

DR 80-10 - Department of Redevelopment & Rehabilitation requests MAPC review of the "LINCOLN NEIGHBORHOOD PLAN"

ACTION

COMMITTEE	DATE
M.A.P.C. <i>Referred see minutes</i>	<u>5-22-80</u>
B.C.C./B.C.C.C. <i>Referred</i>	<u>6-12-80</u>

~~John~~ - info

Young -

6. (Call) (Name) (Address) (Phone)
we don't need it yet

1. Read over & see what they've done.
2. Why go back to PC?
3. Why the "fencing"?
4. I'm sure the PC's ask cannot their
wages.
5. If we send to PC it should be
reformatted by index delimitation or something
This is terrible.

THE CITY OF WICHITA

OFFICE OF Redevelopment and Rehabilitation **DATE** June 19, 1980

TO Robert Lakin, Director of Planning

FROM Bill Wommack, Urban Planner

SUBJECT Lincoln Neighborhood Plan Changes

Please find attached thirteen (13) copies of proposed changes to the Lincoln Neighborhood Plan. These changes were approved by the Task Force on June 18, 1980. I would appreciate it if you would put the Lincoln Neighborhood Plan, plus these recommended changes, on the MAPC agenda for the meeting of June 26, 1980. We are asking for MAPC approval of the Plan and agree that it is in conformance with the Comprehensive Plan.

If you have any questions, please contact me at your convenience.

Bill Wommack
Bill Wommack
Urban Planner

BW/abv
Attachments (13)

*request on 6/25 After reviewing this
decided not to return this item to
the Planning Commission agenda. R&R.
will forward the Lincoln Park Plan on
to the governing body with MAPC's
force amendments to previous
MAPC's MAPC comments.
D.F.Y.*

Recommended Changes to the Lincoln Neighborhood Plan

Page 14 - 2nd objective - Change to read "Support the development of one additional park in the Lincoln Neighborhood, preferably a mini-park located at least two blocks from the Arkansas River."

Page 21 - (1) - under Land Use - Residential - change second sentence to read "However, to maintain a balance of residential uses, there is a need to encourage the preservation of single-family dwellings through low interest loan programs such as those provided by the Department of Redevelopment and Rehabilitation."

Page 22 - (3) - under Land Use - Residential - change second sentence to read "These vacant parcels could be redeveloped for single-family and duplex residential use or for park and recreation uses depending on parcel size." Add at the end of the last sentence ".....or for park and recreational uses."

Page 22 - (4) - under Land Use - Residential - change second sentence to read "These structures could be demolished and replaced by single-family or duplex units where possible."

Page 22 - (3) - under Land Use - Commercial - last sentence should be changed to read "Commercial uses should not be permitted to encroach into neighborhood residential areas or strip along arterials other than Harry, Broadway and Kellogg."

Page 23 - (2) - under Parks, Recreation and Open Space - first sentence should be changed to read "The task force and area residents also support the development of additional park space in Lincoln Neighborhood, preferably a mini-park."

Page 26 - (4) - under Environment - paragraph should be changed to read "A more stringent enforcement of screening of commercial and industrial development from residential properties is needed in Lincoln Neighborhood. Task Force members believe that the codes requiring screening of industrial and commercial uses on the sides and rear from residential areas should be strictly enforced."

THE CITY OF WICHITA
OFFICE OF PLANNING DEPARTMENT

DATE
May 15, 1980



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

SUBJECT
DR 80-10-Lincoln Neighborhood Plan

The Department of Redevelopment and Rehabilitation has requested that the Lincoln Neighborhood Plan be placed on the Agenda for review by the Metropolitan Area Planning Commission. A copy of the Plan is attached for your reference.

The Plan addresses an area bounded by Kellogg on the north, St. Francis on the east, Osie on the south and the Arkansas River on the west. The Plan contains analyses, goals, objectives and recommendations on housing, land use, parks and recreation, transportation, environmental problems, and police and fire service.

In reviewing the Plan document, the Planning Department staff has found several items that appear to be inconsistent with established land use trends and zoning policy.

On page 21 under the residential land use recommendations, the statement is made that "...to maintain a balance of residential uses, there is a need to inhibit the conversion of older single family houses into duplexes and boarding houses."

Most of the Lincoln Neighborhood is zoned the "B" multi-family and the "R-B" four-family residential category which allows conversions to occur. The Plan does not suggest how these conversions are to be "inhibited." This statement also appears to conflict with an objective stated on page 12 of the Plan to maintain a variety of housing types and densities throughout the neighborhoods.

Under item number 3 at the top of page 22, the Plan recommends that vacant parcels existing in the neighborhood should be developed for single-family residential or park and recreation uses.

Under present economic conditions, the construction on these vacant parcels of duplexes, fourplexes, townhouses (single

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family attached) may be more feasible than traditional single family housing. In addition, if these vacant properties are small 50-foot wide parcels typical of the older platted areas of the City, they may be too small to accommodate mini parks.

Item No. 3 under the "Land Use-Commercial" section on page 22 states that "any future commercial activities permitted to locate in Lincoln Neighborhood should be developed in plazas or centers on either Broadway or Harry Streets only. Commercial uses should not be permitted to strip along arterials or encroach into the neighborhood's residential areas." This statement does not appear to recognize the fact that Broadway and Harry streets are already stripped with light commercial zoning and uses, and it does not appear to acknowledge the long-standing zoning policy of allowing for the expansion of existing commercial uses along Kellogg, Broadway and Harry--the major arterial streets.

A specific zoning policy established in the past by the MAPC and the Board of Wichita City Commissioners for a portion of Harry Street in the Lincoln Neighborhood is to "look with favor on applications for Light Commercial, Commercial, and also for Light Industrial in those blocks where Light Industrial presently exists on Harry between Broadway and Washington to a general depth of 250 feet and further, that any request for an additional 50 feet to be zoned "B" multi-family for use as parking in conjunction with the commercial, will be looked on with favor."

Item NO. 4 under the environmental recommendations on page 26, states that "The requirement for screening office, commercial, institutional or industrial uses located across the street from residential development was eliminated in April, 1977. Task Force members believe that residential areas should be screened from industrial and commercial uses both next door and across the street." The screening provision amended from the City Zoning Ordinance in 1977, applied only to the sides and rear of commercial structures. There has never been a provision for screening commercial frontages across the street from residential zoning districts or uses. The current zoning Code of the City contains a clause that screening be provided "...on all development sufficient to reasonably hide from ground level view all loading docks, trash receptacles, outdoor storage, outdoor work areas or similar uses from any residential zoning district located within one-hundred fifty feet of such use." This provision may, in certain instances, provide screening of the side or rear of office, commercial, institutional or industrial properties from residential development in a residential zoning district across intervening streets.

In addition to the preceding comments concerning land use and zoning, the staff of the Area Agency on Aging has made the

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general observation that although Lincoln Neighborhood is one of the more heavily elderly-concentrated neighborhoods in the City, the Neighborhood Plan places no particular emphasis on programs or facilities to serve elderly residents.

With the exception of the differences indicated above, the balance of the Neighborhood Plan does not appear to conflict with adopted elements of the Comprehensive Plan or established policies of the Planning Commission.

On this basis, the Planning Commission may wish to qualify any approval of the Neighborhood Plan document to whatever extent the Commission considers the Plan recommendations acceptable.

Staff from the Department of Redevelopment and Rehabilitation will be available to discuss these recommendations with the Planning Commission.


Robert A. Lakin, Director of Planning

RAL:RLY:vn
cc: Ken Kitchen, Director, Department of Redevelopment &
Rehabilitation
Bill Wommack, Neighborhood Planner, Department of
Redevelopment and Rehabilitation

THE CITY OF WICHITA
OFFICE OF PLANNING DEPARTMENT

DATE
May 15, 1980



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cc: Ken Kitchen, Director, Department of Redevelopment &
Rehabilitation
Bill Womack, Neighborhood Planner, Department of
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INTRODUCTION

The Neighborhood Planning Process

Every neighborhood should be provided with a safe, healthful, attractive and stable environment for its residents. These qualities of a neighborhood ^{do not} ~~don't~~ happen by chance. They must be planned and carried through. By means of proper planning, we can set guidelines and policies so that future decisions will help meet established goals and formulate constructive objectives. Planning is a combination of preparing for events that will probably occur and at the same time attempting to bring about those things that we should like to see happen.

The following plan is based on a process which involves a systematic approach to the development of programs and alternative methods for upgrading and maintaining the quality of Lincoln Neighborhood. The following sequence makes up the planning process:

- (1) Inventory and analysis of existing conditions
- (2) Establishment of goals and objectives
- (3) Developing alternative plans and programs
- (4) Implementation of desired plans and programs
- (5) A continuous monitoring of changing conditions and a revision of goals, plans and programs when necessary.

NEIGHBORHOOD PROFILE AND PROBLEM IDENTIFICATION

Housing

In the context of a neighborhood analysis, housing is one of the most important elements to be considered. Besides being a basic necessity of life, housing is also the most predominant land use in a neighborhood. Individual or collective concern for the future of a neighborhood necessitates a concern for the quality of housing. The greatest concern of Lincoln Neighborhood residents is the rapid deterioration in the neighborhood's housing stock. Lincoln Neighborhood, which is bounded by Kellogg, St. Francis, Osie, and the Arkansas River, is an older neighborhood with the majority of the 2,250 housing units being built before 1935. According to 1978 Enumeration data, 9% of the housing units were in deteriorated condition and another 2% were in dilapidated condition. However, these figures are somewhat misleading. Many of the houses that were rated in standard condition are on the borderline of being in deteriorated condition. The Lincoln Neighborhood Task Force believes that as many as 50% of these units now rated standard could be rated deteriorated in the next five years unless a concentrated rehabilitation program is begun in the area.

location map??

The median value of housing units in Lincoln Neighborhood was far below than that of the City at large. The median value of housing units in Lincoln (\$17,674) was 35% below the city-wide median (\$27,350) in 1978.

Average household size in Lincoln Neighborhood appears to be low (2.01), but this figure is apparently misleading when determining overcrowding. According to task force members, overcrowding in Lincoln stems not from the household size but from the number of heads of households living in the same structure. In some cases many older houses serve as a residence for up to five families, with many having heads of households under the age of 25. The task force noted that there is

*confusion
like step
w/ family
size?*

lack of individual pride in maintaining some of the housing units in Lincoln Neighborhood. Many of these housing units are renter-occupied, which compounds the problem of stimulating clean-up activities. *pressure on landlords*

Land Use - Residential

Land use refers to the activity or development characteristics of a particular parcel of ground. All land is used in some manner, whether developed for urban or agricultural uses, or left in a natural state. The patterns of existing land use influence not only the overall character of an area, but also its future by establishing limitations, or perhaps opportunities, for growth and redevelopment.

Lincoln Neighborhood has a variety of housing types, including single family, duplexes, triplexes, apartments and rooming houses. The eastern portion of the neighborhood is developed primarily in single family homes, while a mixture of housing types are found west of Broadway. Data from the 1978 Unallocated Enumeration master indicates that 52.9 percent of the housing structures in Lincoln are single family, 35.4 percent are two/four-family and 9.9 percent are multi-family.

Of the housing units in Lincoln Neighborhood, 42.4 percent are owner-occupied and 55.4 percent are renter-occupied. Lincoln has a considerably larger percentage of rental units than does the city as a whole. For the city as a whole, 62.4 percent of the housing units are owner-occupied and 37.6 percent of the units are renter-occupied.

Table 1 - Residential Ownership

	<u>Own%</u>	<u>Rent %</u>	<u>Unknown %</u>
Lincoln	42.4	55.4	2.2
Wichita Comparison	62.4	37.6	0

The Lincoln task force is concerned with the incursion of commercial uses in the neighborhood, particularly in the blocks just north of Harry Street. The task force would like to limit commercial development to arterial streets such as Broadway and Harry.

The Lincoln task force was also concerned about the amount of boarding houses and apartments in the area. Many of the large, older houses have been turned into boarding houses in the past few years. As stated before, the Lincoln Neighborhood consists of 52.9 percent single family structures. The city as a whole has a much higher percentage of single family structures with 68.5 percent.

Table 2 - Housing Types

	<u>Single%</u>	<u>4-Plex Triplex Duplex%</u>	<u>5 Units and Up%</u>	<u>Mobile Home %</u>	<u>Unknown %</u>
Lincoln	52.9	35.4	9.9	1.0	.8
Wichita Comparison	68.5	13.8	13.9	3.8	0

Land Use - Commercial

There is a considerable amount of commercial development scattered throughout the Lincoln Neighborhood area. The overall neighborhood is generally bisected by a major concentration of commercial development located along Broadway Avenue. There is also some major commercial development concentrated along Harry Street. This

has been a factor contributing to certain other scattered commercial development throughout the area.

The task force, as stated before, would prefer commercial development be limited to major arterial streets. They would also like to see more neighborhood-oriented businesses located in the area. At present, much of the commercial development located along Broadway is motels, restaurants and other commercial enterprises that do not directly serve the neighborhood.

Also, a major concern of the task force is the deterioration of many commercial structures in Lincoln Neighborhood. Most of these structures are located along Broadway. However, there are deteriorated and vacant commercial properties scattered through the neighborhood. The task force, and residents located near these vacated properties, are concerned that these structures may be fire hazards.

Parks, Recreation and Open Space

Parks

Recreation activity has become an increasingly important, if not essential, component of man's daily life due to increased leisure time, mobility and growing pressures of work and the urban environment. Recreation is recognized as contributing to man's well-being, and communities have sought over the years to foster this well-being through the provision of outdoor recreation.

According to the Open Space, Parks and Recreation Plan prepared by the Wichita-Sedgwick County Metropolitan Area Planning Department, Lincoln Neighborhood has about 6.2 acres of park and playground area. It was estimated in the Plan that 12 additional acres of park are needed in the future.

Lincoln Neighborhood at present has one park, located east of Broadway. Area residents have indicated that Broadway, more or less, acts as a physical barrier for Lincoln residents that live west of Broadway. They feel that there is a definite need for a park, possibly a mini-park, located somewhere west of Broadway. The Lincoln Neighborhood task force has indicated that the ideal location of the new park would be at least two blocks from the Arkansas River. This would reduce the chances of an accidental drowning of younger children.

Area residents would also like more playground equipment installed in the existing Lincoln Park. At the present time, the park consists of a tennis court and swimming pool, but has only three items that can be classified as playground equipment.

Recreation Centers

The availability of a center for social activities is an important part of any neighborhood. These centers should be developed to serve people of all age groups. A social service can represent a definite asset to an area by reducing crime, especially juvenile delinquency. They also provide a service to the aged in terms of providing activities which will eliminate some of the boredom associated with retirement and old age.

At the present time, Lincoln Neighborhood is served by one small social center operated by the Broadway Christian Church. Because of its small size, area residents indicate this center is inadequate to serve all the needs of the neighborhood. The Lincoln Neighborhood task force has indicated in order that the residents of the area may be given the opportunity of having a broader range of services, a center such as Evergreen should be established in Lincoln Neighborhood.

Transportation

Streets

The transportation network serving a neighborhood is a vital component of the overall neighborhood framework. The most critical elements of Lincoln's transportation network are street conditions and traffic safety, pedestrian traffic and public transportation. Lincoln's street system has been designed on the grid system. The neighborhood has a higher than usual amount of arterial streets, with many streets such as Market and Main being used as major access to and from the Central Business District.

The arterial and residential streets serving Lincoln are in generally good condition. However, there are isolated instances of unimproved residential streets located in the western and northeastern portions of the neighborhood. There are also isolated instances of brick surfacing that are in somewhat deteriorated condition and in need of reconstruction in the near future.

Heavy traffic on the one-way streets was expressed as a concern by neighborhood residents. Those streets used as routes to the downtown area should be adequately and routinely maintained to keep them in standard condition. Area residents also complained that speeding vehicles were also a problem on the one-way streets.

Sidewalks

Sidewalks in a residential area promote the ease with which persons can walk to nearby destinations, including commercial, schools, and other public facilities. Sidewalks also improve pedestrian safety, particularly in areas of heavy vehicular traffic.

At the present time, the Lincoln Neighborhood is well served by sidewalks. However, many of the sidewalks are becoming deteriorated and in need of repair. In view of the heavy traffic on Lincoln neighborhood streets, particularly the one-way streets, sidewalks in good condition are highly desirable in order to maximize pedestrian safety.

Public Transportation

Public transportation is a necessity in any residential area concerned over the mobility of elderly, low income, or other residents without individual transportation means. In the Lincoln Neighborhood, almost all residents are within a two-block walking distance of a bus line; no one has to walk farther than three blocks for bus service.

Specialized Transportation Services, Inc (STSI) has been under contract by the MTA since January 1978. Accessible fixed route transit was initiated on a limited basis April 80.

While bus service appears to be adequate, there are some neighborhood residents who are in special need of public transit other than regular bus service. If it becomes evident that there is a need for alternative or improved public transit, the existing system would be adapted to meet the demands of area residents. The City has initiated a program to provide the necessary equipment and operations for specialized service to the handicapped, elderly and other unique transit users.

Environmental Problems

A major concern of Lincoln residents is the appearance and safety of the neighborhood. Most problems seemed to center on litter, trash and junk vehicles. Another problem was the lack of upkeep on many residential units such as painting, unkept yards, and other minor repairs. A staff survey supports the complaint on junk vehicles in that 24 immobilized vehicles were counted in Lincoln in one day. The Health Department can only cite junk cars on private property. Abandoned vehicles on the street must be ticketed and towed away by the Police Department. A problem the Health Department often encounters is, wrecked cars many times still have a lien

that

against them, and without a clear title the owner ^{can not} can't have the car salvaged.

Lincoln Neighborhood has relatively few vacant lots. However, those lots that are vacant are often unkept and unmowed. Weeds that grow on these lots during the summer are not only unsightly, but also cause sight obstruction at intersections. Owners, according to the City ordinance on vegetation, are required to cut, destroy and remove all weeds and obnoxious growths of vegetation over eighteen inches high upon any lot or piece of land or upon the streets and alleys in front and abutting upon any such lot or piece of land. However, many people choose to simply ignore this ordinance. The Department of Public Works has been directed to mow areas that are not maintained and assess that cost to the property owner. However, this department does not have the manpower or the equipment to enforce this requirement. The energy crisis has enhanced this problem. Because of lower gasoline allotments, the Department of Public Works concentrates mainly on mowing of City-owned land.

Residents in the eastern section of Lincoln Neighborhood have complained about odors and air pollution in general from the industries located just east of Lincoln Neighborhood. The Kansas Air Pollution and Emission Control Act sets forth the air pollution standards and are enforced by the Health Department. No City ordinance concerns itself with air pollution. The Health Department measures the amount of air pollutants such as dust and smoke, and enforce^s the State laws regulating air pollutants. However, there are no adequate measuring devices for odors and consequently no regulations concerning the problem. The Health Department does work with industries to obtain their cooperation in eliminating the emission of such odors.

Police and Fire

The Police Department has divided the City of Wichita into 184 crime reporting areas. Four of the crime reporting areas (64, 65, 78 and 79) are located in Lincoln Neighborhood. Data from 1976 indicates the crime rates in the neighborhood to be over 50% higher than the City as a whole. The crime rate for the City as a whole in 1976 was 81 Part I* and 157 Part II* crimes per thousand people.

for both Part I and Part II crimes??

The task force and area residents are very much concerned about the high rate of crime in the neighborhood. The high crime rate can partially be attributed to the great amount of commercial use in the area, especially on Broadway Avenue.

→ type of commercial use?

According to task force members, and other area residents, there are neighborhood conflicts in Lincoln between older home owners and young renters. These conflicts are mainly over loud parties, proper maintenance of property, and inoperable vehicles.

↑ negatives → improper

Lincoln Neighborhood appears to be well served by nearby fire stations for fire protection. However, there are some areas in the far eastern and far western sections of Lincoln Neighborhood that have two and four inch water lines that do not provide sufficient pressure in case of fire.

*Crimes included in Part I are murder, rape, assault, larceny, robbery, burglary and auto theft. Crimes under the Part II category are those crimes of a less serious nature not included in Part I.

NEIGHBORHOOD GOALS AND OBJECTIVES

The following goals and objectives have been formulated by the Lincoln Neighborhood Task Force to serve as guidelines for neighborhood improvement and preservation programs. These goals and objectives are intended to reflect the desires and opinions of the residents of the Lincoln Neighborhood Area.

Housing

Goal: Provide decent and safe housing that offers adequate living space and maximum quality to meet the needs of all Lincoln residents.

Objectives: Bring all housing in Lincoln into sound condition.

Objective: Reduce overcrowding of housing in the neighborhood.

Objective: Encourage property owners to voluntarily rehabilitate and maintain both owner-occupied and renter-occupied housing.

Objective: Initiate a program to inform Lincoln Neighborhood residents of available programs provided by the City of Wichita for residential rehabilitation loans and grants.

Land Use - Residential

Goal: Provide a range of residential living environments that are compatible and encourage stability.

Objective: Discourage the incursion of commercial or other incompatible or traffic generating uses into residential areas.

Objective: Maintain a variety of housing types and densities throughout the neighborhood.

Land Use - Commercial

Goal: Ensure that commercial uses in Lincoln will be compatible with surrounding residential uses, well designed, aesthetically pleasing, and will provide neighborhood oriented goals and services.

Objective: Encourage limitation of commercial uses to shopping plazas located on major arterials bounding the neighborhood.

Objective: Encourage rehabilitation of deteriorated commercial properties and elimination of vacant commercial properties in the neighborhood.

Parks, Recreation and Open Space

- Goal:** Provide sufficient and accessible parks, open space and recreation facilities that will serve the needs of all Lincoln residents.
- Objective:** Make improvements to existing park by providing more playground equipment.
- Objective:** Support the development of at least one mini-park in the Lincoln Neighborhood, located at least two blocks from the Arkansas River.
- Objective:** Development of a recreation center to provide activities and social services within Lincoln Neighborhood similar to the one in Evergreen within the next four years.

Transportation

- Goal: Provide ^{alternative} alternate transportation facilities that are convenient, safe, and compatible with the residential nature of the neighborhood.
- Objective: Improve deteriorated streets and paving of unimproved streets in the neighborhood.
- Objective: Support stricter enforcement of traffic controls to improve safety on residential streets, particularly those streets that carry a large amount of traffic.
- Objective: Maintain efficient public transit service to the Lincoln Neighborhood, taking into consideration the special needs of the elderly and the handicapped.

Environment

- Goal: Ensure a physical environment that protects health and safety, preserves natural amenities and promotes aesthetic qualities of an older, urban neighborhood.
- Objective: Encourage owners ^{and landlords} to maintain their properties, including adequate landscaping and removal of brush, dead or diseased trees, litter and other junk.
- Objective: Eliminate unkept vacant lots through redevelopment for residential use or park and open space uses.
- Objective: Discourage new activities from locating in the neighborhood that will create undesirable noise, visual or air pollution problems.
- Objective: Enforce code requirements pertaining to screening of commercial structures within the neighborhood.
- Objective: Eliminate any suspect odors and air pollution in the neighborhood.

Police and Fire

- Goal:** Increase the level of police and fire protection to bring about a safer and more secure neighborhood.
- Objective:** Increase the amount of police patrols in Lincoln Neighborhood.
- Objective:** Reduce the number of crimes in Lincoln Neighborhood to a level at or below the city average.
- Objective:** Increase the awareness of residents of crime prevention procedures.
- Objective:** Form a program to alleviate and resolve neighborhood conflicts.
- Objective:** Replace two and four inch water lines with six inch mains.

Recommendations to Achieve Goals & Objectives

From the information presented in the preceding sections of this report and the goals and objectives established by the Lincoln Neighborhood Task Force, several recommendations can be made concerning efforts to improve and rehabilitate the Lincoln Neighborhood.

Housing

The deterioration of housing is the most critical problem that Lincoln Neighborhood is currently facing. Older single family homes that have been converted to duplexes and boarding houses make up many of the deteriorated structures. Because housing is the most visible aspect of a neighborhood, maintenance of the housing stock is very important in neighborhood conservation.

1. To bring all housing in Lincoln into sound condition, a strong program is needed to enforce minimum housing codes and health codes. Rental housing in particular should be subject to a strong and continuous code enforcement program.
2. Residents in Lincoln Neighborhood should be encouraged to utilize housing rehabilitation programs made available through the City's Community Development Program. The following is a list of housing loans and grants that are available to Lincoln residents and would greatly benefit the neighborhood if fully utilized.
 - (a) Deferred Loan Program - This Urban Renewal Agency program provides loans up to \$10,000 to applicants living within the Neighborhood Strategy Area boundaries whose family income is below 50 percent of the City median income. A lien is placed against the property for the total amount of the loan. Indebtedness is forgiven at a rate of 5% a year for nine years and at the end of the tenth year, if the property meets City code, the remaining amount of the loan is

forgiven and the lien is removed from the property.

- (b) Direct Loan Program - This program is available to residents of Neighborhood Strategy Area whose family income is below 80 percent of the median income of the City. These residents can apply for a 3 percent loan up to \$17,500 per owner-occupied residential structure. Again a lien is placed on the property for the amount of the loan, and the loan must be repaid in a maximum time of 240 months. The Direct Loan and the Deferred Loan Programs are both administered by the Urban Renewal Agency and are funded by Community Development Block Grant funds.

- (c) Tax-Exempt Revenue Finance Rehabilitation Loans - The Urban Renewal Agency has issued \$9,230,000 for tax-exempt revenue bonds. URA bond proceeds have been loaned to private lenders who in turn make individual home improvement and first mortgage loans to target area owners. All funds under this program have been committed. It is anticipated that future bonds will be issued to help finance the rehabilitation efforts in the neighborhood.

The revenue bond proceeds are combined with CDBG subsidies to provide 3 percent home improvement loans to owners with less than \$13,450 annual income for a family of four. Rehabilitation loans of 8 1/3% are available to owners earning above \$13,450. There is no maximum income limit since there is no public subsidy and the goal is to upgrade the entire area. Landlords are also eligible for the 8 1/3% improvement loans. At the present time,

bond proceeds are also used in providing 8 1/3% loans to new and existing homeowners provided that at least 15 percent of the loan is used for rehabilitation.

- (d) Paint Grant Program - These are grants for paint in an amount up to \$100 per unit for property owners in Lincoln Neighborhood.

- (e) Voluntary Demolition Program - This is a voluntary program administered by URA to remove those structures which are substandard and infeasible for rehabilitation. The structures must be vacant, residential, or accessory buildings or a commercial building creating a blighting influence to a residential area.

A lien is placed against the property at time of the demolition. The lien does not allow any structure, other than residential to be constructed on the property for 30 months. After 30 months, the lien is removed from the property. If a structure other than residential is constructed on the property, the owner must repay the amount of demolition costs.

3. The Lincoln Neighborhood Task Force and Area 'E' of the City Participation Organization should take an active role in encouraging the maintenance and rehabilitation of housing. The involvement of these two groups could range from distribution of information on the housing programs previously mentioned to formal discussions with negligent property owners.

4. Reduction of overcrowding is necessary to both improve health and living environments as well as maintain sound housing. The elimination of overcrowding in Lincoln Neighborhood can be accomplished through two approaches. The first method would use strict enforcement of housing and health codes and the second alternative is to provide additional housing to meet the demand for existing housing units. This could be accomplished by encouraging the development of low structure multi-family housing on the Arkansas River in the northwest section of Lincoln Neighborhood.

5. A major cause of housing deterioration is the economic disinvestment of a neighborhood. In order to stimulate private investment in the housing stock, both owner and renter-occupied, the City needs to actively participate in investment programs. To accomplish this, the City needs to provide improved services and public facilities in the neighborhood. Improvements such as better street lighting, sidewalk and street improvements, and park and recreation improvements by the City can be a catalyst to private investment in the neighborhood. A combination of public investment, code enforcement and housing rehabilitation programs is needed to instill confidence in the economic viability of Lincoln Neighborhood.

Land Use - Residential

1. A variety of compatible residential uses should be maintained in Lincoln Neighborhood. However, to maintain a balance of residential uses, there is a need to inhibit the conversion of older single family houses into duplexes and boarding houses.

2. Lincoln Neighborhood is currently a residential district with commercial activities being limited mainly to Broadway and Harry Streets. Incompatible uses, such as commercial, should be discouraged from encroaching into the

interior of the neighborhood.

3. There are some vacant lots in Lincoln Neighborhood. These vacant parcels should be redeveloped for single family residential use or for park and recreation uses. At this time, most of the vacant land within the neighborhood are lots that are too small for any large scale development.
4. Some deteriorated vacant commercial structures are located in the residential areas. These structures should be demolished and replaced by single family or duplex units.

Land Use - Commercial

1. Existing operational commercial activities in Lincoln Neighborhood should be adequately maintained and required to meet all applicable City building, zoning and health codes.
2. Existing vacant commercial properties along Broadway and Harry Streets should be reused for neighborhood oriented retail or office activities.
3. Any future commercial activities permitted to locate in Lincoln Neighborhood should be developed in plazas or centers on either Broadway or Harry Streets only. Commercial uses should not be permitted to strip along arterials or encroach into the neighborhood's residential areas.

Parks, Recreation and Open Space

1. Additional playground equipment is needed for Lincoln Park. The Lincoln task force, CPD Area 'E,' and area residents should request this additional equipment at the Capital Improvement's public hearing. The Capital Improvement Program refers to the scheduling of public and governmental physical

improvement projects dependent on the financial resources of the community over time. This improvement is provided most efficiently and economically by scheduling the expenditure of public funds at the time needed. The Capital Improvement Program for the City of Wichita is scheduled for a ⁶five year period, with each year's schedule of improvements and costs open to review and revision during budgetary hearings.

2. The task force and area residents also support the development of at least one mini-park in Lincoln Neighborhood. The task force and area residents again need to request funding for this park at the Capital Improvement's public hearing. As previously stated, the Lincoln task force would prefer the park to be located at least two blocks from the river to ensure the safety of younger children.
3. High on the task force list for improvements in Lincoln Neighborhood is the development of a recreation center. Area residents and the task force should request funding for this project at the Capital Improvement public hearing. A recreation center the size and scope of Evergreen would be adequate to serve the Lincoln Neighborhood area.

Transportation

1. Lincoln Neighborhood streets are in satisfactory condition with the exceptions of a few unpaved streets that are scattered throughout the neighborhood. These streets should be paved as soon as possible to both improve safety and eliminate a blighted condition from the neighborhood. Neighborhood residents should request funding for the paving of these streets at the Capital Improvement public hearing.

Funding procedure for this project and other improvements in the neighborhood

should be examined closely. Public works improvements, such as sidewalks, street repair and paving of sand streets are normally financed through special assessment against the benefiting property. In some cases, where project costs are high, this special assessment policy serves as a barrier to achievement of the project. The financial burden may be too great for property owners to assume or they may feel that the additional cost is too much of an investment risk in view of existing property values and neighborhood conditions. This economic risk factor is especially critical in a neighborhood undergoing change and blight. The community at large should assume a greater proportion of this financial risk in order to instill confidence in older neighborhoods and to serve as a stimulus to further private investment. In order to reverse blighting trends and instill confidence in the private sector, the City of Wichita might consider establishing a policy of investing more funds in public works improvements.

2. Excessive traffic violation, especially on the one-way streets, have created a safety problem for area residents. It is recommended that area residents and the task force request the police department to increase their patrols and use of radar equipped cars in Lincoln Neighborhood.
3. As mentioned earlier in this report, Lincoln Neighborhood appears to be well served by public transportation. However, there are the special needs of the handicap and elderly to consider. The Lincoln task force and CPO 'E' should request the Metropolitan Area Transit Authority to serve Lincoln Neighborhood with the new, totally accessible buses now in service.

- accessible buses must serve not only the origins (eg. Lincoln Neighborhood), but also the destinations (eg. Towne East, the Mall); the MTA already has a policy to attempt to evenly distribute service and coordinate transfers

Environment

Field observations indicate that poor environmental conditions contribute significantly to the existence of blight in the Lincoln Neighborhood. Part of any neighborhood preservation program is improving the quality of the environment.

1. A major problem in Lincoln Neighborhood is the unsightly appearance of many properties. Poorly maintained lawns, junk vehicles, and scattered trash detract from the overall appearance of the neighborhood. The Lincoln task force and CPO 'E' should assume leadership in organizing a program designed to clean up the neighborhood.

The task force and CPO 'E' should select an area and organize a task force from within this area to work with Public Works and Central Inspection in forming a concentrated code enforcement program. This program has been successful in other neighborhoods such as Jones Park. The improvements from this type of program will hopefully set an example for the whole neighborhood. The long term benefits for the neighborhood as a whole should outweigh any complaints that may come from a few area residents.

2. Lincoln Neighborhood does have a few vacant lots that have become overgrown with weeds thus becoming an eyesore and possible health hazard. The city does provide for maintenance of these unkept lots and then bills the property owner for the cost. With the fuel shortage problem, the City has been able to cut only those properties that are public. The City should consider adopting an ordinance that would place much stricter penalties on the property owner whose negligence results in a health hazard.

3. Commercial properties in Lincoln Neighborhood should be in compliance with City zoning and health codes. Owners of these commercial properties should be requested to voluntarily maintain their facilities and remove trash and weeds. Strict enforcement of codes should be used when voluntary compliance is inadequate.

4. A more stringent screening of commercial and industrial developments from residential properties is needed in Lincoln Neighborhood. The requirement for screening office, commercial, institutional or industrial uses located across the street from residential development was eliminated in April, 1977. Task force members believe that residential areas should be screened from industrial and commercial uses both next door and across the street.

5. Because of industries located to the east of Lincoln Neighborhood, air pollution is an ever present problem. Area residents have complained of obnoxious odors coming from this industrial district. Since adequate devices for measuring odors do not exist, area residents should contact the Health Department. Health Department officials could respond to the problem by working with industries to alleviate such odors.

Actual air pollutants, such as smoke, can be measured by the Health Department. The Health Department can then enforce the State laws regulating air pollutants.

Police and Fire

As indicated earlier, Lincoln Neighborhood has a crime rate that is considerably higher than the City as a whole. The high crime rate appears to be one of the most pressing social problems in the neighborhood and there are no easy solutions for lowering the crime rate. However, to better protect residents of the Lincoln

area, crime prevention techniques can be employed.

1. According to police statistics, residential and commercial burglaries are major problems of the area. Lincoln Neighborhood residents should take active steps to ensure protection of their property. This consists of installing adequate theft prevention devices, properly marking valuable property and removing tree and brush overgrowth, which inhibits a clear view of the property.
2. Cooperative efforts of area residents can also help reduce crime in Lincoln Neighborhood. The task force and CPO Area 'E' Council members should encourage cooperation among neighbors in preventing crime.

One program that has been successful in other cities is the block group strategy. Under this program, citizens from each individual block hold meetings to acquaint themselves with other neighbors. Hopefully, this increases the involvement and awareness in preventing crimes in their block area.

3. To reduce the high crime rate in areas such as Lincoln Neighborhood, the City should allocate a greater share of its law enforcement resources to crime prevention programs in areas with higher crime rates. To reduce fears and lower the crime rate, additional police patrols as well as an expanded information program are needed.
4. Many problems of Lincoln Neighborhood apparently stem from hard feelings that have existed for many years between neighborhood residents, especially

problems involving homeowners, tenants and landlords. The police department does not have the personnel or the expertise to handle many of these problems. Acts of crime and violence could be avoided if these problems could be resolved ahead of time.

A possible solution would be a team of trained personnel to help resolve these types of neighborhood problems. The team could consist of the police department's psychologist, who could train police officers how to resolve neighborhood problems. The team could also have volunteer ministers, sociologists and psychologists.

5. Areas in extreme eastern and western Lincoln Neighborhood have two and four inch water mains. Because these small water mains don't provide sufficient pressure in case of fire, they should be replaced by six inch mains for the protection of the residents in these areas.

The task force recommends that the replacement of these mains be financed from Water Utility revenues rather than present policy of special assessment of property owners.

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

June 2, 1980

TO Ken Kitchen, Director, Department of Redevelopment & Rehabilitation
FROM Jack H. Galbraith, Chief Planner
SUBJECT DR 80-10 Department of Redevelopment and Rehabilitation requests review of the "Lincoln Neighborhood Plan"

The Planning Commission at its regular meeting of 5-27-80 considered the above-captioned item. The following motion reflects their action:

MOTION: That the Lincoln Neighborhood Plan be acknowledged as being received; that the Commission issue a statement of being very much alarmed at the method in which the report was prepared, specifically the small number of the task force members in relation to the total population of the neighborhood; that the Commission is deeply alarmed and concerned that this report appears to be contradictory to a number of established zoning policies to the land use in the area; that the Commission views this type of report as an unnecessary step given the regulatory agencies that now exist, such as the Health Department, Central Inspection, Police and Fire Departments; and that the Commission is very concerned that the plan for each neighborhood is presented individually and the Commission can not look at the total picture when plans are presented in this fashion. Martens moved, Savina seconded and it carried with a vote of 4 in favor (Martens, Savina, Gardner, and Goebel), and 1 opposed (Shook). Hennessy, Jones, Lofton and Bayouth were absent.

If you have any questions concerning their action, please call.

Jack H. Galbraith, Chief Planner

JHG:sad
cc: Bill Wommack, Neighborhood Planner, Department of Redevelopment and Rehabilitation

THE CITY OF WICHITA
OFFICE OF PLANNING DEPARTMENT

DATE
May 15, 1980



TO Wichita-Sedgwick County Metropolitan Area Planning Commission
FROM Robert A. Lakin, Director of Planning
SUBJECT
DR 80-10-Lincoln Neighborhood Plan

The Department of Redevelopment and Rehabilitation has requested that the Lincoln Neighborhood Plan be placed on the Agenda for review by the Metropolitan Area Planning Commission. A copy of the Plan is attached for your reference.

The Plan addresses an area bounded by Kellogg on the north, St. Francis on the east, Osie on the south and the Arkansas River on the west. The Plan contains analyses, goals, objectives and recommendations on housing, land use, parks and recreation, transportation, environmental problems, and police and fire service.

In reviewing the Plan document, the Planning Department staff has found several items that appear to be inconsistent with established land use trends and zoning policy.

On page 21 under the residential land use recommendations, the statement is made that "...to maintain a balance of residential uses, there is a need to inhibit the conversion of older single family houses into duplexes and boarding houses."

Most of the Lincoln Neighborhood is zoned the "B" multi-family and the "R-B" four-family residential category which allows conversions to occur. The Plan does not suggest how these conversions are to be "inhibited." This statement also appears to conflict with an objective stated on page 12 of the Plan to maintain a variety of housing types and densities throughout the neighborhoods.

Under item number 3 at the top of page 22, the Plan recommends that vacant parcels existing in the neighborhood should be developed for single-family residential or park and recreation uses.

Under present economic conditions, the construction on these vacant parcels of duplexes, fourplexes, townhouses (single

family attached) may be more feasible than traditional single family housing. In addition, if these vacant properties are small 50-foot wide parcels typical of the older platted areas of the City, they may be too small to accommodate mini parks.

Item No. 3 under the "Land Use-Commercial" section on page 22 states that "any future commercial activities permitted to locate in Lincoln Neighborhood should be developed in plazas or centers on either Broadway or Harry Streets only. Commercial uses should not be permitted to strip along arterials or encroach into the neighborhood's residential areas." This statement does not appear to recognize the fact that Broadway and Harry streets are already stripped with light commercial zoning and uses, and it does not appear to acknowledge the long-standing zoning policy of allowing for the expansion of existing commercial uses along Kellogg, Broadway and Harry--the major arterial streets.

A specific zoning policy established in the past by the MAPC and the Board of Wichita City Commissioners for a portion of Harry Street in the Lincoln Neighborhood is to "look with favor on applications for Light Commercial, Commercial, and also for Light Industrial in those blocks where Light Industrial presently exists on Harry between Broadway and Washington to a general depth of 250 feet and further, that any request for an additional 50 feet to be zoned "B" multi-family for use as parking in conjunction with the commercial, will be looked on with favor."

Item No. 4 under the environmental recommendations on page 26, states that "The requirement for screening office, commercial, institutional or industrial uses located across the street from residential development was eliminated in April, 1977. Task Force members believe that residential areas should be screened from industrial and commercial uses both next door and across the street." The screening provision amended from the City Zoning Ordinance in 1977, applied only to the sides and rear of commercial structures. There has never been a provision for screening commercial frontages across the street from residential zoning districts or uses. The current zoning Code of the City contains a clause that screening be provided "...on all development sufficient to reasonably hide from ground level view all loading docks, trash receptacles, outdoor storage, outdoor work areas or similar uses from any residential zoning district located within one-hundred fifty feet of such use." This provision may, in certain instances, provide screening of the side or rear of office, commercial, institutional or industrial properties from residential development in a residential zoning district across intervening streets.

In addition to the preceding comments concerning land use and zoning, the staff of the Area Agency on Aging has made the

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MAPC/DR 80-10 Lincoln Neighborhood Plan

general observation that although Lincoln Neighborhood is one of the more heavily elderly-concentrated neighborhoods in the City, the Neighborhood Plan places no particular emphasis on programs or facilities to serve elderly residents.

With the exception of the differences indicated above, the balance of the Neighborhood Plan does not appear to conflict with adopted elements of the Comprehensive Plan or established policies of the Planning Commission.

On this basis, the Planning Commission may wish to qualify any approval of the Neighborhood Plan document to whatever extent the Commission considers the Plan recommendations acceptable.

Staff from the Department of Redevelopment and Rehabilitation will be available to discuss these recommendations with the Planning Commission.


Robert A. Lakin, Director of Planning

RAL:RLY:vn

cc: Ken Kitchen, Director, Department of Redevelopment & Rehabilitation

Bill Womack, Neighborhood Planner, Department of Redevelopment and Rehabilitation

INTRODUCTION

The Neighborhood Planning Process

Every neighborhood should be provided with a safe, healthful, attractive and stable environment for its residents. These qualities of a neighborhood don't happen by chance. They must be planned and carried through. By means of proper planning, we can set guidelines and policies so that future decisions will help meet established goals and formulate constructive objectives. Planning is a combination of preparing for events that will probably occur and at the same time attempting to bring about those things that we should like to see happen.

The following plan is based on a process which involves a systematic approach to the development of programs and alternative methods for upgrading and maintaining the quality of Lincoln Neighborhood. The following sequence makes up the planning process:

- (1) Inventory and analysis of existing conditions
- (2) Establishment of goals and objectives
- (3) Developing alternative plans and programs
- (4) Implementation of desired plans and programs
- (5) A continuous monitoring of changing conditions and a revision of goals, plans and programs when necessary.

NEIGHBORHOOD PROFILE AND PROBLEM IDENTIFICATION

Housing

In the context of a neighborhood analysis, housing is one of the most important elements to be considered. Besides being a basic necessity of life, housing is also the most predominant land use in a neighborhood. Individual or collective concern for the future of a neighborhood necessitates a concern for the quality of housing. The greatest concern of Lincoln Neighborhood residents is the rapid deterioration in the neighborhood's housing stock. Lincoln Neighborhood, which is bounded by Kellogg, St. Francis, Osie, and the Arkansas River, is an older neighborhood with the majority of the 2,250 housing units being built before 1935. According to 1978 Enumeration data, 9% of the housing units were in deteriorated condition and another 2% were in dilapidated condition. However, these figures are somewhat misleading. Many of the houses that were rated in standard condition are on the borderline of being in deteriorated condition. The Lincoln Neighborhood Task Force believes that as many as 50% of these units now rated standard could be rated deteriorated in the next five years unless a concentrated rehabilitation program is begun in the area.

The median value of housing units in Lincoln Neighborhood was far below than that of the City at large. The median value of housing units in Lincoln (\$17,674) was 35% below the city-wide median (\$27,350) in 1978.

Average household size in Lincoln Neighborhood appears to be low (2.01), but this figure is apparently misleading when determining overcrowding. According to task force members, overcrowding in Lincoln stems not from the household size but from the number of heads of households living in the same structure. In some cases many older houses serve as a residence for up to five families, with many having heads of households under the age of 25. The task force noted that there is

lack of individual pride in maintaining some of the housing units in Lincoln Neighborhood. Many of these housing units are renter-occupied, which compounds the problem of stimulating clean-up activities.

Land Use - Residential

Land use refers to the activity or development characteristics of a particular parcel of ground. All land is used in some manner, whether developed for urban or agricultural uses, or left in a natural state. The patterns of existing land use influence not only the overall character of an area, but also its future by establishing limitations, or perhaps opportunities, for growth and redevelopment.

Lincoln Neighborhood has a variety of housing types, including single family, duplexes, triplexes, apartments and rooming houses. The eastern portion of the neighborhood is developed primarily in single family homes, while a mixture of housing types are found west of Broadway. Data from the 1978 Unallocated Enumeration master indicates that 52.9 percent of the housing structures in Lincoln are single family, 35.4 percent are two/four-family and 9.9 percent are multi-family.

Of the housing units in Lincoln Neighborhood, 42.4 percent are owner-occupied and 55.4 percent are renter-occupied. Lincoln has a considerably larger percentage of rental units than does the city as a whole. For the city as a whole, 62.4 percent of the housing units are owner-occupied and 37.6 percent of the units are renter-occupied.

Table 1 - Residential Ownership

	<u>Own%</u>	<u>Rent %</u>	<u>Unknown %</u>
Lincoln	42.4	55.4	2.2
Wichita Comparison	62.4	37.6	0

The Lincoln task force is concerned with the incursion of commercial uses in the neighborhood, particularly in the blocks just north of Harry Street. The task force would like to limit commercial development to arterial streets such as Broadway and Harry.

The Lincoln task force was also concerned about the amount of boarding houses and apartments in the area. Many of the large, older houses have been turned into boarding houses in the past few years. As stated before, the Lincoln Neighborhood consists of 52.9 percent single family structures. The city as a whole has a much higher percentage of single family structures with 68.5 percent.

Table 2 - Housing Types

	<u>Single%</u>	<u>4-Plex Triplex Duplex%</u>	<u>5 Units and Up%</u>	<u>Mobile Home %</u>	<u>Unknown %</u>
Lincoln	52.9	35.4	9.9	1.0	.8
Wichita Comparison	68.5	13.8	13.9	3.8	0

Land Use - Commercial

There is a considerable amount of commercial development scattered throughout the Lincoln Neighborhood area. The overall neighborhood is generally bisected by a major concentration of commercial development located along Broadway Avenue. There is also some major commercial development concentrated along Harry Street. This

has been a factor contributing to certain other scattered commercial development throughout the area.

The task force, as stated before, would prefer commercial development be limited to major arterial streets. They would also like to see more neighborhood-oriented businesses located in the area. At present, much of the commercial development located along Broadway is motels, restaurants and other commercial enterprises that do not directly serve the neighborhood.

Also, a major concern of the task force is the deterioration of many commercial structures in Lincoln Neighborhood. Most of these structures are located along Broadway. However, there are deteriorated and vacant commercial properties scattered through the neighborhood. The task force, and residents located near these vacated properties, are concerned that these structures may be fire hazards.

Parks, Recreation and Open Space

Parks

Recreation activity has become an increasingly important, if not essential, component of man's daily life due to increased leisure time, mobility and growing pressures of work and the urban environment. Recreation is recognized as contributing to man's well-being, and communities have sought over the years to foster this well-being through the provision of outdoor recreation.

According to the Open Space, Parks and Recreation Plan prepared by the Wichita-Sedgwick County Metropolitan Area Planning Department, Lincoln Neighborhood has about 6.2 acres of park and playground area. It was estimated in the Plan that 12 additional acres of park are needed in the future.

Lincoln Neighborhood at present has one park, located east of Broadway. Area residents have indicated that Broadway, more or less, acts as a physical barrier for Lincoln residents that live west of Broadway. They feel that there is a definite need for a park, possibly a mini-park, located somewhere west of Broadway. The Lincoln Neighborhood task force has indicated that the ideal location of the new park would be at least two blocks from the Arkansas River. This would reduce the chances of an accidental drowning of younger children.

Area residents would also like more playground equipment installed in the existing Lincoln Park. At the present time, the park consists of a tennis court and swimming pool, but has only three items that can be classified as playground equipment.

Recreation Centers

The availability of a center for social activities is an important part of any neighborhood. These centers should be developed to serve people of all age groups. A social service can represent a definite asset to an area by reducing crime, especially juvenile delinquency. They also provide a service to the aged in terms of providing activities which will eliminate some of the boredom associated with retirement and old age.

At the present time, Lincoln Neighborhood is served by one small social center operated by the Broadway Christian Church. Because of its small size, area residents indicate this center is inadequate to serve all the needs of the neighborhood. The Lincoln Neighborhood task force has indicated in order that the residents of the area may be given the opportunity of having a broader range of services, a center such as Evergreen should be established in Lincoln Neighborhood.

Transportation

Streets

The transportation network serving a neighborhood is a vital component of the overall neighborhood framework. The most critical elements of Lincoln's transportation network are street conditions and traffic safety, pedestrian traffic and public transportation. Lincoln's street system has been designed on the grid system. The neighborhood has a higher than usual amount of arterial streets, with many streets such as Market and Main being used as major access to and from the Central Business District.

The arterial and residential streets serving Lincoln are in generally good condition. However, there are isolated instances of unimproved residential streets located in the western and northeastern portions of the neighborhood. There are also isolated instances of brick surfacing that are in somewhat deteriorated condition and in need of reconstruction in the near future.

Heavy traffic on the one-way streets was expressed as a concern by neighborhood residents. Those streets used as routes to the downtown area should be adequately and routinely maintained to keep them in standard condition. Area residents also complained that speeding vehicles were also a problem on the one-way streets.

Sidewalks

Sidewalks in a residential area promote the ease with which persons can walk to nearby destinations, including commercial, schools, and other public facilities. Sidewalks also improve pedestrian safety, particularly in areas of heavy vehicular traffic.

At the present time, the Lincoln Neighborhood is well served by sidewalks. However, many of the sidewalks are becoming deteriorated and in need of repair. In view of the heavy traffic on Lincoln neighborhood streets, particularly the one-way streets, sidewalks in good condition are highly desirable in order to maximize pedestrian safety.

Public Transportation

Public transportation is a necessity in any residential area concerned over the mobility of elderly, low income, or other residents without individual transportation means. In the Lincoln Neighborhood, almost all residents are within a two-block walking distance of a bus line; no one has to walk farther than three blocks for bus service.

While bus service appears to be adequate, there are some neighborhood residents who are in special need of public transit other than regular bus service. If it becomes evident that there is a need for alternative or improved public transit, the existing system would be adapted to meet the demands of area residents. The City has initiated a program to provide the necessary equipment and operations for specialized service to the handicapped, elderly and other unique transit users.

Environmental Problems

A major concern of Lincoln residents is the appearance and safety of the neighborhood. Most problems seemed to center on litter, trash and junk vehicles. Another problem was the lack of upkeep on many residential units such as painting, unkept yards, and other minor repairs. A staff survey supports the complaint on junk vehicles in that 24 immobilized vehicles were counted in Lincoln in one day. The Health Department can only cite junk cars on private property. Abandoned vehicles on the street must be ticketed and towed away by the Police Department. A problem the Health Department often encounters is wrecked cars many times still have a lien

against them and without a clear title the owner can't have the car salvaged.

Lincoln Neighborhood has relatively few vacant lots. However, those lots that are vacant are often unkept and unmowed. Weeds that grow on these lots during the summer are not only unsightly, but also cause sight obstruction at intersections. Owners, according to the City ordinance on vegetation, are required to cut, destroy and remove all weeds and obnoxious growths of vegetation over eighteen inches high upon any lot or piece of land or upon the streets and alleys in front and abutting upon any such lot or piece of land. However, many people choose to simply ignore this ordinance. The Department of Public Works has been directed to mow areas that are not maintained and assess that cost to the property owner. However, this department does not have the manpower or the equipment to enforce this requirement. The energy crisis has enhanced this problem. Because of lower gasoline allotments, the Department of Public Works concentrates mainly on mowing of City-owned land.

Residents in the eastern section of Lincoln Neighborhood have complained about odors and air pollution in general from the industries located just east of Lincoln Neighborhood. The Kansas Air Pollution and Emission Control Act sets forth the air pollution standards and are enforced by the Health Department. No City ordinance concerns itself with air pollution. The Health Department measures the amount of air pollutants such as dust and smoke and enforce the State laws regulating air pollutants. However, there are no adequate measuring devices for odors and consequently no regulations concerning the problem. The Health Department does work with industries to obtain their cooperation in eliminating the emission of such odors.

Police and Fire

The Police Department has divided the City of Wichita into 184 crime reporting areas. Four of the crime reporting areas (64, 65, 78 and 79) are located in Lincoln Neighborhood. Data from 1976 indicates the crime rates in the neighborhood to be over 50% higher than the City as a whole. The crime rate for the City as a whole in 1976 was 81 Part I* and 157 Part II* crimes per thousand people.

The task force and area residents are very much concerned about the high rate of crime in the neighborhood. The high crime rate can partially be attributed to the great amount of commercial use in the area, especially on Broadway Avenue.

According to task force members, and other area residents, there are neighborhood conflicts in Lincoln between older home owners and young renters. These conflicts are mainly over loud parties, proper maintenance of property, and inoperable vehicles.

Lincoln Neighborhood appears to be well served by nearby fire stations for fire protection. However, there are some areas in the far eastern and far western sections of Lincoln Neighborhood that have two and four inch water lines that do not provide sufficient pressure in case of fire.

*Crimes included in Part I are murder, rape, assault, larceny, robbery, burglary and auto theft. Crimes under the Part II category are those crimes of a less serious nature not included in Part I.

NEIGHBORHOOD GOALS AND OBJECTIVES

The following goals and objectives have been formulated by the Lincoln Neighborhood Task Force to serve as guidelines for neighborhood improvement and preservation programs. These goals and objectives are intended to reflect the desires and opinions of the residents of the Lincoln Neighborhood Area.

Housing

Goal: Provide decent and safe housing that offers adequate living space and maximum quality to meet the needs of all Lincoln residents.

Objectives: Bring all housing in Lincoln into sound condition.

Objective: Reduce overcrowding of housing in the neighborhood.

Objective: Encourage property owners to voluntarily rehabilitate and maintain both owner-occupied and renter-occupied housing.

Objective: Initiate a program to inform Lincoln Neighborhood residents of available programs provided by the City of Wichita for residential rehabilitation loans and grants.

Land Use - Residential

Goal: Provide a range of residential living environments that are compatible and encourage stability.

Objective: Discourage the incursion of commercial or other incompatible or traffic generating uses into residential areas.

Objective: Maintain a variety of housing types and densities throughout the neighborhood.

Land Use - Commercial

- Goal:** Ensure that commercial uses in Lincoln will be compatible with surrounding residential uses, well designed, aesthetically pleasing, and will provide neighborhood oriented goals and services.
- Objective:** Encourage limitation of commercial uses to shopping plazas located on major arterials bounding the neighborhood.
- Objective:** Encourage rehabilitation of deteriorated commercial properties and elimination of vacant commercial properties in the neighborhood.

Parks, Recreation and Open Space

- Goal:** Provide sufficient and accessible parks, open space and recreation facilities that will serve the needs of all Lincoln residents.
- Objective:** Make improvements to existing park by providing more playground equipment.
- Objective:** Support the development of at least one mini-park in the Lincoln Neighborhood, located at least two blocks from the Arkansas River.
- Objective:** Development of a recreation center to provide activities and social services within Lincoln Neighborhood similar to the one in Evergreen within the next four years.

Transportation

Goal: Provide alternate transportation facilities that are convenient, safe, and compatible with the residential nature of the neighborhood.

Objective: Improve deteriorated streets and paving of unimproved streets in the neighborhood.

Objective: Support stricter enforcement of traffic controls to improve safety on residential streets, particularly those streets that carry a large amount of traffic.

Objective: Maintain efficient public transit service to the Lincoln Neighborhood, taking into consideration the special needs of the elderly and the handicapped.

Environment

- Goal:** Ensure a physical environment that protects health and safety, preserves natural amenities and promotes aesthetic qualities of an older, urban neighborhood.
- Objective:** Encourage owners to maintain their properties, including adequate landscaping and removal of brush, dead or diseased trees, litter and other junk.
- Objective:** Eliminate unkept vacant lots through redevelopment for residential use or park and open space uses.
- Objective:** Discourage new activities from locating in the neighborhood that will create undesirable noise, visual or air pollution problems.
- Objective:** Enforce code requirements pertaining to screening of commercial structures within the neighborhood.
- Objective:** Eliminate any suspect odors and air pollution in the neighborhood.

Police and Fire

Goal: Increase the level of police and fire protection to bring about a safer and more secure neighborhood.

Objective: Increase the amount of police patrols in Lincoln Neighborhood.

Objective: Reduce the number of crimes in Lincoln Neighborhood to a level at or below the city average.

Objective: Increase the awareness of residents of crime prevention procedures.

Objective: Form a program to alleviate and resolve neighborhood conflicts.

Objective: Replace two and four inch water lines with six inch mains.

Recommendations to Achieve Goals & Objectives

From the information presented in the preceding sections of this report and the goals and objectives established by the Lincoln Neighborhood Task Force, several recommendations can be made concerning efforts to improve and rehabilitate the Lincoln Neighborhood.

Housing

The deterioration of housing is the most critical problem that Lincoln Neighborhood is currently facing. Older single family homes that have been converted to duplexes and boarding houses make up many of the deteriorated structures. Because housing is the most visible aspect of a neighborhood, maintenance of the housing stock is very important in neighborhood conservation.

1. To bring all housing in Lincoln into sound condition, a strong program is needed to enforce minimum housing codes and health codes. Rental housing in particular should be subject to a strong and continuous code enforcement program.
2. Residents in Lincoln Neighborhood should be encouraged to utilize housing rehabilitation programs made available through the City's Community Development Program. The following is a list of housing loans and grants that are available to Lincoln residents and would greatly benefit the neighborhood if fully utilized.
 - (a) Deferred Loan Program - This Urban Renewal Agency program provides loans up to \$10,000 to applicants living within the Neighborhood Strategy Area boundaries whose family income is below 50 percent of the City median income. A lien is placed against the property for the total amount of the loan. Indebtedness is forgiven at a rate of 5% a year for nine years and at the end of the tenth year, if the property meets City code, the remaining amount of the loan is

forgiven and the lien is removed from the property.

- (b) Direct Loan Program - This program is available to residents of Neighborhood Strategy Area whose family income is below 80 percent of the median income of the City. These residents can apply for a 3 percent loan up to \$17,500 per owner-occupied residential structure. Again a lien is placed on the property for the amount of the loan, and the loan must be repaid in a maximum time of 240 months. The Direct Loan and the Deferred Loan Programs are both administered by the Urban Renewal Agency and are funded by Community Development Block Grant funds.

- (c) Tax-Exempt Revenue Finance Rehabilitation Loans - The Urban Renewal Agency has issued \$9,230,000 for tax-exempt revenue bonds. URA bond proceeds have been loaned to private lenders who in turn make individual home improvement and first mortgage loans to target area owners. All funds under this program have been committed. It is anticipated that future bonds will be issued to help finance the rehabilitation efforts in the neighborhood.

The revenue bond proceeds are combined with CDBG subsidies to provide 3 percent home improvement loans to owners with less than \$13,450 annual income for a family of four. Rehabilitation loans of 8 1/3% are available to owners earning above \$13,450. There is no maximum income limit since there is no public subsidy and the goal is to upgrade the entire area. Landlords are also eligible for the 8 1/3% improvement loans. At the present time,

bond proceeds are also used in providing 8 1/3% loans to new and existing homeowners provided that at least 15 percent of the loan is used for rehabilitation.

- (d) Paint Grant Program - These are grants for paint in an amount up to \$100 per unit for property owners in Lincoln Neighborhood.
- (e) Voluntary Demolition Program - This is a voluntary program administered by URA to remove those structures which are substandard and infeasible for rehabilitation. The structures must be vacant, residential, or accessory buildings or a commercial building creating a blighting influence to a residential area.

A lien is placed against the property at time of the demolition. The lien does not allow any structure, other than residential to be constructed on the property for 30 months. After 30 months, the lien is removed from the property. If a structure other than residential is constructed on the property, the owner must repay the amount of demolition costs.

3. The Lincoln Neighborhood Task Force and Area 'E' of the City Participation Organization should take an active role in encouraging the maintenance and rehabilitation of housing. The involvement of these two groups could range from distribution of information on the housing programs previously mentioned to formal discussions with negligent property owners.

4. Reduction of overcrowding is necessary to both improve health and living environments as well as maintain sound housing. The elimination of overcrowding in Lincoln Neighborhood can be accomplished through two approaches. The first method would use strict enforcement of housing and health codes and the second alternative is to provide additional housing to meet the demand for existing housing units. This could be accomplished by encouraging the development of low structure multi-family housing on the Arkansas River in the northwest section of Lincoln Neighborhood.

5. A major cause of housing deterioration is the economic disinvestment of a neighborhood. In order to stimulate private investment in the housing stock, both owner and renter-occupied, the City needs to actively participate in investment programs. To accomplish this, the City needs to provide improved services and public facilities in the neighborhood. Improvements such as better street lighting, sidewalk and street improvements, and park and recreation improvements by the City can be a catalyst to private investment in the neighborhood. A combination of public investment, code enforcement and housing rehabilitation programs is needed to instill confidence in the economic viability of Lincoln Neighborhood.

Land Use - Residential

1. A variety of compatible residential uses should be maintained in Lincoln Neighborhood. However, to maintain a balance of residential uses, there is a need to inhibit the conversion of older single family houses into duplexes and boarding houses.

2. Lincoln Neighborhood is currently a residential district with commercial activities being limited mainly to Broadway and Harry Streets. Incompatible uses, such as commercial, should be discouraged from encroaching into the

interior of the neighborhood.

3. There are some vacant lots in Lincoln Neighborhood. These vacant parcels should be redeveloped for single family residential use or for park and recreation uses. At this time, most of the vacant land within the neighborhood are lots that are too small for any large scale development.
4. Some deteriorated vacant commercial structures are located in the residential areas. These structures should be demolished and replaced by single family or duplex units.

Land Use - Commercial

1. Existing operational commercial activities in Lincoln Neighborhood should be adequately maintained and required to meet all applicable City building, zoning and health codes.
2. Existing vacant commercial properties along Broadway and Harry Streets should be reused for neighborhood oriented retail or office activities.
3. Any future commercial activities permitted to locate in Lincoln Neighborhood should be developed in plazas or centers on either Broadway or Harry Streets only. Commercial uses should not be permitted to strip along arterials or encroach into the neighborhood's residential areas.

Parks, Recreation and Open Space

1. Additional playground equipment is needed for Lincoln Park. The Lincoln task force, CPO Area 'E,' and area residents should request this additional equipment at the Capital Improvement's public hearing. The Capital Improvement Program refers to the scheduling of public and governmental physical

improvement projects dependent on the financial resources of the community over time. This improvement is provided most efficiently and economically by scheduling the expenditure of public funds at the time needed. The Capital Improvement Program for the City of Wichita is scheduled for a five year period, with each year's schedule of improvements and costs open to review and revision during budgetary hearings.

2. The task force and area residents also support the development of at least one mini-park in Lincoln Neighborhood. The task force and area residents again need to request funding for this park at the Capital Improvement's public hearing. As previously stated, the Lincoln task force would prefer the park to be located at least two blocks from the river to ensure the safety of younger children.
3. High on the task force list for improvements in Lincoln Neighborhood is the development of a recreation center. Area residents and the task force should request funding for this project at the Capital Improvement public hearing. A recreation center the size and scope of Evergreen would be adequate to serve the Lincoln Neighborhood area.

Transportation

1. Lincoln Neighborhood streets are in satisfactory condition with the exceptions of a few unpaved streets that are scattered throughout the neighborhood. These streets should be paved as soon as possible to both improve safety and eliminate a blighted condition from the neighborhood. Neighborhood residents should request funding for the paving of these streets at the Capital Improvement public hearing.

Funding procedure for this project and other improvements in the neighborhood

should be examined closely. Public works improvements, such as sidewalks, street repair and paving of sand streets are normally financed through special assessment against the benefiting property. In some cases, where project costs are high, this special assessment policy serves as a barrier to achievement of the project. The financial burden may be too great for property owners to assume or they may feel that the additional cost is too much of an investment risk in view of existing property values and neighborhood conditions. This economic risk factor is especially critical in a neighborhood undergoing change and blight. The community at large should assume a greater proportion of this financial risk in order to instill confidence in older neighborhoods and to serve as a stimulus to further private investment. In order to reverse blighting trends and instill confidence in the private sector, the City of Wichita might consider establishing a policy of investing more funds in public works improvements.

2. Excessive traffic violation, especially on the one-way streets, have created a safety problem for area residents. It is recommended that area residents and the task force request the police department to increase their patrols and use of radar equipped cars in Lincoln Neighborhood.
3. As mentioned earlier in this report, Lincoln Neighborhood appears to be well served by public transportation. However, there are the special needs of the handicap and elderly to consider. The Lincoln task force and CPO 'E' should request the Metropolitan Area Transit Authority to serve Lincoln Neighborhood with the new, totally accessible buses now in service.

Environment

Field observations indicate that poor environmental conditions contribute significantly to the existence of blight in the Lincoln Neighborhood. Part of any neighborhood preservation program is improving the quality of the environment.

1. A major problem in Lincoln Neighborhood is the unsightly appearance of many properties. Poorly maintained lawns, junk vehicles, and scattered trash detract from the overall appearance of the neighborhood. The Lincoln task force and CPO 'E' should assume leadership in organizing a program designed to clean up the neighborhood.

The task force and CPO 'E' should select an area and organize a task force from within this area to work with Public Works and Central Inspection in forming a concentrated code enforcement program. This program has been successful in other neighborhoods such as Jones Park. The improvements from this type of program will hopefully set an example for the whole neighborhood. The long term benefits for the neighborhood as a whole should outweigh any complaints that may come from a few area residents.

2. Lincoln Neighborhood does have a few vacant lots that have become overgrown with weeds thus becoming an eyesore and possible health hazard. The city does provide for maintenance of these unkept lots and then bills the property owner for the cost. With the fuel shortage problem, the City has been able to cut only those properties that are public. The City should consider adopting an ordinance that would place much stricter penalties on the property owner whose negligence results in a health hazard.

3. Commercial properties in Lincoln Neighborhood should be in compliance with City zoning and health codes. Owners of these commercial properties should be requested to voluntarily maintain their facilities and remove trash and weeds. Strict enforcement of codes should be used when voluntary compliance is inadequate.

4. A more stringent screening of commercial and industrial developments from residential properties is needed in Lincoln Neighborhood. The requirement for screening office, commercial, institutional or industrial uses located across the street from residential development was eliminated in April, 1977. Task force members believe that residential areas should be screened from industrial and commercial uses both next door and across the street.

5. Because of industries located to the east of Lincoln Neighborhood, air pollution is an ever present problem. Area residents have complained of obnoxious odors coming from this industrial district. Since adequate devices for measuring odors do not exist, area residents should contact the Health Department. Health Department officials could respond to the problem by working with industries to alleviate such odors.

Actual air pollutants, such as smoke, can be measured by the Health Department. The Health Department can then enforce the State laws regulating air pollutants.

Police and Fire

As indicated earlier, Lincoln Neighborhood has a crime rate that is considerably higher than the City as a whole. The high crime rate appears to be one of the most pressing social problems in the neighborhood and there are no easy solutions for lowering the crime rate. However, to better protect residents of the Lincoln

area, crime prevention techniques can be employed.

1. According to police statistics, residential and commercial burglaries are major problems of the area. Lincoln Neighborhood residents should take active steps to ensure protection of their property. This consists of installing adequate theft prevention devices, properly marking valuable property and removing tree and brush overgrowth, which inhibits a clear view of the property.
2. Cooperative efforts of area residents can also help reduce crime in Lincoln Neighborhood. The task force and CPO Area 'E' Council members should encourage cooperation among neighbors in preventing crime.

One program that has been successful in other cities is the block group strategy. Under this program, citizens from each individual block hold meetings to acquaint themselves with other neighbors. Hopefully, this increases the involvement and awareness in preventing crimes in their block area.

3. To reduce the high crime rate in areas such as Lincoln Neighborhood, the City should allocate a greater share of its law enforcement resources to crime prevention programs in areas with higher crime rates. To reduce fears and lower the crime rate, additional police patrols as well as an expanded information program are needed.
4. Many problems of Lincoln Neighborhood apparently stem from hard feelings that have existed for many years between neighborhood residents, especially

problems involving homeowners, tenants and landlords. The police department does not have the personnel or the expertise to handle many of these problems. Acts of crime and violence could be avoided if these problems could be resolved ahead of time.

A possible solution would be a team of trained personnel to help resolve these types of neighborhood problems. The team could consist of the police department's psychologist, who could train police officers how to resolve neighborhood problems. The team could also have volunteer ministers, sociologists and psychologists.

5. Areas in extreme eastern and western Lincoln Neighborhood have two and four inch water mains. Because these small water mains don't provide sufficient pressure in case of fire, they should be replaced by six inch mains for the protection of the residents in these areas.

The task force recommends that the replacement of these mains be financed from Water Utility revenues rather than present policy of special assessment of property owners.

PLANNING DEPARTMENT

May 15, 1980

Wichita-Sedgwick County Metropolitan Area Planning Commission

Robert A. Lakin, Director of Planning

DR 80-10-Lincoln Neighborhood Plan

The Department of Redevelopment and Rehabilitation has requested that the Lincoln Neighborhood Plan be placed on the Agenda for review by the Metropolitan Area Planning Commission. A copy of the Plan is attached for your reference.

The Plan addresses an area bounded by Kellogg on the north, St. Francis on the east, Osie on the south and the Arkansas River on the west. The Plan contains analyses, goals, objectives and recommendations on housing, land use, parks and recreation, transportation, environmental problems, and police and fire service.

In reviewing the Plan document, the Planning Department staff has found several items that appear to be inconsistent with established land use trends and zoning policy.

On page 21 under the residential land use recommendations, the statement is made that "...to maintain a balance of residential uses, there is a need to inhibit the conversion of older single family houses into duplexes and boarding houses."

Most of the Lincoln Neighborhood is zoned the "B" multi-family and the "R-B" four-family residential category which allows conversions to occur. The Plan does not suggest how these conversions are to be "inhibited." This statement also appears to conflict with an objective stated on page 12 of the Plan to maintain a variety of housing types and densities throughout the neighborhoods.

Under item number 3 at the top of page 22, the Plan recommends that vacant parcels existing in the neighborhood should be developed for single-family residential or park and recreation uses.

Under present economic conditions, the construction on these vacant parcels of duplexes, fourplexes, townhouses (single

family attached) may be more feasible than traditional single family housing. In addition, if these vacant properties are small 50-foot wide parcels typical of the older platted areas of the City, they may be too small to accommodate mini parks.

Item No. 3 under the "Land Use-Commercial" section on page 22 states that "any future commercial activities permitted to locate in Lincoln Neighborhood should be developed in plazas or centers on either Broadway or Harry Streets only. Commercial uses should not be permitted to strip along arterials or encroach into the neighborhood's residential areas." This statement does not appear to recognize the fact that Broadway and Harry streets are already stripped with light commercial zoning and uses, and it does not appear to acknowledge the long-standing zoning policy of allowing for the expansion of existing commercial uses along Kellogg, Broadway and Harry--the major arterial streets.

A specific zoning policy established in the past by the MAPC and the Board of Wichita City Commissioners for a portion of Harry Street in the Lincoln Neighborhood is to "look with favor on applications for Light Commercial, Commercial, and also for Light Industrial in those blocks where Light Industrial presently exists on Harry between Broadway and Washington to a general depth of 250 feet and further, that any request for an additional 50 feet to be zoned "B" multi-family for use as parking in conjunction with the commercial, will be looked on with favor."

Item No. 4 under the environmental recommendations on page 26, states that "The requirement for screening office, commercial, institutional or industrial uses located across the street from residential development was eliminated in April, 1977. Task Force members believe that residential areas should be screened from industrial and commercial uses both next door and across the street." The screening provision amended from the City Zoning Ordinance in 1977, applied only to the sides and rear of commercial structures. There has never been a provision for screening commercial frontages across the street from residential zoning districts or uses. The current zoning Code of the City contains a clause that screening be provided "...on all development sufficient to reasonably hide from ground level view all loading docks, trash receptacles, outdoor storage, outdoor work areas or similar uses from any residential zoning district located within one-hundred fifty feet of such use." This provision may, in certain instances, provide screening of the side or rear of office, commercial, institutional or industrial properties from residential development in a residential zoning district across intervening streets.

In addition to the preceding comments concerning land use and zoning, the staff of the Area Agency on Aging has made the

Page 3
May 15, 1980
MAPC/DR 80-10 Lincoln Neighborhood Plan

general observation that although Lincoln Neighborhood is one of the more heavily elderly-concentrated neighborhoods in the City, the Neighborhood Plan places no particular emphasis on programs or facilities to serve elderly residents.

With the exception of the differences indicated above, the balance of the Neighborhood Plan does not appear to conflict with adopted elements of the Comprehensive Plan or established policies of the Planning Commission.

On this basis, the Planning Commission may wish to qualify any approval of the Neighborhood Plan document to whatever extent the Commission considers the Plan recommendations acceptable.

Staff from the Department of Redevelopment and Rehabilitation will be available to discuss these recommendations with the Planning Commission.

Robert A. Lakin, Director of Planning

RAL:RLY:vn

cc: Ken Kitchen, Director, Department of Redevelopment & Rehabilitation

Bill Womack, Neighborhood Planner, Department of Redevelopment and Rehabilitation

ROUTE SLIP
(PLEASE CIRCLE DESTINATION)

Administration

Budget
Contracts Admin.
Controller
Data Processing
Purchasing
Print Shop
Stationery Stores
Ret. & Insurance
Treasurer

Airport Authority

Art Museum
City Manager
C.P.O.
City Clerk
City Commission
Community Action
Community Services
Com. Status of Women
Personnel
Personnel Training
Public Affairs
Civil Rights & E.E.O.

Community Facilities

Building Services
Century II
Community Arts
Omnisphere
Credit Union
Emergency
Communications
Fire Department
Grievance Office
Health Department
Housing & Economic
Development
Adm. & Finance
Central Inspection
Energy Resources
Industrial Development
Local Housing Authority
Law Department
Library
M.T.A.
Municipal Court

Park Department

Forestry
Recreation
Planning Department
Empl. &
Training Center
Graphics
Job Teams
Police Department
Motor Pool
Public Works
Administration
Engineering
Flood Control
Maintenance
Traffic Engineering
Urban Renewal
Water Department
Accounting
Engineering
Filter Plant
Gas Utility
Mains & Services
Water Pol. Control

For: Bob Young

For your information - - For your comments -

MESSAGE:

Lincoln Neighborhood Plan

Signed

Bill Wommale

Date 5/9/80

#000-013 R3 79

INTRODUCTION

The Neighborhood Planning Process

Every neighborhood should be provided with a safe, healthful, attractive and stable environment for its residents. These qualities of a neighborhood don't happen by chance. They must be planned and carried through. By means of proper planning, we can set guidelines and policies so that future decisions will help meet established goals and formulate constructive objectives. Planning is a combination of preparing for events that will probably occur and at the same time attempting to bring about those things that we should like to see happen.

The following plan is based on a process which involves a systematic approach to the development of programs and alternative methods for upgrading and maintaining the quality of Lincoln Neighborhood. The following sequence makes up the planning process:

- (1) Inventory and analysis of existing conditions
- (2) Establishment of goals and objectives
- (3) Developing alternative plans and programs
- (4) Implementation of desired plans and programs
- (5) A continuous monitoring of changing conditions and a revision of goals, plans and programs when necessary.

NEIGHBORHOOD PROFILE AND PROBLEM IDENTIFICATION

Housing

In the context of a neighborhood analysis, housing is one of the most important elements to be considered. Besides being a basic necessity of life, housing is also the most predominant land use in a neighborhood. Individual or collective concern for the future of a neighborhood necessitates a concern for the quality of housing. The greatest concern of Lincoln Neighborhood residents is the rapid deterioration in the neighborhood's housing stock. Lincoln Neighborhood, which is bounded by Kellogg, St. Francis, Osie, and the Arkansas River, is an older neighborhood with the majority of the 2,250 housing units being built before 1935. According to 1978 Enumeration data, 9% of the housing units were in deteriorated condition and another 2% were in dilapidated condition. However, these figures are somewhat misleading. Many of the houses that were rated in standard condition are on the borderline of being in deteriorated condition. The Lincoln Neighborhood Task Force believes that as many as 50% of these units now rated standard could be rated deteriorated in the next five years unless a concentrated rehabilitation program is begun in the area.

The median value of housing units in Lincoln Neighborhood was far below than that of the City at large. The median value of housing units in Lincoln (\$17,674) was 35% below the city-wide median (\$27,350) in 1978.

Average household size in Lincoln Neighborhood appears to be low (2.01), but this figure is apparently misleading when determining overcrowding. According to task force members, overcrowding in Lincoln stems not from the household size but from the number of heads of households living in the same structure. In some cases many older houses serve as a residence for up to five families, with many having heads of households under the age of 25. The task force noted that there is

lack of individual pride in maintaining some of the housing units in Lincoln Neighborhood. Many of these housing units are renter-occupied, which compounds the problem of stimulating clean-up activities.

Land Use - Residential

Land use refers to the activity or development characteristics of a particular parcel of ground. All land is used in some manner, whether developed for urban or agricultural uses, or left in a natural state. The patterns of existing land use influence not only the overall character of an area, but also its future by establishing limitations, or perhaps opportunities, for growth and redevelopment.

Lincoln Neighborhood has a variety of housing types, including single family, duplexes, triplexes, apartments and rooming houses. The eastern portion of the neighborhood is developed primarily in single family homes, while a mixture of housing types are found west of Broadway. Data from the 1978 Unallocated Enumeration master indicates that 52.9 percent of the housing structures in Lincoln are single family, 35.4 percent are two/four-family and 9.9 percent are multi-family.

Of the housing units in Lincoln Neighborhood, 42.4 percent are owner-occupied and 55.4 percent are renter-occupied. Lincoln has a considerably larger percentage of rental units than does the city as a whole. For the city as a whole, 62.4 percent of the housing units are owner-occupied and 37.6 percent of the units are renter-occupied.

Table 1 - Residential Ownership

	<u>Own%</u>	<u>Rent %</u>	<u>Unknown %</u>
Lincoln	42.4	55.4	2.2
Wichita Comparison	62.4	37.6	0

The Lincoln task force is concerned with the incursion of commercial uses in the neighborhood, particularly in the blocks just north of Harry Street. The task force would like to limit commercial development to arterial streets such as Broadway and Harry.

The Lincoln task force was also concerned about the amount of boarding houses and apartments in the area. Many of the large, older houses have been turned into boarding houses in the past few years. As stated before, the Lincoln Neighborhood consists of 52.9 percent single family structures. The city as a whole has a much higher percentage of single family structures with 68.5 percent.

Table 2 - Housing Types

	<u>Single%</u>	<u>4-Plex Triplex Duplex%</u>	<u>5 Units and Up%</u>	<u>Mobile Home %</u>	<u>Unknown %</u>
Lincoln	52.9	35.4	9.9	1.0	.8
Wichita Comparison	68.5	13.8	13.9	3.8	0

Land Use - Commercial

There is a considerable amount of commercial development scattered throughout the Lincoln Neighborhood area. The overall neighborhood is generally bisected by a major concentration of commercial development located along Broadway Avenue. There is also some major commercial development concentrated along Harry Street. This

has been a factor contributing to certain other scattered commercial development throughout the area.

The task force, as stated before, would prefer commercial development be limited to major arterial streets. They would also like to see more neighborhood-oriented businesses located in the area. At present, much of the commercial development located along Broadway is motels, restaurants and other commercial enterprises that do not directly serve the neighborhood.

Also, a major concern of the task force is the deterioration of many commercial structures in Lincoln Neighborhood. Most of these structures are located along Broadway. However, there are deteriorated and vacant commercial properties scattered through the neighborhood. The task force, and residents located near these vacated properties, are concerned that these structures may be fire hazards.

Parks, Recreation and Open Space

Parks

Recreation activity has become an increasingly important, if not essential, component of man's daily life due to increased leisure time, mobility and growing pressures of work and the urban environment. Recreation is recognized as contributing to man's well-being, and communities have sought over the years to foster this well-being through the provision of outdoor recreation.

According to the Open Space, Parks and Recreation Plan prepared by the Wichita-Sedgwick County Metropolitan Area Planning Department, Lincoln Neighborhood has about 6.2 acres of park and playground area. It was estimated in the Plan that 12 additional acres of park are needed in the future.

Lincoln Neighborhood at present has one park, located east of Broadway. Area residents have indicated that Broadway, more or less, acts as a physical barrier for Lincoln residents that live west of Broadway. They feel that there is a definite need for a park, possibly a mini-park, located somewhere west of Broadway. The Lincoln Neighborhood task force has indicated that the ideal location of the new park would be at least two blocks from the Arkansas River. This would reduce the chances of an accidental drowning of younger children.

Area residents would also like more playground equipment installed in the existing Lincoln Park. At the present time, the park consists of a tennis court and swimming pool, but has only three items that can be classified as playground equipment.

Recreation Centers

The availability of a center for social activities is an important part of any neighborhood. These centers should be developed to serve people of all age groups. A social service can represent a definite asset to an area by reducing crime, especially juvenile delinquency. They also provide a service to the aged in terms of providing activities which will eliminate some of the boredom associated with retirement and old age.

At the present time, Lincoln Neighborhood is served by one small social center operated by the Broadway Christian Church. Because of its small size, area residents indicate this center is inadequate to serve all the needs of the neighborhood. The Lincoln Neighborhood task force has indicated in order that the residents of the area may be given the opportunity of having a broader range of services, a center such as Evergreen should be established in Lincoln Neighborhood.

Transportation

Streets

The transportation network serving a neighborhood is a vital component of the overall neighborhood framework. The most critical elements of Lincoln's transportation network are street conditions and traffic safety, pedestrian traffic and public transportation. Lincoln's street system has been designed on the grid system. The neighborhood has a higher than usual amount of arterial streets, with many streets such as Market and Main being used as major access to and from the Central Business District.

The arterial and residential streets serving Lincoln are in generally good condition. However, there are isolated instances of unimproved residential streets located in the western and northeastern portions of the neighborhood. There are also isolated instances of brick surfacing that are in somewhat deteriorated condition and in need of reconstruction in the near future.

Heavy traffic on the one-way streets was expressed as a concern by neighborhood residents. Those streets used as routes to the downtown area should be adequately and routinely maintained to keep them in standard condition. Area residents also complained that speeding vehicles were also a problem on the one-way streets.

Sidewalks

Sidewalks in a residential area promote the ease with which persons can walk to nearby destinations, including commercial, schools, and other public facilities. Sidewalks also improve pedestrian safety, particularly in areas of heavy vehicular traffic.

At the present time, the Lincoln Neighborhood is well served by sidewalks. However, many of the sidewalks are becoming deteriorated and in need of repair. In view of the heavy traffic on Lincoln neighborhood streets, particularly the one-way streets, sidewalks in good condition are highly desirable in order to maximize pedestrian safety.

Public Transportation

Public transportation is a necessity in any residential area concerned over the mobility of elderly, low income, or other residents without individual transportation means. In the Lincoln Neighborhood, almost all residents are within a two-block walking distance of a bus line; no one has to walk farther than three blocks for bus service.

While bus service appears to be adequate, there are some neighborhood residents who are in special need of public transit other than regular bus service. If it becomes evident that there is a need for alternative or improved public transit, the existing system would be adapted to meet the demands of area residents. The City has initiated a program to provide the necessary equipment and operations for specialized service to the handicapped, elderly and other unique transit users.

Environmental Problems

A major concern of Lincoln residents is the appearance and safety of the neighborhood. Most problems seemed to center on litter, trash and junk vehicles. Another problem was the lack of upkeep on many residential units such as painting, unkept yards, and other minor repairs. A staff survey supports the complaint on junk vehicles in that 24 immobilized vehicles were counted in Lincoln in one day. The Health Department can only cite junk cars on private property. Abandoned vehicles on the street must be ticketed and towed away by the Police Department. A problem the Health Department often encounters is wrecked cars many times still have a lien

against them and without a clear title the owner can't have the car salvaged.

Lincoln Neighborhood has relatively few vacant lots. However, those lots that are vacant are often unkept and unmowed. Weeds that grow on these lots during the summer are not only unsightly, but also cause sight obstruction at intersections. Owners, according to the City ordinance on vegetation, are required to cut, destroy and remove all weeds and obnoxious growths of vegetation over eighteen inches high upon any lot or piece of land or upon the streets and alleys in front and abutting upon any such lot or piece of land. However, many people choose to simply ignore this ordinance. The Department of Public Works has been directed to mow areas that are not maintained and assess that cost to the property owner. However, this department does not have the manpower or the equipment to enforce this requirement. The energy crisis has enhanced this problem. Because of lower gasoline allotments, the Department of Public Works concentrates mainly on mowing of City-owned land.

Residents in the eastern section of Lincoln Neighborhood have complained about odors and air pollution in general from the industries located just east of Lincoln Neighborhood. The Kansas Air Pollution and Emission Control Act sets forth the air pollution standards and are enforced by the Health Department. No City ordinance concerns itself with air pollution. The Health Department measures the amount of air pollutants such as dust and smoke and enforce the State laws regulating air pollutants. However, there are no adequate measuring devices for odors and consequently no regulations concerning the problem. The Health Department does work with industries to obtain their cooperation in eliminating the emission of such odors.

Police and Fire

The Police Department has divided the City of Wichita into 184 crime reporting areas. Four of the crime reporting areas (64, 65, 78 and 79) are located in Lincoln Neighborhood. Data from 1976 indicates the crime rates in the neighborhood to be over 50% higher than the City as a whole. The crime rate for the City as a whole in 1976 was 81 Part I* and 157 Part II* crimes per thousand people.

The task force and area residents are very much concerned about the high rate of crime in the neighborhood. The high crime rate can partially be attributed to the great amount of commercial use in the area, especially on Broadway Avenue.

According to task force members, and other area residents, there are neighborhood conflicts in Lincoln between older home owners and young renters. These conflicts are mainly over loud parties, proper maintenance of property, and inoperable vehicles.

Lincoln Neighborhood appears to be well served by nearby fire stations for fire protection. However, there are some areas in the far eastern and far western sections of Lincoln Neighborhood that have two and four inch water lines that do not provide sufficient pressure in case of fire.

*Crimes included in Part I are murder, rape, assault, larceny, robbery, burglary and auto theft. Crimes under the Part II category are those crimes of a less serious nature not included in Part I.

NEIGHBORHOOD GOALS AND OBJECTIVES

The following goals and objectives have been formulated by the Lincoln Neighborhood Task Force to serve as guidelines for neighborhood improvement and preservation programs. These goals and objectives are intended to reflect the desires and opinions of the residents of the Lincoln Neighborhood Area.

Housing

Goal: Provide decent and safe housing that offers adequate living space and maximum quality to meet the needs of all Lincoln residents.

Objectives: Bring all housing in Lincoln into sound condition.

Objective: Reduce overcrowding of housing in the neighborhood.

Objective: Encourage property owners to voluntarily rehabilitate and maintain both owner-occupied and renter-occupied housing.

Objective: Initiate a program to inform Lincoln Neighborhood residents of available programs provided by the City of Wichita for residential rehabilitation loans and grants.

Land Use - Residential

- Goal: Provide a range of residential living environments that are compatible and encourage stability.
- Objective: Discourage the incursion of commercial or other incompatible or traffic generating uses into residential areas.
- Objective: Maintain a variety of housing types and densities throughout the neighborhood.

Land Use - Commercial

Goal: Ensure that commercial uses in Lincoln will be compatible with surrounding residential uses, well designed, aesthetically pleasing, and will provide neighborhood oriented goals and services.

Objective: Encourage limitation of commercial uses to shopping plazas located on major arterials bounding the neighborhood.

Objective: Encourage rehabilitation of deteriorated commercial properties and elimination of vacant commercial properties in the neighborhood.

Parks, Recreation and Open Space

Goal: Provide sufficient and accessible parks, open space and recreation facilities that will serve the needs of all Lincoln residents.

Objective: Make improvements to existing park by providing more playground equipment.

Objective: Support the development of at least one mini-park in the Lincoln Neighborhood, located at least two blocks from the Arkansas River.

Objective: Development of a recreation center to provide activities and social services within Lincoln Neighborhood similar to the one in Evergreen within the next four years.

Transportation

- Goal: Provide alternate transportation facilities that are convenient, safe, and compatible with the residential nature of the neighborhood.
- Objective: Improve deteriorated streets and paving of unimproved streets in the neighborhood.
- Objective: Support stricter enforcement of traffic controls to improve safety on residential streets, particularly those streets that carry a large amount of traffic.
- Objective: Maintain efficient public transit service to the Lincoln Neighborhood, taking into consideration the special needs of the elderly and the handicapped.

Environment

- Goal: Ensure a physical environment that protects health and safety, preserves natural amenities and promotes aesthetic qualities of an older, urban neighborhood.
- Objective: Encourage owners to maintain their properties, including adequate landscaping and removal of brush, dead or diseased trees, litter and other junk.
- Objective: Eliminate unkept vacant lots through redevelopment for residential use or park and open space uses.
- Objective: Discourage new activities from locating in the neighborhood that will create undesirable noise, visual or air pollution problems.
- Objective: Enforce code requirements pertaining to screening of commercial structures within the neighborhood.
- Objective: Eliminate any suspect odors and air pollution in the neighborhood.

Police and Fire

- Goal: Increase the level of police and fire protection to bring about a safer and more secure neighborhood.
- Objective: Increase the amount of police patrols in Lincoln Neighborhood.
- Objective: Reduce the number of crimes in Lincoln Neighborhood to a level at or below the city average.
- Objective: Increase the awareness of residents of crime prevention procedures.
- Objective: Form a program to alleviate and resolve neighborhood conflicts.
- Objective: Replace two and four inch water lines with six inch mains.

Recommendations to Achieve Goals & Objectives

From the information presented in the preceding sections of this report and the goals and objectives established by the Lincoln Neighborhood Task Force, several recommendations can be made concerning efforts to improve and rehabilitate the Lincoln Neighborhood.

Housing

The deterioration of housing is the most critical problem that Lincoln Neighborhood is currently facing. Older single family homes that have been converted to duplexes and boarding houses make up many of the deteriorated structures. Because housing is the most visible aspect of a neighborhood, maintenance of the housing stock is very important in neighborhood conservation.

1. To bring all housing in Lincoln into sound condition, a strong program is needed to enforce minimum housing codes and health codes. Rental housing in particular should be subject to a strong and continuous code enforcement program.
2. Residents in Lincoln Neighborhood should be encouraged to utilize housing rehabilitation programs made available through the City's Community Development Program. The following is a list of housing loans and grants that are available to Lincoln residents and would greatly benefit the neighborhood if fully utilized.
 - (a) Deferred Loan Program - This Urban Renewal Agency program provides loans up to \$10,000 to applicants living within the Neighborhood Strategy Area boundaries whose family income is below 50 percent of the City median income. A lien is placed against the property for the total amount of the loan. Indebtedness is forgiven at a rate of 5% a year for nine years and at the end of the tenth year, if the property meets City code, the remaining amount of the loan is

forgiven and the lien is removed from the property.

- (b) Direct Loan Program - This program is available to residents of Neighborhood Strategy Area whose family income is below 80 percent of the median income of the City. These residents can apply for a 3 percent loan up to \$17,500 per owner-occupied residential structure. Again a lien is placed on the property for the amount of the loan, and the loan must be repaid in a maximum time of 240 months. The Direct Loan and the Deferred Loan Programs are both administered by the Urban Renewal Agency and are funded by Community Development Block Grant funds.

- (c) Tax-Exempt Revenue Finance Rehabilitation Loans - The Urban Renewal Agency has issued \$9,230,000 for tax-exempt revenue bonds. URA bond proceeds have been loaned to private lenders who in turn make individual home improvement and first mortgage loans to target area owners. All funds under this program have been committed. It is anticipated that future bonds will be issued to help finance the rehabilitation efforts in the neighborhood.

The revenue bond proceeds are combined with CDBG subsidies to provide 3 percent home improvement loans to owners with less than \$13,450 annual income for a family of four. Rehabilitation loans of 8 1/3% are available to owners earning above \$13,450. There is no maximum income limit since there is no public subsidy and the goal is to upgrade the entire area. Landlords are also eligible for the 8 1/3% improvement loans. At the present time,

bond proceeds are also used in providing 8 1/3% loans to new and existing homeowners provided that at least 15 percent of the loan is used for rehabilitation.

- (d) Paint Grant Program - These are grants for paint in an amount up to \$100 per unit for property owners in Lincoln Neighborhood.

- (e) Voluntary Demolition Program - This is a voluntary program administered by URA to remove those structures which are substandard and infeasible for rehabilitation. The structures must be vacant, residential, or accessory buildings or a commercial building creating a blighting influence to a residential area.

A lien is placed against the property at time of the demolition. The lien does not allow any structure, other than residential to be constructed on the property for 30 months. After 30 months, the lien is removed from the property. If a structure other than residential is constructed on the property, the owner must repay the amount of demolition costs.

3. The Lincoln Neighborhood Task Force and Area 'E' of the City Participation Organization should take an active role in encouraging the maintenance and rehabilitation of housing. The involvement of these two groups could range from distribution of information on the housing programs previously mentioned to formal discussions with negligent property owners.

4. Reduction of overcrowding is necessary to both improve health and living environments as well as maintain sound housing. The elimination of overcrowding in Lincoln Neighborhood can be accomplished through two approaches. The first method would use strict enforcement of housing and health codes and the second alternative is to provide additional housing to meet the demand for existing housing units. This could be accomplished by encouraging the development of low structure multi-family housing on the Arkansas River in the northwest section of Lincoln Neighborhood.

5. A major cause of housing deterioration is the economic disinvestment of a neighborhood. In order to stimulate private investment in the housing stock, both owner and renter-occupied, the City needs to actively participate in investment programs. To accomplish this, the City needs to provide improved services and public facilities in the neighborhood. Improvements such as better street lighting, sidewalk and street improvements, and park and recreation improvements by the City can be a catalyst to private investment in the neighborhood. A combination of public investment, code enforcement and housing rehabilitation programs is needed to instill confidence in the economic viability of Lincoln Neighborhood.

Land Use - Residential

1. A variety of compatible residential uses should be maintained in Lincoln Neighborhood. However, to maintain a balance of residential uses, there is a need to inhibit the conversion of older single family houses into duplexes and boarding houses.

2. Lincoln Neighborhood is currently a residential district with commercial activities being limited mainly to Broadway and Harry Streets. Incompatible uses, such as commercial, should be discouraged from encroaching into the

interior of the neighborhood.

3. There are some vacant lots in Lincoln Neighborhood. These vacant parcels should be redeveloped for single family residential use or for park and recreation uses. At this time, most of the vacant land within the neighborhood are lots that are too small for any large scale development.
4. Some deteriorated vacant commercial structures are located in the residential areas. These structures should be demolished and replaced by single family or duplex units.

Land Use - Commercial

1. Existing operational commercial activities in Lincoln Neighborhood should be adequately maintained and required to meet all applicable City building, zoning and health codes.
2. Existing vacant commercial properties along Broadway and Harry Streets should be reused for neighborhood oriented retail or office activities.
3. Any future commercial activities permitted to locate in Lincoln Neighborhood should be developed in plazas or centers on either Broadway or Harry Streets only. Commercial uses should not be permitted to strip along arterials or encroach into the neighborhood's residential areas.

Parks, Recreation and Open Space

1. Additional playground equipment is needed for Lincoln Park. The Lincoln task force, CPO Area 'E,' and area residents should request this additional equipment at the Capital Improvement's public hearing. The Capital Improvement Program refers to the scheduling of public and governmental physical

improvement projects dependent on the financial resources of the community over time. This improvement is provided most efficiently and economically by scheduling the expenditure of public funds at the time needed. The Capital Improvement Program for the City of Wichita is scheduled for a five year period, with each year's schedule of improvements and costs open to review and revision during budgetary hearings.

2. The task force and area residents also support the development of at least one mini-park in Lincoln Neighborhood. The task force and area residents again need to request funding for this park at the Capital Improvement's public hearing. As previously stated, the Lincoln task force would prefer the park to be located at least two blocks from the river to ensure the safety of younger children.
3. High on the task force list for improvements in Lincoln Neighborhood is the development of a recreation center. Area residents and the task force should request funding for this project at the Capital Improvement public hearing. A recreation center the size and scope of Evergreen would be adequate to serve the Lincoln Neighborhood area.

Transportation

1. Lincoln Neighborhood streets are in satisfactory condition with the exceptions of a few unpaved streets that are scattered throughout the neighborhood. These streets should be paved as soon as possible to both improve safety and eliminate a blighted condition from the neighborhood. Neighborhood residents should request funding for the paving of these streets at the Capital Improvement public hearing.

Funding procedure for this project and other improvements in the neighborhood

should be examined closely. Public works improvements, such as sidewalks, street repair and paving of sand streets are normally financed through special assessment against the benefiting property. In some cases, where project costs are high, this special assessment policy serves as a barrier to achievement of the project. The financial burden may be too great for property owners to assume or they may feel that the additional cost is too much of an investment risk in view of existing property values and neighborhood conditions. This economic risk factor is especially critical in a neighborhood undergoing change and blight. The community at large should assume a greater proportion of this financial risk in order to instill confidence in older neighborhoods and to serve as a stimulus to further private investment. In order to reverse blighting trends and instill confidence in the private sector, the City of Wichita might consider establishing a policy of investing more funds in public works improvements.

2. Excessive traffic violation, especially on the one-way streets, have created a safety problem for area residents. It is recommended that area residents and the task force request the police department to increase their patrols and use of radar equipped cars in Lincoln Neighborhood.

3. As mentioned earlier in this report, Lincoln Neighborhood appears to be well served by public transportation. However, there are the special needs of the handicap and elderly to consider. The Lincoln task force and CPO 'E' should request the Metropolitan Area Transit Authority to serve Lincoln Neighborhood with the new, totally accessible buses now in service.

Environment

Field observations indicate that poor environmental conditions contribute significantly to the existence of blight in the Lincoln Neighborhood. Part of any neighborhood preservation program is improving the quality of the environment.

1. A major problem in Lincoln Neighborhood is the unsightly appearance of many properties. Poorly maintained lawns, junk vehicles, and scattered trash detract from the overall appearance of the neighborhood. The Lincoln task force and CPO 'E' should assume leadership in organizing a program designed to clean up the neighborhood.

The task force and CPO 'E' should select an area and organize a task force from within this area to work with Public Works and Central Inspection in forming a concentrated code enforcement program. This program has been successful in other neighborhoods such as Jones Park. The improvements from this type of program will hopefully set an example for the whole neighborhood. The long term benefits for the neighborhood as a whole should outweigh any complaints that may come from a few area residents.

2. Lincoln Neighborhood does have a few vacant lots that have become overgrown with weeds thus becoming an eyesore and possible health hazard. The city does provide for maintenance of these unkept lots and then bills the property owner for the cost. With the fuel shortage problem, the City has been able to cut only those properties that are public. The City should consider adopting an ordinance that would place much stricter penalties on the property owner whose negligence results in a health hazard.

3. Commercial properties in Lincoln Neighborhood should be in compliance with City zoning and health codes. Owners of these commercial properties should be requested to voluntarily maintain their facilities and remove trash and weeds. Strict enforcement of codes should be used when voluntary compliance is inadequate.

4. A more stringent screening of commercial and industrial developments from residential properties is needed in Lincoln Neighborhood. The requirement for screening office, commercial, institutional or industrial uses located across the street from residential development was eliminated in April, 1977. Task force members believe that residential areas should be screened from industrial and commercial uses both next door and across the street.

5. Because of industries located to the east of Lincoln Neighborhood, air pollution is an ever present problem. Area residents have complained of obnoxious odors coming from this industrial district. Since adequate devices for measuring odors do not exist, area residents should contact the Health Department. Health Department officials could respond to the problem by working with industries to alleviate such odors.

Actual air pollutants, such as smoke, can be measured by the Health Department. The Health Department can then enforce the State laws regulating air pollutants.

Police and Fire

As indicated earlier, Lincoln Neighborhood has a crime rate that is considerably higher than the City as a whole. The high crime rate appears to be one of the most pressing social problems in the neighborhood and there are no easy solutions for lowering the crime rate. However, to better protect residents of the Lincoln

area, crime prevention techniques can be employed.

1. According to police statistics, residential and commercial burglaries are major problems of the area. Lincoln Neighborhood residents should take active steps to ensure protection of their property. This consists of installing adequate theft prevention devices, properly marking valuable property and removing tree and brush overgrowth, which inhibits a clear view of the property.
2. Cooperative efforts of area residents can also help reduce crime in Lincoln Neighborhood. The task force and CPO Area 'E' Council members should encourage cooperation among neighbors in preventing crime.

One program that has been successful in other cities is the block group strategy. Under this program, citizens from each individual block hold meetings to acquaint themselves with other neighbors. Hopefully, this increases the involvement and awareness in preventing crimes in their block area.

3. To reduce the high crime rate in areas such as Lincoln Neighborhood, the City should allocate a greater share of its law enforcement resources to crime prevention programs in areas with higher crime rates. To reduce fears and lower the crime rate, additional police patrols as well as an expanded information program are needed.
4. Many problems of Lincoln Neighborhood apparently stem from hard feelings that have existed for many years between neighborhood residents, especially

problems involving homeowners, tenants and landlords. The police department does not have the personnel or the expertise to handle many of these problems. Acts of crime and violence could be avoided if these problems could be resolved ahead of time.

A possible solution would be a team of trained personnel to help resolve these types of neighborhood problems. The team could consist of the police department's psychologist, who could train police officers how to resolve neighborhood problems. The team could also have volunteer ministers, sociologists and psychologists.

5. Areas in extreme eastern and western Lincoln Neighborhood have two and four inch water mains. Because these small water mains don't provide sufficient pressure in case of fire, they should be replaced by six inch mains for the protection of the residents in these areas.

The task force recommends that the replacement of these mains be financed from Water Utility revenues rather than present policy of special assessment of property owners.

THE CITY OF WICHITA

OFFICE OF REDEVELOPMENT AND REHABILITATION DATE May 14, 1980

TO Robert Lakin, Director of Planning

FROM Bill Wommack, Urban Planner

SUBJECT Lincoln Neighborhood Plan

Please find attached eleven (11) copies of the Lincoln Neighborhood Plan. I would appreciate it if you would put this Plan on the MAPC agenda for the meeting of May 22, 1980.

If you have further questions, please feel free to contact me at your convenience.

Bill Wommack

Bill Wommack
Urban Planner

BW/jm
Attachments

RECEIVED

MAY 14 1980

METROPOLITAN PLANNING

ROUTE

p 16 - OK.

p 21 - Recommend deletion of #1 or make a specific recommendation (which I don't think they would dare) to create a new one to a new district SF w/ 2F MF as CU only + grand-father all old structures.

This also conflicts in my judgement w/ off objective on p 12.

p 21. Rewrite # 2 to say change "Incompatible uses ... " to "Non residential uses except for parks & churches & schools, day care, should be ..."

p 22. Item 3.

S.F not economically feasible - but would be in per mid Town. 2F or 4F or TH - SF attached

~~to about~~ 50' vacants too small for mini lot.

p 22 Item 4 - Same comment as 3.

p 22 - 3. With + in strip along - Bldg, Kelley
Lincoln & Harry.

Recognize strip
limit "C"

acknowledge expansion of existing uses -
ie Bldg.

Kelley to come -

p 26 - Don't understand -

never received answer to ST.

My comments 5-12-80

2

-P. 26- Change screening ~~provisions~~ provisions to apply across street R.O.W..

P-25 Suggests a code enforcement program for the area.

P-23 Suggests giving all streets and paying for some out of general city funds.

P-22 Suggests restricting future commercial to plaza or centers on Hwy or Hwy (contradicts

rec. no. 2 which is to develop remain vacant commercial lots scattered along Hwy for neighborhood retailer office.

Jodi's comments: - 5-13-80

- refer to limiting conversions
- Existing zoning permits come screening - only applies to new construction in commercial districts.

- Page 16 - enforce requirements
- with ~~enforce~~ existing uses to screen
- on new construction.

Page 21 -

Page 26 screening.

DAL's comments to OMA staff
- 5/17/30

Page 16 - change objection on
screening.

Page 26 -

Page 21.

Subjective
supra ~~page~~ 12
in res. uses

Inhibit conviction

- no. 1. - require the
neighborhood to a more
restrictive classification

- alternate - use classification

- revisions would make many
non conforming as to use
and lot size.

2. rewrite the "commercial" term to
- non-residential - except duplex
pools etc.

3. - limiting duplexes' fourplexes
is not an appropriate approach

Page 22 -

No. 3 - Clarify - along one way
at least.

p. 5, 3rd ¶ - Recreation centers do more than "eliminate some of the boredom associated with... old age." Sentence is insensitive and erroneous.

Lincoln neighborhood is one of the more ~~densely populated~~ heavily elderly-concentrated neighborhoods in the city. We have been unable to locate a nutrition site in the neighborhood because of lack of facilities, in spite of requests for a site dating from several years.

Elderly residents of the area would have greater access to needed services if a ~~recreation~~ center were available.

Since the CAA office has moved to Linwood Park, ~~there~~ the major resource for emergency, consumer, ^{recreational,} and educational services is no longer available, particularly to mobility handicapped elderly.

Since the report states that there is a higher crime rate in the neighborhood than elsewhere in the city, we can assume that ^{most} elderly residents are either ~~are~~ victims of crime or ~~are~~ may be more likely be victims of the fear of crime. One is as bad, if not worse than the other. The small household size may also be indicative of elderly, single-person families. The impact of crime is greater ~~to~~ an elderly person than

or emotional
on a younger, working person who will have ~~greater~~ more resources for replacement of goods and can recover more quickly from any physical injuries received ~~from~~ from a crime

Elderly residents of the neighborhood may, in some cases, be invisible - remaining indoors because of a fear of younger residents in a lower-income transitional neighborhood. Improvements such as better lighting, sidewalk and street improvements, and ^{the availability of} recreational activities for all age groups may reduce fears among the isolated elderly.

Deteriorated housing may also be inhabited by low-income elderly persons. Our minor home repair program has been very active in the neighborhood & has been unable to fill all requests for service.