

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
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.	2-5 yrs.	6-10 yrs.	11-20 yrs.	
<u>Immediate</u>	<u>Short-term</u>	<u>Medium-term</u>	<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 21st 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
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List of Potential Funding Sources

CDBG	Federal HUD funds
PFT	private foundation/trust