



# **Oaklawn/Sunview**

## **Neighborhood Revitalization Plan**

PUBLISHED IN THE DAILY REPORTER ON \_\_\_\_\_

RESOLUTION NO. 37-02

**A RESOLUTION ADOPTING THE OAKLAWN/SUNVIEW NEIGHBORHOOD REVITALIZATION PLAN AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN.**

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 et seq., the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita and Sedgwick in 1993, and amended in 1996, 2000 and 2001; and

WHEREAS, the Comprehensive Plan may be amended, as needed, to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, Sedgwick County, in collaboration with the Oaklawn and Sunview Improvement Districts, Community Housing Services and neighborhood stakeholders, did initiate the development of the Oaklawn/Sunview Neighborhood Revitalization Plan to promote the stabilization and revitalization of the neighborhood, which is in need of new investment; and

WHEREAS, the revitalization of the older neighborhoods in the Sedgwick County is deemed important and needed for the socio-economic health and well-being of the County; and

WHEREAS, before the adoption of any Comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official County paper on January 31, 2002, of a public hearing on said neighborhood plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on February 21, 2002, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said neighborhood plan, and voted 12-0 to recommend adoption of the Oaklawn/Sunview Neighborhood Revitalization Plan;

NOW, BE IT THEREFORE RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, under the authority granted in K.S.A. 12-747, the Sedgwick County Board of County Commissioners hereby adopts the Oaklawn/Sunview Neighborhood Revitalization Plan as an official amendment to the Wichita-Sedgwick County Comprehensive Plan; and

SECTION II. That upon taking effect, a notation of this amendment to the Comprehensive Plan shall be entered in the official Comprehensive Plan records in the offices of the Metropolitan Area Planning Department.

SECTION III. Notice of this action shall be transmitted to the Wichita City Council, and to all other taxing subdivisions in the planning area which request a copy of the plan.

SECTION IV. This resolution shall become effective upon its passage and publication once in the Official County Newspaper.

Commissioners present and voting were:

BETSY GWIN	<u>aye</u>
TIM NORTON	<u>aye</u>
THOMAS G. WINTERS	<u>aye</u>
CAROLYN MCGINN	<u>aye</u>
BEN SCIORTINO	<u>aye</u>

DATED this 20<sup>th</sup> day of March, 2002.



BOARD OF COUNTY COMMISSIONERS OF  
SEDGWICK COUNTY, KANSAS

Ben Sciortino  
BEN SCIORTINO, Chair

ATTEST:

Don Brace  
DON BRACE  
County Clerk

Betsy Gwin  
BETSY GWIN, Vice Chair

Carolyn McGinn  
CAROLYN MCGINN, Commissioner

Robert W. Parnacott  
ROBERT W. PARNACOTT  
Assistant County Counselor

Tim R. Norton  
TIM R. NORTON, Commissioner

Thomas G. Winters  
THOMAS G. WINTERS, Commissioner

PUBLISHED IN THE WICHITA EAGLE ON APR 13 2002

ORDINANCE NO. 45-299

**AN ORDINANCE ADOPTING THE OAKLAWN/SUNVIEW NEIGHBORHOOD REVITALIZATION PLAN AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN. DR2000-00018**

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 et seq., the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita and Sedgwick in 1993, and amended in 1996, 2000 and 2001; and

WHEREAS, the Comprehensive Plan may be amended, as needed, to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, Sedgwick County, in collaboration with the Oaklawn and Sunview Improvement Districts, Community Housing Services and neighborhood stakeholders, did initiate the development of the Oaklawn/Sunview Neighborhood Revitalization Plan to promote the stabilization and revitalization of the neighborhood, which is in need of new investment; and

WHEREAS, the revitalization of the older neighborhoods in the Sedgwick County is deemed important and needed for the socio-economic health and well-being of the County; and

WHEREAS, before the adoption of any Comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official County paper on January 31, 2002, of a public hearing on said neighborhood plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on February 21, 2002, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said neighborhood plan, and voted 12-0 to recommend adoption of the Oaklawn/Sunview Neighborhood Revitalization Plan;

NOW THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

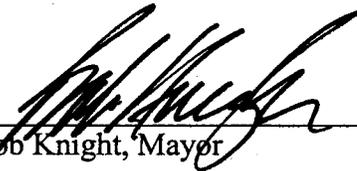
SECTION 1. The City of Wichita hereby adopts the Oaklawn/Sunview Neighborhood Revitalization Plan as an amendment to the Wichita-Sedgwick County Comprehensive Plan; and

SECTION 2. Notice of this action shall be transmitted to the Sedgwick County Board of County Commissioners, and to all other taxing subdivisions in the planning area which request a copy of the plan.

SECTION 3. This ordinance shall become effective and be in force from and after its adoption and publication once in the official City newspaper.

ADOPTED at Wichita, Kansas, this APR 9 2002.



  
\_\_\_\_\_  
Bob Knight, Mayor

ATTEST:  
  
\_\_\_\_\_  
Pat Burnett, City Clerk

Approved as to form:

  
\_\_\_\_\_  
Gary E. Rebenstorf, Director of Law

# OAKLAWN / SUNVIEW NEIGHBORHOOD REVITALIZATION PLAN

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**CHAPTER ONE**  
**ACKNOWLEDGEMENTS**

The Oaklawn/Sunview Neighborhood Steering Committee assisted in the development of the Oaklawn/Sunview Neighborhood Revitalization Plan. The Committee was comprised of representatives from the Oakview Neighborhood Association, the Oaklawn Improvement District, Community Housing Services, the Derby Recreation Commission, the Sedgwick County Sheriff's Department Community Policing Section, rental property owners, residents, and business owners. Discussion and review by the Steering Committee members occurred throughout the planning process, where input was received at various stages of the plan development process.

Special thanks to all of the participants who contributed their time and input throughout this planning effort.

This document represents only a beginning: true success will ultimately be achieved through cooperation and long-term commitment among the public and private stakeholders in the planning area.

Elected Officials:

Ben Sciortino  
Sedgwick County Commission

Paul Feliciano  
Kansas State Senator

Charlene Cahail  
Riverside Township

Participating Steering Committee Members:

Delmar Brown  
Carolyn Wilson  
Andree Simonsen Sisco  
Oaklawn Improvement District

June Bailey  
Lynne Melton  
David Estrada  
Community Housing Services

Barbara Stapleton  
Shirley Crosby  
Jean Brown  
Oakview Neighborhood Association

Rick Wayland  
Cottage Grove

Marty Morland  
Hank Cocking  
Sedgwick County Sheriff's Department

Cliff and Iva Helms  
Helms Rental Properties

Frank Seitz  
Sara Thompson  
Tim Hicks  
Derby Recreation Commission

James and Cheryl Mastin  
Residents

Maureta Morrill  
Homeowner

Dwight Ritter  
Oaklawn Senior Center

Donnah Taylor

Bill Favreau  
Rental Property Owner

Bea Foss  
Oakview Christian Church

Staff:

Brad Snapp  
Sedgwick County Housing Director

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Department

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Oaklawn Improvement District  
Office

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Beth King  
King-MERJ Public Relations

This document was prepared in part with funding provided by Sedgwick County, the Oaklawn Improvement District and Community Housing Services.

## CHAPTER TWO INTRODUCTION

### **PROJECT BACKGROUND**

In late 1999, Sedgwick County, the Oaklawn Improvement District and Community Housing Services recognized that the Oaklawn/Sunview Neighborhood was in need of a planning study to develop strategies for the revitalization of the area. Many independent initiatives had been taken over the past several years by various interested groups, particularly the Oakview Neighborhood Association, to improve the area. However none of the initiatives comprehensively addressed the needs of the area and brought the full breadth of stakeholders into the planning process to achieve the desired results. Consulting proposals were solicited to develop a Neighborhood Revitalization Plan in early 2000, resulting in the work described herein.

### **PLANNING PROCESS**

An initial list of stakeholders was created with staff for use in development of the Oaklawn/Sunview Steering Committee. The list included representatives from the Oakview Neighborhood Association, the Oaklawn Improvement District, Community Housing Services, the Derby Recreation Commission, the Sedgwick County Sheriff's Department Community Policing Section, rental property owners, residents, and business owners.

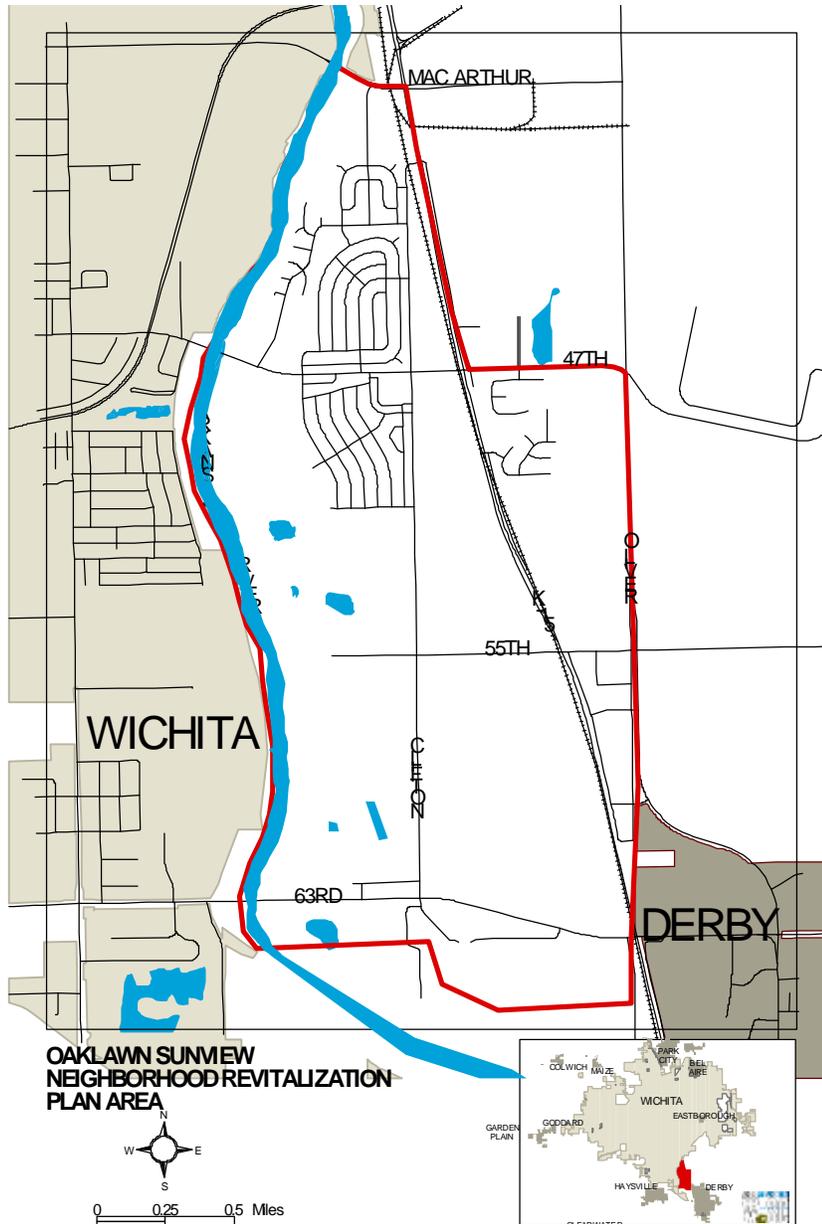
News articles about the planning process and the initial meeting in June of 2000 appeared in the *Wichita Business Journal* and the *Wichita Eagle*, both of which listed consultant contact information and invited reader response and involvement. Most discussions focused on issues and concerns within the Oaklawn and Sunview neighborhoods only. As a result, many of the initiatives are aimed at those needs.

An initial meeting with the stakeholder group was conducted in June of 2000 at the Oaklawn Community Center, 2937 E. Oaklawn (all stakeholder meetings were conducted at this location). At the initial meeting, consultants discussed the project scope and anticipated plan objectives and plan content. Maps of the planning area were available for review. Initial concentration was also dedicated to expanding the stakeholder mailing list.

Through a series of meetings, the Steering Committee identified, merged, and prioritized residents' and property owners' major issues of concern for the planning area and developed goal and strategy definition.

## PLAN AREA

The boundaries of the Neighborhood Revitalization Plan area are: MacArthur Road on the north; K-15 on the east to 47<sup>th</sup> Street, then east on 47<sup>th</sup> Street to Oliver; Oliver on the east from 47<sup>th</sup> Street to approximately ¼ mile south of 63<sup>rd</sup> Street; west along the “line” approximately ¼ mile south of 63<sup>rd</sup> Street to the Arkansas River; then north along the Arkansas River to MacArthur. The map below graphically depicts the planning area.



## CHAPTER THREE Neighborhood Conditions

### AREA HISTORY

The original Oaklawn plat was submitted for planning approval in 1951. The project was a joint venture of the Henry C. Beck Company of Dallas and the Utah Construction Company of San Francisco. Ownership was held by four subsidiary companies, the Peddicord Corporation; Oaklawn Development Corporation; Harrington Development Corporation; and Anchor Homes, Inc. Purchase price for the land totaled \$271,000.



The whole of the project, a 260-acre tract southeast of Wichita, called for 1,034 two and three bedroom homes in Oaklawn, and 190 units in Sunview Heights, immediately to the north. Lot sizes were generally 6,000 square feet (approximately 60 x 100-foot lots). All were to be rental properties. (A 1964 *Wichita Eagle* article indicates, however, that the homes were bought by Boeing employees with mortgages guaranteed by the Federal Housing Administration (FHA).) It was projected that the area would house defense workers and their families, totaling some 4,000 to 4,500 people. The houses were built during the Korean War when the employee total at Boeing reached a peak and there was allegedly a housing shortage in Wichita. The Defense Production Administration declared Wichita a critical area and emergency defense housing was authorized. At the time Oaklawn Addition was built, financing was difficult for private builders in Wichita to secure, and the move to declare Oaklawn a critical area for emergency housing was opposed by the Wichita Real Estate Board. The board corresponded with Kansas Senators in Washington opining that the government should not be permitted to build a great number of housing units when money was not available for private builders.

To be eligible for residence, persons had to have moved to the Wichita area since 1950 and be employed by the US Air Force, the four major aircraft manufacturers, or any of their subcontractors. The first units were completed and ready for occupancy in June of 1952.

Jack Counts, civil engineer who is touted as the mastermind of the project, said in 1952 that the houses at Oaklawn were built to last 50 years or more, with construction and finish equivalent to any FHA-approved home. Designated as defense units by the Federal Housing and Home Finance Agency (HHFA), all were privately owned and financed completely by private capital. Under HHFA regulations, the houses could not be offered for sale for a period of two years. Later, in 1964, Fred Mann, Kansas FHA Director in Topeka was quoted in the *Wichita Beacon* regarding the Oaklawn Addition, "These houses were built for a special purpose. They were

built in an emergency and the government did not calculate there would be any economic soundness. The original program houses could have been written off the records completely."

At the time of construction, the project was cited as "one of the largest housing construction projects in the history of Kansas." In addition to being the largest single housing construction project in the history of Kansas at that time, the rate of construction was also touted as somewhat of a record. At one point, the rate of construction was 20 units a day. The homes were of frame construction with colored, asbestos siding. The Oaklawn Management company, at that time, had its own water supply and sewage disposal system, and had organized a subsidiary utility company to handle these services. Plans were made for a shopping center at 47<sup>th</sup> and Clifton to include a grocery store, doctor's office, and a branch post office. Project offices and a fire station manned by volunteers were also to have been located at the commercial center. Temporary facilities for grade school students were being developed with the Derby School District, with a view toward construction of a permanent school building in 1953. High school students from Oaklawn would attend the Derby High School.

As the Oaklawn development was taking place, A.P. and Martha Asmann platted Sunview Heights immediately north of the Oaklawn area. Sunview Heights had a total of 187 lots and virtually all remain developed today.

When Boeing cut back production in 1959, the area had become the subject of abandonment as owners and tenants moved in and out. As payments on the Oaklawn houses defaulted, many of the properties were repossessed by the FHA. (A survey conducted by the Wichita Association of Homebuilders prior to 1964 showed 1,405 total houses in the area with 688 vacant.)

The early 60's saw Oaklawn as a decaying area, a conglomeration of paint-chipped, deteriorating dwellings with trash littered exteriors. In 1964, S & J Properties, Co., South Gate, California, purchased 721 houses in the Oaklawn Addition. The California company, owned by F. J. Russell, paid \$1,238,575 for the property which then included 523 two-bedroom, 190 three-bedroom and 8 four-bedroom houses. The company indicated it would spend a million dollars fixing up the homes, bringing them into the best possible condition, by adding new water heaters, new water softeners, and "anything needed." The company found the homes in surprisingly good shape at that time. The rejuvenated houses were to be operated on a permanent rental basis. Rental property was extremely scarce at the time. Oaklawn and Park City had caused a comparatively high vacancy rate in the Wichita area figures, and the rejuvenation of the area was seen as a positive benefit to the rental market, if it were done right. There was some speculation at the time of purchase, however, as to whether S & J Properties would do a good job in rehabilitating the property. One public official at that time cited a lack of zoning in the Oaklawn area as something that could pose a problem. This official was quoted as saying, "What has to be done to the property is most important. There are no zoning ordinances in effect out there, so anything goes. If the places are just patched up a little, it's going to have a negative effect."

By 1966, S & J's investment in the area appeared to have paid off: the population had increased to 3,500 with an ethnic diversity and the area had been changed from empty houses with deteriorated exteriors to rows of houses with new coats of brightly colored paint and well-kept lawns adorned with neat, metal trash containers. A majority of occupants were connected with

McConnell Air Force base and the local aircraft companies but members of the Wichita proper work force were also established as residents. Drawing cards for the area were cited as low rent and accessibility to work.

With the purchase and rejuvenation of the area by the California company, residents recalled the area being referred to as "blighted." The clean up seemed to stir a reaction among property owners to follow suit and improve their own properties as well as evidenced by this quote from Ernest Lee; "This...company came in here and painted and fixed up...Kinda made some of us old property owners ashamed... I'm going to paint my house and make some other improvements before too long." With the change in Oaklawn, enrollment in all the schools increased (Carlton Jr. High, Oaklawn Elementary, and Cooper Elementary). While the face of Oaklawn changed, the President of the Oaklawn Improvement District, James Harrison, didn't believe that the "true picture" of the area had always been painted of the community. Acknowledging problems in the area, he also pointed out that an improvement district has "its hands tied as to what it can and cannot do." He attributed much of those problems to the multi-faceted governmental structures, pointing out that the schools were controlled by Derby, the streets came under Riverside Township Authority, law enforcement came from the Sedgwick County Sheriff's Department, and nearby Sunview was a different Improvement District. The area benefited from the purchase, however, as residents also noted an increased in general participation and activity.

Fred Russell of S & J Properties also platted property at the southwest corner of the 47<sup>th</sup> Street and Clifton intersection in May of 1968 into a single lot for commercial purposes, containing approximately 7 acres. This was a replat of a portion of Oaklawn. The southeast corner of 47<sup>th</sup> Street and Clifton was platted by Mr. Russell in 1976 into 3 commercial lots totaling approximately 5.5 acres. Only about half the commercial property in these two plats has been developed, with a large section of the property on the southwest corner undeveloped.

The 1960's also brought the platting of Pennaire Mobile Home Park Addition. This property is still under development as new street and utilities are extended. Presently, there are 167 lots occupied with single-wide and double-wide manufactured homes. Since this is a park development, the units are not to be placed on permanent foundations, but blocked, tied-down and skirted.

The remaining residential developments were platted throughout the 1970's and 1980's, including Wood River Addition and Wood River 2<sup>nd</sup> Addition (north of Oaklawn, west of Sunview Heights), both of which feature single-wide manufactured homes in generally poor condition. Deer Lake Estates (south of 47<sup>th</sup> Street and east of K-15) was platted in 1980 with 177 lots, virtually all of which have been developed.

None of the other "residential" developments within the study area are contained in platted developments. The largest concentration of such development exists between K-15 and Oliver and stretching from 55<sup>th</sup> Street on the north to 63<sup>rd</sup> Street on the south. This area contains primarily residential uses, however a few commercial businesses exist nearer to 63<sup>rd</sup> Street. These properties were created prior to the adoption of regulations governing rural development and the lots were established in a "hodge-podge" manner with no forethought to providing urban-level services. As a result, annexation or the future extension of urban-level services may be difficult.

The properties on either side of K-15 north of 63<sup>rd</sup> Street have developed commercially. These are essentially the only commercially developed properties within the study area. A large area of undeveloped, unplatted commercial property exists south of MacArthur between K-15 and Englewood.

In August of 1988, the Walt Keeler Company and Richard Hardison recorded the plat of Keeler Industrial Tracts along the east side of Clifton about ¼-mile north of 47<sup>th</sup> Street. This is an industrial property containing 6 lots of varying size, only one of which has developed. Immediately north of that development, O.J. and Flossie Linscott recorded the plat of B and F Addition as a single-lot industrial property. The land is presently developed.

The remaining industrial property is the land at the southwest corner of 47<sup>th</sup> Street and Oliver. It was developed as the Chelsea Industrial Park and the Chelsea Industrial Park 2<sup>nd</sup> Addition by Jeffrey and Lynne Greenberg. The Chelsea Industrial Park Addition was recorded in March of 1985 and the Chelsea Industrial Park 2<sup>nd</sup> Addition was recorded in November of 1987.

The remainder of the land within the study area is considered agricultural and has considerable development constraints that will limit the development potential. Combining the floodplain concerns, with general drainage problems and the approach zones from McConnell Air Force Base runway, the properties toward the south end of the study area will likely see little development for some time.

### **OAKLAWN/SUNVIEW IMPROVEMENT DISTRICTS**

The Oaklawn and Sunview areas are provided limited utility services through the establishment of Improvement Districts, “quasi-governmental” entities established in the early 1950’s with very limited authority under state law. Each Improvement District has three (3) elected officials serving on the Improvement District Board. Presently, the Improvements Districts only provide sewer service to the properties within the district. However at one time the water utility service was provided through the districts. Water service is from the City of Wichita and has been since the early 1980’s.



Oaklawn Improvement District Office in Oaklawn

Residents of the Oaklawn and Sunview area debated the future status of the Improvement Districts and the possibilities of either annexation by the City of Wichita or incorporation as a City of the 3<sup>rd</sup> Class. It appears the issue is on hold at this time; however at some point the matter will be addressed again. The issue was one of the “areas of concern” identified by the stakeholders in the area, but it ranked last of the issues listed and was viewed by the vast majority of stakeholders as being of low importance in relation to the other concerns identified. This plan assumes that no change will occur in the immediate future on this issue and that any implementation actions will not include any incorporated city.

## DEMOGRAPHICS

Census data for the study area has been compared here in two different ways. First, the Oaklawn-Sunview area is an identified Census Designated Place, or “CDP”. As defined in the Census Bureau materials, CDP’s are “densely populated settled concentrations of population that are identifiable by name, but are not legally incorporated places.” The Oaklawn-Sunview CDP geographically encompasses the “platted” portion of Oaklawn and Sunview, but does not include all of the study area. Census Tract 58, however, is a larger geographic area (2.5 square miles) covering most of the Plan’s defined study boundaries (except for the area south of 55<sup>th</sup> Street and west of K-15 which is very sparsely populated.) For purposes of this Plan, Census Tract 58 data is the most applicable and should be treated as the most reflective of the study area.

The data that follows is listed for the Oaklawn Sunview CDP, Tract 58, and for comparison purposes, Sedgwick County.

	<b>CDP 1990</b>	<b>CDP 2000</b>	<b>Tract 58, 1990</b>	<b>Tract 58, 2000</b>	<b>County 1990</b>	<b>County 2000</b>
<b>Total Population</b>	3,240	3,135	4,274	4,495	403,662	452,869
<b>Median Age</b>	25.8	27.3	26.8	Not available	30.8	33.6
<b>White</b>	2,527 (77.9%)	1,996 (62.7%)	3,484 (81.5%)	3,019 (67.2%)	345,173 (85.51%)	359,489 (76.38%)
<b>African American</b>	314 (9.7%)	280 (8.9%)	351 (8.2%)	313 (7%)	36,061 (8.93%)	41,367 (9.13%)
<b>American Indian</b>	85 (2.6%)	75 (2.4%)	105 (2.5%)	85 (1.9%)	4,556 (1.13%)	5,041 (1.11%)
<b>Asian</b>	264 (8.1%)	485 (15.5%)	279 (6.5%)	480 (10.6%)	8,728 (2.16%)	15,137 (3.34%)
<b>Hispanic</b>	119 (3.7%)	356 (11.4%)	146 (3.4%)	419 (9.3%)	17,435 (4.32%)	36,397 (8.04%)
<b>Total Housing Units</b>	1,166	1,179	1,605	1,753	170,159	191,133
<b>Occupied Housing Units</b>	1,045	1,056	1,438	1,579	156,571	176,444
<b>Vacant Housing Units</b>	121 or 10.4%	123 or 10.4%	167 or 10.4%	174 or 11.0%	13,588 or 7.99%	14,689 or 7.68%
<b>Homeowner Vacancy Rate</b>	3.3%	3.1%	4.7%	3.9%	2.1%	1.8%
<b>Rental Vacancy Rate</b>	15.4%	9.9%	16.2%	13.9%	11.8%	11.5%
<b>Owner-Occupied Housing Units</b>	584	507	916	926	99,753	116,719
<b>Renter-Occupied Housing Units</b>	461	549	522	653	56,818	59,725

The following observations can be made from the foregoing census data. The Oaklawn Sunview CDP has seen a population decrease of 105 persons over the past ten years, but the larger area has seen a population increase of 221, indicating that growth has occurred outside Oaklawn-Sunview proper. The development of Pennaire Manufactured Home Park and a general change in the household size can be identified as the primary reasons for this condition. The other residentially developed areas within the study boundary have remained fairly stable in the past ten years.

The median age in the CDP has increased by 1.5 years from 25.8 to 27.3 in the past ten years. While the information for Tract 58 is not available at the time of this report, the general data shows the population is growing older but is still younger than the countywide population, which has a median age in 2000 of 33.6 years.

The area's racial composition has changed dramatically in the past ten years. The Asian and Hispanic populations in the area have increased dramatically in both the CDP and Tract 58, while the White and African American populations have decreased. The Asian and Hispanic communities now constitute the largest and second largest minority populations in the area, respectively. Census Tract 58 also shows an Asian population approximately 3 times higher than the percentage countywide. The other "minority" race designations are all generally higher than the percentage for the same designations countywide, except for the black population, which is lower than the countywide figure. As a percentage, the white population figure is lower than the countywide totals as well. This indicates a greater ethnic mix within the neighborhood.

The 2000 housing data for both Census Tract 58 and the Oaklawn Sunview CDP data reflects interesting trends that are worth note. While the total housing units and occupied housing units numbers have remained relatively stable in the Oaklawn Sunview CDP, the total has risen for Tract 58 by 148 units, mostly within the Pennaire Manufactured Home Park. The vacant housing units are 10.4% of the total within the Oaklawn Sunview CDP and 11% within Tract 58, which is higher than the countywide total of 7.68%.

Ironically, the 2000 rental vacancy rates within the Oaklawn Sunview CDP (9.9%) is lower than the county rate (11.5%), but Tract 58 (13.9%) is higher. And the homeowner vacancy rates for both are higher than the county rate (3.1% and 3.9% versus 1.8%). It is our conclusion the higher vacancy rate of homeowner units is attributable to a general lack of financing for improvements to make the units livable and/or mortgagable. As a result, the units usually are acquired by people who can make the improvements necessary to place the unit back on the market as a rental unit.

The Census data verifies statements made by the stakeholders that a large Asian population exists within the area and needs to be targeted in the outreach strategies of this plan and that an aging population would be well served by a long-term approach in services. Housing trends indicate a somewhat higher percentage of vacant housing units in the area compared to Sedgwick County and further indicate that residents own and rent units almost equally (contrasted to more significant ownership numbers countywide).

## **CURRENT LAND USE**

As previously noted, the bulk of the defined planning area is zoned single family residential or rural residential. A small area of industrial zoning exists between K-15 and Clifton to the north end of the planning area. Limited and general commercial zonings are located in the northern portion of the planning area (south of MacArthur); along portions of the intersection at 47<sup>th</sup> and Clifton; northwest and southwest corners of 55<sup>th</sup> Street South; and interspersed along the west side of south Oliver. Significant amounts of the areas zoned limited and general commercial remain undeveloped and vacant. For the general land use patterns see the Existing Land Use Map.

## **UTILITIES AND COMMUNITY INFRASTRUCTURE**

As noted in the Area History section of this plan, water service is presently extended to the Oaklawn Improvement District and the Sunview Improvement District by the City of Wichita. Presently the water lines are owned by the City of Wichita and all maintenance and improvements are scheduled through the City of Wichita.

The sewer service in the improvement district areas are owned and managed by the Improvement Districts, however treatment is through the City of Wichita plant located west of the Arkansas River on the east side of Hydraulic north of 63<sup>rd</sup> Street. According to representatives from the Oaklawn Improvement District, sewer service billing is included with the water bill and the monies collected for sewer usage is sent to the improvement district. The improvement districts pay the City of Wichita for treatment services.

Any maintenance or improvements needed on the sewer distribution system are the responsibility of the improvement districts. The Oaklawn system was rehabilitated in about 1980 when the system was equipped with an “Insituform” system. This essentially is a “pipe within a pipe” treatment that is intended to improve the flow and efficiency of the system. The district personnel have indicated the work was successful and the existing system is operating as designed. New sewer construction in the Pennaire development is being installed as needed.

The standards and specifications for all new construction are consistent with standards in the City of Wichita. A review of the line sizes serving the area show sufficient capacity to accommodate the planned additions yet undeveloped. In general, the “built-up” area of Oaklawn and Sunview north of the Pennaire development collect into a 20” main that crosses the Arkansas River and flows to the Wichita Sewage Treatment Plant.

Another 27” “interceptor” flows along Clifton from the north and connects with a 30” main just south of 55<sup>th</sup> Street, which flows west across the Arkansas River to the Wichita Sewage Treatment Plant. A combination of gravity flow and lift stations to the south and east of this line will provide adequate sewer capacity for the undeveloped area.

There have been residential development proposals reviewed for this area in the recent past and the Oaklawn Improvement District, which has jurisdiction for this area, has approved the plans. However, none of those development projects has occurred. These have primarily been

residential proposals but the restrictions of the Airport Overlay District have limited the ability of this area to develop residentially.

The other “utilities” supporting the area (i.e. electric service, gas service, telephone service) are sufficient to support additional growth. Standard procedures for extension of these services are in place for all new development that will occur in the future.

The issue of “drainage” is addressed in the section titled “Surface Drainage and Flood Plains.” However, closely associated with the surface drainage within the neighborhoods is the street system itself. The newer streets within Pennaire and Deer Lake Estates are well designed, well constructed and in very good condition. None of the problems discussed herein with respect to surface drainage was identified in these areas.

However, the Oaklawn and Sunview neighborhoods need attention. The most significant deficiency identified was with the curbs and gutters, followed closely by the sidewalks. The past overlays on the streets have reduced the efficiency of the curbs and gutters, and the curbs, gutters and sidewalks have been severely impacted by the residents driving across and parking on these improvements. The result is a broken and ineffective curb and gutter system that fails to provide proper flow of storm waters. As noted herein, all this contributes to the overall deterioration of the street/drainage system. A redevelopment plan is recommended for the residential streets in the Oaklawn/Sunview neighborhoods to rectify these problems, and is included in Chapter Six.



Hemlock/Juniper in Oaklawn

## **HOUSING CONDITIONS AND OWNERSHIP EVALUATION**

The housing units within the study area are of a mixed variety. The vast majority of houses within the Oaklawn and Sunview developments date from the 1950's. As noted earlier, approximately 46% of the 1,056 occupied housing units in these developments are renter occupied, according to the 2000 Census, up 2% from 1990 data.



By and large, the housing stock is in the \$20,000 to \$40,000 price range. About one-third of the residences in the Oaklawn and Sunview developments are three bedrooms units. The remaining two-thirds are two bedroom units. Even though the Oaklawn and Sunview areas are zoned single family; a number of manufactured homes have been located in the developments, mostly concentrated in the southwest portion of the Sunview area.



Separate manufactured housing areas are located south of Oaklawn (Pennaire Mobile Home Park) and at the northwest corner of the Sunview area (Sunview Mobile Home Park). The Pennaire Mobile Home Park is relatively new and expanding, and the units placed there are in good condition and the lots are well maintained. Presently, a total of 160 spaces are developed and occupied. The Sunview Mobile Home Park is much older, has a mixture of newer manufactured homes, older mobile homes, travel trailers and motor homes occupying the lots with a combined total of 154 units. In general, this development has a higher percentage of poor quality homes and lots in general states of disrepair (approximately 60%.) The Deer Lake Estates development south of 47<sup>th</sup> Street and east of K-15 is a newer, single-family development that is fully built out. The homes are of moderate price and are in very good condition. The Sedgwick County Appraiser's Office has provided maps of the Oaklawn/Sunview Neighborhood area showing the "value ranges" and the "conditions, desirability & utility" ratings maintained within the County's records. Those maps are contained herein for use in this Plan.

The streets, curbing and sidewalks in both the Oaklawn and Sunview residential areas are generally in fair to poor condition. Due to small lots and limited on-site parking, vehicles are parked on the sidewalks and in yards, contributing to the rapid deterioration of the improvements and the general poor appearance of the neighborhoods.

## **EXISTING LAND USE**

In addition to the residential sections, the planning area's business district consists primarily of the Midway Square Commercial Center southwest of Clifton and 47<sup>th</sup> Street. Residents have need of the existing businesses located at Midway Center as well as need for additional businesses in that location. Residents have expressed interest in a grocery store and fast food establishments. Consultants support the market study currently underway (initiated by Sedgwick County) to verify what commercial mix is workable at this location. Some businesses currently located at Midway Square Commercial Center include Reno Chiropractic, Dollar General, Two Sisters Taco Shop, a liquor store and tattoo parlor. Also located at Midway Square is the Cottage Grove Baptist Good Neighbor Center that distributes clothing to the needy. There are additional spotted areas of retail and commercial development within the study area. On the southwest corner of Clifton and 47<sup>th</sup> is the Silhouette Club. The southeast corner has a convenience store, Xcitement Video, Camelot Cinema and a car rental and sale company. The northeast corner has a smoke shop and tire repair facility. Another convenience store is located at the southwest corner of 47<sup>th</sup> and Oliver; and the northwest corner of Oliver and 63<sup>rd</sup> houses a trailer sales facility. (SEE EXISTING LAND USE MAP)



Commercial development at Midway Square



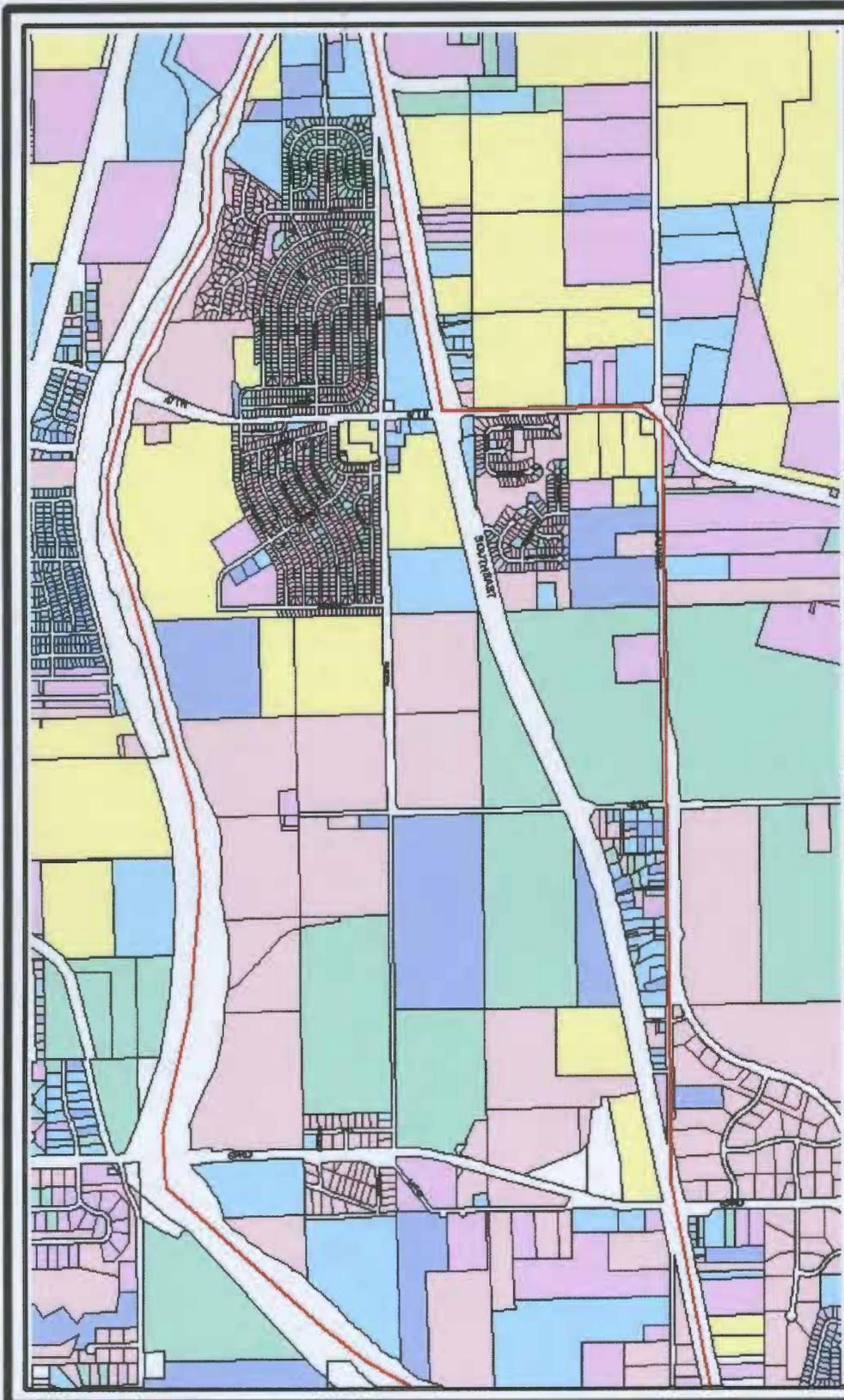
NE corner of 47<sup>th</sup> and Clifton in Oaklawn



SE corner of 47<sup>th</sup> and Clifton in Oaklawn

## **SURFACE DRAINAGE AND FLOOD PLAINS**

The main “infrastructure” issue within the area is storm drainage. The stakeholders repeatedly expressed concerns about “drainage” and the need to make improvements. On further analysis, the drainage issue is best evaluated at two levels. First is the larger “watershed” drainage in the area that must be accommodated in all development that occurs in the future, whether public or private. This issue is being addressed within the overall Drainage Study being conducted by Sedgwick County for the watersheds in the southeastern part of the county. Specific plans and projects are identified within that report, listed below and incorporated by reference herein. Also, the generalized non-official “floodplain” on the Development Constraints Map, which is under reevaluation, will prevent much of the area from developing further.



**Oaklawn  
Improvement  
District**

**Value  
Ranges**

- \$1 - \$20,000
- \$20,001 - \$35,000
- \$35,001 - \$50,000
- \$50,001 - \$100,000
- \$100,001 - \$350,000
- \$350,001 & Above

Parcel & Street Lists Provided by  
Wagon County GIS Department

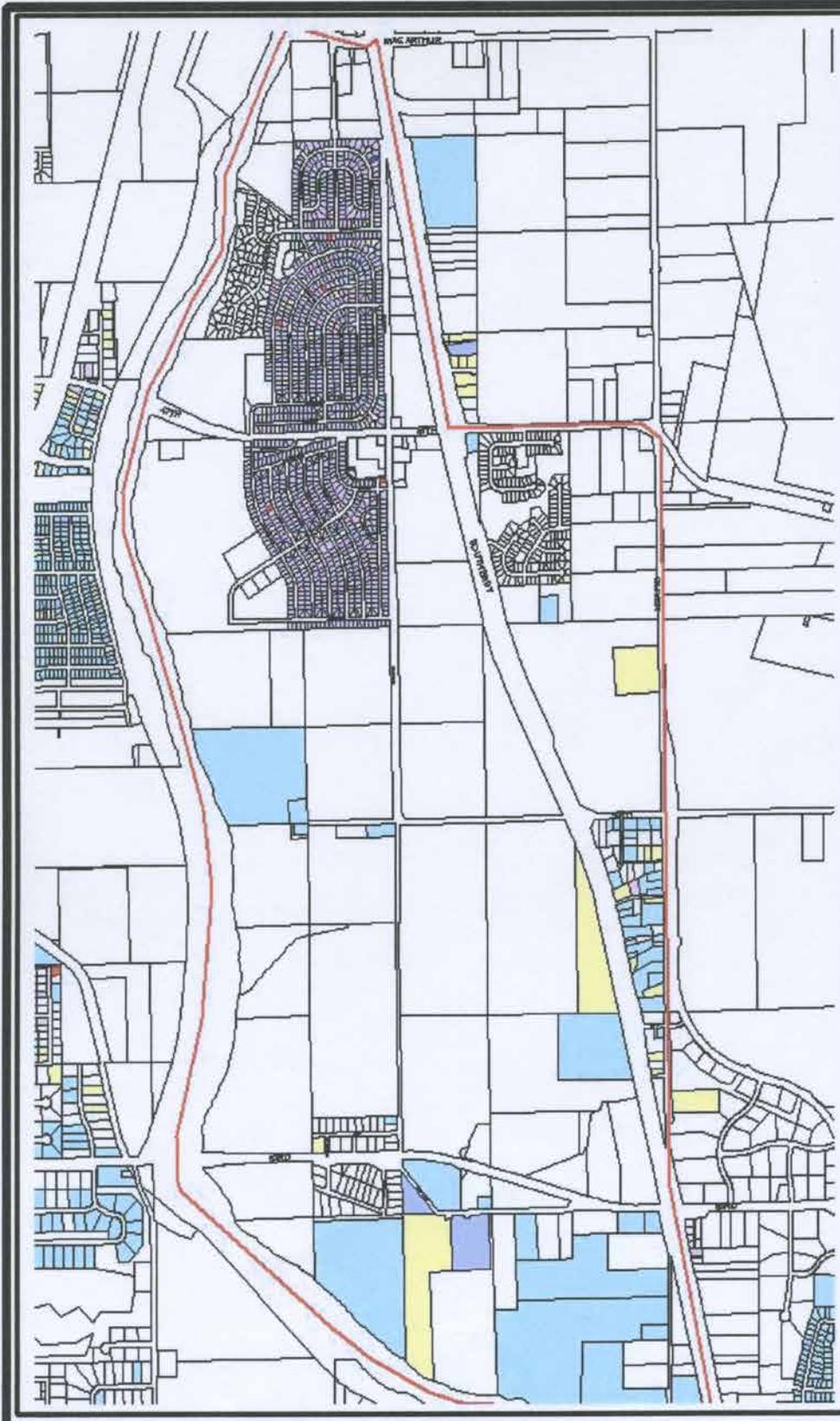
Value Information Provided by  
Wagon County Appraiser's Office

Produced: April, 2001



Division of the Kansas Department of  
Revenue

2001



**Oaklawn  
Improvement  
District**

**CDU  
Ratings**

(Condition, Desirability, & Utility)

- VERY GOOD
- GOOD
- AVERAGE
- FAIR
- POOR
- VERY POOR
- UNSOUND

Parcel & Street Maps Provided by  
Jefferson County GIS Department

CDU Information Provided by  
Jefferson County Appraiser's Office

Produced: April, 2001



We are here to serve you and your community.  
With a high regard for the past and a vision for the future.



# OAKLAWN/SUNVIEW NEIGHBORHOOD REVITALIZATION PLAN

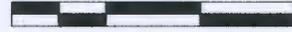
## EXISTING LAND USE

### LEGEND

-  Streets
-  Vacant
-  Agriculture
-  Residential Low Density
-  Residential Medium Density
-  Manufactured Home Park
-  Commercial Services (Offices)
-  Commercial Retail
-  Commercial Service (Warehouse)
-  Industrial
-  Public-Semi-Public-Institutional
-  Public Parks-Open Space-Golf Courses
-  Project Boundary



0.2 0 0.2 0.4 Miles



The second “level” is the surface drainage within the neighborhoods, primarily occurring within the confines of the street system and controlled by the curbs and gutters and open ditches within the area. Overall, the surface drainage within the neighborhoods can be rated as fair to poor. Numerous locations exist that do not allow drainage due to grade levels of the streets. This results in ponding at intersections and along certain curb and gutter locations between intersections. These become even more serious during times of cold weather when the ponding freezes and creates traffic hazards. Further, the ponding water contributes to an increase in deterioration of the street surface because of seepage into the sub-base of the roadway. All this combines to impact the appearance of the neighborhood and a sense of frustration by the residents that the problems go unattended.

While localized street drainage issues are the jurisdiction of Riverside Township and/or the Oaklawn and Sunview Improvement Districts, the Sedgwick County Commission funded significant improvements to the study area in March of 2001 as part of Sedgwick County's first drainage CIP. The Phase II East Subbasins of Southern Sedgwick County Drainage Study Report prepared for the Sedgwick County Board of County Commissioners by Professional Engineering Consultants in November, 2000, provides a drainage analysis of that area. Nineteen (19) projects within the Drainage Study Area were identified as needed to resolve identified drainage problems, seven (7) of which are in the Oaklawn/Sunview Study area. Sedgwick County Commission identified six (6) projects for funding in the first year of the county's first Drainage Capital Improvement Plan.



Open ditch drainage along south side of MacArthur



Standing water along Idlewild in Oaklawn



Open drainage to Arkansas River in Sunview MHP

Of the six projects funded, three address drainage issues in the Oaklawn/Sunview Study Area. The project fully funded for 2001 is identified in the Study as the “Greenhaven Drainage Channel.” The project will widen the drainage channel and concrete line it to accommodate drainage flows. The project is funded for \$675,000.00 and is for design and construction in 2001.

The Idlewild project, which will rebuild the street pavement and curbs and gutters along Idlewild and its intersecting streets, is funded at \$60,000.00 for design in 2001, with construction scheduled for 2002. Total projected costs in the CIP are \$577,904.00.

The other improvement listed in the current drainage CIP for partial funding in 2001 that will have direct impact on drainage issues in Oaklawn is the interceptor channel at 47<sup>th</sup> Street South and Clifton Avenue. This project will improve the drainage from that intersection to the south and is funded at \$60,000.00 for design and has a total project projected cost of \$311,330.00.

The other four projects in the Oaklawn/Sunview area are:

- Channel realignment at Clifton and 57<sup>th</sup> Street South,
- Reconstruction of road ditches along Clifton from 47<sup>th</sup> Street South to 57<sup>th</sup> Street South,
- Channel realignment and improvement at 55<sup>th</sup> Street South and Oliver, and
- Construction of a training levee east of Clifton at 55<sup>th</sup> Street South.

Funds for the improvements in the Oaklawn / Sunview area will be derived from bonds and will not be assessed to property owners in the study area.

The study area's floodplain impacts are generally limited to the land area adjacent to the Arkansas River. Floodplain maps show a significant portion of the undeveloped land within the Study Area being subject to flooding. There are also areas within the developed portion of the Oaklawn/Sunview Neighborhood that are identified on these "official" maps as being subject to the floodplain, even though the residents and stakeholders dispute that designation. The stakeholders expressed interest in having the area more fully studied in order to determine specific flood elevation data to accommodate future development within these areas. Presently, that work is being done and revised floodplain maps are expected in the near future.

The presence of the floodplain south of Pennaire is a significant limiting factor to future development of this area. The impact of the improvements planned for storm drainage may create an opportunity to remove portions of this land from the 100-year floodplain and provide more area for future development, which should help attract more private investment in this area. It is recommended that efforts be made to fund a full study of the area in order to establish specific floodplain elevation data.

### **OTHER DEVELOPMENT CONSTRAINTS**

One of the challenges for future development in the Study Area is the restrictions imposed by the Air Installation Compatible Use Zone (AICUZ) for nearby McConnell Air Force Base. The study was first released in 1981 and subsequent revisions were submitted to the Wichita-

Sedgwick County Metropolitan Area Planning Department in 1987, 1991 and 1992. The current document is dated 1994 and shows a received date of October 14, 1994.

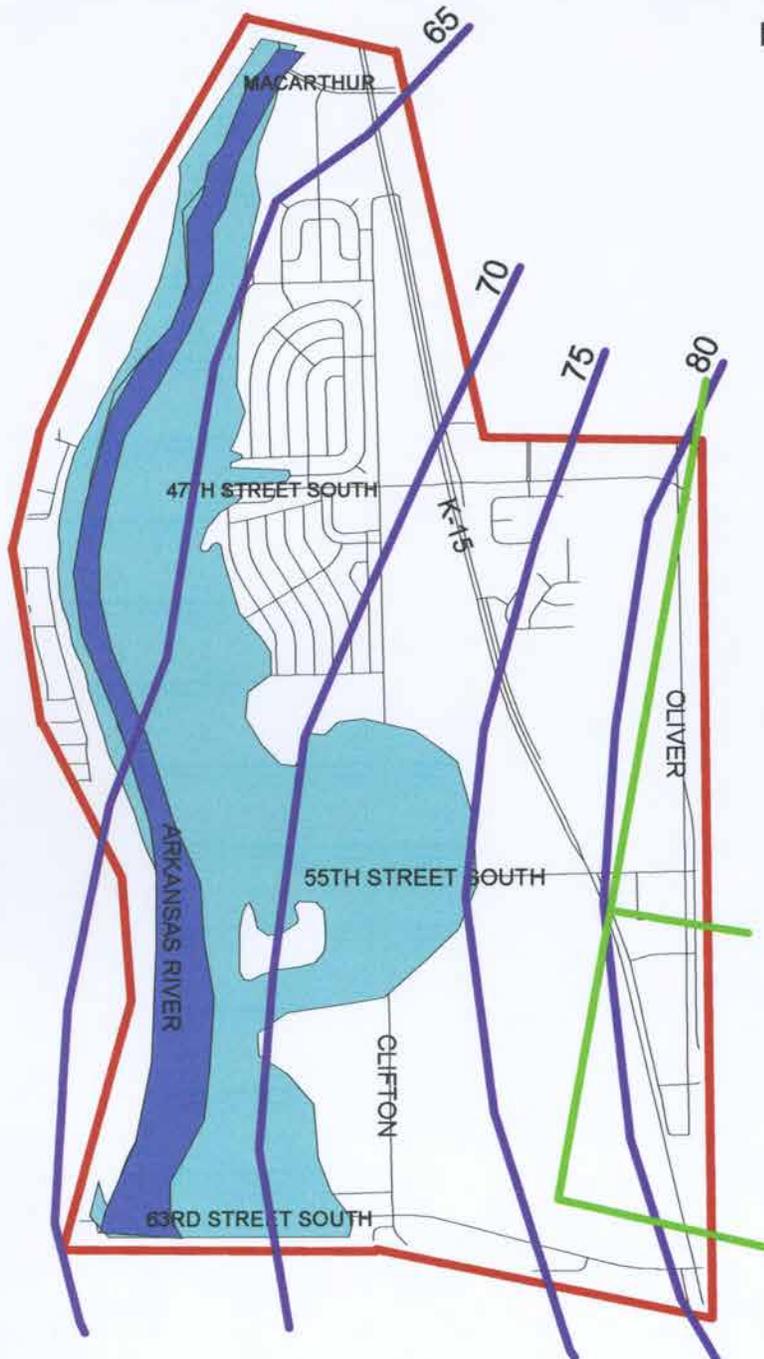
Among other provisions of the study, Section 3 identifies the Land Use Compatibility Guidelines for the area impacted by the Noise Zones (reflected as noise contours in decibels) and the Accident Potential Zones (APZ). These factors are mapped and a Land Use Compatibility Table outlines the recommended land uses acceptable within each of the Noise Zones and APZ's. A representation of these areas is shown on the Development Constraints Map attached.

The AICUZ study also proposes a Future Land Use Map (Figure 7 in the study) for the general area. Its recommendation for the land within the Oaklawn/Sunview Neighborhood Revitalization Plan area is generally consistent with the recommendations made in this plan. However, this plan does recommend a greater area of warehousing and light manufacturing along the southern portion of the Study Area as shown in the Future Land Use Map herein. The rationale for this recommendation is found in that section of this Plan.

As a further development constraint, it is noted that neither the City of Wichita nor the City of Derby currently plan to extend utilities into the southern portion of the planning area through 2030. Obviously this will affect any future development of a more intensive nature and will limit the development potential accordingly.

# OAKLAWN/SUNVIEW NEIGHBORHOOD REVITALIZATION PLAN

## DEVELOPMENT CONSTRAINTS



### LEGEND

- Noise Impact In Decibels
- Accident Potential
- Zone Boundaries
- Streets
- Project Boundary
- 100-Year Floodplain

NOTE: 100-Year floodplain is general. This area is being restudied. See official floodplain maps for further information.



0.2 0 0.2 0.4 Miles



**CHAPTER FOUR**  
**Neighborhood Assessment and Priority Setting**

Through a series of meetings, the steering committee defined, merged and prioritized the major issues of concern for the planning area:

1. Housing and Property Maintenance
2. Community and Image
3. Public Safety and Crime Prevention
4. Education
5. Communication
6. Recreation
7. Infrastructure
8. Commercial / Retail Growth and Health
9. Health, Medical Care and Social Services
10. Form of Government

With the use of a PARK (preserve, add, remove, keep) exercise, the committee then identified items under each issue category that would affect the listed concern.

**1. Housing and Property Maintenance**

<p><b><u>Preserve</u></b></p> <p>available housing  good condition housing  affordable housing  Community Housing Services</p>	<p><b><u>Add</u></b></p> <p>new homes  better enforcement of health violations  minimum property standards  more neighborhood clean up efforts  more rejuvenation efforts such as painting  rental property standards  more ownership information  incentives for garages, storage capabilities  education on littering and the environment  property maintenance education program  better way to maintain vacant lots  trash disposal for appliances and large items  affordable dollars and financial incentives for  property rehab  "rent to own" programs with landlords</p>
<p><b><u>Remove</u></b></p> <p>vacant housing if determined:      dangerous structures      condemned or unsafe properties      irreparable and non-buildable foundations  appliances, junk, etc. stored on properties  cars on the street</p>	<p><b><u>Keep Out</u></b></p> <p>manufactured home parks without 'quality'</p>

## 2. Community and Image

### Preserve

neighborhood association  
neighborhood association newsletter  
neighborhood association social activities  
partnerships

### Remove

negative perceptions:  
    manufactured housing "belongs" in area  
    sewer treatment plant perceptions  
    adult entertainment  
deteriorated properties  
"slum lords"  
high percentage of transient population  
weeds, dead Chinese Elm trees  
properties determined as the "worst" by partnership

### Add

pride by cleaning up the area, painting etc.  
youth group to assist with clean ups  
positive public relations!  
neighborhood brochure  
more involvement  
civic club relationships  
pride of ownership  
property owner discipline  
more individual involvement  
partnerships with business, faith community  
social opportunities  
political advocacy  
shrubbery and landscaping at Midway Square  
    and at OID entryway north side of 47<sup>th</sup>  
repairs to the parking lot at Midway Square and  
    building  
general beautification

### Keep Out

transfer station

### 3. Public Safety and Crime Prevention

<p><b><u>Preserve</u></b></p> <p>community policing Sheriff's office on-site substation fire service and EMS neighborhood association</p>	<p><b><u>Add</u></b></p> <p>more neighborhood involvement more Neighborhood Watch programs more COP staff for the area incentives for increased lighting incentives for trimmed landscaping education about lighting and landscaping at-risk programs for 5<sup>th</sup> grade plus bus stop enclosures and benches tree-trimming to open up lighted areas</p>
<p><b><u>Remove</u></b></p> <p>lack of activities for youth</p>	<p><b><u>Keep Out</u></b></p> <p>gangs and drugs</p>

### 4. Education

<p><b><u>Preserve</u></b></p> <p>neighborhood schools translation opportunities Communities in Schools</p>	<p><b><u>Add</u></b></p> <p>training on property maintenance and repair mentoring programs for youth on-site job training, aviation machine shop on-site educational opportunities on-site English language education bookkeeping and financial mgmt. training high school program at Midway Square leadership training and parenting classes expanded neighborhood-school relationship school latchkey programs child care so parents can attend educational programs</p>
<p><b><u>Remove</u></b></p> <p>negative perception of Oaklawn students at Derby High School</p>	<p><b><u>Keep Out</u></b></p>

## 5. Communication

### Preserve

neighborhood association newsletter  
Rick's portable sign!  
neighborhood association efforts to  
create web site

### Remove

communication barriers

### Add

more neighborhood association participation  
translated materials  
on-site English language training  
improved neighborhood association  
newsletter distribution method  
create a list of partners  
methods to communicate with business,  
rental owners, faith community,  
partners  
improved relationship with *Derby Daily  
Reporter*  
public relations, media training and assistance

### Keep Out

## 6. Recreation

### Preserve

DRC programs Grades 1-5  
Idlewild Park baseball fields  
open space by the river (keep as park space)  
Oaklawn Community Center  
Idlewild Park playground area  
DRC on-site programs

### Remove

### Add

more children in DRC programs  
at-risk programs especially 5<sup>th</sup> Grade plus  
expand relationship with DRC  
expand DRC Jr. Leader Program  
soccer areas in Idlewild Park  
frisbee golf area in Idlewild Park  
swimming pool next to 47<sup>th</sup> St.  
basketball court north of Idlewild playground  
DRC buses in the summer  
DRC 6<sup>th</sup> Grade plus program  
convert vacant lots into park areas if homes  
cannot be built  
recreation center  
bike and walking paths in Idlewild Park or near  
Carleton Magnet  
benches, walking paths, good lighting at  
Carleton Magnet

### Keep Out

## 7. Infrastructure

<u>Preserve</u>	<u>Add</u>
sewer capacity through Improvement Districts	bus stop enclosures and benches traffic signalization: 47 <sup>th</sup> & Clifton and 47 <sup>th</sup> and Cedardale pick-up / drop-off area at Cooper School blinking lights at crosswalk on Juniper St. for Cooper School cooperative agreements for infrastructure improvement (Improvement Districts, Riverside Township, County, etc. primarily streets, curbs and gutters) general landscaping and beautification complete Clifton sidewalk up to Sunview improve the Big Ditch at 47 <sup>th</sup> & Clifton wall along Clifton incentives for driveways, garages, storage drainage plan (flat street intersections); improvements at: 1. Brookhaven & Meadowview; 2. Elmhurst 3. Idlewild St.
<u>Remove</u>	<u>Keep Out</u>
traffic obstructions (visibility triangle) (evaluate signage at 47 <sup>th</sup> & Clifton)	

## 8. Commercial and Retail Growth and Health

<u>Preserve</u>	<u>Add</u>
businesses at Midway Square	additional commercial establishments restaurants grocery store fast food committee to promote area to business business association expand neighborhood relationship with business
<u>Remove</u>	<u>Keep Out</u>
adult entertainment barriers to commercial growth	additional adult entertainment

**9. Health, Medical Care and Social Services**

<p><b><u>Preserve</u></b></p> <p>fire service and EMS chiropractic and dentist office at Midway Department of Aging and Wichita transit vans Oaklawn Community Center</p>	<p><b><u>Add</u></b></p> <p>additional doctors' offices create doctor-in-residence program wellness center better medical accessibility improved senior care drug and alcohol counseling on-site</p>
<p><b><u>Remove</u></b></p>	<p><b><u>Keep Out</u></b></p>

**10. Form of Government**

As mentioned earlier, this Plan assumes that no change will occur in the immediate future on this issue. Consultants did not find this Plan to be an appropriate vehicle for discussion of the future status of the Improvement Districts and possible annexations or incorporations. This issue is listed, however, in order to reflect that the form of government question is a major concern to stakeholders and the Steering Committee.

**CHAPTER FIVE  
Action Plan**

**NEIGHBORHOOD GOALS**

After evaluating information obtained from the PARK exercise, stakeholders created Neighborhood Goals that are key to area improvement. These are:

- |                    |  |
|--------------------|--|
| <b>Goal One:</b>   | <b>Improve housing and property conditions.</b>                      |
| <b>Goal Two:</b>   | <b>Maintain public safety and improve crime prevention programs.</b> |
| <b>Goal Three:</b> | <b>Improve educational opportunities.</b>                            |
| <b>Goal Four:</b>  | <b>Improve community image and sense of community pride.</b>         |
| <b>Goal Five:</b>  | <b>Improve recreational opportunities.</b>                           |
| <b>Goal Six:</b>   | <b>Improve opportunity for commercial / industrial development.</b>  |
| <b>Goal Seven:</b> | <b>Improve on-site health, medical care and social services.</b>     |

## **GOALS, OBJECTIVES, STRATEGIES AND PARTNERS**

The dynamics of community change are complicated. Both public and private efforts and partnerships are necessary in order to effect permanent change. Public effort without private investment will not result in permanent improvement. Likewise, private effort without public investment will be fragmented and will lead to expanded frustration on the part of participants. Further stated, both public and private initiatives are equally important and dependent upon one another for long-term success. To this end, the Goals, Objectives, Strategies and Partners were formulated with the idea that a significant new public/private partnership would be created.

### **Create The "Partnership"**

Before any of the other steps recommended within this plan can be implemented, the first action is to establish the "mechanism" that will drive most of the work under the plan. The "Partnership" should initially consist of representatives from the organizations that participated in the preparation of this plan: Oakview Neighborhood Association, Community Housing Services, the Oaklawn Improvement District, the Sunview Improvement District, Riverside Township, Sedgwick County, and the Derby Recreation Commission. Other organizations and entities should be identified by the "Partnership" for inclusion and outreach should be initiated. Such organizations could include the Derby School District, Communities in Schools, Boys and Girls Club, Big Brothers and Big Sisters of Sedgwick County, a newly-formed Business Association, a newly-formed Rental Owners Association and other appropriate entities within the area. From the "Partnership" will come the direction, coordination and synergy to carry out the implementation actions identified within this plan and any which may be established in the future.

### **Goal One: Improve housing and property conditions.**

The neighborhood's aged housing stock, its "controversial" commercial uses, and a poorly maintained business center have all contributed to a community image that simply will not be resolved until the area is physically cleaned and the area begins to exude a greater sense of community pride through improving the housing stock and addressing the property maintenance concerns of the area. Several specific objectives are listed below that can be initiated through the "Partnership" to achieve Goal One.

#### **1.1 Recommended Physical Development Objectives:**

##### **1. Establish the Oaklawn Overlay District.**

It is recommended that the Unified Zoning Code be amended to create an Overlay District over the Study Area as an "enabling" mechanism to implement more stringent standards and requirements for future development within the Oaklawn/Sunview neighborhood. Among other things, the Oaklawn Overlay District would do the following:

- A. Adopt the elements of "Oaklawn Redevelopment - Front Door / Back Door" pertaining to design and façade guidelines created by Wilson Darnell Mann Architects. It is to be noted that attempts to expand these guidelines are currently underway by CHS to provide alternate and additional design options; such attempts should be supported.

Recommendations within "Front Door / Back Door" pertaining to variances and setbacks should be implemented by the Metropolitan Area Planning Commission.

- B. Prohibit certain commercial land uses defined with the assistance of the Partnership (such as the stakeholder identified transfer station).
- C. Adopt commercial design and façade guidelines as defined with the assistance of the Partnership (such as more detailed landscaping requirements).

The specific criteria within the above actions would be established through the Partnership with direct assistance and guidance from the public officials with the authority to enforce these items under current law. Some of the items may be adopted outside the Unified Zoning Code, but the intent is to establish higher standards and requirements for new development within the Planning Area.

## **2. Adopt and implement new Manufactured Home standards.**

It is recommended that new Manufactured Home standards be created and adopted. In particular, it is recommended the Unified Zoning Code be amended to establish separate zoning categories for Manufactured Home Parks and Manufactured Home Subdivisions. Coupled with the recently adopted Manufactured Home Code in Sedgwick County, this will result in sufficient standards and requirements to assure that future developments will be reflective of the stated intent at the time of initial zoning approval and the finished development will produce the quality desired.

It is recommended the new standards and requirements in the Unified Zoning Code would accomplish the following:

- A. Establish separate zoning categories for Manufactured Home Park (land lease) and Manufactured Home Subdivision (land purchase) developments.
- B. The Manufactured Home Park (land lease) category should:
  - 1. Establish a minimum of 50 feet "open space" setback from public streets and 25 feet from all other exterior property lines of the park.
  - 2. Strengthen the buffering requirements through screening walls and landscaping within the "open space" areas noted above.
  - 3. Mandated storm shelters within 300 feet (equivalent of one standard city block) of all lots and capable of providing shelter for all residents.
  - 4. Prohibit placement of individual units on permanent foundations.

5. Mandate all internal infrastructure improvements to be privately owned, financed and maintained.
6. Establish minimum street and parking standards of 42 feet width with parking on both sides of the street, 30 feet width with parking on one side of the street, and 24 feet width with no parking on street.
7. Mandate set-aside areas for storage of amenities such as trailers, boats, and other resident property items.
8. Modify internal setback standards to establish a minimum separation between individual housing units of 25 feet.

C. Manufactured Home Subdivision (land purchase) category should:

1. Incorporate detailed foundation design criteria to assure appropriate structural support of the “permanent” placement of units on lots.
2. Mandate platting similar to single-family residential development with similar infrastructure standards (prohibit private streets or utilities).
3. Prohibit placement of units on anything other than permanent foundations.

**3. Designate the area for redevelopment and rehabilitation.**

It is recommended that Sedgwick County designate the study area as a “special district” within the unincorporated portion of the County for “urban-type” codes and regulations (either the area encompassed within the Oaklawn and Sunview Improvement Districts or the Oaklawn/Sunview Overlay District if different than the Improvement Districts). The express purpose of the “special district” is to create supporting codes and regulations to promote decent, safe, and sanitary housing stock and properties for all area citizens. The codes and regulations would assist in conserving the existing housing stock and prevent conditions presenting a health or safety risk, contributing to neighborhood degradation, or that are determined to be a nuisance. While it is recognized that some believe Sedgwick County may not have the ability to adopt such codes and regulations applicable only to a designated area within the county, the consultants strongly believe the Home Rule authority provides the legal basis to do this.

**4. Develop and enforce minimum standards and health / safety standards.**

It is recommended that Sedgwick County, working with and through the Partnership, develop and apply minimum property standards and other health and safety codes for the Study Area. It is recommended that the following type of maintenance and health and safety issues be considered in developing minimum property standards and health and safety codes:

- A. open buildings and excavations, bulky waste and salvage materials, inadequate storage or disposal of household garbage, surfacing sewage and abandoned vehicles and other conditions that present a health or safety risk.
- B. the maintenance of roof, foundations, and exterior walls in good repair to include exterior paint, doors and windows.

- C. adequate light and ventilation.
- D. safe electrical wiring, fixtures and outlets.
- E. adequate, safe heating facilities.
- F. adequate water and sewage disposal.
- G. maintenance of accessory structures.

Again, the consultants recommend that NO minimum property standards or health/safety codes be defined, delineated or adopted without extensive public comment from the Partnership and the residents and property owners within the Study Area. Further, these standards and codes may be further modified to delineate between rental and non-rental structures and properties. And specific procedures should be delineated to address the policy of “complaint-driven” enforcement presently in place within Sedgwick County’s Code Enforcement Department and whether that will change in this area.

**5. Develop coordinated approach to administration of codes in planning area.**

It is recommended that Sedgwick County form a coordinated staff approach to support the administration of the codes and standards for the targeted area. This team should be led by an inspector with sole dedication to the Oaklawn / Sunview area who should be responsible for coordinating such efforts. Public education should be a priority of the inspector and the team. The staff team should include representatives from those departments and agencies responsible for the administration and enforcement of those codes and standards as well as representatives from the Community Policing Unit of the Sedgwick County Sheriff's Office. Further, it should work in concert with the Oakview Neighborhood Association on targeted clean-up projects and should work with the Partnership in prioritizing properties for immediate improvement. And, as noted above, specific procedures should be delineated to address the policy of "complaint-driven" enforcement presently in place within Sedgwick County's Code Enforcement Department and whether that will change in this area.

**6. Condemn and remove properties declared unsafe.**

It is recommended that Sedgwick County establish, implement and fund a procedure for initiating condemnation actions to result in demolition and removal of structures determined to be unsafe or beyond repair.

**7. Institute a program of financial incentives for rehabilitation geared to minimum standards such as paint grant programs, etc.**

It is recommended that Sedgwick County institute financial incentive programs to assist homeowners with minor repairs in order to bring structures into compliance with minimum property and health and safety standards. Programs offering paint grants and minor repair grants should be priorities.

- 8. Continue the area's inclusion in Sedgwick County's First Time Homebuyers program approved by Sedgwick County in March 2001 (grants and low-interest loans).**

It is recommended that the Study Area remain in Sedgwick County's homebuyer assistance programs to provide additional financial incentives for homeownership in the Study Area. In particular, the Study Area should be designated as a Target Area for the Single Family Mortgage Revenue Bond Program.

- 9. Institute a program of financial incentives for driveway extensions and backyard garage builds.**
- 10. Continue funding to Community Housing Services with emphasis on on-site educational programs on property maintenance and repair.**

Property owners are frequently uneducated as to the advantages of well-maintained properties. The continuation of and emphasis on continued on-site educational programs for property owners will maximize other public efforts to revitalize the area. It is recommended that Sedgwick County offer enhanced funding to Community Housing Services for educational programs for residents and property owners in the Study Area.

## **1.2 Recommended Community Development Objectives:**

None of the above-listed public objectives will be successful without accompanying objectives initiated and implemented by the community. As frequently stated in this plan, public and private objectives must be simultaneous in order to achieve permanent change.

To that end, it is recommended that the following community actions be taken.

1. Initiate and obtain 501(c)(3) status for the Oakview Neighborhood Association. This status should not be used in a manner conflicting with the Community Development Corporation status of Community Housing Services but should be used for any fundraising needs outside the scope of CHS.
2. Continue supporting leadership training provided by Community Housing Services and continue to emphasize leadership training as a priority.
3. Target property improvement funds as currently done by Community Housing Services as well as funds for general beautification and improvement.
4. Make property improvement projects social activities.
5. Pursue additional appropriate funding sources (federal, state and local, as well as private foundations, etc.). Support Community Housing Services initiatives with Neighborhood Reinvestment.

6. Assist Sedgwick County in developing and implementing minimum standards and health/safety codes.
7. Assist Sedgwick County in developing a coordinated approach to standards enforcement.
8. Assist Sedgwick County in creating financial incentives for rehabilitation and improvements to properties.
9. Provide continued emphasis for neighborhood clean-up efforts with Sedgwick County.
10. Support continued and advanced involvement by Community Housing Services.
11. Implement a Neighborhood Association recognition program of improved properties.
12. Support Neighborhood Association creation of youth group to assist with property improvement projects.
13. Increase training classes on property improvement how-to as well as impact on property values and neighborhood health, educational courses on littering and the environment.
14. Add training classes on financial incentives for area improvements.
15. Support rent-to-own programs to increase ownership in area.
16. Implement public relations training.

The dedication of public and private financial resources and cooperative partnership efforts in these areas will solidify residents' and property owners' commitment to engage in the improvement process. There will be an inevitable rollover effect of success when concentration on these initial issues proves effective. While these strategies are targeted toward housing and property maintenance, their implementation will address many concerns on community and image.

#### **Potential Funding Sources:**

Wichita Independent Neighborhoods "Bloom Where You're Planted Fund;" the Kansas Health Foundation; United Way; Wichita Area Builders Association; Wichita Community Foundation; the Home Investment Partnership Program (Kansas Department of Commerce and Housing); Community Housing Services; Sedgwick County; area corporations and businesses; area civic clubs.

#### **Goal Two: Maintain public safety and improve crime prevention programs.**

##### **2.1 Increase citizen involvement and address at-risk youth.**

Concerns about public safety and crime prevention are not unique to the planning area. Sedgwick County Sheriff's Officers participating in the Steering Committee work cite crime statistics that have dropped since the institution of community-oriented policing in the area and the opening of the on-site Sheriff's office in Midway Square. The community, however, through the Partnership, can increase efforts to keep the area safe.

### **Recommended Community Actions and Strategies:**

1. Continue to increase involvement in the Oakview Neighborhood Association with social activities and expanded communication efforts.
2. Concentrate Oakview Neighborhood Association efforts on creating additional area Neighborhood Watch programs.
3. Expand Derby Recreation Commission programs for at-risk youth for 6<sup>th</sup> Grade plus.
4. Target and initiate tree-trimming in areas where street lighting is blocked.
5. Evaluate whether and where additional street lighting is necessary.
6. Target and initiate landscape trimming program.
7. Add training classes on the importance of well-lighted, well-landscaped properties.
8. Connect Neighborhood Association youth group with Sedgwick County Sheriff's Department.
9. Support existing and expanded job fairs for youth hosted by Community Housing Services.
10. Keep the Sheriff's office on-site within the Oaklawn/Sunview community and maintain fire and EMS service.
11. Add bus stop enclosures and benches.

### **Partners:**

Primary: Oakview Neighborhood Association, Sedgwick County Sheriff's Department, Community Housing Services, Derby Recreation Commission, Boys and Girls Club, Communities in Schools; the Partnership.

### **Potential Funding Sources:**

Community Housing Services, Regional Prevention Center, Wichita Independent Neighborhoods "Bloom Where You're Planted" Fund; the Kansas Health Foundation; United Way; area corporations and businesses; area civic organizations.

### **Goal Three: Improve educational opportunities.**

#### **3.1 Assist with implementation of proposed expanded educational programs and support existing programs.**

Various parties interested in furthering the educational opportunities in the area initiated several projects since the time this planning project began. Many of them address the concerns cited by the Steering Committee in addressing education. The Partnership will be key in providing an

opportunity for follow-up in the implementation of these programs. The Partnership is also critical in providing support for existing programs that are under-utilized.

**Recommended Community Actions and Strategies:**

1. Support the 21<sup>st</sup> Century Learning Grant filed for after school programs and latchkey programs at Oaklawn Elementary and Cooper Elementary.
2. Provide child care on-site in Oaklawn to allow participation in existing programs.
3. Provide publicity on GED program at Carlton Learning Center through Neighborhood Association and partnership communications.
4. Provide publicity on English language training at Carlton Learning Center through Neighborhood Association and partnership communications.
5. Expand Neighborhood Association - Schools relationship by sharing and including information in all communications.
6. Distribute educational opportunity fliers through the Sedgwick County Sheriff's substation and officers.

**Potential Funding Sources:**

Community Housing Services, Regional Prevention Center, Wichita Independent Neighborhoods "Bloom Where You're Planted" Fund; the Kansas Health Foundation; United Way, area corporations and businesses; area civic organizations.

**3.2 Add additional educational opportunities.**

While many of the concerns cited by the Steering Committee are in the process of implementation, the partnership needs to address additional needs in the area.

**Recommended Community Actions and Strategies:**

1. Add mentoring programs for youth.
2. Add leadership training programs.
3. Add parenting classes.
4. Add bookkeeping and financial management training.
5. Add on-site job training, focus on aviation.
6. Expand the Derby Recreation Commission "Jr. Leadership Program".

**Partners:**

Regional Prevention Center, the Partnership.

**Potential Funding Sources:**

Regional Prevention Center, Wichita Independent Neighborhoods "Bloom Where You're Planted" Fund; area corporations and businesses; Derby School District; United Way; area civic organizations; professional accounting organizations.

**Goal Four: Improve community image and sense of community pride.**

**4.1 Improve communication between residents and property owners.**

Building community is nearly impossible when residents and property owners cannot or do not communicate well with one another. The planning area is rich in cultural diversity, which adds to its flavor and character, but which is a hindrance in effective communication since many residents and property owners do not speak English. Many organizations are to be commended for their efforts and should be encouraged by the Partnership to expand their outreach and effectiveness.

**Recommended Community Actions and Strategies:**

1. Investigate improved methods of distribution for Oakview Neighborhood Association newsletter, such as the addition of advertising to pay for resident mailings.
2. Communicate as partners i.e. communicate consistently and across-the-board about ongoing activities in the community.
3. Translate materials into Vietnamese (CHS capability), Spanish (Cooper School and CHS capability), and other necessary Asian languages (Wichita Indochinese Center).
4. Public relations training.
5. Evaluate Oakview Neighborhood Association web site and implement improvements.
6. Jointly publicize partners' web site addresses.
7. Publicize and host social activities together.
8. Use temporary signage to publicize Neighborhood Association meetings.

**Partners:**

Community Housing Services, Cooper School, the Partnership, Wichita Indochinese Center, Wichita Independent Neighborhoods.

**Potential Funding Sources:**

Community Housing Services, Sedgwick County, Wichita Independent Neighborhoods "Bloom Where You're Planted" Fund; area corporations and businesses.

**Goal Five: Improve recreational opportunities.**

**5.1 Expand recreational programs and physical capabilities.**

The presence of the Derby Recreation Commission in the study area has had a major impact on the recreational opportunities for area youth and adults. Steering Committee members consistently praise the successes of the Derby Recreation Commission in the area and applaud its willingness to work in partnership with residents and property owners. Currently underway are plans to locate a "community / recreation" center operated by the DRC at the Carlton Learning Center. This project serves as an example of the successes that can be achieved by the Partnership, as major partners such as the Oaklawn Improvement District, the Oakview

Neighborhood Association, the Sedgwick County Sheriff's Department Community Policing Unit, the Derby Recreation Center, Sedgwick County, and others, are all working together toward project completion.

### **Recommended Community Actions and Strategies:**

1. Support the completion of the efforts to complete the Community/Recreation Center as a multi-purpose facility for the Oaklawn/Sunview Neighborhood.
2. Utilize the Partnership to expand communications about recreational opportunities.
3. Expand the Derby Recreation Commission at-risk recreation programs to 6<sup>th</sup> Grade plus.
4. Expand the Derby Recreation Commission "Jr. Leader Program".
5. Preserve the open space by the Arkansas River as park space.
6. Support the redevelopment and enhanced maintenance of the existing park and recreation facilities and equipment within the area.
7. Build a swimming pool south of 47<sup>th</sup> Street operated by DRC.
8. Add basketball courts north of the existing playground in Idlewild Park.
9. Add bike and walking paths in Idlewild Park.
10. Add bike and walking paths in open space at Carlton Learning Center.
11. Preserve existing soccer fields and baseball and softball fields at Idlewild Park; increase program participation via the partnership's communication tools.
12. Convert targeted vacant lots into neighborhood parks and title to Improvement Districts.

### **Partners:**

Derby Recreation Commission, Oaklawn Improvement District, Sunview Improvement District, Riverside Township; Boys and Girls Club; Communities in Schools; Sedgwick County; the Partnership.

### **Potential Funding Sources:**

Wichita Independent Neighborhoods "Bloom Where You're Planted" Fund; Oaklawn Improvement District; Sunview Improvement District; Derby Recreation Commission; area corporations and businesses.

### **Goal Six: Improve opportunity for commercial / industrial development.**

#### **6.1 Create Business Association (as part of the Partnership)**

Many of the initiatives set forth in this plan, such as property rehabilitation, beautification efforts, and infrastructure improvements, will assist in the attraction of additional business to the study area. No entity is better suited, however, to work toward increased commercial and industrial development in the area than the recommended newly formed Business Association to function in concert with the Partnership.

### **Recommended Community Actions and Strategies:**

1. Investigate the determinations of the area market study initiated by Sedgwick County to determine what the planning area will bear in additional commercial and / or industrial growth with emphasis on Steering Committee priorities: grocery stores, restaurants, fast food.
2. Encourage the Business Association to work with the Sedgwick County Neighborhood Economic Development Specialist in creating incentives for any additional growth.
3. Encourage the Business Association to promote the area to businesses.
4. Focus direct attention to the Midway Square property owner for parking lot and center improvements and rehabilitation.
5. Prohibit land uses non-conducive to commercial growth via protective overlay referenced in Goal One.
6. Apply and enforce commercial design and façade guidelines referenced in Goal One.

### **Partners:**

Business Association, Sedgwick County, the Partnership

### **Potential Funding Sources:**

No funds are required for the creation of the Business Association and its actions other than funds already expended by Sedgwick County for the area market study as recommended in Action Step 1.

### **Goal Seven: Improve on-site health, medical care and social services.**

#### **7.1 Provide additional on-site health, medical care and social service capabilities.**

The Partnership is critical in evaluating existing on-site medical programs and service providers for area residents and property owners. With the assistance of Sedgwick County specialists, a thorough evaluation is necessary before the Partnership initiates efforts to provide additional services. It is possible that adequate programs exist and the Partnership must assist in effective communication about such programs and can assist in removing barriers to participation.

### **Recommended Community Actions and Strategies:**

1. Evaluate existing programs, services and on-site facilities.
2. Modify available programs to better serve on-site if necessary.
3. Maintain Department of Aging and Wichita transit disability transportation.
4. Ensure that program availability is communicated through the Oakview Neighborhood Association and the partnership.
5. Investigate the possibility of a doctor-in-residence program on-site.
6. Provide on-site drug and alcohol counseling.
7. Determine whether on-site Sedgwick County Health Station is warranted and advise.

**Partners:**

The Partnership with specialized assistance from Sedgwick County staff.

**Potential Funding Sources:**

The Kansas Health Foundation; area hospitals and hospital foundations; United Way; and area corporations and businesses.

# OAKLAWN/SUNVIEW NEIGHBORHOOD REVITALIZATION PLAN

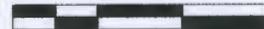
## FUTURE LAND USE

### LEGEND

- Streets
- Agriculture
- Residential Low Density
- Residential Medium Density
- Commercial Retail
- Commercial Service (Warehouse)
- Industrial
- Public-Semi-Public-Institutional
- Public Parks-Open Space-Golf Courses
- Project Boundary



0.2 0 0.2 0.4 Miles



## **FUTURE LAND USE**

In light of the foregoing, the recommendations can be generalized in a Future Land Use map reflecting the general development patterns desired for the Planning Area. The significant features of the Future Land Use map are:

1. A recommendation that no more “new” single-family residential development occurs within the Planning Area. The combination of development constraints of the floodplains, the noise impact zones and the accident potential zones preclude residential development in the balance of the Planning Area.
2. A recommendation of commercial uses concentrated at the intersection of 47<sup>th</sup> and Clifton to be subject to development guidelines established within a newly designed “overlay district” within the Unified Zoning Code. Other commercial uses are appropriate at the intersection of 63<sup>rd</sup> and K-15 at the south end of the study area.
3. Expansion of the parks and open space property within the Planning Area, primarily along the Arkansas River and within the floodplain. This will connect the corridor or lineal park system for the area to the balance of the metropolitan area to the north.
4. Designate the undeveloped land north of 47<sup>th</sup> Street to the west of K-15 and the railroad tracks as warehousing and light manufacturing. This land is developable for those purposes and the utilities needed to support this development are readily available.
5. The area east of Clifton from the Oaklawn Elementary School to 55<sup>th</sup> Street South is designated as warehousing and light manufacturing. This area is capable of having utility services easily extended to support limited development and the warehousing and light manufacturing land uses are intended to be limited to activities that place very little demand for water and sewer services. In addition, the area north of 55<sup>th</sup> Street South between K-15 and Oliver is recommended for the same type of development. This land use is consistent with the restrictions identified in the AICUZ report.
6. The balance of the study area to the south of the Pennaire Manufactured Home Park west of Clifton and to the south of 55<sup>th</sup> Street east of Clifton are designated for agricultural uses. As previously noted, no long-range plans exist to extend utility services to these areas by either the City of Wichita or the City of Derby and the area should remain agricultural until those plans change.

## **CHAPTER SIX Implementation**

The above recommendations are directed to “programming” actions to be taken by the various “partners” in the area to support the desired changes within the community. Tantamount with those actions are development of a Future Land Use plan for the area and certain physical improvements to be included within a Capital Improvement Program of Sedgwick County. The Future Land Use plan is reflected on the Future Land Use Map.

Addressing specific infrastructure concerns identified by the Steering Committee will directly impact the success of all revitalization efforts initiated by the community and the proposed Partnership. The infrastructure must be healthy in order to support the density of the Oaklawn / Sunview residential areas, as well as areas yet to be developed for additional commercial and industrial use.

Because of the various quasi-governmental organizations functioning in the area, it is of primary importance that cooperative agreements for infrastructure improvements be developed between all functioning entities: the Oaklawn Improvement District, the Sunview Improvement District, Riverside Township, and Sedgwick County. With cooperation, however, the physical plan can and will be successful in revitalizing the Study Area.

### **RECOMMENDED PUBLIC ACTIONS AND STRATEGIES FOR THE CAPITAL IMPROVEMENT PROGRAM**

1. Improve 47<sup>th</sup> Street from K-15 to the Arkansas River.
2. Improve the intersection of 47<sup>th</sup> and Clifton with full traffic channelization and signalization.
3. Improve Clifton from 47<sup>th</sup> Street to 63<sup>rd</sup> Street to “super-2” standards and install turn lanes in front of the schools.
4. Continue funding of the drainage projects identified in the Sedgwick County Drainage Plan.
5. Continue funding and support of the development of the Community/Recreation Center for the Oaklawn/Sunview Neighborhood.
6. Continue funding and support for upgrades and enhancements to the facilities and services within the community parks and recreation facilities in the Oaklawn/Sunview Neighborhood.

## **COST ESTIMATES**

### **1. 47th Street widening from Arkansas River to K-15.**

This project consists of widening 47<sup>th</sup> Street to boulevard status from the Arkansas River to K-15. It is intended to connect with a larger project recommended to make 47<sup>th</sup> Street the major east/west arterial from West Street to K-15 on the south side of the metro area. It includes needed right-of-way acquisition, utility relocation, engineering design, and construction for the approximately 1 mile of roadway.

Estimated cost: \$2,500,000.00.

### **2. Clifton widening from 47<sup>th</sup> Street to 63<sup>rd</sup> Street.**

This project consists of widening Clifton to at least “super-2” status. No curbs or gutters are proposed and the needed “drainage” improvements are anticipated to occur in the “Drainage Improvements” already scheduled by Sedgwick County. The project will include additional right-of-way acquisition, utility relocation, engineering design, and construction for the approximately 1.5 miles of roadway.

Estimated cost: \$1,000,000.00.

### **3. Geometric improvements w/signalization of 47<sup>th</sup> Street and Clifton intersection.**

This project consists of redesign of the intersection of 47<sup>th</sup> and Clifton to accommodate turn lanes and four lanes of through traffic on 47<sup>th</sup> Street and two lanes of through traffic on Clifton. It also includes full signalization.

Estimated cost: \$750,000.00.

### **4. Swimming pool in area.**

This project consists of a new swimming pool, most likely to be located in Idlewild Park. Several types of new pools are possible and final cost estimates can only be made after a decision is made on the “type” of pool desired. Present trends include significant “water features” that make the facility attractive to a wider range of people, including slides, water sprays, wading pools and numerous other amenities. The cost will depend upon the overall size and number of amenities within the pool.

Estimated cost: \$1,300,000.00 to \$3,800,000.00.

### **5. Basketball/tennis/multipurpose courts in Idlewild Park.**

This project consists of construction of “multipurpose” courts that can be used for basketball, tennis or other such purposes. We are proposing three courts to be constructed in Idlewild Park.

Estimated cost: \$150,000.00.

**6. Bike/walking paths in Idlewild Park and along Arkansas River open space.**

This project consists of constructing bike/walking paths along the Arkansas River open space, essentially from MacArthur to 63<sup>rd</sup> Street, or a total of 3 miles.

Estimated cost: \$750,000.00.

**7. Bike/walking paths in open space at Carlton Learning Center.**

This project consists of constructing bike/walking paths in the open space at Carlton Learning Center. We estimate approximately ½ mile of such paths would be constructed.

Estimated cost: \$150,000.00.

**8. Reconstruction of residential streets in Oaklawn south of 47<sup>th</sup> Street.**

This project consists of reconstruction of the residential streets within Oaklawn south of 47<sup>th</sup> Street. There is an estimated 22,500 lineal feet of roadway, and the project anticipates complete reconstruction of the curbs, gutters, sidewalks and roadway. No additional right-of-way acquisition or additional signage is proposed.

Estimated cost: \$1,800,000.00.

**9. Reconstruction of residential streets in Oaklawn north of 47<sup>th</sup> Street.**

This project consists of reconstruction of the residential streets within Oaklawn north of 47<sup>th</sup> Street. There is an estimated 21,500 lineal feet of roadway, and the project anticipates complete reconstruction of the curbs, gutters, sidewalks and roadway. No additional right-of-way acquisition or additional signage is proposed.

Estimated cost: \$1,720,000.00.

**10. Reconstruction of residential streets in Sunview.**

This project consists of reconstruction of the residential streets within the Sunview Addition. There is an estimated 9,000 lineal feet of roadway, and the project anticipates complete reconstruction of the curbs, gutters, sidewalks and roadway. No additional right-of-way acquisition or additional signage is proposed.

Estimated cost: \$720,000.00.

## APPENDIX

### History Sources, Chapter Three:

"1,100-home Area Plat Submitted; Rental Development to Start in September," *The Wichita Eagle*, Sunday, July 22, 1951, Page 5.

"Project Housing Going Up Fast; First Oaklawn Units To Be Ready in May," *The Wichita Eagle*, Thursday, March 27, 1952, Page 21.

"Oaklawn Addition Nearing Completion," *The Wichita Beacon*, April 27, 1952.

"Homes to Be Ready For Use by June 1," *The Wichita Eagle*, Friday, May 9, 1952, Page 9.

"100 Families Move Into New Houses at Oaklawn Project," *The Wichita Eagle*, Wednesday, July 9, 1952, Page 8.

"California Company Buying 721 Houses in Oaklawn District; \$1.2 Million Indicated Sale Price," *The Wichita Eagle*, Wednesday, July 22, 1964, Page 1.

"FHA Closing Sale of Oaklawn," *The Wichita Eagle*, July 30, 1964.

"Future Bright in Oaklawn by Sales of 721 Houses to California Firm," *The Wichita Eagle Beacon*, August 2, 1964.

"New Look Gives Oaklawn Suburb Better Outlook," *The Wichita Eagle Beacon*, January 30, 1966.