

ACTION

COMMITTEE	DATE
<i>adopt Resolution</i> <i>See Minutes</i>	<i>5-17-62</i>
M.A.P.C.	
B.C.C./B.C.O.-C. Miller & Fells <i>1970 Resolution</i>	<i>6-12-62</i>

Closed
JK

DR62-6 - R. C. DESMARTEAU, URBAN RE-
NEWAL AGENCY REQUESTS CONSIDERATION
OF SKYLINE URBAN RENEWAL PLAN



CENTER CITY • WICHITA • KANSAS . . .

CENTER

A report on...

1

WHAT CENTER CITY IS ...

2

WHY IT WAS STUDIED ...

3

FINDINGS

CITY

AND CONCLUSIONS . . .



RECOMMENDATIONS FOR STRENGTHENING CENTER CITY . . .

IMPORTANCE

PROVIDES:

EMPLOYMENT FOR 30,000

- 15,000 or 1/2 of all core area workers are concentrated in 12 blocks.

CONTRIBUTES:

1/5 OF THE CITY REAL PROPERTY TAX

- Contains \$45,000,000 of the city assessed property valuation, but occupies only 1/12 of Wichita's land area.

REPRESENTS:

A SUBSTANTIAL PUBLIC AND PRIVATE INVESTMENT

- Over 1/4 billion dollars of private value.
- Over 40 million dollars in public buildings, streets, sewers and water lines.

FUNCTIONS

MAJOR OFFICE CONCENTRATION

4 million square feet of office floor space
(25% of core area).
12,000 office workers

MAJOR SHOPPING AREA

2½ million square feet of retail floor space
(15% of core area).
5,700 employees

HOTEL AND CONVENTION CENTER

1,500 room accommodations

FINANCIAL AND BANKING CENTER

1/2 billion dollars of assets

CHURCH AND GOVERNMENT CENTER

Location of the "first" churches.
4,000 governmental employees

BASED ON:

- Existing conditions
- Anticipated population of 450,000
- Projected economic growth

Because of long established patterns of activity, the plan is based largely on existing conditions; these provided the foundation of and constituted certain restrictions in formulation of the plan.

Wichita and Center City, the "city within a city" are dynamic rather than static, however, and changes in existing conditions are bound to occur. Therefore, the plan is also based on a forecast of changing conditions, and further, on basic governmental policies which can influence future development.

MAJOR ELEMENTS

- Designation of general land use areas
- Proposals for an adequate circulation system

The plan is generalized in nature because agreement must be reached on major land use and transportation policy questions before detailed proposals can be made for specific blocks or groups of blocks. Once the plan is adopted, as recommended or modified, it becomes the framework for future public and private development within Center City.

PROVIDES:

- Ring of expressways around Center City to:
 - Establish a frame for Center City
 - Bring metropolitan area traffic quickly and safely to downtown
 - Channel cross-town traffic around Center City

Part of the solution to existing traffic problems, and more importantly to the problem of handling projected traffic volumes, lies in the construction of an expressway ring around Center City. This ring would be the hub of the proposed radial expressway system for the metropolitan area.

- Core area loop to:
 - Collect and distribute traffic from expressways
 - Channel traffic onto feeder streets and into parking lots
 - Provide direct access to the Civic Center

The loop includes Central Avenue, Emporia, Lewis, Waterman and Wichita Street. These arterials should be reconstructed, widened, channelized and signalized to function properly. Wichita Street would run under the cultural center site; being underground from a point immediately north of Douglas to south of English, and leading into underground parking areas.

DESIGNATES:

- Civic Center with separate administrative and cultural areas to prevent major traffic, parking and other service problems.

Detailed space needs for the buildings to be located in these areas have not been completed. Modification of the plan may be necessary when this information becomes available.

- Additional land for anticipated commercial and office demand (31 acres)

- An intensified commercial and office center

This enables the maximum number of business contacts in the shortest time, and permits shoppers to compare a wide variety of goods quickly and conveniently before making a purchase.

- Additional land for industrial and wholesaling expansion (35 acres)

Industrial and wholesaling space is allocated as extensions of existing concentrations. The intent of the plan is to prevent the location of isolated industries in residential neighborhoods, not to prevent logical expansion of industrial areas.

- High density residential development within and adjacent to the core area
- Medium density neighborhoods within Center City
- The extension of Riverside Park into the core area

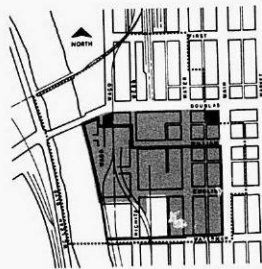
AUDITORIUM COMPLEX AND LIBRARY PROGRAM

Shortly after passage of the auditorium and library bond issue, the City Commission embarked on a two phase program to ensure rapid construction of the facilities. Phase one consists of site selection, determination of general building needs and site layout while phase two includes site acquisition and building design and construction.

PHASE ONE

The City Commission has:

- Requested a site study and recommendation by the Planning Commission.
- Retained a Project Architect, John M. Hickman, for phase one and asked for recommendations on:
 - Site location and size
 - General type, space needs and configuration of buildings.
 - General site plan for building arrangement
- Requested the Library Board to advise on site location, space needs, and selection of architect for the library.
- Appointed a 58 member Mayor's Advisory Committee to study the Planning Commission and Project Architect reports and to make recommendations on:
 - Site location and size
 - Site facilities
 - Construction schedules and financing



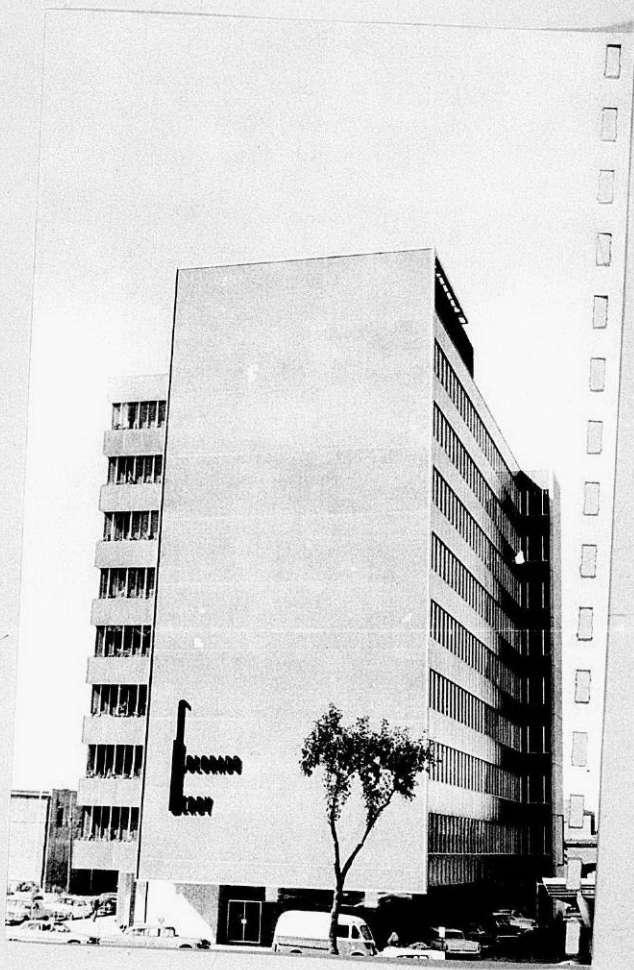
SITE RECOMMENDATIONS

- Planning Commission
- Project Architect
- Mayor's Advisory Committee
- Urban Renewal Agency

- Retained Stanford Research Institute to advise on general type and space needs of the auditorium facilities and their probable operating revenues and costs.
- Requested the Urban Renewal Agency to recommend an appropriate urban renewal project to:
 - Reduce development costs of the site and buildings
 - Provide control over peripheral development

PHASE TWO

The City Commission has authorized the Urban Renewal Agency to seek Federal financial assistance for the Urban Renewal Project Area. Federal approval coupled with completion of site planning will set the stage for selection of individual building architects, land acquisition and construction of facilities.



RECENT ACTIVITIES

- **Construction of major buildings**
 - Colorado Derby**
 - Bell Telephone**
 - Union Center**
 - Kansas Gas and Electric . . .** a downtown location where it is . . . "convenient to see people and be visited by others active in civic betterment and area progress."
- **Remodeling and renovation**
- **Formation of Greater Downtown Wichita, Inc. to:**
 - Promote core area development**
 - Make the core area more accessible and attractive**
 - Make the core area a more profitable place to own property and conduct business**

EXPECTED DEVELOPMENT

- **Additional hotel, motel and restaurant facilities to satisfy Civic Center demand**
- **500,000 square feet of new office space:**
 - 5 Colorado Derby buildings or**
 - 2½ Wichita Plazas**
- **300,000 square feet of additional retail space**
- **1,500 high rise and garden type apartments in Center City**
- **200,000 square feet of additional industrial and wholesaling space**

CITY

Capital Improvements Program

- \$24,000,000 in next six years
- Buildings
 - Auditorium complex
 - Main library
- Streets
 - Resurfacing
 - Reconstruction

COUNTY

Property Reappraisal

- Should equitably balance assessment of comparable land uses — within the core area; and between the core area and shopping centers.

Center City assessments are higher than those in corresponding areas in outlying parts of the city and metropolitan area. As a result, many core area businesses and professional men have moved, benefiting from considerably lower land values, lower assessments and lower development costs.

This has increased core area vacancies, and resulted in incompatible and uneconomic land uses and a weakening of remaining land uses in the high value area.

Numerous old buildings have been replaced by parking lots. These lots, scattered at random, and of all sizes and shapes, have become an economic liability to the core area.

CITY • STATE • FEDERAL

Expressways

- Inner Loop
- Canal Route
- U.S. 54 East



CENTER CITY • WICHITA • KANSAS

CENTER

A report on...

1 WHAT CENTER CITY IS . . .

2 WHY IT WAS STUDIED . . .

FINDINGS

CITY

AND CONCLUSIONS . . .



RECOMMENDATIONS FOR STRENGTHENING CENTER CITY . . .

IMPORTANCE

PROVIDES:

EMPLOYMENT FOR 30,000

- 15,000 or 1/2 of all core area workers are concentrated in 12 blocks.

CONTRIBUTES:

1/5 OF THE CITY REAL PROPERTY TAX

- Contains \$45,000,000 of the city assessed property valuation, but occupies only 1/12 of Wichita's land area.

REPRESENTS:

A SUBSTANTIAL PUBLIC AND PRIVATE INVESTMENT

- Over 1/4 billion dollars of private value.
- Over 40 million dollars in public buildings, streets, sewers and water lines.

FUNCTIONS

MAJOR OFFICE CONCENTRATION

4 million square feet of office floor space
(25% of core area).
12,000 office workers

MAJOR SHOPPING AREA

2½ million square feet of retail floor space
(15% of core area).
5,700 employees

HOTEL AND CONVENTION CENTER

1,500 room accommodations

FINANCIAL AND BANKING CENTER

1/2 billion dollars of assets

CHURCH AND GOVERNMENT CENTER

Location of the "first" churches.
4,000 governmental employees

CULTURAL ACTIVITIES

Library

Theaters

Clubs and lodges, YMCA and YWCA

TRANSPORTATION

5 railroads and Union Station

Interstate and local bus service

Major truck terminal facilities

INDUSTRIAL AREAS

4½ million square feet of core floor area.

4,000 employees

RESIDENTIAL AREAS

18,000 people

10 schools and playgrounds

DEVELOPMENT

CENTER CITY

The original townsite was platted in the 1870's to accommodate:

- Horse and buggy traffic
- A population one-tenth its present size

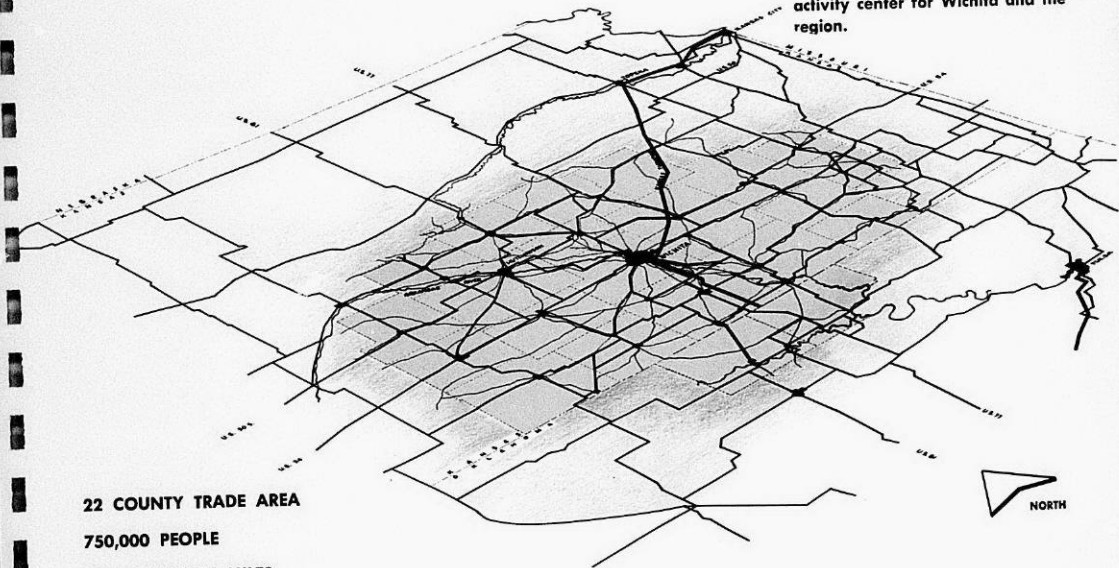
The community was unable to anticipate developments which would affect its physical growth tremendously: automobiles and airplanes, concrete and steel frame buildings, shopping centers.

Development of Center City corresponded closely with Wichita's growth from a rural "small town" to the largest urban concentration in Kansas. The framework for Center City development was provided by the early platting and improvements such as street paving and widening, addition of utilities and services, and application of traffic engineering controls.

The outmoded, physical layout of the 1870's still sets the pattern for Center City development, despite major changes in transportation, merchandising and mode of living.

FOCAL POINT

Center City is a 3 square mile area situated in the heart of metropolitan Wichita, including an intensively developed one square mile core area—focal point and activity center for Wichita and the region.



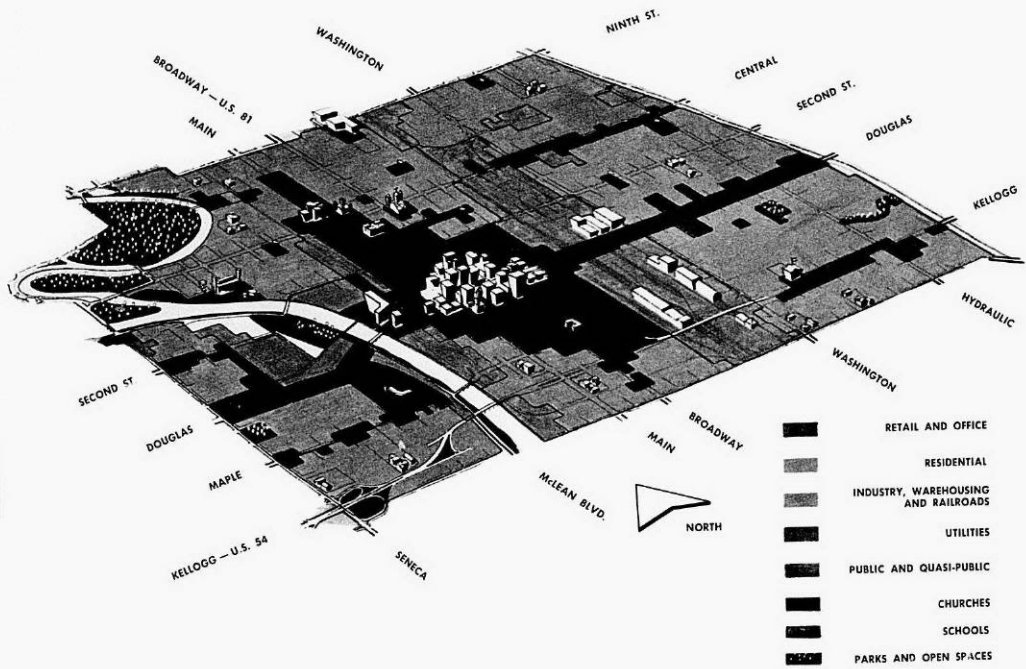
22 COUNTY TRADE AREA

750,000 PEOPLE

20,000 SQUARE MILES

\$900 MILLION SALES POTENTIAL

LAND USE



CENTER CITY

	PERCENT	ACRES
In streets, alleys and tax exempt uses	38	— 756
Residential	27	— 542
In manufacturing and wholesaling	20	— 390
Used for retail and services	11	— 224
Vacant	4	— 81
TOTAL	100	— 1993

Off-street parking is included in acreage for each use.

CORE AREA

	PERCENT	ACRES
In streets, alleys and tax exempt uses	34	— 211
Residential	9	— 52
Vacant or used for parking or transportation	24	— 147
In manufacturing and wholesaling	16	— 102
Used for retail and services	17	— 105
TOTAL	100	— 617

EXISTING CONDITIONS

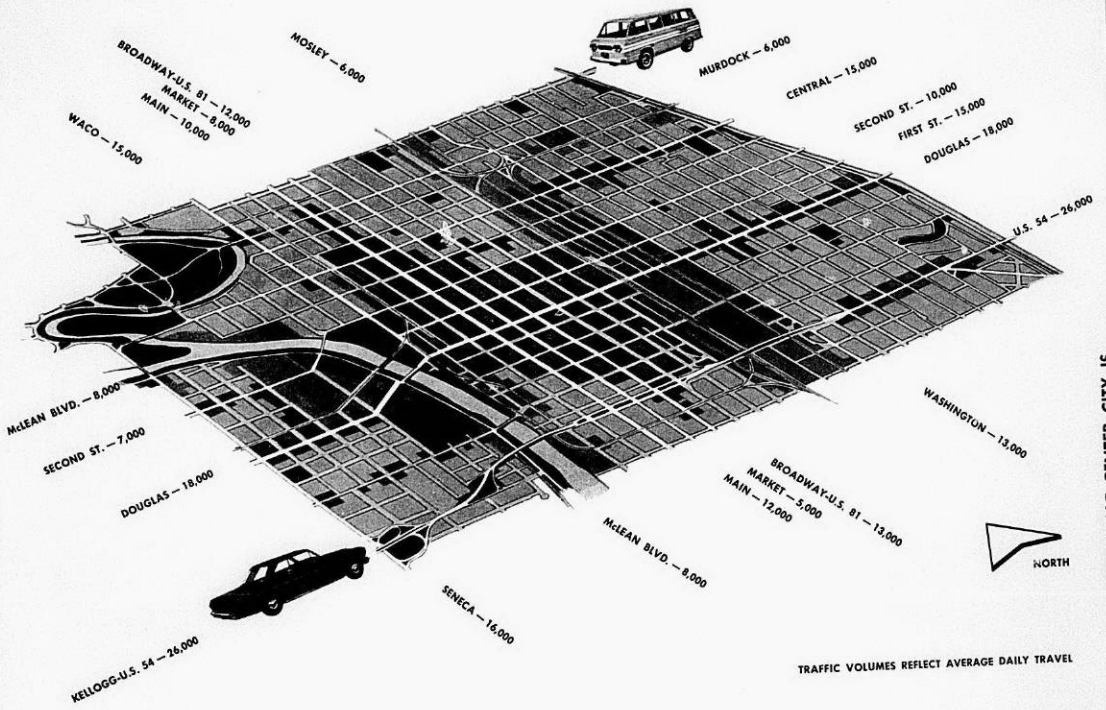
Center City is the hub of a broad transportation network which links metropolitan Wichita with its twenty-two county trade area, the region and the rest of the nation. Much of the automobile, truck, train and bus traffic into Wichita passes through or has a destination in Center City.

CORE AREA TRAFFIC

	1950	1960	Up
Persons entering and leaving daily	102,000	185,000	83,000
Vehicles entering and leaving daily	63,000	84,000	21,000
Vehicles entering and leaving during rush hours	12,000	24,000	12,000

(1)

CIRCULATION

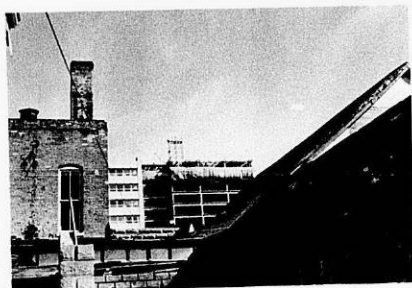


WHAT CENTER CITY IS . . .

...TO ELIMINATE CONGESTION, DECAY

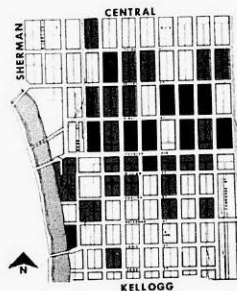
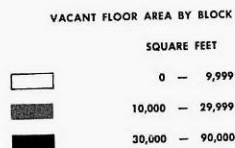


DELAY AND FRUSTRATION



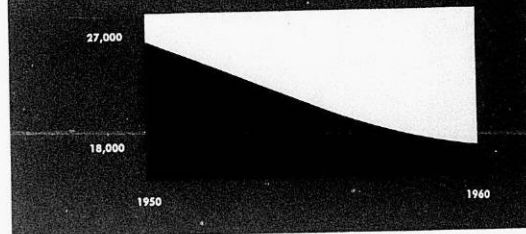
BLIGHT AND UGLINESS

CORE VACANCIES



- 8 percent, over 1,000,000 square feet of total floor area, is vacant.
- 500,000 square feet of ground floor vacancies.
- Over 30,000 square feet of vacant floor area in 11 blocks.

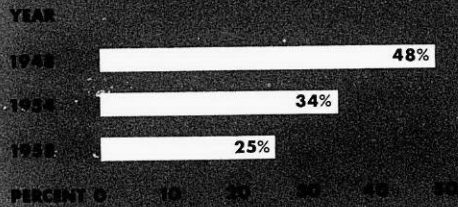
Center City has 33% fewer people than 10 years ago.



DECLINING POPULATION

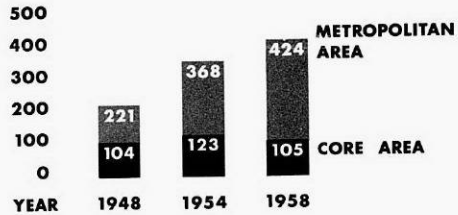
AND DECLINE

CORE AREA PERCENTAGE: METROPOLITAN SALES



DOLLAR VOLUMES

MILLION DOLLARS



DECLINING SALES

STUDY OBJECTIVES

- 1. Show how Center City can be strengthened as the business, administrative, cultural and entertainment heart of metropolitan Wichita.**
- 2. Protect the substantial economic investment which both private enterprise and the public have in Center City.**

Planning in its broadest sense is required to achieve these objectives—a coordinated effort by individuals, firms and organizations working with public agencies to adopt and implement a workable and economically feasible plan for Center City growth.

PLAN OBJECTIVES

1. Create a distinctive and attractive Center City having variety, interest and appeal.
2. Encourage more productive land use; revitalize decaying areas.
3. Improve access to and within Center City; separate pedestrians from vehicles.
4. Introduce urban parks and open space.
5. Identify and consolidate various functional areas:
 - Retail centers
 - Office centers
 - Civic center
 - Residential neighborhoods
 - Manufacturing and warehousing areas

Detailed revitalization plans should be prepared for each of these areas within the framework of the Center City plan.

CIVIC CENTER OBJECTIVES

1. The focal point for cultural, administrative and entertainment activities for today's population of 350,000 and tomorrow's 500,000.

2. A central and dominant location accessible to the maximum population.
 - Near major traffic carriers
 - Fast and convenient access to and from the center
 - Efficient circulation within the center

3. Relationship to downtown
 - Dual use of parking
 - Convenient to restaurants, hotels, shopping
 - Will not interfere with downtown growth
 - Will not sacrifice high value property
 - Will not generate additional through traffic

GENERAL REQUIREMENTS

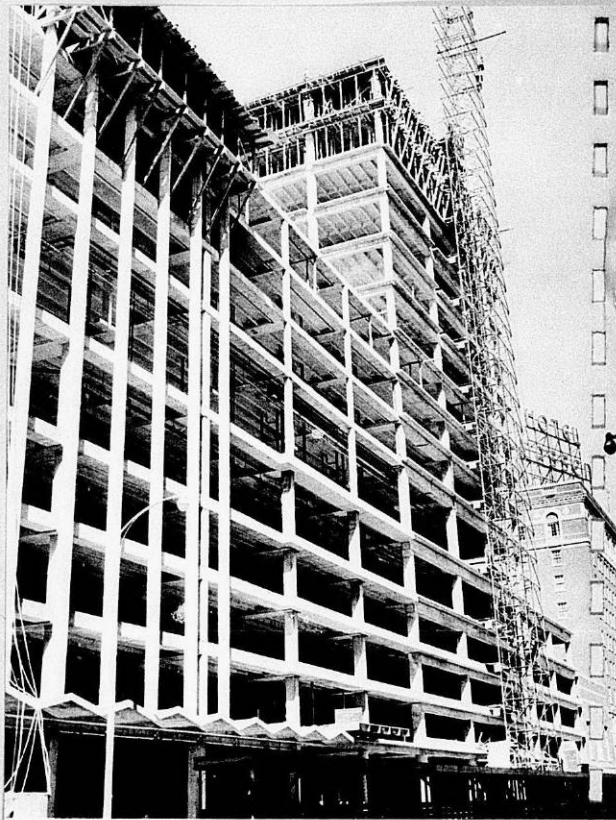
SIZE determined from present and
anticipated building and space needs

COST should not override all other
considerations

APPEARANCE . . a design symbolic of civic
accomplishments

ESSENTIAL CONSIDERATIONS

- Present land use
- Condition of structures
- Assessed valuation of land and improvements
- Acquisition costs
- Displacement problems
- Possible tax revenue and employment losses
- Potential financial return of site and adjacent
land uses



KANSAS' LARGEST BUILDING

- 19 stories
- 500,000 square feet of floor area

15

MORE INVESTMENT WOULD:

INCREASE DESIRABILITY

- Halt movement of commercial and office uses from the core; attract business and offices back to the core.

PROMOTE SALES

- Downtown maintaining sales leadership in specialty and comparison goods.

IMPROVE APPEARANCE

- Encourage more property owners to maintain and improve buildings.
- Restoration or replacement of old deteriorating structures would erase the present unattractive Center City image.

WHY ... A CENTER CITY STUDY?

■ PROVIDE A FRAMEWORK FOR PROGRESS

There is no overall plan for future development of Center City . . . one is needed to ensure:

- Sound, orderly development without unnecessary expense and inadequately programmed services.
- Rapid and efficient movement to and within Center City.

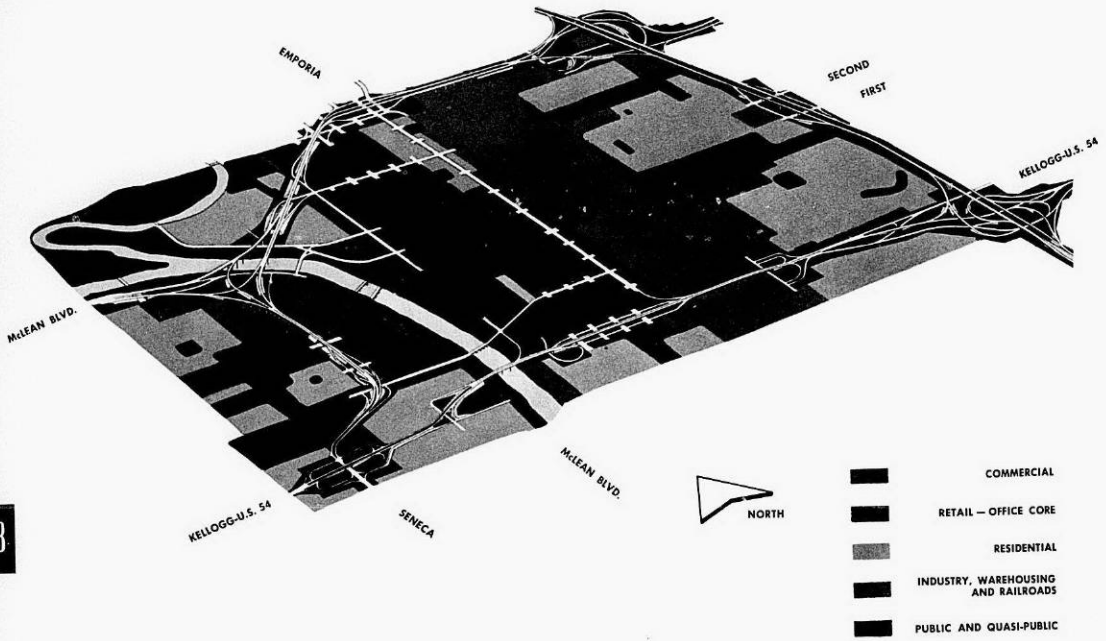
■ ENSURE AN OUTSTANDING CIVIC CENTER

Concern of Wichitans for adequate facilities to satisfy community needs was demonstrated in May, 1961 when \$15 million was voted for an auditorium complex and library. Placement of these facilities in a properly located, well-designed Civic Center will ensure their maximum use.

■ STIMULATE PRIVATE DEVELOPMENT

Opportunities for Center City development should increase considerably with continued construction of major public and private buildings in the core area.

CENTER CITY PLAN



BASED ON:

- Existing conditions
- Anticipated population of 450,000
- Projected economic growth

Because of long established patterns of activity, the plan is based largely on existing conditions; these provided the foundation of and constituted certain restrictions in formulation of the plan.

Wichita and Center City, the "city within a city" are dynamic rather than static, however, and changes in existing conditions are bound to occur. Therefore, the plan is also based on a forecast of changing conditions, and further, on basic governmental policies which can influence future development.

MAJOR ELEMENTS

- Designation of general land use areas
- Proposals for an adequate circulation system

The plan is generalized in nature because agreement must be reached on major land use and transportation policy questions before detailed proposals can be made for specific blocks or groups of blocks. Once the plan is adopted, as recommended or modified, it becomes the framework for future public and private development within Center City.

PROVIDES:

- Ring of expressways around Center City to:
 - Establish a frame for Center City
 - Bring metropolitan area traffic quickly and safely to downtown
 - Channel cross-town traffic around Center City

Part of the solution to existing traffic problems, and more importantly to the problem of handling projected traffic volumes, lies in the construction of an expressway ring around Center City. This ring would be the hub of the proposed radial expressway system for the metropolitan area.

- Core area loop to:
 - Collect and distribute traffic from expressways
 - Channel traffic onto feeder streets and into parking lots
 - Provide direct access to the Civic Center

The loop includes Central Avenue, Emporia, Lewis, Waterman and Wichita Street. These arterials should be reconstructed, widened, channelized and signalized to function properly. Wichita Street would run under the cultural center site; being underground from a point immediately north of Douglas to south of English, and leading into underground parking areas.

DESIGNATES:

- Civic Center with separate administrative and cultural areas to prevent major traffic, parking and other service problems.

Detailed space needs for the buildings to be located in these areas have not been completed. Modification of the plan may be necessary when this information becomes available.

- Additional land for anticipated commercial and office demand (31 acres)

- An intensified commercial and office center

This enables the maximum number of business contacts in the shortest time, and permits shoppers to compare a wide variety of goods quickly and conveniently before making a purchase.

- Additional land for industrial and wholesaling expansion (35 acres)

Industrial and wholesaling space is allocated as extensions of existing concentrations. The intent of the plan is to prevent the location of isolated industries in residential neighborhoods, not to prevent logical expansion of industrial areas.

- High density residential development within and adjacent to the core area
- Medium density neighborhoods within Center City
- The extension of Riverside Park into the core area

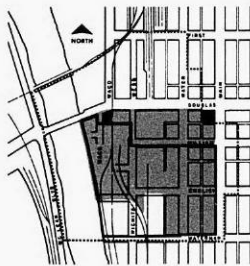
AUDITORIUM COMPLEX AND LIBRARY PROGRAM

Shortly after passage of the auditorium and library bond issue, the City Commission embarked on a two phase program to ensure rapid construction of the facilities. Phase one consists of site selection, determination of general building needs and site layout while phase two includes site acquisition and building design and construction.

PHASE ONE

The City Commission has:

- Requested a site study and recommendation by the Planning Commission.
- Retained a Project Architect, John M. Hickman, for phase one and asked for recommendations on:
 - Site location and size
 - General type, space needs and configuration of buildings.
 - General site plan for building arrangement
- Requested the Library Board to advise on site location, space needs, and selection of architect for the library.
- Appointed a 58 member Mayor's Advisory Committee to study the Planning Commission and Project Architect reports and to make recommendations on:
 - Site location and size
 - Site facilities
 - Construction schedules and financing



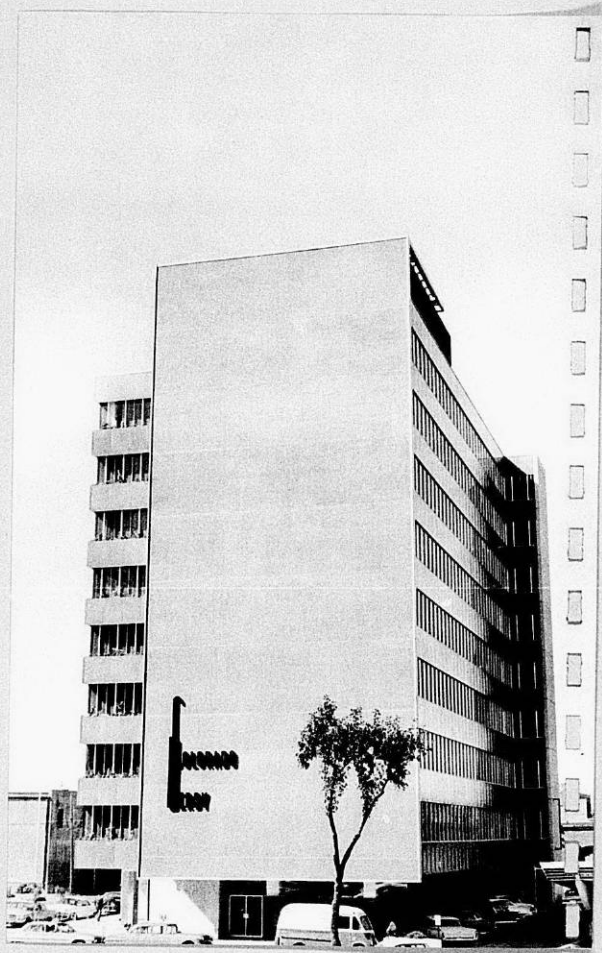
SITE RECOMMENDATIONS

- Planning Commission
- Project Architect
- Mayor's Advisory Committee
- Urban Renewal Agency

- Retained Stanford Research Institute to advise on general type and space needs of the auditorium facilities and their probable operating revenues and costs.
- Requested the Urban Renewal Agency to recommend an appropriate urban renewal project to:
 - Reduce development costs of the site and buildings
 - Provide control over peripheral development

PHASE TWO

The City Commission has authorized the Urban Renewal Agency to seek Federal financial assistance for the Urban Renewal Project Area. Federal approval coupled with completion of site planning will set the stage for selection of individual building architects, land acquisition and construction of facilities.



RECENT ACTIVITIES

- **Construction of major buildings**

 - Colorado Derby**

 - Bell Telephone**

 - Union Center**

 - Kansas Gas and Electric . . .** a downtown location where it is . . . "convenient to see people and be visited by others active in civic betterment and area progress."

- **Remodeling and renovation**

- **Formation of Greater Downtown Wichita, Inc. to:**

 - Promote core area development**

 - Make the core area more accessible and attractive**

 - Make the core area a more profitable place to own property and conduct business**

EXPECTED DEVELOPMENT

- **Additional hotel, motel and restaurant facilities to satisfy Civic Center demand**
- **500,000 square feet of new office space:**
 - 5 Colorado Derby buildings or**
 - 2½ Wichita Plazas**
- **300,000 square feet of additional retail space**
- **1,500 high rise and garden type apartments in Center City**
- **200,000 square feet of additional industrial and wholesaling space**

CITY

Capital Improvements Program

- \$24,000,000 in next six years
- Buildings
 - Auditorium complex
 - Main library
- Streets
 - Resurfacing
 - Reconstruction

COUNTY

Property Reappraisal

- Should equitably balance assessment of comparable land uses — within the core area; and between the core area and shopping centers.

Center City assessments are higher than those in corresponding areas in outlying parts of the city and metropolitan area. As a result, many core area businesses and professional men have moved, benefiting from considerably lower land values, lower assessments and lower development costs.

This has increased core area vacancies, and resulted in incompatible and uneconomic land uses and a weakening of remaining land uses in the high value area.

Numerous old buildings have been replaced by parking lots. These lots, scattered at random, and of all sizes and shapes, have become an economic liability to the core area.

CITY • STATE • FEDERAL

Expressways

- Inner Loop
- Canal Route
- U.S. 24 East

FINDINGS AND CONCLUSIONS



PARK PLAZA

URBAN RENEWAL . . .

A good example of potential, combined governmental and private development is the Park Plaza Project. It is located northwest of the core area and provides the ideal setting for high density, quality residential development.

The view is toward the core area from Riverside Park, showing the possibilities for redevelopment, the extension of Riverside Park, the Inner Loop expressway, and the downtown skyline in the background.

Planning and construction of the expressways will require cooperation by city, state and federal governments. The facilities cannot be completed without substantial state and federal financing.

■ CENTER CITY PLAN

The plan establishes goals and provides a framework for the future development of Center City.

■ CIVIC CENTER

Much progress has been made toward construction of the auditorium complex and library — key buildings in Wichita's Civic Center. Bold and imaginative design will encourage further development of the Civic Center as the showpiece for the city and region.

■ DEVELOPMENT OPPORTUNITIES

Recent and anticipated building construction in Center City is increasing its desirability and should lead to additional investments capitalizing on the potential of the area.

■ ROLE OF GOVERNMENT

Future Center City development will depend considerably on governmental action through physical improvements and legislative action.

TEAMWORK

The progress and prosperity of Wichita are linked directly to the strength of Center City. Center City is and must continue to be the FOCAL POINT for Wichita and the region.

ROLE OF GOVERNMENT

Provide a framework:

- Essential services
- An efficient circulation system

ROLE OF BUSINESS

Build on this framework:

- Utilities
- Buildings

RECOMMENDATIONS

The City should adopt the CENTER CITY PLAN as an element of the metropolitan comprehensive plan to provide the framework for:

DEVELOPMENT PLANS

- Prepare plans for functional areas of Center City with cooperation of private enterprise.

CIVIC CENTER

- Reaffirm adopted Civic Center location incorporating amendments of Center City Plan.
- Proceed with detailed site and building plans.
- Initiate site acquisition.
- Begin construction.

PARKS & LANDSCAPING

- Emphasize the river front and Civic Center.
- Introduce small, urban parks into the core area.

EXPRESSWAYS & STREETS

- Seek state and federal funds to build:
 - Inner loop
 - U.S. 54 east
- Improve core area circulation by providing:
 - Core area loop
 - Essential one-way streets

PARKING

Private enterprise should:

- Provide numerous short term parking areas convenient to shopping facilities.
- Provide large, long term parking facilities near major streets and office buildings.

The City should:

- Provide municipal facilities if private enterprise cannot satisfy the demand.

RAILROADS

- Eliminate rail crossings at minor streets.
With cooperation of the railroads:

- Abandon and re-route trackage where rail service is no longer needed.
- Improve signalization at railroad-street crossings.
- Provide additional grade separations at major streets.

URBAN RENEWAL

Make maximum use to:

- Redevelop Park Plaza as rapidly as possible.
- Stimulate private development.
- Assist in implementing Civic Center program.
- Rehabilitate deteriorating areas.
- Assist in relocating displaced land uses.

• CENTER CITY REPORT OF THE

APPROVAL



ACTION

- Canal route expressway . . . to be constructed by 1965.
- Auditorium complex and library . . . completion by 1966.
- Private development near and complementing the auditorium and library . . . plans are being drawn, construction to begin soon.
- Downtown beautification . . . initiation of a continuing program for landscaping and building renovation.

FOR ADDITIONAL INFORMATION, SEE:

CENTER CITY STUDY

A technical document containing the following reports:

Center City Prospectus
Cultural and Convention Needs Study
Downtown Interview Questionnaire
Downtown Image Study
Land Use Studies
Zoning Study
Assessments and Ownerships Study
Circulation and Parking Studies
Vacancy Study
Employment Study
Population Study
Economic Study
Center City Plan
Center City Model
Capital Improvements for Center City
Railroad Study
Community Renewal Program
Civic Center

CHARTS, MAPS AND MODELS ON DISPLAY IN THE PLANNING DEPARTMENT OFFICES

Center City Generalized Land Use Map
Core Area Detailed Land Use Map
Comparison Charts of Zoning and Land Use
Building Age Model
Building Condition Model
Floor Area Intensity Model
Assessment Models
Center City Demonstration Model

WRITE OR VISIT:

Wichita-Sedgwick County Metropolitan Area Planning Department:
City Building Annex, 104 South Main Street, Wichita, Kansas.

CONSULTANTS

Economics and Land Needs:

Larry Smith & Company

Population:

- Center for Urban Studies,
Wichita University

Transportation:

- Roger L. Creighton and
Associates
- Sverdrup & Parcel and
Associates, Inc.

Data Processing:

- Boeing Applied
Computing Services

Park Plaza Graphics:

- Doran Barham

Preparation of the report was financed in part through an Urban Planning Grant from the Housing and Home Finance Agency under provisions of Section 701 of the Housing Act of 1954, as amended.

WICHITA CITY COMMISSION

Herbert Lindsley, Mayor
Carl Bell, President
Gerald Byrd
Justus Fugate
Levi Rymph
Frank H. Backstrom, City Manager

SEDGWICK COUNTY COMMISSION

Floyd Schroeder, Chairman
Vernon Reed
Howard Scott

METROPOLITAN PLANNING COMMISSION

Erle Jennings, Chairman
Charles Harris, Vice Chairman
Charles Anderson
Frank Kessler
Edwin B. Law
Joseph Meehan
Bill Mesker
John Trout, Jr.

**METROPOLITAN PLANNING
DEPARTMENT**

DIRECTOR
L. L. Little
ASSISTANT DIRECTOR
Jerrold Moore

CENTER CITY STUDY

DIRECTED BY
Al Karetski

GRAPHICS BY
Douglas Gray

STAFF PARTICIPANTS

Edward Falk
Thomas Brinton
Robert Lister
Neal Van Doren
Allan Johnston
George Wolf
Dennis McCartney
Jon Payne
Ron Morris
Dorothy Ranieri
Betty Rohrer

JANUARY, 1962

R62-1



A COMPREHENSIVE PLAN REPORT

URBAN RENEWAL PLAN
PROJECT SKYLINE
WICHITA · KANSAS
PROJECT NUMBER KANS R-II

URA
WICHITA

URBAN RENEWAL PLAN

SKYLINE

WICHITA, KANSAS
PROJECT NO. KANS. R-11

URA
WICHITA

WICHITA CITY COMMISSION

Carl Bell, Mayor

Justus H. Fugate

Herbert P. Lindsley

Gerald F. Byrd

Levi B. Rymph

Russell E. McClure, City Manager

URBAN RENEWAL AGENCY

Claude Van Doren, Chairman

John K. Fulton, Vice-Chairman

Judith Aitken, Treasurer

Don H. Alldritt, Commissioner

James L. Gardner, Commissioner

Administrative Staff

R. C. DesMarteau, Executive Director

David W. Baker, Executive Assistant

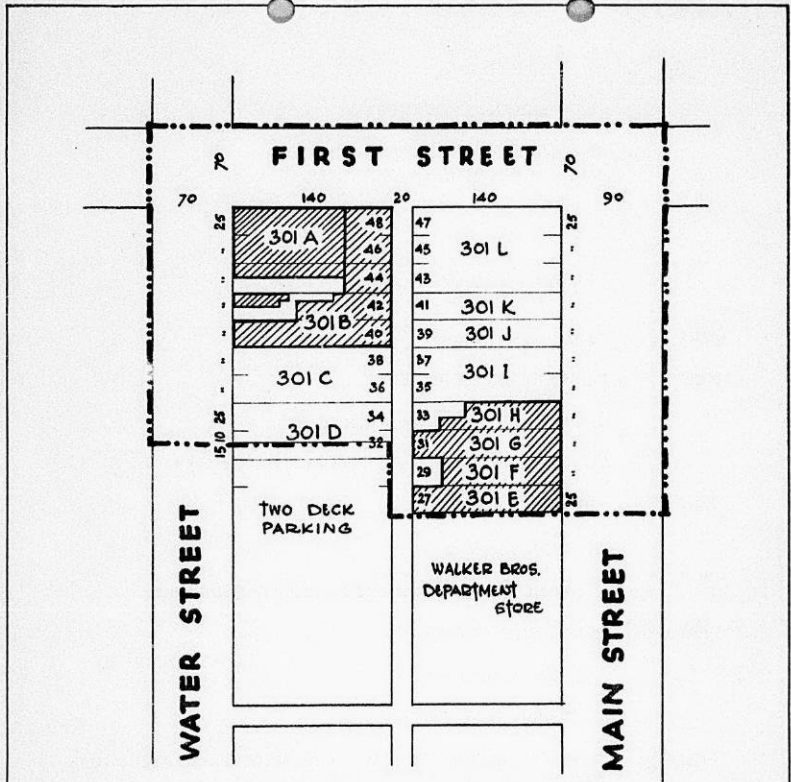
R. Michael Vernon, Chief Planner

URBAN RENEWAL PLAN
FOR
SKYLINE URBAN RENEWAL PROJECT
WICHITA, KANSAS

PROJECT NO. KANS. R-11

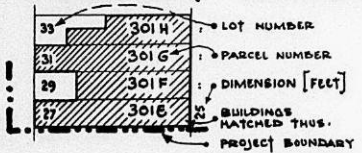
PART A. TABLE OF CONTENTS

- PART A. TABLE OF CONTENTS
- PART B. DESCRIPTION OF PROJECT
1. Boundaries of Urban Renewal Area
 2. Summary of Proposed Urban Renewal Actions
- PART C. LAND USE PLAN
1. Land Use Map
 2. Land Use Provisions and Building Requirements
- PART D. PROJECT PROPOSALS
1. Land Acquisition
 2. Redevelopers Obligations
- PART E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS
- PART F. PROCEDURE FOR CHANGES IN APPROVED PLAN



PROJECT SKYLINE PROPERTY MAP

**URA
WICHITA**



PART B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area.

Beginning at the intersection of the north line of First Street with the east line of Main Street; thence south along the east line of Main Street to its intersection with the easterly projection of the south line of Lot 27 on Main Street in Greiffenstein's Original Town; thence west along said south line of Lot 27 and easterly and westerly projections thereof to its intersection with the west line of the north-south alley between Main and Water Streets; thence north along the west line of said alley to its intersection with a line 10 feet south of and parallel to the north line of Lot 32 on Water Street in Greiffenstein's Original Town; thence west along said line 10 feet south of and parallel to the north line of said Lot 32 and westerly projection thereof to its intersection with the west line of Water Street; thence north along the west of Water Street to its intersection with the north line of First Street; thence east along the north line of First Street to its intersection with the east line of Main Street, being the point of beginning.

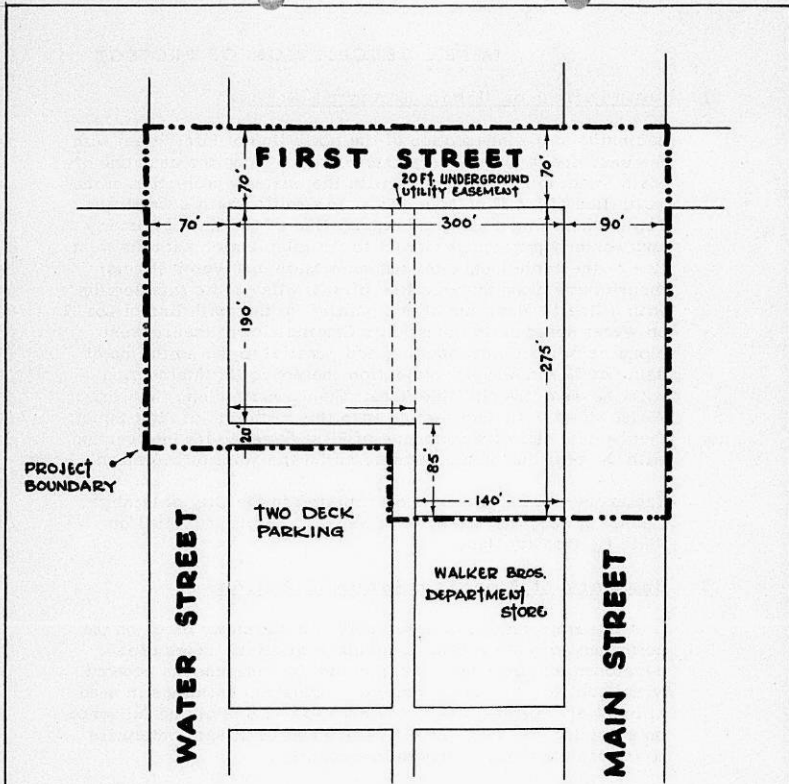
The above-described area is all situated in the City of Wichita, County of Sedgwick and State of Kansas, and is indicated on Plate I - Property Map.

2. Summary of Proposed Renewal Actions.

The Project Area comprises part of a downtown block on the northwest edge of the central business district. Much of it is developed for street-level parking and the remainder is covered with obsolete, commercial and light industrial buildings in need of renewal. Blighted itself, the area exerts a blighting influence on adjoining premises. Effective renewal by private enterprise is impossible owing to diverse ownerships.

The proposed renewal involves the purchase and clearance of the entire Project Area with the exception of adjoining streets and the service alley. The north 190 feet (approximate) of the service alley will be vacated and a new service alley will be dedicated as indicated on Plate II, Land Use Map. The new portion of the alley thus dedicated will be paved and otherwise improved as required. Any improvements or repairs required in connection with public sidewalks and curb and gutter on the perimeter of the disposition site will be the responsibility of the developer.

It is proposed that the entire site, excluding public rights-of-way will be sold as a unit for redevelopment as an integrated scheme.



NORTH

PROJECT SKYLINE LAND USE MAP

NOTE

LAND USE : INTEGRATED COMBINATION
 OF COMMERCIAL, OFFICE,
 PARKING AND/OR
 RESIDENTIAL USES.

**URA
 WICHITA**



PART C. LAND USE PLAN

1. Land Use Map.

Plate II - Land Use Map, indicates all land use within the Project Area including thoroughfare and street rights-of-way and easements.

2. Land Use Provisions and Building Requirements.

- a. All uses permitted in Central Business District Zoning Classification of the Zoning Ordinance of the City of Wichita, Kansas, will be permitted in the Project Area, provided however, that hotels or other housing for transient use is prohibited, and provided further, that all uses in the Project are integrated into a scheme to enable the various parts of the design to function properly and provided that the different uses are in a proper relationship to each other and enhance rather than reduce amenity. The design should allow for adequate open space and good facilities for pedestrian movement in safety and pleasant surroundings.

All industrial and light industrial uses are prohibited.

- b. In addition to other conditions and requirements of this Urban Renewal Plan, the following regulations, controls, or restrictions shall be imposed on all real property acquired in connection with the Project.

- (1) General. The real property covered hereunder shall be subjected to these conditions, covenants, restrictions, reservations and easements to insure the best use and the most appropriate development and improvement of the site acquired to protect the owners of adjoining building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve and enhance the amenity and the convenience of such property; to guard against the erection thereon of poorly designed or proportionated 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 (and maintain proper setbacks from) streets, and adequate free spaces between structures; and in general to provide adequately for a high type and quality of improvement in said property.

- (2) Procedure. No improvements shall be undertaken until the complete plans and specifications, including the floor plan 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 within thirty (30) days after their submission to it, or in any event, if no suit to enjoin the construction of such improvements has been commenced prior to the completion thereof, the required approval shall be deemed to have been given and the provisions of this section fully complied with.
- (3) Maximum Ground Floor Building Coverage. Forty-five percent (45%) of net area. In this context, net area is defined as the Project Area exclusive of land dedicated for public rights-of-way.
- (4) Maximum Typical Floor (above ground) Building Coverage. Sixty-five percent (65%) of net area.
- (5) Basement Coverage. No restriction.
- (6) Minimum Open Landscaped Area at Ground Level. (Exclusive of paved Pedestrian area.) Ten percent (10%) of net area.
- (7) Minimum Pedestrian Walking Area at Ground Level. Fifteen percent (15%) of net area.
- (8) Maximum Residential Density. One hundred seventy-five (175) dwelling units for Project Area.
- (9) Minimum Off-Street Parking. One car space for each dwelling unit and one car space for each 500 square feet of gross commercial floor area.
- (10) Off-Street Loading. No loading or unloading on public streets except in service alley.
- (11) Minimum Setback From Street Right-of-way Line. Ground floor - 10 feet; all other floors - 5 feet.
- (12) Maximum Height. In accordance with local ordinances and not to exceed 250 feet.
- (13) Minimum Street Planting. Five foot (5') width at curb line on Main, First and Water Streets, with allowances for pedestrian crossings.

(14) Nuisances. No use will be permitted that causes noises, smell, vibration, fumes, smoke or any other type of disturbance or nuisance to other occupants or users of the site, adjoining sites or streets.

(15) Signs.

- (a) All identifying or advertising signs must be designed and their positions indicated on the final working drawings and plans to be submitted for approval prior to erection of the proposed development. These signs should be related to the structures to which they are to be attached in position, form, color and size. The one permitted exception is the case of individual occupiers identifying name signs but final drawings should nevertheless indicate the proposed position of the sign. Details of the individual design must be submitted in due course for approval prior to erection.
- (b) Signs affixed to a building wall shall extend not more than 12 inches from the building wall.
- (c) No hanging signs will be permitted unless affixed immediately beneath a porch or pedestrian canopy.
- (d) One sign devoted exclusively to the identification of each occupancy of the main floor of the premises and of the products or services available on the premises will be permitted on each elevation of each structure, provided that in addition, multiple occupancy office buildings shall be permitted one (1) sign at each entrance identifying the building as a whole.
- (e) Any permitted sign may be illuminated, provided, however, that such lighting shall be limited to a non-flashing type.
- (f) Any proposed change in the size or position of any identifying or advertising sign must be submitted to and approved by the Urban Renewal Agency prior to erection. In the event of a change of tenant or occupier, no approval is necessary to a change of sign unless size or position are to be changed.

(16) Assignment of Interest. In the event that the Urban Renewal Agency becomes non-operative for any reason whatsoever, its rights hereunder shall automatically vest in the City of Wichita and shall be exercised by its Board of City Commissioners.

- c. The restrictions contained in this Plan shall be binding and effective upon all owners, purchasers, or lessees of land, and heirs and assigns, within the project boundary from the date of this Plan or the date of purchase or lease to July 1, 1992, at which time said restrictions shall automatically extend for successive periods of ten (10) years, unless by a vote of the then owners of a majority of the square-foot area within the Project, and by approval of the City Commission of the City of Wichita, Kansas, it is agreed to terminate the restrictions at the end of any such period.

PART D. PROJECT PROPOSALS

1. Land Acquisition.

The entire Project Area as shown on Plate I - Property Map, shall be acquired by the Urban Renewal Agency with the exception of the peripheral streets.

2. Redeveloper's Obligations.

In the conveyance of land in cleared portions of the Renewal Project, an obligation shall be imposed upon the purchaser to commence and complete construction of improvement within a reasonable time and in conformity with the Plan.

PARTE. OTHER PROVISIONS NECESSARY TO MEET STATE & LOCAL REQUIREMENTS

The provisions contained herein are adequate, and no additional provisions are necessary to meet state and local requirements.

PART F. PROCEDURE FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be changed, modified or amended at any time by the Urban Renewal Agency provided that if changed, modified or amended after lease or sale of real property in the Project Area by the Urban Renewal Agency, the change, modification or amendment must be consented to by the redeveloper or redevelopers of the real property affected thereby, or his or their successors in interest. Approval of the City Commission will also be required to effect any change, modification or amendment which will substantially change the Urban Renewal Plan as previously approved by the City Commission.

File

JUNE 7, 1962

BOARD OF CITY COMMISSIONERS
CITY BUILDING
WICHITA, KANSAS

GENTLEMEN:

RE: DR 62-6 - SKYLINE URBAN
RENEWAL PLAN (KANS. PROJECT
R-11)

THE METROPOLITAN AREA PLANNING COMMISSION AT ITS REGULAR MEETING OF MAY 17, 1962, CONSIDERED THE SKYLINE URBAN RENEWAL PROJECT WHICH WAS REFERRED TO IT FOR CONSIDERATION BY THE BOARD OF CITY COMMISSIONERS.

AFTER PRESENTATION AND FULL DISCUSSION OF THE PROJECT, THE PLANNING COMMISSION UNANIMOUSLY ADOPTED THE RESOLUTION FINDING THAT THE PLAN AS SUBMITTED IS IN CONFORMITY WITH THE EXISTING OFFICIALLY ADOPTED PLAN FOR DEVELOPMENT OF THE MUNICIPALITY AS A WHOLE.

THE ADOPTED RESOLUTION IS ATTACHED MAKING THIS FINDING.

RESPECTFULLY SUBMITTED,

L. L. LITTLE
SECRETARY

LLL:RAL:BER

ATTACHMENT

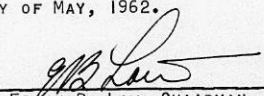
RESOLUTION FINDING SKYLINE URBAN
RENEWAL PLAN IN CONFORMITY TO
GENERAL PLAN FOR THE MUNICIPALITY AS A WHOLE

WHEREAS, IN ACCORDANCE WITH PROVISIONS OF TITLE I OF THE HOUSING ACT OF 1949, AS AMENDED, AND THE KANSAS URBAN RENEWAL LAW, THE BOARD OF CITY COMMISSIONERS OF THE CITY OF WICHITA, KANSAS, HAS REFERRED THE SKYLINE URBAN RENEWAL PLAN TO THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION FOR ITS REPORT AND RECOMMENDATIONS RESPECTING SAID URBAN RENEWAL PLAN AS TO ITS CONFORMITY WITH THE GENERAL PLAN FOR THE DEVELOPMENT OF THE MUNICIPALITY AS A WHOLE; AND

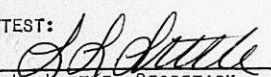
WHEREAS, A GENERAL PLAN HAS BEEN PREPARED AND IS RECOGNIZED AND USED AS A GUIDE FOR THE GENERAL DEVELOPMENT OF THE LOCALITY AS A WHOLE.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION THAT IT IS HEREBY FOUND AND DETERMINED THAT SAID URBAN RENEWAL PLAN FOR THE PROJECT AREA CONFORMS TO SAID GENERAL PLAN OF THE LOCALITY, AND RECOMMEND THE SAME FINDINGS BY THE CITY COMMISSION OF THE CITY OF WICHITA, KANSAS.

ADOPTED THIS 17TH DAY OF MAY, 1962.


EDWIN B. LAW, CHAIRMAN

ATTEST:


L. L. LITTLE, SECRETARY
(SEAL)



COMMENTS ON SKYLINE - PROPOSED URBAN RENEWAL PROJECT

BACKGROUND

PROJECT LOCATION - PROPERTY GENERALLY NORTH OF WALKER'S DEPARTMENT STORE, WEST OF MAIN STREET, SOUTH OF FIRST STREET AND EAST OF WATER STREET.

DEVELOPMENT PROPOSAL - A HIGH RISE, QUALITY APARTMENT TOWER BUILT IN CONJUNCTION WITH AN ADJOINING MULTI-LEVEL PARKING GARAGE AND SEVERAL SMALL RETAIL AND OFFICE USES.

ADDITIONAL DATA MAY BE FOUND IN THE URBAN RENEWAL BROCHURE FOR SKYLINE.

PROBLEM

THE PLANNING COMMISSION MUST DETERMINE IF THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CENTER CITY PLAN - IS RESIDENTIAL USE APPROPRIATE FOR THIS PROPERTY?

COMMENTS

1. USE OF THE PROPERTY FOR RESIDENTIAL DEVELOPMENT DOES NOT CONFORM TO THE CENTER CITY PLAN. THE PROPERTY IS IN THE AREA DESIGNATED IN THE PLAN FOR HIGH INTENSITY OFFICE AND RETAIL ACTIVITY.

TWO MAJOR OBJECTIVES OF THE CENTER CITY STUDY WERE TO:

- IDENTIFY AND CONSOLIDATE VARIOUS FUNCTIONAL AREAS; OFFICE CENTERS, RETAIL CENTERS, CIVIC CENTER, RESIDENTIAL NEIGHBORHOODS AND MANUFACTURING AND WHOLESALING AREAS
- ENCOURAGE MORE PRODUCTIVE LAND USE IN THE HIGH VALUE CORE AREA.

THESE OBJECTIVES ARE INCORPORATED INTO THE CENTER CITY PLAN AND REFLECTED IN THE AREAL LAND USE DESIGNATIONS.

THE GENERAL LAND USE FOR THE PROPERTY IN QUESTION WAS DETERMINED BY:

- EXAMINATION OF FACTORS SUCH AS EXISTING LAND USE AND PAST DEVELOPMENT TRENDS. THESE FACTORS INDICATED THE PROPERTY IS NOT BEING PRODUCTIVELY USED AND IS ADJACENT TO AN EXPANDING HIGH INTENSITY OFFICE AREA WHICH HAS EXPERIENCED CONSIDERABLE GROWTH IN RECENT YEARS.
- CONSIDERATION OF GENERAL SITE REQUIREMENTS FOR OFFICES IN WICHITA'S CORE AREA.
- APPLICATION OF ECONOMIC PROJECTIONS OF FUTURE CORE AREA LAND USE AND SPACE REQUIREMENTS. THESE PROJECTIONS INDICATED STRONGLY THAT OFFICE DEVELOPMENT WILL CONSTITUTE THE MAJOR GROWTH WHICH THE CORE AREA CAN EXPECT IN THE FUTURE. ONE-HALF MILLION ADDITIONAL SQUARE FEET OF OFFICE SPACE (EQUIVALENT TO 5 COLORADO DERBY BUILDINGS OR 2½ WICHITA PLAZAS) IS ANTICIPATED IN THE NEXT 25 YEARS.

REVIEW OF ALL THESE ASPECTS INDICATED THE PROPERTY IS IN AN AREA WHICH IS LOGICALLY SUITABLE AND IDEAL FOR THE ANTICIPATED EXPANSION OF THE EXISTING HIGH INTENSITY OFFICE AREA.

2. THE SITE DOES NOT MEET GENERAL SITE REQUIREMENTS FOR HIGH DENSITY APARTMENT DEVELOPMENT IN OR NEAR DOWNTOWN AREAS. THESE REQUIREMENTS CALL FOR A LOCATION WHICH:

- FRONTS ONTO EXISTING OR POTENTIAL SCENIC AREAS SUCH AS RIVERFRONTS AND PARKS. (QUALITY HILL APARTMENTS - KANSAS CITY, MISSOURI, CENTRAL PARK APARTMENTS, CHICAGO LAKEFRONT APARTMENTS, RITTENHOUSE SQUARE)
- IS AWAY FROM EXCESSIVE TRAFFIC AND NOISE
- IS CLOSELY RELATED TO ENTERTAINMENT, CULTURAL OR SHOPPING ACTIVITY CENTERS; NOT OFFICE OR WORK AREAS
- WILL NOT BE A BARRIER DISCOURAGING DESIRABLE EXPANSION OF ADJACENT USES
- HAS A MINIMUM OF ACCESS AND PARKING PROBLEMS. APARTMENTS LIKE OTHER RESIDENTIAL USES REQUIRE QUICK, EFFICIENT AND CONVENIENT VEHICULAR ACCESS TO AND FROM THE PROPERTY.

3. SUPERIOR SITES FOR HIGH RISE RESIDENTIAL DEVELOPMENT EXIST SOUTH OF THE CORE AREA AROUND THE PROPOSED CULTURAL CENTER. THE CENTER CITY PLAN PROVIDES FOR APARTMENT DEVELOPMENT IN THIS LOCATION PRIMARILY BECAUSE THIS:

- IS AN APPROPRIATE AND COMPLIMENTARY USE
- ENSURES DESIRABLE PERIPHERAL DEVELOPMENT AROUND A SUBSTANTIAL PUBLIC INVESTMENT

RESIDENTIAL DEVELOPMENT AS PART OF THE SKYLINE PROJECT WILL LIMIT THE POSSIBILITY OF APARTMENT CONSTRUCTION ADJACENT TO THE CULTURAL CENTER.

MEMORANDUM

May 3, 1962

TO: L. L. Little, Director of Planning
FROM: R. C. DesMarteau, Executive Director, Urban Renewal Agency
SUBJECT: Agenda Item - SKYLINE Urban Renewal Plan

Submitted herewith are ten (10) copies of the final Skyline Urban Renewal Plan.

Section 17-4747 (b) of the Kansas Urban Renewal Law provides that:

"Prior to its approval of an urban renewal plan, the local governing body shall submit such plan to the planning commissions of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commissions shall submit their written recommendations with respect to the proposed urban renewal plan to the local governing body within thirty (30) days after receipt of the plan..."

This matter has been placed on the City Commission agenda for May 8, 1962 for referral to the Planning Commission. Accordingly, I would appreciate this being included on the Planning Commission agenda for May 17, 1962.

RCD

R. C. DesMarteau
Executive Director

RCD:njj
attchmts. (10)



THE URBAN RENEWAL AGENCY

OF THE
WICHITA, KANSAS METROPOLITAN AREA

CITY BLDG. ANNEX 104 SOUTH MAIN
WICHITA 2, KANSAS

R. C. DESMARTEAU
EXECUTIVE DIRECTOR



4/26 5-11-62
April 27, 1962

MEMORANDUM

TO: Urban Renewal Agency Commissioners
Metropolitan Area Planning Commissioners
Staff members
Robert Foulston, URA Counsel

The Urban Renewal Agency will host a special informal dinner meeting at 6:00 p.m., Thursday evening, May 10, 1962 in the Allis Hotel. You will receive later notice as to the actual meeting room in the hotel.

In addition to Agency members, members of the Planning Commission and appropriate Planning Department staff members are invited to attend. Topic for discussion will be the proposed "Project-Skyline".

RCD
R. C. DesMarteau
Executive Director

RCD:nj

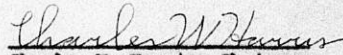
RESOLUTION FINDING SKYLINE URBAN
RENEWAL PLAN IN CONFORMITY TO
GENERAL PLAN FOR THE MUNICIPALITY AS A WHOLE

WHEREAS, in accordance with provisions of Title I of the Housing Act of 1949, as amended, and the Kansas Urban Renewal Law, the Board of City Commissioners of the City of Wichita, Kansas, has referred the Skyline Urban Renewal Plan to the Wichita-Sedgwick County Metropolitan Area Planning Commission for its report and recommendations respecting said Urban Renewal Plan as to its conformity with the general plan for the development of the municipality as a whole; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION that it is hereby found and determined that said Urban Renewal Plan for the Project Area conforms to said general plan of the locality.

ADOPTED this 2nd day of February, 1961.


Charles W. Harris, Chairman

ATTEST:


L. L. Little, Secretary