

DF-2 AMENDMENT TO AIR PARK CUP
Northeast corner of Ridge Rd.
and Kellogg.

File #3

S.C.C./B. CO. C.

Map No. 5046
Sec. 27
Twp. 27S
Range 1W

DATA SHEET
COMMUNITY UNIT PLAN

DP 2
Z-
Filed 2-12-75

APPLICATION REQUEST: Approval of proposed planned commercial
development.

1. Applicant Air Park of Wichita, Inc. et.al.
Address 6572 East Central Phone 684-6576
2. Agent William P. Higgins
Address 313 First National Bank Bldg. Phone 263-6148
3. General Location NE corner of Ridge Road and Kellogg
Address _____
4. Proposed Use _____

AREA DATA

1. Acres _____ (_____ ft. by _____ ft.)
2. Existing Zoning _____ Proposed Zoning _____
3. Area (is) ~~(is not)~~ platted. _____ Addition _____
4. Existing R/W _____ ft. _____ ft. _____ ft.
_____ St. _____ St. _____ St.
Proposed R/W _____ ft. _____ ft. _____ ft.
_____ St. _____ St. _____ St.

HISTORY

PROCEDURE DATA

1. MAPC Meeting:
Date _____ Action _____

2. Governing Body
Date _____ Action _____

SMITHSONIAN INSTITUTION
WASHINGTON, D. C. 20540
No. 2-153C
S
No. 2-153C
LUBAN ON - MEMPHIS, TN U. S. A.

1. Setback on north line of Parcel #1 has been reduced from 100' to 30-35' and on west line from 75-100' to 30-35'
2. Parcels #3 & #4 need to be changed to #2 & #3 on face of Plan and Under Parcel description

BA The 2nd stories permitted in residential

4. access to Taft has been increased from 1 to 5 openings. If okay, needs to be ~~reflected~~ reflected under General Provision #2
5. Warehousing & Wholesaling not compatible uses with other proposed uses
6. Face of Plan indicates 2 opening to Ridge Road, General Provision #1 indicates 4
7. Show existing buildings

Taft
Air Cont.

8/25/75-

Bill Higgins, Bledsoe, Lambert, Keris
John Saltmarsh, Jim Kirby

Discussion of Air Park Transport Plan

John requested a set of assumptions
How much of it proposed
(What type of retail, wholesale, motel)

General discussion about not wanting
to do a plan on the maximum permitted
but on 1,000,000 + proposed on
the 60 acres west of Dayton Rd.

Bledsoe questioned the figures used by the others

Bledsoe wanted John to determine a
way for them to agree to develop
only so much of it as would
the plans for the other sites be
built.

John felt it just couldn't be open
ended.

Meeting broke up at 12:30 with
Higgins and Bledsoe going to get back
with their people and hopefully proceed
with plan.

The Sun July 30, 1975

CASADO/ Property not in Air Park site

City Commissioner A.F. (Tony) Casado does not lease property within the proposed Air Park shopping center area, as was stated in *The Wichita Sun's* July 23 issue.

The *Sun* story in the "Inside Wichita" column incorrectly reported that Casado leases property at 6630 W. Kellogg and suggested the possibility of a potential conflict of interest when the commission takes any further action on the Air Park project or another westside shopping center, Towne West.

Actually, Casado told *The Sun*, he and his wife own the property and have leased it to Robinson-Lesline Used Cars. The car firm has a 10-year option to purchase the property and the purchase price already has been fixed, Casado said. Thus, he said, there is no possible future conflict of interest in the Air Park or Towne West situations.

The property does not fall within the Community Unit Plan (CUP) for Air Park. Jack Galbraith of the city planning department told *The Sun*. Initially, a planning department official indicated the Casado property was part of the proposed center. Casado's lot touches the south border of Air Park, Galbraith said.

The Sun regrets these errors.

Casado also objected to the characterization that he is a large-scale property owner in Wichita. "I'm not a wealthy man," he said. Other than his home, the West-Kellogg property "is all I own." Casado said his real estate interest is that "I'm just a salesman."

The commissioner said he discussed his West-Kellogg ownership with City Atty. John Dekker, who advised him to go ahead and participate in Towne West matters. That center is proposed about one mile east of the Air Park site.

LAW OFFICES
OF
WILLIAM P. HIGGINS

SUITE 313
FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202
316/263-6148

March 3, 1975

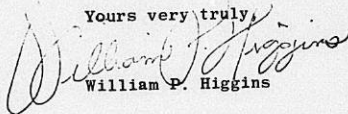
Mr. Curtis Newby
Planning Department
City of Wichita
104 South Main
Wichita, Kansas 67202

Re: Airpark of Wichita, Inc.

Dear Curtis:

Would you please advise when the Airpark plat
and CUP Amendment will be heard. I would appreciate knowing
so that my records and schedule can properly note the status
of this project.

Yours very truly,


William P. Higgins

WPH:cl

cc: Robert V. Kirsch

*Have responded to CUP on
3/3/75 J.H.D.*



LAW OFFICES OF
WILLIAM P. HIGGINS
SUITE 313, FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202



Mr. Curtis Newby
Planning Department
City of Wichita
104 South Main
Wichita, Kansas 67202

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

March 11, 1975

TO The File
FROM Mike Meek, Junior Planner
SUBJECT Amendments to Air Park C.U.P.

On Monday, March 10, 1975, members of the City staff (Jack Galbraith, Mike Meek, Bill McKinley, M. S. Mitchell and Curtis Newby) met with Bill Higgins, Bob Kirsch, Bill Korber, and representatives of the developers of Air Park Community Unit Plan regarding preliminary comments made on the Air Park C.U.P. Amendment in a letter transmitted on March 4, 1975.

The request by the staff for a reduction in gross floor area allowed by the C.U.P. was discussed at length but no conclusion was reached at this meeting. It was agreed by M. S. Mitchell that the 119 foot Drainage Easement could remain as an easement if the drainage were piped or boxed instead of carried in an open trench. In addition, Mr. Mitchell said that the enlargement of the 16 foot sewer and drainage easement located south of the 119 foot easement to 20 feet in width was not necessary.

Other agreements were:

- 1) Any crossing of the drainage easement shall be at the applicant's expense.
- 2) A provisional setback line shall be established adjacent to the south line of parcel one which corresponds to the proposed highway right-of-way and a 35 foot building setback line shall be maintained and labeled adjacent to the provisional line.
- 3) A lot grading plan shall be submitted prior to the issuance of any building permits.

The applicants also submitted a tentative site development plan at the meeting and a request was made by the staff of the MAPD that an internal circulation system plan be submitted which delineated the circulation from the frontage road onto subject property.

The applicants and the staff could not reach agreement on:

- 1) maximum allowable gross floor area
- 2) whether changes should be made on parcels 2 and 3

The File
March 11, 1975
Page 2

- 3) the 100 foot building setback adjacent to Taft
- 4) whether the applicant should be able to say what kind of development is proposed in order that staff can determine the impact on the public service delivery system (streets, sewer, etc.)
- 5) the mixture of uses proposed for each parcel
- 6) dedication of an additional 5 foot of right-of-way for Taft.

Mike Meek
Mike Meek, Junior Planner

MM:rme

March 4, 1975

Mr. William P. Higgins, Attorney
313 First National Bank Building
Wichita, Kansas 67202

Subject: DP-2 Amendment to
Air Park C.U.P. - Northeast
corner of Ridge Road and Kellogg

Dear Mr. Higgins:

We have reviewed the proposed amendments to the Air Park Community Unit Plan (DP-2) on the northeast corner of Ridge Road and Kellogg and the following are our comments as well as those by other City Departments concerning the project.

As you are aware, this C.U.P. was originally approved in 1964, and was in fact only the second Community Unit Plan considered in Wichita. Not only has your client changed his ideas in the last eleven years, there have also been changes in the area in terms of street and highway plans, and changes in the required information submitted on C.U.P.'s. A plan that was approved subject to conditions required in 1964, is going to need modifications to be acceptable in 1975. The fact that your client has requested substantial changes in setbacks and desired access points demonstrates that they are aware of a need for change and updating.

When Air Park C.U.P. was originally approved in 1964, it was projected that Taft Street would remain as a residential street, and excluding Dugan Road, only one point of access was permitted to Taft Street from subject property. The final design plans prepared by the State Highway Department for improvements to U.S. 54 in this area, now recognize Taft to be a commercial street with

Mr. William P. Higgins
March 4, 1975
Page Two

the residential streets to the north of subject property culminating in "T" shaped cul-de-sacs without access to Taft. Based on these changed conditions, it is reasonable to expect that additional access points be granted to Taft from subject property as you have requested in the amendment, but several factors should enter in to the determination of the exact number of access points. Is the proposed development on Parcel 1 expected to face Kellogg (U.S. 54) with primary access from the frontage road? If so, the development, in the future, will be served by a one way frontage road and the applicants would be required to guarantee the crossing of the major drainage channel. However, if the development is proposed to be oriented to Taft with primary access from Taft, then there needs to be provision of accel-decel lanes along Taft to serve a development of this size. The Department of Public Works has requested that the C.U.P. be amended to reflect the additional right-of-way requirements adjacent to Taft, Kellogg Drive, and Dugan Road, as shown on the "marked copy" of the C.U.P. Also, since you are desirous of more access points to Taft, it would be desirable if the "T" cul-de-sacs on the residential streets to the north be indicated to emphasize to the neighborhood that commercial traffic will not be going through their neighborhood to Maple.

One major problem that needs to be justified is the large amount of gross floor area proposed on this C.U.P. The proposed 3,600,000 square feet of gross floor area and overall floor area ratio of 85.9% far exceeds any regional shopping center in the Midwest and we are seriously concerned with the impact such a development will have on existing and proposed public service delivery systems such as roads, water, sewers, etc. The proposed zoning ordinance recommends a maximum floor ratio of 45% and this standard has been the maximum allowed on recent commercial C.U.P.'s. It is suggested that serious consideration be given to reducing the floor area ratio to not exceed 45%.

Several easements, setback lines, and other provisions from the approved Air Park Community Unit Plan have been altered, omitted on the proposed amended plan and it is not clear whether the applicants wish to change them or was it merely an oversight. We have included these items in the specific text changes necessary and have shown them on the "marked copy" of the C.U.P.

Mr. William P. Higgins
March 4, 1975
Page Three

We have noted that Parcel 2 (formerly Parcel 3) reflects several permitted uses even though a GIANT discount store has now been developed on the property. Does it remain your intention to allow motels, wholesaling, warehousing, etc. on this site in addition to the new store? In addition, the gross floor area remains at 800,000 square feet even though the existing store contains approximately 83,000 square feet. As already indicated, the applicants should give consideration to the reduction of proposed floor areas. This parcel with already a large structure is an example of our concern with the inflated floor area ratios. There would seem to be no way that such parcel could justifiably be further developed to 800,000 square feet of floor area.

Another major concern is the proposed uses for each parcel. Since each begins with "uses permitted under "C" zoning" it could be expected that machine shops, contractor storage yard plus a range of other heavier uses could be placed among retail uses. We would recommend that you be more specific as to uses for each parcel, and if wholesaling and warehousing uses are desired, identify specific parcels where they will be placed. Also for Parcel 2, since the Giant Store and parking take up more than the south half of the lot, it might be desirable to create a new parcel or parcels for the undeveloped area and identify the proposed uses for each parcel.

In addition to the foregoing comments, the following additions or changes should be made on the Plan:

1. General Provision #1 shall be amended to read: "Signs shall be as permitted by zoning district except that Off site signs shall not be permitted."
2. Ridge Road shall be terminated by means of a cul-de-sac as shown on the "marked copy" in order to reflect the final design plans for the improvement of U.S. 54 (Kellogg).
3. Rather than stating unlimited access points to Julia, Dugan Road and Kellogg Frontage Road, the Traffic Engineering Division has requested that you list specific numbers.

Mr. William P. Higgins
March 4, 1975
Page Four

4. The 119 foot strip titled "Drainage Easement" shall be changed to Drainage Dedication.
5. The 16-foot "Utility and Drainage Easement" shall be expanded to 20 feet and changed to Sewer and Drainage Easement.
- ⑥. Additional right-of-way shall be dedicated along the north line of the 119 foot Drainage Dedication as depicted on the "marked copy" of the C.U.P.
7. A 40-foot wide drainage easement extending from the south line of the Drainage and Sewer Easement to the north line of Kellogg Drive should be located 159.3 feet east of Air Park Addition.
8. The Drainage ^{Easement} ~~Dedication~~ shall be extended to the west line of the Section.
- ⑨. The Drainage Dedication shall include a portion of the 50-foot strip between the Drainage and Sewer Easement and the north line of Air Park Addition as shown on the "marked copy" of the C.U.P.
10. A minimum 100-foot building setback line shall be labeled adjacent to the north line of parcel 1 as originally approved on the C.U.P. and shown on the "marked copy". We still feel such setbacks provide more protection to the residential area to the north.
11. The building setback line on the south portion of parcel 1 shall correspond to the additional right-of-way line as shown on the "marked copy". The 30-foot building setback line as shown shall be deleted.
12. The 8-foot utility easement adjacent to the north and west boundaries of parcel 1 shall be expanded to 10 feet as shown on the "marked copy".
13. The boundary lines of the C.U.P. shall be darkened so as to provide a contrast and aid in boundary delineation as the Plan is difficult to read.

Mr. William P. Higgins
March 4, 1975
Page Five

14. Additional right-of-way shall be depicted adjacent to Taft on parcels 1, 2 and 3 and adjacent to Dugan and Kellogg Drive on parcels 2 and 3 as shown on the "marked copy".

15. If you propose a major approach to parcel 1 from the frontage road, please indicate the proposed location on the plans.

16. Parcels 1, 2 and 3 should be changed to reflect "Parking as required by Section 28.04.141".

These are the comments which we have at this time pertaining to the amendment of the Air Park Community Unit Plan. It is necessary that you submit 14 revised copies to our office by March 12, 1975, so that your request can be considered by the Planning Commission at their regular meeting of April 10, 1975. If you have any questions concerning these recommended conditions, please contact me and I will arrange a time at your convenience in order that we may discuss this matter.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:MM:js
Encl.

cc: Air Park of Wichita, Inc., 6572 E. Central, 67206
Nancy Dugan, 602 S. Ridge Rd., 67209
Robert G. Braden, 200 E. 1st St., 67202
Jean H. and Donald Girrens, 1425 S. Ridge Rd., 67209
Nancy Ann and Nicholas Mohr, 12501 W. 29th No., Maize, 67101
Mary Ellen and Kenneth R. Reichenberger, 501 Summitlawn, 67209
Elizabeth L. and Justin Orth, 1515 Yucca Place, 67209
Janet Warrender Trust, 835 West 26th St. So., Apt. X2, 67217

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

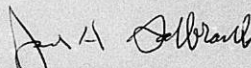
February 10, 1975

TO Paul Graves, Traffic Engineer
Dick Linn, City Engineer
M. S. Mitchell, Asst. Supt. Maint./Flood Control

FROM Jack H. Galbraith, Chief Planner

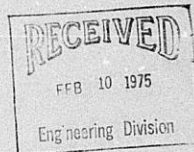
SUBJECT DP-2 - Proposed amendment to Air Park Community Unit Plan

Recently we forwarded you a copy of an amended plan for Air Park Community Unit Plan. Attached is a copy of their latest submission. We would appreciate any comments you might have on this plan at your earliest convenience so we can respond to the applicant.



Jack H. Galbraith
Chief Planner

JHG:js
Attachment



① R/W - conform to
US-54 project plans
Taft, Kellogg Dr., Dugan, Sulca

② drainage easement
5 utility easements 20', not 16'
10', " 8'

Comments from Dean Sellers Engineering
2/11/74

Ass't. Supt. of Public
Works Maintenance

Feb. 6, 1975

Jack Galbraith, Chief Planner, MAFD

M. S. Mitchell

-- Air Park 4th Addition

Reference is made to your staff memo of January 24th transmitting a revised CU Plan and a copy of a final plat for Air Park 4th Addition. We have reviewed the CU Plan and the plat and have the following comments:

- 1) The 119 ft. strip titled "Drainage Easement" should be changed to Drainage Dedication.
- 2) The 16 ft. "Drainage and Utility Easement" should be changed to Drainage and Sewer Easement.
- 3) Additional right-of-way is needed along the north line of the 119 ft. Drainage Dedication as marked on the attached copy of the plat. (Please return marked print to Flood Control.)
- 4) A 40 ft. wide drainage easement extending from the south line of the Drainage and Sewer Easement to the north line of Kellogg Drive should be located 159.3 ft. east of the Air Park First exception.
- 5) The Drainage Dedication should extend to the west line of the section and Ridge Road should terminate in a cul-de-sac north of the Drainage Dedication.
- 6) The Drainage Dedication should include a portion of the 50 ft. strip left between the Drainage and Sewer Easement and the north line of the Air Park First Addition exception as shown on the attached plat.
- 7) A guarantee should be obtained for the construction of the drainage channel which will require approximately 50,000 cubic yards of excavation.
- 8) A guarantee should be obtained for installation of an underground storm water sewer within the 40 ft. wide drainage easement described in No. 4 above.
- 9) Since the plat and CUP show this entire tract as one lot it is likely that the developer will anticipate access to

Jack Galbraith
Subject: Air Park 4th Addn.
Feb. 6, 1975
pg. 2

the land north of the Drainage Dedication by crossing the drainage channel. A guarantee should be obtained for that crossing structure.

- 10) Since this plan involves a considerable re-routing of the Dugan Tributary across subject plat, it will be necessary for the developer to provide a grading plan for the entire site.

We are enclosing our print of the Air Park 4th Addition plat for your use in establishing dimensions and recommendations. Please return this copy to the Flood Control office for our files.

M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Air Park 4th Addn. Plat File (see CUP in Air Park 1st Addn.)
Air Park First Addn.
Big Slough/Cowskin Floodway Dugan Tributary Stream File

Attach.

APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. Name of applicant or applicants and/or their agent or agents.

- a. Applicant AIR PARK OF WICHITA, INC.
Address 6572 East Central (67206) Phone 684-6576
Agent William P. Higgins
Address 313 First National Bank Bldg.
Wichita, Kansas 67202 Phone 263-6148
- b. Applicant NANCY DUGAN
Address 602 S. Ridge Road 67209 Phone _____
Agent Robert G. Braden
Address 200 E. 1st St. (67202) Phone 262-8443
- c. Applicant JEAN H. & DONALD GIBRENS
Address 1425 S. Ridge Road 67209 Phone _____
Agent Robert G. Braden
Address 200 E. 1st St. 67202 Phone 262-8443

* See attached sheet
(Use separate sheet if necessary for names of additional applicants)

II.A The applicant hereby requests Community Unit Plan approval on property zoned "C" and legally described as Lot(s) _____, Block(s) _____, Addition. _____
(If appropriate, metes and bounds description may be provided in the space below or on an attached sheet.)

(See attached Sheet)

II.B There are _____ acres (round to nearest tenth) in the above described property.

- d. Applicant NANCY ANN MOHR & NICHOLAS MOHR
Address 12501 West 29th North, Maize 67101 Phone _____
Agent: *See below
- e. Applicant MARY ELLEN and KENNETH R. REICHENBERGER
Address 501 Summitlawn 67209 Phone _____
Agent: *see below
- f. Applicant ELIZABETH L. & JUSTIN ORTH
Address: 1515 Yucca Place 67209 Phone _____
Agent: *see below
- g. Applicant JANET WARRENDER TRUST
Address: 835 West 26th St. South Apt. X2 Phone _____
67217
Agent: *see below

* Robert G. Braden
200 East First Street
Wichita, Kansas 67202 Phone: 262-8443

III. This property is located at (address) _____.

The general location is (use appropriate section)

- a. at the NE corner of U.S. 54 Highway
and Ridge Road; or
- b. on the NA side of _____ (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

IV. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

<u>NANCY DUGAN</u>	<u>AIR PARK OF WICHITA, INC.</u>
By <u>[Signature]</u>	By <u>[Signature]</u>
Authorized Agent (if any)	Authorized Agent (if any)
<u>JEAN H. & DONALD GIRRENS</u>	
<u>NANCY ANN & NICHOLAS MOHR</u>	<u>ELIZABETH I. & JUSTIN ORTH</u>
<u>MARY ELLEN & KENNETH R. REICHENBERGER</u>	<u>JANET WARRENDER TRUST</u>
By <u>[Signature]</u>	By <u>[Signature]</u>
Authorized Agent (if any)	Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at _____ (AM, PM) on Feb 12, 75 (Day, Month, Year). It has been checked and found to be complete and accompanied by required documents and the appropriate fee of \$ 4.00.

[Signature] Name
Chief Planner Title

LAW OFFICES
OF
WILLIAM P. HIGGINS

February 12, 1975

SUITE 313
FIRST NATIONAL BANK BUILDING
WICHITA, KANSAS 67202
316/263-6148

Mr. Lynn Shirkey
Wichita-Sedgwick County
Metropolitan Area Planning Commission
104 South Main Street
Wichita, Kansas 67202

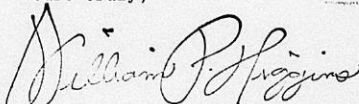
Re: Application for Community Unit Plan
Air Park of Wichita, Inc.

Dear Mr. Shirkey:

We are handing you herewith Application for
Community Unit Plan with attached ownership
lists.

We would appreciate the filing of these
instruments as soon as possible and the
matter set for hearing with the Plat which
you previously received.

Yours truly,


WILLIAM P. HIGGINS

WPH/jsp
Encls:

February 11, 1975

Carl O. Knop, Engineer
Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Subject: Amendment to DP-2
Air Park Community Unit
Plan - Generally located
between Ridge Road and
Julia in an area north of
Kellogg.

Dear Mr. Knop:

Attached is a copy of the Air Park Community Unit Plan which has been submitted on the above captioned area by Bill Higgins. I have forwarded copies of this to various divisions of the Department of Public Works and have asked for their response. I am particularly interested in any comments you might have relative to additional street rights-of-way that might be needed that are associated with highway plans for the general area including Taft. I would appreciate any comments you might have at your earliest convenience so that we might schedule this case for public hearing.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:js

Encl.

February 10, 1975

Paul Graves, Traffic Engineer
Dick Linn, City Engineer
M. S. Mitchell, Asst. Supt. Maint./Flood Control
Jack H. Galbraith, Chief Planner

DP-2 - Proposed amendment to Air Park Community Unit Plan

Recently we forwarded you a copy of an amended plan for Air Park Community Unit Plan. Attached is a copy of their latest submission. We would appreciate any comments you might have on this plan at your earliest convenience so we can respond to the applicant.

Jack H. Galbraith
Chief Planner

JHG:js
Attachment

January 24, 1975

Dick Linn, City Engineer
Paul Graves, Traffic Engineer
M. S. Mitchell, Asst. Supt. Maint/Flood Control
G. Lynn Shirkey, Junior Planner

DP-2 - Proposed amendment to Air Park Community Unit Plan

Attached is a copy of the proposed amended CUP for the above captioned case. The plan as submitted proposes to combine Parcels 1 and 2 into one parcel. It should be noted that the setback on the north line of Parcel 1 has been reduced from 100 feet to 30 and 35 feet, and on the west line from 35 and 100 feet to 30 and 35 feet. Other major changes on the plan indicate that the proposed number of curb cuts to Taft have been increased from one to five openings on the face of the plan, but not reflected under General Provision #2. Also, the face of the plan indicates two openings to Ridge Road whereas General Provision #1 indicates four openings.

We would be interested in your comments as to the proposed number of curb cuts as well as the possible need for additional street right-of-way for Taft which is proposed to be a collateral street.

Also attached is a plat of Air Park^{add} Addition which has been submitted to our office which we would appreciate you reviewing and commenting thereon. We would appreciate your comments by January 31, 1975 so that they may be included in our reply to the applicant.

GLS:js
Attachment

W. L. KORBER R. G. WAYMIRE
BAUGHMAN CO.
S U R V E Y O R S

PHONE 316/262-7271

330 LAURA

WICHITA, KANSAS 67211

AIR PARK C U P

Beginning at a point 50.6 feet north of the S.W. Corner of the NW $\frac{1}{4}$, Sec. 27, Twp. 27-S, R-1-W said point being the north right-of-way line of US 54 (Case A-38302); thence north along the west line of said NW $\frac{1}{4}$, 635.23 feet to a point 630 feet south of the N.W. Corner of the S $\frac{1}{2}$ of said NW $\frac{1}{4}$; thence east 197 feet; thence north 450 feet; thence east 217 feet; thence north 180 feet; thence east along the north line of the S $\frac{1}{2}$ of said NW $\frac{1}{4}$ and the north line of SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 27 to the N.E. Corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 27; thence south to the north line of said US 54 Highway (Case A-38302); thence west along said Highway to the east line of said NW $\frac{1}{4}$; thence north along the east line of said NW $\frac{1}{4}$, 200 feet; thence west parallel with said US 54 Highway to the west line of the E $\frac{1}{2}$ of the S $\frac{1}{2}$ of said NW $\frac{1}{4}$; thence north 50 feet; thence west 200 feet; thence south 250 feet to said US 54 (Case A-38302); thence west to beginning. Said tract contains an unplatted tract, dedicated Streets and Lots and streets as platted in Air Park Addition, Air Park 2nd Addition and Air Park 3rd Addition, Wichita, Kansas.

16 lots

OWNERSHIP LIST

Lot	Block	Addition	Property Owner
X	W136' N250' lot 4	Cumley's 2nd Addition	Scotsman "8" Inn, Inc. 6125 W. Kellogg 67209
X	N 250' lot 4 exc W 136'	Same	Roy W. Brown 513 S. Pershing 67218
			Robert E. Peters 1106 N. Armour 67206
X	E 146' of N 150' of N 250'	Same lot 3	L. Vernon Johnson 7814 E. Douglas 67206
X	1	Cumley's 2nd Addition	Wichita Inns, Inc. 5805 W. Kellogg 67209
X	2	Same	Same
X	1	Clinton Addition	Western Properties Address Unknown
X	1	Jenkins 5th Addition	A & J Investment Co., Inc. Address Unknown
X	2	Same	Safeguard of Wichita 939 N. Main 67203
X	3	Same	Wichita Inns Inc. 5805 W. Kellogg 67209
X	1	Doolittle Addition	C. A. Doolittle Jr. & Patricia 2416 Coolidge 67204
	1	Mary Ellen Addition	Kenneth C. Reichenberger Mary Ellen Reichenberger 501 Summitlawn 67209
X	1	Sandlians 2nd Addition	Motor Electric Service Inc. Address Unknown
X	W 1/2 lot 1	Sandlians 5th Addition	Inter Financial Corporation of Delaware
X	1 exc W 1/2	Same	Commercial Developers Inc. Address Unknown
X	1	Sandlian's 9th Addition	Barbara Fry 10220 Hardtner Street 67212
X	W 75' lot 1	Ridge Plaza Addition	Fred E. Stevens 145 Morn ingside 67218
			Raymond E. Stevens 1329 Iroquois 67203

Lot	Block	Addition	Property Owner
14		Westwood Addition	Dennis W. Mies & Joy L. 346 Meadowhaven 67209
3	2	Wichita Municipal Airport Add.	Board of Park Commissioners 204 S. Main 67202
	Reserve A	Same	Same
X 1		Wolf Addition	Frank E. Wolf & Martha A. 10 Sequoia Drive 67206
X 1		Variant Addition	The Variant Corporation 6235 W. Kellogg 67209
X 2		Same	Same
X 1	1	Byron Stout Addition	Byron Stout Jr. & Elmina G. 5800 W. Kellogg 67213
X	2 exc S250' E158'	1 Same	Same
X	E158' S250' lot 2	1 Same	Graham, Michaelis Drilling Co. 211 N. Broadway Room 301 67202
X 1	C	Garst Gardens	Paul C. Garst Address Unknown
2	C	Same	Same
3	C	Same	Same
4	C	Same	Julia Louise Herrmann Address Unknown
5	C	Same	Same
6	C	Same	Same
✓ 1	B	Same	Anna Josephine Garst 532 S. Julia 67209
2	B	Same	Same
3	B	Same	JULIA Louise Herrmann Address Unknown
4	B	Same	Same
5	B	Same	Same
6	B	Same	Same
9	B	Same	Same
10	B	Same	Same

20 lots

Lot	Block	Addition	Property Owner
11	B	Garst Gardens	Julia Louise Herrmann Address Unknown
12	B	Same	Same
13	B	Same	Same
X 14	B	Same	Same
X S250' E200' lot 1		Replat of Dale Garst Add. and Part of Garst Gardens	Mary K. Trainor Address Unknown
X E200' exc S250' lot 1		Same	Dale N. Garst & Mary E. 1654 Burns 67203 Dorothy G. Weyl Viola, Kansas 67149
X 1	A	Garst Gardens	Paul C. Garst Address Unknown
9	A	Same	Same
2	A	Same	Gene O'Brien Golf Center 321 Putter Lane 67212
3	A	Same	Kenneth J. Ast & Ruby F. Ast 514 S. Julia 67209
4	A	Same	Julia Louise Herrmann Address Unknown
5	A	Same	Anna Josephine Garst 532 S. Julia 67209
10	A	Same	Same
11	A	Same	Same
12	A	Same	Same
13	A	Same	Same
- 57 14 6	A	Same	Thomas C. Garst Jr. and Anna Josephine Garst 532 S. Julia 67209
2		Maple Lane Addition	Walter M. Faber & Geraldine B. 326 S. Arapaho 67209
3		Same	Chester B. Johnson & Verona E. 328 S. Arapaho 67209
4		Same	Dale W. Fornshell & Esther M. 350 S. Arapaho 67209

18 lots

Lot	Block	Addition	Property Owner
5		Maple Lane Addition	James M. Dixon & Marceline E. 400 S. Arapaho 67209
6		Same	George A. Sevick & Claona C. 422 S. Arapaho 67209
7		Same	Gary D. Crowder & Judith R. 436 S. Arapaho 67209
8		Same	David D. Dysart & Mary K. 452 S. Arapaho 67209
10		Same	Robert A. Carver and Patricia 325 S. Arapaho 67209
11		Same	Max E. King & W. Elaine King 337 S. Arapaho 67209
12		Same	Doris O. LaCount & Robert J. 351 S. Arapaho 67209
13		Same	Ernest Clark & Virginia Lee 403 S. Arapaho 67209
14		Same	Virginia B. Richardson Donald Lee Richardson 415 S. Arapho 67209
15		Same	R. D. Moneyhun & Alleyne E. 437 S. Arapho 67209
16		Same	Maurice J. Higgins Jr. Mary Maxine Higgins 453 S. Arapho 67209
4	A	Westerlea Village	Ronald G. Huckins & Rose Ann 6524 Winterset Court 67209
5	A	Same	Ralph L. Leftwick and Alene E 342 Winterset Lane 67209
6	A	Same	Ardell W. Unruh & Barbara J. 6524 University 67209
7	A	Same	Ronald Rix Metzger & Judith 6514 University 67209
8	A	Same	Carl F. Perry & Yolande 6515 Winterset Court 67209
9	A	Same	Ralph E. Tetter & Gladys M. 6514 Winterset Court 67209
4	B	Same	Lawrence E. Monckton & Helen 324 S. Fairhaven Road 67209

18 05

Lot	Block	Addition	Property Owner
5	B	Westerlea Village	Thomas B. Kennedy & Vera C. 338 S. Fairhaven 67209
6	B	Same	Fred W. Illgner Jr. & O. Louis 354 S. Fairhaven 67209
7	B	Same	Henry L. Brenner & Leona G. 6600 University 67209
8	B	Same	Martin F. Bowman & Agnes M. 341 Winterset Lane 67209
9	B	Same	Dale T. Burris & Valeda M. 325 Winterset Lane 67209
1	C	Same	A. W. Hainline Sr. R. V. Hainline 6701 Maple 67209
2	C	Same	Edwin W. White & Dianne Louise 5224 W. Douglas 67212
3	C	Same	Gene Leo Patterson and Mary Margaret Patterson 6715 Maple 67209
4	C	Same	Paul B. Shipley & Mary S. 324 Howe Road 67209
5	C	Same	George W. Hill & Mary V. 344 Howe Road 67209
6	C	Same	Robert M. Brentlinger Maxine Brentlinger 354 Howe Road 67209
7	C	Same	Robert L. Goebel & Rosalie 6700 University 67209
8	C	Same	Same
9	C	Same	Same
1	D	Same	H. W. Ralstin & Laura Howe Ralstin and Mary Howe 6807 Maple 67209
2	D	Same	David A. McPhail & Louise M. 300 Wind Rows Lake Derby, Ks. 67037
3	D	Same	Robert J. Hein & Alberta M. 353 Howe Road 67209
4	D	Same	Frederick D. Marts & Nina E. 354 Ralstin 67209

20th

Lot	Block	Addition	Property Owner
5	D	Westerlea Village	Thomas J. Kornhaus & Jean E. 2216 Maple 67213
4	E	Same	John R. McKinney & Jean E. 326 S. Scouller 67209
5	E	Same	James A. Adams & Diane E. 338 S. Scouller 67209
6	E	Same	Fermon F. Van Y & Eunice J. 352 S. Scouller 67209
7	E	Same	Earl Linder & Rosella A. 349 Ralstin 67209
8	E	Same	Pat R. Hammitt & Doris Marie 343 Ralstin 67209
9	E	Same	Edward S. Ferry & Ella Mae 327 Ralstin 67209
4	F	Same	William J. Goebel & Janet O. 310 Summitlawn 67209
5	F	Same	Ned L. Shuey & Kenetta F. 338 Summitlawn 67209
6	F	Same	Carl E. Soderberg & Ruby L. 352 Summitlawn 67209
7	F	Same	Juanita Rose Address Unknown
8	F	Same	Robert G. Potter & Charlotte R. 339 S. Scouller 67209
9	F	Same	Arden Ratzlaff & Margaret Ann 327 S. Scouller 67209
4	G	Same	John E. Nelson & Barbara F. 326 S. Ridge 67209
5	G	Same	Hammitt T. Pinaire 352 S. Ridge 67209
6	G	Same	Same
7	G	Same	John A. Coleman & Ramona Maxine 353 Summitlawn 67209
8	G	Same	Joe A. Miller & Lana M. 339 Summitlawn 67209
9	G	Same	Peggy E. Ediger 321 Summitlawn 67209
1	H	Same	George Eugene Weaver & Teresa Ann Weaver 401 Summitlawn 67209

18 Lots

Lot	Block	Addition	Property Owner
2	H	Westerlea Village	Balbir Singh Mathur Treva June Mathur 421 Summitlawn 67209
3	H	Same	Stanley S. Smeltzer Jr. Theresa L. Smeltzer 439 Summitlawn 67209
4	H	Same	Jimmy D. Cluck & Frances E. 8 South Lakeview Drive Coddard, Kansas 67052
5	H	Same	Wong Yew Wong & Yum King Wong 452 S. Ridge Rd. 67209
6	H	Same	Milton H. Larsen & Twila 440 Summitlawn 67209
7	H	Same	Sam L. Mobley & Margaret E. 420 S. Ridge Road 67209
8	H	Same	Mary Anne Cravens 7125 University 67209
1	I	Same	Howard E. Corner & Gladys O. 401 S. Scouller 67209
2	I	Same	Patrick J. Kennedy & Cecilia 424 S. Scouller 67209
3	I	Same	Donald R. Lavy & Judith K. 4305 Edminster 67212
4	I	Same	Cleo F. Clark & Gladys M. 451 S. Scouller 67209
5	I	Same	Raymond N. Pahls & Thelma M. 454 Summitlawn 67209
6	I	Same	Norton K. Turner 440 Summitlawn 67209
7	I	Same	W. Lanny Magee & Eileen Suzanne Magee 424 Summitlawn 67209
8	I	Same	R. L. Wiske & Ruby Mae Wiske 400 Summitlawn 67209
1	J	Same	M. R. Dohrer & Julia 401 Ralstin 67209
2	J	Same	Lora Farrar 421 Ralstin 67209
3	J	Same	Howard T. Farris & Alice 439 Ralstin 67209

1985

Lot	Block	Addition	Property Owner
4	J	Westerlea village	Dale E. German & Willma J. 453 Ralstin 67209
5	J	Same	Ray N. Cumming & Helen M. 450 S. Scouller 67209
6	J	Same	George L. Self & Martha L. 436 S. Scouller 67209
7	J	Same	Gerald J. Kampling and Katherine A. Kampling 422 S. Scouller 67209
8	J	Same	Wilfred W. Stump & Carolyn D. 400 S. Scouller 67209
7	K	Same	Joseph E. Warren & Diane 420 Ralstin 67209
8	K	Same	Alan H. Schmidt & Sherry K. 400 Ralstin 67209
1	K	Same	Paul L. Enegren & Alta June 401 Howe Road 67209
2	K	Same	Ben H. Leonard & Joan G. 421 Howe Road 67209
3	K	Same	Galen L. Gose & Marjorie C. 435 Howe Road 67209
4	K	Same	Ronald J. Mayo & Mary 455 Howe Road 67209
5	K	Same	John A. Edwards & Marie Ann 452 Ralstin 67209
6	K	Same	James J. Pryor & Suzanne 438 Ralstin 67209
1	L	Same	Michael G. Goebel & Linda M. 401 Fairhaven Road 67209
2	L	Same	Donald D. Franz & Mildred E. 555 W. 27th South Apt. 302 67217
3	L	Same	Kenneth M. Sauders & Ruby G. Address Unknown
4	L	Same	James A. Dooling & Louise H. 455 Fairhaven 67209
5	L	Same	Thomas J. Uthe & LaVonne M. 454 Howe Road 67209
6	L	Same	Blanche M. Thompson & Evelyn 440 Howe Road 67209

10 lots 4 in

Lot	Block	Addition	Property Owner
7	L	Westerlea Village	Charles L. Ehresman and Jacqueline M. 420 Howe Road 67209
8	L	Same	Bill Joe Bradshaw 1322 Stackman Drive Apt. H12 67203
1	M	Same	John Paul Ott & Shirley L. 401 Winterset Lane 67209
2	M	Same	Glenn H. Lister & Hazel L. 1450 Woodland 67203
3	M	Same	Larry C. Jones & Betty J. 435 Winterset Lane 67209
4	M	Same	Dennis J. Lubbers & Kathleen 626 N. Mt. Carmel 67203
5	M	Same	Donald N. Girrens & Jean H. 1425 S. Ridge Road 67209
6	M	Same	Verlyn Sayer & Rolanda 438 Fairhaven 67209
7	M	Same	Lloyd B. Shanks & Leora F. 424 Fairhaven 67209
8	M	Same	Clement J. Keiter & Dorothy L. 400 Fairhaven 67209

37
The North 180 feet of the West 197 feet
of the South Half of the Northwest Quarter
of Section 27-27-1W

Jean E. Kennedy & John C.
500 S. Ridge Road 67209

41
The South 150 feet of the North 330 feet
of the West 197 feet of the South Half of
the Northwest Quarter of Section 27-27-1W
subject to road easement on West 40 feet

Charles A. Conner & Mary Lou
526 S. Ridge Road 67209

44
The South 150 feet of the North 630 feet of
the West 197 feet of the South Half of the
Northwest Quarter of Section 27-27-1W subject
to road easement on West 40 feet

American Savings Association
201 N. Main 67202

60
South 150 ft of North 480 feet West 197
feet of S $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 27-27-1W, subject to
road easement on West 40 feet

Leroy J. Parker and
Kathryn Illene Parker
544 S. Ridge Road 67209

19 lots

Lot	Block	Addition	Property Owner
1	F	West Maple Gardens	Joseph Clithero, Jr. 5827 Maple 67209
2	F	Same	Same
3	F	Same	Same
4	F	Same	Same
5	F	Same	Same
X 1		Westair Addition	Union National Bank Union Center Building 67202
1		Bybee's Addition	Arthur E. Bybee and Marvelle L. 3432 W. 8th St. 67203
2		Westwood Addition	Charles E. Marsolf and Virginia Fern Marsolf 339 Meadowhaven 67209
3		Same	Haywood Evans & Carolyn 345 Meadowhaven 67209
4		Same	Randal Eugene Russell Sharon Ann Russell 401 Meadowhaven 67209
5		Same	Clifford G. Igo & Maxine L. 417 Meadowhaven 67209
6		Same	Louis A. Trotter & Helen V. 429 Meadowhaven 67209
7		Same	James Carl Wilson & Sandra Sue 441 Meadowhaven 67209
8		Same	Mid Kansas Federal Savings and Loan Association 230 S. Market 67202
9		Same	Phyllis Jean Malmgren 452 Meadowhaven 67209
10		Same	Wayne H. Jones & Marie F. 440 Meadowhaven 67209
11		Same	Donald L. Kabler & Clorin L. 428 Meadowhaven 67209
12		Same	James A. Sage & Helen L. 550 Nims Ave Apt. 503 67203
13		Same	Larry R. Blevins & Paula L. 400 Meadowhaven 67209

26 65

Lot	Block	Addition	Property Owner
X W27.1'	3	Western Addition	Wichita Inns Inc. 5805 W. Kellogg 67209
lot 3			
X 4	3	Same	Same
X 5	3	Same	Same
2	A	West Maple Gardens	Dale Frey 8444 Birch Lane 67212
3	A	Same	Same
4	A	Same	Clora Watkins 357 Brummett St. 67209
1	B	Same	Samuel R. Jones & Kay 6023 Maple 67209
2	B	Same	Same
4	B	Same	Same
5	B	Same	Betty Buckley 12104 W. Lynndale 67235
3	B	Same	Clarence E. Might & Esther M. 9301 W. Douglas 67209
1	C	Same	Elven V. Widdoes & Elsie B. 2456 Pattie 67216
2	C	Same	George C. Sevick & Karen F. 469 W. 9th 67203
3	C	Same	Star Lumber & Supply Co., Inc. 325 S. West St. 67209
4	C	Same	Same
5	C	Same	Ben H. Leonard & Joan G. 421 Howe Rd. 67209
1 thru			
10	D	Same	Ernest A. Jordan & Doris Irene Address Unknown
1	E	Same	H. C. Mardock & Helen 5922 Taft 67209
2	E	Same	Same
3	E	Same	Same
4	E	Same	Same
5	E	Same	Same

12 lots

Lot	Block	Addition	Property Owner
X 1	exc	Ridge Plaza Addition	City of Wichita 204 S. Main 67202
X 2		Same	Same
X		A tract of land in Lot 1, Ridge Plaza Third Addition, described as: Beginning at the most Easterly SE corner of said Lot; thence South 87°42'36" west, a distance of 585.00 feet along the South line of said Lot; thence South 1°32'09" east a distance of 194.30 feet along the east line of said Lot; thence south 87°16'02" west a distance of 398.55 feet along the South line of said Lot; thence south 65°27'53" west a distance of 105.40 feet along the SEly line of said Lot; thence North 1°32'05" west a distance of 180.19 feet; thence North 81°19'27" east a distance of 144.87 feet; thence North 2°27'43" east a distance of 110.45 feet; thence North 13°19'38" east a distance of 343.40 feet; thence North 25°20'23" east a distance of 340.00 feet; thence North 40°22'19" east a distance of 138.34 feet to the NEly line of said lot; thence South 27°52'06" east a distance of 698.54 feet; thence on a curve of 262.23 feet radius to the left an arc distance of 293.83 feet; thence north 87°55'41" east a distance of 47.69 feet; thence south 1°32'05" east a distance of 23.41 feet to the place of beg.	City of Wichita 204 S. Main 67202
X		That portion of Lot 1, Ridge Plaza 3rd Addition lying East of the East line and East line extended North of Lot 2, Ridge Plaza 3rd Addition except above tract	Ridge Plaza Associates c/o Max Cole 3841 West 13th 67203
✓	Lot 3	Ridge Plaza 3rd Addition	City of Wichita 204 S. Main 67202
X 4		Same	Ridge Plaza Associates c/o Max Cole, 3841 W. 13th 67203
X 1		Western 3rd Addition	Ardeen B. Casado 302 N. Main 67202
X 2		Same	Same
X 3		Same	Same
X 4		Same	Lando Inc., Address Unknown
X 5		Same	Same
X	E 96.8 ft lot 3, Blk 3	Western Addition	H. Dale Gardner and William R. Lewis, 9600 W. 3rd 67212

Tract

Property Owner

X The East 300 feet of a tract beginning at a point on the North line of U. S. Highway 54, 30 feet East of the West line of the East Half of the Northwest Quarter of Section 27-27-1W, thence Easterly on the North line said Hiway 1251.7 feet to a point 40 feet West of the East line of said East Half said Northwest Quarter, thence North parallel with the East line 200 feet, Westerly parallel with the North line said Hiway 1251.8 feet to a point 30 feet East of the West line of said East Half Northwest Quarter, thence South to beginning

Hudson Oil Company
6400 West Kellogg
67209

The South Half Acre of the West 7 Acres of the East 13 Acres of the North Half of the Northeast Quarter of Section 27-27-1W

George A. Jordan & Twila R.
Address Unknown

That part of the West 7 Acres of the East 13 Acres of the North Half of the Northeast Quarter of Section 27-27-1W lying South of Cowskin Creek Flood Control row as condemned in Case A-31849 except the South Half Acre

Kenneth W. Pike & Susan K.
1802 Catherine 67213

X Beginning at a point 310.1 feet East of the Northwest corner of the East 10 acres of the West 40 acres of the North Half of the Northeast Quarter of Section 27-27-1W, said point being 1300.1 feet East of the Northwest corner of said Northeast Quarter, thence South 1318.33 feet to the South line of said North Half, thence East 187.1 feet; thence North 1318.25 feet to the Section line; thence West 189.27 feet to pob.

Eli R. McClenahan, Jr.
Phoebe L. McClenahan
5929 Maple 67209

The North 150 feet of the South 480 feet of the West 5 Acres of the Northwest Quarter of the Northeast Quarter of Section 27-27-1W

Charlton Izard Jr. & Helen M.
2224 Laura Avenue 67211

? A tract of land in the East Half of the Southeast Quarter of Section 28-27-1W described as: Beginning at a point 369.20 feet South and 70.01 feet East of the NW corner of said East Half of SE¼; thence North 87°16'02" East, 229.99 feet; thence South 3°45'56" East, 259.08 feet; thence South 7°57'52" East, 438.67 feet; thence South 82°13'45" West, 22.74 feet; thence on a curve of 240.00 feet radius to the right, an arc distance of 402.86 feet with a chord which bears North 49°40'59" West, 357.19 feet; thence North 1°35'45" West, 454.13 feet to the place of beginning

City of Wichita
204 S. Main 67202

Tract	Property Owner
A tract in the East Half of the Southeast Quarter of Section 28-27-1W, described as:	City of Wichita
Beginning at a point on the East line, 359.4 feet South of the Northeast corner of said Quarter section; thence South 87°45'15" West 230 feet; thence South 1°38'52" East, 1.7 feet, thence South 87°16'02" West, 154.71 feet; thence South 2°43'58" East, 249.04 feet; thence South 3°42'29" West, 401.15 feet; thence North 82°13'45" East, 419.77 feet to the said East line, thence North along said East line to the place of beg.	204 S. Main 67202

?

Beginning at a point on the West line, 369.2 feet South of the Northwest corner of said East Half of the Southeast Quarter Section; thence South 1°35'43" East along said West line to the Northerly row line of the A.T. & S. F. Railway; thence NEly along said row line to the East line of said Quarter Section; thence North 1°38'52" West, 50.28 feet along said East line; thence South 82°13'45" West, 419.77 feet; thence North 3°42'29" East, 401.15 feet; thence North 2°43'58" West, 249.04 feet; thence South 87°16'02" West, 435.29 feet; thence North 1°38'49" West, 200.00 feet to the Southerly row line of the existing hiway thence South 87°16'02" West, 199.20 feet along said Southerly row line to a point 300 feet East of the West line of said East Half of the Southeast Quarter Section; thence South 1°35'43" East, 200.00 feet; thence South 3°45'56" East, 259.08 feet, thence South 07°57'52" East, 438.67 feet; thence South 82°13'45" West, 22.74 feet; thence on a curve of 240.00 feet radius to the right, an arc distance of 402.86 feet with a chord which bears North 49°40'59" West, 357.19 feet; thence North 01°35'43" West, 454.13 feet; thence South 87°16'02" West, 70.01 feet to the place of beg.	City of Wichita 204 S. Main 67202
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A tract of land in the East Half of the Southeast Quarter of Section 28-27-1W, described as: Beg. at a point on the south line of U. S. Highway 54, said point being 300 feet east of the west line of said E½ SF¼ of Section 28; thence easterly along the south line of said highway, 199.2 feet to a point 820 feet west of the east line of said E½ SE¼; thence Southerly parallel to the east line of said E½ SE¼, 200 feet; thence easterly parallel to the south line of said highway, 590 feet, thence north 1.7 feet; thence easterly 230 feet to a point on the east line of said E½ SE¼, said point being 359.4 feet south of the NE corner of said E½ SE¼; thence southerly along the east line of said E½ SE¼ to the North row line of AT & SF Railroad; thence in a SWly direction along the North row line said railroad to the West line of said E½ SE¼; thence Northerly along the west line of said E½ SE¼ to a point 369.2 feet south of the NW corner of said E½ SE¼; thence Easterly parallel to the South line of Highway 54, a distance of 300 ft, thence Northerly 200 feet to pob, except last three described tracts deeded to City	United States Postal 401 N. Market Service 67202
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?

5 L

Tract

Property Owner

A tract of land in the East Half of the Southeast Quarter of Section 28-27-1W described as: Beginning at a point on the South line of U. S. Highway 54 as condemned in Case No. A-38302, said point being 430 feet west of the East line of said Southeast Quarter; thence South parallel to said East line, 200 feet; thence Westerly parallel to the South line of said U. S. Highway 54; thence Easterly on the South line of U. S. Highway, 100 feet to the point of beg.

Inter Financial Corporation of Delaware
Address Unknown

A tract in the East Half of the SE¼ of Section 28-27-1W, described as: Beginning at the point where the South line of U. S. Highway 54 intersects the East line of said Southeast Quarter, said point of beginning being 159.4 feet South of the NE¼ said SE¼ section 28; thence South on the section line a distance of 200 feet; thence West a distance of 230 feet; thence North to the South line of said U. S. Highway 54; thence Easterly along the South line of said Highway to the place of beginning, subject to the East 30 feet for road

L. A. Ziegler and Theresa R.
7201 W. Kellogg 67209

Beginning at a point on the South line of U. S. Highway 54 as condemned in Case No. A-38302, said point being 530 feet West of the East line of Southeast Quarter Section 28, thence South 200 feet, Westerly parallel with the South line Highway 54, 290 feet, thence North to the South line Highway 54, thence Easterly 290 feet on the South line said Highway 54 to beginning, all in the Southeast Quarter of Section 28-27-1W

Mary Catherine Clark
580 S. Yale 67218

The East Half of the Northeast Quarter of Section 28-27-1W except the South Half of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter and except that portion platted as Ridge Plaza 3rd Addition and Ridge Plaza Addition and except tract deeded to Azim described below

R. I. Adams
912 N. Crestway 67208

Ruth Adams Clark
601 S. Roosevelt
67218

Beginning at a point 100.6 ft. North and 300.03 ft. West of the Southeast corner of the NE¼ of Section 28-27-1W, said point being on South line of Lot 1, Ridge Plaza Addition, 75 feet East of the Southwest corner of said Lot 1, thence West along said South line and South line extended west a distance of 140 feet; thence North with an interior angle of 88°50' a distance of 192.5 feet more or less to a point on the North line of said Lot 1 extended West, thence East with interior angle of 90°45'15" along extended N 1n and North line said Lot 1 a distance of 140 feet; thence South 191.6 feet more or less to the point of beginning.

W. R. Azim, 422 S. Oliver
67218

Fred E. Stevens
145 Morningside 67218

Raymond E. Stevens
1329 Iroquois 67203

Tract

Property Owner

The South Half of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 28-27-1W

Bowen H. Brady
6405 E. Kellogg
67218

Dale F. Hecox
6819 Sheriac Circle 67209

+ / That part of the Southeast Quarter of Section 27-27-1W lying South of U. S. Highway 54 row and North of the North row line of A. T. & S. F. Railroad except the East 2515.8 feet and except the North 200 feet

Dry's Inc.
1425 Willow Road 67208

+ | The North 200 feet of the Southeast Quarter of Section 27-27-1W lying North of Wichita and Western Railway, and South of U. S. Hiway 54 except the East 2515.8 feet

Una C. Johnson
546 S. Christine
67218

+ | Beginning at a point on the South line of U. S. Highway 54, said point being 475 feet East of the West line of the East Half of the Southwest Quarter of Section 27-27-1W, thence South parallel with the West line said East Half 345 feet, thence East parallel with South line said U. S. Highway, 300 feet, North 345 feet to the South line Highway 54, thence West 300 feet to beginning

Gaylord V. Swan & Bertha Swan
922 N. Yale 67208

+ | The East 125 feet of the West 225 feet of: Beginning at a point on the South line Hiway 54 said point being 775 feet East of the West line said East Half Southwest Quarter Section 27-27-1W, thence East on said South line Hiway 54, 507 feet to a point 40 feet West of the East line said E $\frac{1}{2}$ SW $\frac{1}{4}$, thence South parallel with the East line 345 feet, West 506.6 feet to a point 775 feet East of the West line said East Half SW $\frac{1}{4}$, North 345 feet to beginning

Harry L. Shepler & Hazel M.
RFD 1, Goddard, Ks.
67052

+ | Beginning 105 feet East of point where South line of Highway 54 intersects the West line of the East Half of the Southwest Quarter of Section 27-27-1W, South 125 feet, East 125 feet, North 125 feet, West along the South line said Highway 54 to beg.

Nancy Dugan
602 South Ridge Road
67209

Tract

Property Owner

x
2

The West 100 feet of the following:
Beginning at a point on the South line
of U. Highway 54, said point being 775
feet East of West line of East Half of SW $\frac{1}{4}$
of Section 27-27-1W, thence East on South
line of Highway 507 feet to a point 40 feet
West of East line of East Half of SW $\frac{1}{4}$, thence
South 345 feet, thence West parallel to the
South line of said Highway 506.6 feet, to a
point 775 feet East of the West line of the
East Half of SW $\frac{1}{4}$, thence North 345 feet to beg.

C. Leslie Minor & Aileen M.
210 S. Westlink 67209

Bertha Swan
922 N. Yale 67208

The North 75 feet of the South 330 feet of
the West 5 Acres of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section
27-27-1W except East 30 feet for street

John P. Hansard & Eunice M.
4601 W. Maple 67209

Beginning 310.1 feet East of the Northwest
corner of the East 10 Acres of the West 40
Acres of the North Half of the Northeast
Quarter of Section 27-27-1W, said point being
1300.1 feet East of the Northwest corner of
NE $\frac{1}{4}$, thence South 1318.33 feet to the South
line said North Half, thence East 187.1 feet,
thence North 1318.25 feet to Section line,
thence West 189.27 feet to pob, except that
part platted as West Maple Gardens

Eli R. McClenahan Jr.
Phoebe L. McClenahan
5929 Maple 67209

The West 5 Acres of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section
27-27-1W except the South 630 feet and
except the North 280 feet of the South 950 ft.

James B. Fletcher & Betty
352 S. Rutan 67218

The North 75 feet of the South 180 feet of
the West 5 Acres of the Northwest Quarter of
the Northeast Quarter of Section 27-27-1W

Horace Edwin Medlin
Carolyn K. Medlin
445 Maple Lane 67209

The West Half of the South Half of the
North Half of the East 5 Acres of the
West 15 Acres of the North Half of the
Northeast Quarter of Section 27-27-1W

James Norman Hall
Address Unknown

North 1 $\frac{1}{4}$ Acres of the East 5 Acres of
the West 15 Acres of the Northwest Quarter
of the Northeast Quarter of Section 27-27-1W

Doran D. Rhoads & Phyllis C.
6227 Maple 67209

4x

The South Half of the East 5 Acres of
the West 15 Acres of NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 27-27-1W

Robert J. La Count & Doris O.
351 S. Arapaho 67209

The North 150 feet of the South 630 feet
of the West 5 Acres of NW $\frac{1}{4}$ NE $\frac{1}{4}$ except the
East 30 feet for road, Section 27-27-1W

Anita Marie George and
Milton George III
401 Maple Lane 67209

The East Half of the South Half of the
North Half of East 5 Acres West 15 Acres
North Half NE $\frac{1}{4}$ Section 27-27-1W

Max E. King & W. Elaine King
337 Arapaho 67209

10 2

Tract

Property Owner

<p>5+ The East 5 Acres of the West 10 Acres of the Northwest Quarter of the Northeast Quarter of Section 27-27-1W</p>	<p>TheLma Jane Grantham 1809 Anita 67217 And Lillian V. Wulf and Ida N. Wright as to life estate</p>
<p>Beginning at the Northwest corner of the East 10 acres of the West 40 acres of the North Half of the Northeast Quarter of Section 27-27-1W, thence South 271.14 feet, thence East 195 feet, thence South 103.86 feet, thence East 95 feet, thence North 375 feet, thence West 260 feet to beginning</p>	<p>Samuel R. Jones & Kay 6023 Maple 67209</p>
<p>The North 75 feet of the South 105 feet of the West 5 Acres of the NW$\frac{1}{4}$ NE$\frac{1}{4}$ Section 27-27-1W</p>	<p>Virgil Simons & Beverly 455 Maple Lane 67209</p>
<p>The North 75 feet of the South 255 feet of the West 5 Acres of the NW$\frac{1}{4}$ NE$\frac{1}{4}$ Section 27-27-1W, except East 30 ft for road</p>	<p>Administrator of Veterans Affairs 5500 E. Kellogg 67218</p>
<p>The North 140 feet of the South 950 feet of the West 5 Acres of the NW$\frac{1}{4}$ NE$\frac{1}{4}$ except the East 30 feet for road, Section 27-27-1W</p>	<p>Same</p>
<p>6+ The West 5 Acres of the East 10 Acres of the West 15 Acres of the East 40 Acres of the North Half of the Northeast Quarter of Section 27-27-1W</p>	<p>George R. Baughman 5911 West Maple 67209</p>
<p>The North 140 feet of the South 810 feet of the West 5 Acres of the NW$\frac{1}{4}$ NE$\frac{1}{4}$ Section 27-27-1W except East 30 feet for road</p>	<p>William E. Robinson & Emma A 1457 Otis 67214</p>
<p>The North 629.58 feet of the East 5 Acres of the West 15 Acres of the East 40 Acres of the North Half of NE$\frac{1}{4}$ Section 27-27-1W</p>	<p>Joseph Clithero Jr. 5827 W. Maple 67209</p>
<p>The North 150 feet South 480 Feet West 5 Acres NW$\frac{1}{4}$ NE$\frac{1}{4}$ except East 30 feet for street</p>	<p>Charlton Iazard Jr. & Helen M. 2224 Laura 67211</p>
<p>The South 162.5 feet of: Beginning 260 feet East of the Northwest corner of the East 10 Acres of the West 40 Acres of the North Half of the NE$\frac{1}{4}$ Section 27-27-1W, thence South 375 feet, thence East 50.1 feet, thence North 375 feet, thence West 50.1 feet to beginning</p>	<p>Arthur E. Bybee & Marvelle L. 3432 W. 8th 67203</p>

12 lots

Lot	Block	Addition	Property Owner
1	N	Westerlea village	George E. Stewart & Madeline Address Unknown
2	N	Same	George L. Allen & Ola I. 428 Winterset Court 67209
3 exc N30' W20'	N	Same	Ramon Rex Johnston & Norma Phyllis Johnston 432 Winterset Court 67209
4	N	Same	Norma P. Johnston and R. R. 432 Winterset Court 67209
5	N	Same	James L. Thomas & Julia L. 452 Winterset Lane 67209
6 exc N 30' N	N	Same	Herbert A. Lenz & Pearl M. 438 Winterset Lane 67209
7	N	Same	Harold D. Howard, John W. Howard and Gladys 442 Winterset Lane 67209
8	N	Same	Gene G. Walker & Eleanor 6525 University 67209
X 1		Diamond Second Addition	Nancy Dugan 602 S. Ridge Road 67209 Jean H. Girrens 1425 S. Ridge Road 67209 Nancy Ann Mohr 12501 W. 29th North Maize, Ks. 67101 Mary Ellen Reichenberger 501 Summitlawn 67209 Elizabeth L. Orth 1515 Yucca Place 67209 Janet F. Warrender 835 W. 26th South Apt. X2 67217
X 1		Diamond 3rd Addition	Nancy Dugan 602 S. Ridge Road 67209
X 1		Diamond Addition	Same
		Part of Reserve C Wichita Municipal Airport Addition	Board of Park Commissioners 204 S. Main 67202

7 Lots

Lot	Block	Addition	Property Owner
1		Thrifty Addition	Nancy Dugan 602 South Ridge Road 67209
1		Thrifty 2nd Addition	Nancy Dugan 602 S. Ridge Road 67209
			Jean H. Girrens 1425 S. Ridge Road 67209
			Nancy Ann Mohr 12501 W. 29th North Maize, Ks. 67101
			Mary Ellen Reichenberger 501 Summitlawn 67209
			Elizabeth L. Orth 1515 Yucca Place 67209
			Janet F. Warrender 835 W. 26th St. South Apt. X2 67217
2		Same	Same
1		Mesker's Airport Addition	Bill E. Mesker & Doris Jean 564 N. Broadmoor 67206
2		Same	Same
X 1		Wilbur Walker Addition	Dry's Inc. 6501 West Highway 54 67209
X 2		Same	Same

already listed

Lot	Addition	Property Owner
X 1	Air Park Addition	Nancy Dugan 602 South Ridge Road 67209
X 2	Same	Same
X 1	Air Park 2nd Addition	Jean H. Girrens & Donald 1425 S. Ridge Road 67209 Nancy Ann Mohr & Nicholas 12501 West 29th North Maize, Kansas 67101 Mary Ellen Reichenberger Kenneth R. Reichenberger 501 Summitlawn 67209 Elizabeth L. Orth & Justin 1515 Yucca Place 67209 Janet Warrender Trust 835 West 26th St. South Apt. X2 67217
X 1	Air Park 3rd Addition	Nancy Dugan 602 S. Ridge Rd 67209

~~X 1~~

Beginning at a point 50.6 feet north of the SW corner of the NW $\frac{1}{4}$, Sec. 27-27-1W, said point being the North row line of US Hiway 54 thence North along the West line of said NW $\frac{1}{4}$ 635.23 feet to a point 630 feet South of the NW corner of the S $\frac{1}{2}$ of said NW $\frac{1}{4}$; thence East 197 feet; thence North 450 feet; thence East 217 feet; thence North 180 feet; thence East along the North line of the S $\frac{1}{2}$ of said NW $\frac{1}{4}$ to the Northeast corner of S $\frac{1}{2}$ said NW $\frac{1}{4}$ Section 27, thence South along the East line said NW $\frac{1}{4}$, to a point 200 feet North of the North row line of Hiway 54, thence West parallel with said US 54 Highway to the West line of the E $\frac{1}{2}$ of the S $\frac{1}{2}$ of said NW $\frac{1}{4}$; thence North 50 feet; thence West 200 feet; thence South 250 feet to said US 54; thence West to beginning.

Nancy Dugan
602 South Ridge Road
67209

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners of:

A 1000 foot radius of: Beginning at a point 50.6 feet north of the Southwest corner of the Northwest Quarter, Section 27-27-1W, said point being the north row line of US 54 thence north along the west line of said NW $\frac{1}{4}$, 635.23 feet to a point 630 feet south of the Northwest corner of the South Half of said NW $\frac{1}{4}$, thence East 197 feet, thence North 450 feet; thence East 217 feet; thence North 180 feet; thence East along the North line of the South Half of said NW $\frac{1}{4}$, and the north line of SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 27 to the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 27; thence south to the north line of U. S. 54 Highway; thence west along said Highway to the east line of said NW $\frac{1}{4}$; thence north along the east line of said NW $\frac{1}{4}$ 200 feet; thence west parallel with said US 54 Highway to the west line of the East Half of the South Half of said NW $\frac{1}{4}$; thence north 50 feet; thence West 200 feet; thence South 250 feet to said US 54; thence west to beginning

as shown by the records on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 6th day of February, 1975 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Ant John Byron

Vice President

Order No. 221742

wh

O W N E R S H I P L I S T

Lot	Addition	Property Owner
1	Air Park Addition	Nancy Dugan 602 South Ridge Road 67209
2	Same	Same
1	Air Park 2nd Addition	Jean H. Girrens & Donald 1425 S. Ridge Road 67209
		Nancy Ann Mohr & Nicholas 12501 West 29th North Maize, Kansas 67101
		Mary Ellen Reichenberger Kenneth R. Reichenberger 501 Summitlawn 67209
		Elizabeth L. Orth & Justin 1515 Yucca Place 67209
		Janet Warrender Trust 835 West 26th St. South Apt. X2 67217
1	Air Park 3rd Addition	Nancy Dugan 602 S. Ridge Rd 67209 Air Park of Wichita Inc. c/o Feagins-Kirsch 6572 E. Central 67206

Beginning at a point 50.6 feet north of the SW corner of the NW $\frac{1}{4}$, Sec. 27-27-1W, said point being the North row line of US Hiway 54 thence North along the West line of said NW $\frac{1}{4}$ 635.23 feet to a point 630 feet South of the NW corner of the S $\frac{1}{2}$ of said NW $\frac{1}{4}$; thence East 197 feet; thence North 450 feet; thence East 217 feet; thence North 180 feet; thence East along the North line of the S $\frac{1}{2}$ of said NW $\frac{1}{4}$ to the Northeast corner of S $\frac{1}{2}$ said NW $\frac{1}{4}$ Section 27, thence South along the East line said NW $\frac{1}{4}$, to a point 200 feet North of the North row line of Hiway 54, thence West parallel with said US 54 Highway to the West line of the E $\frac{1}{2}$ of the S $\frac{1}{2}$ of said NW $\frac{1}{4}$; thence North 50 feet; thence West 200 feet; thence South 250 feet to said US 54; thence West to beginning.

Nancy Dugan
602 South Ridge Road
67209

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners of the previously described lots and tracts as shown by the records on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 31st day of January, 1975 at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By

Mary Gable

Vice President

Order No. 221468
wh

Form 223-021

PAYMENT NOTICE
City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT
CUP <i>Amusement</i>	400 ⁰⁰

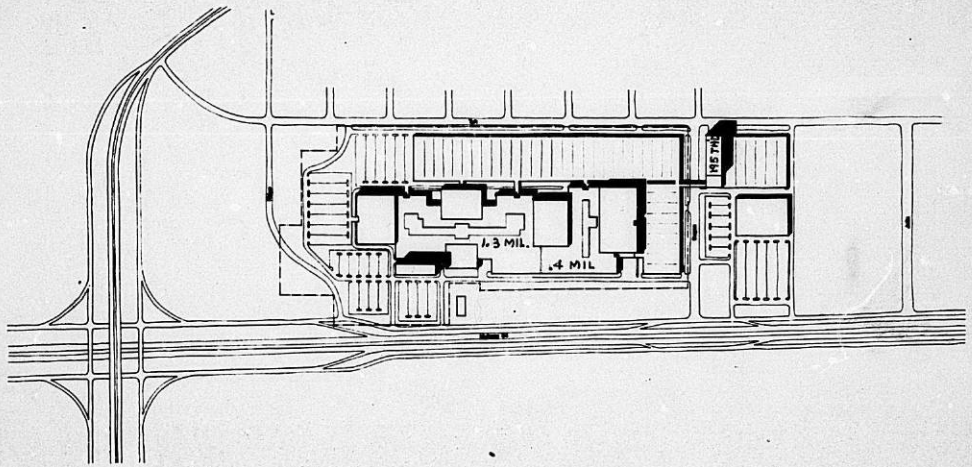
Name *City of Wichita Inc*

Address *6572 E. Central*

Type *NA 40710 3* Due Date *2/12/75*

Comments:

Date *2/12/75* BY *[Signature]*

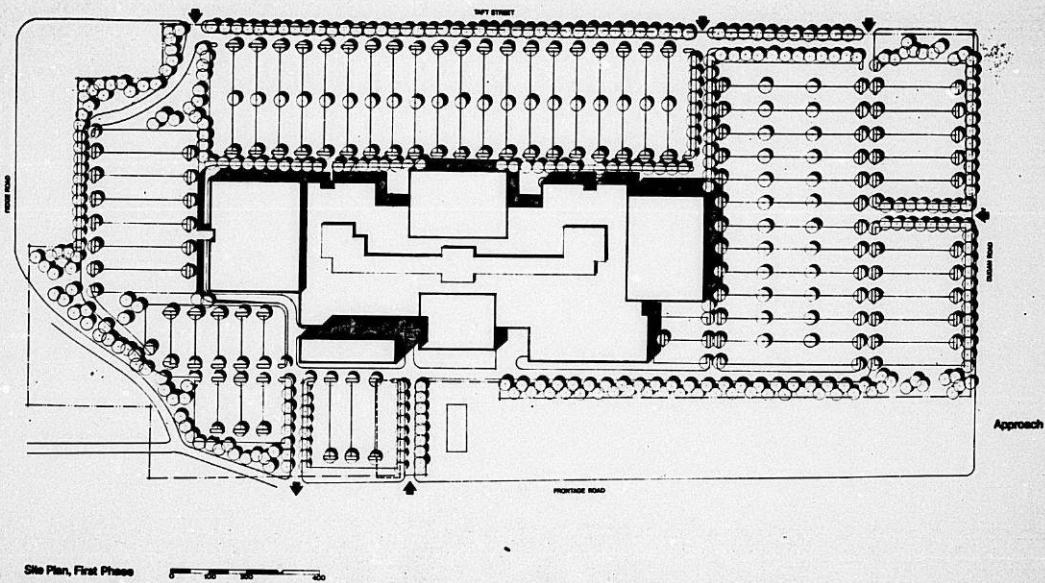


Site Plan

Air Park Plaza Regional Shopping Center
Wichita, Kansas

Hollworth, Chute & Kinschbaum
Pangino and Kirsh Architects
Associates Architects



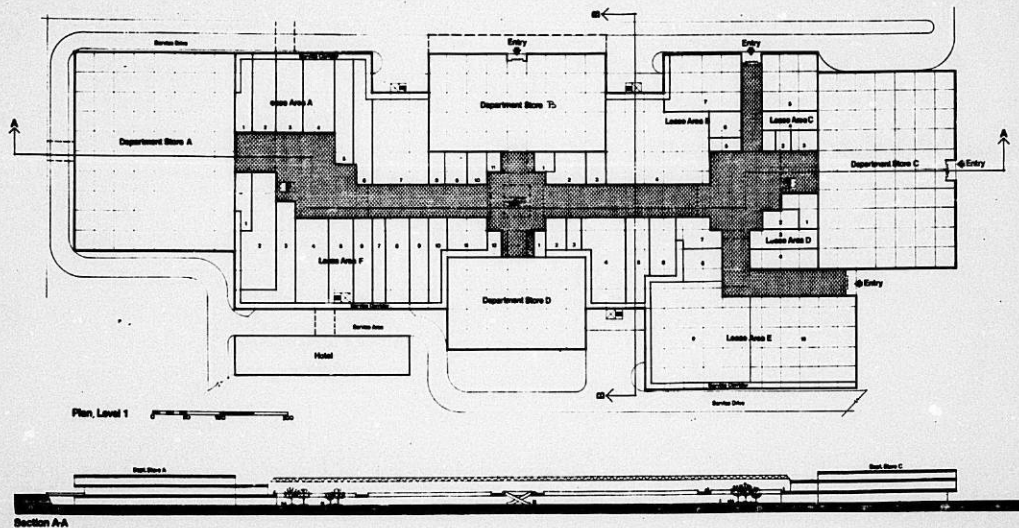


Air Park Plaza Regional Shopping Center
Wichita, Kansas

Helmuth, Obata & Kassabaum
 Fegins and Kirch Architects
 Associate Architects



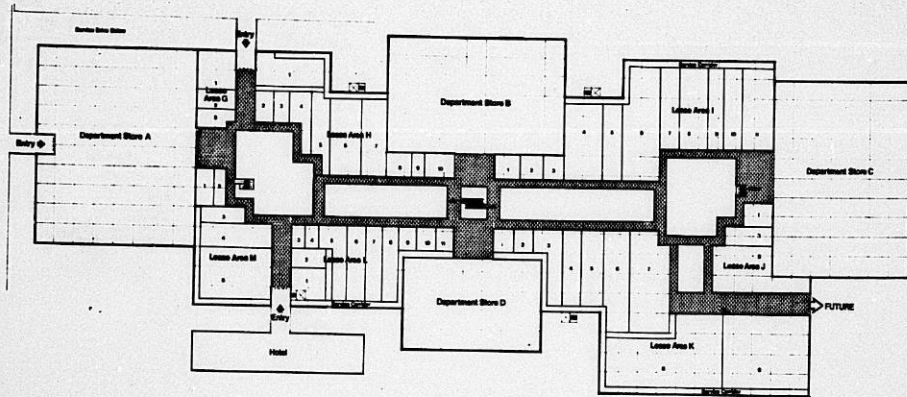
© 1987 HELMUTH, OBATA & KASSABAUM ARCHITECTS, INC.



**Air Park Plaza Regional Shopping Center
Wichita, Kansas**

Hollman, Clark & Koenigsberg Architects
Poulsen and Kirsch Associate Architects





Plan, Level 2

Department Store A	218,000
B	81,100
C	182,000
D	68,800

Lease Area Level 1	243,880
Level 2	215,180

TOTAL G.L.A.	1,046,719 sq. ft.	PARKING 3870 cars
Mall	133,588	
Hotel	160,000	
Dept. Store E	200,000	
LEASE AREA	707,260	
Office	193,880	
	1,703,260	

Air Park Plaza Regional Shopping Center Wichita, Kansas

Hellmuth, Obata & Kassabaum Architects
Fox jhn and Kirck Associate Architects



OFFICE COPY
DO NOT REMOVE

The Air Park Regional Center

U.S. ROUTE 54 and RIDGE ROAD
WICHITA, KANSAS

OFFICE COPY
DO NOT REMOVE

Prepared for AIR PARK of WICHITA, INC.

LARRY SMITH & COMPANY, INC.

THE AIR PARK REGIONAL CENTER
U.S. ROUTE 54 AND RIDGE ROAD
WICHITA, KANSAS

Prepared for:
Air Park of Wichita, Inc.

January, 1973

Larry Smith & Co., Inc.
Suite 610, 5454 Wisconsin Ave.
Washington, D.C. 20015

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INTRODUCTION

The following study has been prepared for Air Park of Wichita, Inc., relative to a site located in Wichita, Kansas, and proposed for development as a regional shopping center. The purpose of the study is to examine the market opportunities for a regional center.

The approach in the study is that of describing the general Wichita area, the site and its access, delineating the trade area attributable to the proposed shopping center and analyzing the spending power of the trade area residents by individual retail categories. The study concludes with a suggested development schedule based upon the available market potential.

In a study of this nature, certain basic assumptions are necessary. These include:

1. The Wichita area and the United States in general will not suffer any major economic decline in the years covered in this study so that income and expenditure patterns will evolve approximately as forecast.
2. Population in the Wichita area will continue to grow, at least at the rates established for the next ten years.
3. Competitive developments currently existing in the Wichita area as well as proposed retail facilities will not change substantially from those indicated in the study.
4. Development will be aggressively pursued, the best available tenants will be obtained and the plans and design will provide a strong competitive facility.
5. The data used in this report, based on published and unpublished sources and on original surveys, are sufficiently accurate for the purpose.

A major assumption basic to this study has been the department stores located in the proposed center would relate competitively to stores located in other regional shopping centers. Sales projections in the study are based on the 1972 value of the dollar to avoid distortions from projecting inflation.

Should any of the assumptions underlying this study be altered, a review of the conclusions would be advisable. Should the center not be developed or be in the process of being developed within the next one to one and a half years, an update of the market conclusions contained in this study would be required.

Market Con

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2. The 10 City g giona ters ta good a shopp
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CONCLUSIONS AND RECOMMENDATIONS

Market Conclusions

1. Because of its location, Wichita serves as a market center for the counties outside the metropolitan area with influence extending into northern Oklahoma. Both the Wichita SMSA (Standard Metropolitan Statistical Area) and the City of Wichita have enjoyed a positive population growth. The economy of the area is becoming increasingly diversified and is in a period of expansion.
2. The 100-acre site is located on the western edge of the City of Wichita on U.S. Route 54 which affords major regional access with additional access available through Interstate Routes 35 and 35W. The topography of the site is good and presents no obstacles to development of a regional shopping center.
3. The trade area which will be served by retail facilities at the site is divided into primary and secondary zones and includes the western half of the City of Wichita and portions of Sedgwick, Harvey, Reno, Kingman, Harper and Sumner Counties. The trade area population was about 235,000 in 1970. Future population is expected to increase to over 258,000 by 1983.
4. The per capita income level for residents of the Primary Zone in 1969 is estimated at \$3,135, about that for the entire metropolitan area. Incomes in the Secondary Zone are about 15% lower due to the more rural nature of the area.
5. Total DSTM (Department Store Type Merchandise) sales potential in the trade area is estimated at \$131 million in 1975, increasing to over \$151 million by 1983. Of these totals, department store sales potential is estimated at \$69 million in 1975, increasing to nearly \$88 million by 1983.
6. Major department store competition in Wichita currently consists of approximately 960,000 gross square feet of conventional department store space and about 900,000 gross square feet of discount department store space. In addition, some 500,000 square feet of conventional department store space is anticipated to come on the market within the next five years as is approximately 300,000 of discount department store space.

SUGGESTED DEVELOPMENT SCHEDULE

<u>Store Type</u>	<u>Square Feet Of Gross Building Area</u>
Department Store A	150,000-200,000
Department Store B	100,000-150,000
Department Store C	85,000-100,000
Variety	25,000- 30,000
Other General Merchandise	5,500- 6,500
Apparel/Accessories	129,000-132,000
Furniture/Appliances	25,000- 27,000
Other DSTM	<u>60,000- 62,000</u>
Total	579,500-707,500
Convenience Retail (Food, Drug, Hardware)	45,000
Services and Institutions (Eating and drinking, beauty, barber, dry cleaning, banks, savings and loans, etc.)	20,000
Total Center	644,500-772,500

ESTIMATED LAND AREA REQUIRED

	<u>Square Feet Of Land</u>
Retail Area (assumes two levels for two large department stores and one level for remaining shops)	597,500
Mall Space (@ 20% of retail space)	119,500
Parking and Landscaping (estimated at one space per 250 sq.ft. of floor area x 375 sq.ft. per space allowing for driveways, landscaping, etc.)	<u>1,159,000</u>
Total	1,876,000 or 43 acres

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0-132,000
0- 27,000
0- 62,000

0-707,500

5,000

0,000

0-772,500

Feet Of Land

7,500

9,500

9,000

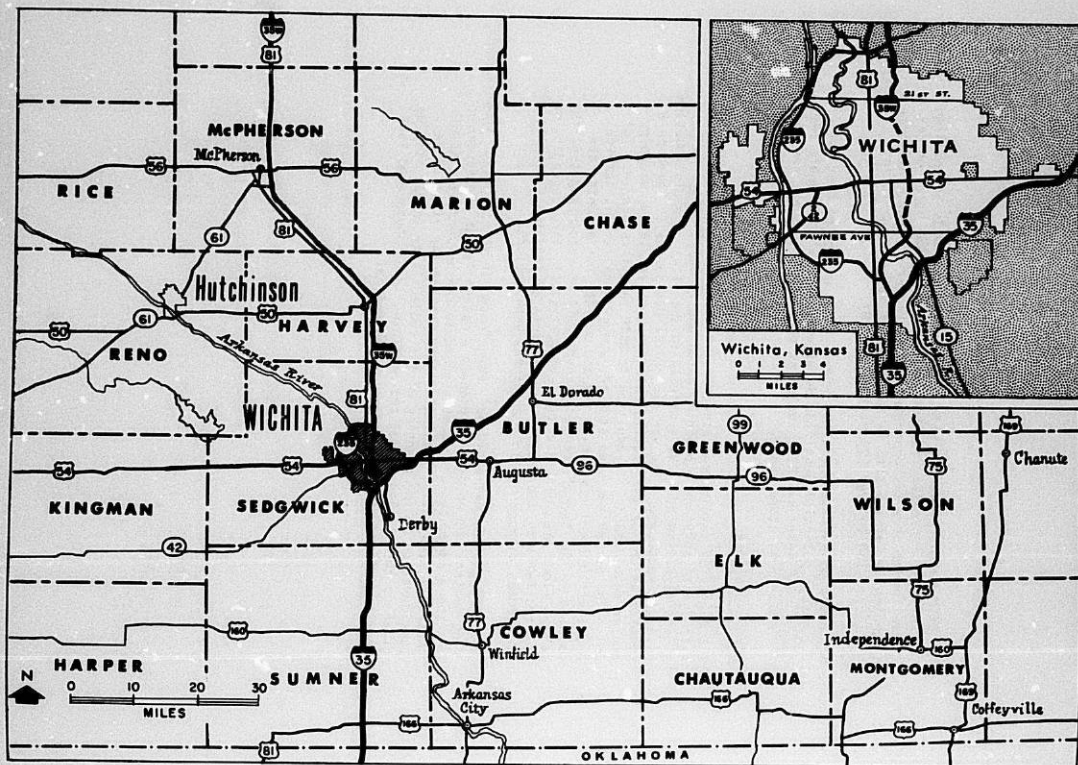
6,000 or
43 acres

7. DSTM potential at the site is estimated at nearly \$40 million in 1975, increasing to over \$46 million by 1983 based on development of a two-department store center. Department store potential at the site is estimated at \$23 million in 1975, increasing to over \$29 million by 1983.
8. Based on average operating levels it is estimated that the market potential justifies development of 680,000 square feet of DSTM space by 1979, including over 400,000 square feet of department store space.

Recommendations

The suggested development schedule shown on the opposite page is intended to serve as a planning guide and is based on the market potential estimated to be available to the site. The distribution of floor space among the various tenant categories is based on a consideration for the requirements for a well-balanced shopping center development. In addition to DSTM retail categories for which the market has been studied, convenience retail, service and institutional uses which are appropriate for a center are assumed in the overall center concept. It is recognized that the actual floor area of individual categories will vary depending on the availability and special requirements of individual tenants. Therefore, a range of floor areas has been included.

It is suggested that a planner, experienced in the layout of shopping centers, be engaged to prepare a master layout of the center. The above suggested development schedule can be used as a point of departure, subject to physical constraints of the site, if any. Consideration in the planning of the subject site should also be given to the utilization of the remaining land. Suggested land uses are office and higher density residential.



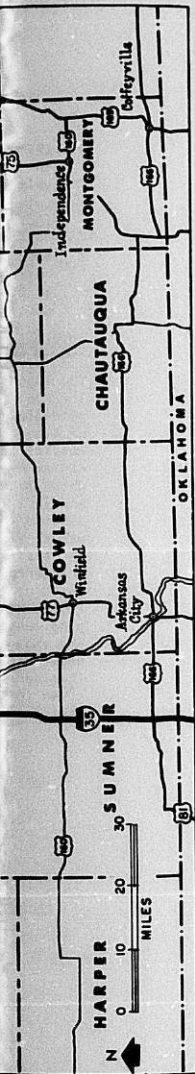
SECTION I
THE WICHITA REGION

The city of Wichita is located in Sedgwick County in south central Kansas. It is the hub of the Wichita Standard Metropolitan Statistical Area (SMSA), which is coextensive with Butler and Sedgwick counties. Wichita and Sedgwick are the most populous city and county in the State of Kansas and the city of Wichita serves as a focal point for many surrounding counties and as far as Oklahoma. Interstate Route 35 connects the Wichita region with Oklahoma City and Dallas to the south and Topeka and Kansas City to the northeast. Route I-35W, which runs through the center of Wichita, connects the area to Salina and Route I-70 to the north. Route I-235 serves as a western beltway connector from I-35 in the south to I-35W in the north. U.S. Route 54 which bisects the city of Wichita links it with east and west Kansas. Planned highways include a turnpike from Wichita to Tulsa, Oklahoma, an expressway linking Wichita and Hutchinson, Kansas, plus an extension of I-235 from I-35W to I-35 just east of the city. The map in Appendix A shows the tentative location of the proposed expressways.

The following table summarizes population growth and income levels in the Wichita area. The city of Wichita has nearly even population growth in all sectors of the city. This trend is expected to continue somewhat with future development to the east and west.

	Population And Income Levels Wichita SMSA		Mean Per Capita Income
	1960	1970	
Wichita SMSA	381,626	389,352	\$3,159
City of Wichita	254,698	276,554	3,272

SOURCE: U.S. Census of Population, 1960 and 1970.



SECTION I
THE WICHITA REGION

The city of Wichita is located in Sedgwick County in south central Kansas. It is the hub of the Wichita Standard Metropolitan Statistical Area (SMSA), which is coextensive with Butler and Sedgwick Counties. Wichita and Sedgwick are the most populous city and county in the State of Kansas and the city of Wichita serves as a focal point for many surrounding counties and as far as Oklahoma.

Interstate Route 35 connects the Wichita region with Oklahoma City and Dallas to the south and Topeka and Kansas City to the northeast. Route I-35W, which runs through the center of Wichita, connects the area to Salina and Route I-70 to the north. Route I-235 serves as a western beltway connector from I-35 in the south to I-35W in the north. U.S. Route 54 which bisects the city of Wichita links it with east and west Kansas. Planned highways include a turnpike from Wichita to Tulsa, Oklahoma, an expressway linking Wichita and Hutchinson, Kansas, plus an extension of I-235 from I-35W to I-35 just east of the city. The map in Appendix A shows the tentative location of the proposed expressways.

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Population And Income Levels
Wichita SMSA

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	<u>1960</u>	<u>1970</u>	<u>Per Capita Income</u>
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City of Wichita	254,698	276,554	3,272

SOURCE: U.S. Census of Population, 1960 and 1970.

Although the aircraft industry has dominated Wichita's economic base in the past, the economy is becoming increasingly diversified. Major manufacturers in the area include Beech, Boeing, Gates Learjet, and Cessna Aircraft Companies, the Coleman Company, Cudahy Packing Company, Vulcan Materials, National Cash Register and Globe Engineering. In addition to manufacturing there have been large gains in the non-manufacturing employment categories such as wholesale and retail trade, services and government. Agriculture employment has been steadily declining in the SMSA although it still retains its importance in many of the surrounding counties. Wichita has become a major medical center serving nearly all of western Kansas with general medical facilities and an even greater area with specialized medical facilities. Wichita State University, important to the area's economy, plans to open a medical school.

Major building projects in the area recently completed or planned include a downtown urban renewal project with a \$15 million civic center and a \$10 million office hotel development. Other downtown projects include the Farm Credit Bank Building and a \$20 million Fourth National Bank Financial Center. Residential development has kept pace with commercial development. Planned development includes Comatera, a \$400 million new town at the northeastern perimeter of the city. This new town is planned to include employment, residential, commercial and recreational centers. Other major apartment and housing projects are underway in both west and east Wichita.

In general, after a period of economic decline due to cutbacks in aircraft production, the Wichita area economy is becoming increasingly diversified and is in a period of expansion.



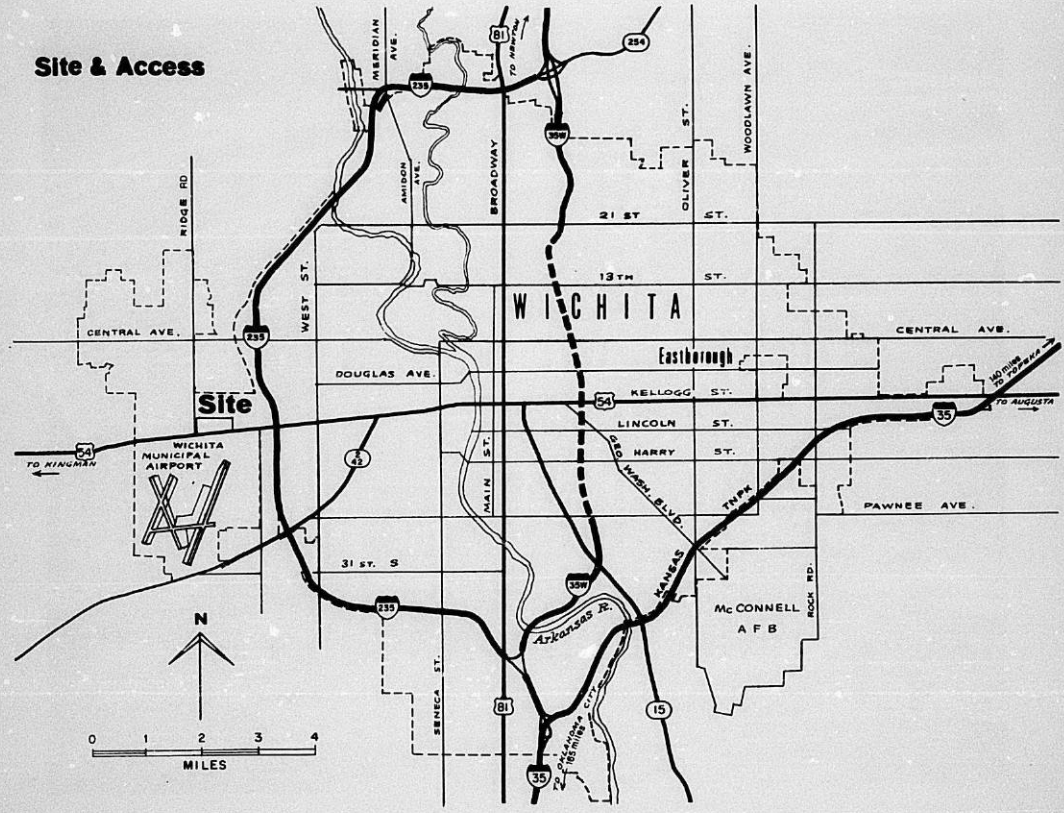
Site & Access

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After a period of economic decline due to cutbacks in production, the Wichita area economy is becoming diversified and is in a period of expansion.

Site & Access



SECTION II

SITE AND ACCESS

The site for the proposed shopping center is located at the western edge of the City of Wichita in the northeast quadrant of the intersection of U.S. Route 54 (Kellogg Street) and Ridge Road with frontage on both roads. The site is relatively level with a slight slope from west to east and visual inspection indicates good elevation.

Approximately 100 acres in size, the site is strategically located in an area of rapid population growth and excellent regional access. There are no natural or other obstacles on the land and no apparent impediments to developing a shopping center. A discount department store is under construction on approximately 8 acres at the eastern end of the site. The map opposite this page shows both the site location and the major access to it. An aerial photograph of the site is on the following page.

Access

Major regional access to the site is provided by U.S. Route 54 which serves as Wichita's major local and regional east-west connector. The site's location one mile west of the I-235 interchange provides easy regional access to the regions north and south of Wichita.

Route 54 is scheduled to be upgraded to a controlled access high-speed roadway on the existing right-of-way between I-235 and one and a half miles west of the site and upgraded and possibly relocated further west. A major interchange is planned at the intersection of U.S. 54 and Ridge Road facilitating regional access to the site. The photograph in Appendix B shows location of the proposed interchange in relation to the site.

Sufficient land is available to develop efficient ingress and egress for a shopping center.



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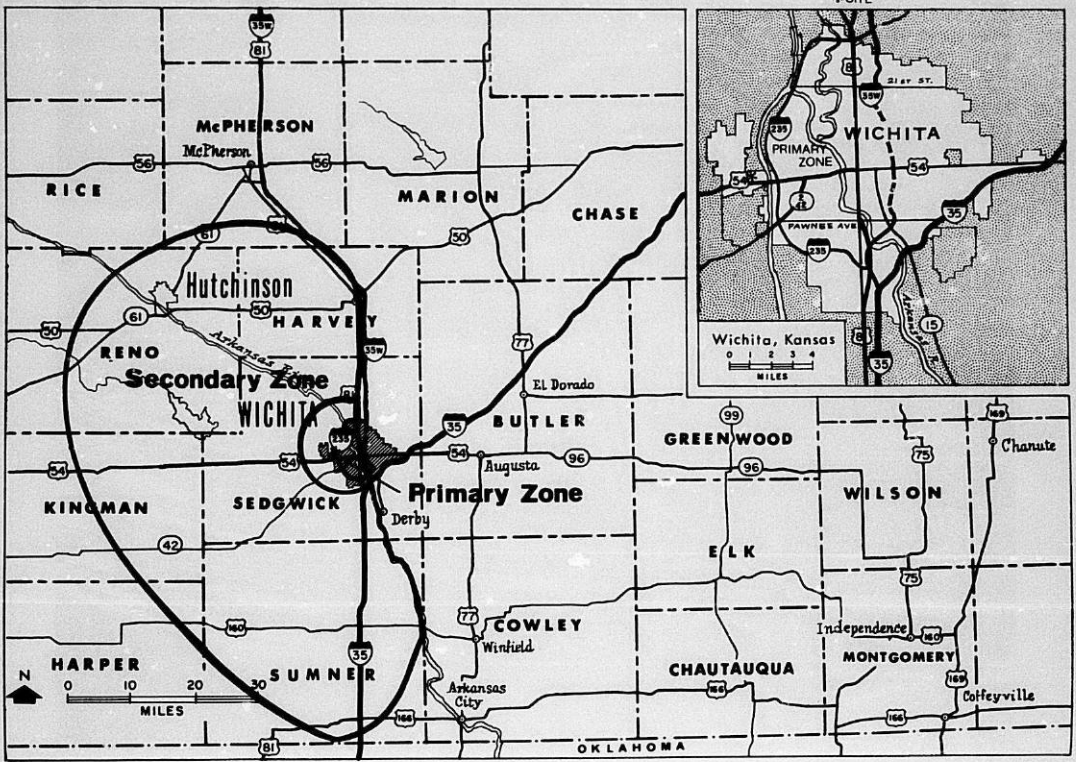
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Air Park Trade Area



TRADE AREA CHARACTERISTICS

SECTION 111

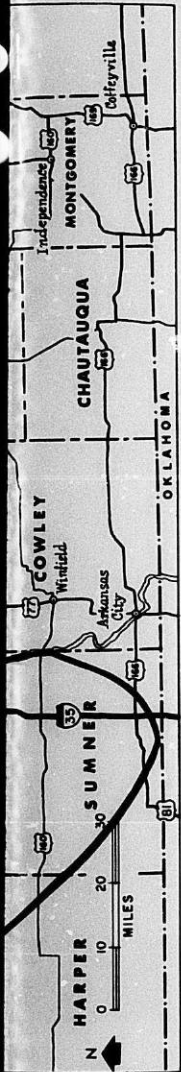
The map on the opposite page illustrates the trade area for the Air Park Regional Shopping Center proposed to be located on the site. The principal assumption underlying the delineation of the trade area is the assumed availability of at least two conventional, full-line department stores as anchors at the site. The trade area is a geographic region from which retail facilities can reasonably expect to derive about 85 to 90% of their sustaining sales volume and is influenced by a number of factors such as the relative strength of existing competitive facilities in the area, distance and driving times, convenience of access to the site, geographical barriers, and the assumed drawing power of retail facilities on the site.

Because of the differing attractions which the proposed retail facilities will have in various areas, the trade area is subdivided into two zones. The Primary Zone, that area where facilities located at the site will have their greatest impact, consists of the western half of the City of Wichita and a portion of Sedgwick County. The Secondary Zone is an area which is still tributary to stores located at the site but where impact may not be as strong due to other retail competition or greater distance and driving time. The Secondary Zone consists of the balance of the western two-thirds of Sedgwick County, and portions of Harvey, Reno, Kingman, Harper and Sumner Counties.

Trade Area Population

Population growth trends for each zone of the trade area have been determined from 1960 and 1970 census data with future population levels estimated by Larry Smith & Company, Inc. on the basis of historical growth and forecasts by the Wichita-Sedgwick County Metropolitan Planning Department.

The table opposite the following page summarizes population trends for the trade area. Both zones of the trade area registered a positive growth rate between 1960 and 1970. However, the bulk of the trade area population is in the Primary Zone which is expected to reach nearly 164,000 by 1983 with a trade area total projected at over 258,000. A large percentage of the new single-family homes currently being constructed in the Wichita area is located in the Primary Zone of the trade area. The map in Appendix C-1 shows the areas of the city of Wichita which had a population gain in the 1960-1970 decade. (Source: Wichita-Sedgwick County Metropolitan Area Planning Commission.)



SECTION III

TRADE AREA CHARACTERISTICS

The map on the opposite page illustrates the trade area for the Air Park Regional Shopping Center proposed to be located on the site. The principal assumption underlying the delineation of the trade area is the assumed availability of at least two conventional, full-line department stores as anchors at the site. The trade area is a geographic region from which retail facilities can reasonably expect to derive about 85 to 90% of their sustaining sales volume and is influenced by a number of factors such as the relative strength of existing competitive facilities in the area, distance and driving times, convenience of access to the site, geographical barriers, and the assumed drawing power of retail facilities on the site.

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POPULATION TRENDS
AIR PARK TRADE AREA

	<u>Historical</u>		<u>Projected</u>		
	<u>1960</u>	<u>1970</u>	<u>1975</u>	<u>1979</u>	<u>1983</u>
Primary Zone	135,288	145,099	152,300	158,100	163,800
Secondary Zone	<u>89,252</u>	<u>90,336</u>	<u>92,000</u>	<u>93,300</u>	<u>94,600</u>
Total	224,540	235,435	244,300	251,400	258,400

Source: 1960 & 1970 U.S. Census of Population
Projections by Larry Smith & Company, Inc. on the basis of
historical increases and forecasts by the Wichita-Sedgwick
County Metropolitan Planning Department.

INCOME
AIR PARK TRADE AREA

<u>Mean Per Capita Income</u>	<u>1969</u>	<u>Index</u>
Primary Zone	\$3,135	99.2
Secondary Zone	2,690	85.1
Total Trade Area	\$2,960	93.7
Wichita SMSA	\$3,160	100.0

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Per Capita Income Levels

Trade area income levels have been calculated from 1969 census data, the latest accurate data available. The table at the bottom of the opposite page summarizes mean per capita income for each zone of the trade area as compared to that of the Wichita SMSA. Incomes in the Primary Zone are about equal to those of the entire Wichita SMSA while the lower incomes in the Secondary Zone reflect in substantial measure its rural nature.

The map in Appendix C-2 shows the areas of the city of Wichita with a median family and unrelated individual income of \$12,000 and over in 1970. (Source: Wichita-Sedgwick County Metropolitan Area Planning Commission.)

Per Capita Expenditures

Per capita department store type merchandise (DSTM) expenditures have been developed from the income pattern of the trade area residents. The DSTM category consists of department stores, variety stores, other general merchandise stores such as sewing and fabric shops, apparel and accessory stores, furniture and appliance outlets and "other DSTM" stores such as gift, jewelry, and photo shops.

On the assumption that per capita retail expenditures vary in accordance with differences in income levels to an extent determined by income elasticities for each merchandise type*, per capita retail expenditures of the trade area residents have been derived from the 1967 Wichita SMSA per capita sales and up-dated to the 1972 level on the basis of the 1958 to 1967 increase. These per capita expenditures have been projected to 1983 on the basis of a 1% annual increment to reflect the continuation of the trend of rising income levels and the changing status of individual retail subcategories as a percent of total DSTM retail sales. This changing relationship is primarily reflected in the relative increase of the department store sales within the DSTM retail

* The income elasticity concept is defined as changes in income levels accompanied by changes in levels of spending not necessarily in direct proportion to income changes. Thus a 20% increase in income may lead to only a 5% increase in spending on variety store items in general but a 15% increase in apparel spending.

1983

163,800

94,600

258,400

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edgwick

Index

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85.1

93.7

100.0

PROJECTED PER CAPITA DSTM EXPENDITURES
AIR PARK TRADE AREA

	<u>1975</u>	<u>1979</u>	<u>1983</u>
<u>Primary Zone</u>			
Department Store	\$290	\$320	\$350
Variety	30	30	30
Other General Merchandise	15	10	10
Apparel/Accessories	110	110	105
Furniture/Appliances	60	60	55
Other DSTM	<u>55</u>	<u>55</u>	<u>55</u>
Total	\$560	\$585	\$605
<u>Secondary Zone</u>			
Department Store	\$270	\$295	\$320
Variety	25	25	25
Other General Merchandise	15	10	10
Apparel/Accessories	100	100	95
Furniture/Appliances	55	55	55
Other DSTM	<u>50</u>	<u>50</u>	<u>50</u>
Total	\$515	\$535	\$555

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group. The 1% annual increment used does not allow for possible inflation which may occur after 1972 and thus expresses trade area spending levels in terms of the 1972 dollar. The table on the opposite page shows projected per capita DSTM expenditures for each zone of the trade area. The table in Appendix D summarizes historical DSTM sales in the Wichita SMSA.

PROJECTED DSTH SALES POTENTIAL
AIR PARK TRADE AREA
(000)

	<u>1975</u>	<u>1979</u>	<u>1983</u>
<u>Primary Zone</u>			
Department Store	\$44,170	\$50,590	\$57,330
Variety	4,570	4,740	4,910
Other General Merchandise	2,290	1,580	1,640
Apparel/Accessories	16,750	17,390	17,200
Furniture/Appliances	9,140	9,490	9,010
Other DSTH	<u>6,700</u>	<u>8,700</u>	<u>9,010</u>
Total	\$83,620	\$92,490	\$99,100
<u>Secondary Zone</u>			
Department Store	\$24,840	\$27,520	\$30,270
Variety	2,300	2,330	2,370
Other General Merchandise	1,380	930	950
Apparel/Accessories	9,200	9,330	8,990
Furniture/Appliances	5,060	5,130	5,200
Other DSTH	<u>4,600</u>	<u>4,670</u>	<u>4,730</u>
Total	\$47,380	\$49,910	\$52,510
<u>Total Trade Area</u>			
Department Store	\$69,010	\$78,110	\$87,600
Variety	6,870	7,070	7,280
Other General Merchandise	3,670	2,510	2,590
Apparel/Accessories	25,950	26,720	26,190
Furniture/Appliances	14,200	14,620	14,210
Other DSTH	<u>11,300</u>	<u>13,370</u>	<u>13,740</u>
Total	\$131,000	\$142,400	\$151,610

Total retail population discussed. Potential for additional available trade area Wichita co.

The total projected to \$151 million department increasing.

Although potential to significantly increase of new department stores from 1975 potential.

Major Retail

Existing sales potential retail market area.

The largest is dominated by J.C. Penney stores. CBD is estimated by SMSA DSTH in 1967 of new stores.

SECTION IV

TRADE AREA DSTM RETAIL POTENTIAL

1983

\$57,330
 4,910
 1,640
 17,200
 9,010
9,010

\$99,100

Total retail sales potential in the trade area is the product of population and the estimated per capita expenditures previously discussed. The opposite table indicates the total sales potential for each of the trade area zones through 1983. The sales potential shown in the table represents potential sales volumes available to existing facilities located within the beyond the trade area, proposed new facilities, and stores located in the Wichita central business district (CBD).

The total DSTM retail sales potential in the trade area is expected to amount to \$131 million in 1975, increasing to over \$151 million by 1983. Included in these totals are estimated department store sales potentials of \$69 million in 1975, increasing to \$87 million by 1983.

Although historically there has been an outflow of DSTM potential to other metropolitan retail centers, this export is significantly declining and it is expected that the anticipated entry of new department stores into the Wichita market will result from 1975 on in the local retention of that portion of the DSTM potential generated within the Wichita SMSA.

Major Retail Competition

Existing retail facilities will continue to absorb some of the sales potential generated by the trade area residents. The major retail concentrations competing for the comparison retail trade market are summarized in the table and map at the end of this section.

The largest concentration of facilities are in the Wichita CBD which is dominated by a 296,000 sq.ft. Macy's unit as well as small units of J.C. Penney and Walker Brothers. In addition, major apparel stores include Henry's, Woolf Brothers and Brick's. The Wichita CBD is expected to continue to receive a declining share of total SMSA DSTM sales. This share declined from 63.2% in 1964 to 28.6% in 1967 and has eroded even more since 1967 due to the presence of new shopping center developments in the suburbs.

\$30,270
 2,370
 950
 8,990
 5,200
4,730

\$52,510

\$87,600
 7,280
 2,590
 26,190
 14,210
13,740

\$151,610

The largest concentration of facilities at a suburban location is found in northwest Wichita at 21st Street and Amidon Avenue with 250,000 sq.ft. of department store space. Dominant in this area is the Twin Lakes Shopping Center tenanted by an 81,800 sq.ft. Sears, a 30,000 sq.ft. Hinkel's and a small J.M. McDonald Company unit plus a variety of DSTM stores including a 28,000 sq.ft. Henry's unit. Two discount operations, Atlantic and David's, are across the street from Twin Lakes Shopping Center. A new shopping center, Marina Lake Shopping Center, is under construction on the fourth corner of the intersection and will be tenanted by a 103,000 sq.ft. Woolco unit.

Another large concentration of facilities is found at The Mall which is tenanted by a 143,000 sq.ft. Montgomery Ward unit and a 40,000 sq.ft. J.M. McDonald Company store plus a variety of smaller DSTM stores. However, The Mall, which is an enclosed one-story center, does not have a maximum location advantage nor well-balanced major tenants.

Smaller suburban centers are scattered throughout Wichita reflecting the even geographic distribution of the population. Sears has a free-standing 125,000 sq.ft. unit in southeast Wichita and K-Mart has two 115,000 sq.ft. stores on Kellogg Street in East and West Wichita. J.C. Penney has a 56,000 sq.ft. unit in the Eastgate Shopping Center.

Planned or proposed developments include the following:

1. Kellogg Mall on 110 acres of land at the intersection of Kellogg Street and Rock Road understood to have been sold recently by the Chrysler Realty Company. It is understood that J.C. Penney plans to enter the new center (closing their Eastgate store) with a store of at least 200,000 sq.ft. and Henry's plans a 60,000 sq.ft. unit. A total of three department stores are proposed for the center. Approximately 65 to 85 acres of the property would be devoted to the center with the balance used in compatible development. Construction is supposed to start in the Spring of 1973.
2. Woolco, in addition to the store under construction across from Twin Lakes, has another 103,000 sq.ft. store under construction in South Wichita at the intersection of Broadway and Pawnee Avenue. Woolco is expected to add one additional store in the Wichita area in the future.

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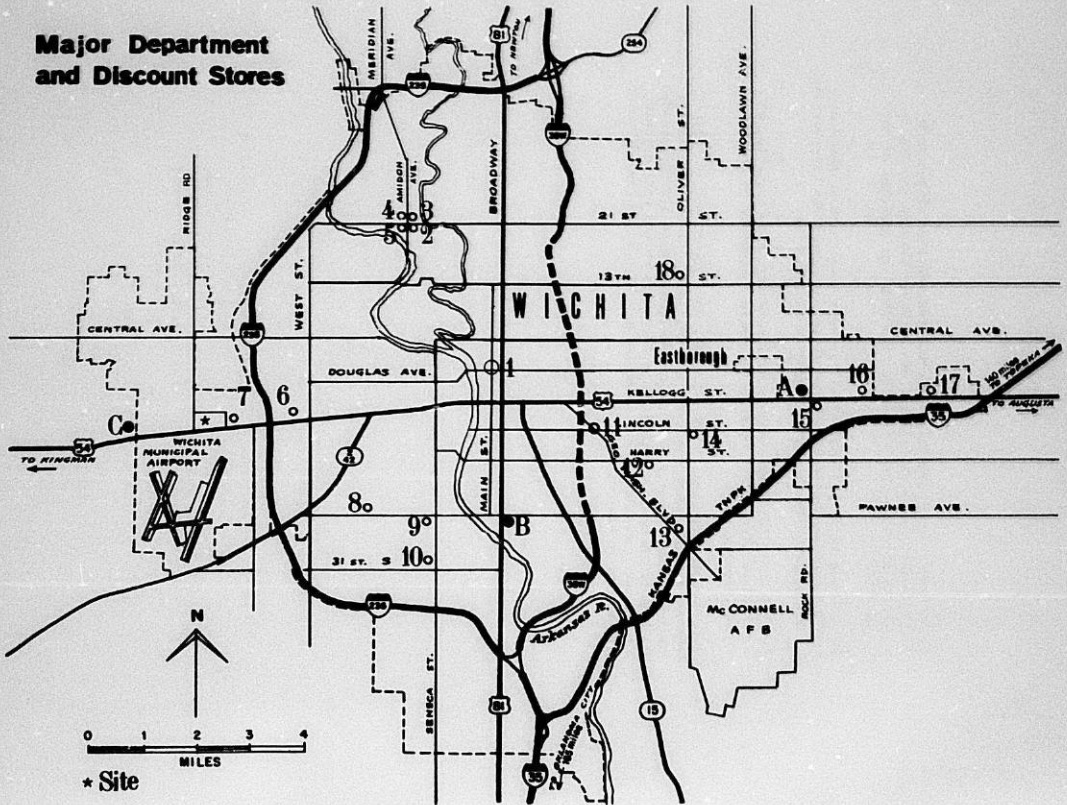
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3. K-Mart's long range plans include the addition of two more stores in the Wichita area, one in North Wichita and one in South Wichita which will give them complete coverage of the market.
4. A theme center of small quality shops is planned by the Trans-America Corporation at the southeast corner of the intersection of Central Avenue and Rock Road in East Wichita.
5. T G & Y plans their largest family center, 60,000 sq.ft., on Kellogg Street just outside the western boundary of the city of Wichita.

Retail concentrations in the Secondary Zone are mainly in Hutchinson and Newton and consist, for the most part, of discount stores or locally owned units. Sears and Montgomery Ward are represented in Hutchinson along with Welles, Woolco, Gibson and Katz discount stores and local Regnes and Wiley units. Alco and Gibson discount stores are in Newton.

Major Department and Discount Stores

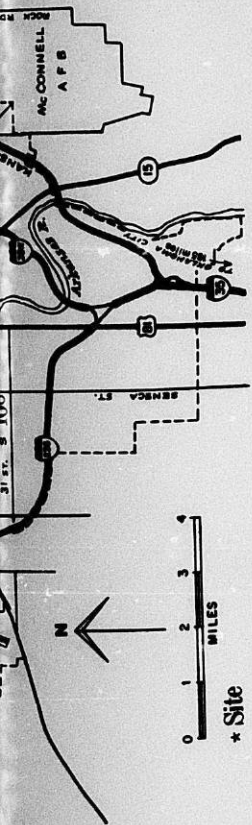


MAJOR DEPARTMENT AND DISCOUNT STORES

Map Key	Location/Stores	Gross Area (Sq. Ft.)
1	Wichita CBD Hacy's Walker Bros., Inc. J. C. Penney	296,000 47,000 46,000
2	Twin Lakes Shopping Center Sears Hinkel's J. M. McDonald Co.	81,800 30,000 17,000 70,000
3	Atlantic Thrift Center (D)	
4	Sweetbriar Shopping Center David's (D)	50,000
5	Marina Lakes Shopping Center (under construction) Woolco (D)	103,000
6	K-Mart (D)	115,000
7	Giant Department Store (D) (under construction)	82,000
8	GEH (D)	100,000
9	Westway Shopping Center David's (D)	45,000
10	Seneca Square Shopping Center J. M. McDonald Co.	14,000
11	Sears	125,000

MAJOR DEPARTMENT AND DISCOUNT STORES

<u>Map Key</u>	<u>Location/Stores</u>	<u>Gross Area (Sq. Ft.)</u>
1	<u>Wichita CBD</u> Macy's Walker Bros., Inc. J. C. Penney	296,000 47,000 46,000
2	<u>Twin Lakes Shopping Center</u> Sears Hinkell's J. M. McDonald Co.	81,800 30,000 17,000 70,000
3	<u>Atlantic Thrift Center (D)</u>	
4	<u>Sweetbriar Shopping Center</u> David's (D)	50,000
5	<u>Marina Lakes Shopping Center (under construction)</u> Woolco (D)	103,000 115,000
6	K-Mart (D)	
7	Giant Department Store (D) (under construction)	82,000
8	GEM (D)	100,000
9	<u>Westway Shopping Center</u> David's (D)	45,000
10	<u>Seneca Square Shopping Center</u> J. M. McDonald Co.	14,000 125,000
11	Sears	



Continued

<u>Map Key</u>	<u>Location/Stores</u>	<u>Gross Area (Sq.Ft.)</u>
12	<u>The Mall</u> Montgomery Ward J. M. McDonald Co.	143,000 40,000
13	Giant Department Store (D)	100,000
14	<u>Parklane Shopping Center</u> Hinkel's J. M. McDonald Co.	30,000 15,000
15	<u>Eastgate Shopping Center</u> J. C. Penney	56,000
16	K-Mart (D)	115,000
17	David's (D)	85,000
18	<u>Kenmar</u> J. M. McDonald Co.	8,000
A	<u>Kellogg Mall</u> (Planned - Store Size Estimated) J. C. Penney (proposed) Dillard's (proposed) Third Department Store Henry's (Apparel)	200,000 190,000 100,000 60,000
B	<u>Planned Shopping Center</u> Woolco (D) (under construction)	103,000
C	T G & Y Family Center (Jr. Discount)	60,000

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**SITE SHARE OF DSTH SALES POTENTIAL
AIR PARK TRADE AREA**

(000)

ss Area
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	<u>Site Share</u>	<u>1975</u>	<u>1979</u>	<u>1983</u>
<u>Primary Zone</u>				
	35%	\$15,460	\$17,710	\$20,070
	25	1,140	1,190	1,230
	25	570	400	410
	35	5,860	6,090	6,020
	20	1,830	1,900	1,800
	30	<u>2,010</u>	<u>2,580</u>	<u>2,700</u>
	Total	\$26,870	\$29,870	\$32,230
<u>Secondary Zone</u>				
	30%	\$ 7,450	\$ 8,260	\$ 9,080
	20	460	470	470
	20	280	190	190
	30	2,760	2,800	2,700
	10	510	510	520
	25	<u>1,150</u>	<u>1,170</u>	<u>1,180</u>
	Total	\$12,610	\$13,400	\$14,140
<u>Total Trade Area</u>				
		\$22,910	\$25,970	\$29,150
		1,600	1,660	1,700
		850	590	600
		8,620	8,890	8,720
		2,340	2,410	2,320
		<u>3,160</u>	<u>3,750</u>	<u>3,880</u>
	Total	\$39,480	\$43,270	\$46,370

SECTION V

SALES VOLUME POTENTIAL AT THE SITE

The shares of trade area DSTM sales potential available to new retail stores at the proposed Air Park Regional Center are shown in the opposite table. The basic assumption underlying the analysis is that facilities developed at the site will be full-line, well merchandised stores similar to those of competing developments. Careful consideration has been given to the probable strength of the site as compared to the strength of other centers in other locations.

Assuming that development can proceed around a well designed shopping center featuring two strong full-line department store tenants, it is estimated that DSTM retail facilities located at the site could obtain sales from the trade area of over \$39 million in 1975, increasing to \$46 million by 1983. Of this total, the department store potential is estimated at nearly \$23 million in 1975, increasing to over \$29 million by 1983.

Although the identity of the eventual tenants is at this point unknown, 10% of sales at the center have been anticipated to originate from outside the trade area. Because of the strong regional access of the site, the 10% could understate the attraction of sales from beyond the delineated area especially for strong tenants. The table on the following page summarizes total volume potential including the 10% from beyond the trade area.

Justified Retail Space

The table at the bottom of the following page indicates the floor area justified at the site based on the market potential. The floor area has been determined from the estimated sales volumes as well as average operating levels per square foot. The sales levels are gross space operating levels for new stores located in a competitive market. The estimates of store area shown indicate that a shopping center development of approximately 622,000 square feet of DSTM space is justified at the site based upon the estimated 1975 potential. Of this total, approximately 364,000 square feet of department store space is justified.

TOTAL VOLUME INCLUDING TEN PERCENT IN SALES
FROM BEYOND THE TRADE AREA
(000)

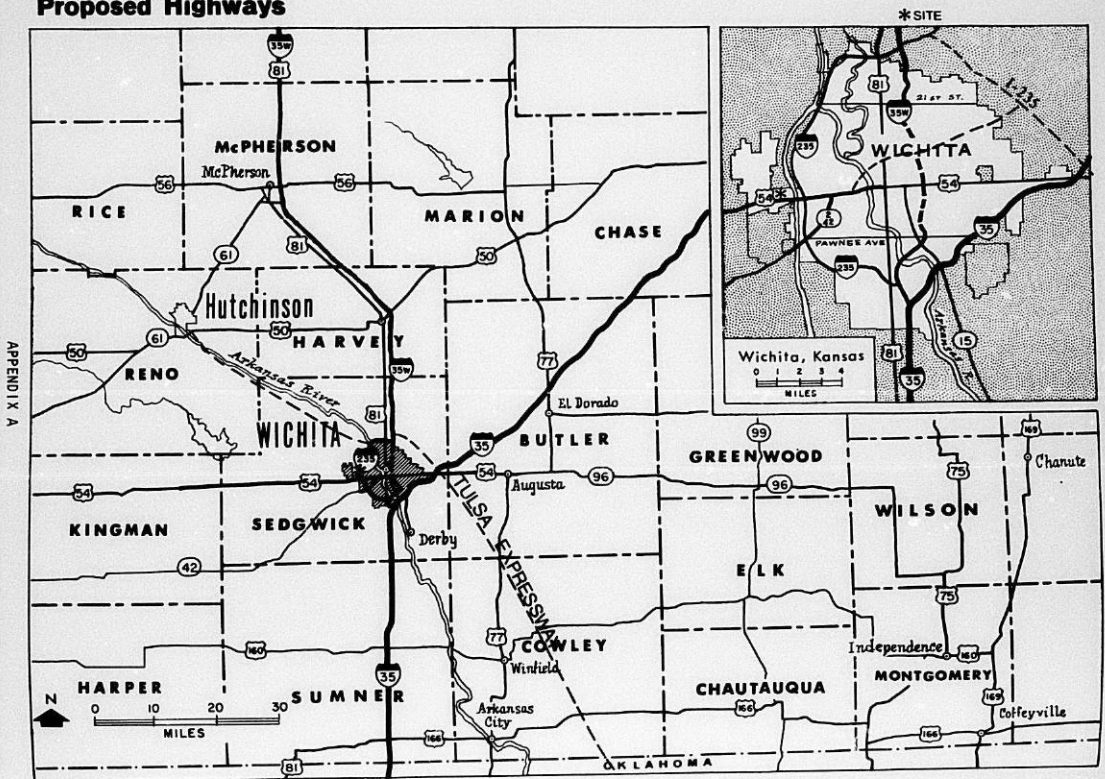
	<u>1975</u>	<u>1979</u>	<u>1983</u>
Department Store	\$25,460	\$28,860	\$32,390
Variety	1,780	1,840	1,890
Other General Merchandise	630	440	460
Apparel/Accessories	9,680	9,880	9,690
Furniture/Appliances	2,600	2,680	2,580
Other DSTM	<u>3,510</u>	<u>4,170</u>	<u>4,310</u>
Total	\$43,660	\$47,870	\$51,320

JUSTIFIED FLOOR AREA

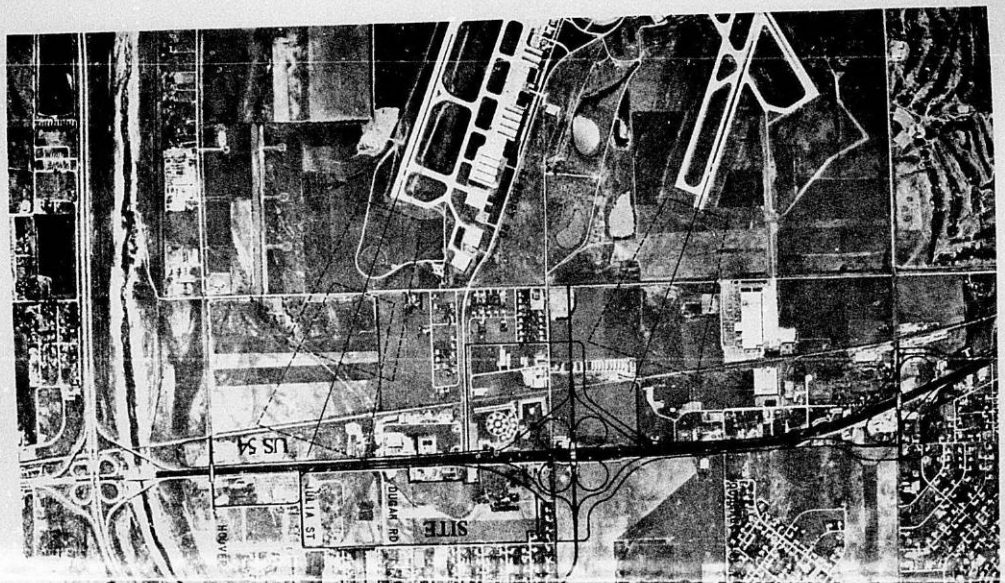
	Average Operating Level (Per Sq.Ft.)	<u>1975</u>	<u>1979</u>	<u>1983</u>
Department Store	\$70	363,700	412,300	462,700
Variety	60	29,700	30,700	31,500
Other General Merchandise	70	9,000	6,300	6,600
Apparel/Accessories	75	129,100	131,700	129,200
Furniture/Appliances	65	40,000	41,230	39,700
Other DSTM	70	<u>50,100</u>	<u>59,600</u>	<u>61,600</u>
Total		621,600	681,800	731,300

APPENDIX

Proposed Highways



APPENDIX A

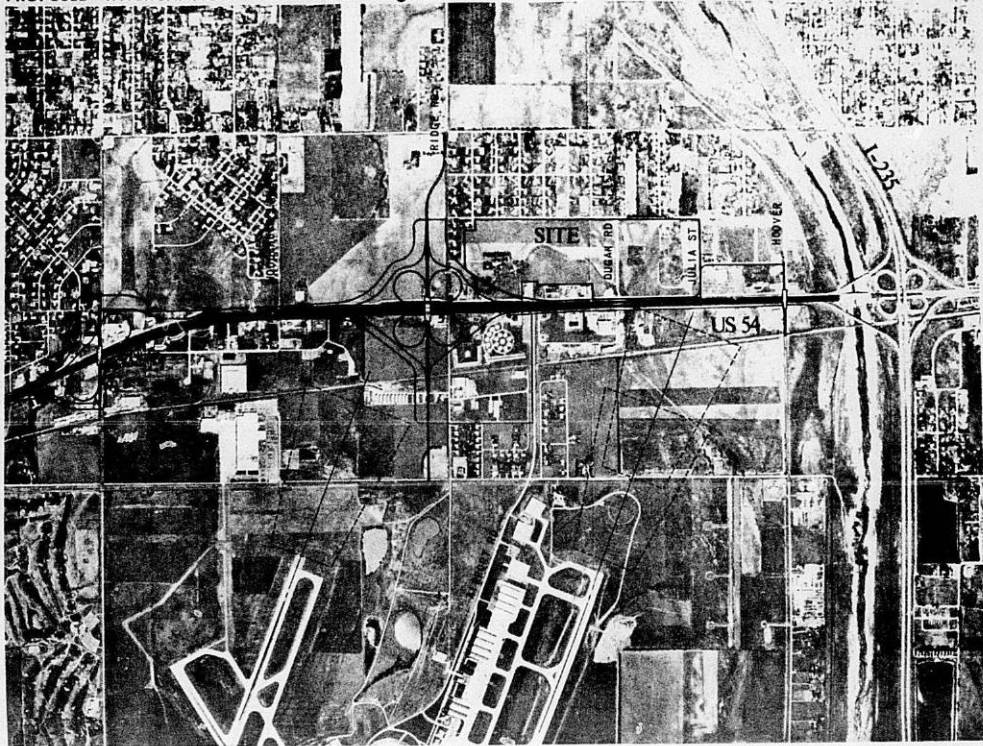


APPENDIX B

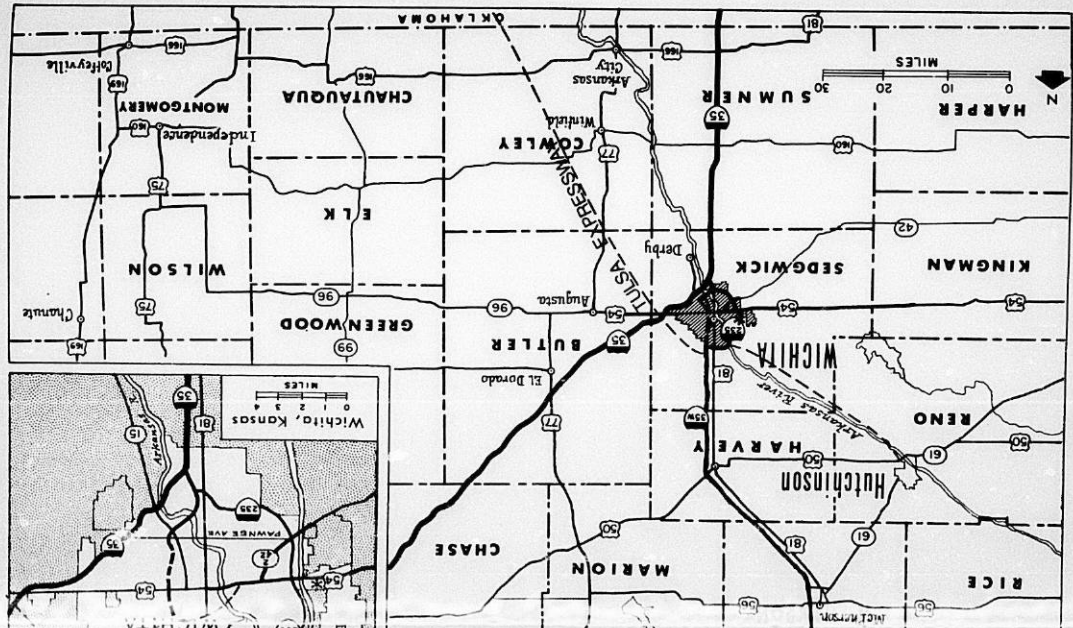
PROPOSED INTERCHANGE - Route 54 & Ridge Rd.

0 500 1000 2000

SCALE IN FEET

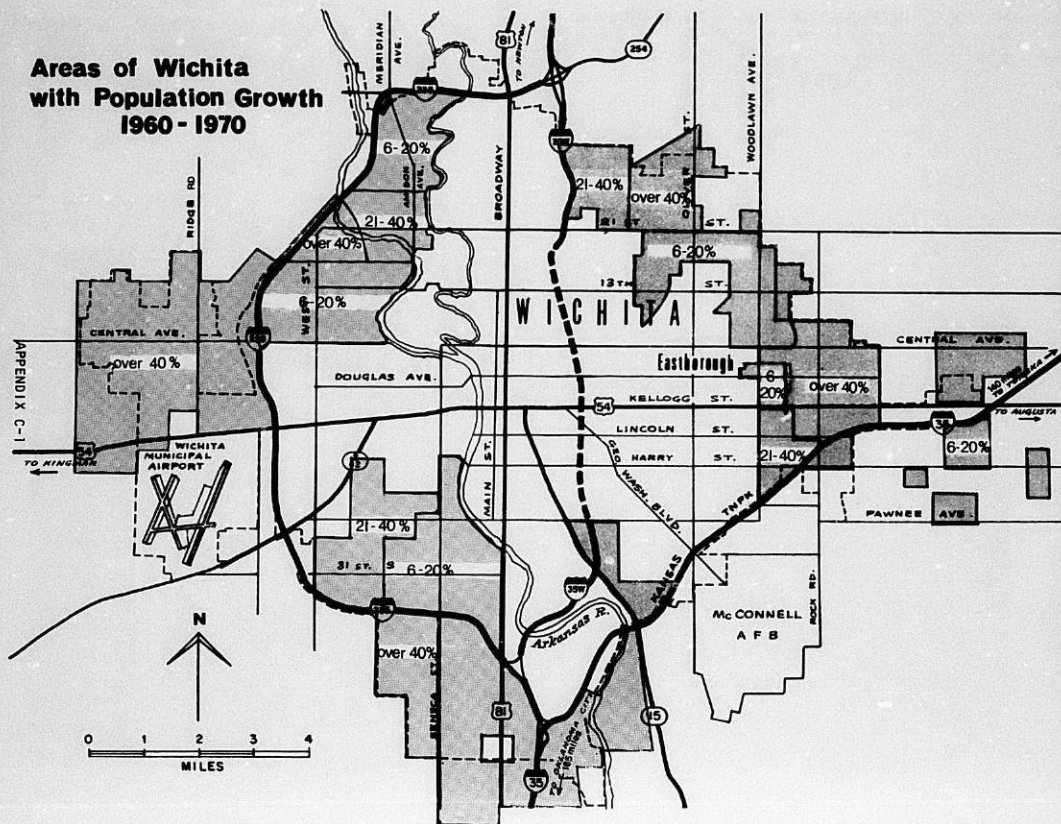


APPENDIX B

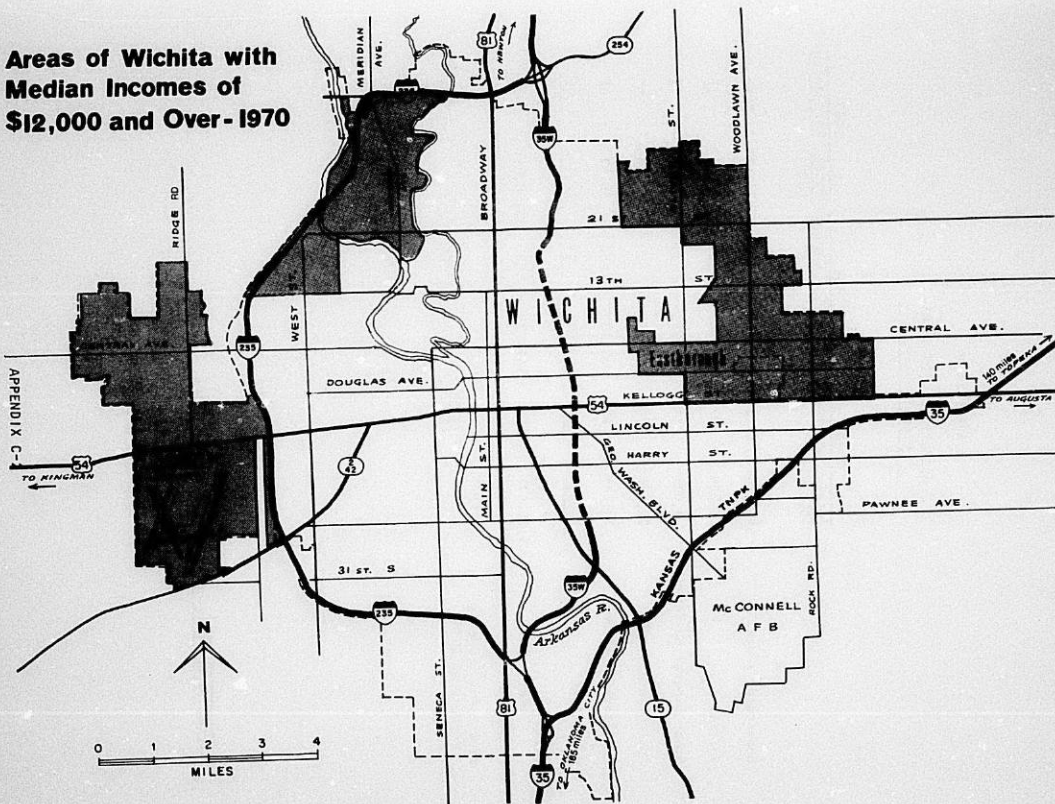


APPENDIX A

**Areas of Wichita
with Population Growth
1960 - 1970**



**Areas of Wichita with
Median Incomes of
\$12,000 and Over - 1970**



APPENDIX D
 HISTORICAL DSTH SALES
 WICHITA SMSA

	1958		1963		1967	
	Total (000)	Per Capita	Total (000)	Per Capita	Total (000)	Per Capita
Department Store	\$41,253	\$116	\$49,975	\$130	\$76,634	\$198
Variety	7,994	22	8,185	21	10,119	26
Other General Merchandise	4,004	11	4,233	11	6,638	17
Apparel/Accessories	27,681	78	26,679	70	37,545	97
Furniture/Appliances	24,143	68	22,155	58	26,422	68
Other DSTH	<u>20,397</u>	<u>57</u>	<u>20,507</u>	<u>53</u>	<u>21,500</u>	<u>56</u>
Total	\$125,472	\$352	\$131,734	\$343	\$178,858	\$462
Department Store as Percent of DSTH		33.0%		37.9%		42.9%

Source: U.S. Census of Business, Retail Sales

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This DP File
Has a Large Drawing
On 35mm Microfilm.
Roll #1

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