IV

Appendices

Appendices

APPENDIX A: INDUSTRY COMPARISON WITH COUNTY AND STATE, 1990

St. Marys
Industry Comparison
1990

	A	B	A/B	C	A/C
	St. Marys	County	Ratio	Kansas	Ratio
Industry					
Ag/Forest/Fish	2%	9%	0.22	5%	0.40
Mining	0%	0%	-	1%	-
Constr	6%	9%	0.67	6%	1.00
Mfg.					
Mfg. - Non-Durable	6%	6%	1.00	7%	0.86
Mfg. - Durable	5%	5%	1.00	11%	0.45
Trans/Com/Util	15%	8%	1.88	7%	2.14
Wholesale Trd	3%	4%	0.75	4%	0.75
Retail Trd	17%	15%	1.13	17%	1.00
FIRE	5%	5%	1.00	7%	0.71
Service					
Bus/Repair	2%	2%	1.00	5%	0.40
Personal Service	3%	3%	1.00	3%	1.00
Entertain/Rec	1%	0%	-	1%	1.00
Health Service	10%	9%	1.11	8%	1.25
Education	10%	12%	0.83	8%	1.25
Other Service	7%	5%	1.40	7%	1.00
Public Admin/Gov	7%	5%	1.40	5%	1.40

Source: 1990 US Bureau of the Census

APPENDIX B: OPTIMAL CATCHMENT TRADE AREA

Catchment area analysis of outer boundary communities, middle distance analytical technique calculations.

City	Rossville	St. Clere	Belvue	Maple Hill	Newbury
MDAT=	8 miles +	12 miles +	6 miles +	12 miles +	15 miles

Five outer boundary towns (breakpoints).

MDAT= 53 / 5 = 10.6 10.6 / 2 = **5.3 mile radius**

Trade Area Analysis for St. Marys, Kansas

Reilly's Formula:

$$b = \frac{d}{1 + \frac{px}{pz}}$$

where:

b = breakpoint from St. Marys
d = distance between px and pz
px = population of breakpoint community
pz = population of St. Marys

Calculation of breakpoint boundaries:

	Miles from St. Marys	1990 Population	Breakpoint Miles
St. Marys		1791	
Belvue	6	*	
Delia	7	*	
Emmett	8	*	
Maple Hill	12	413	9.8
Newbury	15	*	
Paxico	18	186	16.3
Rossville	8	1581	4.2
St. Clere	12	*	
Silver Lake	13	1882	6.3
Wamego	13	3706	4.2

Source: 1990 US Bureau of the Census / US Atlas

* Community was too small in 1990 to justify census tabulation

APPENDIX C: WORK FORCE PULL FACTORS

Work force pull factors are obtained by computing population and distance factors for neighboring communities to determine the distribution of workers who would be pulled into the community should the number of jobs available be greater than the number of workers available for the study community. Should a business or industry locate in St. Marys and provide more jobs than St. Marys residents could fill, the surplus of available jobs would theoretically be distributed in the following manner:

	(A) Miles from St. Marys	(B) 1990 Population	(C) B/(A^2)	(C/D) Pull Factor
St. Marys		1791		
Belvue	6	*		
Delia	7	*		
Emmett	8	*		
Manhattan	30	37712	41.90	17.73%
Maple Hill	12	413	2.87	1.21%
Newbury	15	*		
Paxico	18	186	0.57	0.24%
Rossville	8	1581	24.70	10.45%
St. Clere	12	*		
Silver Lake	13	1882	11.14	4.71%
Topeka	30	119883	133.20	56.37%
Wamego	13	3706	21.93	9.28%
Total (D)			236.32	100.00%

Source: 1990 US Bureau of the Census / US Atlas

* Community was too small in 1990 to justify census tabulation

** THIS CALCULATION DOES NOT INCLUDE THE POTENTIAL WORK FORCE THAT MAY BE AVAILABLE IN THE COUNTY.

APPENDIX D: THRESHOLD ANALYSIS

Hierarchical Level	Central Functions	Number of Establishments	Threshold Value*	Deviation Based on Pop. of 2548
Hamlet	Taverns	1	3066	0.4
	Grocery Stores	1	30	42.5
	Service Stations	1	50	25.5
Minimum Conv.	Post Office	1	11	115.8
	Bank	2	383	2.2
	Elementary/ Secondary School	2		N/A
	Beauty Shop	4	383	1.3
	Barber Shop	1		N/A
	Hardware Stores	1	283	4.5
	Farm Machinery and Equipment	0	309**	8.2
	Lumber and Building Materials	4	380**	1.3
	Auto Repair	2	932	0.9
	Auto Parts and Supplies	5	642**	0.7
	Insurance Agent	4	932	0.5
	Farm Supply Store	1	30	42.5
	Physician	1	932	1.4
	Legal Services	0	497**	5.1
	Veterinarian	1	1694	0.8
	Drug Store	1	383	3.3
	Dentist	2	932	0.9
	Bakery	0	687**	3.7
	Real Estate Agent	2	383	2.2
	Liquor Store	1	11	115.8
Full Convenience	Funeral Home	1	932	1.4
	Accounting Service	2	757**	1.1
	Florists	1	1617	0.8
	Convenience Store	3		N/A
	Variety Store	3	1694	0.4
	Clothing Store	1	932	1.4
	Restaurant	5	180	2.4
	Misc. Service	6	3066	0.1
	Local Newspaper	1	383	3.3
Partial Shop Ctr	Nursing Home	1		N/A
	Public Storage	3		N/A
	Health Service Center	2	932	0.9
	Civic, Social and Fraternal Assoc.	4		N/A
	Furniture Store	1	1961	0.6
	Auto Sales	1	420**	3.0
Complete Shop	Amusement and Rec Services	3		N/A
	Gift and Novelty Shops	4		N/A
	Hotel	0	603**	4.2
Wholesale/Retail	Day Care Centers	0		N/A
	Grain Elevator	1		N/A
	Construction Services	2		N/A
	Plumbing/Heating/Air Services	3	468**	1.4
	Manufacturing	5		N/A
Gov Centers	County Wide Services	2		N/A
	City Services	4		N/A

* Threshold values are from Davidson, 1980 unless noted with **, which are from a similar Wisconsin study (Author unknown).

APPENDIX E: METHODOLOGY FOR HOUSING SURVEY

For the purposes of this study, the City of St. Marys and its extraterritorial zone (ETZ) are analyzed. The visual survey was completed with the aid of a previously designed survey instrument. This form requires assessment of the following housing characteristics:

- Map, block, and lot numbers
- Street address of each lot
- Visual appearance of structure
- Age of dwelling unit
- Historical significance, if any
- Architectural style of structure
- Type of dwelling unit
- Unit density per structure
- Structural condition
- Conversion of land use
- Outdoor/yard condition
- Sidewalk condition
- Traffic congestion

To ensure that the survey was completed with maximum accuracy and consistency, a reference form describing and clarifying each survey item was utilized. In addition, a mock housing survey was conducted in Manhattan, Kansas, so that each surveyor could acquire a better understanding of the various elements of housing assessment.

Each of the four three-member teams was assigned a designated section of St. Marys. The teams, guided by the survey instrument, completed the survey on February 1, 1997.

Map Number, Block Number, and Lot Number

Aerial maps (1:100 scale) of the designated survey area were provided for each team. Each map has a seven-digit map identification number, as well as numbers to identify each block and parcel of land (lot) within the city and its ETZ.

Street Address

As a second method of identifying a lot, its designated house number and the name of the street on which it is located are recorded on the survey form.

Appearance

This element of the survey reflects the teams' first impression of the building; structural elements of the building are not considered. Although a subjective judgment on the part of each survey team, this element is utilized because the appearance of a community's housing stock provides a general indication of the overall quality and character of the community.

Age of Structure

Each residential structure is classified in one of four age categories: pre-1920, 1920-1945, 1946-1969, and 1970 to present. Criteria such as architectural style, type of siding, placement of garages, the number of layers of shingles on the roof, and the materials used to construct the residences (particularly foundations) are considered during this process.

Historical Significance

The teams determined whether or not a particular building is an important or recognizable landmark worthy of preservation or other special attention. In addition to age, surveyors also considered architectural qualities.

Architectural Style

Each residential unit is placed into one of the following architectural categories:

Folk/Farmhouse. Most houses belonging to this style were built prior to 1920 and have relatively simple designs. Generally constructed with wood (though older limestone structures also were placed in this category), this type of house may have one or two stories. These homes often have a gabled front with a wing.

Bungalow. Built primarily between 1900 and 1940, the bungalow usually is a one- to one-and-one-half-story house with a low-pitched gabled roof and wide eave overhangs. A bungalow also is characterized by a full- or partial-width porch.

Modern. This style of house typically was built between the 1950s and early 1970s. It is characterized by flat or low-pitched roofs and unusual window shapes and placements. This type of structure often was constructed with contrasting materials of varying textures.

Cottage. This type of dwelling is small, compact, and simply designed. The cottage usually has one or one-and-one-half stories, a centered front entrance, and a gabled roof.

Victorian. Constructed prior to 1920, this is the most ornamental of all house styles. These homes often have dominant front facing gables and steeply pitched, irregularly shaped roofs. Most Victorian homes also possess full-width or wrap-around porches, which often are accented with decorative wood carvings.

Ranch. This form of dwelling was popular from the 1950s through the 1970s. It consists of a single story and is designed with horizontal lines. Ranch homes typically have low-pitched roofs, moderate to wide eave overhangs, and attached garages.

Split-level. Residences of this style were predominantly built during the 1950s through the 1970s. They share the basic characteristics of ranch-style homes, but split-levels consist of a two-story unit intercepted at mid-height by a one-story unit.

Apartments. This type of building generally consists of several stories designed to contain multiple residential units. Unlike most other housing styles, this type of structure typically is occupied by renters.

Other. Structures placed in this category either cannot be placed into one of the established categories or have been altered to such a degree that they are difficult to classify.

Dwelling Unit Type

Dwelling units are classified as one of the following types:

Residential, Single-family. These residential structures provide shelter for an individual or for a single housekeeping unit (family).

Residential, Two-family. A two-family residential structure provides shelter for two housekeeping units. This form of housing can either be designed as a two-family structure or be converted to serve this purpose.

Residential, Three- or Four-family. Such a structure provides shelter for three to four housekeeping units, and it may be designed as such or be converted to serve this purpose.

Residential, Multi-family. Multi-family residential structures provide shelter for five or more housekeeping units. Apartment buildings are examples of this type of structure.

Congregate Housing. This form of dwelling is characterized by shared kitchen and dining facilities, shared housekeeping, organized social and recreational activities, shared transportation, and other appropriate services according to the type of facility. Examples of congregate housing are nursing homes and dormitories.

Manufactured or Mobile Homes. This type of residence is a relatively inexpensive, factory-built, single-family structure. Such a unit is attached to a permanent foundation and is mobile only when being transported from the factory to its permanent site.

Residential/Home Occupation. This type of dwelling consists of a residence with a business venture operating on its premises.

Other. This category includes dwelling types that do not fall within the previously listed categories. Examples include commercial establishments and educational institutions.

Density

The term density is used to refer to the number of units per structure. For example, a single-family residence has a density of one unit per structure, while a two-family residence has a density of two units per structure.

Structural Condition

Structural condition is assessed in order to determine the overall quality of the city's dwelling units. This factor is important because the preservation of a city's residential units is directly related to the municipality's livability and prosperity. The housing structures of the City of St. Marys are categorized into six classifications of physical condition.

Excellent. This is the highest classification, with the unit being structurally sound, well-kept, and showing no signs of needed repairs.

Good. This rating applies to residences that are well-maintained but require routine maintenance or minor repairs.

Average. Structures rated as average show early signs of deterioration and require repairs costing as much as $10,000.

Fair. Residential units classified as fair are deteriorating at a rate faster than normal, require considerable maintenance, show some signs of structural damage, and require repairs that cost between $10,000 and $20,000.

Poor. Housing structures rated as poor show signs of serious structural damage and require repairs of approximately $20,000 or more.

Dilapidated. Units placed in this category are structurally unstable, not suitable for habitation, and generally are subject to condemnation. Repairs needed to make such a unit habitable are not feasible.

In an effort to make the evaluations of different teams as similar and as consistent as possible, four particular areas--as well as common problems associated with each area--were identified for special attention:

- Foundation -- cracks, bulges, or being out of plumb
- Roof -- sagging, rotting, or shingles in need of replacement
- Chimney -- cracks, missing mortar or being out of plumb
- Rotting -- window and door frames, siding, steps, porches

To ensure consistency of structural ratings, each surveyor was provided with a list of estimated repair costs for common household deficiencies:

- Patching foundation, $5,000
- Foundation replacement, $15,000
- New shingles, $2,500
- New roof, $7,500
- Patching chimney, $250 to $1,000
- New chimney, up to $5,000
- Window replacement (rot), $1,200 per window
- Porch replacement (small), $1,500
- Porch replacement (medium), $4,000
- Porch replacement (large), $4,500 to $5,000
- Replace siding, $2,000 and above

Conversion of Land Use

To help determine housing needs in St. Marys, teams made notes of land-use conversions. An example of this is the transformation of a single-family residence into a two-family residence. A large number of such conversions may indicate the need for additional reasonably priced housing units.

Outdoor/Yard Condition

The outdoor/yard condition refers to the general appearance of the lot. The condition of each residential lot is classified into one of the following categories:

Good. Yards receive regular maintenance and are orderly and attractive.

Fair. This rating indicates that the yard is periodically maintained but may contain some debris or minor accumulation of weeds or leaves.

Poor. Yards rated as poor receive little or no maintenance and are generally unsightly.

As a basis for determining the outdoor/yard condition, the following items are considered:

- Debris -- litter, trash, cans, boxes
- Inoperable vehicles -- cars or other vehicles parked on premises
- Unkept yard -- overgrown grass and weeds, trees in need of trimming, and excessive accumulation of leaves
- "Porch art" -- interior furniture, such as couches or easy chairs, used outside of the home

Sidewalk Condition

Sidewalks of the neighborhoods are rated to determine their general level of quality and maintenance. The ratings for this element follow:

Good. Sidewalks rated as good are well-maintained and have no cracks or uneven segments.

Fair. Cracks or minor dips in the surface (not likely to be large enough to trip over) are indicative of fair sidewalks.

Poor. Poor sidewalks are covered by weeds or grass, have major cracks or dips (large enough to trip over), and may be hazardous to walk upon.

No Sidewalk. This classification applies to residential areas where sidewalks are not present.

Areas of Traffic Congestion

This element of the survey is used to denote any noticeable traffic-related problems within the city's residential areas. The following elements are considered when determining if areas have problems associated with traffic or parking:

- A busy intersection near a residential area or specific housing unit
- A residential street with a high degree of traffic
- A specific residence or group of residences with an unexpectedly large number of automobiles on the premises

APPENDIX F: FUTURE DWELLING UNIT DEMAND

Future dwelling unit demand projections are calculated according to a three-step process:

Step One: Project the city's future housing needs

- Enter the projected population for the target year
- Divide that number by the average household size in the community to determine the number of projected housing units needed
- Take the projected housing units needed and multiply that number by the expected vacancy rate within the community
- Result: The total number of projected units needed within the community during the target year

Step Two: Project the actual housing units that will be available by the target year

- Enter the number of current housing units
- From this prior number, subtract the units that are beyond repair (those designated as dilapidated) to determine the actual number of usable housing units
- To this number, add the number of anticipated replacement units (new starts minus demolitions) from the present time to the target year
- Result: The total housing units that will be available during the target year

Step Three: Calculate the additional units needed by the target year

- Enter the number of housing units needed, as calculated in step one
- From this number, subtract the number of housing units that actually will be available in the target year, as calculated in step two
- Result: Number of additional units needed by the target date

APPENDIX G: PROJECTION OF AFFORDABLE HOUSING DEMAND

The following is the five-step process used to calculate affordable housing demand:

Step One:

- Enter the estimated number of low-income households (those earning between $5,000 and $24,999 yearly)

Step Two:

- Enter the estimated number of rental units occupied by low-income households (those paying $300 or less per month for rent)

Step Three:

- Subtract the number of rental units occupied by low-income households (Step Two) from the number of low-income households (Step One). This provides the estimated total demand for renter-occupied housing

Step Four:

- Multiply the estimated total demand for renter-occupied housing (Step Three) by the assumed 20-percent market share.

Step Five:

- Take the estimated housing demand based on a 20-percent market share (Step Four) by the estimated in-migration rate of the community.

APPENDIX H: World War I Memorial Arch

INTRODUCTION

Appendix Sections:
- *Introduction*
- *Origin of the Arch*

Throughout the history of humankind, numerous methods have been undertaken to commemorate significant events or to ensure that important persons are not forgotten. Monuments ranging from a simple gravestone to the Vietnam Veterans Memorial are designed to be ever-present reminders of the people and events that have shaped our society.

Monuments often are the most identifiable landmarks or the symbols of communities.

These monuments function as more than a reminder of our past, however. In many instances, a memorial serves as *the* identifiable landmark of the community in which it is located. It is difficult to imagine New York City without the Statue of Liberty, St. Louis without the Gateway Arch, or Kansas City without its fountains.

In smaller communities, monuments may take on additional significance. With fewer structures to compete for one's attention, an individual memorial may become the *symbol* of the town -- the object one visualizes when hearing the name of the community. For former residents, the structure may evoke fond childhood memories or may forever serve as a psychological tie to their former hometown. Similarly, an important monument may provide the only lasting memory for visitors to a community.

Additionally, to some, the condition of the structure is indicative of the entire city. That is, a monument that is well-maintained and that appears to be valued as an asset may reflect positively upon the town. Conversely, a prominent structure that has fallen into a state of disrepair may result in a less-than-favorable impression of a city.

Because of its prominent location along U.S. Highway 24, the World War I Memorial Arch attracts the attention of passersby on a daily basis.

While St. Marys is fortunate to have several appealing buildings, few are as prominently located or as unique as the World War I Memorial Arch. Located on the grounds of St. Mary's Academy near the east entrance of the city, the arch is visible to many residents on a daily basis and attracts the attention of motorists traveling along U.S. Highway 24. Due to its prominent location, residents may ask themselves the following question: "How does the arch reflect upon St. Marys?" In the following sections, information is provided in an effort to allow citizens to answer this question for themselves.

ORIGIN OF THE ARCH

Much of Europe became embroiled in World War I during the summer of 1914. The United States, however, managed to remain removed from official involvement in the conflict until it declared war on the Central Powers in April of 1917. During the period of time between its declaration and the signing of the armistice in November of 1918, the United States contributed more than one million troops to the victorious Allied cause.

Of the more than one million U.S. troops who served during World War I, more than 700 had ties to St. Mary's College.

Of the U.S. troops serving during the war, more than 700 had ties to St. Mary's College, which ceased operation in 1967. As a tribute to its veterans, including as many as 24 who died during the conflict, the college solicited donations from its alumni to pay for the construction of a memorial. The resulting arch, which was formally dedicated in 1923, spans a walkway leading to the former college and bears the following inscription:

The college solicited donations from alumni to pay for the memorial, which was formally dedicated in 1923.

TO THE SONS OF ST. MARY'S COLLEGE,
WHO SERVED THEIR COUNTY IN
THE WORLD WAR,
THE ALUMNI HAVE BUILT THIS MEMORIAL.

Lt. William T. Fitzsimons

The arch is named for a 1906 alumnus of St. Mary's College, First Lieutenant William T. Fitzsimons, the first American officer to die as a result of enemy action in World War I.

The arch is named for First Lieutenant William Thomas Fitzsimons, the first American officer to die as a result of enemy action in World War I. Fitzsimons, who was born in Burlington, Kansas, in 1889, was a 1906 alumnus of St. Mary's College. In 1912, he obtained his doctor of medicine degree from Kansas University Medical School.

Prior to U.S. involvement in the war, Fitzsimons served in Europe as a medical officer with the First Relief Corps of the American Red Cross. Upon returning to the states in 1915, he applied for a commission in the Army Reserve and practiced medicine in Kansas City, Missouri.

When the United States entered the war in 1917, Fitzsimons was called to active duty. He volunteered for overseas duty and was assigned to U.S. Army Base Hospital No. 5 near Dannes-Camiers, France. On the evening of September 4, 1917, an aerial bomb struck Fitzsimons' tent and killed him instantly. He was 28 years of age.

In addition to the Memorial Arch, at least two other structures bear the Fitzsimons name. In 1920, U.S. Army Hospital No. 21 in Aurora, Colorado, was renamed in memory of Fitzsimons. However, in 1995 Fitzsimons Army Medical Center was recommended for closure as

part of military downsizing. By the year 2000, the installation's functions will be relocated and it will be turned over to the City of Aurora for redevelopment. Also, in 1922, the William Fitzsimons Memorial Fountain was dedicated in Kansas City, Missouri. It is located on the end of a terrace near the intersection of 12th Street and The Paseo.

The Victory Highway

The arch not only was intended to remember veterans with ties to St. Mary's College, but it also was part of a larger plan to honor all veterans of World War I. The arch was one of the first monuments to be placed along the Victory Highway, a transcontinental motorway stretching from New York City to San Francisco. According to the September 20, 1923, edition of *The St. Marys Star*, the roadway was to be flanked on each side with symbols of honor erected by the communities, counties, and states through which it passed.

The arch was one of the first monuments to be placed along the Victory Highway, a transcontinental motorway designed to honor veterans of World War I.

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