

McAdams Neighborhood Revitalization Plan



FACILITIES

APPEARANCE

safety

LEADER-
SHIP

housing

ORDINANCE NO. 45-726**AN ORDINANCE ADOPTING THE MCADAMS NEIGHBORHOOD REVITALIZATION PLAN AS AN AMENDMENT TO THE WICHITA-SEDGWICK COUNTY COMPREHENSIVE PLAN. DR2001-03**

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 County in 1993, and amended in 1996, 2000 and 2002; 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, the City of Wichita, in collaboration with neighborhood stakeholders and the 21st Century Coalition for Neighborhood Revitalization, did initiate the development of the McAdams Neighborhood Revitalization Plan to promote the stabilization and revitalization of the neighborhood, which is in need of new investment; 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 City and County newspaper on April 3, 2003, of a public hearing on said neighborhood plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission on April 24, 2003, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said neighborhood, and approved a resolution adopting the McAdams Neighborhood Revitalization Plan as an amendment to the Wichita-Sedgwick County Comprehensive 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 McAdams 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 for its consideration, 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 June 3, 2003.



Carlos Mayans
Carlos Mayans, Mayor

ATTEST:

Pat Graves
Pat Graves, City Clerk

Approved as to form:

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

RESOLUTION NO. 17-03**A RESOLUTION ADOPTING THE MCADAMS NEIGHBORHOOD REVITALIZATION 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 County in 1993, and amended in **1996, 2000** and 2002; 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, the City of Wichita and Sedgwick County, in collaboration with the **21st** Century Coalition for Neighborhood Revitalization and neighborhood stakeholders, did initiate the development of the McAdams Neighborhood Revitalization Plan to promote the stabilization and revitalization of the neighborhood, which is in need of new investment; 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 newspaper on April 3, 2003, of a public hearing on said neighborhood plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on April 24, 2003, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said neighborhood plan, and approved a resolution adopting the McAdams Neighborhood Revitalization Plan as an amendment to the Wichita-Sedgwick County Comprehensive 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 McAdams 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.

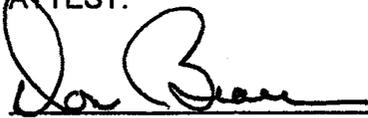
SECTION IV. This resolution shall become effective upon its passage and publication once in the Official County Newspaper.

Commissioners present and voting were:

DAVID UNRUH	<u>aye</u>
TIM R. NORTON	<u>aye</u>
THOMAS G. WINTERS	<u>aye</u>
CAROLYN MCGINN	<u>aye</u>
BEN SCIORTINO	<u>aye</u>

DATED this 4th day of May, 2003.

ATTEST:

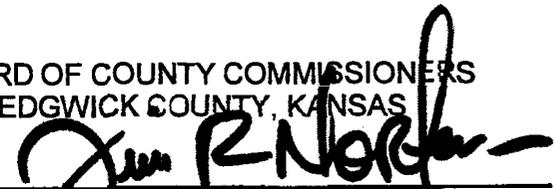

DON BRACE

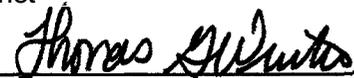
County Clerk

APPROVED AS TO FORM:


ROBERT W. PARNACOTT
Assistant County Counselor

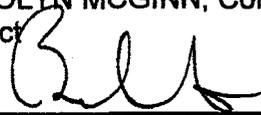
BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS


CHAIRMAN, TIM R. NORTON, Second District


CHAIRMAN PRO TEM, THOMAS G. WINTERS, Third District


DAVID M. UNRUH, Commissioner, First District


CAROLYN MCGINN, Commissioner, Fourth District


BEN SCIORTINO, Commissioner, Fifth District



RESOLUTION

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

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 County in 1993, and amended in 1996, 2000 and 2002; 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, the City of Wichita and Sedgwick County in collaboration with the 21st Century Coalition for Neighborhood Revitalization and neighborhood stakeholders, did initiate the development of the McAdams Neighborhood Revitalization Plan to promote the stabilization and revitalization of the neighborhood, which is in need of new investment; 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 et seq. to hold a public hearing; and

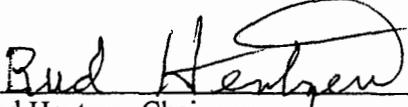
WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City and County newspaper on April 3, 2003, of a public hearing on said neighborhood plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on April 24, 2003, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said neighborhood;

NOW, BE IT THEREFORE RESOLVED, the Wichita-Sedgwick County Metropolitan Area Planning Commission hereby adopts the McAdams Neighborhood Revitalization Plan, March 2003, as an official amendment to the Wichita-Sedgwick County Comprehensive Plan; and

BE IT FURTHER RESOLVED, that notice of this action be transmitted to the City Council of the City of Wichita and to the Sedgwick County Board of County Commissioners for their consideration and adoption.

ADOPTED at Wichita, Kansas, this 24th day of April 2003.

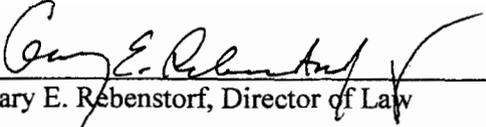


Bud Hentzen, Chairman
Wichita-Sedgwick County
Metropolitan Area Planning Commission



Dale Miller, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission

Approved as to Form:



Gary E. Rebenstorf, Director of Law

McAdams Neighborhood Revitalization Plan

Prepared by the Community Development Committee,
21st Century Coalition for Neighborhood Revitalization

James Arbertha	POWER CDC
David Barber	Wichita-Sedgwick County MAPD
Sherdeill Breathett	Sedgwick County Economic Development
Carl Brewer	District 1 City Council Member
Fran Crowley	USD 259 Wichita Public School Board
Roger Douthett	Wichita Business Systems Inc.
Paula Givens	Central 2000 Neighborhood Association
Hannah McCann	Habitat for Humanity
Carolyn McGinn	District 4 County Commissioner
Randy Phelps	Urban League of Wichita
Jack Furan	USD 259 Wichita Public School District
Rev. Keith Spencer	9 th Street Church of God
Michael Vann	Vann Funeral Home



**Wichita-Sedgwick County
Metropolitan Area Planning Department**

Adopted May 2003

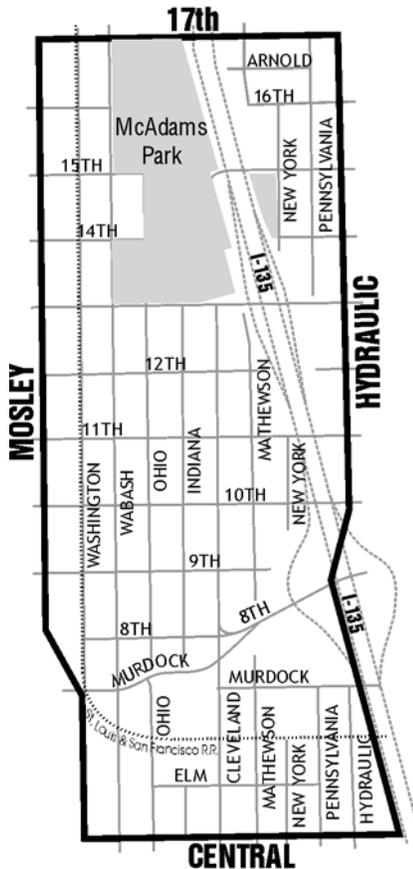
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1.0 Plan Introduction & Overview

1.1 Neighborhood Context and Composition:

McAdams Area Map



Plan Area: The McAdams Neighborhood is located immediately east of downtown Wichita. For the purposes of this planning initiative, the boundaries of the neighborhood plan area are; 17th Street on the north, Hydraulic to Central Avenue on the east, Central Avenue on the south, and Mosley on the west. The Wichita-Sedgwick County Comprehensive Plan has identified McAdams as part of a larger “re-establishment neighborhood enhancement area” characterized by structural, market and community decline to a level where large scale interventions are needed to create economic and social stability.

Land Use: Over time, manmade edges and barriers have physically fragmented and divided the historic McAdams neighborhood into several unique and separate sub-areas. The I-135 freeway and associated floodwater canal sever the principal concentration of residential development in McAdams. The core residential area now lies west of I-135 and east of Washington Street, while a smaller residential area remains east of I-135 and west of Hydraulic. Industrial and commercial uses are now dominant in a neighborhood sub-area bounded by Central on the south, Murdock on the north, Washington on the west and I-135 on the east. Another neighborhood sub-area, characterized by predominately industrial/commercial and institutional (school and park site) uses, exists in that area bounded by 13th Street on the south, 17th Street on the north, I-135 on the east and Mosley on the west. The historic heart of the neighborhood is centered at the intersection of 9th Street and Cleveland, which once served as the commercial focal point for Wichita’s African-American community.

Residential land uses (predominately single family) constitute approximately one third of the land in the plan area. Commercial and industrial uses comprise roughly 30% of the plan area, while institutional uses comprise about 20% of the land area. It has been estimated that vacant land represents about 16% of the developable land in the McAdams area.

Within the residential core of the neighborhood centered in the vicinity of Indiana Street, the percentage of vacant land is closer to 35%.

Personal Income: Historically, economic prosperity in the McAdams neighborhood has lagged far behind Wichita as a whole. Census 2000 data indicates that the median family income for the McAdams neighborhood was \$23,413, which is less than half of the median family income for the City (\$49,247). In 2000, the unemployment rate in the neighborhood averaged 15%, representing three times the City average unemployment rate of 5%. The percentage of persons living below the poverty rate in 2000 was about 35%, over three times the City average of 11%.

Population: Census 2000 data indicates that population in the McAdams plan area declined by about 20% over the last ten years. Total population is currently estimated at around 1,336 persons (506 households, with an average household size of 2.64 persons). Approximately 38% of the area population is aged 18 or below.

McAdams Neighborhood Revitalization Plan

African-Americans constitute the largest segment (about 76%) of the neighborhood's racial composition, but there is a growing Hispanic component (currently 10%) migrating into the neighborhood.

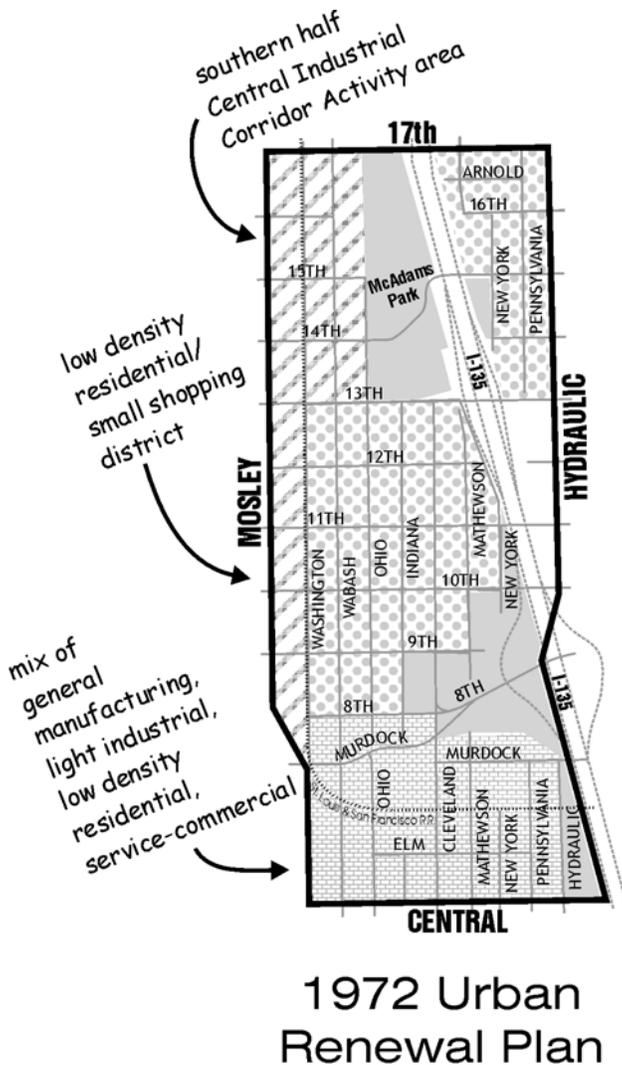
Housing: According to Census 2000, approximately 50% of the housing units in the McAdams plan area are renter-occupied, compared to the City average of 38%. Twenty-seven percent (189) of the housing units in the McAdams plan area were listed as vacant in 2000. The housing survey conducted by the 21st Century Coalition for Neighborhood Revitalization in January 2001 surveyed 474 homes in the plan area, classifying 66 homes as vacant and 25 homes as dilapidated.

Existing Zoning: L'Ouverture Magnet Elementary School, McAdams Park and most of the established residential areas within the McAdams neighborhood are currently zoned "B" Multi-Family, which allows high-rise apartment development at a density of 75 dwelling units per acre. Existing industrial/commercial areas south of Murdock and east of Mosley are zoned "LI" Limited Industrial. The 9th Street, 11th Street and 13th Street corridors are currently zoned "GC" General Commercial (see Figure 2).

1.2 Initiation of a Neighborhood Plan:

Some generalized planning was undertaken for the McAdams area in the early 1970's as part of an urban renewal area identified in Wichita's General Urban Renewal Plan. That portion of the McAdams neighborhood located north of 13th Street and west of I-135 was designated as the southern half of the Central Industrial Corridor Activity area. That portion of the McAdams neighborhood located south of 13th Street and north of 8th Street was designated for low density residential development, including a small shopping district. Areas further south to Central Avenue were designated for a sequential mix of general manufacturing, light industrial, low density residential, and service-commercial uses. Although the McAdams neighborhood was identified as a local investment area in the City of Wichita's Neighborhood Revitalization Plan in 1998, the neighborhood has lacked a specific and comprehensive revitalization strategy or plan.

In late 2000, a coalition of largely private/public institutional stakeholders called the 21st Century Coalition for Neighborhood Revitalization was formed with the goal of eliminating all substandard housing within the McAdams area over the next 20 years. In order to implement this goal in a manner and context that would maximize the greatest positive impact on the neighborhood, the Coalition realized that a comprehensive, coordinated neighborhood revitalization approach was needed. The Community Development Committee was subsequently created by the Coalition to work with neighborhood representatives and local government officials in developing a neighborhood revitalization plan for the McAdams Neighborhood.



1.3 Neighborhood Planning Issues:

Community planning issues and challenges in the neighborhood were identified primarily through input received from the Community Development Committee of the 21st Century Coalition for Neighborhood Revitalization, and a mail-out/mail-back survey distributed to all property owners within the McAdams Neighborhood planning area in April, 2002. The key neighborhood planning issues to be addressed in this plan are categorized and summarized below:

Neighborhood Image and Appearance: abundance of trash/weeds; neglected appearance of many homes, businesses and properties; poor neighborhood identity and image; some recent buildings insensitive to the traditional architectural design elements of the neighborhood; lack of attractive gateways/entrances into the neighborhood; high percentage of vacant properties.

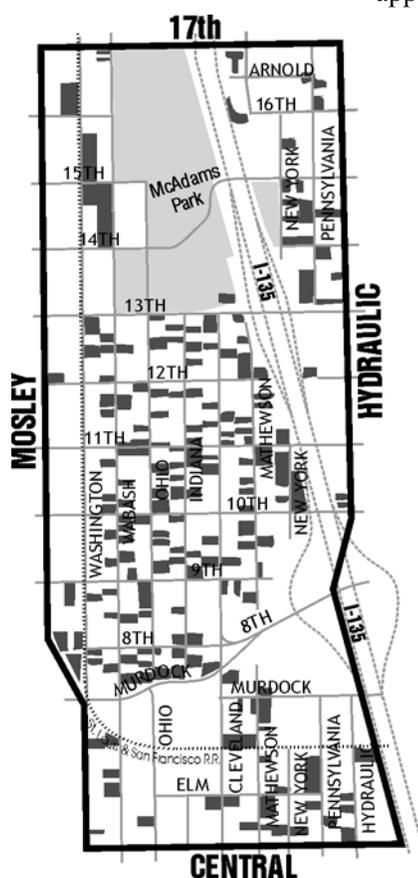
Housing: numerous vacant, underutilized lots; substandard housing; continued de-population of the neighborhood over time; lack of quality, affordable new single family homes.

Community Infrastructure and Facilities: historic center of the neighborhood (Dunbar Theater and Turner Drug Store) in need of revitalization; existing recreational facilities in need of repair and upgrading; lack of a neighborhood scale park and playground centrally located within the neighborhood; Phyllis Wheatley facility underutilized; local streets in need of re-surfacing; lack of turning lanes along 13th Street; no neighborhood-serving school; bike trail system adjacent to the flood canal littered, poorly landscaped/maintained with no linkages to Grove Park and destination points northeast.

Economic Development: lack of neighborhood-serving retail commercial services, particularly a grocery store, a restaurant, a pharmacy and a dry cleaner.

Neighborhood Safety: problems with theft, vandalism and drug-related crime in the neighborhood; inadequate street lighting in the area; absence of a strong neighborhood watch program.

Community Capacity: lack of community involvement in solving neighborhood issues; lack of neighborhood leadership.



McAdams
Area Vacant
Lots

1.4 Neighborhood Vision for McAdams:

The following describes the community's vision of what the McAdams neighborhood will be like in 2020, based upon a realistic assessment of identified strengths, weaknesses and desired changes for the neighborhood:

“McAdams neighborhood is a safe, desirable family-based neighborhood with attractive yards and homes. The number of people residing in the neighborhood has increased by almost a third over the last 15 years, attracted by the clean, livable, affordable and well-maintained single family housing stock that is located in an area desirable due to its close proximity to downtown Wichita amenities. The Central 2000 Neighborhood Association is very active in promoting the community and maintaining a strong neighborhood watch program.

New housing and commercial development incorporates traditional architectural elements that reflect the heritage of the area. All substandard housing has been eliminated within the neighborhood, and owner occupancy rates for housing are consistent with the city average.

Attractive, landscaped neighborhood entryways developed near 13th Street and Hydraulic, 13th Street and Wabash, Wabash and Murdock, Cleveland and 8th Street, 9th Street and Washington, 11th Street and Washington and 10th Street and Hydraulic welcome people into the neighborhood. A landscaped boulevard also exists along 13th Street. Local streets have been resurfaced and appropriate turning lanes are now in place along 13th Street. Pedestrian crossing signals have also been installed along 13th Street to facilitate safe pedestrian access to the L'Ouverture Magnet Elementary School and the facilities at McAdams Park.

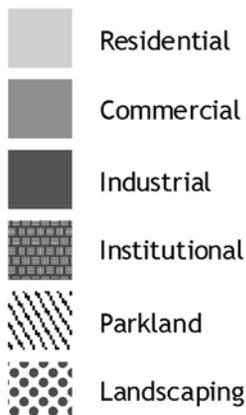
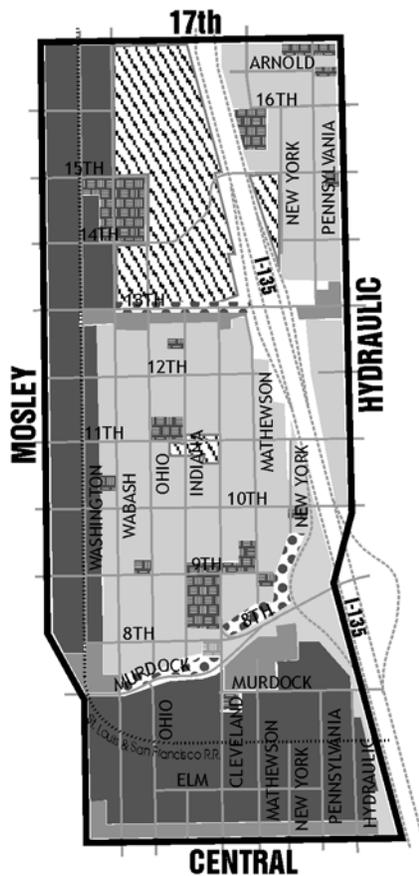
Neighborhood-serving commercial development has developed along 13th Street near Cleveland and near Hydraulic. The area south of 8th Street is predominately developed with industrial uses, as is that area immediately east of Washington from 8th Street to 17th Street. Properties fronting the north side of Central Avenue are in commercial use, and a highway commercial service node has been established near 8th Street and Mathewson.

The historic Dunbar Theater area at 9th Street and Mathewson is now redeveloped as a visual and performing arts center, and complements the revitalized Phyllis Wheatley Association community complex immediately to the east, and the community day care center to the south at the Wichita Area Technical College on Cleveland. L'Ouverture Magnet Elementary School now serves also as a neighborhood school. The neighborhood boasts a centrally located neighborhood park and playground that serves all ages”.

1.5 Future Land Use Redevelopment Concept:

The development of the Future Land Use Redevelopment Concept map for the McAdams Neighborhood (see Figure 3) has been based upon a consideration of the following urban design issues identified in this neighborhood:

McAdams Redevelopment Concept



- ❑ **Edges** (13th Street landscaped boulevard, landscaped buffer along north side of Murdock/8th Street between Wabash and Cleveland, buffer/visual screening in alleyway between Washington and Wabash north of 8th Street and south of 13th Street).
- ❑ **Neighborhood entryways** (13th Street and Wabash, 13th Street and Hydraulic, 10th Street and Hydraulic, Wabash and Murdock, Cleveland and 8th Street, 9th Street and Washington, and 11th Street and Washington).
- ❑ **Linkages** (expansion of bike trail northward from McAdams Park to Grove Park, pedestrian crossing across 13th Street to safe-link residential area south of 13th Street to school and park facilities, turning lanes on 13th Street to provide better ingress/egress into the neighborhood).
- ❑ **Centers and Nodes** (neighborhood scale “central park” along Cleveland, community facilities centered at 9th Street and Cleveland and east to Phyllis Wheatley, commercial development along south side of 13th Street).
- ❑ **Expansion and infill opportunities** (including single family residential detached and duplex or single family attached residential opportunity areas, retail/commercial expansion areas along 13th Street, industrial expansion area south of Murdock, and hotel/highway-serving commercial opportunity area near 8th Street and Mathewson).

2.0 Neighborhood Goals and Action Plans

The following long term plan goals have been developed as a means of realizing the vision statement developed for the McAdams neighborhood. This vision statement describes the key elements and conditions of a repopulated, revitalized neighborhood in McAdams. Specific action plans have also been developed and summarized below as part of the strategy to realize the plan vision statement, goals and future land use redevelopment concept.

2.1 Neighborhood Image and Appearance



Goal 1. Develop and improve the physical appearance of homes, properties and businesses in the McAdams neighborhood.

Action Plans

- 1.1 Plan and undertake regularly scheduled neighborhood clean-up days coordinated through the Central 2000 Neighborhood Association.
- 1.2 Promote community awareness of financial subsidies available from the City for property and home improvement.
- 1.3 Initiate aggressive City code enforcement on problem properties combined with neighborhood educational initiatives designed to promote and encourage pride in property ownership.
- 1.4 Develop and implement a local government sponsored incentives program to encourage responsible property management.
- 1.5 Develop a list of properties that could be considered for designation as local or state historic sites, and eligible for State Historic Tax Credits.
- 1.6 Prepare an Area of Potential Effect plan in conjunction with the State Historic Preservation Office that outlines redevelopment opportunities for rehabilitation of existing structures and design or infill construction within the neighborhood.



Goal 2. Improve the image and identity of the McAdams neighborhood as a desirable place for individuals and families to live, work and play.

Action Plans

- 2.1 Acquire sites and design/construct attractive, landscaped and signed “primary” neighborhood entryways near the following major entrance points into the neighborhood: 13th Street and Wabash, 13th Street and Hydraulic, Wabash and Murdock, and Cleveland and 8th Street.
- 2.2 Acquire sites and design/construct attractive, landscaped and signed “secondary” neighborhood entryways near the following minor entrance points into the neighborhood: 9th Street and Washington, 11th Street and Washington and 10th Street and Hydraulic.

McAdams Neighborhood Revitalization Plan

- 2.3 Design and develop a landscaped buffer on city-owned lands along the north side of Murdock between Wabash and Cleveland, and along the north side of 8th Street between Cleveland and Mathewson.
- 2.4 Design and develop a landscaped median within 13th Street between Wabash and Mathewson, and install pedestrian crossing signals at appropriate locations.
- 2.5 Establish an area for future display of approved public art (by the City of Wichita and the McAdams neighborhood) on the city-owned landscaped buffer lands located south of Mathewson and north of 8th Street.
- 2.6 Develop a marketing program to improve perceptions of the McAdams neighborhood and promote the neighborhood as a desirable and affordable place to live.
- 2.7 Design and develop screening in the alleyway between Washington and Wabash, north of 8th Street and south of 13th Street, as a means of buffering existing residential development from the negative visual impacts of existing industrial development located to the west.

2.2 Housing



Goal 3. Replace existing substandard housing and vacant residential lots with a predominance of attractive, affordable, owner-occupied, single family housing development.

Action Plans

- 3.1 Develop a coordinated and strategic approach amongst not-for-profit and for-profit builders regarding the construction of infill housing in the neighborhood.
- 3.2 Encourage not-for-profit housing and market-rate housing developers to target the McAdams neighborhood as a priority area for housing development.
- 3.3 Initiate a neighborhood-wide rezoning initiative to create a zoning scheme that better reflects existing land uses and future redevelopment opportunities.

2.3 Community Infrastructure and Facilities



Goal 4. Redevelop the historic Dunbar Theater area as a visual and performing arts center, and promote the development of community outreach facilities at the Phyllis Wheatley Center.

Action Plans

- 4.1 Prepare architectural renderings and/or a concept plan that reflect the reuse and redevelopment vision for the Phyllis Wheatley Center as a community outreach and living skills facility. Promote concept and secure future construction and operational funding. Prepare the site for redevelopment.
- 4.2 Confirm community support and undertake a feasibility analysis of community-based, visual and performing arts reuse/redevelopment opportunities associated with the Dunbar Theatre/Turner Drug Store area. Incorporate recognition of the African American heritage of the neighborhood and those McAdams residents who have achieved local, state and national notoriety.
- 4.3 If warranted by a feasibility analysis, prepare a concept plan that reflects community-based, visual and performing arts reuse/redevelopment opportunities associated with the Dunbar Theatre area.
- 4.4 Acquire site, and design and construct improvements associated with reuse opportunities at the Dunbar Theatre/Turner Drug Store site.



Goal 5. Establish a K through 3rd Grade program at the Dunbar Campus, Wichita Area Technical College and a neighborhood school component at L'Ouverture Magnet Elementary School.

Action Plans

- 5.1 Prepare and submit a formal community proposal/request to USD 259 regarding the establishment of a pre-K through 3rd Grade program at Wichita Area Technical College. Follow-up and discuss as necessary.
- 5.2 Prepare and submit a formal community proposal/request to USD 259 regarding the expansion of the neighborhood school component at L'Ouverture Magnet Elementary School. Follow-up and discuss as necessary.

McAdams Neighborhood Revitalization Plan



Goal 6. Improve existing recreational facilities and create/develop a centrally located, neighborhood park that serves all ages.

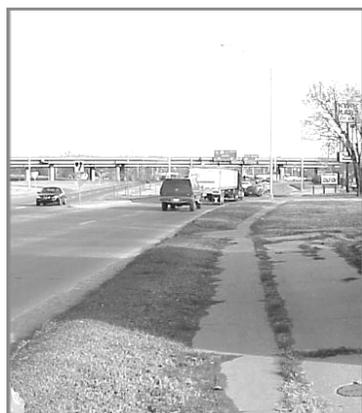
Action Plans

6.1 Identify and document ongoing deficiencies and needed improvements associated with the existing recreational facilities in the McAdams neighborhood. Continue to work to address and implement these issues.

6.2 Create a McAdams neighborhood park steering committee to work on a park design concept and site selection issues centered in the area around Cleveland Street and 11th Street.

6.3 Land acquisition and construction of a McAdams neighborhood park.

6.4 Land acquisition, design and development of a bike path link to Grove Park.



Goal 7. Improve surfaces of local streets and install turning lanes at appropriate locations along the 13th Street corridor.

Action Plans

7.1 Inventory and evaluate local street conditions. Develop a long-term plan to undertake and complete needed street improvements and resolve street drainage problems, based upon identification and prioritization of needed improvements.

7.2 Undertake and complete needed street improvements.

7.3 Evaluate traffic turning movements along 13th Street, between Wabash and Cleveland. Identify justifiable locations for turning lanes along 13th Street.

7.4 Design and construct turning lanes along 13th Street as appropriate.

2.4 Economic Development



Goal 8. Promote the development and expansion of neighborhood-serving commercial development in the area.

Action Plans

8.1 Undertake a market study to evaluate the viability of the 8th Street and Mathewson location near I-135 for future highway-serving commercial uses. If the market study proves favorable, actively promote this location for redevelopment.

8.2 Evaluate and utilize if appropriate, the viability of tax increment financing as a tool to encourage neighborhood-serving commercial redevelopment along the south side of 13th Street from Wabash to Hydraulic, and highway serving commercial development at the 8th Street and Mathewson location.

McAdams Neighborhood Revitalization Plan

- 8.3 Provide incentives for neighborhood commercial business start-up along the 13th Street corridor.

2.5 Neighborhood Safety

Goal 9. Eliminate theft, vandalism and drug-related crime in the neighborhood.

Action Plans

- 9.1 Create an effective neighborhood watch program, property identification marking days program and neighborhood safety audit.
- 9.2 Enhance and increase the level of street lighting throughout the neighborhood and promote a “porch-light-on” neighborhood program.
- 9.3 Establish a crime assessment program for the McAdams neighborhood to provide community awareness/information on crime, and monitor crime and safety trends within the neighborhood.
- 9.4 Initiate an aggressive community policing and crime enforcement approach (i.e. increased police presence) in the neighborhood, including a community policing “storefront” or field office in the Phyllis Wheatley Center.

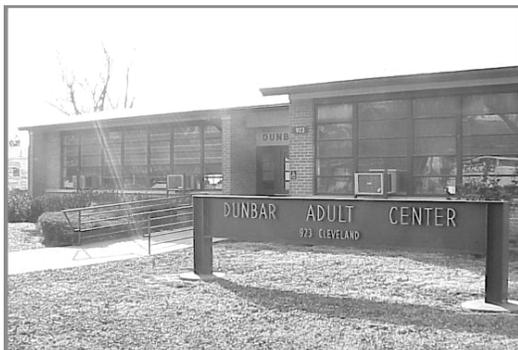


2.6 Community Capacity

Goal 10. Encourage neighborhood leadership development and collaborative community involvement as a means to promote the betterment of the neighborhood.

Action Plans

- 10.1 Develop effective and sustained partnerships between the neighborhood associations, not-for-profit agencies and area businesses and industries.
- 10.2 Promote the development of community outreach and life skills programs, and a youth and seniors drop-in center at the Phyllis Wheatley Center.



McAdams Neighborhood Revitalization Plan

3.0 Action Plan Implementation Strategy

Specific implementation strategies have been developed on the following pages for each of the action plans previously identified and described in detail. Itemized by Plan goals, each strategy addresses key implementation issues related to partnerships (including lead partner), estimated capital costs, potential funding sources, and relative priority of the action plan item.

3.1 Neighborhood Image and Appearance

Goal 1. Develop and improve the physical appearance of homes, properties and businesses in the McAdams neighborhood.

Action Plans (see pg. 6)	Lead Partner	Partnerships	Estimated Capital Costs	Potential Funding Sources				
				GO	CDBG	DAB	HOME	SHTC
1.1 Neighborhood clean-up	C2NA	CNR, HI, OCI,	N/A		●	●		
1.2 Financial awareness	HD	CNR, C2NA, HD, WC1	N/A		●		●	
1.3 Code enforcement	OCI	C2NA, EHD, WC1	N/A	●				
1.4 Responsible property mgt.	HD	SCED, WC1	N/A		●			
1.5 Historic site designations	MAPD	CNR, C2NA PWC	N/A					●
1.6 AOPE plan	MAPD	CNR, C2NA PWC	N/A					

Relative Priority of Action Plans			
0-1 yr.	2-5 yrs.	6-10 yr	11-20 yrs.
<u>Immediate</u>	<u>Short-term</u>	<u>Medium-term</u>	<u>Long-term</u>
1.1, 1.2, 1.3	1.5, 1.6	1.4	

List of Potential Partnerships

CNR	21 st Century Coalition for Neighborhood Revitalization
C2NA	Central 2000 Neighborhood Association
EHD	City of Wichita Environmental Health Department
HD	City of Wichita Housing Department
HI	Hall Industries Inc
MAPD	Wichita-Sedgwick County MAPD
OCI	City of Wichita Office of Central Inspection
PWC	Phyllis Wheatley Center
SCED	Sedgwick County Economic Development
WC1	District I City Council member

List of Potential Funding Sources

CDBG	Federal HUD funds
DAB	neighborhood assist. grants
GO	City General Revenue funds
HOME	Federal HUD funds
SHTC	State Historic Tax Credits

McAdams Neighborhood Revitalization Plan

Goal 2. Improve the image and identity of the McAdams neighborhood as a desirable place for individuals and families to live, work and play.

Action Plans (see pgs. 6-7)	Lead Partner	Partnerships	Estimated Capital Costs	Potential Funding Sources				
				GO	CDBG	DAB	SC	PFT
2.1 Primary entryways	PRD	C2NA, HI, MAPD, WC1	\$40,000 (\$10,000 ea.)	●	●	●		
2.2 Secondary entryways	PRD	C2NA, HI, MAPD, WC1	\$18,000 (\$6,000 ea.)	●	●	●		
2.3 Landscaped buffer	PRD	C2NA, HI, MAPD, WC1	\$10,000	●	●	●		
2.4 13 th St. landscaped median	PWD	C2NA, WC1,	\$500,000	●	●			
2.5 Public art	PRD	C2NA, MAPD WCI	TBD	●	●	●		
2.6 Neighborhood marketing	CNR	AMER, C2NA, HD, SCED, SC4, WC1	\$4,000 (printed materials)	●	●			●
2.7 Buffer screening	PWD	CNR, C2NA	\$50,000	●	●	●		

Relative Priority of Action Plans

0-1 yr. Immediate	2-5 yrs. Short-term	6-10 yrs. Medium-term	11-20 yrs. Long-term
2.6	2.1, 2.2, 2.7	2.3, 2.4	2.5

List of Potential Partnerships

AMER	American National Bancshares
CNR	21 st Century Coalition for Neighborhood Revitalization
C2NA	Central 2000 Neighborhood Association
HD	City of Wichita Housing Department
HI	Hall Industries Inc
MAPD	Wichita-Sedgwick County MAPD
PRD	City of Wichita Park and Recreation Department
PWD	City of Wichita Public Works Department
SCED	Sedgwick County Economic Development
SC4	District 4 County Commissioner
WCI	District I City Council member

List of Potential Funding Sources

CDBG	Federal HUD funds
DAB	neighborhood assist. grants
GO	City General Revenue funds
PFT	private foundation/trust
SC	Sedgwick County CD funds

McAdams Neighborhood Revitalization Plan

3.2 Housing

Goal 3. Replace existing substandard housing and vacant residential lots with a predominance of attractive, affordable, owner-occupied, single family housing development.

Action Plans (see pg. 7)	Lead Partner	Partnerships	Estimated Capital Costs	Potential Funding Sources		
				CDBG	HOME	PS
3.1 Coordinated housing approach	CNR	AMER, C2NA, HFH, HI, MEN, PCDC, WCI	N/A			
3.2 Priority new housing area	HD	C2NA, WCI	N/A	●	●	●
3.3 Neighborhood rezoning	C2NA	AMER, HFH, HI, MAPD, MH, PCDC, WCI	N/A	●		

Relative Priority of Action Plans

0-1 yr.	2-5 yrs.	6-10 yrs.	11-20 yrs.
Immediate	Short-term	Medium-term	Long-term
3.1	3.2, 3.3		

List of Potential Partnerships

AMER	American National Bancshares
CNR	21 st Century Coalition for Neighborhood Revitalization
C2NA	Central 2000 Neighborhood Association
HD	City of Wichita Housing Department
HFH	Habitat for Humanity
HI	Hall Industries Inc
MAPD	Wichita-Sedgwick County MAPD
MEN	Mennonite Housing
PCDC	POWER CDC
WCI	District I City Council member

List of Potential Funding Sources

CDBG	Federal HUD funds
HOME	Federal HUD funds
PS	private sector funds

McAdams Neighborhood Revitalization Plan

3.3 Community Infrastructure and Facilities

Goal 4. Redevelop the historic Dunbar Theater area as a visual and performing arts center, and promote the development of community outreach facilities at the Phyllis Wheatley Center.

Action Plans (see pg.8)	Lead Partner	Partnerships	Estimated Capital Costs	Potential Funding Sources					
				GO	CDBG	KDCH	PS	PFT	SC
4.1 Phyllis Wheatley concept plan	PWC	CNR, C2NA, KU, MAPD	\$15,000	●	●	●	●	●	●
4.2 Feasibility study for Dunbar Theatre area	ECD	CNR, C2NA, MAPD, PWC, SCED, SC4, U259, WCI	\$20,000	●	●	●	●	●	●
4.3 Dunbar area concept plan	ECD	AMER, HD, HI, U259, WCI	\$20,000	●	●	●	●	●	●
4.4 Dunbar area redevelopment	C2NA	AMER, HI, MAPD, PCDC, U259, WCI	TBD	●	●	●	●	●	●

Relative Priority of Action Plans			
0-1 yr. Immediate	2-5 yrs. Short-term	6-10 yr Medium-term	11-20 yrs. Long-term
4.1	4.2, 4.3	4.4	

List of Potential Partnerships

AMER	American National Bancshares
CNR	21 st Century Coalition for Neighborhood Revitalization
C2NA	Central 2000 Neighborhood Association
ECD	City of Wichita Economic Development Department
HD	City of Wichita Housing Department
HI	Hall Industries Inc
KU	Kansas/K State Architecture Schools
MAPD	Wichita-Sedgwick County MAPD
PCDC	POWER CDC
PWC	Phyllis Wheatley Center
SCED	Sedgwick County Economic Development
SC4	District 4 County Commissioner
U259	Wichita Public Schools USD 259
WCI	District I City Council member

List of Potential Funding Sources

CDBG	Federal HUD funds
GO	City General Revenue funds
KDCH	State grants
PS	private sector funds
PFT	private foundation/trust
SC	Sedgwick County CD funds

McAdams Neighborhood Revitalization Plan

Goal 5. Establish a K through 3rd Grade program at the Dunbar Campus, Wichita Area Technical College and a neighborhood school component at L'Ouverture Magnet Elementary School.

Action Plans (see pg. 8)	Lead Partner	Partnerships	Estimated Capital Costs
5.1 Pre-K thru 3 rd Grade proposal For WATC	CNR	C2NA, PCDC, PWC, SCED, SC4, U259, WCI	N/A
5.2 Neighborhood school proposal for L'Ouverture	CNR	C2NA, WCI, SC4, PWC, U259, SCED, PCDC	N/A

Relative Priority of Action Plans				
0-1 yr. <u>Immediate</u>	2-5 yrs. <u>Short-term</u>	6-10 yrs. <u>Medium-term</u>	11-20 yrs. <u>Long-term</u>	
5.1, 5.2				

List of Potential Partnerships

CNR	21 st Century Coalition for Neighborhood Revitalization
C2NA	Central 2000 Neighborhood Association
PCDC	POWER CDC
PWC	Phyllis Wheatley Center
SCED	Sedgwick County Economic Development
SC4	District 4 County Commissioner
U259	Wichita Public Schools USD 259
WCI	District I City Council member

McAdams Neighborhood Revitalization Plan

Goal 6. Improve existing recreational facilities and create/develop a centrally located, neighborhood park that serves all ages.

Action Plans (see pg. 9)	Lead Partner	Partnerships	Estimated Capital Costs	Potential Funding Sources				
				GO	CDBG	KDCH	TE	PFT PS
6.1 Recreation facility deficiencies	PRD	CNR, C2NA, PWC	TBD	●	●			●
6.2 Neighborhood park design	PRD	CNR, C2NA, HFH, KU, PCDC, PWC, SC4, WCI	\$15,000	●	●	●		●
6.3 Neighborhood park development	PRD	CNR, C2NA, HFH, PWC, PCDC, SC4, WCI	\$100,000	●	●			● ●
6.4 Bike path to Grove Park	PRD	MAPD, WCI	\$977,261				●	

Relative Priority of Action Plans

0-1 yr. Immediate	2-5 yrs. Short-term	6-10 yrs. Medium-term	11-20 yrs. Long-term
6.1	6.2	6.3, 6.4	

List of Potential Partnerships

CNR	21 st Century Coalition for Neighborhood Revitalization
C2NA	Central 2000 Neighborhood Association
HFH	Habitat for Humanity
KU	Kansas/K State Architecture Schools
PCDC	POWER CDC
PRD	City of Wichita Park and Recreation Department
PWC	Phyllis Wheatley Center
SC4	District 4 County Commissioner
WCI	District I City Council member

List of Potential Funding Sources

CDBG	Federal HUD funds
GO	City General Revenue funds
KDCH	State grants
PS	private sector funds
PFT	private foundation/trust
TE	Federal Transportation funds

McAdams Neighborhood Revitalization Plan

Goal 7. Improve surfaces of local streets and install turning lanes at appropriate locations along the 13th Street corridor.

Action Plans (see pg. 9)	Lead Partner	Partnerships	Estimated Capital Costs	Potential Funding Sources		
				GO	CDBG	TE
7.1 Identify needed street improvements	PWD WCI	CNR C2NA,	N/A			
7.2 Complete needed street improvements	PWD	CNR, C2NA, WCI	TBD	●	●	●
7.3 Identify needed turning lanes along 13 th St.	PWD	CNR, C2NA, WCI	N/A			
7.4 Design and construct turning lanes along 13 th St.	PWD	CNR, C2NA, WCI	TBD	●	●	●

Relative Priority of Action Plans

0-1 yr.	2-5 yrs.	6-10 yrs.	11-20 yrs.
<u>Immediate</u>	<u>Short-term</u>	<u>Medium-term</u>	<u>Long-term</u>
7.1, 7.3		7.2, 7.4	

List of Potential Partnerships

CNR 21st Century Coalition for Neighborhood Revitalization
 C2NA Central 2000 Neighborhood Association
 PWD City of Wichita Public Works Department
 WCI District I City Council member

List of Potential Funding Sources

CDBG Federal HUD funds
 GO City General Revenue funds
 TE Federal Transportation funds

McAdams Neighborhood Revitalization Plan

3.4 Economic Development

Goal 8. Promote the development and expansion of neighborhood-serving commercial development in the area.

Action Plans (see pgs.9-10)	Lead Partner	Partnerships	Estimated Capital Costs	Potential Funding Sources					
				GO	CDBG	KDCH	108	TIF	PS
8.1 Market study for highway-serving commercial uses	ECD	CNR, C2NA, FID, HI, MAPD, SCED, SC4, WCI,	\$10,000	●	●	●			●
8.2 TIF as a tool to promote commercial uses	ECD	FID, SCED, SC4, WCI	N/A						● ●
8.3 Incentives for commercial development	WCI	ECD, SCED	TBD					●	

Relative Priority of Action Plans			
0-1 yr. Immediate	2-5 yrs. Short-term	6-10 yrs. Medium-term	11-20 yrs. Long-term
8.1	8.2	8.3	

List of Potential Partnerships

CNR	21 st Century Coalition for Neighborhood Revitalization
C2NA	Central 2000 Neighborhood Association
ECD	City of Wichita Economic Development Department
FID	City of Wichita Finance Department
HI	Hall Industries Inc
MAPD	Wichita-Sedgwick County MAPD
SCED	Sedgwick County Economic Development
SC4	District 4 County Commissioner
WCI	District I City Council member

List of Potential Funding Sources

CDBG	Federal HUD funds
GO	City General Revenue funds
KDCH	State grants
PS	private sector funds
TIF	Tax Increment Financing
108	Federal HUD funds

McAdams Neighborhood Revitalization Plan

3.5 Neighborhood Safety

Goal 9. Eliminate theft, vandalism and drug-related crime in the neighborhood.

Action Plans (see pg.10)	Lead Partner	Partnerships	Estimated Capital Costs	Potential Funding Sources	
				GO	CDBG
9.1 Neighborhood watch program	C2NA	CNR, PCDC, PWC, WCI, WDP	N/A	●	●
9.2 Neighborhood street lighting	PWD	CNR, C2NA, PCDC, PWC, WCI	TBD	●	●
9.3 Neighborhood crime assessment	WPD	CNR, C2NA, PCDC, PWC, WCI	N/A	●	●
9.4 Community policing	WPD	C2NA, WCI	N/A	●	●

Relative Priority of Action Plans

0-1 yr. Immediate	2-5 yrs. Short-term	6-10 yrs. Medium-term	11-20 yrs. Long-term
9.1, 9.4	9.2, 9.3		

List of Potential Partnerships

CNR	21 st Century Coalition for Neighborhood Revitalization
C2NA	Central 2000 Neighborhood Association
PCDC	POWER CDC
PWC	Phyllis Wheatley Center
PWD	City of Wichita Public Works Department
WCI	District I City Council member
WPD	City of Wichita Police Department

List of Potential Funding Sources

CDBG	Federal HUD funds
GO	City General Revenue funds

McAdams Neighborhood Revitalization Plan

3.6 Community Capacity

Goal 10. Encourage neighborhood leadership development and collaborative community involvement as a means to promote the betterment of the neighborhood.

Action Plans (see pg. 10)	Lead Partner	Partnerships	Estimated Capital Costs	Potential Funding Sources	
				CDBG	PFT
10.1 Neighborhood partnerships	CNR	AMER, C2NA, HI, MEN, PCDC, PWC, SCED, SC4, WCI	N/A		
10.2 Community and youth out-reach programs	PWC	C2NA, CNR, SC4, WCI	TBD	●	●

Relative Priority of Action Plans

0-1 yr. <u>Immediate</u>	2-5 yrs. <u>Short-term</u>	6-10 yrs. <u>Medium-term</u>	11-20 yrs. <u>Long-term</u>
10.1		10.2	

List of Potential Partnerships

AMER	American National Bancshares
CNR	21 st Century Coalition for Neighborhood Revitalization
C2NA	Central 2000 Neighborhood Association
HI	Hall Industries
MEN	Mennonite Housing
PCDC	POWER CDC
PWC	Phyllis Wheatley Center
SCED	Sedgwick County Economic Development
SC4	District 4 County Commissioner
WCI	District I City Council member

List of Potential Funding Sources

CDBG	Federal HUD funds
PFT	private foundation/trust

McAdams Neighborhood Revitalization Plan

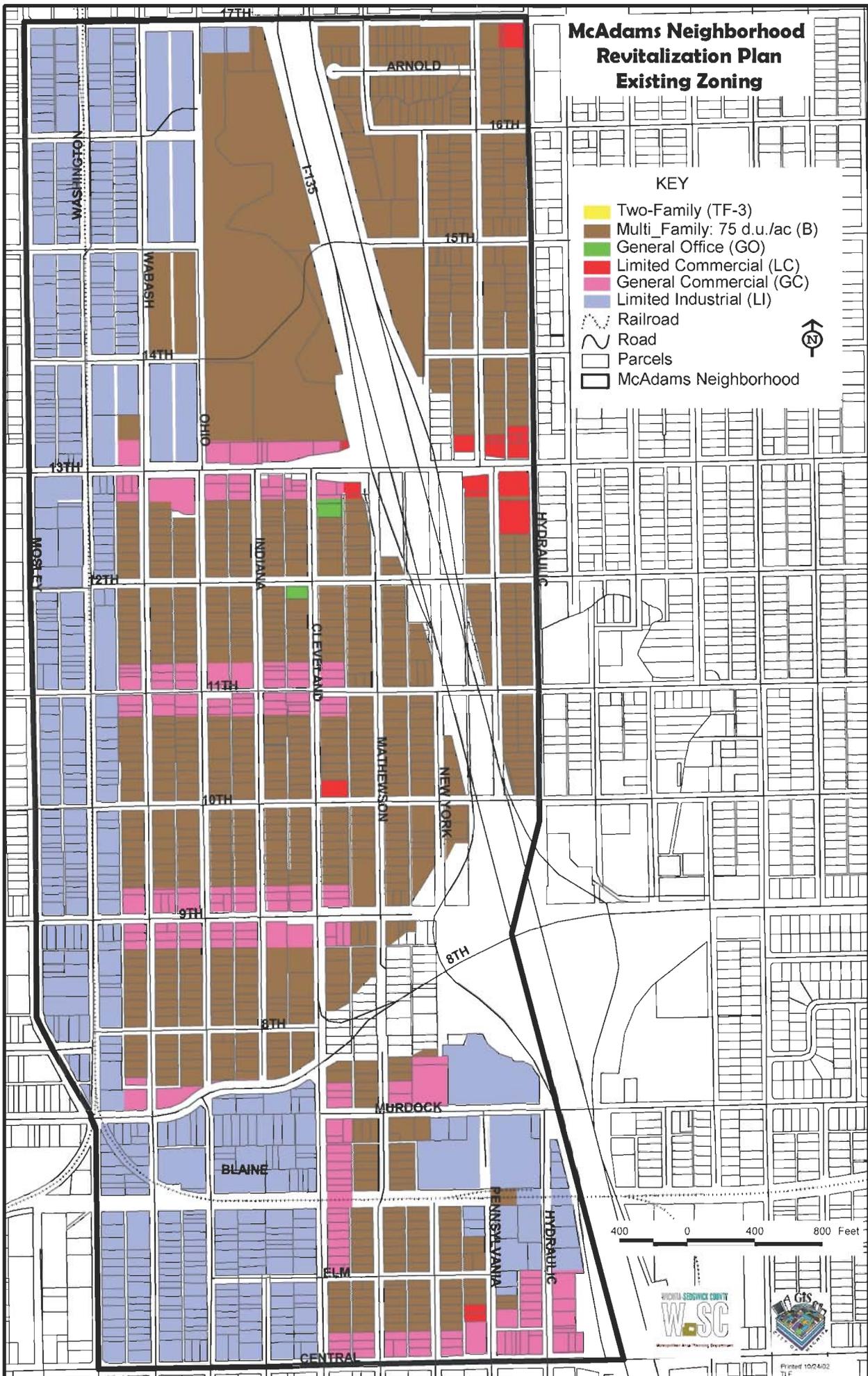
Figure 1. Summary Table of Action Plan Priorities

Relative Priority/Timeframe of Action Plans				
Plan Goal	0-1 yr. Immediate	2-5 yrs. Short-term	6-10 yrs. Medium-term	11-20 yrs. Long-term
1	1.1, 1.2, 1.3	1.5, 1.6	1.4	
2	2.6	2.1, 2.2, 2.7	2.3, 2.4	2.5
3	3.1	3.2, 3.3		
4	4.1	4.2, 4.3	4.4	
5		5.1, 5.2		
6	6.1	6.2	6.3, 6.4	
7	7.1, 7.3		7.2, 7.4	
8	8.1	8.2	8.3	
9	9.1, 9.4	9.2, 9.3		
10	10.1		10.2	
<hr/>				
# of Action Plans (Total of 39)	13	15	10	1

McAdams Neighborhood Revitalization Plan Existing Zoning

KEY

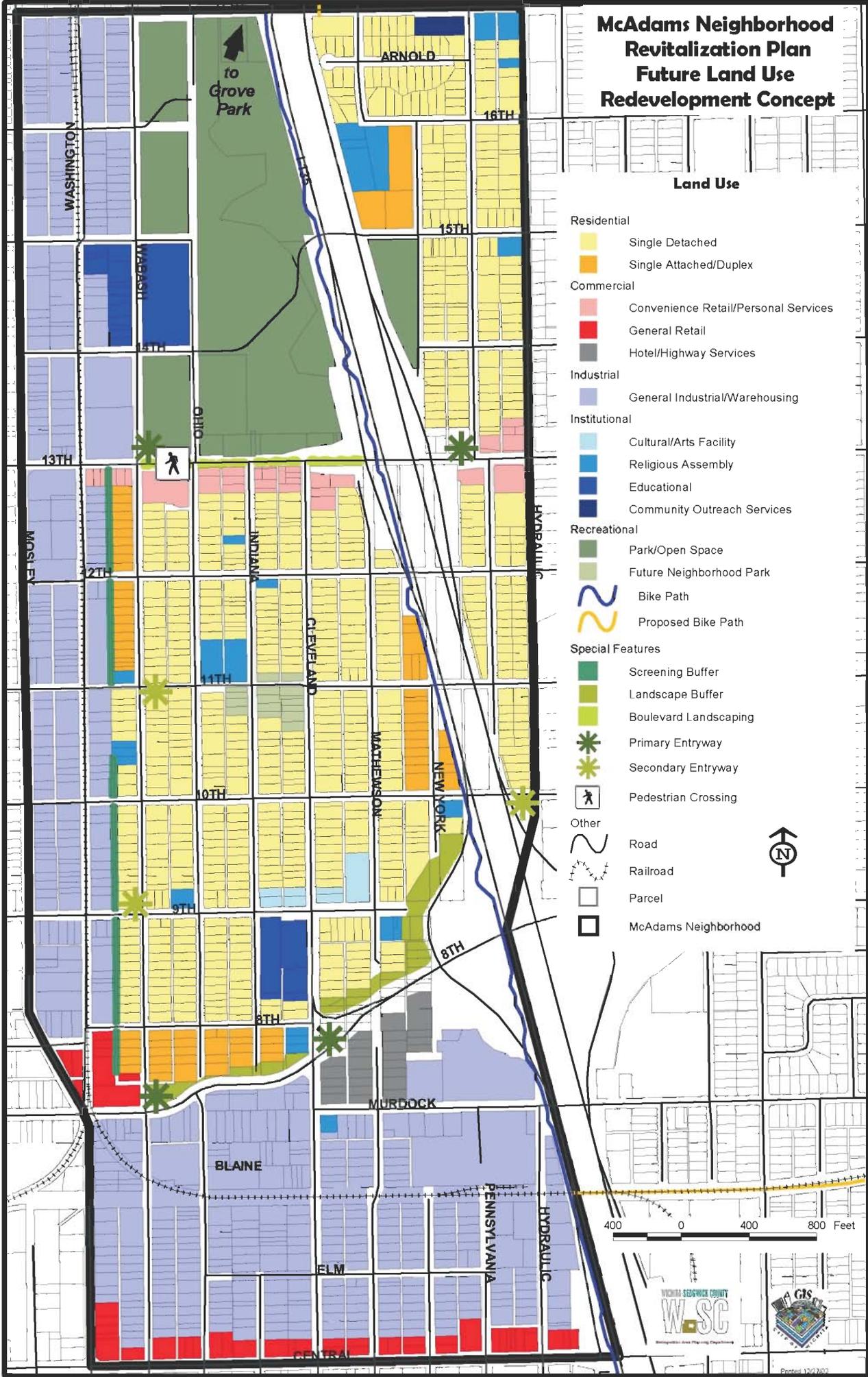
- Two-Family (TF-3)
- Multi-Family: 75 d.u./ac (B)
- General Office (GO)
- Limited Commercial (LC)
- General Commercial (GC)
- Limited Industrial (LI)
- Railroad
- Road
- Parcels
- McAdams Neighborhood



400 0 400 800 Feet



McAdams Neighborhood Revitalization Plan Future Land Use Redevelopment Concept



Land Use

- Residential**
 - Single Detached
 - Single Attached/Duplex
- Commercial**
 - Convenience Retail/Personal Services
 - General Retail
 - Hotel/Highway Services
- Industrial**
 - General Industrial/Warehousing
- Institutional**
 - Cultural/Arts Facility
 - Religious Assembly
 - Educational
 - Community Outreach Services
- Recreational**
 - Park/Open Space
 - Future Neighborhood Park
 - Bike Path
 - Proposed Bike Path
- Special Features**
 - Screening Buffer
 - Landscape Buffer
 - Boulevard Landscaping
 - Primary Entryway
 - Secondary Entryway
 - ⤴ Pedestrian Crossing
- Other**
 - Road
 - Railroad
 - Parcel
 - McAdams Neighborhood

400 0 400 800 Feet

