

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, September 13, 2021**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, September 13, 2021, at 5:00 p.m., remotely via Zoom. The following members were present: Commissioner McKiernan, Chairman; Burroughs, Townsend, Johnson, Walters. The following officials were also in attendance: Bridgette Cobbins and Alan Howze, Assistant County Administrators; Jeff Conway and Wendy Green, Assistant Counsel; Jud Knapp, Interim Land Bank Manager; Katherine Carttar, Director of Economic Development; Alley Porter, Commission Liaison; Ashley Hand, Director of Strategic Communications; Kathleen VonAchen, Chief Financial Officer; Gunnar Hand, Director of Planning and Urban Design; Kim Portillo, Long Range Planner in the Planning Division; and Allie Facio, UG Clerk's Office.

Chairman McKiernan said before I do call the meeting to order, I want to announce that due to COVID-19, some committee members, staff, and the public are attending remotely via Zoom as well as some who are on-site at City Hall.

All participants joining by phone or by computer, should mute their devices when not speaking to avoid background noise. During the meeting, please make sure you announce yourself by name and title each time you speak so that the public who is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

Due to COVID-19 requirements, our normal public comment has been altered. The public is allowed to participate by Zoom or to submit comments by email prior to the meeting and those comments will be included in the record of this meeting or the public can offer comment on the first floor of City Hall.

Chairman McKiernan called the meeting to order.

Roll call was taken and all members were present as shown above.

Chairman McKiernan said first of all, in terms of revisions to this agenda, Mr. Knapp, who has Item #3, has informed me that there are two Item A-3, so under Item #3, A-3 has been removed from the agenda; and under Item #3, B-2 has been switched from multi-family to (inaudible), but those are the changes that I am aware of after the agenda was originally published.

Approval of standing committee minutes from June 28, 2021. **Commissioner Walters made a motion, seconded by Commissioner Burroughs, to approve.** Roll call was taken and there were five “Ayes,” Walters, Johnson, Townsend, Burroughs, McKiernan.

Item No. 1 – 21974...PRESENTATION: ARMOURDALE AREA MASTER PLAN UPDATE

Synopsis: A presentation of the draft Armourdale Area Master Plan, including a review of the public engagement process, existing conditions analysis, framework development and implementation strategy, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Chairman McKiernan said I believe Mr. Hand is going to give us an update this evening on where the collaborative processes has brought us so far and he’s going to give us the next steps.

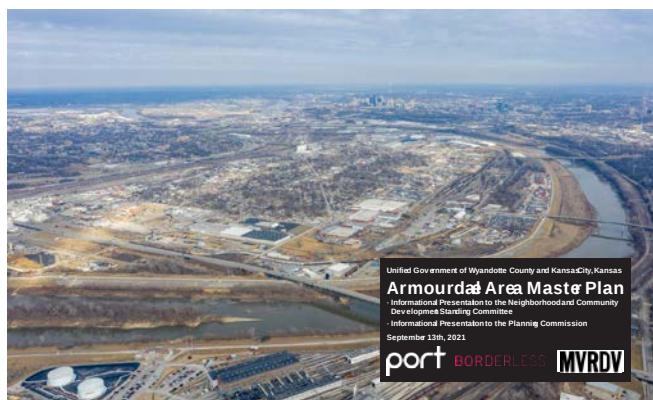
Gunnar Hand, Director of Planning and Urban Design, said I have with me tonight both Kim Portillo, who is the lead of our Advanced Planning Division in the department, as well as our consultant, Andrew Moddrell from PORT Design. He is going to give you all a 15-minute presentation on the process to date, what we’ve come up with in terms of strategies, quickly go over kind of the action plan that we are proposing within the area master plan updates, and then give you a little bit of our next steps as we move through the final plan development and into the approval process we hope next month.

This is an information only agenda item. We were able to send out the presentation in not as much advance as we would like, but late last week. The draft plan will actually be out on the street tomorrow, and we’ll make sure to send that to you as well as all the rest of the Board of Commissioners for your input and review as well. It’s a very visual plan. It’s more visual than

the Central Area Master Plan, so it should be a, let's call it a quicker read. I'm not going to say quick read because master plans are not quick reads by their nature.

What I would say, I guess for Armourdale, is we've done, I think, a really good job putting together an ecosystem of outreach in these hard times to do public outreach at a social distance. We still have our final outreach push that should begin this week and through the approval process, again, trying to solicit as much feedback and comment as we can. I think that Armourdale is one of the more disadvantaged communities in Wyandotte County and certainly Kansas City, Kansas. It has a long and storied history of being disadvantaged, and we believe that we've come through a process that we think can turn that cycle of decline into a cycle of prosperity with a key policy decision embedded in the plan at which point Mr. Moddrell will go through that.

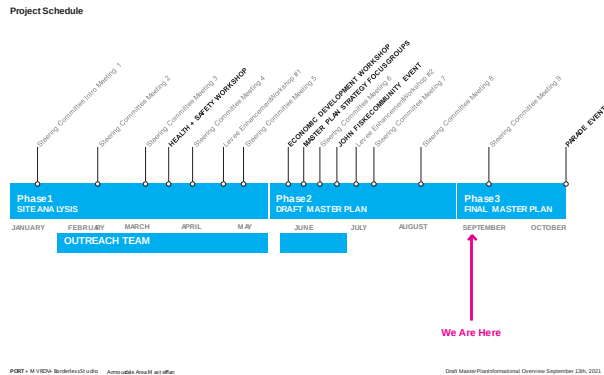
If I may, I would like to pass it on to Mr. Moddrell for 15 minutes and then however much time you all need us to answer questions or talk through the process that we've had thus far. I know that many commissioners on the call tonight have been engaged in our steering committee, so you've probably seen. For those of you who have been to those committee meetings, you've seen some of these slides, but this is our sort of final slide deck, if you will. So, without further ado, I'd like to hand it over to Mr. Moddrell.



Andrew Moddrell, PORT Design, said as Gunnar has said, we've been working on this nine months almost at this point. Armourdale is completely—a very complex place and has demanded this level of attention for nine months, and we have almost 300 pages of material that we're going to issue very soon. The first half is about 150 pages of essentially site analysis, workshops, and community engagement material from the history, compendium history of Armourdale; and then the second half is really our pivot to what we're proposing as part of the master plan. I obviously

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can't get through all of that today and will encourage you to flip through on your own time through all this material.



I just wanted to give an overview, again, an informational overview of where we are in the process, what we've completed so far, and what is essentially included in what we're proposing.

As I said, we're entering the final master plan phase issuing the draft master plan for comments. It's really thorough. Hopefully, it's essentially incorporating comments as we move into the final master plan, but this is following months and months of analysis and draft work now pivoting toward the final.



We just had a recent steering committee meeting. I think there were eight or nine so far as part of our process and there were a couple of earlier ones to get started, but we have these informational presentations tonight and then we will pick up feedback and come back with another steering committee meeting, more informational sections, moving into presentations, Planning Commission in October.

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Report Outline

Master Plan Report Outline

1. Armourdale Vision (will double as Executive Summary)
2. Community Outreach and Process Overview
3. Five Focus Areas and Actions
4. Appendix
 - Task 1 Site Analysis Report (150-pages)
 - UG Existing Conditions Report
 - Clean Air Now Report / Submission

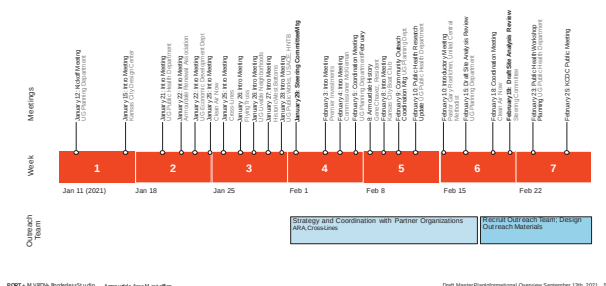
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Really, what I want to touch on with the master plan outline is, again, there's so much depth, all of this material that it's really—I just want to hit the high points of these different chapters and what you'll find included in the overall plan.

There's essentially an introduction to this vision for the future of Armourdale. We do a quick overview of our community outreach and process, which is a big bulk of what will become the appendix as far as the Community Outreach and Site Analysis Report. Then we really dive into these five focus areas of Armourdale proper essentially breaking down within those what are our strategies and actions related to these different areas within Armourdale and then, again, beyond that, the appendix of the Site Analysis Report, the Existing Conditions Report from the Unified Government team as well as the Clean Air Now Report/Submission from Beto Lugo and his team.

Detailed Kick-Off OutreachScheduleJanuaryApril, 2021



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We kicked off back in January. There was really a strong steering committee already assembled by the UG that we began meeting with in January as a big group to introduce ourselves and to introduce the process. We then set up individual meetings with almost every single person on that steering committee, just to have a one-on-one Zoom half hour, an hour, to hear more about their

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relationship to Armourdale and input for how we move through and establish priorities for our process.

What you see here in all this fine print is essentially 14 weeks of one-on-one meetings with lots of residents and stakeholders that also comprise the steering committee team; and as you see below that in blue, we started to build what we call the Outreach Team and I'll talk a little bit more about that process in a minute.

Existing Conditions + Site Analysis



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In parallel to the outreach and just getting on the ground and getting to hear about experiences in Armourdale, history of Armourdale, we started to really do a deep dive into the legacy and history of Armourdale, which is really inseparable from the history of Kansas City.

Industry + Labor History



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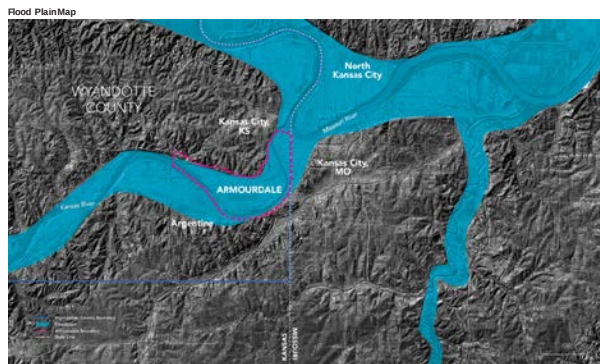
So looking at some of the historical images and research we were compiling about the stockyards and meat packing through labor, strife labor movements, labor progress, all the way down to the Armourdale bathhouse that you see on the right that's now the Armourdale Community Center...



PORT - N VIDEN Borderline 02-03-05 Armourdale Area M as it then

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up to the Hispanic heritage and the long legacy that continues today of immigration and Hispanic culture in Armourdale. Here you see some of the early baseball teams and locally owned businesses in the 40s and 50s which, again, you go to Armourdale today and we'll see the same.



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Also, Armourdale is very unique in Kansas City. It's the only residential area in a floodplain. You know the entirety of Armourdale is in a floodplain.



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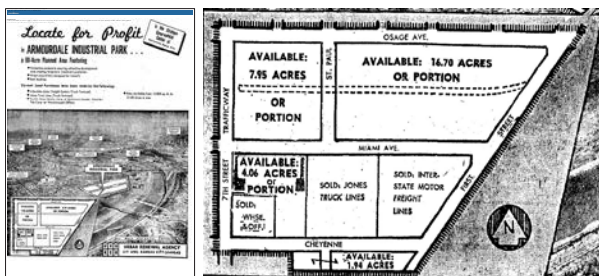
That's also a significant part of its history. Here we see the 1951 Flood, flooding of Armourdale which was, obviously, the most devastating following earlier floods in '03 and '08 that had a significant impact on Armourdale.

Legacy of Segregation, Redlining + Displacement

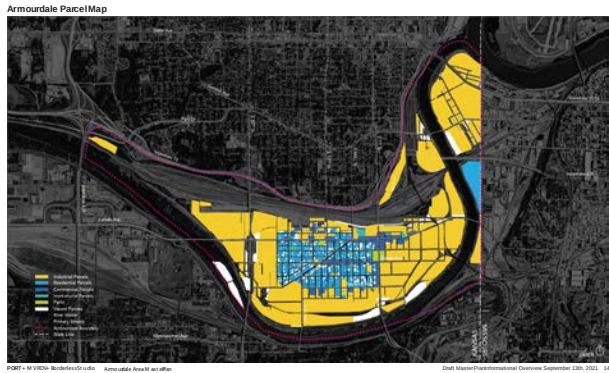


Armourdale also has a long legacy of segregation, redlining and displacement, both attempts of kind of clearing parts of the neighborhood for urban renewal like you see on the right. But also redlining practices that, again, limited what could happen in the neighborhood and who would live in the neighborhood and how investment or new housing or development was prohibited for the Armourdale population.

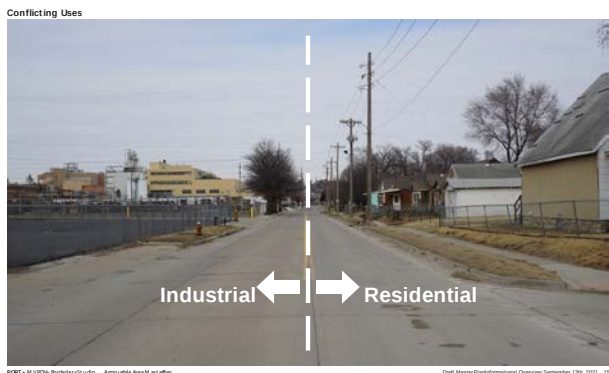
Legacy of Segregation, Redlining + Displacement



In the 1960s, everything east of 7th Street was effectively cleared out post flood for a new industrial development, essentially displacing post flood, about a third of the neighborhood.



Here you see the land use plan today of essentially this neighborhood core almost entirely surrounded by interstates, railyards, and different levels of high productive logistics in industry and very low use, low land value...



industrial uses and this adjacency between the residential community core of Armourdale, you know, surrounded on all sides by these industrial some heavier than other uses.



A lot of them range from very, very low value storage and piles of things to much higher uses that you see mostly east of 7th Street like the Sealy Manufacturing Plant.



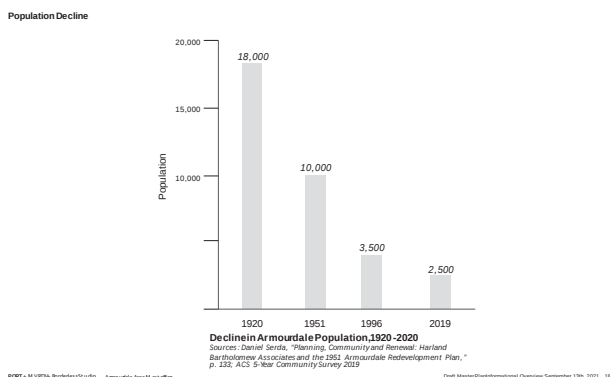
A lot of really the kind of neglect of a lot of basic conditions throughout Armourdale related to either lighting or sidewalks. You don't—you know this is really common, you know, street view in one of the residential areas.



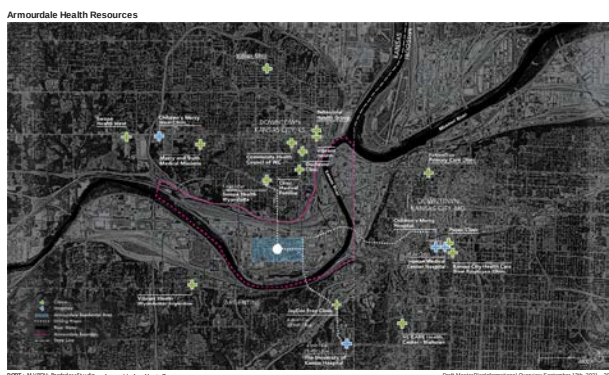
Also, essentially a declining housing stock of aging homes that are about 50% renter occupied and that have not seen the kind of new housing or new investment in them in a long time.



When we look at the parcel map here you see in red, what once was the community core of Armourdale down to the darker dashed red line or thicker dashed line, rather, in the center and then all of the blue areas are vacant residential parcels in Armourdale. So, really, as Gunnar said, the cycle of essentially shrinking and disinvestment of a group that's historically, you know, these houses date back over 100 years.

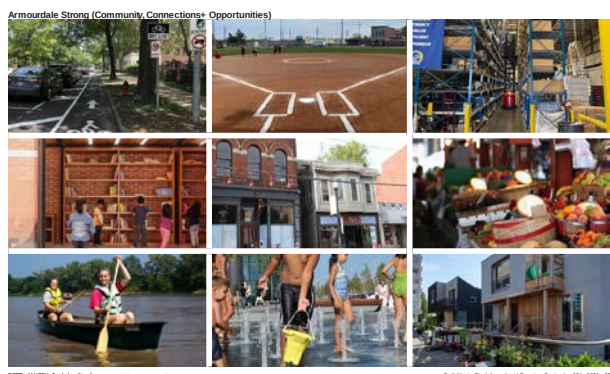


You see that population decline from a much larger version of Armourdale before the 1951 Flood down to approximately 2,500 residents.

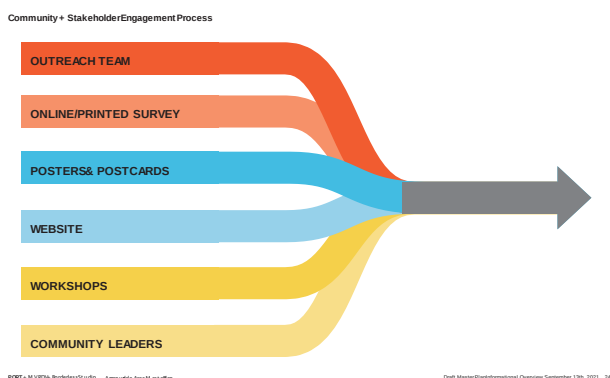


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stimulated, accessible and how do we get there. That's really been what has been taking so long is to establish kind of priorities...



for an image of Armourdale that you see here with connectivity and bike lanes and robust public spaces, balanced with the kind of perimeter of high functioning logistic and industrial uses around the outside, but within this strong and resilient neighborhood core with access to fresh food and new river amenities and public spaces and houses.



Really, essentially, you know, by Armourdale essentially persisting as long as it has, we now have this amazing opportunity to deliver the resources that the community has been essentially neglected or denied for a majority of its history.

We started the beginning with this outreach team process that I was talking about. To reach the community, we built this kind of multi-pronged effort to get as much input as we could. So, we built an outreach team consisting of four Armourdale residents who were each paid and hired and became part of the consultant team and it's armed with printed surveys, online surveys, surveys, posters, postcards, a website we built. We incorporated them into a couple of workshops

and engaged them with different community leaders to essentially build this whole process toward establishing priorities for the master plan.

The Outreach Team



PORT - IN VIEW Borderline Studio Armourdale Area21 act/aff



Gohan Mendez
I am a Senior Academy High School senior, where I am also a football player. I'm currently part of the AFSA Institute of Justice to become a Certified Community Researcher.



Luis Alvarado
I am a student at Donnelly College, I'm 19 years old and I have been living here in Armourdale for 12 years. I volunteer for the Food Pantry at the Armourdale Community Center and helped bring in canned food when growing up in Armourdale.



Jessicalimenez
I am a part-time student at Kansas City Kansas Community College (KCKC) and part-time worker taking care of the elderly. I am a resident of Armourdale, and grew up in the area playing with other kids past 8pm, riding our bikes, and participating in the Armourdale Summer Camp program.



Rosa Chavez
I have worked the past 24 years for the School District in the Armourdale community. I like to listen to people in the community and can get to know them and help them to find resources so they can fulfill their needs and goals. I have always loved interacting and serving the community by participating in food drives and helping the Hispanic community in the Armourdale area.

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Here's our outreach team who was literally going door-to-door meeting Armourdale residents to hear from them directly having conversations in English and in Spanish and gathering as much input as we could.

Armourdale Strong Website



www.armourdalestrong.com

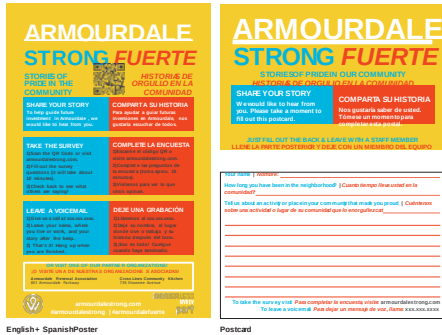
PORT - IN VIEW Borderline Studio Armourdale Area21 act/aff



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Here's an example of a website you can visit, Armourdale Strong, and it has a lot of our information and prior events and reports up, but invited people to take a survey or simply call a number and leave a voicemail and tell us a story. But again, trying to find, especially during COVID, different ways to make these platforms available to different audiences in English and in Spanish.

Poster + Postcards

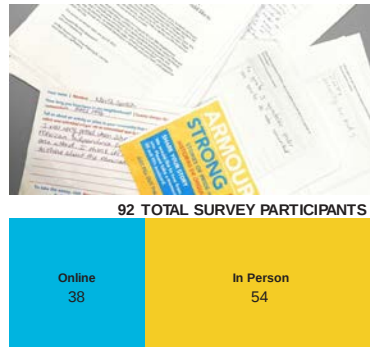


English + Spanish Poster

Postcard

This was a postcard and poster that were distributed around the neighborhood that could be filled out and left with some of our partner organizations.

Survey Responses



English + Spanish Survey Responses

English + Spanish Survey Responses

In this first push back in the spring, the outreach team helped us reach 54 people in person and another 38 filling out forms online.

Survey Responses Resident Locations

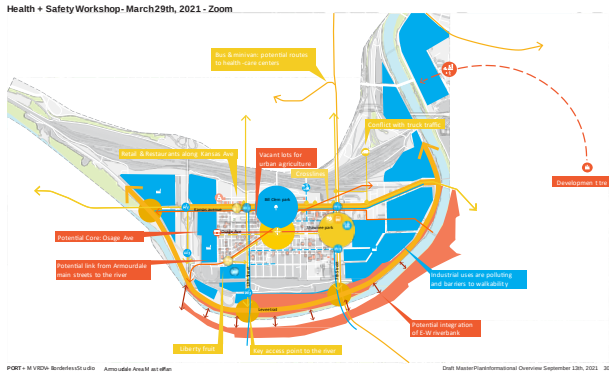


English + Spanish Survey Responses Resident Locations

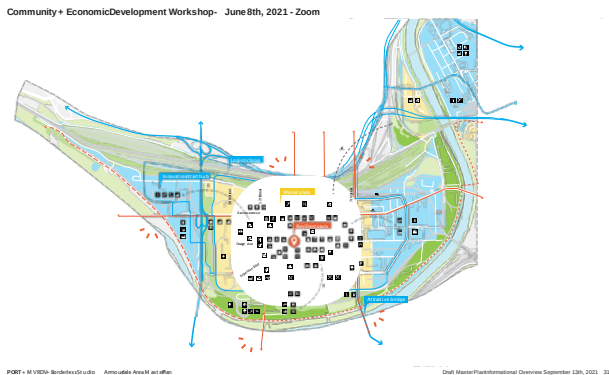
English + Spanish Survey Responses Resident Locations

This is the geographic location of all of those surveys. You can see we're really reaching the center of the neighborhood and having conversations in the neighborhood core of Armourdale about their priorities for what they would like to see prioritized in the master plan.

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We conducted two workshops. These are kind of note boards and mood boards and kind of a summary. There's pages of this in the report from the outcome of those conversations, but we hosted a health and safety workshop in late March...



followed by a Community and Economic Development workshop in June.



Then that was followed by a resident focus group at John Fiske Elementary that was a much more kind of intimate conversation.

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June 26th - John Fiske Elementary Event



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Then a week later, a block party at John Fiske...

June 26th, 2021 - John Fiske Elementary Event



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Where we had tents set up and went through about 100 hotdogs and just hosted kind of casual conversations around a big plan of Armourdale...

June 26th, 2021 - John Fiske Elementary Event



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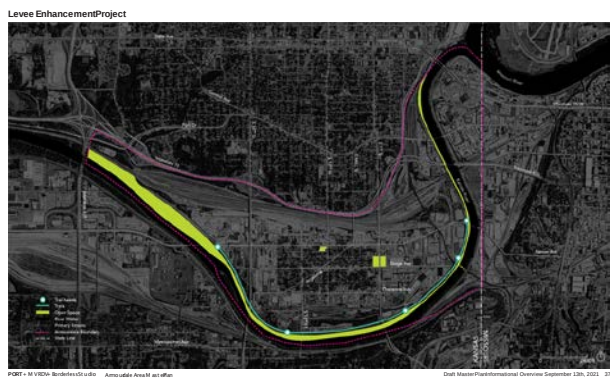
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collecting feedback and stories from neighbors and stakeholders...

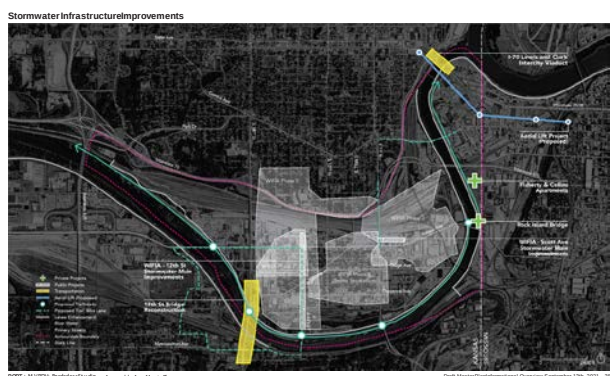
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as you can see here.



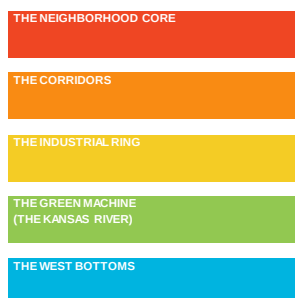
Then, you know, one of the other things that I guess is another asset, an ongoing asset, as you're all aware, with the upcoming levee enhancement projects that are—this reinvestment in the river. The perimeter of Armourdale is also a great opportunity for Armourdale to piggyback and align with these investments to create a better river access and to see the river as a part of Armourdale and the kind of identity of Armourdale.



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This is coupled with the stormwater infrastructure improvements and the different enhancements that will soon take place related to stormwater in Armourdale that also allows us to imagine different formats for green infrastructure, street profiles, and essentially ways you can integrate public realm and landscape into the public spaces or public ways of Armourdale as part of this process to enhance the stormwater.

Five Focus Areas + Actions

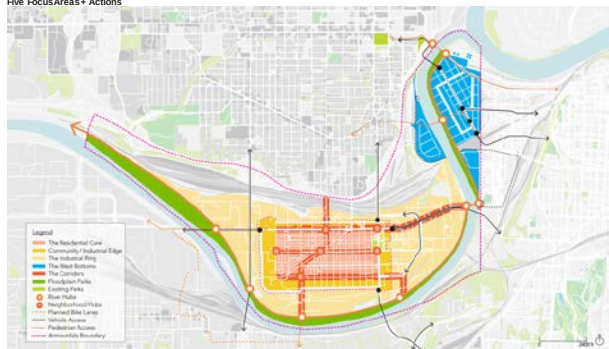


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I'm going to pivot quickly to the five focus areas and actions. Go over those really quickly at a high level and wrap up, again, it's a lot of content here that I recognize. The five kind of key focus areas that emerged during the process were the neighborhood core, as I've spoken about; the corridors, which span through the neighborhood and beyond; the industrial ring surrounding the neighborhood; what we're calling the green machine or the Kansas River, this idea of a kind of greenbelt and river belt around Armourdale; as well as the area adjacent, you know, the historic West Bottoms east of the river, but west of the State Line.

Five Focus Areas + Actions



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Here is the map that we've been using to code these four areas. You see in blue the West Bottoms, light yellow is the industrial ring, the darker yellow is like the community industrial edge, and then

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FocusAreas - Corridor Actions Example: 12th and Argentine

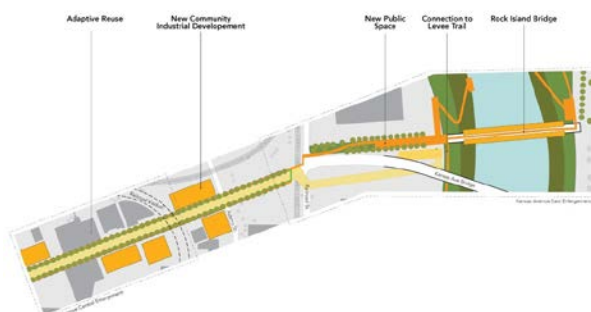


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We go through a bunch of different streets and speak about them and illustrate principles for how, again, within the width of the existing street, those can be transformed. We work all the way through the Osage core, 12th Street, 10th Street, Kansas with these 3D visual examples and plans for how corridor enhancements can link up to the river into adjacent communities.

FocusAreas - Corridor Actions Example: Kansas Ave. + Rock Island Bridge



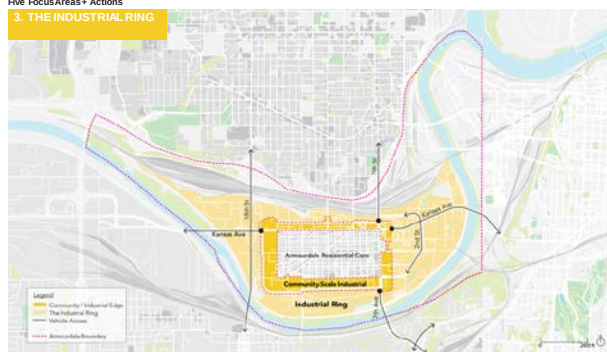
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This is showing connection to the upcoming Rock Island Bridge example and just how you can begin to make these connections through corridors.

Five Focus Areas + Actions

3. THE INDUSTRIAL RING



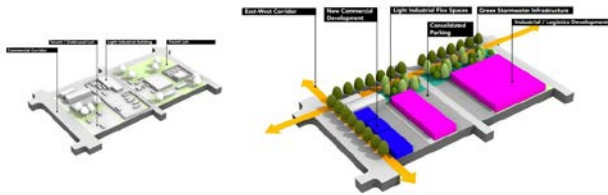
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The industrial ring is focused on the community scale, kind of lower use, lower value, zoned industrial parcels around the perimeter of the residential core.

Focus Areas - Industrial Core Actions Example - High-Performing Industrial Parcels

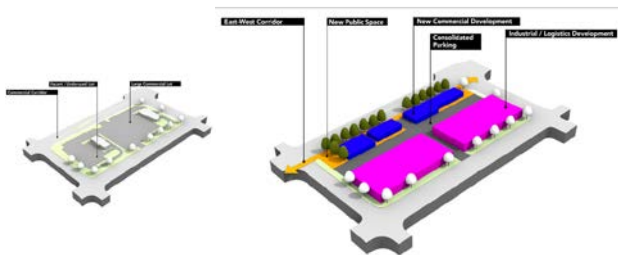


PORT - N+V201a - Northside Urban - Amalgamated Area M at 100m

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Most of these are about either trying to phase out some of these low uses like, I don't know, tire piles, pallet piles; things that essentially aren't adding to the kind of community value of the neighborhood core. But also how new development can be shaped to maintain, you know, pedestrian streets, add best practices, and new essentially stormwater retention or other ways to raise the overall value and, I guess, be a better neighbor to the neighborhood core.

Focus Areas - Industrial Core Actions Example - Reduce Impact of Industrial Parcel on Commercial Corridors

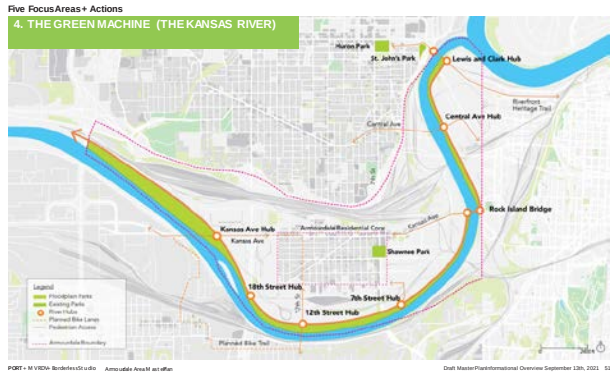


PORT - N+V201a - Northside Urban - Amalgamated Area M at 100m

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We outline a bunch of these conditions as well.

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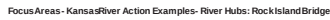
Finally, we get to the river. Again, working with the levy enhancement and the betterment projects there to strengthen the connections back to the neighborhood to and through Armourdale.



We've been trying to illustrate a long-term plan for what these different moments on the river how they could take on different recreational uses for Armourdale and Kansas City at-large. So, this is an in-progress view of that idea of these different moments where you could connect to the river and find different hubs or activities or trailheads that's all linked up to a much larger river network.



We're trying to parse out and explain or kind of visually demonstrate some potential ideas for these different hubs so I think there's about seven or eight of these in the report as well...



PORT + M VRDA: BorderlessStudio Affordable AreaMasterPlan

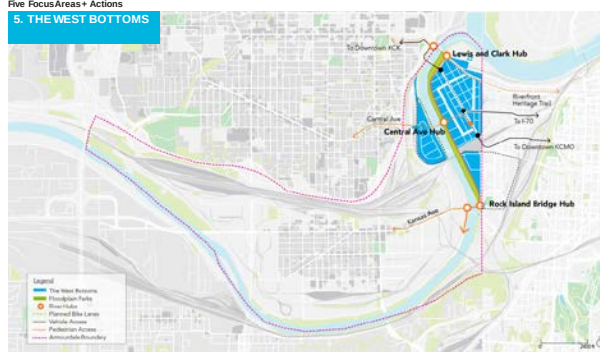
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including the Rock Island Bridge, which is the most well-advertised in the mall at the moment.



PORT + M VRDA: BorderlessStudio Amovable Area Masterplan

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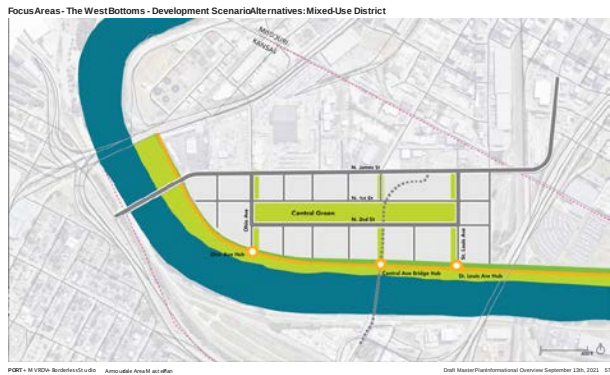


PORT + M VPCW: BorderlessStudio Amounts: Area Most often

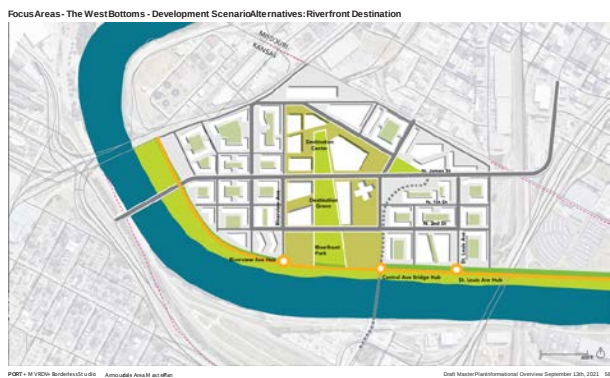
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Then finally, we explored three different preliminary options for how this sliver of the West Bottoms could be further advanced. So, this deserves a master plan in its own right, but we've explored and been reviewing with the steering committee a few different options...

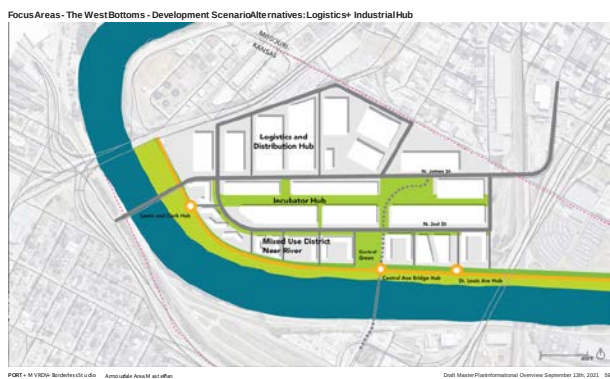
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that range from alternate scenarios for a mixed-use district...

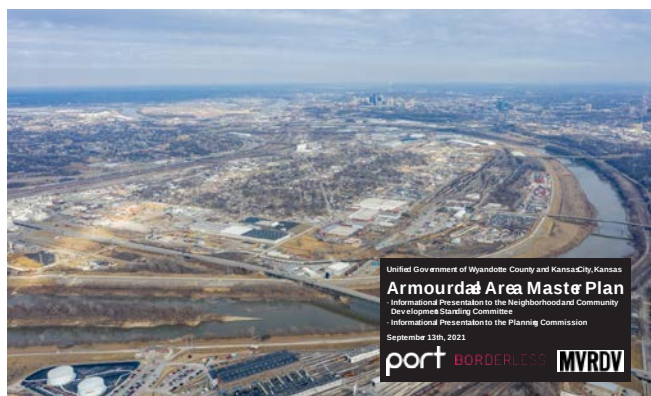


a riverfront kind of destination district...



or more of an industrial and logistics hub. So, at this moment, we're really just trying to test the kind of scale, quantities, access, and relationships of those different options, but aren't necessarily in this plan making a recommendation for one over the rest, but just wanting to be sure that piece of Armourdale was included in the study.

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That's the big overview. I hope I didn't go way too long, but again, it's a super complex and interesting place that deserved all of the, I guess, work that our team has been collectively pushing on it for about nine months now.

Thank you for your time. We'll share this. Happy to answer any questions now, but also looking forward to sharing and collecting comments on it as we go.

Chairman McKiernan said thank you so much for your presentation. Mr. Hand, did you have any follow-up to that? **Mr. Hand** said I just wanted to reiterate sort of the process to date. We will send a draft of the document out to both the Planning Commission and all the Board of Commissioners tomorrow. We'll give you a date where we hope to receive all the comments back. We will give this presentation again tonight to the Planning Commission for information only as well as come back to the full Commission on the 30th and give the same presentation to the full Commission, again, for information only. The idea is between all those dates for the rest of this month, we'll be doing a lot of outreach in the community to also solicit final feedback on the draft plan, again, working towards our October approval process, fingers crossed.

We were going to have a final public meeting as a part of—or being—having this planning process and our team be a part of the Armourdale flood parade that was recently cancelled. We are quickly pivoting yet again. We did a similar pivot for the Central Area Master Plan during the first wave of the pandemic. This is what, the fifth—fourth, whatever wave it is now, for the Delta Variant?

I think we're probably going to do some sort of open house thing at the rec center around the same day at the end of this month, but it will feel more like how can we help people provide final input, how can we show them where this information is. There will be somebody on the ground, but we're sort of adjusting. We're going to put out some postcards. We're going to do

the whole internet social media thing again, but you can never do enough outreach. We're doing everything we can. We think we've done a pretty good job.

It's been, again, an ecosystems approach, not the standard traditional approach and we think we've gotten some really good impact and some people who are engaged and, hopefully, will carry on through its implementation.

Chairman McKiernan said very good. Well, I'd certainly like to thank you and your staff as well as all of the folks from PORT. As I have watched this process, I have been very impressed that you have really done yeoman's work to assemble all of the factors that lead us to be where we are today. But, more important than that, I think that this master plan gives us several very concrete directions for where we can go to make the tangible improvements that will improve quality of life and quality of business in the Armourdale and the Central Industrial District area.

Our challenge, as always, will be how can we execute what you have laid in front of us as a road map to improving this particular area of the city. So, I certainly appreciate your work.

Committee, if anyone has any comments or questions for PORT or for Mr. Hand, we will entertain those at this time. I don't see any hands up from the committee. I am confident that all the members of the committee and the commission will look in detail through the draft report when it is distributed, and we will no doubt have some additional comments and questions as we finish this process.

I have been very impressed with this process. I've been impressed with your ability to pivot and be flexible and yet still give us a very high quality product that is a great road map. Now, our question is, can we follow the road map. Thank you so much.

Action: For information only.

Item No. 2 – 211014...PRESENTATION: COUNTY-WIDE MOBILITY PLAN AND TOD STRATEGY UPDATE

Synopsis: A review of the County-Wide Mobility Plan's goals, scope of work, deliverables and outreach efforts in advance of the public launch of the planning process, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Gunnar Hand, Director of Planning and Urban Design, said I don't have a presentation tonight. I just wanted to give you all a verbal update. I figured while I was here talking about Armourdale, I could talk about our other large master planning process that we're about to undergo.

As you all may know, last year we won three different grants from the Mid-America Regional Council for their Planning Sustainable Places Program. One of them is the County-Wide Mobility and TOD Strategy. What we have come to call goDotte, the goDotte Strategic Mobility Plan. We are currently in the process of developing, not too dissimilar from what you just heard from Armourdale, kind of what they're calling a Foundations Report. That Foundations Report, we believe, will help guide the conversation about where we want to go in terms of a transportation future in all of Wyandotte County.

Again, this is county-wide, not city-wide, so we are in collaboration with our three incorporated cities. Even though only a little tiny sliver of the city of Lake Quivira is in Wyandotte County, we've included them in this process as well as partners, obviously. The two other PSPs will be folded into this larger mobility plan as they are corridor studies that should and will in the future live inside our single mobility plan for all of the county.

I think what we hoped to do is we really wanted to not put too much in front of you in terms of long-range plans at the same time. So, what we've been doing is building all this stuff in the background with the mobility plan, coordinating with our other PSPs, which actually began before the mobility plan did just because of contracts and things of that nature, it just sort of happened that way.

It seems to be dovetailing nicely. We're going to come out strong in October with the survey and the foundations plan for your review. We hope to be in front of some of the infrastructure committees. I think we'll come back to a standing committee. I believe it won't be this one; it might be—it could be all of them, probably won't be this one.

I think what I would say about the Mobility Plan is similar to Armourdale. With all this stuff going around whether it be the pandemic, it's response, and some of the other legislation that Congress is working on right now, we think this is an opportunity for us to sort of formulate a strategic set of projects county-wide into the future that may or may not want to tap into future federal funds coming down the road. But this is certainly the type of planning given to us by the Metropolitan Planning Organization that doles out those types of funds that will come down from

the federal government. This is their plan that—this is their planning money that they gave us to do these things so it is right for us to think holistically and strategically about this.

We hope to have some really challenging conversations about mobility across the county. There's a lot of new technologies, there's a lot of new modes. We have an unbalanced system. As you all have been talking about for years, there's a lot of deferred maintenance in the system. We've got to work closely with Public Works on this process to align it with the CMIP somewhere at the end of the planning process as well.

So, there's a lot to go through. I've said this over and over and over and I'm going to continue to say it; this is a big deal, this is a big project, this is going to be a lot of engagement. You're going to see a lot of us in the coming months talking about mobility.

Chairman McKiernan said I think we all look forward to the conversations because they will lead us to a better place in terms of getting people from place to place and in terms of how we place our new development with respect to transit and transportation.

I appreciate your update. I'd ask the committee if there are any comments or questions.

Commissioner Johnson said thank you and certainly to Gunnar, this is definitely a big deal and I'm looking forward to it. I think that, you know, it's probably too soon to ask this, but my thought is that this could really lead to some discussions that will kind of be symbiotic to our overall infrastructure discussions. It's going to be really interesting how this will shape out.

How long of a process do you think this will be to get to this planning process? **Mr. Hand** said I believe we have scheduled a year for this planning process. We're about two months in already, so sometime late next spring or early summer, you will see us in the—we hope to be in the approval process. But, I just want to go back to your main point, Commissioner, which is spot on. Not every community is in the middle of developing a mobility strategy for itself at the same time that all of these potential federal funds are coming down. This is our chance to do it within that framework and look more strategic, more aligned, and more put together than anybody else out there in the country.

There's definitely a lot of mobility plans, don't get me wrong, but there's far fewer of them doing them within this current context.

Commissioner Johnson said yeah, I agree with that. I know to the public that could be listening right now, that may be listening at a later time, they're seeing a lot of discussion about master plans. We've had the Central Master Plan; we've had the Northeast Master Plan and oftentimes there's a level of cynicism that is kind of forwarded toward those master plans. As Commissioner McKiernan has already said, how do we now execute those plans? I'd rather have the plans than not have the plans. I think that it positions us, all of these things, positions us for future development opportunities, for future funding opportunities, and collaborative opportunities since we have these things. If we could just keep them current and vibrant, I think it really would reposition this city in ways that we could never imagine for the next 30 to 50 years.

Chairman McKiernan asked, any other comments or questions from members of the committee? I don't see any hands up. Mr. Hand, thank you so much for your work to date and for the work that you are about to engage with us and for us.

Action: For information only.

Item No. 3 – 211017...LAND BANK OPTION APPLICATIONS

Synopsis: Request. consideration of the following Land Bank option applications, submitted by Jud Knapp, Interim Land Bank Manager.

Chairman McKiernan said, committee, as we've done before, unless there is objection, we will take the four main blocks of option applications separately. So, 3A, 3B, 3C, and 3D.

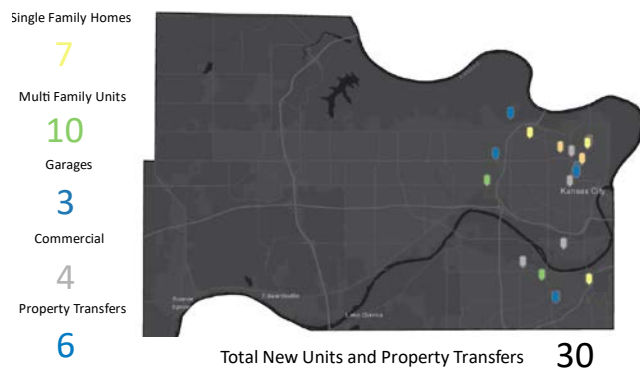
At this time, I'll turn the floor over to Jud Knapp. He can update us on the couple of slight changes in these blocks and then proceed with all of the items.



Neighborhood &
Community Development
Standing Committee

September 13th, 2021

September 13, 2021



Jud Knapp, Interim Land Bank Manager, said for today, I'm presenting to you 7 single family homes, 10 multi-family units, 3 garages, 4 commercial projects, and 6 property transfers or yard extensions, for a total of 30 applications today. I've also provided all the comments that we received from both staff and the Advisory Board in this PowerPoint, and I've also invited all the applicants to this meeting.



Option Agreements
 Agenda Item – A 1-4
 Single Family Homes

We'll start with the single family homes.

A. New Construction - Single Family Homes

1. Ryan Barr – 1 home
 607 Douglas Ave. – 155071
 611 Douglas Ave. – 155069



OPTION AGREEMENTS
RYAN BARR



Requesting Land Bank Lots
 607 Douglas Ave- 155071
 611 Douglas Ave- 155069

New Construction
 1 Single Family Home
 Short Term Rental

Zoning
 R-2(B) Two Family District

Frontage
 50ft





The first one is at 607 and 611 Douglas Avenue for a single family home to be used as a short-term rental. They initially wanted to build at 607 because of the great view of downtown, but there's currently no road there. I worked with Public Works and got them an estimate for how much it would cost to build a road. It was like \$250,000 to extend the road and utilities there. The applicant still wanted 607 and was trying to buy 609 here from a private owner.



OPTION AGREEMENTS
RYAN BARR



Building Details
 2 Bed 1 Baths
 800 Sq Ft

Timeline
 Project Start –
 Project Completion – 10 months

Experience
 Rehabbed homes

Next Steps

1. Building permit
2. Public works right of way permits
3. Proof of funds to cover building estimate

Recommendation

☒ Staff Advisory Committee
 To build at 607 would cost around \$250K to extend the road and utilities.

☒ Land Bank Advisory Board



He's planning to build a 2 bed, 1 bath, 800 sq. ft. home. The staff advisory would be to build what would cost \$250,000 to extend the road and the utilities.

2. Habitat for Humanity of Kansas City – 1 home 2735 Roswell – 099219



OPTION AGREEMENTS
HABITAT FOR HUMANITY OF KANSAS CITY



Requesting Land Bank Lot
 2735 Roswell- 099219

New Construction
 1 Single Family Home

Zoning
 R-1(B) Single Family District

Frontage
 48ft





The next one is at 2735 Roswell Avenue. This is for a single family home built by Habitat for Humanity. I do have to say on this one, this one is a replacement to a previous option you've approved that was deemed unbuildable, so the option worked in that situation where they tried to build it. They couldn't so they looked for another lot and we found it for them.



OPTION AGREEMENTS
HABITAT FOR HUMANITY OF KANSAS CITY



Building Details
3 Bed 2 Baths
1,100 Sq Ft

Timeline
Project Start – November 2021
Project Completion – August 2022

Next Steps

1. Building permit
2. Narrow lot review
3. Proof of funds to cover building estimate

Recommendation

☒ Staff Advisory Committee

☒ Land Bank Advisory Board



Staff and the Land Bank Advisory Board both recommend the project.



HABITAT FOR HUMANITY OF KANSAS CITY
OPTION AGREEMENTS



Legend:

- Red: Medium Commercial
- Black: Commercial
- Orange: Medium Commercial
- Green: Medium Residential
- Blue: Medium Residential
- Purple: Medium Residential
- Yellow: Medium Residential
- Light Green: Light and Open Space
- Light Blue: Light and Open Space
- Light Yellow: Light and Open Space



Since it's in the northeast area, I included the land use map from the Northeast Master Plan. It's in the single family use.

3. Rudolfo Mesa – 1 home 646 Seminary St. – 139712



OPTION AGREEMENTS
RUDOLFO MESA



Removed
By applicant - lot to difficult build.

Requesting Land Bank Lot
646 Seminary St- 139712

New Construction
1 Single Family Home

Zoning
R-1(B) Single Family District

Frontage
35ft



September 13, 2021

This is the one that I removed because the applicant said the lot was too difficult to build so the applicant backed out. I did reach out to them to try to find them a different lot to build their house. Hopefully, we'll see their application next month.



Removed OPTION AGREEMENTS
RUDOLFO MESA
By applicant - lot to difficult build.



Building Details
 2 Bed 1 Baths
 1000 Sq Ft

Timeline
 Project Start – November 2021
 Project Completion – December 2022

Next Steps

1. Building permit
2. Narrow lot review
3. Rosedale Master Plan residential infill review
4. Proof of funds to cover building estimate

Recommendation

☒ Staff Advisory Committee
 The rendering provided is not what can be built on this lot.

☒ Land Bank Advisory Board



4. Derek Covington – 4 homes
 2608 Hallock St. – 292403
 2604 Hallock St. – 292401
 2526 N. 6th St. – 292423
 2529 N. 6th St. – 292424



OPTION AGREEMENTS
DEREK COVINGTON



Requesting Land Bank Lots
 2608 Hallock St- 292403
 2604 Hallock St- 292401
 2526 N 6th St- 292423
 2529 N 6th St- 292424

New Construction
 4 Single Family Homes

Zoning
 R-2(B) Two Family District





The next one is for four single family homes in the Peregrine Falcon neighborhood.




They are going to be 3 bed, 2 or 3 baths. The staff had a planning staff preference that the garage does not face the street and not project out in front of the front door, and the garage does not take up more than a third of the front facade. Other than that, both staff and the Land Bank Advisory Board recommend the project.



Here is the use map, again, for the single family area. That matches what is proposed.

5. Chris Solutions Construction LLC – 3 units
1735 S. 22nd St. – 161100

Mr. Knapp said this is a change from—it was in the multi-family. It was for a three-plex, but the applicant decided that they didn't want to do the zoning process so they wanted to build a single family home here.

The staff recommended that we research why the UG and USD 500 own surrounding properties and we might want to keep as a green space.



We found out the properties were bought from Urban Renewal and any proceeds from this sale are to be given to Community Development. As you can see from the map here, 1735 is this little piece. The Unified Government and the school district own this entire block here. That would wrap-up the first section, Commissioner.

Chairman McKiernan said so that's A1, 2, skipping A3; A4 and then moving this one on S. 22nd up into what is A5. I'd ask the committee if there are any comments or questions for Mr. Knapp.

Commissioner Walters said I didn't quite catch what you were talking about on 607 Douglas Avenue and the \$250,000 cost to extend the road and utilities. What is the status of that? **Mr. Knapp** said the road ends here at 611. 611 is a buildable lot because it has access to a road. 607 is platted for a road, but a road was never built. To extend the road from 611 to 607 would be like \$250,000 to build it at our standards for roads.

Commissioner Walters asked, so 607 is being withdrawn then? **Mr. Knapp** said it is not. The applicant wants to acquire both properties and then reach out and try to buy 609 and combine the three properties and then make a driveway over 611 to 609, 607 and still build a house here because of the great views of downtown.

Chairman McKiernan said I'll thank Commission Walters for asking the exact question that was on my mind. The applicant is effectively proposing to do the street extension on private property by building a long driveway. Is that what I'm understanding? **Mr. Knapp** said yes. **Chairman McKiernan** said and at no point in this process did we or would we agree that we are going to

extend Douglas Avenue east of where it currently ends. Is that correct? **Mr. Knapp** said Public Works, no. That is correct.

Chairman McKiernan asked, any additional follow-up, Commissioners Walters? **Commissioner Walters** said yes. As I understand now more clearly, I don't think we should be in support of doing this kind of planning where private driveways replace streets as the primary source of access to a parcel. For that reason, I would like to see us not approve the transfer for the purchase of 607 Douglas.

Chairman McKiernan said so we have that on the table. For the moment, you are suggesting that we would potentially approve 611, but not 607? **Commissioner Walters** said correct.

Commissioner Townsend said I had a similar question for clarification as my colleague, Commissioner Walters. So, that's been clarified. I guess the other thought was, I thought I heard Mr. Knapp say that Mr. Barr was going to try to acquire 609. I feel similar to Commissioner Walters; it's kind of putting the cart before the horse maybe with regard to 611, based on the information provided. The street that's a quarter of a million dollars and it's not there now. I would be inclined to agree with Commissioner Walters and then have the applicant see if they can make some headway in obtaining 609, I guess, first before we take any action on 607.

Chairman McKiernan said and certainly we have had some conversations in our infrastructure subcommittees about adding more lane miles of roads so that we are then required to support and whether or not that's a good idea going forward for the Unified Government.

Commissioner Walters said I just had another little follow-up. On your diagram here, the green spaces, the green lots that are to the north and the east of the parcels that we're talking about, are those parcels that also do not have street access? Is that what I'm seeing on your diagram. They were platted at some point and streets were platted but nothing was ever built? **Mr. Knapp** said that is correct, Commissioner. All of those parcels are landlocked. The green ones are the properties that are currently in the Land Bank.

Commissioner Walters said I'm just speculating that if that's such a desirable place to build, it would be nice to have a large development project that would build streets and utilities and make a package deal to convey all those lots for a comprehensive development. Just speculating.

Chairman McKiernan said it does appear that we have Ryan Barr, who is the applicant for 607 and 611 who is with us and has his hand up. Mr. Barr, if you could, just take a moment to address the committee.

Ryan Barr said thank you for taking the time to review all of this. Initially, yes, I did want to do 607. I took a visit out to the site. It is really obvious that you cannot extend that street. There is a sewer line directly at the base of the hill, right where the road would start, along with the topography, it's really steep. So, I'm not thinking that there's ever going to be any feasible, on a financial basis, to build a road to 607 which is why, after I spoke to Jud basically a little bit, the plan was to enter off of 611. Then I was going to reach out privately to the person who owns 609. From the little bit of research, I found out that he owns five other lots directly in that area; however, none of them have street access to them. I have no idea if you'd be willing to do that; however, I'm hopeful about it. If not, if you just want to sell it to me, then I'm fine with doing 611.

Chairman McKiernan said thank you so much. I appreciate that input.

Chairman McKiernan asked, do any other members of the committee have any comments or questions on this first batch? It would be Item No. 3A. Seeing no hands, is there anyone in attendance, either in the lobby or in Zoom, who'd like to offer any public comment on any of these applications?

Commissioner Bynum, participating as an attendee, said I just had a question on the S. 22nd St. application. It's odd. I guess the first point I would make is that if I'm not mistaken, that is a very steep hill right there. I guess we have someone proposing to build a house it looks like amidst all of that wooded area on a very steep hill. I just hope the applicant understands that seems like a really challenging site. It also strikes me odd with all of the other wooded area all around it directly to the north of that stadium and then going all the way down the hill to the school, that we wouldn't

be trying to keep all that contiguous. It's just odd to me, but mostly the hill. That's it. That's all I wanted to say.

Chairman McKiernan said your recollection of that hill is the same as mine. The last time I was on it, I recalled it being quite steep going from the school up to the stadium.

Chairman McKiernan said I have seen a hand pop up and go down a couple of times in the attendees list. I want to make sure I'm not missing anyone. **Ms. Facio** said we have Chris Garcia. **Chairman McKiernan** said Chris Garcia. I'm going to assume that is Chris Solutions Construction. Mr. Garcia, if you could address the committee and maybe respond to some of what you've heard from committee members.

Chris Garcia said, yes, Via can. **Via** said we wanted to address about the 1735 parcel regarding a lot of discussion was brought up. There are a couple of home across the street that are on the same hill. In addition, the services are already set up on the property. It's already connected; has access to reestablish it. There was a residence there at one point. We're kind of curious. With everything expanding and trying to bring people back into Wyandotte, what's the benefit of keeping it a green space when there are residents close by. That would provide another home for a family that would have children attending that school.

Chairman McKiernan said from my perspective, I would then say you appear to have researched the requirements that it would take to construct the house on this property, and you are comfortable that the house could be constructed if you were given the option. **Via** said yes. **Chairman McKiernan** said very good. Thank you very much. Appreciate your input.

Chairman McKiernan asked, committee any other comments or questions?

Commissioner Townsend said I was just going to make a suggestion, a recommendation so we can kind of stay on track as we've done in the past. If we could take these proposals sequentially and move on them and then take comment, if there are any on those particular items, so no one is confused, either the listeners or this record. It appears there are no other comments about Mr.

Barr's application, so I would start there and I would move to approve the application as it pertains to 607 Douglas Avenue.

Action: **Commissioner Townsend** made a motion to approve 607 Douglas Avenue.

Chairman McKiernan said so, commissioners, just as a point of clarification, we were going to consider all of the items under A, Item 3A, consider them as a group. Would you prefer to break them out as 1, 2, 3, and 4? **Commissioner Townsend** said 1, 2, 3, and 4, okay. **Chairman McKiernan** said under Item 3A, there is a 1; that's Mr. Barr. There is a 2; that's Habitat. 3 is gone. There is a 4 that's Covington. There is a new No. 5, which is this S. 22nd St. property since it is a single family. So, Mr. Knapp moved it into Group A. **Commissioner Townsend** said right and for all of that movement, and for a lot of people who are not following and changes even what a lot of us have, I was recommending that we take it by per applicant. **Chairman McKiernan** said we could take A1, 2 and 4 as a group since those were originally slotted into those spots on the agenda. **Commissioner Townsend** said right, but there may be comments as we're getting comments now on other things that—as we go down this list, there may be comments, just as Commissioner Walters and I had them about that application. So, that's why I was...**Chairman McKiernan** said okay. I was open to comments on anything under A, but I completely understand where you're coming from.

I'm going to recognize, Commissioner Johnson, and then we're going to see if we can take action on A1.

Commissioner Johnson said I'm just looking at the fact that we have a very full agenda tonight, so I understand your rational, Commissioner McKiernan. The items that are already on the agenda, I'd just be good in terms of voting for 1, 2, and 4; and then addressing 5 separately since there seems to be some concern about that one in particular. I have not heard any other comments on the others, 1, 2, or 4 up to this point. But, whatever the good of the group is, I'm for it.

Chairman McKiernan said at this point, let's do this. Just to keep it as simple and straightforward as we can, let's take A1, then 2, then 4, and then we'll move on. So, for A1, is there a motion from the committee on action on A1?

Action: **Commissioner Townsend** said yes, Mr. Chairman, I had made a motion to approve 607 Douglas. **Chairman McKiernan** asked, do you want to reconsider that? I think we were talking about approving 611 and not approving 607. **Commissioner Townsend** said you're correct. Thank you. Let me withdraw the motion as to 607, you're correct, and move to approve 611 Douglas. **Commissioner Johnson** seconded the motion.

Chairman McKiernan asked, do you want to potentially include in that motion to deny 607 or make that a separate motion? **Commissioner Townsend** asked, do we need to address it at all by motion? **Commissioner Burroughs** said yeah, I don't think you (inaudible). **Chairman McKiernan** said okay. If we don't then that is fine.

Wendy Green, Assistant Counsel, said correct. If you're not going to approve it, by not doing anything with it, it is effectively denied. **Chairman McKiernan** said thank you very much.

Roll call was taken on the motion to approve 611 Douglas and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

Chairman McKiernan said that takes us to Item A2, 2735 Roswell. Is there a motion on that item?

Action: **Commissioner Walters made a motion, seconded by Commissioner Johnson, to approve.** Roll call was taken on the motion and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

Chairman McKiernan said Item A3 has been withdrawn. That takes us to A4, four homes on Hallock and N. 6th. Is there a motion regarding A4?

Commissioner Townsend said yes, a comment and motion. I'm just so happy to see some action in this area, in the Peregrine Falcon area. That looks like it will be compatible with the other homes that are there.

Action: Commissioner Townsend made a motion, seconded by Commissioner Johnson, to approve the application for the four homes for Mr. Covington. Roll call was taken and there were five “Ayes,” Walters, Johnson, Townsend, Burroughs, McKiernan.

Chairman McKiernan said Mr. Knapp had suggested that we move what was Item B2 up into the A, or single-family group. That is the property on S. 22nd that we had just discussed. Is there a motion on what was Item B2, 1735 S. 22nd St.?

Action: Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve. Roll call was taken and there were five “Ayes,” Walters, Johnson, Townsend, Burroughs, McKiernan.



Option Agreements
Agenda Item – B
Multi Family Homes

B. New Construction – Multi Family

1. Bryan and Michelle Williams 10 – 15 units
922 N. 47th Ter. – 051400



Mr. Knapp said for this multifamily project at 922 N. 47th Ter. It is for new construction for cottage-style rentals for seniors, disabled veterans, and physically challenged.

OPTION AGREEMENTS BRYAN AND MICHELLE WILLIAMS	
Building Details 10 – 15 units 1 Bed 1 Bath 590 – 720 SqFt Timeline Project Start – Spring 2022 Project Completion – Fall 2022 Experience 25 years in construction 20 years running a small business Next Steps 1. Building permit 2. Change of zoning (Public Meeting) 3. Possible Master Plan Amendment 4. Proof of funds to cover building estimate	 Recommendation ☒ Staff Advisory Committee Would require a zoning change to R-4 Garden Style Apartments. Planning would like a pre-application meeting to help applicant submit the application. ☒ Land Bank Advisory Board

They plan to build 10 – 15 units of 1 bed, 1 bath studio apartments, 590 – 720 sq. ft. The next steps, they will need a change of zone, so it will require another public meeting. The Staff Advisory Committee said it would require a zoning change to R-4 Garden Style Apartments. Planning would also like to have a pre-application meeting to help the applicant submit their application to help them with any problems they have before they make their application. The Land Bank Advisory Board also recommends the project. That concludes Item B.

Chairman McKiernan asked, any comments or questions about Item B1 on N. 47th Ter.? Just a reminder that even if the Land Bank acts positively or affirmatively on this tonight, it is just an option and the applicant would still need to complete all required Planning and Zoning before beginning construction of the proposed structures.

Commissioner Johnson said I had questions and comments, but you kind of preempted that with your comments about going through Land Bank or going through Planning and Zoning and the public meeting. So, I'll let them do their jobs and we'll move it forward.

Commissioner Townsend said blame Commissioner Johnson because I wasn't going to say anything. But my comment is that the goal or the hope of the applicant to build these cottage-style facilities addresses or targets segments of the community that I think all of us have heard in the last several years a request for in terms of housing stock. So, I just did want to acknowledge that. Of course, they still have to comply with all the other planning and zoning, but I hope something can be worked out because of the groups that are being identified as targets for housing; to fill a need for housing.

Commissioner Walters said just a question. Jud, do you know if any parking is planning to be provided or are they relying on parking on 47th St. to serve these units? **Mr. Knapp** said, Commissioner, I do not know, but I'm sure Planning will take care of the parking requirement. **Commissioner Walters** said okay. Well, I hope they do too. I'm just curious as to whether that came up in any of your conversations. **Mr. Knapp** said it did not. **Commissioner Walters** said because 47th St. is a pretty busy street.

Chairman McKiernan said I don't see any other requests or comment, so is there a motion from the committee?

Action: **Commissioner Townsend made a motion, seconded by Chairman McKiernan, to approve.** Roll call was taken on the motion and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

2. Chris Solutions Construction LLC – 3 units
1735 S. 22nd St. – 161100
(Previously heard with single family home applications as A5.)



Option Agreements
Agenda Item – C
Garages

C. New Construction – Garages

1. Robert Moreno
1210 Waverly Ave. – 157285
1214 Waverly Ave. – 157284

Chairman McKiernan said that takes us to 3C, new construction, garages. Mr. Knapp, let's just go ahead and do C1 since we're going to take these sequentially one by one.



OPTION AGREEMENTS
ROBERT MORENO



Requesting Land Bank Lots
1210 Waverly Ave- 157285
1214 Waverly Ave- 157284

Currently owns
1213 Haskell Ave- 157262
1215 Haskell Ave- 157263

New Construction
1 garage with ADU

Zoning
R-2 Two Family District

Frontage
75ft





Mr. Knapp said they are requesting two lots at 1210 and 1214 Waverly Avenue. They currently own 1213 and 1215 Haskell Avenue. They want to build a garage with an accessory dwelling above it. The applicant really wants to live close to his family so that's why he's suggesting to build a garage with an apartment above it.



OPTION AGREEMENTS
ROBERT MORENO



Building Details
2 Bed 1 Baths
1000 Sq Ft

Timeline
Project Start – November 2021
Project Completion – November 2022

Next Steps
1. Building permit
2. Combine parcels
3. Proof of fund to cover building estimates

Recommendation
☐ Staff Advisory Committee
don't think it is appropriate to extend their parcel to become a through parcel thereby making their garage the front facing building on Waverly
☒ Land Bank Advisory Board



It will be a 2 bed, 1 bath, 1,000 sq. ft. dwelling unit. Staff does not recommend this project because it will extend their parcel to become a through parcel thereby making their garage the front-facing building on Waverly. The Land Bank Advisory Board did not have a—they recommend the project. That concludes Item 1.



OPTION AGREEMENTS
ROBERT MORENO



Lots being requested- behind current owner

Front of current homes




Chairman McKiernan said that does answer a question that I had that if this applicant were to acquire these properties, they would own all the way through from Waverly to Haskell. **Mr. Knapp** said yes, and there is no alley. The garage front would have to face Waverly.

Chairman McKiernan asked, any comments or questions from the committee?

Commissioner Burroughs asked what's the setback on this property; the proposed development, Jud? **Mr. Knapp** said I do not know, Commissioner. **Commissioner Burroughs** said okay. It looks like it may sit back far enough where—and the incline of the property that I see now that the facility, that proposed building may not even be seen from the street.

Chairman McKiernan said I appreciate that, Commissioner Burroughs, but maybe I'm looking at these wrong. I'm looking at the picture on the left as being the lot where the garage would be built. If that's the case, then it does appear to be pretty much on the same level as the street. Mr. Knapp, am I reading that correctly? **Mr. Knapp** said yes. It is a flat lot.

Commissioner Burroughs said thank you for that clarification. I was assuming that where the cars are parked on the picture on the right, that it was back behind that if it's between two homes, that's why I was kind of curious. I don't know why the picture is the way it is.

Chairman McKiernan said I think that's the concern of staff is that—Mr. Knapp, if you could go back to the map just real briefly—so on the left picture, we are looking at Waverly Avenue and on the right picture we're looking from Haskell Avenue. Is that correct? **Mr. Knapp** said that is correct, Commissioner. **Chairman McKiernan** said if you could go ahead and flip back to those two side-by-side pictures. So, that's Waverly on the left and Haskell on the right. The currently built homes that the applicant owns are on the right. The two lots behind those homes that front Waverly are on the left. This would be interesting.

Commissioner Townsend said I visited the property so I have a clear picture in my mind of what we all are looking at right now with these depictions of the empty lot on the left of the screen. There are other homes there really neatly kept. To the right of that first picture, the front of that house faces another street. It faces east on another street. So, I'm just not understanding the relationship, again, between the picture or the property on the left and the one on the right. Is there an alley behind there? I didn't see one when I went back by. I guess I'm torn between wanting to

see a build that would take up both lots, but the design of what they're talking about is what's putting this off. So, that's the conundrum here. It would be great to have those lots occupied. We want build, but it's what they're talking about building. If you just had a regular home with the majority of it front-facing and the garage—can I see that picture again, Mr. Knapp? Yes, it just looks like you have all garage facing Waverly. That would look odd in conjunction what's already there in the neighborhood.

Chairman McKiernan said, Commissioner, I agree that, to me, at least, it would not be a fit with the rest of the existing houses on the street. **Commissioner Townsend** said it would not. If this is what's proposed to be built, you have all the other homes on Waverly neatly kept front yards and then you've got these that basically you just got three garages there. That clarified it for me, I think.

Chairman McKiernan asked, any other comments or questions from the committee? Are there any public comments from anyone in the attendees' list? **Ms. Facio** said no hands are raised. **Chairman McKiernan** said in that case, I would ask the committee if there is a motion on this, revisiting our earlier discussion, that if there is not one, then this item simply would not move forward.

Commissioner Burroughs asked, Jud, is there an opportunity for the proposed development to put their garages on the side; reconfigure the building, even maybe turn it sideways? **Mr. Knapp** said the two lots are wide enough. I am not a building inspection or planning, so I might not be the best to answer that question.

Commissioner Burroughs said, Mr. Chairman, I might suggest that we send this back to Planning with a comment from the committee and see if they can't resolve the issue. It is an attractive building. It would look like a home had it been turned sideways or possibly even if the back was facing Waverly. So, I might see if there's any support to sending it back to committee for further discussion with the property owner.

Chairman McKiernan said, so to send it back to the Staff Advisory Committee then to see if there could be a reconfiguration of the structure.

Commissioner Townsend said, again, I appreciate that the applicant wants to build something, but again, having seen that block, I don't know that turning it around would still fit in with it. But I think it would be productive to have the conversation again. Even if, and correct me if I'm wrong, even if we took no action, the person could still do that. If they came back with another offer to actually build more of a home and less of a garage, I guess we could always consider that, but something more fitting that will actually blend in with that.

If Commissioner Burroughs has made a motion with regard to that, I would second that for this applicant to get another bite at what they are proposing to do. I would not be supportive of this current depiction for that property.

Chairman McKiernan asked, Commissioner Burroughs, would that be consistent with your thought to send it back to the Staff Advisory Committee? **Commissioner Burroughs** said yes, Mr. Chairman. I don't believe I made a motion. I just threw that out for discussion to see if there was support to do just that. It's not that I'm opposed to development, but if there's concern about how the property would look, we definitely want to enhance the neighborhood as much as we possibly can. So, I just put that out there as a point of discussion, but I'll support whatever the committee chooses, what action they chose to take this evening.

Chairman McKiernan said so, we've had two comments to suggest that we should send this back to Staff Advisory Committee for a discussion about reconfiguring the property in terms of how it might look on Waverly Street. Does any member of the committee wish to bring forward a motion on this item?

Action: **Commissioner Townsend made a motion, seconded by Commissioner Burroughs, to send this back to the Advisory Committee and staff for a subsequent talk with the applicant to share with him our comments from this meeting and to see if he has any desire to reconfigure what he's proposing to build there in a way that's more compatible with the current neighborhood and housing.** Roll call was taken on the motion and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

2. Elvis Rodriguez
709 Garfield Ave. – 095200



OPTION AGREEMENTS
ELVIS RODRIGUEZ



Requesting Land Bank Lots
 709 Garfield Ave- 095200
 Currently owns
 711 Garfield Ave- 095201
New Construction
 Garage
Zoning
 RP-S Planned Apartment District
Frontage
 60ft





Mr. Knapp said they're requesting the Land Bank lot at 709 Garfield. They currently own 711 Garfield. They want to build a garage. I have to say that 711 Garfield is currently being rehabbed so this is to add a garage so the applicant can have space to park his vehicles.



OPTION AGREEMENTS
ELVIS RODRIGUEZ



Next Steps

1. Building permit
2. Combine parcels
3. Proof of fund to cover building estimates

Recommendation

☐ Staff Advisory Committee
 This property should be reserved for a singlefamily home construction. 711 Garfield should build a garage in their backyard off the alley if they want to build a garage;

☒ Land Bank Advisory Board



FEATURED BUILDING #86

The Staff Advisory Committee said the property should be reserved for single family home construction. 711 Garfield should build a garage in their backyard off of the alley if they wanted to build a garage. This lot is rather large. The recommendation from the Land Bank Advisory Board would be to recommend the project.

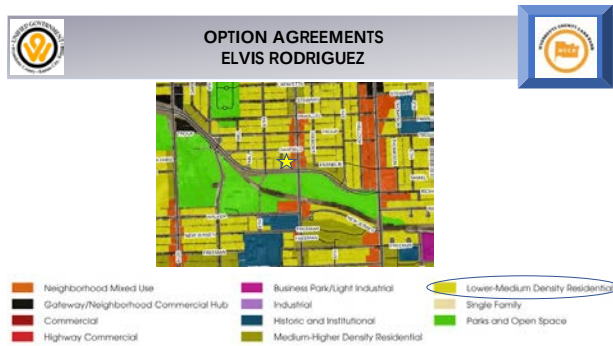


OPTION AGREEMENTS
ELVIS RODRIGUEZ





I drove by and took a picture of it. It's currently being rehabbed.



It is in the lower-medium density residential zone. So that, Commissioner, concludes C2.

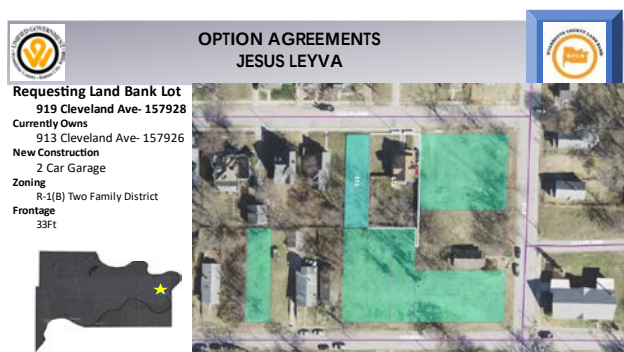
Chairman McKiernan asked, would you back up to the map? That's fascinating. Mr. Knapp, would this garage also be front-facing as the one that we just considered on Waverly? **Mr. Knapp** said Planning recommended that it faces the alley. **Chairman McKiernan** asked, so what would the front façade look like from Garfield? **Commissioner Walters** said I think Planning recommends it be built on the adjacent property facing the alley, don't they, Jud, in the backyard of the rehabbed house? Is that what you said? **Mr. Knapp** said they would like the garage built here. **Chairman McKiernan** said oh, thank you, Commissioner Walters, for clarifying. I was mistaken on that. **Commissioner Walters** said they did not think this lot should be used for a garage. **Chairman McKiernan** said thank you very much. Appreciate that clarification.

Commissioner Townsend said I visited this site as well; both sites. I'm glad Mr. Knapp clarified what was going on with 711. The requested lot at 709, as you can see from this depiction, is a really nice corner lot. If you go to the corner of Garfield and Alice and then head south on Alice and go behind that lot, there is an alley that is graveled, fully accessible between Alice and 7th Street. Which is the one that is owned? Again, I think it was 711. It's pretty deep. I drove behind it. There would be room for a garage back there. It seemed to me there would be. So, I would not be in favor of having the 709 Garfield used for just one stand-alone garage. That lot, I hope someone would come forward and want to build a house there. Not that there has, but I still don't think this is the appropriate use for it.

Chairman McKiernan asked, any other comments or questions from the committee?

Action: Commissioner Johnson made a motion, seconded by Commissioner Walters, to deny. Roll call was taken on the motion and there were five “Ayes,” Walters, Johnson, Townsend, Burroughs, McKiernan.

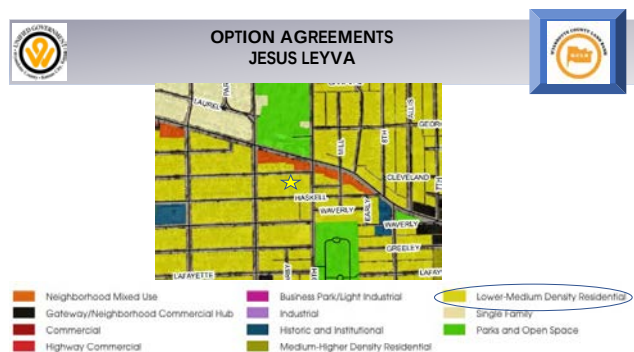
3. Jesus Leyva
919 Cleveland Ave. – 157928



Mr. Knapp said they’re requesting 919 Cleveland Avenue. They currently own 913 Cleveland Avenue. They are requesting for a two-car garage.



Staff didn’t recommend the project and said they can build a garage on their current property that they have. The Land Bank Advisory Board recommended the project. If you take a look at the map there, this house is already like on two lots and I think that’s where the staff’s comment comes from that they can build a garage here and not take that lot.



It is in the lower-medium density area. Commissioner, that concludes C3.

Chairman McKiernan said I do believe this item was before us last month and we asked you to bring it back this month. Is that correct? **Mr. Knapp** said that is correct. **Chairman McKiernan** said and we were going to do a little bit more investigation and at the moment, I'll be honest, I don't remember what investigation—if we were going to reach out to the applicant. Does any member of the committee have any comments or questions about this application?

Commissioner Burroughs said the lot at 919 is—do we know if there was a home there prior and if its actually buildable, or if it was prior to some of the changes we've made in reference to how we clear property? Is it actually a buildable lot for a home versus a garage? **Mr. Knapp** said currently, under the Land Bank what is buildable, it is a buildable lot, yes.

Commissioner Townsend said Commissioner Burroughs asked a question that I was going to ask from this depiction. Unfortunately, I don't recall or I don't have any first-hand knowledge of this one. I didn't recall that this was on from last month. It does seem very narrow. Staff's recommendation is on the current property owned at 913. It looks like there's space for a garage, right? **Mr. Knapp** said that is correct. **Commissioner Townsend** said thank you. That answers the question I had.

Chairman McKiernan asked any other comments or questions from the committee, or is there anyone who is attending who would like to make public comment on this application?

Commissioner Johnson said I do remember having conversation, Jud, on this item at our last meeting. The question, I think, I just need clarification that you can maybe reiterate. 919, is that a 25' lot? How large a lot is that? It looks like it's a 25'. **Mr. Knapp** said it is 33' wide. **Commissioner Johnson** said 33'. Okay. Sorry.

From you all's definition, it is a buildable lot. It's quite a conundrum to me because though it's 33', it's still not a large lot. I just wonder in today's kind of development world, who would be interested in sticking a home between two existing homes. For that reason, I kind of say well, maybe we go ahead and let them do it. However, the current lot at 913 does present enough space for them to be able to build a lot. I find myself in quite a conundrum on that because I can see both points on it. I think I probably lean toward having them build on their existing property. That's my comment. I yield the floor, Chair, and we'll see what happens.

Commissioner Townsend said thank you for your recollection, Commissioner Johnson. As you were talking about that, I'm still looking at how narrow this is. Even though it does appear from 913 there's enough space for them to build a garage, the question really is, that's a guide. The buildable, not buildable is a guide for us. If we have a homeowner in this situation who is willing to take accountability for that lot and it's one less that the UG has to maintain, in this particular case, I would be inclined to let them move forward with it because of just the way it looks and the narrow frontage. Even though by definition it may be buildable, what's the likelihood, as Commissioner Johnson pointed out, that someone is going to come and actually build there. I know our buildable is a guide and I think it's a good guide. It's a starting place, but on this particular item looking at it, I would be okay with letting the applicant have that. It is one less thing for us to cut and maintain.

Commissioner Walters said I agree that it's a narrow lot; however, if you look south on Haskell, you'll see those three vacant lots and you see two houses side by side that appear to be built on the same 33' wide lots. It's done. It has been done. Yes, it would take someone probably a unique approach in this day and age to build a house on that, but I would rather see a house there than just a garage. It would be nice if we could be a little aggressive, for example, take those three lots on Haskell and make them into two, but that's not an issue before us today. I just am concerned about the selling off buildable lots for garages.

Commissioner Townsend said well, we've not done this before and I appreciate what Commissioner Walters is saying and I do see that on Haskell. I was wondering if we just have the same problem, though, that these are so narrow independently that someone would be inclined to come.

Mr. Knapp, is there anyway to know if anyone has come forward to propose to use this as a garage for 919 Cleveland because I'm inclined to say since the applicant does currently own enough space to build a garage, he or she is not deprived from that opportunity. But I'm also inclined to think maybe come back in a year and if nobody's come forward and you still want to do something with that lot, let's take it under consideration. Maybe you've already built your garage by then; I don't know. Because what Commissioner Walters says has value that in this day and time, how many people do we see actually building houses on lots that narrow? It could be done, but is that what people are building now?

Commissioner Burroughs said a second bite at the apple. The lot at 919, Jud, did we have a drawing as to what the garage would look like? It's not going to be facing Cleveland will it because it looks like that would be the most direct access that the garage would be facing the street. We just had discussions in reference to garages facing the street and we denied those other applications. Just curious what's the difference here.

Mr. Knapp said, Commissioner, since there's no alley behind it, the garage would definitely have to face the street. I said, I don't believe it came up during our staff meeting. Maybe it didn't go that far because they already gave us their recommendation that they could build on their own lot. I can definitely be more detailed in the future on that one.

Commissioner Burroughs said thank you, Jud. I was just trying to get an understanding. It's important that we remain consistent so that our constituent knows that want to invest in our community understands that consistency. So, making exemptions here and there does not help that cause. I do realize there's no alley; that we dealt with that on, I believe, it was the Waverly home that proposed a garage. I'm just kind of wondering what we would be dealing with if we'd be dealing with the same thing here.

Commissioner Townsend said I appreciate Commissioner Burrough's thought about consistency. Dealing with the law, that's a primary thing, but there's also a way you can distinguish particular

situations and I think that's what we have to do with these. Use our guides and distinguish. The difference between what this house looks like, I would think the neighborhood looks like, and the one on Waverly where all you had fronting were garages, really. I don't think it's uncommon to see maybe a front facing garage next to the primary house. There was no primary house with the ones on Waverly. We saw garages.

You know what? I'd like to see this held over, or not held over; have the applicant come back in another year and see if we've had—it's still in the Land Bank. If people are inclined to build on something that narrow. We do have somebody who wants to take it off our hands, but as Commissioner Walters said, that's not going to give us the head count, the density that we really want. I would propose that—well, I guess we don't have to do anything on it. If the applicant wants to come back in a year, if we've had no bites, then reconsider it at that time. So, we really don't have to do anything on this. That's my thought.

Commissioner Johnson asked, Jud, do you know if the applicant is currently maintaining the property at 919? Are they keeping the grass cut themselves or are we doing it? **Mr. Knapp** said, Commissioner, I cannot—**Commissioner Johnson** said, can't tell? **Mr. Knapp** said the grass is the same height. **Commissioner Johnson** said it looks like they're taking care of it. I get it and I do agree we have to be consistent. That's a good word. That's the word for this conversation. Again, I don't want to assume that the applicant is currently taking care of this lot. I will say this, to the extent that—and, again, that just might mean we have to push it back. I don't want to push this back again, but if they are—if we by chance through this conversation can identify whether or not the applicant is currently maintaining this property, I'd be inclined to allow them to have it, but if we don't know that, then I don't have that same recommendation.

Chairman McKiernan asked, Mr. Knapp, do we know is the applicant with us tonight in this meeting? **Ms. Godsil** said he is. He's in the attendees' list. **Chairman McKiernan** said I would offer the applicant at this time the opportunity to address the standing committee if so desired. Mr. Leyva, I do believe you are the applicant for this property. If you would like, you have an opportunity to address the committee about your intention for the parcel you are proposing to get from the Land Bank, and whether or not you are currently maintaining that parcel. I saw Mr. Leyva disappear from the attendees' list but then ended up back there. Mr. Leyva, you have the

opportunity to address the standing committee if you wish. You'll need to unmute your microphone. Committee, it would appear that either Mr. Leyva is not able or chooses not to address the committee.

With all the discussion we have had up to this point, is there a motion for action on this property?

Commissioner Townsend said I don't know if there's a language barrier there, but to give the applicant every opportunity to answer the question that several commissioners have asked about upkeep, I would just move to roll this over one more final time just in the interest to fairness.

Action: Commissioner Townsend made a motion, seconded by Commissioner Johnson, to hold this item over one more final time.

Chairman McKiernan said there's a motion and a second for this to go back to the Staff Advisory Committee and the Land Bank Advisory Board with the expressed intent that Mr. Leyva be asked as to whether or not he is currently maintaining the lot that he wishes to obtain from the Land Bank.

Roll call was taken on the motion and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.



Option Agreements
Agenda Item – D
Commercial

D. New Construction - Commercial

1. City Oil Co Inc
2080 Darby Ave. – 154058
2074 Darby Ave. – 154059

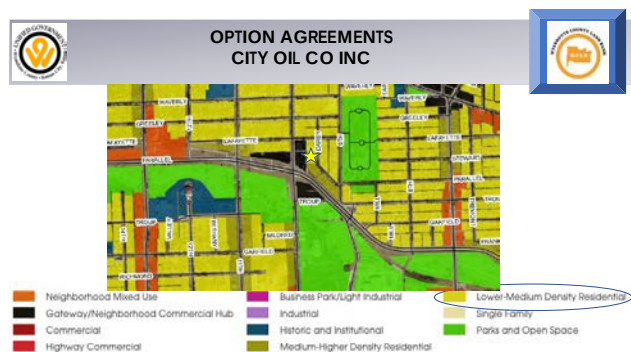
September 13, 2021



Mr. Knapp said City Oil is requesting two Land Bank lots at 2080 and 2074 Darby Avenue. They currently own nine lots on Darby Avenue. The remaining two lots would give them the entire block for a project that will be built, a 1,300 sq. ft. warehouse.

The zoning is currently R-2(B), so it's a two family district.

The next steps for this would be a change of zone, and that would require a public meeting; a master plan amendment. They need to vacate the alley that's separating these lots and their current business. The staff said it would require a change of zone and master plan amendment. The Land Bank Advisory Board recommends the project.



According to the Northeast Area Master Plan, this is in a lower-medium density residential. Commissioner, that would conclude D1.

Chairman McKiernan said, again, just to reiterate, that is a part of this option process. The company would get the option on these two lots, but then would need to successfully complete the Planning and Zoning process before any construction would be commenced.

Chairman McKiernan asked, does any member of the committee have comments or questions?

Commissioner Johnson said we've had full discussion about these properties. It is clear that where these properties are located, they don't necessarily conform with the master plan designation for that area; however, this company has been in this location for, did I read somewhere it maybe 80 years or more? So, they have been a fix in this neighborhood for quite some time and the fact that they already own all of the adjacent properties. I'm not sure that acquiring two more would be anything out of the ordinary as far as what they've already done.

I bring this up only because I know that it does not necessarily conform with the Northeast Master Plan; however, I do think this will be a great case study for us to kind of see how we work through this process of these types of properties that are already in the northeast; already established way before the master plan was adopted; decades before the master plan was adopted. So, I think that I'm inclined to allow this to move forward for us to really kind of flush out how we deal with this particular issue throughout our various departments. With that, I yield the floor.

Commissioner Townsend said I have visited this neighborhood, the properties. I think there was a picture that Mr. Knapp had up. The property, that corner is the intersection actually of Darby and Franklin. As nice as it looks right now, I tell you that's not how it looks at this very moment

because I've been by there. This gets to the point of where we can have responsible owners who want to take ownership, that's great. Whether or not they can move forward with their desired plans for a warehouse is another thing because off-screen to the east, there are four or five residences. On the other side of that street, which is Lafayette, I believe, there's several residences. I think it would be up to those people who have stayed in this area and would have to look at something like a warehouse and deal with whatever noise and that type of thing—that where they want to live?

The question I have is whether or not the applicant would still want the property even if at a later date it was determined they could not go forward. They've been responsible, other than these two lots. The other nine properties that they own were cut and manicured, but I can tell you right now, those two lots don't look like that which speaks to the burden that the Unified Government has for these. That would be the question I would have, is if the applicant would still want those lots even if they cannot move forward with the warehouse. That's not something that we are tasked with deciding at this point. The residents of that area deserve the right and they have the right to speak out about what fronts their front porch.

Commissioner Walters said to comment on Commissioner Townsend's thoughts. I think that's the process that we have is that they enter into an option on these two properties. They go through Zoning. If they find that they are not able to build the warehouse facility that they want to build, they don't have to execute the option and buy the property. They just let it expire. I think all of that is sort of factored into our process. There's no commitments so they will have the opportunity to not purchase these if they are unsuccessful in their rezoning application process.

With that, I would like to make a motion that we approve this application.

Action: **Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve this application.** Roll call was taken on the motion and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

2. Argentine Neighborhood Development Association
3119 Strong Ave. – 166441 – building
1419 S. 32nd St. – 166404 – parking



Mr. Knapp said they're requesting two lots at 3119 Strong Avenue and the one behind it at 1419 S. 32nd St. for parking for the building they plan to build at 3119 Strong Avenue.



They plan to build, if it's a one-story building, 3,000-4,000 sq. ft. If they add a second story, they can put offices above and it would be a total of 8,000 sq. ft. This will require a plan review. It will also require a public meeting. The staff and Land Bank Advisory Board both recommend this project. Commissioner, that would conclude Item D2.

Chairman McKiernan asked, committee, any comments or questions on D2, this proposed development?

Commissioner Walters asked, are these two options that we're seeing? The one on the left has the building on the left and the imagine on the right has a building on the right? Is that what I'm seeing? **Mr. Knapp** said they are three different options.

Commissioner Walters said I think this is a tremendous improvement over what we were seeing on this site before. I would make a motion to approve this application.

Action: Commissioner Walters made a motion, seconded by Commissioner Burroughs, to approve this application.

Chairman McKiernan asked, any other comments or questions from the committee? Any member of the public like to offer public comment on this application? I don't see any hands raised among the attendees.

Commissioner Walters, I completely agree with you that this is a much different proposal than what was brought before us previously. Roll call, please.

Roll call was taken on the motion and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

3. Centro De Avivamiento Casa De Dios
1001 Minnesota Ave. – 080414
1005 Minnesota Ave. – 081400
1007 Minnesota Ave. – 080415



Mr. Knapp said they are requesting three Land Bank lots on 10th & Minnesota. They currently own 1019 Minnesota Avenue. It's for their church. The church holds several large events and is looking to expand by building a cafeteria and a playground on these three lots. They also own these three lots behind them, also.



The next steps definitely would be a public meeting. There will be an environs review because of the church itself here is in a historic building. That would conclude Item D3, Commissioner.

Chairman McKiernan said some of us who've been around for a couple of weeks remember that as the Granada Theatre and saw a lot of movies in that theatre.

Any comments or questions from the committee on this application?

Action: **Commissioner Walters made a motion, seconded by Commissioner Johnson, to approve.**

Chairman McKiernan said there's been a motion and a second to approve as submitted. I will say living very close to these lots, it will be spectacular to see something other than vacant lots on that space. I think it will be a tremendous enhancement to Minnesota Avenue and to that intersection.

Does any member of the public wish to make comment? **Ms. Facio** said no hands are raised.

Chairman McKiernan said there's been a motion and a second to approve as submitted. Roll call, please.

Roll call was taken on the motion and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

4. Jaime Ruiz
1129 Osage Ave. – 072531
1130 Pennsylvania Ave. – 072532



OPTION AGREEMENTS
JAMIE RUIZ



Requesting Land Bank Lots
1129 Osage Ave - 072531
1130 Pennsylvania Ave - 072532

Currently owns
 1133 Osage Ave- 072686
 1135 Osage Ave- 072533
 1137 Osage Ave- 072534
 1139 Osage Ave- 072675
 1125 Osage Ave- 072530





Mr. Knapp said the applicant currently owns almost the whole block there. They're requesting the last two Land Bank lots there at 1129 Osage and 1130 Pennsylvania Avenue. Basically, the applicant is retiring from being a landscaper and wants to follow his dream of opening a restaurant so he bought the two buildings at 1139 and 1137. He plans to use the Land Bank lots as a parking lot for his restaurant, and he plans to do landscaping on 1125.



OPTION AGREEMENTS
JAMIE RUIZ



Building
New parking lot for future restaurar

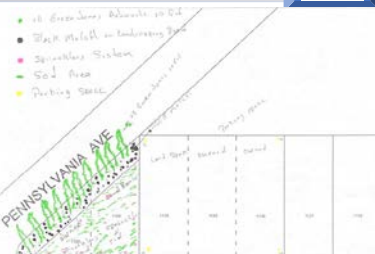
Zoning
C-3 Commercial District

Timeline
Start – November 2021
Completion – November 2022

Experience
Landscaping and concrete work

Next steps

1. Planning plan review
2. Planning Commission (**Public Meeting**)
3. Environs review
4. Building permit
5. Proof of funds to cover building permit



Because he is a landscaper, he actually provided me with the plants he would actually plant on that corner and keep it a green space. The next steps would be still a public meeting, and then there's an environs review because of a fire station.



I did take some pictures of the lots. There were some cars that were parked on it. This is behind it. This little triangle lot has had a history of code violations of parking on the grass.

Chairman McKiernan said that lot is privately owned by a different entity. Is that correct? **Mr. Knapp** said that is correct, Commissioner. **Chairman McKiernan** said so that would be something that would need to be dealt with, with that particular property owner and that doesn't have a direct impact on these two applications.

As we look at the picture on the left, these two lots are effectively about where that big telephone pole is in the middle of the picture, correct, there to the left of that telephone pole? **Mr. Knapp** said I would say that's very, very close, yes.

Chairman McKiernan asked, any comments or questions from the committee?

Action: **Commissioner Johnson made a motion, seconded by Commissioner Walters, to approve.**

Chairman McKiernan said there's been a motion and a second. I will say that I completely endorse this applicant's vision to create a commercial enterprise there at the corner. Mr. Knapp, do you know—the little triangle piece—if you could go back two slides, please. 1125, is that currently Land Bank or is that owned by the applicant? **Mr. Knapp** said it is owned by the applicant. **Commissioner McKiernan** said very good. I will just say I completely endorse this transaction. It would be really cool to keep 1125 as a wonderful grassy space because it has a couple of very nice mature trees on it, but I'll leave that up to the applicant.

There's been a motion and a second to approve as submitted. Any public comment from anyone in the attendees list? **Ms. Facio** said no hands are raised. **Chairman McKiernan** said thank you very much. Roll call, please.

Roll call was taken on the motion and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

Item No. 4 – 211018....LAND BANK PROPERTY TRANSFERS AND YARD EXTENSIONS

Synopsis: Request consideration of the following Land Bank transfers and yard extensions, submitted by Jud Knapp, Interim Land Bank Manager.



Option Agreements
Agenda Item – A
Property Transfers

A. Property Transfers

1. CHWC

822 Everett Ave. – 081898
824 Everett Ave. – 081897
836 Everett Ave. – 081896
840 Everett Ave. – 081895
842 Everett Ave. – 081894
844 H Everett Ave. – 081893
846 Everett Ave. – 081892
825 Oakland Ave. – 081877
831 Oakland Ave. – 081879
833 Oakland Ave. – 081880

PROPERTY TRANSFERS CHWC	
Requesting Land Bank Lots 822 Everett Ave - 081898 824 Everett Ave - 081897 836 Everett Ave - 081896 840 Everett Ave - 081895 842 Everett Ave - 081894 844 H Everett Ave - 081893 846 Everett Ave - 081892 825 Oakland Ave - 081877 831 Oakland Ave - 081879 833 Oakland Ave - 081880 Zoning RP-5 Planned Apartment District	

Mr. Knapp said the first one is for CHWC requesting 10 properties for a park that they hope to turn into a green space.



They provided me with this great rendering of what they plan to build at this location.



PROPERTY TRANSFERS

CHWC



Next steps

1. Alley vacation (Public meeting)
2. DRC review
3. County Engineer to review
4. Might require a permit based on ADA requirements

Recommendation

☒ Staff Advisory Committee
Public works is recommending that these parcels are unbuildable due to stormwater drainage concerns the proposed use as green space would be the best for these parcels

☒ Land Bank Advisory Board

The next steps would be they'd have to vacate the alley, a DRC review, County Engineer review, and it might require a permit based on ADA requirements. The Staff Advisory Committee actually had to reach out to Public Works—the stormwater. They recommended that this parcel is unbuildable due to stormwater drainage concerns and the proposed use as a green space would be the best use for these parcels. That concludes Item 4A1.

Chairman McKiernan said, Mr. Knapp, a couple of questions from me. Are these properties—maybe Commissioner Johnson can tell me—is this immediately north of the new Boulevard Lofts and the townhomes? **Commissioner Johnson** said yes, it is. **Chairman McKiernan** said so this would be an enhancement to that current development that is being developed south of Everett. Then, I guess my only other question—no, I'm sorry. I'm going to just stop right there.

Commissioner Johnson said I'm surprised that I was not made aware of that. Having said that, I'm going to put my inner-petty aside and say, I love this. I love it, I love it, I love it. The fact that I drive pass there all the time and I just wonder to myself, what can be done with these properties. They just go down into this gorge, so to speak, and how would we be able to develop it into any type of living, inhabitable spaces. This is a beautiful—can you bring that picture back

up there, Jud? That's just gorgeous. If we can get something to look like that, I think that it would play well between the properties for the apartment complex and the duplexes, which were designed to face north on Everett, the Boulevard Lofts townhomes. I think this is perfect. Again, I know that the Planning and Zoning process will be what it is.

I will say, just as a matter of public comment, that I would hope that we would reach out to Rev. Lamb with the Forest Grove Church and also the school because I think there's some real potential opportunities for a partnership with both entities. With that, I'll say I love it one more time and then I will yield the floor.

Commissioner Burroughs said I, too, think the project is just beautiful and will compliment the neighborhood. My question is, do we have a timeline for buildout that that investment will occur? **Chairman McKiernan** said I'm not aware of one, but I do see a hand raised, CHWC. I wonder if that's Mr. Brennan Crawford.

Megan Painter, CHWC, said in terms of time to buildout, we actually got a fairly large grant from Republic Services. Our biggest concern is providing them with something visible for this year so that they can see where all that money has gone to. This is the fastest project. Everywhere else we're herding cats and this is the one that we can do the fastest. That said, we need to do this very, very quickly because if we do it well, that means this money will keep coming again and again to the community. Honestly, we would start almost the day after the land transfers to us.

Chairman McKiernan said thank you, Ms. Painter. I appreciate that information.

Commissioner Johnson said I love this project. I like the solar-powered lights that are indicated. I think that's going to be great. One of the things we were talking about with the Boulevard Lofts was safety and just concern about the shrubbery that's growing up. I can go on and on. I love the project.

Action: **Commissioner Johnson made a motion, seconded by Commissioner Townsend, to approve as submitted.**

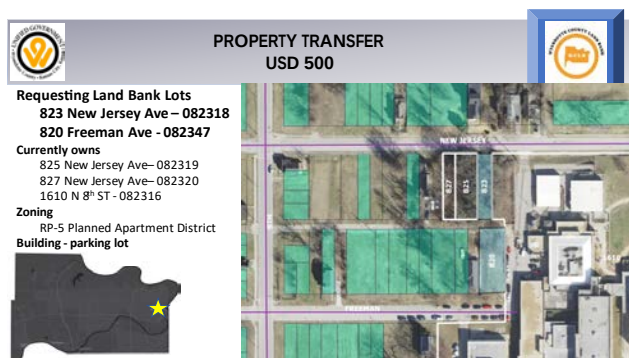
Chairman McKiernan said, Ms. Painter, thank you for sharing that information with the committee. There's been a motion and a second to approve as submitted. Any other comment or question? Seeing none, roll call, please.

Roll call was taken on the motion and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

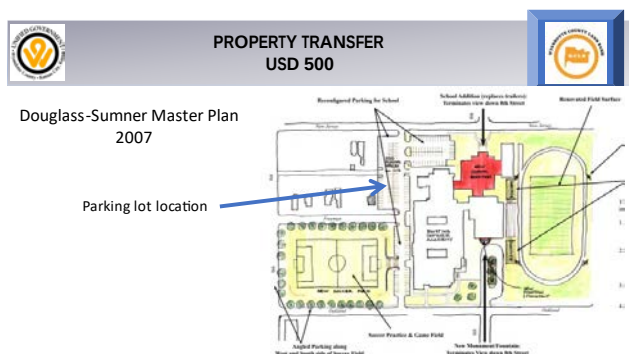
2. USD 500

823 New Jersey Ave. – 082318

820 Freeman Ave. – 082347



Mr. Knapp said this is from USD 500 requesting two lots to add to add for a future parking lot at 823 New Jersey and 820 Freeman Avenue.



This expansion is in the Douglass-Sumner Master Plan 2007. The staff and Land Bank Advisory Board both recommend the project. That concludes A2, Commissioner.

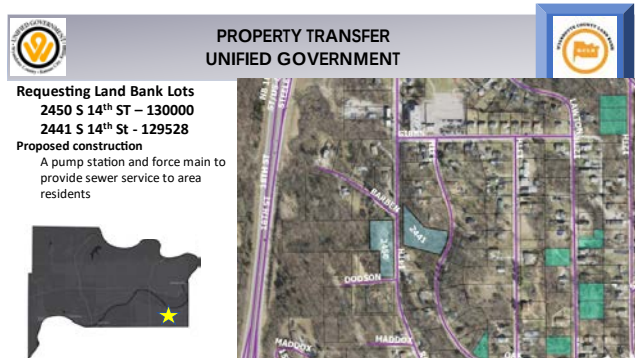
Chairman McKiernan asked, any comments or questions from the committee?

Action: Commissioner Johnson made a motion, seconded by Commissioner Townsend, to approve as submitted. Roll call was taken on the motion and there were five “Ayes,” Walters, Johnson, Townsend, Burroughs, McKiernan.

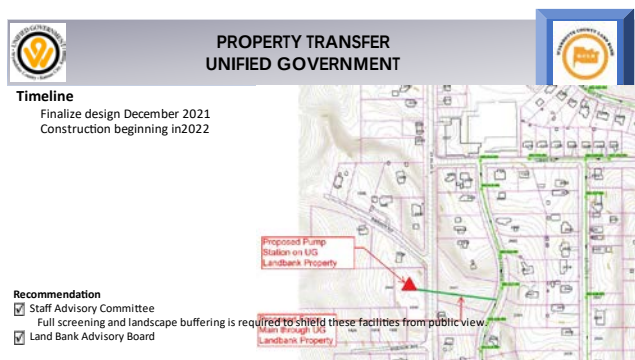
3. Unified Government

2450 S. 14th St. – 130000

2441 S. 14th St. – 129528



Mr. Knapp said A3 is a request from the Unified Government to install a pump station and a force main to provide sewer service to the area residents. It will probably provide sewer service to 20 or 25 residences.



You can see from the diagram; the pump station will go here and the force main will connect into the sewer line over here. They plan to finalize the design by December 2021 and construction beginning in 2022. Staff did say that the pump station would require full screening and landscape buffering. That would conclude A3, Commissioner.

Chairman McKiernan said this is at Gibbs Road there. Any comments or questions from the committee?

Action: Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve. Roll call was taken and there were five “Ayes,” Walters, Johnson, Townsend, Burroughs, McKiernan.



Option Agreements
Agenda Item – B
Yard Extensions

B. Yard Extensions

1. Walter Linares
4414 Parallel Pkwy.



Mr. Knapp said B1 is at 4414 Parallel Parkway. This is an unbuildable lot due to that it is landlocked.

The staff recommendation is it might be better to divide this lot up to all the adjacent neighbors so we don't have to create an odd-shaped lot. If we move forward with this, it will require a variance

as I believe the property will exceed our 3 to 1 length width ratio for a residential parcel. The Land Bank Advisory Board recommended for approval. That concludes B1, Commissioner.

Chairman McKiernan asked, any comments, questions, or motions from the committee?

Commissioner Townsend asked, Mr. Knapp, is staff recommending that you contact some other neighbors and ask them if they want to take on this added responsibility? I'm kind of confused here. It seems as though you're recommending—there's one applicant who wants all of this property, but you're suggesting that it would be divided up among what other landowners? **Mr. Knapp** said let's say—that was a comment from the staff and I forward all comments that are—and it would be divided up between this house and this house, but that would require a survey. I just got a quote to split a lot and it costs \$4,000 to split a lot.

Chairman McKiernan said, Commissioner Burroughs, I see you do have your hand up. Would you indulge me because I do believe that the applicant is on the attendees' list and we could hear from the applicant. **Commissioner Burroughs** said, Mr. Chairman, that's fine. I'll hold off until we have a chance to hear from the applicant.

Chairman McKiernan said, Mr. Linares, if you could give the committee some background on your application, please.

Walter Linares said my wife and I; we don't have like that much living in here; however, that piece of land, the one that we are interested in, it looks really bad, you know. There is like tall grass, a lot of trees. A few weeks ago, I even had to kill a snake. We have a dog and we would like to buy that land to keep it clean.

I think it would be better for us and for our neighbors to keep it clean because I have the equipment and all that to keep it in shape. I think it will be really nice if you give me the opportunity to buy it. You can split it if you want to, but then, once again, it will be—I mean the same because the other two spots, if you divide it like on three, I think the other two spots will keep, you know, like the same way that they are right now. So, either way.

If you decide to split it on three, I'm still interested on the spot that belongs to me. If you are okay for me to buy the whole spot, I will be okay with it, too, that way in the future if you need to—if we have any problem with electricity or all that, it will be clean and good for you to come and send people there.

Chairman McKiernan said, Mr. Linares, thank you very much for giving us that background on your application.

Commissioner Burroughs said my questions ran very parallel with those that were asked by Commissioner Townsend. There was a little bit of confusion. Mr. Linares clearly indicated what it is he wants to do. I don't know what actions it would take to request all three of them, but he's the only one that's come forward. Anyone that wants to remedy a lot like this and make it part of their home and clean up the neighborhood and get rid of the vermin and things like that, I'm hard-pressed not to be supportive of that, Mr. Chairman.

Commissioner Johnson said I agree with Commissioner Burroughs. Mr. Linares, is he still on with us? **Chairman McKiernan** said I do believe we can get him. Yes, he is still talking permitted and I believe if he wants to, he can still communicate with us.

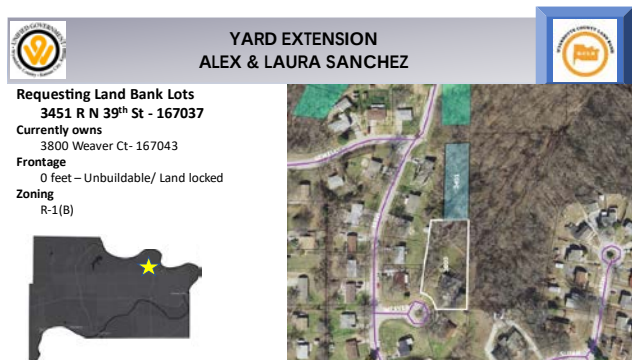
Commissioner Johnson said, Mr. Linares, thank you for your interest in keeping the properties up. I just had a question as to whether or not you are currenting maintaining that property at 4414 as it stands? **Mr. Linares** said no. **Commissioner Johnson** said but you're saying that if you are able to, then you would then keep it up on a regular basis as your own property then? **Mr. Linares** said for sure.

Commissioner Johnson said wonderful. Thank you Mr. Linares. I totally agree with Commissioner Burroughs that if you have a constituent that is concerned about their community and are looking at a place that we consider to be unbuildable, I think that's what we're—Jud, is that what we're saying, this is unbuildable? **Mr. Knapp** said yes, Commissioner, it is unbuildable. If you look at the picture I took of this, you can see that there's a lot of trees behind the house. **Commissioner Johnson** said I think this would be a good use for the applicant. With that, I see there's more hands, so I'll yield the floor.

Commissioner Townsend said, Mr. Linares, thank you for wanting to step up and take responsibility for the entire lot. I appreciate better now what the circumstance is and also from Mr. Knapp's explanation. My concern with that recommendation is you're—I didn't even appreciate that there was going to be such a cost involved in the proposal, but that may not be a job that other landowners want to take on. Mr. Linares has stepped up and wants to take that on, so I would move to approve his application.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Johnson, to approve his application as submitted.** Roll call was taken on the motion and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

2. Alex & Laura Sanchez
3451 R N. 39th St. – 167037



Mr. Knapp said B2 is requesting the Land Bank lot at 3451R N. 39th St. This is an unbuildable lot because it is landlocked. The applicant requesting lives at 3800 Weaver Court. They have a Montessori School there for grades first through eight and they are focused on biology and they take nature walks. They would like this property to be added to theirs so they could create trails and take their students for walks.



**YARD EXTENSION
ALEX & LAURA SANCHEZ**



I did go by and take a picture of the school, and they have a little classroom out here. It says welcome to our nature classroom in their front yard also. The Staff Advisory Committee said this would require a variance due to the 3 to 1 ratio again and the Land Bank Advisory Board recommended the transfer. That concludes Item B2.

Chairman McKiernan asked, any comments or questions, or motions from the committee?

Action: **Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve as submitted.**

Commissioner Townsend said I also want to thank the applicant. I do recall the body as a whole acting on the Montessori application earlier this year, so again, I think it would be a nice adjunct to their outdoor class space. So, thanks to the applicant for wanting to step up and do that, so I second that motion.

One question I do have, not that it would make any difference to the second, the variance would come from what, Planning and Zoning, Mr. Knapp? **Mr. Knapp** said that is correct.

Chairman McKiernan asked, any additional comments or questions from the committee?

Roll call was taken on the motion and there were five “Ayes,” Walters, Johnson, Townsend, Burroughs, McKiernan.

3. David Patton
2523 N. 38th St. – 105140



Mr. Knapp said B3 is for 2523 N. 38th St. They currently own 2511 N. 38th St.

Staff says it's a buildable lot. We're not recommending the transfer. The Land Bank Advisory Board is recommending the transfer.

This is in the single-family area for the Northeast Master Plan. That would conclude Item B3.

Chairman McKiernan said I do believe that this one also came before us last month and that there was something we were going to follow up on. **Mr. Knapp** said I believe, Commissioner, it was research on, is the lot more valuable to make the applicant join the lots together or keep them separated. I got mixed answers on that one because it could be more valuable that it's not joined together to sell it later, but then the con to that is if the applicant sells their home, they might

forget to include that lot. Then that lot just sits as tax delinquent and then ends up coming back to the Land Bank.

Commissioner Townsend said in addition to what Mr. Knapp just spoke about, to join or not to join, I remember specifically asking this to be set-aside for this meeting because I asked if the applicant was present or not to clarify some things and talk about whether or not he'd be willing to consider that. Again, Mr. Knapp touched on why I thought it would be a good idea, so that heaven forbid, whenever we get Land Bank lots out of the Land Bank, the last thing I certainly would want to see is that they come back in because someone who was in a home moves away, heaven forbid, goes to glory, but that vacant lot is not thought about later and it becomes an orphan again and another problem because nobody is maintaining it. So to join the parcels was just a way to make sure that if that home ever transferred, then the new owners are put on notice you've also got this lot. The real reason I recall it being put aside was for the applicant to appear.

I don't know, Mr. Chairman, if you can see if he is here or not. **Chairman McKiernan** said Mr. Patton is with us tonight. Mr. Patton, you are able, if you'd like to address the committee and any of Commissioner Townsend's concerns.

David Patton said I definitely want to connect a partial to what I own. The history of the land is that the house burned down maybe three years ago. The Unified came, they tore it down and they planted grass, and I've been maintaining it for the last three years. Every time I cut my grass, I cut it. Every time somebody throws a cup out, a bottle out, I clean it up. I've been maintaining it for the last three years and I would like to connect it all into one big parcel. Like she said, heaven forbid, I go to glory or move or something, but I want all this to be one parcel of property that I own.

Like I said, I have been maintaining it. I've been the one cutting it and keeping it clean for the last three years. Once a week I cut my grass, I cut it too just to make it look nice because I don't want a big weedy place next to my house with a lot of grass and snakes and mice and all this, so I've just been maintaining since it's been torn down and the grass has been planted.

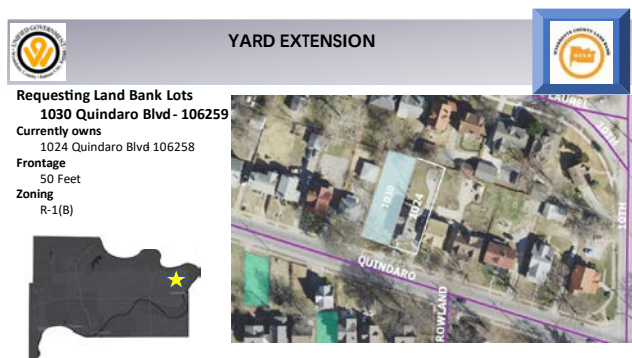
Chairman McKiernan said, Mr. Patton, we certainly thank you for all the work that you have put in on behalf of the neighborhood. We'll see if any of the rest of the committee has any further questions.

Commissioner Johnson said to Mr. Patton, again, I don't have a lot. I just want to tell you thank you for being a concerned citizen. We are fighting in so many different ways trying to make sure that we are reducing blight around our community and it is constituents like you that are helping us to fight this valiant fight. So, again, I just want to appreciate the work that you've done. This is something I certainly would support, but I'll yield the floor for other comments.

Commissioner Townsend said I did want to mention that I did go by this property as well and it's very noticeable on 38th Street, highly visible, so that if it were to become overgrown and trash accumulates, it would not serve that community well which is pretty much in that area populated with single-family homes. This would stand out and I do get calls from that area periodically about vacant land, you know, Land Bank that's not being maintained. We just got so much that the UG is accountable for, so I too thank Mr. Patton for keeping this up. I would move on these circumstances to approve the application.

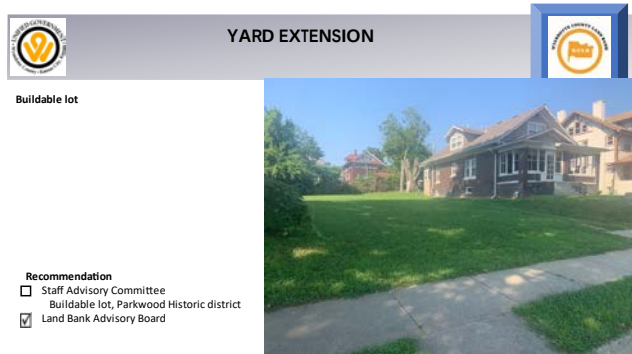
Action: **Commissioner Townsend made a motion, seconded by Commissioner Johnson, to approve this application as submitted.** Roll call was taken on the motion and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

4. Blank
1030 Quindaro Blvd. – 106259



September 13, 2021

Mr. Knapp said this is the last one on the agenda for the Land Bank. This one is for 1030 Quindaro Blvd. They currently own 1024 Quindaro Blvd. Has 50' of frontage.



It is a buildable lot. It is in the Parkwood Historic District and staff is not recommending transferring, but the Land Bank Advisory Board did.



The Northeast Master Plan has it as single-family homes. That would conclude Item B4.

Commissioner McKiernan said if you could go back to the aerial showing the plot line there.

Commissioner Townsend said I have a comment about this. This was one that was rolled back again at my request. Same type of questioning about the combination of the parcels, would the applicant be willing to do it and the applicant was not present last month. So, again, Mr. Chairman, can you see if the applicant is present tonight? I need some help from London. **Chairman McKiernan** said there is a London who currently has their hand up.

Marshee London said I live in the Parkwood area at 1024. Currently, I've been maintaining this lot for the past six years. It used to be a home that was there. Before I put my contract in, it was

burnt. Around 2015, it was demolished; however, during that time, the lot was not being maintained. I even had to wait three years to get the paperwork going for it to be added to the tax sale. I was outbid. The person did not come back and pay for it and it rolled over to the Land Bank. I've still tried to get the lot because I've been maintaining it. If I don't maintain it, I notice that I have to wait time if I call Code Enforcement and then it becomes a blight situation where people walk and just toss their trash into it and it's left up to me to clean it up.

I don't want to have a vacant lot next to me where it is that it's overgrown. My children play outside and I noticed that if the grass does get long, we have had a family of wood rats, snakes and we have to get out there and start cutting it and maintaining it again. So that's the history of it for the past six years that has been taking place.

Chairman McKiernan said thank you, Ms. London. I appreciate that information. As with Mr. Patton before you, I will thank you for the work that you have put in on that lot.

Commissioner Townsend said I just wanted to comment on something that Ms. London said. She said it was on me to clean it up when it really wasn't, but that's just, to me, indicative of the pride she takes in her neighborhood. I do know that this is Parkwood Historic Neighborhood. On the other side, the east side of 10th Street to give you another fit, is Parkwood Park, Parkwood pool. A lot of these homeowners that you see around here do take a lot of pride in maintaining their homes on a regular basis, so I'm sure it's quite aggravating to have this one spot that has no owner—well, it has an owner, the Unified Government, but Ms. London has seen fit to take care of it.

If you can see across the street of Quindaro there, there's a green lot. I don't know what that side street is. If you go west from the 1030 and then go south that lot, I believe that's probably Land Bank property. If it's the house I think it is on the corner, that's another eyesore and trouble spot. I say that only because we've got someone who has been and wants to take ownership.

I don't recall if Ms. London mentioned, but again, I would hope the same thing that she would—well, let me just ask the question. Would she be willing to also include this parcel or add this parcel in? Again, if she moves to Hollywood or goes on to glory, we don't want 1030 to fall by the wayside because someone who buys 1024 doesn't know that they also might be responsible for that. So, that was the question I have for Ms. London.

Ms. London said, Commissioner, I will be more than happy to combine the parcels and continue to care for them. **Commissioner Townsend** said thank you, Ms. London. I thought it was also interesting that someone had tried to buy it and then that fell through.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Johnson, to approve this application as submitted.** Roll call was taken on the motion and there were five “Ayes,” Walters, Johnson, Townsend, Burroughs, McKiernan.

Adjourn:

Chairman McKiernan adjourned the meeting at 7:32 p.m.

cg/dt