

DR 80-6 - Atwater Neighborhood  
Plan.

# ACTION

COMMITTEE \_\_\_\_\_

DATE \_\_\_\_\_

M.A.P.C. *Review Report with* 4-24-80  
*several recommendations*

B.C.C./B.C.O.C. *Review and file* 6-3-80

DR 80-6 - Atwater Neighborhood  
Plan.

RE: AGENDA ITEM NO. 23

THE CITY OF WICHITA

OFFICE OF PLANNING DEPARTMENT

DATE

April 18, 1980

TO Wichita-Sedgwick County Metropolitan Area Planning Commission

FROM Robert A. Lakin, Director of Planning

**SUBJECT**

DR80-6 - Atwater Neighborhood Plan

Appearing on the April 24, 1980 meeting Agenda for consideration by the Planning Commission, is the Atwater Neighborhood Plan. This Plan has been prepared by the staff of the Department of Development and Rehabilitation (formerly Urban Renewal Agency), and is being forwarded to the Planning Commission for review and approval.

The Planning Department staff has reviewed the contents of the Plan and it appears that the majority of the document does not conflict with the comprehensive plans and policies for the Metropolitan area.

It is noted, however, that the Neighborhood Plan contains, on pages 37 and 38, recommendations to change zoning policies that have been previously established by the Planning Commission and the Board of Wichita City Commissioners.

The Plan recommends changing the existing zoning policy of looking with favor on requests for "B" multi-family along 13th Street from Hydraulic to Hillside to looking with favor on requests for changes up to the "R-B" four family or "R-6" general residential district.

The Neighborhood Plan also recommends changing the existing zoning policy of looking with favor on requests for the "B-B" office district along Hillside from 9th Street to 17th Street to a policy of looking with favor on requests up to the "R-B" four family or the "R-6" general residential district.

On the basis of these differences, the Planning Commission may wish to qualify any approval of the Neighborhood Plan to whatever extent the recommended zoning policy changes are acceptable.

Staff from the Department of Redevelopment and Rehabilitation will be available to discuss the recommendations of the Plan.

*Martin returned*

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

RAL:RLY:vn

Latin - Bring  
fads at a later  
time the necessary  
change of policies  
based on this  
restated policy.

Gardner  
Recin Report.  
Food with from RB or RB  
their recommendation of R. O. V. or  
Take on major stress  
also under advanced other  
regulation on the interior  
Report recommendation  
General demand of C and E  
Report change in Hill's policy  
Martins second  
7-0-2  
6

**THE CITY OF WICHITA**

**OFFICE OF** Department of Redevelopment  
and Rehabilitation

**DATE** April 2, 1980

**TO** Bob Lakin, Director of Planning

**FROM** Carol Burch, Neighborhood Planner

**SUBJECT** Agenda Items for  
April 24, 1980  
MAPC Meeting

I would like to request that the proposed amendments to the Urban Renewal Plan for Park Plaza "A" and Administration Center and the Atwater Neighborhood Plan be placed on the MAPC agenda for the April 24, 1980 meeting.

The Atwater Plan has already been approved by Area "K" CPO Council and the Urban Renewal Agency Board. I am furnishing you thirteen copies of the plan, and Diane May has already sent you the backup material on the amendments to the Urban Renewal Plans.

We would like to briefly discuss both the amendments and the Atwater Plan with the MAPC during the noon luncheon.

If you have any questions, please call Diane or myself at 4381.

*Carol Burch*

Carol Burch  
Neighborhood Planner

CB/mjs  
attachments  
cc: Bob Finkbiner

**RE: AGENDA ITEM NO.**

**FOREWORD**

The Area "K" Citizen Participation Council contributed their ideas and recommendations in formulating this document.

**AREA "K" CPO COUNCIL**

Chairperson: Chester L. Hawkins

Ira Compton  
Ben Martin, Jr.

Thurman Mitchell, Sr.  
E. Ceasus Tyree

**URBAN RENEWAL AGENCY**

Kenneth H. Kitchen, Executive Director  
Robert E. Finkbiner, Assistant Director

**Prepared By:**

Carol Burch, Staff Planner for the Atwater Community  
Service Area Neighborhood

**DRAFT COPY**

SECTION A

Introduction/History of the Atwater Community Service Area Neighborhood

The Neighborhood planning effort is a response to a request by the Wichita Citizen Participation Organization (CPO) for the development of guides for the physical, economic, and/or social improvement of neighborhoods throughout the City. Through the use of Community Development Block Grant funds, staff has been provided to work with the CPO Councils and area residents to develop neighborhood plans.

Atwater Neighborhood Yesterday . . . . .

Most of the Atwater Neighborhood had been platted prior to 1920 with some scattered residential development adjacent to Grove, 13th Street, and Hydraulic. The Hastings Dairy was located in the area of 18th Street and Grove, and several other farm houses also existed in the neighborhood until approximately the early 1930's. The only commercial developments at that time were a small grocery store at the southeast corner of Hydraulic and 21st Street and a drug store at the corner of 13th Street and Hillside.

In the 1880's some two-story homes had been constructed along 15th Street and 17th Street. With the depression of 1889, many homes became vacant and were purchased by farmers or settlers and moved to other locations. A few two story units such as the house on the southeast corner of Ash and 17th Street are still standing, but the majority of the housing in the neighborhood is single story frame homes.

Before World War II, most of the area between 13th and 17th Streets had been developed. It wasn't until after the war that Builders Incorporated began extensive building north of 17th Street and west of Grove with completion of this project approximately 1950. Russell Praether began development between Grove and Hillside in the early 1940's. The first home he constructed was on the east side of the 1500 block on North Estelle, and he and his family resided there until his death in a plane crash in the mid 1940's.

Lester Matlock began building in the Shadybrook addition during World War II. He also built the shopping center at Hydraulic and 13th Street and the apartments north of this location in the late 1940's. The area from 15th to 17th Street east of Grove was the last area to be developed and completed about 1955.

The first Black family moved into the Atwater Neighborhood in 1932 on the east side of the 1400 block on North Ash. A few more Black families moved into the 1400 and 1500 block on Piatt and Ash during the 1930's. Between 1940 and 1950, what was to become Census Tract Six grew from approximately 13 blocks with Black occupants in 1940 to around 56 blocks with nonwhite occupants in 1950.<sup>1</sup>

During these same years, the oldest of the Black districts located along Water Street downtown was disappearing as the business district expanded north on Main, Water, and Wichita Streets. By 1950, there were only 856 Black residents in the Water area and only 437 by 1960. The major single factor contributing to this dramatic decline was the construction of the new Courthouse which forced many Black families to move out of the downtown area.<sup>2</sup>

Almost all of the expansion that took place in the Atwater Neighborhood between 1940 and 1960 appeared to be in blocks bordering on those already containing Black residents. The expansion that first occurred east of the canal prior to 1940 may have constituted a slight "leap-frogging", but the intervening blocks for which no Black residents were reported in 1940 were occupied by nonwhites in 1950.<sup>3</sup>

---

<sup>1</sup>B. M. Neely & T. M. Sims, Compilers,  
The Wichita Negro Year Book, 1922 - 1923, pg. 19

<sup>2</sup>Donald Cowgill and F. Samuel Ostertag, Jr.,  
The People of Wichita 1960, pg. 25

<sup>3</sup>Margaret Mullikin,  
Selected Characteristics of Negro Population in Wichita, Kansas, in 1950, pg. 74

Atwater Neighborhood Today . . . . .

The Atwater Neighborhood is a low to moderate income area losing population at a rate greater than the City of Wichita and experiencing a substantial amount of physical deterioration. According to the 1976 Intergovernmental Enumeration, 41 percent of the households were moderate income (\$6,430 - \$10,288); 34 percent were low income (less than \$6,430). It is doubtful if there has been substantial changes in the percentage of low and moderate income households during the last three years.

From 1970 - 1976, there was an 18 percent decline in the neighborhood population whereas the City showed a 6 percent decrease. Accompanying the decrease in population, Atwater also lost 169 dwelling units.

Population Trends (1970 - 1976)

	<u>1970</u>	<u>1976</u>	<u>Net Change</u>
Atwater Neighborhood	7,800	6,300	- 19%
Wichita	276,554	260,980	- 6%

Number of Dwelling Units (1970 - 1976)

	<u>1970</u>	<u>1976</u>	<u>Net Change</u>
Atwater Neighborhood	2,355	2,186	- 7%
Wichita	99,890	106,402	+ 7%

The majority of Atwater residents reside in small but modest single family homes valued well below the City average and many are in need of rehabilitation.

Condition of Housing Units (1976)

	<u>Standard</u>	<u>Deteriorated</u>	<u>Dilapidated</u>
Atwater Neighborhood	70%	29%	1%
Wichita	85%	13%	2%

Both deteriorated and dilapidated units fail to meet standard building codes, but dilapidated is considered unfeasible for rehabilitation.

Average Housing Values (1970 - 1976)

	<u>1970</u>	<u>1976</u>	<u>Percent of Change</u>
Atwater Neighborhood	\$9,826	\$10,707	+ 9%
Wichita	\$15,900	\$19,944	+ 25%

Overcrowding is also a problem in the neighborhood. Seventeen percent of the dwelling units have over 2 persons per bedroom. Living in generally overcrowded conditions, approximately one out every four households has a single parent with children as head of the household. Nearly all of the single parents are women.

Most of the streets are paved in Atwater, and the area is served by both water and sanitary sewer lines. Storm drainage is inadequate, but the completion of the Shadybrook storm sewer project several years ago has helped relieve the drainage problem in the northern section of the neighborhood. With utility lines and paving completed, developers have the opportunity to build housing without the burden of special assessments.

The neighborhood exhibits a reasonable degree of stability with the average resident living in Atwater approximately four years. Thirty-five percent of the households have lived in the area for ten years or more which is considerably above the average for the City.

Although there are a number of issues the neighborhood has addressed, their overriding interest was to attract more single family households into Atwater and to improve existing housing with low interest rehabilitation loans. With the considerable amount of vacant land in the neighborhood, the residents are hopeful that they can see their dream fulfilled and halt the out-migration of people from the neighborhood.

## SECTION B

### Identification of Problems

A neighborhood plan needs to respond to the problems and issues that concern area residents. Several months were spent to conduct problem identification sessions with the CPO Council and area residents. Four general areas of concern were identified: Housing and Neighborhood Deterioration, Inadequate Storm Drainage, Traffic Congestion, and High Crime Rates. The following section provides a description and analysis of these concerns.

## HOUSING AND NEIGHBORHOOD DETERIORATION

### Neighborhood Demographic Profile

The Atwater Neighborhood is an older residential neighborhood experiencing substantial deterioration of the housing stock. According to the 1976 Enumeration data, approximately 29% or 640 housing units were rated as deteriorated with another 1% or approximately 20 units considered dilapidated and unfeasible for rehabilitation.

The area from 17th Street to 19th Street from Grove to Hydraulic and from 17th Street to 21st Street from Grove to Hillside has the worst housing conditions with 54% of the units rated as deteriorated and another 1% as dilapidated.<sup>1</sup>

The value of housing units in the area is less than the City at large and property has appreciated at a slower rate than the average dwelling unit in Wichita. The average value of Atwater housing (\$10,707) was 40% below the city-wide average (\$17,944) in 1976. Housing values in the neighborhood increased 9% from 1970 - 1976 whereas the City at large experienced an increase in average housing values of 25% during these six years.

When compared with land use maps completed in the early 1960's, current land use field studies indicate a decrease in housing units throughout the area. Data analysis confirms a seven percent decrease (169 units) in housing units from 1970 - 1976. During this same time period, the City at large experienced a seven percent increase in dwelling units. CPO Council "K" expressed their concern about vacant lots throughout the neighborhood. Unimproved lots often are not well maintained and become an eyesore with accumulations of trash, litter, and vegetation. With improvements to the property, the tax base would also increase and generate more property tax revenues.

---

<sup>1</sup>Unless otherwise stated, the source of demographic information in this study is derived from the 1976 Intergovernmental Enumeration and 1970 U.S. Census Reports.

Health and Safety Conditions

Occupants of substandard housing are always subject to a greater threat of fire. When housing conditions deteriorate, fires are more frequent and difficult to control. Although the number of fires and property losses in Atwater were not significantly higher than the rest of the City, one-third of the fire fatalities in 1978 occurred in Atwater. Twelve fire fatalities were recorded and four of those lived in the neighborhood.

Code enforcement is a problem throughout the entire Atwater neighborhood. Junk cars and litter and weeds were mentioned by area residents as the most frequent violations. Enforcing the health code and citing violations generally occurring on the outside of the house is the responsibility of the Health Department. Within the structure, Public Works and the Fire Department made a determination of health or safety violations. Therefore, one home might need to be inspected by three inspectors.

The Health Department can only cite junk cars on private property. Abandoned vehicles on the Street must be ticketed and towed away by the Police Department. Although vehicles must be operable, they do not have to be tagged. A problem the Health Department frequently encounters is wrecked cars many times still have a lien against them and without a clear title the owner can't have the car salvaged.

Although the Health Department does resort to taking violators to Court, these cases are often taken "lightly" and many times individuals are granted either a continuance or dismissal. In many instances, it takes at least 6 - 8 months for any legal action to be completed in the Courts and the nuisance removed. Sometimes it takes several weeks just to serve a violator with a warrant.

Weeds become quite a problem on lots that are not maintained during the summer. Although owners are "required to cut, destroy, and remove all weeds and obnoxious growth of vegetation over eighteen inches high upon any lot or piece of land or upon the streets and alleys in front of and abutting any such lot or piece of land" (7.40.060), many people do not comply with this ordinance. Public Works by ordinance (7.40.070) is directed to mow areas that are not maintained and assess those costs to the property owners. However, with the energy crisis and cutback in personnel, mowing on privately owned lots will be done only on a complaint basis and probably by a private contractor. Because warrants for mowing are not served outside of the City limits, enforcement of the ordinance becomes virtually impossible.

Mowing on public properties, such as ditches, will perhaps be done on arterials twice this summer with one mowing on residential streets. In past summers, the goal has been to mow the entire City properties at least three times. To illustrate the cutback, in June, 1978, the City had 16 tractors mowing 50 hours a week. In June, 1979, there were four or five tractors working 40 hours a week.

Trash and litter, discarded appliances and furniture, and weeds in the alleys is another concern area residents voiced. Street crews clean up alley ways on a complaint basis, but they are unable to stay current with the number of requests for clearing debris from alleys. Once again the fuel shortage may further curtail City maintenance activities.

Refuse collection trucks parked on residential streets and sometimes in the yards

is an eyesore throughout the community. It is illegal for a truck with a manufacturer's rated capacity of over one half ton to be parked on any street in a residential district for longer than two hours, (11.52.020). The Health Department attempts to help enforce this regulation by requiring operators when applying for trash hauling licenses to state the location where they will park their trucks at nights and on weekends.

Adequate street lighting is vital to the safety and well being of the citizens living in the neighborhood as well as to motorists driving in these areas or on the arterial street system. Adequate street lighting is a known deterrent to crime and vandalism and provides an aid to law enforcement. The only section of the neighborhood that has adequate lighting (7,000 lumen with midblock lighting) is the area from Grove to Hillside, between 17th and 21st Streets. The area from Grove to Hydraulic, between 17th and 19th Streets, is substandard (2,500 lumen with midblock lighting). The rest of the planning area from Hillside to Hydraulic, between 13th and 17th Streets, is also substandard (2,500 lumen without midblock lighting).

Because of budgetary limitations, no upgrading of residential lighting (with exception of some approved isolated instances) has been accomplished since 1974. All new installations have been limited to newly developed and unlighted areas.

Although most of the streets in the planning area are paved, some of the streets are in need of reconstruction which is usually done by special assessments levied against the abutting property owners. Upkeep and repair such as the filling of

"pot holes" is financed through the general operating budget and paid for by the City at large.

Getto Street, 14th Street from Green to Estelle, 16th Street from Piatt to Spruce, and Poplar from 19th Street to Graham are sand streets. Abutting property owners may petition for paving to be paid by special assessments. If family incomes fall within established income guidelines, owner occupied residential properties can qualify for indefinite deferral of payment of special assessments. Unless there was a change in ownership to a non-eligible owner or there was a change in the use of the property, the entire assessment would be forgiven in 25 years. Community Development Block Grant funding may also be another source of funding for street improvements.

#### Financing for New and Rehabilitated Structures

Neighborhood residents have related to Council members, their difficulties in securing financing and insurance when purchasing properties in Atwater. "Red-lining" or the failure of financial institutions to provide adequate home financing to qualified applicants on reasonable terms and conditions because of the neighborhood where individuals apply for loans has been a problem in many urban communities.

The Home Mortgage Disclosure Act of 1975 requires depository institutions to show where they make loans, what kinds of loans they grant, and what loans they purchase. The Congressional intent of this legislation is clearly to provide a mechanism enabling citizens to obtain information on lending practices in their neighborhoods.

The regulations particularly come into effect when a financial institution presents an application to the appropriate regulatory agency to expand or modify its services. Examples include the establishment of a branch bank or an electronic deposit facility, merger, or any other step to expand or relocate. This is the major enforcement section of the Act.

Disclosure by itself will not eliminate red-lining and disinvestment by financial institutions. It is important for community organizations to learn to work with public officials and private institutions to formulate long term neighborhood re-investment programs. Neighborhood and community groups must assess their credit needs based on specific information about the housing stock, socio-economic conditions, and other neighborhood needs.

Administered by the Urban Renewal Agency, rehabilitation loans and grants and paint grants are available in the Atwater neighborhood. Council members were concerned that liens placed against properties participating in the deferred loan or rehabilitation grant programs discourage people from applying for such assistance. They were particularly concerned about elderly residents being reluctant to have their homes repaired if liens were placed on the properties. At the present time, there are 89 households on the waiting list for loans or grants within the Area "K" CPO boundaries indicating the program is not adequately funded.

#### Insurance Rates

Some property owners have discussed the difficulty of obtaining insurance for their

homes in the Atwater neighborhood. Most insurance companies doing business in Kansas will not write a homeowners policy which includes liability provisions for housing valued less than \$25,000. Coverage for these homes would be restricted to a fire policy covering only catastrophic occurrences such as fire, wind, and hail. Fire coverage provides only minimum coverage, but the rates are higher than the comprehensive homeowners policy.

A homeowner may also be refused homeowners coverage if the home has an excessive loss history such as several burglaries or instances of vandalism. A well maintained home might also fail to qualify if it was located near a blighted, abandoned, or undesirable property. Generally, if adjacent properties create a hazard to the property applying for coverage, insurance companies will not issue a policy. Each application must be considered on its own merits, and there are no specific criteria for the determination of an apparent or potential hazard. To be able to obtain adequate insurance at reasonable rates, it becomes imperative for a neighborhood to eliminate pockets of blight and to prevent deterioration throughout the area.

Property owners unable to purchase coverage may apply for insurance through the Fair Plan by applying to the Kansas All Industry Placement Facility in Topeka. Similar to the assigned risk in automobile insurance, companies doing business in Kansas contribute to this fund according to the amount of insurance they issue. The Fair Plan only provides for fire coverage at the present time. After receiving the application, the property is inspected by a State inspector to determine the rate and if a surcharge will be assessed according to the condition of the property.

## INADEQUATE STORM DRAINAGE

### Existing Storm Sewer System

Inadequate drainage is a problem throughout the neighborhood extending along Grove starting a block north of 13th and extending to 19th Street. The extensive runoff along Grove is caused by the fact that Grove is located at the base of a hill on the east. Because of the slope, there is a great amount of surface water that collects and is intercepted at Grove. Heavy rainfall on Grove from 13th to 19th Street and 13th Street from Cleveland to Poplar results in substantial flooding. Flooding of major arterials can inhibit emergency vehicles in their attempts to respond to calls during high intensity storms.<sup>1</sup>

Presently the area is served by storm sewers in 13th, 14th, 15th, 17th and 19th Streets west of Grove. These lines discharge their collected runoff into the Wichita Drainage Canal. Between Grove and Hillside there is no storm sewer system and water flows to the lower areas west of Grove. This flow of storm water from the area east of Grove overloads the existing drainage system west of Grove.

Grove is a designated collector but cannot be utilized as such due to the condition of the street and flooding problem. Consequently, there are valley gutters across the street and general disrepair at the intersections. With an interceptor at Grove, the street could be upgraded to collector or arterial standards.

North of 19th Street, the recently completed Shadybrook storm sewer project has eliminated most of the drainage problems, particularly from runoff flowing from the Wichita State University parking lots.

<sup>1</sup>Drainage Problems and Protection, p. 6-27

Maintenance

Storm and sanitary sewer maintenance is done on a routine basis by the same City crews. The same equipment is used for both functions.

Older storm sewers that have inlets less than fifteen inches in diameter, such as those in the Atwater neighborhood, tend to become clogged with leaves, grass clippings, and other debris. A special high pressure nozzle pumps water into the lines, and the water is then ejected from the nozzle at a reverse angle at extremely high speeds which blasts the debris toward the point of entry. The City also has five vacuum style cleaners and a bucket with clam shell jaws for more difficult problems.

The City has budgeted \$180,000 for storm sewer maintenance and \$1,035,000 for sanitary sewer upkeep in 1979. Funding for maintenance of sanitary sewers has been increased over the past several years to meet more stringent Federal regulations. Increases are financed by raising the rates for sewer utility services.

Storm sewer maintenance is financed from general obligation funding. Budget cutbacks usually result in reduced levels of maintenance activities throughout all departments. With the current trend to "hold the line" on governmental spending, citizens might expect an increasing number of maintenance problems associated with storm drainage systems and perhaps other City services.

#### TRAFFIC CONGESTION

Accidents at the arterial intersections and traffic generated from concerts and athletic events at Henry Levitt arena on the Wichita State University campus are the major traffic concerns expressed by neighborhood residents.

At the present time, all arterial intersections in the planning area are operating at a satisfactory level service "C" or better during both morning and evening peak hours. Service level "C" indicates that a driver does not have to wait on the average more than one to three red lights to clear the intersection. However, it should be emphasized that this is an average clearance time for the intersection and some drivers during the peak hour wishing to make a left hand turn may find it necessary to wait more than three cycles.

During 1978, there were 43 accidents at Hillside and 13th Street with an accident rate of 3.85 per million vehicles entering the intersection. Twenty-nine accidents occurred at Grove and 13th Street with an accident rate of 3.58 per million vehicles. Grove and 21st Street had 30 accidents with an accident rate of 3.04. All three intersections have a higher rate than the average for intersections in Wichita with no protected left turn (2.79 per million vehicles entering an intersection).

Although area residents see the need for improving the traffic flow, they do not support the Grove Street Widening Capital Improvement Project from Elm to 21st as outlined in the 1979 - 1984 proposed CIP.

First, they would be opposed to any project that might necessitate the demolition of housing units along Grove Street. Although no City agency or department has stated that removal of housing would be necessary, the neighborhood wants to emphasize

their opposition to any plans that might call for demolition. There was also concern that a 48 foot wide arterial would necessarily remove portions of the front yards adjacent to Grove, and some property owners might object.

The suggested method for financing Grove Street improvements is also unacceptable to area residents. They do not support the concept of special assessing adjacent property owners for any portion of the costs. It should be noted that the City does have a current policy that allows property zoned and used for single or two family residential to be eligible for indefinite payment of special assessments. The property must be assessed for reconstruction of a major street, and there must have been a previous assessment against the property for construction of a street in either a residential or major street classification. (Ordinance No. 35-570)

HIGH CRIME RATES AND POOR COMMUNITY RELATIONS  
WITH THE POLICE DEPARTMENT

The Atwater neighborhood is included in four of the Police Department's crime reporting areas (9, 16, 17 & 18). Within each reporting area, the Police maintain detailed information on reported crimes. Data from 1976 indicates the crime rates in the neighborhood to be significantly higher than the City, especially in the area between 17th and 21st Streets. The crime rate for the entire City in 1976 was 81 Part I and 157 Part II crimes per thousand people. In Atwater, the rates were 137 Part I and 213 Part II crimes per thousand people. Part I crimes include murder, rape, robbery, assault, burglary, larceny, and auto theft. Part II crimes are all those crimes of a less serious nature not categorized as Part I.

	<u>Part I Crimes</u> <u>per Thousand</u>	<u>Part II Crimes</u> <u>per Thousand</u>	<u>Total Crimes</u> <u>per Thousand</u>
Reporting Area #9	100	161	262
Reporting Area #16	101	216	317
Reporting Area #17	187	249	436
Reporting Area #18	161	226	387

Area residents were very concerned about Police-citizen relations in the Atwater neighborhood. Violent confrontations between Police and residents have resulted in an anti-Police attitude, especially among many young Blacks. In a recent series of six articles in the Wichita Beacon entitled "Police and the People", Police-Black problems were viewed to be as important by some Black citizens as the issues of housing and employment (Wichita-Eagle, June 25, 1979).

Causes of the problems are as varied as the perspectives of the participants. Minority activists charge Police harassment and brutality whereas Police are

concerned about the extreme hostility in Black neighborhoods for law enforcement officials. Many would seem to agree that a lack of cross-cultural understanding may be a prime reason for conflicts throughout the neighborhood.

Whatever the reason, it is obvious that Police-community relations in the Black neighborhoods is a serious problem. Until some real progress is made to improve the situation, it is probable that feelings will remain tense with occasional outbursts of conflict and violence.

SECTION C

Goals and Objectives

After reviewing all the problems mentioned in the previous section, CPO Area Council "K" agreed on a set of statements to guide the direction of the plan and for evaluating the community's progress in putting the plan into effect.

HOUSING

- GOAL            Ensure the accessibility of well maintained affordable housing in the Atwater Neighborhood.
- OBJECTIVE      Rehabilitate housing units that can be repaired for less than 75% of the cost of replacement.
- OBJECTIVE      Demolish structures that can not be repaired for less than 75% of replacement value.
- OBJECTIVE      Encourage the construction of single family housing units with yearly payments no greater than 25% of the median family income in the Atwater Neighborhood.
- OBJECTIVE      Encourage Atwater residents to participate in the home insulation program.
- OBJECTIVE      Establish a community based, non-profit, tax exempt corporation to stimulate investment in the Atwater Neighborhood.

ENVIRONMENTAL

- GOAL To provide an aesthetic physical environment that ensures the health and safety of Atwater Community Service Area residents.
- OBJECTIVE Improve the appearance of the Atwater Neighborhood by more effective enforcement of the Housing and Environmental Health Codes.
- OBJECTIVE Ensure that weeds and vegetation be removed and/or maintained on public and private properties in accordance with the Environmental Health Code and the Tree and Shrub Chapter of the Parks, Airports, and Public Property Code.
- OBJECTIVE Encourage owners of trucks over one-half ton to discontinue long-term parking of their vehicles on residential streets.
- OBJECTIVE Ensure the prompt removal of abandoned junk or dismantled vehicles parked on private property throughout the neighborhood.
- OBJECTIVE Ensure the prompt removal of salvage or junk materials on residential premises or vacant lots in the Atwater Neighborhood.
- OBJECTIVE Ensure Atwater Neighborhood residents of an environment free from air and noise pollution.

LAND USE

GOAL                    Ensure that future land development preserves the pre-  
dominantly single-family character of the Atwater Com-  
munity Service Center Area.

OBJECTIVES

- RESIDENTIAL            A) Increase the number of owner-occupied dwelling units  
                              as a method for improving neighborhood stability.
- B) Locate all new housing in such a way to minimize  
                              exposure to traffic congestion and air and noise  
                              pollution.
- COMMERCIAL            C) Allow commercial development to occur only on four  
                              lane arterial streets and on property presently  
                              zoned light commercial.
- D) Ensure that all commercial development utilizes  
                              appropriate design, landscaping, and/or fencing  
                              to screen and buffer residential housing from  
                              objectionable environmental effects created by  
                              commercial activities.
- E) Encourage concentrated commercial development  
                              instead of "strip" or "spot" commercial activities.

POLICE AND FIRE PROTECTION

- GOAL Provide a safe and secure community environment for Atwater Community Service Area residents.
- OBJECTIVE Reduce the occurrence and severity of fires and criminal activity throughout the neighborhood.
- OBJECTIVE Improve relations and increase cooperation between police and community residents.
- OBJECTIVE Inform Atwater Neighborhood residents of crime prevention procedures and programs.

DRAINAGE

- GOAL           Alleviate the problems and inconvenience created by storm water runoff in the Atwater Neighborhood.
- OBJECTIVE      Install an underground storm sewer system between Grove and Hillside Streets.
- OBJECTIVE      Improve the maintenance of the existing storm sewer system between Grove and Hydraulic.

TRAFFIC

Although Area "K" CPO Council recognized the traffic problems throughout the neighborhood, they were unable to reach a consensus on traffic goals and objectives or recommendations for traffic implementation procedures.

The Council did conduct a public hearing on the widening of Grove Street from Elm to 21st Street North on September 27, 1979. As a result of the meeting, Area Council "K" recommends the existing two lanes of Grove be resurfaced with an asphalt overlay and drainage be improved with no costs assessed to adjoining properties.

SECTION D

Implementation Recommendations

Area "K" CPO Council members have evaluated and selected what they believe to be the most effective actions for solving the problems identified by the Council and area residents. The recommendations will help meet the goals and objectives by blending both local and federal resources.

None of these recommendations will automatically happen. If they are to be carried out, they will require cooperation between the neighborhood and the City of Wichita.

#### HOUSING RECOMMENDATIONS

##### REHABILITATE AT LEAST FIFTEEN STRUCTURES EACH YEAR FOR FIVE YEARS WITH COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

The Deferred Loan Program administered by the Urban Renewal Agency provides loans up to \$10,000 to applicants residing within the Neighborhood Strategy Area whose family income is below 50 percent of the City median income (\$7,000 for a family of four). At the present time, a lien is placed against the property for the amount of the loan. If the property is properly maintained to meet minimum housing code standards, the indebtedness is forgiven at the rate of 5% per year for nine years. At the end of the tenth year, if the property satisfies City code requirements, the remaining 55 percent of the loan is forgiven. If the property has not been maintained, the indebtedness is not forgiven and the lien remains.

Residents residing within a Neighborhood Strategy Area whose income is below 80 percent of the median income of the City can qualify for a 3 percent loan up to \$17,500 per owner-occupied residential structure. A lien is placed on the property for the amount of the loan, and the maximum time to repay the loan shall be 240 months. The Direct Loan is administered by the Urban Renewal Agency and is funded by Community Development Block Grant monies.

##### ENCOURAGE NEIGHBORHOOD RESIDENTS TO UTILIZE THE CDBG PAINT GRANT ALLOCATIONS

Property owners are eligible for paint grants up to \$100.00 per unit. The 5th Year CDBG provides for \$4,500 in funding for the Atwater Community Service Area. Grants are for paint only, and the owner is responsible for application.

DEMOLISH SIX TO TEN STRUCTURES A YEAR THAT ARE INFEASIBLE FOR REHABILITATION

Approximately 20 to 30 structures in the neighborhood appear to be unfit for rehabilitation. Dilapidated structures become an attractive nuisance and target for vandalism. They devalue surrounding properties and may prevent nearby neighbors from obtaining homeowners insurance for their homes.

Structures in need of major repair are often in violation of the housing codes for many months and in some instances for several years. The usual procedure for declaring a house unfit for human habitation occurs when a structure is vacated. At that time, the utility meters are usually removed to prevent new tenants from moving in. If the property owner still refuses to correct the violations, the City may proceed with formal condemnation procedures which usually take at least a year culminating in a public hearing before the City Commission.

The Voluntary Demolition Program funded by CDBG provides for the removal of a residential or accessory buildings creating a blighting influence to a residential area. Structures must be substandard and infeasible for rehabilitation.

DEVELOP A PRIVATE NONPROFIT CORPORATION NEIGHBORHOOD HOUSING SERVICE FOR REHABILITATION AND FINANCIAL SERVICES

The Neighborhood Reinvestment Corporation is a quasi-public organization funded from direct appropriations from Congress as well as non-Federal sources including funding of core administrative expenses by the Federal Home Loan Banks. The Urban Reinvest-

ment Task Force acts as a catalyst to instigate a partnership of community residents, financial institutions and local government for development of a Neighborhood Housing Service.

Through the program, financial institutions agree to make loans at a market rate to all homeowners who meet normal underwriting criteria. Financial institutions also support the NHS operating budget through tax deductible contributions.

For residents who cannot meet normal commercial credit requirements, the corporation develops a fund to make loans to these individuals. The Neighborhood Reinvestment Corporation may provide seed money or assist in securing one from other sources to initiate a revolving loan fund.

After the selection of the neighborhood by the three-part partnership, the Task Force will enter into a developmental agreement usually with the local governmental unit to set up the NHS program which takes approximately 8 to 12 months. Cost to the City is usually \$35,000 to \$50,000 which includes the cost of a full time staff person hired by the Task Force for six months to a year and a series of workshops including travel for participants to an operating NHS. An office in the neighborhood provides rehabilitation counseling, construction monitoring, and financial services.

The key ingredient for the successful implementation of a NHS is a commitment by area residents to work for improvement of the neighborhood. Although lenders actively participate on the Board of Directors, the residents constitute a majority

on the NHS Board of Directors where decisions affecting the program's implementation are made. Resident Board members must take the lead in marketing the program to their neighbors.

#### ENCOURAGE AREA RESIDENTS TO APPLY FOR SECTION 312 REHABILITATION LOANS

In Fiscal 1979, Wichita received \$427,000 to fund Section 312 rehabilitation throughout the target areas as previously shown. The maximum amount is \$27,000 per dwelling unit with a three percent interest rate. Although all property owners within the designated areas are eligible, preference is given to low and moderate homeowners. A lien is placed on the property for the amount of the loan, and the maximum time for repayment is 240 months.

#### ENCOURAGE RESIDENTS TO PARTICIPATE IN THE HOME INSULATION PROGRAM

There are two programs for home insulation available to Wichita residents. The weatherization program provides insulation to low income households. Labor must be supplied by the applicant with the help of perhaps the Mennonite Housing Service or Kansas Social and Rehabilitation Services. Application is made through local CAA neighborhood centers which determine income eligibility according to the poverty income guidelines established by the Community Service Administration.

The second program is an interest free direct program to homeowners. There are no income guidelines and repayment is dependent on the family size and income of the applicant. There is a six month, 24 month, or 60 month repayment plan. Funding for the program is through the repayment of existing loans, and the program is projected to continue for six more years.

Loans for rental units are available but limited to properties within the Neighborhood Strategy Areas. Repayment on tenant occupied residences must be completed within six months.

ENVIRONMENTAL RECOMMENDATIONS

INITIATE A FEASIBILITY STUDY FOR POSSIBLE CONSOLIDATION AND/OR REORGANIZATION OF HOUSING AND HEALTH CODE INSPECTIONS

When housing units begin to deteriorate, it is likely that there will be violations of both the housing and health codes. Instead of several inspections, it would simplify the procedure to have one individual with the authority and expertise to inspect both the exterior and interior of residential structures. Costs could also be reduced by eliminating the expense of sending several inspectors to the same address.

Inspectors would be able to obtain a better perspective of the entire problem and work with the owner to resolve the violations in a coordinated approach by eliminating the life threatening violations first and then proceed to alleviate the other problems. Working with one individual would help eliminate some of the feelings of harassment when citizens must deal with several inspectors.

The study could be coordinated by the City Manager's Office with recommendations from the affected departments. Emphasis should be placed on contacting cities using a successful unified approach to housing and health code enforcement.

ISSUE WARRANTS AND PENALTIES TO PROPERTY OWNERS FOR FAILURE TO MOW WEEDS  
AND VEGETATION

With the decrease in mowings of private property by Public Works because of budgetary limitations, the Environmental Health Code needs to be amended with strict penalties to encourage owners to mow and maintain their properties. Such an ordinance would discourage absentee property owners who have no interest in the appearance of the neighborhood to keep the weeds and vegetation mowed.

The Environmental Health Code might be amended to allow the following actions:

(1) The health officer could issue a warning ticket for the property owner or person in charge of the property, notifying him he is in violation of the health code and allowing fifteen days (15) for abatement of the nuisance.

(2) If the warning is not complied with, a complaint and if needed a warrant for arrest would be issued by the health officer. The process would be similar to the leash law ordinance (6.04.190). Fines could range from \$10.00 to \$100.00 depending on how frequently the offense occurred within a 12 month period. For this concept to be effective it is imperative the penalties be significantly higher than what it would cost the individual to mow the property or privately contract with another person for such services.

Area residents were concerned about people in the neighborhood unable to mow their yards. They recommended that youth participating in the various summer programs could be responsible for mowing properties belonging to residents who are low-income and physically incapable of mowing.

There was also a concern about mowing on properties owned and maintained by governmental agencies. All properties should be treated equally and government owned land should also be issued warrants and penalties if they do not mow the weeds and vegetation.

#### CONSTRUCT A PARKING LOT FOR SANITATION SERVICE TRUCKS

Although City ordinance does prohibit the parking of trucks over one half ton on any street in a residential district for longer than two hours, the law is virtually unenforceable. Owners of sanitation service trucks usually do not have sufficient off-street parking to comply with the regulation. If a paved parking lot fenced and landscaped were located in the Atwater Community neighborhood or perhaps in the industrial area east of the neighborhood, truck owners would have a location to park their vehicles for periods of time over two hours. Drivers could either walk or drive to the lot, pick up their trucks, and return them at the end of the day.

With parking facilities available, police officers could increase their enforcement efforts knowing that owners now had a viable alternative to parking on the streets. Eliminating the parking of commercial sanitation service trucks would upgrade the appearance of the neighborhood.

Preliminary study of the Community Development Block Grant regulations would indicate that a project of this nature would be eligible if it were located within one of the Neighborhood Strategy Areas. Funding for ongoing upkeep and maintenance would need to be addressed if the project was submitted for CDBG funding.

SELECT A PORTION OF THE NEIGHBORHOOD FOR A CONCENTRATED CODE ENFORCEMENT PROGRAM ADMINISTERED BY CENTRAL INSPECTION AND ENVIRONMENTAL HEALTH DEPARTMENTS

The purpose of a concentrated code enforcement program is to exemplify for the rest of the community the improvements resulting from organized cleanup projects. Jones Park neighborhood has been participating in such a program and have been encouraged by the improvements occurring throughout the entire neighborhood that seem to be "triggered" by the original enforcement program.

For a concentrated code enforcement program to be successful, there must be strong support from a citizens group within the neighborhood for the increased activities of the Health Department and Public Works. It is helpful to involve citizens by having at least one person per block willing and responsible for distributing pamphlets and answering questions concerning a concentrated code enforcement program.

CPO Area Council "K" could select an appropriate area and organize a citizens task force to work with Public Works and Central Inspection. The task force would be actively involved in making decisions about the scope and intensity of the cleanup efforts.

Judging from comments made by area residents and from driving and walking through the neighborhood, particular attention should be directed to eliminating the junk cars and salvage operations within the chosen area.

Although there will be some residents who complain about the program, the CPO and other interested citizens in the code enforcement area should be aware of the long-term benefits for the entire community. Property that blights a neighborhood will continue to depress property values and also provide a disincentive for surrounding property owners to maintain and improve their properties.

ENFORCE THE PROVISIONS OF THE KANSAS AIR POLLUTION AND EMISSION  
CONTROL ACT

Air pollution standards are set forth in the Kansas Air Pollution and Emission Control Act and enforced by the Health Department. There are no applicable City ordinances pertaining to air pollution.

Area residents have complained about the odors and air pollutants from the Industrial Corridor. The Health Department can measure the amount of air pollutants such as dust and smoke and enforce the State laws regulating air pollutants. Adequate measuring devices for odors do not presently exist. Since it is not measurable, there are no regulations concerning this problem. The Health Department tries to respond to the problem by working with industries to obtain their cooperation in reducing the emission of such odors.

LAND USE RECOMMENDATIONS

DISCOURAGE APPROVAL OF REQUESTS FOR COMMERCIAL AND/OR INDUSTRIAL ZONING THROUGHOUT THE NEIGHBORHOOD

The heaviest commercial zoning in the neighborhood is "LC" light commercial. There is no zoning that would allow "C" commercial or any industrial uses.

*Gardner  
concerned with  
this*

The approximately 18 acres of light commercial is scattered throughout the neighborhood adjacent to the arterial streets. Most of the commercial uses are on the fringe of the neighborhood located on Hillside, Hydraulic, 13th and 21st Street North. At Grove and 17th there is light commercial zoned for approximately a block and a half on both sides of Grove and on both sides of 17th Street. A "spot" of light commercial exists at the southeast corner of 17th Street and Minnesota.

To prevent "stripping out" for commercial uses, the neighborhood recommends the denial of any zone change requests for commercial or industrial uses. Their recommendations would permit zone changes up to "RB" four family or "R-6" general residence district (29 DU per acre) only on arterial streets.

*Gardner  
concerned  
with this*

REVISE THE PRESENT ZONING POLICY FOR 13TH STREET BETWEEN HILLSIDE  
AND HYDRAULIC

The present zoning policy states the following:

The MAPC will look with favor on application for "B" zoning for any area fronting 13th Street between Hillside and Hydraulic.

"B" multiple family zoning would allow densities up to 75 dwelling units per acre. Although "B" zoning already exists along some areas of 13th Street, the neighborhood disapproves of new construction that would allow a dense concentration of apartment buildings.

The recommendation for 13th Street would permit zone changes up to "RB" four family or "R-6" general residence district. Both of these categories allow no more than 29 dwelling units per acre.

REVISE THE PRESENT ZONING POLICY FOR HILLSIDE FROM 9TH STREET TO  
21ST STREET NORTH

The present zoning policy for Hillside is stated as follows:

Look with favor on a combination of the "R-5" General Residence/"U"  
University District from 17th North to 21st on the west side of  
Hillside for those lots which front on Hillside and the "BB" Office  
District from 9th Street North on both sides of Hillside.

The neighborhood concurs with the policy for the west side of Hill-  
side from 17th to 21st. They recommend that the remainder of Hill-  
side from 17th to 9th Street be zoned with densities no greater than  
"RB" or "R-6" (29 DU per acre).

*Gardner  
concerned  
with  
people on  
Hillside.  
Been  
passed  
by C and  
RC*

POLICE AND FIRE RECOMMENDATIONS

INITIATE VOLUNTARY INSPECTIONS OF HOMES BY THE FIRE DEPARTMENT THROUGHOUT  
THE ATWATER COMMUNITY SERVICE AREA

Several years ago, the Fire Department had a program to inspect houses on a voluntary basis in census tracts that had a disproportionately high number of fire calls. During the three years of inspection, the Fire Department can document that both the incidence and severity of fires was reduced. Because of budgetary limitations, these inspections were discontinued.

The Fire Department now regularly inspects only non-residential structures and individual homes upon request. A systematic door-to-door inspection of homes in the neighborhood is a concept endorsed by both the Fire Department and area residents. Participation would be voluntary and any fire code violations noted by inspectors would be corrected by the occupant at his own discretion. There would be no citations, penalties, or follow-up calls unless requested. Funding for such inspection should be requested from the 1981 general operating budget for the City of Wichita.

APPOINT A COMMITTEE TO INVESTIGATE PROCEDURES FOR IMPROVING POLICE AND CITIZEN  
RELATIONS IN THE ATWATER COMMUNITY SERVICE AREA

Area Council "K" could appoint a committee to work on exploring alternatives between police and area residents. The committee might wish to contact the Wichita Office of the Governors Committee on Criminal Administration to determine sources of federal funding and eligible activities.

The GCCA administers funding from the Law Enforcement Assistance Administration (LEAA). Twenty percent of the LEAA budget consists of funding for discretionary grants which might be a source of some innovative pilot programs in the community. It would probably be necessary to have the Wichita Police Department apply for such funding. An alternative might be to incorporate members of the community in a tax-exempt non-profit corporation and submit appropriate requests for funding through the neighborhood corporation. The Midtown Citizens Association is a non-profit corporation and might be able to advise Atwater Community residents on the process for becoming a non-profit corporation.

#### ENCOURAGE THE ORGANIZATION OF BLOCK CLUBS TO INCREASE NEIGHBORHOOD SECURITY

One of the most important strategies for crime prevention is for neighbors to become acquainted with one another. Locks, bars, and alarm systems can be important crime prevention strategies, but knowing one's neighbors allow area residents to be aware of strangers and to notify police. The premise upon which the program operates is that residents don't just own houses, they own the streets as well. Therefore, the best security is not a well locked home, but a well organized residents' block group.

In other cities, block meetings have been successful in acquainting citizens with each other and developing a sense of ownership in the neighborhood. A block should include both sides of any street including every house and apartment. The first house behind each corner house and corner houses across boundary streets should also be included. A block should have at least one, and preferably two Chairmen to serve as coordinators, resource people, and as liaison with other blocks.

As residents become increasingly involved and aware, they begin to take interest and concern about other problems in the neighborhood. Youth programs, clean-up efforts, and help for the elderly have been activities that evolved out of crime prevention efforts.

INITIATE A POLICE FOOT PATROL PROGRAM FOR THE ATWATER COMMUNITY AREA

Area "K" Council members wanted police officers to spend more time out of their cars walking the neighborhood. They believed an improvement in the overall relationship in the area would result from personal contact between the police and neighborhood residents.

ESTABLISH A CITIZENS REVIEW BOARD TO INVESTIGATE COMPLAINTS AGAINST THE POLICE DEPARTMENT

If citizens participated in the review process when complaints are lodged against the police department, Area Council "K" members suggested area residents would have more confidence in the criminal justice system. The Council recommended a review board be appointed by the City Commission with at least half of the members to be chosen from the general public.

INITIATE A LEGISLATIVE STUDY CONCERNING THE USE OF FORCE BY LAW ENFORCEMENT OFFICIALS

A concurrent resolution (No. 1619) has been introduced in the Kansas Senate providing "for a special committee to make a legislative study concerning the use of force by citizen and law enforcement officers as authorized by the Kansas Criminal Code."

CPO Council "K" members support SCR (No. 1619) and encourage other

residents of the Atwater Community Service Area to become involved  
in obtaining some guidelines for the use of deadly force.

REQUEST THE CITY COMMISSION TO UPGRADE THE EXISTING STREET LIGHTING IN THE  
ATWATER NEIGHBORHOOD

Over half of the neighborhood has inadequate street lighting. To upgrade the area with 7000 lumen mercury vapor fixtures at intersections and at midblock locations would require the installation of approximately 225 new fixtures.

In 1978, the Jones Park Neighborhood requested and received 85 new light fixtures at an approximate cost of \$2,000.00. Area "K" CPO Council could request the same kind of improvements for the Atwater Neighborhood. Council members may wish to circulate a petition among area residents to demonstrate community support for improved street lighting.

DRAINAGE RECOMMENDATIONS

SEEK FEDERAL FUNDING TO HELP FINANCE NEEDED DRAINAGE IMPROVEMENTS THROUGHOUT THE ATWATER COMMUNITY SERVICE AREA

To relieve the drainage problems for the neighborhood, it has been recommended that a large north-south interceptor be installed beneath Grove. The interceptor would need to connect to a storm sewer underneath Twelfth Street for discharge into the Canal. Because there is a five block section on Twelfth Street below the design water surface of the Canal, it would be necessary to install a large capacity, low-lift pump between Pennsylvania and the Canal. With the Grove Interceptor in place, the area east of Grove would be serviced by lateral lines which would empty into the Interceptor. Estimated costs in 1973 were as follows:<sup>1</sup>

12th Street Storm System -	\$ 181,000
Pump Station (not including right-of-way) -	96,000
Grove Interceptor -	1,190,000
Lateral Lines east of Grove -	<u>664,000</u>
TOTAL:	\$2,131,000

With inflation, it is estimated that these costs would double to \$4,262,000 by 1980.

The drainage improvement policy adopted by the City Commission in April, 1978 states that drainage improvements in older areas of the City that have not generally been included in a benefit district shall be funded 50% City at large and 50% by special assessments. Pumping stations shall be funded 100% City at large.

With the large scope of the program it would be necessary to implement the drainage improvements in stages. City engineering staff would need to determine the appro-

<sup>1</sup>A Storm Drainage Study of Selected Areas in Wichita, Kansas - 1972. Delamater, Freund, and Scherer, P.A. Page 79

... appropriate sequence of projects and coordinate these with street improvements.

With Community Development Block Grant funding decreasing every year, it would seem the most likely source of assistance would be a grant from the Economic Development Administration. Specifically, the Long-Term Economic Deterioration Program provides strategy and implementation grants to arrest and reverse long-term deterioration. The guidelines recommend planning activities of primarily one, but not to exceed two years in duration. Although an award of assistance to develop an LTED strategy will not automatically lead to an EDA Implementation Grant, grants may be provided to fund all, or more usually a portion of the proposed activities suggested by the strategy.

Since the requirements call for a contiguous well defined community with a population of 10,000 or more and with a per capita income no greater than 75% of the national average, preliminary investigation and study would seem to indicate census tracts 5, 6, 7, 8 and 12 would be an appropriate area for assistance. The Atwater Community Service Area is included within these boundaries.

INITIATE A PROGRAM OF REGULARLY SCHEDULED MAINTENANCE ACTIVITIES FOR  
UNDERGROUND STORM WATER SYSTEMS

At the present time, maintenance of storm water inlets and lines is handled on a complaint basis. Citizens inform public works of a problem with the drainage system, and a work crew usually responds to the complaint within a few days. The recommendation for regularly scheduled maintenance activities would eliminate many of the drainage problems before they become a real nuisance and inconvenience for the neighborhood.

RE: AGENDA ITEM NO.

FOREWORD

The Area "K" Citizen Participation Council contributed their ideas and recommendations in formulating this document.

AREA "K" CPO COUNCIL

Chairperson: Chester L. Hawkins

Ira Compton  
Ben Martin, Jr.

Thurman Mitchell, Sr.  
E. Ceasus Tyree

URBAN RENEWAL AGENCY

Kenneth H. Kitchen, Executive Director  
Robert E. Finkbiner, Assistant Director

Prepared By:

Carol Burch, Staff Planner for the Atwater Community  
Service Area Neighborhood

DRAFT COPY

SECTION A

Introduction/History of the Atwater Community Service Area Neighborhood

The Neighborhood planning effort is a response to a request by the Wichita Citizen Participation Organization (CPO) for the development of guides for the physical, economic, and/or social improvement of neighborhoods throughout the City. Through the use of Community Development Block Grant funds, staff has been provided to work with the CPO Councils and area residents to develop neighborhood plans.

## Atwater Neighborhood Yesterday . . . . .

Most of the Atwater Neighborhood had been platted prior to 1920 with some scattered residential development adjacent to Grove, 13th Street, and Hydraulic. The Hastings Dairy was located in the area of 18th Street and Grove, and several other farm houses also existed in the neighborhood until approximately the early 1930's. The only commercial developments at that time were a small grocery store at the southeast corner of Hydraulic and 21st Street and a drug store at the corner of 13th Street and Hillside.

In the 1880's some two-story homes had been constructed along 15th Street and 17th Street. With the depression of 1889, many homes became vacant and were purchased by farmers or settlers and moved to other locations. A few two story units such as the house on the southeast corner of Ash and 17th Street are still standing, but the majority of the housing in the neighborhood is single story frame homes.

Before World War II, most of the area between 13th and 17th Streets had been developed. It wasn't until after the war that Builders Incorporated began extensive building north of 17th Street and west of Grove with completion of this project approximately 1950. Russell Praether began development between Grove and Hillside in the early 1940's. The first home he constructed was on the east side of the 1500 block on North Estelle, and he and his family resided there until his death in a plane crash in the mid 1940's.

Lester Matlock began building in the Shadybrook addition during World War II. He also built the shopping center at Hydraulic and 13th Street and the apartments north of this location in the late 1940's. The area from 15th to 17th Street east of Grove was the last area to be developed and completed about 1955.

The first Black family moved into the Atwater Neighborhood in 1932 on the east side of the 1400 block on North Ash. A few more Black families moved into the 1400 and 1500 block on Piatt and Ash during the 1930's. Between 1940 and 1950, what was to become Census Tract Six grew from approximately 13 blocks with Black occupants in 1940 to around 56 blocks with nonwhite occupants in 1950.<sup>1</sup>

During these same years, the oldest of the Black districts located along Water Street downtown was disappearing as the business district expanded north on Main, Water, and Wichita Streets. By 1950, there were only 856 Black residents in the Water area and only 437 by 1960. The major single factor contributing to this dramatic decline was the construction of the new Courthouse which forced many Black families to move out of the downtown area.<sup>2</sup>

Almost all of the expansion that took place in the Atwater Neighborhood between 1940 and 1960 appeared to be in blocks bordering on those already containing Black residents. The expansion that first occurred east of the canal prior to 1940 may have constituted a slight "leap-frogging", but the intervening blocks for which no Black residents were reported in 1940 were occupied by nonwhites in 1950.<sup>3</sup>

---

<sup>1</sup>B. M. Neely & T. M. Sims, Compilers,  
The Wichita Negro Year Book, 1922 - 1923, pg. 19

<sup>2</sup>Donald Cowgill and F. Samuel Ostertag, Jr.,  
The People of Wichita 1960, pg. 25

<sup>3</sup>Margaret Mullikin,  
Selected Characteristics of Negro Population in Wichita, Kansas, in 1950, pg. 74

► Atwater Neighborhood Today . . . . .

The Atwater Neighborhood is a low to moderate income area losing population at a rate greater than the City of Wichita and experiencing a substantial amount of physical deterioration. According to the 1976 Intergovernmental Enumeration, 41 percent of the households were moderate income (\$6,430 - \$10,288); 34 percent were low income (less than \$6,430). It is doubtful if there has been substantial changes in the percentage of low and moderate income households during the last three years.

From 1970 - 1976, there was an 18 percent decline in the neighborhood population whereas the City showed a 6 percent decrease. Accompanying the decrease in population, Atwater also lost 169 dwelling units.

Population Trends (1970 - 1976)

	<u>1970</u>	<u>1976</u>	<u>Net Change</u>
Atwater Neighborhood	7,800	6,300	- 19%
Wichita	276,554	260,980	- 6%

Number of Dwelling Units (1970 - 1976)

	<u>1970</u>	<u>1976</u>	<u>Net Change</u>
Atwater Neighborhood	2,355	2,186	- 7%
Wichita	99,890	106,482	+ 7%

The majority of Atwater residents reside in small but modest single family homes valued well below the City average and many are in need of rehabilitation.

Condition of Housing Units (1976)

	<u>Standard</u>	<u>Deteriorated</u>	<u>Dilapidated</u>
Atwater Neighborhood	70%	29%	1%
Wichita	85%	13%	2%

Both deteriorated and dilapidated units fail to meet standard building codes, but dilapidated is considered unfeasible for rehabilitation.

Average Housing Values (1970 - 1976)

	<u>1970</u>	<u>1976</u>	<u>Percent of Change</u>
Atwater Neighborhood	\$9,826	\$10,707	+ 9%
Wichita	\$15,900	\$19,944	+ 25%

Overcrowding is also a problem in the neighborhood. Seventeen percent of the dwelling units have over 2 persons per bedroom. Living in generally overcrowded conditions, approximately one out every four households has a single parent with children as head of the household. Nearly all of the single parents are women.

Most of the streets are paved in Atwater, and the area is served by both water and sanitary sewer lines. Storm drainage is inadequate, but the completion of the Shadybrook storm sewer project several years ago has helped relieve the drainage problem in the northern section of the neighborhood. With utility lines and paving completed, developers have the opportunity to build housing without the burden of special assessments.

The neighborhood exhibits a reasonable degree of stability with the average resident living in Atwater approximately four years. Thirty-five percent of the households have lived in the area for ten years or more which is considerably above the average for the City.

Although there are a number of issues the neighborhood has addressed, their overriding interest was to attract more single family households into Atwater and to improve existing housing with low interest rehabilitation loans. With the considerable amount of vacant land in the neighborhood, the residents are hopeful that they can see their dream fulfilled and halt the out-migration of people from the neighborhood.

**SECTION B**

**Identification of Problems**

A neighborhood plan needs to respond to the problems and issues that concern area residents. Several months were spent to conduct problem identification sessions with the CPO Council and area residents. Four general areas of concern were identified: Housing and Neighborhood Deterioration, Inadequate Storm Drainage, Traffic Congestion, and High Crime Rates. The following section provides a description and analysis of these concerns.

## HOUSING AND NEIGHBORHOOD DETERIORATION

### Neighborhood Demographic Profile

The Atwater Neighborhood is an older residential neighborhood experiencing substantial deterioration of the housing stock. According to the 1976 Enumeration data, approximately 29% or 640 housing units were rated as deteriorated with another 1% or approximately 20 units considered dilapidated and unfeasible for rehabilitation.

The area from 17th Street to 19th Street from Grove to Hydraulic and from 17th Street to 21st Street from Grove to Hillside has the worst housing conditions with 54% of the units rated as deteriorated and another 1% as dilapidated. <sup>1</sup>

The value of housing units in the area is less than the City at large and property has appreciated at a slower rate than the average dwelling unit in Wichita. The average value of Atwater housing (\$10,707) was 40% below the city-wide average (\$17,944) in 1976. Housing values in the neighborhood increased 9% from 1970 - 1976 whereas the City at large experienced an increase in average housing values of 25% during these six years.

When compared with land use maps completed in the early 1960's, current land use field studies indicate a decrease in housing units throughout the area. Data analysis confirms a seven percent decrease (169 units) in housing units from 1970 - 1976. During this same time period, the City at large experienced a seven percent increase in dwelling units. CPO Council "K" expressed their concern about vacant lots throughout the neighborhood. Unimproved lots often are not well maintained and become an eyesore with accumulations of trash, litter, and vegetation. With improvements to the property, the tax base would also increase and generate more property tax revenues.

---

<sup>1</sup>Unless otherwise stated, the source of demographic information in this study is derived from the 1976 Intergovernmental Enumeration and 1970 U.S. Census Reports.

Health and Safety Conditions

Occupants of substandard housing are always subject to a greater threat of fire. When housing conditions deteriorate, fires are more frequent and difficult to control. Although the number of fires and property losses in Atwater were not significantly higher than the rest of the City, one-third of the fire fatalities in 1978 occurred in Atwater. Twelve fire fatalities were recorded and four of those lived in the neighborhood.

Code enforcement is a problem throughout the entire Atwater neighborhood. Junk cars and litter and weeds were mentioned by area residents as the most frequent violations. Enforcing the health code and citing violations generally occurring on the outside of the house is the responsibility of the Health Department. Within the structure, Public Works and the Fire Department made a determination of health or safety violations. Therefore, one home might need to be inspected by three inspectors.

The Health Department can only cite junk cars on private property. Abandoned vehicles on the Street must be ticketed and towed away by the Police Department. Although vehicles must be operable, they do not have to be tagged. A problem the Health Department frequently encounters is wrecked cars many times still have a lien against them and without a clear title the owner can't have the car salvaged.

Although the Health Department does resort to taking violators to Court, these cases are often taken "lightly" and many times individuals are granted either a continuance or dismissal. In many instances, it takes at least 6 - 8 months for any legal action to be completed in the Courts and the nuisance removed. Sometimes it takes several weeks just to serve a violator with a warrant.

Weeds become quite a problem on lots that are not maintained during the summer. Although owners are "required to cut, destroy, and remove all weeds and obnoxious growth of vegetation over eighteen inches high upon any lot or piece of land or upon the streets and alleys in front of and abutting any such lot or piece of land" (7.40.060), many people do not comply with this ordinance. Public Works by ordinance (7.40.070) is directed to mow areas that are not maintained and assess those costs to the property owners. However, with the energy crisis and cutback in personnel, mowing on privately owned lots will be done only on a complaint basis and probably by a private contractor. Because warrants for mowing are not served outside of the City limits, enforcement of the ordinance becomes virtually impossible.

Mowing on public properties, such as ditches, will perhaps be done on arterials twice this summer with one mowing on residential streets. In past summers, the goal has been to mow the entire City properties at least three times. To illustrate the cutback, in June, 1978, the City had 16 tractors mowing 50 hours a week. In June, 1979, there were four or five tractors working 40 hours a week.

Trash and litter, discarded appliances and furniture, and weeds in the alleys is another concern area residents voiced. Street crews clean up alley ways on a complaint basis, but they are unable to stay current with the number of requests for clearing debris from alleys. Once again the fuel shortage may further curtail City maintenance activities.

Refuse collection trucks parked on residential streets and sometimes in the yards

is an eyesore throughout the community. It is illegal for a truck with a manufacturer's rated capacity of over one half ton to be parked on any street in a residential district for longer than two hours, (11.52.020). The Health Department attempts to help enforce this regulation by requiring operators when applying for trash hauling licenses to state the location where they will park their trucks at nights and on weekends.

Adequate street lighting is vital to the safety and well being of the citizens living in the neighborhood as well as to motorists driving in these areas or on the arterial street system. Adequate street lighting is a known deterrent to crime and vandalism and provides an aid to law enforcement. The only section of the neighborhood that has adequate lighting (7,000 lumen with midblock lighting) is the area from Grove to Hillside, between 17th and 21st Streets. The area from Grove to Hydraulic, between 17th and 19th Streets, is substandard (2,500 lumen with midblock lighting). The rest of the planning area from Hillside to Hydraulic, between 13th and 17th Streets, is also substandard (2,500 lumen without midblock lighting).

Because of budgetary limitations, no upgrading of residential lighting (with exception of some approved isolated instances) has been accomplished since 1974. All new installations have been limited to newly developed and unlighted areas.

Although most of the streets in the planning area are paved, some of the streets are in need of reconstruction which is usually done by special assessments levied against the abutting property owners. Upkeep and repair such as the filling of

"pot holes" is financed through the general operating budget and paid for by the City at large.

Getto Street, 14th Street from Green to Estelle, 16th Street from Piatt to Spruce, and Poplar from 19th Street to Graham are sand streets. Abutting property owners may petition for paving to be paid by special assessments. If family incomes fall within established income guidelines, owner occupied residential properties can qualify for indefinite deferral of payment of special assessments. Unless there was a change in ownership to a non-eligible owner or there was a change in the use of the property, the entire assessment would be forgiven in 25 years. Community Development Block Grant funding may also be another source of funding for street improvements.

#### Financing for New and Rehabilitated Structures

Neighborhood residents have related to Council members, their difficulties in securing financing and insurance when purchasing properties in Atwater. "Red-lining" or the failure of financial institutions to provide adequate home financing to qualified applicants on reasonable terms and conditions because of the neighborhood where individuals apply for loans has been a problem in many urban communities.

The Home Mortgage Disclosure Act of 1975 requires depository institutions to show where they make loans, what kinds of loans they grant, and what loans they purchase. The Congressional intent of this legislation is clearly to provide a mechanism enabling citizens to obtain information on lending practices in their neighborhoods.

The regulations particularly come into effect when a financial institution presents an application to the appropriate regulatory agency to expand or modify its services. Examples include the establishment of a branch bank or an electronic deposit facility, merger, or any other step to expand or relocate. This is the major enforcement section of the Act.

Disclosure by itself will not eliminate red-lining and disinvestment by financial institutions. It is important for community organizations to learn to work with public officials and private institutions to formulate long term neighborhood re-investment programs. Neighborhood and community groups must assess their credit needs based on specific information about the housing stock, socio-economic conditions, and other neighborhood needs.

Administered by the Urban Renewal Agency, rehabilitation loans and grants and paint grants are available in the Atwater neighborhood. Council members were concerned that liens placed against properties participating in the deferred loan or rehabilitation grant programs discourage people from applying for such assistance. They were particularly concerned about elderly residents being reluctant to have their homes repaired if liens were placed on the properties. At the present time, there are 89 households on the waiting list for loans or grants within the Area "K" CPO boundaries indicating the program is not adequately funded.

#### Insurance Rates

Some property owners have discussed the difficulty of obtaining insurance for their

homes in the Atwater neighborhood. Most insurance companies doing business in Kansas will not write a homeowners policy which includes liability provisions for housing valued less than \$25,000. Coverage for these homes would be restricted to a fire policy covering only catastrophic occurrences such as fire, wind, and hail. Fire coverage provides only minimum coverage, but the rates are higher than the comprehensive homeowners policy.

A homeowner may also be refused homeowners coverage if the home has an excessive loss history such as several burglaries or instances of vandalism. A well maintained home might also fail to qualify if it was located near a blighted, abandoned, or undesirable property. Generally, if adjacent properties create a hazard to the property applying for coverage, insurance companies will not issue a policy. Each application must be considered on its own merits, and there are no specific criteria for the determination of an apparent or potential hazard. To be able to obtain adequate insurance at reasonable rates, it becomes imperative for a neighborhood to eliminate pockets of blight and to prevent deterioration throughout the area.

Property owners unable to purchase coverage may apply for insurance through the Fair Plan by applying to the Kansas All Industry Placement Facility in Topeka. Similar to the assigned risk in automobile insurance, companies doing business in Kansas contribute to this fund according to the amount of insurance they issue. The Fair Plan only provides for fire coverage at the present time. After receiving the application, the property is inspected by a State inspector to determine the rate and if a surcharge will be assessed according to the condition of the property.

## INADEQUATE STORM DRAINAGE

### Existing Storm Sewer System

Inadequate drainage is a problem throughout the neighborhood extending along Grove starting a block north of 13th and extending to 19th Street. The extensive runoff along Grove is caused by the fact that Grove is located at the base of a hill on the east. Because of the slope, there is a great amount of surface water that collects and is intercepted at Grove. Heavy rainfall on Grove from 13th to 19th Street and 13th Street from Cleveland to Poplar results in substantial flooding. Flooding of major arterials can inhibit emergency vehicles in their attempts to respond to calls during high intensity storms.<sup>1</sup>

Presently the area is served by storm sewers in 13th, 14th, 15th, 17th and 19th Streets west of Grove. These lines discharge their collected runoff into the Wichita Drainage Canal. Between Grove and Hillside there is no storm sewer system and water flows to the lower areas west of Grove. This flow of storm water from the area east of Grove overloads the existing drainage system west of Grove.

Grove is a designated collector but cannot be utilized as such due to the condition of the street and flooding problem. Consequently, there are valley gutters across the street and general disrepair at the intersections. With an interceptor at Grove, the street could be upgraded to collector or arterial standards.

North of 19th Street, the recently completed Shadybrook storm sewer project has eliminated most of the drainage problems, particularly from runoff flowing from the Wichita State University parking lots.

<sup>1</sup>Drainage Problems and Protection, p. 6-27

Maintenance

Storm and sanitary sewer maintenance is done on a routine basis by the same City crews. The same equipment is used for both functions.

Older storm sewers that have inlets less than fifteen inches in diameter, such as those in the Atwater neighborhood, tend to become clogged with leaves, grass clippings, and other debris. A special high pressure nozzle pumps water into the lines, and the water is then ejected from the nozzle at a reverse angle at extremely high speeds which blasts the debris toward the point of entry. The City also has five vacuum style cleaners and a bucket with clam shell jaws for more difficult problems.

The City has budgeted \$180,000 for storm sewer maintenance and \$1,035,000 for sanitary sewer upkeep in 1979. Funding for maintenance of sanitary sewers has been increased *cutback* over the past several years to meet more stringent Federal regulations. Increases are financed by raising the rates for sewer utility services.

Storm sewer maintenance is financed from general obligation funding. Budget cutbacks usually result in reduced levels of maintenance activities throughout all departments. With the current trend to "hold the line" on governmental spending, citizens might expect an increasing number of maintenance problems associated with storm drainage systems and perhaps other City services.

#### TRAFFIC CONGESTION

Accidents at the arterial intersections and traffic generated from concerts and athletic events at Henry Levitt arena on the Wichita State University campus are the major traffic concerns expressed by neighborhood residents.

At the present time, all arterial intersections in the planning area are operating at a satisfactory level service "C" or better during both morning and evening peak hours. Service level "C" indicates that a driver does not have to wait on the average more than one to three red lights to clear the intersection. However, it should be emphasized that this is an average clearance time for the intersection and some drivers during the peak hour wishing to make a left hand turn may find it necessary to wait more than three cycles.

During 1978, there were 43 accidents at Hillside and 13th Street with an accident rate of 3.85 per million vehicles entering the intersection. Twenty-nine accidents occurred at Grove and 13th Street with an accident rate of 3.58 per million vehicles. Grove and 21st Street had 30 accidents with an accident rate of 3.04. All three intersections have a higher rate than the average for intersections in Wichita with no protected left turn (2.79 per million vehicles entering an intersection).

Although area residents see the need for improving the traffic flow, they do not support the Grove Street Widening Capital Improvement Project from Elm to 21st as outlined in the 1979 - 1984 proposed CIP. *outlined*

First, they would be opposed to any project that might necessitate the demolition of housing units along Grove Street. Although no City agency or department has stated that removal of housing would be necessary, the neighborhood wants to emphasize

their opposition to any plans that might call for demolition. There was also concern that a 48 foot wide arterial would necessarily remove portions of the front yards adjacent to Grove, and some property owners might object.

The suggested method for financing Grove Street improvements is also unacceptable to area residents. They do not support the concept of special assessing adjacent property owners for any portion of the costs. It should be noted that the City does have a current policy that allows property zoned and used for single or two family residential to be eligible for indefinite payment of special assessments. The property must be assessed for reconstruction of a major street, and there must have been a previous assessment against the property for construction of a street in either a residential or major street classification. (Ordinance No. 35-570)

HIGH CRIME RATES AND POOR COMMUNITY RELATIONS  
WITH THE POLICE DEPARTMENT

The Atwater neighborhood is included in four of the Police Department's crime reporting areas (9, 16, 17 & 18). Within each reporting area, the Police maintain detailed information on reported crimes. Data from 1976 indicates the crime rates in the neighborhood to be significantly higher than the City, especially in the area between 17th and 21st Streets. The crime rate for the entire City in 1976 was 81 Part I and 157 Part II crimes per thousand people. In Atwater, the rates were 137 Part I and 213 Part II crimes per thousand people. Part I crimes include murder, rape, robbery, assault, burglary, larceny, and auto theft. Part II crimes are all those crimes of a less serious nature not categorized as Part I.

	<u>Part I Crimes per Thousand</u>	<u>Part II Crimes per Thousand</u>	<u>Total Crimes per Thousand</u>
Reporting Area #9	100	161	262
Reporting Area #16	101	216	317
Reporting Area #17	187	249	436
Reporting Area #18	161	226	387

Area residents were very concerned about Police-citizen relations in the Atwater neighborhood. Violent confrontations between Police and residents have resulted in an anti-Police attitude, especially among many young Blacks. In a recent series of six articles in the Wichita Beacon entitled "Police and the People", Police-Black problems were viewed to be as important by some Black citizens as the issues of housing and employment (Wichita-Eagle, June 25, 1979).

Causes of the problems are as varied as the perspectives of the participants. Minority activists charge Police harassment and brutality whereas Police are

concerned about the extreme hostility in Black neighborhoods for law enforcement officials. Many would seem to agree that a lack of cross-cultural understanding may be a prime reason for conflicts throughout the neighborhood.

Whatever the reason, it is obvious that Police-community relations in the Black neighborhoods is a serious problem. Until some real progress is made to improve the situation, it is probable that feelings will remain tense with occasional outbursts of conflict and violence.

SECTION C

Goals and Objectives

After reviewing all the problems mentioned in the previous section, CPO Area Council "K" agreed on a set of statements to guide the direction of the plan and for evaluating the community's progress in putting the plan into effect.

HOUSING

- GOAL            Ensure the accessibility of well maintained affordable housing in the Atwater Neighborhood.
- OBJECTIVE      Rehabilitate housing units that can be repaired for less than 75% of the cost of replacement.
- OBJECTIVE      Demolish structures that can-not be repaired for less than 75% of replacement value.
- OBJECTIVE      Encourage the construction of single family housing units with yearly payments no greater than 25% of the median family income in the Atwater Neighborhood.
- OBJECTIVE      Encourage Atwater residents to participate in the home insulation program.
- OBJECTIVE      Establish a community based, non-profit, tax exempt corporation to stimulate investment in the Atwater Neighborhood.

ENVIRONMENTAL

- GOAL To provide an aesthetic physical environment that ensures the health and safety of Atwater Community Service Area residents.
- OBJECTIVE Improve the appearance of the Atwater Neighborhood by more effective enforcement of the Housing and Environmental Health Codes.
- OBJECTIVE Ensure that weeds and vegetation be removed and/or maintained on public and private properties in accordance with the Environmental Health Code and the Tree and Shrub Chapter of the Parks, Airports, and Public Property Code.
- OBJECTIVE Encourage owners of trucks over one-half ton to discontinue long-term parking of their vehicles on residential streets.
- OBJECTIVE Ensure the prompt removal of abandoned junk or dismantled vehicles parked on private property throughout the neighborhood.
- OBJECTIVE Ensure the prompt removal of salvage or junk materials on residential premises or vacant lots in the Atwater Neighborhood.
- OBJECTIVE Ensure Atwater Neighborhood residents of an environment free from air and noise pollution.

LAND USE

GOAL            Ensure that future land development preserves the predominantly single-family character of the Atwater Community Service Center Area.

OBJECTIVES

- RESIDENTIAL    A) Increase the number of owner-occupied dwelling units as a method for improving neighborhood stability.
- B) Locate all new housing in such a way to minimize exposure to traffic congestion and air and noise pollution.
- COMMERCIAL    C) Allow commercial development to occur only on four lane arterial streets and on property presently zoned light commercial.
- D) Ensure that all commercial development utilizes appropriate design, landscaping, and/or fencing to screen and buffer residential housing from objectionable environmental effects created by commercial activities.
- E) Encourage concentrated commercial development instead of "strip" or "spot" commercial activities.

POLICE AND FIRE PROTECTION

- GOAL Provide a safe and secure community environment for Atwater Community Service Area residents.
- OBJECTIVE Reduce the occurrence and severity of fires and criminal activity throughout the neighborhood.
- OBJECTIVE Improve relations and increase cooperation between police and community residents.
- OBJECTIVE Inform Atwater Neighborhood residents of crime prevention procedures and programs.

DRAINAGE

- GOAL           Alleviate the problems and inconvenience created by storm water runoff in the Atwater Neighborhood.
- OBJECTIVE      Install an underground storm sewer system between Grove and Hillside Streets.
- OBJECTIVE      Improve the maintenance of the existing storm sewer system between Grove and Hydraulic.

TRAFFIC

Although Area "K" CPO Council recognized the traffic problems throughout the neighborhood, they were unable to reach a consensus on traffic goals and objectives or recommendations for traffic implementation procedures.

The Council did conduct a public hearing on the widening of Grove Street from Elm to 21st Street North on September 27, 1979. As a result of the meeting, Area Council "K" recommends the existing two lanes of Grove be resurfaced with an asphalt overlay and drainage be improved with no costs assessed to adjoining properties.

SECTION D

Implementation Recommendations

Area "K" CPO Council members have evaluated and selected what they believe to be the most effective actions for solving the problems identified by the Council and area residents. The recommendations will help meet the goals and objectives by blending both local and federal resources.

None of these recommendations will automatically happen. If they are to be carried out, they will require cooperation between the neighborhood and the City of Wichita.

#### HOUSING RECOMMENDATIONS

##### REHABILITATE AT LEAST FIFTEEN STRUCTURES EACH YEAR FOR FIVE YEARS WITH COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

The Deferred Loan Program administered by the Urban Renewal Agency provides loans up to \$10,000 to applicants residing within the Neighborhood Strategy Area whose family income is below 50 percent of the City median income (\$7,000 for a family of four). At the present time, a lien is placed against the property for the amount of the loan. If the property is properly maintained to meet minimum housing code standards, the indebtedness is forgiven at the rate of 5% per year for nine years. At the end of the tenth year, if the property satisfies City code requirements, the remaining 55 percent of the loan is forgiven. If the property has not been maintained, the indebtedness is not forgiven and the lien remains.

Residents residing within a Neighborhood Strategy Area whose income is below 80 percent of the median income of the City can qualify for a 3 percent loan up to \$17,500 per owner-occupied residential structure. A lien is placed on the property for the amount of the loan, and the maximum time to repay the loan shall be 240 months. The Direct Loan is administered by the Urban Renewal Agency and is funded by Community Development Block Grant monies.

##### ENCOURAGE NEIGHBORHOOD RESIDENTS TO UTILIZE THE CDBG PAINT GRANT ALLOCATIONS

Property owners are eligible for paint grants up to \$100.00 per unit. The 5th Year CDBG provides for \$4,500 in funding for the Atwater Community Service Area. Grants are for paint only, and the owner is responsible for application.

DEMOLISH SIX TO TEN STRUCTURES A YEAR THAT ARE INFEASIBLE FOR REHABILITATION

Approximately 20 to 30 structures in the neighborhood appear to be unfit for rehabilitation. Dilapidated structures become an attractive nuisance and target for vandalism. They devalue surrounding properties and may prevent nearby neighbors from obtaining homeowners insurance for their homes.

Structures in need of major repair are often in violation of the housing codes for many months and in some instances for several years. The usual procedure for declaring a house unfit for human habitation occurs when a structure is vacated. At that time, the utility meters are usually removed to prevent new tenants from moving in. If the property owner still refuses to correct the violations, the City may proceed with formal condemnation procedures which usually take at least a year culminating in a public hearing before the City Commission.

The Voluntary Demolition Program funded by CDBG provides for the removal of a residential or accessory buildings creating a blighting influence to a residential area. Structures must be substandard and infeasible for rehabilitation.

DEVELOP A PRIVATE NONPROFIT CORPORATION NEIGHBORHOOD HOUSING SERVICE FOR REHABILITATION AND FINANCIAL SERVICES

The Neighborhood Reinvestment Corporation is a quasi-public organization funded from direct appropriations from Congress as well as non-Federal sources including funding of core administrative expenses by the Federal Home Loan Banks. The Urban Reinvest-

ment Task Force acts as a catalyst to instigate a partnership of community residents, financial institutions and local government for development of a Neighborhood Housing Service.

Through the program, financial institutions agree to make loans at a market rate to all homeowners who meet normal underwriting criteria. Financial institutions also support the NHS operating budget through tax deductible contributions.

For residents who cannot meet normal commercial credit requirements, the corporation develops a fund to make loans to these individuals. The Neighborhood Reinvestment Corporation may provide seed money or assist in securing one from other sources to initiate a revolving loan fund.

After the selection of the neighborhood by the three-part partnership, the Task Force will enter into a developmental agreement usually with the local governmental unit to set up the NHS program which takes approximately 8 to 12 months. Cost to the City is usually \$35,000 to \$50,000 which includes the cost of a full time staff person hired by the Task Force for six months to a year and a series of workshops including travel for participants to an operating NHS. An office in the neighborhood provides rehabilitation counseling, construction monitoring, and financial services.

The key ingredient for the successful implementation of a NHS is a commitment by area residents to work for improvement of the neighborhood. Although lenders actively participate on the Board of Directors, the residents constitute a majority

on the NHS Board of Directors where decisions affecting the program's implementation are made. Resident Board members must take the lead in marketing the program to their neighbors.

#### ENCOURAGE AREA RESIDENTS TO APPLY FOR SECTION 312 REHABILITATION LOANS

In Fiscal 1979, Wichita received \$427,000 to fund Section 312 rehabilitation throughout the target areas as previously shown. The maximum amount is \$27,000 per dwelling unit with a three percent interest rate. Although all property owners within the designated areas are eligible, preference is given to low and moderate homeowners. A lien is placed on the property for the amount of the loan, and the maximum time for repayment is 240 months.

#### ENCOURAGE RESIDENTS TO PARTICIPATE IN THE HOME INSULATION PROGRAM

There are two programs for home insulation available to Wichita residents. The weatherization program provides insulation to low income households. Labor must be supplied by the applicant with the help of perhaps the Mennonite Housing Service or Kansas Social and Rehabilitation Services. Application is made through local CAA neighborhood centers which determine income eligibility according to the poverty income guidelines established by the Community Service Administration.

The second program is an interest free direct program to homeowners. There are no income guidelines and repayment is dependent on the family size and income of the applicant. There is a six month, 24 month, or 60 month repayment plan. Funding for the program is through the repayment of existing loans, and the program is projected to continue for six more years.

Loans for rental units are available but limited to properties within the Neighborhood Strategy Areas. Repayment on tenant occupied residences must be completed within six months.

ENVIRONMENTAL RECOMMENDATIONS

INITIATE A FEASIBILITY STUDY FOR POSSIBLE CONSOLIDATION AND/OR REORGANIZATION OF HOUSING AND HEALTH CODE INSPECTIONS

When housing units begin to deteriorate, it is likely that there will be violations of both the housing and health codes. Instead of several inspections, it would simplify the procedure to have one individual with the authority and expertise to inspect both the exterior and interior of residential structures. Costs could also be reduced by eliminating the expense of sending several inspectors to the same address.

Inspectors would be able to obtain a better perspective of the entire problem and work with the owner to resolve the violations in a coordinated approach by eliminating the life threatening violations first and then proceed to alleviate the other problems. Working with one individual would help eliminate some of the feelings of harassment when citizens must deal with several inspectors.

The study could be coordinated by the City Manager's Office with recommendations from the affected departments. Emphasis should be placed on contacting cities using a successful unified approach to housing and health code enforcement.

ISSUE WARRANTS AND PENALTIES TO PROPERTY OWNERS FOR FAILURE TO MOW WEEDS  
AND VEGETATION

With the decrease in mowings of private property by Public Works because of budgetary limitations, the Environmental Health Code needs to be amended with strict penalties to encourage owners to mow and maintain their properties. Such an ordinance would discourage absentee property owners who have no interest in the appearance of the neighborhood to keep the weeds and vegetation mowed.

The Environmental Health Code might be amended to allow the following actions:

(1) The health officer could issue a warning ticket for the property owner or person in charge of the property, notifying him he is in violation of the health code and allowing fifteen days (15) for abatement of the nuisance.

(2) If the warning is not complied with, a complaint and if needed a warrant for arrest would be issued by the health officer. The process would be similar to the leash law ordinance (6.04.190). Fines could range from \$10.00 to \$100.00 depending on how frequently the offense occurred within a 12 month period. For this concept to be effective it is imperative the penalties be significantly higher than what it would cost the individual to mow the property or privately contract with another person for such services.

Area residents were concerned about people in the neighborhood unable to mow their yards. They recommended that youth participating in the various summer programs could be responsible for mowing properties belonging to residents who are low-income and physically incapable of mowing.

There was also a concern about mowing on properties owned and maintained by governmental agencies. All properties should be treated equally and government owned land should also be issued warrants and penalties if they do not mow the weeds and vegetation.

#### CONSTRUCT A PARKING LOT FOR SANITATION SERVICE TRUCKS

Although City ordinance does prohibit the parking of trucks over one half ton on any street in a residential district for longer than two hours, the law is virtually unenforceable. Owners of sanitation service trucks usually do not have sufficient off-street parking to comply with the regulation. If a paved parking lot fenced and landscaped were located in the Atwater Community neighborhood or perhaps in the industrial area east of the neighborhood, truck owners would have a location to park their vehicles for periods of time over two hours. Drivers could either walk or drive to the lot, pick up their trucks, and return them at the end of the day.

With parking facilities available, police officers could increase their enforcement efforts knowing that owners now had a viable alternative to parking on the streets. Eliminating the parking of commercial sanitation service trucks would upgrade the appearance of the neighborhood.

Preliminary study of the Community Development Block Grant regulations would indicate that a project of this nature would be eligible if it were located within one of the Neighborhood Strategy Areas. Funding for ongoing upkeep and maintenance would need to be addressed if the project was submitted for CDBG funding.

SELECT A PORTION OF THE NEIGHBORHOOD FOR A CONCENTRATED CODE ENFORCEMENT PROGRAM ADMINISTERED BY CENTRAL INSPECTION AND ENVIRONMENTAL HEALTH DEPARTMENTS

The purpose of a concentrated code enforcement program is to exemplify for the rest of the community the improvements resulting from organized cleanup projects. Jones Park neighborhood has been participating in such a program and have been encouraged by the improvements occurring throughout the entire neighborhood that seem to be "triggered" by the original enforcement program.

For a concentrated code enforcement program to be successful, there must be strong support from a citizens group within the neighborhood for the increased activities of the Health Department and Public Works. It is helpful to involve citizens by having at least one person per block willing and responsible for distributing pamphlets and answering questions concerning a concentrated code enforcement program.

CPO Area Council "K" could select an appropriate area and organize a citizens task force to work with Public Works and Central Inspection. The task force would be actively involved in making decisions about the scope and intensity of the cleanup efforts.

Judging from comments made by area residents and from driving and walking through the neighborhood, particular attention should be directed to eliminating the junk cars and salvage operations within the chosen area.

Although there will be some residents who complain about the program, the CPO and other interested citizens in the code enforcement area should be aware of the long-term benefits for the entire community. Property that blights a neighborhood will continue to depress property values and also provide a disincentive for surrounding property owners to maintain and improve their properties.

ENFORCE THE PROVISIONS OF THE KANSAS AIR POLLUTION AND EMISSION  
CONTROL ACT

Air pollution standards are set forth in the Kansas Air Pollution and Emission Control Act and enforced by the Health Department. There are no applicable City ordinances pertaining to air pollution.

Area residents have complained about the odors and air pollutants from the Industrial Corridor. The Health Department can measure the amount of air pollutants such as dust and smoke and enforce the State laws regulating air pollutants. Adequate measuring devices for odors do not presently exist. Since it is not measurable, there are no regulations concerning this problem. The Health Department tries to respond to the problem by working with industries to obtain their cooperation in reducing the emission of such odors.

LAND USE RECOMMENDATIONS

DISCOURAGE APPROVAL OF REQUESTS FOR COMMERCIAL AND/OR INDUSTRIAL ZONING THROUGHOUT THE NEIGHBORHOOD

The heaviest commercial zoning in the neighborhood is "LC" light commercial. There is no zoning that would allow "C" commercial or any industrial uses.

The approximately 18 acres of light commercial is scattered throughout the neighborhood adjacent to the arterial streets. Most of the commercial uses are on the fringe of the neighborhood located on Hillside, Hydraulic, 13th and 21st Street North. At Grove and 17th there is light commercial zoned for approximately a block and a half on both sides of Grove and on both sides of 17th Street. A "spot" of light commercial exists at the southeast corner of 17th Street and Minnesota.

To prevent "stripping out" for commercial uses, the neighborhood recommends the denial of any zone change requests for commercial or industrial uses. Their recommendations would permit zone changes up to "RB" four family or "R-6" general residence district (29 DU per acre) only on arterial streets.

REVISE THE PRESENT ZONING POLICY FOR 13TH STREET BETWEEN HILLSIDE  
AND HYDRAULIC

The present zoning polity states the following:

The MAPC will look with favor on application for "B" zoning for any area fronting 13th Street between Hillside and Hydraulic.

"B" multiple family zoning would allow densities up to 75 dwelling units per acre. Although "B" zoning already exists along some areas of 13th Street, the neighborhood disapproves of new construction that would allow a dense concentration of apartment buildings.

The recommendation for 13th Street would permit zone changes up to "RB" four family or "R-6" general residence district. Both of these categories allow no more than 29 dwelling units per acre.

REVISE THE PRESENT ZONING POLICY FOR HILLSIDE FROM 9TH STREET TO  
21ST STREET NORTH

The present zoning policy for Hillside is stated as follows:

Look with favor on a combination of the "R-5" General Residence/"U"  
University District from 17th North to 21st on the west side of  
Hillside for those lots which front on Hillside and the "BB" Office  
District from 9th Street North on both sides of Hillside.

The neighborhood concurs with the policy for the west side of Hill-  
side from 17th to 21st. They recommend that the remainder of Hill-  
side from 17th to 9th Street be zoned with densities no greater than  
"RB" or "R-6" (29 DU per acre).

POLICE AND FIRE RECOMMENDATIONS

INITIATE VOLUNTARY INSPECTIONS OF HOMES BY THE FIRE DEPARTMENT THROUGHOUT  
THE ATWATER COMMUNITY SERVICE AREA

Several years ago, the Fire Department had a program to inspect houses on a voluntary basis in census tracts that had a disproportionately high number of fire calls. During the three years of inspection, the Fire Department can document that both the incidence and severity of fires was reduced. Because of budgetary limitations, these inspections were discontinued.

The Fire Department now regularly inspects only non-residential structures and individual homes upon request. A systematic door-to-door inspection of homes in the neighborhood is a concept endorsed by both the Fire Department and area residents. Participation would be voluntary and any fire code violations noted by inspectors would be corrected by the occupant at his own discretion. There would be no citations, penalties, or follow-up calls unless requested. Funding for such inspection should be requested from the 1981 general operating budget for the City of Wichita.

APPOINT A COMMITTEE TO INVESTIGATE PROCEDURES FOR IMPROVING POLICE AND CITIZEN  
RELATIONS IN THE ATWATER COMMUNITY SERVICE AREA

Area Council "K" could appoint a committee to work on exploring alternatives between police and area residents. The committee might wish to contact the Wichita Office of the Governors Committee on Criminal Administration to determine sources of federal funding and eligible activities.

The GCCA administers funding from the Law Enforcement Assistance Administration (LEAA). Twenty percent of the LEAA budget consists of funding for discretionary grants which might be a source of some innovative pilot programs in the community. It would probably be necessary to have the Wichita Police Department apply for such funding. An alternative might be to incorporate members of the community in a tax-exempt non-profit corporation and submit appropriate requests for funding through the neighborhood corporation. The Midtown Citizens Association is a non-profit corporation and might be able to advise Atwater Community residents on the process for becoming a non-profit corporation.

ENCOURAGE THE ORGANIZATION OF BLOCK CLUBS TO INCREASE NEIGHBORHOOD SECURITY

One of the most important strategies for crime prevention is for neighbors to become acquainted with one another. Locks, bars, and alarm systems can be important crime prevention strategies, but knowing one's neighbors allow area residents to be aware of strangers and to notify police. The premise upon which the program operates is that residents don't just own houses, they own the streets as well. Therefore, the best security is not a well locked home, but a well organized residents' block group.

In other cities, block meetings have been successful in acquainting citizens with each other and developing a sense of ownership in the neighborhood. A block should include both sides of any street including every house and apartment. The first house behind each corner house and corner houses across boundary streets should also be included. A block should have at least one, and preferably two Chairmen to serve as coordinators, resource people, and as liaison with other blocks.

As residents become increasingly involved and aware, they begin to take interest and concern about other problems in the neighborhood. Youth programs, clean-up efforts, and help for the elderly have been activities that evolved out of crime prevention efforts.

INITIATE A POLICE FOOT PATROL PROGRAM FOR THE ATWATER COMMUNITY AREA

Area "K" Council members wanted police officers to spend more time out of their cars walking the neighborhood. They believed an improvement in the overall relationship in the area would result from personal contact between the police and neighborhood residents.

ESTABLISH A CITIZENS REVIEW BOARD TO INVESTIGATE COMPLAINTS AGAINST THE POLICE DEPARTMENT

If citizens participated in the review process when complaints are lodged against the police department, Area Council "K" members suggested area residents would have more confidence in the criminal justice system. The Council recommended a review board be appointed by the City Commission with at least half of the members to be chosen from the general public.

INITIATE A LEGISLATIVE STUDY CONCERNING THE USE OF FORCE BY LAW ENFORCEMENT OFFICIALS

A concurrent resolution (No. 1619) has been introduced in the Kansas Senate providing "for a special committee to make a legislative study concerning the use of force by citizen and law enforcement officers as authorized by the Kansas Criminal Code."

CPO Council "K" members support SCR (No. 1619) and encourage other

residents of the Atwater Community Service Area to become involved  
in obtaining some guidelines for the use of deadly force.

• REQUEST THE CITY COMMISSION TO UPGRADE THE EXISTING STREET LIGHTING IN THE ATWATER NEIGHBORHOOD

Over half of the neighborhood has inadequate street lighting. To upgrade the area with 7000 lumen mercury vapor fixtures at intersections and at midblock locations would require the installation of approximately 225 new fixtures.

In 1978, the Jones Park Neighborhood requested and received 85 new light fixtures at an approximate cost of \$2,000.00. Area "K" CPO Council could request the same kind of improvements for the Atwater Neighborhood. Council members may wish to circulate a petition among area residents to demonstrate community support for improved street lighting.

#### DRAINAGE RECOMMENDATIONS

SEEK FEDERAL FUNDING TO HELP FINANCE NEEDED DRAINAGE IMPROVEMENTS THROUGHOUT THE ATWATER COMMUNITY SERVICE AREA

To relieve the drainage problems for the neighborhood, it has been recommended that a large north-south interceptor be installed beneath Grove. The interceptor would need to connect to a storm sewer underneath Twelfth Street for discharge into the Canal. Because there is a five block section on Twelfth Street below the design water surface of the Canal, it would be necessary to install a large capacity, low-lift pump between Pennsylvania and the Canal. With the Grove Interceptor in place, the area east of Grove would be serviced by lateral lines which would empty into the Interceptor. Estimated costs in 1973 were as follows:<sup>1</sup>

12th Street Storm System -	\$ 181,000
Pump Station (not including right-of-way) -	96,000
Grove Interceptor -	1,190,000
Lateral Lines east of Grove -	<u>664,000</u>
TOTAL:	\$2,131,000

With inflation, it is estimated that these costs would double to \$4,262,000 by 1980.

The drainage improvement policy adopted by the City Commission in April, 1978 states that drainage improvements in older areas of the City that have not generally been included in a benefit district shall be funded 50% City at large and 50% by special assessments. Pumping stations shall be funded 100% City at large.

With the large scope of the program it would be necessary to implement the drainage improvements in stages. City engineering staff would need to determine the appro-

<sup>1</sup>A Storm Drainage Study of Selected Areas in Wichita, Kansas - 1972. Delamater, Freund, and Scherer, P.A. Page 79

appropriate sequence of projects and coordinate these with street improvements.

With Community Development Block Grant funding decreasing every year, it would seem the most likely source of assistance would be a grant from the Economic Development Administration. Specifically, the Long-Term Economic Deterioration Program provides strategy and implementation grants to arrest and reverse long-term deterioration. The guidelines recommend planning activities of primarily one, but not to exceed two years in duration. Although an award of assistance to develop an LTED strategy will not automatically lead to an EDA Implementation Grant, grants may be provided to fund all, or more usually a portion of the proposed activities suggested by the strategy.

Since the requirements call for a contiguous well defined community with a population of 10,000 or more and with a per capita income no greater than 75% of the national average, preliminary investigation and study would seem to indicate census tracts 5, 6, 7, 8 and 12 would be an appropriate area for assistance. The Atwater Community Service Area is included within these boundaries.

INITIATE A PROGRAM OF REGULARLY SCHEDULED MAINTENANCE ACTIVITIES FOR UNDERGROUND STORM WATER SYSTEMS

At the present time, maintenance of storm water inlets and lines is handled on a complaint basis. Citizens inform public works of a problem with the drainage system, and a work crew usually responds to the complaint within a few days. The recommendation for regularly scheduled maintenance activities would eliminate many of the drainage problems before they become a real nuisance and inconvenience for the neighborhood.

THE CITY OF WICHITA

OFFICE OF Redevelopment & Rehabilitation DATE September 23, 1980

*Young*  
*Chubb*  
*AA*

TO Redevelopment and Rehabilitation Board of Commissioners

FROM Frank E. Smith, Assistant Director

SUBJECT Status of Prior Year Budgets

Neighborhood Planning

4th Year CD 824-68-360-50671 \$ 6,565.00

These funds are being held open, pending approval by the City Commission and Planning Commission of programs in Isley and Lincoln Areas. Approval and printed material to be paid out of these funds should be completed by December 31, 1980. Planning has had Atwater Plan since August; Lincoln is ready to send. Planning Department consideration has been delayed because of annexation studies.

*Who has the  
Atwater Plan  
When are we  
submitting to MAPC?  
Didn't we check  
do that?  
Reviewed by  
on 4/24/80 (see  
memo attached)  
Rec. received &  
filed on 6/3/80*

Administration Center

4th Year CD 824-36-620-50131 \$153,700.24

These are reprogrammed funds received during 5th year to cover the relocation and demolition of Trailways property. Demolition decisions will be made at time of sale.

Central Industrial Corridor

3rd Year CD 821-36-620-50150 \$ 9,183.66

These funds, and the \$140,000.00 used for McAdams acquisition (to be refunded upon sale of land), are to be used for settlement on the John's property condemnation and other condemnation liabilities.

Old City Hall Renovation

1st Year CD 466-36-620-50300 \$ 4,815.81

2nd Year CD 466-36-620-50310 \$ 8,014.65

This project should be completed by December 31, 1980. The remaining funds are to be used for water line repair, sidewalk replacement, tree wells, and landscaping around the building.

*9/24  
Asked K. K. to check  
out on this and advise  
me if you change*

Board Meeting of Sept 25, 1980  
Reference: Agenda Item # 3(a)

Commercial Loans

3rd Year CD 821-36-620-50320 (downtown)	\$144,875.00
4th Year CD 824-36-620-50101 (downtown/W. Douglas)	\$ 81,000.00
4th Year CD 824-36-620-50102 (McAdams)	\$ 40,875.00

High interest rates have slowed activity in this program almost to a halt. It is proposed by staff that the Board recommend to the City Commission the transfer of these resources to our Direct Loan Account, where we can use these funds in this action year for residential loans or commercial loans under our existing guidelines. This would assure that we could put these resources to use in this action year.

Cowtown-Smoke Detection

3rd Year CD-821-44-190-50060	\$ 499.94
------------------------------	-----------

Everything in Cowtown that is the Agency's responsibility is substantially completed. Certain problems relating to smoke detection implemented prior to Agency's involvement are being reviewed to determine if legal procedures are necessary.

Cowtown-Street Lighting

2nd Year CD 820-44-190-50170	\$ 887.47
------------------------------	-----------

\$887.27 was used for Change Order No. 1 to the September contract. This project is now complete.

East Douglas Acquisition

3rd Year CD 821-36-620-50240	\$ 63,640.86
------------------------------	--------------

This budget will be completed upon relocation and/or demolition of acquired properties still occupied (Bayouth, and Wichita Ice and Storage) and 139 N. Santa Fe.

McAdams Acquisition

4th Year CD 824-36-620-50122	\$ 46,859.00
------------------------------	--------------

\$19,374.00 of this budget was used for relocation in September, 1980. The remaining relocations to be made will more than use the balance.

Midtown Acquisition

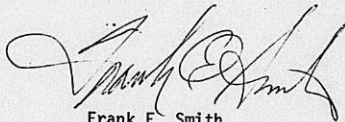
<u>3rd Year CD 821-36-620-50220</u>	\$ 17,130.00
<u>4th Year CD 824-36-620-50122</u>	\$571,582.96

The 3rd Year funding will be used for relocation of tenants and demolition of acquired properties (Barajas and Hawkins). Possible acquisition, relocation, and demolition of 1151 N. Main would be paid out of the 4th Year. The balance of this budget would be used on the acquisition of Kamen Iron and Metal.

M. C. Naftzger Park

<u>2nd Year CD 820-36-620-50790</u>	\$ 16,440.91
<u>3rd Year CD 821-36-620-50790</u>	\$ 13,649.10

The completion of this project is pending, awaiting developments on the Salvation Army Warehouse and Union Station disposition.



Frank E. Smith  
Assistant Director

FES/mjw

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 1, 1980

TO Kenneth H. Kitchen, Executive Director  
Department of Development and Rehabilitation  
FROM Jack H. Galbraith, Chief Planner  
SUBJECT DR 80-6 Review of the "Atwater Neighborhood Plan"

The Planning Commission at its regular meeting on 4-24-80, considered the above neighborhood plan. Their action was as indicated by the following motion:

MOTION: That the Atwater Neighborhood Plan report be received, and that the Planning Commission look favorable upon their recommendation which indicates a preference for Multiple Family, "RB" or "R-6" densities on major arterials only, and take under advisement other applications for similar zoning within the interior; reject their recommendations that no additional Light Commercial be allowed; acknowledge their recommendations for Commercial Heavy and Industrial denial; reject their recommendations for changing the Hillside policy from "BB" Office District to residential and retain the policy as it presently is. Gardner moved, Martens seconded and it carried unanimously. Jones was absent. One vacancy.

Would you please keep us advised as to when this plan will be considered by the City Commission. Should they concur with the plan and the action of the Planning Commission, it will be necessary that we establish or amend certain policies on adjacent major streets.

Jack H. Galbraith  
Chief Planner

JHG:sad

cc: Carol Burch - Neighborhood Planner

4381

*76*

*Call  
Patt  
Gardner.*

Case No. DR 80-6:

MOTION: That the Atwater Neighborhood Plan report be received, and that the Planning Commission look favorable upon their recommendation which indicates a preference for Multiple Family, "RB" or "R-6" densities on major arterials only, and take under advisement other applications for similar zoning within the interior; ~~but they would be taken on an advisement basis only;~~ reject their recommendations <sup>that no additional</sup> for Light Commercial denial, <sup>is allowed;</sup> and acknowledge their recommendations for Commercial <sup>(Neaves)</sup> and Industrial denial; reject their recommendations for changing the Hillside policy from "BB" Office District to residential and retain <sup>the policy</sup> as it presently is. Gardner moved, Martens seconded and it carried unanimously. Jones was absent. One vacancy.

*Look OK  
to me.*

*Jan 5-25 Take back a draft zoning changes  
needed for Policy # 20*

PLANNING DEPARTMENT

April 18, 1980

Wichita-Sedgwick County Metropolitan Area Planning Commission

Robert A. Lakin, Director of Planning

DR80-6 - Atwater Neighborhood Plan

Appearing on the April 24, 1980 meeting Agenda for consideration by the Planning Commission, is the Atwater Neighborhood Plan. This Plan has been prepared by the staff of the Department of Development and Rehabilitation (formerly Urban Renewal Agency), and is being forwarded to the Planning Commission for review and approval.

The Planning Department staff has reviewed the contents of the Plan and it appears that the majority of the document does not conflict with the comprehensive plans and policies for the Metropolitan area.

It is noted, however, that the Neighborhood Plan contains, on pages 37 and 38, recommendations to change zoning policies that have been previously established by the Planning Commission and the Board of Wichita City Commissioners.

The Plan recommends changing the existing zoning policy of looking with favor on requests for "B" multi-family along 13th Street from Hydraulic to Hillside to looking with favor on requests for changes up to the "R-B" four family or "R-6" general residential district.

The Neighborhood Plan also recommends changing the existing zoning policy of looking with favor on requests for the "B-B" office district along Hillside from 9th Street to 17th Street to a policy of looking with favor on requests up to the "R-B" four family or the "R-6" general residential district.

On the basis of these differences, the Planning Commission may wish to qualify any approval of the Neighborhood Plan to whatever extent the recommended zoning policy changes are acceptable.

Staff from the Department of Redevelopment and Rehabilitation will be available to discuss the recommendations of the Plan.

Robert A. Lakin, Director of Planning

RAL:RLY:vn

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

May 1, 1980

TO Kenneth H. Kitchen, Executive Director  
Department of Development and Rehabilitation  
FROM Jack H. Galbraith, Chief Planner  
SUBJECT DR 80-6 Review of the "Atwater Neighborhood Plan"

The Planning Commission at its regular meeting on 4-24-80, considered the above neighborhood plan. Their action was as indicated by the following motion:

MOTION: That the Atwater Neighborhood Plan report be received, and that the Planning Commission look favorable upon their recommendation which indicates a preference for Multiple Family, "RB" or "R-6" densities on major arterials only, and take under advisement other applications for similar zoning within the interior; reject their recommendations that no additional Light Commercial be allowed; acknowledge their recommendations for Commercial Heavy and Industrial denial; reject their recommendations for changing the Hillside policy from "BB" Office District to residential and retain the policy as it presently is. Gardner moved, Martens seconded and it carried unanimously. Jones was absent. One vacancy.

Would you please keep us advised as to when this plan will be considered by the City Commission. Should they concur with the plan and the action of the Planning Commission, it will be necessary that we establish or amend certain policies on adjacent major streets.

Jack H. Galbraith  
Chief Planner

JHG:sad

cc: Carol Burch - Neighborhood Planner

THE CITY OF WICHITA  
OFFICE OF PLANNING DEPARTMENT

RE: AGENDA ITEM NO 23

DATE

April 18, 1980

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

SUBJECT  
DR80-6 - Atwater Neighborhood Plan

Appearing on the April 24, 1980 meeting Agenda for consideration by the Planning Commission, is the Atwater Neighborhood Plan. This Plan has been prepared by the staff of the Department of Development and Rehabilitation (formerly Urban Renewal Agency), and is being forwarded to the Planning Commission for review and approval.

The Planning Department staff has reviewed the contents of the Plan and it appears that the majority of the document does not conflict with the comprehensive plans and policies for the Metropolitan area.

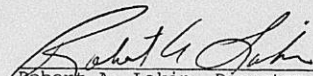
It is noted, however, that the Neighborhood Plan contains, on pages 37 and 38, recommendations to change zoning policies that have been previously established by the Planning Commission and the Board of Wichita City Commissioners.

The Plan recommends changing the existing zoning policy of looking with favor on requests for "B" multi-family along 13th Street from Hydraulic to Hillside to looking with favor on requests for changes up to the "R-B" four family or "R-6" general residential district.

The Neighborhood Plan also recommends changing the existing zoning policy of looking with favor on requests for the "B-B" office district along Hillside from 9th Street to 17th Street to a policy of looking with favor on requests up to the "R-B" four family or the "R-6" general residential district.

On the basis of these differences, the Planning Commission may wish to qualify any approval of the Neighborhood Plan to whatever extent the recommended zoning policy changes are acceptable.

Staff from the Department of Redevelopment and Rehabilitation will be available to discuss the recommendations of the Plan.

  
Robert A. Lakin, Director of Planning

RAL:RLY:vn

**THE CITY OF WICHITA**

**OFFICE OF** Department of Redevelopment  
and Rehabilitation

**DATE** April 2, 1980

**TO** Bob Lakin, Director of Planning

**FROM** Carol Burch, Neighborhood Planner

**SUBJECT** Agenda Items for  
April 24, 1980  
MAPC Meeting

I would like to request that the proposed amendments to the Urban Renewal Plan for Park Plaza "A" and Administration Center and the Atwater Neighborhood Plan be placed on the MAPC agenda for the April 24, 1980 meeting.

The Atwater Plan has already been approved by Area "K" CPO Council and the Urban Renewal Agency Board. I am furnishing you thirteen copies of the plan, and Diane May has already sent you the backup material on the amendments to the Urban Renewal Plans.

We would like to briefly discuss both the amendments and the Atwater Plan with the MAPC during the noon luncheon.

If you have any questions, please call Diane or myself at 4381.

*Carol Burch*

Carol Burch  
Neighborhood Planner

CB/mjs  
attachments  
cc: Bob Finkbiner

**THE CITY OF WICHITA**

**OFFICE OF** Department of Redevelopment  
and Rehabilitation

**DATE** April 2, 1980

**TO** Bob Lakin, Director of Planning

**FROM** Carol Burch, Neighborhood Planner

**SUBJECT** Agenda Items for  
April 24, 1980  
MAPC Meeting

I would like to request that the proposed amendments to the Urban Renewal Plan for Park Plaza "A" and Administration Center and the Atwater Neighborhood Plan be placed on the MAPC agenda for the April 24, 1980 meeting.

The Atwater Plan has already been approved by Area "K" CPO Council and the Urban Renewal Agency Board. I am furnishing you thirteen copies of the plan, and Diane May has already sent you the backup material on the amendments to the Urban Renewal Plans.

We would like to briefly discuss both the amendments and the Atwater Plan with the MAPC during the noon luncheon.

If you have any questions, please call Diane or myself at 4381.

*Carol Burch*

Carol Burch  
Neighborhood Planner

CB/mjs  
attachments  
cc: Bob Finkbiner

**RE: AGENDA ITEM NO.**

**FOREWORD**

The Area "K" Citizen Participation Council contributed their ideas and recommendations in formulating this document.

**AREA "K" CPO COUNCIL**

Chairperson: Chester L. Hawkins

Ira Compton  
Ben Martin, Jr.

Thurman Mitchell, Sr.  
E. Ceasus Tyree

**URBAN RENEWAL AGENCY**

Kenneth H. Kitchen, Executive Director  
Robert E. Finkbiner, Assistant Director

**Prepared By:**

Carol Burch, Staff Planner for the Atwater Community  
Service Area Neighborhood

**DRAFT COPY**

**SECTION A**

**Introduction/History of the Atwater Community Service Area Neighborhood**

The Neighborhood planning effort is a response to a request by the Wichita Citizen Participation Organization (CPO) for the development of guides for the physical, economic, and/or social improvement of neighborhoods throughout the City. Through the use of Community Development Block Grant funds, staff has been provided to work with the CPO Councils and area residents to develop neighborhood plans.

## Atwater Neighborhood Yesterday . . . . .

Most of the Atwater Neighborhood had been platted prior to 1920 with some scattered residential development adjacent to Grove, 13th Street, and Hydraulic. The Hastings Dairy was located in the area of 18th Street and Grove, and several other farm houses also existed in the neighborhood until approximately the early 1930's. The only commercial developments at that time were a small grocery store at the southeast corner of Hydraulic and 21st Street and a drug store at the corner of 13th Street and Hillside.

In the 1880's some two-story homes had been constructed along 15th Street and 17th Street. With the depression of 1889, many homes became vacant and were purchased by farmers or settlers and moved to other locations. A few two story units such as the house on the southeast corner of Ash and 17th Street are still standing, but the majority of the housing in the neighborhood is single story frame homes.

Before World War II, most of the area between 13th and 17th Streets had been developed. It wasn't until after the war that Builders Incorporated began extensive building north of 17th Street and west of Grove with completion of this project approximately 1950. Russell Praether began development between Grove and Hillside in the early 1940's. The first home he constructed was on the east side of the 1500 block on North Estelle, and he and his family resided there until his death in a plane crash in the mid 1940's.

Lester Matlock began building in the Shadybrook addition during World War II. He also built the shopping center at Hydraulic and 13th Street and the apartments north of this location in the late 1940's. The area from 15th to 17th Street east of Grove was the last area to be developed and completed about 1955.

The first Black family moved into the Atwater Neighborhood in 1932 on the east side of the 1400 block on North Ash. A few more Black families moved into the 1400 and 1500 block on Piatt and Ash during the 1930's. Between 1940 and 1950, what was to become Census Tract Six grew from approximately 13 blocks with Black occupants in 1940 to around 56 blocks with nonwhite occupants in 1950.<sup>1</sup>

During these same years, the oldest of the Black districts located along Water Street downtown was disappearing as the business district expanded north on Main, Water, and Wichita Streets. By 1950, there were only 856 Black residents in the Water area and only 437 by 1960. The major single factor contributing to this dramatic decline was the construction of the new Courthouse which forced many Black families to move out of the downtown area.<sup>2</sup>

Almost all of the expansion that took place in the Atwater Neighborhood between 1940 and 1960 appeared to be in blocks bordering on those already containing Black residents. The expansion that first occurred east of the canal prior to 1940 may have constituted a slight "leap-frogging", but the intervening blocks for which no Black residents were reported in 1940 were occupied by nonwhites in 1950.<sup>3</sup>

---

<sup>1</sup>B. M. Neely & T. M. Sims, Compilers,  
The Wichita Negro Year Book, 1922 - 1923, pg. 19

<sup>2</sup>Donald Cowgill and F. Samuel Ostertag, Jr.,  
The People of Wichita 1960, pg. 25

<sup>3</sup>Margaret Mullikin.

Atwater Neighborhood Today . . . . .

The Atwater Neighborhood is a low to moderate income area losing population at a rate greater than the City of Wichita and experiencing a substantial amount of physical deterioration. According to the 1976 Intergovernmental Enumeration, 41 percent of the households were moderate income (\$6,430 - \$10,288); 34 percent were low income (less than \$6,430). It is doubtful if there has been substantial changes in the percentage of low and moderate income households during the last three years.

From 1970 - 1976, there was an 18 percent decline in the neighborhood population whereas the City showed a 6 percent decrease. Accompanying the decrease in population, Atwater also lost 169 dwelling units.

Population Trends (1970 - 1976)

	<u>1970</u>	<u>1976</u>	<u>Net Change</u>
Atwater Neighborhood	7,800	6,300	- 19%
Wichita	276,554	260,980	- 6%

Number of Dwelling Units (1970 - 1976)

	<u>1970</u>	<u>1976</u>	<u>Net Change</u>
Atwater Neighborhood	2,355	2,186	- 7%
Wichita	99,890	106,482	+ 7%

The majority of Atwater residents reside in small but modest single family homes valued well below the City average and many are in need of rehabilitation.

Condition of Housing Units (1976)

	<u>Standard</u>	<u>Deteriorated</u>	<u>Dilapidated</u>
Atwater Neighborhood	70%	29%	1%
Wichita	85%	13%	2%

Both deteriorated and dilapidated units fail to meet standard building codes, but dilapidated is considered unfeasible for rehabilitation.

Average Housing Values (1970 - 1976)

	<u>1970</u>	<u>1976</u>	<u>Percent of Change</u>
Atwater Neighborhood	\$9,826	\$10,707	+ 9%
Wichita	\$15,900	\$19,944	+ 25%

Overcrowding is also a problem in the neighborhood. Seventeen percent of the dwelling units have over 2 persons per bedroom. Living in generally overcrowded conditions, approximately one out every four households has a single parent with children as head of the household. Nearly all of the single parents are women.

Most of the streets are paved in Atwater, and the area is served by both water and sanitary sewer lines. Storm drainage is inadequate, but the completion of the Shadybrook storm sewer project several years ago has helped relieve the drainage problem in the northern section of the neighborhood. With utility lines and paving completed, developers have the opportunity to build housing without the burden of special assessments.

The neighborhood exhibits a reasonable degree of stability with the average resident living in Atwater approximately four years. Thirty-five percent of the households have lived in the area for ten years or more which is considerably above the average for the City.

Although there are a number of issues the neighborhood has addressed, their overriding interest was to attract more single family households into Atwater and to improve existing housing with low interest rehabilitation loans. With the considerable amount of vacant land in the neighborhood, the residents are hopeful that they can see their dream fulfilled and halt the out-migration of people from the neighborhood.

## SECTION B

### Identification of Problems

A neighborhood plan needs to respond to the problems and issues that concern area residents. Several months were spent to conduct problem identification sessions with the CPO Council and area residents. Four general areas of concern were identified: Housing and Neighborhood Deterioration, Inadequate Storm Drainage, Traffic Congestion, and High Crime Rates. The following section provides a description and analysis of these concerns.

## HOUSING AND NEIGHBORHOOD DETERIORATION

### Neighborhood Demographic Profile

The Atwater Neighborhood is an older residential neighborhood experiencing substantial deterioration of the housing stock. According to the 1976 Enumeration data, approximately 29% or 640 housing units were rated as deteriorated with another 1% or approximately 20 units considered dilapidated and unfeasible for rehabilitation.

The area from 17th Street to 19th Street from Grove to Hydraulic and from 17th Street to 21st Street from Grove to Hillside has the worst housing conditions with 54% of the units rated as deteriorated and another 1% as dilapidated.<sup>1</sup>

The value of housing units in the area is less than the City at large and property has appreciated at a slower rate than the average dwelling unit in Wichita. The average value of Atwater housing (\$10,707) was 40% below the city-wide average (\$17,944) in 1976. Housing values in the neighborhood increased 9% from 1970 - 1976 whereas the City at large experienced an increase in average housing values of 25% during these six years.

When compared with land use maps completed in the early 1960's, current land use field studies indicate a decrease in housing units throughout the area. Data analysis confirms a seven percent decrease (169 units) in housing units from 1970 - 1976. During this same time period, the City at large experienced a seven percent increase in dwelling units. CPD Council "K" expressed their concern about vacant lots throughout the neighborhood. Unimproved lots often are not well maintained and become an eyesore with accumulations of trash, litter, and vegetation. With improvements to the property, the tax base would also increase and generate more property tax revenues.

---

<sup>1</sup>Unless otherwise stated, the source of demographic information in this study is derived from the 1976 Intergovernmental Enumeration and 1970 U.S. Census Reports.

• Health and Safety Conditions

Occupants of substandard housing are always subject to a greater threat of fire. When housing conditions deteriorate, fires are more frequent and difficult to control.

Although the number of fires and property losses in Atwater were not significantly higher than the rest of the City, one-third of the fire fatalities in 1978 occurred in Atwater. Twelve fire fatalities were recorded and four of those lived in the neighborhood.

Code enforcement is a problem throughout the entire Atwater neighborhood. Junk cars and litter and weeds were mentioned by area residents as the most frequent violations. Enforcing the health code and citing violations generally occurring on the outside of the house is the responsibility of the Health Department. Within the structure, Public Works and the Fire Department made a determination of health or safety violations. Therefore, one home might need to be inspected by three inspectors.

The Health Department can only cite junk cars on private property. Abandoned vehicles on the Street must be ticketed and towed away by the Police Department. Although vehicles must be operable, they do not have to be tagged. A problem the Health Department frequently encounters is wrecked cars many times still have a lien against them and without a clear title the owner can't have the car salvaged.

Although the Health Department does resort to taking violators to Court, these cases are often taken "lightly" and many times individuals are granted either a continuance or dismissal. In many instances, it takes at least 6 - 8 months for any legal action to be completed in the Courts and the nuisance removed. Sometimes it takes several weeks just to serve a violator with a warrant.

Weeds become quite a problem on lots that are not maintained during the summer. Although owners are "required to cut, destroy, and remove all weeds and obnoxious growth of vegetation over eighteen inches high upon any lot or piece of land or upon the streets and alleys in front of and abutting any such lot or piece of land" (7.40.060), many people do not comply with this ordinance. Public Works by ordinance (7.40.070) is directed to mow areas that are not maintained and assess those costs to the property owners. However, with the energy crisis and cutback in personnel, mowing on privately owned lots will be done only on a complaint basis and probably by a private contractor. Because warrants for mowing are not served outside of the City limits, enforcement of the ordinance becomes virtually impossible.

Mowing on public properties, such as ditches, will perhaps be done on arterials twice this summer with one mowing on residential streets. In past summers, the goal has been to mow the entire City properties at least three times. To illustrate the cutback, in June, 1978, the City had 16 tractors mowing 50 hours a week. In June, 1979, there were four or five tractors working 40 hours a week.

Trash and litter, discarded appliances and furniture, and weeds in the alleys is another concern area residents voiced. Street crews clean up alley ways on a complaint basis, but they are unable to stay current with the number of requests for clearing debris from alleys. Once again the fuel shortage may further curtail City maintenance activities.

Refuse collection trucks parked on residential streets and sometimes in the yards

is an eyesore throughout the community. It is illegal for a truck with a manufacturer's rated capacity of over one half ton to be parked on any street in a residential district for longer than two hours, (11.52.020). The Health Department attempts to help enforce this regulation by requiring operators when applying for trash hauling licenses to state the location where they will park their trucks at nights and on weekends.

Adequate street lighting is vital to the safety and well being of the citizens living in the neighborhood as well as to motorists driving in these areas or on the arterial street system. Adequate street lighting is a known deterrent to crime and vandalism and provides an aid to law enforcement. The only section of the neighborhood that has adequate lighting (7,000 lumen with midblock lighting) is the area from Grove to Hillside, between 17th and 21st Streets. The area from Grove to Hydraulic, between 17th and 19th Streets, is substandard (2,500 lumen with midblock lighting). The rest of the planning area from Hillside to Hydraulic, between 13th and 17th Streets, is also substandard (2,500 lumen without midblock lighting).

Because of budgetary limitations, no upgrading of residential lighting (with exception of some approved isolated instances) has been accomplished since 1974. All new installations have been limited to newly developed and unlighted areas.

Although most of the streets in the planning area are paved, some of the streets are in need of reconstruction which is usually done by special assessments levied against the abutting property owners. Upkeep and repair such as the filling of

"pot holes" is financed through the general operating budget and paid for by the City at large.

Getto Street, 14th Street from Green to Estelle, 16th Street from Piatt to Spruce, and Poplar from 19th Street to Graham are sand streets.. Abutting property owners may petition for paving to be paid by special assessments. If family incomes fall within established income guidelines, owner occupied residential properties can qualify for indefinite deferral of payment of special assessments. Unless there was a change in ownership to a non-eligible owner or there was a change in the use of the property, the entire assessment would be forgiven in 25 years. Community Development Block Grant funding may also be another source of funding for street improvements.

#### Financing for New and Rehabilitated Structures

Neighborhood residents have related to Council members, their difficulties in securing financing and insurance when purchasing properties in Atwater. "Red-lining" or the failure of financial institutions to provide adequate home financing to qualified applicants on reasonable terms and conditions because of the neighborhood where individuals apply for loans has been a problem in many urban communities.

The Home Mortgage Disclosure Act of 1975 requires depository institutions to show where they make loans, what kinds of loans they grant, and what loans they purchase. The Congressional intent of this legislation is clearly to provide a mechanism enabling citizens to obtain information on lending practices in their neighborhoods.

The regulations particularly come into effect when a financial institution presents an application to the appropriate regulatory agency to expand or modify its services. Examples include the establishment of a branch bank or an electronic deposit facility, merger, or any other step to expand or relocate. This is the major enforcement section of the Act.

Disclosure by itself will not eliminate red-lining and disinvestment by financial institutions. It is important for community organizations to learn to work with public officials and private institutions to formulate long term neighborhood re-investment programs. Neighborhood and community groups must assess their credit needs based on specific information about the housing stock, socio-economic conditions, and other neighborhood needs.

Administered by the Urban Renewal Agency, rehabilitation loans and grants and paint grants are available in the Atwater neighborhood. Council members were concerned that liens placed against properties participating in the deferred loan or rehabilitation grant programs discourage people from applying for such assistance. They were particularly concerned about elderly residents being reluctant to have their homes repaired if liens were placed on the properties. At the present time, there are 89 households on the waiting list for loans or grants within the Area "K" CPO boundaries indicating the program is not adequately funded.

#### Insurance Rates

Some property owners have discussed the difficulty of obtaining insurance for their

homes in the Atwater neighborhood. Most insurance companies doing business in Kansas will not write a homeowners policy which includes liability provisions for housing valued less than \$25,000. Coverage for these homes would be restricted to a fire policy covering only catastrophic occurrences such as fire, wind, and hail. Fire coverage provides only minimum coverage, but the rates are higher than the comprehensive homeowners policy.

A homeowner may also be refused homeowners coverage if the home has an excessive loss history such as several burglaries or instances of vandalism. A well maintained home might also fail to qualify if it was located near a blighted, abandoned, or undesirable property. Generally, if adjacent properties create a hazard to the property applying for coverage, insurance companies will not issue a policy. Each application must be considered on its own merits, and there are no specific criteria for the determination of an apparent or potential hazard. To be able to obtain adequate insurance at reasonable rates, it becomes imperative for a neighborhood to eliminate pockets of blight and to prevent deterioration throughout the area.

Property owners unable to purchase coverage may apply for insurance through the Fair Plan by applying to the Kansas All Industry Placement Facility in Topeka. Similar to the assigned risk in automobile insurance, companies doing business in Kansas contribute to this fund according to the amount of insurance they issue. The Fair Plan only provides for fire coverage at the present time. After receiving the application, the property is inspected by a State inspector to determine the rate and if a surcharge will be assessed according to the condition of the property.

## INADEQUATE STORM DRAINAGE

### Existing Storm Sewer System

Inadequate drainage is a problem throughout the neighborhood extending along Grove starting a block north of 13th and extending to 19th Street. The extensive runoff along Grove is caused by the fact that Grove is located at the base of a hill on the east. Because of the slope, there is a great amount of surface water that collects and is intercepted at Grove. Heavy rainfall on Grove from 13th to 19th Street and 13th Street from Cleveland to Poplar results in substantial flooding. Flooding of major arterials can inhibit emergency vehicles in their attempts to respond to calls during high intensity storms.<sup>1</sup>

Presently the area is served by storm sewers in 13th, 14th, 15th, 17th and 19th Streets west of Grove. These lines discharge their collected runoff into the Wichita Drainage Canal. Between Grove and Hillside there is no storm sewer system and water flows to the lower areas west of Grove. This flow of storm water from the area east of Grove overloads the existing drainage system west of Grove.

Grove is a designated collector but cannot be utilized as such due to the condition of the street and flooding problem. Consequently, there are valley gutters across the street and general disrepair at the intersections. With an interceptor at Grove, the street could be upgraded to collector or arterial standards.

North of 19th Street, the recently completed Shadybrook storm sewer project has eliminated most of the drainage problems, particularly from runoff flowing from the Wichita State University parking lots.

<sup>1</sup>Drainage Problems and Protection, p. 6-27

Maintenance

Storm and sanitary sewer maintenance is done on a routine basis by the same City crews. The same equipment is used for both functions.

Older storm sewers that have inlets less than fifteen inches in diameter, such as those in the Atwater neighborhood, tend to become clogged with leaves, grass clippings, and other debris. A special high pressure nozzle pumps water into the lines, and the water is then ejected from the nozzle at a reverse angle at extremely high speeds which blasts the debris toward the point of entry. The City also has five vacuum style cleaners and a bucket with clam shell jaws for more difficult problems.

The City has budgeted \$180,000 for storm sewer maintenance and \$1,035,000 for sanitary sewer upkeep in 1979. Funding for maintenance of sanitary sewers has been increased over the past several years to meet more stringent Federal regulations. Increases are financed by raising the rates for sewer utility services.

Storm sewer maintenance is financed from general obligation funding. Budget cutbacks usually result in reduced levels of maintenance activities throughout all departments. With the current trend to "hold the line" on governmental spending, citizens might expect an increasing number of maintenance problems associated with storm drainage systems and perhaps other City services.

#### TRAFFIC CONGESTION

Accidents at the arterial intersections and traffic generated from concerts and athletic events at Henry Levitt arena on the Wichita State University campus are the major traffic concerns expressed by neighborhood residents.

At the present time, all arterial intersections in the planning area are operating at a satisfactory level service "C" or better during both morning and evening peak hours. Service level "C" indicates that a driver does not have to wait on the average more than one to three red lights to clear the intersection. However, it should be emphasized that this is an average clearance time for the intersection and some drivers during the peak hour wishing to make a left hand turn may find it necessary to wait more than three cycles.

During 1978, there were 43 accidents at Hillside and 13th Street with an accident rate of 3.85 per million vehicles entering the intersection. Twenty-nine accidents occurred at Grove and 13th Street with an accident rate of 3.58 per million vehicles. Grove and 21st Street had 30 accidents with an accident rate of 3.04. All three intersections have a higher rate than the average for intersections in Wichita with no protected left turn (2.79 per million vehicles entering an intersection).

Although area residents see the need for improving the traffic flow, they do not support the Grove Street Widening Capital Improvement Project from Elm to 21st as outlined in the 1979 - 1984 proposed CIP.

First, they would be opposed to any project that might necessitate the demolition of housing units along Grove Street. Although no City agency or department has stated that removal of housing would be necessary, the neighborhood wants to emphasize

their opposition to any plans that might call for demolition. There was also concern that a 48 foot wide arterial would necessarily remove portions of the front yards adjacent to Grove, and some property owners might object.

The suggested method for financing Grove Street improvements is also unacceptable to area residents. They do not support the concept of special assessing adjacent property owners for any portion of the costs. It should be noted that the City does have a current policy that allows property zoned and used for single or two family residential to be eligible for indefinite payment of special assessments. The property must be assessed for reconstruction of a major street, and there must have been a previous assessment against the property for construction of a street in either a residential or major street classification. (Ordinance No. 35-570)

HIGH CRIME RATES AND POOR COMMUNITY RELATIONS  
WITH THE POLICE DEPARTMENT

The Atwater neighborhood is included in four of the Police Department's crime reporting areas (9, 16, 17 & 18). Within each reporting area, the Police maintain detailed information on reported crimes. Data from 1976 indicates the crime rates in the neighborhood to be significantly higher than the City, especially in the area between 17th and 21st Streets. The crime rate for the entire City in 1976 was 81 Part I and 157 Part II crimes per thousand people. In Atwater, the rates were 137 Part I and 213 Part II crimes per thousand people. Part I crimes include murder, rape, robbery, assault, burglary, larceny, and auto theft. Part II crimes are all those crimes of a less serious nature not categorized as Part I.

	<u>Part I Crimes</u> <u>per Thousand</u>	<u>Part II Crimes</u> <u>per Thousand</u>	<u>Total Crimes</u> <u>per Thousand</u>
Reporting Area #9	100	161	262
Reporting Area #16	101	216	317
Reporting Area #17	187	249	436
Reporting Area #18	161	226	387

Area residents were very concerned about Police-citizen relations in the Atwater neighborhood. Violent confrontations between Police and residents have resulted in an anti-Police attitude, especially among many young Blacks. In a recent series of six articles in the Wichita Beacon entitled "Police and the People", Police-Black problems were viewed to be as important by some Black citizens as the issues of housing and employment (Wichita-Eagle, June 25, 1979).

Causes of the problems are as varied as the perspectives of the participants. Minority activists charge Police harassment and brutality whereas Police are

concerned about the extreme hostility in Black neighborhoods for law enforcement officials. Many would seem to agree that a lack of cross-cultural understanding may be a prime reason for conflicts throughout the neighborhood.

Whatever the reason, it is obvious that Police-community relations in the Black neighborhoods is a serious problem. Until some real progress is made to improve the situation, it is probable that feelings will remain tense with occasional outbursts of conflict and violence.

SECTION C

Goals and Objectives

After reviewing all the problems mentioned in the previous section, CPO Area Council "K" agreed on a set of statements to guide the direction of the plan and for evaluating the community's progress in putting the plan into effect.

HOUSING

- GOAL            Ensure the accessibility of well maintained affordable housing in the Atwater Neighborhood.
- OBJECTIVE      Rehabilitate housing units that can be repaired for less than 75% of the cost of replacement.
- OBJECTIVE      Demolish structures that can not be repaired for less than 75% of replacement value.
- OBJECTIVE      Encourage the construction of single family housing units with yearly payments no greater than 25% of the median family income in the Atwater Neighborhood.
- OBJECTIVE      Encourage Atwater residents to participate in the home insulation program.
- OBJECTIVE      Establish a community based, non-profit, tax exempt corporation to stimulate investment in the Atwater Neighborhood.

ENVIRONMENTAL

- GOAL** To provide an aesthetic physical environment that ensures the health and safety of Atwater Community Service Area residents.
- OBJECTIVE** Improve the appearance of the Atwater Neighborhood by more effective enforcement of the Housing and Environmental Health Codes.
- OBJECTIVE** Ensure that weeds and vegetation be removed and/or maintained on public and private properties in accordance with the Environmental Health Code and the Tree and Shrub Chapter of the Parks, Airports, and Public Property Code.
- OBJECTIVE** Encourage owners of trucks over one-half ton to discontinue long-term parking of their vehicles on residential streets.
- OBJECTIVE** Ensure the prompt removal of abandoned junk or dismantled vehicles parked on private property throughout the neighborhood.
- OBJECTIVE** Ensure the prompt removal of salvage or junk materials on residential premises or vacant lots in the Atwater Neighborhood.
- OBJECTIVE** Ensure Atwater Neighborhood residents of an environment free from air and noise pollution.

LAND USE

**GOAL**            Ensure that future land development preserves the predominantly single-family character of the Atwater Community Service Center Area.

OBJECTIVES

- RESIDENTIAL**    A) Increase the number of owner-occupied dwelling units as a method for improving neighborhood stability.
- B) Locate all new housing in such a way to minimize exposure to traffic congestion and air and noise pollution.
- COMMERCIAL**     C) Allow commercial development to occur only on four lane arterial streets and on property presently zoned light commercial.
- D) Ensure that all commercial development utilizes appropriate design, landscaping, and/or fencing to screen and buffer residential housing from objectionable environmental effects created by commercial activities.
- E) Encourage concentrated commercial development instead of "strip" or "spot" commercial activities.

POLICE AND FIRE PROTECTION

- GOAL** Provide a safe and secure community environment for Atwater Community Service Area residents.
- OBJECTIVE** Reduce the occurrence and severity of fires and criminal activity throughout the neighborhood.
- OBJECTIVE** Improve relations and increase cooperation between police and community residents.
- OBJECTIVE** Inform Atwater Neighborhood residents of crime prevention procedures and programs.

DRAINAGE

- GOAL**                    Alleviate the problems and inconvenience created by storm water runoff in the Atwater Neighborhood.
- OBJECTIVE**            Install an underground storm sewer system between Grove and Hillside Streets.
- OBJECTIVE**            Improve the maintenance of the existing storm sewer system between Grove and Hydraulic.

TRAFFIC

Although Area "K" CPO Council recognized the traffic problems throughout the neighborhood, they were unable to reach a consensus on traffic goals and objectives or recommendations for traffic implementation procedures.

The Council did conduct a public hearing on the widening of Grove Street from Elm to 21st Street North on September 27, 1979. As a result of the meeting, Area Council "K" recommends the existing two lanes of Grove be resurfaced with an asphalt overlay and drainage be improved with no costs assessed to adjoining properties.

**SECTION D**

**Implementation Recommendations**

Area "K" CPO Council members have evaluated and selected what they believe to be the most effective actions for solving the problems identified by the Council and area residents. The recommendations will help meet the goals and objectives by blending both local and federal resources.

None of these recommendations will automatically happen. If they are to be carried out, they will require cooperation between the neighborhood and the City of Wichita.

#### HOUSING RECOMMENDATIONS

##### REHABILITATE AT LEAST FIFTEEN STRUCTURES EACH YEAR FOR FIVE YEARS WITH COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

The Deferred Loan Program administered by the Urban Renewal Agency provides loans up to \$10,000 to applicants residing within the Neighborhood Strategy Area whose family income is below 50 percent of the City median income (\$7,000 for a family of four). At the present time, a lien is placed against the property for the amount of the loan. If the property is properly maintained to meet minimum housing code standards, the indebtedness is forgiven at the rate of 5% per year for nine years. At the end of the tenth year, if the property satisfies City code requirements, the remaining 55 percent of the loan is forgiven. If the property has not been maintained, the indebtedness is not forgiven and the lien remains.

Residents residing within a Neighborhood Strategy Area whose income is below 80 percent of the median income of the City can qualify for a 3 percent loan up to \$17,500 per owner-occupied residential structure. A lien is placed on the property for the amount of the loan, and the maximum time to repay the loan shall be 240 months. The Direct Loan is administered by the Urban Renewal Agency and is funded by Community Development Block Grant monies.

##### ENCOURAGE NEIGHBORHOOD RESIDENTS TO UTILIZE THE CDBG PAINT GRANT ALLOCATIONS

Property owners are eligible for paint grants up to \$100.00 per unit. The 5th Year CDBG provides for \$4,500 in funding for the Atwater Community Service Area. Grants are for paint only, and the owner is responsible for application.

DEMOLISH SIX TO TEN STRUCTURES A YEAR THAT ARE INFEASIBLE FOR REHABILITATION

Approximately 20 to 30 structures in the neighborhood appear to be unfit for rehabilitation. Dilapidated structures become an attractive nuisance and target for vandalism. They devalue surrounding properties and may prevent nearby neighbors from obtaining homeowners insurance for their homes.

Structures in need of major repair are often in violation of the housing codes for many months and in some instances for several years. The usual procedure for declaring a house unfit for human habitation occurs when a structure is vacated. At that time, the utility meters are usually removed to prevent new tenants from moving in. If the property owner still refuses to correct the violations, the City may proceed with formal condemnation procedures which usually take at least a year culminating in a public hearing before the City Commission.

The Voluntary Demolition Program funded by CDBG provides for the removal of a residential or accessory buildings creating a blighting influence to a residential area. Structures must be substandard and infeasible for rehabilitation.

DEVELOP A PRIVATE NONPROFIT CORPORATION NEIGHBORHOOD HOUSING SERVICE FOR REHABILITATION AND FINANCIAL SERVICES

The Neighborhood Reinvestment Corporation is a quasi-public organization funded from direct appropriations from Congress as well as non-Federal sources including funding of core administrative expenses by the Federal Home Loan Banks. The Urban Reinvest-

ment Task Force acts as a catalyst to instigate a partnership of community residents, financial institutions and local government for development of a Neighborhood Housing Service.

Through the program, financial institutions agree to make loans at a market rate to all homeowners who meet normal underwriting criteria. Financial institutions also support the NHS operating budget through tax deductible contributions.

For residents who cannot meet normal commercial credit requirements, the corporation develops a fund to make loans to these individuals. The Neighborhood Reinvestment Corporation may provide seed money or assist in securing one from other sources to initiate a revolving loan fund.

After the selection of the neighborhood by the three-part partnership, the Task Force will enter into a developmental agreement usually with the local governmental unit to set up the NHS program which takes approximately 8 to 12 months. Cost to the City is usually \$35,000 to \$50,000 which includes the cost of a full time staff person hired by the Task Force for six months to a year and a series of workshops including travel for participants to an operating NHS. An office in the neighborhood provides rehabilitation counseling, construction monitoring, and financial services.

The key ingredient for the successful implementation of a NHS is a commitment by area residents to work for improvement of the neighborhood. Although lenders actively participate on the Board of Directors, the residents constitute a majority

on the NHS Board of Directors where decisions affecting the program's implementation are made. Resident Board members must take the lead in marketing the program to their neighbors.

#### ENCOURAGE AREA RESIDENTS TO APPLY FOR SECTION 312 REHABILITATION LOANS

In Fiscal 1979, Wichita received \$427,000 to fund Section 312 rehabilitation throughout the target areas as previously shown. The maximum amount is \$27,000 per dwelling unit with a three percent interest rate. Although all property owners within the designated areas are eligible, preference is given to low and moderate homeowners. A lien is placed on the property for the amount of the loan, and the maximum time for repayment is 240 months.

#### ENCOURAGE RESIDENTS TO PARTICIPATE IN THE HOME INSULATION PROGRAM

There are two programs for home insulation available to Wichita residents. The weatherization program provides insulation to low income households. Labor must be supplied by the applicant with the help of perhaps the Mennonite Housing Service or Kansas Social and Rehabilitation Services. Application is made through local CAA neighborhood centers which determine income eligibility according to the poverty income guidelines established by the Community Service Administration.

The second program is an interest free direct program to homeowners. There are no income guidelines and repayment is dependent on the family size and income of the applicant. There is a six month, 24 month, or 60 month repayment plan. Funding for the program is through the repayment of existing loans, and the program is projected to continue for six more years.

Loans for rental units are available but limited to properties within the Neighborhood Strategy Areas. Repayment on tenant occupied residences must be completed within six months.

ENVIRONMENTAL RECOMMENDATIONS

INITIATE A FEASIBILITY STUDY FOR POSSIBLE CONSOLIDATION AND/OR REORGANIZATION OF HOUSING AND HEALTH CODE INSPECTIONS

When housing units begin to deteriorate, it is likely that there will be violations of both the housing and health codes. Instead of several inspections, it would simplify the procedure to have one individual with the authority and expertise to inspect both the exterior and interior of residential structures. Costs could also be reduced by eliminating the expense of sending several inspectors to the same address.

Inspectors would be able to obtain a better perspective of the entire problem and work with the owner to resolve the violations in a coordinated approach by eliminating the life threatening violations first and then proceed to alleviate the other problems. Working with one individual would help eliminate some of the feelings of harassment when citizens must deal with several inspectors.

The study could be coordinated by the City Manager's Office with recommendations from the affected departments. Emphasis should be placed on contacting cities using a successful unified approach to housing and health code enforcement.

ISSUE WARRANTS AND PENALTIES TO PROPERTY OWNERS FOR FAILURE TO MOW WEEDS  
AND VEGETATION

With the decrease in mowings of private property by Public Works because of budgetary limitations, the Environmental Health Code needs to be amended with strict penalties to encourage owners to mow and maintain their properties. Such an ordinance would discourage absentee property owners who have no interest in the appearance of the neighborhood to keep the weeds and vegetation mowed.

The Environmental Health Code might be amended to allow the following actions:

(1) The health officer could issue a warning ticket for the property owner or person in charge of the property, notifying him he is in violation of the health code and allowing fifteen days (15) for abatement of the nuisance.

(2) If the warning is not complied with, a complaint and if needed a warrant for arrest would be issued by the health officer. The process would be similar to the leash law ordinance (6.04.190). Fines could range from \$10.00 to \$100.00 depending on how frequently the offense occurred within a 12 month period. For this concept to be effective it is imperative the penalties be significantly higher than what it would cost the individual to mow the property or privately contract with another person for such services.

Area residents were concerned about people in the neighborhood unable to mow their yards. They recommended that youth participating in the various summer programs could be responsible for mowing properties belonging to residents who are low-income and physically incapable of mowing.

There was also a concern about mowing on properties owned and maintained by governmental agencies. All properties should be treated equally and government owned land should also be issued warrants and penalties if they do not mow the weeds and vegetation.

#### CONSTRUCT A PARKING LOT FOR SANITATION SERVICE TRUCKS

Although City ordinance does prohibit the parking of trucks over one half ton on any street in a residential district for longer than two hours, the law is virtually unenforceable. Owners of sanitation service trucks usually do not have sufficient off-street parking to comply with the regulation. If a paved parking lot fenced and landscaped were located in the Atwater Community neighborhood or perhaps in the industrial area east of the neighborhood, truck owners would have a location to park their vehicles for periods of time over two hours. Drivers could either walk or drive to the lot, pick up their trucks, and return them at the end of the day.

With parking facilities available, police officers could increase their enforcement efforts knowing that owners now had a viable alternative to parking on the streets. Eliminating the parking of commercial sanitation service trucks would upgrade the appearance of the neighborhood.

Preliminary study of the Community Development Block Grant regulations would indicate that a project of this nature would be eligible if it were located within one of the Neighborhood Strategy Areas. Funding for ongoing upkeep and maintenance would need to be addressed if the project was submitted for CDBG funding.

SELECT A PORTION OF THE NEIGHBORHOOD FOR A CONCENTRATED CODE ENFORCEMENT PROGRAM ADMINISTERED BY CENTRAL INSPECTION AND ENVIRONMENTAL HEALTH DEPARTMENTS

The purpose of a concentrated code enforcement program is to exemplify for the rest of the community the improvements resulting from organized cleanup projects. Jones Park neighborhood has been participating in such a program and have been encouraged by the improvements occurring throughout the entire neighborhood that seem to be "triggered" by the original enforcement program.

For a concentrated code enforcement program to be successful, there must be strong support from a citizens group within the neighborhood for the increased activities of the Health Department and Public Works. It is helpful to involve citizens by having at least one person per block willing and responsible for distributing pamphlets and answering questions concerning a concentrated code enforcement program.

CPO Area Council "K" could select an appropriate area and organize a citizens task force to work with Public Works and Central Inspection. The task force would be actively involved in making decisions about the scope and intensity of the cleanup efforts.

Judging from comments made by area residents and from driving and walking through the neighborhood, particular attention should be directed to eliminating the junk cars and salvage operations within the chosen area.

Although there will be some residents who complain about the program, the CPO and other interested citizens in the code enforcement area should be aware of the long-term benefits for the entire community. Property that blights a neighborhood will continue to depress property values and also provide a disincentive for surrounding property owners to maintain and improve their properties.

ENFORCE THE PROVISIONS OF THE KANSAS AIR POLLUTION AND EMISSION  
CONTROL ACT

Air pollution standards are set forth in the Kansas Air Pollution and Emission Control Act and enforced by the Health Department. There are no applicable City ordinances pertaining to air pollution.

Area residents have complained about the odors and air pollutants from the Industrial Corridor. The Health Department can measure the amount of air pollutants such as dust and smoke and enforce the State laws regulating air pollutants. Adequate measuring devices for odors do not presently exist. Since it is not measurable, there are no regulations concerning this problem. The Health Department tries to respond to the problem by working with industries to obtain their cooperation in reducing the emission of such odors.

LAND USE RECOMMENDATIONS

DISCOURAGE APPROVAL OF REQUESTS FOR COMMERCIAL AND/OR INDUSTRIAL ZONING THROUGHOUT THE NEIGHBORHOOD

The heaviest commercial zoning in the neighborhood is "LC" light commercial. There is no zoning that would allow "C" commercial or any industrial uses.

The approximately 18 acres of light commercial is scattered throughout the neighborhood adjacent to the arterial streets. Most of the commercial uses are on the fringe of the neighborhood located on Hillside, Hydraulic, 13th and 21st Street North. At Grove and 17th there is light commercial zoned for approximately a block and a half on both sides of Grove and on both sides of 17th Street. A "spot" of light commercial exists at the southeast corner of 17th Street and Minnesota.

To prevent "stripping out" for commercial uses, the neighborhood recommends the denial of any zone change requests for commercial or industrial uses. Their recommendations would permit zone changes up to "RB" four family or "R-6" general residence district (29 DU per acre) only on arterial streets.

REVISE THE PRESENT ZONING POLICY FOR 13TH STREET BETWEEN HILLSIDE  
AND HYDRAULIC

The present zoning polity states the following:

The MAPC will look with favor on application for "B" zoning for any area fronting 13th Street between Hillside and Hydraulic.

"B" multiple family zoning would allow densities up to 75 dwelling units per acre. Although "B" zoning already exists along some areas of 13th Street, the neighborhood disapproves of new construction that would allow a dense concentration of apartment buildings.

The recommendation for 13th Street would permit zone changes up to "RB" four family or "R-6" general residence district. Both of these categories allow no more than 29 dwelling units per acre.

REVISE THE PRESENT ZONING POLICY FOR HILLSIDE FROM 9TH STREET TO  
21ST STREET NORTH

The present zoning policy for Hillside is stated as follows:

Look with favor on a combination of the "R-5" General Residence/"U" University District from 17th North to 21st on the west side of Hillside for those lots which front on Hillside and the "BB" Office District from 9th Street North on both sides of Hillside.

The neighborhood concurs with the policy for the west side of Hillside from 17th to 21st. They recommend that the remainder of Hillside from 17th to 9th Street be zoned with densities no greater than "RB" or "R-6" (29 DU per acre).

POLICE AND FIRE RECOMMENDATIONS

INITIATE VOLUNTARY INSPECTIONS OF HOMES BY THE FIRE DEPARTMENT THROUGHOUT  
THE ATWATER COMMUNITY SERVICE AREA

Several years ago, the Fire Department had a program to inspect houses on a voluntary basis in census tracts that had a disproportionately high number of fire calls. During the three years of inspection, the Fire Department can document that both the incidence and severity of fires was reduced. Because of budgetary limitations, these inspections were discontinued.

The Fire Department now regularly inspects only non-residential structures and individual homes upon request. A systematic door-to-door inspection of homes in the neighborhood is a concept endorsed by both the Fire Department and area residents. Participation would be voluntary and any fire code violations noted by inspectors would be corrected by the occupant at his own discretion. There would be no citations, penalties, or follow-up calls unless requested. Funding for such inspection should be requested from the 1981 general operating budget for the City of Wichita.



ENCOURAGE THE ORGANIZATION OF BLOCK CLUBS TO INCREASE NEIGHBORHOOD SECURITY

One of the most important strategies for crime prevention is for neighbors to become acquainted with one another. Locks, bars, and alarm systems can be important crime prevention strategies, but knowing one's neighbors allow area residents to be aware of strangers and to notify police. The premise upon which the program operates is that residents don't just own houses, they own the streets as well. Therefore, the best security is not a well locked home, but a well organized residents' block group.

In other cities, block meetings have been successful in acquainting citizens with each other and developing a sense of ownership in the neighborhood. A block should include both sides of any street including every house and apartment. The first house behind each corner house and corner houses across boundary streets should also be included. A block should have at least one, and preferably two Chairmen to serve as coordinators, resource people, and as liaison with other blocks.

As residents become increasingly involved and aware, they begin to take interest and concern about other problems in the neighborhood. Youth programs, clean-up efforts, and help for the elderly have been activities that evolved out of crime prevention efforts.

INITIATE A POLICE FOOT PATROL PROGRAM FOR THE ATWATER COMMUNITY AREA

Area "K" Council members wanted police officers to spend more time out of their cars walking the neighborhood. They believed an improvement in the overall relationship in the area would result from personal contact between the police and neighborhood residents.

ESTABLISH A CITIZENS REVIEW BOARD TO INVESTIGATE COMPLAINTS AGAINST THE POLICE DEPARTMENT

If citizens participated in the review process when complaints are lodged against the police department, Area Council "K" members suggested area residents would have more confidence in the criminal justice system. The Council recommended a review board be appointed by the City Commission with at least half of the members to be chosen from the general public.

INITIATE A LEGISLATIVE STUDY CONCERNING THE USE OF FORCE BY LAW ENFORCEMENT OFFICIALS

A concurrent resolution (No. 1619) has been introduced in the Kansas Senate providing "for a special committee to make a legislative study concerning the use of force by citizen and law enforcement officers as authorized by the Kansas Criminal Code."

CPO Council "K" members support SCR (No. 1619) and encourage other

....

residents of the Atwater Community Service Area to become involved  
in obtaining some guidelines for the use of deadly force.

REQUEST THE CITY COMMISSION TO UPGRADE THE EXISTING STREET LIGHTING IN THE  
ATWATER NEIGHBORHOOD

Over half of the neighborhood has inadequate street lighting. To upgrade the area with 7000 lumen mercury vapor fixtures at intersections and at midblock locations would require the installation of approximately 225 new fixtures.

In 1978, the Jones Park Neighborhood requested and received 85 new light fixtures at an approximate cost of \$2,000.00. Area "K" CPO Council could request the same kind of improvements for the Atwater Neighborhood. Council members may wish to circulate a petition among area residents to demonstrate community support for improved street lighting.

#### DRAINAGE RECOMMENDATIONS

SEEK FEDERAL FUNDING TO HELP FINANCE NEEDED DRAINAGE IMPROVEMENTS THROUGHOUT THE ATWATER COMMUNITY SERVICE AREA

To relieve the drainage problems for the neighborhood, it has been recommended that a large north-south interceptor be installed beneath Grove. The interceptor would need to connect to a storm sewer underneath Twelfth Street for discharge into the Canal. Because there is a five block section on Twelfth Street below the design water surface of the Canal, it would be necessary to install a large capacity, low-lift pump between Pennsylvania and the Canal. With the Grove Interceptor in place, the area east of Grove would be serviced by lateral lines which would empty into the Interceptor. Estimated costs in 1973 were as follows:<sup>1</sup>

12th Street Storm System -	\$ 181,000
Pump Station (not including right-of-way) -	96,000
Grove Interceptor -	1,190,000
Lateral Lines east of Grove -	<u>664,000</u>
TOTAL:	\$2,131,000

With inflation, it is estimated that these costs would double to \$4,262,000 by 1980.

The drainage improvement policy adopted by the City Commission in April, 1978 states that drainage improvements in older areas of the City that have not generally been included in a benefit district shall be funded 50% City at large and 50% by special assessments. Pumping stations shall be funded 100% City at large.

With the large scope of the program it would be necessary to implement the drainage improvements in stages. City engineering staff would need to determine the appro-

<sup>1</sup>A Storm Drainage Study of Selected Areas in Wichita, Kansas - 1972. Delamater, Freund, and Scherer, P.A. Page 79

...  
appropriate sequence of projects and coordinate these with street improvements.

With Community Development Block Grant funding decreasing every year, it would seem the most likely source of assistance would be a grant from the Economic Development Administration. Specifically, the Long-Term Economic Deterioration Program provides strategy and implementation grants to arrest and reverse long-term deterioration. The guidelines recommend planning activities of primarily one, but not to exceed two years in duration. Although an award of assistance to develop an LTED strategy will not automatically lead to an EDA Implementation Grant, grants may be provided to fund all, or more usually a portion of the proposed activities suggested by the strategy.

Since the requirements call for a contiguous well defined community with a population of 10,000 or more and with a per capita income no greater than 75% of the national average, preliminary investigation and study would seem to indicate census tracts 5, 6, 7, 8 and 12 would be an appropriate area for assistance. The Atwater Community Service Area is included within these boundaries.

PROGRAM OF REGULARLY SCHEDULED MAINTENANCE ACTIVITIES FOR  
STORM WATER SYSTEMS

At present time, maintenance of storm water inlets and lines is on a complaint basis. Citizens inform public works of a problem in the drainage system, and a work crew usually responds to the problem within a few days. The recommendation for regularly scheduled maintenance activities would eliminate many of the drainage problems before they become a real nuisance and inconvenience for the community.