

Quarterly Neighborhood Performance Report - Quarter One (August-October) Due Nov. 10	
Neighborhood: <u>Brook Creek Neighborhood Association</u> Completed By <u>Julie Banhart, Coordinator</u> Date <u>Nov. 10, 2013</u> Phone Number/Email_ <u>785-841-4997; BrookCreekNA@gmail.com or juliebanhart@gmail.com</u>	

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Each Neighborhood is required to have at least quarterly meetings. (minutes must be attached.)	Meeting Date #1	<u>Sept. 9, 2013</u>	Minutes Attached?	<u>Yes</u>
	Meeting Date #2	<u>Sept. 18, 2013</u>	Minutes Attached?	<u>No minutes taken, mee</u>
	Meeting Date #3	<u>Oct. 9, 2013</u>	Minutes Attached?	<u>Yes</u>

How was the neighborhood notified of the meeting(s)? (check all that apply)	X email	_____
	X newsletter	_____
	X other announcement? (please specify)	phone calls to those on the call list

Officer elections this quarter? (if so, attach list of new officers)	Yes	X	No
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Each Neighborhood is encouraged to produce regular newsletters.	Date of Newsletter	<u>Sept. - Dec. 2013</u>	Copy Attached? (required)	<u>Yes</u>
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Also to be attached:

Neighborhood activity list for the quarter, including method of notification as well as estimated attendance. (Required)

Best practices in regard to neighborhood events that can be shared with other neighborhood associations. Provide information on outreach, event, and outcome. (recommended)

Any other information your neighborhood association feels will be information that will help to provide a clear view of your neighborhood associations accomplishments. (recommended)

ting of only officers

BROOK CREEK NEIGHBORHOOD ASSOCIATION

ACTIVITY LIST FOR 2013-2014 QUARTER 1

September 9, 2013 Special meeting with Struct/Restruct to discuss their plans for the former Recycling/Salvage Center at 12th & Haskell.

Method of Notification:

Email notification to those on the email list.

Telephone calls to those on the call list.

Estimated Attendance: 12 members

September 11, 2013: Annual Potluck Picnic in the Park.

Method of Notification:

September – December Newsletter.

Email reminder to those on the email list.

Telephone calls to those on the call list.

Estimated attendance: 20-25

September 18, 2013 General Meeting

Method of Notification:

September – December Newsletter.

Email reminder to those on the email list.

Telephone calls to those on the call list.

Estimated attendance: 5: only the officers and coordinator were in attendance, so this became an informal planning meeting.

October 9, 2013 BCNA General Business Meeting.

Method of Notification:

September – December Newsletter.

Email reminder to those on the email list.

Telephone calls to those on the call list.

Estimated Attendance: 14

BCNA GOOD NEIGHBORING

In August 2013, Gary Meyer laid on his belly in the mud in Julie Mitchell's yard to turn off the water main when a hose broke under her sink. He saved her kitchen from major water damage.

**Minutes for Brook Creek Neighborhood Association
General Meeting
September 9, 2013.**

The Brook Creek Neighborhood Association met on October 9, 2013, at the East Lawrence Recreation Center. President Julie Mitchell called the meeting to order at 7:00 p.m. Fourteen members were in attendance.

The meeting was devoted to a discussion of the proposed rezoning of 1146 Haskell. The members present were in agreement that Struct/Restruct's proposed plan is probably the best option for the property, but the letter sent by the City to neighbors raised questions and concerns. These questions dealt with:

- **Flooding:** The property is located in the floodplain. Struct/Restruct representatives had informed us that a floodplain study would be done. However, we have received no information about whether it had been done yet and, if so, what the outcome of the study was. In addition to knowing the results, several members wanted to know who had done (or was going to do) the study. The biggest concern expressed by the attendees is that precautions are taken so that new development there does not add to flooding problems in the area. Another concern was that, if such precautions were not taken, it could result in an increase in FEMA flood insurance rates for neighbors. Concerns were also raised that outside storage near the floodway needs to be addressed.
- **Ground contamination:** Struct/Restruct informed us in a previous meeting that they were aware of the ground contamination by the previous business at that location and were going to have an environmental study done to determine if the ground contamination had been reversed. Neighborhood residents at tonight's meeting wanted to know what the results of that study were and who did that study. They were concerned about whether the property is really suitable for residential use.
- **Rezoning to Limited Industrial District:** Questions raised included: What uses does this zoning allow? How do we prevent undesirable industrial uses in the future? Can conditions be placed on this zoning to prevent undesirable industrial uses?
- **Effects on and changes to 12th Street:** There were several very specific questions and concerns. They included:
 - How will the easements on the south side of 12th Street be affected by the construction and any future repairs/updates to sewer and water lines?
 - 12th Street is a very narrow street, and whether a sidewalk would be built on the north side of 12th Street caused concern.
 - Will the ditch along both sides of 12th Street remain, or will curbs and storm sewers be installed? If the ditches remain, culverts along the south side need to be cleaned/repaired.
 - What kind of outdoor lighting will be installed?

- Access to the business should be on Haskell, not 12th Street.
- **Green space on north side of the property:**
 - Residents were in unanimous agreement that the wooded area to the east of the property needs to remain undeveloped. The neighborhood made this agreement with the City and Parks & Recreation many years ago. No parking lot.
 - The BMX bike track is **not** a popular idea. However neighbors did like the idea of extending the Burrough's Trail.

After discussion of the above issues, a motion was made and passed that BCNA president Julie Mitchell would write a letter to the Lawrence Douglas County Metropolitan Planning Commission, in advance of its meeting to consider the Struct/Restruct plan, outlining our concerns and asking that they be taken into consideration as decisions are made.

Minutes for Brook Creek Neighborhood Association

Special Meeting, with Struct/Restruct, LLC,

September 9, 2013.

The meeting was called to order at 6:00 p.m. with 12 members in attendance.

Matt Jones of Struct/Restruct, LLC requested the meeting to share the details of their purchase and soon-to-be-finalized site plan for the approximately 2 acres that was formerly the 12th and Haskell Recycling/Salvage Center.

Since this is a flood plain, plans call for structures to be built on piers positioned at least 20 feet apart, with a suggested minimum height of at least two feet from the ground. Matt pointed out that the piers could be as high as 20 feet so that cars could park beneath the residential structures.

A complete environmental assessment was in process and should be ready approximately two weeks after the date of this meeting.

Struct/Restruct will ask that the existing structure be rezoned to Light Industrial, as this would serve as the shop and storage area for Struct/Restruct LLC.

At least 20 feet of space has been proposed as a buffer between the business and the residential portion of the property.

Matt estimated that about 9 lots, to front onto 11th street, would be available. Several BCNA members in attendance requested that off-street parking be restricted due to the current narrowness of the street.

Matt informed the meeting that the north portion of the property, which is bordered by Burroughs Creek, would contain a broad buffer zone that would facilitate an extension of the Burroughs Creek Trail plus a bike path.

There was agreement that Struct/Restruct would be a good neighbor, but that there were some specific elements about the plan as presented about which there were some concerns expressed, including the parking issue, the rezoning to Limited Industrial (with a request that it be issued as a Special Use with restrictions regarding future owners after Struct/Restruct), and a serious concern about the property being in the floodplain and how construction of residences on that land would affect the already significant flooding problem in the neighborhood near the property. The Struct/Restruct representatives agreed to give these concerns serious consideration to determine what could be done to alleviate them.



BROOK CREEK BREEZE

September - November 2013

Wednesday, Sept. 11, 2013 POT-LUCK PICNIC 6:30 p.m. Brook Creek Park	Wednesday September 18, 2013 Business Meeting 7:00 p.m. East Lawrence Rec. Center	Wednesday October 9, 2013 Business Meeting 7:00 p.m. East Lawrence Rec. Center	Wednesday November 13, 2013 Business Meeting 7:00 p.m. East Lawrence Rec. Center	<u>Tentative</u> Weds., 12/11/13 Holidays Party 7:00 p.m. East Lawrence Rec. Center
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IMPORTANT: CHANGES TO BCNA NEWSLETTERS AND PROPOSED CHANGES TO MEETINGS

Please make every attempt to attend the September 18, 2013 meeting. Because of grant funding reductions, we will only be able to put out two newsletters this current fiscal year (August 2013-July 2014). We would like to hear your views about when we will produce the second newsletter. In addition, we are considering reducing the number of regularly scheduled meetings we will have during the fiscal year. The attendance at meetings has been, too often, very low, and much of our business, when not faced with a major issue, is often repetitive. Again, we need your views and input about this. If something arises that needs BCNA's quick attention, we will call a special meeting. In addition, because we can only book the room at the East Lawrence Recreation Center for three months at a time, we need to know how to contact you if changes occur in our meeting schedule (for example, it's possible the October and November meetings could change).

Therefore, **if you wish to be added to our email list**, please send an email to www.BrookCreekNA@gmail.com. Include your name, address, and email address. If you are on our list and your email address changes, please be sure to notify us of that, too. **If you do not have Internet access and would like to be added to our call list**, please call our Coordinator, Julie Banhart, at 841-4997. If she is not there to take your call, please leave a voicemail message, giving your name (spell it, please), and your telephone number. You will be added to the call list and called if there are any changes to the meeting schedule or if special meetings are called.

If you have questions about meetings or other neighborhood issues, please email or call the Coordinator at the above email address or telephone number. We will notify everyone on either the email list or the call list of the results of our September meeting. We hope to see you there.

MINUTES

April 10, 2013 Minutes

Julie Mitchell, President, called the meeting to order at 7:30 with 10 people in attendance. Susan Miller, Treasurer, provided the treasurer's report.

Julie Mitchell provided a Community Development Advisory Committee (CDAC) update. CDBG funding has been cut on the federal level. Neighborhoods and other CDBG applicants will receive much less than their requested amounts. BCNA will need to reduce spending (not that we spend much already) and look for alternative sources as funding. Ideas discussed included selling ad space in the newsletter, classified ads in the newsletter, and producing two instead of three newsletters each year. Increasing neighborhood participation would help. The CDAC public hearing is on April 11th. Neighbors are welcome to attend and voice any concerns about reduced funding.

The sidewalks on the west side of Haskell Ave. between 13th and 15th streets are in bad shape. Julie Mitchell will send a letter to the city requesting that they look into this.

Dickie Heckler reported that the Lawrence Association of Neighborhoods (LAN) has done some re-organizing and formed sub-committees for sidewalk improvement; expanding rental registration to all rental properties, not just single family homes; and downtown development overlay.

The Brook Creek Park cleanup is scheduled for Saturday April 13th 10:00 to 2:00 with the next Saturday as the rain date. Volunteers from KU's Big Event are planning on joining us. There are tasks for everyone. Lunch will be served.

Brook Creek lost two long time residents this spring, Mary Martin and Walter Puckett. Stories and the obituaries were shared. They will both be greatly missed. Meetings aren't the same without Mary, and the potluck won't be the same without Walter.

The next BCNA meeting is on Wednesday May 8th at 7:30 at the East Lawrence Recreation Center. We will take a break over the summer and resume meeting in September. If a topic of urgency arises, we will schedule a special meeting and notify everyone on our email and phone lists.

The 12th and Haskell Recycle Center moved to 11th St. just east of Haskell Ave. The 12th and Haskell property is for sale. We are keeping any eye on this, as the allowed uses for the property are very limited and the seller is unlikely to disclose that to prospective buyers.

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, 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 no meeting had not been 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 contaminants 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.

Contact Information

If you need to contact us with any questions or comments, please email us at BrookCreekNA@gmail.com. If you do not have access to email, you can call Julie Banhart at 841-4997. Also, check us at LawrenceMarketplace.com.

WELCOME TO THE NEIGHBORHOOD

1710 E. 15th St. - Lindsay Erheart	1307 Brook St. - Bradley S. & Christina Russell
911 Anna Tappan Way - Carol A. Henley	932 Anna Tappan Way - Jesse D'Angelo
1832 Atherton Court - Tyson A. & Nicole P. Heck	1419 Elmwood St. - Donald E. & Patsy L. Lamothe
1736 Brook St. - Sandra J. Heaton	1539 Hanscom Road - Troy A. & Catherine R. Green
1643 Bullene Ave. - Gretchen Lister	1503 Lindenwood Lane- Steven G. Dieker
1507 Lindenwood Lane - Matthew J. & Rachael E. Sudlow	925 Homewood St. - Brad Howard & Lora Schalk
1618 East Glenn Dr. - Alfred Diotte	1416 Summit St. - Patricia Phillippe
1808 Atherton Court - Maria Lemoine	1341 E. 16th St. - Derek Polsking & Zoe Keppler
1630 Powers St. - Gary & Angela Rexroad	1214 Haskell Ave. - Kate Von Achen
1545 Haskell Ave. - Jason Kniep	1826 Haskell Ave. - Jamie Osborn

Legal Defeat of Junkyard: Funding Appeal

by Michael Almon

Our 6-year struggle forced the 12th & Haskell junkyard to move, and their excessive noise, fumes, and pollution no longer blights our peaceful neighborhood. In the next issue, we will give you the full story of how we did it, because this month's Newsletter is too full. In brief, it took door-to-door canvassing, documenting the history of the land, daily recordings of violations, seven automobile fires, complaints to and response from the Kansas Department of Health & Environment, getting the City to cite them for land use violations, two appeals to the Board of Zoning Appeals, and a detailed presentation to the City Commission.

Because of these complexities, we had to hire two attorneys, though most of the research and meetings were done by a core group of seven neighbors. Every neighbor in Brook Creek now benefits from the work of a few. Your gratitude is appreciated, but mostly we need you to help defray the hundreds of dollars of legal fees. Please consider donating any amount, but \$25 or \$100 or more would really help. It's easy. You can simply make a deposit into our account at Mainstreet Credit Union, account # 130-1300. They're located at 23rd St. & Haskell Ave. Thank you so much!

Brook Creek Neighborhood Association
1944 Miller Drive
Lawrence, KS 66046

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Come to the Annual Pot-Luck Picnic

***Wednesday, Sept. 11, 2013 at 6:30 p.m. in Brook Creek Park
(in case of rain, we will meet at 7:00 p.m. at the East Lawrence Recreation Center)***

BCNA will provide the fried chicken and soft drinks. If you can, please bring your favorite side dish or dessert. All residents are welcome, including children. Join your neighbors and enjoy an evening of good food and good company.

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.