

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

SPECIAL SESSION, THURSDAY, NOVEMBER 29, 2018

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, November 29, 2018, with eleven members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Murguia, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO presiding. The following officials were also in attendance: Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; Bridgette Cobbins, Unified Government Clerk; Joe Connor, Gordon Criswell, Melissa Sieben, Assistant County Administrators; Rob Richardson, Director of Planning; Zach Flanders, Planner; Emerick Cross, Commission Liaison; and Officer Sutton, Sergeant-at-Arms.

MAYOR ALVEY called the meeting to order.

ROLL CALL: Walters, Philbrook, Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Alvey.

NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, November 29, 2018, at 5:00 p.m. in the 5th floor conference room of the Municipal Office Building, regarding the Northeast Area Master Plan/Zoning Code.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Doug Bach, County Administrator, said some time ago, as directed by the Commission, we set out to go through and work on the Northeast and do some community engagement. Working

through that cycle, tonight Mr. Richardson is here to report back on the outcome of that plan and let us know where we are tonight as we move forward this evening with a recommendation as an item on the agenda.

Rob Richardson, Director of Planning, said with me tonight is Adam Rosa with Camiros Consulting Firm. They have helped us with our community engagement putting the plan together. I think the plan has been widely supported and the community is very excited about it overall.

We will have one minor amendment to present at the 7:00 p.m. meeting related in the history section of the plan related to the Exodusters that was overlooked at the Planning Commission meeting. Other than that, Adam has the presentation on the plan to go through how we got to where are at the end of the process.

Adam Rosa, Principal with Camiros Consulting Firm, said we are the urban planners that really facilitated this process over the last year or so. They always say when you're starting a presentation you should try to leave your audience with three main things to remember, so I'm going to give your four things because I couldn't cut it down to three. This plan really represents a holistic vision that was created by the community that builds off of existing assets within the neighborhood. That's number one. Number 2, it includes a future Land Use Plan that recalibrates the neighborhood for future growth and change. Number 3, the plan includes specific priority projects that will help to achieve the community's vision to really move it forward. Number 4, the plan includes an implementation structure led by the Historic Northeast Midtown Association. It's already taking action on a number of initiatives and projects. As I go through the summary presentation I would like to kind of reflect on those four key points.

PUBLIC REVIEW & ADOPTION SCHEDULE

- **Draft Plan Open House**
July 17, 2018
- **Public Comment Period**
August 3 - September 5, 2018
- **Steering Committee Meeting**
September 19, 2018
- **Planning Commission Review**
October 8, 2018
- **Board of Commissioners Review & Adoption**
November 28, 2018



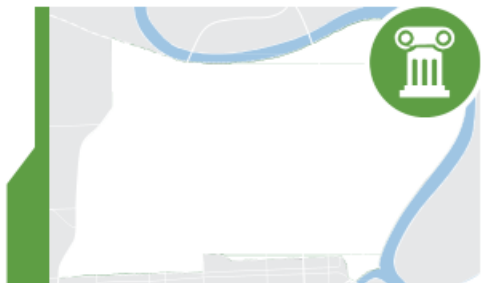
Since July, this previous summer, we've been going through developing and refining the draft plan into what we have here today which is really the final plan document. This included a community open house in July. A public comment period that lasted approximately a month. A Steering Committee Meeting to go through a summary of the plan to take feedback from our working group, our Steering Committee. The Planning Commission review was October 8th. Then, here today, November 28th, the Board of Commissioners.

PLANNING AREA



The area that the plan includes is really made up of a number of different neighborhoods of different character as well as the Fairfax Industrial District. The boundaries are as shown on the screen here. It's really the Missouri River on the north and the east, down to Washington and State on the south, and over to I-635 on the west; also including the Quindaro Town Site area just west of I-635.

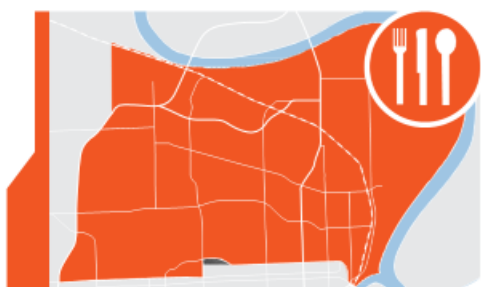
PLANNING THEMES



The plan's themes of A Rich History, A Food Hub, A Healthy Community and An Expanded Economy provide a framework for the collective vision and became a consistent part of the community dialogue throughout the planning process. The planning themes are not stand-alone options, but are intended to act as "layers" of linked projects which define future improvements to the neighborhood. As the Northeast Area's future is shaped, the themes will serve as beacons to guide the efforts of the Unified Government and the community.

A RICH HISTORY

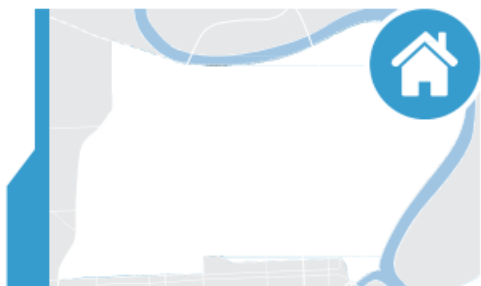
The Northeast Area holds a rich history of people, places and events that are nationally significant. This planning theme focuses on projects that promote and acknowledge community history as a way to develop neighborhood identity, improve perception and promote tourism. The story of the Northeast Area is told through physical improvements to the streets, sidewalks and parks that link together existing, improved and newly defined historic resources.



A FOOD HUB

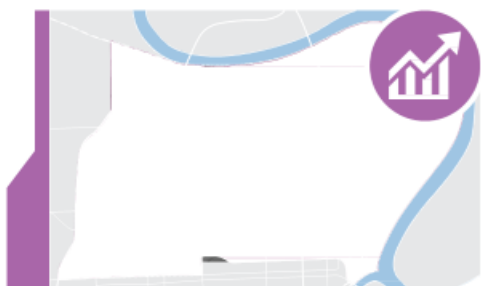
When asked to identify their favorite places in the community, local residents repeatedly acknowledged unique restaurants located in and around the neighborhood. The Northeast Area has a long history of both mom-and-pop restaurants and food production through companies, such as Kellogg's. Residents have also been vocal about the need for food-related uses, including grocery stores and urban farms, within the community. The planning theme of A Food Hub organizes projects and actions around a new food-based economy for the Northeast Area.

PLANNING THEMES



A HEALTHY COMMUNITY

Residents of the Northeast Area are impacted by some of the worst health outcomes and social determinants of health in Wyandotte County and the State of Kansas, stemming from the absence of an integrated social support services network in the community to provide ongoing and necessary health, nutrition, counseling, familial development and other at-risk intervention services. Existing health reports focusing on Wyandotte County and Northeast Area residents point to an overwhelming need for safe and affordable housing, violence prevention, education and jobs, and access to health care. The planning theme of A Healthy Community focuses on improving overall community health through improvement to open spaces and the built environment, integrated with expanded services and programming geared toward public health, safety and quality of life.



AN EXPANDED ECONOMY

Economic development and linking residents to jobs is critical to the future of the community. The planning theme of An Expanded Economy focuses on improving access to quality jobs, training to meet the needs of local industry and developing new employment opportunities within the Northeast Area and greater metropolitan area. The Northeast Area has the opportunity to take advantage of its central location within the Kansas City metropolitan area to foster new job growth that will benefit local residents within walking, biking and transit distance.

The economic well-being of Northeast Area residents relies not only on access to jobs, but on access to child care, English proficiency, removing barriers to employment for individuals with a criminal history and increasing the attainment of post-secondary education and industry-recognized training.

The vision that was developed through the process is really focused on four main planning themes and all the projects and actions in the plan are organized around these themes. This came directly out of the community engagement process that we undertook with residents. The first is a rich history, the second is a food hub, the third is a healthy community, and the fourth is an expanded economy.

I'm going to talk a little bit about each of those as we go forward here, but I kind of wanted to lay that out right at the start in terms of the structure of the plan.



Bringing all those themes together results in the community vision. We have an illustration here on the screen that shows how all these different pieces really interconnect and interlock to improve the quality of life for neighborhood residents and to also help identify catalytic improvements to the physical structure of the neighborhood. So, all in all, I believe we have about 23 priority projects that are listed in the plan. We also have some smaller infrastructure improvements that we've also identified as part of the process, but the 23 projects, and they are kind of dotted around the screen here, are the ones that are really the highest priority for moving the neighborhood forward.

NEIGHBORHOOD OVERVIEW

POPULATION & HOUSEHOLDS

Northeast Area

Within the northeast area of the city, the population is approximately 21,000 residents. The population is diverse, with a mix of ethnicities and ages. The population is growing, with a 4.2% increase since 2007. The population is concentrated in the northeast area, with a high density of residents.



Wyandotte County

Wyandotte County is a diverse area with a mix of ethnicities and ages. The population is growing, with a 4.2% increase since 2007. The population is concentrated in the northeast area, with a high density of residents.



Northeast Area Population by Race



The chart shows the population by race in the northeast area. The population is diverse, with a mix of ethnicities. The population is growing, with a 4.2% increase since 2007.

INCOME & EMPLOYMENT

Income

The median income in the northeast area is approximately \$14,000 less than the median income in Wyandotte County as a whole. The median income is growing, with a 4.2% increase since 2007.

Year	Median Income
2007	\$14,000
2017	\$14,000



The map shows the northeast area of the city. The map highlights the northeast area in red, showing its location within the city. The map is a map of the city of Kansas City, Missouri.

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HOUSING

The northeast area has a high density of residents. The population is growing, with a 4.2% increase since 2007. The population is concentrated in the northeast area, with a high density of residents.



The chart shows the number of households in the northeast area. The number of households is growing, with a 4.2% increase since 2007. The population is concentrated in the northeast area, with a high density of residents.

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We began with an assessment of the existing conditions in the neighborhood. We know that we have about 21,000 residents living within that planning area. We know it's a very diverse area, about 54% African-American, 31% White, 31% Latino. After a 10-year decline in population, since 2007 there has been a 4.2% increase in the number of residents living within the neighborhood. So, there is a growing population within the Northeast Area, although, there is a— the median income is about \$14,000 less than Wyandotte County as a whole. Unemployment is about 15% which is higher than the county and higher than the national average. These are probably stats that you've heard before. It's good to identify these, but what we really wanted to do was build first on the assets of the community and working with the neighbors to really understand how we can really stress and build upon what's there today.

PLANNING PROCESS

The Northeast Area Master Plan process was built upon local strengths by engaging neighborhood residents, local businesses and organizational partners in a comprehensive and collaborative way. Beginning in fall 2017, public meetings for the NEAMP have been well attended throughout the planning process. The community is fully engaged and helping to move projects forward. Local partnerships with community groups, churches and the school district were leveraged to distribute information, while helping to generate interest and excitement for the project.

The Planning Team used a variety of interactive techniques to engage the community during meetings, including the storyboarding of assets and challenges.

Image preference surveys and dot mapping exercises. Meetings were organized so that neighborhood residents could help craft Plan elements and achieve consensus through polling and other means of recording resident preferences. The project website (www.neamasterplan.com) provided opportunities for residents and stakeholders to easily engage in planning and stay abreast of the progress being made. Meeting notices, Powerpoint presentations, meeting notes, the Neighborhood Planning Handbook and the other documents were posted to the website.

Each Community Meeting was held both in the afternoon and evening to ensure broad participation. Meetings began with a summary of project successes

and achievements that help build support for future changes. Youth engagement sessions were held, as well as focus group meetings around key topic areas. Two neighborhood residents were hired as community liaisons to the project team, helping to ensure enhanced local capacity building. Over 500 stakeholders participated in the process of creating the NEAMP.



The planning process; this is kind of a general outline of the process that we went through. It began in September 2017. The first couple of months were really dedicated to listening and learning. We had a number of small group meetings, one on one conversations with stakeholders, our first larger community meeting as well as our first Steering Committee meeting. We had a site tour with Chester Owens who brought us around the neighborhood and told us about the history of the place and everything that had happened there and just trying to get the lay of the land.

That moved into the visioning phase which began in January 2018 and into February 2018 where we looked at specific focus areas within this larger Northeast Area and worked with the community to identify some different options for change within those areas.

That led into the development of the strategies, programs and projects which began in March 2018 into June. From there we developed the outline and the draft plan starting in June 2018 into July. It was really an iterative process. All the while we were looking for opportunities to create action while we were doing the plan, that's the doing well planning as well as creating community connections between different partners—members of the community that were interested in doing projects.



A community asset is anything that can be used to improve the quality of community life. A challenge represents a liability that is lowering the community's quality of life. If left unabated for too long, its impact can grow and adversely impact the larger city or region. Opportunities, once identified, can be nurtured through a combination of community support, dedicated resources and strategies structured to enhance their transformative properties.

This chapter outlines the Northeast Area's key assets and challenges, as identified by residents and stakeholders

through the planning process. Defining community assets, challenges and opportunities was an integral part of Community Meeting 1. The assets and challenges identified by residents are not exhaustive, but reflective of the perception Northeast Area residents have of their community.

A separate market study, which was completed for the NEAMP, highlights key residential, retail and industrial assets, challenges and opportunities. Its findings are the result of an objective assessment of the Northeast Area's residential, commercial and industrial sectors by the Planning Team.



COMMUNITY ASSETS MAP

Identified by residents and stakeholders of the Northeast Area



At Community Meeting 1, Northeast Area residents and stakeholders worked in groups to identify assets that currently exist in the community. The map above illustrates places that the community identifies as assets to the Northeast Area, and should not be construed as an exhaustive list of community assets. Many United Government parks were identified as assets, but all are included in this map.

Looking a little bit more at the assets and the challenges that were really told to us by the residents in the community. Again, building off the rich community assets that are already located and available within the neighborhood including parks, churches, schools, and daycares. Restaurants were identified as a major asset and something that was unique to the Northeast Area. Community Gardens; there's several community gardens and farms within the neighborhood. Recreation facilities and really a large collection of historic assets which is why one of our themes is really built on a rich history. Community facilities were identified by residents as being a really important asset in amenity. Although many of the facilities residents felt could benefit from additional programming and investment, making better use of the spaces we have today within the neighborhood.

COMMUNITY CHALLENGES

Identified by residents and stakeholders of the Northeast Area

At Community Meeting I, Northeast Area residents and stakeholders worked in groups to storyboard physical, economic and social challenges that currently exist in the community. The following is a summary of the current challenges that residents and stakeholders reported.

PHYSICAL CHALLENGES



Poor **sidewalk** conditions are a barrier to the safe travel of children, seniors and people with disabilities. In certain areas, many residents have no other option but to walk in roadways.



Existing parks and infrastructure do not incorporate universal design principles to ensure **accessibility** for persons of all ages and abilities. Seniors and residents with disabilities are especially impacted by limited accessibility.



Community centers in the Northeast Area need updating, are underused and lack programming. The community's pool, play areas, programmed activities and senior centers need to be expanded.



The local **bike and walk trail** system is limited and has few connections.



Existing **transit service** does not effectively connect residents to jobs, healthcare facilities or shopping destinations. Low-income and senior residents who are unable or cannot afford to drive are especially impacted by the limited connectivity of alternative transportation options.



Existing **street lighting**, which keeps streets safe after dusk, is limited.



Little has been invested in landscaping and other **beautification** treatments in the neighborhood. Overgrowth lends to the area's blighted conditions.



Utility companies frequently damage public and private property to make improvements to service infrastructure but do not properly repair damages. Additionally, tree overgrowth frequently interferes with electric lines and causes outages.



Environmental hazards in the Northeast Area, including poor air quality and brownfields, put resident health at risk. The community's perception of unaddressed contamination at John Garland Park hinders its use as a community asset.



An **outdated sewer system** combines both stormwater and sewage, which results in overflow into local waterways during times of heavy rainfall.



Blight is a central challenge to the Northeast Area. Currently, the high number of vacant lots and structures are not properly maintained. Broken windows lead to general blight of the



Some residents view weak **code enforcement** as a contributing factor to neighborhood blight. Others feel that code enforcement is often too aggressive and unfairly targeted.



Low-income residents and seniors, in particular, cannot afford to make the **home repairs** necessary to comply with local building regulations.



A common lack of in-home **laundry** combined with a lack of laundromats in the community makes doing laundry difficult for some residents.



Existing housing and infrastructure does not incorporate **energy efficient technology**, which reduces electric bills and energy consumption.



Trash collection in the Northeast Area is reported to be unreliable. Litter is also an ongoing problem.



Residents report that **stray dogs** and farm animals are frequent nuisances in the Northeast Area. Animal owners frequently fail to leash their pets and pick up animal waste.



Rodent and **pest infestation** is a common problem across the Northeast Area.

ECONOMIC CHALLENGES

The Northeast Area does not have a full-service **grocery store** that sells fresh produce and healthy food items. Additional dollar stores and service establishments are considered to be undesirable.

Relatively few **businesses** are located in the Northeast Area, making it difficult for residents to access goods and services. Notable retail and service gaps include laundry facilities, restaurants, banks, coffee shops, bakeries, hardware stores and theaters. While residents report a lack of entrepreneurship, they also do not see enough community support of existing local businesses.

Access to **financing** and credit is a barrier to homeownership. Residents do not have access to grants, subsidies or other resources to offset the high cost of purchasing.

Low **home prices**, high repair costs and a lack of comparables are barriers to homeownership and rehabilitation in the Northeast Area.

Residents struggle to afford paying relatively **high taxes** in the Northeast Area.

In terms of challenges, we tried to organize them around different categories, physical and economic and so forth. This grew out of our first couple community workshops and a couple challenges that really stuck out were the poor sidewalk conditions, the infrastructure, thinking about being able to walk around the neighborhoods safely. We know we have an aging population. We also have disabled residents, so that was a challenge that was identified.

The fact that existing transit service may not connect residents to regional jobs and opportunities really stuck out to me as well and we've been thinking about how we can put projects in place to make sure that residents that rely on transit can get out to where the jobs are within the county and elsewhere.

In terms of economic challenges, I think from day one we've heard—everyone raised their hand and said we need a grocery store and, again, I think this is something that everyone here has heard as well. We've been trying to be creative in how we address that challenge both by connecting into the Downtown Grocery Store project as well as potentially trying to start a neighborhood grocery through a collaborative model or another approach that's kind of out of the box.

COMMUNITY CHALLENGES

Identified by residents and stakeholders of the Northeast Area



Residents of the Northeast Area do not have adequate access to high-quality **jobs** that provide living wages. Poverty is widespread and existing jobs only maintain the low-income status of many residents.

Economic development efforts within Wyandotte County and Kansas City, Kansas, focus on areas to the west and not the **entire county**, which exacerbates poor economic conditions in the Northeast Area.

As a whole, the community is lacking in the **capital** required for local investment.

SOCIAL CHALLENGES

High levels of **crime** are a major problem in the Northeast Area. Vandalism, burglary, speeding, violence and drug use are everyday threats to the health and safety of Northeast Area residents. Young adults are often unable to exit an ongoing cycle of violence.

Illegal dumping is a commonly reported problem in the Northeast Area.

Speeding and **reckless driving** are ongoing issues in the community that threaten the safety of residents.

The police force lacks **community trust** in the Northeast Area. Residents feel that police patrolling and relationship building with the community do not go far enough. Residents also feel that the police department does not properly protect the anonymity of people who report crime.

Residents feel that the law is not **equally enforced** across the county.

Local police and fire departments are lacking in **diversity**.

The Northeast Area lacks the **healthcare facilities** needed to provide adequate care to residents. Patients must travel outside the community area to access dentists, medical clinics, hospitals and urgent care facilities.

Few **maternal and infant services** and parent education classes are available to local families.

The Northeast Area does not have adequate options for affordable **childcare**.

Local schools are in need of improvement to facilities, staffing, resources and curriculum. Residents also feel that school affairs frequently lack transparency.

The community lacks **educational opportunities** to help youth and adults to motivate and advance themselves. Residents have poor access to technical training programs and facilities.

Residents feel the Northeast Area does not have enough **after-school programs** for youth and teens to keep them safe and engaged. Girl Scout and Boy Scout programs should be expanded.

Families with children have few opportunities for **entertainment** and family activities.

Internet and **computer access** and education currently limited in the community. There are few places that offer free WiFi or charging stations.

Not enough has been done to preserve and promote the historic legacy of the **Quindaro Ruins** (Quindaro Town Site).

Northeast Area residents have poor access to **financial literacy** education resources.

Additional challenges, thinking about crime and security. Residents mentioned the trust between the community and the Police Department was something that was currently a challenge. Also, healthcare facilities are really lacking within the neighborhood. That's one we heard over and over again that I wanted to point out.



Beginning to look at the vision that was created through the process by the community starting with the rich history. These four different themes, you can think of them as layers of a cake, so they're not meant to be standalone. They layer on top of each other to create the overall vision for the future of the Northeast Area. The rich history is really built upon trying to connect to the strength, the culture, the history and heritage of the of the place for both improving the identity of the neighborhood, but also for economic development and for other opportunities in that direction.

A RICH HISTORY PRIORITY PROJECTS



Quindaro Townsite Reinvestment



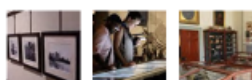
Fairfax District Branding



Vacant Building Reuse



Senior Housing & Services



Sumner High School Museum



Northeast Historical Markers & Tour

Some of the projects that were prioritized from a rich history; Quindaro Townsite Reinvestment. Residents really feel this is a critical place where we can create real change that would really put the Northeast on the map in terms of regional visitors, national visitors that are coming to the area that really want to learn about the unique history. That was one of our key projects.

As we went through the plan, we looked for opportunities to bring action to some of these and one of the things we did was we worked with the owners of the Townsite to apply for a new grant opportunity called the African-American Cultural Heritage Fund through the National Trust. It was the first year this program was rolled out. I think they got way more applicants than they ever thought. Unfortunately, we didn't make the first cut, but I think that grant application could be remodeled and resubmitted in future years to continue to look for resources to bring positive change to the area.

The Fairfax District Branding initiative I think is very important, not only for the Northeast Area, but for the Fairfax Industrial Association to really move the Fairfax area to the next level in terms of employer recruitment, the visual identity of the area, the gateways, making it more attractive and pleasing as a place to work. So, that was one of the key projects.

Of course, the Vacant Building Reuse, really connecting this to the SOAR Initiative while looking for other opportunities for programs that potentially provide assistance to mitigate barriers to redevelopment of vacant properties. We know that we have about 20% of the properties within the Northeast Area currently vacant.

QUINDARO TOWNSITE REINVESTMENT

PROJECT DESCRIPTION

- Complete a Feasibility Study for an accessible trail system and interpretive center.
- Establish a Quindaro Townsite board of directors or planning commission among community leaders.
- Develop a Historic Site Master Plan for the Quindaro Townsite.
- Identify and pursue funding for construction and on-going operation of the trail and interpretive center.
- Establish and install markers for an African American Heritage Trail connecting the Quindaro Townsite and other local sites relevant to African American history and culture.
- Brand and market the Quindaro townsite as a nationally significant tourism destination.
- Restore wetlands habitat of Quindaro Townsite.
- Support and work collaboratively with the existing Quindaro Museum.
- Create and promote educational resources featuring the history of the Quindaro Townsite.

POTENTIAL PROJECT PARTNERS

- Historic Northeast-Midtown Association (HNMA)
- Allen Chapel AME Church
- Freedom's Frontier National Heritage Area
- Kansas Historical Society
- Kansas City, Kansas Public Library
- Kansas State University
- University of Kansas
- Washburn University
- Afro-American Historical and Genealogical Society

- National Parks Service
- Local Historians

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- African American Cultural Heritage Action Fund Grants
- Save America's Treasures Grants
- Underserved Community Grants
- African American Civil Rights Grants
- Museum Grants for African American History and Culture
- Our Town Grants
- Private philanthropy and fundraising

EVALUATION CRITERIA

- Increase in tourist visitation and spending
- Permanent job creation
- Construction of trail system and interpretive center
- Increase in tourism-oriented private investment
- Increase in local interest and research initiatives








Within the plan each of the projects, each of the priority projects, has an individual page like this that has a description of the project, potential partners that could really help to lead the projects, potential funding opportunities whether they're local, state or national, and then how we would evaluate the success of the project as we carry it forward.



Quindaro Townsite Reinvestment

We also have a number of illustrations and renderings to really try to provide an image to what we're talking about in the text. This is an illustration of the Quindaro Townsite, how it could be improved and really turned into a community resource with trails and signage, a landscaping. We've even heard about things like having camping programs and things at Quindaro. We identified a number of projects and created illustrations for these to really reflect the importance of the projects.



The Food Hub theme is focused on building off of the existing restaurants that were identified as a community asset. Thinking about things like food industry training so that residents have the ability to work in places like Kellogg's that are in the Fairfax Industrial area. The grocery store and all that that entails I think was a real center point of the Food Hub concept, but also things like community gardens and trying to tie that together in the network of food production in the neighborhood.

A FOOD HUB PRIORITY PROJECTS



Downtown Grocery & Community Center



Community Gardens & Farms



Northeast Grocery Store



Mobile Food Market



Restaurant & Food Business Incubator

A couple of the high priority projects; the Downtown Grocery & Community Center I think is very important to residents. In terms of this plan the connectivity to that project and to that site will be incredibly important to make sure that residents can walk there, take the bus there, they're able to access it in a way that really ties a neighborhood together with that future amenity.

The Community Gardens & Farms, we talked about things like creating an online database and forum for the local famers trying to encourage greater energy efficiency within the farms through trying to bring different research methods to the local farms to uplift what they're doing today.

The Northeast Grocery Store, again, is kind of a supplemental grocery project where we've been exploring several models including what they call a Cooperative Grocery Store model which would be a resident-owned grocery. We're continuing to look at options for that. We've identified a location on Quindaro Blvd. that could be a pilot project for this type of neighborhood grocery and our implementation partner HNMA is helping to take the lead on moving forward on that initiative.



A Healthy Community deals with a number of different things in terms of community health, so thinking about the medical side of health, but also the health impact of being able to walk and to be safe within your neighborhood. Recreational amenities that are located within the neighborhood, the parks and the community spaces tie to community health.

A HEALTHY COMMUNITY PRIORITY PROJECTS



Home Repair Program



YouthBuild Expansion & Model Block



Jersey Creek Restoration



Northeast Police Substation



KCK Greenway Urban Trail System



Implement Parks Master Plan

Some of the priority projects of that theme; the Home Repair Program, so thinking about ways to incentivize repair in the homes. We actually have a pretty good number of homeowners versus renters in the neighborhood. I think it's 56% homeowners versus renters which is about average for the county as a whole. A lot of neighborhoods that we work in are a lot more heavily skewed towards rental properties but thinking about ways to help existing homeowners repair their homes whether that could be prequalifying contractors within the neighborhood, working with local organizations like YouthBuild that are already doing things within the neighborhood and helping to assist them to carry out and do even more.

The YouthBuild Expansion, the Model Block Program, was something that came out of this project as a catalytic idea. We know this is a really large geography, but if we can start in one location and create a model block where we help residents improve their homes, but also tie it to public infrastructure improvements, tie it to landscaping and beautification that that model block could then spread to the next block and then to the next block, so the ripple effect.

The Jersey Creek Restoration I think is a real major opportunity for taking what isn't really a major community amenity today, but rethinking it in a way that—making the creek an asset and amenity and thinking about how we can take what really is right now just intended to

move water through the neighborhood and turning it into something that could be a beautiful place and tie the neighborhood together. We tried to stress the Jersey Creek Restoration within the plan.



The fourth and final theme is an Expanded Economy because what good is all of this without jobs, education and training. We know that we have a number of opportunities to connect to local anchors especially at the Fairfax Industrial area where a very small number of northeast residents currently are employed.

AN EXPANDED ECONOMY PRIORITY PROJECTS



Fairfax Job Training Program



Improved Access to Job Centers



Focused Retail & Service Nodes



Bridge The Connectivity Gap



Business Incubator & Entrepreneurship Center



Tourism & Entertainment Committee

The Expanded Economy Priority Projects, the top-level projects, the Fairfax Job Training Programs; I think that has a lot of support and that could happen through a partnership with the KCK Community College, the Industrial Association, KCK Public Schools, and the local employers at Fairfax. We think that's really a critical project to move the community forward. Improving Access to Job Centers whether it's sidewalks down to Fairfax or improve transit connections to the areas in the western part of the county where a lot of those local service jobs are today. That's going to be critical.

Looking more at the Land Use of the neighborhood so focus, retail and service nodes. In the old days Quindaro Blvd. and some of those streets had retail and commercial all along from one side to the other. We know with the changing environment and the changing national environment of retail, we need to be a lot more strategic about where commercial and service and retail should go within the neighborhood. We tried to lay that out in the Future Land Use Plan, but it's also about branding and marketing these specific areas within the neighborhood for future retail use and building off the publicly-owned property that's located within these areas to prepare it for future redevelopment.

LAND USE PLAN

The future land use plan is intended to ensure that new development contributes to advancing the community's vision for the Northeast Area. The land use plan includes a variety of place types that were developed to fit the scale and context of the community. The intent of the future land use plan is to provide an overarching framework to inform development decisions and allow the Northeast Area to grow in a planned and sensible manner. The future land use plan should be used by the UG to determine which types of projects are appropriate for different parts of the Northeast Area. Though the land use plan does not directly change the existing zoning, it will be used to inform the UG's comprehensive zoning rewrite that is currently underway while serving as a guide to evaluate future planning and development decisions.

Land Use Transitions

Through the community engagement process, residents and stakeholders indicated that they would like to see additional job opportunities within the Northeast Area, as well as stronger economic and physical connections between the residential neighborhoods east of the railroad tracks and the Fairfax Industrial District. Currently, the built-out Fairfax Industrial District is experiencing relatively low vacancy rates and has a shortage of land available for redevelopment. With an abundance of vacant and underutilized property in the residential and commercial districts of the Northeast Area, an expansion of the Fairfax Industrial District makes economic sense.

However, future economic development must achieve balance with the health and well-being of Northeast Area residents. In development of the future land use map, stakeholders expressed a mix of support and opposition toward including light industrial and business park land uses where industrial uses currently exist or are zoned for in the vicinity of Jersey Creek and Parallel Parkway. Many expressed concern that the industrial and automotive land uses currently scattered throughout residential neighborhoods are detrimental to public health and quality of life. Automotive repair and trucking uses are inappropriate within the Northeast Area's residential neighborhoods and should be transitioned out over time.

Future light industrial and business park proposals in the Northeast Area should be considered by the community through the Master Plan Amendment process. In particular, proposals should be evaluated for potential negative impacts on adjacent residential or commercial properties, transportation impacts and any potential harm to the environment. Regardless of adjacent land uses, the community expressed strong support for improving the Jersey Creek Greenway and maintaining public access and trails. Stakeholders also found consensus in a desire for stronger commercial corridors, including Quindaro Boulevard, State and Washington Avenues, and 8th and 7th Streets. In response to this direction, the future land use plan focuses on the following key elements:

- **Shifting industrial uses out of the center** – Transitioning industrial land, especially around Parallel Parkway and 10th Street, to mixed-use and residential districts.
- **Identifying appropriate areas for industrial expansion** – Areas immediately adjacent to the Fairfax Industrial District have been identified for light industrial expansion in order to provide additional employment areas for local residents, as well as space for growing businesses. It is critical that these areas are redeveloped carefully to ensure that there are no negative impacts on nearby residential areas.
- **Strengthening of historic and institutional resources** – The future land use plan includes a classification to help preserve and protect important neighborhood assets.
- **Reinforcing important commercial corridors** – In order to provide locations for shops and services, important commercial corridors have been designated with land use classifications that will ensure that new context-sensitive development is promoted.
- **Preserving single family areas** – The future land use plan directs multi-family growth to corridors as well as to geographic areas closer to downtown Kansas City, Kansas. Housing types such as townhomes are heavily promoted as a way to incorporate medium densities within existing residential areas.

Then we move into the Land Use Plan which is kind of the nuts and bolts of the future recommended changes within the geography.

Land Use Map

The proposed future land use plan allows the Fairfax Industrial District to expand into areas north of K-5 and east of 3rd Street with a combination of light industrial and business park uses. Existing industrial uses along Jersey Creek and within neighborhood areas should be phased out over time due to incompatibility with surrounding residential neighborhoods. Jersey Creek should be redeveloped as an amenity with trails and park space for public use.

This approach limits the risk of future industrial land uses negatively impacting residential land values and resident quality of life, increases near-term development opportunities and encourages new employment opportunities in the community.

Land Use Districts

In order to ensure that future development more closely aligns the character of individual parts of the Northeast Area, a series of land use districts have been created. This section describes the various districts that make up the future land use plan.



NEIGHBORHOOD MIXED USE

The Neighborhood Mixed Use district is generally designated along corridors that include a mix of single family houses, apartment buildings, small commercial buildings, and mixed use buildings. These areas should be walkable with wide sidewalks, landscape buffer areas, street trees and accommodate for cyclists and transit. Buildings should be built up to the street to form a consistent street frontage.

Allowed Building Types

- Single Family Houses
- Townhomes
- Duplexes
- Low Rise Apartments (2-4 stories)
- Small Commercial Retail and Office Buildings
- Mixed Use Buildings (apartments/office above retail/office)
- Institutional Buildings



GATEWAY / NEIGHBORHOOD COMMERCIAL HUB

The Gateway / Neighborhood Commercial Hub is a commercial district of medium intensity commercial uses that serve the surrounding neighborhoods and could include commercial uses that serve the wider community and region. These hubs are usually centered around a major intersection. These areas should be walkable with wide sidewalks, landscape buffer areas, street trees and accommodate for cyclists and transit. Buildings should be built up to the street to form a consistent street frontage with special consideration and prominence given to major block corners.

Allowed Building Types

- Low Rise Apartments (2-4 stories)
- Small and Medium Commercial Retail and Office Buildings
- Mixed Use Buildings (apartments/office above retail/office)
- Institutional Buildings



COMMERCIAL

The Commercial district includes shopping centers and major commercial buildings that serve the wider community and region. Development in these districts must follow the commercial design guidelines.

Allowed Building Types

- Small, medium, and large commercial buildings
- Shopping centers
- Institutional buildings



HIGHWAY COMMERCIAL

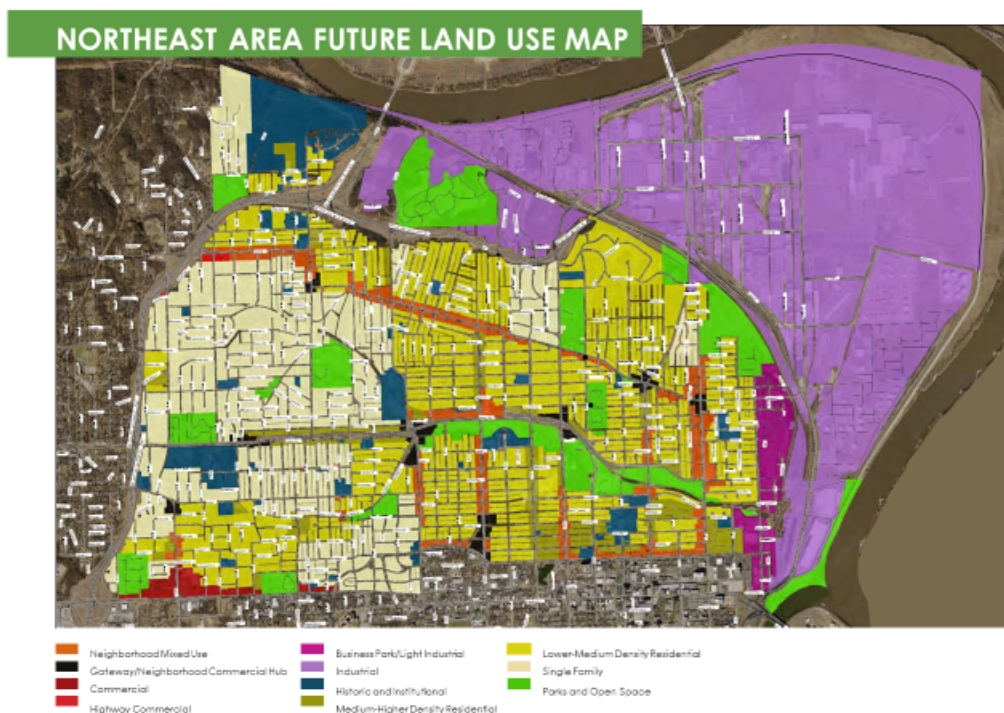
The Highway Commercial district includes commercial uses that serve highway users, such as gas stations and convenience stores. Development in these districts must follow the commercial design guidelines.

Allowed Building Types

- Small, medium, and large commercial buildings
- Gas stations and convenience stores

We've identified some different land use districts that are really built off of the community visioning process and they are really intended to be flexible enough to allow for great change within—positive changes to happen. Also, to think about how we make sure any future land use has a positive impact and not a negative impact on local residents.

This is an area that is a mixed-use in nature. There's industry, there's residential at various densities and there's commercial uses, but we really wanted to make sure that everything was contextual thinking about the future changes.



Looking at the future land use map, we went through several iterations and provided three different alternatives to the community for their feedback at the last community meeting. What it really boiled down to was the map that we have here on the screen and there are really five main points to the changes that are proposed. The first is shifting industrial uses out of the center of the neighborhood where they currently have a negative impact on local surrounding residential areas especially along Parallel Parkway and 10th Street. This is a thing about over time trying to recalibrate the area and the center of the neighborhood.

The second is identifying appropriate areas for industrial expansion really on the edges of Fairfax. Thinking about areas directly kind of south and west of the tracts. This area in here and this area down here in terms of potential future light industrial expansion but making sure that especially in this area there will be design standards in place to make sure that those uses don't have a negative impact on the nearby residential areas.

The third is strengthening the historic and institutional resources of the neighborhood; the parks, the schools, the open spaces and really trying to tie them into a network for the residents.

The next is reinforcing the important commercial corridors and the nodes which I talked about especially areas along Quindaro down in the southern part of the area and some of the north/south streets.

The last major change was the preservation of single-family areas which is the light color here. That's really our future single-family land use color. The darker yellow is more of a lower medium density which could potentially allow townhomes and things like that which seem to be more appropriate closer to downtown KCK and closer to the urban core.



The City-Wide Master Plan includes guiding principles related to transportation and infrastructure including the need to prioritize infrastructure investment along with the promotion of a "balanced" transportation system that considers the needs of vehicles, public transit, pedestrians and bicycles, the establishment of a comprehensive roadway hierarchy system, and the need to design future transportation in a manner that enhances the built and natural environment. In order to accomplish these goals, the Master Plan describes the need to work cooperatively with federal, state, regional and local governments, the private sector, and residents. A summary of transportation and infrastructure recommendations is described in this section. For more detailed recommendations, please see the Appendices.

Addressing Community Needs

The well-being of Northeast residents depends on their capacity to meet basic community needs – good homes in strong neighborhoods, resources to live healthy lives, the ability to feel safe and be safe in streets, parks, and public spaces, and access to jobs and services that can expand opportunity for everyone. The barriers that limit capacity to meet these community needs are complex and systemic, but one component that ties many of these needs together is mobility. The potential for people of all ages, incomes, and abilities to connect to the jobs, services, and amenities they need, and to be safe and comfortable as they do so, is essential to the future success of the Northeast Area.

Infrastructure as a Catalyst Investment

Planning for and investing in quality neighborhoods through public infrastructure is essential to transform neighborhoods into safe, vital, and sustainable places. Transportation infrastructure connects residents to critical employment, education, and services, while also supporting safe and active public spaces. Strategic coordination of public investments and programs can support private development and attract additional private resources to the community.

Northeast residents have expressed a desire for a more walkable community, a more attractive community, improved public safety, and support for local business. Investments in mobility and public infrastructure present an opportunity to support all these efforts in a way that maximizes the potential for new private development and investment. Infrastructure improvements can enhance the mobility through repaired and widened sidewalks. Lighting, signage, thoughtful street design, and increased pedestrian and business activity along Northeast streets all contribute to safer neighborhoods. Targeted infrastructure improvements also demonstrate public commitment to the area, help to improve the image and perception of a place, and can spur private investment, particularly when they are strategically coordinated with other activity or investment in public facilities and services.



Girls on bikes in the Northeast Area

Transportation and Infrastructure is another element of the plan and I'm not going to go through all of the recommendations.

KEY TRANSPORTATION RECOMMENDATIONS

- **Connecting People to Jobs**
 - **Priority Safe Routes to School Corridors**
 - **Relocating Excess Right-of-Way**
 - **Jersey Creek Greenway**
 - **Northeast Bike Network**
 - **Quindaro Boulevard Improvements**
 - **18th Street Improvements**
 - **Road Diet Scenario**
- ✓ **Full Mobility in the Northeast Area Report by BikeWalkKC included in Appendices**

Some of the key points here; connecting people to jobs, priority Safe Routes to School, relocating excess right-of-way, I talked about Jersey Creek, improving the Bike School Network within the neighborhood, Quindaro Boulevard Improvements that really focus on kind of a Complete Streets approach to Quindaro, 18th Street, and then various road diet scenarios to make the neighborhood more walkable, bikeable and safe. We have a full mobility report as part of the appendices of the plan.

IMPLEMENTATION

- **Partners and Resources**
 - HNMA
 - Early Action Projects
 - Groundwork Trust
 - Choice Neighborhoods
 - SOAR Initiative
 - Fairfax District Master Plan
 - Community Housing Development Organizations
 - Economic Development Tools
 - Displacement Prevention Tools
- **Project Implementation Matrix**

Less but not least, the plan is really geared toward implementation and one of the things I would love to hear today in terms of the conversation is how do we make sure that we are moving these projects forward. The structure that we setup was working with our local partner HNMA to be the implementation lead so that they were really with us every step of the way in developing the plan and then helping them to carry out the plan. I think that's already starting to pay dividends through the application for a Groundwork Trust as part of the neighborhood plan as well as other grant applications that we have pursued, and I think staff will continue to pursue. It's including Choice Neighborhoods and other programs like that.

PROJECT IMPLEMENTATION MATRIX

#	PRIORITY	COMPLEXITY	EST. COST	PROJECT	POTENTIAL LEAD PARTNERS			
THEME: A RICH HISTORY					Government	Private	Neighborhood	Community Organizations
A1	Higher	Higher	\$100k+	Gundara Townsite Reinvestment	*		*	*
A2	Higher	Lower	\$0k - \$50k	Fairfax District Branding	*	*		
A3	Higher	Lower	\$0k - \$50k	Northeast Historical Markers and Tour	*		*	*
A4	Medium	Higher	\$100k+	Vacant Building Reuse	*	*	*	*
A5	Medium	Higher	\$100k+	Senior Housing and Services	*		*	*
A6	Medium	Lower	\$50k - \$100k	Summer High School Museum	*		*	*
THEME: A FOOD HUB					Government	Private	Neighborhood	Community Organizations
B1	Higher	Medium	\$100k+	Northeast Grocery Store		*	*	*
B2	Higher	Lower	\$0k - \$50k	Mobile Food Market			*	*
B3	Medium	Lower	\$100k+	Downtown Grocery & Community Center	*	*		*
B4	Medium	Higher	\$0k - \$50k	Community Gardens & Farms	*		*	*
B5	Medium	Higher	\$100k+	Restaurant & Food Business Incubator	*		*	*
THEME: A HEALTHY COMMUNITY					Government	Private	Neighborhood	Community Organizations
B1	Higher	Medium	\$0k - \$50k	Home Repair Program	*	*		*
B2	Higher	Medium	\$100k+	Northeast Police Substation	*			
B3	Higher	Higher	\$100k+	Jensay Creek Restoration			*	*
B4	Medium	Lower	\$0k - \$50k	YouthBuild Expansion & Model Block			*	*
B5	Medium	Medium	\$100k+	KICK Greenway Urban Trail System	*			*
B6	Medium	Lower	\$100k+	Implement Parks Master Plan & Expand Park Programming	*			*
THEME: AN EXPANDED ECONOMY					Government	Private	Neighborhood	Community Organizations
B1	Higher	Medium	\$100k+	Fairfax Job Training Program	*	*		*
B2	Higher	Medium	\$100k+	Bridge the Connectivity Gap	*	*		*
B3	Higher	Higher	\$100k+	Improved Access to Job Centers	*			
B4	Medium	Lower	\$0k - \$50k	Focused Retail & Service Nodes	*			
B5	Medium	Medium	\$100k+	Business Incubator & Entrepreneurship Center		*		*
B6	Medium	Lower	\$0k - \$50k	Tourism & Entertainment Committee	*		*	*

The plan also includes an Implementation Matrix that lays out all of the 24 priority projects and really just tries to outline it. It also includes kind of general priority level, a level of complexity that we think really ties to the project; an estimated cost for the particular project, and then potential lead partners whether they're government, private, neighborhood or community organizations.

What we said from day one is that isn't a plan that Wyandotte County is going to just take and implement, that this needs to be done through local partnerships with neighborhood organizations, with all the other partners within the community and with other organizations to really make this happen. Wyandotte County can take the lead in identifying and prioritizing the future growth of this area with this plan as a roadmap and a framework.

I just wanted to thank everyone for their participation especially Commissioners Johnson, Bynum and Townsend who were at just about every meeting we had over the last year and a half.

Mr. Richardson said just a couple of additional notes and Adam mentioned HNMA a lot and we wouldn't be where we are without the help of HNMA especially Rachel and Eleanor Jefferson and their work in helping get the community out to the meetings and working with us to develop what we think will be effective strategies.

The grant applications I don't think can be understated. They are very important. The Groundworks Trust will infuse a lot of money into the neighborhood over the next three years if we're selected. We're currently the only one being evaluated so we hope we will be selected for that. That's very exciting, it's a very competitive process, and it's an interesting neighborhood working with Fairfax at the same time we're working with the historic neighborhood and the community's overall need for more areas to grow industrially. Adam noted on the map areas we noted for expansion and the plan also notes that if those areas go well, we might look for other areas that we could expand with those same types of development standards that helps that be compatible with the existing neighborhood.

The last thing I would like to do is thank Zach Flanders, our Project Manager, on this. Zach really took this to heart. I mean he produced postcards for all the residents in this area for every meeting by himself, maybe with some help from interns, but that is a pretty significant project all on its own and that just shows the dedication he had to this.

With that, we would like to hear any comments that the Commission might have.

Commissioner Johnson said thank you Adam for your thorough work on this. This has been quite a project for all of us and I will save all my thank yous for later, but I do want to emphasize that it's been quite a process. It has shown us what our inherent weaknesses are and things that we have to get done. I'm very pleased with how this has turned out. I'm also pleased with the level of community input that we have witnessed, and it's been—what they say, it's been real. They have given us good input, they've given us some that were not so easy to hear, but it was all necessary and I think that this really sets us up for growth in this area unlike we've never seen before. Again, thank you to Adam, to Rob, and to Zach. I think it stretched us all in many ways and so I really appreciate it.

Commissioner Townsend said when I came into office about 5 1/2 years ago I was immediately barraged with why not this and why aren't these houses selling and this, that and the other and it became evident to me early on that this area needed a plan, so we could see what we needed, where to grow and how to grow. I was particularly focused on economic development, but having this type of all-inclusive analysis done, and I agree with Commissioner Johnson, a couple of tears came to my eyes when I read through the plan. But it was necessary for us to know what we're looking

at, what the community wants and a roadmap for how to get there, so I hope this is just the catalyst for implementation. Everybody can't do everything. There may be one or two things in particular that each person is more focused on. Like I said, economic development was the trigger for me, but this is a good roadmap when we want to invite others in possibly or people want to come in and look at our community, we know what the needs are and where to go.

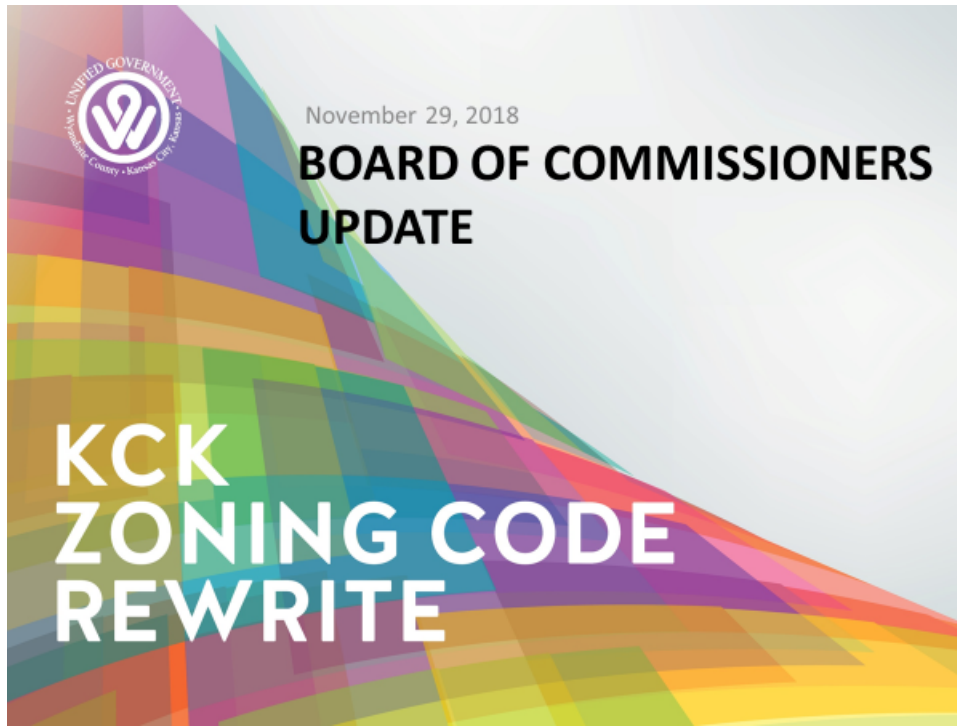
I'm not going to wait, I have to thank this Commission, the previous Mayor who helped get this funded, this Commission who voted on it, this Mayor who got onboard with it, Rob Richardson's department, Zach Flanders for all of the work that was done by that department, HNMA, all the people in the neighborhoods who came out to say this is what we've got, this is what we want to see and now moving forward to implement it. Again, thank you Mr. Rosa and all the people who worked with Camiros for this.

Commissioner Bynum said I probably am just repeating what the other two commissioners said, but Adam, Rob and Zach, it was really clear to me that you had a lot of heart and soul in the effort as well as my fellow commissioners. We really were at almost every single event, meeting or conversation that took place because it was important. I really appreciate all of the efforts, but in particular tonight here in our audience we've got a number of folks from the neighborhoods in the area that have come. I want to say thank you to you for coming and being here. This is not the end, this is the beginning. It's really exciting to hear about and contemplate the things that are beginning to happen in the Northeast Area. Now some of this was evidenced on full display last week or the week prior at Commissioner Johnson's district or summit. Many of those items brought forward that evening were directly related to this plan and so there's real momentum, there's real caring, there's real interest. There always has been I would add. It's always been a place deeply cared about by the people who live there. Now we've got a roadmap and we got the roadmap because the community participated and told us what they would like to see for the future of this area.

I've been really pleased all the way through. I'm excited now to continue to build on what you brought us. Just a big thank you to everybody involved.

Commissioner Markley said I was just going to say I do think this format is an improvement over past master plans that we have done and received. I'm a little alarmed by how many of the projects

need to be led by us, but I do think it's a more useful format and I know that Zach and Rob were at our standing committee this week talking about future master plans. I hope they look more like this than like the master plans in the past. **Mr. Richardson** said so do we.

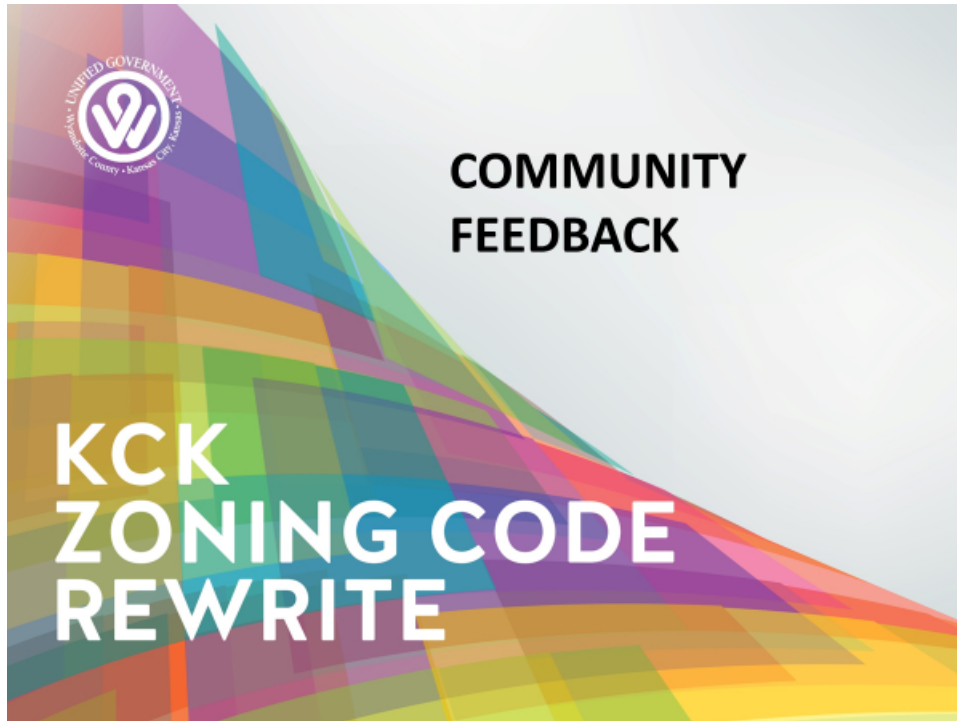


Rob Richardson, Director of Planning, said we also wanted to take a couple of minutes tonight to update you on where we are with the Zoning Code Rewrite.

Process Overview



Just to review the process a little bit; we started last spring really and we've had one stakeholder meeting, we've had two stakeholder meetings so far and we're going to have several more in the coming months. We're at the point now where we're starting to see a more detailed outline of the draft of the code and I wanted to show you what some of that is going to look like. We're not really ready to discuss specific features and provisions to the code, but we're trying to make—I'm starting out from the perspective of I want this to be useable.



The first thing, we've done a lot of community feedback here starting with some meetings.

Activity	Timing	Location	Number Engaged
Postcard	June 2018	N/A	Over 41,896
Social media	June - July 2018	UG Urban Planning and Land Use Department Facebook page	140 followers
Newsletter	June - July 2018	UG Urban Planning and Land Use Department	537 subscribers
Public Meeting No. 1	June 20, 2018 at 11:30AM	Salvation Army Harbor Light Village, Chapel	220 (approximately, as not all filled out the sign-in sheet)
Public Meeting No. 1	June 20, 2018 at 6PM	Soldiers and Sailors Memorial Hall	77
Pop-up Meeting	July 7, 2018 at 9AM	Rosedale Neighborhood's Inclusive/Universal Playground meeting in Fisher Park	10
Pop-up Meeting	July 12, 2018 at 1:30PM	Main Branch of the Public Library	52
Pop-up Meeting	July 12, 2018 at 5PM	West Branch of the Public Library	48
Pop-up Meeting	July 14 at 11AM	La Placita in Bethany Park	60
Information sharing	July 21 at 11AM	Connect the Dots 2.0 - KCK Forward Young Professionals Culture Crawl	40
Online survey	May 21 - July 31, 2018	SurveyMonkey.com/r/KCKZoningRewrite	169



We had some pop-up meetings of different things that were going on.

November 29, 2018

Responses

- Walkability
- Development densities and metrics
- Transitions between development types
- Parking
- Building materials
- Health Equity
- Streamlining the development process
- Building renovations
- Short-term rentals (Airbnb)
- Tiny homes
- Housing (workforce housing)
- Little free libraries
- Drinking establishments (with live entertainment)
- Large animals
- Composting
- Accessory structures



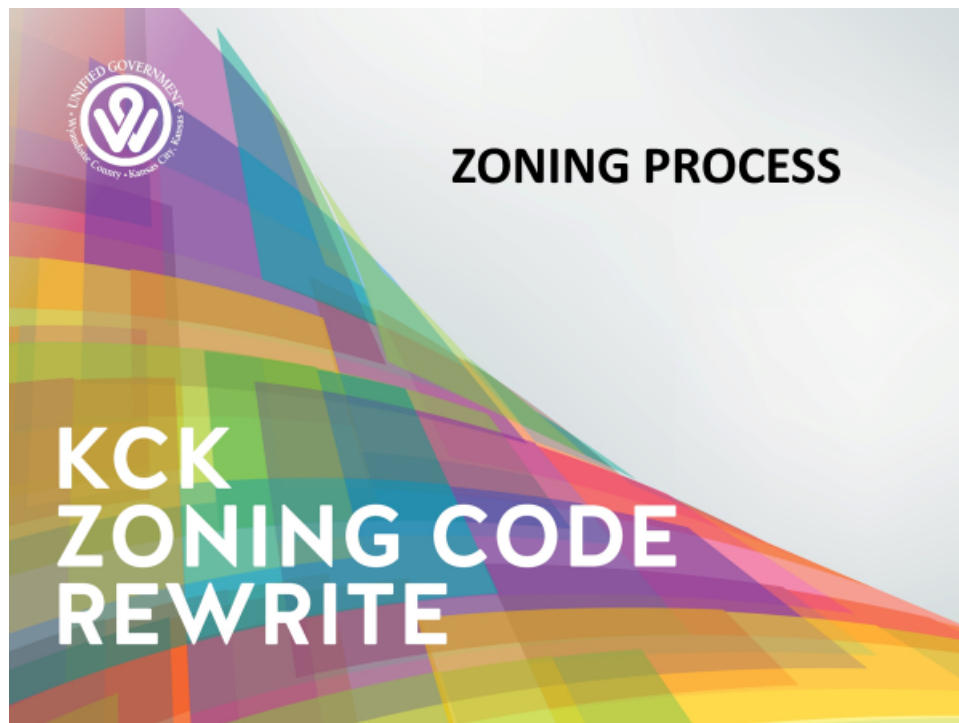
We got a variety of responses. One of the top ones was walkability. People want to be able to walk and be out and be mobile. Dealing with parking issues, especially in some of our urban neighborhoods where we want new businesses, but we also need to be able to park in front our—your houses anyway. Making the development process easier, dealing with some of the issues like Airbnb, tiny homes, little free libraries, drinking establishments, some of our more common special use permit kind of things for some of the new planning issues that are out there. We’ve got a good list of things of areas that people are concerned about that we will be working through.

Steering Committee

- To date, we have had two meetings
- One more scheduled in December
- After the first of the year, will hold monthly meetings to delve into issues



Back to the Steering Committee, we had two meetings. We had one in December and then after the first of the year we will be meeting with the Steering Committee monthly. They actually decided they want to meet more than what we had originally scheduled which I think is great, they're engaging. We're going to add the NBR presidents to that list as well. They are very involved in their neighborhoods. Our committee needed to be a little more diverse and we think that will help that as well.



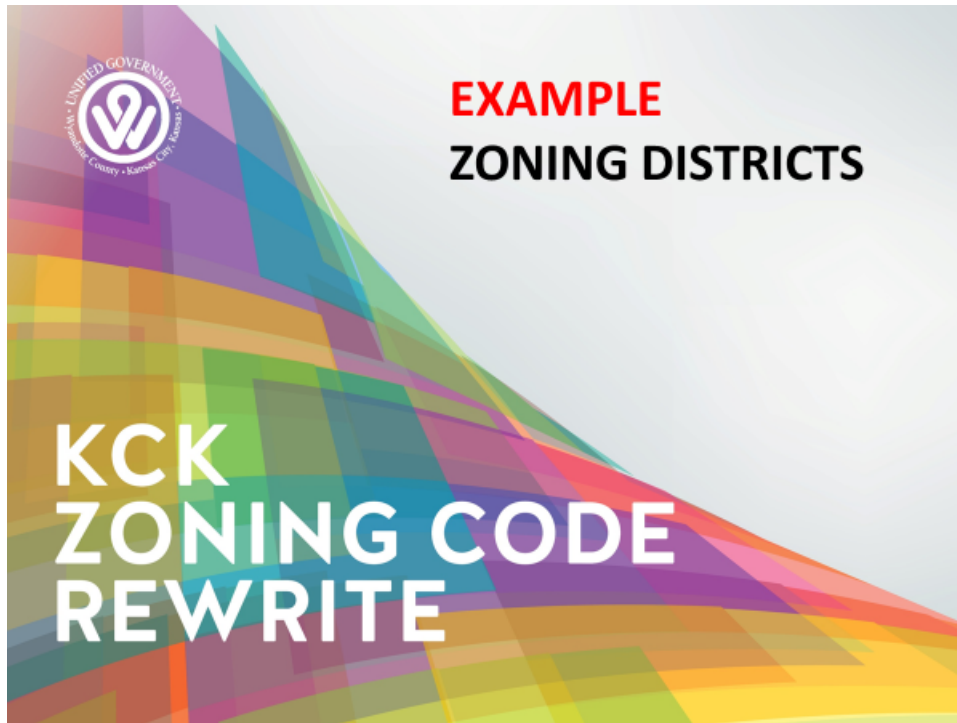
Efficient Process

- Why?
- For whom?
- Incentives?
- Balance?
- Sweet spot?
- How?
- Eliminate unnecessary steps / agencies
- Minimize discretionary review
- Replace *gobbledygook* with standards



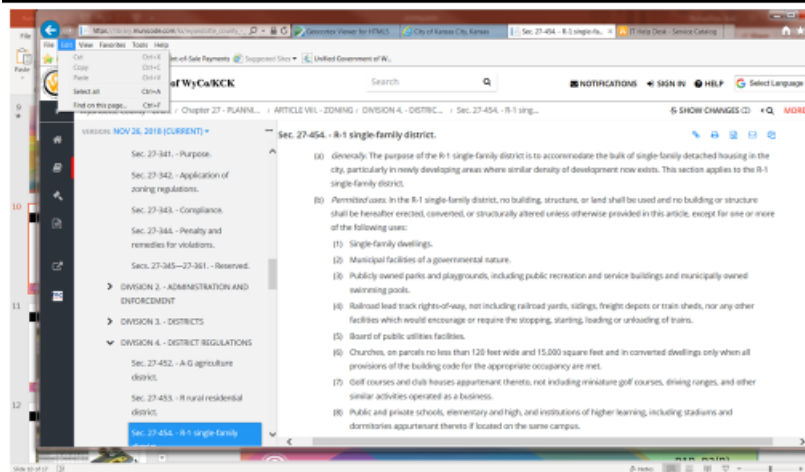
As far as the process—our process is really pretty efficient, but we want to find areas where we can make it move smoother, move faster, and have more things that are available to us by write than having to go through a formal process. I'm not sure what that's going to look like at the end

of the day because we have the state law to deal with as far as our process timing and newspaper advertisement and we would have to be able to do the work as well with a pretty small and efficient staff.



I want to tell you about the zoning districts and how this document is going change and I think it will be more usable.

Established Neighborhood (EN)



If you pull up the code online now, this is what a zoning district looks like when you first start off.

Established Neighborhood (EN)

Table 27-23-1
EN Dimensional Standards

Figure 27-23-1, EN Small Lot

Residential Standards	Small Lot	Narrow Lot	Infill
Density (units per acre-max)	7.75	9.00	15.50
Civic Space (%-min) ¹	0	0	0
Building Height (ft-max)	35	35	35
Building Stories (#-max)	2.5	2.5	2.5
Min. Floor Area (sf)	750	750	750
Lot and Setback Dimensions			
A Lot Area (sf-min) ²	5,000	4,000	2,500
B Width (ft-min) ³	50	40	25
C Front Setback (ft-min) ⁴	Table Note 2		
D Side Setback (ft-min) ^{5,6}	5	4	3
E Corner Setback (ft-min)	12	10	10
F Rear Setback (ft-min)	20	20	20
G Garage Width (%-front facade)	50	--	--
H Building Coverage (%-max)	40	45	50

The diagram shows a 3D perspective of a small lot. A yellow rectangular area represents the lot. A grey building footprint is shown on the lot. Various setback lines are indicated by dashed lines and labeled with letters: A (Lot Area), B (Width), C (Front Setback), D (Side Setback), E (Corner Setback), F (Rear Setback), G (Garage Width), and H (Building Coverage). The building is shown with a brown roof and blue windows. Trees are planted around the lot.



In the new code this is more what you will see. You will see a graphic that shows how you might do a development in this district. You will have a similar kind of graphic for every district that we

have. I think you can see intuitively this is friendlier, easier to discern, it gives you a graphic to show you what this might look like.

General Urban Neighborhood (GN)

Table 27-24-1
GN Dimensional Standards

Dwelling Type	Detached	Attached	Multiple	Mixed
Density (units per acre-max) ¹	9.75	11.25	15.50	2.0
Civic Space (%-min) ²	5	5	20	5
Building Height (ft-max)	35	35	55	55
Building Stories (#-max)	2.5	2.5	4.0	4.0
Min. Floor Area (sf)	750	750	380	--
Lot and Setback Dimensions				
A Lot Area (sf-min)	4,000	2,500	1,500	--
B Width (ft-min)	40	25	25	--
C Front Setback (ft-min) ³	Table Notes 3 and 4			0
D Side Setback (ft-min)	5	5	5	0
D Side Setback (ft-max)	10	10	10	10
E Corner Setback (ft-min) ³	10	10	10	0
E Corner Setback (ft-max) ³	20	20	20	10
F Rear Setback (ft-min)	10	10	10	0
F Rear Setback (ft-max)	20	20	20	10
G Building Coverage (%-max)	50	60	65	80

Figure 27-24-1, GN Detached



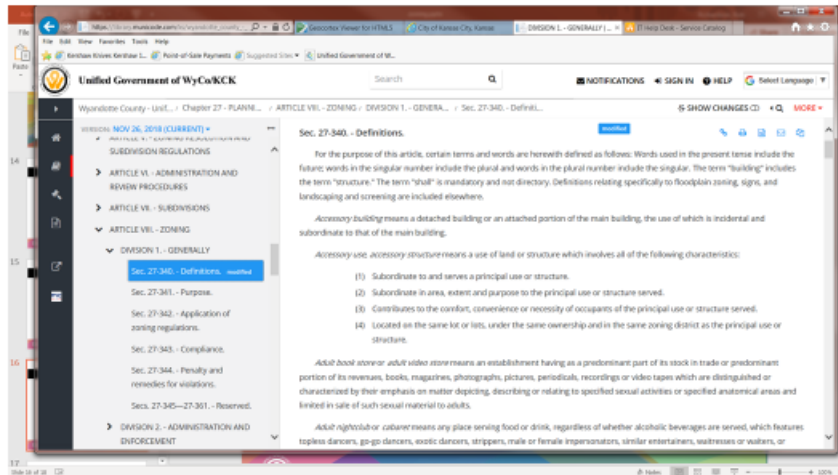
Here's another one. These two are pretty close in similarities' to what can be done there. They do have different names than what we used to and we're trying to categorize the names closer to what the neighborhood actually is so that nobody knows what R-1 means that hasn't been here, that hasn't developed here, but you might know what an established neighborhood or a general urban neighborhood might be.

Commissioner Murguia said, Rob, I have to ask you; why is the house in the air? **Mr. Richardson** said it, so you can see the footprint underneath it to show because that's the actual footprint of the house and then each of these terms are defined, so "A" is the view of the rear lot area and then the setbacks are noted here. So, you see the different setbacks. It's just so—if you had the house down here, you wouldn't be able to see the whole lot underneath it. We can work on that and try to make that clearer.



Another issue we have is definitions. Currently the code—I thought I had 30 because that’s about all we deal with, but actually if you look at all the subcategories, there is somewhere around 100 definitions in the code. We use hundreds of terms, not just 100. Any term that’s not defined by code is left to me to define. I would prefer to have that set in policy by you all than by what I think you mean and so we will have a lot more definitions and they will be clearer as well.

Definitions



On the definitions, this is kind of what the definition section looks like.

Definitions

Use Definitions

Unified Government | Unified Development Code

Note: This material is presented for format and discussion purposes only. It does not reflect the consensus of the Unified Government staff and the Consultant Team.

Residential

Single-family detached house	One dwelling unit on its own lot, detached from other dwelling units. This includes any dwelling unit built to the Unified Government's building code, or any residential-design manufactured home.
Accessory dwelling unit	A dwelling unit (sometimes known as a granny flat) that is located over a garage on the same lot or premises as the main structure. An accessory unit may also be a single story dwelling unit, not associated with a garage, located on the same lot or premises as the main structure. Those units can be attached or detached from the main structure, and are located towards the rear of the lot.
Apartment	Any building that contains three or more dwelling units.
Cottage Court	A single lot that includes detached single family dwellings or duplexes arranged around a courtyard or open space.
Duplex-Flat over Flat	A structure with two dwelling units placed one above the other.
Duplex-Paired House	A building with two dwelling units placed one beside the other sharing a common wall. The entire building may be located on the same lot, or each building may be located on separate lots.

In the future if you're looking for something in residential, you'll look for the residential section and it will be clearer.

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In the future we will have a chart that has the districts across the top, the land uses down here. So, if you're looking for a use and you want to know what district you can accomplish that use in, you can find it in this chart and you won't have to look through every—I still have to look—you know if somebody wants to do something and it's allowed in C-3, I have to look back to C-2 to C-1 and it takes a while to do that. It's not intuitive and it's just hard to use. If you weren't familiar with the code, you would probably never figure it out.



That's kind of where we are with this, kind of the general kind of improvements we're making. We're going to be looking at a lot of different code provisions as we move forward and running through those in great detail with the Steering Committee. We will probably need further study sessions, I know we will need further study sessions with you, probably like we do with the Steering Committee on a lot of these topics and go through this in great detail. I think over the next year we're going to get real familiar with the new zoning code and where we're going because I think it's important that all of us understand where we're headed, what those key provisions are and how they affect our existing and future neighborhoods.

Mayor Alvey said the Zoning Code Rewrite, just for clarity, it's about making it a more efficient process. **Mr. Richardson** said correct. **Mayor Alvey** said the language is more straight forward

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so it's more accessible, easily accessible, more clear. **Mr. Richardson** said correct. **Mayor Alvey** said by doing that there should be less need to help a developer to navigate through it because the language will spell it out there. **Mr. Richardson** said correct and I think more than just the developers. Some of our citizens and residents that interact with the zoning code, at some level the developers are represented by attorney's that will figure it out for them, but even they need help sometimes. It will be more clear for everyone.

Mayor Alvey asked how much is the Zoning Code Rewrite is really a response to changing conditions—for instance, the desire for walkability. **Mr. Richardson** said there is a mix for the need. Part of it is our code was originally I think written in the 70's, had a significant amendment in the 80's, and has been cobbled together with other amendments since then and so it's just hard to use and has some conflicting provisions. When it got to the point when I was frustrated with it, and I know it, that's a problem. When the budgeting was available, we've taken this project on, but we're taking this as an opportunity address these things before through our various planning processes to address the zoning that will help implement our master plans. A lot of what's in those master plans is specific development related. The plans are implemented through that future development to a large degree and this is how we will help accomplish that to make sure the zoning and the plans are engaged with each other appropriately.

Mayor Alvey said we will close the meeting so we can move to our special session for the Sheriff's Graduation.

MAYOR ALVEY ADJOURNED
THE MEETING AT 5:45 p.m.

dt

Bridgette D. Cobbins
Unified Government Clerk

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