



Neighborhood and Community Development **Standing Committee Meeting Agenda**

Monday, June 6, 2022

**Immediately upon adjournment of the earlier committee
or 5:00 p.m. if no earlier committee meeting.**

Location: Hybrid

We invite you to view the meeting in person in the 5th-floor conference room, Suite 512, of the Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas, or virtually via a Zoom webinar.

When: Jun 6, 2022, 05:00 PM Central Time (US and Canada)

Topic: Standing Committee

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89813720632?pwd=RjJWk1V4TzF1bGR5NVEwQkRVYnU2Zz09>

Passcode: 104882

Or One tap mobile:

US: +16699009128,89813720632# or +12532158782, 89813720632#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or
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Webinar ID: 898 1372 0632

International numbers available: <https://us02web.zoom.us/j/89813720632?pwd=RjJWk1V4TzF1bGR5NVEwQkRVYnU2Zz09>

<u>Name</u>	<u>Absent</u>
Commissioner Brian McKiernan, Chair	☐
Commissioner Tom Burroughs	☐
Commissioner Gayle Townsend	☐
Commissioner Andrew Davis	☐
Commissioner Chuck Stites	☐

I. Call to Order/Roll Call

II. Revisions to June 6, 2022 Agenda

III. Approval of standing committee minutes from February 7, 2022.

IV. Committee Agenda

Item No. 1 - RESOLUTION: MARC KC REGIONAL CLIMATE ACTION PLAN

Synopsis: Consideration of a resolution to support the Mid-America Regional (MARC) Council's KC regional Climate Action Plan and for UG staff to conduct a Citywide Risk and Vulnerability Assessment in order to encourage greater community resiliency, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Tracking #: 211587

Item No. 2 - PRESENTATION: PROPOSED REGIONAL APPROACH TO MICRO MOBILITY MANAGEMENT

Synopsis: Presentation on a Proposed Regional Approach to Micro mobility Management, submitted by Ashley Z. Hand, Director, Strategic Communications, and Patrick Waters, Deputy Legal Counsel.

For Information Only

Tracking #: 211722

Item No. 3 - LAND BANK PROPERTY TRANSFERS

Synopsis: Request consideration of the following Land Bank transfers, submitted by Jud Knapp, Land Bank Manager

Yard Extensions - 2

1. Kendall Blakeney
4967 Oak Ave – 107430
2. Diana S Davila
1522 S 8th St – 156010

Tracking #: 211707

V. Public Agenda

VI. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, February 7, 2022**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, February 7, 2022, at 5:21 p.m., remotely via Zoom and on-site. The following members were present: McKiernan, Chairman; Commissioners Burroughs, Townsend, McKiernan, Chairman, Stites, Davis. The following officials were also in attendance: Misty Brown, Chief Counsel; Wendy Green, Assistant Counsel; Emerick Cross, Melissa Sieben and Bridgette Cobbins, Assistant County Administrators; Kathleen VonAchen, Chief Financial Officer; Ashley Hand, Director of Strategic Communication; SueZanne Bishop, Assistant Counsel; Debbie Jonscher, Deputy CFO; Patrick Waters, Deputy Chief Counsel; Jud Knapp, Land Bank Manager; and Monica Sparks, Deputy Unified Government Clerk.

Chairman McKiernan said before I 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 on-site. All participants joining by phone or by Zoom should mute their devices when they are not speaking to avoid background noise.

During the meeting, please be sure that you announce yourself by name and title, every time you speak so that the public that is observing knows who is speaking. This is critical given the number of remote participants and is the current guidance from the Kansas Attorney General.

The public is allowed to participate by Zoom or submit comments by email prior to the meeting and those comments will be included in the record of the meeting. The public will also have an opportunity to provide brief comments from the lobby of the Municipal Office Building.

Chairman McKiernan called the meeting to order. Roll call was taken, and all members were present as shown above.

Chairman McKiernan said what we know over time is that agenda building is an art and not a science. When the Administrator's Office scheduled a meeting for tonight at 7:00, we wanted to make sure that we had concluded all of our committee business promptly so that we could begin that meeting at 7:00. As I looked at the agenda with Commissioner Burroughs and with the

Administrator's Office, we have made the decision, and you should of all gotten the blue sheet this afternoon, to push back Item No. 1 – the Ordinance for the Adoption of Proposed Building and Fire Code Updates to next month's meeting. I apologize because I see some in the attendees list who I know are here specifically for that item, and because we just issued the blue sheet today, you did not get advance notice of that. We wanted to allow enough time for discussion of this item before we took any action on it.

Commissioner Davis had asked Mr. Talkin, if he could kind of prepare a list of the pros and cons of going with an amended versus an unamended code and how that would play out for different constituencies. We didn't want to constrain that discussion, so as we looked at the number of agenda items in the Land Bank, we decided that our best course of action was to push that back until our March meeting. I do apologize. If you are here for that item, it has been moved to next month's meeting.

Approval of standing committee minutes from October 11, 2022. **On motion of Commissioner Townsend, seconded by Commissioner Burroughs, the minutes were approved.**

Commissioner Stites said I think I have to abstain because I was not a commissioner at the time. Can I approve? I think I made a mistake on our last meeting that I was not a commissioner on the October 11 meetings. I don't think I'm able to approve, so I abstain.

Misty Brown, Chief Counsel, said even though you were not a commissioner at the time, you would not need to abstain from the vote. I mean, if you believe there is some reason that they shouldn't pass, you could say no, but I recognize the idiosyncrasies of that, but you could still vote on it. In fact, we still need four folks to vote on it to approve the meeting minutes.

Commissioner Stites said well, absolutely. If you give me your blessing, I will move to approve.

Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan.

COMMITTEE AGENDA

Item No. 1 – 211251...ORDINANCES: ADOPTION OF PROPOSED BUILDING AND FIRE CODE UPDATES (REMOVED PER BLUE SHEET)

Synopsis: A proposal for the adoption of “The 2018 Suite of Codes and Amendments to Chapter 8 - Building and Building Regulations/Chapter 15 - Fire Prevention and Protection”, submitted by Greg Talkin, Director of Neighborhood Resource Center.

Action: **Removed per blue sheet, set over to March meeting.**

Chairman McKiernan said that takes us to Item No. 2, which is Land Bank Option Applications. We do have a number of applications and we want to make sure we have enough time to get through all of these, so I will turn the meeting over to Mr. Knapp.



Item No. 2 – 211290...LAND BANK OPTION APPLICATIONS

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

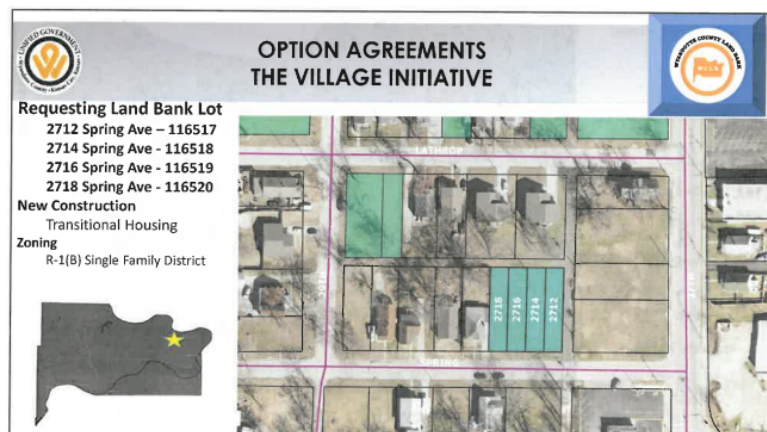
- A. New Construction - Single Family Homes – 2 Homes
 - 1. The Village Initiative 2 - 5-bedroom transitional houses
 - 2712 Spring Ave. – 116517
 - 2714 Spring Ave. – 116518
 - 2718 Spring Ave. – 116520
 - 2712 Spring Ave. – 116519



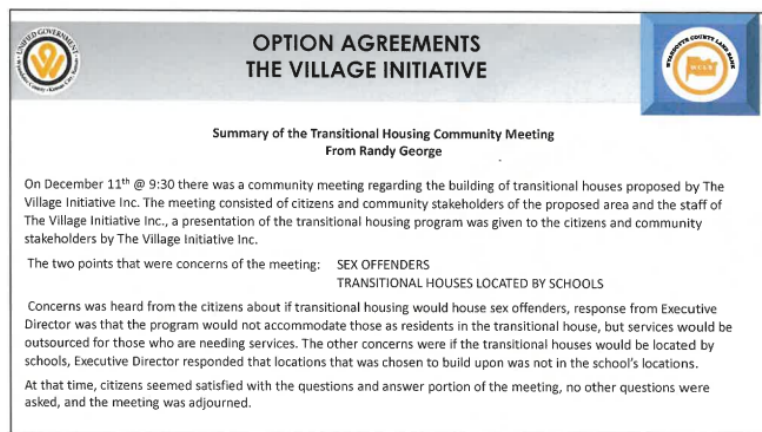
Jud Knapp, Land Bank Manager, said for today's agenda we have two single-family homes, 10 multi-family units, two commercials and two property transfers for a grand total of 16 today.



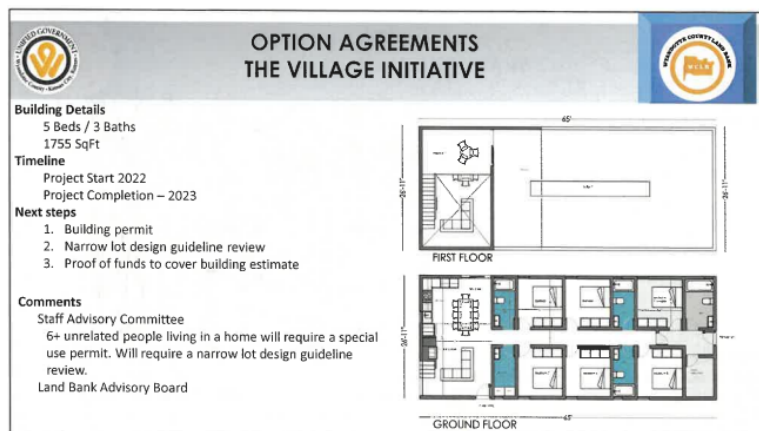
Let's start out with our single-family homes.



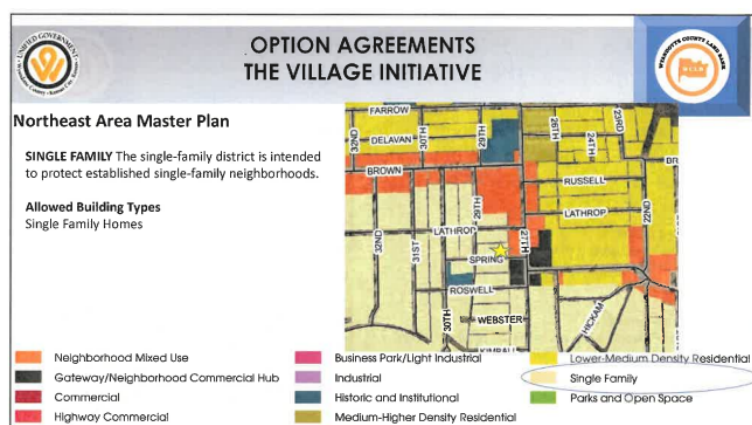
The first one is the Village Initiative at 2712 Spring Avenue to 2718 Spring Avenue. There's four lots there and they plan to build two homes on it. This project does meet the zoning of R-1(B). The Village Initiative is a reentry program for returning citizens.



This application was originally presented on November 8th of the Standing Committee, but it was held because a community meeting was requested. That meeting did happen on December 11th. The two main points that were covered in that meeting were: are sex offenders, will they allowed to be in the home? The answer is no. The transitional houses near schools, that's when they selected a new location away from the school. From the Land Bank Advisory Board and from Randy George, they said that the meeting went very well, and all the concerns were addressed.



This is a plan for a 5-bedroom home. The staff comments on that is six plus unrelated people living in a home requires a special use permit. Because this is five bedrooms and not six, it does not require a special use permit. The additional staff comments were this will require a narrow lot design guideline review because the lot is under 50 feet.



This project does meet the Northeast Area Master Plan for single-family area. Commissioners, that would conclude this item.

Commissioner McKiernan said for those of you who may not have attended a Land Bank session before, very often we break up a single item into the relevant chunks. In this case, the Village Initiative is a chunk that can be considered separately from all the others. We will take action on it in a moment, if the committee chooses.

Commissioner Townsend said I would like to thank the Village Initiative. Mr. Randy George is the director, for all the efforts he's done over the last, well since my term 8 to 9 years, to ease the transition of people who are coming from situations of incarceration back into the community. I appreciate his willingness to participate in a meeting so that the immediate community surrounding the proposed Land Bank transition properties; the community could be better informed, anyone who's around that area or anyone from anywhere who wanted to come.

Related to that, I'd like to thank Reverend David Lee, the Pastor's officers, and members of Guiding Star Missionary Baptist Church, who opened it's doors and hosted the December 11th meeting. As you've heard Mr. Knapp enumerate several of the key concerns about the project that was proposed; will there be persons who have had history of sex offenses? No. They also, they being the Village Initiative, reduced their request from the number of lots that would have yielded three houses to two, which I personally think was a good thing, to see how these will go. Asked questions about who would take care of the properties, how many years, this was billed as transitional home living. It was also discussed that when inhabitants go in, they will be given an amount of time specific. I think Mr. George had mentioned a year to become acclimated, find

permanent housing, find jobs, etc. That's the goal of the Village Initiatives. I wish to thank all those parties, the Village Initiative, Pastor's officers, and members of Guiding Star Missionary Baptist Church for their involvement, all of the members from the community who came, had their questions answered, and with that I would make a motion to approve the options here as submitted.

Commissioner Davis said I won't hold us up, but I just wanted to really echo that. I did have a chance to visit with Mr. George and Chanelle, and kind of meet some of the staff and hear about the great work that they do. I was very much impressed. One of the questions that I asked was did they talk to the community about this development, and they said yes, and they heard those concerns and made those adjustments. As we as a community continue to deal with this issue of houselessness, I think one of the things that this project does, it addresses returning citizens or formerly incarcerated citizens which also does feed into our houseless problem here in Wyandotte County. Kudos to them for doing the work. This is how it should be done. The right developers partnering with community members, and I second that motion.

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

Commissioner Burroughs said the Village Initiative is a very good program. I would challenge all the commissioners to stop by and see Mr. George and the good work that he does in the community. If we were to have this before us this evening without community input, it may raise some concern, but the fact that they have reached to the community and received that support, kudos to them and I am in support of the project.

Chairman McKiernan said I will say too that I am particularly interested in projects that are transitional in nature, that attempt to take a finite span of time and, hopefully, impart a skill set that will allow people to transition out of that environment into an independent living situation.

I'd ask the Clerk if we received any comments from the public regarding this item?
Monica Sparks, Deputy UG Clerk, said the Clerk's Office did not receive any comments.

Chairman McKiernan asked is there anyone here in attendance, either virtually or in person who would like to offer public comment on this item? I do not see any hands virtually.

Roll call was taken and there were five “Ayes,” Stites, Davis, Townsend, Burroughs, McKiernan.

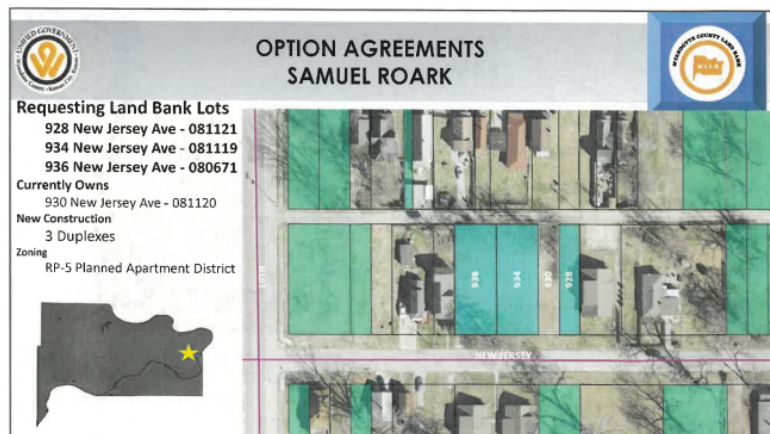


B. New Construction – Multi-Family – 5 Duplexes

1. Samuel Roark – 3 Duplexes
 928 New Jersey Ave.– 081121
 934 New Jersey Ave.– 081119
 936 New Jersey Ave.– 080671

2. Martinez Porfirio - 2 Duplexes
 2510 N. 10th St. - 157402
 2506 N. 10th St. – 157403
 2500 N. 10th St. – 157404

Mr. Knapp said for the next two, B1 and B2, I’ll present them together.



The first one is to use three Land Bank lots and one lot that the applicant already owns to build three duplexes. It meets the zoning of RP-5.



OPTION AGREEMENTS SAMUEL ROARK



Building Details (Per Unit)
2 Beds / 1 Bath / 1 Laundry
900 SqFt

Timeline
Project Start 2022
Project Completion – 2023

Next steps

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

Comments
Staff Advisory Committee
Require a narrow lot design guideline review, and environ review
Land Bank Advisory Board



It's for a 2-bed, 1-bath and 1 laundry unit. The staff comment was it requires a narrow lot design guideline to review.



OPTION AGREEMENTS SAMUEL ROARK



Northeast Area Master Plan

LOWER-MEDIUM DENSITY RESIDENTIAL The Lower-Medium Density Residential district is intended to promote infill development and investment by allowing additional units compared to the Single Family district, while preserving the overall character of existing neighborhoods. Lower-Medium Density Residential areas must follow the narrow lot design guidelines.

Allowed Building Types
Single Family Homes, Townhomes, Duplexes



Neighborhood Mixed Use

Gateway/Neighborhood Commercial Hub

Commercial

Highway Commercial

Business Park/Light Industrial

Industrial

Historic and Institutional

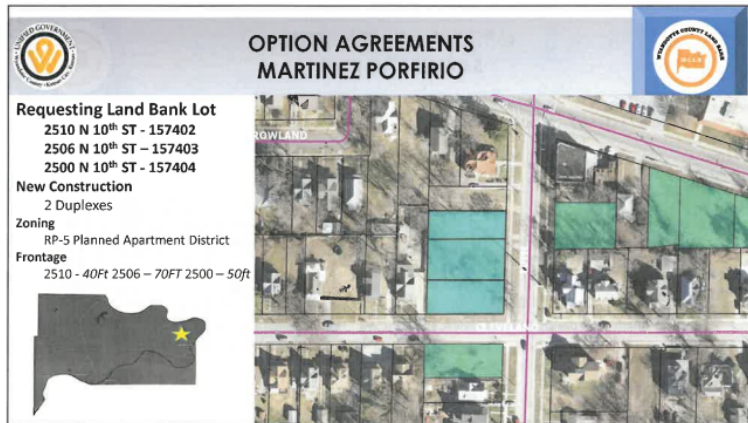
Medium-Higher Density Residential

Lower-Medium Density Residential

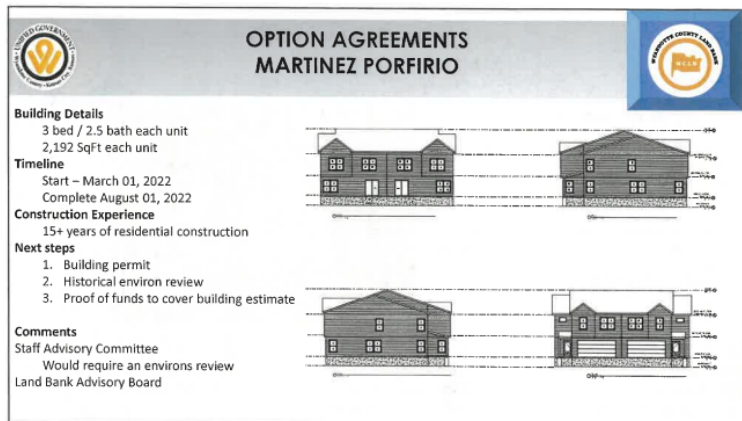
Single Family

Parks and Open Space

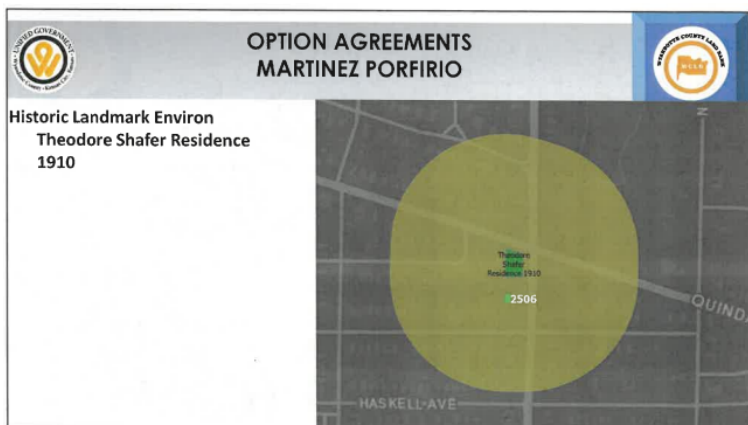
It is in the Northeast Area Master Plan as a lower-medium density residential, so it does meet the building types allowed in that area.



Next application B2 is for two duplexes on three lots at 2510 through 2500 N. 10th Street. It does meet the zoning for RP-5.



These are 3-bed, 2.5 bath units. Staff comments on this one was, it would require an environs review.



That's because it's in the historical environment, the Theodore Shafer residence.



It is in the Northeast Area Master Plan as lower-medium density residential. So, that does meet the building types. Commissioner, that concludes Items B1 and B2.

Chairman McKiernan said, committee, we have two different developers with two different locations, but duplexes at each location. Does any member of the committee have comments or questions for Mr. Knapp about these applications? I don't see any hands from the committee at the moment; however, I do see that Beverly Easterwood has raised her hand among the attendees. As a representative of the neighborhood, I would recognize Ms. Easterwood to offer public comment.

Beverly Easterwood, President of the Douglas Sumner Neighborhood Association, said we have not spoken with the developer of the lots on New Jersey. I don't know their level of experience. That area is, as Mr. Knapp has indicated, is zoned for an allowable use. However, we would like a little bit more information in terms of the design of the units. Will they look like the picture that was submitted with the application? What is the estimated timeline on this?

Chairman McKiernan said I don't know if Mr. Knapp has any further information that would be valuable.

Mr. Knapp said I do have the estimated timeline. They plan to start this year and be completed by 2023. The applicant was not able to be here tonight, he had a previous engagement, so he's not available for comment tonight.

Chairman McKiernan said I would ask if any member of the committee has any questions or comments that we might be able to address here?

Commissioner Townsend said based on Ms. Easterwood's comment, just for clarity, we've got submission or application by Mr. Roark, those are the New Jersey duplexes, and Mr. Porfirio, forgive me if I'm mispronouncing that name, on 10th Street. Is Ms. Easterwood asking for time to talk to both of the developers? Later we're delaying this for one month. I understand one or the other of these developers is not available for a consult tonight, so I'm trying to get clarity. If so, I would just move that we set back both of these items B1 and B2 to the agenda next month to allow for the neighborhood group to have their questions more specifically answered.

Ms. Easterwood said I was addressing my comments specifically in reference to the Samuel Roark property. I do believe the Groundworks Neighborhood Revitalization Group would like to pursue more questions in reference to all applications that are being submitted for consideration in the northeast area. That would include the 10th Street location as well. I appreciate your motion to push this back another month. **Commissioner Townsend** said okay, thank you Ms. Easterwood.

Chairman McKiernan asked, Mr. Knapp, is Northeast NRG a routine participant in the Advisory Board meetings? Have they already seen these two applications? **Mr. Knapp** said, yes, Commissioner. They are members of our Advisory Board. They did attend our virtual meeting we had and were included on all the emails with this presentation, and they did not provide any comments for these two.

Commissioner Stites said regarding Ms. Easterwood's statement, have you tried to reach them, and they haven't got back with you? Or is it just you need a little more time to reach out to them? If they haven't reached back out to you after attempts, that's a different story I'd like to know.

Ms. Easterwood said no, I haven't attempted to reach Mr. Roark. I was trying to remember if I had his contact information. I remember asking Mr. Knapp about his experience or what organization he was with. He did answer my question, but I have not had any communication with the developer at all.

Commissioner McKiernan said I've been scanning the attendees list and I don't see either Mr. Roark or Mr. Profirio signed in tonight. Just as an aside, I certainly would recommend that anyone who has an option application submitted for consideration should attend our Neighborhood and Community Development meeting, to be available in case question like this do come up.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, that B1 and B2 be held over for next month's meeting to allow more time for discussion between all parties.**

Commissioner Davis asked, is there an expectation that we're communicating to developers that we want communication with neighborhood groups when going through these options agreements? Is that communicated on the front end to them?

Chairman McKiernan said I'll let Mr. Knapp address this. I can respond, certainly it is an expectation that we have communicated. We've had several discussions over the past year or so about being more explicit about the need to reach out neighborhood groups and neighbors, if nothing else, then to build relationships. But specifically, to address aspects of the project.

Mr. Knapp said what we do is we send out a month in advance to the Land Bank Advisory Board staff and to any neighborhood groups that a project falls in. When we talk to contractors or developers with these projects, we do encourage them to talk to the neighborhood groups, so we do that.

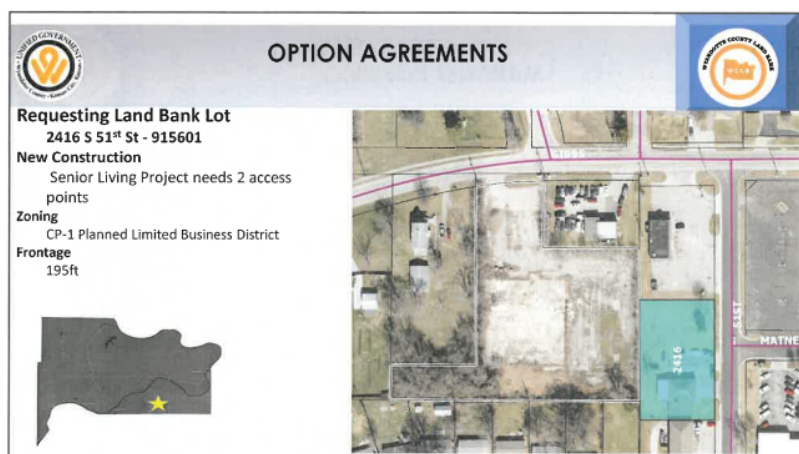
Commissioner Davis said I guess maybe, again, at another time it would be good to have that discussion on how to make it more explicit or mandatory. That way we're not sending things back and forth. You shouldn't even get to us without talking to our constituents, because our constituents are the reason why we're here. **Chairman McKiernan** said you have a point very well taken.

Chairman McKiernan said I would ask the Clerk if there was any correspondence, public comment received regarding Items B1 or B2? **Ms. Sparks** said there were no comments received.

Chairman McKiernan said I'd ask if there are any other person in attendance tonight who would like to offer public comment on B1 or B2?

Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan.

3. Multi Family
2416 S. 51st St. – 915601



Mr. Knapp said Item B3 is at 2416 S. 51st Street. It's for a senior living project that requires two access points. One access point is off Gibbs and they're hoping to use the Land Bank lot to get access to 51st Street as their second access point. 2416 has the fire station in the parcel. Since we are decommissioning that fire station to build a new one, the plan kind of changed to convert that into a community center. Public Works would like the access point to be in line with the road off 51st Street, the Matney Road. This item was held at the January 3rd, Standing Committee meeting to wait for Commission approval. Since then, this project was approved. That completes my presentation, Commissioner.

Chairman McKiernan said if you could just explain again about holding for approval and this project has been approved. **Mr. Knapp** said the senior living project has been approved.

Chairman McKiernan said I have to confess, I don't remember. Was that approval contingent upon getting a second access route? **Mr. Knapp** said I'm told that's why they needed the Land Bank property for their second access point.

Katherine Carttar, Director of Economic Development, said per the Fire Marshall, they will need a second access point. Yes, it was approved, but part of the staff comments would be that they would continue with this plan. They knew it was before the Neighborhood & Community Development Committee, and they're looking for that second entrance.

Commissioner Burroughs said, Jud, in the initial proposal that was set to go on that property was some townhomes and apartments, and there was a retention pond that was slated to go in right behind 2416. Actually, I think it was just to be a little bit of an easement between the two. Is that retention pond still proposed to be in that development?

Ms. Carttar said I can take this again. I'm actually not sure, but Conrad Miller, who is part of the development team is on the line and would probably answer any questions about the specific. The Land Bank didn't look specifically at the interior of the property, but I know that Conrad could answer that if you like.

Chairman McKiernan said, Mr. Miller, the Clerk has put you in a position where you can communicate with the committee. I'll let you take Commissioner Burroughs' question.

Conrad Miller, Development Team, said I don't believe, and I don't have my engineers here, but I think that the retention pond, or retention area is off to the west of the property, so the southwest corner of the property, because that's where the water naturally runs, it runs that way. It really doesn't run over to the building, to the old fire station house. My belief is that there's a retention area, but it's the very southwest part of the development. The other thing that I just wanted to say is that having this whole; we originally just wanted part of that or just enough to get through, to cut through, which made it difficult for us to align with Matney. By getting the whole lot, we can get aligned now with Matney on 51st Street without disrupting any parking lots or anything that might be utilized by the fire station. Like I said, originally, we just wanted to cut through where the old water tower was, but actually enhances that project and the access, having some place, a community center or something there to support the community, I think is a really good utilization of that building. Does that answer the question?

Commissioner Burroughs said, Mr. Miller, are you talking about the road that comes—Matney is to the east of 2416 and we're looking at 51st Street. Are you coming in on the north side of the 2416 building?

Mr. Miller said, yes, we are. It cuts through from Gibbs and I'm sorry I don't have the plat that we got approved. It comes down and cuts through, kind of makes a U-shape and cuts down to Gibbs. That's going to be the east exit and then they'll be another exit up on Gibbs, or entrance point up on Gibbs and one off of—through the 2416 lot.

Commissioner Burroughs said I'm looking at 2416 and I see the fire station presently as it's sitting. And if you should come straight on west off of Matney through 2416 into your development, the question I would have, if you're going to turn 2416 to vacate a fire station into a community center, now you've divided the parking lot and made a smaller parking structure, unless you utilize the north side of the lot that you cut off as additional parking, then people will have to walk across the street. That's what I was just trying to visualize and verbalize to you in reference to how you were planning on utilizing 2416.

Mr. Miller said the idea here is that the community center would be there to support the 32 units, the residents. We're not really anticipating the need for a lot of parking there because it's seniors. As a senior myself, I think that maybe I could hoof it there to go over to a meeting or do something in that building. I don't know how many parking spots will be taken out. It doesn't just cut straight in, it kind of loops down so there will be a small turn in it, a curved entrance, so, it's not just going to come straight through. It would have to curve down from—the new road will have to curve down to meet Matney, so it's not going to be straight in because that would cut through one of the lots. Again, I wish I had the plat so you could see. But it does need to be brought down to that area. We're really not going to cut out a lot of that parking area, and probably can put more parking on the northwest side of the building, if need be for that. There are probably maybe 10 or 15 spots there we can get in. I don't know, but that should be plenty to support the community center.

Commissioner Burroughs said, Mr. Miller, if I may, I am looking at the plat. The car, the workstation that's in front of your proposed development, and Committee, this is the footprint of the old Tower Lanes bowling alley that used to exist there, if I'm correct, Mr. Miller. **Mr. Miller** said that's correct, yes.

Commissioner Burroughs said I would just ask the staff, maybe Jud or Katherine, to advise me as to where that retention pond was proposed. I thought it was proposed behind the fire station. Mr. Miller says it's to the west in the little extended arm of the lot. That's one thing, it's away from the roadway, but I was to understand that the retention pond initially, as proposed, was over behind the fire station area, I would call it the southeast corner.

Chairman McKiernan said, Jud or Katherine, could we get some clarity on the location of that pond? **Ms. Carttar** said I can attempt to bring it up, I know it was approved at the Commission meeting, just the last Commission meeting.

Chairman McKiernan said let me extend a question that Commissioner Burroughs had, because like him, I'm having a hard time visualizing how we're going to split or bisect or pass through 2416. If the entrance is going to be directly west, at a westward extension of Matney, then that cuts right through 2416, how do we break that lot to accomplish this?

Ms. Carttar said a little clarity. When you say how do you break that lot, I mean they would take the entirety of that parcel.

Chairman McKiernan said they would take the entirety of the parcel including the structure? **Ms. Carttar** said correct.

Chairman McKiernan said and be responsible for the ongoing maintenance of that structure. **Ms. Carttar** said correct. As a community center for their senior living project.

Chairman McKiernan said the westward extension of Matney, which would be a pass through, could have a parking lot on the north side of it. And since they own everything, then they have access across that pass through. **Ms. Carttar** said correct.

Chairman McKiernan said okay, that is different than I was imagining. Thank you for that clarification.

Commissioner Stites said I've got the same question there as Commission McKiernan. Because what I was hearing a little bit ago, it sounded like the road adjoining, coming straight west Matney, that they were talking about, and then it not directly lining up with Matney. Is that a full intersection there? I guess it would be—does it directly line up with Matney. If you pulled out of

that lot 2416, could you continue east down Matney? **Ms. Carttar** said that was the request by Public Works was that those be directly aligned.

Commissioner Stites said, and I agree, I think it should be and not have an offset there. If you take your little cursor there and go straight across, it does leave a very small portion of 2416 to the north of Matney, west of 51st Street. That plan there would be that parking would go in there, is that correct? **Ms. Carttar** said I would defer to Mr. Miller. I'm still trying to pull up the plat.

Mr. Miller said originally, we were asking for the north part of 2416 to cut through. That was the original plan was to cut through, maybe have an offset there, which was not ideal. We realized that. We need to create a small curve in that to get it to align, but it can align. The north part of that lot, and just from my personal preference would not be—you know since it's kind of a curve, would not be a parking lot, but would be more of a green space with maybe a monument sign for the development or something like that, rather than putting more parking there. The development is going to have plenty of parking, covered garage.

The one thing I would point out also on the plan that's up here; the 5125 which is the lot next door with the house, you see there, that's part of the development also. The developer owns that lot. That's why that detention area is put down on the—and if you look at the plan, you'll see that there's no structures down on that southwest corner. So that is the detention area for moving all the water off the area to there and then sending it to a storm sewer off of Gibbs. It's quite a bit of engineering to get that to keep from going into everybody's basements along there, where it's going right now. That's the plan is that all the water is going to move to that southwest corner.

I haven't talked to the engineers about lining that street up, but that is not going to be a problem to do that. It's going to make kind of a little curve in there, but that would be better than—more attractive than a straight line shot. If there's more parking that needs to be there, we can put the parking there. Since this is a fire station, it's going to have area to park, there should be plenty of area to park with the building without that tower, what I call the tower area, that was the part we were originally were looking for. It should align. We should have plenty of parking for that facility. Like I said, it's not going to be an intense-use facility, maybe community meeting or five, ten people. I just don't see it has a real intense community. It's just for the senior living facility. I just can't envision it being overly crowded.

Chairman McKiernan asked, Ms. Carttar, would it be safe to say that the final configuration of this will be subject to approval by Planning and by Public Works? **Ms. Carttar** said I would believe so. I'm not sure about Planning, but certainly, I think Public Works would be involved in ensuring that this meets their standards.

Commissioner Townsend said just for clarity's sake, trying to follow this along. The Land Bank request is for 2416, and I do see a shadow. That whole area is not consumed by the old fire station, is it? There's just a part of it that's on that property? **Mr. Knapp** said that is correct, Commissioner.

Commissioner Townsend asked, what currently and who owns the plot to the west, that one marked as 5115? **Ms. Carttar** said that's the location of the proposed senior living plan.

Commissioner Townsend asked, is that property already under the ownership of the applicant? **Ms. Carttar** said correct.

Commissioner Townsend said okay, just to make sure. That's all I needed to clarify.

Commissioner Burroughs said one last bite of the apple here. Mr. Miller, thank you for your patience with me. I just want to ensure that you will be building a road, not using the paved structure there to cut across and go into the addition. It will be a paved road with quite possibly a pedestrian crosswalk in the middle, or something like that?

Mr. Miller said that's correct. I think it's going to be a private road. I don't think city requires it be dedicated, but it's going to be built up to code and make sure there's plenty of room to get in there. So, yes, it's going to be an actual road built according to the city codes. Make sure we have appropriate access. Yes, it is.

Commissioner Burroughs said and I understand that. Thank you for that answer. I don't believe there's any sidewalks along that area. Of course, there's a lot of parking lot through there. I just wanted to ensure if we're going to have seniors and people visiting that if they're going to walk as you stated, to walk over to the clubhouse, that they would have either a crosswalk safety feature, or a sidewalk is which to do so or walking path, and not have to walk in the street.

Mr. Miller said I think that's part of the amenities plan, are sidewalks and special interior. Again, I don't have the plans here in front of me, but I think that's part of the amenity,

having walking trails in there, making sure that you're able to walk in that area. There should be no problem with accessing that area.

Commissioner Davis said this question is for Mr. Miller as well. I guess, well two questions. One, could you kind of just tell me a little bit about the, or tell everyone, about the kind of intention and the vision for this plan, and the need? Second question, was there any attempt to talk with the neighbors and the community members within that area?

Mr. Miller said the answer to that is yes. This has always been part of the plan that we've submitted for approval. I've had numerous meetings with the neighbors. We discussed this, and that's why we got unanimous approval at the Planning Commission on the Consent Agenda. We wanted to make sure that that got through before we even attempted to get this parcel. Quite frankly, we don't need the parcel, if we don't have the development. That was what was kind of driving us is get the approval first; get the project approved first, and then obtain this parcel, so you, the Commission and the City, or the Unified Government has all that information in hand. It's there, it's been reviewed by the City—by the planners. Like I said, we got unanimous approval at the Commission level. Planning Commission, we got unanimous approval on the Consent Agenda just a couple weeks ago.

I've talked to a lot of people. We've had meetings and shared plans with numerous community groups. Everybody's had emails and plans from me. Now on the building itself, this was something that we, when we started this a year and a half ago, we didn't know this was going to be there but the building, I think is going to be something that can be, something for the—like a home's association office, a gathering area. That's just kind of my thoughts. Quite frankly, a lot of that's going to be driven by the residents in that area, the people are going to own those 32 units. What do they want to see it be? I think it's basically what we want. They may want to have a big meeting room; they may want something where they can get together and play cards, you know, whatever. But it's theirs, so they're going to be able to do with it as they please. It's going to be integrated into the project.

Chairman McKiernan asked, Commissioner Davis, did you have any other questions for Mr. Miller, or comments about the project? **Commissioner Davis** said I do not.

Commissioner Stites said, Mr. Conrad, it should like you have done your due diligence. You're marching down the path of; exactly what we would expect a developer to do. Reaching out to the community groups, reaching out to the neighbors, and do your leg work. Its sounds like you've don't that, and we appreciate it. With that being said I make a motion to approve.

Action: **Commissioner Stites made a motion, seconded by Commissioner Davis, to approve as submitted.**

Chairman McKiernan asked, before we take a vote, I'll ask the Clerk, did we received any correspondence from the public regarding this application? **Ms. Sparks** said no comments were received.

Chairman McKiernan said then I would ask if there's anyone who is attending the meeting with us tonight, who would like to offer public comment on this application? I don't see any hands up. With a motion and a second, I'll ask for a roll call.

Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan.

C. New Construction – Garage
 Jurado Flarencio – Garage
 1715 New Jersey Ave. – 098755

Chairman McKiernan said we have new construction Jurado Flarencio, 1715 New Jersey is on my agenda. **Mr. Knapp** said I believe that was a garage, and I was instructed to take that one off. **Chairman McKiernan** said that is another change. So, Committee, Item No. 2C has been withdrawn, so, we will not consider it tonight.

Action: **Removed per Land Bank.**



- D. New Construction – Commercial - 2
 Alex Del Real – Cabinet Shop and Showroom
 1821 N. 10th St. – 906408



Mr. Knapp said so, this one is at 1821 N. 10th Street to build a cabinet shop and a showroom. This project would meet the zoning for M-3 Heavy Industrial District.



The applicants have been in business for seven years in Wyandotte County and they're looking to expand their business and showroom.



**OPTION
ALEX DEL REAL**



Building Details
5,000 – 6,000 SqFt

Timeline
Project Start March 2022
Project Completion – ASAP

Next steps
1. Building Permit
2. Proof of Funds to cover building estimate
3. DRC Review
4. Master plan amendment (Public Meeting)

Comments
Staff Advisory Committee
This property could be meant to be held for open space as part of the jersey creek park system, and stormwater management efforts in the area.

Land Bank Advisory Board
Hold for one month to evaluate stormwater and heritage trail



Staff comments on this one is quite long, so, bear with me here. Would need a Master Plan Amendment because it's currently in the Northeast Area Master Plan as open space. This property could be meant—to be held for open space as part of the Jersey Creek Park System or stormwater management efforts in the area.

To address the stormwater management efforts in the area, I did reach out to Public Works and asked them about this parcel. They said they're actively working on an overall stormwater master plan, and not able to reference any policy or planned stormwater projects that is using this parcel. They said this parcel is not in their stormwater plan currently. Public Works did say if the property would be developed, it would need to be designed to compensate for the stormwater to ensure that the development doesn't negatively affect the upstream or downstream stormwater flows/paths.

To comment about the parks; is it going to be extended as a park? I did reach out to Parks and asked, do you have any plans for this parcel? They told me that they have no current plans to extend Jersey Creek to include this property. I have to say this plan—this project will require a Master Plan Amendment to change from Parks and Open Space, that will require a public meeting, so this will not be the last public meeting that this project has.



Here's the Northeast Area Master Plan for Parks and Open Space. Commissioners, that concludes my presentation on this project.

Commissioner Stites said little clarity on the comments. This property could be meant to be held for open space and part of the Jersey Creek Park System. I guess I don't quite understand what that means because if they're building a cabinet shop inside there, how could it be used for—unless I'm reading it wrong. **Mr. Knapp** said it is in the Northeast Area Master Plan as Parks and Open Space. That's where that comes from.

Commissioner Stites said so, they're not saying that if it was built, it could be used for something else. I gotcha, my bad, I understand now what you're saying.

Action: **Commissioner Davis made a motion to send back with staff and the Land Bank Advisory Board comments considered and have this come back next month.**

Chairman McKiernan asked, so the objective of sending it back would be to address the concerns? **Commissioner Davis** said, yes.

Commissioner Townsend said I've had a little bit different view of that. With regard to the issue about use of parks and the stormwater concerns, I was pleased to hear that Mr. Knapp had taken the initiative to go to both of the departments who have control over those issues and really got negative responses to them. The community may have other concerns about it but that is exactly what the Option Agreement Process is supposed to fare it out. If there needs to be more discussion about the construction or where it is, moving this forward would seek to have those questions

answered. I'm not sure, in fact, I don't believe that holding it over is going to get that broader input from the community in which this property sits, to see if it's consistent with the master plan or if there's some other planning and zoning. But I was personally satisfied that Mr. Knapp had taken the initiative to go with those two other items. I would like to see it move forward, just so these other bigger, broader concerns, if there are any, from the general public could be addressed. It will either rise or fall there. I don't know that there's any benefit for it not to be moved on from this point.

Chairman McKiernan said having heard those comments, I would ask Commissioner Davis if those comments influenced his motion at all? And if not, I would ask if there's a second for his motion?

Commissioner Davis said yes, I guess this kind of point of order in process here and maybe Commissioner Townsend could add to some clarity. If we were to approve this, what would be the process by which those community stakeholders would be able to have their voices heard?

Commissioner Townsend said it's my understanding from what Mr. Knapp said, there would be time for input because I think there may need to be an amendment. It may need to go to Planning and Zoning. So, there would be other opportunities for the broader public, even here they could raise it. This is whether to move forward with the option agreement or not out of this community from the Land Bank, or this committee. If we move it forward, you get the opportunity to have those broader segments of the community and other hearings on the same issue debated, if there are concerns. I see Counselor Green nodding her head. I'm going to rest my comments and maybe she has further input to that to help answer Commissioner Davis' question.

Wendy Green, Assistant Counsel, said the only thing I would add to that Commissioner Townsend is that the next available time for them or anybody in the community to say anything would be at the Commission. If this moves forward, it would go Consent; however, anybody from the public or any of the commissioners could ask for it to be removed from the Consent Agenda and have discussion on it. So, at that time if someone from the community wanted to have it pulled so that there could be discussion, it could even be at the next Commission meeting.

Commissioner Townsend said the other question I had too, wasn't there a question about whether or not there needs to be a master plan amendment? I guess what I'm saying is that just

because it moves on out of this committee, that's not the thumbs up on the project, ultimately. **Ms. Green** said exactly, you are absolutely correct.

Commissioner Townsend said there would still be another opportunity, at least there as well. We've already identified two additional, if it moves out of this committee. This is not a thumbs up certified that the project will indeed happen, but we're saying we're looking at the preliminary yesses or no's and what's involved to take an empty lot and make it something else profitable. It may rise or it may sink on it's particular merits of what is. But that's the whole point of these option agreement opportunity. **Ms. Green** said exactly, Commissioner.

Chairman McKiernan said and if I could follow-up with Commissioner Davis, I think Commissioner Townsend has outlined here one of the pros of our option process is that even if we were to confer this plot tonight as a function of this committee, then the applicant would still need to go through the formal planning and zoning process during which, the applicant would be compelled to make all sorts of community outreach in regard to the project itself. That's one of the reasons that historically, we have at least, given preliminary approval to create the option, which then compels the applicant to move through all the rest of the steps, if it's going to require Planning and Zoning approval. **Commissioner Davis** said okay, thank you for the explanation. I withdraw my motion.

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

Chairman McKiernan asked, before we take a vote, I'd ask the Clerk if there was any public comment received regarding this particular item? **Ms. Sparks** said no comments were received.

Commissioner McKiernan said is there anyone in attendance who would like to offer public comment on this item? Seeing none, roll call please.

Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan.



- E. New Construction – Commercial – 500 Freeman Ave.
1. Metropolitan Leadership Institute
 500 Freeman Ave. – 153908
 2. Thatcher's Family Life Center
 500 Freeman Ave. – 1539083

Chairman McKiernan said this is a carryover of an item that this committee considered at our last meeting.



At the time of our last meeting, we heard presentations from the two applicants. We were able to ask questions of the two applicants. I've noticed that both applicants are here with us this evening if we need anything more from them. Our resolution at the last meeting was that we were going to allow members of this committee to consider both applications to gather additional information, if necessary, then to come back tonight with a decision on which of the two applications we were going to take for this particular Land Bank lot. What I would ask is, if members of this committee

have any additional questions, require any additional information about these projects, if they have any input, or if there is a motion regarding these applications.

Commissioner Townsend said first of all, I'd like to thank both of the applicants for their interest in development in the northeast corridor. It is not the most common thing, and it is not very common at all that we have, I'm not going to use the word competing, but we have a wealth of riches, an embarrassment of riches with this particular lot, that you have two well known entities having expressed an interest. I would have to say I would be in favor Thatcher's getting this lot, because you have what may very well be, I know it's advertised as such, and I have no reason to contradict that, the oldest African American continuously-owned funeral home in the State of Kansas, who has been at the adjacent corner for 100 years, in the family. To me they have the most immediate, already vested interest in that area, and an opportunity to expand their business.

Likewise, you have a very old and respected African American sorority, who I would just pray would still be interested in some vacant lot in our Land Bank, in an area; I'm going to be looking and scouring too, that would be of interest to them. We still want them, but as to this particular lot, because of the pre-existing presence of Thatcher's Funeral Home, that would be my motion to grant their option, their request for the Land Bank option. Thank you very much to both businesses and entities for your interest. I hope with respect to the AKA's continued interest, but just in another spot.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Stites, to approve Thatcher's Funeral Home application.**

Chairman McKiernan said okay, we have a motion and a second to give the option to the Thatcher project. I will recognize Commissioner Harold Johnson who was with us at last month's meeting and who has joined us here again this evening and invite him to offer comments as well.

Commissioner Johnson said, Commissioner Townsend, you've taken the words right out of my mouth. We have a motion and a second. I will say with regards to the property being allotted to Thatcher's, the only thing that I would add, I would like to have some timelines set as to how long this would take before we would see groundbreaking for this project. We've been talking about

this for many years, and certainly Mr. Davis and I have had several conversations about this. So, I think right now, my main thing is to be able to see something constructive built on that plot of land. I would only add that we would put some type of note in the approval that this is subject to something being built within a two-year timeframe. I'll yield to our Legal team to be able to provide some guidance in regard to that. I think 24 months, just based on my background in history, would give the Thatcher's enough time to get things in place in order to begin to have something constructive there.

Chairman McKiernan said I would ask Wendy Green or Katherine Carttar to offer some feedback on—because usually we have a 12-month option period. Commissioner Johnson is suggesting, I believe a 24-month option period, given the size of the project. If either Wendy or Katherine have any thoughts on how we structure that, we'd appreciate them.

Ms. Green said I was just going to say that yes, that's how we would structure it, I would imagine. Maybe Katherine can say something more specific, but I would say yes, if we wanted to make sure something was done, it would be within the terms of the option agreement, because we would either have a 12-month or 24-month option agreement. Generally, they are 12-month, but again, it's our own agreement. If we wanted to modify it to 24 months, we could.

Ms. Carttar said that is exactly right. Typically, we do a 12-month option. We have in previous projects that were fairly large, extended it to a 24-month option. That would require them to have their building permit and be ready to go within that 24-month, or they would have to come back and explain. Another option is doing a shorter one, and requesting extensions, which would mean they would come back before, not probably the entire committee, but come back to staff and kind of give us a periodic update, which we can also work into our schedule with them, as well even if we do the 24-month.

Commissioner Johnson said that's exactly the reason I thought to offer 24 months for that very reason that Ms. Carttar has identified. That being that we have had situations where persons, communities, corporations, businesses have wanted it to be at a certain time, and they need an

extension. For that reason, that's the reason why I am suggesting we offer 24 months to give adequate time to do so. Then, if not, it would revert back to the Land Bank.

Commissioner Townsend said don't go anywhere Commissioner Johnson because I just want to make sure I'm understanding. When I heard your comments earlier, I was thinking that you were meaning 24 months from now or whenever this is finalized by the full board to a ribbon cutting. Is that what you mean?

Commissioner Johnson said no ma'am. That would be rather unreasonable considering the size of this. I apologize if I didn't make it clear. What I meant was that they would begin groundbreaking within 24 months.

Commissioner Townsend said okay, I could have sworn at one time, I thought I heard that maybe they were looking to be complete within a year. But this makes it very clear that you're looking in 24 months to have what again, or to see what?

Commissioner Johnson said to have begun groundbreaking within the 24 months. **Commissioner Townsend** said thank you for that clarification.

Chairman McKiernan said I guess I would ask Ms. Green, if we need to, as a function of the motion and the second, add the amendment that we're using 24-month rather than a 12-month option?

Ms. Green said I think it would be fine to do that way, if the commissioners want to make sure that's it the 24-month option. I think it's a legal matter when we structure it, we could do that without that in the motion. But if you wanted a more definite statement, then yes, it could be part of the motion.

Chairman McKiernan said I'll ask the maker of the motion; I believe that was Commissioner Townsend, if she would like to include the 24 months as part of the motion?

Commissioner Townsend said yes, I so amend with the clarification of 24 months is to groundbreaking. I so amend.

Chairman McKiernan said I believe it was Commissioner Stites who had the second on this. Do you likewise concur with the amendment? **Commissioner Stites** said I do.

Action: **Commissioner Townsend amended the motion to include the 24-month groundbreaking and seconded by Commissioner Stites.**

Chairman McKiernan said so we have a motion and a second. Before we take a vote, I'd ask the Clerk's Office did we receive any correspondence from the public regarding this application?

Ms. Sparks said no correspondence was received.

Chairman McKiernan said I would ask if anyone attending in the public would like to make public comment about this particular application? I do see that we have Elenora Jefferson with her hand raised. We'll recognize Ms. Jefferson and then Norma McKelvy has her hand raised and she will be next after Ms. Jefferson. Ms. Jefferson, if you would to please just introduce yourself, city of residency and then you'll have up to three minutes for your comments.

Elenora Jefferson, Kansas City, Kansas, said I have one statement to make. I have already spoken with Mr. Davis, so this is something he's aware of. As everyone knows, or nearly everyone knows, we're in the process of planning the Northeast Heritage Trail. A particular lot at 500 Freeman has some historical significance. I've emailed that information to him. For the record, I'm just wondering if it's proper to put this on the record, that this is a possible, a very possible site that would qualify for a marker or some type of dedicated memorial. If Mr. Davis would speak to his knowledge of that and his intention to accommodate that, provided that it's all done within the proper aspect. You don't have a waving flagpole and type of thing. I do believe that that's something that needs to be part of the record.

Chairman McKiernan said thank you Ms. Jefferson for putting that on the record. If Mr. Davis does wish to respond to that, he is also present, and I can recognize him in a moment. But at the moment, I will recognize Norma McKelvy for public comment. If you would please just give us your name, city of residence and then you'll have up to three minutes for your comments as well.

Norma McKelvy, Board Chair of Metropolitan Leadership Institute, Gladstone, MO, said I want to have it on record we believe that we have a very viable plan for community engagement in that area. It's certainly disappointing not to potentially have that go forward, but regardless of the outcome, it is important that the northeast area be developed. It's important that there be the

commitment to the community in that area, and I think that's something that we do and will continue to do, regardless again of the outcome.

What I also want to convey is that we would be leaning heavily on Land Bank for property that might be available because we did submit this application first. We expected it to be considered by itself. We were not knowledgeable of the potential for Thatcher's, in fact, we had asked about that. We just want a good shot at the appropriate piece of property for us, if this is not to be.

Chairman McKiernan said I would ask Ms. Carttar and Mr. Knapp to please make sure that they follow-up with Ms. McKelvey and continue to look at possible sites for their development.

I would recognize Robert Davis. If you would sir, just give us your name and city of residence. And then I believe you were going to respond to Ms. Jefferson.

Robert Davis, Parkville, MO, said I'm the current owner and operator of Thatcher's Funeral Home. Thank you very much commissioners for your support. It's a proud day for me and our family. To answer Ms. Jefferson's direct question, yes, I'm not as familiar with the historic significance of this track of land. But as a multi-generational community member, understanding tradition and history, I let it be known and I don't mind it being part of the record, that I would be open some level of memorialization for this heritage trail location, subject to the City's approval and I'm sure some other hoops we'd have to jump through, but it would be in my spirit to allow a plaque or something like that to make a historical record of this track of land. That's all if have to say, thank you very much.

Chairman McKiernan said I don't see any other hands up among the attendees. With a motion and a second, I'd ask for a roll call, please.

Roll call was taken and there were four "Ayes," Stites, Townsend, Burroughs, McKiernan. Commissioner Davis did not respond to roll call.



Item No. 3 – 211291...LAND BANK PROPERTY TRANSFERS

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

- A. Yard Extension
Shaylynn Celedon – Unbuildable lot
1101 Tenny Ave. – 093719



Jud Knapp, Land Bank Manager, said this one is at 1101 Tenny. They currently own 1105 Tenny Avenue. The terrain is very steep, so that's why we label this property unbuildable and recommended it for a yard extension. The staff comments are they should make sure the vehicle access is off the alleyways and we should not allow any curb cuts as part of this project. So, we're in support.

Chairman McKiernan said I would completely agree that it is unbuildable, the change in elevation from the street to 1105 is remarkable. I would also agree that from my opinion, vehicle

access should be from the alley and only from the alley and that the curb along 11th Street should not be cut to create a driveway apron.

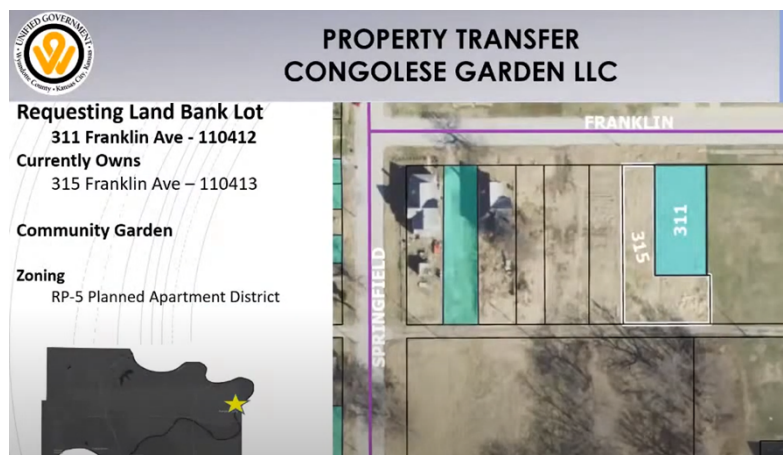
I'd ask the Clerk if there were any public comments received regarding this particular application? **Monica Sparks, Deputy UG Clerk**, said no comments were received.

Chairman McKiernan said I'd ask if anyone who is attending this meeting would like to make public comment regarding this application? Seeing no hands, I would ask the committee if there is a motion?

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to approve subject to the staff Advisory Committee recommendations regarding the alleyway and curb cuts.** Roll call was taken and there were five "Ayes," Stites, Davis, Townsend, Burroughs, McKiernan.



- B. Property Transfer
Brien Darby – Garden
311 Franklin Ave. – 110412



Mr. Knapp said they're requesting a Land Bank lot. The applicants are graduates from Cultivate KC and are looking for a location to start their garden. They have already purchased 315 Franklin Avenue and they're also trying to purchase three lots to the west of this location from a private owner. They're trying to purchase 311, and they already own 315. The staff comments were, they would need a variance if they want to build an accessory structure on the property. Example, tool shed. The Land Bank Advisory Board's comments were how is the ongoing maintenance going to be addressed. This is a buildable that a home can be built on. That concludes my presentation, Commissioner.

Chairman McKiernan said ultimately, their objective is to acquire a rectangular, one rectangular property that contains 311, 315 and the next three lots to the west, is that correct? **Mr. Knapp** said that is correct, Commissioner.

Commissioner Townsend said only earlier today, I did have the opportunity to speak with Ms. Darby, who is a supporter of the applicants. Keeping in mind, that this is a buildable lot, and I would say that to the west of there, on that corner, right there at Springfield, you see some development going on there that was addressed earlier by this committee request for Land Bank lot. So, I'm encouraged by that development and would like to see continuation of development of a residential property, ideally for all these Land Banks. But one of the things that I posed and I'm asking that this be held over to next month to be fair to the applicants for them to consider, is a possible lease to them of this property. Because that would address to some degree the concerns of the Advisory Committee about capacity for these individuals to maintain the space. I think the

concern about ongoing maintenance could be enforced by even a contract and we would let. Since it's Land Bank property, that can be pulled out for improper maintenance, or lack thereof.

I would like to have the applicant have the opportunity to assess this option and then come back for this committee's firm yes or firm no. But to be fair to them, to have the opportunity to assess in their minds the pros and cons. It's not everything they wanted, but it does give them the opportunity for a period of years to see how this would go. It would address the concerns, as I said about, capacity that have been raised. It also would give them an opportunity to look at other land that may not be buildable for a garden. As this group—we try to develop, particularly this northeast end, with homes that will yield revenue and other benefits to the community. That is my motion and that is my ask that we just take this item up next month and give the applicant time to consider that proposal.

Chairman McKiernan asked, any other comments or questions or a second from members of the committee?

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to approve for a one month hold over.**

Chairman McKiernan said I do see that Brien Darby of Cultivate KC is here. Assuming that is the applicant, I'd ask if you'd like to take just a moment to address the committee. If you'd give us name and city of residence, and then you'll have up to three minutes to make your public comment regarding this particular application.

Brien Darby, Kansas City, MO, said I am the Executive Director of Cultivate KC. I'm joined tonight by Mediatrice Niyonkuru, who is one of the farmer owners of the Congolese Garden LLC, who is requesting this land and Amanda Lindahl, a KCK resident and a fellow staff member of Cultivate KC. If you're not familiar with us, we operate the farm incubator and training program at Juniper Gardens. It is located very near 311 Franklin. Our program typically houses farmers who are engaged in this four-year training program and farm business incubator, as well as a few of the graduates who've been very successful in building their business and their time with us, but have yet to find land of their own. Over the past five years, we've identified a trend, and I'm sure

many of you are familiar with this, but housing is becoming more expensive and less attainable for our farmer. They're having a harder time finding land and housing to live in, in that eastern part of Wyandotte County where they have settled.

To date the farmers that form the Congolese Garden LLC have brought in over \$30K in income for their respective families. This is a serious business that's bringing an income to these three families. We wish that we could continue to host their business on our land, but the time has come for us to invite new participants to the program so that we can continue creating these opportunities. When our staff had the fortune to meet the private landowners of lots 315 to 323, which also do not contain structures as you know, we had the opportunity to help negotiate the purchase of these properties for the Congolese Farm. As Mr. Knapp mentioned, the Congolese Farm has been—they have been able to purchase 315 Franklin and are still in negotiations for 317 through 323. One of the main reasons that we're hoping that they can acquire 311 is that some of those infrastructure needs that are important for a farm business, like water; like a fence to keep the property secure, will be much more easily obtained if there is a rectangle parcel that we're working with. Now I understand that 311 Franklin, a property that is roughly 50 feet by 100 feet does not occupy a full lot. **Ms. Sparks** said you have one minute remaining. **Ms. Darby** continued, has been vacant since 2010. It has been identified as a buildable lot. Our organization is in full support of more housing, particularly affordable housing in this area. It's a struggle that many of our farmers face.

However, we are asking that 311 be granted to the Congolese Farm LLC for the purpose of continuing to grow their farm business and help increase the availability of produce in our community. We feel strongly that access to healthy food is just as important as the need for housing. We also feel that the Congolese Farm LLC, and their time with us, has demonstrated history of exemplary land stewardship on the land that we manage, and really good business strategy. I have no doubt that these farmers will maintain the property and they'll maximize that growing space without adding structures of any sort.

Chairman McKiernan said I'm going to use, hopefully, Chair discretion here, since you are the applicant, we can have time for additional conversation here. My apologies for mispronouncing your first name. I see anything close to mine and I automatically transfer it to my name. At this point in time, you are still working to acquire the other three lots, and Commissioner Townsend

has suggested now that you and she engage in a conversation and hold this item for one month, have that conversation and then bring a plan back at our next meeting. Commissioner Townsend, have I captured that correctly? **Commissioner Townsend** said yes, sir.

Chairman McKiernan said Ms. Darby, is there anything else you'd like to share, because that is the motion and the second and that does look like the path of action this committee will take, which is to get you and Commissioner Townsend together for some discussion and problem-solving and then bring this item back for our next meeting. **Ms. Darby** said, no I have nothing further to share, thank you.

There is another hand up in the attendees, and I think this would be the farmer themselves, if I remember what Ms. Darby had said. It is listed as Amanda and Mediatrice, and I would ask that you just give your name and city of residence, and you'll have up to three minutes to make public comment on this application.

Amanda Lindahl, Kansas City, KS, said I'm sitting here Mediatrice, who is one of the farmers, also a resident of Kansas City, Kansas. I just wanted to add a few further details. Commissioner Townsend was concerned about the farmers being able to manage that size of a property and I would just like to provide a little bit of evidence. They have all, for the past four years, been farming on roughly an eighth of an acre each, which would add up to be three acres—over a quarter of an acre together. So, there are three farmers that own that 315 lot, and they have each been able to farm a larger space than we're talking about in this area. So, the 311 that they're asking for is .1 acre. They already have exemplified the ability to farm that size and as Brian mentioned they are farm businesses, which are bringing—generating income for them as a family, as well as contributing to the local tax revenue. I would just strongly urge the commissioners to go ahead and deny the current motion on the table and make a new motion to support the sale of this property to them, so that they can continue their farm businesses. I think they would all consider leasing, but for the so longevity of their farm businesses, it would be very beneficial to have ownership of extended properties. Thank you for the opportunity.

Mediatrice Niyonkuru, Kansas City, Kansas, said I'm one of three members from the garden. We wish you guys to help to serve this garden because you have too many communities that need

some vegetables like in [inaudible] vegetables because we have many communities we need to help about the vegetables so that's why when we ask you guys to sell us the property, we need more space to grow vegetables.

Chairman McKiernan said we have a motion and a second on the table. I'd ask the maker of the motion and the second if there's any reconsideration? Otherwise, we will vote on that motion and that second.

Commission Townsend said this is exactly why I believe another month of consideration is in order. Not only have they owned and worked at 315, but again, that would almost take up half the block if they also obtain these other three properties. The tension, again, that this committee deals with all the time is how to make the best use of vacant land. What does that mean to the people at the end of the block on the western who are developing? For those also who may not be familiar with the area, you see 3rd Street to the east, and then beyond that you have quite a bit of land where we have gardening and farming going on. Through the good graces of the organization that Ms. Darby supports, so we're not saying no, we're saying I think it's in everyone's best interest to take a minute back, consider all these things and bring this back next month. Just so they are clear, we are not saying no. My motion is to bring this back next month to allow further discussion because from what I've heard here tonight, I have even some more questions. Just want clarity, I stand by the motion that I made earlier.

Commissioner Davis said I just want to kind of clarify my second with thank you all what you all are doing. Just given the fact that there is kind of a lack of healthy options and opportunities to beautify the area, particular that area of our city, there are many. This is not a no, this is a reevaluate, let's see what works best. We want you all ultimately to be successful as well as the rest of the community. So, I hope you all hear that and that this is not necessarily a walk away from the table. But we want to honor the master plan, we want to honor the hard work that folks have put together, so there probably will be other alternative spaces where something like this will be much better. Please don't take this motion as a denial, this is a reevaluation. I'm sure there is somewhere in our community where you all will be able to continue your business and congratulations on your success.

Roll call was taken and there were five “Ayes,” Stites, Davis, Townsend, Burroughs, McKiernan.

PUBLIC AGENDA

No items for discussion.

ADJOURN

Chairman McKiernan adjourned the meeting at 6:56 p.m.

am



Staff Request for Commission Action

Tracking No. 211587

Full Commission Meeting Date: 6/30/2022

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 6/7/2022
(If none, please explain):

Publication Required: No

<u>Date:</u> 05/11/2022	<u>Contact Name:</u> Gunnar Hand	<u>Contact Phone:</u> 5751	<u>Contact Email:</u> ghand@wycokck.org	<u>Department/Division:</u> Planning and Urban Design
<u>Item Description:</u>				
<u>Action Requested:</u>				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> 2020.05.09_Climate Action Plan_UG Resolution Presentation_FINAL, Resolution_KC Regional Climate Action Plan Endorsement_FINAL DRAFT				

MARC CLIMATE ACTION PLAN

Net Zero Region by 2050

Gunnar Hand, AICP
Director of Planning + Urban Design



5 “BIG” Principles

1. We are already doing most of this
2. We have proven we can do this
3. Solutions must match the scale of the challenge
4. Leadership is required from all of us
5. Doing nothing is harmful



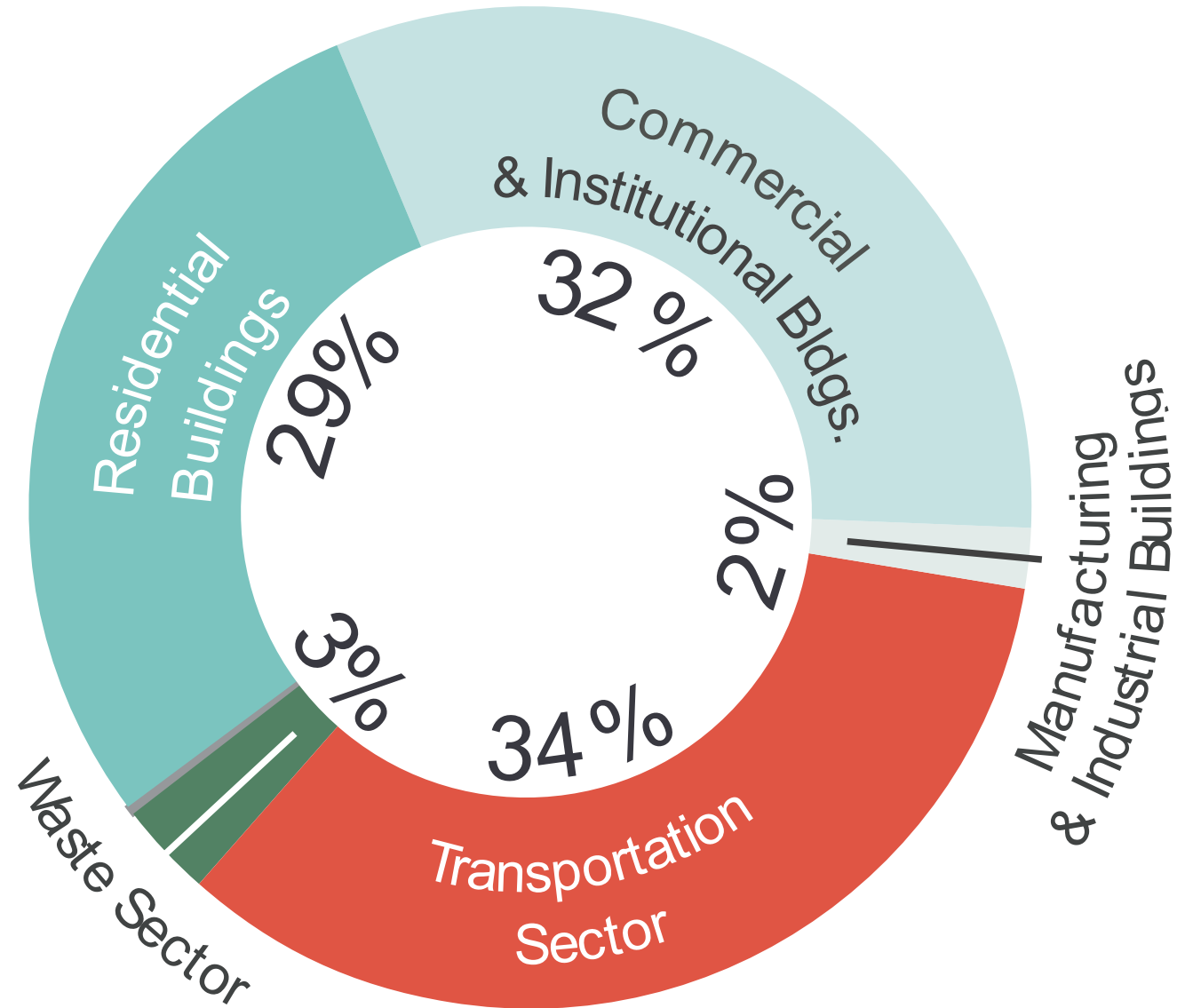
The Impacts Are Real (2100)

- The Weather is Changing
 - Longer, hotter summers
 - From 0.7 to 21.9 days over 105°F
 - Longer periods of drought
 - More intense storm events
 - Greater annual precipitation
- The Human Effects are Many and Varied
 - Decreased air and water quality
 - Increased asthma and other respiratory diseases
 - Greater energy loads to heat and cool buildings
 - Increased crime and mental health issues
 - Loss in productivity
 - Increased prevalence of pests and air/water borne diseases



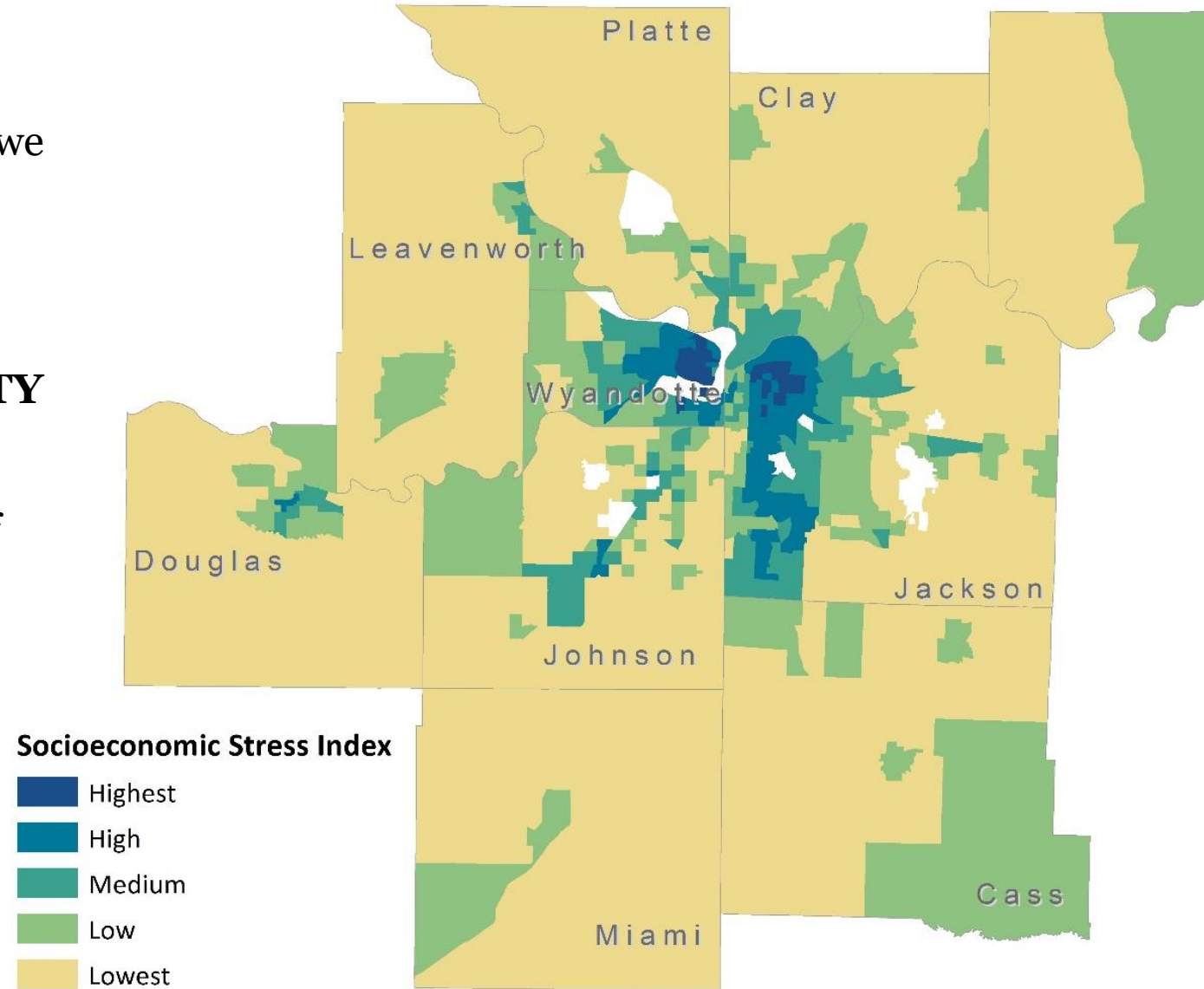
GHG Inventory: 2015

- Greenhouse Gas Emissions are **POLLUTION**
- Transportation Sector
 - goDotte **POLICY** changes
- Commercial & Institutional Buildings
 - UG Performance Standard (e.g. **LEED**)?
- Residential Buildings
 - Updating the **BUILDING CODE**
- Waste Sector
 - Municipal Waste Plan **STRATEGIES**
- Industry and Manufacturing
 - Creation of **ECO-DISTRICTS**



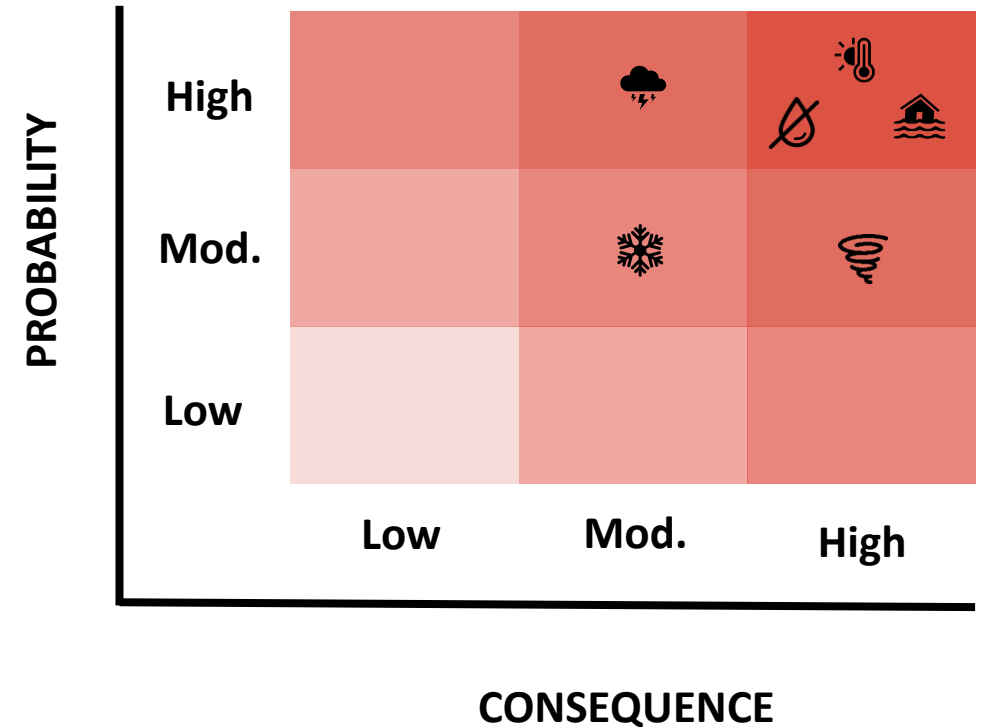
Climate Risk & Vulnerability Assessment

- MARC has completed a regional assessment, but we need to start with our own **LOCAL BASELINE**
- As we are more diverse & disadvantaged when compared to the region, **WYANDOTTE COUNTY** is:
 - More likely to be exposed to the impacts of climate change
 - More susceptible to damage caused by climate change
 - Less able to cope with and recover from increase disasters due to climate change



Path to Net Zero by 2050

- Decarbonize the electric power grid (**BPU** alternatives portfolio)
- Transition to electric vehicles (Public Works & Transit), mode shift (goDotte), and sustainable development (i.e. focus on **INFILL**)
- Optimize energy performance (**HOME RETROFITS** + UG building upgrades)
- **DIVERTING** food scraps and landscaping from landfills (municipal solid waste plan)
- Sequestering carbon in the soil (**URBAN FARMING** + open space preservation)



Action Areas: An Integrated, Systems Approach



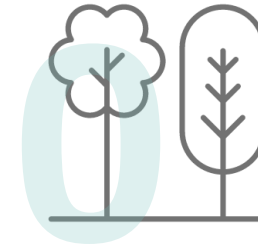
Collaboration
& Leadership



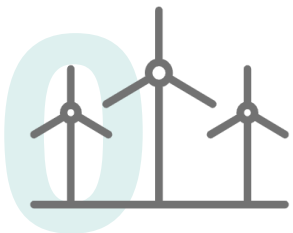
Innovation
& Finance



Community
Resilience



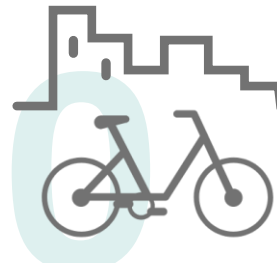
Urban
Greening



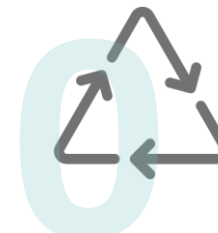
Renewable
Energy



Energy
Efficiency



Transportation
& Land Use



Industry &
Resource
Management



Food
& Agriculture

It's Cleaner Air



It's Complete Streets



It's Greater Mobility Options



It's Waste Reduction



It's More Efficient Buildings



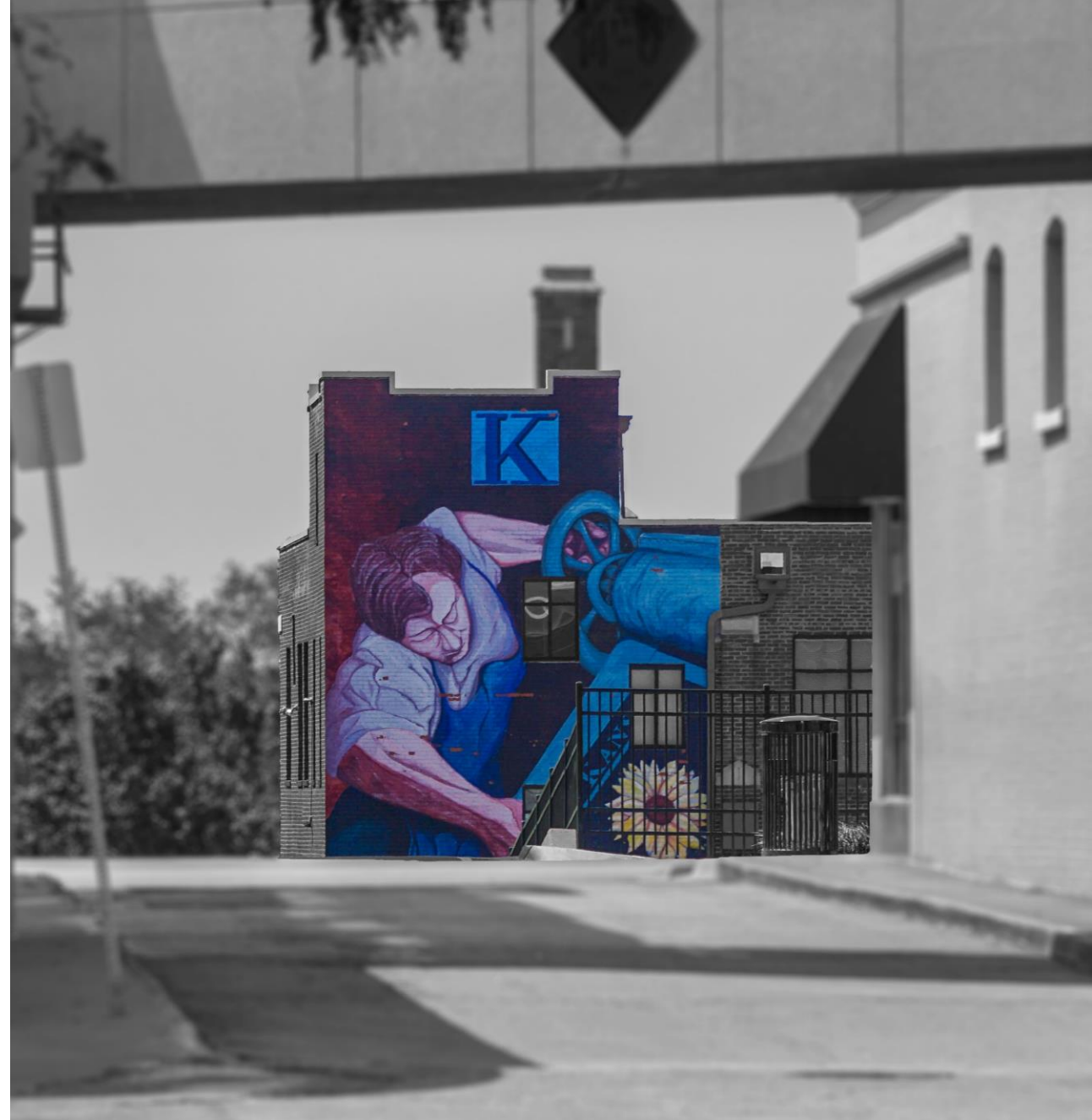
It's Urban Farming



It's Infill Development



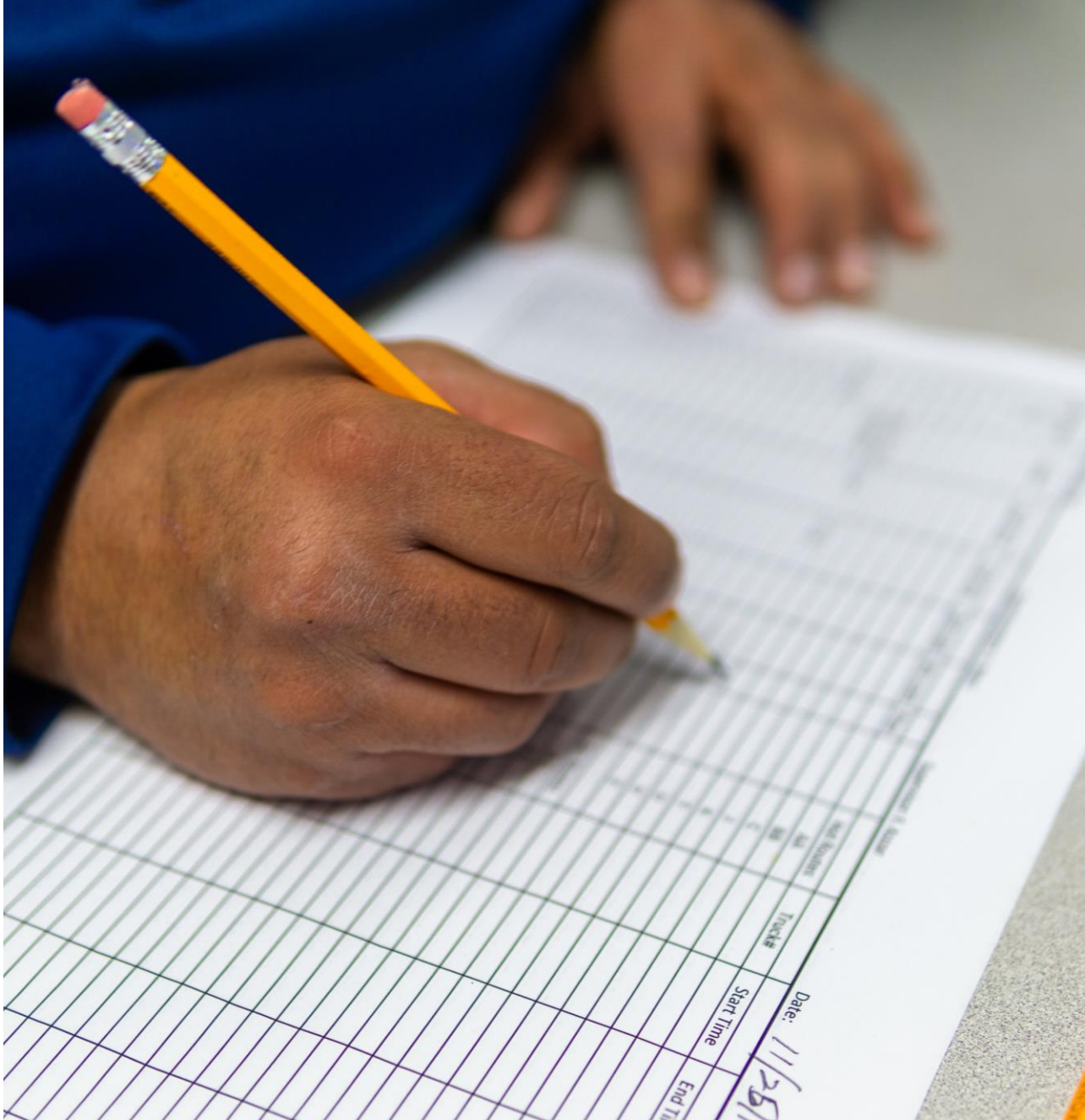
It's Historic Preservation



It's Open Space Conservation



It's About Saving \$\$\$



It's Planting a Tree



Conclusion

- This is simply good planning **PRACTICE**
- Do **MORE WITH LESS** by framing all project as multi-benefit opportunities
- This is a **SYSTEMATIC** approach to work we are already doing
- Collectively makes our **COMMUNITY** more vibrant, healthy & equitable
- Federal **DOLLARS** are increasingly tied to this subject
- MARC Board has already **APPROVED** this Climate Action Plan



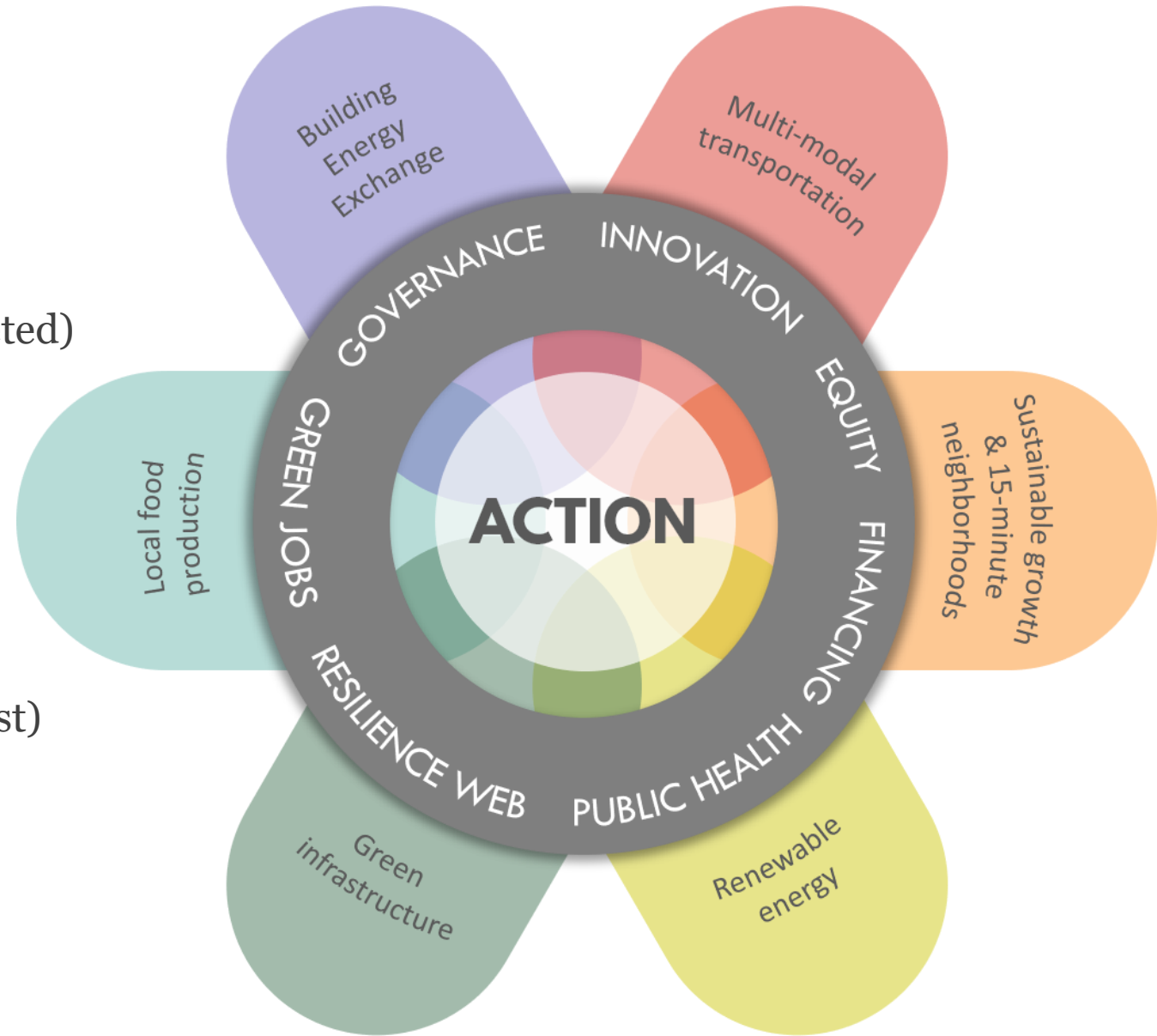
Next Steps

- Complete a **LOCAL** Climate Risk and Vulnerability Assessment
- Identify and codify transportation **POLICY CHANGES** and goals in goDotte
- Continue the **CONVERSATION** in the upcoming Citywide Master Plan
- **LEAD** by example
- **COLLBORATE** across sectors, municipalities, neighborhoods
- Make our community more **RESILIENT**



Next Steps for P+UD

- Local, equity-based information, education and **CAPACITY BUILDING**
- Complete, **GREEN STREETS** Ordinance (Completed)
- **TOD** Supportive Policies (goDOtte)
- **ADU** Ordinance (Up Next)
- **URBAN FARMING** Ordinance (On Deck)
- Native Species/**XERISCAPING** Ordinance (On List)
- **SOLAR-READY** Ordinance (Needed)



RESOLUTION NO. _____

**A RESOLUTION ENDORSING THE MID AMERICAN REGIONAL COUNCIL'S
REGIONAL CLIMATE ACTION PLAN.**

WHEREAS, Climate Action KC (CAKC) is a regional nonprofit formed to promote strategies and solutions that drawdown greenhouse emissions and promote economic opportunity and quality of life; and,

WHEREAS, the Mid-America Regional Council (MARC) is a nonprofit association of city and county governments and the metropolitan planning organization for the bistate Kansas City region; and,

WHEREAS, CAKC and MARC partnered together to complete a Kansas City regional Climate Action Plan containing a regional emissions inventory and climate risk and vulnerability assessment; and,

WHEREAS, the Climate Action Plan creates a voluntary framework to guide and align local action in ways that make a difference for the entire Kansas City region; and,

WHEREAS, the Climate Action Plan contains a comprehensive set of goals and strategies that can be tailored to meet local community needs and priorities; and,

WHEREAS, the strategies in the Climate Action Plan build stronger, healthier, more vibrant and economically vital communities; and,

WHEREAS, the Climate Action Plan serves 10 counties, 123 municipalities in two (2) states, with a population of 2.14 million. In Kansas, these include Douglas, Johnson, Leavenworth, Miami and Wyandotte counties; in Missouri, the planning area includes Cass, Clay, Jackson, Platte and Ray counties; and,

WHEREAS, over 1,000 regional residents participated in the planning, prioritization, and drafting of the Climate Action Plan; and,

WHEREAS, success will only be achieved if there is equitable access to the benefits among the entire population of the metropolitan area without regard to race, gender, ethnicity, religion, nationality, sexual orientation, income, age, disability or any other classification.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

1. The Commission hereby endorses the Kansas City regional Climate Action Plan and further resolves to review and consider implementing, as appropriate, the solutions and strategies enumerated therein; and,
2. The Commission hereby directs that a localized Climate Risk and Vulnerability Assessment be drafted and presented to the Commission for review and consideration. The Commission hereby authorizes the County Administrator to take such actions as may be necessary and desirable in coordination with all relevant Departments, partner agencies, stakeholders and the broader Kansas City, Kansas community therein, to accomplish the purposes of this Resolution.

ADOPTED BY THE COMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS
THIS ____ DAY OF _____, 2022.

TYRONE GARNER, MAYOR/CEO

UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

CHIEF COUNSEL



Staff Request for Commission Action

Tracking No. 211722

Full Commission Meeting Date:

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 6/6/22
(If none, please explain):

Publication Required: No

<u>Date:</u> 05/26/2022	<u>Contact Name:</u> Ashley Hand	<u>Contact Phone:</u> x5544	<u>Contact Email:</u> azhand@wycokck.org	<u>Department/Division:</u> Strategic Communication
<u>Item Description:</u> Presentation on a Proposed Regional Approach to Micro mobility Management.				
For Information Only				
<u>Action Requested:</u>				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u>				



Staff Request for Commission Action

Tracking No. 211707

Full Commission Meeting Date: 06/30/2022

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 06/06/2022
(If none, please explain):

Publication Required: No

<u>Date:</u> 05/24/2022	<u>Contact Name:</u> Jud Knapp	<u>Contact Phone:</u> x5472	<u>Contact Email:</u> jknapp@wycokck.org	<u>Department/Division:</u> Economic Development
<u>Item Description:</u> The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed item and forward it to the Land Bank Board of Trustees for final consideration, Submitted by Jud Knapp, Land Bank Manager 2 Yard extension requests				
<u>Action Requested:</u> Approve and forward to Land Bank Board of Trustees				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> NCD Memo Land Bank Property Transfers 06.06.22				



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5472
Fax: (913) 573-5745
Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Land Bank Manager
DATE: May 25, 2022
SUBJECT: Property Transfers applications for consideration

The following **property transfers application(s)** are being presented at the 06/06/2022 meeting:

- E. Yard Extensions - 2
 - 1. Kendall Blakeney
 - i. 4967 Oak Ave – 107430
 - ii. Currently owns 3149 N 51st St - 916957
 - iii. Summary – The Land Bank lot is unbuildable due to being land locked.
 - 2. Diana S Davila
 - i. 1522 S 8th St – 156010
 - ii. Currently owns – 1520 S 8th St - 156011
 - iii. Summary – 1520 S 8th St is a rental. This request is not following our policy of yard extensions for primary residences only. I included this request because the applicant says the hillside is causing foundation issues for the home. They need to move dirt to stop the hillside from pushing against the foundation. This Land Bank lot is also unbuildable due to no sewer connection.

