to the owners. HUD provides staff funds for the LHA's program administration. No local or matching funds are required.

On Thursday, August 26, the Board of Housing Commissioners unanimously indicated their desire to continue this program and recommended that the Board of City Commissioners formally endorse an extension request of the Annual Contributions Contract.

ACTION: Receive and file the communication and instruct the City Manager to formally advise the Department of Housing and Urban Development of the City's desire to extend the Annual Contributions Contract for the Section 8 Existing Housing Program through July 31, 1987.

Who sent this - Smith?
Approved

14. MINOR PLAN CHANGE TO MIDTOWN DISPOSITION SUPPLEMENT:

The Department of Housing and Economic Development reports that on August 26, 1982, the Economic Development Commission approved a minor plan change to the Midtown Disposition Supplement to allow

(14 cont.)

for the following modifications on Disposition Parcel D-823-1 (located on the west side of Wichita Street, north of 8th Street):

1. The Disposition Supplement requires 10-foot side setbacks on multi-family units facing a side lot. Amend the Disposition Supplement to allow for five-foot side setbacks as required by zoning.
2. Allow for an enclosed parking structure to be built in what would normally be considered the front yard setback on Wichita Street. Wichita Street is occupied by the main line of the Missouri-Pacific Railroad. The parking structure would provide both a visual and sound buffer between the apartment building and the railroad. The developer will be required to obtain a variance from the Board of Zoning Appeals to allow the parking structure to be built in this location.
3. The Disposition Supplement required 99 parking spaces for this development (1½ spaces per unit). Amend the Supplement to reflect the number of parking spaces provided in the plans for this parcel (84 spaces), which is 18 spaces greater than those required by zoning.

It is recommended that the minor plan change be approved.

ACTION: Approve a minor plan change to the Midtown Disposition Supplement to allow for the above modifications with regard to the development of Disposition Parcel D-823-1.

15. AMENDMENT TO SENIOR SERVICES, INC. LEASE AGREEMENT:

The Department of Housing and Economic Development reports that on August 3, 1982, the Board of City Commissioners approved a four-month lease agreement with Senior Services, Inc. to lease the kitchen facilities and a storage area at the Greenway Manor building of the Local Housing Authority.

Senior Services, Inc. has requested to use additional kitchen equipment available at Greenway Manor and also wishes to reserve six parking spaces in the Greenway Manor parking lot for their staff and volunteers. These requests will not require an increase of the rent paid by Senior Services, Inc.

The amendment to the lease agreement has been approved as to form by the Law Department and it is recommended that it be approved.

ACTION: Approve the Amendment to the Lease Agreement and authorize the Mayor to sign.

16. RESOLUTIONS OF FINDINGS OF ADVISABILITY AND RESOLUTIONS AUTHORIZING:

Construction of Lateral 220, Main 5, Sanitary Sewer No. 22 (west of I-235, north of 8th Street) (CC approved 7/27/82)

Construction of Lateral 236, Main 5, Sanitary Sewer No. 22 (west of I-235, north of 8th Street) (CC approved 7/27/82)

Construction of a lift station and force main in connection with constructing Lateral 236, Main 5, Sanitary Sewer No. 22 (west of I-235, north of 8th Street) (CC approved 7/27/82)

ACTION: Adopt the resolutions.

17. ORDINANCES LEVYING ASSESSMENTS ON LOTS, PIECES AND PARCELS OF LAND IN THE CITY OF WICHITA, KANSAS, FOR THE PURPOSE OF PAYING A PORTION OF THE COST OF:

Improving the alley between Kansas Avenue and I-135 from the north line of 1st Street to 310 feet north of the north line of 1st Street

Improving Newell from the east line McComas to the east line of Kessler

Constructing Lateral 17, District "D", Sanitary Sewer No. 12 (west of Holyoke and north of Country Club)

Constructing Lateral 47, Main 2, Sanitary Sewer No. 22 (180 feet north of Jewell St. on Osage Ave.)

Constructing Lateral 234, Main 5, Sanitary Sewer No. 22 (southwest corner of Taft and West)

Constructing Lateral 9, Main 8, Sanitary Sewer No. 22 (between West Street and McComas, 750 ft. south of Central)

Constructing Lateral 35, Main 21, Sanitary Sewer No. 22 (37th St. No. & Amidon Ave., SW corner)

Constructing Lateral 22, Main 7, Sanitary Sewer No. 23 (between Rock Road and Gouverneur, near 21st Street North - Phase 1)

Constructing Lateral 24, Main 7, Sanitary Sewer No. 23 (east of Rock Road and south of 35th Street North)

Constructing Lateral 2, Main 9, Sanitary Sewer No. 23 (north of 37th Street North and ¼ mile east of Rock Road, North Point Industrial Park)

Constructing Lateral 162, Southwest Interceptor Sewer and a temporary lift station and force main (north of 13th Street and west of 119th Street West)

Constructing Lateral 169, Southwest Interceptor Sewer (north of 31st St. So. from All Hallows Circle to Gow Circle)

Constructing Lateral 170, Southwest Interceptor Sewer (between 18th St. No. and Bittersweet Lane from Brunswick Lane to Ridge Road)

Constructing Lateral 173, Southwest Interceptor Sewer (south of I-235 and west of Meridian)

Constructing Lateral 60, Main 1, Southwest Interceptor Sewer (to serve an area north and east of I-235 and west of Broadway)

Constructing Lateral 64, Main 1, Southwest Interceptor Sewer (between Washington and Ida from 44th Street South to 43rd Street South)

Constructing Lateral 65, Main 1, Southwest Interceptor Sewer (northwest corner of Broadway and MacArthur)

Constructing Lateral 17, Main 2, Southwest Interceptor Sewer (between Broadway & Riverside Drainage Ditch, north of 47th St.)

Constructing Lateral 20, Main 2, Southwest Interceptor Sewer (between Mosley Court and 51st Street South, near Mosley)

Constructing Lateral 23, Main 2, Southwest Interceptor Sewer (east side of Broadway in an area south of 47th St. So.)

Constructing Lateral 4, Main 6, Southwest Interceptor Sewer (between Ridge Road and 160 feet east of Ridge Road, north of O'Neil)

(17 cont.)

Constructing Lateral 9, Main 9, Southwest Interceptor Sewer (northeast corner of 119th St. West and Maple)

Constructing Lateral 66, War Industries Sewer (from Capri to Cypress between Pawnee and Blake)

Constructing Lateral 11, Main 11, War Industries Sewer (between Paige and Eastmoor from 150 ft. north of Harry to Harry Street)

Constructing Lateral 11, Main 19, War Industries Sewer (between Funston and Harry from Beech to Webb Road)

Constructing Lateral 16, Main 20, War Industries Sewer (south of Rockhill and west of Rock Road)

Constructing Lateral 8, Main 22, War Industries Sewer (between 34th St. No. and 35th St. No., west of Webb)

Constructing Lateral 11, Main 22, War Industries Sewer (between Greenleaf and Webb from 21st Street N. to north line of Bluestem Village)

Constructing Storm Water Drain No. 45 (between 17th and 21st from Murray to Tyler Road)

Constructing Storm Water Sewer No. 166 (between Gouverneur and Rock Road from Winterbury to 32nd Street North)

Constructing Storm Water Sewer No. 170 (east of Woodlawn and south of 29th Street North)

Constructing Storm Water Sewer No. 180 (between Boxthorn and Webb from 21st Street North to north line of Bluestem Village)

Constructing Storm Water Sewer No. 183 (between Lockwood and Campus Streets from Hydraulic to Spruce)

Constructing Storm Water Sewer No. 189 (between Wabash and Cleveland from 33rd to 37th and between Cleveland and I-135, north of 37th Street)

Constructing Storm Water Sewer No. 197 (between 17th Street North from Jamesburg to Tyler Road)

Constructing Storm Water Sewer No. 213 (west of Rock Road and north of 26th Street North)

Constructing Storm Water Sewer No. 214 (between Broadway and West Branch of Wichita Drainage Canal from 25th Street North to 35th Street North)

Constructing Storm Water Sewer No. 219 (from Capri to Cypress between Pawnee and Blake)

Constructing Storm Water Sewer No. 227 (between Mosley and 51st Street South, near Mosley)

Constructing Storm Water Sewer No. 228 (south of Rockhill and west of Rock Road)

Constructing sidewalk on the east side of Dalton from the north line of Block 3, Oak Knoll Addition to the south line Block 3, Oak Knoll Addition and sidewalk on the west side Capri from the north line Lot 1, Block 1, Oak Knoll Addition to the south line of Lot 2, Block 1, Oak Knoll Addition

(17 cont)

Constructing sidewalk on the west side of Lark from the north line of Nantucket to the north line of Lot 15, Block 7, Westlink Village 14th Addition and adjacent to Lot 18, Block 7, Westlink Village 14th Addition

Constructing sidewalk on the north side of O'Neil Street from the west line of Lot 1, Block B, Willo-Esque Fourth to the southeasterly line of Lot 11, Block B, Willo-Esque Fourth; on the south side of O'Neil Street from the southwesterly line of Lot 27, Block C, Willo-Esque Fourth to the northeasterly line of Lot 27, Block C, Willo-Esque Fourth

Constructing sidewalk on the west side of Winterset from the northwesterly line of Wayside Lane to the south line Central

Constructing sidewalk on the south side of 11th Street from the west line Woodlawn to the west line Lot 7, Block C, McEwen 5th Addition

ACTION: Place the ordinance upon its passage and adopt.

18. ORDINANCE:

An Ordinance authorizing the City of Wichita, Kansas, to acquire the real property hereinafter described and to acquire, purchase, construct and equip certain buildings, improvements, machinery and equipment located and to be located thereon to be leased to C-K Properties, for commercial purposes; authorizing and directing the issuance of \$400,000 principal amount of industrial revenue bonds, Series , 1982, of said city for the purpose of providing funds to pay the cost of acquiring, purchasing, constructing and equipping certain buildings, improvements, machinery and equipment to be leased to C-K Properties, for commercial purposes; prescribing the form and authorizing the execution of a lease by and between said city and C-K Properties; and prescribing the form and requiring the execution of a separate guaranty agreement by C-K Properties, Dr. Marshall W. Crotts and Dr. J. L. Kuhlmann.

ACTION: Place the ordinance upon its passage and adopt.

19. ORDINANCE:

An Ordinance vacating a portion of the platted building setback from McComas Avenue on Lot 1, Block 7, Sunset Heights Third, an addition to Wichita, Kansas (V-1148).

ACTION: Place the ordinance upon its passage and adopt.

20. ORDINANCE:

An Ordinance vacating the sidewalk easement centered on the common lot line between Lots 13 and 14, Block 1, Sycamore Village Third Addition, an addition to Wichita, Sedgwick County, Kansas (V-1149).

ACTION: Place the ordinance upon its passage and adopt.

21. ORDINANCE:

An Ordinance vacating a portion of street right-of-way adjacent to Lot 17, Block 4, Lincoln Heights, an addition to Wichita, Kansas, and a portion of the platted building setback on Lot 17, Block 4, Lincoln Heights, an addition to Wichita, Kansas (V-1150).

ACTION: Place the ordinance upon its passage and adopt.

22. ORDINANCE:

An Ordinance vacating a portion of a utility easement and a portion of a platted building setback area on Lot 1, Townsend Addition, Wichita, Sedgwick County, Kansas (V-1151).

ACTION: Place the ordinance upon its passage and adopt.

23. ORDINANCES CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY SECTION 28.04.210, THE CODE OF THE CITY OF WICHITA, KANSAS:

Z-2388 - Zone Change from the "AA" One Family Dwelling District to the "BB" Office District, located west of Webb Road in an area south of Douglas

Z-2447 - Zone Change from the "A" Two-Family Dwelling District and the "B" Multiple-Family Dwelling District to the "BB" Office District, located at the northeast corner of Central and Rutan

Z-2448 - Zone Change from the "AA" One-Family Dwelling District to the "A" Two-Family Dwelling District, located on the north and south sides of 19th Street and Northwest Parkway, between Woodchuck and Northwest Parkway Court

ACTION: Place the ordinances upon their passage and adopt.

24. ORDINANCE:

An Ordinance including and incorporating certain blocks, parcels, pieces and tracts of land within the limits and boundaries of the city of Wichita, Kansas, and relating thereto (A82-7, Step 2)

ACTION: Place the ordinance upon its passage and adopt.

25. ORDINANCE:

An Ordinance including and incorporating certain blocks, parcels, pieces and tracts of land within the limits and boundaries of the city of Wichita, Kansas, and relating thereto (A82-8, Step 2)

ACTION: Place the ordinance upon its passage and adopt.

26. SECOND READING ORDINANCES:

a) An Ordinance granting to the Gas Service Company, its successors and assigns, a natural gas franchise and the right to construct, operate, maintain and extend a natural gas plant and distributing system in the city of Wichita, Kansas; prescribing the terms of said grant and relating thereto; and repealing ordinances heretofore granted to grantee, Ordinance No. 28-812 and all other ordinances and resolutions and parts thereof inconsistent or in conflict with the terms hereof.

b) An Ordinance granting to Arkansas-Louisiana Gas Company, a division of Arkla, Inc., a natural gas franchise and the right to construct, operate, maintain and extend a natural gas plant and distributing system in the city of Wichita, Kansas; prescribing the terms of said grant and relating thereto; and repealing ordinances heretofore granted to grantee, Ordinance No. 26-830 and all other ordinances and resolutions and parts thereof inconsistent or in conflict with the terms hereof.

ACTION: Place the ordinance on second reading.

AGENDA

ECONOMIC DEVELOPMENT COMMISSION

June 23, 1983 - 9:30 a.m.
Board Room, First Floor, Wichita City Hall

1. Call to order
2. Approval of minutes of June 9, 1983
3. Disposition of Land in Midtown (Parcels 798D, 827D, 799D-2, and 799D-3)
4. Economic Development Strategy
5. Adjournment

[Handwritten signatures]
Young
File in DR on WDP

DR 78-1

RECEIVED

JUN 21 1983

METROPOLITAN PLANNING

ROUTE _____

THE CITY OF WICHITA

OFFICE OF Housing & Economic Development **DATE** June 15, 1983

TO Economic Development Commission
FROM Frank E. Smith, Housing Development Director



SUBJECT Agenda Item for Meeting of
June 23, 1983, Parcels 798D,
827D, 799D-2 & 799D-3, Midtown

I did not anticipate that the board would want to take action at your last meeting to change the land use permitted on the above listed parcels of land. I should have furnished you with the following background information.

HISTORY

In 1976, 1977, 1978, and 1979, the City Commission provided CDBG funds for the acquisition of these parcels and other real estate in the Midtown area. The purpose of this land acquisition specifically related to these parcels was to stop commercial and industrial development in this general area and specifically north of 9th Street on Main. This action was taken to stabilize the area as a residential neighborhood and to preserve housing resources close to downtown.

In 1977, a land disposition supplement was prepared in support of the urban renewal plan, and a copy of that supplement is attached along with the general land use map that reflects the above policies. Because of an administrative lapse, this disposition supplement was not filed of record until 1980.

In 1980, the City Commission adopted a zoning policy which states that on north Main Street, a line 136 feet north of the north line of 9th Street is the dividing line separating the commercial district to the south and the residential district to the north (Policy No. 19-12, MAPC adopted 1-23-80, BCC adopted 12-30-80).

On September 21, 1982, the City Commission supported its established policy by returning to the Planning Commission zoning case Z-2452. This zoning case proposed a change in zoning from "B" to "BB" on property generally located on the east side of Main between 9th and 10th Streets. This site was an assemblage of land purchased by Frank Aksamit from the Urban Renewal Agency for the construction of apartments. Mr. Aksamit wanted to sell to a party who intended to build an office building. Based on City Commission action, the application was withdrawn.

These parcels were first offered for sale in 1980 and only one proposal was received. This proposal was conditioned on the availability of 11% financing and, since that time, interest rates have not fallen to that level.

*Item #3
6/23/83*

Economic Development Commission
Midtown Land
June 15, 1983
Page two

The property south of 10th Street was offered in 1982. The parcel on the east side of Water (817D) was sold to Jim Miner for an affordable housing demonstration project. The land on the west side of the street was offered to Mennonite Housing Rehab Services and that contract has not been closed.

Based on our experience to date, it is apparent that additional financial incentives are required to attract buyers of owner-occupied housing to this area. A promotional concept is also needed that will attract substantial public attention. I have been preparing such a proposal for a homesteading project in response to several informal proposals from developers, nonprofit organizations, the Midtown Citizens Association, and others. This proposal was conceived to satisfy the following:

1. to provide a site for the relocation and rehabilitation of existing housing that is currently being considered for demolition in the neighborhood;
2. to provide a permanent site for the four structures that were in the process of being moved and are temporarily parked upon the site; and
3. to provide a method of marketing the balance of this property for new construction infill in order to complete the project and carry out the existing neighborhood plan.

This homesteading plan would work as follows:

The property would be offered to developers for the construction and/or relocation and rehabilitation of owner-occupied housing. The selected developer would be given a deed to the property, with no cash down and with a mortgage and note that would be subordinate to the construction loan for the project. The developer would eventually pass this mortgage and note on through to the buyer and, if all conditions are met and the owner occupies the property for a minimum period of five years, then at that time the loan would be forgiven.

The selection of developers would be based on their proposed design and cost for the units. The selection process would involve a screening committee made up of one or more economic development commissioners, developer Jim Miner, a representative from both the Midtown Citizens' Association and Mennonite Housing Rehab Services, and perhaps a representative from the Planning Department and/or Central Inspection. It is proposed that several developers could be selected and that a variety of unit sizes and costs could be provided.

Economic Development Commission
Midtown Land
June 15, 1983
Page three

Following selection, the developer(s) would take down the land and, if the developer(s) met his commitments by building a specific unit within the cost and time limits proposed, then he would be allowed to sell the property and pass through the benefits of the forgivable loan to the buyer. The program would be given adequate publicity and the buyers would be selected by drawing names (lottery system). Buyer applicants would be pre-qualified by local lenders in order to participate in the drawing.

Your action at the last board meeting specifically directed staff to notify the Midtown Citizens Association. Representatives from MCA will be present at your June 23, 1983 meeting.

Recommended Action: The Department of Housing and Economic Development recommends that staff be directed to continue working with potential developers and put the homesteading proposal in final form for presentation to the City Commission, along with alternative proposals.



Frank E. Smith
Housing Development Director

FES/mjw
attachment
cc: Midtown Citizens Assoc.

FILM 434 PAGE 498

STATE OF KANSAS
REDWICK COUNTY
FILED FOR RECORD AT
AUG 25 1980
5 C1986
BY
BETTE F. McCART
REGISTER OF DEEDS

*Pat Fletcher
Deputy*

DISPOSITION SUPPLEMENT NO. 7

TO

GENERAL URBAN RENEWAL PLAN

FOR

WICHITA NDP URBAN RENEWAL AREA

MIDTOWN NEIGHBORHOOD

Dated: October 27, 1977

9.00 *City Clerk*

LAND DISPOSITION SUPPLEMENT

This section contains the land disposition controls for a portion of the NDP area known as Midtown Neighborhood, which is delineated on the attached map entitled Generalized Land Use Plan, Midtown Neighborhood. This map indicates the specific allowable land uses and the street pattern. Midtown is an area of scattered redevelopment sites due to demolition of dilapidated residential and commercial structures and non-conforming industrial uses.

1. Land Use Provisions and Building Requirements

- a. Land use shall be as indicated on the Generalized Land Use Plan. In those areas indicated for residential uses, the use shall be restricted to low and moderate density residential uses. In those areas indicated for commercial land use, land uses permitted shall be commercial, retail, office, and public and private parking facilities. Areas proposed for medical/semi-public shall be limited to medical facilities and related office or commercial uses.

b. Building Requirements

In addition to the foregoing, the following regulations, controls, or restrictions shall be imposed on all real property acquired in connection with the Midtown Neighborhood area.

(1) Residential Area

- (a) **Minimum Building Site.** No dwelling shall be erected or placed on any lot having a width of less than fifty (50) feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 6,000 square feet. Two-family dwellings shall have a lot area of not less than 5,000 square feet per dwelling unit. Multi-family dwelling units shall have a lot area of not less than 1,500 square feet per dwelling unit.

- (b) **Minimum Size of Dwelling Unit.** All dwelling units with the number of bedrooms specified below shall have no fewer than the indicated square feet of livable floor area, exclusive of open porch and attached garage:

Efficiency Unit	380 square feet
One Bedroom	525 square feet
Two Bedroom	720 square feet
Three Bedroom	900 square feet
Four Bedroom	1,120 square feet
Five Bedroom	1,320 square feet
Six Bedroom	1,540 square feet

- (c) **Height Limit.** No single or two-family dwelling shall be erected or enlarged to exceed 35 feet in height. No multiple family dwelling shall exceed 55 feet in height.
- (d) **Off-Street Parking.** In addition to the livable floor space required hereunder, each single family dwelling shall include either a garage or a carport or a paved parking space, sufficient to accommodate at least one automobile and a paved driveway access. For two family and multi-family dwelling units, 1-1/2 paved parking spaces shall be provided for each dwelling unit.
- (e) **Front, Side and Rear Yard Setbacks.** No dwelling shall be located nearer to the front line than twenty-five (25) feet; no dwelling shall be located nearer to the rear lot line than twenty (20) feet. Interior side setback line shall be not less than six (6) feet on each lot. Two-family and multi-family units facing a side lot shall have a side setback of not less than ten (10) feet from each lot.
- (f) Any lot conveyed by the Agency that is replatted and meets the requirements established by the Wichita Sedgwick County Metropolitan Area Planning Commission will be considered to have met the above restrictions.
- (g) **Signs.** No signs, advertisements, billboards, or advertising structures of any kind may be erected or maintained on the property without the consent in writing of the Urban Renewal Agency; provided, however, that permission

is hereby granted for the erection and maintenance of more than one (1) signboard for each building site as sold or conveyed, which signboards shall not be more than five (5) square feet in size and may be used for the sole and exclusive purpose of advertising for sale or lease, the building site upon which it is erected and improvements thereon, if any; and provided further, that the restrictions and conditions of this section shall not apply to operations of the Urban Renewal Agency.

(2) Commercial Area

- (a) Maximum Site Coverage of Structures - One hundred percent (100%) except in the case of individual commercial parcels which are not a part of a larger development plan, in which case the maximum site coverage shall be fifty percent (50%) and required off-street parking shall be provided on the site.
- (b) Maximum Building Height - No commercial structure shall exceed the maximum building height as established in the zoning ordinance of the City of Wichita, Kansas.
- (c) Minimum Building Setbacks
- I. No building setback shall be required from any property line abutting a street right-of-way.
 - II. All buildings shall have either no setback or a setback of not fewer than five (5) feet for side yards not abutting a street right-of-way.
 - III. All buildings shall have either no setback or a setback of not fewer than ten (10) feet for rear yards.
- (d) Minimum Off-Street Parking - One (1) car space for each 250 square feet of gross office and retail floor area. These spaces shall be provided within 600 feet (as measured along the lines of public access) from the use which it serves.
- (e) Signs
- I. The proposed location and size of all identifying or advertising signs must be indicated on the final working drawings and submitted to the Agency for written approval prior to erection of the sign. The signs should be related to the structure to which they are attached in position, form, color, and size. The one permitted exception is the case of individual occupants or tenants, but final drawings should nevertheless indicate the proposed position of the sign.
 - II. Should the redeveloper deem replacement of a sign or addition of a new sign to be necessary to the redevelopment, plans for such replacement sign or additional sign shall be submitted to the Agency for written approval prior to the erection thereof.
 - III. Any permitted sign may be illuminated from within or without provided that such lighting shall be limited to a non-flashing type.
 - IV. No sign is permitted which does not relate to occupancy or operations within the site on which the sign is erected.
 - V. Signs affixed to a building wall shall not extend more than eighteen (18) inches from the building wall.
 - VI. These sign restrictions shall pertain only to signs which are visible from the exterior of the structure.

2. Circulation Requirements

Circulation requirements are delineated on the Generalized Land Use Plan Map.

3. Redevelopers Obligations

In the conveyance of land in cleared portions of the Midtown Neighborhood, an obligation will be imposed upon purchasers to commence and complete construction of improvements within a reasonable time and in conformance to the basic plan and this supplement.

4. Design Objectives

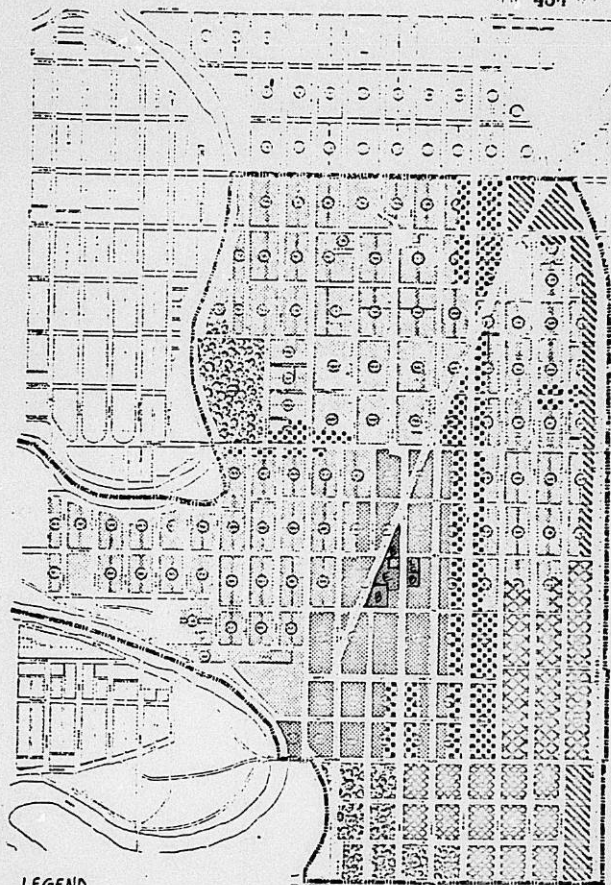
The real property covered hereunder shall be subjected to these conditions, covenants, restrictions, reservations and easements to insure its best use and most appropriate development and improvement; to preserve and enhance the amenity and convenience of such property, to guard against the erection thereon of poorly designed or proportioned structures and structures built of improper or unsuitable materials; to insure the highest and best development of said property; to encourage and secure the erection of attractive structures thereon, with appropriate locations thereof; to secure adequate free spaces between structures; and in general to provide adequately for a high type and quality of improvement in said property.

No improvements shall be undertaken until the complete plans and specifications including the floor plans and grade and plot plan of such improvements, shall have been submitted to and approved in writing by the Urban Renewal Agency, which shall incur no liability by reason of its judgment, even though erroneous, in approving or failing to approve such plans and specifications. If such plan or plans are not disapproved by the Agency within thirty (30) days after their submission to it, or in any event, if no suit to enjoin the construction of such improvements, due to the failure to comply with the plans and specifications as submitted, has been commenced prior to the completion thereof, the required approval of such construction shall be deemed to have been given and the provisions of this section fully complied with.







5. Duration of Controls

From and after the filing of this Land Disposition Supplement, which shall constitute a "Declaration of Restrictive Covenants," in the office of the Register of Deeds of Sedgwick County, Kansas, the restrictions contained in this Supplement shall be binding and effective upon all owners, purchasers, or lessees of land, and heirs and assigns, of the property covered hereunder until December 31, 1999, and automatically shall be continued thereafter for successive periods of ten (10) years each, unless by vote of the then owners of a majority of the square foot area covered hereunder, and by approval of the Governing Body of the City of Wichita, Kansas, it is agreed to terminate the restrictions at the end of any such period.

The provisions and requirements under 1.a. and 1.b. shall be made applicable to properties which are not to be acquired through enforcement of the zoning ordinance of the City of Wichita, Kansas. Said "Declaration of Restrictive Covenants" will, however, exclude applicability to existing structures now in place, but will pertain to alterations, additions and replacements. As a minimum, these provisions and requirements shall be applicable to a property which is not to be acquired when the owner thereof acquires project land.



LEGEND

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  MIXED USE COMMERCIAL
-  PUBLIC
-  MEDICAL & RELATED
-  INDUSTRIAL

MID-TOWN NEIGHBORHOOD
GENERAL LAND USE MAP

MINUTES

Economic Development Commission
Meeting

June 9, 1983

Members Present: Ernestine Henderson Linda Ayala
Tracy Burton Steve Clark
Othello Curry Morris Krouse
Larry Payne Joel Pollack
Rod Stewart

Members Absent: Anita Frey

Also Present: Don Anderson, Lynda Tousley, Joe Lang, Nelson Hall,
Carol Burch, Bill Wommack, Robert Lakin, Bill Stockwell,
Carl Leivo, Marla Wahl

CALL TO ORDER The meeting was called to order by Ernestine Henderson,
Chairperson, at 9:30 a.m.

APPROVAL OF POLLACK moved approval of the minutes of the May 26, 1983,
MINUTES meeting; seconded by Ayala; motion carried unanimously.

MOTION POLLACK moved to accept an off-agenda item; seconded by Krouse;
-- carried motion carried unanimously.

DISPOSITION The matter of a redevelopment proposal for Disposition Parcel
PARCEL 798D 798D, Midtown, was presented (off-agenda item).

Bill Kenney, W. R. Kenney Company, requested an opportunity to present additional information on the commercial development he had previously proposed for Parcel 798D. Mr. Kenney presented the board with site and elevation plans and discussed keeping the development within the neighborhood's residential character. Discussion followed about the required procedure to amend the urban renewal plan and land disposition supplement for Midtown.

MOTION -- AYALA moved to receive and file Mr. Kenney's proposal and consider it along with any others received in the future; seconded by Clark.

AMENDMENT POLLACK amended the motion to recommended to the City Commission that the urban renewal plan and land disposition supplement for Midtown be amended to allow for this proposed commercial development on Parcel 798D; seconded by Krouse.

CURRY felt that the plan and disposition supplement should not be amended until the board knows how the rest of these parcels are going to be developed.

Stewart stated that the board previously rejected a residential proposal on the grounds that it did not utilize the entire assemblage and, therefore, it would be discriminatory to approve Mr. Kenney's proposal.

amendment Ayala stated that the board should try to work out a total redevelopment plan that was agreeable to all of the parties concerned before making this type of decision, and expressed concern about the affect of this action on the Midtown Citizen's Association. Payne amended the motion to receive and file Mr. Kenney's proposal, and consider it along with any others received in the future, and recommend to the City Commission that the urban renewal plan and land disposition supplement for Midtown be amended to allow commercial development on Parcels 798D, 827D, 799D-2, and 799D-3; seconded by Clark.

withdrawn amendment Pollack withdrew his amendment.

-- carried Stewart called for the question; the motion as amended carried 7 to 2 - Ayala and Curry no.

Ayala requested that staff notify the Midtown Citizens Association of this decision.

ECONOMIC
DEVELOPMENT
STRATEGY

The matter of the economic development strategy was presented (Item 3).

Carl Leivo and Bill Stockwell, Metropolitan Area Planning Department, presented the board with a report entitled "Population Growth in Sedgwick County, 1980 - 2000, Technical Report". Leivo told the EDC that from 1970 to 1980, the Sedgwick/Butler County SMSA grew 5.6%, Sedgwick County grew 4.5%, Wichita grew 1.2%, and the suburbs grew 17.1%. Second and third class cities have grown the fastest, particularly those closest to Wichita. Leivo presented SMSA labor force and unemployment figures (our unemployment is generally lower than the national level and higher than the state level) and Sedgwick County dependency ratios - number of nonworkers in the community compared to workers. We have a large proportion of women that work, so we have a very low ratio. Discussion followed on what is statistically ideal and at what percentage would companies feel there was too much competition for labor. Leivo then presented Sedgwick County

population projections for the year 2000 based on: (1) employment - 508,000; (2) straight-line (what the trend has been since 1965) - 396,000; (3) ratio-stepdown (based on state projection) - 386,000 to 403,000; and cohort survival (using population pyramid, survival rate, and fertility rate) - 421,000 to 455,000. The Planning Department then averages all of these figures and projects that Sedgwick County will have a population of 435,000 by the year 2000. This figure was adopted by the MAPC and is used in various plans. In answer to Stewart, Leivo said it would certainly be possible to establish policies aimed at reaching a population higher than 435,000. The City Commission discussed setting a goal of 500,000 by 2000 and making policy changes to try and reach that figure, but they did not adopt this number as a goal. In answer to Pollack, Leivo stated that we do have the economic potential to support a population of 500,000. Discussion followed on whether a 435,000 population figure is realistic; we've had a .6% annual compounded growth rate over the last 20 years and would need a .9% annual compounded growth rate to reach 435,000 by 2000. Leivo informed the board that, compared to the rest of the nation, this area has a strong economy, a rapidly growing per capita income, our housing is less crowded and in better condition, our education level is higher, and we have lower government expenditures and more bank activity. Stockwell told the board that we are currently under the 435,000 figure; we need a population of approximately 377,000 right now to be on target and we had only approximately 367,000 in 1980. The MAPD does revise these figures every five years. Stockwell added that they don't want to aim too low and underdevelop our various systems. The 435,000 seems to be optimistic now because the employment projections would be lower.

Dick Upton, Chamber of Commerce, spoke to the EDC about this area's positive and negative factors. As positive factors, the Chamber feels we have:

1. public support for growth and development
2. an honest government and positive business climate
3. good communication between public and private sectors
4. positive leadership in the private sector
5. a central location and moderate climate
6. good transportation systems
7. a fair utility infrastructure

8. good quality of life
9. a vigorous economic development program
10. a diversifying economy
11. growth and choice in housing

As negative factors, the Chamber feels we:

1. have a dependence on one tax - the property tax
2. have poor east/west inner-city traffic flow
3. need additional city/county government cooperation
4. need state growth
5. need expanded contact between education and business to ensure that people receive training for available jobs
6. need more positive state business climate
7. need expanded training opportunities for the disadvantaged
8. need to maintain a strong surveillance of the labor supply
9. need expanded information to the public about our progress to encourage community pride and support

Discussion followed about how companies weigh the above factors and how much influence scenery and natural attractions (mountains, oceans, etc.) have on a company's location decision. Upton stated that a company first looks at whether an area can provide the necessary raw materials and qualified people to operate their business. It comes down to how well you sell your attributes compared to how well someone else sells theirs, given some factors being the same. Of course, you have to have something to sell and, since we don't have mountains or an ocean, we have to build our city as well as we possibly can.

Clark requested that the board set an objective for the next meeting to define and prioritize economic development and growth - do we want it to be population growth, land area growth, growth by tax base, new business investment, or jobs creation - and then take the individual areas of concern and allocate those to chosen groups to work on. In addition, Clark felt that one of the goals should be getting community leadership approval on what the EDC decides. Other board members agreed with this request.

ADJOURNMENT

Meeting adjourned at 11:30 a.m.

M. Ernestine Henderson, Chairperson

/MJW

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

January 24, 1978

TO Wichita-Sedgwick County Metropolitan
Area Planning Commission

FROM Robert A. Lakin, Director of Planning

SUBJECT DR-78-1 -Consideration of the Proposed Midtown
Urban Renewal Plan Amendments to the General
Urban Renewal Plan

*ASL
make up
copy.*

BACKGROUND INFORMATION:

Appearing on your agenda for the meeting of February 2, 1978, is a proposal from the Wichita Urban Renewal Agency to amend the City of Wichita's General Urban Renewal Plan by adding a more detailed Midtown Urban Renewal Plan proposal and adjusting the text of the General Urban Renewal Plan document.

This proposed amendment was originally reviewed by the Wichita Urban Renewal Board on October 27, 1977, and approved by the Board on December 3, 1977. The Wichita Board of City Commissioners will conduct a public hearing on February 7, 1978, to consider the final adoption of the proposed plan amendments.

The proposed Urban Renewal Plan amendments have been forwarded to the Metropolitan Area Planning Commission prior to the public hearing for a determination of conformance with the proposals of the adopted elements of Comprehensive Plan for the Metropolitan Area and for any comments the Planning Commission may wish to make on the contents of the proposed amendments.

Attached to this staff report is a red folder supplied by the Urban Renewal Agency containing the details of the proposed Plan amendments. Within the folder will be found a document with the heading "Table of Contents - Midtown Urban Renewal Plan"; information entitled "General Urban Renewal Plan for Wichita Neighborhood Development Program Urban Renewal Area"; and two colored maps entitled "General Land Use Map" and "Acquisition Map."

The "Table of Contents - Midtown Urban Renewal Plan" documents sets out the details of the proposed Midtown project including budget summaries of the 5 year program and yearly budget detail sheets for funds to be expended on acquisition, relocation and demolition by project activity area.

The "General Urban Renewal Plan" information consists of replacement pages containing the specific wording proposed to be amended into the currently adopted version of the plan dated

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November 27, 1972 and a new section to be added to the plan covering the current Midtown project proposal entitled "Disposition Supplement No. 7 to General Urban Renewal Plan for Wichita NDP Urban Renewal Area - Midtown Neighborhood." The colored maps attached indicate the general proposals for the future land use in the Midtown area and the acquisitions proposed to occur in each color coded year of the five year program.

The specific amendments proposed to the general contents of the URA plan by page as identified in the "General Urban Renewal Plan ----" information attached are as follows:

1. The date on the cover page has been changed from November 27, 1972 to October 27, 1977.
2. The table of contents page has had "7. Midtown Neighborhood Activity Area" added under the "LAND DISPOSITION SUPPLEMENTS" section.
3. The definitions of the residential land use category has been expanded by adding under Section 2. (a) 2. and 3. on Page ND401-6 headed "GENERAL LAND USE PLAN" a category for medium density residential defined as ranging from nine to twenty dwelling units per net acre and redefining high density residential as ranging above 20 dwelling units/net acre. The existing plan has no provision for medium density residential and defines high density residential as having a density of 8 or more dwelling units per net acre.
4. Two additional land use categories have been added on page ND401-7 as section 2. (e) Mixed Use and 2. (f) Medical and Related. The existing Plan does not contain either category.
5. The "Midtown Neighborhood Activity Area" has been added to the list of activity areas as Number 8 under the section of the existing plan entitled "3. Land Acquisition".
6. All of the information under the page entitled "DISPOSITION SUPPLEMENT NO. 7 TO GENERAL URBAN RENEWAL PLAN..." is to be added to the existing General Urban Renewal Plan.

STAFF COMMENTS:

The Planning Department has reviewed the proposed amendments outlined above in relation to the Comprehensive Plan for the Metropolitan Area and the applicable regulatory codes of the City of Wichita. On the basis of our review, it appears that the proposed Urban Renewal Plan amendments in general terms, conforms

to the general concepts for future development set out in the various Comprehensive Plan elements. Although the overall review supports the conformance of the general concepts of the proposed amendments, there are several more specific conditions of the Midtown Land Disposition Supplement that may bear adjustment by the Urban Renewal Board prior to final adoption by the Board of Wichita City Commissioners. These include the following:

Minimum Lot Size Requirements for Duplexes:

Section 1.6. (1) (a) of the Land Disposition Supplement specifies that two-family dwellings shall have not less than 5,000 square feet of lot area per dwelling unit or 10,000 square feet per duplex. The existing zoning ordinance provides for the construction of duplexes on 6,000 square foot lots. Through review and modification of the text of the proposed new zoning ordinance, it has been considered more appropriate in the older developed center city areas with the lots that exist, to allow the construction of duplexes on smaller lot sizes. The new proposed ordinance will contain a provision to allow construction of duplexes on 7,000 square feet of lot area as an outright use in the "R-4" and "R-5" general residential districts and upon 6,000 square feet of lot area in the "R-6" general residential district.

Off Street Parking Requirements:

Section 1.b. (1) (d) specifies that single family dwellings shall have one off-street parking space and duplexes and multi-family shall have 1.5 spaces per dwelling unit. Given the high level of automobile ownership in Wichita and the tendencies toward two car families, the proposed new zoning ordinance suggests a standard of two off-street spaces per single dwelling.

Section 1.b. (2) (d) specifies one space for each 250 square feet of gross office and retail floor area. In both the existing zoning ordinance and the proposed new ordinance an attempt has been made to be more selective in the application of off-street parking standards as they apply to specific uses (i.e., hotels, motels, churches, auditoriums, doctors' offices, hospitals, schools, etc.). It would, therefore, appear appropriate for the more specific off-street parking standards of the zoning ordinance to apply to the urban renewal project proposals.

Circulation Pattern:

Section 2 of the Land Disposition Supplement indicates that the circulation requirements are to be as delineated on the "General Land Use Plan Map." The vehicular circulation system indicated

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Sedgwick-County Metropolitan
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on the map consists of the platted street right-of-ways now existing throughout the Midtown area. It would appear that the Urban Renewal activities that are proposed to take place throughout the project areas and most particularly in relation to property acquisitions would present an opportunity to modify circulation patterns through selective street vacations and/or closings or use of diverters. It may be advantageous to eliminate some of the residential street crossings on alternate blocks along the existing Missouri-Pacific and Santa Fe Railroads.

Site Amenities:

Although both the City Zoning Ordinance and the "Residential and Non Residential Property Rehabilitation Standards" section of the General Urban Renewal Plan both contain general references to screening and landscaping requirements, there are no specific references to landscaping requirements within the Land Disposition Supplement. It may be appropriate to add a clause under Section No. 4 Design Objectives reserving to the Urban Renewal Board and the Board of Wichita City Commissioners the right to require, review and approve overall landscape plans for redevelopment and major rehabilitation projects prior to the issuance of building permits. Landscaping amenities to the site may be particularly desirable in areas containing expansive surface parking to serve commercial and residential uses.

Land Use Proposals: *Quart on the def of low 2-14
met 12-29*

In general, the land use proposals of the Midtown Urban Renewal Plan as set out on the colored map entitled "General Land Use Map" conform to the proposals of the Comprehensive Plan for the Metropolitan Area. There are, however, several specific areas within the overall Midtown proposal which differ significantly from established zoning classifications and those districts now being proposed with the new zoning ordinance. The areas of significant difference are identified by letter on the map attached to this report as Attachment No. 1. The extent to which the proposals for each of these areas differ is described below:

Area A. This area along each side of Waco from approximately 13th to 18th Street is proposed for low density (2 to 3 dwelling units/acre) residential on the Urban Renewal Plan. The area on the east side of Waco from the south line to 14th Street is presently zoned "B" Multi-family allowing 75 dwelling units/acre and the new zoning ordinance proposes the "R-7" General Residential district which allows 58 dwelling units/acre. North of 14th Street on the east side of Waco and Avenue A on the west side of Waco to 17th Street is presently zoned mostly the "RB" Four Family district allowing 29.2 dwelling units/acre. The area from 17th Street to 18th Street

is zoned the "A" Two Family District and also proposed for the "R-6" in the new zoning ordinance. It should also be noted that the Board of Education has vacated a portion of Avenue A immediately west of Waco and is in the process of developing more parking on both sides of Avenue A for North High School.

Area B. This area along 13th Street is proposed for low density residential (2 to 8 dwelling units/acre) in the Urban Renewal Plan. It is presently zoned mostly "B" multi-family and the new zoning ordinance proposes the B-2 Community Retail District for the area.

Area C. This area south of 13th to 10th on each side of Waco is proposed for low density residential in the Urban Renewal Plan. It is presently zoned "B" Multi-family allowing up to 75 dwelling units/acre and the new zoning ordinance proposed for the "R-6" General Residential District for the area allowing up to 29.2 dwelling units/acre.

Area D. This area along the west side of Waco from 10th Street to Murdock is proposed for low density residential from 10th Street to 8th Street and for Office and Commercial uses from 8th Street to Murdock in the Urban Renewal Plan. The area is presently zoned "B" Multi-family with one spot of "BB" office on the northwest corner of Ninth and Waco. A combination B-3 Restricted Business - R-6 General Residential District is proposed for the area under the new City zoning ordinance. The districts proposed under the new zoning ordinance for Area C and Area D were proposed on the basis of zoning policy recently established by the Board of City Commissioners.

?
NW of Murdock

Area E. This area along the Missouri-Pacific Railroad Tracks is proposed for medium density residential (9-20 dwelling units/acre) in the Urban Renewal Plan. The area is presently zoned the "E" Light Industrial District up to 12th Street and "C" Commercial between 12th and 13th Street. The B-7 Service Business District is proposed for the area under the new zoning ordinance. This is the same general area for which recent scattered requests for zoning changes from the "E" Light Industrial to residential classifications were recommended for denial by the Metropolitan Area Planning Commission.

13th
Twp - E

Area F. This area is proposed for low density residential in the Urban Renewal Plan. It is presently zoned "LC" Light Commercial and the B-5 General Business District is proposed for the area under the new zoning ordinance.

Area G. This area is proposed for low density (2 to 8 dwelling units/acre) residential in the Urban Renewal Plan. It is presently zoned "B" Multi-family and is proposed for R-6 allowing 29.2 dwelling units/acre in the new zoning ordinance. This area is also one within which several scattered requests for zoning changes

? on St Francis

Wichita-Sedgwick County Metropolitan
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from the "B" Multi-family district to more restrictive zoning classifications were recently recommended for denial by the Metropolitan Area Planning Commission.

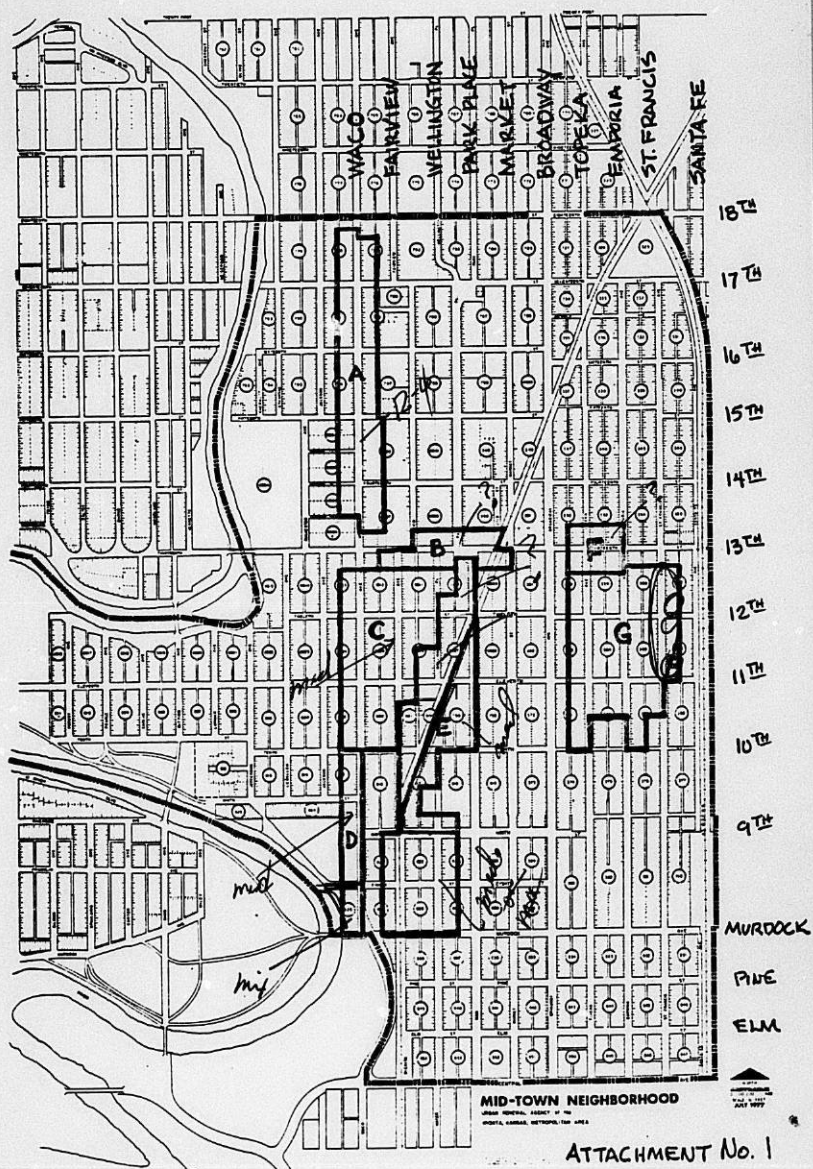
RECOMMENDED ACTION:

It is recommended that the Metropolitan Area Planning Commission pass a motion finding the proposed amendments to the General Urban Renewal Plan to be in general conformity with the Comprehensive Plan of the Metropolitan Area and authorizing the Chairman to sign a resolution supplied for approval purposes. The approval of the statement of general conformity should be qualified to the extent that the suggestions contained in this staff report are considered for incorporation into or adjustment to the amendment documents.

Robert A. Lakin
Director of Planning

RAL:RY:bh

2/43





LEGEND

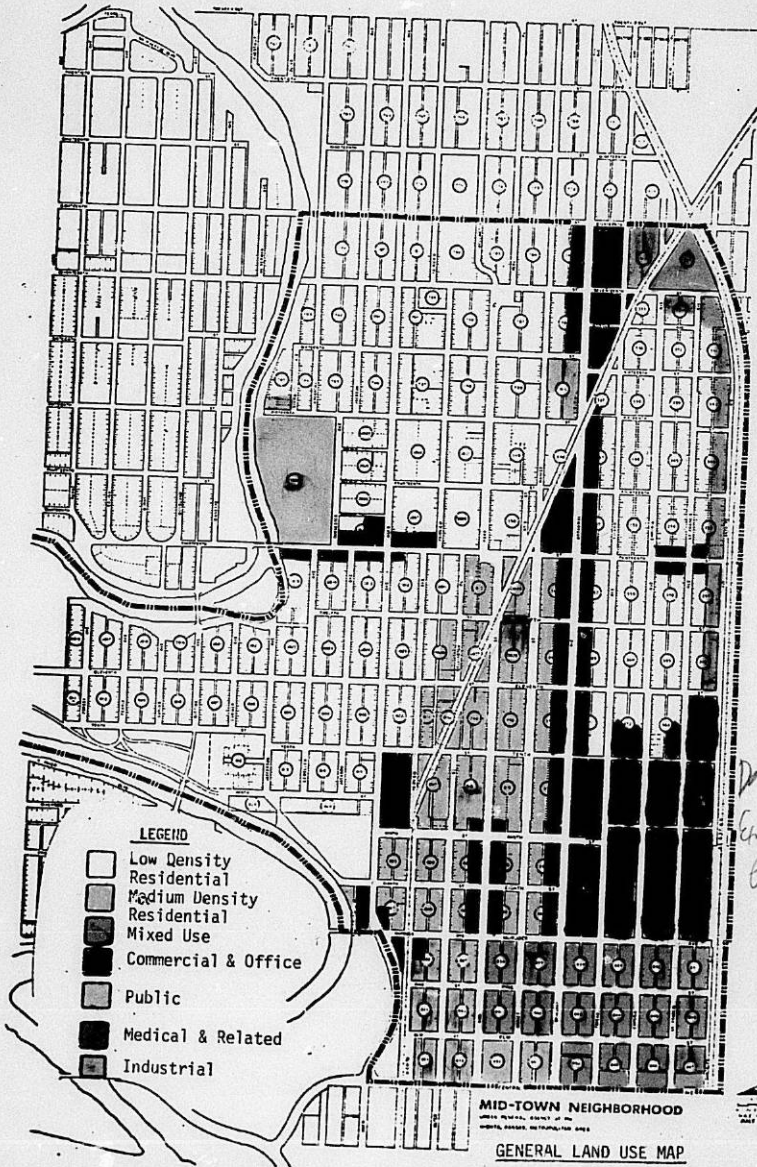
- FIRST YEAR
- SECOND YEAR
- THIRD YEAR
- FOURTH YEAR
- FIFTH YEAR
- PREVIOUS AND CURRENT ACQUISITIONS

MID-TOWN NEIGHBORHOOD

GREEN PENCIL OFFICE OF THE
NORTH CAROLINA DEPARTMENT OF REVENUE

ACQUISITION MAP





LEGEND

- Low Density Residential
- Medium Density Residential
- Residential Mixed Use
- Commercial & Office
- Public
- Medical & Related
- Industrial

MID-TOWN NEIGHBORHOOD
 CITY OF ALBUQUERQUE, NEW MEXICO
 GENERAL LAND USE MAP

*Date 2/1978?
 Exhibit B?
 Proposed?*

See BAC's
memo 1 Jan 24, 1978

Date?
See p. 12-14,
16-17
19, 22

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Midtown Urban Renewal Plan

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Budget Summary - Five Year Program	3
Budget Summary - Per Year	5
Budget Detail	11
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Exhibit "A"

Amendments to the General Urban Renewal Plan
Land Disposition Supplement

Exhibit "B"

Acquisition Map
Proposed Land Use Map

Midtown Neighborhood Urban Renewal Plan

BACKGROUND

On June 28, 1977, the City Commission directed the Urban Renewal Agency to initiate new activities in the Midtown Neighborhood, including acquisition of specific properties and the development of a plan for assisting in potential expansion of St. Francis Hospital. In response to this directive, the Agency determined that the most appropriate method for resolving current problems would be to develop an urban renewal plan for the entire Midtown Neighborhood. This would eliminate a piecemeal approach and allow for a logical, phased program for alleviating the most critical land use conflicts in the neighborhood.

PROJECT DESCRIPTION

A five year acquisition program is recommended to minimize the major land use conflicts and blighting conditions in Midtown. Two primary activity areas have been identified, 1) around St. Francis Hospital and the Santa Fe Railroad tracks, and 2) the industrial area around the Missouri - Pacific Railroad tracks.

The project involves the acquisition and relocation of all industrial and some commercial uses along the Missouri - Pacific tracks. These properties would be assembled with industrial properties currently being acquired by the Urban Renewal Agency and sold for new multi-family residential development. Within the activity area scattered residential properties would be acquired where necessary to assemble developable parcels. In some instances residential structures would be acquired if the property owners do not wish to rezone from an industrial to a residential classification. The Agency would request a residential zoning classification and then sell the properties with rehabilitation standards attached. A few isolated residential structures will be relocated on vacant lots in the neighborhood or demolished if not feasible to rehabilitate.

The plan also calls for the acquisition and relocation of industrial and commercial uses around St. Francis Hospital and the Santa Fe Railroad tracks. These properties will be made available for expansion of the hospital or other related medical facilities. Some vacant lots and dilapidated residential structures would also be acquired for potential medical expansion.

Within these activity areas, some vacant lots are scheduled for acquisition and will either be sold for new residential development or used for relocation of existing housing. One older residential/commercial structure would also be acquired and returned to owner occupancy or an adaptive use that preserves the architectural integrity of the structure.

PROJECT EVALUATION

The proposed acquisition program is anticipated to help resolve current problems in the Midtown area. The City has already expended or committed public funds to acquire some of the industrial uses along the Missouri - Pacific tracks. However, the benefits of these expenditures to the City and the neighborhood will be minimal if other industrial uses remain, or are allowed to expand, in the area. At present the environment is poorly defined for either industrial development or residential revitalization. Redevelopment of the area for multi-family housing would be supportive of City policy of increasing core area housing.

The conflicts that have arisen over the past few years regarding expansion of St. Francis Hospital could also be minimized by the acquisition program. The project would eliminate blighting industrial and residential uses, provide expansion opportunities to the south and east, and help stabilize the residential district to the north of the hospital.

BUDGET

Project budget is \$ 4,198,706. (See Budget Detail).

OTHER RESOURCES

No other public funds will be used in the acquisition program. Private funds will be used in redevelopment. Residential rehabilitation will be encouraged in the project area, utilizing private funds, Federal 312 loans, and grants available through the City of Wichita.

PROJECT CONTINUING COSTS

No continuing costs are foreseen.

OTHER INFORMATION

The proposed urban renewal plan and acquisition program have been reviewed by the Midtown Citizen's Association and Area 'L' CPO prior to approval by the Urban Renewal Board of Commissioners.

Budget Summary
Five Year Program

Budget Summary - Five Year Program

<u>ACQUISITION:</u>		\$ 3,856,640
Acquisition:	\$ 2,281,440	
Relocation:	1,459,100	
Demolition:	116,100	
<u>ACQUISITION EXPENSE:</u>		69,166
Appraisals:	24,050	
Closing Costs:	8,379	
Title Insurance:	7,987	
Condemnation Costs:	28,750	
<u>TEMPORARY OPERATIONS:</u>		22,900
Contract for Mowing:	6,825	
Repair of Structures:	6,075	
Insurance:	10,000	
<u>DISPOSITION OF REAL PROPERTY:</u>		110,000
Appraisals:	17,500	
Publication & Advertising Costs:	22,500	
Boundary Surveys:	5,000	
Recording Costs:	2,500	
Real Estate Commissions:	62,500	
<u>PLANNING & MANAGEMENT DEVELOPMENT:</u>		15,000
<u>ADMINISTRATIVE:</u>		125,000
TOTAL:		<u>\$ 4,198,706</u>

Budget Summary
Per Year

Budget Summary - First Year

<u>ACQUISITION:</u>		\$ 2,144,485
Acquisition:	\$ 1,071,385	
Relocation:	1,028,500	
Demolition:	44,600	
<u>ACQUISITION:</u>		22,161
Appraisals:	9,100	
Closing Costs:	2,660	
Title Insurance:	3,751	
Condemnation:	6,650	
<u>TEMPORARY OPERATIONS:</u>		3,750
Contract for Mowing:	1,000	
Repair of Structures:	750	
Insurance:	2,000	
<u>DISPOSITION OF REAL PROPERTY:</u>		22,000
Appraisals:	3,500	
Publication & Advertising Costs:	4,500	
Boundary Surveys:	1,000	
Recording Costs:	500	
Real Estate Commissions:	12,500	
<u>PLANNING & MANAGEMENT DEVELOPMENT:</u>		15,000
<u>ADMINISTRATIVE:</u>		50,000
TOTAL:		<u>\$ 2,257,396</u>

Budget Summary - Second Year

<u>ACQUISITION:</u>		\$ 618,245
Acquisition:	\$ 470,845	
Relocation:	127,100	
Demolition:	20,300	
<u>ACQUISITION EXPENSE:</u>		18,424
Appraisals:	\$ 6,800	
Closing Costs:	3,325	
Title Insurance:	1,649	
Condemnation:	6,650	
<u>TEMPORARY OPERATIONS:</u>		5,075
Contract for Mowing:	\$ 1,250	
Repair of Structures	1,825	
Insurance:	2,000	
<u>DISPOSITION OF REAL PROPERTY:</u>		22,000
Appraisals:	\$ 3,500	
Publication & Advertising Costs:	4,500	
Boundary Surveys:	1,000	
Recording Costs:	500	
Real Estate Commissions:	12,500	
<u>ADMINISTRATIVE:</u>		<u>25,000</u>
TOTAL:		<u>\$ 688,744</u>

Budget Summary - Third Year

<u>ACQUISITION:</u>		\$ 500,540
Acquisition:	\$ 282,140	
Relocation:	205,500	
Demolition:	12,900	
<u>ACQUISITION EXPENSE:</u>		12,434
Appraisals:	\$ 3,600	
Closing Costs:	1,197	
Title Insurance:	987	
Condemnation:	6,650	
<u>TEMPORARY OPERATIONS:</u>		5,075
Contract for Mowing:	\$ 1,825	
Repair of Structures:	1,250	
Insurance:	2,000	
<u>DISPOSITION OF REAL PROPERTY:</u>		22,000
Appraisals:	\$ 3,500	
Publication & Advertising Costs:	4,500	
Boundary Surveys:	1,000	
Recording Costs:	500	
Real Estate Commissions:	12,500	
<u>ADMINISTRATIVE:</u>		<u>30,000</u>
TOTAL:		<u>\$ 570,049</u>

Budget Summary - Fourth Year

<u>ACQUISITION:</u>		\$ 514,570
Acquisition:	\$ 402,070	
Relocation:	75,000	
Demolition:	37,500	
<u>ACQUISITION EXPENSE:</u>		11,021
Appraisals:	\$ 4,150	
Closing Costs:	1,064	
Title Insurance:	1,407	
Condemnation:	4,400	
<u>TEMPORARY OPERATIONS:</u>		5,000
Contract for Mowing:	\$ 1,750	
Repair of Structures:	1,250	
Insurance:	2,000	
<u>DISPOSITION OF REAL PROPERTY:</u>		22,000
Appraisals:	\$ 3,500	
Publication & Advertising Costs:	4,500	
Boundary Surveys:	1,000	
Recording Costs:	500	
Real Estate Commissions:	12,500	
<u>ADMINISTRATIVE:</u>		<u>15,000</u>
TOTAL:		<u>\$ 567,591</u>

Budget Summary - Fifth Year

<u>ACQUISITION:</u>		\$ 78,800
Acquisition:	\$ 55,000	
Relocation:	23,000	
Demolition:	800	
<u>ACQUISITION EXPENSE:</u>		5,126
Appraisals:	400	
Closing Costs:	133	
Title Insurance:	193	
Condemnation:	4,400	
<u>TEMPORARY OPERATIONS:</u>		4,000
Contract for Mowing:	1,000	
Repair of Structures:	1,000	
Insurance:	2,000	
<u>DISPOSITION OF REAL PROPERTY:</u>		22,000
Appraisals:	3,500	
Publication & Advertising Costs:	4,500	
Boundary Surveys:	1,000	
Recording Costs:	500	
Real Estate Commissions:	12,500	
<u>ADMINISTRATIVE:</u>		<u>5,000</u>
TOTAL:		<u>\$ 114,926</u>

Budget Detail

Budget Detail

FIRST YEAR ACQUISITION

<u>St. Francis Activity Area</u>	<u>Acquisition</u>	<u>Relocation</u>	<u>Demolition</u>
Block 380			
Parcel A - Residence - 822 No. St. Francis	\$ 17,600	\$ 27,000	\$ 1,800
B - Residence - 806-808 N. St. Francis	13,695	9,000	1,300
C - Kamen Iron & Metal 616 E. Murdock	60,380	307,500	13,200
D - Industrial - Santa Fe Railroad	151,750	-0-	-0-
<u>MO-PAC Activity Area</u>			
Block 799			
Parcel A - Residence - 1151 N. Main	15,000	15,500	-0-
B - Residence - 1127 N. Main	16,240	4,500	-0-
C - Residence - 1123 N. Main	16,320	15,500	-0-
D - Residence - 1119 N. Main	15,200	15,500	-0-
E - Residence - 1111 N. Main	14,640	15,500	-0-
F - Residence - 1107 N. Main	21,920	20,000	-0-
G - Residence - 1101 N. Main	41,200	18,000	-0-
Block 817			
Parcel B - Residence - 1005 N. Water	18,720	15,500	-0-

<u>MO-PAC Activity Area (cont.)</u>	<u>Acquisition</u>	<u>Relocation</u>	<u>Demolition</u>
Block 819			
Parcel A - Vacant Land	\$ 20,000	-0-	-0-
B - Residence - 1039 N. Market	25,000	\$ 9,000	-0-
C - Residence - 1037 N. Market	35,000	22,500	-0-
Block 827			
Parcel A - Residence (3) 303, 305, 309 W. 8th	35,680	18,000	\$ 2,700
B - Vacant Lot	13,400	-0-	-0-
Block 0827			
Parcel A - Residence - 109 W. 12th	14,640	15,500	600
B - H & H Parts 1234 Wellington	<u>525,000</u>	<u>500,000</u>	<u>25,000</u>
	\$ 1,071,385	\$1,028,500	\$ 44,600
TOTAL: Acquisition:	<u>\$ 2,144,485</u>		

ACQUISITION EXPENSES

St. Francis Activity Area

(1) Appraisals	2 @ \$150 x 2	\$ 600
	1 @ \$1,000 x 2	2,000
(2) Closing Costs	3 @ \$133	399
(3) Title Insurance	@ \$3.50/\$1,000	854

MO-PAC Activity Area

(1) Appraisals	2 @ \$75 x 2	300
	14 @ \$150 x 2	4,200
	1 @ \$1,000 x 2	2,000

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MO-PAC Activity Area (cont.)

(2) Closing Costs 17 @ \$133 \$ 2,261
(3) Title Insurance @ \$3.50/\$1,000 2,897

Condemnation Costs

(1) Legal Services \$ 2,000
(2) Court Costs 150
(3) Court Appointed Appraisers -
Panel of 3 @ \$750/Appraiser x 2 4,500

TOTAL: Acquisition Expenses: \$ 22,161

TEMPORARY OPERATIONS

Maintenance of Property:

(1) Contract for Mowing \$ 1,000
(2) Repair of Structures 750
(3) Insurance 2,000

TOTAL: Temporary Operations \$ 3,750

DISPOSITION OF REAL PROPERTY

(1) Disposition Appraisals \$ 3,500
(2) Publication & Advertising Costs 4,500
(3) Boundary Surveys 1,000
(4) Recording Costs 500
(5) Real Estate Commissions 12,500

TOTAL: Disposition of Real Property \$ 22,000

PLANNING & MANAGEMENT DEVELOPMENT

Contractual Services \$ 15,000

ADMINISTRATIVE

Personnel & Contractual Services,
Commodities & Capital Outlay \$ 50,000

TOTAL FIRST YEAR ACTIVITIES: \$ 2,257,396

SECOND YEAR ACQUISITION

<u>St. Francis Activity Area</u>	<u>Acquisition</u>	<u>Relocation</u>	<u>Demolition</u>
Block 357			
Parcel A - Residence - 1321 N. Santa Fe	\$ 18,800	\$ 15,500	\$ 1,800
B - Residence - 1315 N. Santa Fe	10,010	15,500	1,200
Block 366			
Parcel A - Residence - 1257 N. Santa Fe	13,580	18,000	1,000
B - Residence - 1203 N. Santa Fe	13,510	18,000	3,550
C - Residence - 618 E. 11th	12,320	20,000	1,200
Block 368 (Bounded by St. Francis & Santa Fe from 10th to 11th)			
Parcel F - Vacant Land	10,500	-0-	-0-
G - Vacant Land	10,500	-0-	-0-
H - Vacant Land	7,975	-0-	-0-
J - Vacant Land	8,137	-0-	-0-
L - Vacant Land	5,111	-0-	-0-
M - Vacant Land	6,300	-0-	-0-
N - Vacant Land	6,300	-0-	-0-
O - Vacant Land	6,150	-0-	-0-
P - Warehouse - 1117 N. Santa Fe	119,420	8,000	5,200
Q - Vacant Land	21,093	-0-	-0-

<u>St. Francis Activity Area (cont.)</u>	<u>Acquisition</u>	<u>Relocation</u>	<u>Demolition</u>
Block 368			
Parcel R - R & R Spring 1141 N. Santa Fe	\$ 17,010	\$ 10,000	\$ 4,800
S - R & R Sping	23,660	-0-	-0-
Block 369 (Emporia, between 10th & 11th)			
Parcel A - Vacant Land <i>(St. Francis Property)</i>	10,500	-0-	-0-
B - Parking Lot	25,000	-0-	-0-
Block 377			
Parcel A - L & S Sheetmetal 1047 N. Santa Fe	14,760	5,000	600
B - Prairie State Distributors 1043 N. Santa Fe	37,560	15,000	950
<u>MO-PAC Activity Area</u>			
Block 0809 (N.E. Corner of 12th & Main)			
Parcel A - Trailer	1,350	2,100	-0-
B - Trailer	9,336	-0-	-0-
C - Trailer	10,688	-0-	-0-
Block 820 (Market, between 8th & 9th)			
Parcel A - Vacant Land	51,375	-0-	-0-
	\$ 470,845	\$ 127,100	\$ 20,300
TOTAL: Acquisition	<u>\$ 618,245</u>		

ACQUISITION EXPENSES

St. Francis Activity Area

(1) Appraisals	11 @ \$75 x 2	\$ 1,650
	5 @ \$150 x 2	1,500
	4 @ \$200 x 2	1,600
	1 @ \$500 x 2	1,000

St. Francis Activity Area (cont.)

(2) Closing Costs	21 @ \$133	\$	2,793
(3) Title Insurance	@ \$3.50/\$1,000		1,394

MO-PAC Activity Area

(1) Appraisals	1 @ \$75 x 2		150
	3 @ \$150 x 2		900
(2) Closing Costs	4 @ \$133		532
(3) Title Insurance	@ \$3.50/\$1,000		255

Condemnation Costs

(1) Legal Services		\$	2,000
(2) Court Costs			150
(3) Court Appointed Appraisers - Panel of 3 @ \$750/Appraiser			<u>4,500</u>

TOTAL: Acquisition Expenses \$ 18,424

TEMPORARY OPERATIONS

Maintenance of Property:

(1) Contract for Mowing		\$	1,250
(2) Repair of Structures			1,825
(3) Insurance			<u>2,000</u>

TOTAL: Temporary Operations \$ 5,075

DISPOSITION OF REAL PROPERTY

(1) Disposition Appraisals		\$	3,500
(2) Publication & Advertising Costs			4,500
(3) Boundary Surveys			1,000
(4) Recording Costs			500
(5) Real Estate Commissions			<u>12,500</u>

TOTAL: Disposition of Real Property \$ 22,000

ADMINISTRATIVE

Personnel and Contractual Services,
Commodities and Capital Outlay \$ 25,000

TOTAL SECOND YEAR ACTIVITIES: \$ 688,744

THIRD YEAR ACQUISITION

MO-PAC Activity Area

Acquisition Relocation Demolition

Block 0810

Parcel A - Utz Accounting 1335 N. Main	\$ 67,680	\$ 15,500	\$ 1,500
B - Arrow Lab 1333 N. Main	70,140	95,000	10,200
C - Medical Office 1325 N. Main	36,800	10,000	1,200
D - Residence - 1319 N. Main	16,560	15,500	-0-
E - Residence - 1315 N. Main	19,280	13,500	-0-
F - Residence - 1307 N. Main	11,520	15,500	-0-
G - Residence - 1305 N. Main	11,520	4,500	-0-
H & I - Residence - 1301 N. Main	28,320	18,000	-0-

Block 0827

Parcel C - Arrow Lab	* Costs included in Block 0810, Parcel B		
D - Residence - 1244 Wellington	<u>20,320</u>	<u>18,000</u>	<u>-0-</u>
	\$ 282,140	\$ 205,500	\$ 12,900

TOTAL: Acquisition \$ 500,540

ACQUISITION EXPENSES

(1) Appraisals	Total 9	\$ 3,600
	6 @ \$150 x 2	1,800

ACQUISITION EXPENSES

(1) Appraisals (cont.) 2 @ \$200 x 2 \$	800
1 @ \$500 x 2	1,000
(2) Closing Costs 9 @ \$133	1,197
(3) Title Insurance @ \$3.50/\$1,000	987

Condemnation Costs

(1) Legal Services	2,000
(2) Court Costs	150
(3) Court Appointed Appraisers - Panel of 3 @ \$750/Appraiser	4,500

TOTAL: Acquisition Expenses \$ 12,434

TEMPORARY OPERATIONS

Maintenance of Property:

(1) Contract for Mowing	\$ 1,825
(2) Repair of Structures	1,250
(3) Insurance	2,000

TOTAL: Temporary Operations \$ 5,075

DISPOSITION OF REAL PROPERTY

(1) Disposition Appraisals	\$ 3,500
(2) Publication & Advertising Costs	4,500
(3) Boundary Surveys	1,000
(4) Recording Costs	500
(5) Real Estate Commissions	12,500

TOTAL: Disposition of Real Property \$ 22,000

ADMINISTRATIVE

Personnel & Contractual Services,
Commodities and Capital Outlay \$ 30,000

TOTAL THIRD YEAR ACTIVITIES: \$ 570,049

FOURTH YEAR ACQUISITION

MO-PAC Activity Area

	<u>Acquisition</u>	<u>Relocation</u>	<u>Demolition</u>
Block 800			
Parcel A - Gas Station 157 W. 11th	\$ 10,680	\$ 1,000	\$ 1,000
B - Vacant Land	5,250	-0-	-0-
C - Vacant Land	12,000	-0-	-0-
D - Residence	8,320	9,000	1,000
E - Vacant Land	28,350	-0-	-0-
Block 801			
Parcel A - Bus Barns 240 W. 10th	227,010	25,000	22,000
Block 817			
Parcel A - Red Ball 235 W. 10th	72,000	15,000	12,000
Block 0826			
Parcel A - Air-Kem 202 W. 11th	<u>38,460</u>	<u>25,000</u>	<u>1,500</u>
TOTAL: Acquisition	\$ <u>402,070</u>	\$ 75,000	\$ 37,500
	\$ <u>514,570</u>		

ACQUISITION EXPENSES

(1) Appraisals	3 @ \$75 x 2	\$ 450
	1 @ \$150 x 2	300
	1 @ \$200 x 2	400
	3 @ \$500 x 2	3,000

ACQUISITION EXPENSES (cont.)

(2) Closing Costs 8 @ \$133 \$ 1,064

(3) Title Insurance @ \$3.50/\$1,000 1,407

Condemnation Costs

(1) Legal Services 2,000

(2) Court Costs 150

(3) Court Appointed Appraisers -
Panel of 3 @ \$750/Appraiser 2,250

TOTAL: Acquisition Expenses \$ 11,021

TEMPORARY OPERATIONS

Maintenance of Property:

(1) Contract for Mowing \$ 1,750

(2) Repair of Structures 1,250

(3) Insurance 2,000

TOTAL: Temporary Operations \$ 5,000

DISPOSITION OF REAL PROPERTY

(1) Disposition Appraisals \$ 3,500

(2) Publication & Advertising Costs 4,500

(3) Boundary Surveys 1,000

(4) Recording Costs 500

(5) Real Estate Commissions 12,500

TOTAL: Disposition of Real Property \$ 22,000

ADMINISTRATIVE

Personnel & Contractual Services,
Commodities and Capital Outlay \$ 15,000

TOTAL FOURTH YEAR ACTIVITIES: \$ 567,591

FIFTH YEAR ACQUISITION

<u>St. Francis Activity Area</u>	<u>Acquisition</u>	<u>Relocation</u>	<u>Demolition</u>
Block 382 (N.E. Corner Murdock & Topeka)			
Parcel A - Residence/Comm.	\$ 55,000	\$ 23,000	\$ 800
TOTAL: Acquisition	<u>\$ 78,800</u>		

ACQUISITION EXPENSES

<u>St. Francis Activity Area</u>		
(1) Appraisals	1 @ \$200 x 2 \$	400
(2) Closing Costs	1 @ \$133	133
(3) Title Insurance	@ \$3.50/\$1,000	193
<u>Condemnation Costs</u>		
(1) Legal Services		2,000
(2) Court Costs		150
(3) Court Appointed Appraisers - Panel of 3 @ \$750/Appraiser		<u>2,250</u>
TOTAL: Acquisition Expenses		<u>\$ 5,126</u>

TEMPORARY OPERATIONS

<u>Maintenance of Property:</u>		
(1) Contract for Mowing	\$	1,000
(2) Repair of Structures		1,000
(3) Insurance		<u>2,000</u>
TOTAL: Temporary Operations	\$	<u>4,000</u>

DISPOSITION OF REAL PROPERTY

(1) Disposition Appraisals	\$	3,500
(2) Publication & Advertising Costs		4,500
(3) Boundary Surveys		1,000
(4) Recording Costs		500
(5) Real Estate Commissions		<u>12,500</u>

TOTAL: Disposition of Real Property \$ 22,000

ADMINISTRATIVE

Personnel and Contractual Services, Commodities and Capital Outlay	\$	<u>5,000</u>
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TOTAL FIFTH YEAR ACTIVITIES: \$ 114,926

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Land Disposition

Land Disposition

FIRST YEAR ACQUISITION

Block 380	161,230 sq. ft. @ \$1.25/sq. ft.	\$ 201,537
Block 799	Residences	112,500
Block 817	7,920 sq. ft. @ \$1.00/sq. ft.	7,920
Block 819	Residences	45,000
	13,700 sq. ft. @ \$1.00/sq. ft.	13,700
Block 0827	63,173 sq. ft. @ \$1.00/sq. ft.	63,173
Block 827	20,790 sq. ft. @ \$1.00/sq. ft.	<u>20,790</u>
TOTAL DISPOSITION VALUE:		\$ 464,620

SECOND YEAR ACQUISITION

Block 357	20,100 sq. ft. @ \$1.25/sq. ft.	\$ 25,125
Block 366	13,200 sq. ft. @ \$1.25/sq. ft.	16,500
Block 368	82,720 sq. ft. @ \$1.25/sq. ft.	103,400
Block 369	11,900 sq. ft. @ \$1.00/sq. ft.	11,900
Block 377	21,000 sq. ft. @ \$1.25/sq. ft.	26,250
Block 820	16,236 sq. ft. @ \$1.00/sq. ft.	<u>16,236</u>
TOTAL DISPOSITION VALUE:		\$ 224,536

THIRD YEAR ACQUISITION

Block 0810	67,650 sq. ft. @ \$1.00/sq. ft.	\$ 67,650
Block 0827	13,500 sq. ft. @ \$1.00/sq. ft.	<u>13,500</u>
TOTAL DISPOSITION VALUE:		\$ 81,150

FOURTH YEAR ACQUISITION

Block 800	37,306 sq. ft. @ \$1.00/sq. ft.	\$ 37,306
Block 801	53,000 sq. ft. @ \$1.00/sq. ft.	53,000

FOURTH YEAR ACQUISITION (cont.)

Block 0826 16,800 sq. ft. @ \$1.00/sq. ft. \$ 16,800

TOTAL DISPOSITION VALUE: \$ 107,106

FIFTH YEAR ACQUISITION

Block 382 Residence \$ 40,000

TOTAL DISPOSITION VALUE: \$ 40,000

TOTAL FIVE YEAR DISPOSITION VALUE: \$ 917,412