

Oread Neighborhood Association
Sunday, January 17, 2010 @ 4:00 PM
The Oread Hotel – 521 Private Dining Restaurant
DRAFT Minutes

Attendance

- Board Members: Candy Davis, James Dunn, marci francisco, Linda Haskins, Ellie LeCompte, Beth Reiber, Jerry Stubbs and Carol von Tersch
- Oread Neighbors/Property Owners: Nancy Dunn (neighbor) and Imran Walla (property owner)

City Agendas

Board of Zoning Appeals, January 7th and February 4th Meetings
http://www.lawrenceks.org/pds/bza_agendas_minutes

There were no Oread properties identified on the January or February BZA agendas.

Historic Resources Commission, January 21st Agenda
<http://www.lawrenceplanning.org/documents/hrcagendaJan10.pdf>:

Item No. 3: Oread Neighborhood Plan: For more information about the neighborhood plan, see 'FYI and Reminders' below.

Neighborhood Discussion

Congregate Living Parking Requirements: Concern was expressed about the outcome of the December 2009 Planning Commission meeting. The neighborhood had hoped that parking requirements for Congregate Living (Boarding Houses) would be 1 parking space required per bedroom instead of 1 parking space per one lawful occupant.

- Previously, city code required 1.5 parking spaces per 2 lawful occupants in a boarding house or cooperative (i.e.: .75 parking spaces per occupant).
- The revised code will result in only a small increase in the parking requirement for Group Living / Congregate Living. The neighborhood had hoped for something more substantial that would discourage continuation of the boarding houses trend in the neighborhood.

Neighborhood Plan Priorities / Outcomes:

- A top priority for the neighborhood is to ensure the preservation of historic properties. Adding on to existing structures to make them larger, and therefore eligible for Congregate Living use, is not considered to be conducive to the preservation goal. The neighborhood acknowledges that there have been some limits identified to help curtail requests for extensive add-ons (i.e.: 20% increase to include patio/decks).
- It would be nice to see more homeowners who live in the neighborhood.
- There is concern that proposed changes in the Oread Neighborhood Plan may actually encourage boarding houses (congregate living) over any other type of living.
 - Boarding houses can become party houses with an increase in noise and loose trash. This can be problematic for neighbors who live adjacent to these homes.
- The goals of the Oread Neighborhood Plan need to be clearly defined with implementation language that is more direct.
 - Instead of using terminology like, "Consider creating..." this could be changed to, "We create..." instead. Consistency and clarity of purpose needs to be built-in throughout the document.

Two of the ONA board members agreed to attend the January 21st Historic Resources Commission meeting. Concern about preserving the historic integrity of the neighborhood will be expressed.

HRC ADMINISTRATIVE REVIEWS: There were no questions or comments about the following items.

- a) 1307 Massachusetts (Castle Tea Room): Interior Change
- b) 1205 Kentucky (Renovation of a duplex to a 7-bedroom boarding house): Driveway permit
 - o Demolition of garage at 1205 Kentucky was approved at the November 2009 HRC meeting.

Planning Commission, Wednesday, January 27th Agenda

<http://www.lawrenceplanning.org/documents/pcagendaJan10.pdf>

- a) Item No. 11: Special Use Permit (SUP) for Lawrence Community Shelter; 214 W 10th St / 944 Kentucky
 - o Consider extending the time period for the SUP for a period of time estimated at two years. This is to coincide with relocation to a new, permanent site.

The neighborhood is not opposed to extending the Special Use Permit for the current location of the shelter. The neighborhood would like for the city to move forward and support the LCS in establishing a new facility.

November 2009 Neighborhood Meeting Minutes

The following changes / additions, noted using bold/italicized text, were suggested:

KU Student Senate Off-Campus Lighting Project (Page 2)

- Historical Review: There will be **reviews based on two sets of criteria**; the City of Lawrence Historic Resources Commission and State Historical Review.
 - o Taller light posts with a historic character were considered for this project. According to Lynne Zollner, reproductions of historic lighting would not be in keeping with the historic character of the neighborhood.

FOLLOW UP: It was later learned that lighting designed to be in keeping with the historic character of the neighborhood can be considered for the lighted pathway.

Proposed Boarding House Text Amendment – Parking (Page 3)

Public Comment:

- Duplexes, Boarding Houses and Parking Requirements: The development of duplexes and boarding houses is compromising the stability of the neighborhood. This has been particularly evident in District 2, north of the KU football stadium, which is an area that is not protected by a historic district. Requiring one parking space per **bedroom** for boarding houses would be consistent with parking requirements in other areas in the multi-family districts.

1205 Kentucky – Demolition of Garage (Page 4)

Public Comment:

- Alleys are part of the historic pattern of the neighborhood. The presence of garages may help to encourage owner occupants back into the neighborhood. Lack of garages down an alley could discourage owner occupants from wanting to invest in properties in the **neighborhood**. There is an appreciation for having some things that break up the alley landscape. Properties listed on register / district nominated encourages holding on to historic fabric as much as possible.

Planning Commission, December Agenda (Page 5)

AMENDMENT:

- Parking requirements of one space per **bedroom** not 1.5 per 2 individuals.

MOTION: Approve the November 2009 meeting minutes with the changes noted above.
VOTE: Approved Unanimously

Discussion Items

Winter Newsletter

The next edition of the neighborhood newsletter will be distributed in early February. Suggested content included: Information about the 2010 Census, meeting minutes excerpts about the portapotty phenomenon that has been occurring in the neighborhood during the KU football season, announce upcoming activities scheduled at the Watkins Community Museum, and updates / outcomes of meetings addressing the revised neighborhood plan and text amendments as they relate to boarding houses.

- Board Member Elections: The 2009 elections were held in February. It was decided that the 2010 elections will be held in February as well and this will be announced in the winter newsletter.
 - Christy Kennedy, District 6, would like to step down. It is possible that a student representative from the Olive House, neighborhood student cooperative, could serve in Christy's place.
 - Imran Walla, Oread property owner, expressed an interest in serving as a representative for District 3. He would replace Rene Diaz who has been unable to attend monthly neighborhood meetings on a regular basis.

Second Quarter Performance Measures

The following items will be included as activities to be identified for the November 2009 thru January 2010 reporting period:

- Public Comment Meeting about proposed School Closings - Monday, January 11th: 3 Oread representatives in attendance
- Chamber of Commerce Ribbon Cutting Event for The Oread Hotel - Wednesday, January 13th: 6 Oread representatives in attendance
- Neighborhood Resource Advisory Committee Meetings – January 14th and January 28th: 1 Oread representative in attendance.

City of Lawrence / KU Cooperation Agreement

There will be a public forum on this topic at City Hall in the City Commission Room on Wednesday, January 27th at 4:00 pm. Neighborhood association leaders and neighbors have been invited to attend.

- Three representatives from the neighborhood indicated that they would plan to go to this meeting. This will need to be identified in the second quarter CDBG performance measures.

Miscellaneous Reports

Lawrence Association of Neighborhoods (LAN)

The Oread Neighborhood Association representative who serves on LAN will send out an email that documents the outcome of each monthly meeting in lieu of reporting on these at monthly neighborhood meeting. Topics discussed at the January LAN meeting included:

- The Lawrence Public Library's new business center.
- School Closings: Those in attendance would not be in favor of closing New York School. Older neighborhoods without schools will not be able to attract families.
- A monthly meeting will be scheduled with a representative(s) from the city to discuss city-wide neighborhood topics with LAN.

Community Development Advisory Committee (formerly NRAC)

City staff is asking for Community Development Block Grant (CDBG) funds for the lighted path that will connect KU to Downtown. The original, proposed route could be problematic because there are no stop lights on Kentucky and Tennessee Streets for pedestrian traffic to use. The neighborhood would like to be involved in the choice of lighting that would be used along the path.

A mission of the CDAC is to support eradication of blight. Neighborhoods need to know what the CDAC wants for them to be doing to address this issue. ONA took on this challenge by conducting a walking blight survey and this got stopped at the city level. Perhaps re-initiation of the proposal to implement rental registration in multi-family neighborhoods would be a more successful means for the neighborhood to meet this requirement.

Grant applications were distributed to CDAC members in January. It is anticipated that CDBG funding for the 2010-2011 budget period will be about the same or maybe just a little bit less than the 2009-2010 budget.

FYI and Reminders

Oread Neighborhood Plan

The revised draft has been posted at: http://www.lawrenceks.org/pds/draft_plans

The Commissions will be asked to take action on the draft plan.

- The HRC will hold its regular meeting on Thursday, January 21, 2010 beginning at 6:30 pm, in the City Commission meeting room.
- The Lawrence-Douglas County Metropolitan Planning Commission will hold its regular meeting on Wednesday, January 27, 2010, beginning at 6:30 pm in the City Commission Meeting room.

The following is a tentative timeline for the remainder of the process.

- The Lawrence City Commission to take action: February 2009.

Questions and comments are encouraged and welcome. Please direct questions and comments to Michelle Leininger at 785-832-3163 or at mleininger@ci.lawrence.ks.us.

Housing Programs Information Fair

Wednesday, January 20, 2010, at the East Lawrence Recreation Center, 1245 East 15th Street from 10am – 7pm. You can find additional information on the Housing Fair at: <http://www.lawrenceks.org/pds/DriveWay>

2010 Oread Neighborhood Association Meeting Schedule

All meetings are scheduled to begin at 7:00 PM. Meetings will be held in the Heritage Room at Plymouth Congregational Church on the 4th Thursday in the following months:

- February 25th
- March 25th
- April 22nd
- May 27th
- June 24th
- July 22nd
- August 26th
- September 23rd
- October 28th

Because of the Thanksgiving and Christmas holidays, meetings will be held at Plymouth on the 3rd Thursday in November and December on the following dates:

- November 18th

December 16th

Historic Survey – District 1 – Did the Request for Proposal (RFP) Get Published?

December 28, 2009: A note from Lynne Zollner read, “Had to make some changes with this one last week. I hope to publish [the RFP] this week. I will send to you when I send to the paper. Thanks. Lynne”

- The RFP is an invitation for suppliers, often through a bidding process, to submit a proposal on a specific service. When a supplier is selected, the survey work can then begin. (I think that’s right)

Duplex Variances in Oread – Will this be considered before the end of the year?

Building permits are being issued prior to requiring a variance.

January 2010: A response from Scott McCullough read, “It is still on the list, but can not say when we might get to it. Still processing Boarding House and Adaptive Reuse of Designated Historic Properties, which is scheduled to be considered by HRC on January 21.”

1232 Louisiana: Demolition approved by the City Commission on 08/12/08. The structure was demolished on Thursday, October 15th. Demolition was approved with conditions that included: Neighborhood Plan: This will need to be updated prior to building a replacement structure. Parking: Following demolition, the property cannot be used as a parking lot.

Expansion of Rental Licensing and Inspection Program: Note from Brian Jimenez dated 04/23/09 read:

Sorry for the delay, it’s been one those weeks so far. As far as I know, the City Commissioners, new and old have stated they do not wish to proceed at this point in time and David Corliss will not be recommending going forward at this point. As you know, this topic has been hot and cold for the last several years therefore I imagine something could change but I do not foresee that happening. I do think some sort of expansion will eventually occur. The big question right now, is when that would happen. I hope that helps.

Graffiti Removal: Check out <http://www.nps.gov/history/hps/tps/briefs/brief38.htm>

