

Quarterly Neighborhood Performance Report - Quarter Three (February-April) Due May. 10

Neighborhood BCNA

5/9/19

Phone Number/Email Emily Winters 785-760-4742 brookcrekna@gmail.com

Each Neighborhood is required to have at least quarterly meetings. (minutes must be attached.)

Meeting Date #1 3/6/19

Minutes Attached? yes

Meeting Date #2 4/3

Minutes Attached? yes

Meeting Date #3 5/1/19

Minutes Attached? will send finished

How was the neighborhood notified of the meeting(s)? (check all that apply)

email yes

newsletter yes

other announcement? (please specify) facebook and nextdoor

Officer elections this quarter? (if so, attach list of new officers)

No

Each Neighborhood is encouraged to produce regular newsletters.

Date of Newsletter April 2019

Copy Attached? (required) yes

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

### **Brook Creek Neighborhood - 3rd Quarter Report 2018-2019**

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

- March business meeting
  - notification by newsletter, email/e-news, Facebook, and Nextdoor
  - 10 in attendance
- April Meeting
  - notification by newsletter, email/e-news, Facebook, and Nextdoor
  - 8 in attendance
- May business meeting
  - notification by newsletter, email/e-news, Facebook, and Nextdoor
  - 7 in attendance

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

- Sent out postcard to all neighbors through Nextdoor
- We continue to encourage neighbors to utilize our LISTSERV to communicate with each other in an informal, electronic way. We currently have 69 members enrolled.
- We continue to provide neighborhood and relevant city updates through our official Facebook page and also keep a neighborhood forum page that allows neighbors to interact with each other.
- Scaled back weekly E-news as we are in transition with coordinators, but sent out relevant updates.
- Had our annual spring clean up and provided trash bags and gloves, encouraged clean up of the Brook creek, woods, and Burroughs creek and trail

Brook Creek Neighborhood Association  
1322 Maple Lane  
Lawrence, Kansas 66044



### Join Brook Creek Neighborhood Association for only \$1.00

Support BCNA so that we can effectively represent you.

#### MEMBERSHIP RATES

In-neighborhood individuals \$1.00      Out-of-neighborhood individuals and businesses \$5.00

Name \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ E-mail \_\_\_\_\_

Member information is used only for neighborhood communications, and not distributed or sold.

Please **check** ✓ any box that applies:

- ☐ I do not want my name printed in the newsletter as a new or returning member
- ☐ I would like to be included in a neighborhood e-mail list-serve
- ☐ I would like to receive a weekly e-newsletter

Mail this form and your check payable to BCNA to:  
**Brook Creek Neighborhood, 1406 Oak Hill Ave., Lawrence KS 66044**

Visit us at <http://brookcreeklawrence.wordpress.com/>



## The Brook Creek Breeze

The Newsletter of the  
Brook Creek  
Neighborhood Association

Spring 2019

### Neighborhood Events

#### April

27 Brook Creek Park Clean-up  
10 a.m. — 1 p.m.

#### May

1 BCNA Meeting, 7:00 p.m.,  
East Lawrence Rec. Centre

#### June

1 Prairie Block Structure ribbon cutting, 9:00 a.m.; Burroughs Creek Park

#### September

4 BCNA Meeting, 7:00 p.m.,  
East Lawrence Rec. Centre

### Join your Neighbors for the Annual Clean-Up

Our annual park and trail clean-up is **April 27!** We will meet at Brook Creek Park at 10 a.m. Gloves, trash bags and snacks will be provided. The trail spans several neighborhoods, we welcome all help. If you want to work on an area of the trail that is farther away feel free to contact the coordinator at [brookcreekna@gmail.com](mailto:brookcreekna@gmail.com) in advance to get trash bags. Trash bags can be left next to existing bins along the trail or in the park. Thanks for helping us keep our parks and trails beautiful!

### Prairie Block at Burroughs Creek Park Update

On March 13, construction drawings for the playground shade structure were stamped and submitted to the Planning Dept. for permitting. Kudos to Planner Amy Miller who gave advice on expediting the permit, Mark Hecker at Parks and Rec who reviewed everything and made it official, and Westar's Green Team and Struct!Reconstruct for going above-and-beyond for Prairie Block. The design and drawing work represents several hundred hours of donated time by the KU architecture students and their professor Keith Van de Riet for Burroughs Creek Park.

The team is currently seeking old/recycled metal street signs such as stop signs, yield signs, green street signs, etc. for the shade structure. If you have any to donate or know where to (legally) get some, please email community liaison Suzan at [suzanhampton@gmail.com](mailto:suzanhampton@gmail.com). Thanks!

#### Save the Date

Come Celebrate June 1! Fifteen environmental and trails nonprofits will host art and nature activities, tours, and talks at Burroughs Creek Park to celebrate National Prairie/Trails Day and the ribbon-cutting for the new shade structure, just in time for summer. We're working on bands now, and Mayor Larsen will walk or bike with Brook Creek, East Lawrence, and Barker neighbors from Hobbs Park to Burroughs Creek Park for the ribbon-cutting. All are welcome to join in: more details to come.

If you have ideas for bands or food trucks or have general feedback, please like the Prairie Block Facebook page and tell us! The page is at: <https://www.facebook.com/Prairie-Block-328644767744798>.

*Image of structure pictured inside*

### We are Hiring!

**We are hiring a neighborhood coordinator. This is a part time position, 20-25 hours a month. Flexible hours and much of the work can be done from home. Must be self-motivated, familiar with social media platforms and have strong communication skills.**

*Send resumes to*

*[jesse@calledtogreatness.com](mailto:jesse@calledtogreatness.com)*

## Neighborhood Contacts

**Jesse Brinson, President**

jesse@calledtogreatness.com

**Michael Almon, Vice President**

paradigm@ixks.com

**Byron Wiley, Secretary**

bwiley@sbcglobal.net

**Jenna Coker, Treasurer**

jcoker@ku.edu

### Directors

Andrea Repinsky

Tom Bogardus

Ron Bishop

Melinda Henderson

### Neighborhood Coordinator

Emily Winters

BrookCreekNA@gmail.com

## 13th Street Bicycle Boulevard Demonstration Intersection

13th St. from Haskell to Massachusetts is one of four bicycle boulevards that were identified in the 2016 Pedestrian Bicycle Issues Task Force Report, as part of the priority bikeway network. The east part of 13th St. near Haskell Ave. is in Brook Creek Neighborhood. To allow residents an opportunity to provide feedback on possible project design, the City installed a temporary bicycle and traffic configuration at 13th and Connecticut St. This temporary "pop-up" was in place for two weeks to test potential long-term design.

There have been three open houses for community members to learn about the design concepts and share thoughts with project staff about the temporary "pop-up" demonstration. And there was a Lawrence Listens survey, with the results now available at <https://lawrenceks.org/lawrence-listens/>.

Bicycle boulevards are streets designed to provide a comfortable experience for cyclists of all ages and abilities, by creating a safe low-speed and low-volume roadway where cyclists share the street with motor vehicles.

The Transportation Commission approved the 13th and 21st St. bicycle boulevards at their meeting on April 2, 2018. The Lawrence City Commission approved the plan on May 15, 2018. "The Transportation Commission is committed to supporting the community's vision for safe and comfortable bikeways while building a culture around active transportation and healthy lifestyles," said Steve Evans, chair of the Transportation Commission.

For more info, contact Amanda Sahin, City Traffic Engineer at [asahin@lawrenceks.org](mailto:asahin@lawrenceks.org), or Jessica Mortinger, City Transportation Planner at [jmortinger@lawrenceks.org](mailto:jmortinger@lawrenceks.org).

## Connect with Brook Creek between Newsletters!

**Brookcreeklawrence.wordpress.com**

Our website has meeting minutes, newsletters, event dates and more! You can scan the code with your smart phone camera!



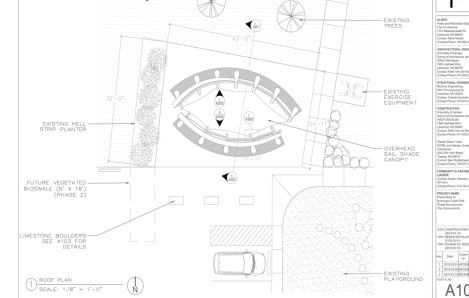
You can also follow us on Facebook!

Join the Neighborhood Facebook Group or Nextdoor.com to connect with other neighbors!

Have other ideas on how we can stay connected:

[brookcreekna@gmail.com](mailto:brookcreekna@gmail.com)

## Prairie Block Layout



## Opportunity Zones, or Displace and Gentrify

President Trump's 2017 \$1.5 trillion tax giveaway created "Opportunity Zones", a way for land developers to dodge taxes by investing in depressed parts of a town. The tax law allowed Governors in each state to designate zones. In March of 2018, without approval by the City Commission, City employees requested that Governor Collier designate three neighborhoods to be in an Opportunity Zone - Brook Creek, East Lawrence, and Barker. Citizens didn't learn of this until January of this year.

## Stay Informed! Are You Getting the E-Newsletter?

**Due to increasing costs and decreased funding, BCNA will only be able to send paper newsletters twice a year. However, we do have an E-newsletter! You can sign up on the Brook Creek website.**

**Click on the link that says 'Subscribe Here' or email [brookcreekna@gmail.com](mailto:brookcreekna@gmail.com).**

**Don't miss out on important neighborhood news!**

**[www.brookcreeknalawrence.wordpress.com](http://www.brookcreeknalawrence.wordpress.com)**

Supporters say this will help revitalize distressed communities. But opponents say this surge of money will fuel higher real estate prices and result in gentrification and displacement. A group of engaged and concerned citizens, backed by the Lawrence Association of Neighborhoods, has proposed that the City Commission create local policies that govern such investments to avoid gentrification and provide for affordable housing. Another option is that the City create our own Opportunity Zone Fund that would locally control the nature and scope of investments. The citizens are asking for a collaborative, democratic process with broad citizen engagement.

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**3-ON-3**  
BASKETBALL LEAGUE

July 8<sup>th</sup> thru 25<sup>th</sup> Monday thru Thursday  
Grades 1st thru 7th boys and girls  
Location: East Lawrence Center  
EARLY, Early Bird Registration is \$45  
\*Jerseys include individual enrollment

REGISTER NOW!

[CALLEDTOGREATNESS.COM](http://CALLEDTOGREATNESS.COM)

**Cottin's**  
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## **BCNA meeting - notes - March 6 2019**

### **Introductions -**

**Nick Ward presentation** - Smart Density Bonus on behalf of Tenants to Homeowners. Nick does grants and outreach related to rental and rehab housing. Affordable housing trust fund. Looking at people aging in place, disabilities and younger folks, don't need a 1200 sq foot house, and doing research looking at lot sizes. RS7 size lot. Maybe have two 700 sq foot houses on one lot instead of one larger house on the lot.

Handout shows an outline. Reason doing this is that lots are expensive. \$30 to 40K for a lot, will make it less expensive. They are working on an ordinance for this type of development.

Held a design meeting with architects and builders to consider their thoughts and to think about other ways to approach the issue. Need more useable outdoor living space. Porch becomes a functional room. Looking at other communities also.

Questions: AHAB. Met with Scott M. at the city. Needs to make sure it works for everybody. Works best if can get developers to build this type of house. Can something incentivize them to do this?

The 804 houses, two RS7 lots, built close together off of Oak Hill.

What is the cost per square foot? The buying price. The smaller the house, the higher the square foot price. \$120/ per sq foot. Guaranteed community land trust funds. New housing trust fund in the City. The land is always on a 99 year lease. Starts over with each sale. Deed restriction on the resale, if \$150,000 value now \$175,000 would get 25% of the \$25,000 increase and the equity in the house. Also adjusted for inflation. Land is part of the community Land Trust.

Studio 804 price is \$240 per square foot. There is a deficit of green space to grow food. Could use another lot for the food growing area.

If the houses are degraded, they can go back to the organization and will be rehabilitated. They also rehabilitate houses and not just build new ones on acquired lots.

**Treasurers Repot** - February petty 30.50 dues 2 donated 50 cents 33.00 cash total 1016.52 checking. Land dues 25.00 21.35 secretary costs. 1003.17 totals Ron moved, second by Tom. Motion passes.

January 29.50 petty 30.50 cash 1011.52 check 2 donation. Ending \$1017.52 plus petty = total. Melinda moves to accept, Emily second - motion passes.

**Emily and CDBG** - We have \$4737 from the recent cycle, August to August and voted to give us \$4800 for August 2019, the next cycle. With the \$300/mo salary and two newsletters were in the hole \$463. We receive about \$400 in advertisement revenue. Emily proposes drop hours to 25 hours and summer months. We are a low-mod neighborhood. Propose average taken to 25 hours. This would make it more sustainable. \$10/hour. Get pre-approved expenses before making any surprise reimbursements. Need to be mindful of the August event.

The current newsletter mailbox goal April 10th. Article submission deadline March 15th.

**December Minutes** - Motion to approve, Ron Second, Emily moved - Motion passes Jan and Feb were executive development meetings.

**Coordinator Update** - Make the neighbors the heroes, new way of writing the newsletter. "If you join what we are doing" this is what was communicated.

Question if we do have a list of accomplishments and a list of goals from (Tom Bogardus) We want to be able to go door to door and hand that out. Michael is working on that. Jessie has the goals from the last meeting. We also need membership forms for people.

Melinda wants to make sure Emily our coordinator is not overworked.

Jessie - wants her to primarily focus on communication. Not finding grants and fundraising but work on this main focus. E-newsletter advertisement questions.

Motion - to adjust Emily's contract to focus on communication - moved, seconded and approved.

Storyboard (Emily) - What do the hero's want, want a safe neighborhood, a safe community, want what is in their best interests, no bullies by City or other people, want people to have ownership of their neighborhood. External factors, business, working class, people that have lots going on and in the evenings. Internally, trying to increase that sense of community. Leading to goals down the road. How can we be more connected to the rest of the community. North Lawrence is not Low mod anymore. Embrace the diversity of the neighborhood. How to balance the big differences and make people proud to be here in Brook Creek.

How can BCNA show empathy to neighbors, how to answer fears and problem solving, a plan. We need to hear your voice to know what is going on to address issues, failures and successes. Neighborhood open to everyone. Renters don't realize. There is a rental map online.

To list in goals for the neighborhood to ask what they want. Also want them to come to the meeting. Want to know their concerns. Put a "I'm interested in" spot on a membership form. Will take a couple of months to get the verbiage completed.

**Mission Vision and Goal** - They are in the bylaws. "Single family residential" is there another way. May rephrase. Homework we need to work on the phrase.

If selling, sell on the fact that can empower people (Tom B.)

Mission is what to do to accomplish the vision. Vision is the big idea. Then objectives to reach the goals, the vision.

We all need to think what we want this community to be. Email this to Jesse

E-news every other week now. Less stuff, not so overwhelming.

Can only post on the page, Emily. The group everyone can contribute.

**CDAC committee** Added agenda item - Discuss Jenna was on the CDBG in the 90's 6 years, was on two years this current cycle, wants to resign. They are talking about not funding in the future. Nothing for sure. They have a waiting list of people to be on that board. Lots of requirements to be on the board. Can't vote on BCNA CDBG voting, recused. could vote on the other projects.

Melinda - Now we don't have a neighborhood advocate. Not allowed to represent BCNA.  
From a low mod neighborhood. Not someone from each neighborhood.

Ahab - Affordable Housing Advisory Board

Emily commented - We can lose funding every year. Need to find a way to be self sufficient.  
Other people applying, community shelter, etc. Making hard decisions.

Adjourned -

**Brook Creek Neighborhood Association**  
**Meeting Minutes, 3 April 2019**  
(by Michael Almon, substituting for Byron Wiley)

**Present:** Jesse Brinson (President), Michael Almon (Vice President), Jenna Coker (Treasurer), Ron Bishop, Tom Bogardus, Andrea Repinsky, Emily Winters (Coordinator), and one member of the public.

**Agenda:** Jesse distributed an agenda which we approved.

**Introductions:** Jesse asked everyone in the room to introduce themselves.

**Minutes of prior meetings:** The March 2019 minutes were distributed.

Action taken: Moved by Ron, 2nd by Tom to approve with an amendment saying that the \$120 per sq. ft. construction cost refers to the Tenants To Homeowners cost. Approved.

**Treasurer's report:** Jenna presented the March 1–31 Treasurer report. Petty cash balance is \$45, checking balance is \$1020.17, and total revenue is \$1065.17.

Action taken: Moved by Tom, 2nd by Ron, to approve. Approved.

**Vision, Mission, Goals:** We brainstormed ideas for a vision statement, to create something short, catchy, and conveying our essence in an “elevator talk”. Ideas were: non-slum, food gardens, affordable, legal literacy, single family zoning, street maintenance, multi-modal, bikeable-walkable, developer impact fees, engaged, provide info services (be a voice), tradition, stability, innovation, diversity of homes and incomes, no gentrification or displacement, community based living. Something short and sweet would be an easier descriptor than our full Mission statement, which we already have. Our overall goals and our short term objectives will grow from our Vision and Mission.

**City Commission Candidates:** One candidate has already approached us to come talk to us. Like two years ago, we may want to host one meeting with them all, for efficiency sake. We didn't decide if we would want this as a publicly promoted forum or not. The County Clerk has names of every candidate that has declared. If there are six or more candidates, giving each five minutes, followed by a general Q & A could take up to an hour. Someone suggested three minutes per candidate, like the Commission restricts public comment at their meetings.

Anticipated action: Jesse will look into how to contact candidates.

**Coordinator candidates:** We have two candidates now. The position has been advertised in our newsletter and on our website and Facebook page. We wondered where else we should advertise. We discussed the characteristics we would like in a Coordinator such as social media skills, communication skills, knowing how to tell a story, and understanding how City Hall works. Send any more criteria you may think of to Jesse. We reduced the hours to 20/month. Emily will add Jesse as “admin” to our website.



**Zoning density in Brook Creek:** The current community discussion about affordable housing has centered on increasing residential density. The theory is that if a developer can build two houses on one lot, the cost of land is cut in half per house. There is a City Development Code amendment proposed by Tenants To Homeowners, Inc. to allow this double density as long as the housing is for purchase and is permanently affordable. But the Planning Commission has opened up consideration to other density models, such as: a two-unit condominium, rental housing, only one affordable unit with the other at market rate, and a primary house/accessory dwelling arrangement.

In any case, some of us are not interested in an increase of density in Brook Creek. We value our food garden space and adjoining lots, and we are concerned about increased impacts from more density like crowding with extra cars and more stormwater flooding. Any developer would have the right to essentially build a duplex on one lot, without applying for duplex zoning, and without the neighbors having a right to a hearing or a right to oppose the application by petition.

Another concern has to do with approximately 98% of TTH houses being on the east side of town, about 40% of them in Brook Creek. On the one hand, TTH says they want to shift that balance more west, but on the other hand, they have told us they “want to build affordable housing in the affordable neighborhoods”.

This double density proposal seems to be an awkward and problematic tool to get to affordability. There are better tools to achieve affordability like: \$15/hr. Living wage, net-zero energy construction with solar electric that eliminates utility bills, and opportunity zone financing.

**Meeting adjourned**