

**NEIGHBORHOOD ASSOCIATION QUARTERLY PERFORMANCE REPORT**

<b>Date</b>	<b>Activity Description</b>	<b>Number of Attendees</b>
May 2008	Meetings: General meeting on May 13, 2008.  Communications: The April/May/July newsletter was prepared and mailed to members in early April	12
June 2008	Meetings: BCNA does not have a general meeting in June.	
July 2008	Meetings: . General meeting on July 8, 2008.  Communications: An email reminder was sent to the members on the email list on July 2, 2008.	10

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**MINUTES****May 13, 2008**

The Brook Creek Neighborhood Association meeting was called to order on Tuesday, May 13, 2008 at 7:10 PM by President Craig Comstock with 12 members present.

The treasurer's report was read and approved.

Julie Mitchell informed everyone that the owners of the burned house on 13th street were working with their insurance company to do something with the house. The lot may not be in compliance with current zoning regulations. She also stated that Brook Creek is a pesticide free park and that weeds are growing up.

Michael Almon said that the City Commission has a draft ordinance for the Planning Commission to change the zoning ordinance to allow homeless shelters in industrial zones with a special use permit. The hearing on the change will be at their June meeting.

The Inter-Faith Hospitality Network of Churches are providing housing and assisting homeless people look for jobs.

A General Public Institute (GPI) zoning is recommended for East Heights School. The GPI is the use of the property, but it would allow other uses. The other uses may not be in the best interest of the neighborhood.

The house at 1300 Haskell is for sale and a church was interested in the property. Craig Comstock will check on the church's interest and the zoning issues for allowing a church on the property.

A committee of Michael Almon, Julie Mitchell, Craig Comstock, and James Grauerholz was formed to initiate the downzoning of the industrial zones in the area of the Burroughs Creek Plan.

Craig Comstock reported that an Art Center is in the 19th and Haskell Mall.

Julie Banhart is searching for a new printing service for the newsletters.

Someone dumped some tires at the Brook Creek Park. Please call the police if you see illegal dumping in our neighborhood or city.

It was reported that Public Works had not repaired a pothole in the 1400 block of Prairie Ave. Craig Comstock will check with the Public Works about the repair.

The meeting was adjourned at 8:10 PM. The next meeting is July 8th at 7:00 p.m.

## July 8, 2008

The BCNA meeting was called to order on Tuesday, July 8, 2008 at 7:05 PM by President Craig Comstock with 10 members present.

The East Lawrence, Barker, and Brook Creek Neighborhoods are co-coordinating efforts to rezone the Burroughs Creek area.

Our CDGB budget was discussed, particularly the fact that our funding for the coming fiscal year (beginning August 1, 2008), will be reduced. This is a problem faced by most grantees, since there are increasing requests for help from an allocation that remains steady or decreases. As part of that discussion, Julie Banhart reported that she has found a likely new printer. Moving to 3 newsletters per year and doubling the space in each newsletter would achieve our goal of saving money since our CDBG budget has been reduced. It would also allow us to cover some news in more detail and expand the variety of things we put in the newsletter.

The house at 1207 E. 13th has applied for a demolition permit.

The Fall Clean-up will be on October 11th beginning at 10 AM until 3 PM or later. Lunch will be provided at the Brook Creek Park. A rain day is scheduled for October 18th.

Our annual potluck will be on September 9th in the Brook Creek Park at 6:00 p.m. If it rains, we will meet at the East Lawrence Center.

The meeting was adjourned at 7:45 PM.

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## COMMUNICATIONS

From: Julie Banhart <brookcreek@sbcglobal.net>  
Subject: BCNA meeting on Tuesday, July 8, 2008  
To: Newsletter List  
Date: Wednesday, July 2, 2008, 12:34 PM

Don't forget that we have a meeting scheduled for 7:00 p.m. on Tuesday, July 8, at the East Lawrence Recreation Center. Please mark your calendars to come catch up on neighborhood-related activity since our last meeting in May. Please also pass the word to your friends and neighbors who may not have signed up for our email notification.

In the meantime -- have a safe and happy 4th!

*Julie*

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# **NEWSLETTER**



# ***BROOK CREEK BREEZE***

April / May / July 2008

<b>GENERAL MEETING</b> <b>April 8, 2008</b> <b>7:00 p.m.</b> <b>East Lawrence Rec. Center</b>	<b>GENERAL MEETING</b> <b>May 13, 2008</b> <b>7:00 p.m.</b> <b>East Lawrence Rec. Center</b>	<b>GENERAL MEETING</b> <b>July 8, 2008</b> <b>7:00 p.m.</b> <b>East Lawrence Rec. Center</b>
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## **DON'T FORGET . . .**

This year, BCNA decided to have a 9<sup>th</sup> meeting – in July. So, please mark your calendars for the coming 3 meetings and plan to attend. There are several items that will probably be on-going through the summer months (see minutes and information below), so we need your input each meeting. If you would like to get advance reminders of the meetings and you are not already on our email list (or if your email address has changed), you can send us an email, asking that you be put on the list. Just remember, please, to put something like BCNA List in the subject line. Send it to [brookcreek@sbcglobal.net](mailto:brookcreek@sbcglobal.net). If you do not have Internet access, call 841-4997 and leave your telephone number and we'll notify you that way. And please do not forget the annual spring Brook Creek Park Clean-up. Details below.

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### **Minutes: February 12, 2008**

The meeting was called to order by President Craig Comstock at 7:05 p.m., with 14 members present. The treasurer's reports for January and February were read and approved. The January Minutes were read and approved.

Craig reported that, in response to a request from the City's Public Works Department, he had written a letter indicating BCNA's support for the use of Federal funds to build, repair and replace sidewalks in our neighborhood. The sidewalk plan extends outside of our neighborhood into adjoining neighborhoods. Julie Mitchell provided maps showing the areas that would have repair and construction.

It was reported that there are no major changes to the Lawrence flood plain maps.

The City sent proposal forms for the 2009-2014 Capital Improvement Plan to neighborhood associations. Proposals for the current year are due February 29th. Capital improvement projects must have a minimum budget of \$50,000 over a 6 year period. It was decided that we would not be able to put a plan together in the time available, but we will take the next year to research, decide on, and produce a plan for the next year. Andrea Repinsky had proposed work on Brook Creek and landscaping for the park and adjoining Nature Trails as a capital improvement project for our neighborhood. There was a general discussion about landscaping the park and improving the nature trails. Andrea Repinsky and Beth Ann Mansur volunteered to serve on a committee to study this.

It was suggested that a future CDGB Proposal could be the installation of benches along the Brook Creek & Edgewood Park pathways.

Concern was raised about the City mowing the flood control ditch between Haskell and Oregon last July or August. It was noticed that the wildlife habitants disappeared after the mowing. We need to inform the City about this action and ask do it later in the year.

We are asking for ideas for a fund raiser for Brook Creek to purchase items for our neighborhood projects.

It was brought up that the curbing and guttering on Prospect between 13th and Oakhill is in need of repair.

A concern was raised about sewer odor in the area of 1600 block of Bullene was brought up. The odor occurs in the evening hours when no one from the city is on duty to check it. If this continues, we will need to inform the City for resolution.

The Spring Brook Creek Park Clean-up will be on Saturday April 26th beginning at 10 AM and concluding when everyone decides to quit. Julie Mitchell will obtain items for lunch. The cold/rain day is May 3rd, also at 10 AM.

The next meeting is Tuesday March 11, 2008 at 7 PM.. The meeting was adjourned at 8:15 PM.

**Minutes: March 8, 2008**

These minutes are a combination of the information in preparatory material sent out to the email list before the meeting (thanks to information from Michael Almon and Craig Comstock), what happened at the meeting, and what has happened in some instances since the meeting. Information that has become available since the meeting is in *italics*. The meeting was called to order by President Craig Comstock at 7:05 pm with 16 people in attendance. The treasurer's report was read and approved. There were 3 substantial issues to be considered at this meeting. They were:

1) The **Lawrence Community Shelter (LCS)** wants to buy Dean Penny's building at 13th & Oregon, and simultaneously have the City change zoning regulations to allow them to have a homeless shelter there (or in ANY industrially zoned district). Dean Penny's property is zoned industrial. This shelter has the potential to be even more disruptive to our community than the Salvation Army one, because it is a drop in, short term, transient shelter (the SA shelter was to be for long term family rehab, job training, etc., as well as a soup kitchen). If the neighborhoods could stop the zoning amendment that would allow a shelter in any industrial zone, it would prevent the LCS from locating at 13th & Oregon

Loring Henderson, LCS director attended our meeting and gave a presentation about what they hoped to do. LCS is attempting to move from 214 W. 10th (downtown) to 13th and Oregon (850 E. 13th), which is across the west edge of our neighborhood. He provided information about zoning, building requirements, and access to services needed for LCS and its clients. He also spoke about the operation of LCS and the services that they provide. He said that LCS is an emergency shelter and clients are referred to other agencies for long term housing and services. After Mr. Henderson's presentation, the membership agreed that the 13th & Oregon location was not a good one for the clients LCS serves, that the proposed area was not good for the adjoining neighborhoods, and that we would oppose a change in the zoning for that area.

2) **1300 Haskell Ave.** (Bennie & Ethyl Stewart home) is for sale. This is one of the three historic homes of "Haskell Row," along with 1320 Haskell Ave. and 1340 Haskell Ave. These three homes were designed and built around 1870 by John G. Haskell, the renowned State of Kansas Architect. He designed many noteworthy buildings like the Kansas State House, Douglas County Courthouse, the old Fraser Hall, Snow Hall, United Presbyterian Church, First Methodist Church, and many more. John Haskell lived at 1340 Haskell. Dudley Haskell, John's brother, lived at 1320 Haskell, and Elizabeth French, John's sister, lived at 1300 Haskell with their mother, Almira Haskell.

Because of our concerted effort in 1998, with Bennie's help, we petitioned the City Commission to down-zone 4½ square blocks of Brook Creek Neighborhood from apartment to single family zoning. This zoning change included 1300 Haskell Ave. None of us want to see these efforts vaporize if a new buyer tries to rezone this large lot for multi-family or commercial use. It was decided that the realtor (and the ultimate buyer) need to be put on notice that we will oppose any zoning change, and they should plan to keep it single family zoning. Because none of these three homes on Haskell Row are on either the National Register of Historic Places or the Kansas Register of Historic Places, there is no historic protection there.

*Since the meeting, Craig Comstock has been in touch with the realtor, and reports: I had a nice conversation by phone with Harold Marcum, the Broker for the property at 13th & Haskell. He said he continues to get inquiries, and has had a builder inquire previously. That builder apparently found that the infrastructure required (sewer work, etc.) was likely too expensive to make developing worth his while. Harold mentioned that the current zoning is RS-7 and that required 7,000 sq. ft. per lot. Apparently in the old zoning code it was M-3, which was some sort of multi-family classification. I told him I would send him a letter expressing our wish that the property remain more single-family residential than otherwise, that there was a good amount of history involved with the properties on the east side of Haskell and include details of said history.*

3) **The proposed rezoning of the East Heights School property:** Most of our neighborhood is RS-7, and so is the school right now. GPI is a new zoning category in the new, July 1 2007, Zoning Code that was created for public institutions like schools, hospitals, libraries, etc. It's appropriate for East Heights School. But, there are some permitted uses that USD497 could engage in that the neighborhood might want to make sure are never pursued, such as: multi-dwelling structure, mobile home, commercial parking, light wholesale storage & distribution. And, if USD497 ever sells the property, a new owner could pursue these same uses. It was suggested that BCNA write a letter to the Planning Commission saying we never want to these land uses to be allowed on the property, and ask that USD497 to enter into an agreement with BCNA to that effect

*Since the meeting, Michael Almon reports contact with the Planning Commission:* I spoke with Mary Miller at the Planning Office. She is the planner handling the East Heights School rezoning request from RS-7 to GPI (General Public Institutional). Related to this is another item on the agenda, to initiate a zoning code text amendment to change some of the permitted uses in the GPI zoning district. Mary had put this on the agenda because she had noticed that there were permitted uses in the GPI district that seemed inappropriate to her--the same uses that we are opposed to in a GPI district - manufactured home, mobile home, multi-dwelling structure, commercial parking facility, light wholesale storage & distribution.

I asked her if the rezoning of the East Heights School property should be deferred until the Commission makes a decision on these land uses. She agreed that deferring the rezoning would be wise, so the cart is not before the horse. She wanted to know if

we wanted to request the deferral, or if she should request it. We agreed that we would both request the deferral. Brook Creek would make their request in a letter. (See below).

The Brook Creek Park Cleanup is scheduled for April 26th beginning at 10 AM. A lunch will be provided. A rain/cold day is May 3rd also at 10 AM. The meeting was adjourned at 9 PM.

**Brook Creek Neighborhood Association**  
1315 Haskell Ave., Lawrence, KS 66044

21 March 2008

Lawrence-Douglas Co. Metropolitan Planning Commission  
6 East 6th St.  
Lawrence, KS 66044

re: 24 March 2008 agenda items #6B – Z-01-04-08, and  
Miscellaneous #4

Dear Chairman Eichhorn & Commissioners:

The Brook Creek Neighborhood Association is requesting that item #6B – Z-01-04-08 be deferred until after consideration of Miscellaneous #4 (a text amendment to change the permitted uses in the GPI district). We have met with Mary Miller, the Planner in charge of both these items, and she concurs with our request.

Item #6B is a request to rezone the East Heights School property from RS-7 to GPI so that the zoning correlates with the use. In general, our Neighborhood Association agrees with this in principle. But when we studied the use groups for GPI, we found some incongruous and disturbing permitted uses in that category - uses such as: Manufactured home, Mobile home, Multi-dwelling structure, Postal and parcel service, Commercial parking facility, and Wholesale storage and distribution.

Our concern is two-fold. First, we would not want any of these uses to be permitted on that site regardless of the ownership (it is fully within the realm of possibility that USD497 could sell the property). Some years ago, USD497 proposed using the property for their district-wide distribution center. We fought it off then, and we don't want that or similar as permitted uses for anyone – parcel service, distribution center, parking facility. And we are opposed to a multi-dwelling structure (dormitory) on site, because if USD497 sells the property, such a building would logically become an apartment building. Ten years ago, Brook Creek petitioned the City to downzone 4 1/2 square blocks from multi-family to single family, and we don't want to reverse that either.

Secondly, if a school or public facility wanted to have modular classrooms on site, the zoning code should be worded to allow such a classroom use as accessory with the mobile or modular technology, but specifically disallow that same technology for residential use. In other words, the term "home" as applied to mobile or modular, must not convey the use as a home in the GPI district (and for a future potential buyer).

Writing a text amendment to resolve these troubling implications will prove a challenge. Brook Creek Neighborhood Association looks forward to working with the Commission and staff to craft the appropriate wording. So rather than putting the cart before the horse, we request the rezoning of East Heights School property be deferred for a later meeting, so that a carefully worded text amendment can be written and adopted first.

Sincerely,  
Michael Almon, Land Use Chair



## ***You're Invited***

to

### ***The Spring Brook Creek Clean-Up***

Saturday, April 26, 2008

10:00 a.m. – as long as you like

Come help us clean up the creek and the nature trails. If wallowing around in mud is your idea of fun, join like-minded others and get down in the creek to remove winter-time debris.

If you like to use the nature trails, come help us clean up debris and trash from the trails and the woods. We never know, from year to year, what we will find in the woods – but there are usually some interesting things (one year, we found a yard-sized tractor).

We have a good time each spring during the clean-up, so come join us. We'll get started about 10:00 a.m. Lunch will be provided. Everyone's help is appreciated, whether you can stay and help for a long time or a short one.

***Come One – Come all***

***Individuals, Families, and Children***

***Are all welcome.***



Brook Creek Neighborhood Association  
1944 Miller Drive  
Lawrence, KS 66046

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## *Join Your Neighborhood Association*

Dues are \$1.00 per person, per year. This gives you voting rights at BCNA meetings. Clip, fill out, and mail to: Susan Miller, Treasurer; 1235 Prairie; Lawrence, KS 66044

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail Address \_\_\_\_\_

- I am enclosing my \$1.00 annual dues
  - I am enclosing \_\_\_\_\_ extra to help the neighborhood association.
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## **GOOD NEIGHBORING**

Byron Wiley and Theresa Martin (1200 Almira) and Andrea Repinsky (1222 Almira) spent about 4 person-hours on June 10, maintaining the yard and street visibility at 1201 Almira. Byron finished-up later with a mow and trash pick-up.

Byron has also shared garden plants with Andrea.

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Gary Meyer helped Julie Mitchell (both of Brook Street) clean out her gutters this spring when the silver maples were growing like a jungle in the gutters. That sure is good neighboring. He didn't even complain when she accidentally dropped a glob of gutter goop on him.

In return, she chased off two guys who appeared to be up to no good in the alley around Gary 's garage, claiming that the owner of the house gave them permission to take some fire wood (really just a pile of brush), but they did not know the owner's name. Gary was grateful, but suggested that if this happened again, maybe she should just call the police instead of trying to chase them off herself.