

NEIGHBORHOOD ASSOCIATION QUARTERLY PERFORMANCE REPORT

Date	Activity Description	Number of Attendees
May 2013	<p>Meetings: The BCNA Mayt meeting was held on May 8, 2013 at the East Lawrence Recreation Center, beginning at 7:00 p.m..</p> <p>Communications: Meeting information was in the April-May 2013 newsletter. Email reminders were sent to residents (see communications section of this report).</p>	12
June 2013	<p>Meetings: BCNA holds no meeting in June</p>	NA
July 2013	<p>Meetings: The BCNA July meeting was held on July 11, 2013. at the East Lawrence Recreation Center, beginning at 7:30 p.m.</p> <p>.</p> <p>Communications: No meeting had been planned for July, but a special meeting was called at the request of the staff of Struct/Restruce to discuss their possible purchase of the old recycling center at 12th & Haskell. Members on the email list were notified by email. Those on the call list were notified by telephone.</p> <p>:</p>	17

MINUTES

May 8, 2013

Julie Mitchell, president, opened the meeting at 7:30 p.m. with 12 members in attendance, and Susan Miller read the treasurer's report. There were no receipts to submit and no corrections.

Michael Almon, having met with Scott McCullough regarding the sale of Bo Killough's former 12th and Haskell Recycling Center, gave a report. Michael ascertained that the rezoning of the main building that faces Haskell Avenue from residential to light commercial is being proposed. Notably, the building was previously being used for commercial purposes due to a city granted non-conforming use right which is due to expire once the building and adjacent land is sold. Under this proposal, the remainder of the property would remain residential, and, as it is bordered by Burroughs Creek and Brook Creek, is located in a flood plain. Apparently, there has been talk of bringing in fill to raise the level of the property. Concerns for this plan are that drainage problems would accrue both from runoff into the adjacent creeks, and also runoff into the neighboring properties, which, obviously, have not been built up with fill.

Another problem brought out by the ensuing discussion is that this site has probably become toxic due to the fact that it has, essentially, been used as a junkyard for the processing and storage of various machines and automobiles. Reportedly, Scott McCullough thinks the city would reject any plans to buy the property for an extension of Brook Creek Park because of the need for cleanup. The city already is engaged in an extensive cleanup effort with the former Farmland Industry site.

So the question was asked: What would potential buyers of the former 12th and Haskell Recycling Center have to contend with in order to develop the property into a suitable residential development? It was proposed that this question be answered by the Kansas Department of Health and Environment (KDHE). It was noted that KDHE has already been out to inspect the site due to

neighborhood concerns. After a unanimous vote by the 12 members present, BCNA president Julie Mitchell, once more, stepped in to say she would draft such a letter addressed to KDHE in hopes that they would, once again, inspect the property so that potential buyers would be apprised of exactly what they were up against.

In other business it was reported that Habitat for Humanity has purchased 9 vacant lots in East Lawrence as future single family home sites for qualifying families.

Dickie Heckler gave the Lawrence Association of Neighborhoods (LAN) report. Of concern is that any new development in downtown Lawrence would meet adequate parking requirements for potential patrons.

Michael Almon commented on the architecturally correct porch replacement recently completed for the historical property located on Haskell Avenue next to the East Heights Boys & Girls Club facility at 15th and Haskell Avenue. Michael suggested that the Neighborhood Association site this property owner for some sort of special kudos, and Susan Miller graciously agreed to send a special thank-you card from BCNA.

Sharon Vaughn noted that there is one neighborhood in Kansas City that has a yearly "dumpster day" where the use of a large dumpster was made available for the cleanup of large items. It was subsequently pointed out that Kansas City does not pick up large items when called to do so as does Lawrence.

A discussion ensued regarding the Salvation Army site at 18th and Haskell. Michael Almon pointed out that the Planning Office has no site plans for this development. It was recommended that the Brook Creek Neighborhood monitor any future development to ensure compliance with previous agreements.

The meeting was adjourned at 8:30 p.m

July 11, 2013

Julie Mitchell opened the meeting @ 7:00 p.m. with 17 attendees, and Susan Miller read the treasurer's report. There were no new submissions or corrections.

A special meeting had been called, as there had not been a meeting scheduled for July, for the presentation given by Matt Jones and Eric Jay of "Struct/Restruct,LLC. This business currently operates out of 920 Delaware, and is in the business of recycling building materials, and of using these materials to restore Lawrence's houses. The recycled materials are overflowing the present facility, and so Matt and Eric are looking to expand into what was formerly the "12th & Haskell Recycling Center. The plan to purchase this property, as presented by Eric Jay, would seek to rezone the existing building, and some of its surrounding area from residential to light industrial. The existing building would house the woodworking portion of the business, and facilitate the storage of building materials in the surrounding area. Access would be restricted to the Haskell entrance, and thus eliminating the problem of heavy traffic on 12th Street. The remainder of the property would be divided into residential lots. From what Matt and Eric have told us, there are already some interested parties ready to consider seriously the challenge of developing the proposed lots for residential use.

Concerns were raised from the neighborhood attendees regarding the need for buildup, to alleviate flood plain issues; and the possibility that contaminates from junked items, previously stored on the property, would pose a problem. Matt and Eric addressed these issues by stating that there is currently an environmental impact study in progress, and that flood plain concerns would be up to the individuals purchasing the lots. We were given further assurance that plans to address these issues would be presented before the Brook Creek Neighborhood Association for review prior to development. It was pointed out that surrounding properties have not been built on dirt fill to elevate their structures, and that such a plan may pose runoff issues for surrounding properties. It was elucidated by Matt and Eric that plans to sell lots for residential development was a necessary portion of their ability to afford this property.

All in all, the concerned neighbors who attended this meeting embraced the plan, and generally were happy to see a business, such as the one Matt and Eric own, occupy the west portion of this property. Michael Almon pointed out that it has long been a plan to extend the existing Burroughs Trail along the Burroughs Creek bordering the north edge of this property. Both Eric and Matt assured the attendees that this would be a possibility.

In other exciting news, it was revealed that, should the sale go through, and should the business move from 920 Delaware, that structure might then be home to a coffee shop.

The well attended meeting concluded @ 8:15 with congenial discussions spilling into the parking lot.

COMMUNICATIONS

Messages to email list:

5/5/13: Notice of May meeting.

- 5/16/13: Forward of notice of 2013 road closures near KU
- 6/27/13 Forward of notice of a summer mobile meeting series for Multimodal Studies
- 7/2/13: Notice of special BCNA meeting on July 11 with Struct/Restruct personnel regarding their possible purchase of the old recycling center at 12th & Haskell.
- 7/15/13 Forward of notice from the City re (a) changes to downtown bus stop locations; (b) interactive mapping tools for the Multimodal Studies closing on July 7; (c) Summer Concert Series in South Park; and (d) schedule of Children's Last Days of Summer activities.

Communication to the call list:

- 7/2/13 Members on the call list were notified by telephone of the special BCNA meeting on July 11 with Struct/Restruct personnel.
-

GOOD NEIGHBORING

Two Brook Creek residents, who wish to remain anonymous, spent an afternoon trimming back tree branches that were laying on a neighbor's roof.