

DR71-27 - Comprehensive Development Plan for City of Colwich, Kansas

ACTION

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COMMITTEE

M.A.P.C.

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B.C. B. DO. C.

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remarks: *please look at*

Sewer P42

Park P43 - requires

*amendment to O&P, Res. & Rec. Plan *RS**

COMPREHENSIVE
COMMUNITY PLAN

COLWICH, KANSAS

*Series P47
Part 42*

(PRELIMINARY REPORT)
1971

FEBRUARY 1971
(70-135)

WILSON
& COMPANY
ENGINEERS
& ARCHITECTS

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SECTION I

INTRODUCTION

Community planning is a systematic evaluation of a community's ability to function to the ends of providing its citizens educational, social and economic opportunity, thus assuring a stable environment in which to live and work. This method of analysis first examines each element of community activity as it relates to itself, then as the various elements relate to the system of community life.

The elements of analysis involve the communities land use, population, economy, streets, utilities and public facilities.

In conjunction with established goals and objectives the collected data are used to project future activity within the community and the planned accommodation of that activity. The purpose of this Plan is to provide a general guideline for growth, with assurances that accomplishment is attained in a logical, timely and efficient manner.

SECTION II

HISTORY

In the early eighties, two railroads, known as the Missouri Pacific and the Wichita-Colorado Railways, decided to develop lines running northwestward out of Wichita. It seemed quite natural to develop a community some 18 miles out along these railway lines. The purpose of the community was to be a service center for railway operations and a link with the rural community.

The site for the town was selected in Sections 15 and 16 in Union Township. The would-be residents proceeded to adopt a name and set up their new town. Incorporation of the new community was accomplished on June 6, 1887. The community grew rapidly, both in population and industrial activity.

Unfortunately, this growth was not to last. A devastating fire destroyed almost the entire industrial complex. A general lag in area economy prevented a return to the previous attitudes of growth.

To no avail, residents tried repeatedly to establish a business environment competitive with Wichita. The original residents, disheartened by the situation did little to build until new blood, with persistent effort, established a small shipping and trading center. This activity was mostly in support of Wichita, which was a large trade center by then and beyond competition.

Today the community of Colwich has a population of slightly over 900 persons and occupies an area in excess of 163 acres.

The town could accurately be referred to as a bedroom community. By definition, a bedroom community is one in which the majority of the work force work in a nearby metropolitan area. In the case of Colwich, the majority of the work force is employed in the Wichita or Hutchinson areas.

The major portion of the labor force employed in Colwich proper is principally involved in enterprises, whose sole purpose is supplying goods and services to the community and surrounding area. The limitations of this effort will be further discussed in a later section.

Colwich is located in the center of Union Township in Sedgwick County, Kansas. It is a third class city and is within the jurisdiction of Unified School District (U.S.D.) 267.

The population of Colwich is primarily of German extraction.

The following sections of the Plan delve into the composition of Colwich -- past, present and possibilities for the future.

SECTION III

GOALS AND OBJECTIVES

Goals and objectives are established in order that policies can be formulated which will enable the community to carry out a plan to meet the needs of the community. These needs are for the educational, social and economic well-being of its citizens, both present and future.

Goals are broad statements dealing with all aspects of community development. They indicate the state or condition that the community wishes to attain over a given time span. This time span usually covers a long period of time, for example a twenty-year plan.

An objective is a necessary achievement to be accomplished as a step toward fulfilling a goal. There are usually several objectives as necessary steps to the accomplishment of any one goal.

The following goals and objectives represent the formulation of a "Plan", for the City of Colwich, whereby the needs, present and future, of its citizens, can be met in an effective and efficient manner.

The overall goal of the Plan is to create a community environment, wherein citizens of the community can live in a safe, convenient and healthful environment. The community should be an enjoyable place in which to live and rear a family.

The following more specific goals and objectives contribute to the accomplishment of this overall goal.

LAND USE

Goal

Assure that future land uses present a compact, low density development pattern of land uses in and around the City.

Objectives

Establish land use regulations whereby such uses will be compatible, avoiding mixed land uses.

Develop parks and recreation areas to serve the need for outdoor activities of all ages of the population.

Develop streets and a street system to assure the safe and efficient movement of people and vehicles to, from, through, and within the community.

Anticipate future land use needs and develop a pattern of growth designed to assure the continuance of desirable community development.

Guide and regulate "area" development in order to assure the preservation of natural drainage and other beneficial environmental conditions.

PUBLIC FACILITIES AND SERVICES

Goal

Establish and maintain facilities and services as may be required to reasonably satisfy the needs of the community.

Objectives

Centralize the operational government and its functions in order that effective, efficient and economical dispersal of services might be achieved.

Provide facilities for the educational needs of the public by assuring that adequate school and library facilities are available to accommodate the present and future population.

Insure that sufficient police and fire protection are available to the population in order that public safety is assured and that property might be safeguarded.

ECONOMY

Goal

Enhance and strengthen the economy of the community and at the same time provide for the well being of the citizens.

Objectives

Encourage industrial development by utilizing available resources.

Encourage further development of a centralized business district and an attitude to serve both local and area needs.

PUBLIC UTILITIES

Goal

Insure that present and future utilities are provided in a timely and economical manner in order to assure pleasant and healthful living.

Objectives

Assure that an adequate supply of potable water is available for present and future consumption and fire protection.

Provide sanitary sewer service to all existing and future residential, commercial and industrial users.

Assure that sewage treatment facilities meet the needs of the population, both in size and effective treatment capabilities.

SECTION IV

POPULATION STUDY AND FORECAST

The first Plan element to be considered is population. Examination of past trends essential in the development of forecast of future population. The population forecast serves as a base which may assist community officials in planning for adequate utilities, schools, parks and other services. The forecast is also useful in projecting the scale of land uses to serve the future population.

Table I shows patterns of Population on several comparison levels from 1940 to 1970. It is interesting to note that Goddard, in Sedgwick County, has paralleled the growth of Colwich rather closely, for it is also located in the same general area and is basically the same kind of community. These factors permit data for Goddard to be compared to the data gathered for Colwich.

TABLE 1
POPULATION 1940-1970
STATE, COUNTY AND CITY

	<u>1940</u> ^(a)	<u>1950</u> ^(a)	<u>1960</u> ^(a)	<u>1970</u>
State of Kansas	1,801,028	1,905,299	2,178,611	2,222,173 ^(b)
Sedgwick County	143,311	222,290	347,231	343,939 ^(b)
Goddard	248	274	533	918 ^(d)
Colwich	284	339	703	909 ^(c)

(a) Source: U. S. Census

(b) Source: Preliminary U. S. Census

(c) Based on Land Use Survey

(d) Kansas Tax Rate Journal 1969 Population

TABLE 2
POPULATION PERCENT CHANGE 1940-1970
STATE, COUNTY, AND CITY

	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>Average Change</u>
State of Kansas	5.8	14.3	2.0	7.3
Sedgwick County	55.1	54.4	1.4	36.9
Goddard	10.5	94.5	72.2	59.0
Colwich	19.4	107.4	29.3	52.0

The irregular population growth of Colwich, demonstrated in Table 2, has a two-fold basis. First, communities located within a reasonable proximity to a metropolitan area (within a 20 to 30 minute drive by auto) absorbed an out-migration of people from the metropolitan area during the 1950's. This out-migration took place as moving-to-suburbs gained popularity during the 1950's.

The second influence on population migration has been the vastly improved methods used in farming. Improved technology in agricultural methods has resulted in larger farms with fewer farmers. The result being that the rural oriented, displaced person, sought out opportunity in industry, yet attempted to retain his rural identification. Small communities located near metropolitan work centers have become a natural haven.

The quantity of ex-farm families "in-migrating" was not as large as those "out-migrating" from the metropolitan areas. For this reason, 1960-1970 growth was not as dramatic as the 1950-1960 growth.

Examination of the characteristics of the Colwich population, though somewhat difficult because of its small size (Census information is not detailed for communities under 2,500 persons) will further aid in understanding growth patterns. This type of data can be used in projecting future trends.

There are two levels of information collected by the United States Bureau of Census which may be related to Colwich; the "township" and the "census tract".

In terms of population, Colwich was responsible for 53.3 percent of Union Township population in 1960. Census tract 105 is comprised of Sherman and Union Townships combined. Colwich was responsible for 30.9 percent of tract 105's population in 1960.

According to the U. S. Bureau of Census, "Census tracts are small areas into which large cities and adjacent areas have been divided for statistical purposes." In this case Wichita is the "large city".

The purpose of this type of division is to enable an overview of the metropolitan area's influencing factors.

Table 3 compares population by age and sex.

Figure 1, is a map of the Wichita Standard Metropolitan Statistical Area. The relationship between the township and the census tract can readily be seen.

TABLE 3
POPULATION BY AGE AND SEX - 1960
CENSUS TRACT 105 AND UNION TOWNSHIP

Age	Census Tract 105				Union Township				Union Township	
	Male	Female	Total	Percent Of Total	Male	Female	Total	Percent Of Total	Percent Male	Percent Female
Under 5 Years	214	209	423	18.6	133	122	255	20.0	10.5	9.6
5 - 14	283	340	623	27.4	158	187	345	27.2	12.3	14.7
15 - 24	137	137	274	12.0	71	70	141	11.1	5.6	5.5
25 - 34	128	126	254	11.2	75	71	146	11.5	5.9	5.6
35 - 44	110	106	216	9.5	67	58	125	9.8	5.3	4.6
45 - 54	102	85	187	8.2	56	45	101	7.9	4.4	3.5
55 - 64	58	65	123	5.4	31	37	68	5.3	2.4	2.9
65 and Over	82	94	176	7.7	43	48	91	7.2	3.4	3.8
Total	1,114	1,162	2,276	100.0	634	638	1,272	100.0	49.8	50.2

Source: United States Bureau of Census - 1960

CENSUS TRACTS IN THE WICHITA SMSA

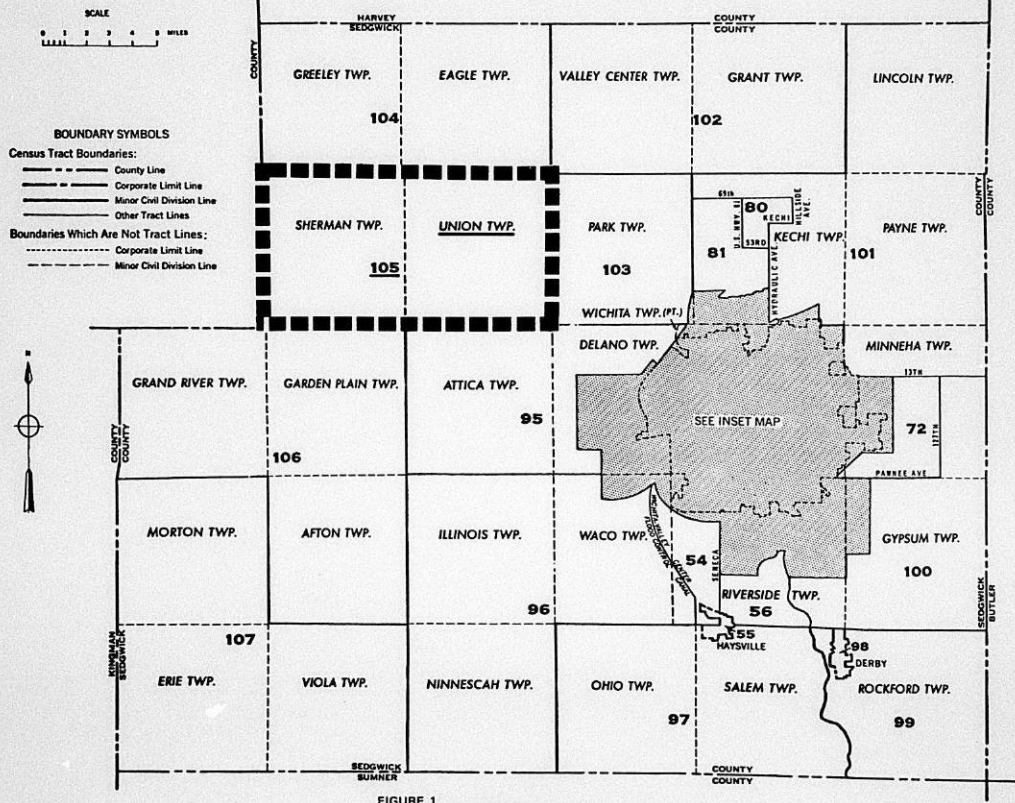


FIGURE 1
CENSUS TRACT MAP WICHITA STANDARD METROPOLITAN STATICAL AREA

Table 3 demonstrates that the percent distribution of population of the Census Tract and Township is very nearly the same. Therefore, in statistical areas where data were not available at the community or Township level, census tract statistics were used to determine distribution percentage.

Table 4 suggests the population distribution by age and sex for Colwich, based on the 1960 population and township level percent of distribution data.

TABLE 4
POPULATION BY AGE AND SEX - 1960
COLWICH, KANSAS

Age	Union Township Percent Distribution			*Colwich Population		
	Percent Male	Percent Female	Percent Total	Number Male	Number Female	Number Total
	Under 5 Years	10.5	9.6	20.1	74	67
5 - 14	12.3	14.7	27.0	87	103	190
15-24	5.6	5.5	11.1	39	39	78
25-34	5.9	5.6	11.5	41	39	80
35-44	5.3	4.6	9.9	37	33	70
45-54	4.4	3.5	7.9	31	25	56
55-64	2.4	2.9	5.3	17	20	37
65 and Over	3.4	3.8	7.2	24	27	51
Total	49.8	50.2	100.0	350	353	703

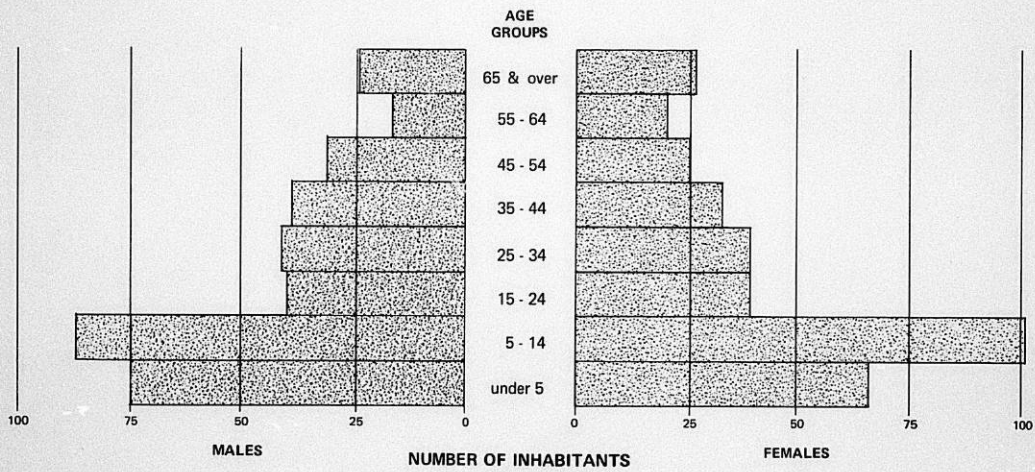
* Based on Percentage Distribution in Union Township

Source: U. S. Bureau of Census

Table 4 indicates the prevalence of under 5 years to 14 year olds in the population. This age span was responsible for 47.2 percent of the population. Further examination shows that 58.2 percent of the population was under 24 years and 69.7 percent was under 34 years of age.

Figure 2, "1960 Population Distribution by Age Groups" displays the statistics of Table 4 in the form of a graph. The wide base formed by the youth of the community is further demonstrated.

FIGURE 2
POPULATION DISTRIBUTION BY AGE AND SEX -- 1960
Colwich, Kansas



By viewing data on the characteristics of the population for Union Township some insight can be gained as to the comparable data for Colwich by itself. Table 5 displays this data.

TABLE 5
CHARACTERISTICS OF POPULATION - 1960
UNION TOWNSHIP

Male 14 years and over	350
Single	112
Married	223
Widowed and Divorced	15
Female 14 years and over	341
Single	85
Married	221
Widowed and Divorced	35
Total Single persons over age 14 years	197
Total Married persons over age 14 years	444
Total Widowed and Divorced Persons Over age 14 years	<u>50</u>
Total Persons over age 14 years	691

Examination of the foregoing data, along with data collected on 1970-71 school enrollment, demonstrates that Colwich is primarily a family community with most of the adult population married. It is further evidenced that there is a prevalence of children; over 43 percent of the population is in grade school. These two trends, along with overall population data, indicate Colwich to be a family centered community with an average of 2.5 children per family.

POPULATION PROJECTION

It is important to keep in mind that the local and area economy could have a significant effect on the rate of growth. The projections made herein are based on a stable economy experiencing neither an extreme growth nor decline but rather a constant rate of growth based on available data. Therefore, the projections are to serve as a guideline for anticipating future requirements but should be adjusted as time passes. Tables 6 and 7 display the data of consequence.

TABLE 6
GROWTH RATE
COLWICH, KANSAS

	Rates of Growth in Percent Based on Sources Listed		
	<u>Kansas Tax Journal</u>	<u>Township Trustee</u>	<u>U. S. Bureau of Census</u>
Per year	4.1	3.05	5.2
Per decade	41.0	30.5	52.0

TABLE 7
POPULATION PROJECTIONS

	<u>Growth Rate in Percent</u>	<u>Number</u>	<u>Growth</u>	<u>Percent Change</u>
1970	-	909 <i>879</i>	-	-
1980	41.6	1,287 <i>1148</i>	378	37.8
1990	41.6	1,822 <i>1481</i>	535	53.5

The foregoing tables represent the rate of growth of the Colwich population over the last thirty years, from three sources of information. The differences in population count, for any given year, between the different sources are the results of different measuring criteria. The averages established as a result of this data should represent a reasonable degree of accuracy.

The established average, along with a reasonably small growth of industrial development, should see a resultant population increase similar to the projection given in Table 7.

SECTION V

LAND USE AND HOUSING

LAND USE

This section is primarily concerned with the Land Use, or uses-of-land, within the study area. The term land use refers to the activity or activities being conducted on a given parcel of land.

The activities may be residential, a commercial enterprise, the production of goods, the offering of various services, or a combination of several activities.

Rather than treat each specific use separately, they are grouped into general classifications by related activity. The following list indicates the classifications that dominate the Colwich land use:

- Single-Family Residential
- Two-Family Residential
- Trailers/Trailer Courts
- Commercial
- Industrial
- Parks and Public Open Space
- Public and Quasi-Public Use
- Vacant Land
- Streets
- Alleys

A land use survey was conducted in Colwich and the surrounding area during the week of September 20, 1970. The results of that survey appear on the following pages. In addition to the information contained herein, the land uses are mapped in color on a 200 foot to 1-inch map of the City and a 1,000 foot to 1-inch map of the area. These maps are not reproducible and do not appear in this report; however, they are on display in the City Commission offices for public use.

Table 8 lists the categories of land use and the acreage each occupies within the City of Colwich.

TABLE 8
EXISTING LAND USE - 1970
COLWICH, KANSAS

<u>Use</u>	<u>Acreage</u>	<u>Percent of Developed Land</u>	<u>Percent Of Total Land in City</u>	<u>Acres Per 100 Persons</u>
Single-Family Dwelling	68.7	42.1	31.6	7.6
Two-Family Dwelling	.2	.1	.1	.0
Trailers	.3	.2	.1	.0
Retail Business	4.3	2.6	2.0	.5
Service Business	1.9	1.2	.9	.2
Public & Semi Public	26.4	16.2	12.2	2.9
Light Industrial	.3	.2	.1	.0
Industrial	14.5	8.9	6.7	1.6
Parks	1.7	1.0	.8	.2
Streets	40.3	24.7	18.6	4.4
Alley	4.5	2.8	2.0	.5
Total (Net)	163.1	100.0	75.1	17.9
Vacant - Useable	54.0	-	24.9	
Total All Land City (Gross)	217.1	-	100.0	

Table 8 shows that there are a total of 163.1 developed acres within the city limits. There are 53.9 vacant useable acres for a "gross" of 217.0 acres. Also listed in the table is the percent of the total, net and gross, utilized by each use.

The data displayed in Table 8 demonstrates statistically that the prime function of Colwich is that of a residential suburban community and not a trade or employment center. Residential uses of land are responsible for about 42 percent of the developed area. An examination of land uses for the City indicates that they are typical of small cities in the Midwest.

HOUSING

A survey of exterior conditions for residential and non-residential buildings was made at the time land use was inventoried. The survey noted location, condition of the structure, use of the structure, and occupancy. Each structure within the City limits and a large portion of the structures located in the study "area" were observed. The study "area" includes that land which lies within three miles of the City limits.

The structural condition of each house was rated according to a visual exterior inspection. A house was rated good if it needed little or no maintenance and normal conservation measures would maintain it in good condition.

If a dwelling had exterior indications of rather poor maintenance such as loose siding or porches, or roofs and screens in need of repair and paint, it was considered deteriorated. This kind of dwelling could be rehabilitated to restore it to good condition.

A classification of dilapidated was assigned to structures lacking foundations or having sagging roof lines, walls out-of-plumb, cracks in brick walls, missing siding, broken windows, or porches falling down. Structures in this condition cannot be economically rehabilitated and should be cleared from the area.

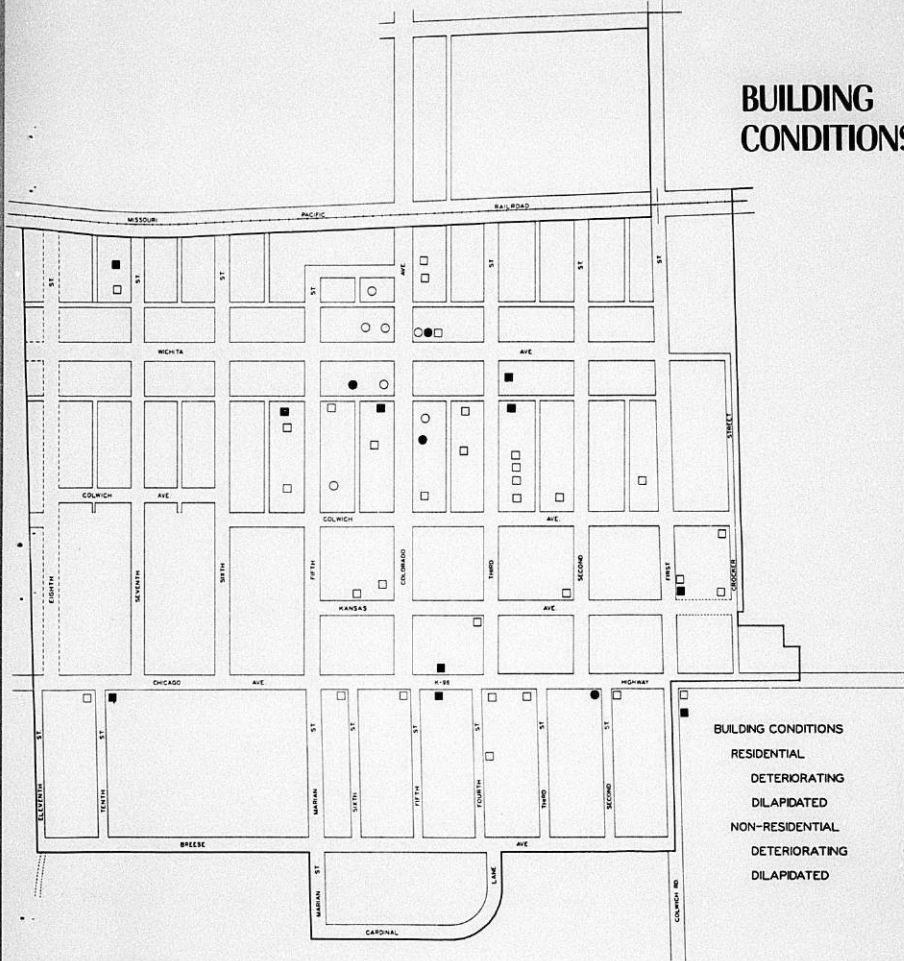
Table 9 represents a statistical summary of the survey data. Figure 3 shows the condition and location of all structures within the Colwich city limits which are either deteriorated or dilapidated.

TABLE 9
HOUSING UNIT ANALYSIS

<u>Type of Unit</u>	<u>No. Of Structures</u>	<u>Dwelling Units</u>	<u>Dwelling Units Occupied</u>	<u>Condition of Structure</u>		
				<u>Good</u>	<u>Deteriorated</u>	<u>Dilapidated</u>
Single-Family	197	197	192	158	31	8
Two-Family	1	2	2	1	-	-
Trailer, Mobile	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	-	-
Total	201	202	197	162	31	8
Percent of Total Structures	100.0			80.6	15.4	4.0
Percent of Total Units		100.0	97.5*			

* Residential Units Vacant 2.5 Percent or 5 Units

BUILDING CONDITIONS



CITY PLANNING
COMMISSION
COLWICH, KANSAS



FIGURE 3

Table 9 shows that structures are generally in good condition. The survey indicated that 31 houses were deteriorated and that 8 were dilapidated. There were 5 vacant houses at the time of the survey; one of these is located outside but adjacent to the corporate limits.

<u>Houses Vacant</u>	
<u>Number</u>	<u>Condition</u>
2	New or Under Construction
1	Good
<u>2</u>	Dilapidated
5	Total

The following table indicates ratio relationship between land, population, and housing.

TABLE 10
RESIDENTIAL DENSITIES
COLWICH, KANSAS

Residential Unit	202
Acres Residential	69.18
Population (1970)	909
Acres Total City (Net)*	163.1
Persons/Acre (Residential)	13.1
Persons/Acre (Net)*	5.6
Residential Units/Acre of Residential	2.9
Residential Units/Net Acre*	1.2

* "Net" = Developed Land Only

The ratio shows that there are 2.9 residential units per acre or that the average lot size per house is 15,020 square feet. Additional observation would indicate that the residents of Colwich enjoy not only large lots but a relatively light density of population. The somewhat higher ratio of people per household verifies the unusually large ratio of children to adults. The average family size is 4.6 persons.

Analysis of building permits issued for residential structures for the years 1961 through 1970 indicates that 44 permits were issued for an estimated \$699,500 in total cost.

TABLE 11
RESIDENTIAL BUILDING PERMITS
AND ESTIMATED COST
COLWICH, KANSAS

	<u>Number</u>	<u>Cost (\$)</u>
1961	7	\$ 64,500
1962	2	32,000
1963	2	32,000
1964	1	10,500
1965	10	150,500
1966	2	29,000
1967	2	43,000
1968	8	131,500
1969	5	94,500
1970	<u>5</u>	<u>112,000</u>
Total	44	\$699,500

Source: City Clerk, Colwich, Kansas

A ten year average of four residential structures per year at an average cost of \$15,897 per structure has prevailed.

FUTURE HOUSING

Considering the number of units required to replace existing dilapidated units and to satisfy future demands at the existing number of persons per unit, 92 new units will be needed by 1980. By 1990 a total of 210 new units will be required. This could conceivably increase the total unit count to 404 residential units in the City.

Table 12 shows an estimate of future housing requirements based on the population projection.

TABLE 12
FUTURE HOUSING AND
RESIDENTIAL LAND REQUIREMENTS (a)

Year	Population	Increases	Population		New Units
			Per Dwelling Unit	Dwelling Units ^(b)	
1970	909	-	4.5	194	-
1980	1,287	378	4.5	286	92
1990	1,822	<u>535</u>	4.5	404	<u>118</u>
		913			210

	Dwelling Units Per Acre	Acres Required	Additional Acres Needed	Average Lot Size	Acres Needed Plus Streets ^(c)
1970	2.9	69.2	-	14,922	-
1980	4.0	90.7	21.5	10,890	26.8
1990	4.0	120.2	<u>29.5</u>	10,890	<u>36.8</u>
			51.0		63.6

(a) Data shown for 1970 based on information gained during data collection. Sources listed in appropriate section.

(b) The number of dwelling units required by 1980 replacements for eight (8) dilapidated units.

(c) Gross acres allows 25% for streets.

LAND USE PROJECTION

The projected land needs for the total City in 1990 is estimated as follows:

	<u>Acres</u>
Residential	63.6
Commercial	5.7
Light and Heavy Industry	7.1
Parks	<u>17.0</u>
Total	93.4

The projected land uses for the year 1990 estimates the amount of land for Residential and associated uses needed to accommodate the projected population. The future lot size for a single-family unit will be somewhat smaller than the current average size for two reasons: First, some of the existing units occupy unusually large lots which tends to distort the current average, and Second, the newer houses in the City have been erected on smaller lots which needs to be controlled in order to maintain the "open" effect desired in a small community whose main purpose is family-centered.

Commercial

The projected commercial land lies on the east side of the present business area. This land is to serve the development of additional commercial uses as well as for renewal of existing commercial properties.

Industry

The Industrial land uses are located along the railroad tracks and in the area now used by International Plastics in the northeast corner of Colwich.

Parks

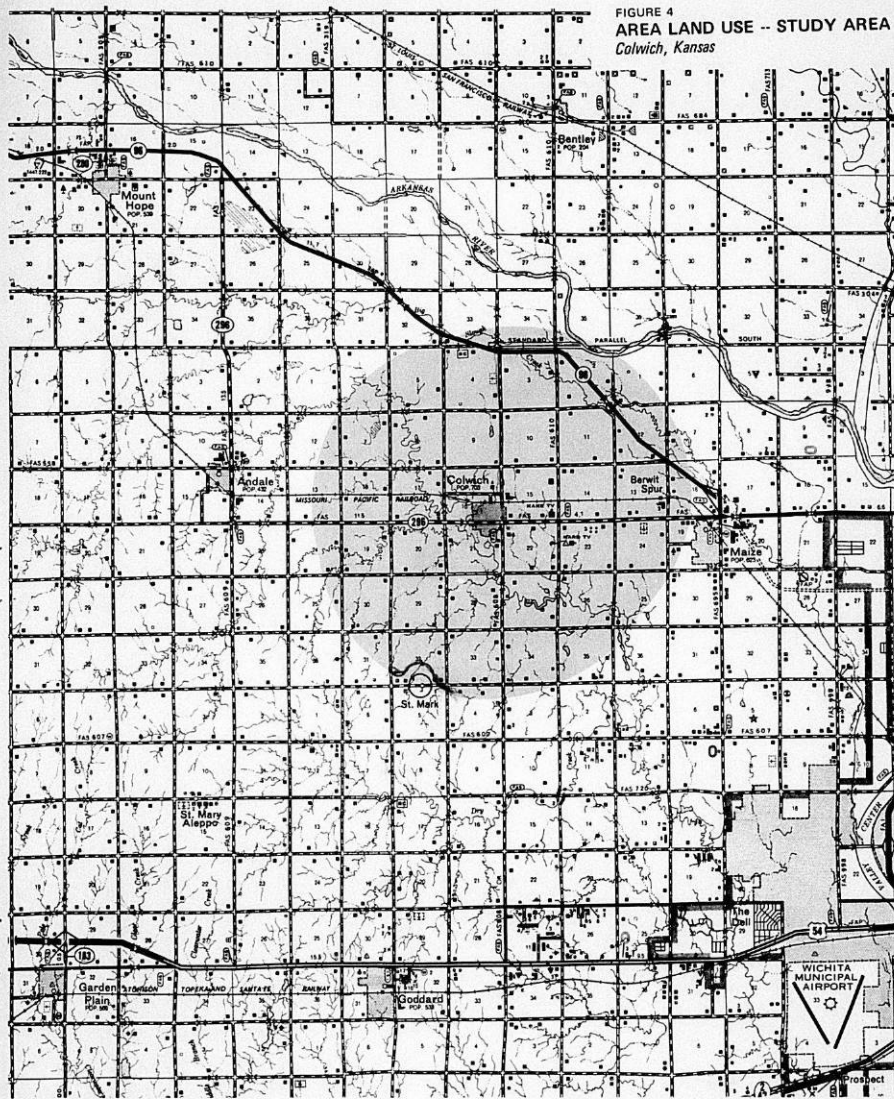
Additional park and recreational facilities are needed to provide opportunities for both young and old residents to enjoy out-of-doors activities. The communities facilities section of this report discusses, at length, the subject of parks and recreational facilities and their role in a community.

Ball Club own 10th & Bruce

AREA LAND USE

Area land use refers to the land which is contained within boundary lines drawn by interconnecting lines drawn from the outer most points of the corporate limits of the City with a three-mile radius. Figure 4 indicates this area.

FIGURE 4
AREA LAND USE -- STUDY AREA
Colwich, Kansas



The land uses determined during a field survey conducted in September of 1970 are shown in Table 13.

TABLE 13
AREA LAND USE - DATA

<u>Use</u>	<u>Dwelling Units</u>	
	<u>Houses</u>	<u>Trailers</u>
Number	127	2
Percent	98.5	1.5

OTHER LAND USES

<u>Land Section No.</u>	<u>Type of Use</u>
4	Cemetery
13	Industrial - 3 sites
15	Kansas Gas and Electric Plant
	T.V. Tower
16	Telephone Switching Station
21	Sewage Treatment Plant (Colwich)
22	Commercial (Fish Farm)
23	T.V. Tower
24	Cemetery
32	St. Marks, Town of; Cemetery
33	St. Marks, Town of

A color coded area land use map (not reproduced herein) is available in the City offices. This map shows the locations and approximate size of each land use in the subject area.

The area land use activities are of significant importance to any community. The use of land adjacent to the City can have a good or an adverse influence on the community, whether it be employment opportunity resulting from new industry, possible pollution of land, air or water caused by some type of activity, or a drawing place for community business activity. In any event, a community should not only be aware of area activity but should seek the cooperation of area land users. This will come in the form of land use regulations and through positive relations with people of the area using the land.

SECTION VI

ECONOMIC BASE

The major portion of the Colwich workforce is employed outside of the City, primarily in or near Wichita. The regional data available on the economy of the area do not furnish sufficient detail to analyze Colwich's position. Therefore analysis of the Colwich economy utilizes data collected in a survey of local business.

GROSS SALES

The gross sales of the businesses which responded to the survey totaled approximately \$500,000.00 for the 1969-1970 fiscal year. Allowing for the non-responding firms, the estimated gross sales for this time period were between \$750,000.00 and \$850,000.00.

Data collected indicated an overall increase of 30.5 percent in gross sales in the five years preceding 1970. This is an average yearly increase of 6.1 percent or \$300,500.00 per year.

TRADE AREA

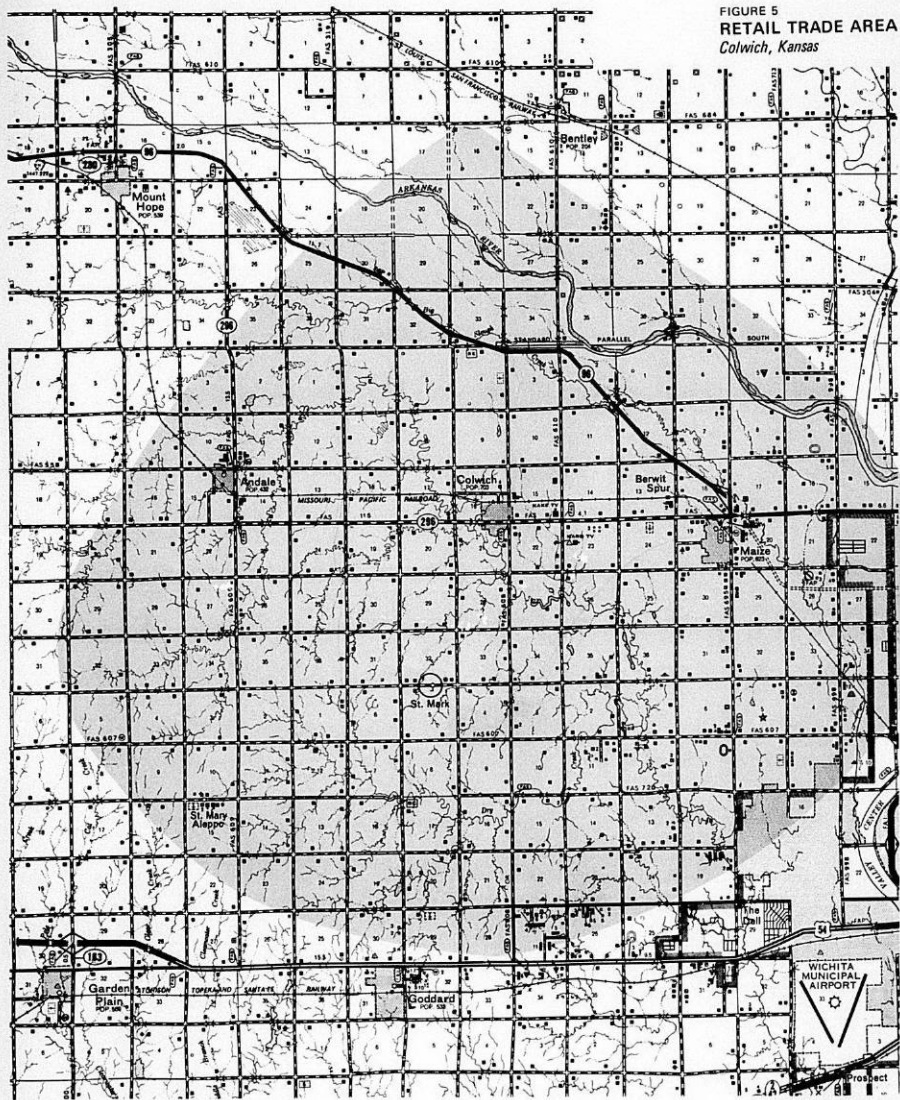
The trade area is established by approximating the average distance patrons travel to shop in the community. Figure 5 shows an outline of the trade area Colwich serves. This area represents the overall average for all businesses surveyed. It should be noted that it does not represent the industrial trade area which is somewhat larger.

The area extends an average of:

- 6 - 7 miles north
- 7 - 8 miles south
- 6 - 7 miles east
- 8 - 9 miles west

The fact that the trade area extends beyond neighboring communities is a strong indication that there may be Colwich businesses which have a unique operation, product or management policy.

FIGURE 5
RETAIL TRADE AREA
Colwich, Kansas



EMPLOYMENT

Data collected during the survey indicates that, of the people working in Colwich, 80 percent live in the town itself. In terms of numbers there are approximately 100 to 115 people employed in Colwich proper. This then would indicate that there are 80 to 85 members of the work force employed in the City proper. The approximate size of the total work force is 220 persons or between 20 to 25 percent of the population.

CONCLUSIONS AND RECOMMENDATIONS

In viewing the overall economic picture, both present and future, the potential for a reasonable amount of growth in and around Colwich is only limited by the ambitions of the population. There are several existing conditions which could be of considerable advantage to the community.

1. The established trade area is sizeable as the result of already unique services.
2. Availability of land suitable for development.
3. Transportation, both rail and highway.
4. Short travel distance to a major metropolitan area.
5. Readily available training facilities for a labor force and a sizeable labor force living within a short travel time.

It is recommended that the following steps be taken.

1. Provide improved street lighting in the Central Business District.
2. Improve and renovate buildings now in poor repair.
3. Encourage construction of additional shopping facilities in the downtown area.
4. Permit all future commercial building only in the central business area.
5. Encourage industry to locate in Colwich.

SECTION VII
MAJOR STREET PLAN

The Colwich street system is a grid system with streets oriented north-south and east-west.

Principal routes serving the community are K-96, east and west, and FAS-608 from the south. FAS 610 extends north from K-96 one mile east of Colwich and links the K.G. and E. generating plant with relocated K-96.

Table 14 is an inventory of the Colwich street system. There are 5.4 miles in the system including .4 miles of unopened dedicated streets.

TABLE 14
STREET INVENTORY

<u>By Right-of-Way Width</u>		
<u>Width</u>	<u>Length in Miles</u>	<u>Percent</u>
40	0.3	6
60	4.4	81
80	<u>0.7</u>	<u>13</u>
Totals	5.4*	100

* Includes 0.4 miles of unopened street

<u>By Surface Type</u>		
<u>Type</u>	<u>Length in Miles</u>	<u>Percent</u>
Dirt	0.3	6
Sand	3.0	60
Gravel	0.4	8
Asphalt	<u>1.3</u>	<u>26</u>
Totals	5.0	100

Note: 3.1 miles of the improved streets have curb and gutter.

RIGHT-OF-WAY WIDTHS

The table shows that there are three right-of-way widths used in the City; 81 percent are 60-feet in width, 13 percent are 80-feet in width, and only 6 percent, 40-feet in width. The 60 and 80 foot rights-of-way are adequate but the 40-foot width does not provide adequate right-of-way on which to maintain an adequate roadway width.

Greater economy can be achieved by using streets properly sized for traffic carrying capability and by adjusting widths to properly serve adjacent land use.

The use of land adjacent to the street is related to the kind of street that should be constructed to provide proper traffic service.

PROPOSED MAJOR STREETS AND HIGHWAYS

The proposed plan, Figure 6, shows a system of streets and roads to serve Colwich and its environs.

Two kinds of streets are proposed for the City, major traffic streets and minor traffic streets. A major street is intended to move traffic through and around the City and to connect heavy traffic generating centers within the City.

Major Streets and Roads

The FAS 608 route entering the City from the south should be extended north through the City over First Street to the section road north of the City and then east to connect with FAS 610 at the northeast corner of the Kansas Gas and Electric Company's generating plant. This would provide a north exit which the City does not have and would better serve the business district and industrial area on the City's north-east corner.

A major street running north from Colorado Avenue to the half section road and then east to the proposed FAS 608 would further enhance traffic circulation in and around the business and industrial area.

Wichita Avenue, from First Street to Fifth, would be designated for major traffic purposes. This would complete a system to serve the business and industrial district.

Fifth, extended south over Marian, would be a north-south major street linking the business district with the City Hall-Library, the nursing home, Catholic Church, City park, and the elementary school with the new growth area to the south of the City. After leaving the south end of Marian, the street would be extended south and east to a point on FAS 608 about one-quarter mile south of the present corporate limits.

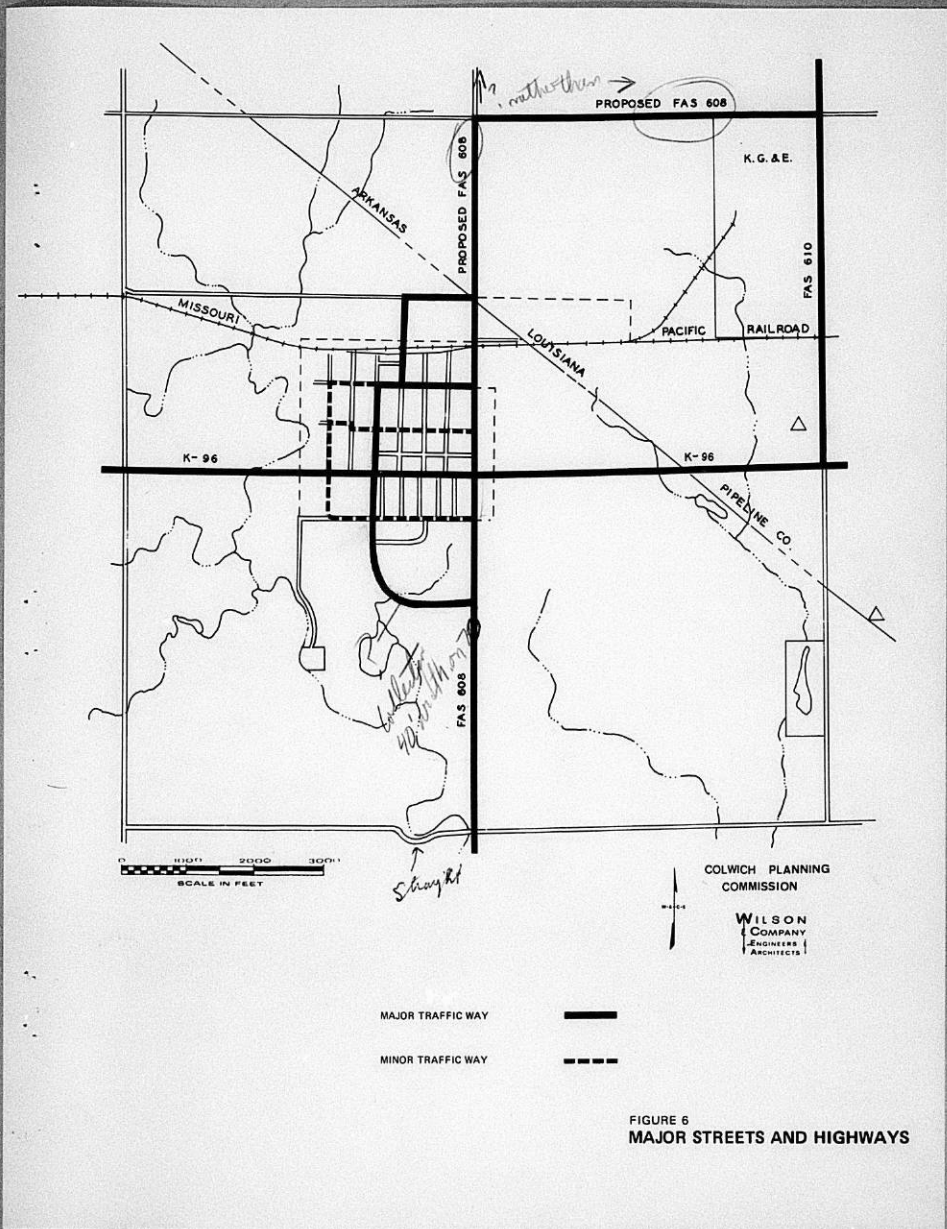


FIGURE 6
MAJOR STREETS AND HIGHWAYS

Except in business or industrial areas, parking is generally prohibited on a major street. It may be most beneficial to restrict parking only during peak traffic hours.

Minor Traffic Streets

These streets are intended to provide easy access from residential areas to the major street system. In the proposed street plan, they also serve as cross-town streets. They are not intended to carry large volumes of traffic. Parking may be permitted on these streets.

Residential Streets

These streets are intended to serve only the abutting residential property and need not be constructed to the same width as the major and minor traffic street.

STREET STANDARDS

The following standards are intended for new streets to be developed or streets to be reconstructed to conform with the street plan.

TABLE 15
STREET STANDARDS

<u>Classification</u>	<u>Kind of Traffic Service</u>	<u>Right-of-Way Width</u>	<u>Pavement Width</u>
Residential	Abutting Property	60'	30'
Minor	More traffic	70'-90'	44'-68'
Major	More traffic	100'-150'	52'-68'

The proposed street plan and the road system in the Colwich environs are in general conformity to the "Transportation Plan for the Wichita-Sedgwick County Metropolitan Area" as published in the adoption papers of May 19, 1966. The exception is the proposed extension of FAS608 to better serve the City of Colwich and the adjacent industrial complex.

SECTION VIII

CENTRAL BUSINESS DISTRICT

The business district in most cities is the focal point of numerous activities which can usually be grouped into retail and service businesses, entertainment and cultural. More recently the retail function of the business district has been declining with the establishment of outlying shopping centers. The business district in the small city may provide only a few of the above activities. It may provide only nominal business service and shopper conveniences. The services it can provide are closely related to its trade area and the amount of sales it can capture from that area. The business survey indicated that the business district was doing about 0.8 million dollars of business from a trade area with a radius of about eight miles. There is considerably more trade potential in the area than is now attracted. The concerns of the local businessmen in the future should be to create a more attractive shopping center, to attract new business and to capture a greater portion of the sales dollars from the trade area. This will involve creating a more attractive business environment, providing a business climate that will attract new business, and providing modern merchandising techniques, increased inventories and greater shopper conveniences.

EXISTING LAND USE

The business district is characterized by a mixed land use pattern. Past commercial uses have tended to group near Colorado and Wichita Streets and to extend to the north and east. The result has been mixing of residential and commercial uses. Industrial uses have developed along the north side of the district adjacent to the railroad. There are approximately twenty acres of land in the district. Nearly half of the area is vacant, 20 percent is used for residences, and commercial and industrial uses account for another 20 percent.

Figure 7 shows the existing land use pattern together with a scheme for redevelopment of the Central Business District.

FUTURE LAND USE PLAN

The future plan for the shopping district departs from the traditional commercial pattern through the addition of a miniature downtown park and a shopping and office complex with off-street parking space. The miniature park would be a place in which people could meet, or where children could play while parents were shopping. The concept is intended to stimulate greater use of the business area by making it a more attractive and convenient place to shop or conduct other kinds of business. The concept is also intended to make the district a focal point for community as well as area activity.

FUTURE CENTRAL BUSINESS DISTRICT PLAN

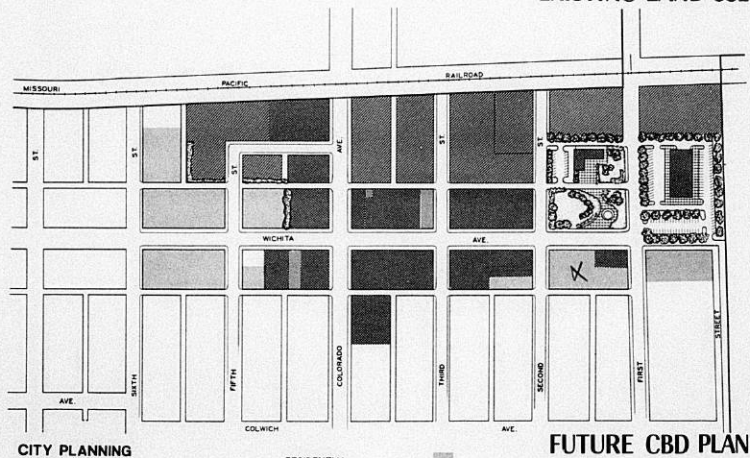
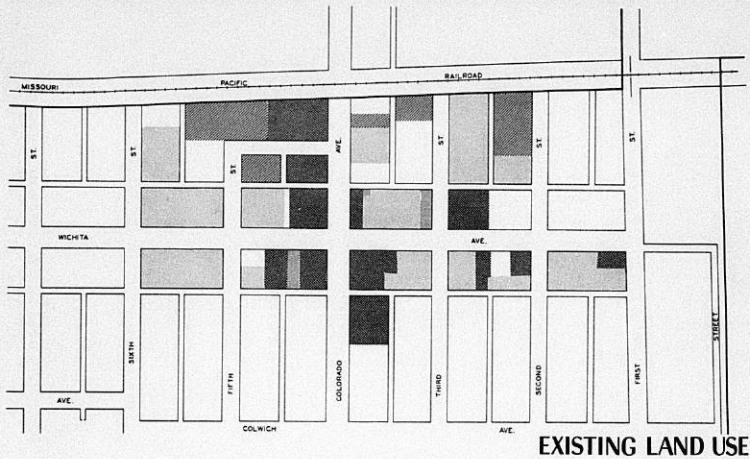


FIGURE 7

A more compact pattern of commercial uses should be encouraged along Wichita Street by removal of older residences to provide sites for new commercial activities.

The deep blocks adjacent to the railroad should all be developed for light industrial uses which would be generally compatible with the business district. Industrial park guidelines could be applied to many of these tracts to assure good development practices.

Screen plantings should be developed between the residential properties and the abutting commercial and industrial properties.

The proposed plan would redevelop 3.2 acres of residential and the vacant land along Wichita and First to create 9.6 acres of new retail and service business uses. The miniature park would require about .8 acres and a total of 8 acres of industrial land would be created.

The City should encourage development of the business district through policies and land use regulation which would discourage outlying commercial development.

SECTION IX

COMMUNITY FACILITIES AND SERVICES

Community living by its very nature, requires that certain common services be provided to insure the safety and well-being of the populace. Essential community facilities include a city hall, utility systems, fire and police station, parks and recreation facilities, schools, library, health and sanitation facilities. Since these facilities often become obsolete as the demand for services increases with the growth of the community, an inventory is necessary to determine their capability to serve the present and future population of the Community.

CITY-TOWNSHIP LIBRARY AND CITY HALL

The City-Township Library and the City Hall are housed in the same building. The building is of frame construction and was used at one time as a school house of the "one-room" style. The first level is used as the library and the basement consists of a meeting room and offices for the city-township government. The condition of the building was rated as "deteriorating," during the field survey.

The building is located on a parcel of land which is approximately 35,000 square feet (.8 acre). The gross space occupied by the building is about 1,200 square feet.

Library

The library itself has a usable area of about 625 square feet, discounting rest rooms and a small storage area. The equipment consists of 3 tables, 15 kindergarten size chairs and 8 wooden folding chairs. There is no work space provided for the staff.

The staff consists of one librarian and volunteer workers. The librarian works 12 hours per week, 11 of which the facility is open to the public. Additional staff requirements are met by volunteer workers whose time is not recorded.

There are 3,300 volumes which belong to the library and a service system available. During 1970, there were approximately 100 service system requests and 7,206 books were circulated. The existing shelf space is nearly filled and is in fair to poor condition.

The City of Colwich and Union Township each provide \$750 per year for the operation of the facility. Membership cards are not issued.

TABLE 16
COLWICH LIBRARY COMPARED WITH MINIMUM STANDARDS*

	<u>Standards</u>	<u>Union Township</u>
Population	Under 10,000	1,701
Volumes per capita	3.5 - 5	1.9
Seats per 1,000 population	10	13.5
Circulation (Vol. per capita)	10	4.2
Square feet per capita	.7 - .8	.4
1st Floor space per capita	.5 - .7	.4
Cost per capita	\$16.50**	\$0.88

*Standards Source: Practical Administration of Public Libraries,
Wheeler and Goldhor, page 554.

**For 1961, without furnishings.

Table 16 indicates that funding is inadequate to provide increased services. Bookstocks need to be increased to encourage greater utilization. Increasing operating hours from 11 to 17 hours per week would further utilization of the library.

The library is very well located with respect to population distribution, being within easy walking distance of three-fourths of the population.

In the future, the library should be increased in size to about 1,500 square feet and the bookstock should be increased by about 6,000 volumes to adequately serve a future population of 1,800.

The City-Township offices are located in the basement of the library. Rather than offices they are actually meeting rooms with office activities being conducted mainly from the homes of various officials. As often happens in small communities, the historical records and current operational data are not collected in one place. It would be to the advantage of the community if a central operational office could be established. All city records, information and contacts could be better administered through such facilities and the task of the city officials simplified.

It is recommended that a new City-Township building be constructed to provide facilities needed to centralize the local government activities. It is further recommended that library facilities be incorporated in this building and that current equipment and operational deficiencies be corrected. The facilities should also provide for the anticipated growth of the City. The present site, because of its central location, would be most suitable for a new facility.

*Community
Project to have
many*

POLICE PROTECTION

The national standard used to determine the number of law enforcement personnel needed in a community, as cited by the Federal Bureau of Investigation, is one officer per 1,000 population. In Colwich, this

need is currently satisfied by the town marshal. It is his responsibility to coordinate additional assistance as required from other agencies (i.e., Sheriff or Highway Patrol).

In accordance with the national standard and population projections cited herein there will be a need for one additional officer in the future. It is also recommended that, inasmuch as the community must rely on outside assistance in emergency situations, that a radio control center be established. This service could also serve as part of the fire protection effort.

FIRE PROTECTION

According to the Kansas Inspection Bureau, Colwich has a class "10" public fire protection rating. This rating indicates that the existing fire department does not meet minimum requirements for such service.

It would be in the best interest of the community to take steps to meet the minimum requirements as outlined by the Kansas Inspection Bureau's Bulletin for ninth class Public Fire Protection.

A further improvement in public fire protection capabilities could be gained with the development of a public water system and, subsequently, a better insurance rating. The requirements are outlined in Kansas Inspection Bureau's publication on "Minimum Requirements for Class 8 Public Fire Protection."

WATER

At the present time there is no public water system in Colwich. The business and residential community have heretofore met their needs through the use of private wells.

The general opinion may well be that the existing practice is satisfactory, however, there are several contraindications. These indications are neither intended to be alarmist in nature nor as a direct result of the population projection. It should be noted that if the projections hold true, the existing contraindications will be intensified.

The health and welfare of the community should serve as the over-riding criteria in favor of a public water system.

The first point of concern is the health of the persons consuming the water from private wells. With private wells the incidence of possible contamination is increased. Add to this the fact that it is not economically feasible for each user to maintain his own purification and treatment system. The need for treatment capability intensifies with an increase in industrial waste disposal. With or without public sewage systems,

industrial waste can result in serious pollution of the ground water source. Another point favoring water treatment is the presence of once used private septic tanks. These tanks have a tendency to leach out contents even years after last use. As ground water finds its way into the water table, it carries with it pollutants from the air, as well as the ground it passes through, and the possibility of polluting the ground water supply is increased.

Another consideration is the close proximity of homes still using private sanitary facilities. The homes immediately outside of the city limits are an example; their systems leach into the water table.

It then appears to be somewhat of a risk as to whether the individual wells within the City will or will not pick up polluted water.

Another major indication in favor of a city water system is to provide a ready water supply to be used for fighting fires. Colwich's fire protection rating of 10 is the lowest possible rating and is predicated on the lack of an adequate fire department and the absence of an acceptable water system.

At present, the only available large volume water supply is the well located in the park in the southwest section of the City. There are two possible problems caused by total reliance on this single source.

First, during a fire there must be a repeated run to and from the well to fill fire equipment with water. Second, in the event of a major emergency involving a shutdown of electric power, the well would not be operational.

See notes?

A full study should be conducted of this situation in order to determine the total feasibility of providing a public water system.

SANITARY SEWER

The sewer system established in 1958, adequately serves the community. The City retains the services of a part-time operator to conduct day-to-day checks on the treatment plant operation.

If the projected population of approximately 2,000 persons is reached there will be a need to expand the existing facility. Provisions for this expansion should be made in the near future in order to permit funding and sufficient time for construction.

Figure 8 indicates the location of existing sewer lines and also shows the storm drains which serve the City.

PARKS

There is one area in Colwich designated as a park. This area is 1.7 acres in size and is located in the southwest part of the City, directly across the street from the Roman Catholic Church. It is equipped with one slide, one merry-go-round and no other recreation equipment. The park is also the location of the municipal water well.

The only other recreational area is the school playground.

With the advent of shorter working hours, recreation areas have become a greater necessity to cities. These areas are even more important in cities like Colwich where the family plays a dominant role in community activity. In well-planned parks, individuals and family groups can gather for out-door enjoyment.

The one existing park and its equipment is inadequate for both the present population and for the future population. According to the National Recreation and Park Association, a community should provide one acre of park per 100 people in order to meet minimum standards. This would indicate that Colwich at present has a need for a little more than 9 acres of park land. There is a current deficit of 7.3 acres. By 1990 there will be a need for 17 acres of park or 15.3 acres more than currently available.

Future parks should contain playground equipment and picnic facilities for all age groups. With proper planning, the school grounds can serve some of the recreation functions, but it cannot serve as the primary facility.

Park Recommendations

1. Provide additional equipment for the existing City Park.
2. Improve existing baseball fields.
3. Provide a small park on the grounds of the City-Township Building and a "downtown miniature" park.
4. Construct park in the southern part of the City to provide for playground, games and picnic activities.
5. Provide a small park area on the west side of the City, as shown on the proposed land use plan, with picnic facilities and playground equipment.

U.S. POST OFFICE

The present facility is new and appears to be adequate. To meet future needs of an increasing population it may become necessary to hire additional personnel and to expand services such as door-to-door delivery.

SCHOOL SYSTEM

A community's most valuable resource is its people. To cultivate that resource to the maximum degree of effectiveness serves the best interests of the community. A primary means which can and should be used effectively, efficiently and economically to cultivate this resource is the educational system of the community.

The following is an analysis of the Colwich school system. To properly evaluate the system requires an over-view of the entire Unified School District.

Colwich is located in Unified School District 267, Renwick. The district office is located in Andale, Kansas. The District encompasses an area of approximately 199 square miles. There are two high schools and six elementary schools with a total student enrollment of 1,807. There are 96.2 teachers in USD 267 and it has an overall student-teacher ratio of 18.8.

The following table shows data on the physical plant of USD 267.

TABLE 17
USD 267 SCHOOLS

<u>Name</u>	<u>Location</u>	<u>Grade Levels</u>	<u>Ownership</u>	<u>Construction Date</u>
Andale Elementary	Andale	K-8	Parish*	1926
Andale High	Andale	9-12	USD	1939
Colwich Elementary	Colwich	K-8	Parish*	1959
Garden Plain Elem.	Garden Plain	K-8	Parish*	1950&52
Garden Plain High	Garden Plain	9-12	USD	1950
St. Joseph Elem.	Mt. Hope	1-8	Parish*	1922&66
St. Mark's Elem.	St. Mark's	1-8	Parish*	1940
St. Mary's Elem.	Garden Plain	1-5	Parish*	1924

*Rented

Table 18 lists additional characteristics of the schools.

TABLE 18
CHARACTERISTICS OF USD 267 SCHOOLS

<u>School</u>	<u>Site Size (Acres)</u>	<u>Classrooms</u>		<u>Students Per Classroom</u>	<u>Teachers Per Classroom</u>
		<u>Number</u>	<u>Avg. Size (Sq.Ft.)</u>		
<u>Elementary</u>					
Andale	5.0	14	900	19.6	1.4
Colwich	10.0	14	840	28.0	1.5
Garden Plain	13.0	8	750	38.1	1.6
St. Joseph	10.0	5	805	20.4	1.0
St. Mark's	12.0	8	850	24.6	1.2
St. Mary's	4.0	2	850	23.0	1.0
Subtotals	54.0	51	832*	25.6*	1.3*
<u>Senior High</u>					
Andale	15.0	16	750	21.9	.7
Garden Plain	6.7	10	950	11.0	1.3
Totals	75.7	77	836*	23.7*	1.2*

*Averages

In viewing the overall school district, the principal area of constraint seems to be the sufficiency of facilities rather than number of students per teacher. The overall average of 1.2 teachers per classroom seems to indicate that improvised classrooms are in use. The three schools with the highest ratio of teachers per regular classroom are Andale (1.4), Colwich (1.5), and Garden Plain Elementary (1.6). All of these schools are currently using special additional classrooms (i.e., trailers, cafeteria, etc.) as regular classrooms.

It is significant to note that all three of the above-mentioned schools are rented facilities which may well cause building addition problems and, in addition, the Andale facility is 45 years old.

Table 19 lists the 1970-71 enrollment data for each of the schools in USD 267.

TABLE 19
U. S. D. 267 ENROLLMENT

Grades	Andale High School	Andale Elem.	Colwich Elem.	Garden Plain Elem.	St. Joseph Elem.	St. Mark's Elem.	St. Mary's Elem.	Garden Plain High	Total	Average Grade Size	Percent Of Total
Kindergarden		43	47	43	-	-	-		133	44.3**	10.1
1		27	40	33	8	15	14		137	22.8	10.4
2		29	41	22	10	22	6		130	21.7	9.9
3		24	40	32	14	25	10		145	24.2	11.0
4		28	47	30	14	26	5		150	25.0	11.4
5		35	38	33	14	28	11		159	26.5	12.1
6		25	52	52	14	33	-		176	35.2	13.4
7		34	43	36	10	22	-		145	29.0	11.0
8		29	44	24	18	26	-		141	28.2	10.7
9/ Sub Total (K-8)	-	274	392	305	102	197	46		1,316	219.3	100.0
9	95							35	130	65.0	26.5
10	85							40	125	62.5	25.5
11	101							31	132	66.0	26.9
12	70							34	104	52.0	21.1
Sub Total (9-12)	351							140	491		100.0
Total	351	274	392	305	102	197	46	140	1,807		100.0
Number Teachers	20.0	11.0	20.6	15.5	5.1	9.4	2.1	12.5	96.2	-	
Teacher* Pupil Ratio	17.5	24.9	19.1	19.7	20.0	21.0	21.9	11.2	18.8	-	

* Not including Kindergarden

** Includes a.m. and p.m. sessions, average size 22.2 per class

Since this report deals with the community of Colwich alone, further investigation or evaluation at the district level will not be undertaken. It should be noted, however, that the solution to the Colwich school's problems will require cooperation with the District.

COLWICH SCHOOL FACILITIES

The Colwich Elementary School was constructed in 1959. It is owned by the local Roman Catholic Church. The school is located in the extreme southwest corner of the City on a site of 10 acres including a baseball field and playground area. The playground equipment consists of:

<u>Quantity</u>	<u>Equipment</u>	<u>Condition</u>
1	Swing set (8 seats)	Good
1	Slide	Good
2	Jungle Gyms	Good
1	Hand Walk	Good

With the exception of sidewalks along the school frontage, the play area has turfed or dirt surface.

The building itself is a single-story brick structure in sound condition. It fronts on Marian Street at the corner of Chicago and Marian. The structure occupies a gross area of approximately .9 acres. In addition to this permanent structure, there are 3 portable classrooms (trailers) located on the west side of the school.

Table 20 contains data on the internal facilities.

TABLE 20
FACILITIES - COLWICH ELEMENTARY

12	Regular classrooms
3	Overflow classrooms (temporary)
1	Library
1	Lunch Room
1	Health Room
1	Gymnasium with stage
-	Administration offices

The library contains 4,155 volumes and has seating for 40 persons. It also serves as a relief classroom.

The Health Room is used for emergencies and as an overflow classroom.

The gym also doubles as an auditorium. However, because there are no bleachers, folding chairs must be used. It contains 9,798 square feet of space.

In addition to regular physical education classes, band and vocal music classes are also conducted in the gym.

The lunch room has a seating capacity of 100 persons. During the one-hour lunch period approximately 73 percent of the students are served. The lunch room also serves as a classroom, seating 40 students.

SYSTEM DESIGN

Colwich Elementary is responsible for grades Kindergarten to Eighth. Kindergarten meets only half a day. Grades 1 through 4 are stationary in that they do not move from room to room. Grades 5 through 8 are departmentalized and have 8 separate class periods per day, including physical education and study hall.

The students attend school from 8:30 a.m., to 3:30 p.m., with an hour break for lunch. This allows for approximately 6 instruction hours per day. Grades 5 through 8 have eight periods of a little less than 45 minutes each.

Extra curricular activities include:

Basketball	grades 7-8
Softball	grades 7-8
Track	grades 7-8
Vocal	Open
Instruments (Band)	Open
Science Club	Open

STAFF

In terms of number of teachers, the staff is adequate. The student-to-teacher ratio is slightly less than 20 to 1 when the physical education, and part-time band instructors are included in the ratio; the ratio is slightly more, 20.9 to 1, when not included.

STAFF - COLWICH ELEMENTARY

	<u>Class</u>	<u>Teachers</u>
K	1	1 (a.m. and p.m.)
1-8	2 each	2/grade level
Total	17	17 Teachers
<u>Special Additional</u>		
Physical Education		1 Teacher
Band		1/2 Teacher
Math (Extra)		1/2
<u>Available to School</u>		
Psychologist	1	
Speech Therapist	1	
<u>Administration</u>		
Principal	1	
Secretary	1/2	
Janitors	1-1/2	
Teacher Aids	2 (Part time)	

In accordance with the "Elementary Principal's Building Report," Kansas State Department of Education for 1970-71 school year, the "full time" equivalent number of teachers for Colwich is 20.58. This figure takes into account non-full-time teaching staff or special staff classifications:

- Physical Education Instructor
- Art
- Music
- Language
- Reading (special)
- Visiting Teachers
- Speech Therapist
- Librarians
- Any other special teachers as required

It also allows a count of one for the non-teaching staff that takes part in the teaching functions (i.e., Principals, Guidance Counselors, Psychologist, Audio Visual Staff, Directors, Supervisors, Nurses, etc.).

Enrollment

The overall enrollment for the school is composed of 89.9 percent from the City of Colwich and 10.1% from the surrounding area. Table 21 lists enrollment by grade for the 1970-71 school year.

TABLE 21
ENROLLMENT 1970-71
COLWICH ELEMENTARY

<u>Grades</u>	<u>Boys</u>	<u>Girls</u>	<u>Total</u>
K*	24 a.m. 23 p.m.		47
1	19	21	40
2	14	27	41
3	23	17	40
4	19	28	47
5	17	21	38
6	29	23	52
7	24	19	43
8	<u>22</u>	<u>22</u>	<u>44</u>
Total 1 - 8 only	167	178	345
Plus K			<u>47</u>
Total K-8			392

*Both boys and girls in a.m. and p.m. sessions for "K".

The average number of students in grades K-8 is 43.6 students.

The overall enrollment during the last five school years is listed in Table 22.

TABLE 22
ENROLLMENT HISTORY
COLWICH ELEMENTARY

<u>School Year</u>	<u>Number</u>	<u>Number Change</u>	<u>Percent Change</u>
1966-67	420	-	-
1967-68	405	-15	-3.6
1968-69	401	- 4	-1.0
1969-70	382	-19	-4.7
1970-71	392	+10	+2.6

Source: Administration Reports USD 267.

The enrollment over the last five school years indicates a downward trend. There is a classroom shortage which is significant enough to warrant the use of temporary classrooms. There is a present need for permanent expansion of the school; a need which will become even more extreme if the population continues to grow. A number of problems will exist whether the school population grows or remains stable. Growth, will, of course, make them even more critical. The first and foremost problem is the overcrowded condition which now exists. At present the regular classrooms cannot accommodate the enrollment, and three trailers and five dual purpose rooms (i.e. lunch rooms, etc.) are used.

Table 23 lists number of families and children inside and outside of the City of Colwich.

TABLE 23
FAMILIES WITH CHILDREN IN GRADES K-8
COLWICH ELEMENTARY

<u>Number Children/Family</u>	<u>Number of Families</u>	<u>Number Children</u>
1	38	38
2	22	44
3	30	90
4	23	92
5	12	60
6	4	24
7	0	0
8	<u>1</u>	<u>8</u>
Total Colwich	129	356
Colwich Area		
1	7	7
2	2	4
3	2	6
4	2	8
5	1	5
6	<u>1</u>	<u>6</u>
Total Outside City	15	36
	50	

The average number of K-8 children per family living in Colwich is 1.75 (1.8). The outside average is 1.40 children per family. Note that this does not account for children in other than K-8 grades.

Projections

The present over-crowded condition will become even more intensified if steps are not taken to relieve the present over-crowding and to plan for the future. At present, our 25 percent of the classrooms are temporary or make-shift accommodations.

TABLE 24
PRESENT & FUTURE CLASSROOM NEEDS

<u>Year</u>	<u>Population</u>	<u>Persons Per Family</u>	<u>Persons Per Family K-8</u>	<u>Number Families</u>	<u>K-8 Children*</u>
1970	909	4.5	1.8	202	356
1980	1,287	4.5	1.8	286	515
1990	1,822	4.5	1.8	405	729

*City of Colwich only, does not include area children.

AREA ENROLLMENT

1970 Rural 36 children = 10.1 percent of school population
 1980 Rural 51 children = 10.1 percent of school population
 1990 Rural 73 children = 10.1 percent of school population

The National Health Association recommends not more than 25 students per classroom. When this number is used as a standard maximum per class and applied to the present and future enrollment, the overcrowding becomes even more apparent.

<u>Year</u>	<u>Regular Classrooms</u>	<u>Standard # Students Per Room</u>	<u>Max. Number Students for Existing Facilities</u>	<u>Projected No. of Students</u>	<u>Excess Students</u>	<u>Classroom Deficit</u>
1970	12	25	300	369*	69	2.8
1980	12	25	300	515	215	8.6
1990	12	25	300	729	429	17.2

*Includes 1970 rural. Includes only one section of K (a.m. and p.m. use same room).

Note: With the addition of projected rural students, deficit classrooms are increased by 2.0 in 1980 and 2.9 in 1990, or total deficits of 10.6 and 20.1, respectively.

The foregoing classroom needs were based on health standards. If the standards were based on standard or optimum class size recommended by educators, the deficits would be even greater. This is demonstrated in the Colwich school (1970) by the fact that more than 2.8 temporary classrooms are in use. Educators feel that the optimum number per class in a public school is somewhere between 15-20 students.

Assuming that the planned accommodation for the Colwich school was only 300 students, other problems besides classrooms enter the picture.

The sanitary facilities, library and lunchroom are all overcrowded.

The lunchroom currently has seating to accommodate 100 people. With 75 percent of the students and 50 percent of the staff eating at school, only 18-20 minutes can be allowed per person. In 1990 it would take over 2 hours or less than 10 minutes per person to keep the lunch period limited to an hour.

In summary, all data seem to indicate that not only would the existing elementary school be unsatisfactory in the future, it is already operating under crowded conditions.

The possible solution is two-fold and, in part, based on deficiencies indicated on a district level, the deficit being the Andale High School facility.

Part one of the plan would involve the unification of 7 & 8 grades into a six-year high school program.

Part two involves making permanent additional space and facility improvements to the existing Colwich school. This may involve either buying or leasing it from the parish.

Recommendations

1. Consolidate the Colwich grades seven and eight at the District level.
2. Expand and improve District facilities with a new six-year high school.
3. Expand and improve Colwich Elementary School to adequately accommodate grades K-6.
4. Construct an all-weather outside play area at Colwich Elementary School.

SECTION X
GENERAL DEVELOPMENT

Colwich is outstanding in that it is primarily a suburban residential, family oriented community. Life in the community centers around the family and family activities.

The purpose of the Comprehensive Plan is to evaluate the City in accordance with community goals and to develop guidelines which will enable the community to function at a level which will not only sustain, but also enhance its outstanding status.

The overall goal is to develop a community in which citizens can live in a safe, convenient, and healthful environment.

The General Development Plan, Figure 9, identifies areas of development which are needed to satisfy existing as well as future needs in accordance with data collected and evaluated on the various elements of the community.

The development needs are presented in two parts. The first part deals with current needs in relation to the overall goal and in accordance with principles of community management.

CURRENT NEEDS

Zoning Regulations to govern the use of land in order to insure compatibility with adjoining land.

Improvements to the Central Business District to enhance the economy of the community:

Provide improved street lighting.

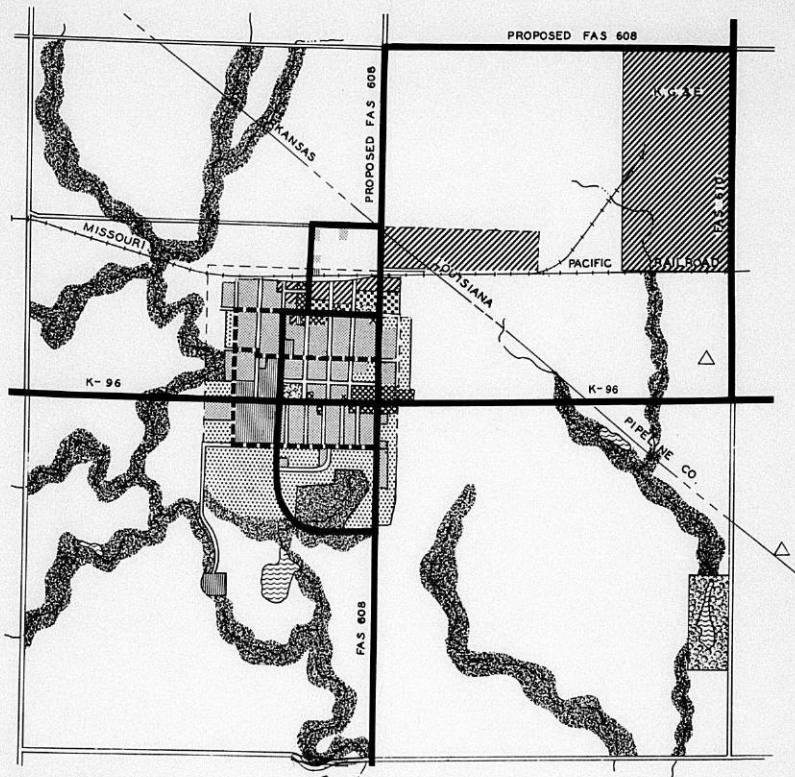
Encourage support of local business by the entire community.

Street Improvements to insure proper storm drainage and to insure efficient traffic flows.

Centralization of city operational records and historical documents.

Adequate facilities in which to conduct city business.

Library facilities and equipment to meet current needs, including provision for expansion as required by population growth and increased participation in the regional library system.



10000 20000 30000
SCALE IN FEET

Slaight

- | | | |
|--|----------|--------|
| RESIDENTIAL | EXISTING | FUTURE |
| PUBLIC & QUASI-PUBLIC | | |
| PARKS, OPEN SPACE,
CONSERVATION EASEMENTS | | |
| COMMERCIAL | | |
| INDUSTRIAL | | |

COLWICH PLANNING
COMMISSION

WILSON
COMPANY
ENGINEERS &
ARCHITECTS

FIGURE 9
GENERAL DEVELOPMENT PLAN

Fire protection service capable of providing reasonable service to the community.

A public water system capable of providing a potable water supply and for fire fighting use.

Park and recreation facilities to meet the current needs for such facilities.

To take the necessary steps to provide adequate educational facilities for the children of Colwich and the surrounding area, in conjunction with the Unified School District.

Encourage some type civic group (Lions Club), fraternal, religious organization

FUTURE NEEDS

The residential, commercial, and industrial growth potential for Colwich is good. The community is readily accessible to major population centers. Wichita, Hutchinson, and Newton are within easy travel distance from Colwich, permitting residents to be employed in these centers.

Colwich should continue to provide a family oriented, healthful, uncrowded place in which to live.

Railroad and highway service are such that Colwich has strong potential for developing commercial trade and industrial activities.

In order to provide for the potential and projected population, the following considerations should be recognized as future needs.

Establish land use patterns conducive to orderly development and to assure compatible land uses.

Encourage the development of a shopping center type Central Business District to serve community and area needs.

Encourage industrial growth by citing availability of transportation and a large skilled labor work force.

Develop a street system to accommodate the demands of residential, commercial and industrial growth.

Establish procedures to reserve land for future parks, and to obtain right-of-way for a future arterial street to serve the southern part of the City.

CONTINUED PLANNING

Planning is a continuous process. A Plan is of little value unless it is adopted and its proposals put into effect. Implementing a Plan is largely an administrative process. Since cities are constantly changing, some parts of a Plan may become outdated early in the planning period. It is for these reasons that planning must be a continuing process of review and updating to keep plans current and to make them more useful documents for evaluating and guiding community growth.

A continuing program involves keeping current data on land use; street system, traffic volumes, and public facilities, and the development of annual capital improvement programs. It may also involve detailed programs for neighborhood rehabilitation, park plans, and Central Business District studies.

CITIZEN PARTICIPATION

A citizen group should be organized to actively participate in the planning process and to familiarize themselves with the Plan and programs, and, in turn, to inform and secure public participation and support for such programs. An organization of this nature should not be formed to harass the Governing Body and its administrators, but rather to give support and guidance in achieving efficient government and an improved urban environment. This kind of committee should be organized at an early date.

28

WILSON
& COMPANY
↓ ENGINEERS ↓
↓ ARCHITECTS ↓

ENGINEERS
ARCHITECTS
PLANNERS

P.O. BOX 28

631 EAST CRAWFORD AVENUE

SALINA, KANSAS 67401

913 827-0433

9 August 1971

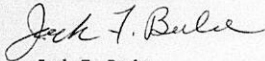
Mr. Robert Lakin
Director of Planning
Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Annex Building
Wichita, Kansas 67201

Re: WCEA File 70-135
Colwich, Kansas

Dear Mr. Lakin:

Enclosed for your information is one copy of the Colwich Comprehensive Plan. We appreciate your interest and cooperation in developing this Plan and hope this will be of value to you in administering planning in your area.

WILSON & COMPANY



Jack F. Beebe

Enc.

JFB:nab



SALINA, KANSAS ■ WICHITA, KANSAS ■ ALBUQUERQUE, NEW MEXICO ■ ATLANTA, GEORGIA

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

June 3, 1971

TO Wichita-Sedgwick County Metropolitan
Area Planning Commission

FROM Robert A. Lakin, Director of Planning *RL*

SUBJECT Colwich Comprehensive Community Plan
DR 71-27

The City of Colwich, through its City Planning Commission, has had prepared a "Comprehensive Community Plan" by its consultants, Wilson & Company of Salina. The Plan is conventional in most respects and in my view is consistent with the overall plan for the Metropolitan Area. Plans are for controlled, compact urban growth with moderate commercial, industrial and community service (park, schools, etc.) areas.

The City of Colwich is to be congratulated for its foresight in beginning its planning program. Close working relationship between the Metropolitan Area Planning Commission and Colwich is encouraged. Hopefully, joint membership with MAPC will be considered in the foreseeable future.

As the Colwich City Planning Commission considers the final adoption of their Plan, the following comments are submitted for their consideration:

- 1) Population - In the absence of a plan for Colwich, the Metropolitan Area Planning Department has been projecting growth for Colwich at a slightly different level. These figures are as follows:

<u>Year</u>	<u>Wilson & Company</u>	<u>MAPD</u>
1970	909	879*
1980	1,287	1,148
1990	1,822	1,481

*Source: 1970 Census of Population, Ks. (PCVI-18)
U. S. Bureau of Census

In making population projections for smaller communities, it is quite difficult to foresee all happenings which may make a significant impact on community size. The location of a very few basic jobs within a community, a well executed subdivision, new schools, etc. can all accelerate growth over other similar areas of the County. Either set of figures (MAPD or Colwich) may be valid and are within reason for forecasting growth. Close monitoring of growth over the years and making necessary adjustments, if needed, is recommended.

- 2) Major Street Plan - The desires of the community should dictate, but from a technical viewpoint, it appears that excess street capacity is being proposed in the major arterial category.

It is also suggested that the Commission consider revising street standards based on those used by MAPC as well as other smaller cities in the County. The standards referred to in the Plan cite the original transportation study of MAPC (1964). These standards have been revised by adoption of subdivision regulations in 1968. Basic standards are derived from aggregation of multiples of moving lane widths, parking lane widths, space between curb line and property line for sidewalks, utilities, traffic control, signs, etc. Urban street standards are as follows:

	<u>R/W</u>	<u>Paving (face to face of curb)</u>
Minor	64'	34'
Collector (minor traffic)	70'	40'
Major traffic	100'*	52 and wider

*Areas at intersection of major traffic streets may require 150-foot right-of-way with full channelization. Rural sections and FAS routes require different standards.

The Colwich Plan proposes an extension of FAS 605 north one mile and eastward one mile to join with FAS 610. Although growth is not projected in their plan for this area, it will improve circulation and will surround an area that may have great potential for industrial development. This proposal should be forwarded to the Transportation Technical Advisory Committee for consideration and recommendation for amendment into the overall Transportation Plan if deemed appropriate.

- 3) In the public hearing, it was announced that the City of Colwich would propose to exercise extraterritorial authority for zoning. This can be an acceptable way of controlling growth. It does, however, create another set of regulations (zoning) for the unincorporated area. It is the long range goal to have uniform regulations for land use in the unincorporated area of the County. This does not mean, however, that there would be any lessening of cooperation with the cities even though countywide zoning may need to be considered.

Page 3 - Metropolitan Area Planning Commission
June 3, 1971

Also, it should be recognized that subdivision regulations (with the standards indicated above) are now in force through MAPC and the County in all of Union Township except within the City of Colwich.

- 4) The provision for a park of the size indicated in the Colwich Plan is not clearly provided for in the MAPC Open Space, Parks and Recreation Program. As such, if the Colwich Plan is adopted, the MAPC Plan should be amended during its annual update.
- 5) The Colwich City Planning Commission should be advised of the commentary by Professional Engineering Consultants who are preparing the areawide Sewer Plan. The commentary in both documents is not in conflict with each other, however, the Colwich City Planning Commission should satisfy itself that effluent produced by their sewerage plant will satisfy current and future water quality control standards.

It is recommended that the MAPC concur in the above comments and forward them to the Colwich City Planning Commission requesting that they consider these comments prior to the adoption of their Plan.

RAL:ber

cc: Bob Maus, Chairman, Colwich City Planning Commission
Elmer Peters, Chairman, Board of County Commissioners
Earl Rush, County Commissioner
Tom Scott, County Commissioner

Culwich
Master Plan Public Hearing 5-11-71
Becker
Assumption - Bedroom community

-Pop.-
1940 240
1970 879

population projections - 1,800 1980/85 25% in that decade
2000 by 1990

70A new Residential to S part of City = 210 new D/H's
17A new Park use school + park as centroid

Sewer to SW,
no mobile home problem

Jobs basically outside of area.

63A - Flor.
7A - Com.
7A - Ind. ("2nd park")
17A Phos.
93A

Concentrate on CBD
Business 750 to 1,000 ann. vol.
Trade 6-7 mi N

* Street Improvements - 40'/60'/80' Street width.
30' Street paving, Recommended $\frac{16}{24}$
on 60'

* FAS 608 extend to K-96 Talked about acquiring
w/ Co Comm.

new 2nd Centrol N-S thru center of street

CBD be focal point for shopping - new clusters to be developed on E end of Wichita -

Comm. Facil. -

Suggest library to double volume - Retain in City Bldg.

? - If school/library concept

Police ?

Fire Class 10' - supply limited - volunteer manpower.

H₂O - proximity of lots - Ind
surface pollution - Feed lot
- public health + fire protection

*?

Source

Sanitary Sewer - 2000 capacity - -

*

no comment on anti pollution control

not sized for Ind.

Park - need equipment.

School - LSD #207 - overcrowding -
add room -

NEED - Zoning Regs

Improvement CBD

Street lighting

Improvements

Central Records / New City Hall

Recommend

Public H₂O Supply

Park Devol -

Expand School -

update Plan as needed.

X? St widths

the Suggest 34'

* Ind NE -

growth control in fringe

Codes Construction

sewer - Quality of effluent

* H₂O supply - Suggest Equus Bob Extraction

** Ask Peter if County has been notified on zoning 3 mi Ring.

July 21st Next hearing on zoning

Draft -

Chm. Colwich CR
cc Peter
Purdy
Scott

To MAPC
From RAZ

Comprehensive Community
Subject Colwich Master Plan.

The City of Colwich thru its City Planning Commission has had prepared a "Comprehensive Community Plan" by its consultants, Wilson + Co of Salina. The plan is conventional in most respects and in my view is consistent with the overall plan for the metropolitan area. Plans are for controlled, compact urban growth with moderate commercial and industrial and community service (park, schools etc) areas.

The City of Colwich is to be congratulated for its foresight in beginning its planning program. ~~Such~~ Close working relationships between MAPC and Colwich are to be encouraged. Hopefully joint membership with MAPC will be considered in the foreseeable future.

As the Colwich City Planning Commission considers the final adoption of the plan, ~~the~~ the following comments are submitted for their consideration:

- 1) Population - In the absence of a plan for Colwich, MAPC has been projecting growth for Colwich at a slightly different level. These figures are as follows:

	<u>Wilson + Co.</u>	<u>MAPD</u>
1970	909	879 *
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* Source _____

In the making ^{population} ~~forecasts~~ ^{projections} for smaller communities, it is quite difficult to foresee all happenings, which will ~~soon~~ ^{may} make a significant impact on community size. The location of a very few basic jobs within a community, a well ~~located~~ ^{selected} subdivision, new schools etc, can all ~~all~~ accelerate growth over other similar areas of the county. The figures presented in the ~~community~~ ^{plan} may be as valid as MAPD's or ~~either~~ ^{either} ~~sets~~ ^{sets}

of figures (MAPD or Colvick) may be valid and are within reason for forecasting growth. Close monitoring over the year and adjustments if needed in the plan are recommended.

From

2) Major Street Plan ~~Streets~~ The desires of the Community should dictate, but from a technical viewpoint, it appears that excess street capacity is being proposed in the major arterial category.

It is also suggested that the Commission consider revising street standards based on those used by MAPC as well as other smaller cities in the county. The

Standards referred to in the Plan cite the ~~Original~~ ^{Original} Transportation Study of MAPC (1964). These standards have been revised by adaptation of subdivision regulations in 1968. Basic standards are derived from given moving lane widths, parking lane widths, space between curb line + property line for sidewalk, utility and traffic control signs etc. ~~Street~~ ^{Urban} Street standard

are as follows:

	R/W	Percent of (frontage)
Minor	64'	34*
? Collector (Minor Traffic)	70'	40'
Major Traffic	100' **	48' and under

* ~~the~~ area at intersection of major traffic streets may require 150' R/W with full channelization

Rural section and FAS routes require different standards.

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forward to the Technical Advisory Group for consideration and for amendment into the Overall Transportation Plan if deemed appropriate.

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Also it should be recognized that Subdivision regulation (with the standards indicated above) ~~and now in force~~ in all of Union Twp except within the City of Colwich
+ the ^{through MAPL} County

4) The provision for ^a park of the size indicated in the Colwich plan is not clearly provided for in the MAPC Open Space Parks + Recreation program as such if the Colwich Plan is adopted, the MAPC should be amended during its any update.

5) The Colwich City Planning should be advised of the commentary by PEC who is preparing the area wide sewer plan. The commentary in ~~the~~ both documents is not in conflict with each other. However the Colwich CPC should satisfy itself that effluent produced by their plan ~~and~~ will satisfy current and future water quality control standards.

It is recommended that the MAPC comment in the above comments and forward them for ~~and~~ park ~~to~~ the Colwich City Planning Commission to consider these comments made herein prior to adoption of their Plan.

Call O'Leary.

←
Agenda -

Notice of receipt of Comprehensive Plan from City of Colwich. ^{Comments} The MAPC has 60 days from _____ to ~~submit as to~~ submit any comments it wishes make before the PC adopts the plans. A memo - Colwich City covering the highlights of the plan are submitted for the MAPC's review.

Send copy of ^{memo} to Rhon of Colwich C.P.C. with cover ltr that item will be on MAPC's agenda.

120
Relief to Trans Study.
See p 3
PTS
Pop
Sta Stud
FAS 6/0
Regulation
? on Library w/ School
Need for water basin to
underlying
2000
need to expand
See hoony on Sewer

June 14, 1971

Mr. Bob Maus, Chairman
Colwich City Planning Commission
Colwich, Kansas 67030

RE: DR 71-27 - Comprehensive
Community Plan

Dear Mr. Maus:

The Metropolitan Area Planning Commission at its regular meeting on June 10, 1971, received and filed my memorandum to them concerning the preparation and adoption of your Comprehensive Community Plan. The Planning Commission, along with myself, would like to take this opportunity to congratulate you on your efforts in preparing the plan.

The MAPC also concurred in forwarding my comments officially to your Planning Commission for their consideration. As you indicated to me on the phone, you have practically already made certain adjustments in the draft or preliminary part of your plan and will discuss the other items. We would be most happy to be available at your next public hearing to further explain any of our comments if you would like us to do so. If there is any other information that we can provide, or assistance that we can make available to you, please let us know.

Sincerely,

Robert A. Lakin
Director of Planning

RAL:ber

Attachment

June 3, 1971

Mr. Bob Maus, Chairman
Colwich City Planning Commission
Colwich, Kansas 67030

Re: DR 71-27 - Colwich
Comprehensive Community
Plan

Dear Mr. Maus:

This is to advise you that the Metropolitan Area Planning Commission, at their regular meeting on June 10, 1971, will consider the Comprehensive Community Plan for the City of Colwich. Attached for your information is a copy of the memo to the Planning Commissioners from Bob Lakin, the director, as well as their agenda which has consideration of your Plan as item number two.

If you have any questions concerning the memorandum to the Planning Commissioners, please contact our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

Attachments

June 3, 1971

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

Colwich Comprehensive Community Plan
DR 71-27

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	<u>R/W</u>	<u>Paving (face to face of curb)</u>
Minor Collector (minor traffic)	64'	34'
Major traffic	70'	40'
	100'*	52 and wider

*Areas at intersection of major traffic streets may require 150-foot right-of-way with full channelization. Rural sections and FAS routes require different standards.

The Colwich Plan proposes an extension of FAS 605 north one mile and eastward one mile to join with FAS 610. Although growth is not projected in their plan for this area, it will improve circulation and will surround an area that may have great potential for industrial development. This proposal should be forwarded to the Transportation Technical Advisory Committee for consideration and recommendation for amendment into the overall Transportation Plan if deemed appropriate.

- 3) In the public hearing, it was announced that the City of Colwich would propose to exercise extraterritorial authority for zoning. This can be an acceptable way of controlling growth. It does, however, create another set of regulations (zoning) for the unincorporated area. It is the long range goal to have uniform regulations for land use in the unincorporated area of the County. This does not mean, however, that there would be any lessening of cooperation with the cities even though countywide zoning may need to be considered.
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Also, it should be recognized that subdivision regulations (with the standards indicated above) are now in force through MAPC and the County in all of Union Township except within the City of Colwich.

- 4) The provision for a park of the size indicated in the Colwich Plan is not clearly provided for in the MAPC Open Space, Parks and Recreation Program. As such, if the Colwich Plan is adopted, the MAPC Plan should be amended during its annual update.
- 5) The Colwich City Planning Commission should be advised of the commentary by Professional Engineering Consultants who are preparing the areawide Sewer Plan. The commentary in both documents is not in conflict with each other, however, the Colwich City Planning Commission should satisfy itself that effluent produced by their sewerage plant will satisfy current and future water quality control standards.

It is recommended that the MAPC concur in the above comments and forward them to the Colwich City Planning Commission requesting that they consider these comments prior to the adoption of their Plan.

RAL:ber

cc: Bob Maus, Chairman, Colwich City Planning Commission
Elmer Peters, Chairman, Board of County Commissioners
Earl Rush, County Commissioner
Tom Scott, County Commissioner

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