

ANALYSIS OF A SKETCH PLAN
FOR WAKEFIELD AND VICINITY

by

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A NON-THESIS REPORT

submitted in partial fulfillment of the

requirements for the degree

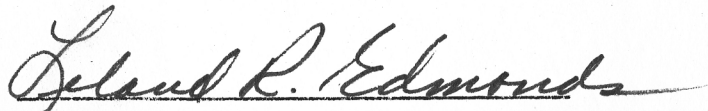
MASTER OF REGIONAL AND COMMUNITY PLANNING

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This analysis of the Sketch Plan prepared for Wakefield, Kansas, will address itself to the nature of Wakefield's problem, the effort involved in the development of that plan, and the educational value obtained by the author in the preparation of the plan.

I. THE NATURE OF THE PLAN

Wakefield is fortunate to have a small group of individuals who are interested in the community's future development. These people are those persons who have the largest economic stake in the future of Wakefield. They represent the retail and service sectors of the community with practically all of their life's work and resources invested in the community; so obviously they want the community to achieve every potentiality which exists.

These interested citizens recognized the need for help if they were indeed to have economic progress and prosperity. They turned to the only source available to seek a solution to their problem, the Kansas Department of Economic Development. KDED informed the community leaders that in order for the community to achieve greater economic prosperity and growth, industry would need to locate in the community. It was further suggested that for industry to be interested in their community, an area would need to be set aside specifically for industry. It was also suggested that this industrial area should have the protection of zoning which would need to be based on a comprehensive plan for development. Wakefield's leaders were

told that the state could not provide them with the assistance necessary to begin the planning process in the near future. Determined not to have its progress deterred, the leaders decided to seek help from Kansas State University. Out of this contact grew the product, Sketch Plan for Wakefield and Its Vicinity, which attempts to specify those items necessary for community growth and the areas in which this growth should occur. Wakefield wants economic development. The leaders believed that to achieve this, the community should begin a planning process in order for it to be presentable to various types of industry and commerce wanting to locate there.

The sketch plan method of analysis in reality does not differ appreciably from the comprehensive plan method of analysis. In fact the same types of information and the same processes are used for both the sketch plan and the comprehensive plan. The same types of data are required, similar analysis is used, and the same major problems are confronted in both the sketch plan and the comprehensive plan. The basic differences between the sketch plan and the comprehensive plan occur in the capabilities of each and the comprehensiveness of the sketch plan versus that of the comprehensive plan.

The comprehensive plan serves as the base upon which zoning districts are delineated. This is usually not true for the sketch plan. The reason the sketch plan does not serve this function is that the existing law states that a land use plan or land use studies are required in order for zoning to be legitimized. Even though the sketch

plan addresses itself to specific community problems and contains a future land use plan, it does not go into the necessary detail upon which to base zoning.

A feature of the sketch plan which differs from the comprehensive plan is the differences in the comprehensiveness contained in both reports. As the comprehensive plan indicates by its name, it is all inclusive and extends into such areas as capital improvements programming and zoning recommendations. The sketch plan does not deal in any great detail with either capital improvements or zoning.

The sketch plan should have the effect of addressing itself to specific problems faced by a community. It needs to point out those areas which can be improved in order to achieve controlled development. It is the intention of the sketch plan method to provide the community with a document which is complete and serves the best interests of the community.

Wakefield, like most small communities, lacked the financial resources needed to acquire planning expertise from consulting firms. Consultants usually require a basic minimum to plan for any community up to a certain size. A small community such as Wakefield, it would seem, should require less effort and expense due to its physical size and the size of its problems. However, although it is true certain phases of the planning process for a small community will require less time, there are other phases which require more time than communities with a larger population.

Some of the problems which take more time in the planning process are noteworthy. One of these time consuming problems deals with the availability of certain types of necessary information. Larger communities of 2,500 or more people have data attainable from such sources as the United States Bureau of Census. This information gives a planner valuable information concerning the community. A feature of the census information is that it is readily available and is in a form which lends itself to analysis quite easily. Unfortunately, a community the size of Wakefield does not have the census information broken down in the detail necessary for good planning. As a result, the planner must spend many hours trying to develop the same information.

Another problem of planning in small communities versus large communities is that small communities have never had the resources available to maintain adequate records in the areas of transportation and utilities. If maps do exist, they are often badly out of date and many times cannot be found anywhere in city hall. This again requires the consultant to research and remap the community in order to have some idea of its problems in the areas of transportation and utilities, as well as land use.

In summary, Wakefield's leaders wanted their community to grow. In order for that growth to occur, they believed they needed to prepare for the growth. This preparation involved planning. However, undertaking planning was not as easy as it might have been due to the costs involved. Not only were consultants unlikely to be interested due to

the lack of community resources, the state was unable to provide early help with the effort.

The University then decided to use the project as a method of providing for its students training insight into the problems of planning for small communities. This entailed the techniques of sketch plan preparation and the special methods of research required for such an effort, as well as helping the City of Wakefield solve an immediate problem.

II. REQUIREMENTS FOR PREPARATION OF PLAN

Small towns need a land use plan similar to the one produced in the latter part of this report. It is contended that many times too much effort is put into the volume of a report rather than tailoring the report to the needs of a particular community. There are some communities whose reports could be half of the size and still contain the needs and wants of the community. For some communities, entirely too much time is used in the preparation of maps, charts, and graphs and not enough time is devoted to seeking solutions to the problems. It was the intent of A Sketch Plan for Wakefield and Vicinity to concentrate on the needs and capabilities of the community and attempt to give reasonable solutions to some of the major problems identified. In Wakefield's case, an effort was made to keep down the size of the document so that it would meet the necessary requirements and still be small enough to be useable.

This section of the report is an explanation of the effort which went into the report in terms of expenses and labor. A comparison will be made between this document's preparation and a similar effort if completed by an established consultant. Hopefully, this comparison will aid others (consultants, students and other professionals) re-evaluate their previous positions on undertaking planning on this more generalized scale.

This student's hours and expenses were as follows:

	<u>Hours</u>		<u>Expenses</u>
Data Collection	20	Materials and Supplies	\$45.39
Land Use Survey	14	Printing	86.03
Mapping	32	Aerial Photos	36.00
Land Use Analysis	8	Mileage	82.50
Meetings	18	Clerical	22.00
Analysis of Info.	158	Total Expenses	<u>\$271.92</u>
Report Preparation	<u>48</u>		
Total Hours Spent	301		

This agreement between this student and Wakefield was for the community to pay for the first 100 hours at \$10.00 per hour and expenses. When the payment is completed, this total will be \$1,271.92.

If an effort such as this were undertaken by an established consultant with experience and background similar to the author's, the consultant would probably need to charge a community at the rate of \$125 per day. This figure related to the time actually devoted to the job suggests a cost of approximately \$4,750.00, not including printing or travel costs. Both printing and travel are the major variables which will change depending upon the community's need for copies of the plan report and its location with respect to the planners' base of operations. In this case, the total figure for a consultant to prepare Wakefield's document would be \$4,918.53. This is not an unreasonable figure when planning for a small community if the community can regain its investment over a period of years. However, many communities cannot readily find that much money and thus must forego the traditional kind of comprehensive planning.

It is felt that several recommendations need to be made. First the state must become more flexible when contracts are established

for smaller communities. Hopefully, this will reduce the scale of some of the requirements for planning in these smaller communities so consultants can again find it profitable to plan these communities. Along with the re-evaluation of the state's requirements should come an intensified effort by the state to work with educational institutions such as Kansas State University to provide the minimal planning expertise these small communities need but believe they cannot afford. Another recommendation is to make communities more aware of the benefits of planning. Many times these small communities could pay for planning if they would reestablish some of the city's priorities.

Along with reestablishing the community's priorities, there is a need for state and federal agencies to commit themselves and their dollars to help with the financing of both consultants and the university. If some of these recommendations come about, we may start to see smaller communities revitalizing themselves and becoming assets in the hinderland, instead of headaches.

III. EDUCATIONAL VALUE DERIVED

This project gave the student an opportunity to put into practice many of the tools of planning which were gained in his college career.

It is a very difficult problem to attempt an evaluation of every class one has taken in his graduate career and even more difficult to enunciate those classes which did not have a role in the preparation of the report, let alone those which had a major role in its preparation. However, those courses which were most beneficial in the sketch plan's preparation were Planning Principles, Research Methods, City Planning I, and Planning Administration and Implementation.

The readings and assignments in Planning Principles helped define those areas in which most community problems exist and what to look for in this problem examination. Both the City Planning I and Research Methods classes were important in the development of survey techniques, population projection, economic base analysis and transportation analysis. City Planning I and Research Methods provided the necessary tools used in the actual preparation of the report as well as the techniques for the analysis in the report. Planning Administration and Implementation provided the necessary background in the areas of zoning, subdivision regulations, capital improvements, and annexation. These tools of planning implementation are essential if a planner is to be successful in his plan's becoming

a reality for a community.

An effort such as the Sketch Plan For Wakefield and Its Vicinity provides the student with an opportunity to experience first hand some of the advantages and disadvantages of his future profession. In this particular experience it provided this student with a method of finding out what it was like to plan for a community and if he really wanted to continue in that particular area of planning when he graduated. Many times a student graduates and takes a job in planning only to find out that he would rather be working in another area of planning. The sketch plan may provide a method to shorten this time delay in one's professional career by providing at least one perspective into the very broad field of planning.

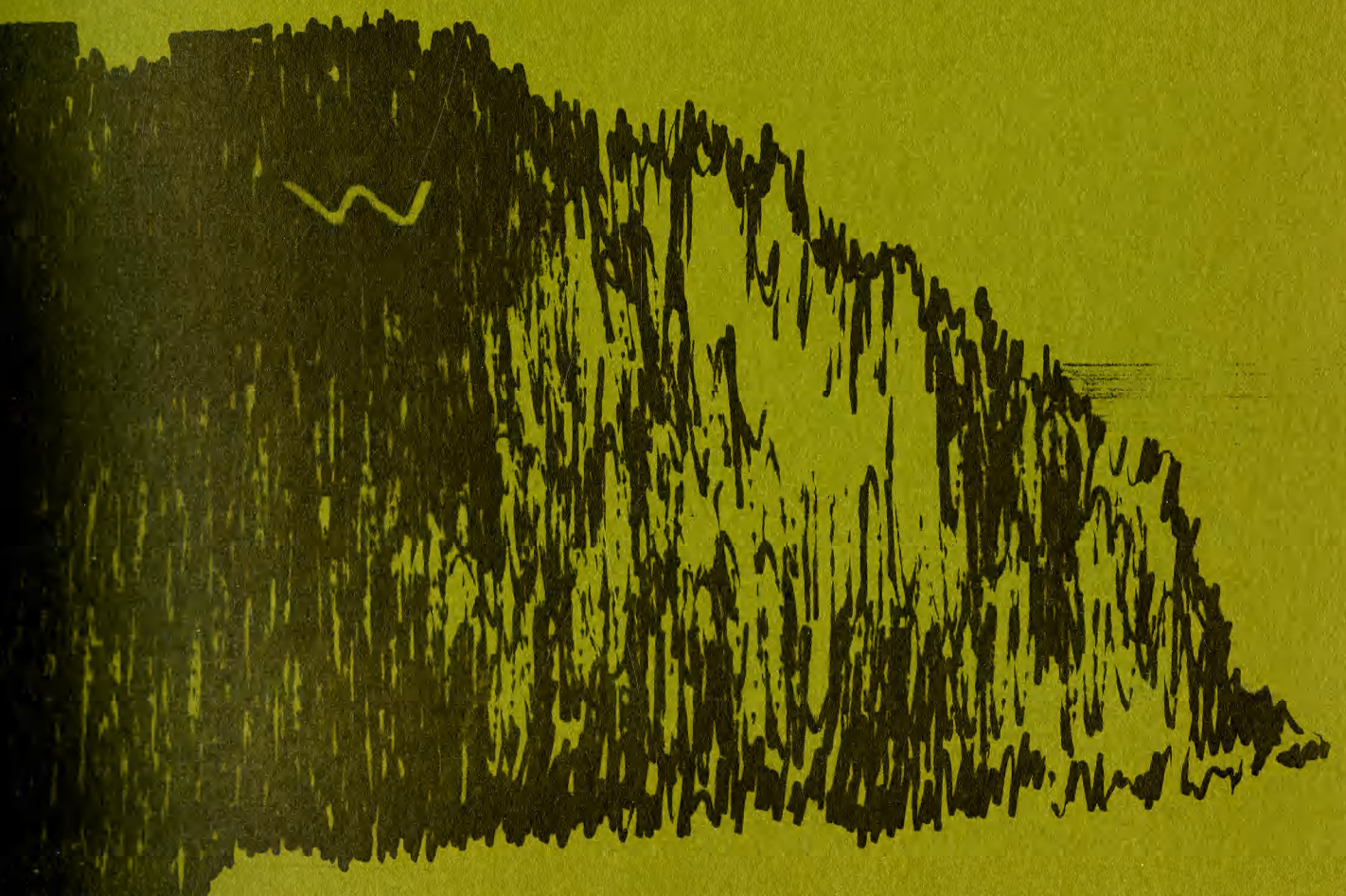
One of the advantages of this practical experience came in the self-confidence gained through the contact and rapport established between the student and the planning commission, city council and citizens. Those contacts were made in public meetings and in private conversations. Getting to know these people and their problems can be and was a very rewarding experience.

Another element enlightening to the student was the length of time required to accomplish an effort of this type. To accomplish some of the elements of the plan took far more time than would have been expected or planned. Gaining a workable knowledge or perspective of these time requirements will be extremely valuable in the future when other reports must be prepared.

In summary, the preparation of the document gave this student an opportunity to try out his skills and determine how he wanted to use those skills. As one acquires knowledge in his daily activities, he is never quite sure what he has learned until he has tested his knowledge. The sketch plan provided the means to test the author's abilities and knowledge which would probably have gone untested until he began his professional career. The total effort was indeed a valuable experience which should be very useable and necessary in becoming a competent professional in the field of planning.

SKETCH PLAN

FOR WAKEFIELD & VICINITY



A SKETCH PLAN
FOR WAKEFIELD AND VICINITY

prepared for
The City Planning Commission, Wakefield, Kansas

by
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July, 1972

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A SKETCH PLAN FOR WAKEFIELD AND VICINITY

This study presents for public consideration an interim sketch plan for the community of Wakefield and an area approximately three miles around the community. The study is an effort to determine what the community currently needs and what its needs will be in the future if it is to grow. To prepare for growth the community needs to plan how the growth is to occur and how to achieve controlled growth.

Reports often are prepared without consideration of the wishes and consent of the citizens in the community. In this study every effort was made to use the input from citizens in order to determine what they considered to be needs of the community. In this case, a survey taken by the "PRIDE" committee was used as an indicator of what was considered by citizens to be the major deficiencies in Wakefield. The "Pride Survey" indicated that most citizens were particularly concerned with the lack of employment in the area and the lack of certain types of shopping facilities and services. This study attempts to plan for the fulfillment of those particular needs and demands expressed by the community's citizens.

If the citizens are to have their wishes met for more employment opportunities and better shopping facilities, then Wakefield must

grow in order to support these activities. This growth needs to occur both in population and economic benefits to the citizens in the community. It is only after this growth that Wakefield will support the services its citizens desire.

There are, however, other problems associated with growth in a community and this Sketch Plan attempts to point out how to control this growth so fewer problems will arise. This plan will help to alleviate some of the problems but it is necessary for citizens to take very active roles in their communities to see that the growth being achieved is indeed good for the community as a whole.

I. A BRIEF LOOK AT WAKEFIELD'S HISTORY

According to historical records, the area around Wakefield was settled about 1856. The earliest settlements were determined almost exclusively by natural conditions. Of these natural conditions the most important were the presence of wood and water, and the possibility of defense against Indians or outlaws. Because this sort of protection was afforded only along large creeks and rivers, Wakefield had its beginning along the Republic River.

The town did not get its name until several years later when a company was formed (The Kansas Land and Emigration Company) to stimulate immigration of settlers from England into the community. On August 26, 1869, the town was formally laid out on a 120 acre site. It was recommended at that time that it be named Wakefield, partially because of Wakefield, England, and particularly for one of its primary founders, Richard Wake.

In 1870 The Wakefield Ferry and Bridge Company was incorporated to provide a method of transporting people and goods across the river. Two years later, a branch line on the Union Pacific Railroad from Junction City to Belleville was opened, continuing the growth of the community. Then, in 1963, almost ninety years later, another change came about with the relocation of the town. The community had to be relocated because the major portion of the existing townsite lay in the flood pool created by Milford Lake. The relocation took the downtown area and many of the homes but fortunately Wakefield had only to move

up the hill, which it had been at the base of for many years. Today, the community sits atop a bluff which has a panoramic view that changed a great deal in the past ninety some years. Now, instead of a slow, meandering river, there lies one of Kansas' finest lakes with acres of blue water, boaters, skiers, swimmers, and fishermen. The vista and the times have changed, and Wakefield has continued to meet the challenge and to change with the times.

II. HOW THE PLAN WAS PREPARED

In order to prepare a sketch plan the planner needs to consider practically every facet of human activity in a community. He needs to analyze how people are spending their time and resources in their living areas, working areas, and recreation areas. The planner attempts to arrange and organize the living, working, and playing into patterns which do not conflict with one another. The sketch plan is one method used to accomplish the organization of these areas. This sketch plan was prepared as follows:

- * Existing land uses were analyzed
- * Population characteristics and projections were prepared
- * Physical features, utilities, and school were evaluated

A. Existing Land Uses

Existing land use information for this plan came largely from a windshield survey taken in April and May of 1972. The other information was gathered from the Corps of Engineers and United States Geological Survey Maps. Most of the data was then represented on a map entitled, "Existing Land Use - Wakefield and Vicinity," (see map on page 6). This map should give a broad and readily understood picture of present development in Wakefield and its vicinity, as well as, an indication of where future uses should be planned.

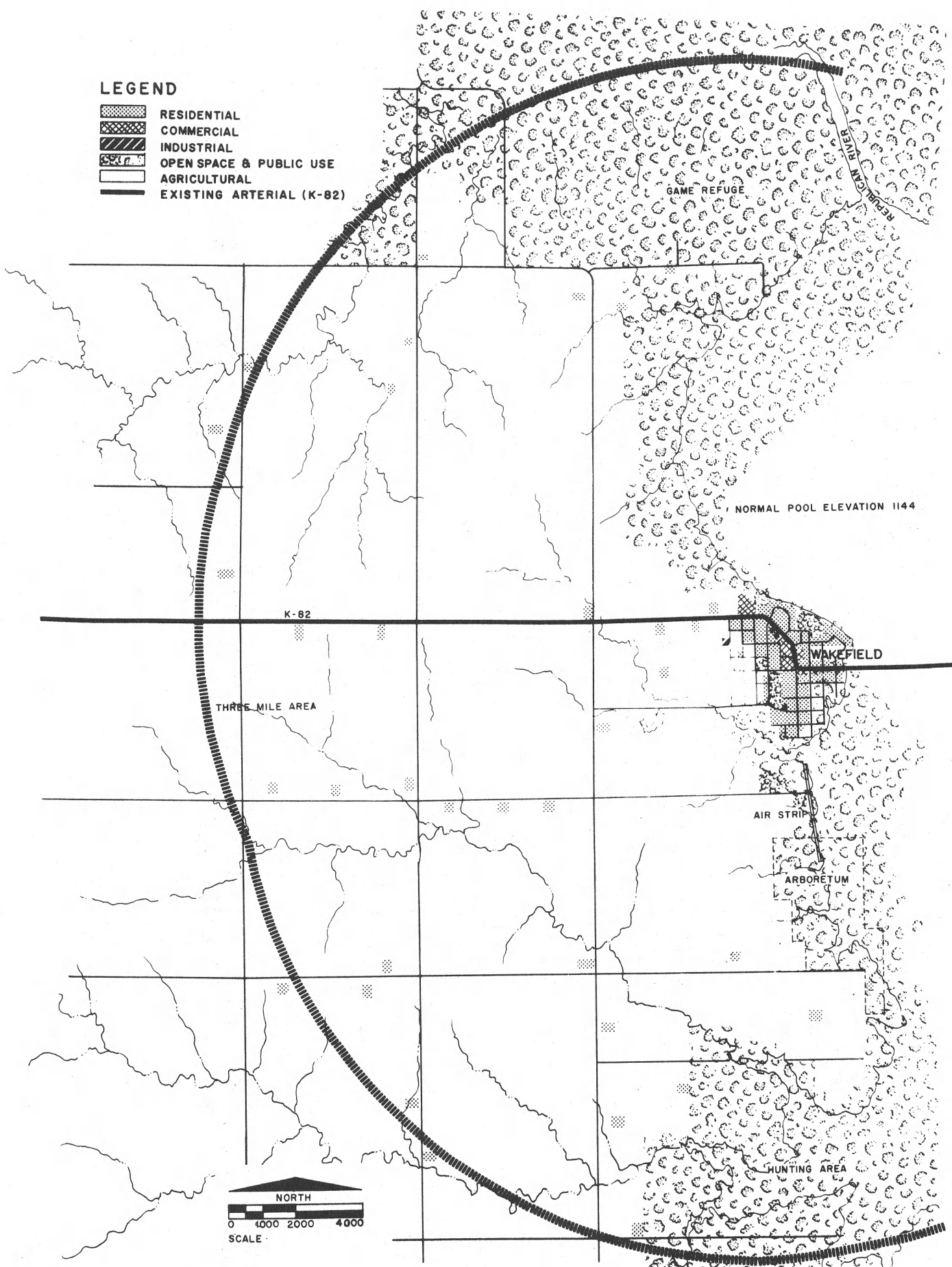
Indicated on the map are various generalized land use categories which were used in the survey and inventory of the land. These categories were as follows:

Residential

The residential category included all land on which there major structures serving as dwelling units for one or more

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  OPEN SPACE & PUBLIC USE
-  AGRICULTURAL
-  EXISTING ARTERIAL (K-82)



EXISTING LAND USE

WAKEFIELD and VICINITY

families or persons. Classifications of these are:

Single family: Any parcel of land on which was located a single-family housing unit.

Two-family: Any parcel of land on which was located a two-family residence (duplex) or a single-family dwelling unit with two families living in the structure.

Multi-family: Any parcel of land on which there were three or more dwelling units in one or more residential structures including housing for senior citizens.

Mobile Home: Individual mobile homes and mobile homes in parks or courts are included in this category.

Commercial

The commercial category included all land and buildings where products, foods or services are sold or exchanged including retail stores, business offices, transient hotels and motels, gas stations, theaters and amusement and personal service uses. Commercial uses were grouped into the following categories:

Retail Commercial – Shopping Goods: Included in this classification were goods and products that may vary widely in style, quality, price and quantity of different brands and are available at a number of commercial establishments allowing the purchaser to compare or shop for what he believes is the highest quality for the most advantageous price. These goods are typically offered in department stores, variety stores, etc. A few examples of shopping goods are clothing, shoes, furniture, household appliances, automobile accessories, sporting goods, jewelry, etc.

Retail Commercial – Convenience Goods: This classification included goods and products which generally supply short term needs. Examples of convenience goods are groceries, meats, drugs, gasoline, etc.

Service Commercial - Services: Included in this classification were the repair and maintenance type of services which arise as a part of everyday living. Examples of uses in this commercial category included laundering and dry cleaning service, beauty and barber service, home furnishing repair, shoe repair, janitorial service, advertising services, etc. Banking and savings and loan operations are included in this category.

Service Commercial - Office: This classification is generally characterized by uses which provide a personalized service where there is usually no tangible product involved. General office buildings and professional offices were included in this category.

Industrial

This category included all land where the use involves the application of labor to materials to produce a product that is not normally sold to the ultimate consumer on the premises. Utilities were also classified in this category.

Light Industrial: Forms of manufacturing, processing, warehousing, storage or similar uses which do not produce objectionable production characteristics.

Heavy Industrial: Forms of manufacturing, processing, storage or similar uses which have objectionable production characteristics such as smoke, noise, unpleasant odors, dust, etc. were included in this class.

Utilities: Land in either public or private ownership on which facilities for power, water supply, communication, sanitation or other public services are provided.

Public

This category included all land and buildings owned by government agencies (City, County, Board of Education, State and Federal). Public land uses were grouped in the following categories:

Public - Schools: All lands utilized for public school purposes.

Public - Parks: Included all public land maintained generally in its natural state, landscaped or otherwise developed for recreational use.

Semi-Public

This category included all lands and improvements utilized by restricted groups of the population such as church organizations, lodges, clubs, private schools, armories and private golf courses.

Streets and Public Rights-of-Way

This included all land utilized for public streets, alleys and rights-of-way. Land dedicated for these uses was also included in this category. Streets and drives in parks and cemeteries were included in their respective categories.

Vacant

This category included all undeveloped land (platted or unplatted), agricultural land, and vacant public land.

Even though the map, "Existing Land Use - Wakefield and Vicinity," does not have all of the above categories represented on it, these categories do need to be listed because they exist in the community and were considered in the inventory of land use.

When considering existing land use it is also necessary to determine the existing acres within the "City Limits." Table 1 on the following page entitled, "Wakefield's Land Use Figures," gives the approximate number of acres presently in the various land use categories. Due to Wakefield's size and for purposes of this study, not all the land use categories were broken out to determine the various acreages.

Table 1
Wakefield's Land Use Figures

	<u>sq. ft.</u>	<u>acres</u>	<u>percentage</u>
Residential	4,232,625	98	38
Mobile Homes	176,025	4	1
Commercial	282,500	6	3
Office	46,200	1	.5
Public & Semi Public	1,248,175	29	11
Utilities	39,925	1	.5
Industrial	151,500	3	1
Parks	138,825	3	1
Streets & Alleys			
Existing	1,123,150	26	10
Platted	217,800	5	2
Vacant Land (improved)	1,730,075	40	16
Vacant Land (unimproved)	<u>1,772,800</u>	<u>40</u>	<u>16</u>
Totals	11,159,550	256	100%

Table 1 indicates Wakefield's present city limits contain approximately 256 acres of land of which approximately 80 acres is still vacant or could feasibly be used for various forms of development. This development should be primarily residential. Wakefield is presently inadequate in residential acres when compared with other community averages. Wakefield presently has thirty-nine percent of its land in residential use, including mobile homes. The norm in other communities is approximately sixty percent. This indicates the community needs to intensify the development of its vacant land in order to have a better residential distribution.

Another point which is related to land use figures is that of building conditions. Wakefield is indeed fortunate when compared with other communities in that it has very few buildings which are "blighted" or "substandard." This is due to some extent to the relocation during the mid-sixties by the Corps of Engineers which razed many of the older

structures which could have fallen into this category. Important to the lack of blight is the attitudes of the citizens of Wakefield. The homes presently being constructed are of a quality which stimulates pride in a community which has always been known for its clean and well-kept appearance.

Home ownership has developed an increased sensitivity toward factors affecting livability and the ability to maintain property values. Residences which are adjacent to business, industry or traffic arteries are no longer as desirable as those which are unaffected by non-residential uses. There is an increased demand for improved subdivision layout, and utility installations. Today, the homeowner is looking to the community for better guidance, protection and services, schools and parks, and for the development of an employment base. Wakefield needs to meet these challenges by its citizens.

In analyzing existing land use it became apparent that most of the community was subdivided into a grid pattern. Grid pattern layout is very efficient in a community which is located on very flat terrain, however, Wakefield has a very undulating terrain which would be better used if its layout was in a curvilinear form. The curvilinear street system may initially cost more to install, but the benefits gained by both the subdivider and the city will usually justify this initial cost. Not only is this lay out aesthetically pleasing, it also allows for better utilization of both lots and utilities. It is recommended that the city adopt modern subdivision regulations which will adequately fulfill this need.

Several other problems also need to be outlined at this time. One of these is spot zoning which in several instances has been allowed to create mixed land uses in the community. In other communities over a period of years, mixed land use has led to "pockets of blight." These blighted areas occur largely because of the increase of traffic created by the new uses. The traffic creates a nuisance which reduces both the residents' desire to maintain his property and the property value of his home. As a consequence, over a number of years, blight begins to take hold of what were once fine homes and buildings, leaving them in a state of deterioration and dilapidation.

Another cause of blight is that codes are often not enforced, resulting in poor or inadequate construction. Some communities have little enforcement or no codes at all. It is recommended that Wakefield initiate and develop a modern building code to help protect the community against blight.

There also exists in the community another situation which needs some consideration; this deals with type and location of mobile home parks. Mobile homes are better adapted to cluster type subdivision development. The entire subdivision must be provided with paved streets, lighting, and utilities. In some cases, parking bays, patios and pads are also necessary for a good mobile home subdivision development or mobile home park. Also, a very important consideration is the number of mobile homes per acre. In this case, the maximum number of units per acre is ten, and a good mobile home park has seven or less per acre. Mobile homes should

seldom be allowed to locate on a single lot which could be used for a normally constructed home. This is due to the fact that the community can receive a greater assessment from regularly constructed homes than it can from mobile homes at lesser assessed value. Also, mobile homes when placed on single lots are not as compatible with other residential uses and in some cases depreciate the value of neighboring residences. Presently Wakefield has two mobile home courts located in a prime commercial area in the "downtown." As the "downtown" develops, the cost of the land presently being used for the courts will probably increase and this land will demand a use other than mobile homes. When a relocation of the mobile home court does occur, there needs to be careful consideration to the previously mentioned elements, as well as, to the future location of mobile home parks.

B. Population Characteristics and Projections

To determine the community's population, two sources were used: the Kansas Civic Audit and the community's Property Tax Rolls. Both of these sources can be depended upon to give a reasonably accurate picture of Wakefield's population for the specific time of the year when they were taken.

Wakefield is somewhat different than most small communities. Very few communities ever have to rebuild themselves, let alone at the rate at which Wakefield has been able to rebuild itself. From the period in 1965 to 1971, the town rebuilt itself to a population of 635 which was larger than it had ever had in its one hundred and twenty-five year history.

This rather unusual growth makes estimation for future population growth extremely difficult. For the most part, population projections fall in a range of possible growth patterns. However, Wakefield is in a very dynamic setting which makes population projections even more difficult. The community lies within what some people consider an advantageous commuting range. That range is something less than an hour, depending upon the size of the community being commuted to and from. Wakefield's major advantage is that two rapidly growing regional employment centers, Manhattan and Junction City, are within thirty minutes of the community. Manhattan and Junction City are getting more and more industry and populations to support those industries. It is safe to assume that Wakefield is going to be selected by some of those persons employed by the various industries as the most desirable community in which to live.

Also important to the changing population in Wakefield are military fluctuations. There are a number of individuals in the community who are employed at Fort Riley Military Reservation. Some are employed in civilian status and others are military personnel who are relatively mobile. With a built up troop strength at the fort, the community will experience some increase in population. However, the impact of military personnel on the community's population does not seem to be of any great significance and should only be considered for the short run impact.

Another item to be considered is the present age of the population. The community presently has a reasonably normal distribution of

population when compared with Clay County and the Kansas population (see Table 2). Table 2, "General Population Characteristics 1970," indicates Wakefield has only a slightly greater percentage of population over the age of sixty-five than the state population which is a good sign. The community also has a greater percentage of population under the age of eighteen years of age. This may indicate that, if the regional employment centers and Wakefield can provide jobs for this younger age group in the future, the community may be able to hold this younger population and continue to grow.

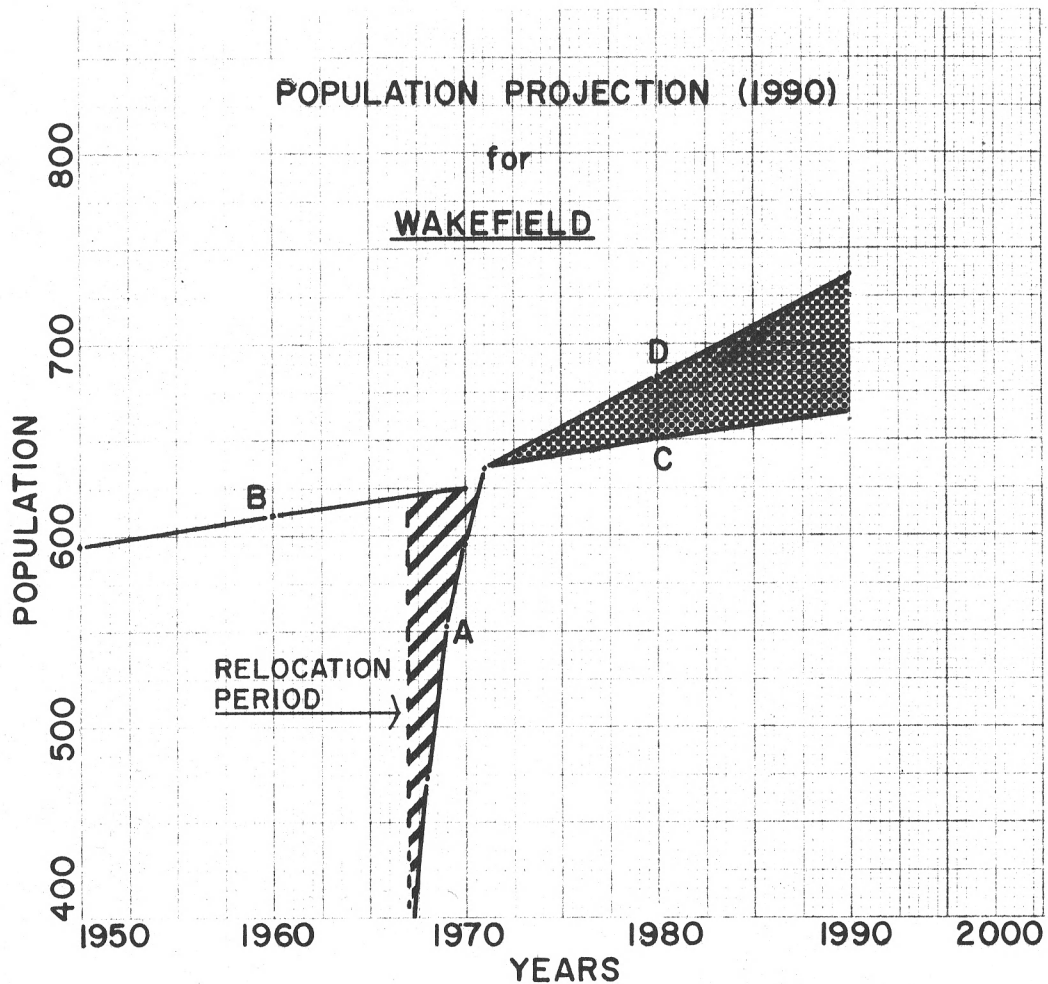
Table 2*

General Population Characteristics 1970

Population	Kansas	Clay County	Wakefield
% under 18 years	33	30	36
% 18 to 64 years	55	50	50
% 65 years and over	12	20	14

* Source: US Census: General Population Characteristics and Wakefield Property Tax Rolls

The graph on page (16), "Population Projection 1990 for Wakefield," projects a population for the community. The projections represented on the graph use linear regression (line B & C) and parabolic regression (line A). The linear regression method projects a straight line, where the parabolic regression method tends to emphasize a curve in its projection. The information used in the projection was gathered from both the Civic Audit and Wakefield Property Tax Rolls.



Line B indicates the growth the community has experienced over the last twenty years. The line represents a three percent per ten year period increase in population. This percentage growth represents a healthy, but not an overly accelerated, growth rate. The community could grow at an even faster rate and still have positive results.

The diagonal striped area on the graph represents the "Relocation Period." This period is the time when the community was relocated to its existing site. During the relocation period persons were displaced

and later built houses and re-established their families back into the community. The line adjacent to the diagonal striped area, line A, represents the population change when the population began to relocate back in the community. In this case, line A had a sharp, flattening curve in the line for the year 1972 to 1973, indicating Wakefield was nearing its old threshold level in population. In other words, those persons affected by the relocation were very near to being re-established back in the community. Line A, by itself, without any other considerations, would indicate the community would not continue to grow much longer. However, this planner does not anticipate that Wakefield's growth will fall off this abruptly, which is apparent by the projection of lines C and D.

Line C is a projection based upon the natural growth rate of three percent per ten year period, which was reflected in line B. Line C, however, was extended, based upon the 1971 population (635) taken from the Property Tax Rolls. Because the 1971 population figure was greater than line B projected, the projection started out at a higher population figure. Line C projected a very conservative growth for 1980 and 1990, which, according to the projection, will be 650 by 1980 and 665 by 1990; a growth of only fourteen to sixteen people per ten year period.

Line D, however, represents what may in fact be a true picture of the community growth. This line is based upon the rate of change in line A which is representative of the last one year period (1970 to 1971). This projection indicates Wakefield will have a population of 683 for 1980 and 735 for 1990.

It is the planner's belief that Wakefield's population should fall somewhere between these two projected lines C and D (the dotted area). With this consideration, the community can look forward to a continued and somewhat accelerated growth over these next ten years.

C. Physical Features, Utilities, and School

Both man-made and natural physical features and conditions were considered. Some factors are beneficial for development; others are not as advantageous for positive growth. Among the factors considered favorable for development were:

- * Possibility of being served readily by the present or proposed sewer without additional pumping.
- * Good drainage.
- * Proximity to existing access for various uses.

Factors which are detrimental to development include:

- * Proximity to waste stabilization ponds.
- * Inability to be supplied adequately by water sources.

There also exist natural and man-made buffers which act as good separators of land uses. These include:

- * Drainage basins and creek beds.
- * Arterial highways and major collectors. In Wakefield's case, new K-82 and old K-82 and County Road 837 are good separators of land use.

Another factor to be considered as a physical feature was the agricultural lands. Agricultural land which is less desirable for cultivation should be the land designed for other uses such as residential, industrial and commercial. In most cases, the land subject to flooding

is owned and leased by the Corps of Engineers. The land nearest Wakefield has steep terrain and is primarily used for pasture land and not for cultivation. This means that little conflict should arise from future development of the land around the community.

The question now arises as to what will be the necessary utility expansion in the future. Information concerning the utilities was gathered from conversations with the staff of Schwab and Eaton, Consulting Engineers. The Comprehensive Plan for Water and Sewer Development, Clay County, Kansas 1969, prepared by Schwab and Eaton, indicated that the present sewer facility should handle a residential population up to 1,020 persons.

The engineers also said the community's water system was adequate and would handle approximately the same number of persons (1,020) as the existing sewer facility. This being true and depending upon the community's ability to attract new firms and the type of firms attracted, the need for new water and sewer facilities would not appear to be a necessity within the planning period.

The other utilities, telephone, gas, and electric, are presently adequate and the expansion of these utilities does not appear to be a problem in the future. These utilities are not owned by the community and expansion cost in most cases will be borne by the private corporations.

A question which will arise in the next two year period is one of solid waste treatment. Wakefield presently has a city dump. The State Board of Health requires the "dump" to be phased out in the next few years

and Wakefield must make a decision on where and what to do with its solid waste. One of the alternatives available to the community is to tie in with a centralized county sanitary land fill. This alternative will probably require a minor assessment on the citizens in the community but the benefits gained should be well worth the expense.

Another area which deserves some discussion is the question of the school and its existing structural facility. Presently, the school is making an addition to the existing structure which should help accommodate the growth in the future. As long as the enrollment does not increase appreciably, Wakefield will have a structure which is quite adequate for future needs.

III. LAND USE PLAN









The land use plan is a necessary item if a community does indeed plan to have growth and particularly, controlled growth. The plan is obviously not an optimum solution or a panacea to all the problems which confront a community. There needs to be a great deal of interchange of ideas between the citizens and their elected officials. The elected officials' responsibilities to the citizens are to make decisions in the citizens' best interests. The official must often take a very broad look at the community and appraise such things as uses of land. The Plan should help these officials in their decision making. The map on page (22), "Plan for Land Use - Wakefield and Vicinity," has five major areas of interest. These areas are residential, commercial, industrial, openspace and public use, and agricultural reserve.

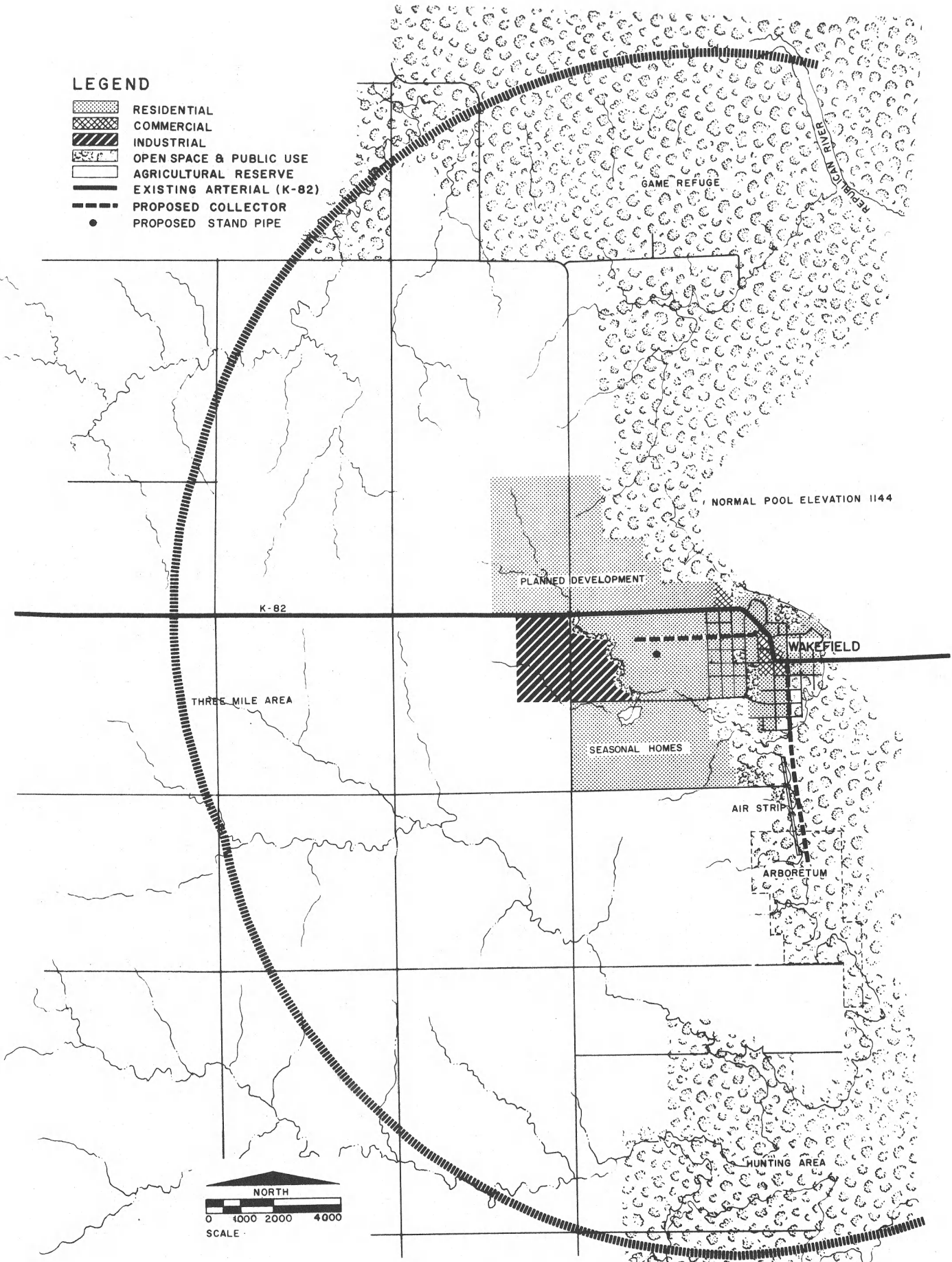
A. Residential

As indicated earlier, Wakefield first needs to intensify the use of land within its existing city limits before it again expands. However, the plan indicates an additional 240 acres of residential land to be developed immediately west of the existing city limits. This residential area represents that area which would lend itself to future residential development, when development is necessary. Land which will someday be used for a particular use needs to be safeguarded against encroachment by other non-compatible uses. This is done so that, in the future, the community's residential area can develop without having to mold around non-residential uses which may someday be the cause of other blighting conditions.

Another point to be considered in holding back of lands is: land which has a prior use is less likely to be used as speculation property.

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  OPEN SPACE & PUBLIC USE
-  AGRICULTURAL RESERVE
-  EXISTING ARTERIAL (K-82)
-  PROPOSED COLLECTOR
-  PROPOSED STAND PIPE



A PLAN FOR LAND USE

WAKEFIELD and VICINITY

The Plan should hold down some of this speculation in order to have land develop within an economic range which is advantageous for growth of the community.

Also appearing in the residential designation is an area called seasonal homes. This area would provide a supply of land for which there appears to be some future demand. Seasonal homes would primarily be homes of the recreationalist, with the expectation he might relocate back into the community at a future date. The hope would be that these recreationalists would find Wakefield an enjoyable place to live when vacationing and later either build a new home or invest additional dollars in their seasonal home to make the home far more permanent.

The idea of seasonal homes may at first be questioned because of the type of code enforcement. If seasonal homes are ever considered by the governing body, they should make sure a homeowners' association would be established to provide for the maintenance of the area and homes, thus keeping the area desirable. Even though these seasonal homes would be of a lesser standard than those in the community proper, the citizens of Wakefield would have protection afforded by the homeowners' association. Another protection would be if the total site was well-planned as to types of structures and their particular location. Included in this would be the total platting of the site and a commitment by the developer. Added to these protections, a good separator exists with old highway K-82 which would be a physical barrier between higher residential uses and seasonal homes.

The Plan also indicates another area designated residential which needs some explanation and this is the area called "Planned Development." In this case, it was felt by the planner, due to Wakefield's desirable terrain and its recreational advantage created by the lake, that this area would lend itself to private recreational activity. An old golf course already exists in the area which would be very desirable if it could be restored to provide the community with another recreational opportunity. The terrain in the area has a high concentration of rocks and steep hills. This type of terrain does not lend itself to intensive residential development because of the cost incurred when installing foundations, utilities, and streets. However, this terrain does lend itself to the needs of private recreational development, such as a "Dude Ranch." The "Dude Ranch" could develop the golf course, provide a motel or guest house, rent boats, have horses to ride, and have a sundry of activities related to a recreational development of this type. A "Dude Ranch" is only one alternative to this area's use; however, it is important to consider that this site is the last piece of ground which would have direct impact on the community's "downtown," due to its close proximity. In other words, a commercial use which is not directly related to other businesses in the "downtown" area such as a motel may be more compatible in the "Planned Development" location. It should be made apparent that this area is very important to the community and should be held for the most beneficial use. In this case, the best use may not be a residential or even a "Dude Ranch," but something altogether different.

B. Commercial

Commercial activities in Wakefield need to be consolidated as much as possible to create a "CBD" or "Downtown." This consolidation should strengthen the total economic community and provide a better environment for the local citizen in which to shop.

The problem confronting Wakefield involves the location of buildings and the stimulation of economic well being of the community. Wakefield currently lacks a true "Central Business District" (CBD) or "Downtown." Wakefield is suffering from what could be called "Commercial Sprawl," where the commercial uses are spread from one end of town to another on a main street. An effort needs to be undertaken to consolidate, through zoning enforcement, a business center which will make both the businessmen and the consumer more satisfied with Wakefield as a community in which it is pleasant to shop.

Consideration should also be given to the type of commercial activities located near one another. In most cases, office and shopping goods stores are compatible when located together. An effort should be made to locate these types of stores near one another, such as insurance offices and clothing stores, etc. Convenience goods such as service stations and carry out food establishments, lend themselves to a much higher traffic volume than do the office and other types of commercial. These convenience goods should be located near the other commercial and office uses, but not intermixed. As the community develops, these concepts should be kept in mind: attempt to create a "C.B.D." and make the uses in the "C.B.D." compatible with one another.

C. Industrial

There is another area on the "Land Use Plan" which designates an industrial site. The Plan indicates that an area of industrial land should be located approximately $3/4$ of a mile west of the existing city limits. This industrial site or zone would be one of the best locations for industry in the entire area. One industry is already located in the area, establishing that the area has an economic advantage by the location. More industry in the area would not conflict with existing uses and, in fact, would be compatible. Other advantages of this location are: the site is far enough away from the community, and the location has a natural buffer (drainage ditch) which should prevent the encroachment of non-compatible uses. Also, the lay of the land is quite good and it would be relatively easy to provide utilities to the site.

The success of the industrial zone depends to a large extent upon the demand by industry to locate in the community. A large section of land should be placed in reserve and the size shown on the Plan should be adequate to handle any future demand for industry.

D. Agricultural Reserve

The agricultural base provided to Wakefield by the outlying area is important, and consideration of the protection of this resource and use of the land is necessary. The Plan indicates the remainder of the land which is not owned by the Corps of Engineers as agricultural reserve. This land will probably never change from its present use and an attempt

should be made to keep this outlying area in agricultural uses.

E. Transportation

Wakefield is indeed fortunate to have an adequate street system, far surpassing most communities of any size. There are several points that need to be made about transportation and Wakefield's future needs.

In Wakefield, the primary consideration when speaking about transportation are the present streets and the highway. In the Plan, a differentiation among streets has been developed. The Plan calls for two collectors to be developed in the future as the community grows. Collectors serve as roads which collect the traffic generated primarily off residential streets and funnels this traffic onto more heavily traveled streets or highways. It is felt by this planner that a collector is needed to carry traffic into the "C.B.D." from the Kansas State Arboretum. It was determined that the best street to serve as a collector would be Dogwood. Dogwood would carry traffic towards the downtown without cutting through the downtown area. This street should make it relatively easy for strangers to the community to find their way to the arboretum and airstrip with the possibility of generating economic benefits to the downtown merchants. Dogwood would also provide more direct access to an area which should be developed as the community center. This civic area or community center should be established around the existing library and township hall. The atmosphere in this location is ideal for community activities, as well as a historic setting to add to the romance of Wakefield as persons travel to and from the arboretum. This route would also provide the adequate access necessary

to make the Municipal Air Strip useable, which at present does not have an adequate road to service it.

The other collector represented on the Plan, Eighth Avenue extended, would satisfy the need for a collector as population growth expands to the western side of the community. Eighth Avenue would help to alleviate the local traffic emptying onto K-82 off many residential streets, thus creating a traffic hazard. Along with safety, the road would also help to strengthen the C.B.D. by bringing the traffic again through the "downtown" area. This traffic into the "downtown" center should stimulate additional services and convenience goods to be marketed in the area.

A problem related to streets which Wakefield needs to solve is the lack of adequate inter-city public transportation. An effort should be undertaken by concerned citizens to promote and develop a bus service which would stop in the community on a regular basis. This bus service would provide mobility to those persons unable to drive, as well as provide both citizens and commerce another means of shipping small items to other communities.

IV. WHAT WAKEFIELD CAN DO TO GROW

Wakefield has several assets in its favor when it comes to comparative economic advantage over other communities in the area. The community should make every effort to capitalize on these assets in order to grow. These assets include:

- * Proximity to regional growth centers and adequate highways to serve them.
- * Ideal location to be a commuter community.
- * Ideal recreational area.

All of these assets give Wakefield an advantage in selling itself to others outside the community. These assets, fortunately, appeal to many different types of activities ranging from industry to recreation. The community needs to take an objective look at its resources and then capitalize on those resources.

Wakefield is fortunate to be located in an area which has good highway transportation to various regional growth centers. Those centers include: Lincoln, Nebraska; Manhattan; Junction City; Abilene, and Salina. The majority of these centers depend to a large extent upon agriculture as the most important export which provides their support. Wakefield should attempt to capitalize on this agricultural demand and seek industries which can find it profitable to operate in an area which has good transportation to these centers which are dependent upon agriculturally related products as their basic industries. As previously indicated, Wakefield is in a good position to sell itself on these points.

Another asset which is related to highways and growth centers is the community's ability to function as a commuter community. Even though this asset is not as economically advantageous as the location of industry into the community, it will bring additional, permanent residential growth. This residential growth will be stimulated by both the ability to commute to large centers in a short time and by the desirability of the community as a recreation area.

Wakefield as a recreational center is another asset the community needs to develop to its fullest extent. In terms of recreation, Wakefield needs to appeal to all segments of the market for recreation. Persons of all ages are increasingly spending more time and money for all forms of recreational activities and Wakefield can begin to capitalize even more on this market. As recreational activities tend to be seasonal, more breadth and depth of activities generated in the community will tend to lengthen the use of the community and thus strengthen its economic position.

Keeping in mind an appeal of recreational activities to all age groups, the following are some areas which could be developed by both private and public interests.:

Private

- * fish and game cleaning, packing, and cooking service
- * small gage railroad
- * amusement facilities (movie theatre, etc.)
- * bicycle rental
- * boating and equipment rental

Public

- * concerts for young and old
- * sponsor water races and games

