

ACTION

DATE

COMMITTEE

M.A.P.C. Denied 4/13/78
Failed to find in compliance with city plan.
B.C.C./B.C.C.C. Agreed 4/18/78
MAPC Must Vote 4-27-78
A95 No comment

Final Amendment to Land Use Plan
MAPC In compliance with Cooper 11-19-81
Standard Use Plan

BCC Adopted. 3-9-82
~~12-8-81~~

DR 78-9 - Urban Renewal McAdams
Neighborhood Plan - Consistency
with the Comprehensive Plan

MICROFILMED
OF RECORD

AMENDMENT
TO
DISPOSITION SUPPLEMENT NO. 8
TO
GENERAL URBAN RENEWAL PLAN
FOR
WICHITA NDP URBAN RENEWAL AREA
MCADAMS NEIGHBORHOOD

STATE OF KANSAS }
SEDGWICK COUNTY } SS
FILED FOR RECORD AT
8-000 M
JAN 5 1983
6 12202
NO. BETTE F. McCART
REGISTER OF DEEDS

*Let Kettler
Deputy*

Adopted By BCC on

DATED: March 9, 1982 *←*

Disposition Supplement No. 8 originally recorded on Film 427, Pages 300-307, on the 14th day of July, 1980.

12.00 City Clerk

LAND DISPOSITION SUPPLEMENT

This section contains the land disposition controls for a portion of the NDP area known as the McAdams Neighborhood, which is delineated on the attached map entitled Generalized Land Use Plan, McAdams Neighborhood. This map indicates the specific allowable land uses and the street pattern.

The McAdams Neighborhood is an area with definite industrial, residential and commercial districts. There are numerous redevelopment sites within these districts due to demolition of dilapidated, abandoned and/or non-conforming structures throughout the area.

1. Land Use Provisions and Building Requirements

a. Land use shall be as indicated on the Generalized Land Use Plan. In those areas indicated for residential uses, the use shall be restricted to low and moderate density residential uses. In those areas indicated for commercial land use, land uses permitted shall be commercial, retail, office, and public and private parking facilities. Industrial uses allowed shall be in conformance with uses permitted in accordance with the Zoning Ordinance of the City of Wichita, Kansas. The use category public and semi-public provides for existing parks, churches and other public or semi-public institutions, and the development of park or open space in designated areas.

b. Building Requirements

In addition to the foregoing, the following regulations, controls, or restrictions shall be imposed on all real property acquired in connection with the McAdams Neighborhood.

(1) Residential Area

(a) Minimum Building Site. No dwelling shall be erected or placed on any lot having a width of less than fifty (50) feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 6,000 square feet. Two-family dwellings shall have a lot area not less than 3,000 square feet per dwelling unit. Multifamily dwelling units shall have a lot area of not less than 1,500 square feet per dwelling unit.

(b) Minimum Size of Dwelling Unit. All dwelling units with the number of bedrooms specified below shall have no fewer than the indicated square feet of livable floor area, exclusive of open porch and attached garage:

Efficiency Unit	380 square feet
One bedroom	525 square feet
Two bedroom	720 square feet
Three bedroom	900 square feet
Four bedroom	1,120 square feet
Five bedroom	1,320 square feet
Six bedroom	1,540 square feet

(c) Height Limit. No dwelling shall be erected or enlarged to exceed 35 feet in height.

(d) Off-Street Parking. In addition to the livable floor space required hereunder, each single-family dwelling shall include either a garage or a carport or a paved parking space sufficient to accommodate at least two automobiles, and a paved driveway access. For two-family and multifamily dwelling units, 1 1/2 paved parking spaces shall be provided for each dwelling unit.

- (e) Front, Side, and Rear Yard. No dwelling shall be located nearer to the front lot line than twenty (20) feet; no dwelling shall be located nearer to the rear lot line than twenty (20) feet. Interior side setback line shall be not less than six (6) feet on each lot. Two-family and multifamily units facing a side lot line shall have a side setback of no less than ten (10) feet from each lot.
- (f) Signs. No signs, advertisements, billboards, or advertising structures of any kind may be erected or maintained on the property without the consent in writing of the City of Wichita, Kansas ("City"); provided, however, that permission is hereby granted for the erection and maintenance of more than one (1) signboard for each building site as sold or conveyed, which signboards shall not be more than five (5) square feet in size and may be used for the sole and exclusive purpose of advertising for sale or lease, the building site upon which it is erected and improvements thereon, if any; and provided further, that the restrictions and conditions of this section shall not apply to operations of the City of Wichita. All signs erected must be in conformance with the minimum requirements of the Zoning Ordinance of the City of Wichita, Kansas.

(2) Commercial Area

- (a) Maximum Site Coverage of Structures. One hundred percent (100%), except in the case of individual commercial parcels which are not a part of a larger development plan, in which case the maximum site coverage shall be fifty percent (50%) and required off-street parking shall be provided on the site.
- (b) Maximum Building Height. No commercial structure shall exceed the maximum building height as established in the Zoning Ordinance of the City of Wichita, Kansas.
- (c) Minimum Building Setbacks.
 - I. A twenty-five (25) foot building setback shall be required from any property line abutting a street right-of-way, except that on corner lots one of the two setbacks may be reduced to no less than fifteen (15) feet. As a condition of replatting, a thirty-five (35) foot front yard setback will be required.
 - II. All buildings shall have either no setback or a setback of not fewer than five (5) feet for side yards not abutting a street right-of-way.
 - III. All buildings shall have either no setback or a setback of not fewer than ten (10) feet for rear yards.
- (d) Minimum Off-Street Parking. Off-street parking shall be provided as required in Section 28.04.141 of the Code of the City of Wichita, Kansas.
- (e) Signs.
 - I. The proposed location and size of all identifying or advertising signs must be indicated on the final working drawings and submitted to the City for written approval prior to erection of the sign. The signs should be related to the structure to which they are attached in position, form, color, and size. The one permitted exception is the case of individual occupants or tenants, but final drawings should nevertheless indicate the proposed position of the sign.
 - II. Should the redeveloper deem replacement of a sign or addition of a new sign to be necessary to the redevelopment, plans for such replacement sign or additional sign shall be submitted to the City for written approval prior to the erection thereof.

- III. Any permitted sign may be illuminated from within or without provided that such lighting shall be limited to a nonflashing type.
- IV. No sign is permitted which does not relate to occupancy or operations within the site on which the sign is erected.
- V. Signs affixed to a building wall shall not extend more than eighteen (18) inches from the building wall.
- VI. These sign restrictions shall pertain only to signs which are visible from the exterior of the structure.
- VII. All signs erected must be in conformance with the minimum requirements of the Zoning Ordinance of the City of Wichita, Kansas.

(f) Screening

Screening shall be provided on all properties developed for commercial uses when such uses are established on property within or adjacent to residential zoning districts. A solid or semi-solid wall or fence will be required. This wall or fence shall be constructed of bricks, stone, masonry, wood or similar material (not including chainlink or woven wire) at least six (6) feet but not more than eight (8) feet high.

(g) Landscaping

A site plan and landscape plan will be required by the City prior to approval of any construction plans. This landscape plan will be drawn to scale and show the location, size and species of all existing and proposed landscaping. The minimum landscaping requirements will include street trees and front yard landscaping. Landscaping will conform with the minimum requirements of the Zoning Ordinance of the City of Wichita, Kansas.

(3) Industrial Area

- (a) Maximum Site Coverage of Structures. The maximum building coverage of any individual building site shall be 75 percent of the land area.
- (b) Maximum Building Height. No structures shall be erected or enlarged to exceed 25 stories.
- (c) Minimum Building Setbacks.
 1. There shall be no front or side yard setback requirements from any property line abutting a street right-of-way except during replatting a thirty-five (35) foot front yard setback shall be required.
 2. All buildings shall have either no setback or a setback of not fewer than ten (10) feet for side yards not abutting a street right-of-way.
 3. All buildings shall have either no setback or a setback of not fewer than ten (10) feet for rear yards.
- (d) Minimum Off-Street Parking. One off-street parking space shall be provided for each two employees based on the working period when the maximum number of persons are employed on the premises, plus at least one space for each vehicle maintained on the premises, plus sufficient parking spaces for anticipated visitors to the premises. Each off-street parking space shall:
 1. Be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing.

2. Have appropriate bumper guards. E.C.M. 561 P.S. 1169

3. Be connected with an access drive so that there shall be no necessity for cars backing onto any street. Such access drives shall be surfaced with concrete, asphaltic concrete, asphalt or other comparable surfacing.

(e) Off-Street Loading. Where gross floor area is greater than 5,000 square feet, there shall be at least one off-street loading space of not fewer than ten (10) feet in width and fifty-five (55) feet in length, exclusive of access platform, for each 25,000 square feet or fraction thereof for the first 100,000 square feet. One additional space for each 50,000 square feet or fraction thereof is required where gross floor area is in excess of 100,000 square feet.

(f) Signs.

1. All identifying or advertising signs must be planned as a part of the total design of the improvements to the building site. The location and design of the sign shall be indicated on the final working drawings to be submitted to the City of Wichita for approval.
2. Any permitted sign may be illuminated from within or without, provided that such lighting shall be limited to a nonflashing type.
3. Any proposed change in the size or position of any identifying or advertising sign must be submitted to, and approved by, the City of Wichita prior to erection. No approval shall be required for changes in lettering only.
4. All signs erected shall be in conformance with the minimum requirements of the Zoning Ordinance of the City of Wichita, Kansas.

(g) Storage of Materials.

1. Any area outside the confines of a building that is used for the storage of supplies, semi-finished products or materials, or any other articles, including waste materials and refuse, shall be enclosed by an opaque fence or wall of permanent construction. Each fence or wall shall be a minimum of six feet in height. In no case shall supplies, semi-finished or finished products or materials, or any other articles, including waste materials or refuse, be stored within any required front or side yard setback.
2. Outdoor storage areas used for the display of finished products may not be required to be enclosed by an opaque fence or wall of permanent construction. However, specific site and landscape plans for these outdoor display areas must be approved by the City before the requirement to enclose these areas will be waived. These site and landscape plans shall identify proposed surfacing, plant materials, landscape lighting and other details pertinent to the display of products.

(h) Performance Standards. No industrial or commercial establishment may be located, constructed, expanded, operated or maintained within the McAdams Neighborhood Industrial District unless the same shall endeavor to conform to each of the following standards:

1. No emissions shall be permitted at any point, from any chimney or otherwise, which is injurious to human health, animals, vegetation or other forms of property, or which can cause soiling of any object at or beyond the boundaries of the building site. These requirements will not take precedence over later, more restrictive requirements imposed by an agency with more than local jurisdiction.

2. The level of continuing or recurring objectionable noise produced by operations other than construction conducted on any building site shall be controlled so that it shall not exceed at the boundaries of the building site the noise level of vehicular traffic which may occur on major streets within the McAdams Neighborhood Industrial District; provided, however, that this level may be exceeded by occasional intermittent peaks.
3. The level of continuing or recurring vibration produced by operations conducted on any building site shall be controlled by insulation, suspension or other means so that at the boundaries of the building site there shall be no evidence of continuing ground vibration detectable without use of instruments.
4. Odor resulting from operations conducted on any building site shall be controlled so that it is not offensive beyond the boundaries of the building site.
5. All activities involving, and all storage of, flammable and explosive materials shall be provided with adequate safety devices against the hazards of fire and explosion and adequate fire-fighting and fire suppression equipment and devices standard in industry shall be provided and maintained.

(i) Screening.

Screening shall be provided on all properties developed for industrial uses when such uses are established on property within or adjacent to residential zoning districts. A solid or semi-solid wall or fence will be required. This wall or fence shall be constructed of bricks, stone, masonry, wood or similar material (not including chainlink or woven wire) at least six (6) feet but not more than eight (8) feet high.

(j) Landscaping.

A site plan and landscape plan will be required by the City prior to approval of any construction plans. This landscape plan will be drawn to scale and show the location, size and species of all existing and proposed landscaping. The minimum landscaping requirements will include street trees and front yard landscaping. Landscaping will conform with the minimum requirements of the Zoning Ordinance of the City of Wichita, Kansas.

2. Circulation Requirements

Circulation requirements are delineated on the Land Use Plan Map for the McAdams Neighborhood.

3. Redeveloper's Obligations

In the conveyance of land in cleared portions of the McAdams Neighborhood, an obligation will be imposed upon purchasers to commence and complete construction of improvements within a reasonable time and in conformance to the basic plan and this supplement.

4. Design Objectives

The real property covered under this supplement shall be subjected to the requirements and restrictions set forth herein in order to ensure its best use and most appropriate development and improvement; to preserve and enhance the amenity and convenience of such property; to guard against the erection thereon of poorly designed or proportioned structures; and structures built of improper or unsuitable materials; to ensure the highest and best development of said properties; to encourage and secure the erection of attractive structures thereon, with appropriate locations thereof; to secure adequate free spaces between structures; and, in general, to provide adequately for a high type and quality of improvement in said property.

5. Procedure

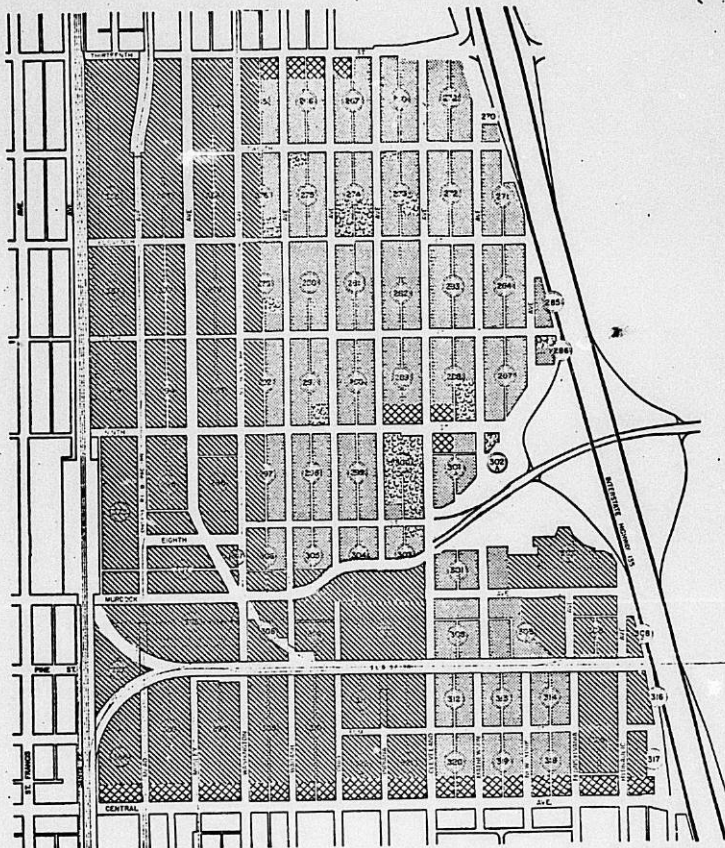
FILM 561 PAGE 1171

No improvements shall be undertaken until the complete plans and specifications, including the floor plans and grade and plot plan of such improvement, shall have been submitted to, and approved in writing by, the City of Wichita, which shall incur no liability by reason of its judgement, even though erroneous, in approving or failing to approve such plans and specifications. If such plan or plans are not disapproved by the City within thirty (30) days after their submission to it, or in any event, if no suit to enjoin the construction of such improvements, due to the failure to comply with the plans and specifications as submitted, has been commenced prior to the completion thereof, the required approval of such construction shall be deemed to have been given and the provisions of this section fully complied with.

6. Duration of Controls

From and after the filing of this Land Disposition Supplement, which shall constitute a "Declaration of Restrictive Covenant", in the office of the Register of Deeds of Sedgwick County, Kansas, the restrictions contained in this supplement shall be binding and effective upon all land transferred by the City of Wichita, Kansas and/or the Urban Renewal Agency of the Wichita, Kansas Metropolitan Area, and upon all owners, purchasers, or lessees of said land, their heirs and assigns. These restrictions shall be binding until December 31, 1999, and automatically shall be continued thereafter for successive periods of ten (10) years each, unless by vote of the then owners of a majority of the square foot area covered hereunder, and by approval of the Governing Body of Wichita, Kansas, it is agreed to terminate the restrictions at the end of any such period.

The provisions and requirements under 1a and 1b shall be made applicable to properties which are not to be acquired through enforcement of the Zoning Ordinance of the City of Wichita, Kansas. Said "Declaration of Restrictive Covenants" will, however, exclude applicability to existing structures now in place, but will pertain to alterations, additions and replacements. As a minimum, these provisions and requirements shall be applicable to a property which is not to be acquired when the owner thereof acquires project land.



- LEGEND**
-  RESIDENTIAL
 -  COMMERCIAL
 -  INDUSTRIAL
 -  PUBLIC & SEMI-PUBLIC

GENERALIZED LAND USE PLAN
MCADAMS NEIGHBORHOOD



URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA

JUNE 1979
REVISED MARCH 1982

~~To~~
Young. Jh

THE CITY OF WICHITA

OFFICE OF LAW DEPARTMENT

DATE December 22, 1981

TO Don Anderson, Director, Housing & Economic Development

FROM Joe Allen Lang, Assistant City Attorney

SUBJECT Urban Renewal Plan
Amendment - McAdams
Neighborhood

I have received your request for a resolution that would amend the Urban Renewal Plan for McAdams Neighborhood and identify all possible land acquisition. To proceed on this matter, we need the following to review:

1. McAdams Neighborhood Plan and any amendments thereto.
2. Original resolution establishing McAdams Neighborhood and any amendments thereto (if no amendments, a copy of any other resolution amending a plan would be helpful).
3. Legal description of lots involved.
4. Identification of those properties intended to be acquired for street purposes and those for other use.

When we receive these items, we will proceed with the resolution(s) necessary.

As you are aware, land acquisition should be coordinated with the Departments of Administration and Engineering, as well.

Joe Allen Lang
Joe Allen Lang
Assistant City Attorney

JAL:kj
cc: Wayne Isaac
Robert Lakin
Ray Trail
Tom Powell

FROM DATE

ADMINISTRATION	ADVANCE PLANS	CURRENT PLANS	GRAPHICS
<input type="checkbox"/> Lakin	<input checked="" type="checkbox"/> Storvick	<input checked="" type="checkbox"/> Garbisch	<input type="checkbox"/> Pierce
<input type="checkbox"/> Walter	<input type="checkbox"/> Funk	<input type="checkbox"/> Lytle	<input type="checkbox"/> Stafford
<input type="checkbox"/> Dorumus	<input checked="" type="checkbox"/> Lebo	<input checked="" type="checkbox"/> Young	<input type="checkbox"/> Commer
<input type="checkbox"/> Eubanks	<input type="checkbox"/> Bechtel	<input type="checkbox"/> Chambers	<input type="checkbox"/> Crook
<input type="checkbox"/> Hanson	<input type="checkbox"/> Curfman	<input type="checkbox"/> Fleck	<input type="checkbox"/> Garland
<input type="checkbox"/> Henderson	<input type="checkbox"/> Dudark	<input type="checkbox"/> Nagley	<input type="checkbox"/> Singhal
<input type="checkbox"/> Holdeman	<input checked="" type="checkbox"/> Plynn	<input type="checkbox"/> Olivarez	<input type="checkbox"/> Whitney
<input type="checkbox"/> Lakin, E.	<input type="checkbox"/> Haas	<input type="checkbox"/> Shirkey	
<input type="checkbox"/> Nelson	<input type="checkbox"/> Hart		
<input type="checkbox"/> Scott	<input type="checkbox"/> Losew		
	<input checked="" type="checkbox"/> Spain		
	<input type="checkbox"/> Spain		
	<input type="checkbox"/> Vinson		
	<input type="checkbox"/> —		

<input checked="" type="radio"/> Note & Return	<input type="radio"/> Signature
<input type="radio"/> Handle	<input type="radio"/> Library
<input type="radio"/> All Staff	<input type="radio"/> Information
<input type="radio"/> Comment	<input type="radio"/> Files

REMARKS Reagan - make copy of
memorandum copy for our
file. Hand carry.

THE CITY OF WICHITA

OFFICE OF Housing and Economic Development DATE December 8, 1981

TO John Dekker, City Attorney

FROM Don E. Anderson, Director of Housing and Economic Development


SUBJECT Urban Renewal Plan Amendment -
 McAdams Neighborhood

Attached is an agenda item from the Planning Director dealing with a matter originating from the Redevelopment and Rehabilitation Board requesting the City Commission approval of an amendment to the Urban Renewal plan for the McAdams Neighborhood.

Ray Trail is now holding this item in abeyance until we can provide an appropriate resolution initiating the project. Because some of the land acquisitions involved will be disposed of for both public right-of-way and private reuse we will need an Urban Renewal type resolution. At a minimum this resolution should adopt this Urban Renewal Plan Amendment and approve the land acquisition required by this amendment.

The resolution should identify all possible acquisitions even though some acquisitions may be eliminated or postponed because of budget shortages related to the availability of CDBG funds or cost overruns. It may be appropriate to consider all acquisitions beyond those required for right-of-way as hardship acquisitions conditioned on the availability of funds.

Attached is a map identifying all ownership parcels proposed for acquisition. Please compose the appropriate resolution so that this item can be scheduled for public hearing.



Don E. Anderson
Director

DEA:FES:ld

cc: Robert Lakin, Director of Planning
Ray Trail, Executive Assistant to the City Manager

RECEIVED

DEC 8 1981

METROPOLITAN PLANNING

ROUTE _____

WICHITA-SEDGWICK COUNTY

Frank Linder DATE

METROPOLITAN AREA PLANNING DEPARTMENT November 30, 1981

TO The Honorable Board of City Commissioners
(through E. H. Denton, City Manager)

FROM Robert A. Lakin, Director of Planning

SUBJECT Agenda Item for Meeting of December 8, 1981--Amendment to
Urban Renewal Land Use Plan for McAdams Neighborhood

On November 3, 1981, the Board of City Commissioners voted to refer a proposed amendment of the Urban Renewal Land Use Plan for McAdams Neighborhood (Murdock Avenue Realignment) to the Metropolitan Area Planning Commission for a finding of conformance.

The Planning Commission discussed this and entertained public comment at their regular meeting on November 19, 1981. The Commission voted unanimously that the proposed amendment was in conformance with the Comprehensive Plan and recommended that Parcels G and H, Lot 303, being in the northwest corner of Cleveland and Murdock be purchased for disposition in industrial land use. In making their motion the Planning Commission also requested that consideration be given to the acquisition of the remaining houses south of the Church on Cleveland in Block 303, and the remaining residences in Block 301, east of Cleveland and south of the right-of-way.

Robert A. Lakin

Robert A. Lakin, Director of Planning

RAL:PTF:vn

Attachment: Notes of November 19, 1981 Planning Commission Meeting
referencing the above subject.

,cc: Don Anderson, Director of Housing and Economic Development,
City of Wichita

14. Case No. DR 78-9 - Amendment to the Urban Renewal Land Use Plan for McAdams Neighborhood to include realignment of Murdock Street.

LAKIN stated that this item was referred to the Planning Commission by the City Commission. The MAPC was asked to consider a change in the Urban Renewal Land Use Plan for the McAdams Neighborhood. He said that the change essentially accommodates a realignment of Murdock Street, an issue that was before the Planning Commission and the City Commission last year. LAKIN related the history of the realignment proposal for the benefit of the Commissioners who were not on the MAPC a year ago. He said that a zone case raised questions concerning land use along Murdock. As a result of several discussions, the Planning Commission asked staff to develop alternatives which resolve the questions. The alternative that seemed to make the most sense at that time, and which was pursued, was a realignment of Murdock which would separate the industrial use to the south and the residential uses to the north. Subsequently, the alternatives were submitted to the Planning Commission, they selected a specific alignment, and this recommendation was sent to the City Commission. The City Commission concurred with the MAPC's recommendation. The Murdock realignment was placed in the City's Capital Improvement Program.

LAKIN said that in his judgment changes in land use on the south side of Murdock are relatively minor. He said that two isolated parcels on the northwest corner of Cleveland and Murdock were not included in the acquisition proposal. Staff would encourage the Planning Commission to support the acquisition of those two parcels in their recommendation to the City Commission. Staff believes that the proposed amendment is in conformance with the Comprehensive Plan. Staff further believes that the Murdock realignment project corresponds with the action of the governing body and this Planning Commission over a year ago. LAKIN said that a number of people appeared at the City Commission meeting on November 3, 1981. At that meeting, the City Commission indicated that individuals should voice their concerns to the Planning Commission.

LAKIN stated that over a year ago there were hearings held before CPO "L". This project is located in Area "L". CPO "L" did recommend approval of the realignment and the proposed land use and zoning change.

GARDNER asked if there were any conflicts with other City departments concerning the Planning Staff's recommendation that parcels "G" and "H" in Lot 303, northwest corner of Cleveland and Murdock, be purchased for disposition in industrial use. LAKIN said no, he did not believe there was any conflict.

Frank SMITH, Housing Development Director, stated that the CPO Council has supported the realignment on two separate occasions. The only objections that have been registered are related to the amount of land to be acquired for the project. To date, a minimum of land acquisition has been requested. Only land necessary for the realignment of Murdock has been considered. He said that both Mr. Kitchen and he would support the additional acquisition of the two parcels on Murdock.

BAYOUTH asked SMITH which alternative was recommended. SMITH said Alternate A2 with transitions back to Murdock east of Ohio, was selected. (LAKIN noted it was A4 as approved by the MAPC and BCC.)

Lillian McLEAN, 1301 Cleveland, pointed out that she owned property in the 800 block on Cleveland. She said that she represented Mr. and Mrs. Dunn who live in the 800 block on Cleveland, across the street from her property. McLEAN said that it was proposed to purchase one house on the east side of the street. The house next to it is the Dunn's residence. They would like to be moved out because the realignment will bring the street closer to their home. They will be the only ones left in the block which makes it an undesirable place to live. They are very hard working poor people who have been trying to improve their home. The traffic has been so great since the turn-off was put in, that no one in the neighborhood has felt any great need to fight about moving. They felt if they were not moved, the traffic itself would move them. She pointed out that the owner of the land where the businesses are located on Murdock does not object to the alignment nor do the people on Cleveland.

Reverend Robert HOLT, pastor of St. Matthew CME Church, 841 Cleveland, stated that he does not oppose the realignment, but does have some concerns. He said that he would not like to see the area destroyed and some families isolated. It would not be a very acceptable place to live if all of the other properties are removed from around those who would be left. The traffic pattern is a great concern.

When he sits in the office of the Church and the large trucks roll past he can feel the whole foundation shake. Reverend HOLT said that the members chose not to sell St. Matthew Church. The reason is that the current construction costs to rebuild the church in like kind and quality would be \$860,000, and the church members did not feel that the City was going to give them \$860,000 for their property. Reverend HOLT said that they did not want to see Christopher Steel Company in their back yard and this plan would alleviate that.

He said that area residents and property owners have never seen a feasibility study as to how the altered traffic flow will affect homeowners in the area. He noted at the CPO meeting the word "community development" was taken out of references to the project.

A community is not being developed when houses are being torn down without any plan to replace housing.

Furthermore, Reverend HOLT stated that he was concerned with the loss of parking. St. Matthew Church has 700 members. The City code says that the Church must have one on-street or off-street parking space for every five members of the Church. With the proposed plan, parking would be restricted on Cleveland. He made a recommendation to the CPO that the two properties immediately south of St. Matthew be acquired in this plan and developed as a City parking lot and St. Matthew parishioners be given access to it.

LOFTON asked if there were only two houses left on Cleveland between the road and the Church. Reverend HOLT said yes.

Lorraine BUCKLEY, 1310 East Murdock, stated that she was the only resident that lives on Murdock between Cleveland and west to the railroad track. She said that she would hate to think that she would be the only one left there if the other houses were taken out. She said that with all of the vibration damage from the traffic and the trucks, she would soon have to do some remodeling. Every time the trucks pass her house her TV flickers. BUCKLEY said that she would like to know if the City plans to buy the two houses on the northwest corner of Murdock and Cleveland.

GARDNER stated that he believed that it was the staff's recommendation that the two houses be included in the acquisition.

KITCHEN commented that Mrs. Buckley would be landlocked if Cleveland was vacated.

Ben MARTIN stated that he represented the citizens in the northeast quadrant through the Human Resources Board, and also CPO Area "K". He requested a copy of the Murdock realignment project being considered by the Planning Commission. He said that he was present at the neighborhood area meeting which formulated various recommendations. He was not sure those recommendations corresponded with what was being presented today. He was sure that the neighborhood council did not want some of the street closings that were being proposed today. MARTIN said that he would like to know the amount of funds that would be used for the realignment of Murdock and the method of funding. He also requested a legal opinion concerning the environmental effects on the neighborhood which would result from this project. He requested an assurance that the citizens that are left in the area will not suffer the same housing damages from heavy traffic as those people now living by the street as currently aligned. He said that with this project the traffic would automatically increase, especially heavy truck traffic and traffic from downtown employees who would use the realigned street for fast access onto the freeway. He

He asked for assurance that there would not be noise pollution or air pollution from the heavy truck and automobile traffic. MARTIN said that at the neighborhood council meeting there was nothing to ensure that the whole community was involved in the planning of the realignment of Murdock. He stated that there were concerns that the project would divide the community. He pointed out that businesses will be affected along Murdock. The owner of the body shop on Murdock has voiced concern about the closing of the street. MARTIN pointed out that there was concern over the possibility of decreased property values. He pointed out the danger to the children in the area due to increased traffic. MARTIN pointed out that there was concern over the possibility of decreased property values. He pointed out the danger to the children in the area due to increased traffic. MARTIN stated for the record that the realignment of Murdock was opposed because it would not benefit the neighborhood as a whole. The use of CDBG funds to subsidize industry was also opposed. The proposal would not benefit the area, but would benefit industry and those desiring quick access to the downtown area. He stated that CPO Area "K" also opposed any change that would affect the citizens in the Area "K" district, and permit or encourage the encroachment of industries into that area. He mentioned that federal CDBG funds were obtained under the pretense of upgrading the community with infill of new homes, and rehabilitation. It appears that the purpose of the project is not to maintain the area as a residential area, but to permit the debilitation of the community. He asked that the Commission deny the realignment of Murdock.

BAYOUTH commented that he had not heard any opposition from the area residents on the realignment. He had to disagree with MARTIN's as to the effects on the neighborhood. He felt that the realignment was a major step in protecting the neighborhood, not creating problems as stated by MARTIN.

MARTIN said his concern was for the citizens that would be left isolated in the area in the event of the projects approval.

GARDNER remarked that MARTIN stated that he was a representative from CPO Council Area "K". He asked if they voted formally on the project. If so, he requested that MARTIN present their recommendations today.

MARTIN said that it was correct that he represented Area "K". He said that some of the requests he mentioned are from Area "K" Council.

GARDNER asked for the western boundary of Area "K". MARTIN said it was Hydraulic. GARDNER said that this project was not in Area "K", and that it appears that MARTIN and the Area "K" Council were addressing a project that was outside their designated area. He said that the Planning Commission does have a recommendation from Area "L" which is the area in which this project is located. Area "L" Council recommends approval.

GARDNER said that as a point of information, the Planning Commission has had several hearings on the proposal over a substantial period of time. He continued that many of those present today have attended the meetings while MARTIN has not. GARDNER said that it has become apparent to this Board, in listening to the neighbors from the immediate area, that residents have on several occasions taken the opportunity to express their concerns regarding the project. Residents worked rather closely with staff in developing elements of this proposal to accommodate their specific needs and situations. He said that he understood that Martin was speaking for a broader neighborhood group. He believed that it was important to point out that MARTIN's lack of previous participation in that process probably prevented him from acquiring an understanding of the proposal that others have.

MARTIN stated that he attended the last neighborhood council Area "L" meeting. It appeared to him that even the few citizens that were present had not been part of the planning process.

GARDNER said that it was critical to point out that there is a fairly high level of concurrence among affected residents on this proposal. He said that he was somewhat disturbed by MARTIN's statement that the balance of the community was not a part of planning for the project. That certainly has not been the indication in previous hearings and in what is being said here today.

MARTIN said that he would be glad to circulate a petition to assure the Commission that citizens in the area are opposed to the re-alignment.

Reverend HOLT stated that he was in attendance at the CPO Area "L" meeting of October 19. In defense of MARTIN, he stated that the people there did voice a concern regarding the blocking of Ohio, Indiana, and Wabash. It was generally agreed that that was the most viable option and that it would keep Christopher Steel from coming any closer to the residential area. Residents did not like closing the streets, but it was the most viable option. He said that he was a representative of a number of people who live in that area--members of his church. Their main concern is that this Board does not find it necessary to isolate people in that area and landlock them. The general consensus in that area is that residents would not be opposed to the project.

GARDNER said that he appreciated Reverend HOLT's remarks and that he had very eloquently stated that the proposal was in many ways a compromise, not necessarily ideal, but apparently the most workable option. He said that Reverend HOLT's remarks concerning isolation of residents and the need to segregate industry from the residential area were also well taken. Although closing of some of the streets may not be totally ideal, in some respects it would provide benefits.

Jonella SNOWDEN, owner of property at 831 Indiana, said that she was uncertain as to how far from her property the realigned street will be located. She asked if the project will have any bearing on the property she owns?

LAKIN pointed out that the acquisition schedule shows three properties on the east side of Indiana, and the north edge of the street right-of-way is proposed to be on land currently owned by Christopher.

BAYOUTH asked LAKIN to point out exactly which houses would be purchased or recommended for purchase.

LAKIN commented on the houses between the road and the Church. He said that it was the staff's view, that when they originally considered the proposal no property should be acquired other than that which was needed for the roadway and/or which would have been isolated. Other property east of the proposed acquisitions would be adequately taken care of by the marketplace.

LAKIN continued that staff did send to the Planning Commission copies of the action from CPO "L" meetings of March 1980 and October 1981, in which they voted 5-1 to recommend closing the streets. Planning staff had also been provided an October memorandum in which CPO "L" expressed concern about the acquisition of additional property. LAKIN added that at this point, either they have a viable project or they don't. If they don't accept this project, which he felt improved a number of environmental conditions, they will retain existing conditions. Murdock as currently aligned results in very awkward turning movements, traffic exiting and stopping in front of the Church rather than on relocated ramps, old pavement that transmits the vibration and shock, and a lot more stop and go movement and changing of gears. This type of situation produces more problems of air quality than the proposed realignment which would smooth out the traffic flow. There will be some additional air pollution because of additional traffic. It has been shown, however, in case after case that the benefits of smoothing out the flow of traffic will counteract the problems arising from the relatively small increase in volume.

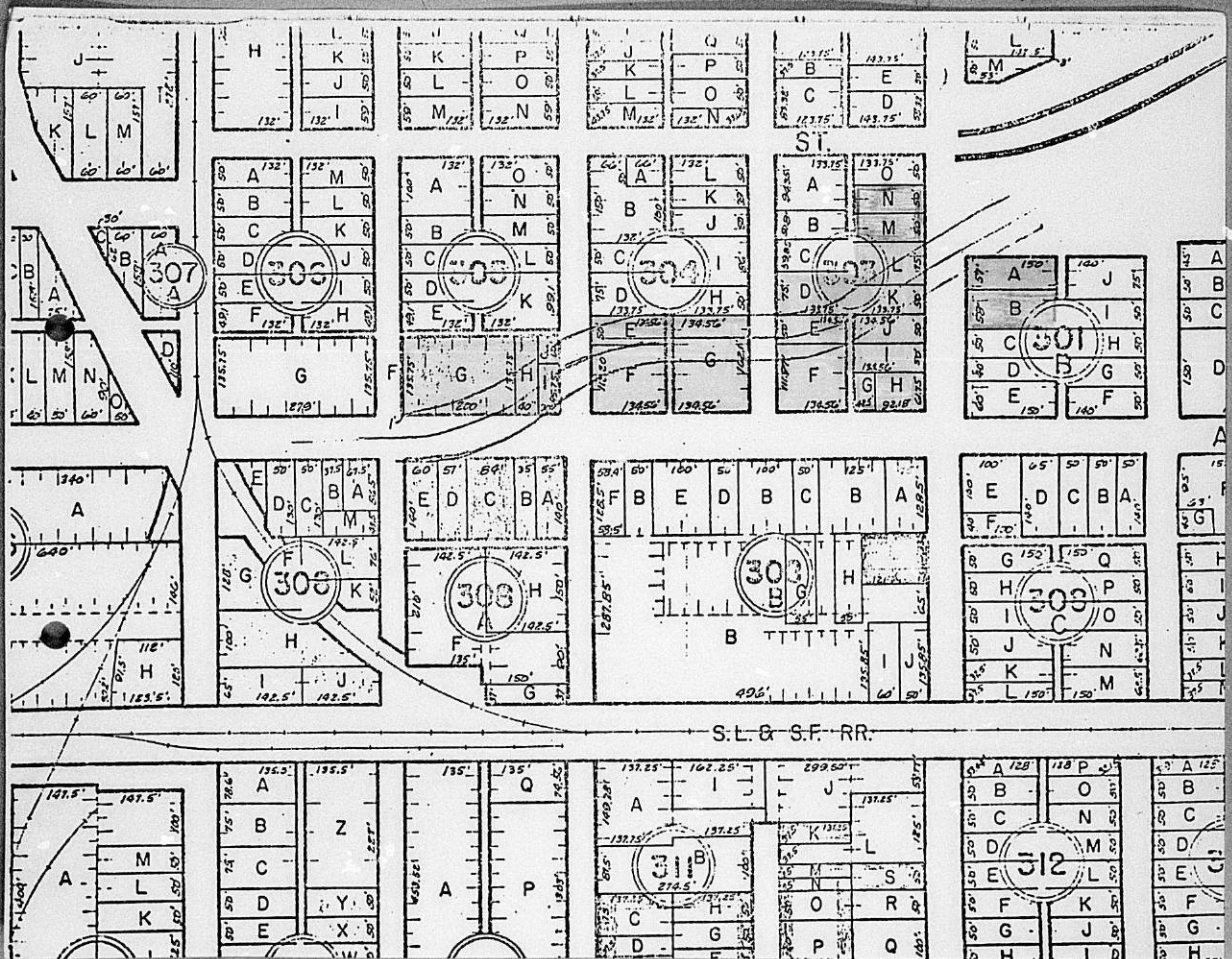
After checking the record, it would appear that something like one point two million dollars has been spent in the McAdams area on housing, emergency grants, CDBG grants, deferred loans, 312 loans, direct loans, commercial loans, mortgage revenue grants, etc. None of that has been towards right-of-way. There has been a substantial community investment in this area relative to the businesses and housing. The record should show that there has been a lot of rehabilitation activity in the area.

LOFTON commented that he understood LAKIN's point, but disagreed with what he said concerning what was going to happen on the east side of Cleveland Street. He did not see industry, unless it was Christopher, having any interest in that property at all. He said that he knew from experience that there is a lot of property in better locations.

Industry does not have any interest in that property because the Church is sitting right down the street. He said that he could certainly understand MARTIN's standpoint, but would have to agree that what has been done is probably in the best interest of the community. He felt that closing Indiana and Ohio would be better for the community. He also understood that part of this is being done at the request of Mr. CHRISTOPHER. He felt that the Commission was taking the right approach in correcting the problem.

Ernestine SMITH, stated that most of the property in the area was rental property. There are not many people living in the area who would have to be placed (by the City) in another home.

MOTION: That the Planning Commission finds the proposed amendment to the Urban Renewal Land Use Plan to be in conformance with the Comprehensive Plan, and recommends that Parcels G and H, Lot 303, being the northwest corner of Cleveland and Murdock, be purchased for disposition in industrial land use; and that consideration be given to the acquisition of the remaining houses south of the Church on Cleveland in Block 303 and the remaining residences in Block 301, east side of Cleveland south of the right-of-way. LOFTON moved, JONES seconded and the motion carried unanimously. MARTENS was not present. Chisholm was absent.



THE CITY OF WICHITA

OFFICE OF Urban Renewal

DATE April 25, 1978



TO Robert Lakin, Director
Planning Commission
FROM Kenneth H. Kitchen

SUBJECT McAdams Plan--Buffer strip, proposed zoning changes

Buffer Strip. The McAdams UDAG application will be amended to include the following expanded description of the proposed buffer strip:

Install a buffer strip between industrial and residential uses in the following areas:

- a. Along alley between Washington and Wabash, from Murdock to Thirteenth Street. Fencing and some tree plantings in approximately a ten foot easement.
- b. North side of Murdock, from Wabash to Cleveland. Fencing and tree plantings in a maximum of a 150 foot strip. The combination of fencing and plant materials will be designed to:
 1. Provide visual buffer from industrial uses to the south.
 2. Absorb noise from industrial uses.
 3. Improve aesthetic quality along Murdock.

Proposed Zoning Changes. The Urban Renewal Agency has proposed that zoning changes be made in the McAdams area. This involves a change from commercial zoning to a residential classification. The areas of concern are:

1. North side of Murdock, between Wabash and Cleveland. This property will be acquired by the Agency.
2. Ninth Street, between Wabash and Indiana on the north, and between Wabash and Cleveland on the south. Commercial property within this area will be acquired. Residential and public property will not be acquired.
3. Eleventh Street, between Wabash and Cleveland. Commercial and vacant property will be acquired. Residential property will not be acquired.
4. Thirteenth Street, between Indiana and I-135. All property (currently vacant) except for one commercial use will be acquired. Due to limited access on Thirteenth Street and the proximity of the Canal Route, this area is not particularly desirable for commercial or residential development. If an acceptable commercial development is proposed for this area that would not conflict with residences to the south, the Agency would not request a zoning change.
5. East side of Cleveland, from Murdock to Central, with the exception of


commercial uses along Central. Two vacant lots will be acquired. Residential property will not be acquired.

6. East side of Pennsylvania, between Central and Elm. This area is currently zoned B-Multiple Family. Industrial zoning is requested for the area. All property will be acquired.

The Urban Renewal Agency is of the opinion that these zoning changes are of extreme importance to the success of the total McAdams Program. Almost all properties in areas #1-5 are currently developed for residential use. These properties have never been developed for commercial use, and there appears to be no demand today for such commercial use.

The existing commercial zoning fractions the residential area into little pockets which will be difficult to rehabilitate and maintain if commercial development is encouraged. In addition, the Agency will not be able to provide housing rehabilitation grants and loans for any residential property that is zoned for commercial use. This will seriously hamper the ability to rehabilitate the entire neighborhood.

The Agency will request zoning changes on all properties to be acquired. Owners of properties not acquired will be requested to voluntarily apply for residential zoning. The Agency does not propose to acquire those residential properties that cannot be rezoned voluntarily.



Kenneth H. Kitchen

April 28, 1978

Kenneth Kitchen, Executive Director
Urban Renewal Agency
Robert A. Lakin, Director of Planning

⁴⁸⁷
A-95-868 - McAdams Neighborhood Revitalization Program
(UDAG Application).

Relative to the A-5 Review of the above referenced application,
the following information is supplied:

At the regular meeting of the Metropolitan Area
Planning Commission on April 27, 1978, a motion
was made to find the McAdams Neighborhood U.D.A.G.
application of the Urban Renewal Agency in con-
formance with the Comprehensive Plan. The vote
on the motion resulted in a tie or moot vote.
Under the bylaws of the MAPC, such a vote results
in a failure to recommend or in this instance,
"no comment" on the A-95 Review.

Should you have questions regarding this matter, please call.

RAL
Robert A. Lakin
Director of Planning

RAL:MM:rme

LARKIN

THE CITY OF WICHITA
OFFICE OF CITY MANAGER

DATE April 17, 1978

TO The Honorable Board of City Commissioners
FROM E. H. Denton, City Manager

SUBJECT UDAG Application for the McAdams
Neighborhood

In connection with the Commission's consideration of the Urban Renewal application for UDAG funds, the following items are provided to the Commission for information:

- (1) A memorandum which outlines the CDBG and C.I.P. funding in the grant application with a breakdown as to currently allocated funding and future funding commitments to which the Commission will obligate by approving the UDAG application.
- (2) A draft letter of approval and support for the UDAG application which the Commission should amend, if desired, and authorize the Mayor to sign.
- (3) A copy of a letter outlining the Planning Commission's action in connection with its review of the UDAG application.



E. H. Denton
City Manager

EHD/tpd
Attachments

cc: Kenneth H. Kitchen, Executive Director, Urban Renewal Agency

REFERENCE: ITEM #13 - CM
REDA FOR: APR 18 1978

THE CITY OF WICHITA
OFFICE OF THE URBAN RENEWAL AGENCY

DATE April 17, 1978

TO E. H. Denton, City Manager
FROM Kenneth H. Kitchen, Executive Director

SUBJECT McAdams Revitalization Program -
Local Funding Request

The McAdams Neighborhood Revitalization Program will require funding commitments at the local level in the form of CDBG funds and General Obligation bonds. The cost breakdown on local funding is:

CDBG Funding

Funds previously allocated:

CD housing loans	\$ 150,000
Paint grants	10,000

4th Action Year Allocations:

Acquisition	300,000
Comm./industrial loan guarantees	<u>100,000</u>

Total CDBG Funds Currently Allocated: \$ 560,000

Funding to be Requested:

1979	\$ 427,770
1980	427,765
1981	<u>427,765</u>

Total Future CDBG Commitments: \$1,283,300

TOTAL CDBG COMMITMENT: \$1,843,300

General Obligation Bonds

CIP 1980:

Cleveland Ave. Reconstruction	<u>\$ 75,000</u>
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To be Requested:

Washington Street Paving	\$ 107,000
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THE CITY OF WICHITA

OFFICE OF THE MAYOR
CITY HALL -- FIRST FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4331

April 17, 1978

Kenneth H. Kitchen, Executive Director
Urban Renewal Agency
Second Floor, City Hall
455 North Main Street
Wichita, Kansas 67202

Dear Mr. Kitchen:

The Urban Renewal Agency submitted the Urban Development Action Grant Application for the McAdams Neighborhood to the City Commission on April 18, 1978. The City Commissioners voted to approve the application and authorized its submission to HUD for consideration.

As part of the application approval, the City Commission has agreed to commit Community Development Block Grant funds in the amount of \$1,843,300, and \$232,000 in general obligation bonds. Total local commitment approved by the City Commission is \$2,075,300.

The City Commission has also offered its general support and guidance for the McAdams Revitalization Program.

Sincerely,

Connie A. Peters
Mayor



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4061

April 17, 1978

The Honorable Board of
City Commissioners
City of Wichita
City Hall
455 North Main
Wichita, Kansas 67202

Subject: McAdams Park - UDAG
Grant

Dear Commissioners:

The Metropolitan Area Planning Commission, after presentation by the Urban Renewal Agency staff, considered the McAdams Park Plan as to its conformance to the comprehensive plan. Much discussion ensued, particularly about the proposed acquisition of commercial land on the north side of Murdock and the proposed reestablishment of residential uses directly north of the industrial uses of Christopher Steel. Alternate ways of dealing with the adjacency of such apparent conflicting land use was discussed. Among other issues discussed was the proposed down-zoning of property not proposed to be acquired by the Urban Renewal Agency.

After several motions made and withdrawn, the MAPC by a 9-0 vote (Hennessy absent) passed the following motion:

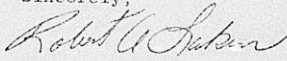
MOTION: That the Planning Commission forward a recommendation to the City Commission that this plan does not conform to the Comprehensive Plan, but that the staff with a representative of the MAPC try to meet with the URA and other interested parties to resolve the issues of land use, downzoning and revised vehicular access to the industrial area, all precedent to A-95 review findings.

WISNITA SEDGWICK COUNTY

Board of City Commissioners
April 17, 1978
Page 2

Bell moved, Greider seconded and it
carried unanimously. Hennessy was absent.

Sincerely,



Robert A. Lakin
Director of Planning

RAL:rme

cc: Kenneth Kitchen, Executive Director (6)
Metropolitan Area Planning Commission (10)
George C. Christopher & Son, Inc., c/o
Edward F. Arn, attorney, R. H. Garvey Bldg., 67202

Geo. C. Christopher & Son, Inc.



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April 18, 1978.

Hon. Mayor and City Commissioners
The City Building
455 North Main
Wichita, Kansas 67202



Re: Consideration by the City Commission of
Urban Renewal Plan for the McAdams Neighborhood
at a public hearing (3:00 p.m.) April 18, 1978.

Hon. Mayor and City Commissioners:

On April 12, 1978, Geo. C. Christopher & Son, Inc. received notice of the above captioned hearing, which notice also advised the Christopher Company that "its property will be considered for acquisition".

Obviously, and we believe for good reason, the Christopher Company must oppose any such effort by anyone to acquire any part of its plant facility. Christopher Company was represented at the April 13, 1978 hearing on this matter before the Planning Commission, at which time the Company also offered for the record a written statement over the signature of this writer as President of Christopher Company...and a copy of that statement is attached hereto for consideration also by your City Commission.

At the April 13, 1978 meeting of the Planning Commission, the representative of Urban Renewal, Mrs. May, presented the Urban Renewal McAdams Neighborhood Plan seeking Planning Commission approval of that Urban Renewal Plan as being consistent with the Metropolitan Area Comprehensive Improvement Plan. In her presentation, Mrs. May frankly admitted that the Urban Renewal proposal was designed to down-zone various tracts of land (of Christopher and others) which Urban Renewal did not propose to acquire. It was for that reason, among several others, that the Planning Commission determined that the Urban Renewal McAdams Neighborhood Plan was inconsistent with the Comprehensive Improvement Plan... and the Planning Commission recorded its unanimous vote accordingly.

Hon. Mayor and City Commissioners
Page 2
April 18, 1978

The Urban Renewal Plan for McAdams Neighborhood quite obviously is not consistent with the Metropolitan Area Comprehensive Improvement Plan, and we submit that the Urban Renewal proposal should therefore also be disapproved by your City Commission.

We respectfully request that this statement and the attached enclosure be received by the City Commission and be made a part of the record of today's hearing.

Respectfully submitted,

GEO. C. CHRISTOPHER & SON, INC.

By


H. E. Christopher, President

Geo. C. Christopher & Son, Inc.



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April 13, 1978

Wichita-Sedgwick County Metropolitan Area Planning Commission
City Building
Wichita, Kansas 67202

Re: Urban Renewal Proposal for McAdams Neighborhood
Case D.R. 78-9
Agenda Item 26, 4-13-78

Dear Madam Chairman:

Geo. C. Christopher & Son, Inc. is a major manufacturing firm in Wichita, Kansas, having plant facilities and property of approximately 550,000 square feet (nearly 13 acres) within the McAdams Park Area. Our plant has been expanding at this location for over 70 years and we believe ourselves to be the major land holder in the area of the proposed McAdams Park Neighborhood Project, and by far the largest tax-payer.

We have been actively acquiring property to expand our facilities as needs and economic conditions would permit since first establishing our operations at this location. During a period commencing approximately 1953, we have been progressively pursuing a program of acquiring land to the north of Murdock Street, west of Cleveland Avenue, to act as a buffer for our basic manufacturing facilities.

We have been advised from time to time of the activities of the Urban Renewal Agency and the development of their McAdams Neighborhood program. We have viewed this program with interest but not enthusiasm because we have been uncertain of its necessity, merit, and of any economic feasibility which would bring benefit to the City of Wichita. In response to a status report provided to us by the Urban Renewal Agency in October, 1977, we expressed our passive response in a letter to Ken Kitchen dated November 11, 1977, which included the following two paragraphs which stipulate our concern from a business standpoint:

Addendum "A"

"Our Administration does not feel that this corporation would benefit appreciably from intervention. We have for all the years of our existence acquired additional property, both contiguous and ancillary, on a need to acquire and an offering for sale basis. This method, we believe, provides property for our expansion on the most economical basis. We have demonstrated to our satisfaction that this is a highly workable approach with the recent acquisition of our Wabash Street yard.

"It occurs to us that if area property owners become aware that there is an opportunity to sell their property to a government agency, prices to independent, interested purchasers will become elevated and this might inhibit our planned growth activities. Should we elect to become dependent upon government intervention for condemnation, we will be necessarily tied to your time tables which could become elongated beyond the economic desirable time for expansion."

On Monday, March 20, 1978, Ken Kitchen from the Urban Renewal Agency visited our offices to present the then current McAdams Neighborhood Planning Proposal and enlist the cooperation of Geo. C. Christopher & Son. It was noticed that that proposal indicated the property north of Murdock Street and west of Cleveland Avenue would be changed to residential zoning. When we questioned this facet of the proposal, the Company was advised that this land would be condemned and purchased from the Company by U.R.A., with equivalent property being made available elsewhere. Aside from the fact that that proposal does not take into consideration the operating needs and requirements of our business, nor the fact that land for land is not necessarily equivalent in a facility of our size, the Company believes that establishing residential property immediately adjacent to an industrially zoned tract is not to the best interest of all parties involved. Should this become a reality, the residents would soon start to complain about the neighboring industry and although a 3/4 century existence might indicate preference, individual complaints about noise, activity, constricted streets and traffic flow would undoubtedly draw more attention, further complicating our operational existence at this location.

For this and other reasons, we continue to question the need and validity of the Urban Renewal Agency's McAdams Neighborhood program. It appears that most of the planning has been at the behest of some of the residents of the area, whatever their reasons might be.

Geo. C. Christopher & Son feels that any such program which affects the City of Wichita should be in the best interest of all its citizens. All parties involved in the area should be given equal consideration as to their needs now and in the future and such a plan should not be developed for the financial benefit of a few isolated property owners.

It is our understanding that your Commission can take no action on this matter today, that the Urban Renewal Agency has requested time for its presentation as a matter of information only and that no public notice of the meeting was given. We inadvertently heard that this matter was on the Commission's agenda and we make the foregoing statement for the information of the Commission, and request that it become a matter of record.

Respectfully submitted,

GEO. C. CHRISTOPHER & SON, INC.

H. E. Christopher
H. E. Christopher
President

HEC/ao

April 17, 1978

The Honorable Board of
City Commissioners
City of Wichita
City Hall
455 North Main
Wichita, Kansas 67202

Subject: McAdams Park - UDAG
Grant

Dear Commissioners:

The Metropolitan Area Planning Commission, after presentation by the Urban Renewal Agency staff, considered the McAdams Park Plan as to its conformance to the comprehensive plan. Much discussion ensued, particularly about the proposed acquisition of commercial land on the north side of Murdock and the proposed reestablishment of residential uses directly north of the industrial uses of Christopher Steel. Alternate ways of dealing with the adjacency of such apparent conflicting land use was discussed. Among other issues discussed was the proposed downzoning of property not proposed to be acquired by the Urban Renewal Agency.

After several motions made and withdrawn, the MAPC by a 9-0 vote (Hennessy absent) passed the following motion:

MOTION: That the Planning Commission forward a recommendation to the City Commission that this plan does not conform to the Comprehensive Plan, but that the staff with a representative of the MAPC try to meet with the URA and other interested parties to resolve the issues of land use, downzoning and revised vehicular access to the industrial area, all precedent to A-95 review findings.

Board of City Commissioners
April 17, 1978
Page 2

Bell moved, Greider seconded and it
carried unanimously. Hennessy was absent.

Sincerely,



Robert A. Lakin
Director of Planning

RAL:rme

cc: Kenneth Kitchen, Executive Director (6)
Metropolitan Area Planning Commission (10)
George C. Christopher & Son, Inc., c/o
Edward F. Arn, attorney, R. H. Garvey Bldg., 67202

WICHITA-SEDGWICK COUNTY

DATE
April 12, 1978

METROPOLITAN AREA PLANNING DEPARTMENT

TO Metropolitan Area Planning Commission
FROM Robert A. Lakin, Director of Planning
SUBJECT DR 78-9 Urban Renewal McAdams Neighborhood Plan -
Consistency with the Comprehensive Plan

BACKGROUND INFORMATION

The Urban Renewal Agency has prepared a comprehensive improvement plan for the McAdams Neighborhood area which forms the basis for a grant application under the Urban Development Action Grant section of the Community Development Block Grant Program administered through the Department of Housing and Urban Development.

The plan is intended to provide a comprehensive approach to neighborhood revitalization in terms of both residential rehabilitation and economic development in the McAdams Neighborhood, bounded by Thirteenth Street on the north, Central Avenue on the south, I-135 on the east, and the Santa Fe, Atchison and Topeka railroad tracks on the west.

The plan proposes to:

1. Rehabilitate existing housing
2. Initiate new housing construction
3. Remove blighting influences and conditions
4. Eliminate industrial/residential conflicts
5. Provide site improvements and other public amenities
6. Promote economical development and employment opportunities
7. Increase community tax base
8. Provide substantial minority participation in:
 - Home ownership
 - Employment opportunities
 - Utilization of existing and proposed Community Development programs and other City programs and services

A combination of federal (\$11,014,990), state (\$200,000), local (\$2,075,300), and private (\$10,844,340) funding sources is proposed to be utilized under the proposed improvement plan.

The plan and grant application were approved by the Wichita Urban Renewal Board on April 6, 1978 and the proposal is scheduled to be considered by the Board of City Commissioners on April 18, 1978.

STAFF COMMENTS

The Planning Department has reviewed the proposed plan in relation to the Comprehensive Plan for the Metropolitan Area and the applicable regulatory codes of the City of Wichita. On the basis of that review, it appears that the proposed McAdams Neighborhood Revitalization Program is consistent with the various comprehensive plan elements which are either adopted or in the process of completion, including the Initial Land Use Element, the Housing Element, the Transportation Element, and the Park and Open Space Plan. However, it should be noted that there are some discrepancies between the existing zoning classifications, the zoning classifications proposed in the McAdams Neighborhood Plan, and the districts proposed on the maps prepared in conjunction with the proposed zoning ordinance. The primary inconsistencies between the proposed zoning ordinance maps and the McAdams Neighborhood Plan proposed districts are as follows:

Area	McAdams Neighborhood Urban Renewal Proposal	MAPD Proposed Zoning Maps
North side of Central between Santa Fe tracks and $\frac{1}{2}$ block east of Ohio	"B-5" Community Retail	M-2 General Manufacturing
A point north of Central to Murdock between Cleveland and Pennsylvania	"R-5" Multiple Family	M-2 General Manufacturing
Both sides of Ninth from a point $\frac{1}{2}$ block east of Washington to Indiana	"R-5" Multiple Family	B-2 Community Retail
South side of Ninth between Indiana and Cleveland	"R-5" Multiple Family	B-2 Community Retail
South side of 13th between a point $\frac{1}{2}$ block east of Ohio and I-235	"R-5" Multiple Family	B-2 Community Retail
Area bordered by Tenth, Santa Fe tracks, Washington, and a point north of Central	"M-1A" Light Industrial	M-2A General Manufacturing
West side of Hydraulic between Elm and the alley north of Central	"M-1A" Light Industrial	B-5 General Business
North side of Murdock from $\frac{1}{2}$ block east of Washington to $\frac{1}{2}$ block east of Mathewson	"R-5" Multiple Family	M-1A Industrial

RECOMMENDED ACTION

It is recommended that the Metropolitan Area Planning Commission certify by formal motion that the proposed McAdams Neighborhood Revitalization Program (amending the General Urban Renewal Plan) and associated grant application are in conformance with the Comprehensive Plan of the Metropolitan Area and authorize the Chairman to sign a resolution supplied for approval purposes. In light of the differences in the proposed zoning districts specified above, the Planning Commission may also desire to direct that these differences be resolved through further review by a subcommittee of the members and/or staffs of the Planning Commission and URA Board.



Robert A. Lakin
Director of Planning

MM:RAL:jm

Geo. C. Christopher & Son, Inc.



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April 13, 1978

Wichita-Sedgwick County Metropolitan Area Planning Commission
City Building
Wichita, Kansas 67202

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Case D.R. 78-9
Agenda Item 26, 4-13-78

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On Monday, March 20, 1978, Ken Kitchen from the Urban Renewal Agency visited our offices to present the then current McAdams Neighborhood Planning Proposal and enlist the cooperation of Geo. C. Christopher & Son. It was noticed that that proposal indicated the property north of Murdock Street and west of Cleveland Avenue would be changed to residential zoning. When we questioned this facet of the proposal, the Company was advised that this land would be condemned and purchased from the Company by U.R.A., with equivalent property being made available elsewhere. Aside from the fact that that proposal does not take into consideration the operating needs and requirements of our business, nor the fact that land for land is not necessarily equivalent in a facility of our size, the Company believes that establishing residential property immediately adjacent to an industrially zoned tract is not to the best interest of all parties involved. Should this become a reality, the residents would soon start to complain about the neighboring industry and although a 3/4 century existence might indicate preference, individual complaints about noise, activity, constricted streets and traffic flow would undoubtedly draw more attention, further complicating our operational existence at this location.

For this and other reasons, we continue to question the need and validity of the Urban Renewal Agency's McAdams Neighborhood program. It appears that most of the planning has been at the behest of some of the residents of the area, whatever their reasons might be.

Geo. C. Christopher & Son feels that any such program which affects the City of Wichita should be in the best interest of all its citizens. All parties involved in the area should be given equal consideration as to their needs now and in the future and such a plan should not be developed for the financial benefit of a few isolated property owners.

It is our understanding that your Commission can take no action on this matter today, that the Urban Renewal Agency has requested time for its presentation as a matter of information only and that no public notice of the meeting was given. We inadvertently heard that this matter was on the Commission's agenda and we make the foregoing statement for the information of the Commission, and request that it become a matter of record.

Respectfully submitted,

GEO. C. CHRISTOPHER & SON, INC.

H. E. Christopher
H. E. Christopher
President

HEC/ao

April 12, 1978

Metropolitan Area Planning Commission

Robert A. Lakin, Director of Planning

DR 78-9 Urban Renewal McAdams Neighborhood Plan -
Consistency with the Comprehensive Plan

BACKGROUND INFORMATION

The Urban Renewal Agency has prepared a comprehensive improvement plan for the McAdams Neighborhood area which forms the basis for a grant application under the Urban Development Action Grant section of the Community Development Block Grant Program administered through the Department of Housing and Urban Development.

The plan is intended to provide a comprehensive approach to neighborhood revitalization in terms of both residential rehabilitation and economic development in the McAdams Neighborhood, bounded by Thirteenth Street on the north, Central Avenue on the south, I-135 on the east, and the Santa Fe, Atchison and Topeka railroad tracks on the west.

The plan proposes to:

1. Rehabilitate existing housing
2. Initiate new housing construction
3. Remove blighting influences and conditions
4. Eliminate industrial/residential conflicts
5. Provide site improvements and other public amenities
6. Promote economical development and employment opportunities
7. Increase community tax base
8. Provide substantial minority participation in:
 - Home ownership
 - Employment opportunities
 - Utilization of existing and proposed Community Development programs and other City programs and services

A combination of federal (\$11,014,990), state (\$200,000), local (\$2,075,300), and private (\$10,844,340) funding sources is proposed to be utilized under the proposed improvement plan.

The plan and grant application were approved by the Wichita Urban Renewal Board on April 6, 1978 and the proposal is scheduled to be considered by the Board of City Commissioners on April 18, 1978.

STAFF COMMENTS

The Planning Department has reviewed the proposed plan in relation to the Comprehensive Plan for the Metropolitan Area and the applicable regulatory codes of the City of Wichita. On the basis of that review, it appears that the proposed McAdams Neighborhood Revitalization Program is consistent with the various comprehensive plan elements which are either adopted or in the process of completion, including the Initial Land Use Element, the Housing Element, the Transportation Element, and the Park and Open Space Plan. However, it should be noted that there are some discrepancies between the existing zoning classifications, the zoning classifications proposed in the McAdams Neighborhood Plan, and the districts proposed on the maps prepared in conjunction with the proposed zoning ordinance. The primary inconsistencies between the proposed zoning ordinance maps and the McAdams Neighborhood Plan proposed districts are as follows:

Area	McAdams Neighborhood Urban Renewal Proposal	MAPD Proposed Zoning Maps
North side of Central between Santa Fe tracks and $\frac{1}{2}$ block east of Ohio	"B-5" Community Retail	M-2 General Manufacturing
A point north of Central to Murdock between Cleveland and Pennsylvania	"R-5" Multiple Family	M-2 General Manufacturing
Both sides of Ninth from a point $\frac{1}{2}$ block east of Washington to Indiana	"R-5" Multiple Family	B-2 Community Retail
South side of Ninth between Indiana and Cleveland	"R-5" Multiple Family	B-2 Community Retail
South side of 13th between a point $\frac{1}{2}$ block east of Ohio and I-235	"R-5" Multiple Family	B-2 Community Retail
Area borded by Tenth, Santa Fe tracks, Washington, and a point north of Central	"M-1A" Light Industrial	M-2A General Manufacturing
West side of Hydraulic between Elm and the alley north of Central	"M-1A" Light Industrial	B-5 General Business
North side of Murdock from $\frac{1}{2}$ block east of Washington to $\frac{1}{2}$ block east of Mathewson	"R-5" Multiple Family	M-1A Industrial

RECOMMENDED ACTION

It is recommended that the Metropolitan Area Planning Commission certify by formal motion that the proposed McAdams Neighborhood Revitalization Program (amending the General Urban Renewal Plan) and associated grant application are in conformance with the Comprehensive Plan of the Metropolitan Area and authorize the Chairman to sign a resolution supplied for approval purposes. In light of the differences in the proposed zoning districts specified above, the Planning Commission may also desire to direct that these differences be resolved through further review by a subcommittee of the members and/or staffs of the Planning Commission and URA Board.

Robert A. Lakin
Director of Planning

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

April 6, 1978

TO Metropolitan Area Planning Commission
FROM Robert A. Lakin, Director of Planning
SUBJECT DR 78-9 Urban Renewal McAdams Neighborhood Plan - Consistency
with the Comprehensive Plan

Attached is a copy of a suggested plan and grant application regarding the Urban Renewal Plan in the McAdams Neighborhood. The Urban Renewal Agency is requesting that the Metropolitan Area Planning Commission consider the proposal in order to determine the conformity of the McAdams Plan with the Comprehensive Plan of the City.

Inasmuch as we did not receive a copy of the proposal until Thursday, April 6, 1978, we have not had time to make the necessary analysis. This will be done early in the week and staff comments will be available at the M.A.P.C. public hearing.


Robert A. Lakin
Director of Planning

RAL:MM:et

cc: Ken Kitchen, Executive Director, Urban Renewal Agency

April 6, 1978

Metropolitan Area Planning Commission

Robert A. Lakin, Director of Planning

DR 78-9 Urban Renewal McAdams Neighborhood Plan - Consistency
with the Comprehensive Plan

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Robert A. Lakin
Director of Planning

RAL:MM:et

cc: Ken Kitchen, Executive Director, Urban Renewal Agency

THE CITY OF WICHITA
OFFICE OF THE URBAN RENEWAL AGENCY

DATE March 9, 1978

TO Robert Lakin, Director, MAPD
FROM Kenneth H. Kitchen, Executive Director

SUBJECT McAdams Neighborhood Plan

The Urban Renewal Agency is in the process of developing a comprehensive improvement plan for the McAdams Neighborhood. The plan and accompanying application for an Urban Development Action Grant will be completed by the end of March.

Would you please schedule the McAdams plan on the April 13, 1978 agenda for review by the Planning Commission. Action to be taken by the Planning Commission is to determine the conformity of the McAdams plan with the Comprehensive Plan for the City.


Kenneth H. Kitchen
Executive Director

KHK-DM/jm



URBAN DEVELOPMENT ACTION GRANT

APPLICATION

McADAMS NEIGHBORHOOD REVITALIZATION PROGRAM
WICHITA, KANSAS

prepared by the Urban Renewal Agency
for the City of Wichita, Kansas

April 5, 1976

PART II

URBAN DEVELOPMENT ACTION PROGRAM

Economic Development & Housing Strategy

The economic development and housing elements of the Community Development Program of the City of Wichita, Kansas are not available at the present time. These elements will not be completed until after the final regulations on Community Development Block Grants have been issued.

PART III
PROJECT DESCRIPTION

Project Synopsis

Project Name

McAdams Neighborhood Revitalization Program.

Project Objectives

Rehabilitate and revitalize a deteriorated neighborhood within the City of Wichita, increase the community tax base and employment opportunities through industrial development, provide standard, low cost housing for the area's low income residents.

Project Description

The McAdams project involves a comprehensive approach to neighborhood revitalization, in terms of both residential rehabilitation and economic development. The program is designed to:

Rehabilitate existing housing

Initiate new housing construction

Remove blighting influences and conditions

Eliminate industrial/residential conflicts

Provide site improvements and other public amenities

Promote economic development and employment opportunities

Increase community tax base

Provide substantial minority participation in :

Home ownership

Employment opportunities

Utilization of existing and proposed Community Development programs and other City programs and services.

Project Area

The McAdams Neighborhood is bounded on the north by Thirteenth Street, on the south by Central Avenue, on the east by Interstate 135, and on the west by the Santa Fe, Atchison and Topeka railroad tracks. The project site covers approximately 376 acres.

Project Cost

\$24,334,630 (\$6,750,160 UDAG)

Project Starting Date

June, 1978. Major project activities will begin upon UDAG award.

Project Duration

Four year project duration (1978-1982).
Ongoing private investment in the project area following project completion.

Goals and Objectives

Residential Land Use

- Goal:** Maintain a viable residential environment in the McAdams area that offers a range of housing types to suit the needs of the neighborhood residents.
- Objectives:** Rehabilitate existing residential structures where economically feasible to do so.
- Provide subsidized housing for low income families.
 - Provide for removal of obsolete or dilapidated residential structures that have a blighting influence on surrounding residential uses.
 - Provide for removal of housing in areas not suitable or incompatible for residential living.
 - Encourage new housing construction that will provide housing opportunities for low and moderate income persons.
 - Increase home ownership as a method for improving neighborhood stability.
 - Upgrade and maintain public facilities and amenities that contribute to the image of McAdams Neighborhood as a desirable residential area.
- Actions:**
- Utilize housing grants and loans to rehabilitate the existing housing stock.
 - Clear all housing located in areas zoned for industrial use.
 - Relocate all standard housing removed from industrial zones to vacant lots within the residential portion of the neighborhood.
 - Construct public housing units for the elderly and handicapped within close proximity to neighborhood commercial facilities, public transit, and other public amenities.
 - Acquire vacant lots in the neighborhood, to be land banked for new residential construction and expansion of public and semi-public facilities.
 - Construct new housing units on vacant lots in the residential portion of the neighborhood.
 - Initiate a Section 8 Substantial Rehabilitation program for the purpose of providing standard housing for low income residents.

Acquire tenant occupied structures for a homesteading program that will encourage home ownership and housing rehabilitation.

Acquire, rehabilitate and sell tenant occupied structures for home ownership.

Acquire and clear dilapidated residential structures scattered throughout the neighborhood.

Initiate a concentrated code enforcement program in conjunction with available housing rehabilitation programs.

Protect the residential integrity of the neighborhood by rezoning Ninth Street and Eleventh Street for residential use.

Commercial Land Use

Goal: Encourage commercial development in designated areas that is attractively designed and compatible with surrounding residential uses.

Objectives: Encourage concentrated commercial activities rather than strip or spot commercial developments.

Clear obsolete and dilapidated commercial buildings, particularly those that are scattered throughout the neighborhood.

Promote rehabilitation of commercial structures in designated commercial areas.

Provide commercial activities that will service the needs of neighborhood residents.

Actions: Provide SBA 502 and 7A loans to upgrade the commercial area at Ninth and Cleveland and along Thirteenth Street.

Provide site improvements at Ninth and Cleveland area, including sidewalks, landscaping, benches and lighting.

Relocate viable commercial activities to the Ninth and Cleveland center or along Thirteenth Street.

Clear obsolete, vacant and non-conforming commercial structures scattered throughout the neighborhood.

Initiate uniform building code enforcement for commercial activities within the neighborhood.

Encourage use of landscaping, screening and signing that will improve the appearance of commercial areas and provide buffers to adjacent residential uses.

Industrial Land Use

Goal: Encourage industrial development and/or expansion that is well designed and compatible with the environment in areas designated for industrial use.

Objectives: Encourage rehabilitation of deteriorated industrial properties.

Promote consolidation of scattered industrial holdings so as to minimize conflicts with residential uses.

Provide an improved transportation network within industrial areas in order to minimize use of residential streets for industrial traffic.

Encourage expansion of existing industries in order to provide employment opportunities.

Provide for the removal of obsolete and dilapidated industrial uses.

Provide for buffering of industrial uses from surrounding residential uses.

Actions: Acquire and consolidate vacant lots within the industrial zone for expansion of existing industrial uses.

Acquire and clear all residential lots in the industrial zone.

Provide SBA 502 and 7A loans for industrial rehabilitation, expansion and new development.

Pave Washington Avenue in order to provide an improved industrial traffic route in the neighborhood.

Initiate an ordinance prohibiting industrial traffic on residential streets in the neighborhood.

Provide for screening of industrial uses from residential uses (fencing, landscaping), principally along the alley between Washington and Wabash, and along Murdock Avenue.

Encourage on-the-job training programs with industries in the neighborhood.

Prevent intrusions of industrial uses into the residential portion of the neighborhood by maintaining existing zoning patterns.

Encourage uniform building code enforcement in industrial areas.

Public Land Use

- Goal:** Provide for adequate parks, cultural/educational facilities, streets, sidewalks and other public improvements to service neighborhood residents and to contribute to the image of the neighborhood as a desirable residential area.
- Objectives:** Utilize open space areas to provide a buffer between residential and less compatible land uses.
- Provide for recreational facilities within the neighborhood to accommodate the needs of small children and the elderly.
- Encourage continued use of existing public facilities for cultural/educational programs.
- Provide for adequate day care services within the neighborhood.
- Provide for maintenance of residential streets, sidewalks and adequate street lighting.
- Actions:** Develop a mini-park within the neighborhood, incorporating passive recreation facilities for the elderly.
- Establish a day care center to service neighborhood residents. This activity may be incorporated as a function of an existing facility such as Dunbar School.
- Develop a bike path/green strip along I-35.
- Provide expansion space for Dunbar School and Phyllis Wheatley Children's Home where necessary.
- Pave all dirt streets and upgrade existing paved streets where necessary.
- Repair and construct sidewalks, curb and gutter where necessary.
- Plant street trees where needed.
- Conduct a clean-up program including trash removal, tree trimming, mowing vacant lots, alley maintenance and insect control.

Project Activities

The McAdams Neighborhood Revitalization Program involves a comprehensive approach to rehabilitating a deteriorated neighborhood. The program is designed to stimulate economic development and employment through industrial expansion, rehabilitate existing housing, stimulate new housing construction, and upgrade the aesthetic quality of the neighborhood.

Economic Development

One of the assets of the neighborhood is its close proximity to the downtown and Central Industrial Corridor employment areas. A major objective of the program is to capitalize on this asset by stimulating industrial growth and employment opportunities. A portion of the neighborhood is developed for industrial use; there is potential for expansion and growth within this industrial area. Industrial expansion that will not conflict with the neighborhood's residential district will be encouraged through the following activities:

Acquire, assemble and sell existing vacant parcels in the industrial zone for expansion of existing industries or new development.

Acquire residences in the industrial zone, clear and sell sites for industrial expansion or development.

Maintain existing industrial zoning patterns.

Pave Washington Avenue for industrial traffic use.

Install buffer along alley between Washington and Wabash, and on north side of Murdock Avenue to protect nearby residences. (Fencing and landscaping materials to be used).

Provide SBA 502 and 7A loan programs for industrial development. Ten percent (10%) loan financing to be provided through program.

Uniform building code enforcement.

Residential Rehabilitation and Development

The program is intended to rehabilitate and preserve as much of the existing housing stock as possible with minimal displace of current residents. Residential infill, to be accomplished through new housing construction, will provide housing for residents relocated from the industrial section of the neighborhood. The following strategies will be employed to meet these objectives:

Provide housing rehabilitation grants for approximately 220 low income owner occupants.

Provide low interest community development loans for moderate income owner occupants.

Provide approximately 72 Section 312 housing rehabilitation low interest loans for owner occupied and tenant occupied housing.

Rehabilitate approximately 30 tenant occupied structures through participation in the Section 8 Substantial Rehabilitation Project. (Neighborhood Strategy Area designation).

Acquisition, rehabilitation and sale of 10 deteriorated, tenant occupied structures.

Acquisition of 20 deteriorated tenant occupied structures for resale through a homesteading program.

Acquisition and clearance of approximately 22 dilapidated structures next to vacant lots.

Acquisition of vacant lots for new housing construction sites.

New housing construction initiated through housing construction finance program.

Acquisition and clearance of dilapidated residences along Thirteenth Street.

Acquisition and clearance of dilapidated residences along Murdock Street.

Voluntary demolition program for removal of dilapidated accessory structures.

House painting grants.

Acquisition of site for 12 units of public housing for the elderly and handicapped.

Uniform Building Code enforcement.

Concentrated neighborhood clean-up program involving bulky trash removal, tree trimming, street cleaning, mowing of vacant lots, alley maintenance and insect control.

Residential Area Site Improvements

In order to upgrade the infrastructure and support facilities and services in the neighborhood, several site improvements are proposed:

Reconstruct Cleveland Avenue from Murdock to Central Avenue.

Repair or replace all broken curbing and sidewalks.

Pave Eighth Street from Washington to Wabash.

Upgrade street lighting where necessary.

Improvements at Ninth and Cleveland, including sidewalk replacement, benches, lighting and landscaping.

Acquire and develop a mini-park site.

Street tree planting where necessary.

Construction of bike path along Interstate 135.

Resurface all streets where necessary.

Commercial Development

There are several dilapidated, nonconforming, obsolete and vacant commercial structures scattered throughout the neighborhood that serve as a blighting influence on nearby residences. However, some commercial activities are needed to service the area residents. Project activities pertaining to commercial development include:

Acquisition and clearance of dilapidated commercial uses along Murdock Avenue.

Acquisition and clearance of dilapidated and vacant commercial uses scattered throughout the residential portion of the neighborhood.

SBA 502 and 7A commercial loan programs for rehabilitation and development of viable commercial activities at Ninth and Cleveland, and along Thirteenth Street.

Site improvements at Ninth and Cleveland.

Uniform building code enforcement.

Project Relationship to Existing Facilities and Services

The McAdams project deals with the rehabilitation of an existing neighborhood already served with water, sewer, streets, recreation areas, public transit and other public facilities and services. The existing infrastructure is adequate to serve projected residential infill and industrial development in the neighborhood.

The neighborhood is also served by several community facilities including the Dunbar Adult Education Center, Claver Adult Day Care Center, Headstart Day Care, Phyllis Wheatley Children's Home, L'Ouverture Elementary School and McAdams Park. Expansion of facilities is planned for both McAdams Park and L'Ouverture School in the immediate future. No additional services or facilities will be required to support the McAdams project.

Market and Economic Feasibility

Market and economic feasibility studies have not been done to date for the McAdams project. However, the project is considered feasible for the following fundamental reasons:

Project will preserve the existing housing stock. There is a lack of low cost, standard housing elsewhere within the City for relocating the neighborhood population.

Total clearance of the area, the alternative to rehabilitation, would cost approximately \$20,000,000.

Project upgrades housing while preserving low rent structure necessary to accommodate low income residents.

Project Ownership

The project will be completely privately owned when completed.

Project Location

The project is not located on currently owned Urban Renewal land. Urban Renewal property is located directly north of the project area. This property will be developed for industrial use, which will serve as a source of employment for area residents.

Implementing Agencies

All project activities will be administered by the Urban Renewal Agency with the exception of the following:

<u>Activity</u>	<u>Implementing Agency</u>
Washington Street paving, Cleveland Avenue reconstruction	Department of Public Works
Neighborhood clean up program	Interdepartmental
Bike path construction along I-135	Kansas Department of Transportation
Section 8 housing program	Local Housing Authority
Public Housing Construction	Local Housing Authority

Central Systems, a local development corporation, will be contracted with to provide financing for SBA loan programs for industrial and commercial development.

Project Beneficiaries

The direct beneficiaries of the project will be residents and businesses located in the neighborhood. All project activities are designed to substantially improve living conditions in the area. Businessmen will profit from the availability of expansion sites and the SBA loan programs.

The City at large will also benefit from the project through increased tax base, employment opportunities, and preservation of a community housing stock.

Project Activity	Goal	Implementing Agency	Estimated Starting Date	Estimated Completion Date	Funding Source				Total			
					UDAG	CRMG	F. O.	State		Federal 108 Loans	Other Federal	Private
Acquire Vacant Lots	Provide sites for housing construction & infill; provide sites for industrial development.	Urban Renewal	July, 1978	July, 1980	\$ 167,860	177,600			452,360			797,820
Acquire & clear housing in industrial zone.	Eliminate conflicting land uses, provide sites for industrial development.	Urban Renewal	July, 1978	July, 1982	2,235,500	348,000			361,820			2,945,320
Acquire & clear houses along Thirteenth Street.	Remove dilapidated housing.	Urban Renewal	July 1979	July, 1980		99,600						99,600
Acquire & clear 15 dilapidated tenant or owner occupied houses.	Remove dilapidated housing.	Urban Renewal	July, 1978	July, 1982	120,200				157,100			277,300
Acquire & clear dilapidated houses in 800 block, between Ohio and Indiana.	Remove dilapidated housing. Provide green strip buffer.	Urban Renewal	July, 1978	July, 1979	225,640							225,640
Acquire 20 tenant occupied houses.	Homesteading program & housing rehabilitation.	Urban Renewal	July, 1978	July, 1982	296,360							296,360
Acquire & direct rehabilitation of 10 tenant occupied houses.	Housing rehabilitation & increase home ownership.	Urban Renewal	July, 1978	July, 1982		90,350			137,850			228,200
33 units of Section B Substantial Rehabilitation tenant occupied housing.	Housing rehabilitation & rent subsidy for low income residents.	Local Housing Authority	July, 1978	July, 1979	No costs	incurred.						
Acquire & clear 5 houses for public housing & park site.	Provide housing for elderly and handicapped, park site.	Urban Renewal	July, 1978	July, 1979		74,100						74,100
Construct 12 units of public housing for elderly & handicapped.	Provide housing for elderly and handicapped.	Local Housing Authority	July, 1978	July, 1979							300,000	300,000
New housing construction. Provide financing.	Residential Infill.	Urban Renewal	July, 1978	July, 1982	900,000							900,000
Housing rehabilitation grants.	Housing rehabilitation.	Urban Renewal	July, 1978	July, 1982	1,290,000	250,000						1,540,000
Section 312 housing rehabilitation loans.	Rehabilitation of owner occupied and tenant occupied housing.	Urban Renewal	July, 1978	July, 1982							720,000	720,000
Community Development housing rehabilitation loans.	Housing rehabilitation.	Urban Renewal	July, 1978	July, 1982		150,000						150,000
Paint Grants.	Housing rehabilitation & improve neighborhood appearance.	Urban Renewal	July, 1978	July, 1982		10,000						10,000
Voluntary Demolition.	Remove dilapidated residential and accessory structures.	Urban Renewal	July, 1978	July, 1980		25,000						25,000
Industrial screening, (fencing, landscaping)	Buffer industrial/residential uses.	Urban Renewal	July, 1979	July, 1980	50,000							50,000
Park site development.	Provide for recreation needs.	Urban Renewal	July, 1980	July, 1981			50,000					50,000
Washington Street paving.	Provide improved route for industrial traffic.	Department of Public Works	July, 1979	July, 1980			107,000					107,000
Cleveland Avenue reconstruction, Market to Central.	Upgrade infrastructure.	Department of Public Works	July, 1980	July, 1981	48,000		75,000					123,000
Street repairs, curbs & gutter replacement.	Upgrade infrastructure.	Urban Renewal	July, 1979	July, 1982					535,700			535,700
Sidewalk repair/ replacement.	Upgrade infrastructure.	Urban Renewal	July, 1979	July, 1982	60,000							60,000
Bike path construction	Provide for recreation needs. Green strip along I-135.	Kansas Department of Transportation	July, 1978	July, 1979	1			200,000		1,800,000		2,000,000
Street tree planting.	Improve appearance of neighborhood.	Urban Renewal	July, 1978	July, 1979		10,000						10,000
Neighborhood clean-up program.	Improve appearance of neighborhood.	Interdepartmental	July, 1978	July, 1982								
Acquire & clear dilapidated commercial uses.	Remove blighting structures.	Urban Renewal	July, 1978	July, 1980		358,650						358,650
Site improvements at Ninth & Cleveland	Improve amenities at commercial center.	Urban Renewal	July, 1979	July, 1980	50,000							50,000
SBA 502 and 7A loan programs. Provide 10% financing for industrial development	Industrial & commercial rehabilitation & development.	Local Development Corporation	July, 1978	July, 1982		250,000						250,000
Industrial Development - Loan Repayments	Provide jobs, increase tax base.	Private	July, 1978	July, 1982							2,500,000	2,500,000
Private Industrial Development	Provide jobs, increase tax base.	Private	July, 1978	July, 1982							4,712,200	4,712,200
Private housing mortgages and loan repayments.	Housing rehabilitation and infill.	Private	July, 1978	July, 1982							3,632,140	3,632,140
Condemnation Costs						26,600						26,600
Temporary Operations						35,000						35,000
Property Disposition						25,000						25,000
Administration						720,000						720,000
Contingency						500,000						500,000
Total Project Cost					\$6,750,160	\$1,843,300	\$232,000	\$200,000	\$1,644,830	\$2,820,000	\$10,814,340	\$24,334,630

Goal	Implementing Agency	Estimated Starting Date	Estimated Completion Date	Funding		Funding Source			Total	Disposition		
				UDAG	CRMG	F. O.	State	Federal IRR Loans			Other Federal	Private
Provide sites for future construction & infill; provide sites for industrial development.	Urban Renewal	July, 1973	July, 1980	\$ 167,360	177,600			452,360		797,620	337,750	
Eliminate conflicting land uses, provide sites for industrial development.	Urban Renewal	July, 1978	July, 1982	2,235,500	348,000			361,820		2,945,320	1,190,540	
Remove dilapidated housing.	Urban Renewal	July, 1979	July, 1980		99,600					99,600	29,700	
Remove dilapidated housing.	Urban Renewal	July, 1978	July, 1982		120,200			157,100		277,300	3,000	
Remove dilapidated housing. Provide green strip buffer.	Urban Renewal	July, 1978	July, 1979		225,640					225,640	25,800	
Homesteading program & housing rehabilitation.	Urban Renewal	July, 1978	July, 1982		296,360					296,360	100,000	
Housing rehabilitation & increase home ownership.	Urban Renewal	July, 1978	July, 1982		90,350			137,850		228,500	150,000	
Housing rehabilitation & rent subsidy for low income residents.	Local Housing Authority	July, 1978	July, 1979	No costs incurred.								
Provide housing for elderly and handicapped, park site.	Urban Renewal	July, 1970	July, 1978		74,100					74,100	2,000	
Provide housing for elderly and handicapped.	Local Housing Authority	July, 1978	July, 1979					300,000		300,000		
Residential Infill.	Urban Renewal	July, 1978	July, 1982		900,000					900,000	900,000	
Housing rehabilitation.	Urban Renewal	July, 1978	July, 1982	1,290,000	250,000					1,540,000		
Rehabilitation of owner occupied and tenant occupied housing.	Urban Renewal	July, 1978	July, 1982					720,000		720,000		
Housing rehabilitation.	Urban Renewal	July, 1978	July, 1982		150,000					150,000	173,800	
Housing rehabilitation & improve neighborhood appearance.	Urban Renewal	July, 1978	July, 1982		10,000					10,000		
Remove dilapidated residential and accessory structures.	Urban Renewal	July, 1973	July, 1980		25,000					25,000		
Buffer industrial/residential uses.	Urban Renewal	July, 1979	July, 1980		50,000					50,000		
Provide for recreation needs.	Urban Renewal	July, 1980	July, 1981			50,000				50,000		
Provide improved route for industrial traffic.	Department of Public Works	July, 1979	July, 1980			107,000				107,000		
Upgrade infrastructure.	Department of Public Works	July, 1980	July, 1981		48,000	75,000				123,000		
Upgrade infrastructure.	Urban Renewal	July, 1979	July, 1982					535,700		535,700		
Upgrade infrastructure.	Urban Renewal	July, 1979	July, 1982		60,000					60,000		
Provide for recreation needs. Green strip along I-135.	Kansas Department of Transportation	July, 1978	July, 1979		1		200,000		1,800,000	2,000,000		
Improve appearance of neighborhood.	Urban Renewal	July, 1978	July, 1979		10,000					10,000		
Improve appearance of neighborhood.	Interdepartmental	July, 1978	July, 1982	Routine City services provided.		No special costs incurred.						
Remove blighting structures.	Urban Renewal	July, 1978	July, 1980		358,650					358,650	84,140	
Improve amenities at commercial center.	Urban Renewal	July, 1979	July, 1980		50,000					50,000		
Industrial & commercial rehabilitation & development.	Local Development Corporation	July, 1978	July, 1982		250,000					250,000	250,000	
Provide jobs, increase tax base.	Private	July, 1978	July, 1982						2,500,000	2,500,000		
Provide jobs, increase tax base.	Private	July, 1978	July, 1982						4,712,200	4,712,200		
Housing rehabilitation and infill.	Private	July, 1978	July, 1982						3,632,140	3,632,140		
					26,600					26,600		
					35,000					35,000		
					25,000					25,000		
					720,000					720,000		
					500,000					500,000		
Cost				\$6,750,160	\$1,843,300	\$232,000	\$200,000	\$1,644,830	\$2,820,000	\$10,844,340	\$24,334,620	\$3,246,730

PART IV

How Project Meets Selection Criteria

Selection Factor A

IMPACT OF PROPOSED PROJECT ON PHYSICAL FISCAL OR ECONOMIC CONDITION OF COMMUNITY

1. Provision of Employment

		Low Income		Middle Income		Upper Income		Total	
		Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
a.	Number of New Jobs to be Created								
	(1) Construction/Rehab.	425	50%	350	41%	75	9%	850	100%
	(2) Non-const. (Permanent)	870	88%	105	11%	10	1%	985	100%
b.	Number of Permanent Jobs to be Retained	0		0		0		0	
c.	Total Jobs	1,295	71%	455	25%	85	4%	1,835	100%

d. Basis of calculations

1976 Median Income, City of Wichita - \$12,600

Construction Jobs

Estimated development costs in the project area, including industrial development, housing construction and rehabilitation, is approximately \$12,072,200. Each \$1,000 of construction will generate 146 man-hours of labor. The construction expenditures will produce \$1,762,540 man-hours of labor, or 850 jobs. Three labor jobs will be created for every foreman/manager job, and two (2) out of three (3) labor jobs will be unskilled. On the basis of these projections, the following jobs will be created:

<u>Number of Jobs</u>	<u>Average Wage Rate/hr.</u>	<u>Average Annual Salary</u>
425 Unskilled labor	\$4.50	\$ 9,360
210 Skilled labor	6.50	13,520
140 Foreman (unskilled labor)	6.50	13,520
75 Foreman (skilled labor)	8.00	16,640

Selection Factor A (continued)

d. Basis of calculations (continued)

Permanent Jobs

Total permanent jobs to be created in the project area have been projected on the basis of actual employment needs indicated by area industries. The number and type of jobs were projected to include the remainder of anticipated industrial development. Approximately 200 permanent jobs will be created. Job classifications and wage rate estimates include:

<u>Number of Jobs</u>	<u>Average Wage Rate/hr.</u>	<u>Average Annual Salary</u>
130 Labor	\$4.00	\$ 8,320
40 Clerical	3.50	7,280
20 Sales	7.00	14,560
10 Management	9.00	18,720

A total of 1,050 construction and permanent jobs would be created in the project area. Each job creates a need for approximately .75 service jobs, thereby providing an additional 785 service jobs.

<u>Number of Jobs</u>	<u>Average Wage Rate/hr.</u>	<u>Average Annual Salary</u>
700 Labor	\$3.50	\$ 7,280
85 Foreman/Manager	5.50	11,440

A total of 1,835 jobs would be created in the construction, permanent and service categories, based on the preceding projections.

2. Provision of Housing

		Low Income		Middle Income		Upper Income		Total	
		Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
a.	Number of New Units to be Constructed	30	32%	65	68%			95	100%
b.	Number of Units to be Rehabilitated	300	79%	80	21%			380	100%
c.	Total Units	330	69%	145	31%			475	100%

Selection Factor A (continued)

d.	Basis of Calculations		
	<u>Units to be Constructed</u>		
		<u>Number of Units</u>	<u>Sales price/rental</u>
	Owner Occupied	73	\$27,000-\$32,000
	Public Housing - Elderly	12	25% of income
	Multi-Family	10	Market Rate
	<u>Units to be Rehabilitated</u>		
		<u>Number of Units</u>	
		<u>Low Income</u>	<u>Middle Income</u>
	Owner Occupied	220	70
	Renter Occupied	80	10
	The average rental in the project area is under \$100.00 based on a sample survey conducted by the Urban Renewal Agency.		

3.	Improvement of Tax Base	
a.	Will project pay full property tax? ___ yes <u> X </u> no (If no, explain) Industrial Revenue Bonds will finance approximately \$2,000,000 of projected development. Taxes on these improvements will be deferred for for ten (10) years. Full property taxes will be paid at the end of this time period.	
b.	Estimated value of property to be added to tax role:	\$ 12,072,200
	Estimated value of property to be deleted from tax roles:	\$ 2,011,400
	Net increase in value of property to be added to tax roles:	\$ 10,060,800
c.	Estimated annual property tax to be generated by project:	\$ 328,800*
	Estimated loss of property tax revenues as a result of project:	\$ 20,700
	Net increase in property tax revenues (annual):	\$ 308,100
	*Tax on improvements only.	

4.	Other Project Revenues	
a.	Will the applicant receive any other revenues from the project (e.a., lease payments, loan repayments, sharing in profits)?	<u> X </u> yes ___ no

Selection Factor A (continued)

4. Other Project Revenues (continued)

b. If yes, describe the nature of the revenue and estimated annual amount.

Estimated Revenues - Project Duration

Loan Repayments	
Community Development Loans	\$ 173,800
SBA Loans (10%)	250,000 (principal only)
Housing Construction	900,000
Land Disposition	1,672,930
Property Disposition	250,000
	<u>\$3,246,730</u>

Annual project revenue - approximately \$1,000,000
 Direct loan repayments to Federal government and
 private lending institutions:

Section 312 Loans	\$ 958,340
SBA Loans	2,250,000 (principal only)

5. Other impacts on the physical, fiscal or economic condition of community (describe).

According to figures from the United States Chamber of Commerce, the 1,050 new industrial and construction jobs created by this project will have the following impact upon the economy of Wichita, Kansas:

1. Will add 3,100 people to the city's population.
2. Will add 1,176 new households.
3. Will add 535 new school age children to the school system.
4. Will create a demand for 42 new retail establishments.
5. Will generate \$3,780,000 in additional retail sales per year.
6. Will add \$2,835,000 in additional bank deposits per year.
7. Will create a need for 1,125 more new or used automobiles.
8. Will create a need for 785 new service related jobs.
9. Will add \$6,195,000 in personal income per year to the local economy.
10. Will cause a \$30,000,000 impact upon the local economy as the personal income passes through the economy. This is based on the formula:

$$\text{Personal income} \times \text{a multiplier of } 5 = \text{economic impact}$$

Selection Factor A (continued)

5. Other impacts . . . (continued)

In addition to these U. S. Chamber of Commerce figures for impact on the local economy, the regional and the national economies are, also, affected through the tax structure. For example, the project will generate:

1. 3% State sales tax on retail sales = \$ 113,400

2. Car license tags @ \$15.00/car = \$ 16,900

3. State and Federal gasoline tax

$\frac{1,125 \text{ cars} \times 12,000 \text{ miles}}{15 \text{ miles/gallon}} \times .12 \text{ tax/gal.} = \$ 108,000$

4. State and Federal income taxes while substantial, are not easily calculated, and therefore no dollar amount is shown here.

Selection Factor B

IMPACT OF PROPOSED PROJECT ON LOW AND MODERATE INCOME PERSONS AND MINORITIES

1. Relocation/Reclamation

a. Will the project cause displacement of residents or businesses? yes no

b. Numbers to be Displace	Low Income		Middle Income		Upper Income		Total	
	Minor-ity	Non-Minor-ity	Minor-ity	Non-Minor-ity	Minor-ity	Non-Minor-ity	Minor-ity	Non-Minor-ity
Estimated								
(1) Families	127	5	32	4			159	9
(2) Businesses	8		7				15	
(3) Number of Jobs Currently Provided by Businesses Shown on Line (2)	15		10					

c. Are Relocation Resources Available? yes no

(1) Relocation Resources - UDAG, CDBG

Displaced families will be relocated in existing housing units and new housing units to be constructed in the McAdams Neighborhood and city-wide. Sufficient housing units will be available within the project area to accommodate approximately 50% of the displaced families.

Selection Factor B (continued)

d. Relocation Process

Persons who will be displaced through acquisition of property will have the opportunity to relocate in the residential section of the neighborhood or elsewhere in the community. Existing housing and new housing to be constructed will be made available to families desiring to remain in the neighborhood.

All displaced families will receive relocation benefits which may be used to rent or purchase standard housing anywhere in the City of Wichita. Assistance in locating suitable housing will be provided by the Urban Renewal Agency.

One of the most important goals of the McAdams project is to encourage residential infill in the area and maintain the existing population to the greatest extent possible. It is anticipated that new housing construction, construction of public housing and rehabilitation of existing housing will allow at least 60% of the displaced families to relocate in the neighborhood.

- e. The McAdams Neighborhood is predominantly a low income, minority area. While the project will encourage residential infill, primarily middle income families, the great majority of current residents will remain in the project area. Many of the housing programs are designed to improve the housing conditions of low income residents. These programs include:

- Section 8 Substantial Rehabilitation
- Homesteading
- Housing Rehabilitation Grants
- Public Housing for Elderly and Handicapped

Viable commercial activities acquired in the project area will have the opportunity to relocate in designated commercial areas in the neighborhood. New commercial activities will also be encouraged to locate in designated areas. SBA 502 and 7A loans will be made available for commercial rehabilitation and development. The program will provide 10% financing for the SBA programs.

2. Minority Participation

Minorities will have the opportunity to participate in construction activities utilizing public funds through the 10% minority contractor set aside. The SBA loan programs will be made available to businessmen in the McAdams area, including minority businesses. Existing minority businesses to be acquired will be given the opportunity to remain in the project area.

Selection Factor B (continued)

3. Citizen Participation

Minimum citizen participation requirements have been met in the preparation of the McAdams UDAG proposal. Additional citizen participation has been incorporated through the following activities:

- (1) The City of Wichita has established by ordinance a formal citizen participation program. The Citizen Participation Organization (CPO) consists of fifteen neighborhood councils and a central council whose members are selected in a city-wide election.

The CPO Councils serve as advisory bodies to the City Commission on neighborhood and city issues and programs. The CPO's develop the statement of needs for the City's Community Development Block Grant Program, provide recommendations on Community Development projects, and review reprogramming of CDBG funds.

The McAdams Neighborhood is represented by CPO Area "L"; several residents of the area serve on this council. Area "L" Council has reviewed and approved the concept of neighborhood rehabilitation as proposed in the UDAG application. The Central Council has also reviewed and approved the proposed project.

- (2) Additional citizen participation has been provided through the McAdams Neighborhood Task Force, comprised of neighborhood residents and businessmen. The task force was established to serve as an advisory body to the Urban Renewal Agency on developing the specific program activities. The task force has approved the plan developed for the McAdams Neighborhood.

A special neighborhood meeting has also been held to obtain citizen's views on the project, in addition to the formal public hearing.

Selection Factor B (continued)

4. Project Impacts on Low Income Residents

Positive Impacts

1. Improve housing conditions of low and moderate income families.
2. Provide standard rental housing for low income families through rent subsidy program.
3. Provide opportunity for homeownership through homesteading program.
4. Improve environmental conditions.
5. Provide housing alternatives for elderly and handicapped.
6. Long term employment opportunities through industrial development.
7. Short term employment opportunities through project construction activities.

Negative Impacts

1. Displacement of some long time residents of the neighborhood.
2. Loss of some low cost rental housing due to clearance, or rent increases resulting from rehabilitation of deteriorated structures.

Selection Factor C

NATURE AND EXTENT OF FINANCIAL PARTICIPATION BY PRIVATE ENTITIES

1. List of Private Participants				
(a) Name and Address	(b) Amount Approximate	(c) Evidence of Commitment Attached		(d) Estimated Date for Securing Legally Binding Commitment
		Yes	No	
(1) Rock Island Millwork Co. 1340 North Mosley Wichita, Kansas 67214	\$ 272,800	X		July, 1978
(2) Allen Electric Supply Co. 1134 North Washington Wichita, Kansas 67214	\$ 411,700	X		July, 1978
(3) Wichita Sheet Metal Supply 1030 North Washington Wichita, Kansas 67214	\$ 228,000	X		July, 1978
(4) Mayo Sash & Door Co. 811 East 10th Wichita, Kansas 67214	\$ 239,500	X		July, 1978
(5) Delta Electric Supply Inc. 622 North Washington Wichita, Kansas 67214	\$ 157,000	X		July, 1978
(6) Wichita Frozen Foods 123 South Rock Island Wichita, Kansas 67202	\$ 1,786,000		X	July, 1978 In negotiation
(7) Other private commitments to be secured.	\$ 4,117,200		X	In negotiation
(8) TOTAL:	\$ 7,212,200			

2. Describe how each participant listed was selected to participate in the project.

All major industries within the project area have been, or are currently being, contacted to determine expansion needs and plans. Available industrial land will be sold to those businesses contemplating expansion. Several businesses have plans for immediate expansion. Others are interested in expansion if land becomes available. As most industries have not developed specific building plans, the development cost figures are estimates, based on the type of expansion contemplated. It is anticipated that all available industrial land will be purchased and developed by private industries within the project duration.

Selection Factor C (continued)

NATURE AND EXTENT OF FINANCIAL PARTICIPATION BY PRIVATE ENTITIES

3. Has the applicant reviewed the private participants' qualifications to complete their participation in the project and found them to be satisfactory? yes no
4. Does any member of the governing body of the applicant, or any officer or employee of the applicant, who exercises any functions or responsibilities in connection with carrying out the project, have any direct or indirect personal interest in the private participants or in properties within the area of the proposed project? yes no
- If yes, explain.

Selection Factor D

NATURE AND EXTENT OF STATE FINANCIAL PARTICIPATION				
	(a)	(b)	(c)	(d)
	Source of Funds	Amount	Status	Date by which funds will be available.
1.	Kansas Department of Transportation Bike path construction along Interstate 135	\$200,000	(5) Contract let	Currently available.
2.				
3.				
4.				
5.	TOTAL:	\$200,000		

Selection Factor E

NATURE AND EXTENT OF FINANCIAL PARTICIPATION BY OTHER PUBLIC ENTITIES				
	(a) Federal Sources	(b) Amount	(c) Status	(d) Date by which funds will be made available
a.	Department of Housing & Urban Development Section 312 housing loans	\$ 720,000	(6) To be requested	As available
b.	Federal Highway Administration. Bike Path construction along Inter. 135	1,800,000	(5) Contract let	Currently available
c.	Section 108 loan guarantee program.	1,644,830	(6) To be requested.	
d.	Department of Housing & Urban Development. Conventional Public Housing.	300,000	(6) Funds allocated. Application to be submitted.	1978
	Subtotal:	4,464,830		
2.	Local Sources			
a.	Community Development Block Grant Funds Paint Grants Housing loans Acquisition Acquisition & Rehabilitation	 10,000 150,000 400,000 1,283,300	(5) Contract let (5) Contract let (4) Appl. Approved (6) To be requested	Currently available Currently available July, 1978 July, 1979, 1980, 1981
b.	Capital Improvement Program General Obligation Bonds Spec. Assms. for site imprv.	 157,000 75,000	(6) To be requested	 1979 1980
	Subtotal:	2,075,300		
3.	TOTAL: Federal & Local Resources	6,540,130		

Selection Factor F

Project Special or Unique Opportunity

The major objective of the McAdams project is the revitalization of a deteriorating neighborhood. An UDAG grant would make this objective feasible in terms of both financial resources and time. Adequate resources are not available at the local level to achieve the goals of the project within a realistic time period. If project completion is dependent only on local funding resources, the project timetable will be greatly increased and the impact on the neighborhood will be minimal. Preservation of the neighborhood is considered unlikely if immediate improvements cannot be made in the area.

The UDAG project provides the opportunity to preserve a neighborhood and valuable housing resource that would otherwise be lost to the City. Without this project it is anticipated that the neighborhood will continue to deteriorate and lose population, requiring eventual clearance.

The McAdams project incorporates a wide range of neighborhood improvement strategies that have not been available or utilized in past projects in the City of Wichita. All available housing programs will be utilized as well as services and resources from other City departments and agencies to deal with the housing, economic and social needs of the area residents. This project represents a unique opportunity to demonstrate the functions, working relationships and end results of the comprehensive improvement techniques to be employed. If successful in this demonstration, it would be feasible to utilize similar techniques and strategies in other areas of the community.

Selection Factor G
Similar Projects within Applicant's Jurisdiction

Program Title

Neighborhood Development Program (NDP)

Source of Funding

Department of Housing and Urban Development under the
Neighborhood Development Program.

In addition, funding was also provided by the City of Wichita
as its local share.

Contract Number

Kansas A-5

Date Funding was Approved

July 31, 1971
March 24, 1970

CIC
Waco-Finn

Date Project was Completed

Feb., 1, 1977
Dec., 31, 1974

CIC
Waco-Finn

Amount of Cost Overruns

None

Selection Factor G (continued)

Waco-Finn

Type of Treatment

Rehabilitation with clearance of dilapidated structures.

Condition of Area Before Renewal

Rapidly deteriorating neighborhood containing mostly structurally sound residences needing rehabilitation; public utilities, particularly storm drainage, in poor condition or lacking; two obsolete elementary schools serving area; deficiency of park and recreation areas.

Condition of Area After Renewal

Completely rehabilitated neighborhood with dilapidated structures cleared and sites redeveloped with 215 new housing units; public utilities constructed; new school and park adjacent to neighborhood; lasting neighborhood identity.

Federal Grant:	\$4,072,092.00
Local Share:	<u>2,036,046.00</u>
TOTAL:	<u>\$6,108,138.00</u>

Selection Factor G (continued)

Central Industrial Corridor

Type of Treatment

Acquisition and clearance of all residential and substandard non-residential uses.

Condition of Area Before Renewal

Mixed commercial, industrial and residential uses; housing severely substandard; environmental conditions poor due to industrial uses and inadequate public utilities.

Condition of Area After Renewal

Stable industrial area with new light industrial uses and expansion of existing industry; improved streets and drainage.

Federal Grant:	\$2,301,617.00
Local Share:	<u>1,150,808.00</u>
TOTAL:	<u>\$3,452,425.00</u>

Selection Factor H

FEASIBILITY OF ACCOMPLISHING THE PROJECT IN A TIMELY FASHION WITHIN THE TOTAL RESOURCES

1. Status of Environmental Clearance

- 1. Assessment has not begun. Estimated starting date: _____
- 2. Assessment underway. Date assessment will be completed: June, 1978
- 3. Finding made. Project does not require an EIS.
- 4. Finding made. Project requires an EIS.
- 5. Estimated date for completion of environmental clearance: _____
- 6. Environmental clearance completed. Request for Release of Funds is attached.

2. Status of Other Required Local Actions

During the course of the project, zoning changes will be requested, particularly rezoning from commercial to residential use. It may also be necessary to enter into condemnation proceedings on some properties. Neither action must be initiated prior to start of the project.

3. Administrative and Legal Mechanisms

The Urban Renewal Agency will have responsibility for overall project management. The Local Housing Authority will have administrative and contractual responsibility for the construction of public housing units and the Section 8 housing program.

The Urban Renewal Agency will contract with Central Systems, a local development corporation, for management of the 10% financing for SBA loans.

Selection Factor H (continued)

FEASIBILITY OF ACCOMPLISHING THE PROJECT IN A TIMELY FASHION WITHIN THE TOTAL RESOURCES		
4.	Project Schedule	
Activity	Starting Date	Completion Date
Acquisition of vacant lots	Jul., 1978	Jul., 1980
Acquisition and clearance of housing in industrial zone	1978	1982
Acquisition and clearance of housing - public housing site	1978	1979
Acquisition and clearance of housing along 13th St.	1979	1980
Acquisition and clearance of housing between Ohio and Indiana	1978	1979
Acquisition and clearance of dilapidated tenant or occupied housing scattered in neighborhood.	1978	1982
Acquisition and clearance of dilapidated commercial	1978	1980
Acquisition of tenant housing - homesteading	1978	1982
Acquisition and direct rehabilitation of tenant housing	1978	1982
Ninth and Cleveland Site Improvements	1979	1980
Pave Washington Street	1979	1980
Reconstruct Cleveland Avenue	1980	1981
Street, Sidewalk, Curb, Gutter Repairs	1979	1981
Park Site Development	1979	1980
Street Tree Planting	1978	1979
Industrial Screening	1979	1980
Paint Grants	1979	1980
Voluntary Demolition	1978	1982
New Housing Construction	1978	1982
Housing Rehabilitation Grants and Loans	1978	1982
Section 8 Substantial Rehabilitation Housing Program	1978	1979
SBA Commercial/Industrial Development Loans	1978	1982
Neighborhood Clean-up Programs and Uniform Code Enforcement	1978	1982
Bike Path Construction	1978	1979
Public Housing Construction	1978	1979

PART V

EVIDENCE OF PRIVATE AND OTHER PUBLIC COMMITMENTS



SMALL BUSINESS ADMINISTRATION
110 EAST WATERMAN
WICHITA, KANSAS 67202

MAR 14 1978

March 13, 1978

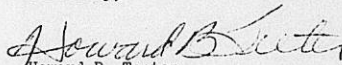
Mr. Ken Kitchen, Director
Urban Renewal Agency
455 N. Main, Second Floor
Wichita, Kansas 67202

Dear Mr. Kitchen:

This is to advise that the Small Business Administration welcomes the opportunity to utilize its loan programs, i.e. Regular Business Program, Economic Opportunity Loan Program, and 502 Loan Program, to assist in your Agency's efforts to upgrade the "McAdams Area", wherever their use is applicable.

If you have any questions regarding our programs or if we can be of any assistance, just let us know.

Sincerely,


Howard B. Teeter
Chief, CED Division



REGION VII
Federal Office Building
911 Walnut Street
Kansas City, Missouri 64106

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
INSURING OFFICE
444 S.E. QUINCY
TOPEKA, KANSAS 66683

March 9, 1978

MAR 10 1978

IN REPLY REFER TO:

7.5F (DW)

Mr. Robert E. Finkbiner
Assistant Director for Planning
and Budget
The Urban Renewal Agency
455 North Main Street
Wichita, Kansas 67202

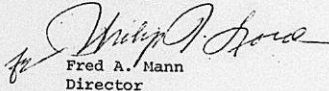
Dear Mr. Finkbiner:

This is in response to your March 2, 1978 letter concerning an Urban Development Action Grant for McAdams Neighborhood, Wichita, Kansas.

As your overall proposal involves determinations that will be made by the Kansas City Area Office, we have referred your letter to them for comment.

If your proposal is considered generally eligible for a UDAG, we will be pleased to work with you.

Sincerely,


Fred A. Mann
Director

One Abercrombie Ltd.
2225 E. 21st St.
Wichita, Kansas 67214

APR 4 1978

(316) 265-1661

April 2, 1978

Mr. Ken Kitchen, Director
Urban Renewal
City of Wichita
455 N. Main
Wichita, KS 67203

Re: Section 8 Development
Three Sites

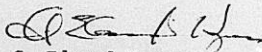
Dear Mr. Kitchen:

One Abercrombie Ltd. of which I am Project Advisor is interested in developing the three urban renewal sites which we have previously discussed.

May we have an appointment together with the necessary documents to commence.

Yours sincerely,

ONE ABERCROMBIE LTD.



G. Edmond Hayes
Project Advisor

GEH:pe

cc: Mr. William H. Johnson, A.I.A.

APR 4 1978

Mr. Kenneth H. Kitchen
Executive Director
Urban Renewal Agency
City Hall, 2nd Floor
455 N. Main
Wichita, Kansas 67202

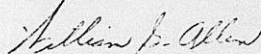
Dear Mr. Kitchen:

I recently talked with Diane May of your staff about a program being developed for the McAdams Neighborhood. Allen Electric has been located in the neighborhood for several years and is interested in Urban Renewal's plans for encouraging industrial development in the area.

As you may be aware, our company is actively engaged in expanding operations and plans to begin construction of a new building in the immediate future. Our new facility should be completed by the end of summer at a cost of \$400,000. Industrial revenue bonds will be used to finance the project. We anticipate hiring five additional warehouse employees upon completion of the new building.

While we have no definite plans for additional expansion in the immediate future, we are interested in acquiring some land for parking purposes. I am interested in further discussing the possibility of purchasing some vacant land near our business that may become available through Urban Renewal's activities in the McAdams area.

Sincerely,



William Allen
Allen Electric

3 31 78

APR 4 1978

Mr. Kenneth H. Kitchen
Executive Director
Urban Renewal Agency
City Hall, 2nd Floor
455 North Main
Wichita, Kansas 67202

Dear Mr. Kitchen:

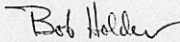
Members of your staff have recently contacted me regarding a development plan for the McAdams Neighborhood. Delta Electric is very interested in your proposals for assisting with industrial development in the area.

We will be constructing new facilities in the area this spring. Construction costs for our new building will run about \$150,000 and we plan on hiring four to five additional employees in sales.

We have been unable, however, to acquire a vacant lot at 8th and Murdock to complete our expansion plans. We would definitely be interested in buying this property from the Urban Renewal Agency if it becomes available through your acquisition program.

Please keep me informed as to when this property may become available through your program. We are most anxious to complete our expansion plans this year.

Sincerely,



Bob Holder
Delta Electric Supply

P.S. Parcel involved is portions of lot 41,43, & lot 45. Lots in question are now occupied with 3 large advertising signs and are quite unsightly to new construction and development. Land is now owned by Jerry Branson. Our plans for a new building are now under way and any thing your office can do to help us one this is certainly appreciated.

MAYO

Sash & Door Co.

316/265-5251

P. O. BOX 1915 • 811 EAST 10TH • WICHITA, KANSAS 67201

Modern Building Materials

APR 5 1978

April 4, 1978

Mr. Kenneth H. Kitchen
Executive Director
Urban Renewal Agency
City Hall, 2nd Floor
455 North Main
Wichita, Kansas 67202

Dear Mr. Kitchen:

I recently visited with members of your staff about a project that is being developed for the McAdams Neighborhood. I understand that industrial development is one of the objectives of the plan being prepared for the neighborhood.

Mayo Sash and Door has been located in the neighborhood for the past twelve years. We are actively pursuing the possibilities of expanding our present facilities. We do have plans to construct a new storage building this summer at a cost of approximately \$40,000. However, we do have some constraints to expanding our facilities to the desired level in that we have been unable to negotiate a fair sales price on some vacant land adjacent to our property.

I understand that the Urban Renewal Agency is proposing to acquire vacant lots and some residences adjacent to our property. We are most definitely interested in buying this property from your agency when it becomes available. This would enable us to construct a maintenance building for our trucks and possibly an additional warehouse and parking facility. We anticipate adding seven new employees in warehousing, trucking and sales if our expansion plans can be completed.

I am looking forward to hearing from you in the near future as to the availability of this property.

Sincerely,

Ord Mayo
Mayo Sash & Door Company



OM:im

We Sell Lumber Dealers Only

MERCURY ELECTRIC

1004 EAST MURDOCK 265-6632
WICHITA, KANSAS 67214

APR 5 1978

April 3, 1978

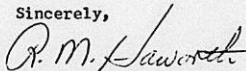
Mr. Kenneth H. Kitchen
Executive Director
Urban Renewal Agency
City Hall, 2nd Floor
455 N. Main
Wichita, Kansas 67202

Dear Mr. Kitchen:

A few weeks ago I talked with George Weber and Jon Risdal of your staff regarding a plan that is being developed for the McAdams Neighborhood. Mercury Electric, Inc. has been located in the neighborhood for five years. We recently remodeled our facilities and have acquired land for future expansion.

Our firm is committed to remaining in the area and does plan to expand operations as our business grows. Although we will not be directly participating in your program, we feel that your efforts will improve conditions in the area as well as stimulate economic development.

Sincerely,



Mercury Electric, Inc.
R.M. Haworth, President

RMH/sh

PART VI
SUMMARY OF PROPOSED EXPENDITURES

ACTIVITY	SOURCE OF FUNDS				TOTAL COST
	UDAG	PRIVATE	STATE	OTHER PUBLIC	
(a)	(b)	(c)	(d)	(e)	(f)
1. Land Acquisition	\$167,860			\$629,960	\$797,820
2. Streets & Site Improvements	208,000			777,700	*985,700
3. Parking Facilities					
4. Foundations & Platforms					
5. Pedestrian Malls					
6. Water & Sewer Facilities					
7. Clearance & Demolition	8,500			136,750	145,250
8. Rehabilitation					
a. Commercial					
b. Industrial					
c. Residential	1,290,000			1,210,000	2,500,000
9. Construction					
a. Commercial Acq.				274,920	274,920
b. Res. Acq.	1,748,340			333,460	2,081,800
c. Res. Const.	900,000			300,000	1,200,000
d. Industrial Develop.					
Loan guarantees				250,000	250,000
Loan repayments		\$2,500,000			2,500,000
Private Ind. Develop.		4,712,200			4,712,200
10. Relocation	1,120,860			827,340	1,948,200
11. Other					
a. Private housing mortgages & loan repayments		3,632,140			3,632,140
b. Bike Path Const.			\$200,000	1,800,000	2,000,000
c. Condemnation Costs	26,600				26,600
d. Temp. Operations	35,000				35,000
e. Property Disp.	25,000				25,000
12. Administrative Costs	720,000				720,000
13. Subtotal: (Sum of lines 1 thru 12)	6,250,160	10,844,340	200,000	6,540,130	23,834,630
14. Contingencies (Not to exceed 10% of line 13)	500,000				500,000
15. Program Income	3,246,730				
16. Total Cost:	\$6,750,160	\$10,844,340	\$200,000	\$6,540,130	\$24,334,630

*Site improvement costs for new housing construction included in \$900,000 for residential construction.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

ASSURANCES

The applicant hereby assures and certifies with respect to the grant that:

- (1) It possesses legal authority to apply for the grant, and to execute the proposed program.
- (2) Its governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the filing of the application, including all understandings and assurances contained therein, and directing and designating the authorized representative of the applicant to act in connection with the application and to provide such additional information as may be required.
- (3) It has complied with all the requirements of OMB Circular No. A-95 as modified by Sections 570.300(c) (for entitlement applicants) or 570.400(d) (for discretionary applicants) and that either
 - (i) any comments and recommendations made by or through clearinghouses are attached and have been considered prior to submission of the application; or
 - (ii) the required procedures have been followed and no comments or recommendations have been received.
- (4) Prior to submission of its application, the applicant has:
 - (i) provided citizens with adequate information concerning the amount of funds available for proposed community development and housing activities, the range of activities that may be undertaken, and other important program requirements;
 - (ii) held at least two public hearings to obtain the views of citizens on community development and housing needs; and
 - (iii) provided citizens an adequate opportunity to articulate needs, express preferences about proposed activities, assist in the selection of priorities, and otherwise to participate in the development of the application.
- (5) Its chief executive officer or other officer of applicant approved by HUD:
 - (i) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 insofar as the provisions of such Act apply to the applicant's proposed program pursuant to 24 CFR 570.603; and
 - (ii) Is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.
- (6) The Community Development Program has been developed so as to give maximum feasible priority to activities which will benefit low or moderate income families or aid in the prevention or elimination of slums or blight. Where all or part of the community development program activities are designed to meet other community development needs having a particular urgency, such needs are specifically described in the application under the Community Development Plan Summary.
- (7) It will comply with the regulations, policies, guidelines and requirements of Federal Management Circulars 74-4 and 74-7, as they relate to the application, acceptance and use of Federal funds for this federally-assisted program.
- (8) It will administer and enforce the labor standards requirements set forth in Section 570.605 and HUD regulations issued to implement such requirements.
- (9) It will comply with all requirements imposed by HUD concerning special requirements of law, program requirements, and other administrative requirements approved in accordance with Federal Management Circular 74-7.
- (10) It will comply with the provisions of Executive Order 11296, relating to evaluation of flood hazards.
- (11) It will comply with:
 - (i) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United States shall on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this assurance. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.
 - (ii) Title VIII of the Civil Rights Act of 1968 (P.L. 90-284) as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing; and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services within the applicant's jurisdiction.

HUD-7015.12 (11-75)

- (iii) Section 109 of the Housing and Community Development Act of 1974, and the regulations issued pursuant thereto (24 CFR 570.601), which provides that no person in the United States shall, on the ground of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with Title I funds.
- (iv) Executive Order 11063 on equal opportunity in housing and nondiscrimination in the sale or rental of housing built with Federal assistance.
- (v) Executive Order 11246, and all regulations issued pursuant thereto (24 CFR Part 130), which provides that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal or federally - assisted contracts. Such contractors and subcontractors shall take affirmative action to insure fair treatment in employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation and selection for training and apprenticeship.
- (vi) Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.

(12) It will:

- (i) In acquiring real property in connection with the community development block grant program, be guided to the greatest extent ; actable under State law, by the real property acquisition policies set out under Section 201 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) and the provisions of Section 302 thereof;
- (ii) Pay or reimburse property owners for necessary expenses as specified in Section 303 and 304 of the Act; and
- (iii) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations (24 CFR Part 42).

(13) It will:

- (i) Provide fair and reasonable relocation payments and assistance in accordance with Sections 202, 203, and 204 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and applicable HUD regulations (24 CFR Part 42), to or for families, individuals, partnerships, corporations or associations displaced as a result of any acquisition of real property for an activity assisted under the program;
- (ii) Provide relocation assistance programs offering the services described in Section 205 of the Act to such displaced families, individuals, partnerships, corporations or associations in the manner provided under applicable HUD regulations;
- (iii) Assure that, within a reasonable time prior to displacement, decent, safe, and sanitary replacement dwellings will be available to such displaced families and individuals in accordance with Section 205(c) (3) of the Act, and that such housing will be available in the same range of choices to all such displaced persons regardless of their race, color, religion, national origin, sex, or source of income;
- (iv) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations; and
- (v) Carry out the relocation process in such a manner as to provide such displaced persons with uniform and consistent services, including any services required to insure that the relocation process does not result in different or separate treatment to such displaced persons on account of their race, color, religion, national origin, sex, or source of income.

(14) It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.

(15) It will comply with the provisions of the Hatch Act which limit the political activity of employees.

(16) It will give HUD and the Comptroller General through any authorized representative access to and the right to examine all records, books, papers, or documents related to the grant.

Minimum Standards of Physical and Economic Distress
for
McAdams Neighborhood and City of Wichita

<u>Population Lag/Decline</u>	McAdams (Tract 12)*	<u>Wichita</u>
Population 1960	2,815	254,698
Population 1976	1,261	260,980
% Change 1960-1976	- 55%	2.5%
<u>Poverty</u>		
Persons below poverty level 1970	35.1%	11.2%
Household below poverty level 1970	25.4%	8.2%
Households below poverty level 1976	52.7%	14.9%
<u>Per Capita Income</u>		
Per Capita Income 1969	Not available	\$ 3,259
Per Capita Income 1974		4,951
Net Increase 1969-1974		1,692
<u>Job Lag/Decline</u>		
Retail Employment 1967	Not available	18,352
Retail Employment 1972		19,634
% Change 1967-1972		6.9%
Manufacturing Employment 1967	Not available	23,000
Manufacturing Employment 1972		Not available
% Change 1967-1972		
<u>Unemployment</u>		
Average Unemployment 1976	8.7%	5.4%
<u>Age of Housing</u>		
Units constructed prior to 1940	79.0%	29.0%

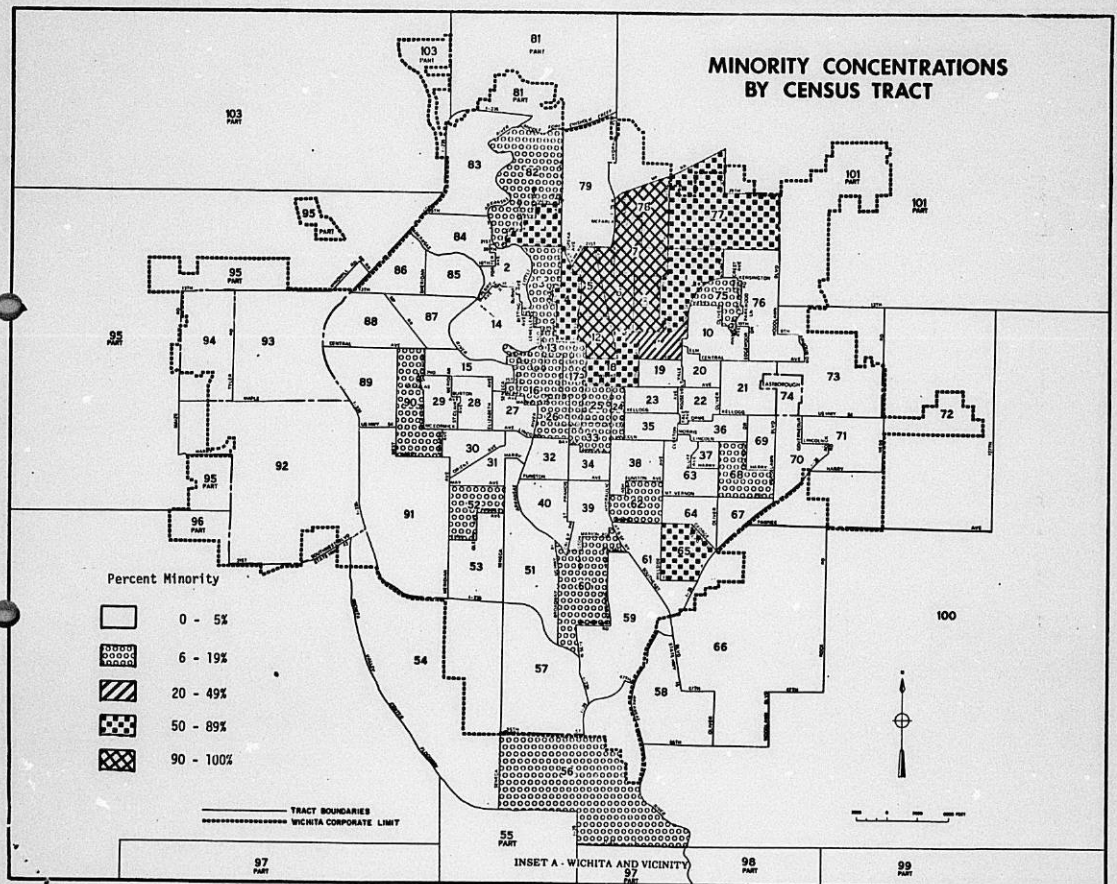
*Although McAdams Neighborhood includes portions of tracts 4, 5 and 17, the majority of the neighborhood is within tract 12. Tract 12 is representative of overall conditions in the entire neighborhood.

Race 1976
City of Wichita

Census Tract	Number of Persons		% Minority
	White	Minority	
1	1,894	1,128	37.3
2	2,839	67	2.3
3	3,772	581	13.3
4	2,037	383	26.9
5	5	517	99.0
6	50	3,299	95.6
7	346	4,811	91.6
8	231	3,413	93.6
9	2,121	1,374	39.3
10	4,386	128	2.8
11	1,531	1,537	50.1
12	96	1,165	92.3
13	1,330	166	11.1
14	4,465	74	1.6
15	3,533	62	1.7
16	259	17	6.1
17	525	40	7.0
18	2,057	850	29.3
19	2,536	89	3.3
20	2,731	19	0.7
21	3,786	23	0.6
22	2,650	14	0.5
23	2,541	43	1.7
24	985	54	5.2
25	1,057	66	5.9
26	2,109	139	6.2
27	2,234	113	4.8
28	3,404	128	3.6
29	2,292	20	0.9
30	2,521	66	2.6
31	2,498	62	2.4
32	3,266	126	3.7
33	1,718	104	5.7
34	1,860	44	2.3
35	2,099	77	3.5
36	3,262	94	2.8
37	1,983	88	4.3
38	2,798	72	2.5
39	4,796	141	2.9
40	3,782	116	3.0
51	5,646	157	2.7
52	4,785	296	5.8
53	7,522	215	2.8
54	3,891	44	1.1

<u>Census Tract</u>	<u>Number of Persons</u>		<u>% Minority</u>
	<u>White</u>	<u>Minority</u>	
56	1,366	112	7.6
57	3,881	65	1.6
59	2,212	67	2.9
60	4,901	516	9.5
61	3,039	113	3.6
62	3,441	194	5.3
63	1,946	19	1.0
64	2,110	20	0.9
65	3,938	1,008	20.4
66	263	9	3.3
67	2,208	55	2.4
68	4,631	359	7.0
69	3,001	40	1.3
70	3,807	91	2.3
71	4,661	231	4.7
72	2,156	51	2.3
73	6,745	229	3.3
74	10	0	0
75	2,001	316	13.6
76	3,833	118	3.0
77	2,410	1,634	40.4
78	72	3,677	98.1
79	23	0	0
81	470	0	0
82	5,470	503	8.4
83	3,967	102	2.5
84	3,234	45	1.4
85	2,763	13	0.5
86	3,567	55	1.5
87	3,486	132	3.7
88	3,985	72	1.8
89	3,696	170	4.4
90	2,539	147	5.5
91	4,247	169	3.8
92	2,576	88	3.3
93	5,857	300	4.9
94	7,360	77	1.0
95	781	9	1.1
98	0	0	0
101	1,269	17	1.3

MINORITY CONCENTRATIONS BY CENSUS TRACT



City of Wichita
Section 8 Family Housing Units

Census Tract

6

Number of Units

3

WICHITA-SEDGWICK COUNTY

DATE 11/13/81

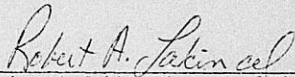
METROPOLITAN AREA PLANNING DEPARTMENT

TO Distribution List
FROM Robert A. Lakin, Director of Planning
SUBJECT AMENDMENT TO URBAN RENEWAL LAND USE PLAN FOR McADAMS NEIGHBORHOOD

The Wichita-Sedgwick County Planning Commission will review a proposed amendment to the Urban Renewal Land Use Plan for McAdams Neighborhood at their next regularly scheduled meeting:

Thursday, November 19, 1981
City Commission Chambers

Although the Planning Commission meeting will begin at 1:30 p.m., the McAdams Neighborhood item is 14th on the agenda. Most likely, the Commission will not consider the item before 3:00 p.m.



Robert A. Lakin, Director of Planning

RAL:PTF:rh
Distribution List: Sarah Gilbert, CP Coordinator
R. W. Bruggeman, Director of Engineering/City Engineer
Michael Lindebak, Program Development Engineer
Don E. Anderson, Director of Housing and Economic Development
Kenneth H. Kitchen, Downtown Development Director
Frank Smith, Housing Development Director

Letter sent to:

Ben Martin, CPO-K
Florence Buckley
Robert Horton, St. Matthews Church
George C. Christopher
Sister Sylvia and Michael Colvert of St. Francis Hospital

In the past you indicated interest in the proposed amendment to the Urban Renewal Land Use Plan for McAdams Neighborhood (the realignment of Murdock Avenue from Wabash to Cleveland).

The Wichita-Sedgwick County Planning Commission will, at their next meeting, review this amendment to determine whether it is in conformance with the Comprehensive Plan. There will be an opportunity for the public to comment on the proposal at the Planning Commission meeting. The meeting is scheduled as follows:

Thursday, November 19, 1981
City Commission Chambers
City Hall
455 North Main
Wichita, Kansas

Although the Planning Commission meeting will begin at 1:30 p.m., the McAdams Neighborhood item is 14th on the agenda. Most likely, the Commission will not consider the item before 3:00 p.m.

After the MAPC has reviewed the proposal, their comments and recommendations will be forwarded to the Board of City Commissioners. The City Commissioners then will consider the proposal again and the public will have another opportunity to comment on the proposal.

Robert A. Lakin cel
Robert A. Lakin
Director of Planning

RAL:PTF:rh

Amplification of Remarks Made By Ben Martin, CPO Council K, to Board
of City Commissioners, November 3, 1981

In his statements to the Board of City Commissioners on November 3, 1981, Ben Martin raised a number of concerns that were not itemized in the minutes. These are listed below:

1. Martin stated that low income residents have not been involved in the development of this proposal.
2. Martin requested copies of legal documents concerning the use of CDBG funds. He wanted to know what portion of the funds spent in the area have been used for emergency grants, rehabilitation home painting, and land acquisition. He stated that CDBG funds should not be used to build highways but to upgrade housing.
3. He wanted to know what assurances there are that residents living next to the realigned road will not suffer the same problems (e.g., wall and foundation cracking and noise pollution) as those living next to the Murdock project suffer now.
4. How will St. Matthews Church be able to sustain itself when its neighborhood is divided in half?
5. The proposal, in effect, allows industry to encroach upon the neighborhood to the north.

1. Residents in McAdams Neighborhood have had many opportunities to be involved in the development of the Murdock Realignment proposal. The City staff from the Metropolitan Area Planning Department and the former Department of Redevelopment and Rehabilitation have worked closely with area residents in the evaluation of the alternative realignment plans. It is believed that area residents have thoroughly consulted for the project.
2. As indicated on the attached sheet, from July 1, 1975 to the present time, \$1,226,423.43 has been spent on rehabilitation in McAdams Neighborhood. Of that amount, \$1,133,768.43 was from CDBG funding. An additional \$92,600 was provided in two mortgage revenue bond issues. As the list indicates, the money has been used for such projects as emergency grants, CD grants, deferred loans for residences, and paint grants. None of this money has been used to purchase right-of-way for roads.
3. The Murdock realignment will divert traffic to and from the 9th street interchange to bypass the church. Traffic with a slight increase in volume in the future actually will be improved because of widening facility from 2 lanes to 4 lanes. Noise and vibration from the heavy traffic, especially trucks, will be reduced due to the new street pavement with stronger roadway structure at arterial standard.
4. The realignment of Murdock from Cleveland to Wabash is considered as a short-cut link to substitute two streets, Cleveland from 8th

McAdams Neighborhood Rehabilitation

By Activity

July 1, 1975 - present

CDBG

Loans for residential support	Emergency Grants <i>for the very low income, where health hazard exists.</i>	\$21,158.75
	CD Grants <i>Community Development</i>	43,063.39
	Deferred Loans <i>It is not necessary to repay until housing unit is sold</i>	234,147.00
	312 Loans <i>3% interest on home improvement (income limits)</i>	71,300.00
	Direct Loans <i>interest rate for loan is set on sliding scale set by income.</i>	40,225.00
	Commercial Loans <i>Small business loans in neighborhood - no industrial</i>	719,250.00
Loan for residential improvement	Paint Grants <i>gift to rehab. home</i>	4,624.29

Mortgage Revenue
Bond issues

Residential acquisition or rehabilitation	8 1/3% - Tax Exempt Loans	71,550.00
	9% Tax Exempt Loans	<u>21,100.00</u>
	Total	\$1,226,423.43

REHABILITATION ACTIVITY
BY NEIGHBORHOOD
JULY 1, 1975 - JUNE 30, 1981

NEIGHBORHOOD	EMERGENCY GRANTS	CD GRANTS	DEFERRED LOANS	312 LOANS	DIRECT LOANS	INDIRECT LOANS	312 MULTI-FAMILY LOANS	HISTORIC LOANS	COMMERCIAL LOANS	ACQUIS. REVOLVING ACCOUNT	URA DIRECT REWARD	PAINT GRANTS	B 1/35 TAX-EXEMPT LOANS	9% TAX-EXEMPT LOANS	TOTALS
ANY	\$ 51,537.00	\$ 81,413.00	\$ 172,572.00	\$ 27,950.00	\$ 53,088.00	\$ 1,100.00							\$ 83,800.00		\$ 472,069.03
BAMSTER	10,485.74	-20-	492,973.59	42,400.00	46,409.00	-3-						\$ 12,860.72		\$ 12,750.00	\$ 616,078.05
OUTSIDE OF CITY'S	133,992.09	289,494.32	43,883.00	113,100.00	42,806.90	35,568.00		\$ 23,500.00					1,176,062.25	814,250.00	\$ 2,672,656.56
DOWNTOWN							\$1,586,250.00		\$1,899,500.00						\$ 3,485,750.00
FARMHOUT	1,830.00	11,644.00	40,000.00	153,200.00	10,270.00	10,000.00		49,407.86				3,836.50	364,661.35	40,000.00	\$ 664,659.71
HIDE PARK	-2-	-3-	-4-	-9-	-1-	-1-		-4-				-46-	-16-		\$ 138,800.00
ISLEY	31,352.95	216,955.00	155,192.00	60,150.00	21,406.92	-2-							358,616.15		\$ 643,673.02
JONES PARK	12,053.96	54,325.00	91,765.00		27,027.00	-1-						7,564.67	40,100.00	41,200.00	\$ 276,766.63
LINWOOD															\$ 136,500.00
LINCOLN PARK	2,815.80	-2-	69,129.00	91,850.00	-6-			18,329.00				8,821.79	627,838.88	184,075.00	\$ 1,072,959.47
MADAMS	9,295.75	43,041.39	222,147.00	71,300.00	40,225.00	-2-			656,250.00			4,624.29	71,590.00	21,100.00	\$ 1,139,386.43
MIDTOWN	32,793.97	132,975.65	119,428.35	969,600.00	95,470.00	9,450.00		172,064.95		\$23,000.00	\$12,400.00	24,266.00	2,305,085.10	1,159,025.00	\$ 5,665,636.02
MUELLER	32,660.40	103,089.82	214,952.42	61,300.00	15,480.00	7,413.00		-11-		-1-	-1-	-398-	-82-	-17-	\$ 430,594.64
OPARD PARK	1,064.18	-2-	29,913.00									3,289.08	-32-		\$ 35,666.26
PLANEVIEW	1,200.00	-1-	10,000.00		5,422.00	-1-						25,397.75	-418-		\$ 42,019.75
RIVERSIDE	650.96	11,325.00	9,970.00	324,800.00	-22-								1,909,076.83	90,250.00	\$ 2,344,772.79
WACO-PIN	17,977.51	63,164.00	85,477.00	256,489.00	6,000.00	5,600.00		-1-					517,908.86	126,300.00	\$ 1,078,807.37
WASHINGTON													15,000.00		\$ 15,000.00
TOTAL	\$148,540.31	\$1,007,488.18	\$1,757,402.36	\$2,172,130.00	\$364,204.82	\$69,131.00	\$1,586,250.00	\$263,301.81	\$2,555,750.00	\$23,000.00	\$12,400.00	\$100,860.80	\$7,700,400.42	\$2,648,425.00	\$20,609,764.70
	-417-	-252-	-192-	-101-	-29-	-14-	-6-	-18-	-12-	-1-	-1-	-1,359-	-291-	-46-	-2,797-

7/1/81
present
Mc Adams

6/2/81
6/2/81

Street to Murdock and Murdock from Cleveland to Wabash. The new alignment does not cut off any more area residents from the church than the existing ~~two~~^{two} streets with the exception of two houses located at the northwest corner of Cleveland and Murdock. These two houses are recommended to be purchased by the planning staff.

5. The Murdock Realignment will make a better connection between the 9th Street Interchange and the downtown area and also provide for much better access roads for heavy trucks to and from the industrial plants. There will be disadvantages for heavy trucks to use residential streets once the realignment is built. The closure of side streets will completely eliminate the heavy truck traffic through the residential neighborhood.

WICHITA-SEDGWICK COUNTY

DATE 11/12/81

METROPOLITAN AREA PLANNING DEPARTMENT

RE: AGENDA ITEM NO. 14

TO Metropolitan Area Planning Commission
FROM Robert A. Lakin, Director of Planning
SUBJECT AMENDMENT TO THE URBAN RENEWAL LAND USE PLAN FOR McADAMS NEIGHBORHOOD
(RELOCATION OF MURDOCK, FROM WABASH TO CLEVELAND)

On November 3, 1981, the Wichita Board of City Commissioners reviewed an amendment to the Urban Renewal Land Use Plan for McAdams Neighborhood, the realignment of Murdock Street from Wabash to Cleveland. The City Commission referred the amendment to the MAPC to determine whether it is in conformance with the Comprehensive Plan. After the MAPC makes a finding, the item will be returned to the City Commission for a public hearing. A brief history of the project follows.

During the planning and design of I-135 (Canal Route) a high volume interchange at 9th Street was proposed. The interchange was to connect the Inner Loop to the Canal Route. The interchange was subsequently constructed. Plans for the Inner Loop, however, were dropped in 1978.

In the meantime, the Urban Renewal Agency (URA) proposed a program designed to revitalize the neighborhood from I-135 to Mosley and from Murdock to 13th Street known as the McAdams Neighborhood Plan. These proposals called for a realignment of Murdock in order to 1) improve access to the 9th Street - I-135 interchange and 2) provide a buffer between industrial development to the south and residential areas to the north. The Urban Development Assistance Grant application to fund the realignment was not approved by Department of Housing and Urban Development.

In February of 1980, a request from George C. Christopher and Company to rezone two parcels north of Murdock, between Cleveland and Ohio, was received by the MAPC (Case Z-2216). The request was for a change from commercial to light industrial. MAPD postponed a final decision on the request so that staff could develop alternative realignments of Murdock Avenue. In so doing the MAPC sought to provide protection to the neighborhood; to discourage further encroachment of industrial land uses into the area; to improve the movement of traffic along Murdock to St. Francis and the use of Cleveland; and to restrict truck traffic traveling through the neighborhood to the north.

Several alternative alignments were developed. On April 24, 1980, the planning commission approved alternate A-4. (An attached report dated March 26, 1980, explains the alternatives in detail.) Following this decision, discussions were held between Christopher Steel, the City Manager, the Department of Housing and Economic Development, Redevelopment and Rehabilitation staff, and the director of planning. CPO L also approved the A-4 alignment. The MAPC was asked to and did, reaffirm

November 12, 1981

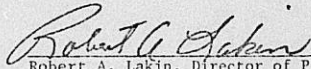
Amendment to the Urban Renewal Land Use Plan for McAdams Neighborhood
(Relocation of Murdock, from Wabash to Cleveland)

its choice on January 7, 1981. On February 3, 1981, the City Commission concurred with the MAPC recommendation and directed staff to include the project in the CIP. The design of the project was included in the 1981 CIP at a cost of \$40,000. Construction was scheduled in 1982 at an estimated cost of \$742,000.

On September 10, 1981 the Board of Redevelopment and Rehabilitation approved an amendment of the Urban Renewal Land Use Plan for McAdams Neighborhood to reflect the realignment of Murdock. Since then the proposed amendment has been reviewed by CPO-Council L and the City Commission (minutes of the city commission meeting and related memoranda are attached.)

Staff has reviewed the proposed amendment and concludes that it is in conformance with the Comprehensive Plan but recommends that parcels G and H in Lot 303, being the northwest corner of Cleveland and Murdock, be purchased for disposition in industrial use.

ACTION: The MAPC find that the proposed amendment to the Urban Land Use Plan is in conformance with the Comprehensive Plan but recommend that parcels G and H in Lot 303, being the northwest corner of Cleveland and Murdock, be purchased for disposition in industrial land use.



Robert A. Lakin, Director of Planning

RAL:PTF:rh

Attachments

cc: Sister Sylvia, St. Francis Hospital
Michael H. Colvert, St. Francis Hospital

Realignment of East Murdock Avenue

Prepared by

Wichita/Sedgwick County Metropolitan Area Planning Department

March 26, 1980

Background

During the past 15 years proposals to realign Murdock Avenue between Washington and I-135 have been suggested from time to time. During the planning and design of I-135 (Canal Route) a high volume interchange at 9th Street was proposed. The interchange, shown on the 1965 Transportation Plan, was to connect the Inner Loop and the Northeast Diagonal to the Canal Route (I-135). The interchange was constructed as planned. The Inner Loop was removed from the Transportation Plan in 1978. The Northeast Diagonal remains on the Transportation Plan but there are no funds available to construct the roadway at this time or in the foreseeable future.

Previously URA proposed a program designed to revitalize the neighborhood (from I-135 to Mosley and from Murdock to 13th Street) financed through a UDAG (Urban Development Assistance Grant) grant. Both proposals called for a realignment of Murdock for two reasons; 1) to provide improved access to the 9th Street - I-135 interchange and 2) to provide a buffer between industrial development to the south and residential areas to the south. The UDAG application was not approved by the Department of Housing and Urban Development (HUD).

In February of 1980 a request to rezone two parcels north of Murdock (between Cleveland and Ohio) from commercial to light industrial was presented to the Metropolitan Planning Commission (Case Z-2216). The Commission in considering the request postponed a final decision so that Planning Department Staff could develop alternative realignments of Murdock Avenue. The purpose was to establish a barrier to further encroachment of industrial zoning as well as improve the rather awkward terminus of the interchange ramps. The development of possible alternatives is the purpose of this report.

Murdock Avenue, in this location, is shown as a local street on the Transportation Plan. The street is 39.5 ft. wide from Washington to Cleveland. Cleveland is also 39.5 ft. wide north of Murdock. These are old arterial standards (pre-1940's).

The traffic volume count on Murdock is 3,846 vehicles per day east of Washington. The count on 9th Street west of Grove is 6,884. Cleveland has a daily volume of 3,284 vehicles per day north of Central. (Source: 1978 Traffic Volume Flow Map)

Design Parameters

In the development of the realignment alternatives several design

parameters had to be established. These included:

1. Design Speed 35 mph
2. Curve Radius 350 feet minimum at center-line
3. Right-of-way 80 feet (same as existing Murdock)
4. Street Width 4 lanes, undivided, 51 feet back to back of curb
5. Access control - limited where possible to the residential area.
6. All roadways and intersection at ground elevations.

Other parameters: 1. Minimum cost, 2. Least disruption to neighborhood (i.e. acquire fewest residential properties as possible). The above design parameters controlled the development of the alternatives presented in the next section of this report.

Alternative Alignments

Many alternatives were developed and evaluated before a feasible set of alternatives were produced. This set of feasible and representative alternatives are attached as alternatives A2, A3, A4, A6, B1, and C2. All alternates presume that where R/W is acquired and where next to residential areas that total access control will be provided.

The "A" alternatives all require the acquisition of one house east of Cleveland (and north of Murdock). All propose to use Geo. C. Christopher & Son, Inc. property north of Murdock and to vacate existing Murdock from approximately Ohio to west of Cleveland. The differences between the "A" alignments is the treatment of the transition back to existing Murdock. A3 and A4 require the acquisition of much of the property on the north side of Murdock between Wabash and Ohio. Urban Renewal currently owns one lot at this location and is scheduled to purchase the remaining properties. A3 and A4 also provide for cul-de-sacs at Ohio and Indiana to shut off commercial traffic to the north. Although not shown initially, we have modified there to show Wabash street off also.

Alternate A2 transitions back to Murdock east of Ohio. A6 utilizes two right angle turns to transition back to Murdock.

Alternate B1 produces a right angle intersection with Cleveland by curving through residential neighborhood east of Cleveland and north of Murdock. This alternative requires the acquisition of three houses and one four plcx in the area east of Cleveland. The alignment will require the acquisition of two houses west of Cleveland.

The transition back to Murdock is the same as that shown for A4. All the transitions on the west shown for the "A" series alternates could be used with the "B" series alternates.

Alternate C2 utilizes property for right-of-way to the north of the Christopher parcels (Z-2216). The alignment also calls for the vacation of a section of Murdock adjacent to the Christopher properties.

There are many options that can be exercised on each of the seven alternatives shown. The interchange roadway east of Cleveland is shown as not directly connecting into 8th Street west of Cleveland. This is

also an option that can be changed by leaving part of the existing ramp and connecting directly west to 8th. This is something the church and neighborhood will want to comment on. These various options are best discussed and decided upon after the basic alignment has been selected.

Estimated Costs

The cost of each of the seven alternatives has been estimated. These costs are based on designs prepared on aerial photographs and base maps. The designs are preliminary and have not been verified by field measurements and studies.

The following unit prices were used to determine estimated project costs:

Paving	\$175.00 per linear foot
Drainage	5% of paving cost
Hammerhead turnarounds	\$2,000 each
Engineering	10% of Construction Cost
Acquisition & Relocatin	\$35,000 per house
Acquire and clear Parcel "A"	\$125,000

The costs for each alternate are summarized in Table 1. The costs range from \$387,000 for Alternate A2 and A6 to \$734,500 for Alternate B1.

Recommendation

It is recommended that either A3 or A4 be selected as the desired alternate. It is recommended that the necessary 80 foot right-of-way for the street be provided by Christopher from the north side of the property in exchange for vacation of Murdock Street. Sections of Indiana, Ohio, and Wabash could also be vacated. At least they should be physically closed on the north side of Murdock.

Alternate A4 will also require the acquisition of the remaining parcels of land north of Murdock between Wabash and Ohio. (Shown as Parcel "A"). Urban Renewal has scheduled the acquisition of these properties within the new few years.

The Planning Commission, if it agrees to this recommendation or some variation thereof should forward the recommendation to the City Commission for concurrence. The City Commission, if it agrees to the recommended action could then direct the Public Works Department to undertake the necessary steps to implement the project.

Table 1. Estimated Costs

A2	
Paving	\$210,000
Drainage	10,500
Two Hammerheads	4,000
Engineering & Inspection	<u>22,500</u>
Subtotal	\$247,000
Acquire four houses	<u>\$140,000</u>
Total	\$387,000
A3	
Paving	\$267,500
Drainage	13,400
Three Hammerheads	6,000
Engineering & Inspection	<u>28,700</u>
Subtotal	\$315,600
Acquire four houses	140,000
Acquire Parcel "A"	<u>125,000</u>
	-\$580,600
A4	
Paving	\$262,500
Drainage	13,100
Five Hammerheads	10,000
Engineering & Inspection	<u>28,600</u>
Subtotal	\$314,200
Acquire four houses	140,000
Acquire Parcel "A"	<u>125,000</u>
	\$579,200
A6	
Paving	\$210,000
Drainage	10,500
Two Hammerheads	4,000
Engineering & Inspection	<u>22,500</u>
Subtotal	\$247,000
Acquire four houses	<u>140,000</u>
Total	\$387,000

B1

Paving	\$325,000
Drainage	16,500
Four Hammerheads	8,000
Engineering & Inspection	<u>35,000</u>

Subtotal \$384,500

Acquire four houses	175,000
Acquire one fourplex	50,000
Acquire Parcel "A"	<u>125,000</u>

Total \$734,500

C2

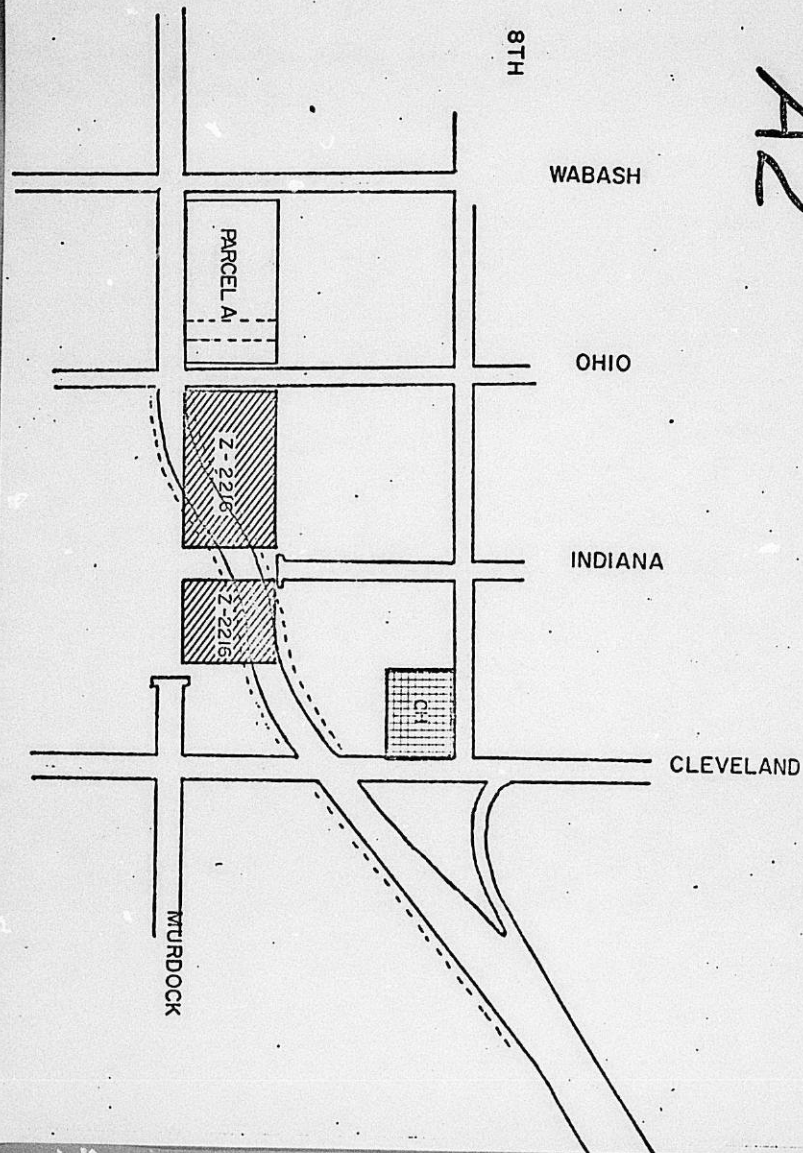
Paving	\$253,800
Drainage	12,700
Five Hammerheads	10,000
Engineering & Inspection	<u>27,500</u>

Subtotal \$304,000

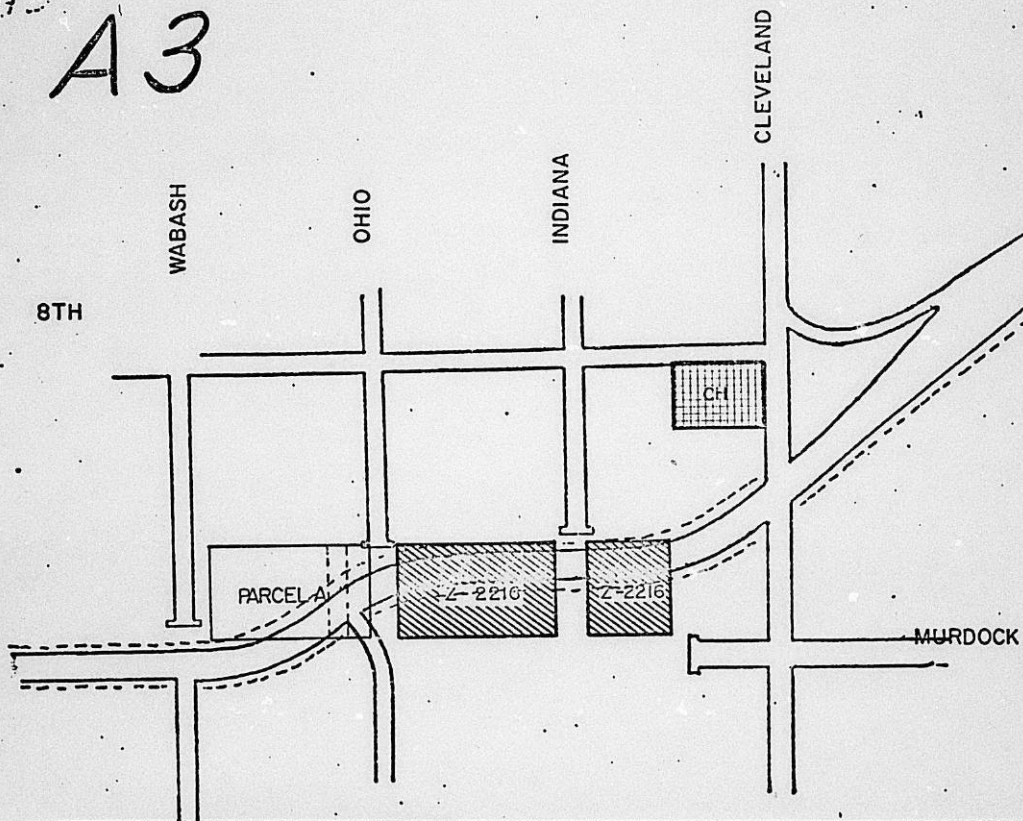
Acquire four houses	140,000
Acquire property north of Z-2216	60,000
Acquire Parcel "A":	<u>125,000</u>

Total \$629,000

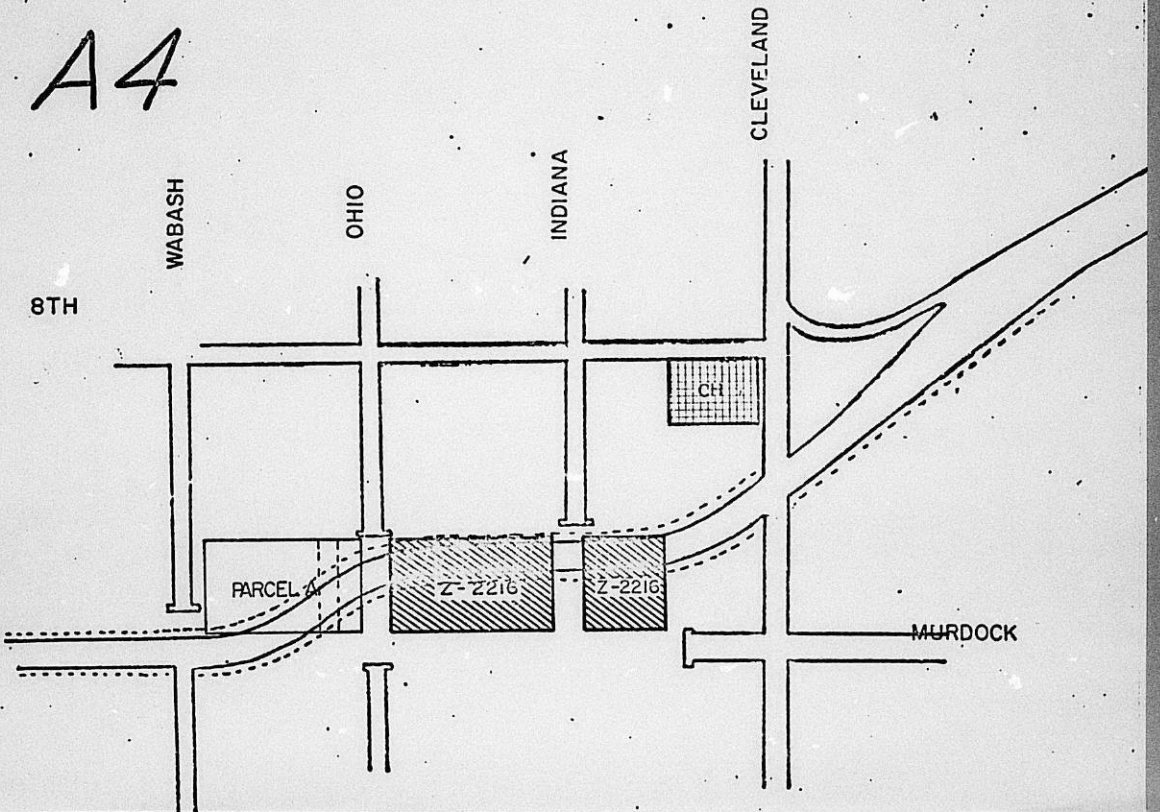
A2



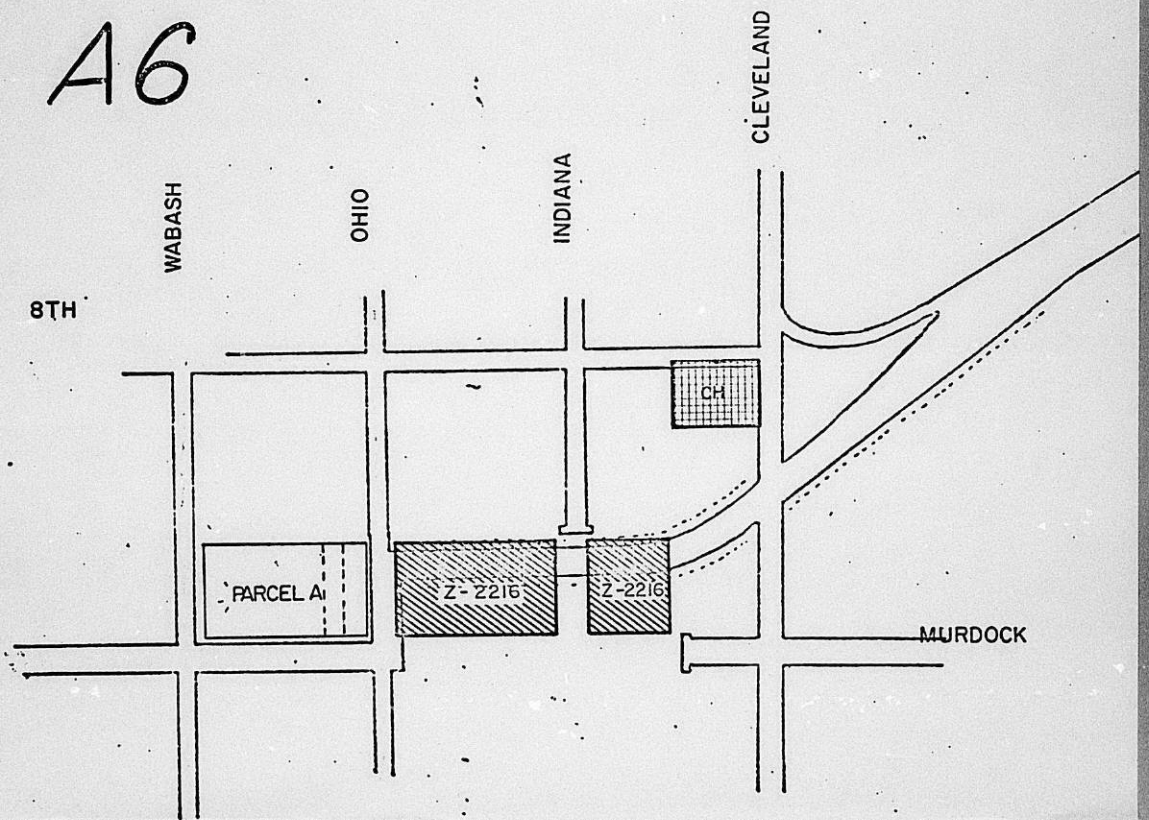
A3



A4

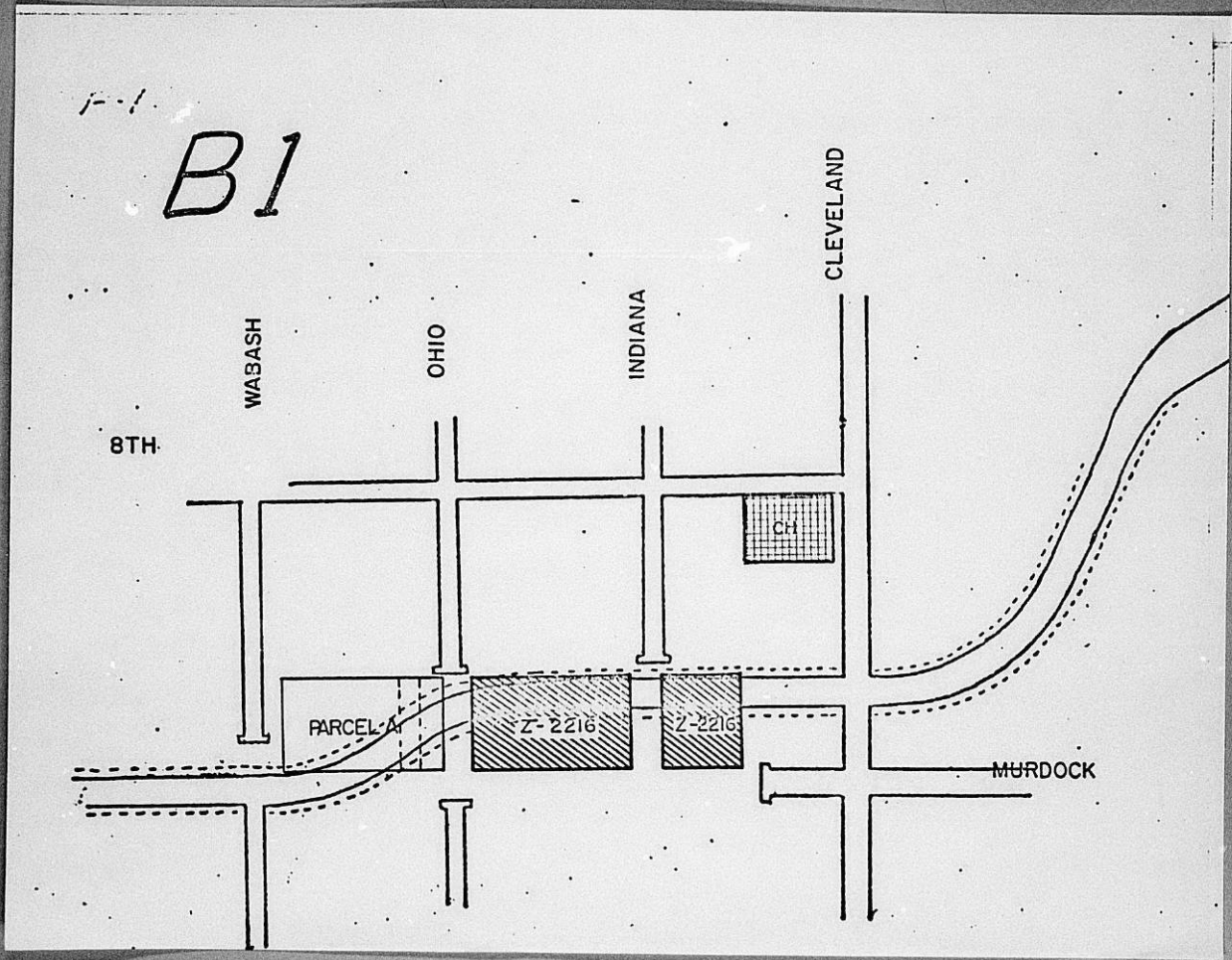


A6

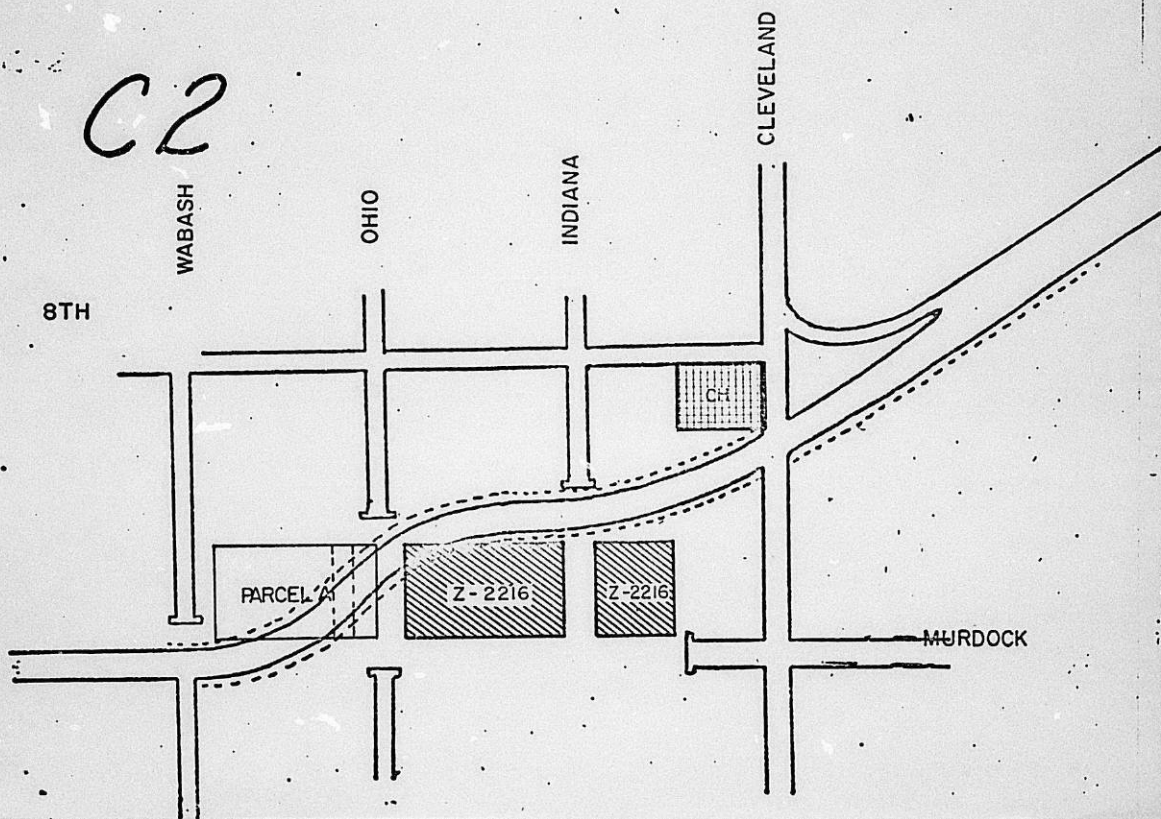


F-1.

B1



C2



COMMISSIONERS PROCEEDINGS

JOURNAL 129

NOVEMBER 3, 1981

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AMENDMENT TO UR
LAND USE PLAN
McADAMS

PROPOSED AMENDMENT TO THE URBAN RENEWAL LAND USE PLAN FOR McADAMS NEIGHBORHOOD TO INCLUDE REALIGNMENT OF MURDOCK STREET FROM CLEVELAND TO WABASH presented.

The Redevelopment and Rehabilitation Board has approved the amendment of the Urban Renewal Land Use Plan for the McAdams Neighborhood which would require the realignment of Murdock in order to make a direct connection to the interchange at the Canal Route and Ninth Street.

In the early part of 1980, an application for a change of zoning was filed by George C. Christopher and Company for property on the north side of Murdock between Cleveland and Ohio. As a result of that application and subsequent hearings before the Planning Commission, Planning staff was instructed to prepare alternates for realigning Murdock in the general area. The purpose was to resolve conflicts that exist between nearby industry and the residential area and to facilitate the movement of traffic in the area.

The zoning application was withdrawn prior to being considered by the City Commission; however, at the request of George C. Christopher and Company and others, the matter was reevaluated during the latter part of 1980. As a result of the reconsideration by City staffs and the Christopher Company, the report on relocation of Murdock was resubmitted to the Planning Commission on January 15, 1981. The Planning Commission voted unanimously to recommend approval of a proposal which would provide for relocation of Murdock in the area from Wabash to Cleveland.

On February 3, 1981, the City Commission was apprised of the proposed project and concurred in the recommendation that City staff work toward implementation of the project in connection with the Capital Improvement Program (CIP). Subsequently, the design phase of the project was included in the 1981 CIP at \$40,000 and the construction phase for 1982 at an estimated cost of \$742,000, to be financed \$630,700 by the City-at-large and \$111,300 by special assessments.

The City Commission previously approved 7th Year Community Development Block Grant (CDBG) funds in the amount of \$350,000 for land acquisition in the McAdams Neighborhood. In addition, carry-over funds from 5th and 6th Year allocations are available. It is proposed that the CDBG funds be used to complete the acquisition of property for the realignment. A list of properties that would be acquired for the realignment of Murdock has also been provided.

The proposed Murdock realignment project includes the acquisition of 16 parcels. When the final plan is completed and authorized by the City Commission, a final list of parcels to be acquired will be developed.

The proposed Murdock realignment was presented to CPD "L" on October 19, 1981. The Council approved the realignment, but suggested additional acquisition of residential property.

It was recommended that the Commission review the proposal and refer the Land Use Plan amendment to the Metropolitan Area Planning Commission for a finding of conformance to the plans for the community as a whole. Following

COMMISSIONERS PROCEEDINGS

JOURNAL 129

NOVEMBER 3, 1931

PAGE 139

MAPC consideration, the proposed plan will be returned to the City Commission for public hearing amending the Land Disposition Supplement for the McAdams Neighborhood and the Urban Renewal Plan for the Wichita Original Town.

Frank Smith

Frank Smith, Housing Development Director, reviewed the matter with the Commission, stating that the land use plan amendment must precede the project of realignment of Murdock.

Ben Martin

Ben Martin, representing low income residents in Northeast Wichita, expressed concerns of the area property owners as to the effects the project will have on the neighborhood regarding health, damage to homes and damage to residents as a whole. He felt the community should be involved in the project due to the encroachment by industry.

Mr. Martin expressed opposition to the land use plan change, the realignment of Murdock, and the use of \$350,000 in CDBG money which he felt should be used to upgrade the area.

Florene Buckley

Florene Buckley, 1310 E. Murdock, also felt that the homeowners in the area should be more involved in the project.

Robert Horton

Robert Horton, Pastor of St. Matthew Church, stated that there was concern for their church building as well as property owners in the neighborhood, and he felt some thought should be given to those remaining structures and also to relocation for isolated property owners.

Mayor Brown

Mayor Brown urged all those who spoke to attend the public hearing which would be before the Planning Commission.

Motion --

Kirk moved that the proposal be referred to the Metropolitan Area Planning Commission for finding of conformance.

Comm. Wright

Commissioner Wright hoped that consideration would be given to isolated property owners.

-- carried

Motion carried 5 to 0.

LETTER OF INTENT
CEDARS OF LEBANON

REQUEST TO APPROVE A LETTER OF INTENT TO ISSUE INDUSTRIAL REVENUE BONDS TO CEDARS OF LEBANON IN AN AMOUNT NOT TO EXCEED \$2,100,000, presented.

Cedars of Lebanon Medical Center, Limited, has requested a letter of intent to issue industrial revenue bonds in an amount not to exceed \$2,100,000. The proceeds of such bonds will be used to construct the facility and to pay legal and fiscal fees.

The Cedars of Lebanon Medical Center will be a modern health treatment facility and office complex for physicians located at the northeast corner of Tenth Street and St. Francis Avenue. The structure will be a four-story, 37,560 square foot medical treatment center and office complex. Initially the facility will have space for 12 physicians, a pharmacy, laboratory, and offices for a physical therapist. Nurses, technicians, receptionists, and other staff personnel will bring the total number of people employed by the project to approximately 35-40 people. Most of these people will probably be currently employed in the Wichita area. However, in the near future, approximately 15-20 new jobs will be created at the project primarily in technical positions in the health care field.

The applicant does not request abatement of ad valorem property taxes in conjunction with the proposed IRB financing. The land has been off the tax rolls as part of the St. Francis Hospital campus property. With the acquisition of the land for this development, the site and improvements will go back to the tax rolls with substantial tax revenues. The Sedgwick County Appraiser has

Amplification of Remarks Made By Ben Martin, CPO Council K, to Board
of City Commissioners, November 3, 1981

In his statements to the Board of City Commissioners on November 3, 1981, Ben Martin raised a number of concerns that were not itemized in the minutes. These are listed below:

1. Martin stated that low income residents have not been involved in the development of this proposal.
2. Martin requested copies of legal documents concerning the use of CDBG funds. He wanted to know what portion of the funds spent in the area have been used for emergency grants, rehabilitation home painting, and land acquisition. He stated that CDBG funds should not be used to build highways but to upgrade housing.
3. He wanted to know what assurances there are that residents living next to the realigned road will not suffer the same problems (e.g., wall and foundation cracking and noise pollution) as those living next to the Murdock project suffer now.
4. How will St. Matthews Church be able to sustain itself when its neighborhood is divided in half?
5. The proposal, in effect, allows industry to encroach upon the neighborhood to the north.

THE CITY OF WICHITA

OFFICE OF Housing & Economic Development **DATE** October 26, 1981

TO Honorable Board of City Commissioners
 through E. H. Denton, City Manager

FROM Don E. Anderson, Director

SUBJECT Agenda Item for Meeting of
 November 3, 1981, Amendment
 to Urban Renewal Land Use
 Plan for McAdams Neighborhood

On September 10, 1981, the Redevelopment and Rehabilitation Board considered and approved the amendment of the Urban Renewal Land Use Plan for the McAdams Neighborhood, which would require the realignment of Murdock in order to make a direct connection to the interchange at the Canal Route and 9th Street.

Attached are maps showing the existing land use plan and proposed land use plan, and an Engineering map indicating the location of hammerheads in conjunction with the realignment. Also attached is a memorandum from Contracts Administration listing those properties that would require acquisition for the realignment of Murdock and a map showing those same properties.

This proposed amendment will improve transportation from the Canal Route to such important facilities as St. Francis Hospital and the Central Industrial Corridor. It is designed to be a buffer between heavy industrialized Christopher Steel and the neighborhood to the north. It will not only discourage industrial traffic through the residential neighborhood, but, at the same time, will improve industrial traffic moving from the industrial corridor to the interstate system.

In the past, the City Commission has approved the provision of CDBG funds for land acquisition in the McAdams Neighborhood and has also established a policy of allowing these funds to revolve back into the acquisition and sale of property in this neighborhood. These CDBG resources are proposed to be used to complete the acquisition of property for this realignment, with the resale of all the land south of the proposed realignment to Christopher Steel for heavy industrial use.

The proposed Murdock realignment was presented to CPO Council "L" on October 19, 1981. The Council approved the realignment, but suggested additional acquisition of residential property. Attached is a memorandum from Stan Scott, CPO Representative, regarding the Council's recommendation.

Board of City Commissioners
Amendment to Urban Renewal Land
Use Plan for McAdams Neighborhood
October 26, 1981
Page two.

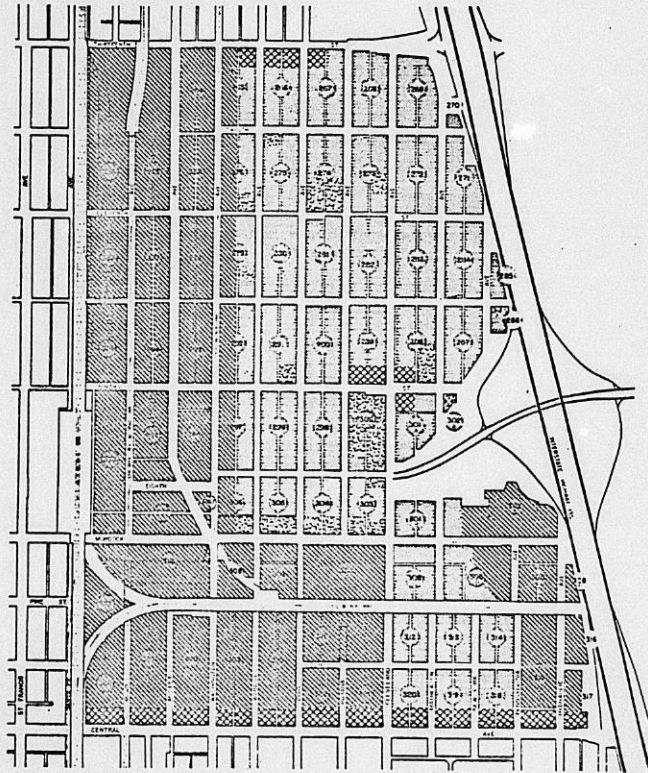
Recommended Action: The Department of Housing and Economic Development recommends that the City Commission review the proposal and refer the Land Use Plan Amendment to the Metropolitan Area Planning Commission for a finding of conformance to the plans for the community as a whole. Following the action of the Planning Commission, this item will be returned to the City Commission for a public hearing amending the Land Disposition Supplement for the McAdams Neighborhood and the Urban Renewal Plan for the Wichita Original Town.



Don E. Anderson
Director

DEA/FS/mjw
attachments

cc: Bob Finch, Deputy City Manager
Wayne Isaac, Federal Aide Coordinator
Bill Stockwell, Chief Planner
Stan Scott, CPD Representative
Larry Henry, Right-of-Way and Estimating Engineer
Mike Lindebak, Program Development Director
Steve Lackey, Pavement Design Engineer
R. W. Bruggeman, Director of Engineering



LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC & SEMI-PUBLIC

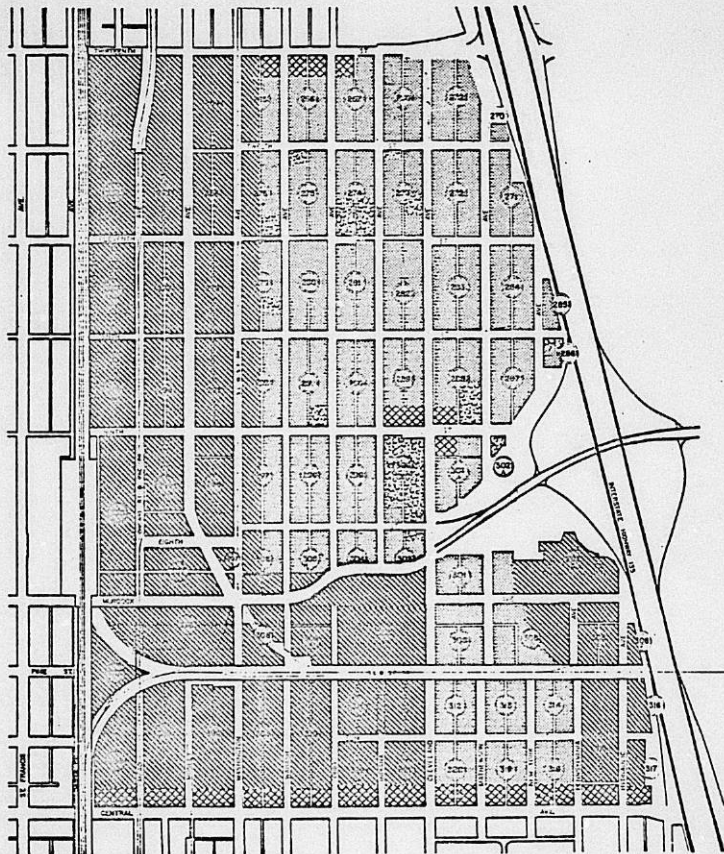


GENERALIZED LAND USE PLAN

MC ADAMS NEIGHBORHOOD

URBAN RENOVATION AGENCY OF THE WICHITA, KANSAS METROPOLITAN AREA

EXISTING LAND USE PLAN



- LEGEND**
-  RESIDENTIAL
 -  COMMERCIAL
 -  INDUSTRIAL
 -  PUBLIC & SEMI-PUBLIC

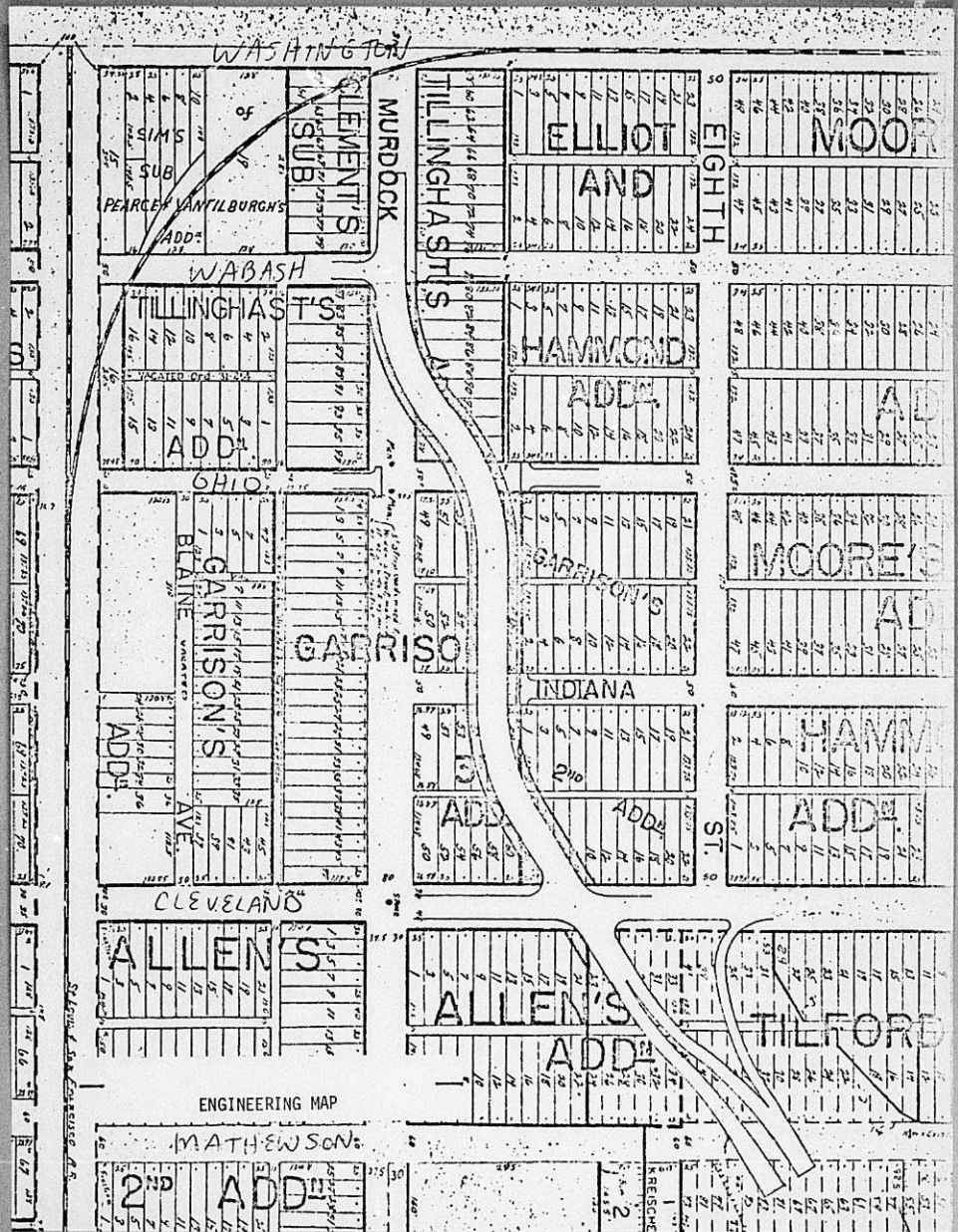


GENERALIZED LAND USE PLAN
MC ADAMS NEIGHBORHOOD
 URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA

JUNE 1979

REVISED

PROPOSED LAND USE PLAN



THE CITY OF WICHITA

OFFICE OF Contracts Administration

DATE September 30, 1981

SEARCHED	INDEXED
SERIALIZED	FILED
SEP 30 1981	
FBI - WICHITA	

TO Don Anderson, Director of Housing and Economic Development

FROM Wayne E. Isaac, Federal Aid Coordinator

SUBJECT Murdock Realignment

This is in response to your recent request for information regarding the Murdock Realignment project. Information items requested are addressed individually below.

1. Property addresses to be acquired. Many of the parcels scheduled for acquisition are vacant and our files do not reflect the assigned addresses. Each parcel to be acquired is listed below by lot and block number, address if the property is improved and current zoning. A map is attached which should assist in showing location of each parcel.

<u>Parcel</u>	<u>Address</u>	<u>Current Zoning</u>
305-F	NE Corner, Murdock and Wabash	C
305-G	1112 E. Murdock	C
	1116 E. Murdock	C
	1120 E. Murdock	C
305-H	Vacant	C
305-J	Vacant	C
305-I	Vacant	C
304-E	Vacant	C
304-F	Vacant	C
304-G	Vacant	C
303-F	Vacant	C
303-E	Vacant	C
303-D	Vacant Structure	B
303-L	829 Cleveland	B
303-K	813 Cleveland	B
303-J	809 Cleveland	C
303-I	805 Cleveland	C
301B-A	824 Cleveland	B

2. Present stage of land acquisition plan. At this point, land acquisition has proceeded no further than identifying parcels needed for the proposed realignment and estimating project costs. When the final plan is completed and authorized by the City Commission, we will develop the final list of parcels to be acquired, contract for appraisals, determine fair market acquisition values, make offers and purchase the land.

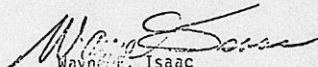
3. Degree and timing of public input. Per earlier meetings with Bob Finch, Ken Kitchen was assigned responsibility for this aspect of the project. The McAdams plan amendment incorporating this project has been approved by the Board of Redevelopment and Rehabilitation.

TO: Don Anderson, Director of Housing and Economic Development
SUBJECT: Hurlock Realignment
DATE: September 30, 1981
PAGE: Two

4. Project deadline. I am unaware that any specific project deadlines have been mandated. The schedule previously suggested by the Department of Engineering projected land acquisition to be complete and construction to be initiated by spring, 1982. As I have stated earlier, that may be an overly optimistic schedule. It may not be possible to complete the land acquisition portion of the project by spring should condemnation proceedings become necessary.

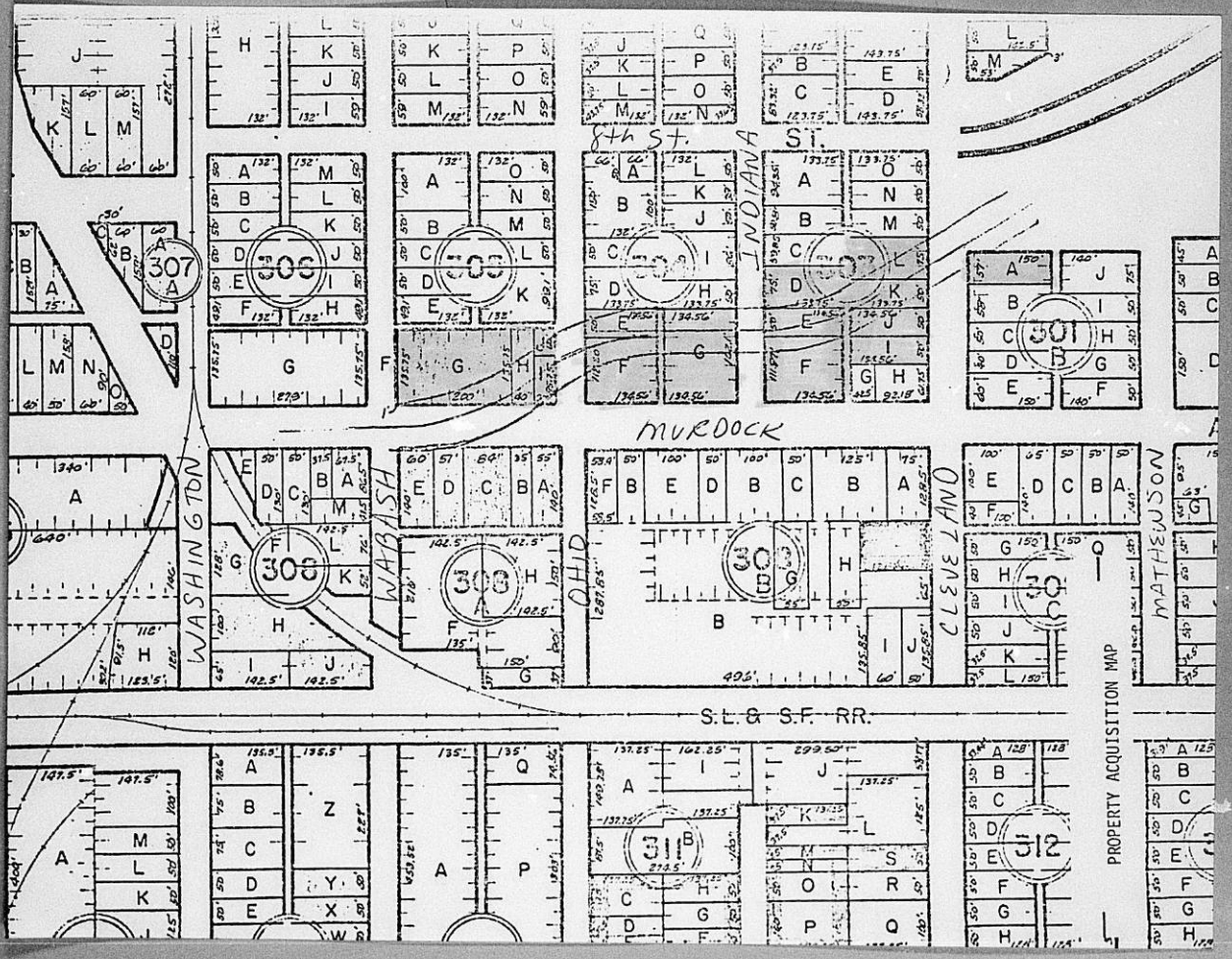
5. Present and proposed zoning. Present zoning is shown above in item one. According to the Planning Department, that portion of the land which becomes street right-of-way will have no zoning. It was suggested that the land south of the street right-of-way should probably be zoned E, light industrial.

Should you have questions or desire additional information, please advise.


Wayne E. Isaac
Federal Aid Coordinator

WEI:sd

Attachment



PROPERTY ACQUISITION MAP

INDIANA ST.

MURDOCK

CLEVELAND

WASHINGTON

MATHEWSON

S.L. & S.F. RR.

8th ST.

INDIANA ST.

OHIO

WASHINGTON

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THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE October 22, 1981

ROUTING:	
TO DEA	_____
TO FAM	_____
TO JEM	_____
OCT 23 1981	
TO JB	_____
TO BW	_____
TO FILE	_____

TO E.H. Denton, City Manager

FROM Stan Scott, Administrative Aide III

SUBJECT Murdock Realignment:
Cleveland to Wabash

11/3

On Monday, October 19th, CPD Neighborhood Council "L" reviewed proposed changes in the Land Use Plan for the McAdams Neighborhood related to the realignment of Murdock from Cleveland to Wabash. The Council voted 8-0 to reaffirm its March 17, 1980 conditional endorsement of the realignment of Murdock with the following changes and additions:

- (1) that access to the realigned Murdock at Wabash be retained;
- (2) that access to the realigned Murdock at Ohio be retained (7-1 vote);
- (3) that the City acquire parcel 301B-B, owned by John Dunn, at 820 Cleveland (see attached map, green highlight);
- (4) that the City acquire parcels 303G and 303H at the northeast corner of Cleveland and Murdock (see attached map, orange highlight);
- (5) that the City acquire parcels 303M and 303N in the 800 block of Cleveland to provide parking for the St. Matthew C.M.E. Church (see attached map, blue highlight);
- (6) that landscaping between the neighborhood and north side of the realigned Murdock from Wabash to Cleveland be provided in the form of earth berms, shrubs and trees, and/or solid wood fence, and that if additional right-of-way is needed for the landscaping that it be acquired; and
- (7) that upon completion of the project, signalization be provided at the new intersection of Murdock and Cleveland when needed, including a left turn signal from Murdock onto Cleveland.

After reviewing preliminary plans on March 17, 1980, CPD Council "L" voted 5-1 to endorse the Murdock realignment, subject to the following:

- (1) that the realigned Murdock run south of St. Matthew C.M.E. Church and cross the northern edge of properties involved in Z-2216;
- (2) that access to Indiana and Ohio Streets from the realigned Murdock be eliminated; and
- (3) that property owners north of the realigned Murdock be assessed none of the realignment cost.

Council members were provided a map of the proposed realignment, a map illustrating those parcels needed for acquisition under the proposed realignment, and background material on the realignment issue. Approximately 25 area residents were present to review the realignment plans and express their concerns. Residents and property owners who had attended previous meetings were notified by mail and door hangers were delivered to property owners in the area bounded by 8th, Wabash, Murdock, and Mathewson.

E.H. Denton, City Manager
SUB: Murdock Realignment
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Ken Kitchen, Housing and Economic Development, and Mike Lindebak, Department of Engineering, were present to describe plans for the project and respond to questions from the public.

It was noted that the Murdock realignment was designed to create a buffer between heavy industrial land uses (Christopher Steel) and the McAdams Neighborhood, discourage industrial traffic through the residential neighborhood, and improve transportation from the Canal Route to St. Francis Hospital and the industrial corridor.

In voting to recommend that the City acquire parcels 301B-B, 303G, and 303H, the Council responded to concerns of residents and property owners who would be left isolated between arterial streets and industrial land uses. The Council's recommendation that parcels 303M and 303N be acquired to provide parking for the St. Matthew C.M.E. Church was in response to the loss of on-street parking needed by the church.

In voting to recommend that access to Wabash and Ohio Streets at the realigned Murdock be retained, the Council acted in response to the opposition of those McAdams residents and property owners in attendance. It should be noted that the above recommendation is a change from the Council's action of March 17, 1980 and the design plan presented to the Council on October 19th. Several Council members indicated that they felt the proposed cul-de-sacs at the intersections of Murdock at Wabash, Ohio, and Indiana would buffer the McAdams Neighborhood from the industrial land uses to the south, but that they would vote against two of the three cul-de-sacs due to neighborhood opposition.

The Council also addressed landscaping and traffic concerns of area residents. In recommending that landscaping be provided along the north side of the realigned Murdock from Cleveland to Wabash, the Council felt that landscaping in the form of earth berms, shrubs and trees, and/or solid wood fence is needed to create the buffer between the McAdams Neighborhood and the industrial land uses and new arterial street to the south. The Council's recommendation to provide signalization at the intersection of Murdock and Cleveland when needed, including a left turn signal from Murdock onto Cleveland, was in response to neighborhood concerns regarding future access to the McAdams Neighborhood with anticipated increases in traffic volume on the realigned Murdock.


Members of the public also expressed the following concerns:

- (1) that the City should acquire all or a portion of properties in the area bounded by Murdock, Wabash, 8th, and Cleveland;
- (2) that the realignment would increase air and noise pollution;
- (3) that there might be increased road vibrations; and
- (4) that the realigned Murdock would not benefit low-income residents of the area.

You will find attached a map illustrating those parcels needed for acquisition for the proposed realignment (yellow highlight) and parcels recommended for acquisition by CPO Council "L", and minutes of the October 17th meeting.

E.H. Denton, City Manager
SUB: Murdock Realignment
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Please provide the Council's comments and recommendation to the City Commission when the realignment of Murdock is considered by the City Commission.



Stan Scott
Administrative Aide III

SS:mw
attachments

cc: Robert Finch, Deputy City Manager
✓ Don Anderson, Director of Housing and Economic Development
Frank Smith, Housing Development Director
Ken Kitchen, Downtown Development Director
Wayne Isaac, Federal Aid Coordinator
Ray Bruggeman, Director of Engineering
Mike Lindebak, Program Development Engineer
Larry Henry, Right-of-Way and Estimating Engineer
Steve Lackey, Pavement Design Engineer
Bill McKinley, Traffic Engineer
Robert Lakin, Director of Planning
Bill Stockwell, Chief Planner

CITIZEN PARTICIPATION ORGANIZATION
NEIGHBORHOOD COUNCIL AREA "L"

Minutes
Monday, October 19, 1981

The regular meeting of CPO Neighborhood Council Area "L" was held in the Board Room, first floor of City Hall, 455 North Main.

Members Present

Barbara Bradley
Steve Dechant
Ken Grotewiel
Howard Hoy
Merle Manlove
Wendy Perkins
R.T. Schleiter
Lizzie Sutton
Connie Winn

Others Present

Florine Buckley, 1310 E. Murdock
Douglas L. Blue, 830 Wabash
Victor R. Flickinger, Christopher Steel
Lynn Woodard, 843 Wiley
Lariata James, 825 Ohio
Ben Martin, Council "K"

The meeting was called to order at 7:04 p.m. by Chairperson Steve Dechant.

Motion by Schleiter (Sutton) that the October 5th minutes be approved as written. Motion carried 7-0.

Bradley present.

Winn present.

PUBLIC AGENDA

1. DISCUSSION OF DEVELOPMENT PROPOSAL: NORTHEAST CORNER OF CENTRAL & WACO

Lynn Woodard, American Real Estate Analysts, Inc., was present to describe his proposal for a two story office building northeast of Central and Waco. Mr. Woodard indicated that the building would be paid without public financial assistance, would be sold as condominium office space, and be occupied by professional offices. Mr. Woodard stated that as many of the existing trees as possible would be retained and the property landscaped with earth berms. It was noted that the other proposals included a parking garage and a new jail facility.

Motion by Manlove (Schleiter) that CPO Council "L" endorse the proposal by American Real Estate Analysts, Inc. for development of the northeast corner of Central and Waco. Motion carried 9-0.

Others Present cont.

Mr. & Mrs. John Dunn, 820 Cleveland
Mary Wyatt, 813 N. Cleveland
Catherine Burns, 902 Wabash
Rev. Robert L. Holt, 841 Cleveland
P.D. Loggins, 1938 N. Spruce
Jesse Burpin, 2320 Shadybrook
Mr. & Mrs. Kenneth McLean, 1301 Cleveland
C.J. Taylor, 728 Cleveland
Luther Gunn, 829 Cleveland
Irene Smith, 577 Mathewson
Marvin Phillips, 1455 Madison
Eliertta Julian, 1447 Madison
Mr. & Mrs. James Snell, 2651 N. Estelle
Ken Kitchen, City of Wichita
Mike Lindobak, City of Wichita

CPO Council Area "L"
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DISCUSSION OF DEVELOPMENT PROPOSAL: NORTHEAST CORNER OF CENTRAL & WACO cont.

The Council expressed their appreciation to Mr. Woodard for bringing the proposal before the Council for comment, thus allowing the Council an opportunity to provide a recommendation to the Redevelopment and Rehabilitation Board and City Commission for their consideration.

SECRETARIAT AGENDA

1. DISCUSSION OF REALIGNMENT OF MURDOCK, CLEVELAND TO WABASH

Council members noted that on Tuesday, October 27th, the City Commission will review changes in the Land Use Plan for the McAdams Neighborhood related to the realignment of Murdock from Cleveland to Wabash to make a more direct connection to the Canal Route (I-135) and 9th Street. Council members were provided a map of the proposed realignment, a map illustrating those parcels needed for acquisition under the proposed realignment, and background material on the realignment issue.

CPO staff noted that on March 17, 1980, CPO Council "L" voted 5-1 (Hoy opposed) to endorse the realignment of Murdock subject to the following: that the realigned Murdock run south of St. Mathew C.M.E. Church and cross the northern edge of properties involved in Z-2216; that access to Indiana and Ohio Streets from the realigned Murdock be eliminated; and that property owners north of the realigned Murdock be assessed none of the cost of realignment.

Ken Kitchen, Department of Housing and Economic Development, and Mike Lindobak, Department of Engineering, were present to describe plans for the project and respond to questions from the public.

It was noted that the Murdock realignment was designed to create a buffer between heavy industrial land uses (Christopher Steel) and the McAdams Neighborhood, discourage industrial traffic through the residential neighborhood, and improve transportation from the Canal Route to St. Francis Hospital and the industrial corridor.

John Dunn, 820 Cleveland, appeared before the Council and illustrated that his property was not one of the properties planned for acquisition, but that his property would be surrounded on three sides by either roadways or industrial land use. Dunn described the problems of industrial truck traffic near his house.

Florine Buckley, 1310 East Murdock, addressed the Council concerning the problems of truck traffic cracking her foundation and that her property (parcel 303 G) would be surrounded by streets and industrial use of her property was not acquired.

Reverend Robert Holt, St. Matthew C.M.E. Church, appeared before the Council to speak in opposition to the cutting off of Indiana, Ohio, and Wabash Streets. Holt stated he felt the people of his congregation should not have to suffer any inconveniences.

CFO Council Area "L"
Minutes - Page 3
Monday, October 19, 1981

DISCUSSION OF REALIGNMENT OF MURDOCK, CLEVELAND TO WABASH cont.

In response to a question from Council member Grotewiel regarding parking for the church, Rev. Holt stated that he felt that parking for the church should be part of the solution.

Ben Martin, Council "K", suggested that the City acquire the property south and west of the church for a park.

Dechant asked if there would be any change in the amount of road vibration with the new street construction. Lindebak stated that there is less road vibration with smooth pavement and noted that the Murdock realignment would intersect Cleveland further south of the church than is currently the case.

Ben Martin, Council "K", stated that Council "K" was opposed to the realignment because of air and noise pollution and that the project would not be a benefit to the low-income residents in the area. Martin said that instead of using CDBG funds for property acquisition, that they should be used to rehabilitate existing housing units.

Council member Hoy expressed opposition to closing streets at Murdock, and questioned the need for additional property by Christopher Steel north of Murdock when arrangements were made to direct Christopher Steel expansion to the south.

Several residents spoke in support of the City acquiring all property south of 8th Street to Murdock between Wabash and Cleveland. Douglas Blue, 830 Wabash, stated he was opposed to that type of acquisition. Council member Bradley noted that she doubted if there were funds available for anywhere near that amount of acquisition.

Winn excused.

Motion by Grotewiel (Bradley) that the Council close off public discussion.
Motion carried 9-0.

Motion by Bradley (Grotewiel) that CFO Council "L" reaffirm its action of March 17, 1980 (when the Council endorsed the realignment of Murdock subject to the realigned Murdock running south of St. Matthew C.M.E. Church, crossing the northern edge of properties involved in Z-2216, the closing of access to Indiana and Ohio Streets from the realigned Murdock, and that property owners north of the realigned Murdock be assessed none of the cost of realignment) with the following changes:

- (1) that access to the realigned Murdock at Wabash be retained;
- (2) that the City acquire the property at 820 Cleveland (parcel 301B-B, owned by Mr. John Dunn);
- (3) that the City acquire parcels 303 M and N in the 800 block of Cleveland to provide parking for the St. Matthew C.M.E. Church;
- (4) that the City acquire parcels 303 G and H at the northeast corner of Cleveland and Murdock.

Motion to amend by Hoy (Sutton) that the original Council action also be amended to provide access to Ohio from Murdock.

CFO Council Area "L"
Minutes - Page 4
Monday, October 19, 1981

DISCUSSION OF REALIGNMENT OF MURDOCK, CLEVELAND TO WABASH cont.

Members of the public present indicated that they supported keeping Ohio and Wabash open at Murdock. Bradley noted that "No Truck Traffic" signs would not prevent truck traffic in the area, but that she would vote for the amendment due to citizen support.

Hoy's amendment carried 7-1 (Dechant).

Motion to amend by Grotewiel (Bradley) that the original motion be amended to include the following:

- (1) that upon completion of the project that signalization be provided at the new intersection of Murdock and Cleveland when needed, including a left turn signal from Murdock onto Cleveland; and
- (2) that landscaping between the neighborhood and the north side of the realigned Murdock from Wabash to Cleveland be provided in the form of earth berms, shrubs and trees, and/or a solid wood fence, and that if additional right-of-way is needed for this landscaping that it be acquired.

Grotewiel's amendment carried 8-0.

Original motion carried 8-0.

COUNCIL AGENDA

1. STATUS REPORTS

Staff reported that CFO Council "E" will consider plans to construct a new fire station in Lincoln Park.

Staff presented Chairperson Dechant a copy of the summary of CFO Council recommendations regarding the 1982-87 Capital Improvement Program and sign ordinance amendments.

ANNOUNCEMENTS

The Council noted that the Fall All Council Meeting will be held in the Board Room, first floor of City Hall at 6:45 p.m. on Tuesday, October 27th.

The Council noted the A-95 Review for the Retired Senior Volunteer Program.

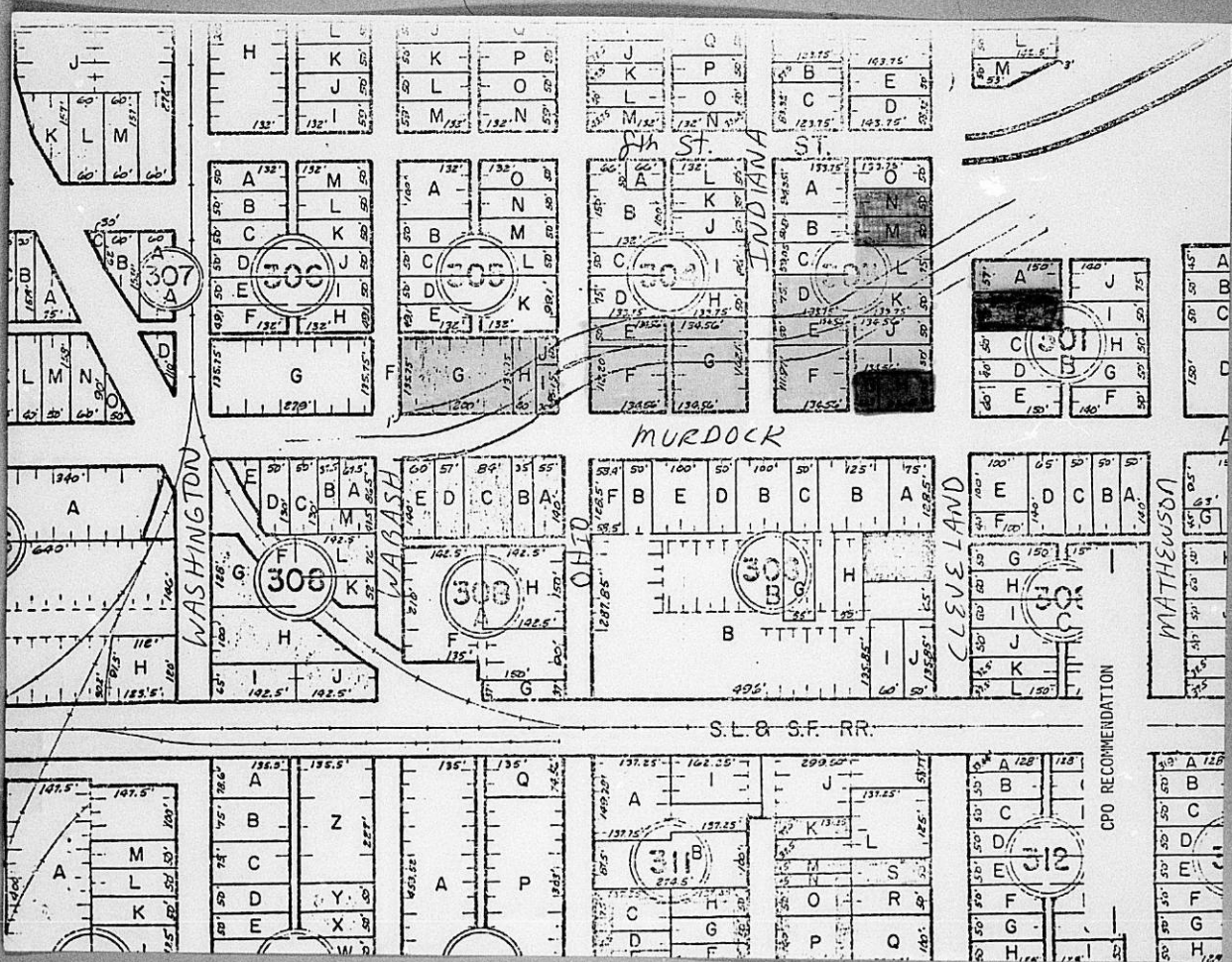
OFF-THE-AGENDA ITEM

Council member Bradley complained that trucks frequently ignored truck bans on Park Blvds., especially in the Riverside Park area.

There being no further business, the meeting was adjourned at 9:45 p.m.

Respectfully submitted,


Stan Scott
Administrative Aide III



CPO RECOMMENDATION

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT November 30, 1981

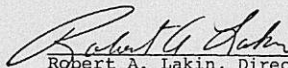
TO The Honorable Board of City Commissioners
(through E. H. Denton, City Manager)

FROM Robert A. Lakin, Director of Planning

SUBJECT Agenda Item for Meeting of December 8, 1981--Amendment to
Urban Renewal Land Use Plan for McAdams Neighborhood

On November 3, 1981, the Board of City Commissioners voted to refer a proposed amendment of the Urban Renewal Land Use Plan for McAdams Neighborhood (Murdock Avenue Realignment) to the Metropolitan Area Planning Commission for a finding of conformance.

The Planning Commission discussed this and entertained public comment at their regular meeting on November 19, 1981. The Commission voted unanimously that the proposed amendment was in conformance with the Comprehensive Plan and recommended that Parcels G and H, Lot 303, being in the northwest corner of Cleveland and Murdock be purchased for disposition in industrial land use. In making their motion the Planning Commission also requested that consideration be given to the acquisition of the remaining houses south of the Church on Cleveland in Block 303, and the remaining residences in Block 301, east of Cleveland and south of the right-of-way.



Robert A. Lakin, Director of Planning

RAL:PTF:vn

Attachment: Notes of November 19, 1981 Planning Commission Meeting
referencing the above subject.

cc: Don Anderson, Director of Housing and Economic Development,
City of Wichita

14. Case No. DR 78-9 - Amendment to the Urban Renewal Land Use Plan for McAdams Neighborhood to include realignment of Murdock Street.

LAKIN stated that this item was referred to the Planning Commission by the City Commission. The MAPC was asked to consider a change in the Urban Renewal Land Use Plan for the McAdams Neighborhood. He said that the change essentially accommodates a realignment of Murdock Street, an issue that was before the Planning Commission and the City Commission last year. LAKIN related the history of the realignment proposal for the benefit of the Commissioners who were not on the MAPC a year ago. He said that a zone case raised questions concerning land use along Murdock. As a result of several discussions, the Planning Commission asked staff to develop alternatives which resolve the questions. The alternative that seemed to make the most sense at that time, and which was pursued, was a realignment of Murdock which would separate the industrial use to the south and the residential uses to the north. Subsequently, the alternatives were submitted to the Planning Commission, they selected a specific alignment, and this recommendation was sent to the City Commission. The City Commission concurred with the MAPC's recommendation. The Murdock realignment was placed in the City's Capital Improvement Program.

LAKIN said that in his judgment changes in land use on the south side of Murdock are relatively minor. He said that two isolated parcels on the northwest corner of Cleveland and Murdock were not included in the acquisition proposal. Staff would encourage the Planning Commission to support the acquisition of those two parcels in their recommendation to the City Commission. Staff believes that the proposed amendment is in conformance with the Comprehensive Plan. Staff further believes that the Murdock realignment project corresponds with the action of the governing body and this Planning Commission over a year ago. LAKIN said that a number of people appeared at the City Commission meeting on November 3, 1981. At that meeting, the City Commission indicated that individuals should voice their concerns to the Planning Commission.

LAKIN stated that over a year ago there were hearings held before CPO "L". This project is located in Area "L". CPO "L" did recommend approval of the realignment and the proposed land use and zoning change.

GARDNER asked if there were any conflicts with other City departments concerning the Planning Staff's recommendation that parcels "G" and "H" in Lot 303, northwest corner of Cleveland and Murdock, be purchased for disposition in industrial use. LAKIN said no, he did not believe there was any conflict.

Frank SMITH, Housing Development Director, stated that the CPO Council has supported the realignment on two separate occasions. The only objections that have been registered are related to the amount of land to be acquired for the project. To date, a minimum of land acquisition has been requested. Only land necessary for the realignment of Murdock has been considered. He said that both Mr. Kitchen and he would support the additional acquisition of the two parcels on Murdock.

BAYOUTH asked SMITH which alternative was recommended. SMITH said Alternate A2 with transitions back to Murdock east of Ohio, was selected. (LAKIN noted it was A4 as approved by the MAPC and BCC.)

Lillian McLEAN, 1301 Cleveland, pointed out that she owned property in the 800 block on Cleveland. She said that she represented Mr. and Mrs. Dunn who live in the 800 block on Cleveland, across the street from her property. McLEAN said that it was proposed to purchase one house on the east side of the street. The house next to it is the Dunn's residence. They would like to be moved out because the realignment will bring the street closer to their home. They will be the only ones left in the block which makes it an undesirable place to live. They are very hard working poor people who have been trying to improve their home. The traffic has been so great since the turn-off was put in, that no one in the neighborhood has felt any great need to fight about moving. They felt if they were not moved, the traffic itself would move them. She pointed out that the owner of the land where the businesses are located on Murdock does not object to the alignment nor do the people on Cleveland..

Reverend Robert HOLT, pastor of St. Matthew CME Church, 841 Cleveland, stated that he does not oppose the realignment, but does have some concerns. He said that he would not like to see the area destroyed and some families isolated. It would not be a very acceptable place to live if all of the other properties are removed from around those who would be left. The traffic pattern is a great concern.

When he sits in the office of the Church and the large trucks roll past he can feel the whole foundation shake. Reverend HOLT said that the members chose not to sell St. Matthew Church. The reason is that the current construction costs to rebuild the church in like kind and quality would be \$860,000, and the church members did not feel that the City was going to give them \$860,000 for their property. Reverend HOLT said that they did not want to see Christopher Steel Company in their back yard and this plan would alleviate that.

He said that area residents and property owners have never seen a feasibility study as to how the altered traffic flow will affect homeowners in the area. He noted at the CPO meeting the word "community development" was taken out of references to the project.

A community is not being developed when houses are being torn down without any plan to replace housing.

Furthermore, Reverend HOLT stated that he was concerned with the loss of parking. St. Matthew Church has 700 members. The City code says that the Church must have one on-street or off-street parking space for every five members of the Church. With the proposed plan, parking would be restricted on Cleveland. He made a recommendation to the CPO that the two properties immediately south of St. Matthew be acquired in this plan and developed as a City parking lot and St. Matthew parishioners be given access to it.

LOFTON asked if there were only two houses left on Cleveland between the road and the Church. Reverend HOLT said yes.

Lorraine BUCKLEY, 1310 East Murdock, stated that she was the only resident that lives on Murdock between Cleveland and west to the railroad track. She said that she would hate to think that she would be the only one left there if the other houses were taken out. She said that with all of the vibration damage from the traffic and the trucks, she would soon have to do some remodeling. Every time the trucks pass her house her TV flickers. BUCKLEY said that she would like to know if the City plans to buy the two houses on the northwest corner of Murdock and Cleveland.

GARDNER stated that he believed that it was the staff's recommendation that the two houses be included in the acquisition.

KITCHEN commented that Mrs. Buckley would be landlocked if Cleveland was vacated.

Ben MARTIN stated that he represented the citizens in the northeast quadrant through the Human Resources Board, and also CPO Area "K". He requested a copy of the Murdock realignment project being considered by the Planning Commission. He said that he was present at the neighborhood area meeting which formulated various recommendations. He was not sure those recommendations corresponded with what was being presented today. He was sure that the neighborhood council did not want some of the street closings that were being proposed today. MARTINS said that he would like to know the amount of funds that would be used for the realignment of Murdock and the method of funding. He also requested a legal opinion concerning the environmental effects on the neighborhood which would result from this project. He requested an assurance that the citizens that are left in the area will not suffer the same housing damages from heavy traffic as those people now living by the street as currently aligned. He said that with this project the traffic would automatically increase, especially heavy truck traffic and traffic from downtown employees who would use the realigned street for fast access onto the freeway. He

He asked for assurance that there would not be noise pollution or air pollution from the heavy truck and automobile traffic. MARTIN said that at the neighborhood council meeting there was nothing to ensure that the whole community was involved in the planning of the realignment of Murdock. He stated that there were concerns that the project would divide the community. He pointed out that businesses will be affected along Murdock. The owner of the body shop on Murdock has voiced concern about the closing of the street. MARTIN pointed out that there was concern over the possibility of decreased property values. He pointed out the danger to the children in the area due to increased traffic. MARTIN pointed out that there was concern over the possibility of decreased property values. He pointed out the danger to the children in the area due to increased traffic. MARTIN stated for the record that the realignment of Murdock was opposed because it would not benefit the neighborhood as a whole. The use of CDBG funds to subsidize industry was also opposed. The proposal would not benefit the area, but would benefit industry and those desiring quick access to the downtown area. He stated that CPO Area "K" also opposed any change that would affect the citizens in the Area "K" district, and permit or encourage the encroachment of industries into that area. He mentioned that federal CDBG funds were obtained under the pretense of upgrading the community with infill of new homes, and rehabilitation. It appears that the purpose of the project is not to maintain the area as a residential area, but to permit the debilitation of the community. He asked that the Commission deny the realignment of Murdock.

BAYOUTH commented that he had not heard any opposition from the area residents on the realignment. He had to disagree with MARTIN's as to the effects on the neighborhood. He felt that the realignment was a major step in protecting the neighborhood, not creating problems as stated by MARTIN.

MARTIN said his concern was for the citizens that would be left isolated in the area in the event of the projects approval.

GARDNER remarked that MARTIN stated that he was a representative from CPO Council Area "K". He asked if they voted formally on the project. If so, he requested that MARTIN present their recommendations today.

MARTIN said that it was correct that he represented Area "K". He said that some of the requests, he mentioned are from Area "K" Council.

GARDNER asked for the western boundary of Area "K". MARTIN said it was Hydraulic. GARDNER said that this project was not in Area "K", and that it appears that MARTIN and the Area "K" Council were addressing a project that was outside their designated area. He said that the Planning Commission does have a recommendation from Area "L" which is the area in which this project is located. Area "L" Council recommends approval.

GARDNER said that as a point of information, the Planning Commission has had several hearings on the proposal over a substantial period of time. He continued that many of those present today have attended the meetings while MARTIN has not. GARDNER said that it has become apparent to this Board, in listening to the neighbors from the immediate area, that residents have on several occasions taken the opportunity to express their concerns regarding the project. Residents worked rather closely with staff in developing elements of this proposal to accommodate their specific needs and situations. He said that he understood that Martin was speaking for a broader neighborhood group. He believed that it was important to point out that MARTIN's lack of previous participation in that process probably prevented him from acquiring an understanding of the proposal that others have.

MARTIN stated that he attended the last neighborhood council Area "L" meeting. It appeared to him that even the few citizens that were present had not been part of the planning process.

GARDNER said that it was critical to point out that there is a fairly high level of concurrence among affected residents on this proposal. He said that he was somewhat disturbed by MARTIN's statement that the balance of the community was not a part of planning for the project. That certainly has not been the indication in previous hearings and in what is being said here today.

MARTIN said that he would be glad to circulate a petition to assure the Commission that citizens in the area are opposed to the re-alignment.

Reverend HOLT stated that he was in attendance at the CPO Area "L" meeting of October 19. In defense of MARTIN, he stated that the people there did voice a concern regarding the blocking of Ohio, Indiana, and Wabash. It was generally agreed that that was the most viable option and that it would keep Christopher Steel from coming any closer to the residential area. Residents did not like closing the streets, but it was the most viable option. He said that he was a representative of a number of people who live in that area--members of his church. Their main concern is that this Board does not find it necessary to isolate people in that area and landlock them. The general consensus in that area is that residents would not be opposed to the project.

GARDNER said that he appreciated Reverend HOLT's remarks and that he had very eloquently stated that the proposal was in many ways a compromise, not necessarily ideal, but apparently the most workable option. He said that Reverend HOLT's remarks concerning isolation of residents and the need to segregate industry from the residential area were also well taken. Although closing of some of the streets may not be totally ideal, in some respects it would provide benefits.

Jonella SNOWDEN, owner of property at 831 Indiana, said that she was uncertain as to how far from her property the realigned street will be located. She asked if the project will have any bearing on the property she owns?

LAKIN pointed out that the acquisition schedule shows three properties on the east side of Indiana, and the north edge of the street right-of-way is proposed to be on land currently owned by Christopher.

BAYOUTH asked LAKIN to point out exactly which houses would be purchased or recommended for purchase.

LAKIN commented on the houses between the road and the Church. He said that it was the staff's view, that when they originally considered the proposal no property should be acquired other than that which was needed for the roadway and/or which would have been isolated. Other property east of the proposed acquisitions would be adequately taken care of by the marketplace.

LAKIN continued that staff did send to the Planning Commission copies of the action from CPO "L" meetings of March 1980 and October 1981, in which they voted 5-1 to recommend closing the streets. Planning staff had also been provided an October memorandum in which CPO "L" expressed concern about the acquisition of additional property. LAKIN added that at this point, either they have a viable project or they don't. If they don't accept this project, which he felt improved a number of environmental conditions, they will retain existing conditions. Murdock as currently aligned results in very awkward turning movements, traffic exiting and stopping in front of the Church rather than on relocated ramps, old pavement that transmits the vibration and shock, and a lot more stop and go movement and changing of gears. This type of situation produces more problems of air quality than the proposed realignment which would smooth out the traffic flow. There will be some additional air pollution because of additional traffic. It has been shown, however, in case after case that the benefits of smoothing out the flow of traffic will conteract the problems arising from the relatively small increase in volume.

After checking the record, it would appear that something like one point two million dollars has been spent in the McAdams area on housing, emergency grants, CDBG grants, deferred loans, 312 loans, direct loans, commercial loans, mortgage revenue grants, etc. None of that has been towards right-of-way. There has been a substantial community investment in this area relative to the businesses and housing. The record should show that there has been a lot of rehabilitation activity in the area.

LOFTON commented that he understood LAKIN's point, but disagreed with what he said concerning what was going to happen on the east side of Cleveland Street. He did not see industry, unless it was Christopher, having any interest in that property at all. He said that he knew from experience that there is a lot of property in better locations.

Industry does not have any interest in that property because the Church is sitting right down the street. He said that he could certainly understand MARTIN's standpoint, but would have to agree that what has been done is probably in the best interest of the community. He felt that closing Indiana and Ohio would be better for the community. He also understood that part of this is being done at the request of Mr. CHRISTOPHER. He felt that the Commission was taking the right approach in correcting the problem.

Ernestine SMITH, stated that most of the property in the area was rental property. There are not many people living in the area who would have to be placed (by the City) in another home.

MOTION: That the Planning Commission finds the proposed amendment to the Urban Renewal Land Use Plan to be in conformance with the Comprehensive Plan, and recommends that Parcels G and H, Lot 303, being the northwest corner of Cleveland and Murdock, be purchased for disposition in industrial land use; and that consideration be given to the acquisition of the remaining houses south of the Church on Cleveland in Block 303 and the remaining residences in Block 301, east side of Cleveland south of the right-of-way. LOFTON moved, JONES seconded and the motion carried unanimously. MARTENS was not present. Chisholm was absent.

URBAN DEVELOPMENT ACTION GRANT

APPLICATION

McADAMS NEIGHBORHOOD REVITALIZATION PROGRAM
WICHITA, KANSAS

prepared by the Urban Renewal Agency
for the City of Wichita, Kansas

April 5, 1978

FEDERAL ASSISTANCE		2. APPLICANT'S APPLICATION	3. STATE APPLICATION IDENTIFIER	4. NUMBER	
1. TYPE OF ACTION <input type="checkbox"/> PREAPPLICATION <input checked="" type="checkbox"/> APPLICATION <small>(Mark appropriate box)</small> <input type="checkbox"/> NOTIFICATION OF INTENT (Opt.) <input type="checkbox"/> REPORT OF FEDERAL ACTION		b. DATE 19 <u> </u> Year month day	b. DATE ASSIGNED 19 <u> </u> Year month day	a. NUMBER _____	
4. LEGAL APPLICANT/RECIPIENT a. Applicant Name: City of Wichita, Kansas b. Organization Unit: Urban Renewal Agency c. Street/P.O. Box: City Hall, 2nd Floor, 455 No. Main d. City: Wichita e. State: Kansas f. Contact Person (Name & telephone No.): Kenneth H. Kitchen (316) 268-4381 g. County: Sedgwick h. ZIP Code: 67202			5. FEDERAL EMPLOYER IDENTIFICATION NO. 48-6000-653		
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT McAdams Neighborhood Revitalization Program Neighborhood revitalization - housing rehabilitation, construction, site improvements, industrial development.			6. PRO. GRAM (From Federal Catalog) a. NUMBER: _____ b. TITLE: Community Development Block Grant Program - Urban Development Action Grant		
10. AREA OF PROJECT IMPACT (Names of cities, counties, States, etc.) Wichita, Kansas		11. ESTIMATED NUMBER OF PERSONS BENEFITING 1800	8. TYPE OF APPLICANT/RECIPIENT A-State B-Substate C-District D-County E-City F-School District G-Special Purpose District H-Community Action Agency I-Higher Educational Institution J-Indian Tribe K-Other (Specify): _____ Enter appropriate letter <input type="checkbox"/> E		
13. PROPOSED FUNDING a. UDAG \$ 6,550,160 .00 b. Federal 4,464,830 .00 c. STATE 200,000 .00 d. LOCAL 2,075,300 .00 e. Private 10,844,340 .00 f. TOTAL \$24,334,630 .00		14. CONGRESSIONAL DISTRICTS OF: a. APPLICANT: Ks. 4th b. PROJECT: Ks. 4th		9. TYPE OF ASSISTANCE A-Basic Grant B-Supplemental Grant C-Loan D-Insurance E-Other Enter appropriate letter(s) <input type="checkbox"/> A	
15. PROJECT START DATE Year month day 1978 0		16. PROJECT DURATION YRS. MONTHS 4 YRS. 0 MONTHS		12. TYPE OF APPLICATION A-New B-Renewal C-Revision D-Continuation E-Augmentation Enter appropriate letter <input type="checkbox"/> A	
17. PROJECT END DATE Year month day 1978 4 28		18. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY Year month day 1978 4 28		15. TYPE OF CHANGE (For 15a or 15c) A-Increase Dollars B-Increase Duration C-Decrease Duration D-Cancellation F-Other (Specify): _____ Enter appropriate letter(s) <input type="checkbox"/>	
20. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code) Department of Housing and Urban Development			21. REMARKS ADDED <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
22. THE APPLICANT CERTIFIES THAT a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurance if the assistance is approved. b. If required by OMB Circular A-95 this application was submitted, pursuant to instructions therein, to appropriate clearinghouses and all responses are attached: <input type="checkbox"/> No response attached		<input type="checkbox"/> Metropolitan Area Planning Department <input type="checkbox"/> Planning Commission <input type="checkbox"/> State Division of Planning Research		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
23. CERTIFYING REPRESENTATIVE a. TYPED NAME AND TITLE b. SIGNATURE c. DATE SIGNED Year month day 19 <u> </u>		24. AGENCY NAME			
26. ORGANIZATIONAL UNIT		27. ADMINISTRATIVE OFFICE		25. APPLICATION RECEIVED Year month day 19 <u> </u>	
29. ADDRESS		28. FEDERAL APPLICATION IDENTIFICATION		30. FEDERAL GRANT IDENTIFICATION	
31. ACTION TAKEN <input type="checkbox"/> a. AWARDED <input type="checkbox"/> b. RESCIND <input type="checkbox"/> c. RETURNED FOR AMENDMENT <input type="checkbox"/> d. DEFERRED <input type="checkbox"/> e. WITHDRAWN		32. FUNDING a. FEDERAL \$ _____ .00 b. APPLICANT _____ .00 c. STATE _____ .00 d. LOCAL _____ .00 e. OTHER _____ .00 f. TOTAL \$ _____ .00		33. ACTION DATE Year month day 19 <u> </u>	
34. STARTING DATE Year month day 19 <u> </u>		35. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number)		36. ENDING DATE Year month day 19 <u> </u>	
37. REMARKS ADDED <input type="checkbox"/> Yes <input type="checkbox"/> No		38. FEDERAL AGENCY A-95 OFFICIAL (Name and telephone no.)			

PART II

URBAN DEVELOPMENT ACTION PROGRAM

Economic Development & Housing Strategy

The economic development and housing elements of the Community Development Program of the City of Wichita, Kansas are not available at the present time. These elements will not be completed until after the final regulations on Community Development Block Grants have been issued.

PART III
PROJECT DESCRIPTION

Project Synopsis

Project Name

McAdams Neighborhood Revitalization Program.

Project Objectives

Rehabilitate and revitalize a deteriorated neighborhood within the City of Wichita, increase the community tax base and employment opportunities through industrial development, provide standard, low cost housing for the area's low income residents.

Project Description

The McAdams project involves a comprehensive approach to neighborhood revitalization, in terms of both residential rehabilitation and economic development. The program is designed to:

- Rehabilitate existing housing
- Initiate new housing construction
- Remove blighting influences and conditions
- Eliminate industrial/residential conflicts
- Provide site improvements and other public amenities
- Promote economic development and employment opportunities
- Increase community tax base
- Provide substantial minority participation in :
 - Home ownership
 - Employment opportunities
 - Utilization of existing and proposed Community Development programs and other City programs and services.

Project Area

The McAdams Neighborhood is bounded on the north by Thirteenth Street, on the south by Central Avenue, on the east by Interstate 135, and on the west by the Santa Fe, Atchison and Topeka railroad tracks. The project site covers approximately 376 acres.

Project Cost

\$24,334,630 (\$6,750,160 UDAG)

Project Starting Date

June, 1978. Major project activities will begin upon UDAG award.

Project Duration

Four year project duration (1978-1982).
Ongoing private investment in the project area following project completion.

Goals and Objectives

Residential Land Use

- Goal:** Maintain a viable residential environment in the McAdams area that offers a range of housing types to suit the needs of the neighborhood residents.
- Objectives:** Rehabilitate existing residential structures where economically feasible to do so.
- Provide subsidized housing for low income families.
 - Provide for removal of obsolete or dilapidated residential structures that have a blighting influence on surrounding residential uses.
 - Provide for removal of housing in areas not suitable or incompatible for residential living.
 - Encourage new housing construction that will provide housing opportunities for low and moderate income persons.
 - Increase home ownership as a method for improving neighborhood stability.
 - Upgrade and maintain public facilities and amenities that contribute to the image of McAdams Neighborhood as a desirable residential area.
- Actions:** Utilize housing grants and loans to rehabilitate the existing housing stock.
- Clear all housing located in areas zoned for industrial use.
 - Relocate all standard housing removed from industrial zones to vacant lots within the residential portion of the neighborhood.
 - Construct public housing units for the elderly and handicapped within close proximity to neighborhood commercial facilities, public transit, and other public amenities.
 - Acquire vacant lots in the neighborhood, to be land banked for new residential construction and expansion of public and semi-public facilities.
 - Construct new housing units on vacant lots in the residential portion of the neighborhood.
 - Initiate a Section 8 Substantial Rehabilitation program for the purpose of providing standard housing for low income residents.

Acquire tenant occupied structures for a homesteading program that will encourage home ownership and housing rehabilitation.

Acquire, rehabilitate and sell tenant occupied structures for home ownership.

Acquire and clear dilapidated residential structures scattered throughout the neighborhood.

Initiate a concentrated code enforcement program in conjunction with available housing rehabilitation programs.

Protect the residential integrity of the neighborhood by rezoning Ninth Street and Eleventh Street for residential use.

Commercial Land Use

Goal: Encourage commercial development in designated areas that is attractively designed and compatible with surrounding residential uses.

Objectives: Encourage concentrated commercial activities rather than strip or spot commercial developments.

Clear obsolete and dilapidated commercial buildings, particularly those that are scattered throughout the neighborhood.

Promote rehabilitation of commercial structures in designated commercial areas.

Provide commercial activities that will service the needs of neighborhood residents.

Actions: Provide SBA 502 and 7A loans to upgrade the commercial area at Ninth and Cleveland and along Thirteenth Street.

Provide site improvements at Ninth and Cleveland area, including sidewalks, landscaping, benches and lighting.

Relocate viable commercial activities to the Ninth and Cleveland center or along Thirteenth Street.

Clear obsolete, vacant and non-conforming commercial structures scattered throughout the neighborhood.

Initiate uniform building code enforcement for commercial activities within the neighborhood.

Encourage use of landscaping, screening and signing that will improve the appearance of commercial areas and provide buffers to adjacent residential uses.

Industrial Land Use

Goal: Encourage industrial development and/or expansion that is well designed and compatible with the environment in areas designated for industrial use.

Objectives: Encourage rehabilitation of deteriorated industrial properties.

Promote consolidation of scattered industrial holdings so as to minimize conflicts with residential uses.

Provide an improved transportation network within industrial areas in order to minimize use of residential streets for industrial traffic.

Encourage expansion of existing industries in order to provide employment opportunities.

Provide for the removal of obsolete and dilapidated industrial uses.

Provide for buffering of industrial uses from surrounding residential uses.

Actions: Acquire and consolidate vacant lots within the industrial zone for expansion of existing industrial uses.

Acquire and clear all residential lots in the industrial zone.

Provide SBA 502 and 7A loans for industrial rehabilitation, expansion and new development.

Pave Washington Avenue in order to provide an improved industrial traffic route in the neighborhood.

Initiate an ordinance prohibiting industrial traffic on residential streets in the neighborhood.

Provide for screening of industrial uses from residential uses (fencing, landscaping), principally along the alley between Washington and Wabash, and along Murdock Avenue.

Encourage on-the-job training programs with industries in the neighborhood.

Prevent intrusions of industrial uses into the residential portion of the neighborhood by maintaining existing zoning patterns.

Encourage uniform building code enforcement in industrial areas.

Public Land Use

Goal: Provide for adequate parks, cultural/educational facilities, streets, sidewalks and other public improvements to service neighborhood residents and to contribute to the image of the neighborhood as a desirable residential area.

Objectives: Utilize open space areas to provide a buffer between residential and less compatible land uses.

Provide for recreational facilities within the neighborhood to accommodate the needs of small children and the elderly.

Encourage continued use of existing public facilities for cultural/educational programs.

Provide for adequate day care services within the neighborhood.

Provide for maintenance of residential streets, sidewalks and adequate street lighting.

Actions: Develop a mini-park within the neighborhood, incorporating passive recreation facilities for the elderly.

Establish a day care center to service neighborhood residents. This activity may be incorporated as a function of an existing facility such as Dunbar School.

Develop a bike path/green strip along I-35.

Provide expansion space for Dunbar School and Phyllis Wheatley Children's Home where necessary.

Pave all dirt streets and upgrade existing paved streets where necessary.

Repair and construct sidewalks, curb and gutter where necessary.

Plant street trees where needed.

Conduct a clean-up program including trash removal, tree trimming, mowing vacant lots, alley maintenance and insect control.

Project Activities

The McAdams Neighborhood Revitalization Program involves a comprehensive approach to rehabilitating a deteriorated neighborhood. The program is designed to stimulate economic development and employment through industrial expansion, rehabilitate existing housing, stimulate new housing construction, and upgrade the aesthetic quality of the neighborhood.

Economic Development

One of the assets of the neighborhood is its close proximity to the downtown and Central Industrial Corridor employment areas. A major objective of the program is to capitalize on this asset by stimulating industrial growth and employment opportunities. A portion of the neighborhood is developed for industrial use; there is potential for expansion and growth within this industrial area. Industrial expansion that will not conflict with the neighborhood's residential district will be encouraged through the following activities:

Acquire, assemble and sell existing vacant parcels in the industrial zone for expansion of existing industries or new development.

Acquire residences in the industrial zone, clear and sell sites for industrial expansion or development.

Maintain existing industrial zoning patterns.

Pave Washington Avenue for industrial traffic use.

Install buffer along alley between Washington and Wabash, and on north side of Murdock Avenue to protect nearby residences. (Fencing and landscaping materials to be used).

Provide SBA 502 and 7A loan programs for industrial development. Ten percent (10%) loan financing to be provided through program.

Uniform building code enforcement.

Residential Rehabilitation and Development

The program is intended to rehabilitate and preserve as much of the existing housing stock as possible with minimal displace of current residents. Residential infill, to be accomplished through new housing construction, will provide housing for residents relocated from the industrial section of the neighborhood. The following strategies will be employed to meet these objectives:

Provide housing rehabilitation grants for approximately 220 low income owner occupants.

Provide low interest community development loans for moderate income owner occupants.

Provide approximately 72 Section 312 housing rehabilitation low interest loans for owner occupied and tenant occupied housing.

Rehabilitate approximately 30 tenant occupied structures through participation in the Section 8 Substantial Rehabilitation Project. (Neighborhood Strategy Area designation).

Acquisition, rehabilitation and sale of 10 deteriorated, tenant occupied structures.

Acquisition of 20 deteriorated tenant occupied structures for resale through a homesteading program.

Acquisition and clearance of approximately 22 dilapidated structures next to vacant lots.

Acquisition of vacant lots for new housing construction sites.

New housing construction initiated through housing construction finance program.

Acquisition and clearance of dilapidated residences along Thirteenth Street.

Acquisition and clearance of dilapidated residences along Murdock Street.

Voluntary demolition program for removal of dilapidated accessory structures.

House painting grants.

Acquisition of site for 12 units of public housing for the elderly and handicapped.

Uniform Building Code enforcement.

Concentrated neighborhood clean-up program involving bulky trash removal, tree trimming, street cleaning, mowing of vacant lots, alley maintenance and insect control.

Residential Area Site Improvements

In order to upgrade the infrastructure and support facilities and services in the neighborhood, several site improvements are proposed:

Reconstruct Cleveland Avenue from Murdock to Central Avenue.

Repair or replace all broken curbing and sidewalks.

Pave Eighth Street from Washington to Wabash.

Upgrade street lighting where necessary.

Improvements at Ninth and Cleveland, including sidewalk replacement, benches, lighting and landscaping.

Acquire and develop a mini-park site.

Street tree planting where necessary.

Construction of bike path along Interstate 135.

Resurface all streets where necessary.

Commercial Development

There are several dilapidated, nonconforming, obsolete and vacant commercial structures scattered throughout the neighborhood that serve as a blighting influence on nearby residences. However, some commercial activities are needed to service the area residents. Project activities pertaining to commercial development include:

Acquisition and clearance of dilapidated commercial uses along Murdock Avenue.

Acquisition and clearance of dilapidated and vacant commercial uses scattered throughout the residential portion of the neighborhood.

SBA 502 and 7A commercial loan programs for rehabilitation and development of viable commercial activities at Ninth and Cleveland, and along Thirteenth Street.

Site improvements at Ninth and Cleveland.

Uniform building code enforcement.

Project Relationship to Existing Facilities and Services

The McAdams project deals with the rehabilitation of an existing neighborhood already served with water, sewer, streets, recreation areas, public transit and other public facilities and services. The existing infrastructure is adequate to serve projected residential infill and industrial development in the neighborhood.

The neighborhood is also served by several community facilities including the Dunbar Adult Education Center, Claver Adult Day Care Center, Headstart Day Care, Phyllis Wheatley Children's Home, L'Ouverture Elementary School and McAdams Park. Expansion of facilities is planned for both McAdams Park and L'Ouverture School in the immediate future. No additional services or facilities will be required to support the McAdams project.

Market and Economic Feasibility

Market and economic feasibility studies have not been done to date for the McAdams project. However, the project is considered feasible for the following fundamental reasons:

Project will preserve the existing housing stock. There is a lack of low cost, standard housing elsewhere within the City for relocating the neighborhood population.

Total clearance of the area, the alternative to rehabilitation, would cost approximately \$20,000,000.

Project upgrades housing while preserving low rent structure necessary to accommodate low income residents.

Project Ownership

The project will be completely privately owned when completed.

Project Location

The project is not located on currently owned Urban Renewal land. Urban Renewal property is located directly north of the project area. This property will be developed for industrial use, which will serve as a source of employment for area residents.

Implementing Agencies

All project activities will be administered by the Urban Renewal Agency with the exception of the following:

<u>Activity</u>	<u>Implementing Agency</u>
Street, sidewalk, curb and gutter repair/replacement	Urban Renewal Department of Public Works
Neighborhood clean up program	Interdepartmental
Bike path construction along I-135	Kansas Department of Transportation
Park site development	Urban Renewal Park Department
Public Housing Construction	Local Housing Authority

Central Systems, a local development corporation, will be contracted with to provide financing for SBA loan programs for industrial and commercial development.

Project Beneficiaries

The direct beneficiaries of the project will be residents and businesses located in the neighborhood. All project activities are designed to substantially improve living conditions in the area. Businessmen will profit from the availability of expansion sites and the SBA loan programs.

The City at large will also benefit from the project through increased tax base, employment opportunities, and preservation of a community housing stock.

Project Activity	Goal	Implementing Agency	Estimated Starting Date	Estimated Completion Date	Funding Source						Total	
					UDAG	CRDG	G.O.	State	Federal 108 Loans	Other Federal		Private
Acquire Vacant Lots	Provide sites for housing construction & infill; provide sites for industrial development.	Urban Renewal	July, 1975	July, 1980	\$ 167,860	177,600				452,360		797,820
Acquire & clear housing in industrial zone.	Eliminate conflicting land uses, provide sites for industrial development.	Urban Renewal	July, 1978	July, 1982	2,235,500	348,000				361,820		2,945,320
Acquire & clear houses along Thirteenth Street.	Remove dilapidated housing.	Urban Renewal	July, 1979	July, 1980		99,600						99,600
Acquire & clear 15 dilapidated tenant or owner occupied houses.	Remove dilapidated housing.	Urban Renewal	July, 1978	July, 1982	120,200					157,100		277,300
Acquire & clear dilapidated houses in 800 block, between Ohio and Indiana.	Remove dilapidated housing. Provide green strip buffer.	Urban Renewal	July, 1976	July, 1979	225,640							225,640
Acquire 20 tenant occupied houses.	Homesteading program & housing rehabilitation.	Urban Renewal	July, 1978	July, 1982	296,360							296,360
Acquire & direct rehabilitation of 10 tenant occupied houses.	Housing rehabilitation & increase home ownership.	Urban Renewal	July, 1978	July, 1982		90,350				137,850		228,500
33 units of Section B Substantial Rehabilitation tenant occupied housing.	Housing rehabilitation & rent subsidy for low income residents.	Local Housing Authority	July, 1978	July, 1979	No costs	Incurred.						
Acquire & clear 5 houses for public housing & park site.	Provide housing for elderly and handicapped, park site.	Urban Renewal	July, 1978	July, 1979		74,100						74,100
Construct 12 units of public housing for elderly & handicapped.	Provide housing for elderly and handicapped.	Local Housing Authority	July, 1978	July, 1979							300,000	300,000
New housing construction. Provide financing.	Residential Infill.	Urban Renewal	July, 1978	July, 1982	900,000							900,000
Housing rehabilitation grants.	Housing rehabilitation.	Urban Renewal	July, 1978	July, 1982	1,290,000	250,000						1,540,000
Section 312 housing rehabilitation loans.	Rehabilitation of owner occupied and tenant occupied housing.	Urban Renewal	July, 1978	July, 1982						720,000		720,000
Community Development housing rehabilitation loans.	Housing rehabilitation.	Urban Renewal	July, 1978	July, 1982		150,000						150,000
Paint Grants.	Housing rehabilitation & improve neighborhood appearance.	Urban Renewal	July, 1978	July, 1982		10,000						10,000
Voluntary Demolition.	Remove dilapidated residential and accessory structures.	Urban Renewal	July, 1978	July, 1980		25,000						25,000
Industrial screening. (Fencing, landscaping)	Buffer industrial/ residential uses.	Urban Renewal	July, 1979	July, 1980	50,000							50,000
Park site development.	Provide for recreation needs.	Urban Renewal	July, 1980	July, 1981			50,000					50,000
Washington Street paving.	Provide improved route for industrial traffic.	Department of Public Works	July, 1979	July, 1980			107,000					107,000
Cleveland Avenue reconstruction, Murdock to Central.	Upgrade infrastructure.	Department of Public Works	July, 1980	July, 1981	48,000		75,000					123,000
Street repairs, curb & gutter replacement.	Upgrade infrastructure.	Urban Renewal	July, 1979	July, 1982					535,700			535,700
Sidewalk repair/ replacement.	Upgrade infrastructure.	Urban Renewal	July, 1979	July, 1982	60,000							60,000
Bike path construction	Provide for recreation needs. Green strip along I-135.	Kansas Department of Transportation	July, 1978	July, 1979				200,000			1,800,000	2,000,000
Street tree planting.	Improve appearance of neighborhood.	Urban Renewal	July, 1978	July, 1979		10,000						10,000
Neighborhood clean-up program.	Improve appearance of neighborhood.	Interdepartmental	July, 1978	July, 1982								
Acquire & clear dilapidated commercial uses.	Remove blighting structures.	Urban Renewal	July, 1978	July, 1980		358,650						358,650
Site improvements at Ninth & Cleveland	Improve amenities at commercial center.	Urban Renewal	July, 1979	July, 1980	50,000							50,000
SBA 502 and 7A loan program. Provide 10% financing for industrial development	Industrial & commercial rehabilitation & development.	Local Development Corporation	July, 1978	July, 1982		250,000						250,000
Industrial Development - Loan Repayments	Provide jobs, increase tax base.	Private	July, 1978	July, 1982							2,500,000	2,500,000
Private Industrial Development	Provide jobs, increase tax base.	Private	July, 1978	July, 1982							4,712,200	4,712,200
Private housing mortgages and loan repayments.	Housing rehabilitation and infill.	Private	July, 1978	July, 1982							3,632,140	3,632,140
Condemnation Costs					26,600							26,600
Temporary Operations					35,000							35,000
Property Disposition					25,000							25,000
Administration					720,000							720,000
Contingency					500,000							500,000
Total Project Cost					\$6,750,160	\$1,843,300	\$232,000	\$200,000	\$1,644,830	\$2,820,000	\$10,844,340	\$24,334,630

Goal	Implementing Agency	Estimated Starting Date	Estimated Completion Date	Funding Source		Funding Source			Total	Disposition		
				UDAG	CDBG	F.F.	State	Federal 108 Loans			Other Federal	Private
Provide sites for housing construction & infill; provide sites for industrial development.	Urban Renewal	July, 1975	July, 1980	\$ 167,860	177,600			452,360		797,820	337,750	
Eliminate conflicting land uses, provide sites for industrial development.	Urban Renewal	July, 1978	July, 1982	2,235,500	348,000			361,820		2,945,320	1,190,540	
Remove dilapidated housing.	Urban Renewal	July, 1979	July, 1980		99,600					99,600	29,700	
Remove dilapidated housing.	Urban Renewal	July, 1978	July, 1982	120,200				157,100		277,300	3,000	
Remove dilapidated housing. Provide green strip buffer.	Urban Renewal	July, 1978	July, 1979	225,640						225,640	25,800	
Homesteading program & housing rehabilitation.	Urban Renewal	July, 1978	July, 1982	296,360						296,360	100,000	
Housing rehabilitation & increase home ownership.	Urban Renewal	July, 1978	July, 1982		90,350			137,850		228,500	150,000	
Housing rehabilitation & rent subsidy for low income residents.	Local Housing Authority	July, 1978	July, 1979	No costs incurred.								
Provide housing for elderly and handicapped, park site.	Urban Renewal	July, 1978	July, 1979		74,100					74,100	2,000	
Provide housing for elderly and handicapped.	Local Housing Authority	July, 1978	July, 1979					300,000		300,000		
Residential infill.	Urban Renewal	July, 1978	July, 1982	900,000						900,000	900,000	
Housing rehabilitation.	Urban Renewal	July, 1978	July, 1982	1,290,000	250,000					1,540,000		
Rehabilitation of owner occupied and tenant occupied housing.	Urban Renewal	July, 1978	July, 1982					720,000		720,000		
Housing rehabilitation.	Urban Renewal	July, 1978	July, 1982		150,000					150,000	173,600	
Housing rehabilitation & improve neighborhood appearance.	Urban Renewal	July, 1978	July, 1982		10,000					10,000		
Remove dilapidated residential and accessory structures.	Urban Renewal	July, 1978	July, 1980		25,000					25,000		
Buffer industrial/residential uses.	Urban Renewal	July, 1979	July, 1980	50,000						50,000		
Provide for recreation needs.	Urban Renewal	July, 1980	July, 1981			50,000				50,000		
Provide improved route for industrial traffic.	Department of Public Works	July, 1979	July, 1980			107,000				107,000		
Upgrade infrastructure.	Department of Public Works	July, 1980	July, 1981	48,000		75,000				123,000		
Upgrade infrastructure.	Urban Renewal	July, 1979	July, 1982					535,700		535,700		
Upgrade infrastructure.	Urban Renewal	July, 1979	July, 1982	60,000						60,000		
Provide for recreation needs. Green strip along I-135.	Kansas Department of Transportation	July, 1978	July, 1979	1			200,000		1,800,000	2,000,000		
Improve appearance of neighborhood.	Urban Renewal	July, 1978	July, 1979		10,000					10,000		
Improve appearance of neighborhood.	Interdepartmental	July, 1978	July, 1982	Routine City services provided. No special costs incurred.								
Remove blighting structures.	Urban Renewal	July, 1978	July, 1980		358,650					358,650	84,140	
Improve amenities at commercial center.	Urban Renewal	July, 1979	July, 1980	50,000						50,000		
Industrial & commercial rehabilitation & development.	Local Development Corporation	July, 1978	July, 1982	250,000						250,000	250,000	
Provide jobs, increase tax base.	Private	July, 1978	July, 1982						2,500,000	2,500,000		
Provide jobs, increase tax base.	Private	July, 1978	July, 1982						4,712,200	4,712,200		
Housing rehabilitation and infill.	Private	July, 1978	July, 1982						3,632,140	3,632,140		
				26,600						26,600		
				35,000						35,000		
				25,000						25,000		
				720,000						720,000		
				500,000						500,000		
Cost				\$6,750,160	\$1,843,300	\$232,000	\$200,000	\$1,644,830	\$2,820,000	\$10,844,340	\$24,334,630	\$3,246,730

PART IV

How Project Meets Selection Criteria

Selection Factor A

IMPACT OF PROPOSED PROJECT ON PHYSICAL FISCAL OR ECONOMIC CONDITION OF COMMUNITY

1. Provision of Employment									
		Low Income		Middle Income		Upper Income		Total	
		Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
a.	Number of New Jobs to be Created								
	(1) Construction/Rehab.	425	50%	350	41%	75	9%	850	100%
	(2) Non-const. (Permanent)	870	88%	105	11%	10	1%	985	100%
b.	Number of Permanent Jobs to be Retained	0		0		0		0	
c.	Total Jobs	1,295	71%	455	25%	85	4%	1,835	100%
d.	Basis of calculations								
1976 Median Income, City of Wichita - \$12,600									
<u>Construction Jobs</u>									
Estimated development costs in the project area, including industrial development, housing construction and rehabilitation, is approximately \$12,072,200. Each \$1,000 of construction will generate 146 man-hours of labor. The construction expenditures will produce \$1,762,540 man-hours of labor, or 850 jobs. Three labor jobs will be created for every foreman/manager job, and two (2) out of three (3) labor jobs will be unskilled. On the basis of these projections, the following jobs will be created:									
		<u>Number of Jobs</u>		<u>Average Wage Rate/hr.</u>		<u>Average Annual Salary</u>			
		425 Unskilled labor		\$4.50		\$ 9,360			
		210 Skilled labor		6.50		13,520			
		140 Foreman (unskilled labor)		6.50		13,520			
		75 Foreman (skilled labor)		8.00		16,640			

Selection Factor A (continued)

d. Basis of calculations (continued)

Permanent Jobs

Total permanent jobs to be created in the project area have been projected on the basis of actual employment needs indicated by area industries. The number and type of jobs were projected to include the remainder of anticipated industrial development. Approximately 200 permanent jobs will be created. Job classifications and wage rate estimates include:

<u>Number of Jobs</u>	<u>Average Wage Rate/hr.</u>	<u>Average Annual Salary</u>
130 Labor	\$4.00	\$ 8,320
40 Clerical	3.50	7,280
20 Sales	7.00	14,560
10 Management	9.00	18,720

A total of 1,050 construction and permanent jobs would be created in the project area. Each job creates a need for approximately .75 service jobs, thereby providing an additional 785 service jobs.

<u>Number of Jobs</u>	<u>Average Wage Rate/hr.</u>	<u>Average Annual Salary</u>
700 Labor	\$3.50	\$ 7,280
85 Foreman/Manager	5.50	11,440

A total of 1,835 jobs would be created in the construction, permanent and service categories, based on the preceding projections.

2. Provision of Housing

		Low Income		Middle Income		Upper Income		Total	
		Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
		a.	Number of New Units to be Constructed	30	32%	65	68%		
b.	Number of Units to be Rehabilitated	300	79%	80	21%			380	100%
c.	Total Units	330	69%	145	31%			475	100%

Selection Factor A (continued)

d. Basis of Calculations													
<u>Units to be Constructed</u>													
	<table border="0"> <tr> <td></td> <td style="text-align: center;"><u>Number of Units</u></td> <td style="text-align: center;"><u>Sales price/rental</u></td> </tr> <tr> <td>Owner Occupied</td> <td style="text-align: center;">73</td> <td style="text-align: center;">\$27,000-\$32,000</td> </tr> <tr> <td>Public Housing - Elderly</td> <td style="text-align: center;">12</td> <td style="text-align: center;">25% of income</td> </tr> <tr> <td>Multi-Family</td> <td style="text-align: center;">10</td> <td style="text-align: center;">Market Rate</td> </tr> </table>		<u>Number of Units</u>	<u>Sales price/rental</u>	Owner Occupied	73	\$27,000-\$32,000	Public Housing - Elderly	12	25% of income	Multi-Family	10	Market Rate
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Owner Occupied	73	\$27,000-\$32,000											
Public Housing - Elderly	12	25% of income											
Multi-Family	10	Market Rate											
<u>Units to be Rehabilitated</u>													
	<table border="0"> <tr> <td></td> <td colspan="2" style="text-align: center;"><u>Number of Units</u></td> </tr> <tr> <td></td> <td style="text-align: center;"><u>Low Income</u></td> <td style="text-align: center;"><u>Middle Income</u></td> </tr> <tr> <td>Owner Occupied</td> <td style="text-align: center;">220</td> <td style="text-align: center;">70</td> </tr> <tr> <td>Renter Occupied</td> <td style="text-align: center;">80</td> <td style="text-align: center;">10</td> </tr> </table>		<u>Number of Units</u>			<u>Low Income</u>	<u>Middle Income</u>	Owner Occupied	220	70	Renter Occupied	80	10
	<u>Number of Units</u>												
	<u>Low Income</u>	<u>Middle Income</u>											
Owner Occupied	220	70											
Renter Occupied	80	10											
The average rental in the project area is under \$100.00 based on a sample survey conducted by the Urban Renewal Agency.													
3. Improvement of Tax Base													
a.	Will project pay full property tax? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no (If no, explain) Industrial Revenue Bonds will finance approximately \$2,000,000 of projected development. Taxes on these improvements will be deferred for ten (10) years. Full property taxes will be paid at the end of this time period.												
b.	<table border="0"> <tr> <td>Estimated value of property to be added to tax role:</td> <td style="text-align: right;">\$ 12,072,200</td> </tr> <tr> <td>Estimated value of property to be deleted from tax roles:</td> <td style="text-align: right;">\$ 2,011,400</td> </tr> <tr> <td>Net increase in value of property to be added to tax roles:</td> <td style="text-align: right;"><u>\$ 10,060,800</u></td> </tr> </table>	Estimated value of property to be added to tax role:	\$ 12,072,200	Estimated value of property to be deleted from tax roles:	\$ 2,011,400	Net increase in value of property to be added to tax roles:	<u>\$ 10,060,800</u>						
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c.	<table border="0"> <tr> <td>Estimated annual property tax to be generated by project:</td> <td style="text-align: right;">\$ 328,800*</td> </tr> <tr> <td>Estimated loss of property tax revenues as a result of project:</td> <td style="text-align: right;">\$ 20,700</td> </tr> <tr> <td>Net increase in property tax revenues (annual):</td> <td style="text-align: right;"><u>\$ 308,100</u></td> </tr> </table> <p>*Tax on improvements only.</p>	Estimated annual property tax to be generated by project:	\$ 328,800*	Estimated loss of property tax revenues as a result of project:	\$ 20,700	Net increase in property tax revenues (annual):	<u>\$ 308,100</u>						
Estimated annual property tax to be generated by project:	\$ 328,800*												
Estimated loss of property tax revenues as a result of project:	\$ 20,700												
Net increase in property tax revenues (annual):	<u>\$ 308,100</u>												
4. Other Project Revenues													
a.	Will the applicant receive any other revenues from the project (e.a., lease payments, loan repayments, sharing in profits)? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no												

Selection Factor A (continued)

4.	Other Project Revenues (continued)																		
	<p>b. If yes, describe the nature of the revenue and estimated annual amount.</p> <p><u>Estimated Revenues - Project Duration</u></p> <table border="0"> <tr> <td>Loan Repayments</td> <td></td> </tr> <tr> <td> Community Development Loans</td> <td>\$ 173,800</td> </tr> <tr> <td> SBA Loans (10%)</td> <td>250,000 (principal only)</td> </tr> <tr> <td>Housing Construction</td> <td>900,000</td> </tr> <tr> <td>Land Disposition</td> <td>1,672,930</td> </tr> <tr> <td>Property Disposition</td> <td><u>250,000</u></td> </tr> <tr> <td></td> <td>\$3,246,730</td> </tr> </table> <p>Annual project revenue - approximately \$1,000,000 Direct loan repayments to Federal government and private lending institutions:</p> <table border="0"> <tr> <td> Section 312 Loans</td> <td>\$, 958,340</td> </tr> <tr> <td> SBA Loans</td> <td>2,250,000 (principal only)</td> </tr> </table>	Loan Repayments		Community Development Loans	\$ 173,800	SBA Loans (10%)	250,000 (principal only)	Housing Construction	900,000	Land Disposition	1,672,930	Property Disposition	<u>250,000</u>		\$3,246,730	Section 312 Loans	\$, 958,340	SBA Loans	2,250,000 (principal only)
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SBA Loans	2,250,000 (principal only)																		
5.	<p>Other impacts on the physical, fiscal or economic condition of community (describe).</p> <p>According to figures from the United States Chamber of Commerce, the 1,050 new industrial and construction jobs created by this project will have the following impact upon the economy of Wichita, Kansas:</p> <ol style="list-style-type: none"> 1. Will add 3,100 people to the city's population. 2. Will add 1,176 new households. 3. Will add 535 new school age children to the school system. 4. Will create a demand for 42 new retail establishments. 5. Will generate \$3,780,000 in additional retail sales per year. 6. Will add \$2,835,000 in additional bank deposits per year. 7. Will create a need for 1,125 more new or used automobiles. 8. Will create a need for 785 new service related jobs. 9. Will add \$6,195,000 in personal income per year to the local economy. 10. Will cause a \$30,000,000 impact upon the local economy as the personal income passes through the economy. This is based on the formula: <p style="margin-left: 40px;">Personal income x a multiplier of 5 = economic impact</p> 																		

Selection Factor A (continued)

5. Other impacts . . . (continued)

In addition to these U. S. Chamber of Commerce figures for impact on the local economy, the regional and the national economies are, also, affected through the tax structure. For example, the project will generate:

1. 3% State sales tax on retail sales = \$ 113,400

2. Car license tags @ \$15.00/car = \$ 16,900

3. State and Federal gasoline tax

$\frac{1,125 \text{ cars} \times 12,000 \text{ miles}}{15 \text{ miles/gallon}} \times .12 \text{ tax/gal.} = \$ 108,000$

4. State and Federal income taxes while substantial, are not easily calculated, and therefore no dollar amount is shown here.

Selection Factor B

IMPACT OF PROPOSED PROJECT ON LOW AND MODERATE INCOME PERSONS AND MINORITIES

1. Relocation/Reclamation

a. Will the project cause displacement of residents or businesses? yes no

b. Numbers to be Displace Estimated	Low Income		Middle Income		Upper Income		Total	
	Minority	Non-Minority	Minority	Non-Minority	Minority	Non-Minority	Minority	Non-Minority
(1) Families	127	5	32	4			159	9
(2) Businesses	8		7				15	
(3) Number of Jobs Currently Provided by Businesses Shown on Line (2)	15		10					

c. Are Relocation Resources Available? yes no

(1) Relocation Resources - UDAG, CDBG

Displaced families will be relocated in existing housing units and new housing units to be constructed in the McAdams Neighborhood and city-wide. Sufficient housing units will be available within the project area to accommodate approximately 50% of the displaced families.

Selection Factor B (continued)

d. Relocation Process

Persons who will be displaced through acquisition of property will have the opportunity to relocate in the residential section of the neighborhood or elsewhere in the community. Existing housing and new housing to be constructed will be made available to families desiring to remain in the neighborhood.

All displaced families will receive relocation benefits which may be used to rent or purchase standard housing anywhere in the City of Wichita. Assistance in locating suitable housing will be provided by the Urban Renewal Agency.

One of the most important goals of the McAdams project is to encourage residential infill in the area and maintain the existing population to the greatest extent possible. It is anticipated that new housing construction, construction of public housing and rehabilitation of existing housing will allow at least 60% of the displaced families to relocate in the neighborhood.

- e. The McAdams Neighborhood is predominantly a low income, minority area. While the project will encourage residential infill, primarily middle income families, the great majority of current residents will remain in the project area. Many of the housing programs are designed to improve the housing conditions of low income residents. These programs include:

- Section 8 Substantial Rehabilitation
- Homesteading
- Housing Rehabilitation Grants
- Public Housing for Elderly and Handicapped

Viable commercial activities acquired in the project area will have the opportunity to relocate in designated commercial areas in the neighborhood. New commercial activities will also be encouraged to locate in designated areas. SBA 502 and 7A loans will be made available for commercial rehabilitation and development. The program will provide 10% financing for the SBA programs.

2. Minority Participation

Minorities will have the opportunity to participate in construction activities utilizing public funds through the 10% minority contractor set aside. The SBA loan programs will be made available to businessmen in the McAdams area, including minority businesses. Existing minority businesses to be acquired will be given the opportunity to remain in the project area.

Selection Factor B (continued)

3. Citizen Participation

Minimum citizen participation requirements have been met in the preparation of the McAdams UDAG proposal. Additional citizen participation has been incorporated through the following activities:

- (1) The City of Wichita has established by ordinance a formal citizen participation program. The Citizen Participation Organization (CPO) consists of fifteen neighborhood councils and a central council whose members are selected in a city-wide election.

The CPO Councils serve as advisory bodies to the City Commission on neighborhood and city issues and programs. The CPO's develop the statement of needs for the City's Community Development Block Grant Program, provide recommendations on Community Development projects, and review reprogramming of CDBG funds.

The McAdams Neighborhood is represented by CPO Area "L"; several residents of the area serve on this council. Area "L" Council has reviewed and approved the concept of neighborhood rehabilitation as proposed in the UDAG application. The Central Council has also reviewed and approved the proposed project.

- (2) Additional citizen participation has been provided through the McAdams Neighborhood Task Force, comprised of neighborhood residents and businessmen. The task force was established to serve as an advisory body to the Urban Renewal Agency on developing the specific program activities. The task force has approved the plan developed for the McAdams Neighborhood.

A special neighborhood meeting has also been held to obtain citizen's views on the project, in addition to the formal public hearing.

Selection Factor B (continued)

4. Project Impacts on Low Income Residents

Positive Impacts

1. Improve housing conditions of low and moderate income families.
2. Provide standard rental housing for low income families through rent subsidy program.
3. Provide opportunity for homeownership through homesteading program.
4. Improve environmental conditions.
5. Provide housing alternatives for elderly and handicapped.
6. Long term employment opportunities through industrial development.
7. Short term employment opportunities through project construction activities.

Negative Impacts

1. Displacement of some long time residents of the neighborhood.
2. Loss of some low cost rental housing due to clearance, or rent increases resulting from rehabilitation of deteriorated structures.

Selection Factor C

NATURE AND EXTENT OF FINANCIAL PARTICIPATION BY PRIVATE ENTITIES

1. List of Private Participants				
(a) Name and Address	(b) Amount Approximate	(c) Evidence of Commitment Attached		(d) Estimated Date for Securing Legally Binding Commitment
		Yes	No	
(1) Rock Island Millwork Co. 1340 North Mosley Wichita, Kansas 67214	\$ 272,800	X		July, 1978
(2) Allen Electric Supply Co. 1134 North Washington Wichita, Kansas 67214	\$ 411,700	X		July, 1978
(3) Wichita Sheet Metal Supply 1030 North Washington Wichita, Kansas 67214	\$ 228,000	X		July, 1978
(4) Mayo Sash & Door Co. 811 East 10th Wichita, Kansas 67214	\$ 239,500	X		July, 1978
(5) Delta Electric Supply Inc. 622 North Washington Wichita, Kansas 67214	\$ 157,000	X		July, 1978
(6) Wichita Frozen Foods 123 South Rock Island Wichita, Kansas 67202	\$ 1,786,000		X	July, 1978 In negotiation
(7) Other private commitments to be secured.	\$ 4,117,200		X	In negotiation
(8) TOTAL:	\$ 7,212,200			

2. Describe how each participant listed was selected to participate in the project.

All major industries within the project area have been, or are currently being, contacted to determine expansion needs and plans. Available industrial land will be sold to those businesses contemplating expansion. Several businesses have plans for immediate expansion. Others are interested in expansion if land becomes available. As most industries have not developed specific building plans, the development cost figures are estimates, based on the type of expansion contemplated. It is anticipated that all available industrial land will be purchased and developed by private industries within the project duration.

Selection Factor C (continued)

NATURE AND EXTENT OF FINANCIAL PARTICIPATION BY PRIVATE ENTITIES

3. Has the applicant reviewed the private participants' qualifications to complete their participation in the project and found them to be satisfactory? yes no
4. Does any member of the governing body of the applicant, or any officer or employee of the applicant, who exercises any functions or responsibilities in connection with carrying out the project, have any direct or indirect personal interest in the private participants or in properties within the area of the proposed project? yes no

If yes, explain.

Selection Factor D

NATURE AND EXTENT OF STATE FINANCIAL PARTICIPATION			
(a)	(b)	(c)	(d)
Source of Funds	Amount	Status	Date by which funds will be available.
1. Kansas Department of Transportation Bike path construction along Interstate 135	\$200,000	(5) Contract let	Currently available.
2.			
3.			
4.			
5. TOTAL:	\$200,000		

Selection Factor E

NATURE AND EXTENT OF FINANCIAL PARTICIPATION BY OTHER PUBLIC ENTITIES					
1.	(a) Federal Sources	(b) Amount	(c) Status	(d) Date by which funds will be made available	
	a.	Department of Housing & Urban Development Section 312 housing loans	\$ 720,000	(6) To be requested	As available
	b.	Federal Highway Administration. Bike Path construction along Inter. 135	1,800,000	(5) Contract let	Currently available
	c.	Section 108 loan guarantee program.	1,644,830	(6) To be requested.	
	d.	Department of Housing & Urban Development. Conventional Public Housing.	300,000	(6) Funds allocated. Application to be submitted.	1978
		Subtotal:	4,464,830		
2.	Local Sources				
	a.	Community Development Block Grant Funds			
		Paint Grants	10,000	(5) Contract let	Currently available
		Housing loans	150,000	(5) Contract let	Currently available
		Acquisition	400,000	(4) Appl. Approved	July, 1978
		Acquisition & Rehabilitation	1,283,300	(6) To be requested	July, 1979, 1980, 1981
	b.	Capital Improvement Program		(6)	
		General Obligation Bonds	157,000	To be requested	1979
		Spec. Assms. for site imprv.	75,000		1980
		Subtotal:	2,075,300		
3.	TOTAL: Federal & Local Resources	6,540,130			

Selection Factor F

Project Special or Unique Opportunity

The major objective of the McAdams project is the revitalization of a deteriorating neighborhood. An UDAG grant would make this objective feasible in terms of both financial resources and time. Adequate resources are not available at the local level to achieve the goals of the project within a realistic time period. If project completion is dependent only on local funding resources, the project timetable will be greatly increased and the impact on the neighborhood will be minimal. Preservation of the neighborhood is considered unlikely if immediate improvements cannot be made in the area.

The UDAG project provides the opportunity to preserve a neighborhood and valuable housing resource that would otherwise be lost to the City. Without this project it is anticipated that the neighborhood will continue to deteriorate and lose population, requiring eventual clearance.

The McAdams project incorporates a wide range of neighborhood improvement strategies that have not been available or utilized in past projects in the City of Wichita. All available housing programs will be utilized as well as services and resources from other City departments and agencies to deal with the housing, economic and social needs of the area residents. This project represents a unique opportunity to demonstrate the functions, working relationships and end results of the comprehensive improvement techniques to be employed. If successful in this demonstration, it would be feasible to utilize similar techniques and strategies in other areas of the community.

Selection Factor G
Similar Projects within Applicant's Jurisdiction

Program Title

Neighborhood Development Program (NDP)

Source of Funding

Department of Housing and Urban Development under the
Neighborhood Development Program.

In addition, funding was also provided by the City of Wichita
as its local share.

Contract Number

Kansas A-5

Date Funding was Approved

July 31, 1971

March 24, 1970

CIC

Waco-Finn

Date Project was Completed

Feb., 1, 1977

Dec., 31, 1974

CIC

Waco-Finn

Amount of Cost Overruns

None

Selection Factor G (continued)

Waco-Finn

Type of Treatment

Rehabilitation with clearance of dilapidated structures.

Condition of Area Before Renewal

Rapidly deteriorating neighborhood containing mostly structurally sound residences needing rehabilitation; public utilities, particularly storm drainage, in poor condition or lacking; two obsolete elementary schools serving area; deficiency of park and recreation areas.

Condition of Area After Renewal

Completely rehabilitated neighborhood with dilapidated structures cleared and sites redeveloped with 215 new housing units; public utilities constructed; new school and park adjacent to neighborhood; lasting neighborhood identity.

Federal Grant:	\$4,072,092.00
Local Share:	<u>2,036,046.00</u>
TOTAL:	<u>\$6,108,138.00</u>

Selection Factor G (continued)

Central Industrial Corridor

Type of Treatment

Acquisition and clearance of all residential and substandard non-residential uses.

Condition of Area Before Renewal

Mixed commercial, industrial and residential uses; housing severely substandard; environmental conditions poor due to industrial uses and inadequate public utilities.

Condition of Area After Renewal

Stable industrial area with new light industrial uses and expansion of existing industry; improved streets and drainage.

Federal Grant:	\$2,301,617.00
Local Share:	<u>1,150,808.00</u>
TOTAL:	<u>\$3,452,425.00</u>

Selection Factor H

FEASIBILITY OF ACCOMPLISHING THE PROJECT IN A TIMELY FASHION WITHIN THE TOTAL RESOURCES

1.	Status of Environmental Clearance
	<p><input type="checkbox"/> 1. Assessment has not begun. Estimated starting date: _____</p> <p><input checked="" type="checkbox"/> 2. Assessment underway. Date assessment will be completed: <u>June, 1978</u></p> <p><input type="checkbox"/> 3. Finding made. Project does not require an EIS.</p> <p><input type="checkbox"/> 4. Finding made. Project requires an EIS.</p> <p><input type="checkbox"/> 5. Estimated date for completion of environmental clearance: _____</p> <p><input type="checkbox"/> 6. Environmental clearance completed. Request for Release of Funds is attached.</p>
2.	Status of Other Required Local Actions
	<p>During the course of the project, zoning changes will be requested, particularly rezoning from commercial to residential use. It may also be necessary to enter into condemnation proceedings on some properties. Neither action must be initiated prior to start of the project.</p>
3.	Administrative and Legal Mechanisms
	<p>The Urban Renewal Agency will have responsibility for overall project management. The Local Housing Authority will have administrative and contractual responsibility for the construction of public housing units and the Section 8 housing program.</p> <p>The Urban Renewal Agency will contract with Central Systems, a local development corporation, for management of the 10% financing for SBA loans.</p>

Selection Factor H (continued)

FEASIBILITY OF ACCOMPLISHING THE PROJECT IN A TIMELY FASHION WITHIN THE TOTAL RESOURCES

4. Project Schedule

Activity	Starting Date	Completion Date
Acquisition of vacant lots	Jul., 1978	Jul., 1980
Acquisition and clearance of housing in industrial zone	1978	1982
Acquisition and clearance of housing - public housing site	1978	1979
Acquisition and clearance of housing along 13th St.	1979	1980
Acquisition and clearance of housing between Ohio and Indiana	1978	1979
Acquisition and clearance of dilapidated tenant or occupied housing scattered in neighborhood.	1978	1982
Acquisition and clearance of dilapidated commercial	1978	1980
Acquisition of tenant housing - homesteading	1978	1982
Acquisition and direct rehabilitation of tenant housing	1978	1982
Ninth and Cleveland Site Improvements	1979	1980
Pave Washington Street	1979	1980
Reconstruct Cleveland Avenue	1980	1981
Street, Sidewalk, Curb, Gutter Repairs	1979	1981
Park Site Development	1979	1980
Street Tree Planting	1978	1979
Industrial Screening	1979	1980
Paint Grants	1979	1980
Voluntary Demolition	1978	1982
New Housing Construction	1978	1982
Housing Rehabilitation Grants and Loans	1978	1982
Section 8 Substantial Rehabilitation Housing Program	1978	1979
SBA Commercial/Industrial Development Loans	1978	1982
Neighborhood Clean-up Programs and Uniform Code Enforcement	1978	1982
Bike Path Construction	1978	1979
Public Housing Construction	1978	1979

PART V

EVIDENCE OF PRIVATE AND OTHER PUBLIC COMMITMENTS



SMALL BUSINESS ADMINISTRATION
110 EAST WATERMAN
WICHITA, KANSAS 67202

MAR 14 1978

March 13, 1978

Mr. Ken Kitchen, Director
Urban Renewal Agency
455 N. Main, Second Floor
Wichita, Kansas 67202

Dear Mr. Kitchen:

This is to advise that the Small Business Administration welcomes the opportunity to utilize its loan programs, i.e. Regular Business Program, Economic Opportunity Loan Program, and 502 Loan Program, to assist in your Agency's efforts to upgrade the "McAdams Area", wherever their use is applicable.

If you have any questions regarding our programs or if we can be of any assistance, just let us know.

Sincerely,

Howard B. Teeter
Howard B. Teeter
Chief, CED Division



REGION VII
Federal Office Building
911 Walnut Street
Kansas City, Missouri 64106

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
INSURING OFFICE
444 S.E. QUINCY
TOPEKA, KANSAS 66683

March 9, 1978

MAR 10 1978

IN REPLY REFER TO:
7.5F (DW)

Mr. Robert E. Finkbiner
Assistant Director for Planning
and Budget
The Urban Renewal Agency
455 North Main Street
Wichita, Kansas 67202

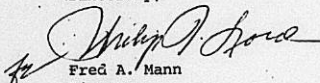
Dear Mr. Finkbiner:

This is in response to your March 2, 1978 letter concerning
an Urban Development Action Grant for McAdams Neighborhood,
Wichita, Kansas.

As your overall proposal involves determinations that will
be made by the Kansas City Area Office, we have referred
your letter to them for comment.

If your proposal is considered generally eligible for a UDAG,
we will be pleased to work with you.

Sincerely,


Fred A. Mann
Director

One Abercrombie Ltd.
2225 E. 21st St.
Wichita, Kansas 67214

APR 4 1978

(316) 265-1661

April 2, 1978

Mr. Ken Kitchen, Director
Urban Renewal
City of Wichita
455 N. Main
Wichita, KS 67203

Re: Section 8 Development
Three Sites

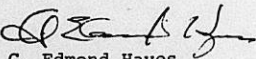
Dear Mr. Kitchen:

One Abercrombie Ltd. of which I am Project Advisor is
interested in developing the three urban renewal sites
which we have previously discussed.

May we have an appointment together with the necessary
documents to commence.

Yours sincerely,

ONE ABERCROMBIE LTD.


G. Edmond Hayes
Project Advisor

GEH:pe

cc: Mr. William H. Johnson, A.I.A.

APR 4 1978

Mr. Kenneth H. Kitchen
Executive Director
Urban Renewal Agency
City Hall, 2nd Floor
455 N. Main
Wichita, Kansas 67202

Dear Mr. Kitchen:

I recently talked with Diane May of your staff about a program being developed for the McAdams Neighborhood. Allen Electric has been located in the neighborhood for several years and is interested in Urban Renewal's plans for encouraging industrial development in the area.

As you may be aware, our company is actively engaged in expanding operations and plans to begin construction of a new building in the immediate future. Our new facility should be completed by the end of summer at a cost of \$400,000. Industrial revenue bonds will be used to finance the project. We anticipate hiring five additional warehouse employees upon completion of the new building.

While we have no definite plans for additional expansion in the immediate future, we are interested in acquiring some land for parking purposes. I am interested in further discussing the possibility of purchasing some vacant land near our business that may become available through Urban Renewal's activities in the McAdams area.

Sincerely,

William B. Allen

William Allen
Allen Electric

8 31 78

APR 4 1978

Mr. Kenneth H. Kitchen
Executive Director
Urban Renewal Agency
City Hall, 2nd Floor
455 North Main
Wichita, Kansas 67202

Dear Mr. Kitchen:

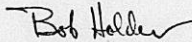
Members of your staff have recently contacted me regarding a development plan for the McAdams Neighborhood. Delta Electric is very interested in your proposals for assisting with industrial development in the area.

We will be constructing new facilities in the area this spring. Construction costs for our new building will run about \$150,000 and we plan on hiring four to five additional employees in sales.

We have been unable, however, to acquire a vacant lot at 8th and Murdock to complete our expansion plans. We would definitely be interested in buying this property from the Urban Renewal Agency if it becomes available through your acquisition program.

Please keep me informed as to when this property may become available through your program. We are most anxious to complete our expansion plans this year.

Sincerely,



Bob Holder
Delta Electric Supply

P.S. Parcel involved is portions of lot 41,43, & lot 45. Lots in question are now occupied with 3 large advertising signs and are quite unsightly to new construction and development. Land is now owned by Jerry Branson. Our plans for a new building are now under way and any thing your office can do to help us on this is certainly appreciated.

MAYO

Sash & Door Co.

316/265-5251

P. O. BOX 1915 • 811 EAST 10TH • WICHITA, KANSAS 67201

April 4, 1978

Modern Building Materials

APR 5 1978

Mr. Kenneth H. Kitchen
Executive Director
Urban Renewal Agency
City Hall, 2nd Floor
455 North Main
Wichita, Kansas 67202

Dear Mr. Kitchen:

I recently visited with members of your staff about a project that is being developed for the McAdams Neighborhood. I understand that industrial development is one of the objectives of the plan being prepared for the neighborhood.

Mayo Sash and Door has been located in the neighborhood for the past twelve years. We are actively pursuing the possibilities of expanding our present facilities. We do have plans to construct a new storage building this summer at a cost of approximately \$40,000. However, we do have some constraints to expanding our facilities to the desired level in that we have been unable to negotiate a fair sales price on some vacant land adjacent to our property.

I understand that the Urban Renewal Agency is proposing to acquire vacant lots and some residences adjacent to our property. We are most definitely interested in buying this property from your agency when it becomes available. This would enable us to construct a maintenance building for our trucks and possibly an additional warehouse and parking facility. We anticipate adding seven new employees in warehousing, trucking and sales if our expansion plans can be completed.

I am looking forward to hearing from you in the near future as to the availability of this property.

Sincerely,

Ord Mayo
Mayo Sash & Door Company



OM:im

We Sell Lumber Dealers Only

MERCURY ELECTRIC

1004 EAST MURDOCK

265-6632

WICHITA, KANSAS 67214

APR 5 1978

April 3, 1978

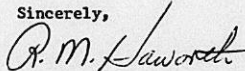
Mr. Kenneth H. Kitchen
Executive Director
Urban Renewal Agency
City Hall, 2nd Floor
455 N. Main
Wichita, Kansas 67202

Dear Mr. Kitchen:

A few weeks ago I talked with George Weber and Jon Risdal of your staff regarding a plan that is being developed for the McAdams Neighborhood. Mercury Electric, Inc. has been located in the neighborhood for five years. We recently remodeled our facilities and have acquired land for future expansion.

Our firm is committed to remaining in the area and does plan to expand operations as our business grows. Although we will not be directly participating in your program, we feel that your efforts will improve conditions in the area as well as stimulate economic development.

Sincerely,



Mercury Electric, Inc.
R.M. Haworth, President

RMH/sh

PART VI
SUMMARY OF PROPOSED EXPENDITURES

	ACTIVITY (a)	SOURCE OF FUNDS			TOTAL COST (f)
		UDAG (b)	PRIVATE (c)	STATE (d)	
1.	Land Acquisition	\$167,860			\$629,960 \$797,820
2.	Streets & Site Improvements	208,000			777,700 *985,700
3.	Parking Facilities				
4.	Foundations & Platforms				
5.	Pedestrian Malls				
6.	Water & Sewer Facilities				
7.	Clearance & Demolition	8,500			136,750 145,250
8.	Rehabilitation				
	a. Commercial				
	b. Industrial				
	c. Residential	1,290,000			1,210,000 2,500,000
9.	Construction				274,920 274,920
	a. Commercial Acq.				333,460 2,081,800
	b. Res. Acq.	1,748,340			300,000 1,200,000
	c. Res. Const.	900,000			
	d. Industrial Develop. Loan guarantees Loan repayments Private Ind. Develop.		\$2,500,000 4,712,200		250,000 2,500,000 4,712,200
10.	Relocation	1,120,860			827,340 1,948,200
11.	Other				
	a. Private housing mort- gages & loan repayments		3,632,140		3,632,140
	b. Bike Path Const.			\$200,000	1,800,000 2,000,000
	c. Condemnation Costs	26,600			26,600
	d. Temp. Operations	35,000			35,000
	e. Property Disp.	25,000			25,000
12.	Administrative Costs	720,000			720,000
13.	Subtotal: (Sum of lines 1 thru 12)	6,250,160	10,844,340	200,000	6,540,130 23,834,630
14.	Contingencies (Not to exceed 10% of line 13)	500,000			500,000
15.	Program Income	3,246,730			
16.	Total Cost:	\$6,750,160	\$10,844,340	\$200,000	\$6,540,130 \$24,334,630

*Site improvement costs for new housing construction included in \$900,000 for residential construction.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

ASSURANCES

The applicant hereby assures and certifies with respect to the grant that:

- (1) It possesses legal authority to apply for the grant, and to execute the proposed program.
- (2) Its governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the filing of the application, including all understandings and assurances contained therein, and directing and designating the authorized representative of the applicant to act in connection with the application and to provide such additional information as may be required.
- (3) It has complied with all the requirements of OMB Circular No. A-95 as modified by Sections 570.300(c) (for entitlement applicants) or 570.400(d) (for discretionary applicants) and that either
 - (i) any comments and recommendations made by or through clearinghouses are attached and have been considered prior to submission of the application; or
 - (ii) the required procedures have been followed and no comments or recommendations have been received.
- (4) Prior to submission of its application, the applicant has:
 - (i) provided citizens with adequate information concerning the amount of funds available for proposed community development and housing activities, the range of activities that may be undertaken, and other important program requirements;
 - (ii) held at least two public hearings to obtain the views of citizens on community development and housing needs; and
 - (iii) provided citizens an adequate opportunity to articulate needs, express preferences about proposed activities, assist in the selection of priorities, and otherwise to participate in the development of the application.
- (5) Its chief executive officer or other officer of applicant approved by HUD:
 - (i) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 insofar as the provisions of such Act apply to the applicant's proposed program pursuant to 24 CFR 570.603; and
 - (ii) Is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.
- (6) The Community Development Program has been developed so as to give maximum feasible priority to activities which will benefit low or moderate income families or aid in the prevention or elimination of slums or blight. Where all or part of the community development program activities are designed to meet other community development needs having a particular urgency, such needs are specifically described in the application under the Community Development Plan Summary.
- (7) It will comply with the regulations, policies, guidelines and requirements of Federal Management Circulars 74-4 and 74-7, as they relate to the application, acceptance and use of Federal funds for this federally-assisted program.
- (8) It will administer and enforce the labor standards requirements set forth in Section 570.605 and HUD regulations issued to implement such requirements.
- (9) It will comply with all requirements imposed by HUD concerning special requirements of law, program requirements, and other administrative requirements approved in accordance with Federal Management Circular 74-7.
- (10) It will comply with the provisions of Executive Order 11296, relating to evaluation of flood hazards.
- (11) It will comply with:
 - (i) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and the regulations issued pursuant thereto (24 CFR Part D), which provides that no person in the United States shall on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measure necessary to effectuate this assurance. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.
 - (ii) Title VIII of the Civil Rights Act of 1968 (P.L. 90-284) as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing; and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services within the applicant's jurisdiction.

- (iii) Section 109 of the Housing and Community Development Act of 1974, and the regulations issued pursuant thereto (24 CFR 570.601), which provides that no person in the United States shall, on the ground of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with Title I funds.
- (iv) Executive Order 11063 on equal opportunity in housing and nondiscrimination in the sale or rental of housing built with Federal assistance.
- (v) Executive Order 11246, and all regulations issued pursuant thereto (24 CFR Part 130), which provides that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal or federally - assisted contracts. Such contractors and subcontractors shall take affirmative action to insure fair treatment in employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation and selection for training and apprenticeship.
- (vi) Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.
- (12) It will:
- (i) In acquiring real property in connection with the community development block grant program, be guided to the greatest extent practicable under State law, by the real property acquisition policies set out under Section 301 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) and the provisions of Section 302 thereof;
- (ii) Pay or reimburse property owners for necessary expenses as specified in Section 303 and 304 of the Act; and
- (iii) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations (24 CFR Part 42).
- (13) It will:
- (i) Provide fair and reasonable relocation payments and assistance in accordance with Sections 202, 203, and 204 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and applicable HUD regulations (24 CFR Part 42), to or for families, individuals, partnerships, corporations or associations displaced as a result of any acquisition of real property for an activity assisted under the program;
- (ii) Provide relocation assistance programs offering the services described in Section 205 of the Act to such displaced families, individuals, partnerships, corporations or associations in the manner provided under applicable HUD regulations;
- (iii) Assure that, within a reasonable time prior to displacement, decent, safe, and sanitary replacement dwellings will be available to such displaced families and individuals in accordance with Section 205(c) (3) of the Act, and that such housing will be available in the same range of choices to all such displaced persons regardless of their race, color, religion, national origin, sex, or source of income;
- (iv) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations; and
- (v) Carry out the relocation process in such a manner as to provide such displaced persons with uniform and consistent services, including any services required to insure that the relocation process does not result in different or separate treatment to such displaced persons on account of their race, color, religion, national origin, sex, or source of income.
- (14) It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.
- (15) It will comply with the provisions of the Hatch Act which limit the political activity of employees.
- (16) It will give HUD and the Comptroller General through any authorized representative access to and the right to examine all records, books, papers, or documents related to the grant.

Minimum Standards of Physical and Economic Distress
for
McAdams Neighborhood and City of Wichita

<u>Population Lag/Decline</u>	<u>McAdams (Tract 12)*</u>	<u>Wichita</u>
Population 1960	2,815	254,698
Population 1976	1,261	260,980
% Change 1960-1976	- 55%	2.5%
<u>Poverty</u>		
Persons below poverty level 1970	35.1%	11.2%
Household below poverty level 1970	25.4%	8.2%
Households below poverty level 1976	52.7%	14.9%
<u>Per Capita Income</u>		
Per Capita Income 1969	Not available	\$ 3,259
Per Capita Income 1974		4,951
Net Increase 1969-1974		1,692
<u>Job Lag/Decline</u>		
Retail Employment 1967	Not available	18,352
Retail Employment 1972		19,634
% Change 1967-1972		6.9%
Manufacturing Employment 1967	Not available	23,000
Manufacturing Employment 1972		Not available
% Change 1967-1972		
<u>Unemployment</u>		
Average Unemployment 1976	8.7%	5.4%
<u>Age of Housing</u>		
Units constructed prior to 1940	79.0%	29.0%

*Although McAdams Neighborhood includes portions of tracts 4, 5 and 17, the majority of the neighborhood is within tract 12. Tract 12 is representative of overall conditions in the entire neighborhood.

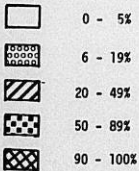
Race 1976
City of Wichita

Census Tract	Number of Persons		% Minority
	White	Minority	
1	1,894	1,128	37.3
2	2,839	67	2.3
3	3,772	581	13.3
4	2,037	383	26.9
5	5	517	99.0
6	50	3,299	95.6
7	346	4,811	91.6
8	231	3,413	93.6
9	2,121	1,374	39.3
10	4,386	128	2.8
11	1,531	1,537	50.1
12	96	1,165	92.3
13	1,330	166	11.1
14	4,465	74	1.6
15	3,533	62	1.7
16	259	17	6.1
17	525	40	7.0
18	2,057	850	29.3
19	2,536	89	3.3
20	2,731	19	0.7
21	3,786	23	0.6
22	2,650	14	0.5
23	2,541	43	1.7
24	985	54	5.2
25	1,057	66	5.9
26	2,109	139	6.2
27	2,234	113	4.8
28	3,404	128	3.6
29	2,292	20	0.9
30	2,521	66	2.6
31	2,498	62	2.4
32	3,266	126	3.7
33	1,718	104	5.7
34	1,860	44	2.3
35	2,099	77	3.5
36	3,262	94	2.8
37	1,983	88	4.3
38	2,798	72	2.5
39	4,796	141	2.9
40	3,782	116	3.0
51	5,646	157	2.7
52	4,785	296	5.8
53	7,522	215	2.8
54	3,891	44	1.1

<u>Census Tract</u>	<u>Number of Persons</u>		<u>% Minority</u>
	<u>White</u>	<u>Minority</u>	
56	1,366	112	7.6
57	3,881	65	1.6
59	2,212	67	2.9
60	4,901	516	9.5
61	3,039	113	3.6
62	3,441	194	5.3
63	1,946	19	1.0
64	2,110	20	0.9
65	3,938	1,008	20.4
66	263	9	3.3
67	2,208	55	2.4
68	4,631	359	7.0
69	3,001	40	1.3
70	3,807	91	2.3
71	4,661	231	4.7
72	2,156	51	2.3
73	6,745	229	3.3
74	10	0	0
75	2,001	316	13.6
76	3,833	118	3.0
77	2,410	1,634	40.4
78	72	3,677	98.1
79	23	0	0
81	470	0	0
82	5,470	503	8.4
83	3,967	102	2.5
84	3,234	45	1.4
85	2,763	13	0.5
86	3,567	55	1.5
87	3,486	132	3.7
88	3,985	72	1.8
89	3,696	170	4.4
90	2,539	147	5.5
91	4,247	169	3.8
92	2,576	88	3.3
93	5,857	300	4.9
94	7,360	77	1.0
95	781	9	1.1
98	0	0	0
101	1,269	17	1.3

MINORITY CONCENTRATIONS BY CENSUS TRACT

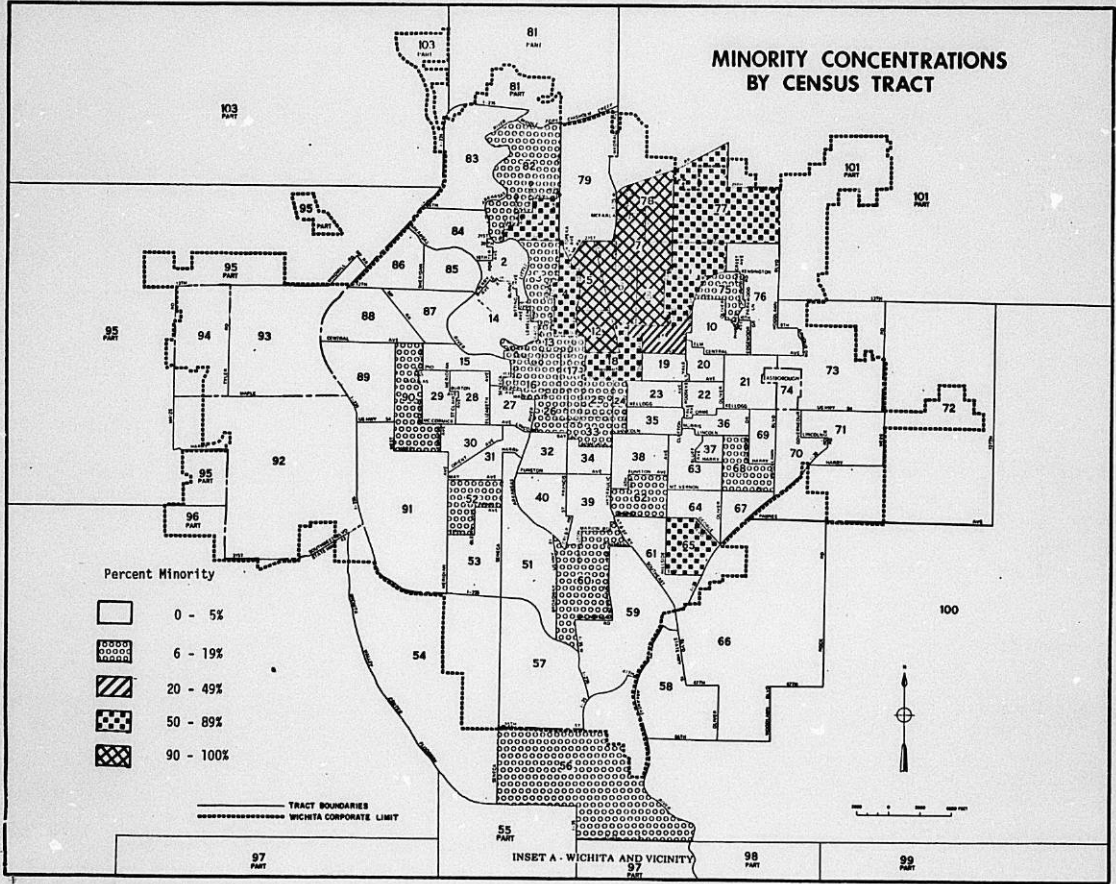
Percent Minority



———— TRACT BOUNDARIES
 - - - - - WICHITA CORPORATE LIMIT



INSET A - WICHITA AND VICINITY



City of Wichita
Section 8 Family Housing Units

Census Tract

6

Number of Units

3

FEDERAL ASSISTANCE		2. APPLICANT'S APPLICATION	4. NUMBER	3. STATE APPLICATION IDENTIFIER	5. NUMBER
1. TYPE OF ACTION: <input type="checkbox"/> PREAPPLICATION (Mark appropriate box) <input checked="" type="checkbox"/> APPLICATION <input type="checkbox"/> NOTIFICATION OF INTENT (Opt) <input type="checkbox"/> REPORT OF FEDERAL ACTION		b. DATE Year month day 19		b. DATE Year month day ASSIGNED 19	
4. LEGAL APPLICANT/RECIPIENT a. Applicant Name: City of Wichita, Kansas b. Organization Unit: Urban Renewal Agency c. Street/P.O. Box: City Hall, 2nd Floor, 455 No. Main d. City: Wichita e. State: Kansas f. Contact Person (Name & telephone No.): Kenneth H. Kitchen (316) 268-4381 g. ZIP Code: 67202			5. FEDERAL EMPLOYER IDENTIFICATION NO. 48-6000-653		
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT McAdams Neighborhood Revitalization Program Neighborhood revitalization - housing rehabilitation, construction, site improvements, industrial development.			6. TYPE OF APPLICANT/RECIPIENT Grant A-State B-Interstate C-Substate District D-City E-School District C-Special Purpose District H-Community Action Agency I-Higher Educational Institution J-Indian Tribe K-Other (Specify): Enter appropriate letter <input type="checkbox"/> E		
10. AREA OF PROJECT IMPACT (Names of cities, counties, States, etc.) Wichita, Kansas		11. ESTIMATED NUMBER OF PERSONS BENEFITING 1800		12. TYPE OF APPLICATION A-New B-Renewal C-Renewal D-Continuation E-Augmentation Enter appropriate letter <input type="checkbox"/> A	
13. PROPOSED FUNDING a. UDAG \$ 6,550,160 .00 b. Federal 4,464,830 .00 c. STATE 200,000 .00 d. LOCAL 2,075,300 .00 e. Private 10,844,340 .00 f. TOTAL \$24,334,630 .00			14. CONGRESSIONAL DISTRICTS OF: a. APPLICANT Ks. 4th b. PROJECT Ks. 4th 15. TYPE OF CHANGE (For 20 or 15a) A-Increase Dollars B-Increase Duration C-Increase Duration D-Increase Duration E-Cancellation Enter appropriate letter(s) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
16. PROJECT START DATE Year month day 1978 6			17. PROJECT DURATION YRS. MONTHS 4 YRS. 0 MONTHS		
18. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY 1978 4 28			19. EXISTING FEDERAL IDENTIFICATION NUMBER None		
20. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code) Department of Housing and Urban Development				21. REMARKS ADDED Yes <input checked="" type="checkbox"/> No	
22. THE APPLICANT CERTIFIES THAT:		a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is approved. b. If required by OMB Circular A-95 this application was submitted, pursuant to instructions therein, to appropriate clearinghouses and all responses are attached: none Response attached:			
23. CERTIFYING REPRESENTATIVE:		a. TYPED NAME AND TITLE b. SIGNATURE		c. DATE SIGNED Year month day 19	
24. AGENCY NAME			25. APPLICATION RECEIVED 19		
26. ORGANIZATIONAL UNIT			27. ADMINISTRATIVE OFFICE		
29. ADDRESS			28. FEDERAL APPLICATION IDENTIFICATION		
31. ACTION TAKEN:			30. FEDERAL GRANT IDENTIFICATION		
a. AWARDED b. REJECTED c. RETURNED FOR AMENDMENT d. DEFERRED e. WITHDRAWN		32. FUNDING a. FEDERAL \$.00 b. APPLICANT .00 c. STATE .00 d. LOCAL .00 e. OTHER .00 f. TOTAL \$.00		33. ACTION DATE Year month day 19	
34. STARTING DATE Year month day 19		35. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number)		36. ENDING DATE Year month day 19	
37. REMARKS ADDED Yes <input type="checkbox"/> No		38. FEDERAL AGENCY A-95 OFFICIAL (Name and telephone no.)			

SECTION I - APPLICANT/RECIPIENT DATA

SECTION II - CERTIFICATION

SECTION III - FEDERAL AGENCY ACTION

*Hold for Chairman's
Signature if approved.*

RESOLUTION FINDING THE AMENDED GENERAL
URBAN RENEWAL PLAN FOR WICHITA ORIGINAL
TOWN URBAN RENEWAL AREA IN CONFORMITY
WITH THE GENERAL PLAN FOR THE MUNICI-
PALITY AS A WHOLE

WHEREAS, in accordance with provisions of Title I of the Housing Act of 1949, as amended, and the Kansas Urban Renewal Law, the Board of City Commissioners of the City of Wichita, Kansas, has referred the Amended General Urban Renewal Plan for Wichita Original Town Urban Renewal Area to the Wichita-Sedgwick County Metropolitan Area Planning Commission for its report and recommendations respecting said Amended General Urban Renewal Plan as to its conformity with the General Plan for the development of the municipality as a whole; and

WHEREAS, a General Plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole.

NOW, THEREFORE, BE IT RESOLVED by the Wichita-Sedgwick County Metropolitan Area Planning Commission that the Amended General Urban Renewal Plan for Wichita Original Town Urban Renewal Area conforms to said General Plan of the locality.

ADOPTED at Wichita, Kansas, this _____ day of February, 1978.

Marjorie L. Taylor, Chairman
Wichita-Sedgwick County Metropolitan
Area Planning Commission

ATTEST:

Robert A. Lakin, Secretary
Wichita-Sedgwick County Metro-
politan Area Planning Commission

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PALITY AS A WHOLE

WHEREAS, in accordance with provisions of Title I of the Housing Act of 1949, as amended, and the Kansas Urban Renewal Law, the Board of City Commissioners of the City of Wichita, Kansas, has referred the Amended General Urban Renewal Plan for Wichita Original Town Urban Renewal Area to the Wichita-Sedgwick County Metropolitan Area Planning Commission for its report and recommendations respecting said Amended General Urban Renewal Plan as to its conformity with the General Plan for the development of the municipality as a whole; and

WHEREAS, a General Plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole.

NOW, THEREFORE, BE IT RESOLVED by the Wichita-Sedgwick County Metropolitan Area Planning Commission that the Amended General Urban Renewal Plan for Wichita Original Town Urban Renewal Area conforms to said General Plan of the locality.

ADOPTED at Wichita, Kansas, this _____ day of February, 1978.

Marjorie L. Taylor, Chairman
Wichita-Sedgwick County Metropolitan
Area Planning Commission

ATTEST:

Robert A. Lakin, Secretary
Wichita-Sedgwick County Metro-
politan Area Planning Commission

URBAN DEVELOPMENT ACTION GRANT

APPLICATION

McADAMS NEIGHBORHOOD REVITALIZATION PROGRAM
WICHITA, KANSAS

prepared by the Urban Renewal Agency
for the City of Wichita, Kansas

April 5, 1978

PART II

URBAN DEVELOPMENT ACTION PROGRAM

Economic Development & Housing Strategy

The economic development and housing elements of the Community Development Program of the City of Wichita, Kansas are not available at the present time. These elements will not be completed until after the final regulations on Community Development Block Grants have been issued.

PART III
PROJECT DESCRIPTION

Project Synopsis

Project Name

McAdams Neighborhood Revitalization Program.

Project Objectives

Rehabilitate and revitalize a deteriorated neighborhood within the City of Wichita, increase the community tax base and employment opportunities through industrial development, provide standard, low cost housing for the area's low income residents.

Project Description

The McAdams project involves a comprehensive approach to neighborhood revitalization, in terms of both residential rehabilitation and economic development. The program is designed to:

- Rehabilitate existing housing
- Initiate new housing construction
- Remove blighting influences and conditions
- Eliminate industrial/residential conflicts
- Provide site improvements and other public amenities
- Promote economic development and employment opportunities
- Increase community tax base
- Provide substantial minority participation in :
 - Home ownership
 - Employment opportunities
 - Utilization of existing and proposed Community Development programs and other City programs and services.

Project Area

The McAdams Neighborhood is bounded on the north by Thirteenth Street, on the south by Central Avenue, on the east by Interstate 135, and on the west by the Santa Fe, Atchison and Topeka railroad tracks. The project site covers approximately 376 acres.

Project Cost

\$24,334,630 (\$6,750,160 UDAG)

Project Starting Date

June, 1978. Major project activities will begin upon UDAG award.

Project Duration

Four year project duration (1978-1982).
Ongoing private investment in the project area following project completion.

Goals and Objectives

Residential Land Use

- Goal:** Maintain a viable residential environment in the McAdams area that offers a range of housing types to suit the needs of the neighborhood residents.
- Objectives:** Rehabilitate existing residential structures where economically feasible to do so.
- Provide subsidized housing for low income families.
 - Provide for removal of obsolete or dilapidated residential structures that have a blighting influence on surrounding residential uses.
 - Provide for removal of housing in areas not suitable or incompatible for residential living.
 - Encourage new housing construction that will provide housing opportunities for low and moderate income persons.
 - Increase home ownership as a method for improving neighborhood stability.
 - Upgrade and maintain public facilities and amenities that contribute to the image of McAdams Neighborhood as a desirable residential area.
- Actions:**
- Utilize housing grants and loans to rehabilitate the existing housing stock.
 - Clear all housing located in areas zoned for industrial use.
 - Relocate all standard housing removed from industrial zones to vacant lots within the residential portion of the neighborhood.
 - Construct public housing units for the elderly and handicapped within close proximity to neighborhood commercial facilities, public transit, and other public amenities.
 - Acquire vacant lots in the neighborhood, to be land banked for new residential construction and expansion of public and semi-public facilities.
 - Construct new housing units on vacant lots in the residential portion of the neighborhood.
 - Initiate a Section 8 Substantial Rehabilitation program for the purpose of providing standard housing for low income residents.

Acquire tenant occupied structures for a homesteading program that will encourage home ownership and housing rehabilitation.

Acquire, rehabilitate and sell tenant occupied structures for home ownership.

Acquire and clear dilapidated residential structures scattered throughout the neighborhood.

Initiate a concentrated code enforcement program in conjunction with available housing rehabilitation programs.

Protect the residential integrity of the neighborhood by rezoning Ninth Street and Eleventh Street for residential use.

Commercial Land Use

Goal: Encourage commercial development in designated areas that is attractively designed and compatible with surrounding residential uses.

Objectives: Encourage concentrated commercial activities rather than strip or spot commercial developments.

Clear obsolete and dilapidated commercial buildings, particularly those that are scattered throughout the neighborhood.

Promote rehabilitation of commercial structures in designated commercial areas.

Provide commercial activities that will service the needs of neighborhood residents.

Actions: Provide SBA 502 and 7A loans to upgrade the commercial area at Ninth and Cleveland and along Thirteenth Street.

Provide site improvements at Ninth and Cleveland area, including sidewalks, landscaping, benches and lighting.

Relocate viable commercial activities to the Ninth and Cleveland center or along Thirteenth Street.

Clear obsolete, vacant and non-conforming commercial structures scattered throughout the neighborhood.

Initiate uniform building code enforcement for commercial activities within the neighborhood.

Encourage use of landscaping, screening and signing that will improve the appearance of commercial areas and provide buffers to adjacent residential uses.

Industrial Land Use

Goal: Encourage industrial development and/or expansion that is well designed and compatible with the environment in areas designated for industrial use.

Objectives: Encourage rehabilitation of deteriorated industrial properties.

Promote consolidation of scattered industrial holdings so as to minimize conflicts with residential uses.

Provide an improved transportation network within industrial areas in order to minimize use of residential streets for industrial traffic.

Encourage expansion of existing industries in order to provide employment opportunities.

Provide for the removal of obsolete and dilapidated industrial uses.

Provide for buffering of industrial uses from surrounding residential uses.

Actions: Acquire and consolidate vacant lots within the industrial zone for expansion of existing industrial uses.

Acquire and clear all residential lots in the industrial zone.

Provide SBA 502 and 7A loans for industrial rehabilitation, expansion and new development.

Pave Washington Avenue in order to provide an improved industrial traffic route in the neighborhood.

Initiate an ordinance prohibiting industrial traffic on residential streets in the neighborhood.

Provide for screening of industrial uses from residential uses (fencing, landscaping), principally along the alley between Washington and Wabash, and along Murdock Avenue.

Encourage on-the-job training programs with industries in the neighborhood.

Prevent intrusions of industrial uses into the residential portion of the neighborhood by maintaining existing zoning patterns.

Encourage uniform building code enforcement in industrial areas.

Public Land Use

Goal: Provide for adequate parks, cultural/educational facilities, streets, sidewalks and other public improvements to service neighborhood residents and to contribute to the image of the neighborhood as a desirable residential area.

Objectives: Utilize open space areas to provide a buffer between residential and less compatible land uses.

Provide for recreational facilities within the neighborhood to accommodate the needs of small children and the elderly.

Encourage continued use of existing public facilities for cultural/educational programs.

Provide for adequate day care services within the neighborhood.

Provide for maintenance of residential streets, sidewalks and adequate street lighting.

Actions: Develop a mini-park within the neighborhood, incorporating passive recreation facilities for the elderly.

Establish a day care center to service neighborhood residents. This activity may be incorporated as a function of an existing facility such as Dunbar School.

Develop a bike path/green strip along I-35.

Provide expansion space for Dunbar School and Phyllis Wheatley Children's Home where necessary.

Pave all dirt streets and upgrade existing paved streets where necessary.

Repair and construct sidewalks, curb and gutter where necessary.

Plant street trees where needed.

Conduct a clean-up program including trash removal, tree trimming, mowing vacant lots, alley maintenance and insect control.

Project Activities

The McAdams Neighborhood Revitalization Program involves a comprehensive approach to rehabilitating a deteriorated neighborhood. The program is designed to stimulate economic development and employment through industrial expansion, rehabilitate existing housing, stimulate new housing construction, and upgrade the aesthetic quality of the neighborhood.

Economic Development

One of the assets of the neighborhood is its close proximity to the downtown and Central Industrial Corridor employment areas. A major objective of the program is to capitalize on this asset by stimulating industrial growth and employment opportunities. A portion of the neighborhood is developed for industrial use; there is potential for expansion and growth within this industrial area. Industrial expansion that will not conflict with the neighborhood's residential district will be encouraged through the following activities:

Acquire, assemble and sell existing vacant parcels in the industrial zone for expansion of existing industries or new development.

Acquire residences in the industrial zone, clear and sell sites for industrial expansion or development.

Maintain existing industrial zoning patterns.

Pave Washington Avenue for industrial traffic use.

Install buffer along alley between Washington and Wabash, and on north side of Murdock Avenue to protect nearby residences. (Fencing and landscaping materials to be used).

Provide SBA 502 and 7A loan programs for industrial development. Ten percent (10%) loan financing to be provided through program.

Uniform building code enforcement.

Residential Rehabilitation and Development

The program is intended to rehabilitate and preserve as much of the existing housing stock as possible with minimal displace of current residents. Residential infill, to be accomplished through new housing construction, will provide housing for residents relocated from the industrial section of the neighborhood. The following strategies will be employed to meet these objectives:

Provide housing rehabilitation grants for approximately 220 low income owner occupants.

Provide low interest community development loans for moderate income owner occupants.

Provide approximately 72 Section 312 housing rehabilitation low interest loans for owner occupied and tenant occupied housing.

Rehabilitate approximately 30 tenant occupied structures through participation in the Section 8 Substantial Rehabilitation Project. (Neighborhood Strategy Area designation).

Acquisition, rehabilitation and sale of 10 deteriorated, tenant occupied structures.

Acquisition of 20 deteriorated tenant occupied structures for resale through a homesteading program.

Acquisition and clearance of approximately 22 dilapidated structures next to vacant lots.

Acquisition of vacant lots for new housing construction sites.

New housing construction initiated through housing construction finance program.

Acquisition and clearance of dilapidated residences along Thirteenth Street.

Acquisition and clearance of dilapidated residences along Murdock Street.

Voluntary demolition program for removal of dilapidated accessory structures.

House painting grants.

Acquisition of site for 12 units of public housing for the elderly and handicapped.

Uniform Building Code enforcement.

Concentrated neighborhood clean-up program involving bulky trash removal, tree trimming, street cleaning, mowing of vacant lots, alley maintenance and insect control.

Residential Area Site Improvements

In order to upgrade the infrastructure and support facilities and services in the neighborhood, several site improvements are proposed:

Reconstruct Cleveland Avenue from Murdock to Central Avenue.

Repair or replace all broken curbing and sidewalks.

Pave Eighth Street from Washington to Wabash.

Upgrade street lighting where necessary.

Improvements at Ninth and Cleveland, including sidewalk replacement, benches, lighting and landscaping.

Acquire and develop a mini-park site.

Street tree planting where necessary.

Construction of bike path along Interstate 135.

Resurface all streets where necessary.

Commercial Development

There are several dilapidated, nonconforming, obsolete and vacant commercial structures scattered throughout the neighborhood that serve as a blighting influence on nearby residences. However, some commercial activities are needed to service the area residents. Project activities pertaining to commercial development include:

Acquisition and clearance of dilapidated commercial uses along Murdock Avenue.

Acquisition and clearance of dilapidated and vacant commercial uses scattered throughout the residential portion of the neighborhood.

SBA 502 and 7A commercial loan programs for rehabilitation and development of viable commercial activities at Ninth and Cleveland, and along Thirteenth Street.

Site improvements at Ninth and Cleveland.

Uniform building code enforcement.

Project Relationship to Existing Facilities and Services

The McAdams project deals with the rehabilitation of an existing neighborhood already served with water, sewer, streets, recreation areas, public transit and other public facilities and services. The existing infrastructure is adequate to serve projected residential infill and industrial development in the neighborhood.

The neighborhood is also served by several community facilities including the Dunbar Adult Education Center, Claver Adult Day Care Center, Headstart Day Care, Phyllis Wheatley Children's Home, L'Ouverture Elementary School and McAdams Park. Expansion of facilities is planned for both McAdams Park and L'Ouverture School in the immediate future. No additional services or facilities will be required to support the McAdams project.

Market and Economic Feasibility

Market and economic feasibility studies have not been done to date for the McAdams project. However, the project is considered feasible for the following fundamental reasons:

Project will preserve the existing housing stock. There is a lack of low cost, standard housing elsewhere within the City for relocating the neighborhood population.

Total clearance of the area, the alternative to rehabilitation, would cost approximately \$20,000,000.

Project upgrades housing while preserving low rent structure necessary to accommodate low income residents.

Project Ownership

The project will be completely privately owned when completed.

Project Location

The project is not located on currently owned Urban Renewal land. Urban Renewal property is located directly north of the project area. This property will be developed for industrial use, which will serve as a source of employment for area residents.

Implementing Agencies

All project activities will be administered by the Urban Renewal Agency with the exception of the following:

<u>Activity</u>	<u>Implementing Agency</u>
Washington Street paving, Cleveland Avenue reconstruction	Department of Public Works
Neighborhood clean up program	Interdepartmental
Bike path construction along I-135	Kansas Department of Transportation
Section 8 housing program	Local Housing Authority
Public Housing Construction	Local Housing Authority

Central Systems, a local development corporation, will be contracted with to provide financing for SBA loan programs for industrial and commercial development.

Project Beneficiaries

The direct beneficiaries of the project will be residents and businesses located in the neighborhood. All project activities are designed to substantially improve living conditions in the area. Businessmen will profit from the availability of expansion sites and the SBA loan programs.

The City at large will also benefit from the project through increased tax base, employment opportunities, and preservation of a community housing stock.

Project/Activity	Goal	Implementing Agency	Estimated Start/Stop Date	Estimated Completion Date	Funding Source		Funding Source				Total	
					UDAG	CRMG	F.O.	State	Federal Ind. Loans	Other Federal		Private
Acquire Vacant Lots	Provide sites for massive construction & infill; provide sites for industrial development.	Urban Renewal	July, 1975	July, 1980	\$ 167,360	177,600			452,360			797,320
Acquire & clear housing in industrial zone.	Eliminate conflicting land uses, provide sites for industrial development.	Urban Renewal	July, 1970	July, 1982	2,235,500	346,000			361,820			2,943,320
Acquire & clear houses along Thirteenth Street.	Remove dilapidated housing.	Urban Renewal	July, 1979	July, 1980		99,600						99,600
Acquire & clear 15 dilapidated tenant or owner occupied houses.	Remove dilapidated housing.	Urban Renewal	July, 1976	July, 1982	120,200				157,100			277,300
Acquire & clear dilapidated houses in 800 block, between Ohio and Indiana.	Remove dilapidated housing. Provide green strip buffer.	Urban Renewal	July, 1976	July, 1979	225,640							225,640
Acquire 20 tenant occupied houses.	Homesteading program & housing rehabilitation.	Urban Renewal	July, 1975	July, 1982	296,360							296,360
Acquire & direct rehabilitation of 10 tenant occupied houses.	Housing rehabilitation & increase home ownership.	Urban Renewal	July, 1976	July, 1982		90,350			137,850			228,200
33 units of Section 8 Substantial Rehabilitation tenant occupied housing.	Housing rehabilitation & rent subsidy for low income residents.	Local Housing Authority	July, 1978	July, 1979	No costs	incurred.						
Acquire & clear 5 houses for public housing & park site.	Provide housing for elderly and handicapped, park site.	Urban Renewal	July, 1978	July, 1979		74,100						74,100
Construct 12 units of public housing for elderly & handicapped.	Provide housing for elderly and handicapped.	Local Housing Authority	July, 1978	July, 1979							300,000	300,000
New housing construction. Provide financing.	Residential Infill.	Urban Renewal	July, 1978	July, 1982	900,000							900,000
Housing rehabilitation grants.	Housing rehabilitation.	Urban Renewal	July, 1978	July, 1982	1,290,000	250,000						1,540,000
Section 312 housing rehabilitation loans.	Rehabilitation of owner occupied and tenant occupied housing.	Urban Renewal	July, 1978	July, 1982							720,000	720,000
Community Development housing rehabilitation loans.	Housing rehabilitation.	Urban Renewal	July, 1978	July, 1982		150,000						150,000
Paint Grants.	Housing rehabilitation & improve neighborhood appearance.	Urban Renewal	July, 1978	July, 1982		10,000						10,000
Voluntary Demolition.	Remove dilapidated residential and accessory structures.	Urban Renewal	July, 1973	July, 1980		25,000						25,000
Industrial screening. (Fencing, landscaping)	Buffer industrial/residential uses.	Urban Renewal	July, 1979	July, 1980	50,000							50,000
Park site development.	Provide for recreation needs.	Urban Renewal	July, 1980	July, 1981				50,000				50,000
Washington Street paving.	Provide improved route for industrial traffic.	Department of Public Works	July, 1979	July, 1980			107,000					107,000
Cleveland Avenue reconstruction, Purdick to Central.	Upgrade infrastructure.	Department of Public Works	July, 1980	July, 1981	48,000		75,000					123,000
Street repairs, curb & gutter replacement.	Upgrade infrastructure.	Urban Renewal	July, 1979	July, 1982					535,700			535,700
Sidewalk repair/replacement.	Upgrade infrastructure.	Urban Renewal	July, 1979	July, 1982	60,000							60,000
Bike path construction	Provide for recreation needs. Green strip along I-135.	Kansas Department of Transportation	July, 1978	July, 1979	1			200,000		1,800,000		2,000,000
Street tree planting.	Improve appearance of neighborhood.	Urban Renewal	July, 1978	July, 1979		10,000						10,000
Neighborhood clean-up program.	Improve appearance of neighborhood.	Interdepartmental	July, 1978	July, 1982								
Acquire & clear dilapidated commercial uses.	Remove blighting structures.	Urban Renewal	July, 1978	July, 1980		358,650						358,650
Site Improvements at Ninth & Cleveland	Improve amenities at commercial center.	Urban Renewal	July, 1979	July, 1980	50,000							50,000
SBA 502 and 7A loan programs. Provide 10% financing for industrial development	Industrial & commercial rehabilitation & development.	Local Development Corporation	July, 1978	July, 1982		250,000						250,000
Industrial Development - Loan Repayments	Provide jobs, increase tax base.	Private	July, 1978	July, 1982							2,500,000	2,500,000
Private Industrial Development	Provide jobs, increase tax base.	Private	July, 1978	July, 1982							4,712,200	4,712,200
Private housing mortgages and loan repayments.	Housing rehabilitation and infill.	Private	July, 1978	July, 1982							3,632,140	3,632,140
Condemnation Costs					26,600							26,600
Temporary Operations					35,000							35,000
Property Disposition					25,000							25,000
Administration					720,000							720,000
Contingency					500,000							500,000
Total Project Cost					\$6,750,160	\$1,843,300	\$232,000	\$203,000	\$1,644,600	\$7,820,000	\$10,844,340	\$24,314,000

Goal	Implementing Agency	Estimated Starting Date	Estimated Completion Date	Funding		Funding Source			Total	Disposition
				DDAG	DDOG	F.D.	State	Federal DDC		
Provide sites for housing construction & in-fill; provide sites for industrial development.	Urban Renewal	July, 1975	July, 1980	\$ 167,360	177,000			457,360	797,820	337,750
Eliminate conflicting land uses, provide sites for industrial development.	Urban Renewal	July, 1970	July, 1982	2,235,500	348,000			361,820	2,945,320	1,190,540
Remove dilapidated housing.	Urban Renewal	July, 1979	July, 1980		99,600				99,600	29,700
Remove dilapidated housing.	Urban Renewal	July, 1970	July, 1982	120,200				157,100	277,300	3,000
Remove dilapidated housing. Provide green strip buffer.	Urban Renewal	July, 1970	July, 1979	225,640					225,640	25,800
Homesteading program & housing rehabilitation.	Urban Renewal	July, 1978	July, 1982	296,360					296,360	100,000
Housing rehabilitation & increase home ownership.	Urban Renewal	July, 1970	July, 1982		90,350			137,850	228,500	150,000
Housing rehabilitation & rent subsidy for low income residents.	Local Housing Authority	July, 1978	July, 1979	No costs incurred.						
Provide housing for elderly and handicapped, park site.	Urban Renewal	July, 1970	July, 1979		74,100				74,100	2,000
Provide housing for elderly and handicapped.	Local Housing Authority	July, 1970	July, 1979					300,000	300,000	
Residential Infill.	Urban Renewal	July, 1978	July, 1982	900,000					900,000	900,000
Housing rehabilitation.	Urban Renewal	July, 1978	July, 1982	1,290,000	250,000				1,540,000	
Rehabilitation of owner occupied and tenant occupied housing.	Urban Renewal	July, 1978	July, 1982					720,000	720,000	
Housing rehabilitation.	Urban Renewal	July, 1978	July, 1982		150,000				150,000	173,800
Housing rehabilitation & improve neighborhood appearance.	Urban Renewal	July, 1978	July, 1982		10,000				10,000	
Remove dilapidated residential and accessory structures.	Urban Renewal	July, 1970	July, 1980		25,000				25,000	
Buffer industrial/residential uses.	Urban Renewal	July, 1979	July, 1980	50,000					50,000	
Provide for recreation needs.	Urban Renewal	July, 1980	July, 1981			50,000			50,000	
Provide improved route for industrial traffic.	Department of Public Works	July, 1979	July, 1980			107,000			107,000	
Upgrade infrastructure.	Department of Public Works	July, 1980	July, 1981	48,000		75,000			123,000	
Upgrade infrastructure.	Urban Renewal	July, 1979	July, 1982					535,700	535,700	
Upgrade infrastructure.	Urban Renewal	July, 1979	July, 1982	60,000					60,000	
Provide for recreation needs. Green strip along I-135.	Kansas Department of Transportation	July, 1978	July, 1979	1			200,000	1,800,000	2,000,000	
Improve appearance of neighborhood.	Urban Renewal	July, 1978	July, 1979		10,000				10,000	
Improve appearance of neighborhood.	Interdepartmental	July, 1978	July, 1982	Routine City services provided.		No special costs incurred.				
Remove blighting structures.	Urban Renewal	July, 1978	July, 1980		358,650				358,650	84,140
Improve amenities at commercial center.	Urban Renewal	July, 1979	July, 1980	50,000					50,000	
Industrial & commercial rehabilitation & development.	Local Development Corporation	July, 1978	July, 1982		250,000				250,000	250,000
Provide jobs, increase tax base.	Private	July, 1978	July, 1982					2,500,000	2,500,000	
Provide jobs, increase tax base.	Private	July, 1978	July, 1982					4,712,200	4,712,200	
Housing rehabilitation and infill.	Private	July, 1978	July, 1982					3,632,140	3,632,140	
				26,600					26,600	
				35,000					35,000	
				25,000					25,000	
				720,000					720,000	
				500,000					500,000	
				\$5,750,160	\$1,343,300	\$232,000	\$200,000	\$1,644,830	\$7,820,000	\$10,844,340
									\$24,334,630	\$3,246,730

PART IV

How Project Meets Selection Criteria

Selection Factor A

IMPACT OF PROPOSED PROJECT ON PHYSICAL FISCAL OR ECONOMIC CONDITION OF COMMUNITY

1. Provision of Employment									
		Low Income		Middle Income		Upper Income		Total	
		Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
a.	Number of New Jobs to be Created								
	(1) Construction/Rehab.	425	50%	350	41%	75	9%	850	100%
	(2) Non-const. (Permanent)	870	88%	105	11%	10	1%	985	100%
b.	Number of Permanent Jobs to be Retained	0		0		0		0	
c.	Total Jobs	1,295	71%	455	25%	85	4%	1,835	100%

d. Basis of calculations

1976 Median Income, City of Wichita - \$12,600

Construction Jobs

Estimated development costs in the project area, including industrial development, housing construction and rehabilitation, is approximately \$12,072,200. Each \$1,000 of construction will generate 146 man-hours of labor. The construction expenditures will produce \$1,762,540 man-hours of labor, or 850 jobs. Three labor jobs will be created for every foreman/manager job, and two (2) out of three (3) labor jobs will be unskilled. On the basis of these projections, the following jobs will be created:

<u>Number of Jobs</u>	<u>Average Wage Rate/hr.</u>	<u>Average Annual Salary</u>
425 Unskilled labor	\$4.50	\$ 9,360
210 Skilled labor	6.50	13,520
140 Foreman (unskilled labor)	6.50	13,520
75 Foreman (skilled labor)	8.00	16,640

Selection Factor A (continued)

d. Basis of calculations (continued)

Permanent Jobs

Total permanent jobs to be created in the project area have been projected on the basis of actual employment needs indicated by area industries. The number and type of jobs were projected to include the remainder of anticipated industrial development. Approximately 200 permanent jobs will be created. Job classifications and wage rate estimates include:

<u>Number of Jobs</u>	<u>Average Wage Rate/hr.</u>	<u>Average Annual Salary</u>
130 Labor	\$4.00	\$ 8,320
40 Clerical	3.50	7,280
20 Sales	7.00	14,560
10 Management	9.00	18,720

A total of 1,050 construction and permanent jobs would be created in the project area. Each job creates a need for approximately .75 service jobs, thereby providing an additional 785 service jobs.

<u>Number of Jobs</u>	<u>Average Wage Rate/hr.</u>	<u>Average Annual Salary</u>
700 Labor	\$3.50	\$ 7,280
85 Foreman/Manager	5.50	11,440

A total of 1,835 jobs would be created in the construction, permanent and service categories, based on the preceding projections.

2. Provision of Housing

		Low Income		Middle Income		Upper Income		Total	
		Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
a.	Number of New Units to be Constructed	30	32%	65	68%			95	100%
b.	Number of Units to be Rehabilitated	300	79%	80	21%			380	100%
c.	Total Units	330	69%	145	31%			475	100%

Selection Factor A (continued)

d.	Basis of Calculations		
	<u>Units to be Constructed</u>		
		<u>Number of Units</u>	<u>Sales price/rental</u>
	Owner Occupied	73	\$27,000-\$32,000
	Public Housing - Elderly	12	25% of income
	Multi-Family	10	Market Rate
	<u>Units to be Rehabilitated</u>		
		<u>Number of Units</u>	
		<u>Low Income</u>	<u>Middle Income</u>
	Owner Occupied	220	70
	Renter Occupied	80	10
	The average rental in the project area is under \$100.00 based on a sample survey conducted by the Urban Renewal Agency.		
3.	Improvement of Tax Base		
a.	Will project pay full property tax? ___ yes <u>X</u> no (If no, explain) Industrial Revenue Bonds will finance approximately \$2,000,000 of projected development. Taxes on these improvements will be deferred for for ten (10) years. Full property taxes will be paid at the end of this time period.		
b.	Estimated value of property to be added to tax role:	\$ 12,072,200	
	Estimated value of property to be deleted from tax roles:	\$ 2,011,400	
	Net increase in value of property to be added to tax roles:	\$ 10,060,800	
c.	Estimated annual property tax to be generated by project:	\$ 328,800*	
	Estimated loss of property tax revenues as a result of project:	\$ 20,700	
	Net increase in property tax revenues (annual):	\$ 308,100	
	*Tax on improvements only.		
4.	Other Project Revenues		
a.	Will the applicant receive any other revenues from the project (e.a., lease payments, loan repayments, sharing in profits)? <u>X</u> yes ___ no		

Selection Factor A (continued)

4.	Other Project Revenues (continued)																		
b.	<p>If yes, describe the nature of the revenue and estimated annual amount.</p> <p><u>Estimated Revenues - Project Duration</u></p> <table border="0"> <tr> <td>Loan Repayments</td> <td></td> </tr> <tr> <td> Community Development Loans</td> <td>\$ 173,800</td> </tr> <tr> <td> SBA Loans (10%)</td> <td>250,000 (principal only)</td> </tr> <tr> <td>Housing Construction</td> <td>900,000</td> </tr> <tr> <td>Land Disposition</td> <td>1,672,930</td> </tr> <tr> <td>Property Disposition</td> <td><u>250,000</u></td> </tr> <tr> <td></td> <td>\$3,246,730</td> </tr> </table> <p>Annual project revenue - approximately \$1,000,000 Direct loan repayments to Federal government and private lending institutions:</p> <table border="0"> <tr> <td> Section 312 Loans</td> <td>\$ 958,340</td> </tr> <tr> <td> SBA Loans</td> <td>2,250,000 (principal only)</td> </tr> </table>	Loan Repayments		Community Development Loans	\$ 173,800	SBA Loans (10%)	250,000 (principal only)	Housing Construction	900,000	Land Disposition	1,672,930	Property Disposition	<u>250,000</u>		\$3,246,730	Section 312 Loans	\$ 958,340	SBA Loans	2,250,000 (principal only)
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SBA Loans	2,250,000 (principal only)																		
5.	<p><u>Other impacts on the physical, fiscal or economic condition of community (describe).</u></p> <p>According to figures from the United States Chamber of Commerce, the 1,050 new industrial and construction jobs created by this project will have the following impact upon the economy of Wichita, Kansas:</p> <ol style="list-style-type: none"> 1. Will add 3,100 people to the city's population. 2. Will add 1,176 new households. 3. Will add 535 new school age children to the school system. 4. Will create a demand for 42 new retail establishments. 5. Will generate \$3,780,000 in additional retail sales per year. 6. Will add \$2,835,000 in additional bank deposits per year. 7. Will create a need for 1,125 more new or used automobiles. 8. Will create a need for 785 new service related jobs. 9. Will add \$6,195,000 in personal income per year to the local economy. 10. Will cause a \$30,000,000 impact upon the local economy as the personal income passes through the economy. This is based on the formula: Personal income x a multiplier of 5 = economic impact 																		

Selection Factor A (continued)

5. Other impacts . . . (continued)

In addition to these U. S. Chamber of Commerce figures for impact on the local economy, the regional and the national economies are, also, affected through the tax structure. For example, the project will generate:

1. 3% State sales tax on retail sales = \$ 113,400

2. Car license tags @ \$15.00/car = \$ 16,900

3. State and Federal gasoline tax

$\frac{1,125 \text{ cars} \times 12,000 \text{ miles}}{15 \text{ miles/gallon}} \times .12 \text{ tax/gal.} = \$ 108,000$

4. State and Federal income taxes while substantial, are not easily calculated, and therefore no dollar amount is shown here.

Selection Factor B

IMPACT OF PROPOSED PROJECT ON LOW AND MODERATE INCOME PERSONS AND MINORITIES

1. Relocation/Reclamation

a. Will the project cause displacement of residents or businesses? yes no

b. Numbers to be Displace	Low Income		Middle Income		Upper Income		Total	
	Minority	Non-Minority	Minority	Non-Minority	Minority	Non-Minority	Minority	Non-Minority
Estimated								
(1) Families	127	5	32	4			159	9
(2) Businesses	8		7				15	
(3) Number of Jobs Currently Provided by Businesses Shown on Line (2)	15		10					

c. Are Relocation Resources Available? yes no

(1) Relocation Resources - UDAG, CDBG

Displaced families will be relocated in existing housing units and new housing units to be constructed in the McAdams Neighborhood and city-wide. Sufficient housing units will be available within the project area to accommodate approximately 50% of the displaced families.

Selection Factor B (continued)

d. Relocation Process

Persons who will be displaced through acquisition of property will have the opportunity to relocate in the residential section of the neighborhood or elsewhere in the community. Existing housing and new housing to be constructed will be made available to families desiring to remain in the neighborhood.

All displaced families will receive relocation benefits which may be used to rent or purchase standard housing anywhere in the City of Wichita. Assistance in locating suitable housing will be provided by the Urban Renewal Agency.

One of the most important goals of the McAdams project is to encourage residential infill in the area and maintain the existing population to the greatest extent possible. It is anticipated that new housing construction, construction of public housing and rehabilitation of existing housing will allow at least 60% of the displaced families to relocate in the neighborhood.

- e. The McAdams Neighborhood is predominantly a low income, minority area. While the project will encourage residential infill, primarily middle income families, the great majority of current residents will remain in the project area. Many of the housing programs are designed to improve the housing conditions of low income residents. These programs include:

Section 8 Substantial Rehabilitation
Homesteading
Housing Rehabilitation Grants
Public Housing for Elderly and Handicapped

Viable commercial activities acquired in the project area will have the opportunity to relocate in designated commercial areas in the neighborhood. New commercial activities will also be encouraged to locate in designated areas. SBA 502 and 7A loans will be made available for commercial rehabilitation and development. The program will provide 10% financing for the SBA programs.

2. Minority Participation

Minorities will have the opportunity to participate in construction activities utilizing public funds through the 10% minority contractor set aside. The SBA loan programs will be made available to businessmen in the McAdams area, including minority businesses. Existing minority businesses to be acquired will be given the opportunity to remain in the project area.

Selection Factor B (continued)

3. Citizen Participation

Minimum citizen participation requirements have been met in the preparation of the McAdams UDAG proposal. Additional citizen participation has been incorporated through the following activities:

- (1) The City of Wichita has established by ordinance a formal citizen participation program. The Citizen Participation Organization (CPO) consists of fifteen neighborhood councils and a central council whose members are selected in a city-wide election.

The CPO Councils serve as advisory bodies to the City Commission on neighborhood and city issues and programs. The CPO's develop the statement of needs for the City's Community Development Block Grant Program, provide recommendations on Community Development projects, and review reprogramming of CDBG funds.

The McAdams Neighborhood is represented by CPO Area "L"; several residents of the area serve on this council. Area "L" Council has reviewed and approved the concept of neighborhood rehabilitation as proposed in the UDAG application. The Central Council has also reviewed and approved the proposed project.

- (2) Additional citizen participation has been provided through the McAdams Neighborhood Task Force, comprised of neighborhood residents and businessmen. The task force was established to serve as an advisory body to the Urban Renewal Agency on developing the specific program activities. The task force has approved the plan developed for the McAdams Neighborhood.

A special neighborhood meeting has also been held to obtain citizen's views on the project, in addition to the formal public hearing.

Selection Factor B (continued)

4. Project Impacts on Low Income Residents

Positive Impacts

1. Improve housing conditions of low and moderate income families.
2. Provide standard rental housing for low income families through rent subsidy program.
3. Provide opportunity for homeownership through homesteading program.
4. Improve environmental conditions.
5. Provide housing alternatives for elderly and handicapped.
6. Long term employment opportunities through industrial development.
7. Short term employment opportunities through project construction activities.

Negative Impacts

1. Displacement of some long time residents of the neighborhood.
2. Loss of some low cost rental housing due to clearance, or rent increases resulting from rehabilitation of deteriorated structures.

Selection Factor C

NATURE AND EXTENT OF FINANCIAL PARTICIPATION BY PRIVATE ENTITIES

1. List of Private Participants				
(a) Name and Address	(b) Amount Approximate	(c) Evidence of Commitment Attached		(d) Estimated Date for Securing Legally Binding Commitment
		Yes	No	
(1) Rock Island Millwork Co. 1340 North Mosley Wichita, Kansas 67214	\$ 272,800	X		July, 1978
(2) Allen Electric Supply Co. 1134 North Washington Wichita, Kansas 67214	\$ 411,700	X		July, 1978
(3) Wichita Sheet Metal Supply 1030 North Washington Wichita, Kansas 67214	\$ 228,000	X		July, 1978
(4) Mayo Sash & Door Co. 811 East 10th Wichita, Kansas 67214	\$ 239,500	X		July, 1978
(5) Delta Electric Supply Inc. 622 North Washington Wichita, Kansas 67214	\$ 157,000	X		July, 1978
(6) Wichita Frozen Foods 123 South Rock Island Wichita, Kansas 67202	\$ 1,786,000		X	July, 1978 In negotiation
(7) Other private commitments to be secured.	\$ 4,117,200		X	In negotiation
(8) TOTAL:	\$ 7,212,200			

2. Describe how each participant listed was selected to participate in the project.

All major industries within the project area have been, or are currently being, contacted to determine expansion needs and plans. Available industrial land will be sold to those businesses contemplating expansion. Several businesses have plans for immediate expansion. Others are interested in expansion if land becomes available. As most industries have not developed specific building plans, the development cost figures are estimates, based on the type of expansion contemplated. It is anticipated that all available industrial land will be purchased and developed by private industries within the project duration.

Selection Factor C (continued)

NATURE AND EXTENT OF FINANCIAL PARTICIPATION BY PRIVATE ENTITIES

3. Has the applicant reviewed the private participants' qualifications to complete their participation in the project and found them to be satisfactory? yes no
4. Does any member of the governing body of the applicant, or any officer or employee of the applicant, who exercises any functions or responsibilities in connection with carrying out the project, have any direct or indirect personal interest in the private participants or in properties within the area of the proposed project? yes no
- If yes, explain.

Selection Factor D

NATURE AND EXTENT OF STATE FINANCIAL PARTICIPATION			
(a)	(b)	(c)	(d)
Source of Funds	Amount	Status	Date by which funds will be available.
1. Kansas Department of Transportation Bike path construction along Interstate 135	\$200,000	(5) Contract let	Currently available.
2.			
3.			
4.			
5. TOTAL :	\$200,000		

Selection Factor E

NATURE AND EXTENT OF FINANCIAL PARTICIPATION BY OTHER PUBLIC ENTITIES				
	(a)	(b)	(c)	(d)
1.	Federal Sources	Amount	Status	Date by which funds will be made available
	a. Department of Housing & Urban Development Section 312 housing loans	\$ 720,000	(6) To be requested	As available
	b. Federal Highway Administration. Bike Path construction along Inter. 135	1,800,000	(5) Contract let	Currently available
	c. Section 108 loan guarantee program.	1,644,830	(6) To be requested.	
	d. Department of Housing & Urban Development. Conventional Public Housing.	300,000	(6) Funds allocated. Application to be submitted.	1978
	Subtotal:	4,464,830		
2.	Local Sources			
	a. Community Development Block Grant Funds			
	Paint Grants	10,000	(5) Contract let	Currently available
	Housing loans	150,000	(5) Contract let	Currently available
	Acquisition	400,000	(4) Appl. Approved	July, 1978
	Acquisition & Rehabilitation	1,283,300	(6) To be requested	July, 1979, 1980, 1981
	b. Capital Improvement Program		(6)	
	General Obligation Bonds	157,000	To be requested	1979
	Spec. Assms. for site imprv.	75,000		1980
	Subtotal:	2,075,300		
3.	TOTAL: Federal & Local Resources	6,540,130		

Selection Factor F

Project Special or Unique Opportunity

The major objective of the McAdams project is the revitalization of a deteriorating neighborhood. An UDAG grant would make this objective feasible in terms of both financial resources and time. Adequate resources are not available at the local level to achieve the goals of the project within a realistic time period. If project completion is dependent only on local funding resources, the project timetable will be greatly increased and the impact on the neighborhood will be minimal. Preservation of the neighborhood is considered unlikely if immediate improvements cannot be made in the area.

The UDAG project provides the opportunity to preserve a neighborhood and valuable housing resource that would otherwise be lost to the City. Without this project it is anticipated that the neighborhood will continue to deteriorate and lose population, requiring eventual clearance.

The McAdams project incorporates a wide range of neighborhood improvement strategies that have not been available or utilized in past projects in the City of Wichita. All available housing programs will be utilized as well as services and resources from other City departments and agencies to deal with the housing, economic and social needs of the area residents. This project represents a unique opportunity to demonstrate the functions, working relationships and end results of the comprehensive improvement techniques to be employed. If successful in this demonstration, it would be feasible to utilize similar techniques and strategies in other areas of the community.

Selection Factor G
Similar Projects within Applicant's Jurisdiction

Program Title

Neighborhood Development Program (NDP)

Source of Funding

Department of Housing and Urban Development under the
Neighborhood Development Program.

In addition, funding was also provided by the City of Wichita
as its local share.

Contract Number

Kansas A-5

Date Funding was Approved

July 31, 1971
March 24, 1970

CIC
Waco-Finn

Date Project was Completed

Feb., 1, 1977
Dec., 31, 1974

CIC
Waco-Finn

Amount of Cost Overruns

None

Selection Factor G (continued)

Waco-Finn

Type of Treatment

Rehabilitation with clearance of dilapidated structures.

Condition of Area Before Renewal

Rapidly deteriorating neighborhood containing mostly structurally sound residences needing rehabilitation; public utilities, particularly storm drainage, in poor condition or lacking; two obsolete elementary schools serving area; deficiency of park and recreation areas.

Condition of Area After Renewal

Completely rehabilitated neighborhood with dilapidated structures cleared and sites redeveloped with 215 new housing units; public utilities constructed; new school and park adjacent to neighborhood; lasting neighborhood identity.

Federal Grant:	\$4,072,092.00
Local Share:	<u>2,036,046.00</u>
TOTAL:	<u>\$6,108,138.00</u>

Selection Factor G (continued)

Central Industrial Corridor

Type of Treatment

Acquisition and clearance of all residential and substandard non-residential uses.

Condition of Area Before Renewal

Mixed commercial, industrial and residential uses; housing severely substandard; environmental conditions poor due to industrial uses and inadequate public utilities.

Condition of Area After Renewal

Stable industrial area with new light industrial uses and expansion of existing industry; improved streets and drainage.

Federal Grant:	\$2,301,617.00
Local Share:	<u>1,150,808.00</u>
TOTAL:	<u>\$3,452,425.00</u>

Selection Factor H

FEASIBILITY OF ACCOMPLISHING THE PROJECT IN A TIMELY FASHION WITHIN THE TOTAL RESOURCES

1. Status of Environmental Clearance

- 1. Assessment has not begun. Estimated starting date: _____
- 2. Assessment underway. Date assessment will be completed: June, 1978
- 3. Finding made. Project does not require an EIS.
- 4. Finding made. Project requires an EIS.
- 5. Estimated date for completion of environmental clearance: _____
- 6. Environmental clearance completed. Request for Release of Funds is attached.

2. Status of Other Required Local Actions

During the course of the project, zoning changes will be requested, particularly rezoning from commercial to residential use. It may also be necessary to enter into condemnation proceedings on some properties. Neither action must be initiated prior to start of the project.

3. Administrative and Legal Mechanisms

The Urban Renewal Agency will have responsibility for overall project management. The Local Housing Authority will have administrative and contractual responsibility for the construction of public housing units and the Section 8 housing program.

The Urban Renewal Agency will contract with Central Systems, a local development corporation, for management of the 10% financing for SBA loans.

Selection Factor H (continued)

FEASIBILITY OF ACCOMPLISHING THE PROJECT IN A TIMELY FASHION WITHIN THE TOTAL RESOURCES

4. Project Schedule

Activity	Starting Date	Completion Date
Acquisition of vacant lots	Jul., 1978	Jul., 1980
Acquisition and clearance of housing in industrial zone	1978	1982
Acquisition and clearance of housing - public housing site	1978	1979
Acquisition and clearance of housing along 13th St.	1979	1980
Acquisition and clearance of housing between Ohio and Indiana	1978	1979
Acquisition and clearance of dilapidated tenant or occupied housing scattered in neighborhood.	1978	1982
Acquisition and clearance of dilapidated commercial	1978	1980
Acquisition of tenant housing - homesteading	1978	1982
Acquisition and direct rehabilitation of tenant housing	1978	1982
Ninth and Cleveland Site Improvements	1979	1980
Pave Washington Street	1979	1980
Reconstruct Cleveland Avenue	1980	1981
Street, Sidewalk, Curb, Gutter Repairs	1979	1981
Park Site Development	1979	1980
Street Tree Planting	1978	1979
Industrial Screening	1979	1980
Paint Grants	1979	1980
Voluntary Demolition	1978	1982
New Housing Construction	1978	1982
Housing Rehabilitation Grants and Loans	1978	1982
Section 8 Substantial Rehabilitation Housing Program	1978	1979
SBA Commercial/Industrial Development Loans	1978	1982
Neighborhood Clean-up Programs and Uniform Code Enforcement	1978	1982
Bike Path Construction	1978	1979
Public Housing Construction	1978	1979

PART V

EVIDENCE OF PRIVATE AND OTHER PUBLIC COMMITMENTS



SMALL BUSINESS ADMINISTRATION
110 EAST WATERMAN
WICHITA, KANSAS 67202

MAR 14 1978

March 13, 1978

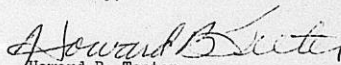
Mr. Ken Kitchen, Director
Urban Renewal Agency
455 N. Main, Second Floor
Wichita, Kansas 67202

Dear Mr. Kitchen:

This is to advise that the Small Business Administration welcomes the opportunity to utilize its loan programs, i.e. Regular Business Program, Economic Opportunity Loan Program, and 502 Loan Program, to assist in your Agency's efforts to upgrade the "McAdams Area", wherever their use is applicable.

If you have any questions regarding our programs or if we can be of any assistance, just let us know.

Sincerely,


Howard B. Teeter
Chief, CED Division



REGION VII
Federal Office Building
911 Walnut Street
Kansas City, Missouri 64106

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
INSURING OFFICE
444 S.E. QUINCY
TOPEKA, KANSAS 66683

March 9, 1978

MAR 10 1978

IN REPLY REFER TO:
7.5F (DW)

Mr. Robert E. Finkbiner
Assistant Director for Planning
and Budget
The Urban Renewal Agency
455 North Main Street
Wichita, Kansas 67202

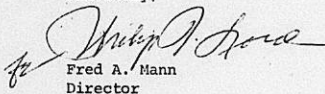
Dear Mr. Finkbiner:

This is in response to your March 2, 1978 letter concerning
an Urban Development Action Grant for McAdams Neighborhood,
Wichita, Kansas.

As your overall proposal involves determinations that will
be made by the Kansas City Area Office, we have referred
your letter to them for comment.

If your proposal is considered generally eligible for a UDAG,
we will be pleased to work with you.

Sincerely,


Fred A. Mann
Director

One Abercrombie Ltd.
2225 E. 21st St.
Wichita, Kansas 67214

APR 4 1978

(516) 265-1661

April 2, 1978

Mr. Ken Kitchen, Director
Urban Renewal
City of Wichita
455 N. Main
Wichita, KS 67203

Re: Section 8 Development
Three Sites

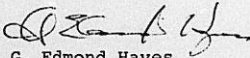
Dear Mr. Kitchen:

One Abercrombie Ltd. of which I am Project Advisor is interested in developing the three urban renewal sites which we have previously discussed.

May we have an appointment together with the necessary documents to commence.

Yours sincerely,

ONE ABERCROMBIE LTD.


G. Edmond Hayes
Project Advisor

GEH:pe

cc: Mr. William H. Johnson, A.I.A.

APR 4 1978

Mr. Kenneth H. Kitchen
Executive Director
Urban Renewal Agency
City Hall, 2nd Floor
455 N. Main
Wichita, Kansas 67202

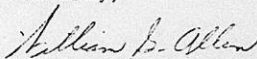
Dear Mr. Kitchen:

I recently talked with Diane May of your staff about a program being developed for the McAdams Neighborhood. Allen Electric has been located in the neighborhood for several years and is interested in Urban Renewal's plans for encouraging industrial development in the area.

As you may be aware, our company is actively engaged in expanding operations and plans to begin construction of a new building in the immediate future. Our new facility should be completed by the end of summer at a cost of \$400,000. Industrial revenue bonds will be used to finance the project. We anticipate hiring five additional warehouse employees upon completion of the new building.

While we have no definite plans for additional expansion in the immediate future, we are interested in acquiring some land for parking purposes. I am interested in further discussing the possibility of purchasing some vacant land near our business that may become available through Urban Renewal's activities in the McAdams area.

Sincerely,



William Allen
Allen Electric

3 31 78

APR 4 1978

Mr. Kenneth H. Kitchen
Executive Director
Urban Renewal Agency
City Hall, 2nd Floor
455 North Main
Wichita, Kansas 67202

Dear Mr. Kitchen:

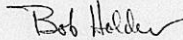
Members of your staff have recently contacted me regarding a development plan for the McAdams Neighborhood. Delta Electric is very interested in your proposals for assisting with industrial development in the area.

We will be constructing new facilities in the area this spring. Construction costs for our new building will run about \$150,000 and we plan on hiring four to five additional employees in sales.

We have been unable, however, to acquire a vacant lot at 8th and Murdock to complete our expansion plans. We would definitely be interested in buying this property from the Urban Renewal Agency if it becomes available through your acquisition program.

Please keep me informed as to when this property may become available through your program. We are most anxious to complete our expansion plans this year.

Sincerely,



Bob Holder
Delta Electric Supply

P.S. Parcel involved is portions of lot 41,43, & lot 45. Lots in question are now occupied with 3 large advertising signs and are quite unsightly to new construction and development. Land is now owned by Jerry Branson. Our plans for a new building are now under way and any thing your office can do to help us one this is certainly appreciated.

MAYO

Sash & Door Co.

316/265-5251

P. O. BOX 1915 • 811 EAST 10TH • WICHITA, KANSAS 67201

April 4, 1978

Modern Building Materials

APR 5 1978

Mr. Kenneth H. Kitchen
Executive Director
Urban Renewal Agency
City Hall, 2nd Floor
455 North Main
Wichita, Kansas 67202

Dear Mr. Kitchen:

I recently visited with members of your staff about a project that is being developed for the McAdams Neighborhood. I understand that industrial development is one of the objectives of the plan being prepared for the neighborhood.

Mayo Sash and Door has been located in the neighborhood for the past twelve years. We are actively pursuing the possibilities of expanding our present facilities. We do have plans to construct a new storage building this summer at a cost of approximately \$40,000. However, we do have some constraints to expanding our facilities to the desired level in that we have been unable to negotiate a fair sales price on some vacant land adjacent to our property.

I understand that the Urban Renewal Agency is proposing to acquire vacant lots and some residences adjacent to our property. We are most definitely interested in buying this property from your agency when it becomes available. This would enable us to construct a maintenance building for our trucks and possibly an additional warehouse and parking facility. We anticipate adding seven new employees in warehousing, trucking and sales if our expansion plans can be completed.

I am looking forward to hearing from you in the near future as to the availability of this property.

Sincerely,

Ord Mayo
Mayo Sash & Door Company



OM:im

We Sell Lumber Dealers Only

MERCURY ELECTRIC

1004 EAST MURDOCK

265-6632

WICHITA, KANSAS 67214

APR 5 1978

April 3, 1978

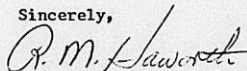
Mr. Kenneth H. Kitchen
Executive Director
Urban Renewal Agency
City Hall, 2nd floor
455 N. Main
Wichita, Kansas 67202

Dear Mr. Kitchen:

A few weeks ago I talked with George Weber and Jon Risdal of your staff regarding a plan that is being developed for the McAdams Neighborhood. Mercury Electric, Inc. has been located in the neighborhood for five years. We recently remodeled our facilities and have acquired land for future expansion.

Our firm is committed to remaining in the area and does plan to expand operations as our business grows. Although we will not be directly participating in your program, we feel that your efforts will improve conditions in the area as well as stimulate economic development.

Sincerely,



Mercury Electric, Inc.
R.M. Haworth, President

RMH/sh

PART VI
SUMMARY OF PROPOSED EXPENDITURES

ACTIVITY (a)	SOURCE OF FUNDS				TOTAL COST (f)
	UDAG (b)	PRIVATE (c)	STATE (d)	OTHER PUBLIC (e)	
1. Land Acquisition	\$167,860			\$629,900	\$797,820
2. Streets & Site Improvements	208,000			777,700	*985,700
3. Parking Facilities					
4. Foundations & Platforms					
5. Pedestrian Malls					
6. Water & Sewer Facilities					
7. Clearance & Demolition	8,500			136,750	145,250
8. Rehabilitation					
a. Commercial					
b. Industrial					
c. Residential	1,290,000			1,210,000	2,500,000
9. Construction					
a. Commercial Acq.				274,920	274,920
b. Res. Acq.	1,748,340			333,460	2,081,800
c. Res. Const.	900,000			300,000	1,200,000
d. Industrial Develop.					
Loan guarantees				250,000	250,000
Loan repayments		\$2,500,000			2,500,000
Private Ind. Develop.		4,712,200			4,712,200
10. Relocation	1,120,860			827,340	1,948,200
11. Other					
a. Private housing mortgages & loan repayments		3,632,140			3,632,140
b. Bike Path Const.			\$200,000	1,800,000	2,000,000
c. Condemnation Costs	26,600				26,600
d. Temp. Operations	35,000				35,000
e. Property Disp.	25,000				25,000
12. Administrative Costs	720,000				720,000
13. Subtotal: (Sum of lines 1 thru 12)	6,250,160	10,844,340	200,000	6,540,130	23,834,630
14. Contingencies (Not to exceed 10% of line 13)	500,000				500,000
15. Program Income	3,246,730				
16. Total Cost:	\$6,750,160	\$10,844,340	\$200,000	\$6,540,130	\$24,334,630

*Site improvement costs for new housing construction included in \$900,000 for residential construction.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

ASSURANCES

The applicant hereby assures and certifies with respect to the grant that:

- (1) It possesses legal authority to apply for the grant, and to execute the proposed program.
- (2) Its governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the filing of the application, including all understandings and assurances contained therein, and directing and designating the authorized representative of the applicant to act in connection with the application and to provide such additional information as may be required.
- (3) It has complied with all the requirements of OMB Circular No. A-95 as modified by Sections 570.300(c) (for entitlement applicants) or 570.400(d) (for discretionary applicants) and that either
 - (i) any comments and recommendations made by or through clearinghouses are attached and have been considered prior to submission of the application; or
 - (ii) the required procedures have been followed and no comments or recommendations have been received.
- (4) Prior to submission of its application, the applicant has:
 - (i) provided citizens with adequate information concerning the amount of funds available for proposed community development and housing activities, the range of activities that may be undertaken, and other important program requirements;
 - (ii) held at least two public hearings to obtain the views of citizens on community development and housing needs; and
 - (iii) provided citizens an adequate opportunity to articulate needs, express preferences about proposed activities, assist in the selection of priorities, and otherwise to participate in the development of the application.
- (5) Its chief executive officer or other officer of applicant approved by HUD:
 - (i) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 insofar as the provisions of such Act apply to the applicant's proposed program pursuant to 24 CFR 570.603; and
 - (ii) Is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.
- (6) The Community Development Program has been developed so as to give maximum feasible priority to activities which will benefit low or moderate income families or aid in the prevention or elimination of slums or blight. Where all or part of the community development program activities are designed to meet other community development needs having a particular urgency, such needs are specifically described in the application under the Community Development Plan Summary.
- (7) It will comply with the regulations, policies, guidelines and requirements of Federal Management Circulars 74-4 and 74-7, as they relate to the application, acceptance and use of Federal funds for this federally-assisted program.
- (8) It will administer and enforce the labor standards requirements set forth in Section 570.605 and HUD regulations issued to implement such requirements.
- (9) It will comply with all requirements imposed by HUD concerning special requirements of law, program requirements, and other administrative requirements approved in accordance with Federal Management Circular 74-7.
- (10) It will comply with the provisions of Executive Order 11296, relating to evaluation of flood hazards.
- (11) It will comply with:
 - (i) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and the regulations issued pursuant thereto (24 CFR Part I), which provides that no person in the United States shall on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this assurance. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.
 - (ii) Title VIII of the Civil Rights Act of 1968 (P.L. 90-284) as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing; and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services within the applicant's jurisdiction.

HUD-7015.12 (11-75)

- (iii) Section 109 of the Housing and Community Development Act of 1974, and the regulations issued pursuant thereto (24 CFR 570.601), which provides that no person in the United States shall, on the ground of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with Title I funds.
 - (iv) Executive Order 11063 on equal opportunity in housing and nondiscrimination in the sale or rental of housing built with Federal assistance.
 - (v) Executive Order 11246, and all regulations issued pursuant thereto (24 CFR Part 130), which provides that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal or federally - assisted contracts. Such contractors and subcontractors shall take affirmative action to insure fair treatment in employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation and selection for training and apprenticeship.
 - (vi) Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.
- (12) It will:
- (i) In acquiring real property in connection with the community development block grant program, be guided to the greatest extent practicable under State law, by the real property acquisition policies set out under Section 301 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) and the provisions of Section 302 thereof;
 - (ii) Pay or reimburse property owners for necessary expenses as specified in Section 303 and 304 of the Act; and
 - (iii) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations (24 CFR Part 42).
- (13) It will:
- (i) Provide fair and reasonable relocation payments and assistance in accordance with Sections 202, 203, and 204 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and applicable HUD regulations (24 CFR Part 42), to or for families, individuals, partnerships, corporations or associations displaced as a result of any acquisition of real property for an activity assisted under the program;
 - (ii) Provide relocation assistance programs offering the services described in Section 205 of the Act to such displaced families, individuals, partnerships, corporations or associations in the manner provided under applicable HUD regulations;
 - (iii) Assure that, within a reasonable time prior to displacement, decent, safe, and sanitary replacement dwellings will be available to such displaced families and individuals in accordance with Section 205(c) (3) of the Act, and that such housing will be available in the same range of choices to all such displaced persons regardless of their race, color, religion, national origin, sex, or source of income;
 - (iv) Inform affected persons of the benefits, policies, and procedures provided for under HUD regulations; and
 - (v) Carry out the relocation process in such a manner as to provide such displaced persons with uniform and consistent services, including any services required to insure that the relocation process does not result in different or separate treatment to such displaced persons on account of their race, color, religion, national origin, sex, or source of income.
- (14) It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.
- (15) It will comply with the provisions of the Hatch Act which limit the political activity of employees.
- (16) It will give HUD and the Comptroller General through any authorized representative access to and the right to examine all records, books, papers, or documents related to the grant.

Minimum Standards of Physical and Economic Distress
for
McAdams Neighborhood and City of Wichita

<u>Population Lag/Decline</u>	McAdams (Tract 12)*	Wichita
Population 1960	2,815	254,698
Population 1976	1,261	260,980
% Change 1960-1976	- 55%	2.5%
<u>Poverty</u>		
Persons below poverty level 1970	35.1%	11.2%
Household below poverty level 1970	25.4%	8.2%
Households below poverty level 1976	52.7%	14.9%
<u>Per Capita Income</u>		
Per Capita Income 1969	Not available	\$ 3,259
Per Capita Income 1974		4,951
Net Increase 1969-1974		1,692
<u>Job Lag/Decline</u>		
Retail Employment 1967	Not available	18,352
Retail Employment 1972		19,634
% Change 1967-1972		6.9%
Manufacturing Employment 1967	Not available	23,000
Manufacturing Employment 1972		Not available
% Change 1967-1972		
<u>Unemployment</u>		
Average Unemployment 1976	8.7%	5.4%
<u>Age of Housing</u>		
Units constructed prior to 1940	79.0%	29.0%

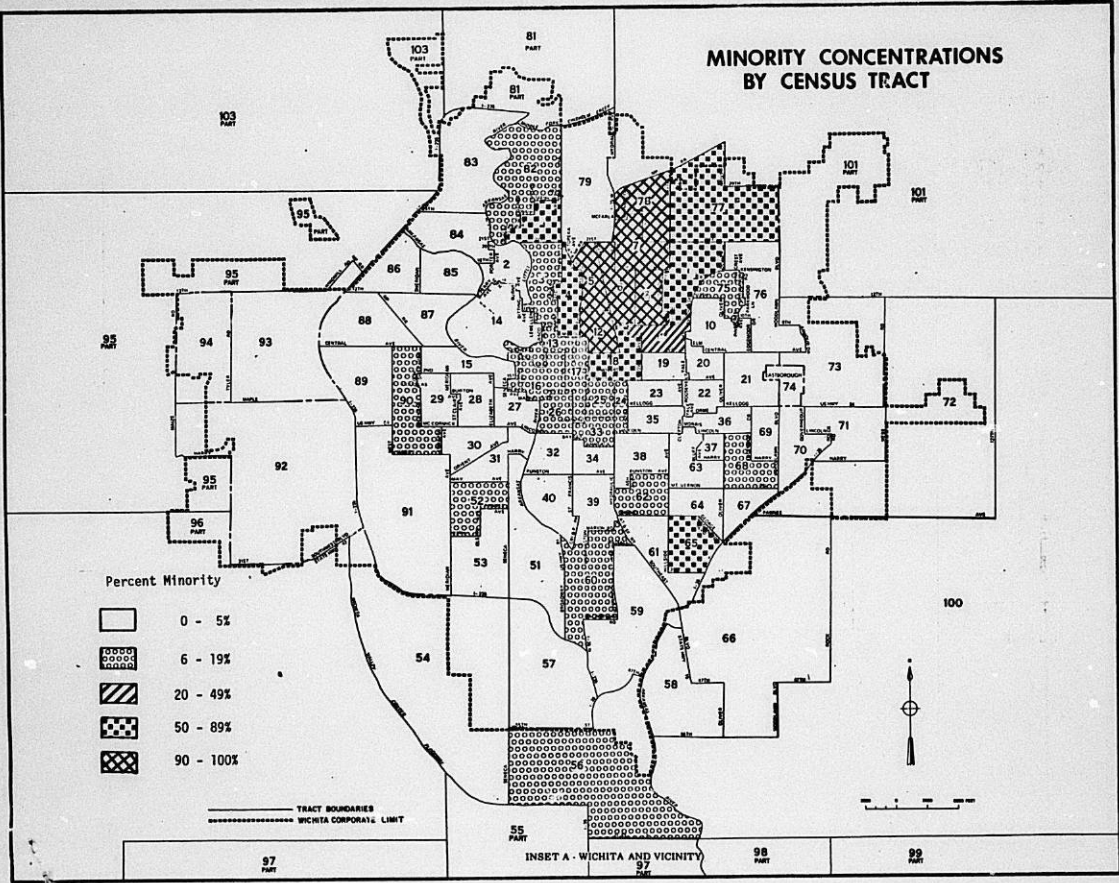
*Although McAdams Neighborhood includes portions of tracts 4, 5 and 17, the majority of the neighborhood is within tract 12. Tract 12 is representative of overall conditions in the entire neighborhood.

Race 1976
City of Wichita

<u>Census Tract</u>	<u>Number of Persons</u>		<u>% Minority</u>
	<u>White</u>	<u>Minority</u>	
1	1,894	1,128	37.3
2	2,839	67	2.3
3	3,772	581	13.3
4	2,037	383	26.9
5	5	517	99.0
6	50	3,299	95.6
7	346	4,811	91.6
8	231	3,413	93.6
9	2,121	1,374	39.3
10	4,386	128	2.8
11	1,531	1,537	50.1
12	96	1,165	92.3
13	1,330	166	11.1
14	4,465	74	1.6
15	3,533	62	1.7
16	259	17	6.1
17	525	40	7.0
18	2,057	850	29.3
19	2,536	89	3.3
20	2,731	19	0.7
21	3,786	23	0.6
22	2,650	14	0.5
23	2,541	43	1.7
24	985	54	5.2
25	1,057	66	5.9
26	2,109	139	6.2
27	2,234	113	4.8
28	3,404	128	3.6
29	2,292	20	0.9
30	2,521	66	2.6
31	2,498	62	2.4
32	3,266	126	3.7
33	1,718	104	5.7
34	1,860	44	2.3
35	2,099	77	3.5
36	3,262	94	2.8
37	1,983	88	4.3
38	2,798	72	2.5
39	4,796	141	2.9
40	3,782	116	3.0
51	5,646	157	2.7
52	4,785	296	5.8
53	7,522	215	2.8
54	3,891	44	1.1

<u>Census Tract</u>	<u>Number of Persons</u>		<u>% Minority</u>
	<u>White</u>	<u>Minority</u>	
56	1,366	112	7.6
57	3,881	65	1.6
59	2,212	67	2.9
60	4,901	516	9.5
61	3,039	113	3.6
62	3,441	194	5.3
63	1,946	19	1.0
64	2,110	20	0.9
65	3,938	1,008	20.4
66	263	9	3.3
67	2,208	55	2.4
68	4,631	359	7.0
69	3,001	40	1.3
70	3,807	91	2.3
71	4,661	231	4.7
72	2,156	51	2.3
73	6,745	229	3.3
74	10	0	0
75	2,001	316	13.6
76	3,833	118	3.0
77	2,410	1,634	40.4
78	72	3,677	98.1
79	23	0	0
81	470	0	0
82	5,470	503	8.4
83	3,967	102	2.5
84	3,234	45	1.4
85	2,763	13	0.5
86	3,567	55	1.5
87	3,486	132	3.7
88	3,985	72	1.8
89	3,696	170	4.4
90	2,539	147	5.5
91	4,247	169	3.8
92	2,576	88	3.3
93	5,857	300	4.9
94	7,360	77	1.0
95	781	9	1.1
98	0	0	0
101	1,269	17	1.3

MINORITY CONCENTRATIONS BY CENSUS TRACT



City of Wichita
Section 8 Family Housing Units

Census Tract

6

Number of Units

3

NEW HOUSING CONSTRUCTION

Construction of new housing in the McAdams Neighborhood is an important element of the total project. New construction will accomplish:

Residential infill on vacant lots

Provide low cost housing alternatives for families displaced from clearance areas

Promote in-migration

Stimulate private reinvestment in the neighborhood

Role of the Urban Renewal Agency

Because of the lack of private investment in the neighborhood and the high cost of conventional new housing, the Urban Renewal Agency proposes to act as the initial developer of new housing. By acting as the developer, the Agency will be able to reduce housing production costs through elimination of dealer fees and write down on land costs. Elimination of dealer fees and low land costs will reduce the cost of each unit by approximately \$6,000 - \$7,000. This is a significant cost reduction, particularly for low and moderate income families.

Type of Housing

Approximately 75 single family houses will be built over a four (4) year period. The Agency has received proposals from three (3) modular housing firms and one firm dealing in complete housing. (Complete housing requires no on-site assembly).

The housing units will range from 912 to 1440 square feet; 2,3, and 4 bedroom units will be constructed, with or without basements. All necessary site improvements, including basements, foundations, and driveways will be constructed prior to on-site assembly of the unit.

Specifications will be written for the housing units and site improvements and will be let for bid. All requirements necessary for FHA mortgage insurance will be included in the specifications.

Housing Cost

Current estimates from all four (4) housing production firms indicate that the cost of the housing will range between \$27,000 and \$32,000, dependent on size of the unit. These cost figures include all site improvements, land costs, on-site assembly costs, utility hookups and inspection fees, and amenities such as landscaping, air conditioning, range top, smoke detector and garbage disposal. The Urban Renewal Agency will assume the cost of real estate commissions, discount points (FHA and VA financing), and a share of the closing costs.

Housing Construction Financing

The housing construction will be financed with \$900,000 requested in the Urban Development Action Grant application. This money will be rolled over as units are built and sold, until all available lots have been developed.

The primary housing market will be low to moderate income families, so FHA and VA mortgage insurance will be necessary to reduce down payments and interest rates.

FEDERAL ASSISTANCE		2. APPLICANT'S APPLICATION	3. STATE APPLICATION IDENTIFIER	4. NUMBER	5. NUMBER
1. TYPE OF ACTION (Mark appropriate box) <input type="checkbox"/> FREAPPLICATION <input checked="" type="checkbox"/> APPLICATION <input type="checkbox"/> NOTIFICATION OF INTENT (OpL) <input type="checkbox"/> REPORT OF FEDERAL ACTION		b. DATE Year month day 19		b. DATE Year month day ASSIGNED 19	
4. LEGAL APPLICANT/RECIPIENT a. Applicant Name City of Wichita, Kansas b. Organization Unit Urban Renewal Agency c. Street/P.O. Box City Hall, 2nd Floor, 455 No. Main d. City Wichita e. County Sedgwick f. State Kansas g. ZIP Code: 67202 h. Contact Person (Name) Kenneth H. Kitchen i. Telephone No. (316) 268-4381			5. FEDERAL EMPLOYER IDENTIFICATION NO. 48-6000-653		
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT McAdams Neighborhood Revitalization Program Neighborhood revitalization - housing rehabilitation, construction, site improvements, industrial development.			6. PRO. GRAM (From Federal Catalog) a. NUMBER b. TITLE Community Development Block Grant Program - Urban Development Action Grant		
10. AREA OF PROJECT IMPACT (Name of cities, counties, States, etc.) Wichita, Kansas			8. TYPE OF APPLICANT/RECIPIENT A-State B-Interstate C-Substate District D-City E-School District F-School District G-Special Purpose District H-Community Action Agency I-Higher Educational Institution J-Indian Tribe K-Other (Specify):		
11. ESTIMATED NUMBER OF PERSONS BENEFITING 1800			9. TYPE OF ASSISTANCE A-Basic Grant B-Supplemental Grant C-Loan D-Insurance E-Other (Enter appropriate letter(s)) [A]		
13. PROPOSED FUNDING a. UDAG \$ 6,550,160 .00 b. Federal 4,464,830 .00 c. STATE 200,000 .00 d. LOCAL 2,075,300 .00 e. Private 10,844,340 .00 f. TOTAL \$24,334,630 .00			12. TYPE OF APPLICATION A-New B-Revision C-Continuation E-Augmentation D-Rescission Enter appropriate letter [A]		
14. CONGRESSIONAL DISTRICTS OF: a. APPLICANT Ks. 4th b. PROJECT Ks. 4th			15. TYPE OF CHANGE (For 15a or 15c) A-Increase Dollars B-Decrease Dollars C-Increase Duration D-Decrease Duration E-Cancellation F-Other (Specify):		
16. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY 1978 4 28			17. PROJECT DURATION 4 YRS. 3600		
20. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code) Department of Housing and Urban Development			18. EXISTING FEDERAL IDENTIFICATION NUMBER None		
21. REMARKS ADDED Yes <input checked="" type="checkbox"/> No			22. THE APPLICANT CERTIFIES THAT a. To the best of my knowledge and belief, data in this application/specification are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is approved. b. If received by OMB Circular A-55 this application was submitted, pursuant to instructions herein, to appropriate departments and all responses are attached: (1) Metropolitan Area Planning Department <input type="checkbox"/> <input type="checkbox"/> (2) Planning Commission <input type="checkbox"/> <input type="checkbox"/> (3) State Division of Planning Research <input type="checkbox"/> <input type="checkbox"/>		
23. CERTIFYING REPRESENTATIVE a. TYPED NAME AND TITLE b. SIGNATURE c. DATE SIGNED Year month day 19			24. AGENCY NAME		
25. ORGANIZATIONAL UNIT			26. FEDERAL APPLICATION IDENTIFICATION		
27. ADDRESS			28. FEDERAL GRANT IDENTIFICATION		
31. ACTION TAKEN <input type="checkbox"/> a. AWARDED <input type="checkbox"/> b. REJECTED <input type="checkbox"/> c. RETURNED FOR AMENDMENT <input type="checkbox"/> d. DEFERRED <input type="checkbox"/> e. WITHDRAWN			32. FUNDING a. FEDERAL \$.00 b. APPLICANT .00 c. STATE .00 d. LOCAL .00 e. OTHER .00 f. TOTAL \$.00		
33. FEDERAL AGENCY A-55 ACTION			34. STARTING DATE 19 35. ENDING DATE 19 36. REMARKS ADDED <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
37. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number)			38. FEDERAL AGENCY A-55 OFFICIAL (Name and telephone number)		

PART II

OMB Approved No. 80-R0184

Project Approval Information

Section A

Item 1.

Does this assistance request require State, local, regional, or other priority rating?

 Yes NoName of Governing Body _____
Priority Rating _____Item 2.

Does this assistance request require State, or local advisory, educational or health clearances?

 Yes No

Name of Agency or Board _____

(Attach Documentation)

Item 3.

Does this assistance request require clearing-house review in accordance with OMB Circular A-95?

 Yes No

(Attach Comments)

Item 4.

Does this assistance request require State, local regional or other planning approval?

 Yes NoName of Approving Agency: Wichita Sedgwick County Metropolitan Area Planning Commission
Date: April 13, 1978

Project also approved by the Urban Renewal Board of Commissioners on April 6, 1978.

Item 5.

Is the proposed project covered by an approved comprehensive plan?

 Yes NoCheck one: State
Local
Regional Location of Plan: Wichita, KansasItem 6.

Will the assistance requested serve a Federal installation?

 Yes NoName of Federal Installation _____
Federal Population benefiting from Project _____

Item 7.

Will the assistance requested be on Federal
land or installation? _____ Yes No

Name of Federal Installation _____
Location of Federal Land _____
Percent of Project _____

Item 8.

Will the assistance requested have an impact
or effect on the environment? Yes _____ No

See instructions for additional information
to be provided.

The project will have a beneficial impact on the environment through removal of dilapidated structures, removal of trash and weeds, rehabilitation of structures, site improvements and new construction. No adverse effects are anticipated.

Item 9.

Omitted

Item 10.

Is there other related assistance on this
project previous, pending or anticipated? Yes _____ No

See instructions for additional information
to be provided.

Project will require funds from CDBG, CDBG Section 108 loan guarantees, Kansas Department of Transportation, Federal Highway Administration, local general obligation bonds, and private sources.

Item 11.

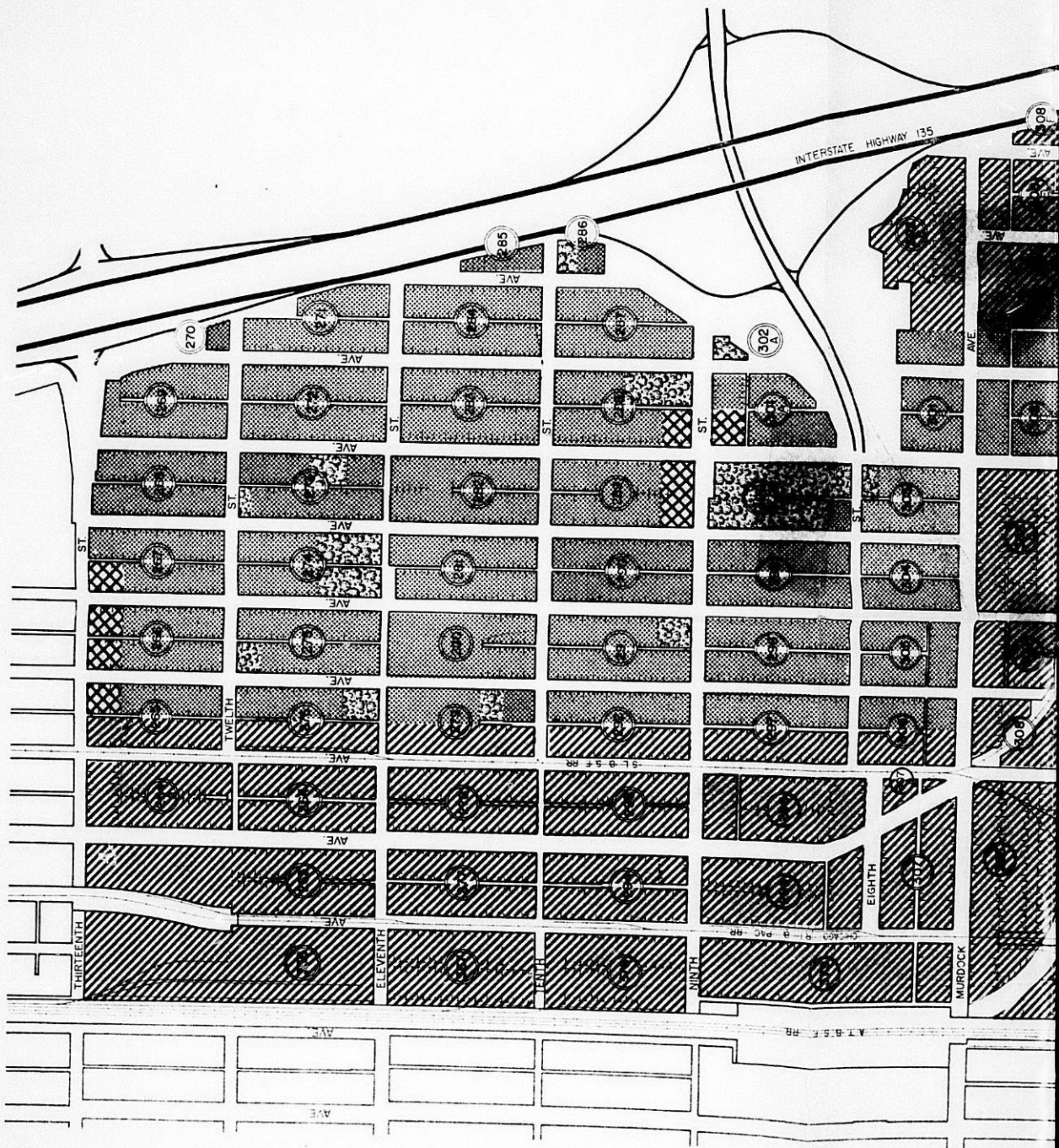
Is the project in a designated flood hazard
area? _____ Yes No

See instructions for additional information
to be provided.

Item 12.

Is the proposed project intended to facilitate the relocation of industrial or commercial
plants or facilities from one area to another (excluding moves within a metropolitan area)?

_____ Yes No



INTERSTATE HIGHWAY 135

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285

286

300A

300B

300C

THIRTEENTH ST

TWELTH ST

ELEVENTH ST

TENTH ST

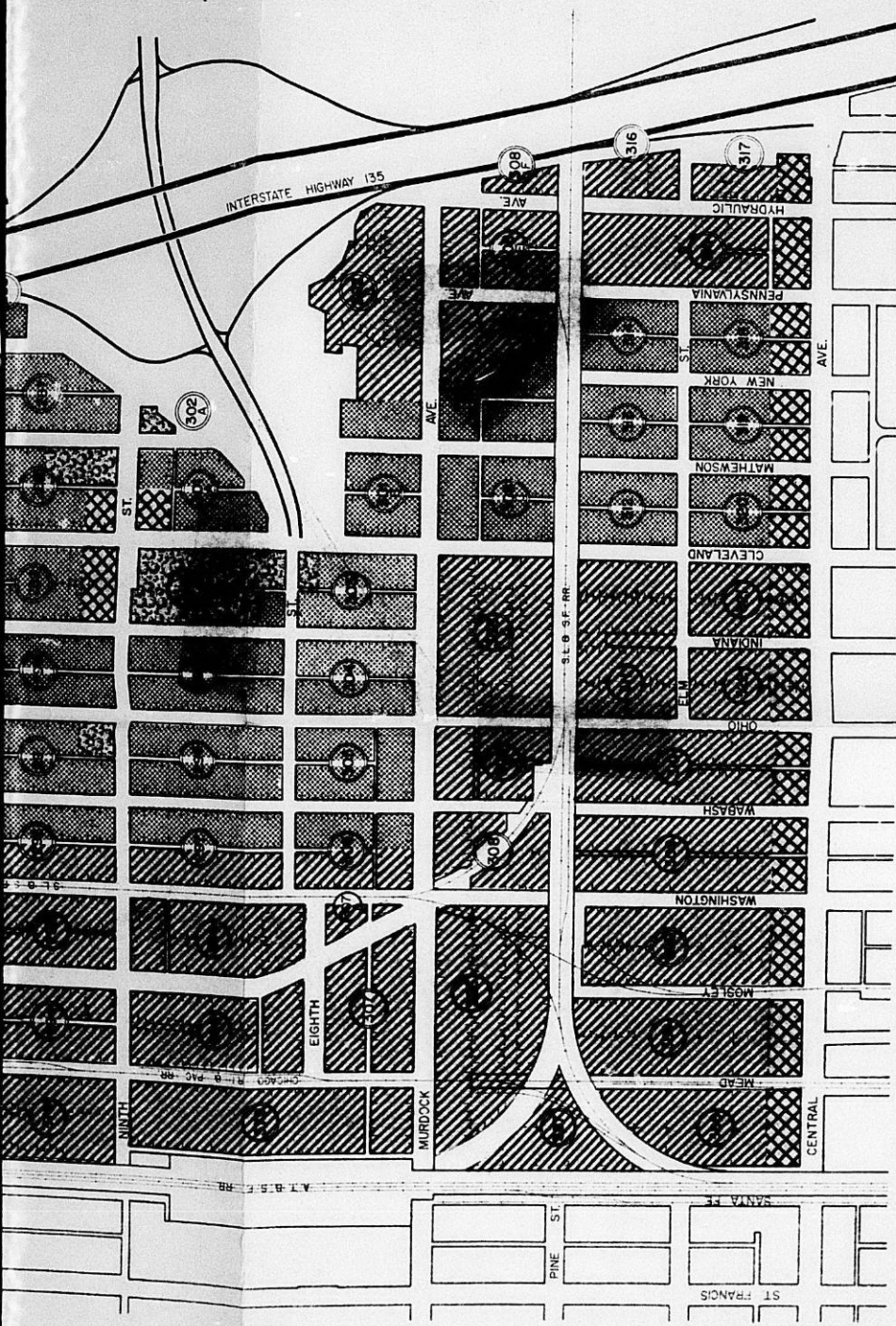
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EIGHTH ST

MURDOCK AVE

AVE

AVE



PROPOSED LAND USE

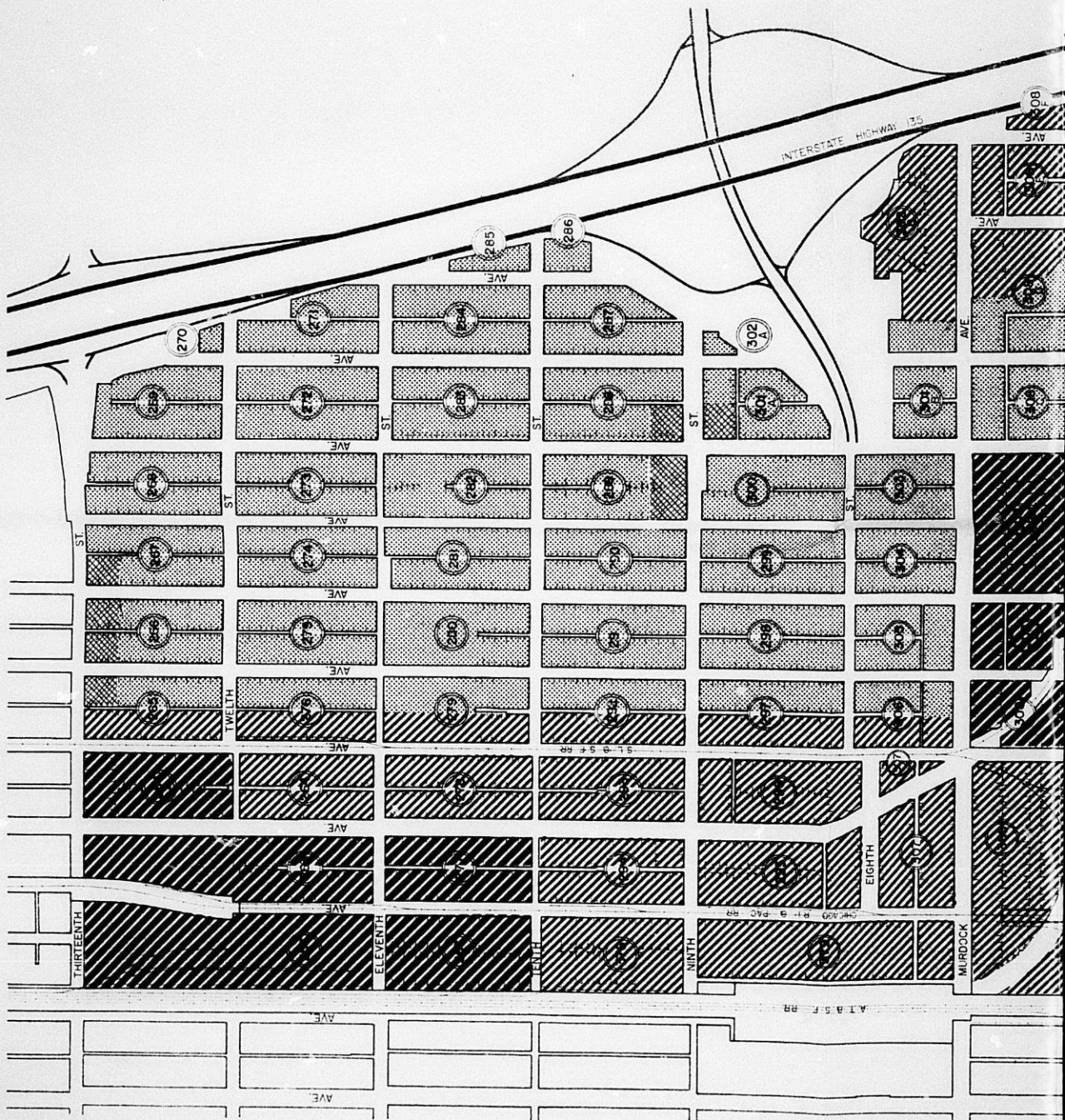
MC ADAMS NEIGHBORHOOD

URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA

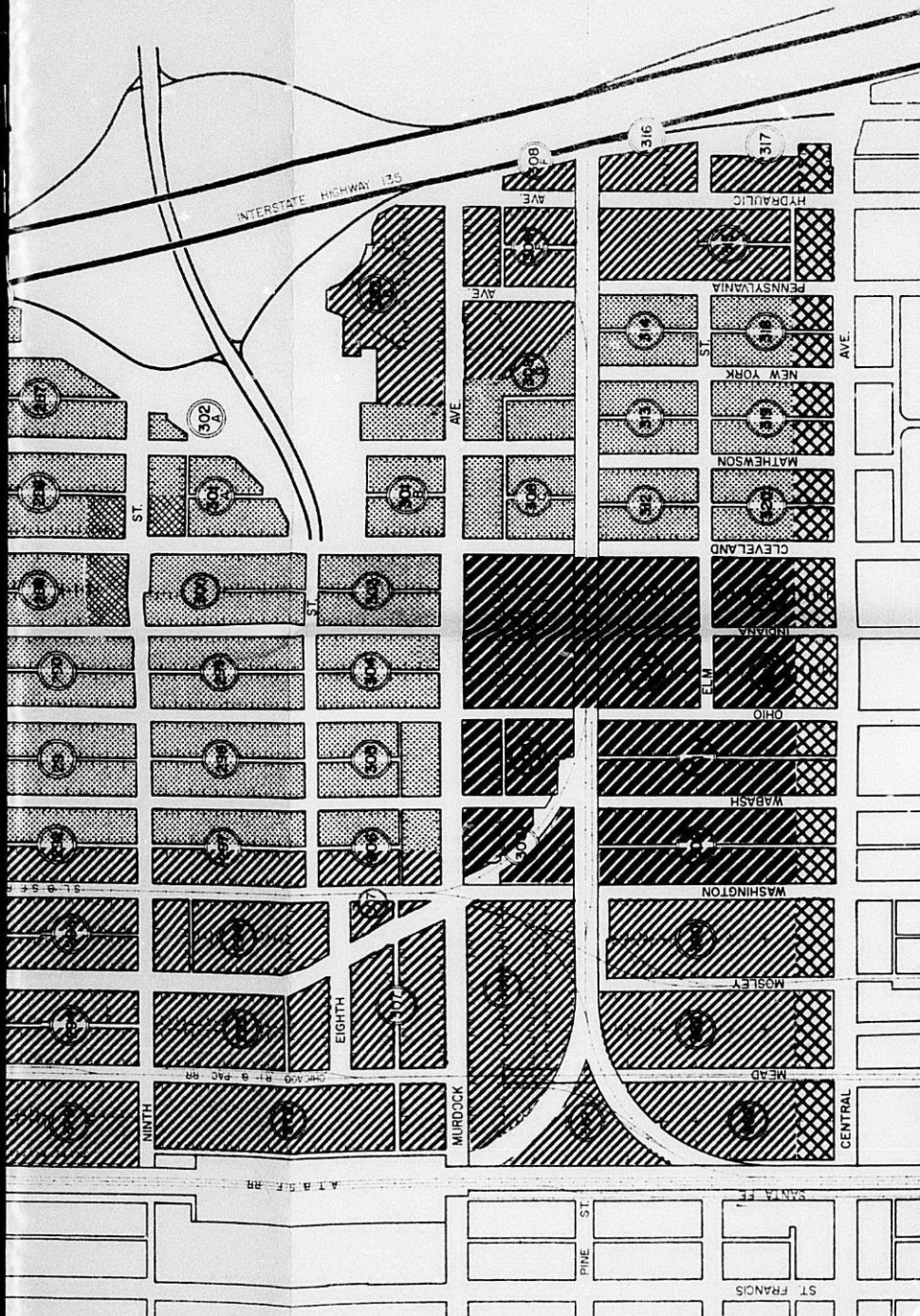
LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC & SEMI-PUBLIC





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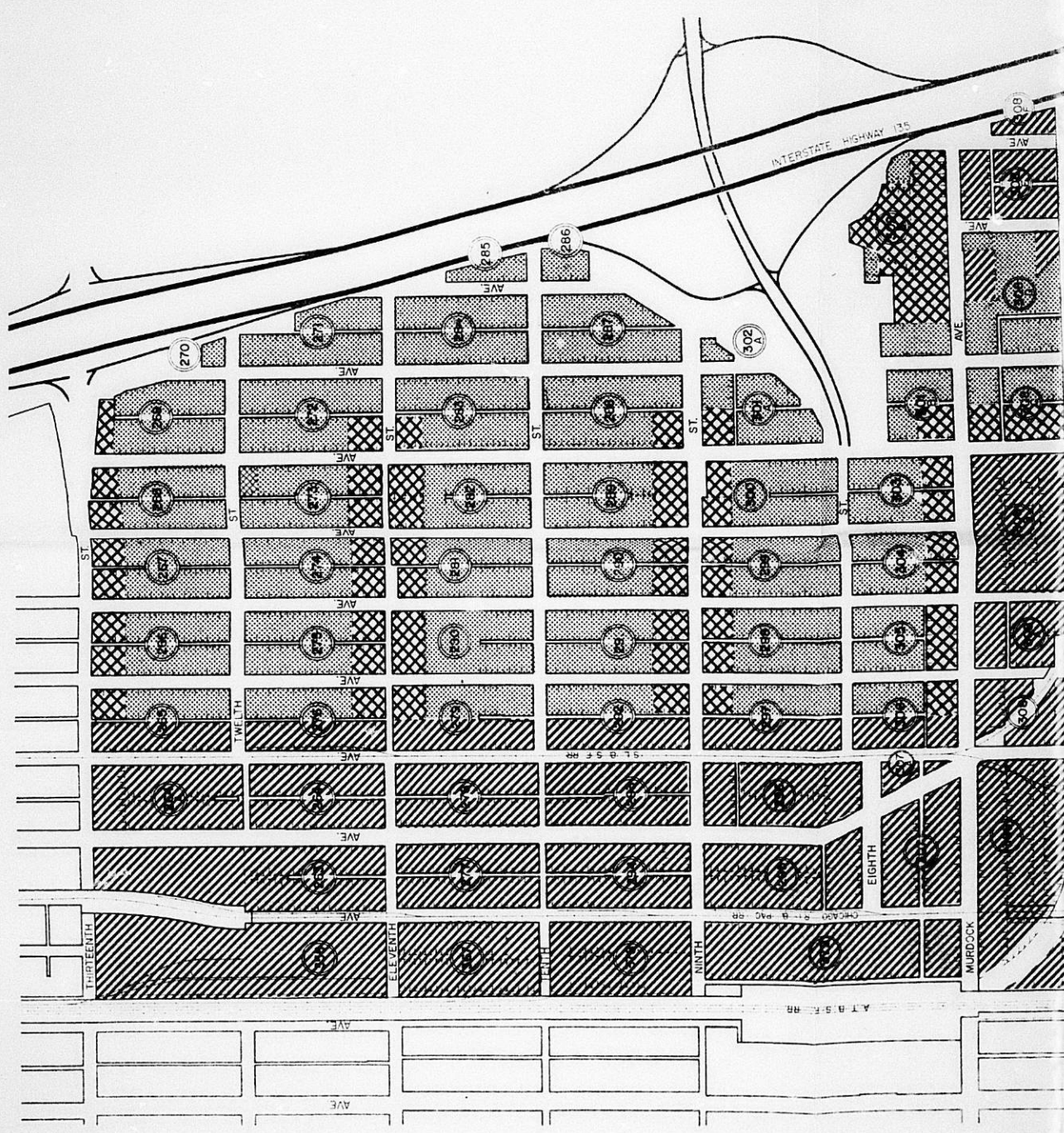
PROPOSED ZONING MC ADAMS NEIGHBORHOOD

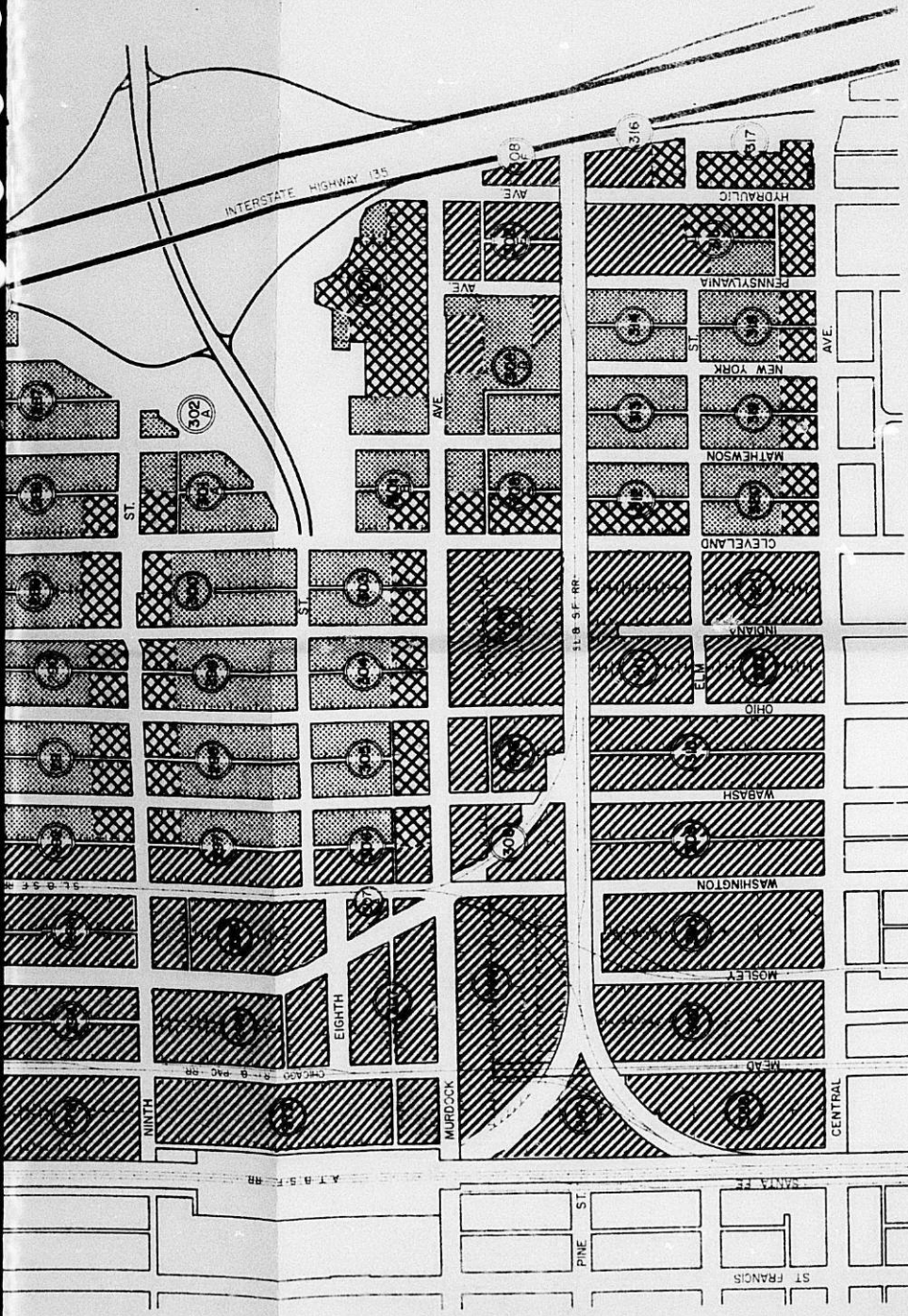
URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA

LEGEND





-  R-5 MULTIPLE FAMILY
-  B-2 COMMUNITY RETAIL
-  B-5 GENERAL BUSINESS
-  M-1A LIGHT INDUSTRIAL
-  M-2 GENERAL MFTG



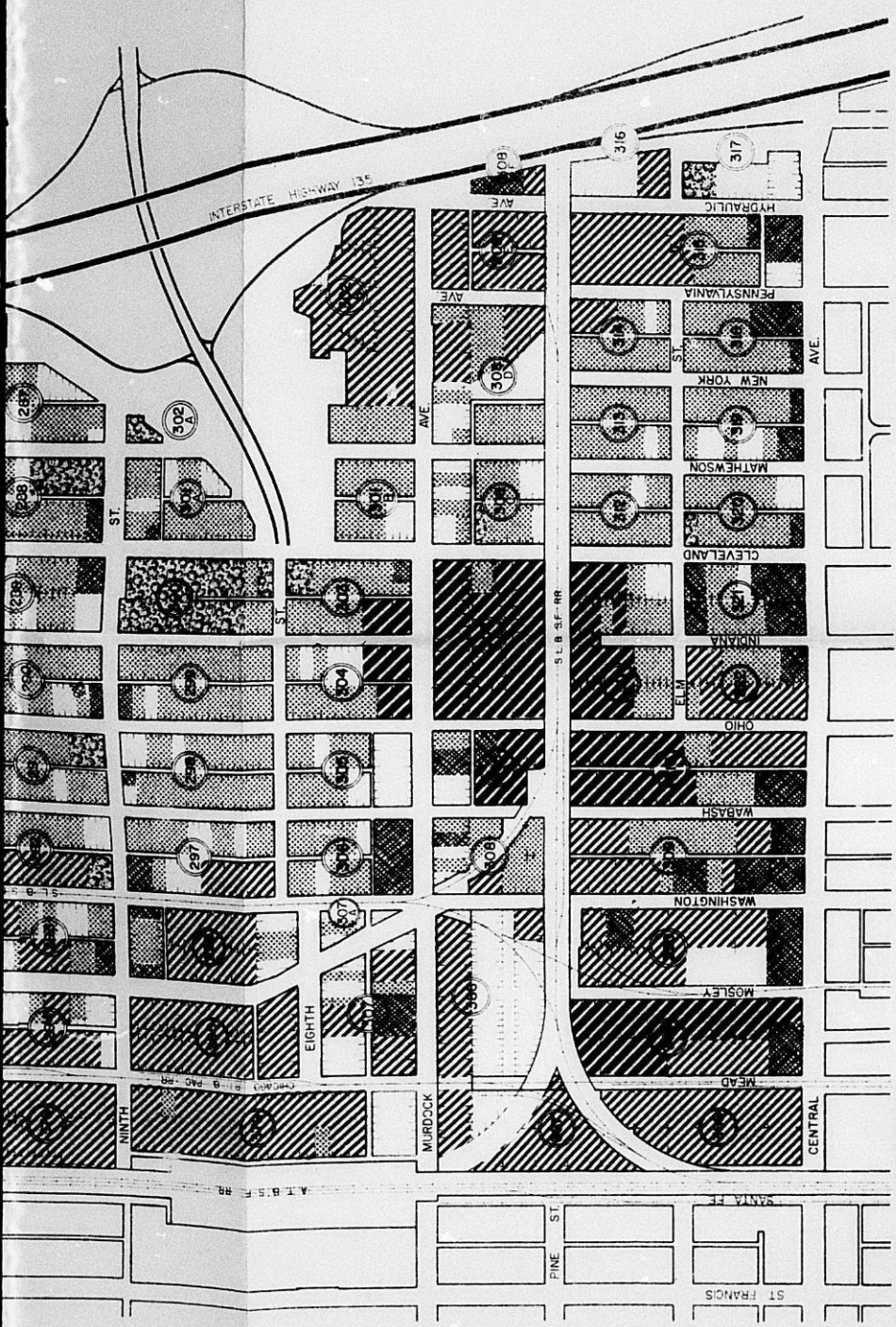




EXISTING ZONING
MC ADAMS NEIGHBORHOOD
 URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA

- LEGEND**
-  B - MULTIPLE FAMILY
 -  BB - OFFICE
 -  C - COMMERCIAL
 -  E - LIGHT INDUSTRIAL










EXISTING LAND USE MC ADAMS NEIGHBORHOOD

URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRIAL
-  PUBLIC & SEMI-PUBLIC





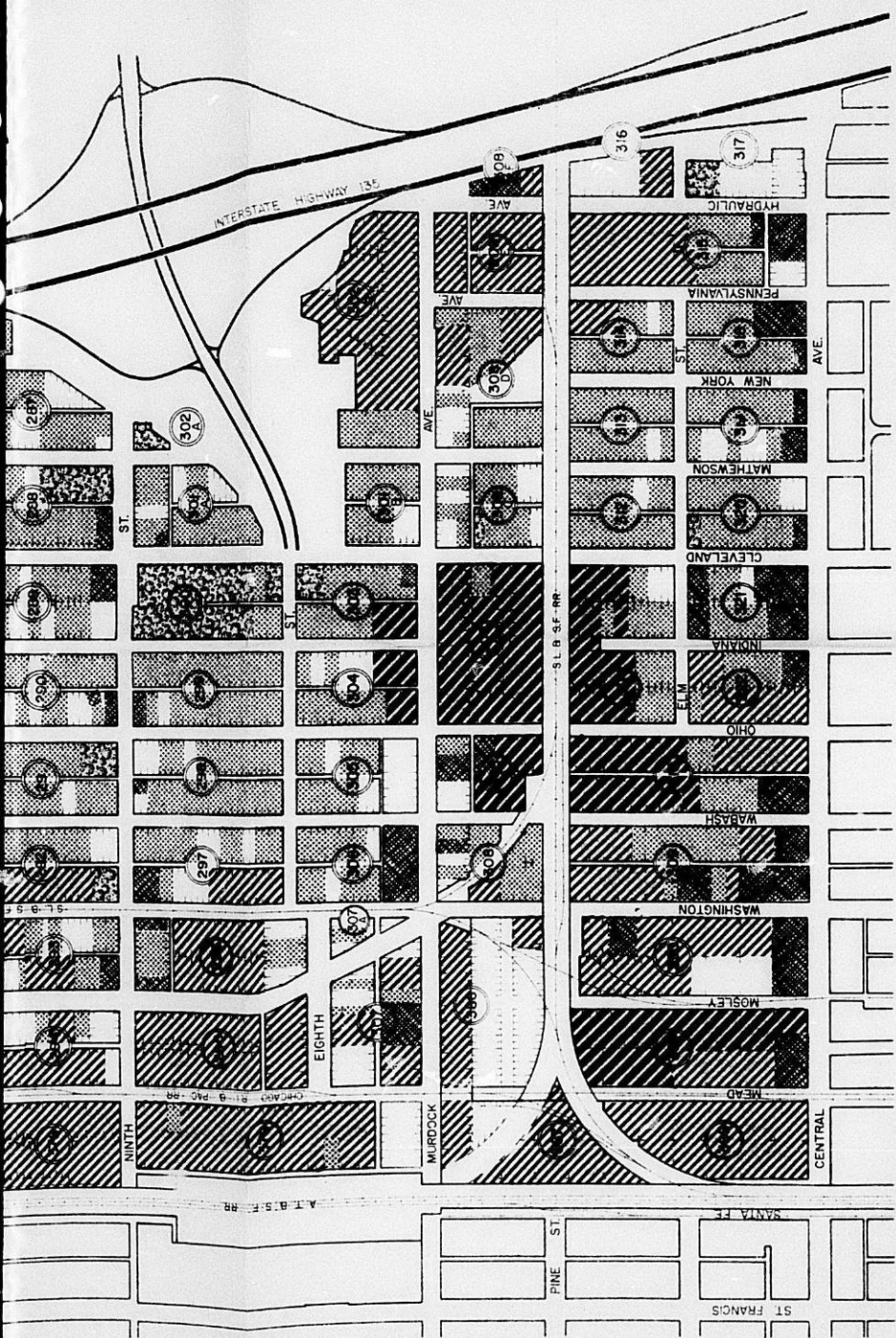
LEGEND

-  VACANT LOTS
-  RESIDENTIAL
-  COMMERCIAL

**ACQUISITION
MC ADAMS NEIGHBORHOOD**

URBAN RENOVATION AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA










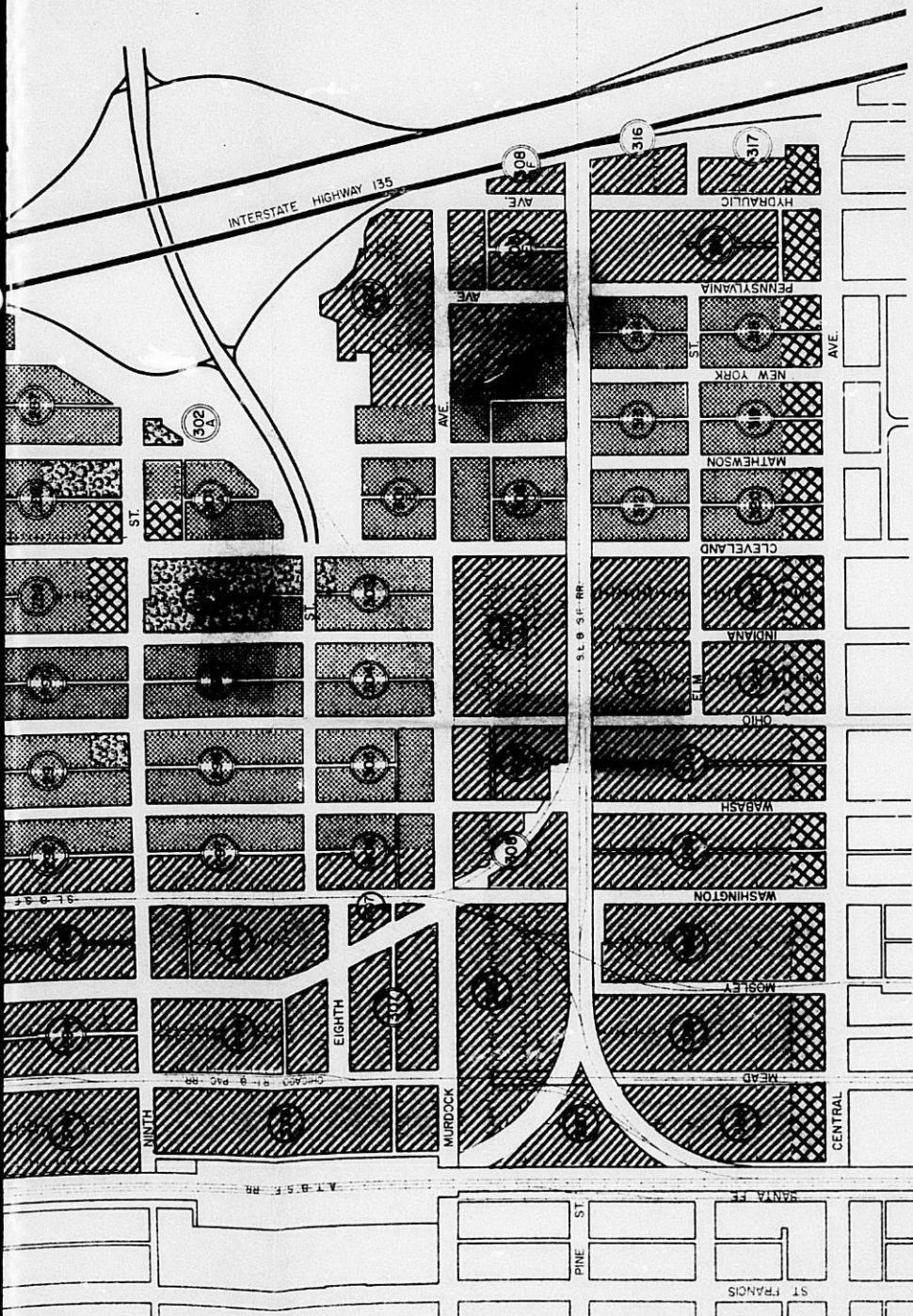
EXISTING LAND USE MC ADAMS NEIGHBORHOOD

URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA

LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRIAL
-  PUBLIC & SEMI-PUBLIC





LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC & SEMI-PUBLIC

**PROPOSED LAND USE
MC ADAMS NEIGHBORHOOD**

URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA



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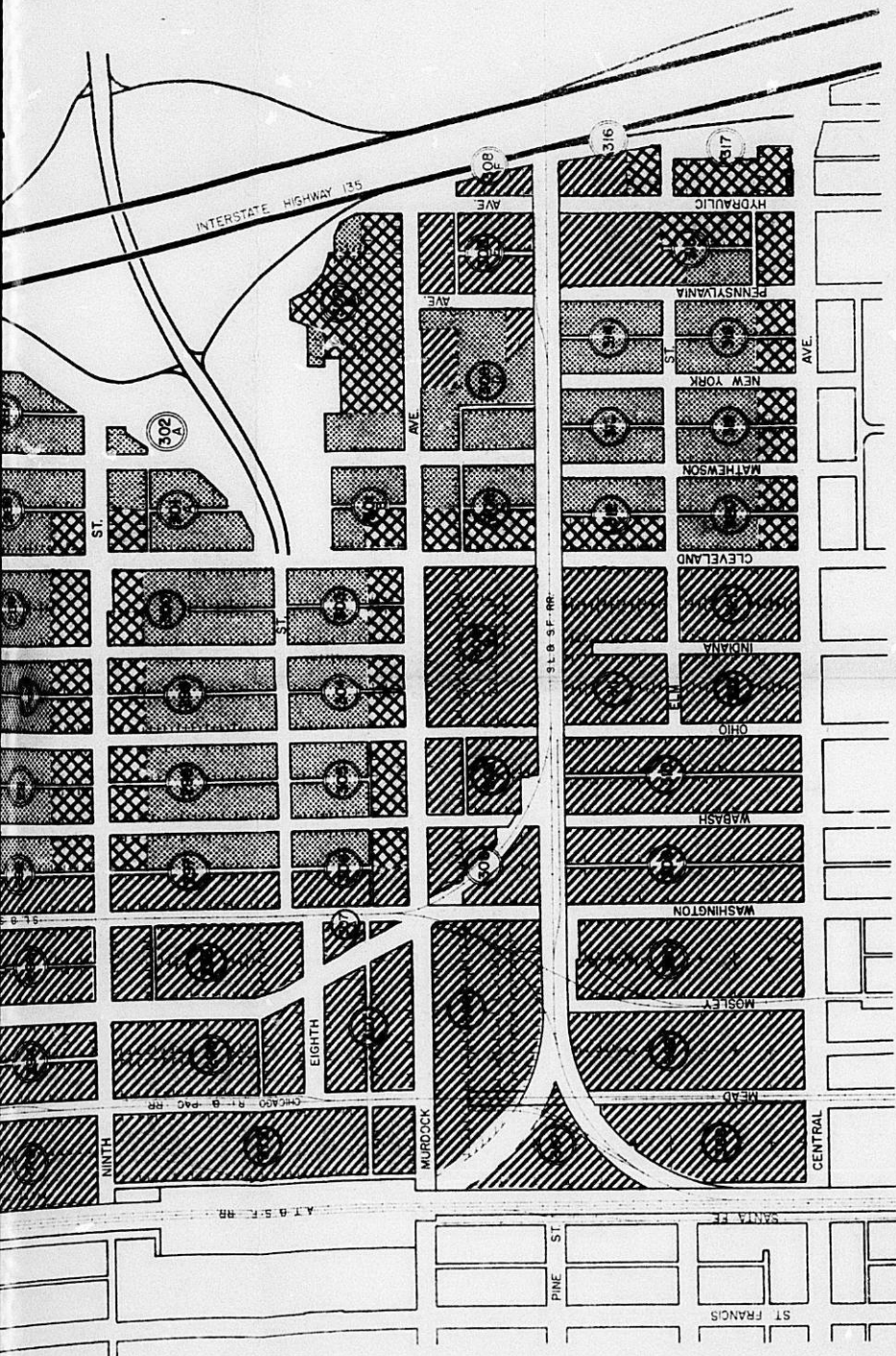
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MURDOCK

AVE

ATLANTA RD







EXISTING ZONING

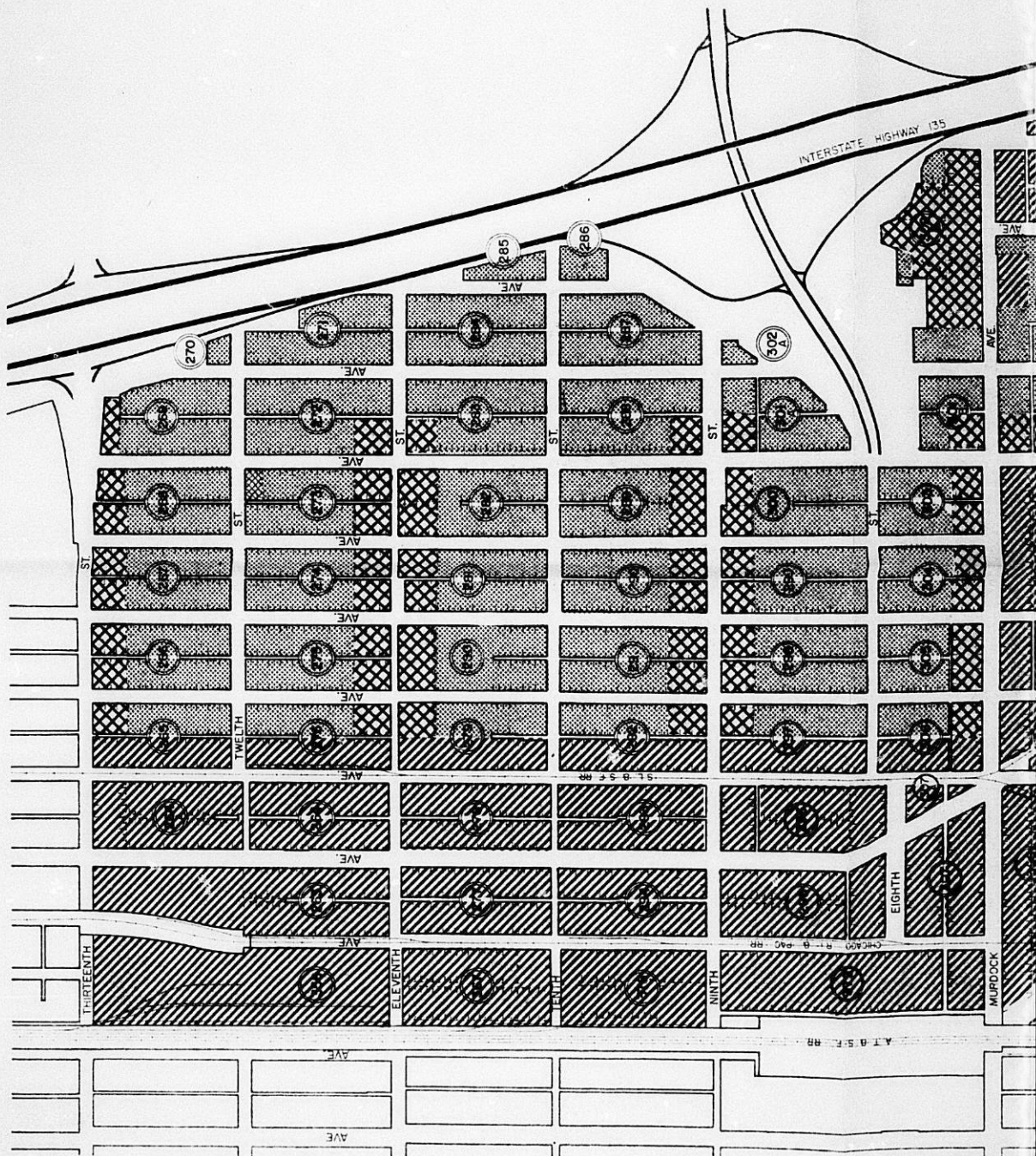
MC ADAMS NEIGHBORHOOD

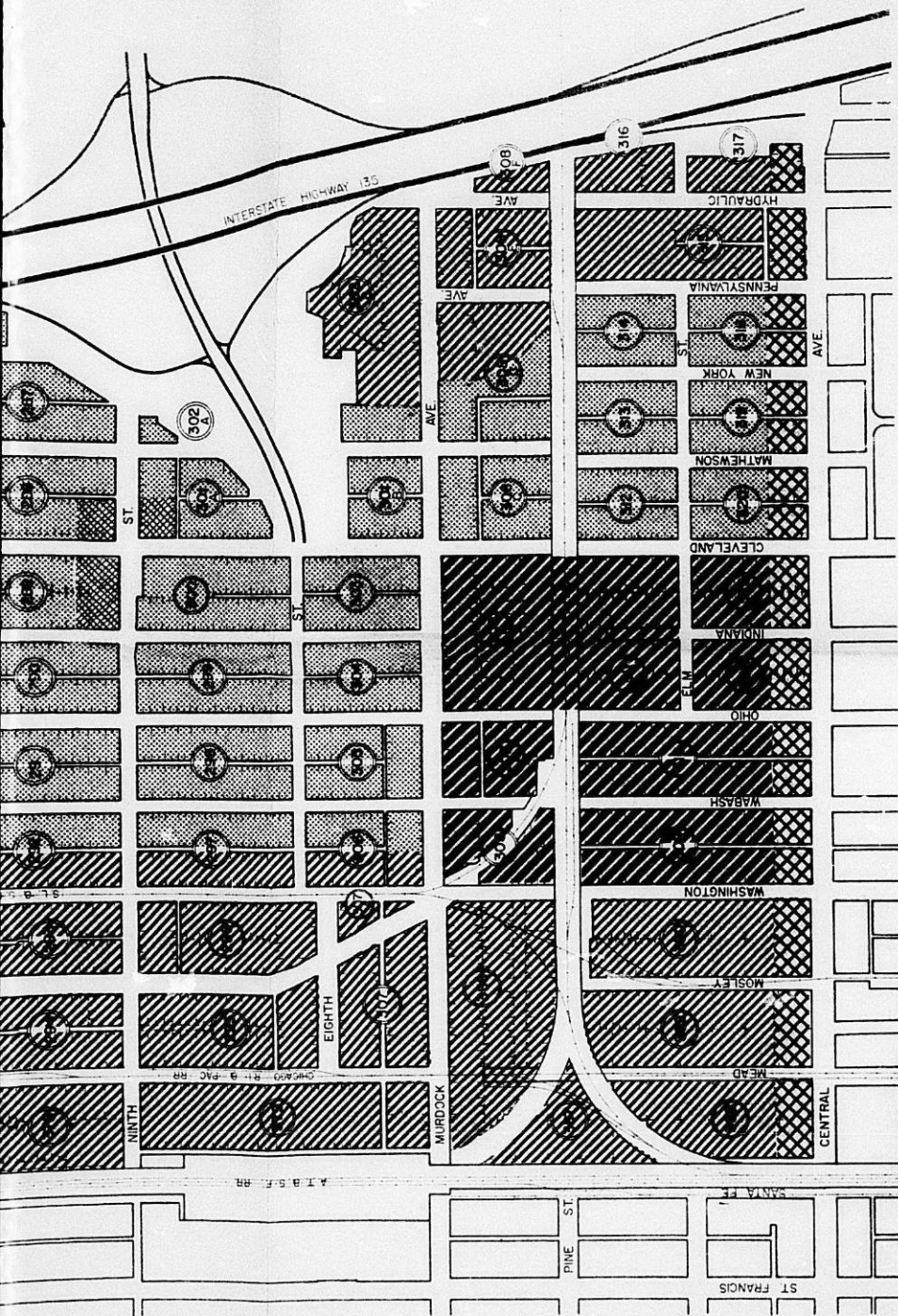
URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA

LEGEND

-  B - MULTIPLE FAMILY
-  BB - OFFICE
-  C - COMMERCIAL
-  E - LIGHT INDUSTRIAL












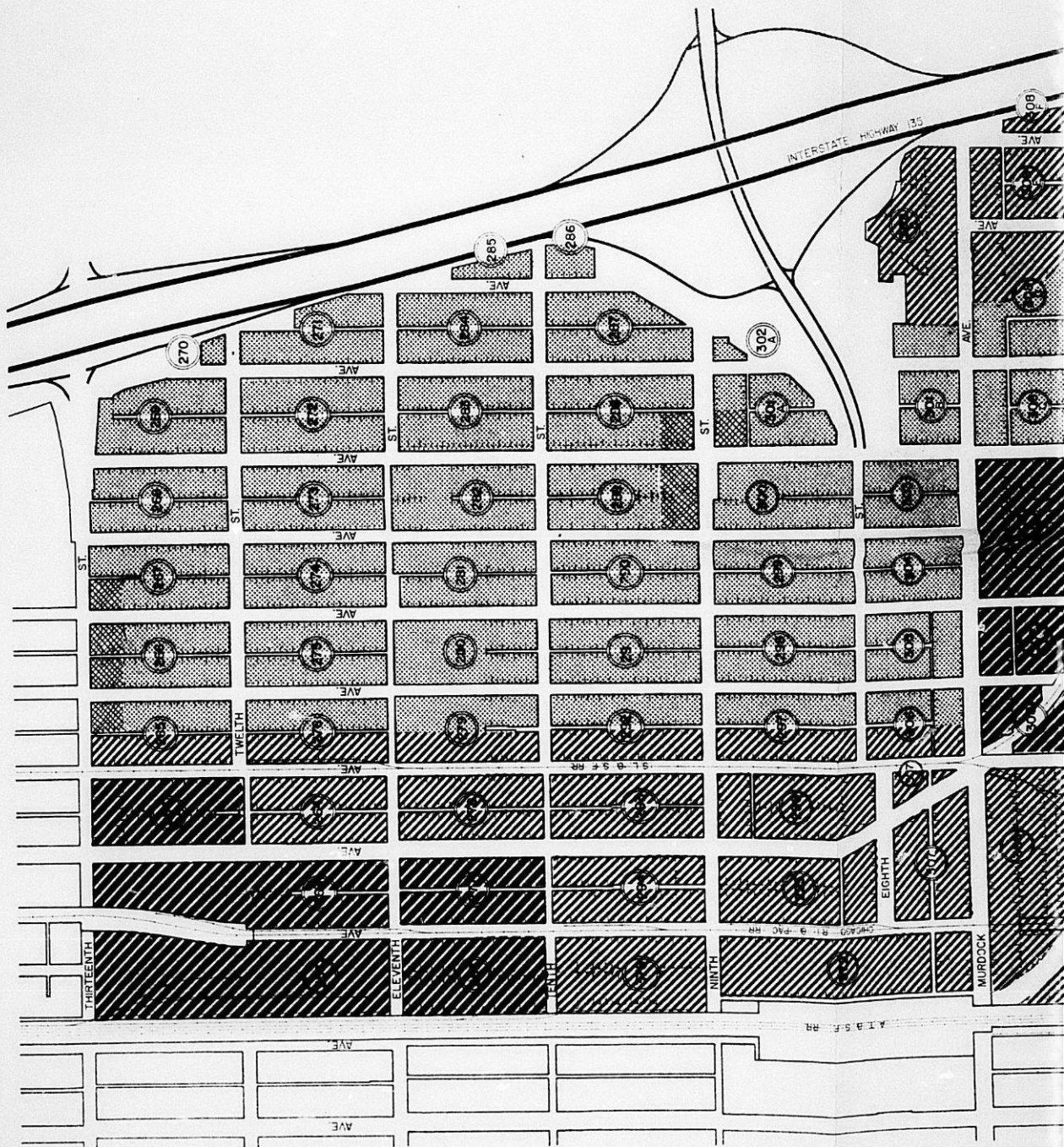
PROPOSED ZONING MC ADAMS NEIGHBORHOOD

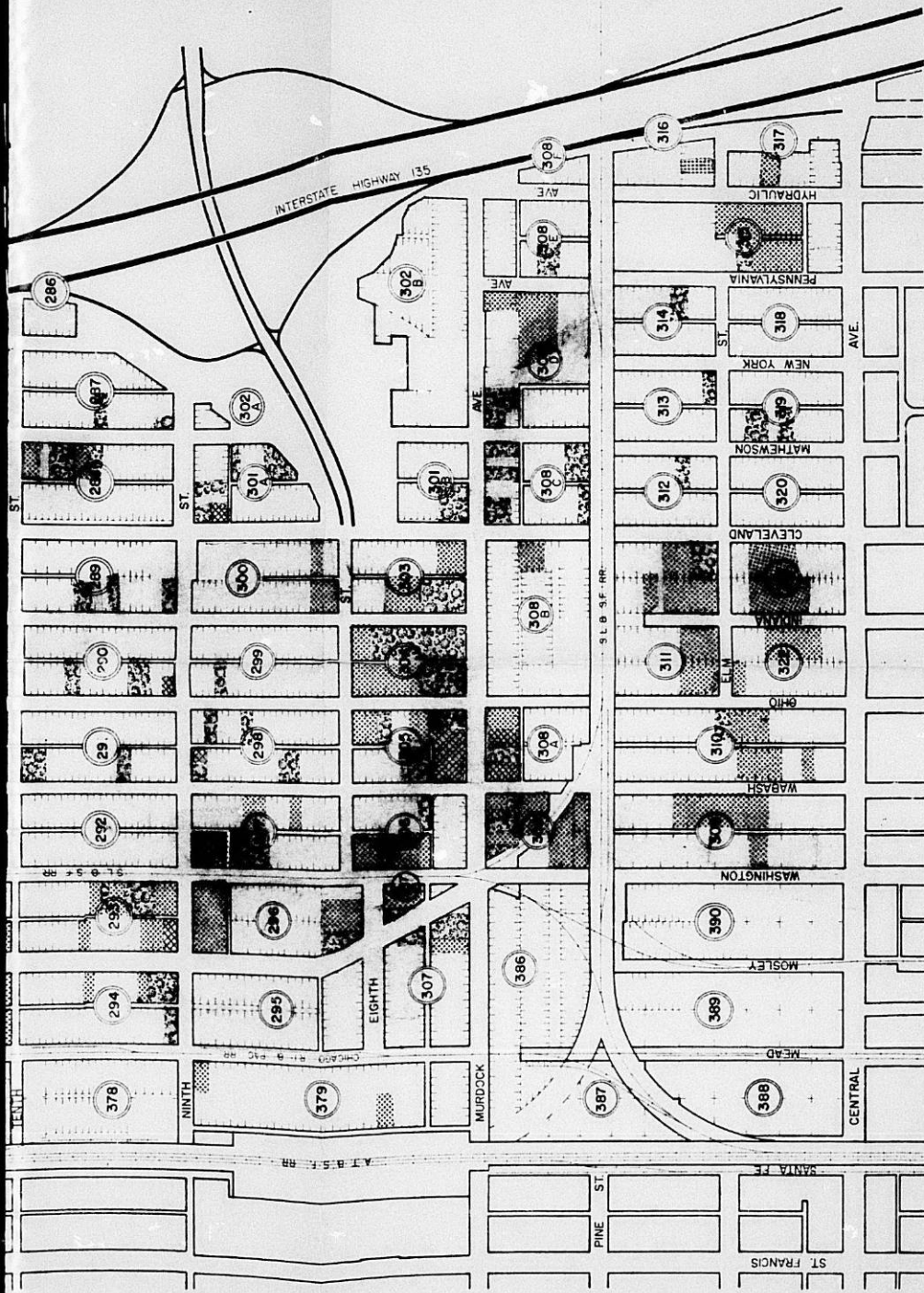
URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA

LEGEND

-  R-5 MULTIPLE FAMILY
-  B-2 COMMUNITY RETAIL
-  B-5 GENERAL BUSINESS
-  M-1A LIGHT INDUSTRIAL
-  M-2 GENERAL MFTG







LEGEND

-  VACANT LOTS
-  RESIDENTIAL
-  COMMERCIAL



**ACQUISITION
MC ADAMS NEIGHBORHOOD**

URBAN RENEWAL AGENCY OF THE WICHITA, KANSAS, METROPOLITAN AREA

