

McAdams Neighborhood Revitalization Plan



FACILITIES

safety

APPEARANCE

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;

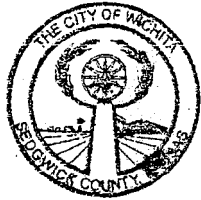
NOW THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

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.

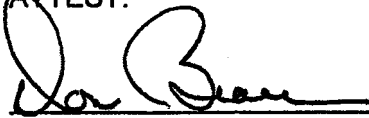
Commissioners present and voting were:

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.


BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS

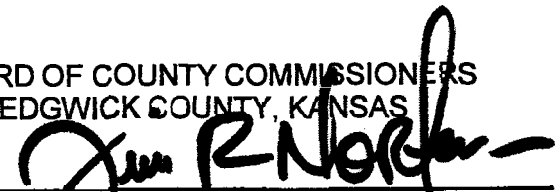
ATTEST:



DON BRACE

County Clerk


APPROVED AS TO FORM:

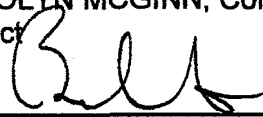

ROBERT W. PARNACOTT
Assistant County Counselor


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

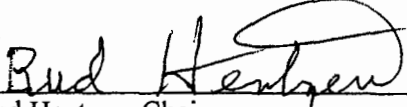
WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City and County newspaper on April 3, 2003, of a public hearing on said neighborhood plan; and

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;

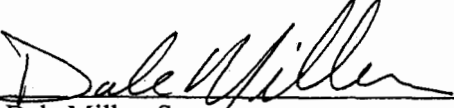
NOW, BE IT THEREFORE RESOLVED, the Wichita-Sedgwick County Metropolitan Area Planning Commission hereby adopts the McAdams Neighborhood Revitalization Plan, March 2003, as an official amendment to the Wichita-Sedgwick County Comprehensive Plan; and

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.

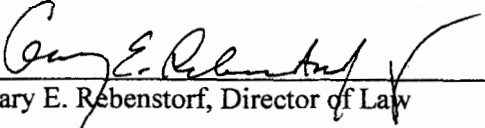


Bud Hentzen, Chairman
Wichita-Sedgwick County
Metropolitan Area Planning Commission



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

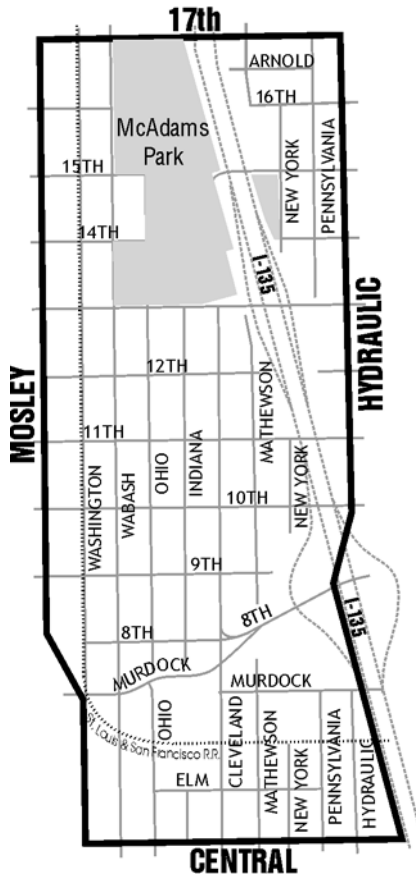
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1.0 Plan Introduction & Overview

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.

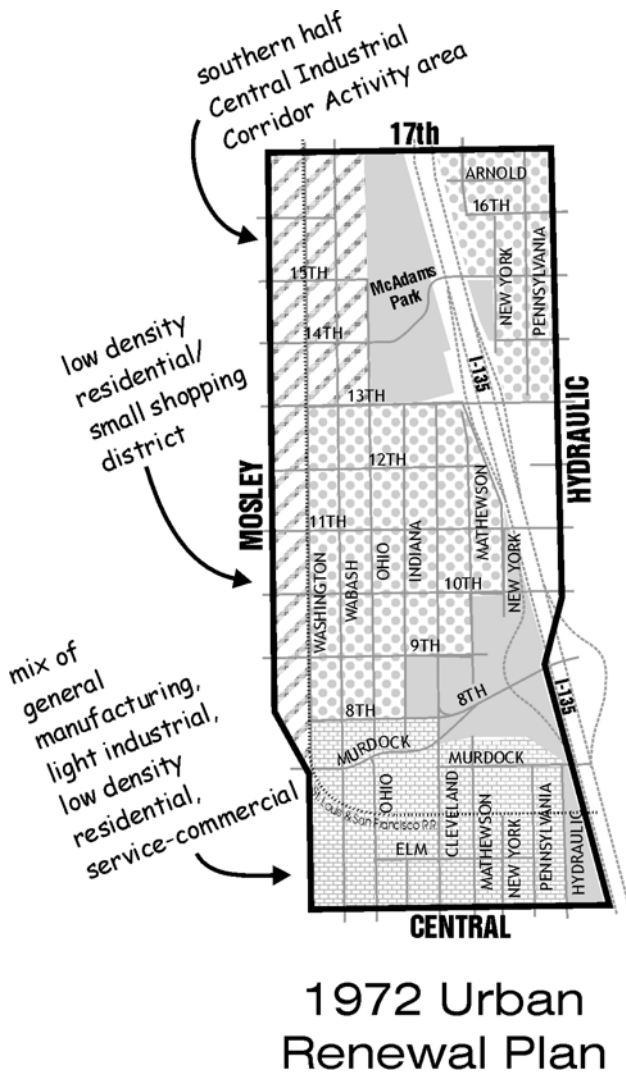
Housing: According to Census 2000, approximately 50% of the housing units in the McAdams plan area are renter-occupied, compared to the City average of 38%. Twenty-seven percent (189) of the housing units in the McAdams plan area were listed as vacant in 2000. The housing survey conducted by the 21st 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.



1.4 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.

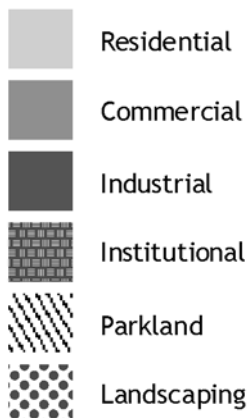
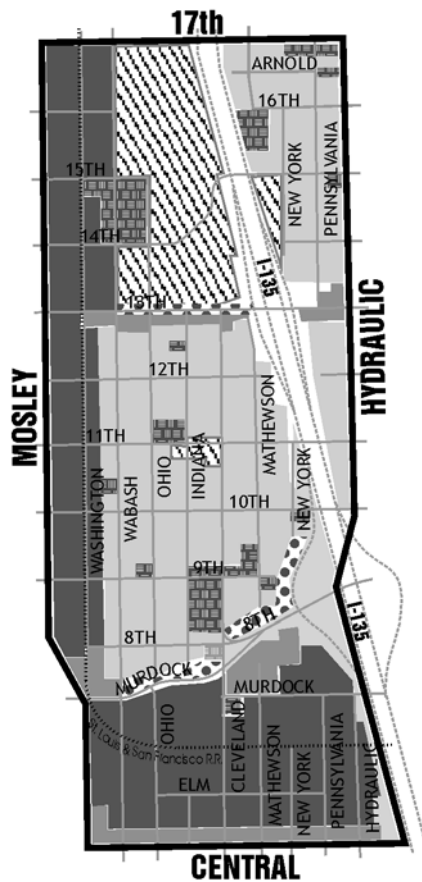
Neighborhood-serving commercial development has developed along 13th Street near Cleveland and near Hydraulic. The area south of 8th Street is predominately developed with industrial uses, as is that area immediately east of Washington from 8th Street to 17th Street. Properties fronting the north side 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).