

Approved 10-12-65
the Memorandum of Agreement

Closed 11-30-65

DR 65-15 - Dale Garst, Sanitation, re-
quests consideration of amending Mas-
ter Park Plan to include Brooks Tract
Back side of tract, sec. 20, of 45th st. North

ACTION

DATE

COMMITTEE

Maps Advertisement for PH 5-20-65

N.A.P.C. ~~Approved~~ Adopt 6-17-65

D.C.C. ~~11-10-65~~ Approved 10-12-65

the Memorandum of Agreement

Closed 11-30-65

DR 65-15 - Dale Garst, Sanitation, re-
quests consideration of amending Mas-
ter Park Plan to include Brooks Tract
with other of Brooks Tract as shown on map.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

C E R T I F I C A T E

I, C. Bickley Foster, duly elected, authorized and acting as Secretary of the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Sedgwick County, Kansas, do hereby certify that the attached resolution was duly adopted by the Wichita-Sedgwick County Metropolitan Area Planning Commission on June 17, 1965, as an amendment, extension and addition to the Master City Plan for the City of Wichita, Kansas.

Given under my hand and seal this 18th day of

June, 1965.

(SEAL)

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

R E S O L U T I O N

WHEREAS, pursuant to authority granted by statutes of the State of Kansas, the City of Wichita created a City Planning Commission, which Commission, pursuant to statutory authority applicable to the City of Wichita, has heretofore duly made and adopted a Master Plan and various amendments, extensions and additions thereto for the physical development of a municipality, and of any land outside the municipality which, in the opinion of the Commission, bears relation to the planning of the municipality, which Master Plan and amendments, extensions and additions thereto have been published and made a public record and such plan, amendments, extensions and additions are all incorporated herein by reference; and

WHEREAS, pursuant to statutory authority, a Wichita-Sedgwick County Metropolitan Area Planning Commission was created to take over the functions of the Wichita City Planning Commission and to expand and broaden the territorial jurisdiction thereof, including authority to amend, extend and add to said Master City Plan; and

WHEREAS, said Master City Plan, the amendments, extensions and additions thereto includes as a part thereof the following:

"Recreational and School Facilities" for the City of Wichita, Kansas; and

WHEREAS, having made and caused to be made careful and comprehensive surveys and studies of present conditions and trends of future growth of the municipality, the Wichita-Sedgwick County Metropolitan Area Planning Commission determined that said Master City Plan as heretofore amended, extended and added to should now be further amended, extended and added to by including as a part thereof the following:

That PART VIII, "Recreational and School Facilities," Large Parks - Suggested Facilities, page 31, be amended to include the following area:

5. An area proposed for general open space, park and recreational purposes, described as follows:

An area bounded on the north by 53rd Street North (the existing alignment of K-96 Highway), on the south by an east-west line parallel to and approximately 1/4 mile north of 37th Street North (the proposed new alignment of K-96 Highway), on the east by the Arkansas River, and on the west by the one-half section lines of Sections 23 and 26 in Park Township.

WHEREAS, pursuant to law (Section 13-1109, et seq. G.S. 1949, as amended), the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City newspaper on May 24, 1965, of a public hearing to be held on the adoption of said amendment, extension and addition to said Master City Plan; and

WHEREAS, the Planning Commission on June 17, 1965, at 2 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas, did hold the public hearing, at which hearing more than a majority of all members of the Wichita-Sedgwick County Metropolitan Area Planning Commission were present; and

WHEREAS, a majority of all members of said Wichita-Sedgwick County Metropolitan Area Planning Commission favored the adoption of said amendment and extension as hereinafter specified.

NOW, THEREFORE, BE IT RESOLVED by the majority of all members of the Wichita-Sedgwick County Metropolitan Area Planning Commission, in meeting duly assembled, that the Master City Plan of the City of Wichita, Kansas, as heretofore amended, extended and added to, be and the same is hereby further amended, extended and added to to include the following:

That Part VIII, "Recreational and School Facilities," Large Parks - Suggested Facilities, page 31, be amended to include the following area:

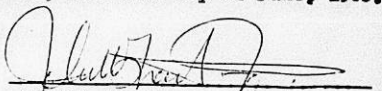
5. An area proposed for general open space, park and recreational purposes, described as follows:

An area bounded on the north by 53rd Street North (the existing alignment of K-96 Highway), on the south by an east-west line parallel to and approximately 1/4 mile north of 37th Street North (the proposed new alignment of K-96 Highway), on the east by the Arkansas River, and on the west by the one-half section lines of Sections 23 and 26 in Park Township.

BE IT FURTHER RESOLVED that John W. Trout, Jr., Chairman and C. Bickley Foster, Secretary of the Wichita-Sedgwick County Metropolitan Area Planning Commission, record on the Master City Plan of the City of Wichita, as heretofore adopted, amended, extended and added to, the action hereby taken.

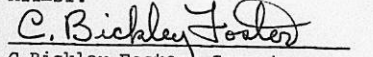
BE IT FURTHER RESOLVED that an attested copy of this resolution accomplishing said amendment and extension to the Master City Plan be certified to the governing body of the City of Wichita and to all legislative and administrative agencies affected by the plan.

ADOPTED AT WICHITA, KANSAS, this 17th day of June, 1965.



John W. Trout, Jr., Chairman,
Wichita-Sedgwick County Metropolitan Area Planning Commission

ATTEST:



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

October 12, 1965

Board of County Commissioners
320 Sedgwick County Courthouse
Wichita, Kansas

Gentlemen:

Re: DR 65-15 - Amendment to
Master Plan - Recreational
Facilities

The Wichita-Sedgwick County Metropolitan Area Planning Commission, on June 17, 1965, held a public hearing to consider an amendment to the Master Plan for the City of Wichita. This public hearing was for the proposed inclusion in the Master Plan of certain lands for general open space, park and recreational purposes, said lands being located generally on both sides of West Street in an area south of 45th Street North, and commonly known as the "Brooks Tract."

At the meeting of June 17, 1965, the Planning Commission adopted a resolution including such land as a part of the Master Plan for the City of Wichita. A certified copy of this resolution is submitted for the Board's general information and files.

Processing of this resolution has been held until this time in order for the City to prepare an open space application for this particular area. The City Commission, at its meeting on October 12, 1965, directed the City Park Board to prepare such an application. Please place this on your Commission Agenda for Wednesday, October 20, 1965, in order to receive and file the information. I would be glad to be available for your meeting at that time to answer questions such as you might have. Please note that the Planning Commission, in acting upon this resolution, considered the area for open space and park purposes only, and

Board of County Commissioners
October 12, 1965

was not required to involve themselves at this time in the question of a sanitary landfill operation for part of this area.

Very sincerely yours,

C. Bickley Foster
Director of Planning

CBF:ber

Attachment

Betty

Ralph Eberly, City Clerk

October 5, 1965

C. Bickley Foster, Secretary

DR 65-15 - Amendment to Master Plan - Recreational Facilities

The Wichita-Sedgwick County Metropolitan Area Planning Commission, on June 17, 1965, held a public hearing to consider an amendment to the Master Plan for the City of Wichita. This public hearing was for the proposed inclusion in the Master Plan of certain lands for general open space, park and recreational purposes, said lands being located generally on both sides of West Street in an area south of 45th Street North, and commonly known as the "Brooks Tract."

At the meeting of June 17, 1965, the Planning Commission adopted a resolution including such land as a part of the Master Plan for the City of Wichita. A certified copy of this resolution is submitted for your general information and files.

CBF:RAL:ber

Attachment

Robert G. Finch, City Clerk

August 30, 1965

C. Bickley Foster, Secretary

DR 65-15 - Amendment to Master Plan - Recreational Facilities

The Wichita-Sedgwick County Metropolitan Area Planning Commission, on June 17, 1965, held a public hearing to consider an amendment to the Master Plan for the City of Wichita. This public hearing was for the proposed inclusion in the Master Plan of certain lands for general open space, park and recreational purposes, said lands being located generally on both sides of West Street in an area south of 45th Street North, and commonly known as the "Brooks Tract."

At the meeting of June 17, 1965, the Planning Commission adopted a resolution including such land as a part of the Master Plan for the City of Wichita. A certified copy of this resolution is submitted for your general information and files.

CBF:RAL:ber

Attachment

Ralph Wulz, Director of Public Works August 30, 1965
C. Bickley Foster, Secretary

Dr 65-15 - Amendment to Master Plan - Recreational Facilities

The Wichita-Sedgwick County Metropolitan Area Planning Commission, on June 17, 1965, held a public hearing to consider an amendment to the Master Plan for the City of Wichita. This public hearing was for the proposed inclusion in the Master Plan of certain lands for general open space, park and recreational purposes, said lands being located generally on both sides of West Street in an area south of 45th Street North, and commonly known as the "Brooks Tract."

At the meeting of June 17, 1965, the Planning Commission adopted a resolution including such land as a part of the Master Plan for the City of Wichita. A certified copy of this resolution is submitted for your general information and files.

CBF:RAL:ber

Attachment

August 30, 1965

Mr. Wilmer Freund
County Engineer
P. O. Box 4405
Wichita, Kansas

Dear Mr. Freund:

Re: DR 65-15 - Amendment to
Master Plan - Recreational
Facilities

The Wichita-Sedgwick County Metropolitan Area Planning Commission, on June 17, 1965, held a public hearing to consider an amendment to the Master plan for the City of Wichita. This public hearing was for the proposed inclusion in the Master Plan of certain lands for general open space, park and recreational purposes, said lands being located generally on both sides of West Street in an area south of 45th Street North, and commonly known as the "Brooks Tract."

At the meeting of June 17, 1965, the Planning Commission adopted a resolution including such land as a part of the Master Plan for the City of Wichita. A certified copy of this resolution is submitted for the Board's general information and files.

Respectfully submitted,

C. Bickley Foster
Secretary

CBF:RAL:ber
Attachment

August 30, 1965

Board of Education
428 South Broadway
Wichita, Kansas

Attention: Lawrence Shepoiser

Gentlemen:

Re: DR 65-15 - Amendment to
Master Plan - Recreational
Facilities

The Wichita-Sedgwick County Metropolitan Area Planning Commission, on June 17, 1965, held a public hearing to consider an amendment to the Master Plan for the City of Wichita. This public hearing was for the proposed inclusion in the Master Plan of certain lands for general open space, park and recreational purposes, said lands being located generally on both sides of West Street in an area south of 45th Street North, and commonly known as the "Brooks Tract."

At the meeting of June 17, 1965, the Planning Commission adopted a resolution including such land as a part of the Master Plan for the City of Wichita. A certified copy of this resolution is submitted for the Board's general information and files.

Respectfully submitted,

C. Bickley Foster
Secretary

CBF:RAL:ber

Attachment

August 30, 1965

Board of Park Commissioners
City Building
Wichita, Kansas

Attention: Emory Cox, Director

Gentlemen:

Re: DR 65-15 - Amendant to
Master Plan - Recreational
Facilities

The Wichita-Sedgwick County Metropolitan Area Planning Commission, on June 17, 1965, held a public hearing to consider an amendment to the Master Plan for the City of Wichita. This public hearing was for the proposed inclusion in the Master Plan of certain lands for general open space, park and recreational purposes, said lands being located generally on both sides of West Street in an area south of 45th Street North, and commonly known as the "Brooks Tract."

At the meeting of June 17, 1965, the Planning Commission adopted a resolution including such land as a part of the Master Plan for the City of Wichita. A certified copy of this resolution is submitted for the Board's general information and files.

Respectfully submitted,

C. Bickley Foster
Secretary

CBF:RAL:ber

Attachment

August 30, 1965

Board of City Commissioners
City Building
Wichita, Kansas

Gentlemen:

Re: DR 65-15 - Amendment to
Master Plan - Recreational
Facilities

The Wichita-Sedgwick County Metropolitan Area Planning Commission, on June 17, 1965, held a public hearing to consider an amendment to the Master Plan for the City of Wichita. This public hearing was for the proposed inclusion in the Master Plan of certain lands for general open space, park and recreational purposes, said lands being located generally on both sides of West Street in an area south of 45th Street North, and commonly known as the "Brooks Tract."

At the meeting of June 17, 1965, the Planning Commission adopted a resolution including such land as a part of the Master Plan for the City of Wichita. A certified copy of this resolution is submitted for the Board's general information and files.

Respectfully submitted,

C. Bickley Foster
Secretary

CBF:RAL:ber

Attachment

Metropolitan Planning Commission
Members

June 15, 1965

C. Bickley Foster, Director of Planning

Information Relative to Master Plan Addition
for Open Space Area in Northwest Wichita

Attached is information from two sections of the Open Space, Park and Recreation Plan report which may be of assistance in considering the proposed Master Plan addition for open space at your Thursday, June 17 meeting. Since in the past consideration on these matters has been more of the active playground type park areas, it appeared desirable to define the concept of using open space. This is covered in the first part of the attached material.

The second part of the material describes a semi-regional park system in which there is an inner ring and outer ring of possible open space areas. These were presented to the Planning Commission at one of the informal luncheon sessions. The west side of Site #7 is the area under study, which includes the "Brooks Tract." The City Commission and the City Manager in no way have asked the Planning Commission to consider the usefulness of this area for a sanitary landfill site. It is hoped that this will not need to be a part of the public hearing discussion. The City Commission has taken it upon themselves to decide that particular issue and has so indicated on several occasions. Since this particular site is in the outer ring of proposed open space areas, we do not anticipate it being needed for open space until 1980-85 and, therefore, it could be utilized for other purposes until that time.

If the Planning Commission is favorably disposed to make this addition to the Master Plan, and if the County Commissioners are not necessarily opposed to it for open space purposes, the "Brooks Tract" would probably be eligible for a 30% grant under the Federal Open Space Land Program. This would amount to \$44,400 against the purchase price of \$148,000. Amending the Master Plan would be the first action towards the anticipation of such an application for open space grant. It may be that the Planning Commission might wish to make the addition to the Master Plan at this time only for the "Brooks Tract" plus the land between that area and the proposed K-96 to the south.

CBF:ber
Attachment

EXCERPT FROM THE OPEN SPACE, PARK AND RECREATION PLAN REPORT

Chapter 3

OPEN SPACE

Open space is considered in this report as a resource rather than a facility such as parks, or an activity such as recreation. As a resource, it may perform several functions. It is variously defined; but one appropriate definition is:

"Open Space" means any space or area for which the preservation or restriction of its use would

1. maintain or enhance the conservation of natural or scenic resources,
2. protect natural streams or water supply,
3. promote conservation,
4. enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries, or other open areas and open spaces;
5. afford or enhance public recreational opportunities,
6. preserve historic sites,
7. implement the plan of development adopted by the Planning Commission or any municipality, or
8. promote orderly urban or suburban development.

Open space in its natural form, or with park and recreation facilities added to it, provides for a physical and emotional outlet important to the urban dweller and the community. Its

ability to provide space for future park facilities and recreational activities makes it a prime asset for future development.

Open space may serve many purposes: as buffers between incompatible land uses; as a preservation measure for areas of

- high agricultural production,
- aesthetic natural appeal,
- historical, botanical, geological, zoological, architectural significance, and
- recreational potential; and

as a reserved resource from which to provide the park and recreation areas needed by the future population.

Open space can be used with effect to protect against flood, erosion and wasted water supply. Preserving natural resources such as water, topsoil, forests and scenic areas has been a continual cooperative program of Federal, State and local governments. The areas of most destructive erosive action in Sedgwick County are the flood plains and it is here that a great open space resource lies.

Open space can give form and shape to cities and identity to individual neighborhoods and communities. By limiting extension of facilities and withholding flood plains and marginal lands from development, urban sprawl can be controlled. This sprawl is an expensive leapfrogging of development which tends to destroy useful open space between urban centers. The unaltered structure of the land itself should be the guide for future development.

To further explain what effect open space will have on future development, it is necessary to identify the relationship of open space to parks and recreation. The differences between these subjects must be understood as well as their strong inter-relationship.

A park is a park and it is also "open space", as previously defined. By the same token, a streamway is a streamway, and a flood plain is a flood plain and, if preserved in their natural state by development restrictions, etc., they too become open space, but not necessarily parks. Parks should be a creation in and of themselves, supplemented when possible by other types of open spaces. Parks are both the tool of supervised recreation and the instrument of recreation, as they couple the activity of organized play with the quiet contemplative beauty of nature.

But what of recreation? Recreation is a definite function of parks, but it is not restricted entirely within the limits of the park boundaries. Recreation has been defined by Charles E. Doell⁽¹⁾ as "the refreshment of the mind or body or both through some means which is in itself pleasurable." In that light who can measure the recreation that occurs in one's mind by merely viewing an "open space" of natural beauty into which public access is not granted or upon which specific recreational facilities are not provided? It

⁽¹⁾ C. E. Doell, Elements of Park and Recreation Administration, Burgess Publishing Company, Minneapolis, Minnesota, 1963, pp. 3-5

is refreshing simply because it's there and it is seen. It becomes a visual relief from the continued expanse of urban development.

Useful open space then is a resource that, if reserved, will provide, among other things, space for park facilities and opportunity for recreational activity.

EXCERPT FROM CHAPTER 5 OF THE OPEN SPACE, PARK AND RECREATIONAL
PLAN REPORT

Semi-Regional Park Needs

The major or semi-regional park is thought of as being large in size and naturalistic in character. It offers the city dweller a bit of "uncivilized nature", a retreat wherein he may enjoy sights and sounds which his city has banished. The semi-regional park is being looked to more and more for the answer to providing the recreational escapes desired by the urban dweller. These park acreages seem best located on the perimeter of the areas they are intended to serve. This location provides the opportunity of expansion and takes advantage of natural beauty unspoiled by the blade of development. The size of these areas should be such that they can be provided with special facilities such as zoos, nature centers, golf courses, arboretums and floral displays and others requiring large parcels of land. It is also desirable that 50% to 60% of the total site remain in its natural unaltered setting. The sites should be well distributed in the planning area and easily accessible from major streets and highways. Each separate area should be known, if possible, for one dominant feature and should be accurately planned and developed with the feature in mind.

When determining semi-regional park needs, the entire metropolitan area is used as a planning basis rather than the separate planning areas. In this instance, the Sedgwick County boundary line plus a portion of Mulvane lying in Sumner County, makes up what is

known as the Wichita-Sedgwick County Metropolitan Area. Information taken from the U.S. Bureau of Census, the Economic Analysis of Land Use Requirements and the Land Use Technical Report reveals that the population residing in the Metropolitan Area was estimated at approximately 343,000 for 1960 and approximately 432,000 for 1985. A more detailed breakdown of the population is found in Table 5C-16.

Table 5C-16

Population of Metropolitan Area

<u>Planning Area</u>	<u>1960</u>	<u>1975</u>	<u>1985</u>
A	24,735	32,235	34,655
B	39,775	46,495	51,155
C	50,851	52,597	53,077
D	32,705	33,205	33,205
E	30,547	34,089	34,089
F	31,842	39,662	39,662
G	41,530	45,730	45,730
H	16,881	23,565	29,812
I	10,244	10,775	11,336
J	6,123	9,325	12,342
K	1,983	3,625	11,665
L	19,026	20,750	28,192
M	18,085	20,617	23,904
N	7,371	8,240	10,006
Center City	<u>12,121</u>	<u>13,881</u>	<u>13,881</u>
TOTAL Metropolitan Area Population	343,819	394,791	432,711

	<u>1960</u>	<u>1975</u>	<u>1985</u>
Semi-Regional Park Acreage Needed to Meet Standard of 5 A/1,000 popula- tion	1,715	1,970	2,160
Existing Semi- Regional Park Acreage	<u>1,140</u>	<u>1,140</u>	<u>1,140</u>
Additional Acreage Needed	575	830	1,020

It should be noted that the Center City population has been included when planning for the outlying naturalistic parks in the Metropolitan Area. These population figures did not appear in previous sections dealing with Playgrounds, Neighborhood Parks and Community Parks as reference is made to the Center City Plan when planning for the smaller park areas.

In Table 5C-16 above, using the desirable standard set forth in Table 5A-1 of five semi-regional park acres for every 1,000 people residing in the area to be served, it is calculated that 1,715 total acres of regional park land would serve the 1960 population and 2,160 total acres will be needed to serve the expected population of 1985.

Within the Metropolitan Area exists two facilities that are considered to be semi-regional parks, generally complying with the standards found in Tables 5A-1, and 5A-2. These facilities are (1) the Lake Afton Area and (2) the river park complex, including

Oak, Central Riverside, North Riverside, South Riverside and Sim Parks and the Art Museum site. These are generally large areas provided with a variety of recreational facilities and they are heavily used and enjoyed by the people of the Metropolitan Area.

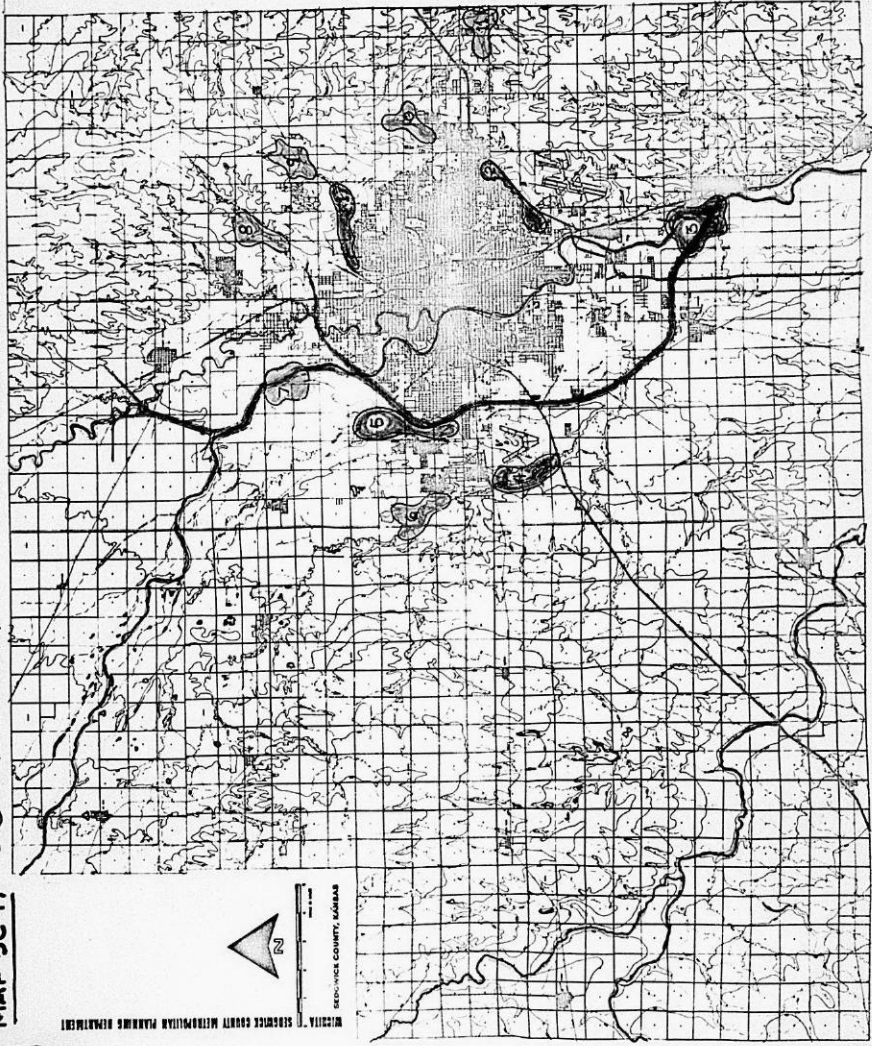
The existing semi-regional or major park complexes comprise some 1,140 acres of park land. As indicated in Table 5C-16, 575 additional acres of regional park land are needed immediately and 1,020 additional acres will be needed to satisfy the regional park demand in 1985. By application of the concept that a semi-regional park should be of at least, but not limited to, 200 useable acres, exclusive of golf courses and flood plains, and that they should be well distributed on the perimeter of urban development, there is the indication that five additional regional parks will be needed by 1985. The area within which a semi-regional park is located might conceivably be several hundred acres in size and composed of a variety of public and private open space, park and recreational uses. A delineation of the areas within which each of these additional sites might best be located is illustrated on Map 5C-17. These areas were chosen for their natural character, accessibility, distribution and various other factors which will be revealed in a following discussion of each separate location. Six additional areas are also indicated on the map for future consideration. Because of the desired size of semi-regional parks (200 acres or

MAP 5C-17

AREAS FOR SEMI-REGIONAL
PARK CONSIDERATION



ADDITIONAL AREAS FOR
FUTURE CONSIDERATION



SEDGWICK COUNTY METROPOLITAN PLANNING ORGANIZATION

SEDGWICK COUNTY, KANSAS

THE INFORMATION ON THIS MAP WAS PROVIDED BY THE KANSAS DEPARTMENT OF TRANSPORTATION AND THE KANSAS DEPARTMENT OF REVENUE. THE INFORMATION ON THIS MAP WAS PROVIDED BY THE KANSAS DEPARTMENT OF TRANSPORTATION AND THE KANSAS DEPARTMENT OF REVENUE. THE INFORMATION ON THIS MAP WAS PROVIDED BY THE KANSAS DEPARTMENT OF TRANSPORTATION AND THE KANSAS DEPARTMENT OF REVENUE.

more), it is felt that it would be wise to look farther in the future, past the year 1985, so that financial benefit might be derived from early acquisition of prime natural areas.

Each of the areas indicated on Map 5C-17 have been thoroughly investigated with the use of zoning and land use information, transportation routes (existing and proposed), driving time information, flood plain maps, area photography, and field survey. The following discussion of each separate area will not only locate these areas and suggest what role they could play in the future park system, but it will attempt to capture the general character of each area as well as some of the refined detail that exists in their natural compositions.

Area No. 1 -- Lower East Branch of Chisholm Creek

Semi-regional park area Number 1 is to the northeast of the Wichita Urbanized Area. It lies contiguous to the lower east branch of the Chisholm Creek. The flood plain of this creek and areas adjacent thereto offer a natural setting for semi-regional park considerations. Access to the area is not presently a problem; however, it will be greatly enhanced when the proposed northeast circumferential route becomes a reality. The driving time to this area as indicated on Map 5C-17 is calculated to be 15 minutes from the downtown Wichita area and 5 to 10 minutes from the residential areas it most logically would serve.

An adequate semi-regional park development, coupled with ample open space reservations in this area, could act as a buffer between the proposed north end industrial development and adjoining residential development, as well as providing the area with much needed recreational facilities and activities. It could also provide some protection from the existing railroad right-of-way in the area and ensure a portion of the Northeast Circumferential Route right-of-way against development.

The entire area is generally well covered with native trees, shrubs and grasses. The ground is fertile and rolling and the stream follows a meandering course.

The preservation of open space in this area has been partially provided for by the adoption on April 2, 1959, by the Metropolitan Area Planning Commission of the following policy concerning subdivision development in the drainage basin of the East Fork of Chisholm Creek.

"Only land higher than the flood of record, plus three feet, shall be subdivided; and that a minimum channel of 250 feet shall be provided; and that the Drainageway may maintain its natural characteristics."

This step should be supplemented by taking further action to secure lands adjacent to the flood plain for semi-regional park development purposes. These efforts and actions should be undertaken as soon as possible, thereby gaining economic benefit of acquisition prior to the large amount of development expected in the area by 1985.

Area No. 2 -- Central Gypsum Creek

This semi-regional park area lies in the southeast quadrant of the City of Wichita. It is bounded on the south by McConnell Airforce Base and on the north and west by residential development. Gypsum Creek runs the extent of the entire area; however, its waters are confined to generally deep and narrow valleys and flooding of the area is not a severe problem. An abundance of vacant land adjoins the flood plain of the Creek and is covered with native blue stem grasses and small stands of native trees and brush, most of which line the bank of the Creek. Some of this area is presently protected from development by zoning regulations which prohibit high density development within the approach zone of McConnell Air Base. The land itself is relatively level with some roll in the topography occurring near the existing drainageway. The entire area is immediately accessible to the population it's intended to serve. Upon investigation of area with the aid of land use, zoning and flood plain maps, and other information, it is believed that by the combined use of existing park areas, expressway right-of-ways, flood plains, and land being within the airport approach zone, a long strip park development could be created to provide a buffer from the industrial activities existing to the south, beautify the travelway along the fringe of the City.

provide a sufficient quantity of natural terrain for the inclusion of recreational activities and facilities desired in this portion of the Metropolitan Area; and curb the additional flood hazard to the lower Gypsum Creek area that would be created by increased development upstream.

An undertaking of this nature will require a high degree of cooperation among those agencies involved in the various aspects of land use in this general area.

Area No. 3 -- Lower Arkansas River Area

Area Number 3 is located west of Derby, in the vicinity of the junction of the Big Arkansas River and the Wichita-Valley Center Flood Control Project. It is generally bounded on the west by the Kansas Turnpike, on the south and southwest by the Flood Control Project, and on the east by the streamway of the Big Arkansas River. This area has a vast abundance of natural tree and grass cover and would provide an excellent setting for a naturalistic park development. It would also provide an excellent recreation area for boating and fishing activities along the Arkansas River Basin. A semi-regional park in this area could very possibly become an initiating or terminating point to a river park or connected park system, using the Wichita-Valley Center Flood Control Project or the Big Arkansas River or both as connecting links. One can only speculate on the enjoyment that might be attained

with the provision of continuous travel by foot, bicycle and horseback through a variety of park areas along the entire Flood Control Project and the Big and Little Arkansas Rivers from Derby to Valley Center.

The area in general is not subject to flooding, has a fertile rolling topography, is rich in natural beauty and is easily accessible. The acquisition of a site in this area would readily serve the scattered development to the south of Wichita, as well as meeting the semi-regional park needs of those persons residing in the cities of Derby, Haysville and Mulvane. As indicated on Map 5C-17, all of these urbanizing areas are within 10 to 15 minutes drive from the general park area on good roads and thoroughfares.

Area No. 4 -- Lower Cowskin Creek

This area is located immediately west of Municipal Airport along the drainageway of Cowskin Creek from Highway 54 on the north, extending possibly as far south as the Cowskin's junction with the Wichita-Valley Center Flood Control Project. The area on either side of the Cowskin Creek has many natural advantages for park purposes. The area is endowed with some of the finest established tree cover in the whole of Sedgwick County. The abundance of summer shade and the panorama of fall color presented by the vegetation of this area is an aesthetic spectacle well worth preserving for the enjoyment

of all. The meanderings of the Cowskin provides a continual flow of spring and rain water throughout most of the year.

The drainage system of the Cowskin is primarily natural with well defined stream channels and good slopes. Topography of the drainage area is rolling and slopes are good, contributing to good natural drainage conditions. The flood plain varies from $\frac{1}{4}$ to $\frac{1}{2}$ mile in the lower reaches, and the major problems along the drainageway is flood plain encroachment.

The area is easily accessible to the people of Wichita and Sedgwick County and would adequately meet the semi-regional park needs of the population residing in the immediate vicinity of the Westlink, Country Acres area. Besides providing recreational activities, the area would serve as a buffer from airport and associated industrial operations. It would also prevent flood plain encroachment by residential development; thereby promoting the health, safety and welfare of the general public.

The development of this area into park purposes is in general conformance to the Airport Master Plan and steps are currently being taken to acquire properties in this area for recreational development. Additional and similar action within this area of natural beauty cannot be overly emphasized.

Area No. 5 -- The Big Slough

This general area lies immediately west of the Wichita-Valley Center Flood Control Project and extends from Maple Street on the south to the Missouri Pacific Railroad right-of-way on the north.

The low lying land in this area has a flat topography and sandy soil. These conditions lead to a wide flood plain throughout the area. However, there is sufficient acreages available adjacent to this flood plain for the development of a semi-regional park. Good use could be made of the many gravel excavations throughout the area in providing for hunting, fishing, boating and other water based recreational activities. There are also many fine stands of natural woods and unbroken prairie containing varieties of native blue stem, buffalo and other grasses.

The existing land use in the Big Slough Area is predominantly agricultural. Recently some urban development has occurred in Country Acres along the west boundary of the drainage area. Most of it is near the drainage divide and high above the natural stream. Some subdivision activity has started to reach down into the Big Slough Valley from the west, and efforts should be made to preserve the natural flood plain wherever possible. The acquisition of a large semi-regional park in this area, coupled with the use of easement or other

measures to secure the flood plain area from development would add to the insurance of flood plain preservation, and curb additional runoff and/or flood water damage.

A semi-regional park in this location would not only preserve the natural character of the area, but it could become a very integral part of a major park system, should provisions for continual travel along the extent of the "Big Ditch" become a reality.

Additional Area No. 6 -- Upper Cowskin Creek

This area is located to the west and north of present development. It extends from Central Avenue on the south to 29th Street on the north, paralleling the flood plain of Cowskin Creek.

The topography is very similar to that found in semi-regional park Area Number 4 with the exception of having more roll in the terrain.

The tree and grass cover is excellent and has received a large amount of attention from persons pursuing the knowledge and beauty of nature.

The acquisition of park property in this area prior to future development, together with the use of easements or other methods of floodplain preservations, would provide additional protection from increased flood waters in the lower Cowskin Creek area.

Additional Area No. 7 -- Upper Arkansas River

This area is located to the north of Wichita in a region of scattered development. It is adjacent to the Wichita-Valley Center Flood Control Project and is easily accessible by the present alignment of Highway 96 skirting its eastern boundary. Future access might also be provided by the proposed realignment and development of this highway into an expressway facility.

The area is largely vacant and used predominantly for agricultural purposes. Excavation of sand and gravel is intensive in this general area and relatively large bodies of water have been developed which could be put to good recreational use. This activity has also created a certain amount of interesting relief in the topography which would lend itself well to scenic park development.

A semi-regional park in this general location would serve that development that might occur to the north of the City of Wichita in the distant future, as well as the existing development in the North Wichita-Valley Center Area.

Additional Area No. 8 -- Upper Middle Branch of Chisholm Creek

This area is located north of the developed area of Wichita, along the upper middle branch of Chisholm Creek. It is bounded on the southeast by the existing right-of-way of the Chicago, Rock Island and Pacific Railroad and by the committed alignment of Highway 254 Expressway. Upon completion

of this expressway, the area will be quickly accessible to most residential development in the Metropolitan Area. The completion of the remainder of the proposed expressway system in the future would make the area immediately accessible to future northeastern urban dwellers.

The area in general is spotted with stands of well established woodlands, usually paralleling the drainage ways of Chisholm Creek. The topography is rolling with deep soil and good drainage. Care should be taken to preserve the upper drainage areas of Chisholm Creek and to promote proper development with regard to the flood hazards possibly created in the lower Chisholm Creek basin.

A semi-regional park in this area could eventually be connected to the park system with a series of bridle, hiking and bicycle trails by using a combination of use easements and existing highway and flood control right-of-ways for the above-mentioned purposes.

A semi-regional park development in this vicinity would adequately serve the expected northeastern development well past 1985.

Additional Area No. 9 -- Upper East Branch of
Chisholm Creek

This area is located to the east of the residential development known as Bel Aire and to the northeast of the Wichita City limits along the east branch of Chisholm Creek.

It is bounded on the south by the proposed location of the Northeast Circumferential Expressway and would be promptly accessible upon the future completion of the proposed expressway system.

The area itself is similar in character to that of Area No. 8 and the intent of open space reservations in this area would again be directed towards curbing flood hazards and preserving the natural beauty of the area.

The development of a semi-regional park in this area along with the use of flood plain easements, existing and proposed right-of-ways, etc., would preserve a majority of the east branch of Chisholm Creek when coupled with park and easement usage in Area No. 1, mentioned previously.

As in the case of Area No. 8, a semi-regional park development in this area would serve future development past the year 1985.

Additional Area No. 10 -- Upper Gypsum Creek

This area is in the vicinity of the existing Beech Lake recreational development along the upper branches of Gypsum Creek. The existence of the large body of water makes this area a "natural" for future recreational development.

Investigations will have to be undertaken, however, to determine the possibility and feasibility of securing public access to the now private development. If public access to the entire development is not possible, the acquisition of adjacent lands

should not be overlooked. As development continues to occur to the east of Wichita, it may eventually become financially feasible to convert the area to public ownership because of increasing land values. If this becomes a reality, it would be desirable to have additional land in reserve adjoining the lake area which would lend itself to the inclusion of additional types of recreational development to serve new residential land use and to buffer this use from the activities of the existing aircraft industry. A certain amount of flood protection would be provided by the use of appropriate open space practices in this upper Gypsum Creek area and the development of a semi-regional park in this location would well serve future residents of eastern Wichita and Sedgwick County.

Additional Area No. 11 -- Seltzer Springs Area

Although this area is located beyond the expected growth pattern of 1985 and well beyond existing development, it is mentioned here because of the vast amount of natural beauty that it contains. Located east of Wichita in the vicinity of Harry Street and the Sedgwick County Line, there exists an area of natural beauty adjoining the drainageway of Spring Creek. Within the area are located large stands of native woodlands, unbroken prairie grasslands, hilly topography and flowing springs. This locale marks the beginning of the scenic Flint Hills region.

The area would be very suitable for the development of a naturalistic park with limited active recreational facilities.

Summary

In summary then, it has been stated that five additional semi-regional parks of at least 200 acres each will be needed to meet the needs of the Wichita Metropolitan Area by 1985.

The suggested general areas for these parks are

1. East Branch of Chisholm Creek,
2. Gypsum Creek Area,
3. The outlet area of the Wichita-Valley Center Flood Control Project,
4. Lower Cowskin Creeak Area, and
5. The Big Slough Area.

Six additional areas are presented for future park considerations. Additional acquisitions in these naturalistic areas would meet the semi-regional park needs of the Metropolitan Area well past the year 1985.

It is felt that the acquisition of park land in these areas should be coupled with other measures of protecting flood plains and flight approach zones to insure public health, safety and welfare through proper open space preservation practices.

The development of the parks themselves should be patterned after the information found in Table 5A-2, in the section of this Chapter dealing with standards, and each park area should be developed with one dominant feature of activity in mind. That feature is to be determined from the needs existing at the time that detailed development plans for the particular area are formulated.

BOARD OF
PARK COMMISSIONERS
ROBERT E. ISRAEL, JR., PRESIDENT
NICHOLAS CONNER
W. R. PHIPPS
GEORGE E. MULLEN
STANFORD J. SMITH

EMORY L. COX
DIRECTOR

BOARD OF PARK COMMISSIONERS
401 CITY BUILDING
CITY OF WICHITA, KANSAS

DEPARTMENT OF PARKS FORESTRY RECREATION AIRPORT

June 15, 1965

Mr. Leonard A. Levand
Law Offices of
Levand and Weil
1104-05 Union National Building
Wichita, Kansas 67202

Dear Mr. Levand:

This will acknowledge receipt of your letter dated June 2, 1965, in which you stated that you, Mr. Robert H. Nelson and Mr. John Jay Darrah represent certain landowners who own a considerable acreage of land adjacent and contiguous to the Brooks farm at 47th and West Street, and in which you also requested that the Park Board Meeting covering this matter be adjourned or continued until such time as you could have proper notice in order to attend and invite other people to attend to be heard on this matter.

Your letter was presented to the Board of Park Commissioners and it was the consensus of the Board that a public hearing conducted by the Board of Park Commissioners on this subject would serve no purpose, since it would infringe upon and duplicate functions of the Wichita-Metropolitan Area Planning Commission.

For your information, the Metropolitan Area Planning Commission has scheduled a hearing on this matter for Thursday, June 17, at 2:00 P.M., in Room 401 City Building Annex, 104 South Main, Wichita, Kansas.

The Statutes of Kansas provide that the Metropolitan Area Planning Commission shall develop and establish the master park plan for park and recreation areas and certain procedures have been established for the preparation and adoption of such a plan.

You will not only have ample opportunity to represent your clients before the Planning Commission, but I assume can be heard again if and when the matter comes before the Board of City Commissioners.



Mr. Leonard A. Levand
Wichita, Kansas

Page 2
6/15/65

I was instructed by the Park Board to thank you for calling to our attention the interest you and your clients have in our park program.

Very truly yours,

ELC:WB

Emory L. Cox, Director

cc: Robert H. Nelson
Attorney at Law
John Jay Darrah
Attorney at Law
C. Bickley Foster
Director of Planning
bc: Russell E. McClure
City Manager

LAW OFFICES OF
LEVAND AND WEIL
1104-05 UNION NATIONAL BUILDING
WICHITA, KANSAS 67202
AMHERST 2-4401

LEONARD A. LEVAND
EDWARD WEIL

June 2, 1965

Mr. Emery Cox
Park Board Director
City Hall
Wichita, Kansas 67202

Dear Mr. Cox:

The writer, Mr. Robert H. Nelson, Wichita attorney, and John Jay Darrah represent landowners who own a considerable acreage of land adjacent and contiguous to the Brooks farm at 47th and West Street, which the city staff is presenting as a possible land site fill.

We have been advised that the Park Board is to consider this matter at a meeting to be held Thursday, the 3rd day of June.

Inasmuch as we have just been advised of this meeting, we would like to be permitted to attend the meeting and express our views in regard to the desirability of this land as a park.

The writer, together with Mr. Nelson and Mr. Darrah, respectfully request that the meeting covering this matter be adjourned or continued until such time as we could have proper notice so that we could attend and invite other people to attend that would be interested in this important matter. We can assure you that there are many people in Wichita interested in this situation, and we believe that sufficient notice and time should be given to everyone so that they can make themselves available for this meeting.

Very truly yours,


Leonard A. Levand

LAL:ec

RECEIVED

Trace
JUN 2 1965
4:45 P.M.

() (Published in The Wichita Beacon on _____, 19)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Public notice is hereby given that the Wichita-Sedgwick County Metropolitan Area Planning Commission will hold a public hearing to consider amending the Master Plan to include land located northwest of the Wichita Urban Area for general open space, park and recreational purposes; which public hearing will be held in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at 2:00 P.M., June 17, 1965.

Said public hearing will be held pursuant to the provisions of Section 13-1109 of the General Statutes of Kansas of 1949, as amended, and will concern the following proposed amendment to the Master City Plan of the City of Wichita, (1946 as amended, extended and added to):

Adding to Section 8, Recreational and School Facilities, as an area proposed for general open space, park and recreational purposes, the following described location:

An area bounded on the north by 53rd Street North (the existing alignment of K-96 Highway), on the south by an east-west line parallel to and approximately 1/4 mile north of 37th Street North (the proposed new alignment of K-96 Highway), on the east by the Arkansas River, and on the west by the one-half section lines of Sections 23 and 26 in Park Township.

Said public hearing above specified will be confined to the matters pertaining to said amendment and all persons concerned and interested are invited to attend said hearing, which is required by law to be held by the Wichita-Sedgwick County Metropolitan Area Planning Commission for the purpose of amending said Master City Plan.

Given under my hand and seal this 21st day of May, 1965,
in the City of Wichita, Kansas.

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

(SEAL)

(1-T)

DR 65-15

THE CITY OF WICHITA

OFFICE OF SANITATION DIVISION

DATE May 13, 1965

TO C. Bickley Foster, Director of Planning

FROM Dale N. Garst, Sanitation Director

SUBJECT Legal Description
Brooks Tract

Attached is the legal description of the Brooks tract which you requested, for use in preparation for the change in the Master Park Plan.



Dale N. Garst
Sanitation Director

DNG:dc

cc: Ralph Wulz
Director of Public Works

LEGAL DESCRIPTION - BROOKS TRACT

Lots 5, 6 and 10 and the Southwest Quarter of Northwest Quarter of Section 25, Township 26, South, Range 1 West, Sedgwick County, Kansas, shown by actual survey to contain 131.37 acres more or less, except:

A tract of land in the Northwest Quarter of Section 25, Township 26 South, Range 1 West of 6th P.M., Sedgwick County, Kansas, beginning on the Section line 822.50 feet east of the Northwest corner of said Section 25, thence north 89.37° east 450.40 feet to the west mean high bank of the Arkansas River; thence along the said high bank south 40.33° east 637.50 feet, south 44.19° east 546.10 feet, south 46.17° east 240.50 feet, south 20.36° east 240.70 feet, south 35.21° east 196.30 feet, south 15.46° east 437.50 feet, south 15.45° west 190.20 feet, south 10.15° east 590.20 feet; thence south 89.34° west 883.88 feet; thence north 4.07° west 673.55 feet to the point of curvature of a 203.24° curve; thence along the said curve described by the following cord, bearings and distances: north 5.32° west 136.00 feet, north 11.55° west 486.30 feet, north 21.56° west 486.30 feet, north 30.19° west 331.06 feet to the point of tangency of said curve; thence north 33.44° west 714.99 feet to the point of beginning, shown by actual survey to contain 44.36 acres more or less.

and

Lots 1, 2 and 5 and the South Half of the Northeast quarter of Section 26, Township 26, Range 1 West, Sedgwick County, Kansas

5152
6252

