

DR 65-35 - Wichita State University
Report of the University Liaison Com-
mittee on Planning Concepts

ACTION

DATE

COMMITTEE

M.A.P.C. *Accepted Report 12-16-65*

B.C.C./P. CO. C.

Closed 2-8-67

See DR 66-74

REPORT
of the
UNIVERSITY LIAISON COMMITTEE
on
PLANNING CONCEPTS



WICHITA STATE UNIVERSITY

WICHITA, KANSAS, December, 1965

REPORT OF THE UNIVERSITY LIAISON COMMITTEE
ON PLANNING CONCEPTS



December, 1965

November 19, 1965

President Emory Lindquist
Wichita State University
Wichita, Kansas

Dear President Lindquist:

In a letter to Mr. M. John Trout, Chairman of the Wichita-Sedgwick County Metropolitan Area Planning Commission, you requested that the Planning Commission postpone decision on a zoning change requested involving property at the corner of Vassar and Seventeenth Street so that the University would have time to organize and present the University's concepts of planning for the University area. The request was granted, and the Planning Department advised us that no decision would be made before December 15, 1965.

You then appointed a University Liaison Committee on Planning Concepts For The University Area consisting of:

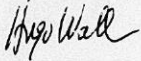
Dr. Cornelius P. Cotter	Head, Department of Political Science
Dr. V. Robert Easterling	Vice President for Operations
Mr. Glen Gardner	Executive Vice President for Board of Trustees
Mr. Arthur C. Risser	Head, Department of Engineering Graphics
Dr. Hugo Wall	Vice President for Academic Affairs

The Committee has worked diligently and presents its report to you. Much remains to be done, but we have gone as far as was possible in

President Emory Lindquist
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the limited time available. In our deliberations we availed ourselves of the information and advice so generously given us by Mr. C. Bickley Foster and members of his Planning staff and are deeply appreciative of this help. The contents of our report, however, reflect the best judgment of the Committee.

Respectfully yours,



Hugo Wall, Chairman

HW:tjm

REPORT OF COMMITTEE

Basic Assumptions

The Committee made two basic assumptions:

- (a) That the University enrollments and activities will continue to grow, and
- (b) that we must give thought to the establishment of types of uses which we desire to see cluster about the University but which will not be located on University property.

Specifically, we based our recommendations upon the following enrollment estimates:

1965 - 10,500 students	1970 - 14,600 students
1975 - 21,000 students	1980 - 25,000 or more students

(Estimates provided by Dean Powell, Director of Institutional Research.)
Our analysis of desirable uses appears as we proceed with the report.

Areas of Concern Identified by the Committee

The Committee identified nine basic problems or areas of concern. They are listed below but not in a rank order.

1. Expansion of the Campus Area

The need for the enlargement of our present campus boundaries is apparent. State policy has been to rely upon the local community to provide such land, and the problem is being actively dealt with by our University Board of Trustees.

We understand that the University's intention is to enlarge the core campus by acquiring 130 acres of the Crestview property. However, this leaves unanswered the need for land areas required for such auxiliary activities as research, certain housing facilities, parking, arterial streets and commercial establishments to serve the campus.

2. The need for classroom, office, laboratory, research and recreation facilities. All will require additional buildings.

3. Parking Facilities

Wichita State University is largely an urban rather than a residential institution. This means that at present, 75% of our students commute to and from the campus. For this reason, severe driving restrictions upon either students or staff are impracticable.

The consequence is that even though we now have much more parking area on our campus than many universities, our present parking facilities are proving inadequate to the needs of our 10,500 students and 700 faculty and staff members. By 1975 these needs will more than double. It will also be necessary to provide parking facilities for citizens attending meetings, athletic events and other University sponsored activities.

The above situation points to the fact that parking facilities both on and near the campus must be substantially increased within the next decade. It also points to the necessity for commercial establishments in the University area to provide off-street parking for all their customers. University parking requirements and the volume of traffic to be anticipated preclude the use of streets or campus grounds to meet the parking needs of commercial customers.

A separate but related parking problem arises when we consider student housing for both single and married students. Inadequate parking facilities for such students will result in student parking "spilling over" into public streets and parking areas needed for other purposes.

4. Transportation

The increased commuter and special events traffic flow to be anticipated will require the widening and improvement of the arterial streets in the area. It will also necessitate provisions for easy access to the campus and surrounding establishments without interfering with the flow of traffic.

On the campus, the problem takes on another dimension. The heavy pedestrian traffic from parking centers to various educational buildings on the campus will increasingly impede the flow of automobile traffic. Therefore, we think that it may be necessary to restrict student parking to the

peripheral areas of the campus and to construct traffic lanes to and from the several academic centers for use of staff and citizens. It will also be necessary to provide service access for the delivery of supplies and equipment.

5. Housing for Students and Faculty

The University will tend to become an area institution. This trend, plus the increasing size of our student population, is already creating needs for additional dormitory facilities for single students, and apartments for married students. Such housing should be located on the periphery of the campus or on off-campus land near the campus. We also are persuaded that the fraternity and sorority houses should be located in areas related to the dormitory centers.

It is highly desirable that the faculty be housed in the University Area. To realize this goal, it is essential that there be available homes at prices that the faculty can afford. Furthermore, the schools available to the children of faculty members must be of a calibre which will compare favorably with the standards maintained by other schools in the city.

6. Commercial requirements of students and staff

In general, the University is badly situated insofar as adjacent commercial services for students is concerned.

We must face up to two problems. First, we should decide what services are to be provided on the campus and what services should be available near the campus. Second, we should formulate standards for guiding the location of commercial activities.

7. Community facilities to meet the needs of faculty and students

We will include in this category churches, schools, parks and other recreation facilities. Churches, parks and recreation areas should be located in dormitory and housing areas and accessible without having to cross a major traffic way. Schools should be similarly located near areas for housing married students and faculty members.

8. Open Space

This is a serious on-campus problem at all times. If on-campus housing grows to significant proportions, adequate play and recreation areas will become equally important. These areas must be developed and then protected from encroachments.

9. The Surrounding Neighborhood

This is a complex, yet extremely important element in any planning for the future. It includes : (a) the relation of the University physical plant to the neighborhood, (b) present and anticipated functions and uses of the campus and its environs, (c) types of uses of the area surrounding the University that are compatible with the functioning of the University and (d) relations of the University with the people in its environs.

If the University is to have an effective voice in the development of this area, it will be necessary to (a) develop definite plans for the growth of the campus and (b) develop proposals for desirable use of areas contiguous to the campus.

It would also be highly desirable to define what is meant by the University environs, and which we will call the University Area. The area we have in mind is that which is bounded by 25th Street on the north, 13th Street on the south, Grove Avenue on the west and Edgemoor Avenue on the east.

Our interest in the University Area must extend to both the types of activities carried on within the immediate environment of the University, and the architectural and aesthetic characteristics of the Area. This means that we are concerned with zoning, with the types of businesses and their location in the Area, and the type of construction in the immediate environs of the University.

Just as our interest must extend beyond the immediate University campus, our conclusions must encompass the interests and viewpoints of private property. We believe that the University and private property owners in the University Area have common interests and the objective of both should be to discover and set forth policies which will achieve the highest and best use of land in the University Area.

This makes it imperative that: (a) the University establish a planning body for campus planning; (b) the University organize a University planning committee to work with neighborhood groups in the University Area in a continuous and consistent program of study and discussion of planning problems; and (c) we continue to work closely with the Metropolitan Area Planning Commission, the Planning Department, and other government officials.

Your Committee was instructed to organize and develop the University's concepts of planning for the University Area for presentation to the Planning Commission. Our concern was, impliedly, to be with off-campus planning problems, and our emphasis has been upon such problems. But a clear-cut dichotomous division of the areas of concern was not feasible.

On-campus and off-campus problems are sufficiently interrelated that the distinction must be one of emphasis rather than one of kind.

Further Analysis of Problems

I. University Area

There is a close community of interest between the University and the residents and businesses in the area around the University campus. Their interests are common and reciprocal.

Working together, they will not only be able to protect these interests, but in doing so, will further the public interest of Wichita and the State of Kansas in higher education and in community welfare.

This University interest in its neighborhood is not new. The institution has long maintained a number of activities off-campus and in the University community. The Institute of Logopedics, for example, is to be found at Jardine and 21st Street, some eight blocks west of the northwest corner of the campus at 21st and Hillside. Fraternity houses and dormitories are located off the campus to the south, west, and east, and a new dormitory complex is about to be constructed under private auspices at the northwest corner of 21st and Hillside.

The University Area we have in mind is bounded by 13th Street on the south, 25th Street on the north, Grove Avenue on the west and Edgemoor Avenue on the east. This is the area of our concern. We recommend that a portion of the above area, as yet to be defined, be mapped as a University Zoning District by the M. A. P. C. As a separate zoning district, it would permit the University to be given more land use flexibility and permit the establishment of the types of uses which ordinarily cluster around a University.

II. Expansion of Campus and University Facilities

These are primarily concerns of internal University administration, and hence, we have not undertaken to develop proposed solutions. It must be noted, however, that all plans of action adopted by the University should be closely correlated with plans developed for the University Area.

It will be necessary for us to determine the types of buildings needed, their size, and the probable date of construction of each. Furthermore, such planning should establish a broad pattern of buildings so as to bring into closer proximity the buildings used for certain broad educational

purposes, e.g. Education Center, Engineering Center, Natural Science Center, Social Science Center, etc.

Planning for these centers must include not only the facilities themselves but such traffic and parking problems as (a) pedestrian traffic to, from and between Centers, (b) parking for staff, and (c) service access for the delivery of supplies and equipment.

To meet the recognized need for additional classroom, office, laboratory, research and recreation facilities, the University must construct new buildings and acquire increased land area. Acquiring 130 acres of the Crestview property will meet the needs for an enlarged core campus, and may provide area for new housing facilities. The Core Campus, however, will not provide land areas for all related research activities, student and faculty housing needs, rising demands for parking facilities, and the land needs of commercial establishments intended to serve the campus.

It seems most desirable, therefore, that the University set up a planning committee and essential planning staff as soon as practicable.

III. Traffic and Parking

These problems are inextricably interrelated, and so must be considered together.

The present flow of traffic to the campus is by means of the following general routes:

- (a) From the west--- (1) 13th Street to Hillside, or to Fairmount, or Vassar
(2) 17th Street to Hillside, or to Yale, or Harvard, or Roosevelt
(3) 21st Street to Hillside, or to Yale
- (b) From the north-- (1) Hillside to 21st Street and then east on 21st Street, or to lot entrances on Hillside
(2) Oliver to 21st Street, or 17th Street
- (c) From the south-- (1) Oliver to 17th Street
(2) Hillside to 17th Street, or parking lot entrances on Hillside
- (d) From the east--- (1) 21st Street to Yale, or to parking lot entrances on 21st Street
(2) 17th Street to Roosevelt, or to Harvard, or Yale, or south campus entrance on Hillside

The flow of traffic described above creates congested conditions at certain intersections immediately before 8 a.m., at noon, and to a lesser degree at the time of class changes. These critical intersections are at (a) Hillside and 17th Street, (b) Hillside and 21st Street, (c) 17th Street and Yale, and (d) 21st Street and Yale. In short, the streets on which congestion occurs are 17th, 21st, and Yale. On days that public events are held in the fieldhouse or at Veterans Stadium, congestion at these intersections is sometimes even more acute.

Present parking and the entrances to them contribute to the congested conditions. As indicated by the map at the end of this report, parking lots #1 (970 cars) and #2 (700 cars) may be entered directly from Hillside and pose no particular problem. But the bulk of the traffic using parking lots #3 (405 cars), #4 (470 cars), #5 (56 cars), #7 (292 cars), #8 (23 cars) and #9 (10 cars) use Yale Avenue. Vehicular traffic to and from these lots encounters the very heavy pedestrian traffic across Yale just east of the Campus Activities Center. The situation would be materially improved if Yale were blocked between 18th Street and the lane just north of the Campus Activities Center. This would limit traffic entering Yale from 17th Street to the use of the south end parking lots 5 and 7, and require traffic bound for lots #3, #4, #8, #9 and #12 to enter Yale from 21st Street. Traffic going to parking lots #6 (218 cars), #11 (60 cars) and #13 (100 cars) uses Harvard or Roosevelt Avenues. Both are relatively narrow streets on which parking is permitted. Prohibiting street parking would relieve the situation. This would also be helpful to property owners in the area.

Student housing has contributed to our traffic problem. Students are housed in apartments and fraternity houses on Vassar Avenue and in apartments and Brennan Halls on Yale. Most of these students must cross 17th Street at Vassar or Yale Avenues as pedestrians during the peak periods for vehicular traffic. This pedestrian traffic should be protected by traffic signals with consideration being given to an elevated crosswalk if future conditions warrant.

Almost nonexistent parking lot facilities for the fraternity houses, and inadequate parking lot facilities for Brennan Halls and the tennis courts on the campus adjacent to 17th Street encourage on-street parking in this area. Thus, they contribute further to the congestion in this area. Prohibiting the use of parking lots #4, #5, #6 and #7 to students living in Brennan Halls, Grace Wilkie Hall and the fraternity houses would reduce traffic congestion.

To alleviate a situation that is growing worse each year we believe that:

- (a) 17th must be improved to a four-lane arterial street from Oliver to Hillside

- (b) a parking facility be established adjacent to the campus within the area bounded by 17th Street on the north, 16th Street on the south, Fairmount Avenue on the west, and Yale Avenue on the east, and
- (c) commercial activities within this area should be discouraged

In other words, your committee is persuaded that, at this point in time, there should be no additional commercial establishments on 17th Street from Hillside Avenue to Oliver Avenue, and on Hillside Avenue from 17th Street to 21st Street. After additional traffic lanes are completed and adequate traffic controls have been established on 17th Street, and off-campus parking facilities have been provided on 17th Street (between Fairmount Avenue and Yale Avenue) and on Hillside Avenue (between 17th Street and 21st Street), then businesses compatible with the predominant use of the area should be encouraged on 17th Street and Hillside Avenue. All such businesses should, however, provide adequately for all customer parking.

With all evidence pointing toward a doubled University enrollment by 1975, we have examined the "Wichita Proposed Major Street System Estimated Volumes" with keen interest. We are impressed with this study and accept its probable accuracy, although we suggest that the traffic volume predicted for 17th Street may be too modest.

We also studied the "Urban Land Area Transportation Plan Proposals" of the Planning Department. The projected arterial and expressway systems would appear to meet our future needs. We emphatically subscribe to the importance of the Northeast Expressway to the completion of the pattern.

IV. Housing for Students and Faculty

We do not feel well enough informed to forecast the amount of student housing needed in the future. Wheatshocker Halls and the housing complex to be built near the northwest corner of Hillside Avenue and 21st Street should meet our immediate needs. If added University housing is called for, it should be located on the Crestview property.

Upon inquiry, we found that neither fraternities nor sororities have present building plans, although they are aware of the long-range needs of the University. We are persuaded that eventually both fraternity and sorority houses will need to be relocated.

The problem of housing for married students is a growing one. Duplexes or four-plexes for faculty members and married students that would rent

for \$80 to \$110 per month are favored by some members of the committee. However, we have not had time to give this matter the attention it deserves.

There will continue to be a need for faculty residential properties in the price range of \$15,000 to \$35,000. They should be located in the University Area. Again, realization of concept will depend upon several basic factors such as the quality of the public schools in the district.

V. Types of commercial establishments

Professional and institutional offices, and research and testing laboratories should preferably be located in the immediate environs of the University.

Parking facilities (ground and multi-level) should be in close proximity to campus centers attended by public audiences, and near academic centers located on the periphery of the campus. We think consideration should be given to multi-level parking facilities both on and off campus for students and faculty, with these facilities being supported by parking fees collected from users. Filling stations and garages belong in areas adjacent to parking facilities.

There are other services and establishments required by the University Area. Thus, the need for a modern motel is indicated. A pre-school nursery will be needed by both married students and faculty families. A motion picture theatre, which may be used for other types of entertainment is desirable although the committee has not determined its commercial feasibility at this time.

In area near housing facilities we envision needs for (a) eating places and food catering services, (b) bookstores, (c) art stores, including art displays and supplies, (d) music shops, (e) dry cleaning and laundry services, (f) barber and beauty shops, (g) shops of several kinds for groceries, drugs and cosmetics, jewelry, sporting goods, clothing, photographic equipment and supplies, flowers and gifts, and (h) recreation facilities for such activities as bowling, pool, snooker and dancing. This list represents the best judgment of the committee, but is not based upon a systematic survey and analysis. Such a study by the College of Business Administration is suggested.

These facilities should be near the University but need not be located in the immediate environs of the University. Their location and off-street

parking facilities required of each should be such that they will not impede the flow of traffic on present and projected traffic arterials.

VI. The Campus Area--relations between University and neighborhood groups

It seems appropriate that the University should be interested in not only the use pattern but the architectural and aesthetic environment of both the campus and surrounding off-campus areas. The history of other educational institutions clearly indicates that unless positive counter measures are taken, the properties surrounding the University will depreciate. The area will tend to become a hodgepodge of cheap garish structures which will depreciate rapidly. This unhappy development can only be prevented by the concerted efforts of both the residents of the University Area and the University. It calls for an educational process, a part of which is a deeper appreciation of aesthetic qualities.

Concern for the aesthetic environment of the community is being expressed by local governmental authorities, civic and professional groups, and by individuals. We should avail ourselves of this proffered help.

But we must do more. The University should organize a permanent University planning liaison committee which will help organize and work with neighborhood improvement committees. In this effort we feel confident of receiving invaluable assistance from the Metropolitan Area Planning Commission, the Planning Department, and other interested groups and individuals.

Recapitulation of Recommendations

- I. That the Wichita-Sedgwick County Metropolitan Area Planning Commission establish a University Zoning District which will include the University campus. Planning and zoning provisions for such District would differ in some respects from those of other parts of the City and County.
- II. That Wichita State University establish, as soon as practicable, a Planning Committee served by the necessary staff. This body would have two major functions, as follows:
 - A. To develop plans and approximate time-tables for the growth of campus facilities and area; and
 - B. To work with neighborhood groups, the Metropolitan Area Planning Commission, the Planning Department, other officials, and interested

citizens in studying and working out solutions to problems of common interest to the University and residents in the University Area.

III. That the plans to make 17th Street a four-lane arterial street as far east as Oliver Avenue be completed as scheduled for 1967 in the City's Capital Improvement Program.

IV. That additional traffic controls be imposed upon traffic on 17th Street between Hillside Avenue and Oliver Avenue.

V. That Yale Avenue be closed between 18th Street and the campus road just north of the Campus Activities Center, and that students living in the fraternity houses, Brennan Halls, and Grace Wilkie Hall not be permitted to use Parking Lots #4, #5, #6 and #7.

VI. That the arterial and expressway systems projected in the Transportation Study would appear to meet our future needs.

VII. That parking facilities paid for by parking fees be established on 17th Street and on 21st Street.

VIII. That the establishment of additional commercial enterprises on 17th Street and Hillside Avenue be discouraged until adequate traffic and parking facilities have been developed. Thus, we are opposed to requests for zoning changes that would permit the establishment of additional commercial enterprises on 17th Street between Hillside Avenue and Oliver Avenue.

IX. That all commercial enterprises on streets in the immediate environment of the University be required to provide parking facilities for all customers.

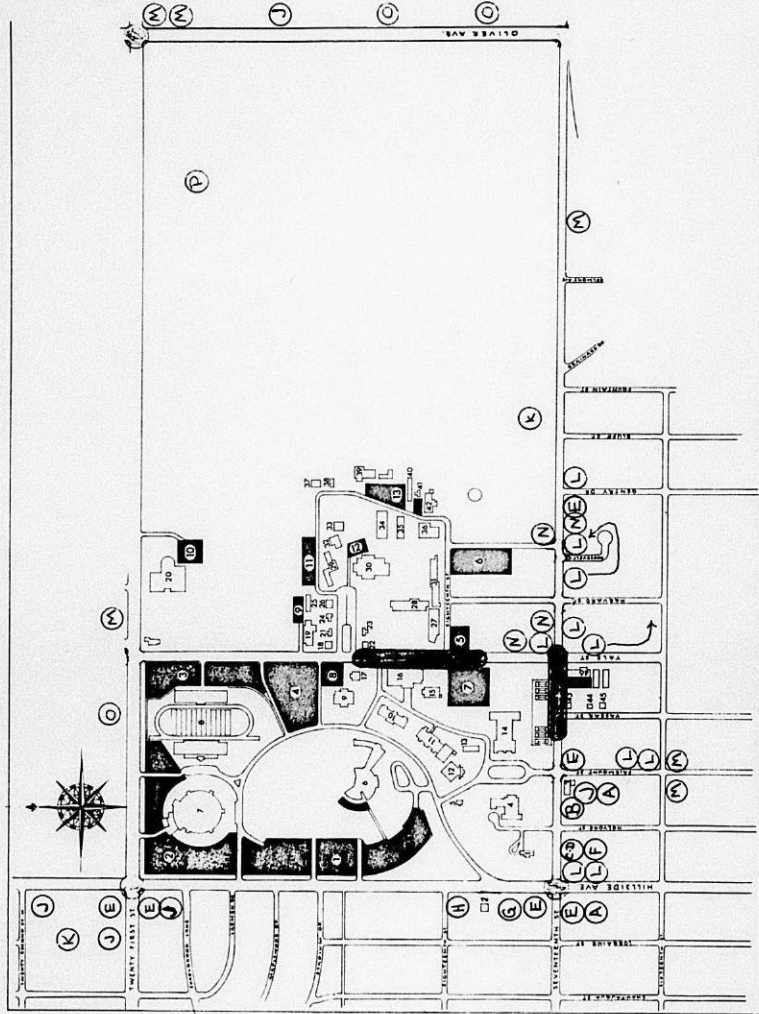
X. That all student housing developments be required to provide adequate parking spaces for their students, and that fraternity and sorority houses be eventually located in the student housing areas. The minimum parking areas required for these houses should take into account the fact that a majority of the membership of the Greek fraternities and sororities on the Wichita State University campus does not reside in the Chapter house.

XI. That the need for additional housing for students, housing for married students, and residential properties for faculty members should be given further study by the University.

XII. That we now have a growing need for certain types of commercial activities, that most of such establishments should be near the University but need not be located on streets fronting the University campus.

**MAP OF THE
UNIVERSITY CAMPUS &
IMMEDIATE AREA**

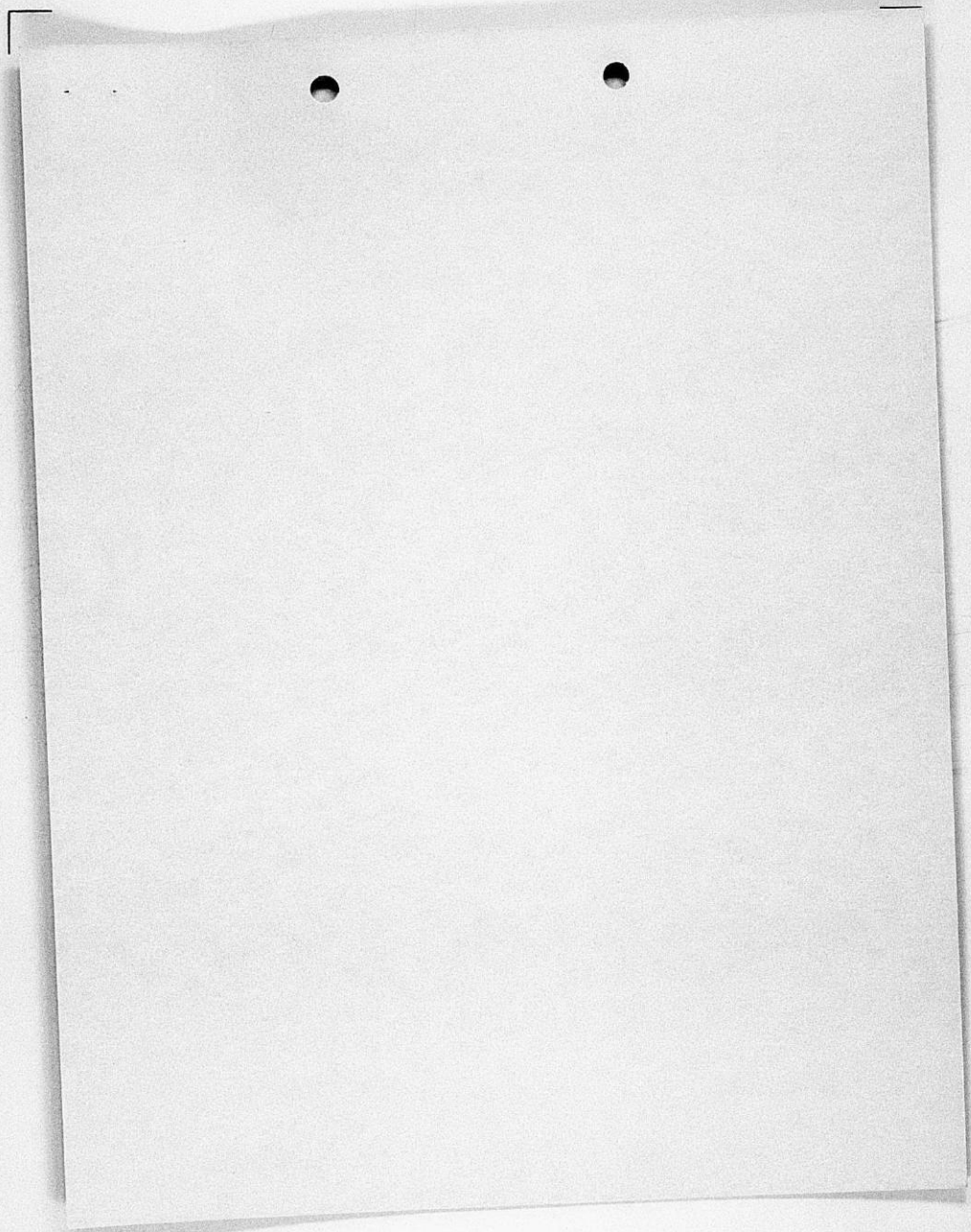
WICHITA STATE UNIVERSITY
Wichita Kansas
December, 1965



LEGEND

- PARK LOTS** 2
- UNIVERSITY BUILDINGS** 1
- COMMERCIAL ESTABLISHMENTS**
- A. Cafe
- B. Clothing
- C. Laundry
- D. Sundry
- E. Service Station
- F. Drug Store
- G. Drive-In Restaurant
- H. Office Building
- J. Miscellaneous Businesses
- NON-COMMERCIAL ESTABLISHMENTS**
- K. University Housing
- L. Apartments
- M. Church
- N. Student Church Center
- O. Cemetery
- P. Country Club
- CRITICAL TRAFFIC AREAS**
- Controlled by traffic lights
- Major congestion
- Minor congestion

NOTE: Single-family dwellings are not included in the scope of this map.



tumult of bustling London. It was not until the nineteenth century that a great seat of learning was established in London.

It was English influence that set the pattern of higher education in the American colonies. In the founding of Harvard, rural Cambridge was chosen to escape the "moral rot" of Boston. As the population moved westward, so did this attitude. The University of Michigan located in Ann Arbor, then far from the city of Detroit. Seven other universities in the "Big Ten" are in small cities. The University of California is at Berkeley, and Stanford is at Palo Alto, rather than in San Francisco.

Even some of the universities we now consider totally urban have a history of efforts to escape the spread of the city. Settling on then remote Morningside Heights was the second move made by Columbia; the University of Pennsylvania moved several times before settling down on the Almshouse Farm in West Philadelphia; and Johns Hopkins fled to suburban Baltimore to get growing room.

Although many of our universities may have attempted to escape the city, a fact of the mid-twentieth century is that the cities are enveloping the universities. The sources of this rural escapism, Oxford and Cambridge, were long ago swallowed by their cities which in turn are being swallowed by the expansion of London. Except for a political boundary and a much-bridged river, Harvard and M.I.T. are a part of Boston, almost in the downtown area. Berkeley and Palo Alto are vital subcenters of the San Francisco metropolitan area, even though they are many miles from the heart of the city.

Regardless of their locations or the state of their flight from the city, universities have historically tended to turn inward, to be concerned with their own scholastic problems, and to be indifferent to their own surroundings. The University of Paris in the Middle Ages was a tower of learning and wisdom in a sea of slums and squalor. We may credit a monastic tradition and the pervasive ignorance of the society outside as the roots of the attempt to maintain in isolation the integrity and energy of the great mission of the universities.

While this attitude of isolation may have been justifiable in the seventeenth century, and may even be understandable in the nineteenth century, it is untenable today. Fortunately, there is much evidence, including this conference, that this attitude of isolation is breaking down. But breaking down or not, the roots of isolation are deep and the effects continue to be felt.

In assisting urban renewal projects in the immediate vicinity of universities, we have frequently observed that among non-university people there exists an attitude of hostility toward the university and its authorities. There appear to be a number of causes for the continuance of this hostility. Partly it is because that attitude of isolation of the university

The University, the City, and Urban Renewal

WILLIAM L. SLAYTON
Commissioner, Urban Renewal Administration
Housing and Home Finance Agency

This conference is a landmark in the long, and sometimes troublesome, relationship between universities and cities. It marks the first time that city and university officials have assembled together on a regional basis to consider their mutual problems and the ways of working cooperatively in the solution of those problems. I am very proud that urban renewal has been the catalyst.

In the past few years, we have witnessed the development of university leadership and initiative in local urban renewal programs throughout the United States. Although the Federal law has for several years offered special incentives for university participation in urban renewal, this growing trend has nonetheless come as an unexpected surprise to many of us.

In retrospect, there is no reason why it should be surprising. With 20/20 hindsight, we can now see that increasing university participation was really inevitable. Although not listed on the stock exchange, and not showing profit-and-loss statements, higher education became one of the great growth industries of our era. The raw statistics on anticipated university growth and the need for facilities to accommodate such growth point to an even greater expansion in the future.

While some of our growth industries have turned to the countryside for development of their plants, universities have, by and large, elected to keep their roots in the cities. To provide both expansion space and a compatible environment, they have understandably turned to urban renewal for help.

The relationship between universities and cities in this country has followed the Anglo-Saxon pattern rather than that of continental Europe. On the continent, there has always been a close association between great universities and great cities. Indeed, the medieval university could only flourish where the city could furnish the safety, stability, and resources necessary to support a body of students and teachers. In the cities, too, could be found the ferment of commerce and activity to stimulate creative thought. But even in Europe this close relationship has always had with it a history of town and gown conflict.

Perhaps it was the recognition of this conflict which caused the founders of the great English universities to locate their institutions in the placid countryside of Oxford and Cambridge rather than in the

has been interpreted by its neighbors as signifying arrogance. Partly it is because the urgent need for expansion has conflicted with the desires of the neighborhoods to maintain a character of their own. There is also some evidence that the very presence of the university has generated undesirable pressures upon its neighborhood, leading toward accelerated deterioration.

For those of you who regard universities as a stabilizing influence upon the neighborhood, this last statement may come as a shock. But think of the thousands of university students, faculty, and other staff members who depend on the surrounding area. Students need cheap rooms, cheap food, cheap personal services, and cheap entertainment.

These demands for low-cost facilities and services have an effect upon the neighborhood. Because the university has been unwilling or unable to devote more resources to the provision of the full range of services needed by its students and faculty, the result has been an influx of commercial services, rooming houses, and other uses to meet the demands of the university community.

During recent years, however, universities have become less isolated and have begun to play an important role in community affairs. They have come to realize that this role is inevitable. An obvious factor in this changing attitude is the pressure of expansion.

During the past thirty years, enrollments in colleges and universities have more than tripled, and they are expected to double or triple again during the next twenty years. The task of making room for these students is overwhelming. It falls largely upon existing institutions. But new buildings cannot be erected unless there is land available, and most of our urban universities are landlocked. While they have been making great efforts to acquire land on the open market, this is at best very difficult. The universities realize that they must call upon public powers in urban renewal to assemble land needed for university expansion.

Beyond the need for expansion, universities have begun to recognize the importance of surrounding areas. As early as 1945, Chancellor Hutchins of the University of Chicago observed: "For the last fifteen years the university neighborhood has steadily deteriorated, until today, I am ashamed to say, the university has the unfortunate distinction of having the worst housed faculty in the United States."

And as universities have recognized their increasing dependence on the community, so the civic authorities have recognized the role of the universities in the cities' economy. Not only are these institutions important to the city's economy, but they are growing faster than most other sectors of that economy. The University of Pittsburgh, for example, is now the second largest employer in that industrial city.

Other economic advantages to institutional uses for land are shown in some figures for the University of Pennsylvania. It has a total payroll of \$25 million a year; it draws to Philadelphia out-of-town students who spend an estimated \$15 million a year; it lends its facilities for conventions and meetings to some 20,000 annual visitors; it pays the city nearly \$500,000 a year in taxes on wages and real estate investment and spends another \$500,000 on utilities and insurance alone.

In the Boston Metropolitan Area institutional employment is the third largest, accounting for estimated payrolls of more than \$250 million per year. In the next decade, about one quarter of a billion dollars will be spent by institutions in this area for construction.

In Cleveland four of the 28 institutions involved in the University Circle urban renewal project have an annual payroll of more than \$10 million.

But direct employment and spending by students and staff constitute only a part of the economic contribution of the university. A major university center serves as a strong, positive attraction to industry, particularly those growth industries which depend so heavily upon research and new technologies. In the economy of the Boston area vital growth has come from electronic and related industries, a growth attributable to the presence of Harvard and M.I.T. In Palo Alto a major industrial area has developed next to the Stanford campus. In Pittsburgh the redevelopment proposals for the Oakland area include the development of a major industrial research complex. In Philadelphia The West Philadelphia Corporation is counting upon attracting new industry to its research and development center—a most intelligent move.

This growing interdependence between city and university has made inevitable the partnership of city and university in urban renewal.

There has been much discussion of the various aspects of universities' urban renewal relationships, including the very tricky technicalities of Section 112 of the Housing Act.* I should like to discuss some of the problems that we in urban renewal see in this relationship.

* Editors note: The college's role in federally assisted urban renewal projects is twofold: (1) as potential purchaser and developer of project land, and (2) as an active participant in financing urban renewal projects. The latter role makes it possible for colleges to ask directly of the public authorities to initiate renewal projects within or near the colleges, or to ask that such areas be blighted or in a state of deterioration, so that, in this, colleges can gain healthier and more compatible neighborhood environments. They may also have an opportunity to acquire, at low value, nearby project land.

The method by which colleges can achieve this bargaining power is set forth in Section 112 of the Housing Act of 1949. (The provisions of Section 112 were established originally in the 1939 Housing Act which amended the 1939 Act.) The gist of Section 112 is that the direct cost to a university of acquiring run-

As you all well know, one of the principal advantages of Section 112 from the viewpoint of the university is that it provides an incentive, through the non-cash local grants-in-aid provisions, which will encourage localities to undertake projects in the vicinity of universities. Expenditures by a university in or near an urban renewal project for land acquisition, demolition, and relocation may be credited to the required local share of the cost of the project.

The life of a city is complex, with many needs to be served. There must be decent housing and good neighborhoods for the residents. There must be a vital commercial area and an adequate industrial base. There must be public, educational, and cultural institutions. All of these needs can be served in one way or another through urban renewal techniques. Since it is our hope that cities will carry out a balanced program, providing for all of their needs, we hope that the special incentives for universities and hospitals will not result in neglect of other areas of need. There is a great danger with Section 112 that it may be considered by the universities solely as an advantageous mechanism for the expansion of their campuses. To the extent that this is true, we are in danger of creating an unfortunate image of the urban renewal program and a difficult situation for both the locality and the university.

We should never forget that Section 112 is a part of the basic urban renewal legislation and that its fundamental purpose is to assist in carrying out urban renewal. The university must show its concern and be willing to participate in providing a wholesome neighborhood. We have many examples of this being done successfully: Hyde Park-Kenwood, Morningside Heights, and University Circle are a few that come readily to mind.

We hope that those universities whose programs are more narrowly conceived will see that an expansion of their objectives is not only desirable for their own well being but also a moral obligation for the benefits they are achieving through the use of public powers and the expenditure of public funds.

One other lesson must be observed from the examples of those universities which have already carried out extensive efforts in renewing their neighborhoods: such efforts must, in the long run, involve the con-

down property in the open market, plus any costs incurred in clearing the land and relocating the occupants, may be credited toward the local share of the cost of a surrounding, adjacent, or nearby Federally-assisted urban renewal project.

A more encompassing description of these projects is in the Federal Urban Renewal Program is contained in the Appendix to Part 4 of the Federal Urban Renewal Act, 42 U.S.C. 1474. For a more detailed description of the University and Urban Renewal, this is an edited version of the American Council on Education's *Special Report on Federal Programs*, Volume 1, Number 2.

sensus of those who are affected. We have seen too many examples of serious delay caused by community opposition to otherwise well-thought-out efforts at improving university neighborhoods. Some effort and extra time could well have resolved these difficulties before they arose.

Thus far we have spoken of the role of the universities in their concern for their physical plants and their concern with a compatible neighborhood environment in which to function. These are vital and necessary concerns, but they are not the be-all and the end-all of the universities' role.

The primary functions of the university are education and research, and here is where they must make a lasting and widespread contribution to urban renewal and urban knowledge. With the problems of urbanization becoming more and more pressing, the universities must provide us with a greater understanding of our urban environment of the interplay of forces shaping that environment. They must provide us with the people trained in that understanding and prepared to operate in positive programs which seek to create better cities.

Recently, Robert C. Weaver, Administrator of the Housing and Home Finance Agency, said:

America today is taking a new and quizzical look at its urban communities. At the same time, we are attempting to reshape and improve them. What we do now will affect the lives of our children and our children's children. While we must act, we must think also. And it is in our great universities that much of this thinking will occur.

It is rather depressing, indeed, to contemplate how little of this thinking really is going on—how little we understand, for example, the structure and nature of cities as compared to advancements made in the field of science and technology. Before we can be fully successful in carrying out major programs for the revitalization of our urban areas, we must have a greater understanding of their dynamics.

We must understand the forces of growth and decay, the motivations of the many individual decisions that shape the city, and the political structure and process in which community decisions are made. At best our present level of understanding is rudimentary. Universities have played a major role in the advancement of our knowledge in many other areas, and they must play a role in the advancement of our knowledge in the field of urban affairs.

Let me give you an example of the area in which university research and knowledge is urgently needed. The Urban Renewal Administration has more increasingly, over the years, developed an emphasis on metropolitan problems. Our earlier projects were within a single city. Today, in our community renewal, in our open space land, and in urban plan-

ning assistance programs, we are working with many governments simultaneously and attempting with them to develop plans and programs for entire metropolitan areas.

The staggering complexity of the modern metropolis makes it urgent that the economist, sociologist, political scientist, and urban planner do two things. First, he must be intellectually "on top" of metropolitan developments. Second, he must, I think, make available to public and private agencies the research and techniques he produces.

There are dozens of problems not being researched adequately, and I cite the jungle of organizations in the large city as a prime one.

I see the URA programs as a large urban laboratory. We are continually engaged in experimentation. But the essence of a good experiment (whether it is a laboratory or a field experiment) is how well and how much we learn from our trials, our errors, and our successes. It is here that the professor and the graduate student can play a crucial role. I invite them to join in our urban experimentation.

Finally, the universities must not only advance our knowledge, they must also supply a pool of well-qualified people in the field. There is hardly a public agency engaged in urban renewal activities which is not frustrated in its efforts to acquire an adequately trained staff. Of all the resources devoted to urban renewal, the one in very short supply is, without question, manpower. We need people trained in the commonly recognized fields of demand such as planning, housing, and renewal. But there is also increasing need for a variety of other types of specialists. We will need the urban sociologist, the demographer, and the human ecologist; we will need the well-trained public administrator, the land economist, the student of industrial location and transportation, and the urban geographer; we will need legal specialists in land use and zoning, cultural anthropologists, and social psychologists.

The urban university has an opportunity—a grave responsibility—to nurture student interest in these professional fields.

This, then, is the task and the opportunity of the university: to live for and with its community, instead of merely in it; to contribute its share of manpower and brainpower to the solution of community problems, so that its own problems may be solved in the process; and to provide the leadership in local urban affairs that it so often does in the national arena.

The responsibility of universities was clearly enunciated by the late President Kennedy in a special message to the Congress on education:

... the doors to the schoolhouse, to the library and to the college, lead to the richest treasures of our open society: to the power of knowledge—to the training and skills necessary for productive employment—to the

wisdom, the ideals, and the culture which enrich life—and to the creative, self-disciplined understanding of society needed for good citizenship in today's changing and challenging world.

Ground Space for the University

JULIAN H. LEVI

Assistant to the President, University of Chicago

Enrollment in the colleges and universities of the nation in the fall of 1962 represented an increase of more than 17 percent over the fall of 1960. It is estimated that enrollment will increase by more than 40 percent by 1965, and by more than 90 percent by 1970. And the end is not in sight. Growth will continue beyond 1970. Dr. Logan Wilson forecasts the 1980 demand by noting that it will be necessary by that date to double the size of every existing American institution of higher education and, in addition, to create a thousand new institutions with an enrollment of 2,500 each.

Two factors are reflected in these statistics. First, a continuous growth in our general population. Current predictions, moreover, are based not on projections of birth rates but on the census of youngsters already here. Second, an ever-increasing percentage of young people of college age are electing to complete their education by going on to college. The result, of course, is thoroughly in the national interest.

But the demand for facilities on the part of American higher education is not limited solely to the problem of increased population and enrollment. The new knowledge and technology has brought with it an insatiable demand for new facilities. The computer center; the sophisticated kinds of installations now required in medical centers; the biological sciences; and the physical sciences; and the growth of libraries are example of demands which impose a construction burden on American higher education unparalleled in its history. The United States Office of Education has estimated an expenditure of \$2.125 billion per year until 1975 for new construction.

Whether this is or is not the space age, no one has yet discovered a way to put a university library, laboratory, dormitory, or hospital on a space ship. You have to put them on land. Moreover, an existing

The University Environment

HAROLD TAUBIN
 Director, University Planning Office
 University of Pennsylvania

When I was considering coming to the University of Pennsylvania to establish a planning program, Frank Lammer was among several municipal officials to whom I posed these questions:

1. Would a planning office at the University of Pennsylvania serve a necessary purpose in Philadelphia's outstanding city planning and redevelopment programs?

2. Why, in their opinion, did the university require a planning office? Frank Lammer's response covered three significant points:

First, the university should be able to speak with a single authoritative voice about its development program.

Second, planning enables an institution to determine its needs and, therefore, to present an authoritative and consistent case for its needs.

Third, a university, to plan realistically for its needs, must plan within the context and needs of the neighborhood and city of which it is a part; and this, when done properly, can be of great assistance to the city's planning and redevelopment programs as well as to the institution itself.

Just before this meeting, I was asked whether it is an advantage to a university to participate in a community-wide planning and urban renewal program. My reply was that we have found it neither possible nor desirable for an urban university to plan the development of its physical plant without reference to the neighborhood and the larger community in which it exists. Whether or not Federal urban renewal assistance is available, an institution must plan for its present and future physical plant requirements in terms of its urban environment.

The current University of Pennsylvania physical plant planning program goes back to the late 1940's, long before Section 112 of the Federal Housing Act was a gleam in anyone's eye. The university was then seriously considering moving to the 250-acre tract which it owns at Valley Forge. The university's immediate West Philadelphia neighborhood appeared to have deteriorated to the point of no return. The Valley Forge prospect was very inviting.

Twice before, when the university's campus expansion requirements were confined by a deteriorating neighborhood, the university had packed students, faculty, books, and baggage, and moved. The second move was made in 1872 from center city Philadelphia to what was then

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the open fields across the Schuylkill River. A move to the suburbs after World War II would, therefore, have been in keeping with university tradition.

But the university trustees decided to remain and capitalize upon Philadelphia's educational advantages and, in 1948, issued a plan for expanding the West Philadelphia campus. The trustees' 1948 plan established general physical standards, such as the super-block and campus open-space pattern, which have persisted to this day. More than ten years was required, however, to give the 1948 plan the necessary scope and substance and to establish the necessary continuing planning program.

Fortunately, during this period the local and Federal tools which would make accelerated institutional development possible in Philadelphia were being tested and improved, as follows:

1. During the latter 1940's and early 1950's, the Philadelphia City Planning Commission took a series of actions (based on the necessary study and documentation) which established several high priority urban renewal areas in various sections of the city. Among these was the University City urban renewal area in West Philadelphia, which was roughly coterminous with the University trustees' 1948 plan for campus development.¹ At the same time, the city council adopted a resolution which instructed all departments and agencies of the city government to accomplish, with whatever means at their disposal, the purpose of the city's urban renewal program. The actions of both the city council and city planning commission were taken in accordance with powers which each enjoys under the city charter.

2. Under the state enabling legislation which establishes the prerogatives of municipal renewal and development programs, the Philadelphia Redevelopment Authority may exercise powers of eminent domain. Since the establishment of the University City urban renewal area, the authority has assisted the university in assembling the sites required for five major projects.

3. Recent commonwealth administrations, with concurrence of the state legislature, have extended the assistance of the general state authority to such state-aided institutions of higher learning as Temple University, Drexel Institute of Technology, the University of Pittsburgh, and the University of Pennsylvania. As a result, a significant portion of each institution's physical plant expansion program has been accom-

¹ In 1961 the Philadelphia City Planning Commission approved an updated version of this plan, prepared as part of the University's continuing planning program, for incorporation in the Urban Renewal Plan for University City.

plished with this assistance within recent years. The General State Authority of Pennsylvania constructs, and makes available through a leasing arrangement, the facilities required by most departments and agencies of the commonwealth.

4. In accordance with the university development plan, as approved by the trustees, the department of streets, and the city planning commission, streets within the campus boundary are being closed by the city council upon petition by the university.

5. In 1959 an amendment to the Federal Housing Act created Section 112.

While we are considering the matter of improved tools, it is pertinent to observe parenthetically that our urban renewal tools still require considerable improvement. Such improvements are needed to accomplish the broad purpose of urban renewal, as defined in the Federal Act, and to meet the more immediate needs of individual institutions of higher learning. For example, in the specific Section 112 provisions or through IHFA administration of the Housing Act, changes are needed to permit advanced land acquisition in accordance with a properly approved plan. This would permit the establishment of a land bank which could be drawn upon as required by the institution's development plan. In order to take advantage of current market prices, to permit rises in property values to accrue to the benefit of the public and its treasury, and to anticipate the property needs of the institution's program for future expansion, an advance purchase period of twenty-five years is not unreasonable.

A change should also be made either in the basic Federal legislation or in the IHFA administrative procedure to eliminate what some urban renewal officials have interpreted as a mandatory requirement for immediate clearance after a property is acquired. The proposed change would permit interim use of a property while it remains in the land bank. Under this proposal, an institution might also—in accordance with its approved plan—exercise the option of using the property as it stands or, with some renovation, for an educational purpose.

On the state and city levels of responsibility we have a need in Pennsylvania, which may be reflected in other communities, for enabling legislation and programs to encourage the construction of housing for middle-income families. Most of our university families are members of this income group. Without such encouragement on the local level, the private building industry does not appear to be capable of providing adequate housing—in the fullest sense of the term—in the neighborhoods of our urban universities, at a price most faculty members can

afford. This is a crucial item for the institutions which desire to create the heterogeneous communities so necessary to an environment for learning.

In the expansion of urban universities and teaching hospitals, money isn't everything. First, there has to be a dream, an idea, a goal, intellectual commitment, a clear statement of purpose. This was recently brought home to me by the action of the Pennsylvania State Planning Board, when, for want of such commitment, it refused to support the proposed physical expansion programs of two legally qualified institutions. The State Planning Board wanted first to know where these institutions were going, and second to be satisfied that the institutions knew where they were going.

If one's university—and I use the term in its broadest sense—pires to be an environment for learning, a repository of knowledge, a cloister within which our intellectual heritage can be expanded, and an institution rendering service to its community, then developmental planning must begin with a critical self-analysis of how well the university is satisfying these functions, whether it is achieving its self-imposed criteria of excellence, and what it requires in faculty, departments, programs, supporting services, endowments, and physical plant to accomplish its purpose.

During the 1950's the University of Pennsylvania did just this. It subjected itself to a searching appraisal of mission and performance. At Pennsylvania this period of self-analysis, and the written reports which record the analysis and its conclusions, are referred to as the Educational Survey.

In addition to academic findings and recommendations, the Educational Survey showed how important the physical environment was to the process of learning and research. New facilities were needed for many of our existing schools and departments. Many old facilities needed to be retained and properly refurbished. New buildings and additional campus areas were needed for new and expanded functions. The community of scholars, both students and faculty, to which the university aspired had to be properly housed off campus as well as on campus. All this and more was needed, and the tools for implementing the university's program for physical development were at hand because of that ten-year study period.

Thus, in the fall of 1959, the University of Pennsylvania took the next logical step. It started a continuing planning program with full-time professional personnel and made the operation directly responsible to the president. With the Educational Survey as the frame of reference, the trustees' 1948 plan as a base, and the provisions of Section 112 as

the immediate outline of work requirements, the university planning program has included the following activities:

1. The projection of student, faculty, administrative, and supporting service personnel to 1970. This is a modest projection period, but it is a firm base on which to build projections covering a longer time span.
2. The study of existing distribution of functions and uses within the fragmented campus area and its environs. This study has included (a) university uses themselves; (b) the existing pattern of nonuniversity uses, property ownership, and zoning as related to the city's master development plan; and (c) the major traffic arteries and other physical features which control or will affect campus development.
3. The establishment of campus development standards and goals with regard to functional organization, building site coverage and density, open space organization, transportation facilities serving the campus, off-street parking, and relation of the university's physical plant to neighborhood conservation—and, where necessary—renewal.

The university planning program has prepared or is in the process of preparing mutually supporting plans in the following categories:

1. Location of facilities with regard to functional areas—that is, the location of our humanities, social sciences, physical sciences, and physical education facilities, housing, and so on.
2. General building location, building density, intensity of building development—that is, height as related to ground area serving the building, and building use within the context of functional area plans;
3. Street closing and super-block organization—this, again, in accordance with our original 1948 plan;
4. Parking, service drives, and service parking entrances;
5. Open space protection and development;
6. Internal campus circulation (we are trying to create an adequately protected pedestrian campus within an urban area);
7. Land acquisition;
8. Zoning;
9. Campus commercial service requirements;
10. Community facilities;
11. Suggested development of neighboring off-campus blocks so that they will be compatible with the university's development, and so that the university's development can be used to the greatest extent possible for the enhancement of surrounding areas;
12. A capital improvement program and budget, including identification of the amounts and sources of funds for individual projects;
13. Individual project planning, programming, and design.

In accordance with the requirements of Section 112, the university's overall planning program and specific plans relate to:

1. The pattern of existing land uses;
2. The location of existing and proposed community facilities and open spaces, and the manner in which the university's program requirements will permit the use of these facilities by the community;
3. The city of Philadelphia's master plan;
4. The city's land-use zoning program, both existing and proposed. For example, we have recently completed a productive association with Drexel Institute of Technology and Temple University in the development of that portion of the new city zoning ordinance which provides for an institutional zoning district;
5. The buildings and areas requiring conservation and design attention in the university neighborhood;
6. The properties to be cleared and/or rehabilitated.

All these items are outlined and predetermined for us in the provisions of Section 112. It makes good sense to relate the university's planning and development program in this manner to community needs and development, with or without Section 112 requirements.

In considering the improved tools which are assisting urban institutions in their physical plant development programs, there is another side to this benefit which the knowledgeable municipality should be prepared to exploit. Just as the institution of higher learning should prepare its development requirements in a manner to permit use of federal-city urban renewal programs, so the municipality should be prepared to use institutional development as a tool for implementing its master plan for community development and its programs for neighborhood conservation and renewal.

With imaginative planning and administration by city agencies, the development programs of our urban institutions can now become one of the city's most important tools in its continuing effort to create and maintain a viable social, economic, and physical community.

REPORT
of the
UNIVERSITY LIAISON COMMITTEE
on
PLANNING CONCEPTS



WICHITA STATE UNIVERSITY

WICHITA, KANSAS, December, 1965



WICHITA STATE UNIVERSITY
WICHITA, KANSAS 67208

OFFICE OF THE PRESIDENT

December 9, 1965

Mr. M. John Trout, Chairman
Wichita-Sedgwick County Metropolitan
Area Planning Commission

Dear Mr. Trout:

As you will recall, on the earlier occasion of a request for zoning change involving property at the corner of Vassar and Seventeenth Streets, you were kind enough to postpone decision on this request until we had had time to present the University's concepts of planning for the University area.

A University Liaison Committee on Planning Concepts for the University Area was empaneled and I am pleased to present its report to you.

I hope the report will fairly represent the position of the University relative to the area-environment in which it is located.

If we can be of any further service to you, please do not hesitate to call upon us.

Again, my thanks for your cooperation.

Sincerely yours,

Emory Lindquist

Emory Lindquist, President
Wichita State University

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REPORT OF THE UNIVERSITY LIAISON COMMITTEE
ON PLANNING CONCEPTS



December, 1965

November 19, 1965

President Emory Lindquist
Wichita State University
Wichita, Kansas

Dear President Lindquist:

In a letter to Mr. M. John Trout, Chairman of the Wichita-Sedgwick County Metropolitan Area Planning Commission, you requested that the Planning Commission postpone decision on a zoning change requested involving property at the corner of Vassar and Seventeenth Street so that the University would have time to organize and present the University's concepts of planning for the University area. The request was granted, and the Planning Department advised us that no decision would be made before December 15, 1965.

You then appointed a University Liaison Committee on Planning Concepts For The University Area consisting of:

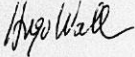
Dr. Cornelius P. Cotter	Head, Department of Political Science
Dr. V. Robert Easterling	Vice President for Operations
Mr. Glen Gardner	Executive Vice President for Board of Trustees
Mr. Arthur C. Risser	Head, Department of Engineering Graphics
Dr. Hugo Wall	Vice President for Academic Affairs

The Committee has worked diligently and presents its report to you. Much remains to be done, but we have gone as far as was possible in

President Emory Lindquist
Page Two
November 19, 1965

the limited time available. In our deliberations we availed ourselves of the information and advice so generously given us by Mr. C. Bickley Foster and members of his Planning staff and are deeply appreciative of this help. The contents of our report, however, reflect the best judgment of the Committee.

Respectfully yours,



Hugo Wall, Chairman

HW:tjm

REPORT OF COMMITTEE

Basic Assumptions

The Committee made two basic assumptions:

- (a) That the University enrollments and activities will continue to grow, and
- (b) that we must give thought to the establishment of types of uses which we desire to see cluster about the University but which will not be located on University property.

Specifically, we based our recommendations upon the following enrollment estimates:

1965 - 10,500 students	1970 - 14,600 students
1975 - 21,000 students	1980 - 25,000 or more students

(Estimates provided by Dean Powell, Director of Institutional Research.)
Our analysis of desirable uses appears as we proceed with the report.

Areas of Concern Identified by the Committee

The Committee identified nine basic problems or areas of concern. They are listed below but not in a rank order.

1. Expansion of the Campus Area

The need for the enlargement of our present campus boundaries is apparent. State policy has been to rely upon the local community to provide such land, and the problem is being actively dealt with by our University Board of Trustees.

We understand that the University's intention is to enlarge the core campus by acquiring 130 acres of the Crestview property. However, this leaves unanswered the need for land areas required for such auxiliary activities as research, certain housing facilities, parking, arterial streets and commercial establishments to serve the campus.

2. The need for classroom, office, laboratory, research and recreation facilities. All will require additional buildings.

3. Parking Facilities

Wichita State University is largely an urban rather than a residential institution. This means that at present, 75% of our students commute to and from the campus. For this reason, severe driving restrictions upon either students or staff are impracticable.

The consequence is that even though we now have much more parking area on our campus than many universities, our present parking facilities are proving inadequate to the needs of our 10,500 students and 700 faculty and staff members. By 1975 these needs will more than double. It will also be necessary to provide parking facilities for citizens attending meetings, athletic events and other University sponsored activities.

The above situation points to the fact that parking facilities both on and near the campus must be substantially increased within the next decade. It also points to the necessity for commercial establishments in the University area to provide off-street parking for all their customers. University parking requirements and the volume of traffic to be anticipated preclude the use of streets or campus grounds to meet the parking needs of commercial customers.

A separate but related parking problem arises when we consider student housing for both single and married students. Inadequate parking facilities for such students will result in student parking "spilling over" into public streets and parking areas needed for other purposes.

4. Transportation

The increased commuter and special events traffic flow to be anticipated will require the widening and improvement of the arterial streets in the area. It will also necessitate provisions for easy access to the campus and surrounding establishments without interfering with the flow of traffic.

On the campus, the problem takes on another dimension. The heavy pedestrian traffic from parking centers to various educational buildings on the campus will increasingly impede the flow of automobile traffic. Therefore, we think that it may be necessary to restrict student parking to the

peripheral areas of the campus and to construct traffic lanes to and from the several academic centers for use of staff and citizens. It will also be necessary to provide service access for the delivery of supplies and equipment.

5. Housing for Students and Faculty

The University will tend to become an area institution. This trend, plus the increasing size of our student population, is already creating needs for additional dormitory facilities for single students, and apartments for married students. Such housing should be located on the periphery of the campus or on off-campus land near the campus. We also are persuaded that the fraternity and sorority houses should be located in areas related to the dormitory centers.

It is highly desirable that the faculty be housed in the University Area. To realize this goal, it is essential that there be available homes at prices that the faculty can afford. Furthermore, the schools available to the children of faculty members must be of a calibre which will compare favorably with the standards maintained by other schools in the city.

6. Commercial requirements of students and staff

In general, the University is badly situated insofar as adjacent commercial services for students is concerned.

We must face up to two problems. First, we should decide what services are to be provided on the campus and what services should be available near the campus. Second, we should formulate standards for guiding the location of commercial activities.

7. Community facilities to meet the needs of faculty and students

We will include in this category churches, schools, parks and other recreation facilities. Churches, parks and recreation areas should be located in dormitory and housing areas and accessible without having to cross a major traffic way. Schools should be similarly located near areas for housing married students and faculty members.

8. Open Space

This is a serious on-campus problem at all times. If on-campus housing grows to significant proportions, adequate play and recreation areas will become equally important. These areas must be developed and then protected from encroachments.

9. The Surrounding Neighborhood

This is a complex, yet extremely important element in any planning for the future. It includes : (a) the relation of the University physical plant to the neighborhood, (b) present and anticipated functions and uses of the campus and its environs, (c) types of uses of the area surrounding the University that are compatible with the functioning of the University and (d) relations of the University with the people in its environs.

If the University is to have an effective voice in the development of this area, it will be necessary to (a) develop definite plans for the growth of the campus and (b) develop proposals for desirable use of areas contiguous to the campus.

It would also be highly desirable to define what is meant by the University environs, and which we will call the University Area. The area we have in mind is that which is bounded by 25th Street on the north, 13th Street on the south, Grove Avenue on the west and Edgemoor Avenue on the east.

Our interest in the University Area must extend to both the types of activities carried on within the immediate environment of the University, and the architectural and aesthetic characteristics of the Area. This means that we are concerned with zoning, with the types of businesses and their location in the Area, and the type of construction in the immediate environs of the University.

Just as our interest must extend beyond the immediate University campus, our conclusions must encompass the interests and viewpoints of private property. We believe that the University and private property owners in the University Area have common interests and the objective of both should be to discover and set forth policies which will achieve the highest and best use of land in the University Area.

This makes it imperative that: (a) the University establish a planning body for campus planning; (b) the University organize a University planning committee to work with neighborhood groups in the University Area in a continuous and consistent program of study and discussion of planning problems; and (c) we continue to work closely with the Metropolitan Area Planning Commission, the Planning Department, and other government officials.

Your Committee was instructed to organize and develop the University's concepts of planning for the University Area for presentation to the Planning Commission. Our concern was, impliedly, to be with off-campus planning problems, and our emphasis has been upon such problems. But a clear-cut dichotomous division of the areas of concern was not feasible.

On-campus and off-campus problems are sufficiently interrelated that the distinction must be one of emphasis rather than one of kind.

Further Analysis of Problems

I. University Area

There is a close community of interest between the University and the residents and businesses in the area around the University campus. Their interests are common and reciprocal.

Working together, they will not only be able to protect these interests, but in doing so, will further the public interest of Wichita and the State of Kansas in higher education and in community welfare.

This University interest in its neighborhood is not new. The institution has long maintained a number of activities off-campus and in the University community. The Institute of Logopedics, for example, is to be found at Jardine and 21st Street, some eight blocks west of the northwest corner of the campus at 21st and Hillside. Fraternity houses and dormitories are located off the campus to the south, west, and east, and a new dormitory complex is about to be constructed under private auspices at the northwest corner of 21st and Hillside.

The University Area we have in mind is bounded by 13th Street on the south, 25th Street on the north, Grove Avenue on the west and Edgemoor Avenue on the east. This is the area of our concern. We recommend that a portion of the above area, as yet to be defined, be mapped as a University Zoning District by the M. A. P. C. As a separate zoning district, it would permit the University to be given more land use flexibility and permit the establishment of the types of uses which ordinarily cluster around a University.

II. Expansion of Campus and University Facilities

These are primarily concerns of internal University administration, and hence, we have not undertaken to develop proposed solutions. It must be noted, however, that all plans of action adopted by the University should be closely correlated with plans developed for the University Area.

It will be necessary for us to determine the types of buildings needed, their size, and the probable date of construction of each. Furthermore, such planning should establish a broad pattern of buildings so as to bring into closer proximity the buildings used for certain broad educational

purposes, e. g. Education Center, Engineering Center, Natural Science Center, Social Science Center, etc.

Planning for these centers must include not only the facilities themselves but such traffic and parking problems as (a) pedestrian traffic to, from and between Centers, (b) parking for staff, and (c) service access for the delivery of supplies and equipment.

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It seems most desirable, therefore, that the University set up a planning committee and essential planning staff as soon as practicable.

III. Traffic and Parking

These problems are inextricably interrelated, and so must be considered together.

The present flow of traffic to the campus is by means of the following general routes:

- (a) From the west--- (1) 13th Street to Hillside, or to Fairmount, or Vassar
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To alleviate a situation that is growing worse each year we believe that:

- (a) 17th must be improved to a four-lane arterial street from Oliver to Hillside

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In other words, your committee is persuaded that, at this point in time, there should be no additional commercial establishments on 17th Street from Hillside Avenue to Oliver Avenue, and on Hillside Avenue from 17th Street to 21st Street. After additional traffic lanes are completed and adequate traffic controls have been established on 17th Street, and off-campus parking facilities have been provided on 17th Street (between Fairmount Avenue and Yale Avenue) and on Hillside Avenue (between 17th Street and 21st Street), then businesses compatible with the predominant use of the area should be encouraged on 17th Street and Hillside Avenue. All such businesses should, however, provide adequately for all customer parking.

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Upon inquiry, we found that neither fraternities nor sororities have present building plans, although they are aware of the long-range needs of the University. We are persuaded that eventually both fraternity and sorority houses will need to be relocated.

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for \$80 to \$110 per month are favored by some members of the committee. However, we have not had time to give this matter the attention it deserves.

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Professional and institutional offices, and research and testing laboratories should preferably be located in the immediate environs of the University.

Parking facilities (ground and multi-level) should be in close proximity to campus centers attended by public audiences, and near academic centers located on the periphery of the campus. We think consideration should be given to multi-level parking facilities both on and off campus for students and faculty, with these facilities being supported by parking fees collected from users. Filling stations and garages belong in areas adjacent to parking facilities.

There are other services and establishments required by the University Area. Thus, the need for a modern motel is indicated. A pre-school nursery will be needed by both married students and faculty families. A motion picture theatre, which may be used for other types of entertainment is desirable although the committee has not determined its commercial feasibility at this time.

In area near housing facilities we envision needs for (a) eating places and food catering services, (b) bookstores, (c) art stores, including art displays and supplies, (d) music shops, (e) dry cleaning and laundry services, (f) barber and beauty shops, (g) shops of several kinds for groceries, drugs and cosmetics, jewelry, sporting goods, clothing, photographic equipment and supplies, flowers and gifts, and (h) recreation facilities for such activities as bowling, pool, snooker and dancing. This list represents the best judgment of the committee, but is not based upon a systematic survey and analysis. Such a study by the College of Business Administration is suggested.

These facilities should be near the University but need not be located in the immediate environs of the University. Their location and off-street

parking facilities required of each should be such that they will not impede the flow of traffic on present and projected traffic arterials.

VI. The Campus Area--relations between University and neighborhood groups

It seems appropriate that the University should be interested in not only the use pattern but the architectural and aesthetic environment of both the campus and surrounding off-campus areas. The history of other educational institutions clearly indicates that unless positive counter measures are taken, the properties surrounding the University will depreciate. The area will tend to become a hodgepodge of cheap garish structures which will depreciate rapidly. This unhappy development can only be prevented by the concerted efforts of both the residents of the University Area and the University. It calls for an educational process, a part of which is a deeper appreciation of aesthetic qualities.

Concern for the aesthetic environment of the community is being expressed by local governmental authorities, civic and professional groups, and by individuals. We should avail ourselves of this proffered help.

But we must do more. The University should organize a permanent University planning liaison committee which will help organize and work with neighborhood improvement committees. In this effort we feel confident of receiving invaluable assistance from the Metropolitan Area Planning Commission, the Planning Department, and other interested groups and individuals.

Recapitulation of Recommendations

I. That the Wichita-Sedgwick County Metropolitan Area Planning Commission establish a University Zoning District which will include the University campus. Planning and zoning provisions for such District would differ in some respects from those of other parts of the City and County.

II. That Wichita State University establish, as soon as practicable, a Planning Committee served by the necessary staff. This body would have two major functions, as follows:

- A. To develop plans and approximate time-tables for the growth of campus facilities and area; and
- B. To work with neighborhood groups, the Metropolitan Area Planning Commission, the Planning Department, other officials, and interested

citizens in studying and working out solutions to problems of common interest to the University and residents in the University Area.

III. That the plans to make 17th Street a four-lane arterial street as far east as Oliver Avenue be completed as scheduled for 1967 in the City's Capital Improvement Program.

IV. That additional traffic controls be imposed upon traffic on 17th Street between Hillside Avenue and Oliver Avenue.

V. That Yale Avenue be closed between 18th Street and the campus road just north of the Campus Activities Center, and that students living in the fraternity houses, Brennan Halls, and Grace Wilkie Hall not be permitted to use Parking Lots #4, #5, #6 and #7.

VI. That the arterial and expressway systems projected in the Transportation Study would appear to meet our future needs.

VII. That parking facilities paid for by parking fees be established on 17th Street and on 21st Street.

VIII. That the establishment of additional commercial enterprises on 17th Street and Hillside Avenue be discouraged until adequate traffic and parking facilities have been developed. Thus, we are opposed to requests for zoning changes that would permit the establishment of additional commercial enterprises on 17th Street between Hillside Avenue and Oliver Avenue.

IX. That all commercial enterprises on streets in the immediate environment of the University be required to provide parking facilities for all customers.

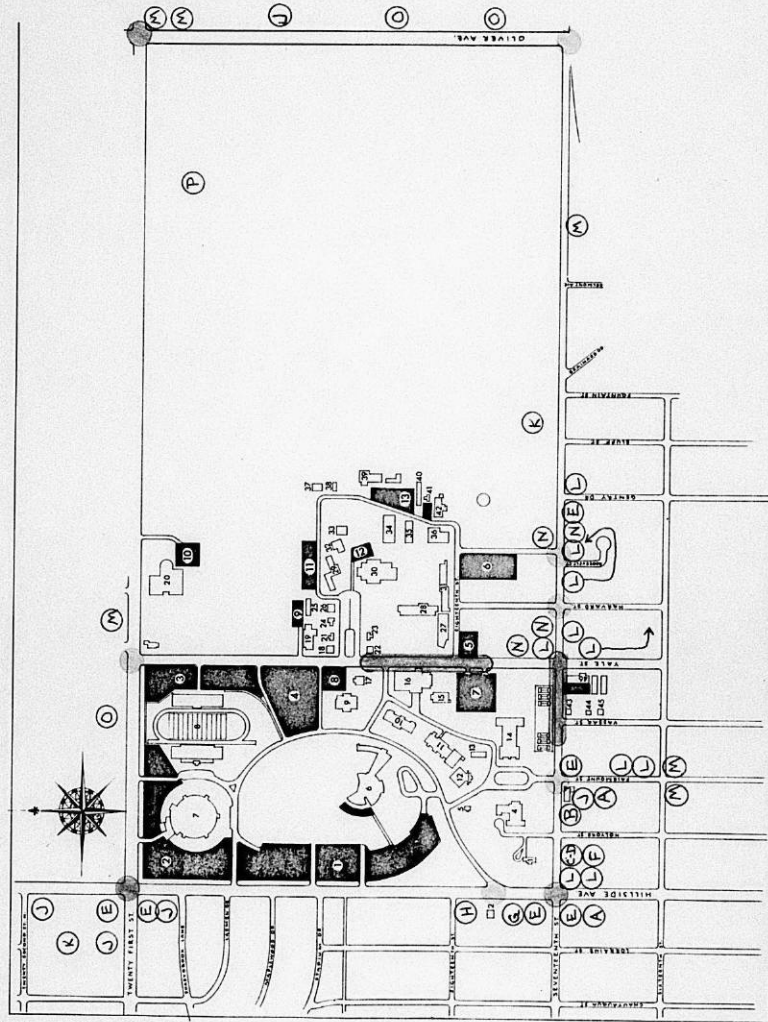
X. That all student housing developments be required to provide adequate parking spaces for their students, and that fraternity and sorority houses be eventually located in the student housing areas. The minimum parking areas required for these houses should take into account the fact that a majority of the membership of the Greek fraternities and sororities on the Wichita State University campus does not reside in the Chapter house.

XI. That the need for additional housing for students, housing for married students, and residential properties for faculty members should be given further study by the University.

XII. That we now have a growing need for certain types of commercial activities, that most of such establishments should be near the University but need not be located on streets fronting the University campus.

MAP OF THE
UNIVERSITY CAMPUS &
IMMEDIATE AREA

WICHITA STATE UNIVERSITY
Wichita
December, 1965
Kansas



LEGEND

- PARKING LOTS **2**
- UNIVERSITY BUILDINGS **1**
- COMMERCIAL ESTABLISHMENTS

- A. Cafe
- B. Clothing
- C. Laundry
- D. Sundry
- E. Service Station
- F. Drug Store
- G. Drive-In Restaurant
- H. Office Building
- J. Miscellaneous Businesses

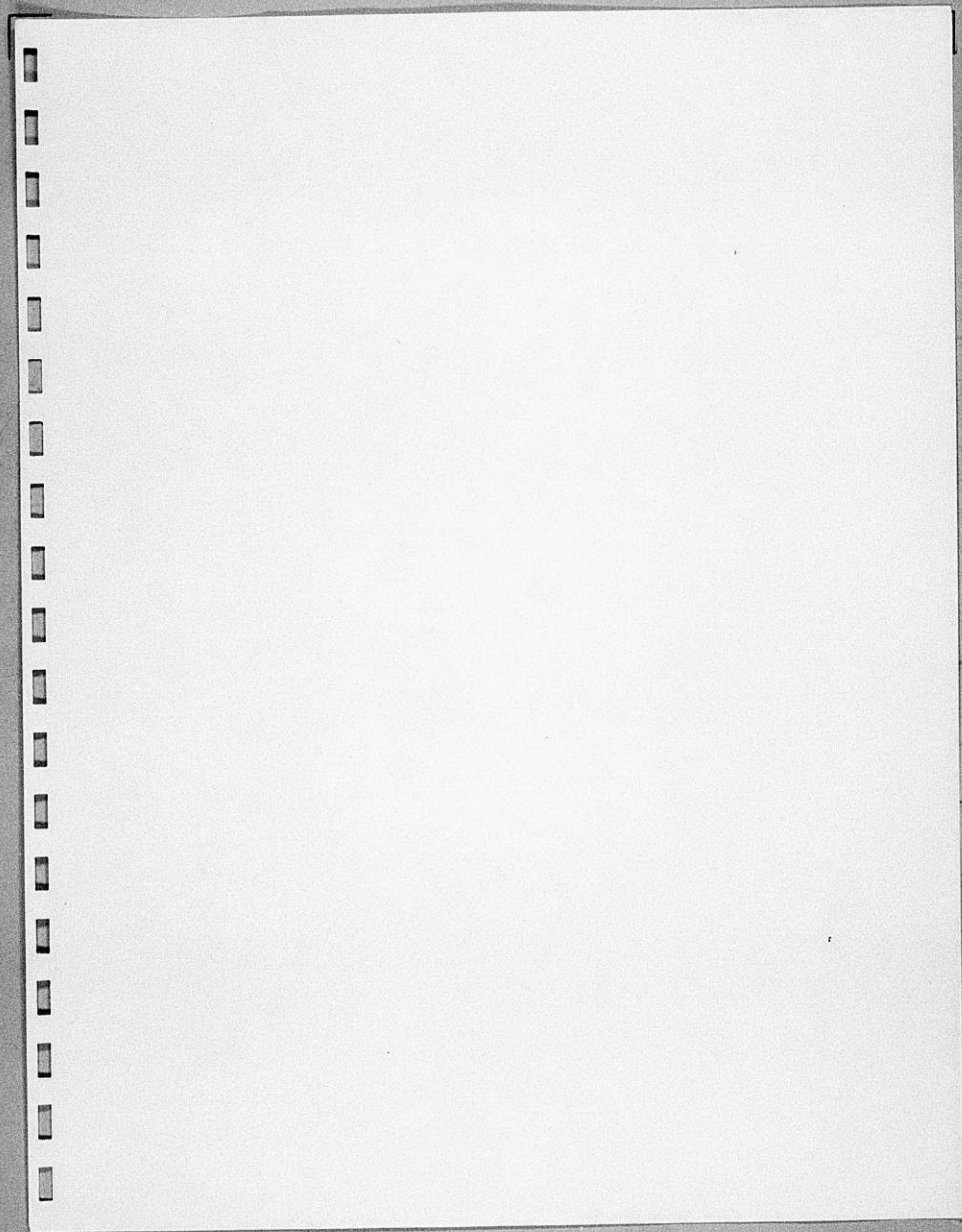
NON-COMMERCIAL ESTABLISHMENTS

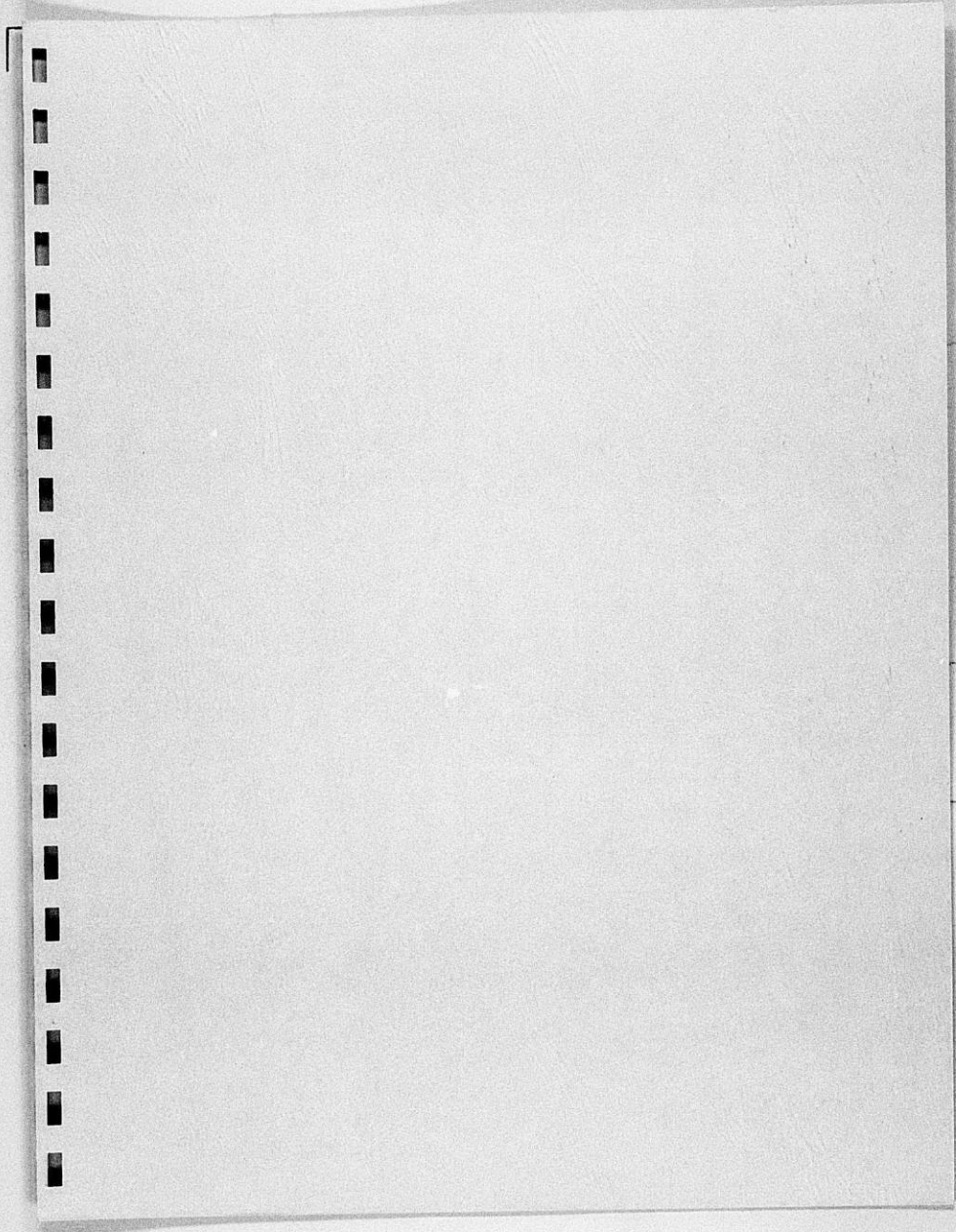
- K. University Housing
- L. Apartments
- M. Church
- N. Student Church Center
- O. Cemetery
- P. Country Club

CRITICAL TRAFFIC AREAS

- Controlled by traffic lights
- Major congestion
- Minor congestion

NOTE: Single-family dwellings are not included in the scope of this map.





REPORT
of the
UNIVERSITY LIAISON COMMITTEE
on
PLANNING CONCEPTS



WICHITA STATE UNIVERSITY

WICHITA, KANSAS, December, 1965



WICHITA STATE UNIVERSITY
WICHITA, KANSAS 67208

OFFICE OF THE PRESIDENT

December 9, 1965

Mr. M. John Trout, Chairman
Wichita-Sedgwick County Metropolitan
Area Planning Commission

Dear Mr. Trout:

As you will recall, on the earlier occasion of a request for zoning change involving property at the corner of Vassar and Seventeenth Streets, you were kind enough to postpone decision on this request until we had had time to present the University's concepts of planning for the University area.

A University Liaison Committee on Planning Concepts for the University Area was empaneled and I am pleased to present its report to you.

I hope the report will fairly represent the position of the University relative to the area-environment in which it is located.

If we can be of any further service to you, please do not hesitate to call upon us.

Again, my thanks for your cooperation.

Sincerely yours,

Emory Lindquist

Emory Lindquist, President
Wichita State University

EL:tjm

REPORT OF THE UNIVERSITY LIAISON COMMITTEE
ON PLANNING CONCEPTS



December, 1965

November 19, 1965

President Emory Lindquist
Wichita State University
Wichita, Kansas

Dear President Lindquist:

In a letter to Mr. M. John Trout, Chairman of the Wichita-Sedgwick County Metropolitan Area Planning Commission, you requested that the Planning Commission postpone decision on a zoning change requested involving property at the corner of Vassar and Seventeenth Street so that the University would have time to organize and present the University's concepts of planning for the University area. The request was granted, and the Planning Department advised us that no decision would be made before December 15, 1965.

You then appointed a University Liaison Committee on Planning Concepts For The University Area consisting of:

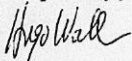
Dr. Cornelius P. Cotter	Head, Department of Political Science
Dr. V. Robert Easterling	Vice President for Operations
Mr. Glen Gardner	Executive Vice President for Board of Trustees
Mr. Arthur C. Risser	Head, Department of Engineering Graphics
Dr. Hugo Wall	Vice President for Academic Affairs

The Committee has worked diligently and presents its report to you. Much remains to be done, but we have gone as far as was possible in

President Emory Lindquist
Page Two
November 19, 1965

the limited time available. In our deliberations we availed ourselves of the information and advice so generously given us by Mr. C. Bickley Foster and members of his Planning staff and are deeply appreciative of this help. The contents of our report, however, reflect the best judgment of the Committee.

Respectfully yours,



Hugo Wall, Chairman

HW:tjm

REPORT OF COMMITTEE

Basic Assumptions

The Committee made two basic assumptions:

- (a) That the University enrollments and activities will continue to grow, and
- (b) that we must give thought to the establishment of types of uses which we desire to see cluster about the University but which will not be located on University property.

Specifically, we based our recommendations upon the following enrollment estimates:

1965 - 10,500 students	1970 - 14,600 students
1975 - 21,000 students	1980 - 25,000 or more students

(Estimates provided by Dean Powell, Director of Institutional Research.)
Our analysis of desirable uses appears as we proceed with the report.

Areas of Concern Identified by the Committee

The Committee identified nine basic problems or areas of concern. They are listed below but not in a rank order.

1. Expansion of the Campus Area

The need for the enlargement of our present campus boundaries is apparent. State policy has been to rely upon the local community to provide such land, and the problem is being actively dealt with by our University Board of Trustees.

We understand that the University's intention is to enlarge the core campus by acquiring 130 acres of the Crestview property. However, this leaves unanswered the need for land areas required for such auxiliary activities as research, certain housing facilities, parking, arterial streets and commercial establishments to serve the campus.

2. The need for classroom, office, laboratory, research and recreation facilities. All will require additional buildings.

3. Parking Facilities

Wichita State University is largely an urban rather than a residential institution. This means that at present, 75% of our students commute to and from the campus. For this reason, severe driving restrictions upon either students or staff are impracticable.

The consequence is that even though we now have much more parking area on our campus than many universities, our present parking facilities are proving inadequate to the needs of our 10,500 students and 700 faculty and staff members. By 1975 these needs will more than double. It will also be necessary to provide parking facilities for citizens attending meetings, athletic events and other University sponsored activities.

The above situation points to the fact that parking facilities both on and near the campus must be substantially increased within the next decade. It also points to the necessity for commercial establishments in the University area to provide off-street parking for all their customers. University parking requirements and the volume of traffic to be anticipated preclude the use of streets or campus grounds to meet the parking needs of commercial customers.

A separate but related parking problem arises when we consider student housing for both single and married students. Inadequate parking facilities for such students will result in student parking "spilling over" into public streets and parking areas needed for other purposes.

4. Transportation

The increased commuter and special events traffic flow to be anticipated will require the widening and improvement of the arterial streets in the area. It will also necessitate provisions for easy access to the campus and surrounding establishments without interfering with the flow of traffic.

On the campus, the problem takes on another dimension. The heavy pedestrian traffic from parking centers to various educational buildings on the campus will increasingly impede the flow of automobile traffic. Therefore, we think that it may be necessary to restrict student parking to the

peripheral areas of the campus and to construct traffic lanes to and from the several academic centers for use of staff and citizens. It will also be necessary to provide service access for the delivery of supplies and equipment.

5. Housing for Students and Faculty

The University will tend to become an area institution. This trend, plus the increasing size of our student population, is already creating needs for additional dormitory facilities for single students, and apartments for married students. Such housing should be located on the periphery of the campus or on off-campus land near the campus. We also are persuaded that the fraternity and sorority houses should be located in areas related to the dormitory centers.

It is highly desirable that the faculty be housed in the University Area. To realize this goal, it is essential that there be available homes at prices that the faculty can afford. Furthermore, the schools available to the children of faculty members must be of a calibre which will compare favorably with the standards maintained by other schools in the city.

6. Commercial requirements of students and staff

In general, the University is badly situated insofar as adjacent commercial services for students is concerned.

We must face up to two problems. First, we should decide what services are to be provided on the campus and what services should be available near the campus. Second, we should formulate standards for guiding the location of commercial activities.

7. Community facilities to meet the needs of faculty and students

We will include in this category churches, schools, parks and other recreation facilities. Churches, parks and recreation areas should be located in dormitory and housing areas and accessible without having to cross a major traffic way. Schools should be similarly located near areas for housing married students and faculty members.

8. Open Space

This is a serious on-campus problem at all times. If on-campus housing grows to significant proportions, adequate play and recreation areas will become equally important. These areas must be developed and then protected from encroachments.

9. The Surrounding Neighborhood

This is a complex, yet extremely important element in any planning for the future. It includes: (a) the relation of the University physical plant to the neighborhood, (b) present and anticipated functions and uses of the campus and its environs, (c) types of uses of the area surrounding the University that are compatible with the functioning of the University and (d) relations of the University with the people in its environs.

If the University is to have an effective voice in the development of this area, it will be necessary to (a) develop definite plans for the growth of the campus and (b) develop proposals for desirable use of areas contiguous to the campus.

It would also be highly desirable to define what is meant by the University environs, and which we will call the University Area. The area we have in mind is that which is bounded by 25th Street on the north, 13th Street on the south, Grove Avenue on the west and Edgemoor Avenue on the east.

Our interest in the University Area must extend to both the types of activities carried on within the immediate environment of the University, and the architectural and aesthetic characteristics of the Area. This means that we are concerned with zoning, with the types of businesses and their location in the Area, and the type of construction in the immediate environs of the University.

Just as our interest must extend beyond the immediate University campus, our conclusions must encompass the interests and viewpoints of private property. We believe that the University and private property owners in the University Area have common interests and the objective of both should be to discover and set forth policies which will achieve the highest and best use of land in the University Area.

This makes it imperative that: (a) the University establish a planning body for campus planning; (b) the University organize a University planning committee to work with neighborhood groups in the University Area in a continuous and consistent program of study and discussion of planning problems; and (c) we continue to work closely with the Metropolitan Area Planning Commission, the Planning Department, and other government officials.

Your Committee was instructed to organize and develop the University's concepts of planning for the University Area for presentation to the Planning Commission. Our concern was, impliedly, to be with off-campus planning problems, and our emphasis has been upon such problems. But a clear-cut dichotomous division of the areas of concern was not feasible.

On-campus and off-campus problems are sufficiently interrelated that the distinction must be one of emphasis rather than one of kind.

Further Analysis of Problems

I. University Area

There is a close community of interest between the University and the residents and businesses in the area around the University campus. Their interests are common and reciprocal.

Working together, they will not only be able to protect these interests, but in doing so, will further the public interest of Wichita and the State of Kansas in higher education and in community welfare.

This University interest in its neighborhood is not new. The institution has long maintained a number of activities off-campus and in the University community. The Institute of Logopedics, for example, is to be found at Jardine and 21st Street, some eight blocks west of the northwest corner of the campus at 21st and Hillside. Fraternity houses and dormitories are located off the campus to the south, west, and east, and a new dormitory complex is about to be constructed under private auspices at the northwest corner of 21st and Hillside.

The University Area we have in mind is bounded by 13th Street on the south, 25th Street on the north, Grove Avenue on the west and Edgemoor Avenue on the east. This is the area of our concern. We recommend that a portion of the above area, as yet to be defined, be mapped as a University Zoning District by the M. A. P. C. As a separate zoning district, it would permit the University to be given more land use flexibility and permit the establishment of the types of uses which ordinarily cluster around a University.

II. Expansion of Campus and University Facilities

These are primarily concerns of internal University administration, and hence, we have not undertaken to develop proposed solutions. It must be noted, however, that all plans of action adopted by the University should be closely correlated with plans developed for the University Area.

It will be necessary for us to determine the types of buildings needed, their size, and the probable date of construction of each. Furthermore, such planning should establish a broad pattern of buildings so as to bring into closer proximity the buildings used for certain broad educational

purposes, e.g. Education Center, Engineering Center, Natural Science Center, Social Science Center, etc.

Planning for these centers must include not only the facilities themselves but such traffic and parking problems as (a) pedestrian traffic to, from and between Centers, (b) parking for staff, and (c) service access for the delivery of supplies and equipment.

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Professional and institutional offices, and research and testing laboratories should preferably be located in the immediate environs of the University.

Parking facilities (ground and multi-level) should be in close proximity to campus centers attended by public audiences, and near academic centers located on the periphery of the campus. We think consideration should be given to multi-level parking facilities both on and off campus for students and faculty, with these facilities being supported by parking fees collected from users. Filling stations and garages belong in areas adjacent to parking facilities.

There are other services and establishments required by the University Area. Thus, the need for a modern motel is indicated. A pre-school nursery will be needed by both married students and faculty families. A motion picture theatre, which may be used for other types of entertainment is desirable although the committee has not determined its commercial feasibility at this time.

In area near housing facilities we envision needs for (a) eating places and food catering services, (b) bookstores, (c) art stores, including art displays and supplies, (d) music shops, (e) dry cleaning and laundry services, (f) barber and beauty shops, (g) shops of several kinds for groceries, drugs and cosmetics, jewelry, sporting goods, clothing, photographic equipment and supplies, flowers and gifts, and (h) recreation facilities for such activities as bowling, pool, snooker and dancing. This list represents the best judgment of the committee, but is not based upon a systematic survey and analysis. Such a study by the College of Business Administration is suggested.

These facilities should be near the University but need not be located in the immediate environs of the University. Their location and off-street

parking facilities required of each should be such that they will not impede the flow of traffic on present and projected traffic arterials.

VI. The Campus Area--relations between University and neighborhood groups

It seems appropriate that the University should be interested in not only the use pattern but the architectural and aesthetic environment of both the campus and surrounding off-campus areas. The history of other educational institutions clearly indicates that unless positive counter measures are taken, the properties surrounding the University will depreciate. The area will tend to become a hodgepodge of cheap garish structures which will depreciate rapidly. This unhappy development can only be prevented by the concerted efforts of both the residents of the University Area and the University. It calls for an educational process, a part of which is a deeper appreciation of aesthetic qualities.

Concern for the aesthetic environment of the community is being expressed by local governmental authorities, civic and professional groups, and by individuals. We should avail ourselves of this proffered help.

But we must do more. The University should organize a permanent University planning liaison committee which will help organize and work with neighborhood improvement committees. In this effort we feel confident of receiving invaluable assistance from the Metropolitan Area Planning Commission, the Planning Department, and other interested groups and individuals.

Recapitulation of Recommendations

I. That the Wichita-Sedgwick County Metropolitan Area Planning Commission establish a University Zoning District which will include the University campus. Planning and zoning provisions for such District would differ in some respects from those of other parts of the City and County.

II. That Wichita State University establish, as soon as practicable, a Planning Committee served by the necessary staff. This body would have two major functions, as follows:

- A. To develop plans and approximate time-tables for the growth of campus facilities and area; and
- B. To work with neighborhood groups, the Metropolitan Area Planning Commission, the Planning Department, other officials, and interested

citizens in studying and working out solutions to problems of common interest to the University and residents in the University Area.

III. That the plans to make 17th Street a four-lane arterial street as far east as Oliver Avenue be completed as scheduled for 1967 in the City's Capital Improvement Program.

IV. That additional traffic controls be imposed upon traffic on 17th Street between Hillside Avenue and Oliver Avenue.

V. That Yale Avenue be closed between 18th Street and the campus road just north of the Campus Activities Center, and that students living in the fraternity houses, Brennan Halls, and Grace Wilkie Hall not be permitted to use Parking Lots #4, #5, #6 and #7.

VI. That the arterial and expressway systems projected in the Transportation Study would appear to meet our future needs.

VII. That parking facilities paid for by parking fees be established on 17th Street and on 21st Street.

VIII. That the establishment of additional commercial enterprises on 17th Street and Hillside Avenue be discouraged until adequate traffic and parking facilities have been developed. Thus, we are opposed to requests for zoning changes that would permit the establishment of additional commercial enterprises on 17th Street between Hillside Avenue and Oliver Avenue.

IX. That all commercial enterprises on streets in the immediate environment of the University be required to provide parking facilities for all customers.

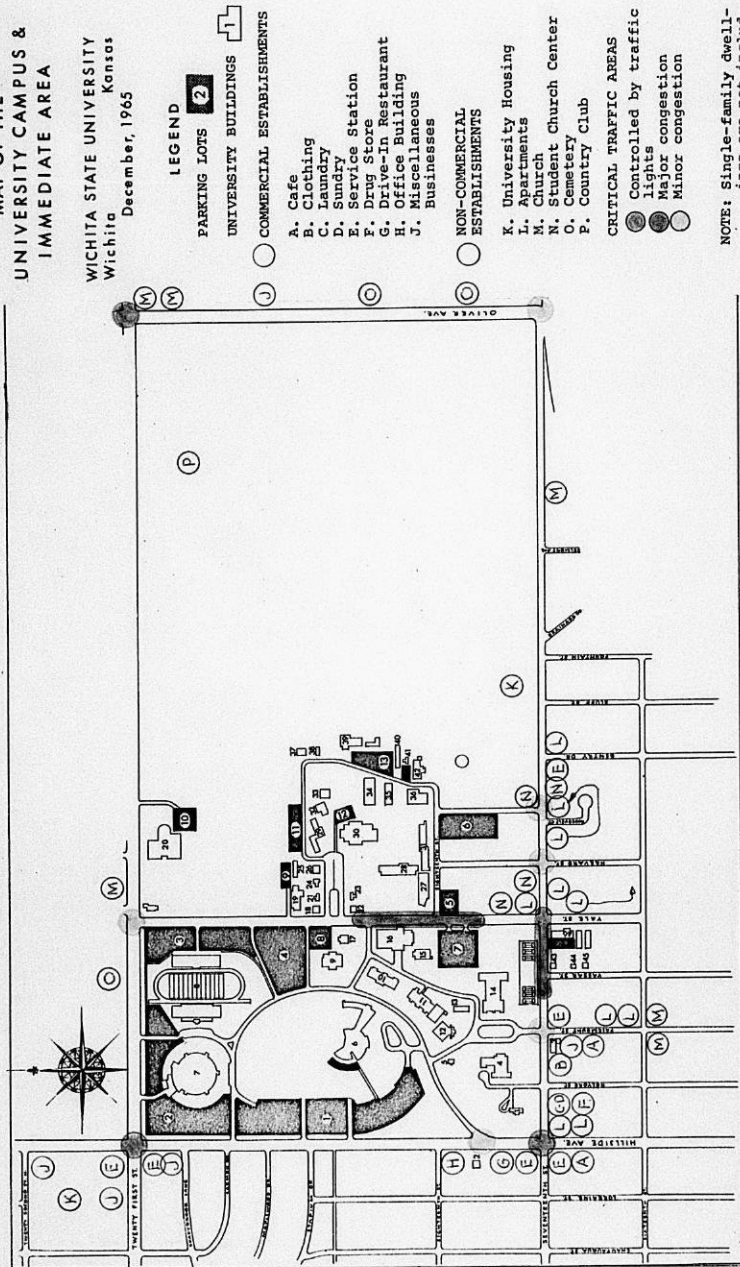
X. That all student housing developments be required to provide adequate parking spaces for their students, and that fraternity and sorority houses be eventually located in the student housing areas. The minimum parking areas required for these houses should take into account the fact that a majority of the membership of the Greek fraternities and sororities on the Wichita State University campus does not reside in the Chapter house.

XI. That the need for additional housing for students, housing for married students, and residential properties for faculty members should be given further study by the University.

XII. That we now have a growing need for certain types of commercial activities, that most of such establishments should be near the University but need not be located on streets fronting the University campus.

**MAP OF THE
UNIVERSITY CAMPUS &
IMMEDIATE AREA**

WICHITA STATE UNIVERSITY
Wichita, Kansas
December, 1965



LEGEND

PARKING LOTS **2**

UNIVERSITY BUILDINGS **1**

COMMERCIAL ESTABLISHMENTS

- A. Cafe
- B. Clothing
- C. Laundry
- D. Sundry
- E. Service Station
- F. Drug Store
- G. Restaurant
- H. Office Building
- I. Miscellaneous
- J. Businesses

NON-COMMERCIAL ESTABLISHMENTS

- K. University Housing
- L. Apartments
- M. Church
- N. Student Church Center
- O. Cemetery
- P. Country Club

CRITICAL TRAFFIC AREAS

- Controlled by traffic lights
- Major congestion
- Minor congestion

NOTE: Single-family dwellings are not included in the scope of this map.