



JAVA

Joint Antelope Valley Authority

JOINT ANTELOPE VALLEY AUTHORITY

Citizen's Committee Meeting

February 18, 2005

Meeting Began at: 9:00 a.m.

Board Members Present:

Glenn Johnson, Roger Figard

Citizen's Committee Members Present:

Delores Lintel, Beth Thacker, James Mastera, Mike Morosin, Pam Manske, Jim Christo

Citizen's Committee Members Absent:

Robert Campbell, Jim Cook, Randy Stamel

Others Present:

Amy Cornelius-Jones, Bruce Sweney, Kent Seacrest, Dallas McGee, Trevor Hull, Scott Sullivan, Terry Uland, Jane Jordan, Kent Seacrest, Harlon Layton

Order No. 05-01 -

Call Meeting to Order and Introduction -

Terry Uland from Neighborhoods Inc., called the meeting to order. He gave a brief history of the purpose of Neighborhoods Inc and its' connection with the Redevelopment Plan for the Antelope Valley project. Delores Lintel approached Uland back in 1998 with the idea that it would be a good idea to have a non-profit organization associated with the project to bridge the gap between the City, the Developers, the Builders and the Neighborhoods. After some time, Neighborhoods Inc. came to agree with Lintel that it was a good idea. Neighborhoods Inc. is a Neighborworks Organization and a Resident-Lend partnership that is affiliated with Neighborhood Re-Investment, a federally chartered non-profit. A majority of Board members are neighborhood residents. Other members include representatives from lending establishments and local government. Benefits from Neighborhood Re-Investment is training, technical assistance and program review every couple of years. The bread and butter of Neighborhoods Inc. is the home ownership program, placing between 90 and 100 families in homes each year. There are a number of problem properties handled each year where dilapidated homes are taken down and new ones built. A partnership with one of the Lincoln High Schools is one of the more visible projects each year, where a home is built and sold to a candidate who has been through the program. Leadership training is also one of the services that Neighborhoods Inc offers. This provides training to build up neighborhood's internal leadership so that they can begin to take care of their own neighborhoods. Neighborhoods Inc is also a sponsor of Heart of Lincoln, which does neighborhood marketing that involves home improvement classes and encouraging new people to buy into the neighborhood.

Uland said that the main piece of feedback that they are asking for from this meeting is on this strategy for these concepts that are about to be presented and whether or not the concepts make sense. The Antelope Valley footprint is huge. When considering raising money and capital to redevelop the whole area, the need to start someplace that is highly visible is desirable. The epicenter of the project is naturally, the Malone Neighborhood. Uland stressed that the other neighborhoods in Antelope Valley will not be ignored. From an implementation perspective, the Malone Neighborhood is a logical place to start with the concepts that are about to be presented. There has not been much public process with these concepts yet. It is felt that everything in these concepts is consistent

with ideas that have been previously talked about. A question was asked if any numbers were available yet. Uland indicated that the answer might be a bit premature, but the resources that might be available could include: capital grants, affiliations with other National organizations like Enterprise Foundation, and larger banks

Order No. 05-02 -

Presentation and Discussion of Redevelopment Concepts.

Scott Sullivan from the Design Team prepared a Power Point Presentation to brief the Citizen's Committee on some of the Redevelopment concepts that are currently being worked on. The area includes east of the Waterway, 'O' to 'R' Streets and 22nd to 27th Streets. It was agreed upon that the Malone Neighborhood had the most to gain for the developments that were happening along the Waterway. The map shows the primary area of neighborhood redevelopment. Basically, it is the Waterway on the west side, 27th Street on the east side, 'O' Street on the south side and Vine Street on the north side. The secondary areas will not be forgotten about, they are phased in later on in the concepts. One of the first things that was done initially was to travel throughout the neighborhood and to visualize the various kinds of redevelopment that could be done in the area. There were also discussions with Urban Development to go over the various types of funding that would be available. Items looked at ranged from redevelopment opportunities and rehabilitation all the way to items that we didn't want to disturb. Items on the map were color coded into the following categories:

- Land to be cleared and re-platted to adjacent owners
- Mixed density housing redevelopment opportunities
- Mixed use retail redevelopment opportunities
- Maintenance Funds
- Remodeling Funds
- High Density Housing
- Architecturally significant properties (to the neighborhood)

Hatching on the map illustrated two items:

- Liberty Village project (current project)
- 2-Block Redevelopment Concept (RTKL and Design Team)

Due to limited funds each year, the thought was to focus on target sections of the area and enhancing the lots around them.

Other items designated on the map were the flood-plain, street-scapes enhancement corridors, zoning boundary lines, and other public enhancements.

Uland summarized by stating that what is being worked with is a whole range of things within the project area. However, focusing on the two blocks specifically.

Sullivan then showed slides illustrating concepts of the types of things that are being looked at for the redevelopment of the neighborhood. Discussion covered the following:

- | | |
|----------------------------|-------------------------------|
| Housing Types:Low Density- | Compact Single Family |
| | Single Family Infill |
| | Garage/Loft - secondary units |
| Medium Density- | Multi Family Housing |
| | Duplex Twin Homes |
| High Density- | Town Homes |
| | Row Houses |
| | Attached Singles |

Two Block Redevelopment Concept ('P' - 'R' Streets, 23rd - 24th Streets)

RTKL Preliminary Redevelopment Scheme

Map showed areas for redevelopment opportunities as well as areas to be left alone.

RTKL Preliminary Redevelopment Overlay

Area were Kabredlos currently exists. RTKL is recommending that the business does not remain. Sullivan and Uland questioned that recommendation. Discussion about the Hartley Home with regards to taking advantage of voluntary acquisition as they become available.

Preliminary Concept Plan - Five new preliminary project types

It was asked if there would be a requirement for developers to provide for off-street parking for the high density locations? The answer was that the idea was for garage units and off the alley parking. The numbers are still being worked on. Uland added that the goal was to show a couple of design concepts that were consistent with everything that has been talked about and then re-work the concepts adding the numbers into at a later time. There was concern about the Granny Flat concept but interest shown in the Garage/Loft (Student Housing) concept. The challenge is how to attract a mixed income to come into the area. There was concern about focusing on the mixed income due mainly to the nature of people to self-segregate. Christo shared some of the ideas that were presented at a builder's conference in relation to urbanism trends.

Uland finished up by asking the initial question of if this concept makes sense? Lintel thought it made sense as long as the other neighborhoods were made aware that they were still of scope of the planning process. It would also give the other neighborhoods an opportunity to do some background work so that they are ready when it comes time to work on their areas. Other Committee members agreed that it does makes sense. This is just the first step of many in the process. Uland stressed that public process has not yet begun on this concept. He wants to have a better handle on the numbers before tackling that. Kabredlos was also discussed. The thought was that if the alcohol can be kept out, Kabredlos, a convenience store, would be a nice aspect to the neighborhood. A question was asked if we would sell the lots that are purchased to allow the neighboring home owners to use those lots? Uland answered that there are multiple possibilities. We could split the lot up, combine it and resell it to re-capture the value. There is a concern to sell it to an owner so that they could make it a rental property and use the space for more parking.

Order No. 05-03 -

Update on Redevelopment Plan

Dallas McGee from Urban Development updated everyone on the status of the Redevelopment Plan and the proposed hotel project at 18th & 'Q' Streets. McGee thanked everyone for their support at the Planning Commission. As a result of the many supporters for the project, the Planning Commission did recommend by a 7-1 vote that the project is consistent with the City's Comprehensive Plan and passed it on to the City Council. The public hearing for this project is on February 28, 2005 at 5:30 p.m. He thought that this item would be towards the second half of the meeting. McGee encouraged the Citizen's Committee to come and testify at this public hearing or send letters of support to City Council. The key to the success of the Antelope Valley is the City's ability to work with prospective developers to assemble sights and make some of these things happen. Kent Seacrest also encouraged support in that this decision from the City Council is a big decision and an imperative one to the success of Antelope Valley. Project managers are working hard to clarify and address everyone's concerns to ensure a positive outcome.

- Time did not allow for discussion on construction progress.
- Meeting adjourned at approximately 10:10 a.m.