

Posted  
3-14-62

DR 62-8 - PARK PLAZA GENERAL NEIGH-  
BORHOOD RENEWAL PLAN

# ACTION

COMMITTEE	DATE
M.A.P.C. <del>Refer to</del> <u>4-5-62</u>	<u>3-15-62</u>
<del>Mape</del> <u>B.C.C./A.C.C.C.</u> <del>Refer to</del> <u>4-19-62</u>	<u>4-5-62</u>
<del>Mape</del> <u>B.C.C./A.C.C.C.</u> <u>Approve</u>	<u>4-29-62</u>
<u>See Review &amp; Title</u>	<u>5-1-62</u>

# ACTION

COMMITTEE	DATE
<del>M.A.P.C.</del> <u>Approve</u>	<u>4-19-62</u>
<del>M.A.P.C.</del> <u>Refer</u>	<u>4-5-62</u>
<del>M.A.P.C.</del> <u>Refer</u>	<u>3-15-62</u>
<del>B.C.C./A.C.C.C.</del> <u>Refer</u>	<u>5-1-62</u>
<u>Closed</u>	

APRIL 24, 1962

MR. ROBERT C. DESMARTEAU  
EXECUTIVE DIRECTOR  
URBAN RENEWAL AGENCY  
CITY BUILDING ANNEX  
WICHITA, KANSAS

SUBJECT: DR 62-3

DEAR MR. DESMARTEAU:

ATTACHED HERETO IS A COPY OF THE RESOLUTION ADOPTED  
BY THE METROPOLITAN AREA PLANNING COMMISSION ON  
APRIL 19, 1962.

SINCERELY YOURS,

L. L. LITTLE  
SECRETARY

LLL/CDM:MM

ATTACHMENT

PHONE AM 2-0211 • 104 SOUTH MAIN STREET • WICHITA 2, KANSAS

WICHITA-SEDDWICK COUNTY

**METROPOLITAN AREA  
PLANNING  
COMMISSION**



APRIL 23, 1962

BOARD OF CITY COMMISSIONERS  
CITY BUILDING  
WICHITA, KANSAS

GENTLEMEN:

AT ITS REGULAR MEETING ON APRIL 19, 1962, THE METROPOLITAN AREA PLANNING COMMISSION CONSIDERED THE PARK PLAZA GENERAL NEIGHBORHOOD RENEWAL PLAN AND FOUND THAT IT CONFORMED TO THE COMPREHENSIVE PLAN OF THE CITY OF WICHITA.

RESPECTFULLY SUBMITTED,

L. L. LITTLE  
SECRETARY

LLL:CDM:BER

RESOLUTION

WHEREAS, THE URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA HAS RECEIVED APPROVAL FROM THE HOUSING AND HOME FINANCE AGENCY TO DEVELOP A NEIGHBORHOOD RENEWAL PLAN FOR AN AREA DESIGNATED AS KANS. R-13, PARK PLAZA, AND LEGALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE LITTLE ARKANSAS RIVER AND MURDOCK AVENUE; THENCE EAST ALONG MURDOCK AVENUE TO THE NORTH-SOUTH ALLEY LYING BETWEEN MARKET AND BROADWAY; THENCE SOUTH ALONG SAID ALLEY TO ELM STREET; THENCE WEST ALONG ELM STREET TO WICHITA STREET; THENCE SOUTH ALONG WICHITA STREET TO CENTRAL AVENUE AND CONTINUING TO A LINE PARALLEL TO AND APPROXIMATELY 120 FEET SOUTH OF CENTRAL AVENUE; THENCE WEST ALONG SAID LINE TO ANOTHER LINE APPROXIMATELY 142 FEET EAST OF AND PARALLEL TO WACO AVENUE; THENCE SOUTH TO THIRD STREET AND CONTINUING SOUTH ALONG THE NORTH-SOUTH ALLEY BETWEEN WACO AVENUE AND WICHITA STREET TO SECOND STREET; THENCE WEST ALONG SECOND STREET TO THE BIG ARKANSAS RIVER; THENCE NORTHWESTERLY ALONG A CURVING LINE FORMED BY THE BIG ARKANSAS RIVER AND LITTLE ARKANSAS RIVER TO CENTRAL AVENUE; THENCE EAST ALONG CENTRAL AVENUE TO NIMS STREET; THENCE NORTH ALONG NIMS STREET TO THE LITTLE ARKANSAS RIVER; THENCE EASTERLY AND NORTHERLY ALONG A CURVING LINE FORMED BY THE LITTLE ARKANSAS RIVER TO MURDOCK AVENUE, THE POINT OF BEGINNING; AND

WHEREAS, A GENERAL NEIGHBORHOOD RENEWAL PLAN HAS BEEN PREPARED FOR THE ABOVE DESCRIBED PROJECT BY THE SAID URBAN RENEWAL AGENCY; AND

WHEREAS, IN ACCORDANCE WITH THE PROVISIONS OF TITLE I OF THE HOUSING ACT OF 1949 AS AMENDED, AND THE STATUTES OF THE STATE OF KANSAS, THE SAID URBAN RENEWAL AGENCY HAS REFERRED THE SAID GENERAL NEIGHBORHOOD RENEWAL PLAN TO THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION FOR STUDY AND REVIEW, AND DETERMINATION AS TO ITS CONFORMITY WITH THE GENERAL PLAN FOR THE DEVELOPMENT OF THE CITY OF WICHITA AS A WHOLE; AND

WHEREAS, A GENERAL PLAN HAS BEEN PREPARED FOR THE CITY OF WICHITA AND IS RECOGNIZED AND USED AS A GUIDE FOR THE GENERAL DEVELOPMENT OF THE MUNICIPALITY AS A WHOLE; AND

WHEREAS, THE SAID URBAN RENEWAL AGENCY HAS PRESENTED TO THE SAID PLANNING COMMISSION A REPORT OF ITS FINDINGS IN A STUDY OF THE SAID PARK PLAZA AREA AND THE CONDITIONS EXISTING THEREIN; TOGETHER WITH A REPORT OF THE PROPOSED PLAN FOR REDEVELOPING THE SAID PARK PLAZA AREA; AND

WHEREAS, THE REPORT ON THE FINDINGS AND THE PROPOSED PLAN FOR REDEVELOPMENT WERE CONSIDERED BY THE SAID PLANNING COMMISSION AT REGULAR PUBLIC MEETINGS ON MARCH 15, 1962, APRIL 5, 1962, AND APRIL 19, 1962;

NOW THEREFORE BE IT RESOLVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION THAT IT IS HEREBY FOUND AND DETERMINED THAT THE PROPOSED GENERAL NEIGHBORHOOD RENEWAL PLAN FOR PROJECT KANS. R-13, PARK PLAZA DESCRIBED HEREIN DOES CONFORM TO THE GENERAL PLAN OF THE LOCALITY AS A WHOLE.

ADOPTED THIS 19TH DAY OF APRIL, 1962.

WICHITA-SEDGWICK COUNTY METROPOLITAN  
AREA PLANNING COMMISSION

BY *E. B. Law*  
EDWIN B. LAW, CHAIRMAN

ATTEST:

*L. L. Little*  
L. L. LITTLE, SECRETARY

(SEAL)

APRIL 20, 1962

MR. R. C. DESMARTEAU  
EXECUTIVE DIRECTOR  
URBAN RENEWAL AGENCY  
CITY BUILDING ANNEX  
104 SOUTH MAIN  
WICHITA, KANSAS

DEAR MR. DESMARTEAU:

RE: DR 62-3

AT ITS REGULAR MEETING ON APRIL 19, 1962, THE METROPOLITAN AREA PLANNING COMMISSION FOUND THAT THE PARK PLAZA GENERAL NEIGHBORHOOD RENEWAL PLAN CONFORMED TO THE MASTER PLAN FOR THE CITY OF WICHITA, AND PASSED A RESOLUTION STATING THIS FINDING. THE STAFF WAS INSTRUCTED TO DRAW A FORMAL RESOLUTION FOR THE SIGNATURES OF THE CHAIRMAN AND SECRETARY OF THE METROPOLITAN AREA PLANNING COMMISSION.

WHEN PREPARED, A SIGNED COPY OF THE RESOLUTION WILL BE FORWARDED TO THE URBAN RENEWAL AGENCY FOR ITS USE.

YOURS VERY TRULY,

L. L. LITTLE  
SECRETARY

LLL:CDM:BER

LARRY SMITH & COMPANY



REAL ESTATE CONSULTANTS

318 CENTRAL BUILDING, SEATTLE 4, WASHINGTON • PHONE, MAIN 4-5282

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F. REITH, KELLY  
C. DENNIS BURDEN  
DEE H. ECKHART  
C. EVERETT STRICHEN

April 13, 1962

Mr. L. L. Little, Director of Planning  
Wichita-Sedgwick County Metropolitan Area Planning  
Department  
104 South Main Street  
Wichita 2, Kansas

Dear Roy:

Thank you for your letter of April 11 concerning the comparability of our work and the Wenzlick report on Park Plaza. Questions of this kind naturally arise where a number of different kinds of planning efforts are being undertaken in the same area and we are always happy to hear of them so we can help solve them as quickly as possible.

With respect to the reconciliation of the two reports, I believe that the basic difficulty in attempting to do so is that they were never intended to be reconciled, as such, in the first place--being for two substantially different purposes.

We, of course, had the Wenzlick reports available at the time that we were working on the residential portions of the metropolitan area demand analysis, and while we did not attempt to review any of their detailed marketability analyses for Park Plaza, as such, we did take some elements of their analysis into account and do not feel that their conclusions are incompatible with the over-all long range planning demand, on a gross basis, that we have forecast.

As a matter of fact, we have prepared both of these kinds of analyses on a number of occasions in the same city and in some cases the conclusions of each could have the same appearance of non-reconciliation that our report apparently has with the Wenzlick report. In cases of our own work, of course, we attempt to illustrate the differences, or the reconciliation, in the reports themselves because we will have done both of the analyses and be in a better position to do so. The reason that this type of thing can occur, however, can be illustrated in the case of one city which comes to my mind where the over-all additional demand for a particular land use in the metropolitan area was almost all for a five to seven year future period. At the same time, the marketability analysis for a

Mr. L. L. Little, Director of Planning

-2-

April 13, 1962

specific urban renewal project indicated, in the same city, a very substantial demand (enough to fill the project) for that same use within a three or four year period. The reason, in this particular case, was the favorable location of the project with respect to a developing replacement demand caused not only by its own clearance, but by clearance for freeways coupled with a fairly high rate of normal obsolescence and replacement in this particular area.

Similar apparent inconsistencies have occurred in the reverse direction where a total long-run land use demand forecast suggests a growing need in a number of land use categories, but where the marketability study for a specific urban renewal project within the area might show little or no demand for these same uses by reason of a poor locational position with respect to access, market alternatives, or some other similar factor applying to that specific project.

In the case of reports prepared for separate purposes, the need for reconciliation probably has to be judged in each case on its own merits. In this particular case, I believe that the purpose and function of the two reports are sufficiently different so that any reconciliation of one to the other would simply constitute a re-analysis by one consultant of the other consultant's solution of his own assigned problem. The problems and the functions of the reports themselves, however, are sufficiently different in my opinion so that the apparent lack of harmony in the two approaches and conclusions should not be of concern.

I hope I have not belabored the subject (although I probably have) but I did want to indicate a little bit more of the background for the differences of this kind which do occur, because I am sure that such questions will tend to pop up again.

Best personal regards.

Sincerely,

LARRY SMITH & COMPANY

  
James O. York

J0Y:ES

C2-250

- Densities -  
- Parcels for showings - inner loop  
arterial

SUBMISSION OF PARK PLAZA GENERAL NEIGHBORHOOD RENEWAL PLAN  
FOR APPROVAL BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN  
AREA PLANNING COMMISSION AS CONFORMING TO GENERAL PLAN OF  
LOCALITY AS A WHOLE

In submitting this GNRP to the Federal Government for approval, we are required to produce evidence of approval by you stating that the plan conforms to the general plan for the locality. We do not propose to burden you with the detailed reference work which constitutes a part of the document to be submitted to the Federal Government, but will limit ourselves to the general purpose and the general purpose and the conclusion reached.

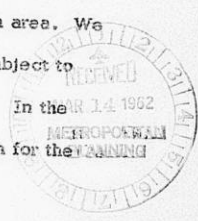
The purpose of developing a GNRP is to enable the City to undertake urban renewal activities over a period of up to ten years in an area that would normally be too large to be included in a single project. It is not a substitute for survey and planning activities for individual projects, but it does form the framework for such activities as the projects defined in the GNRP are initiated. In abbreviated form, the conclusions reached are as follows:

I. Existing Land Use:

The first map attached to this statement indicates existing land use and the boundary of the plan area.

II. Proposed Land Use:

The second map indicates the proposed land use. You will note that an indication is made of the alignment and a possible design of the section of the inner-loop expressway where it passes through the plan area. We appreciate that the alignment and design of this highway is subject to change, but we do not feel this to be important at this stage. In the development of individual projects, the appropriate reservation for the



inner-loop will be made and land uses will be developed from the generalized pattern shown on the map to a detailed delineation on a map drawn to a much larger scale.

The map was developed by our planning consultants, Oblinger & Smith in direct collaboration with us and with the Metropolitan Area Planning Department. Planning decisions were based on the "Land Utilization and Marketability Study" prepared by Roy Wenzlick & Company of St. Louis, on information furnished by the Metropolitan Area Planning Department regarding proposed long-range improvements and on contemporary land development standards.

In determining proposed land uses, the plan details various objectives to be attained or to control development. These are:

A. Population Densities. The proposed population density of the residential portion of the Plan area is based on "The Land Utilization and Marketability Study" which proposes 1,250 to 1,500 rental housing units in a land allocation of 45 to 55 acres. This results in a maximum density of 27-3/4 dwelling units per acre to be developed in the following manner:

- (1) 250 to 300 units to be developed in elevator apartment buildings at a density of about 75 units per acre.
- (2) The balance of the residential area to be developed in garden apartments and row or town houses with an overall density of some 25 dwelling units per acre.

It may be difficult, depending upon the types of structures proposed, to achieve these maximum densities in the final project plan, considering contemporary standards for adequate parking, service areas, gardens and other open spaces.

The maximum density permitted under City Zoning Regulations is 75 dwelling units per net acre.

The maximum net residential density established by the "Lot and Parcel Development Standards" of the Wichita Metropolitan Area Planning Department is 30 families per net acre, which can be met for the residential portion of the Plan area as a whole.

**B. Building Coverage and Other Building Requirements.** Redevelopment in the Plan area will be in conformance with the City Zoning Regulations, the "Area Development Standards" and "Lot and Parcel Development Standards" of the Wichita Metropolitan Area Planning Department. The City Zoning Regulations do not actually spell out maximum building coverage but control this through setbacks. The "Lot and Parcel Development Standards" set forth the following maximum building coverage for those uses proposed in the Plan area:

- Multi-family dwelling..... 35%
- Commercial - the lot may be covered up to the extent where required front, rear and side lot lines and parking requirements are fulfilled.
- Public and semi-public facilities..... 25%

C. Other Provisions as to Land Use which should be incorporated in urban renewal plans for specific projects in order to achieve land use objectives.

It will be necessary in developing urban renewal plans for specific projects to develop controls in the form of deed restrictions that will be imposed on all real property acquired in connection with the project. These conditions, covenants, restrictions, reservations and easements are to insure the best use and most appropriate development and improvement of each building site within these projects.

You will note that the proposed land use map indicates park, public space and a buffer area which in effect will extend the existing park system south along the east boundary of the Little and Big Arkansas Rivers to Second Street. In addition, the GNRP proposes the incorporation of playground facilities in residential areas as necessary and access to public open space on the south bank of the Little Arkansas River.

Changes in the present street system in the area may be summarized as follows:

(1) The Inner-Loop Expressway:

Which is self-explanatory.

(2) Central Avenue:

It is proposed to relate directly to the inner-loop expressway, thus reduce the amount of traffic moving through the Plan area.

(3) Waco Avenue:

The Plan proposes to replace Waco Avenue with a suggested new facility immediately adjacent to the east side of the Missouri Pacific Railroad. In discussions with the Metropolitan Area Planning Department, it has been questioned whether or not this new facility need extend as far north as Murdock or whether it should terminate at the end of the expressway. Details can be finalized on the completion of the Thoroughfare Plan and upon design of the facility without jeopardizing the Plan.

(4) A new parkway is proposed to link Central and Nims at the northwest with Second Street at the south. In view of the Plan calling for 1,250 to 1,500 dwelling units, it is necessary to design this link to arterial street standards ("Area Development Standards" of the Wichita Metropolitan Area Planning Department")

(5) Changes in the intersection of Second Street and the Second Street Bridge will propose to improve the effectiveness of what will become an increasingly important intersection.

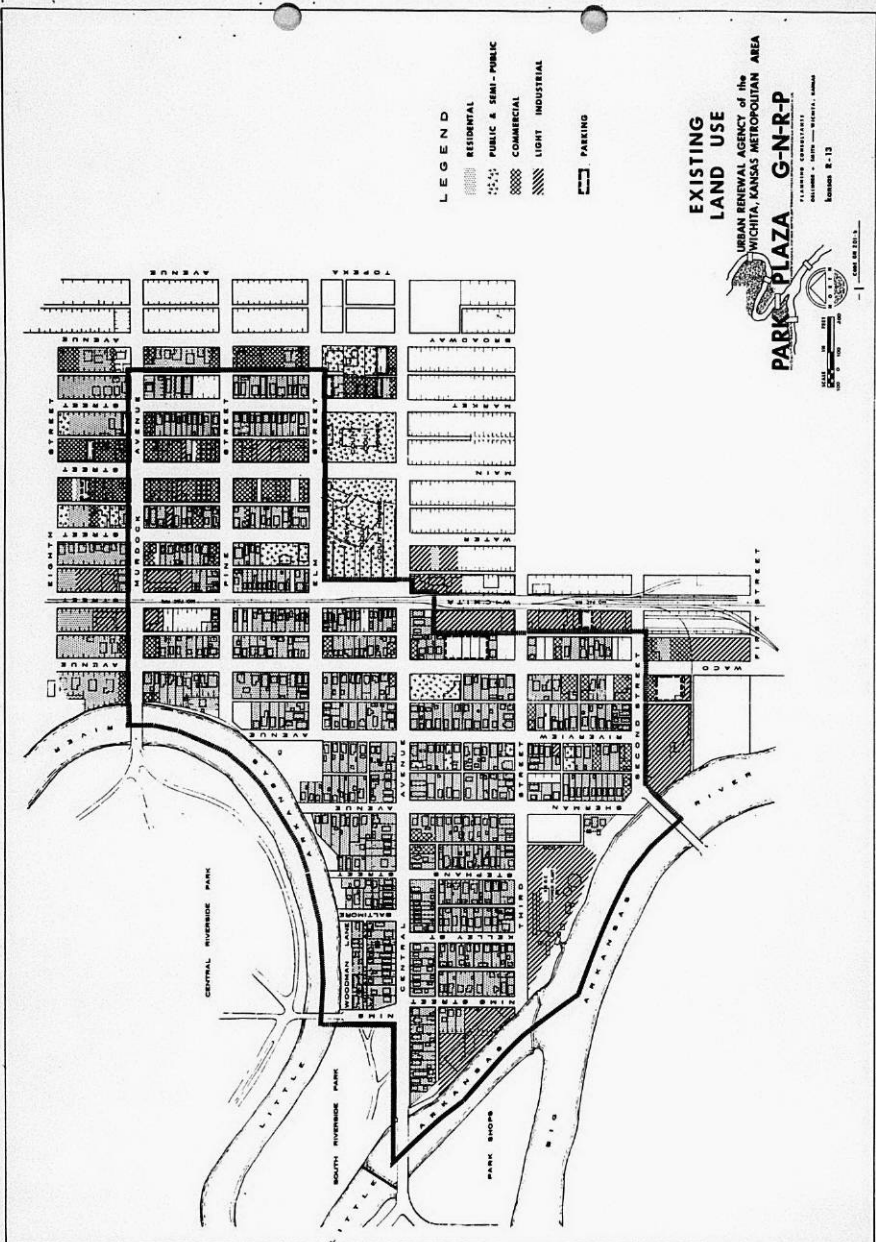
III. Tentative Urban Renewal Projects:

The third map attached to this statement indicates three urban renewal projects within the GNRP and develops a tentative time schedule for the execution. It should be realized at this stage that changes may be required in the delineation of individual projects and in the time schedule.

IV. Zoning:

The fourth map attached indicates existing and proposed zoning for the area, the latter in a generalized form. Here again, amendments may be required in these tentative proposals as individual projects are defined.

This then, is a summary of the predominant provisions of this Park Plaza  
GNRP which we now ask you to approve so that we may submit it to the Federal  
Government for their initial concurrence with our findings.

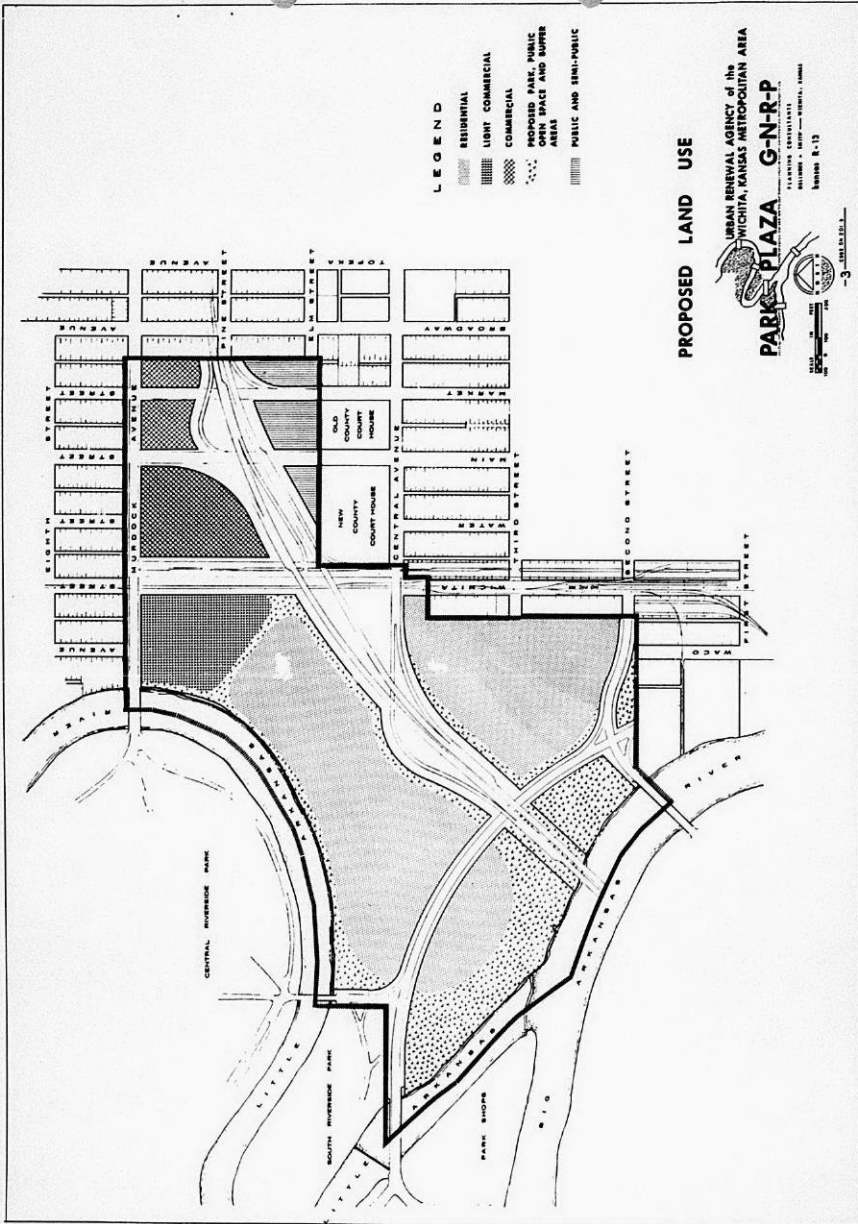


- LEGEND**
- RESIDENTIAL
  - PUBLIC & SEMI-PUBLIC
  - COMMERCIAL
  - LIGHT INDUSTRIAL
  - PARKING

**EXISTING LAND USE**  
 URBAN RENEWAL AGENCY of the  
 WICHITA, KANSAS METROPOLITAN AREA  
**PARK PLAZA G-N-R-P**



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 METROPOLITAN  
 PLANNING



**LEGEND**

- RESIDENTIAL
- LIGHT COMMERCIAL
- COMMERCIAL
- PROPOSED PARK, PUBLIC SPACE AND BUFFER AREA
- PUBLIC AND SEMI-PUBLIC

**PROPOSED LAND USE**

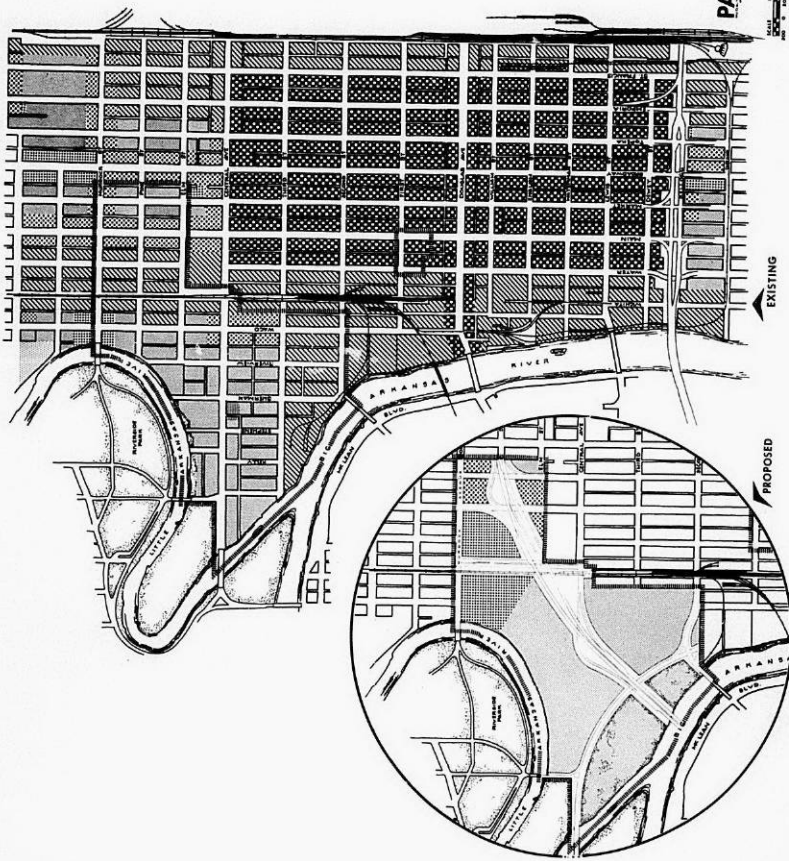
URBAN RENEWAL AGENCY of the  
WICHITA, KANSAS METROPOLITAN AREA

**PARK PLAZA G-N-R-P**

PLANNING CONSULTANTS  
WICHITA, KANSAS

January 8, 1973





- LEGEND**
- X TWO FAMILY DWELLING
  - MULTIPLE DWELLING
  - OFFICE
  - LIGHT COMMERCIAL
  - COMMERCIAL
  - CENTRAL BUSINESS DISTRICT
  - LIGHT INDUSTRIAL

**DISTRICT ZONING MAP**  
 URBAN REVENUE AGENCY of the  
 WICHITA, KANSAS METROPOLITAN AREA

**PARK PLAZA G-N-R-P**

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 1001 W. 10TH ST., WICHITA, KANSAS 67202  
 PHONE 274-1111



EXISTING

PROPOSED