

DR 68-15 - 204 Review - McAdams  
Park Project.

ACTION

COMMITTEE \_\_\_\_\_ DATE \_\_\_\_\_

M.A.P.C. Approved 6-13-68

B.C.C./B. CO. C. \_\_\_\_\_

*closed 6-13-68*

June 13, 1968

Mr. Emory Cox, Director  
Wichita Board of Park Commissioners  
104 South Main Street  
Wichita, Kansas 67202

Dear Mr. Cox:

As you requested, the Wichita-Sedgwick County Metropolitan Area Planning Commission reviewed the proposal of the Wichita Board of Park Commissioners to replace and add to the recreational facilities in McAdams Park with the sought-after assistance of a 50% matching grant through the Federal Land and Water Conservation Fund Program.

Pursuant to Section 204 of the Demonstration Cities and Metropolitan Development Act of 1966, the proposal application was reviewed by the Planning Commission on June 13, 1968.

This letter of transmittal along with the attached comments and recommendations of the Planning Commission are to be included in your Federal Land and Water Conservation Fund application.

Very sincerely yours,

C. Bickley Foster  
Secretary

:vjp

Enclosures 3

cc: Russell E. McClure  
Wichita City Manager

COMMENTS AND RECOMMENDATIONS  
OF  
STATE, METROPOLITAN OR REGIONAL PLANNING AGENCIES

June 13, 1968

Planning Agency:

Name--Wichita-Sedgwick County Metropolitan Area Planning Commission  
Address--104 South Main Street, Wichita, Kansas 67202  
Source of Authority for Establishment of Agency--See Exhibit "A"

Grant Applicant:

Name--Wichita Board of Park Commissioners  
Address--104 South Main Street, Wichita, Kansas 67202

Project Description:

(DR 68-15) McAdams Park Improvement Program

Certification:

The project described above does (x) does not ( ) conform with  
the comprehensive plan developed or in the process of development  
for the metropolitan area in which it is located.

Comments and Recommendations:

See Exhibit "A"

---

C. Bickley Foster  
Secretary  
Wichita-Sedgwick County Metropolitan  
Area Planning Commission

June 13, 1968

EXHIBIT "A"

Authority for Establishment of the Wichita-Sedgwick County  
Metropolitan Area Planning Commission is by:

Joint agreement between the City of Wichita and Sedgwick County under the laws of the State of Kansas, K.S.A. 1965 Supp. 12-716 et. seq.; and

Membership of cities in the Metropolitan Area Planning Commission is authorized by a joint resolution between the Board of County Commissioners of Sedgwick and Sumner Counties, and by ordinance enacted by the Cities of Wichita, Haysville, Derby, Valley Center, Mulvane, Maize, Cheney, and Andale.

Applicable ordinances enacted by the cities are:

City of Wichita	No. 29-610
City of Haysville	No. 238
City of Derby	No. 741
City of Valley Center	No. 413
City of Mulvane	No. 375
City of Cheney	No. 386
City of Andale	No. 68-1

June 13, 1968

EXHIBIT "B"

Findings:

On Thursday, June 13, 1968, the Wichita-Sedgwick County Metropolitan Area Planning Commission met in regular session and reviewed the proposal application submitted by the Wichita Board of Park Commissioners for the proposed replacement and addition of recreational facilities in McAdams Park. As a result of the review, the Planning Commission found that:

- A. The Open Space, Parks and Recreation Plan refers to McAdams Park as an existing community park containing a variety of recreational facilities. (1)
- B. The construction of I-35 (Canal Route) will result in the removal of several of the existing recreational facilities in McAdams Park.
- C. The Board of Park Commissioners has taken action to replace the facilities lost to highway construction and to construct additional facilities in McAdams Park.
- D. The replacement of facilities and construction of additional facilities to complete the McAdams Park Improvement Program and has been scheduled in the 1968-1973 Capital Improvements Program of the City of Wichita. (2)
- E. The construction of the proposed facilities will contribute to the total fulfillment and implementation of existing plans for McAdams Park as set out in the Site Development Plan of the Park Board and the City's 1968-1973 Capital Improvement Program.
- F. The provision of these proposed facilities will not contribute to a duplication of or a conflict with any other similar facilities serving the same general area of the Wichita Metropolitan Area.

1. Open Space and Recreational Plan for the W-SCMA, W-SCMAPD, p. 143 and 294, July 26, 1966.
2. 1968-1973 Capital Improvement Program, City of Wichita, July 1967, p. D-32 and D-55.

**Certification:**

On the basis of the above findings, the Wichita-Sedgwick County Metropolitan Area Planning Commission passed a motion on June 13, 1968, certifying that:

- A. The proposed construction of recreational facilities in McAdams Park is consistent with the Comprehensive Plan in the process of development for the Wichita-Sedgwick County Metropolitan Area.
- B. The proposed project complies with the adopted Open Space, Parks and Recreation Plan for the Wichita-Sedgwick County Metropolitan Area adopted July 26, 1966.
- C. The proposal will contribute greatly to the fulfillment and implementation of the existing site development plan and the 1968-1973 Capital Improvement Program for McAdams Park.
- D. The proposal does not conflict with other recreational facilities serving the same general area of the Wichita Metropolitan Area.

APPROVED BY \_\_\_\_\_

C. Bickley Foster, Secretary  
Wichita-Sedgwick County Metropolitan  
Area Planning Commission

WICHITA-SEDGWICK COUNTY

DATE June 4, 1968

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO Wichita-Sedgwick County Metropolitan Area Planning Commission

FROM Robert L. Young, Senior Planner, Current Plans Division *RLY*

SUBJECT DR-68-15 McAdams Park Improvements Program

The Wichita Board of Park Commissioners, acting for the City of Wichita, intends to file an application through the Kansas State Park and Resources Authority and the Kansas Joint Council on Outdoor Recreation to the Federal Bureau of Outdoor Recreation for a 50% matching grant for the construction of recreational facilities in McAdams Park (please see attached memo). Pursuant to Section 204 of the Demonstrations Cities and Metropolitan Development Act of 1966, the application has been reviewed to determine whether the project conforms with the adopted Open Space, Parks and Recreation Plan Element of the Comprehensive Plan in the process of development for the Wichita-Sedgwick County Metropolitan Area.

FINDINGS

As a result of this review, it was determined that:

- A. The Open Space, Parks and Recreation Plan refers to McAdams Park as an existing community park containing a variety of recreational facilities. <sup>(1)</sup>
- B. The construction of I-35 (Canal Route) will result in the removal of several of the existing recreational facilities in McAdams Park.
- C. The Board of Park Commissioners has taken action to replace the facilities lost to highway construction and to construct additional facilities in McAdams Park.
- D. The replacement of facilities and construction of additional facilities to complete the McAdams Park Improvement Program and has been scheduled in the 1968-1973 Capital Improvements Program of the City of Wichita. <sup>(2)</sup>

1. Open Space and Recreational Plan for the W-SCMA, W-SCMAPD, p. 143 and 294.
2. 1968-1973 Capital Improvement Program, City of Wichita, July 1967, P. D-32 and D-55.

Page 2

McAdams Park Improvement Program

- E. The construction of the proposed facilities will contribute to the total fulfillment and implementation of existing plans for McAdams Park as set out in the Site Development Plan of the Park Board and the City's 1968-1973 Capital Improvement Program.
- F. The provision of these proposed facilities will not contribute to a duplication of or a conflict with any other similar facilities serving the same general area of the Wichita Metropolitan Area.

CONCLUSION

On the basis of the above determinations it is concluded that: (A) This project is consistent with the Comprehensive Plan in the process of development for the Wichita-Sedgwick County Metropolitan Area; and (B), The proposed facilities are necessary to replace those lost to highway construction and to complete, as soon as possible, the total McAdams Park Improvements Program.

RECOMMENDATION

On the basis of the above conclusions, it is recommended that the Wichita-Sedgwick County Metropolitan Area Planning Commission certify that::

- A. The proposed construction of recreational facilities in McAdams Park is consistent with the Comprehensive Plan in the process of development for the Wichita-Sedgwick County Metropolitan Area.
- B. The proposed project complies with the adopted Open Space, Parks and Recreation Plan for the Wichita-Sedgwick County Metropolitan Area adopted on July 26, 1966.
- C. The proposal will contribute greatly to the fulfillment and implementation of the existing site development plan and the 1968-1973 Capital Improvement Program for McAdams Park.
- D. The proposal does not conflict with other recreational facilities serving the same general area of the Wichita Metropolitan Area.

APPROVED BY: C. Bickley Foster  
C. Bickley Foster  
Director of Planning

THE CITY OF WICHITA  
OFFICE OF PARK BOARD

DATE May 27, 1968

TO C. Bickley Foster, Director of Planning

FROM ~~Emory Cox~~, Director, Board of Park  
Commissioners

SUBJECT Review by the Metropolitan  
Area Planning Commission of  
the Park Board's Proposal to  
replace and add to the  
recreational facilities in  
McAdams Park



As you may know, the Board of Park Commissioners is faced with the necessity of replacing certain recreational facilities in McAdams Park due to the loss of such facilities through the impending construction of the I-35 Canal Route. The Park Board has also taken action in the past to add to the recreational facilities at McAdams Park, over and above those facilities that will be destroyed and replaced as a result of highway construction. This is evident by the lighted baseball diamond currently under construction in the Park and by the listing of facilities proposed for construction over the next five years in the Capital Improvements Program.

Although the Park Board is being reimbursed for the facilities lost, the amount of the settlement is not sufficient to cover the replacement costs of the improved facilities at current prices. The Park Board is relying, therefore, on a portion of the current years CIP allocation to make up the difference and avoid any delay in replacing the facilities. It is obvious that this will set back the construction of some of the additional facilities that have been planned for the Park. The Park Board staff feels that this is undesirable in view of the current critical needs existing in the area.

In an effort to seek out additional funds to complete the total improvement program in the shortest possible time, the Park Board staff has recommended to the Board of Park Commissioners that they authorize the filing of an application for 50% matching funds through the Federal Land and Water Conservation Fund Program. Attached is a copy of the resolution that the Park Board took action on in their May 27 meeting.

The State Agency that administers this program has been kind enough to extend their application deadline date to June 15 for us for emergency funding consideration.

C. Bickley Foster  
Director of Planning--2

McAdams Park Facilities  
May 27, 1968

To proceed with the application, we understand that the Land and Water Conservation Fund Program requires a determination to be made by the local planning commission as to the proposed projects conformance to the comprehensive plan. We further understand that a review is also made necessary by the provisions of Section 204 of the Demonstrations Cities and Metropolitan Development Act of 1966. We are, therefore, requesting such a review by the Metropolitan Area Planning Commission during their next meeting.

In answer to your instructions regarding the 204 review procedure, the following comments are made:

- A. This request may be referred to as the "McAdams Park Improvement Program" and consists of the proposed construction of a new swimming pool and bath house, lighted tennis courts, park drives and parking, picnic shelter, play area, and a lighted softball diamond.

The application will be made to the Federal Bureau of Outdoor Recreation through the Kansas State Park and Resources Authority and the Kansas Joint Council on Outdoor Recreation. The title of the act under which the application will be considered is the "Land and Water Conservation Fund Act of 1965."

- B. The Metropolitan Area Planning Commission is the local planning commission in this instance, and the statement concerning plan consistency, project contribution to the implementation of the plan, and the possibility of duplication or conflicts should come from them.
- C. The Resolution of the Board of Park Commissioners authorizing the filing of the application is attached.
- D. The proposed facilities have been scheduled for various years in the 1968-1973 Capital Improvements Program of the City of Wichita.
- E. All plans for the proposed facilities are available for review in the Park Office and will be available for presentation to the Planning Commission if so desired.

F. Miscellaneous

1. The need for the projects or facilities has been evident for many years, but because of considerable uncertainty as to what land would be required for I-35 Canal Route purposes and what facilities would be involved, we have necessarily made no appreciable improvements in McAdams Park in recent years. The park is considerably more than just a community park in that there are approximately 50 acres of land involved. The 81,284 people using the existing park facilities in 1967 is evidence of interest in use on the part of citizens of the area. McAdams Park is located near the center of the area described as the Model Neighborhood Area in the Model Cities Program.
2. The present population to be served is approximately 34,542 and the projected population to be served is approximately 53,035.
3. The facilities and services to be offered could accommodate the present population and the projected population but would by far exceed capacity at many times. In fact, relief from what is expected to be a crowded condition is hoped to be overcome by future park land purchases and park improvements in adjacent areas.
4. The present service area includes, but is not limited to, Service Areas 4, 5, 6 and 8 in Planning Area "A" of the Open Space, Parks & Recreation Plan; Service Area 11 of Planning Area "G"; and part of Service Area 9 of Planning Area "B," plus some of the north central industrial area. The anticipated service area in 20 years would include those outlined above plus Service Areas 6, 10 and 12 of Planning Area G, all of Service Area 9 of Planning Area B, plus more from the north central industrial area.
5. The projects proposed should be highly compatible with the adjacent and surrounding area. A major portion of the adjacent area will be I-35 Canal Route right-of-way, school property, commercial property, church property and a small amount of residential property. The location of the various facilities is considered to be such that there would be a minimum of interference with adjacent or surrounding properties.

C. Bickley Foster  
Director of Planning--4

McAdams Park Facilities  
May 27, 1968

- G. We will prepare a statement summarizing the Planning Commission's comments and incorporating any resolutions passed or actions taken to be forwarded with our application.

Due to our time limitation, we would appreciate an expedient review of our proposal.

*E. Emory*

RESOLUTION

A RESOLUTION FOR THE PURPOSE OF FURNISHING THE ASSURANCES REQUIRED IN THE DEVELOPMENT OF RECREATIONAL FACILITIES IN McADAMS PARK UNDER THE LAND AND WATER CONSERVATION FUND ACT OF 1965.

WHEREAS, the Board of Park Commissioners of the City of Wichita is duly established under the provisions of KSA 13-1346 of the Laws of the State of Kansas, and

WHEREAS, KSA 13-1308 authorizes the Board of Park Commissioners of the City of Wichita to receive and expend funds for park and recreational development, and

WHEREAS, the Board of Park Commissioners has access to funds to be expended annually on a scheduled basis through the Five Year Capital Improvements Program of the City of Wichita, and

WHEREAS, the Board of Park Commissioners of the City of Wichita has determined it necessary to develop certain recreational facilities in an existing park known as McAdams Park, and

WHEREAS, the Land and Water Conservation Fund Act of 1965 authorizes the Federal Bureau of Outdoor Recreation to make allocations through the Kansas Joint Council of Recreation to eligible local governing bodies to cover up to 50% for the acquisition and development of recreational lands and facilities, and

WHEREAS, the Board of Park Commissioners of the City of Wichita has authorized the Park Board staff to make application to the Land and Water Conservation Fund Program through the Kansas Joint Council on Recreation for an amount up to 50% of the cost of developing certain recreational facilities in McAdams Park, and

WHEREAS, The Land and Water Conservation Fund Act of 1965 and Title VI of the Civil Rights Act of 1964 require that certain assurances be given by the Board of Park Commissioners of the City of Wichita regarding the Board's legal authority, financial capabilities, and the use of the proposed facility, NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PARK COMMISSIONERS OF THE CITY OF WICHITA, KANSAS:

A. That, the Board of Park Commissioners of the City of Wichita has the legal authority to receive and expend the funds involved for the purposes intended and to accomplish the objectives given in the project proposal application.

B. That, the Board of Park Commissioners of the City of Wichita has the intent and ability to finance the operation and maintenance of the facility being developed, according to standards established by the Kansas State Park and Resources Authority and the Bureau of Outdoor Recreation for so long as required.

C. That, no financial assistance has been given or promised under any other Federal program or activity with regard to the proposed project.

D. That, the Board of Park Commissioners of the City of Wichita to be responsible for the proposed project has the ability and intention to finance its share of the cost of this project.

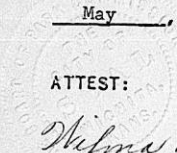
E. That, the Board of Park Commissioners of the City of Wichita will not discriminate against any person on the basis of race, color, or national origin in the use of any property or facility acquired or developed pursuant to this proposal, and shall comply with the terms and intent of Title VI of the Civil Rights Act of 1964, P.L. 88-354 (1964), and any of the regulations promulgated pursuant to such Act by the Secretary of the Interior and contained in 43 CFR 17.

F. That, the Board of Park Commissioners of the City of Wichita will supply development specifications and detailed plans for submission when requested to the Kansas State Park and Resources Authority, and the Bureau of Outdoor Recreation for approval before actual work is started.

ADOPTED at Wichita, Kansas, this 27th day of

May, 1968.

ATTEST:

  
Wilma Beerkle  
Clerk of the Board

BOARD OF PARK COMMISSIONERS  
OF THE CITY OF WICHITA, KANSAS

M. Wayne Willis  
President

OPINION OF THE BOARD OF PARK  
COMMISSIONER'S ATTORNEY

I hereby certify that all statements  
of law made in this Resolution and all  
legal conclusions upon which the  
representations and covenants contained  
herein are based, are in my opinion true  
and correct.

  
\_\_\_\_\_  
Assistant City Attorney

May 27, 1968  
\_\_\_\_\_  
Date