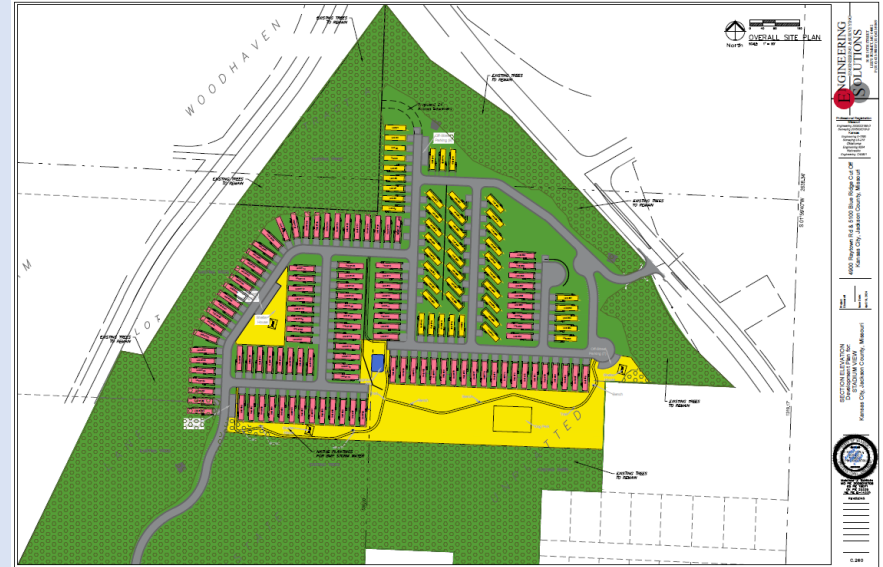


# Stadium View, a manufactured home community 4900 Raytown Road



**July 16, 2024**

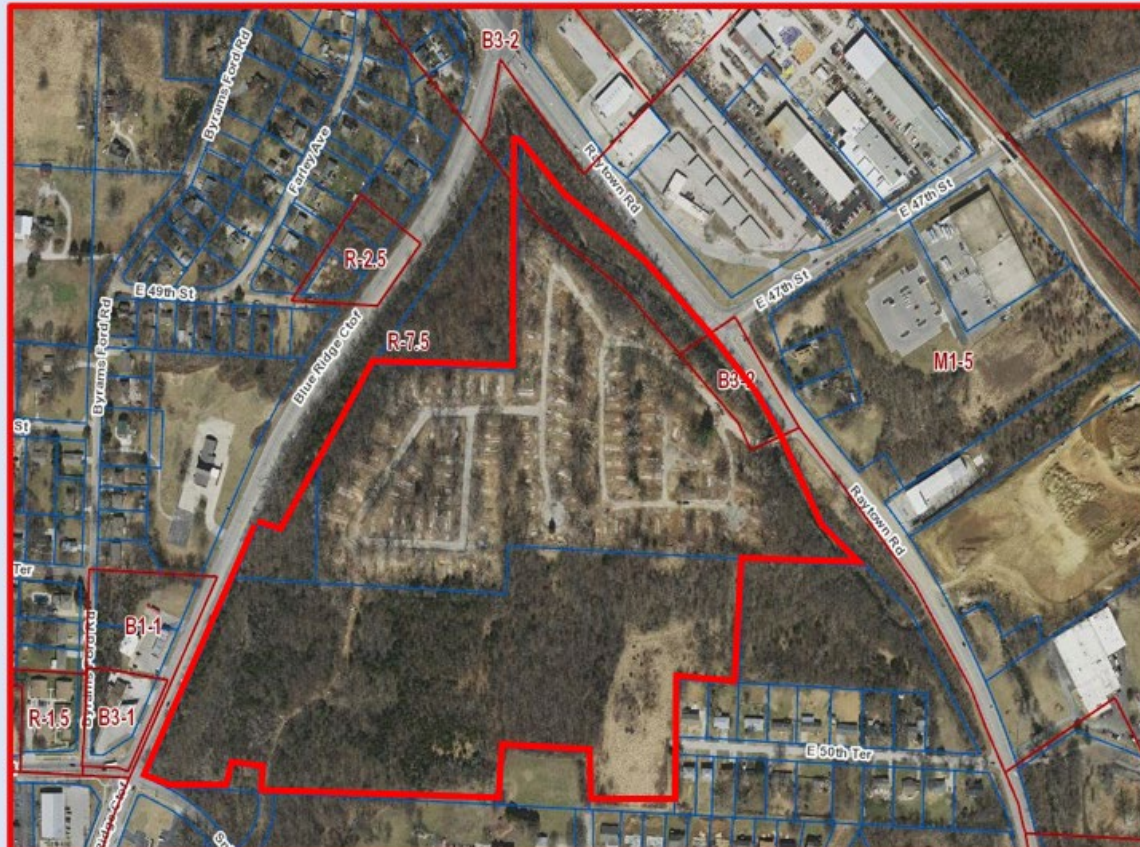
**Rezoning to MPD (Master Planned Development) and  
Approval of MPD Development Plan**

**Ordinance No. 240569**

**Neighborhood, Planning & Development Committee**

# Request

Stadium View requests that the NPD Committee pass Ordinance No. 240569, rezoning the approximately 50-acre property from B3-2, M1-5 and R7.5 to District MPD (Master Planned Community) and approving an MPD Development Plan with Preliminary Plat for a 157 unit manufactured home community to be known as Stadium View.



# Condition of Property Upon Acquisition

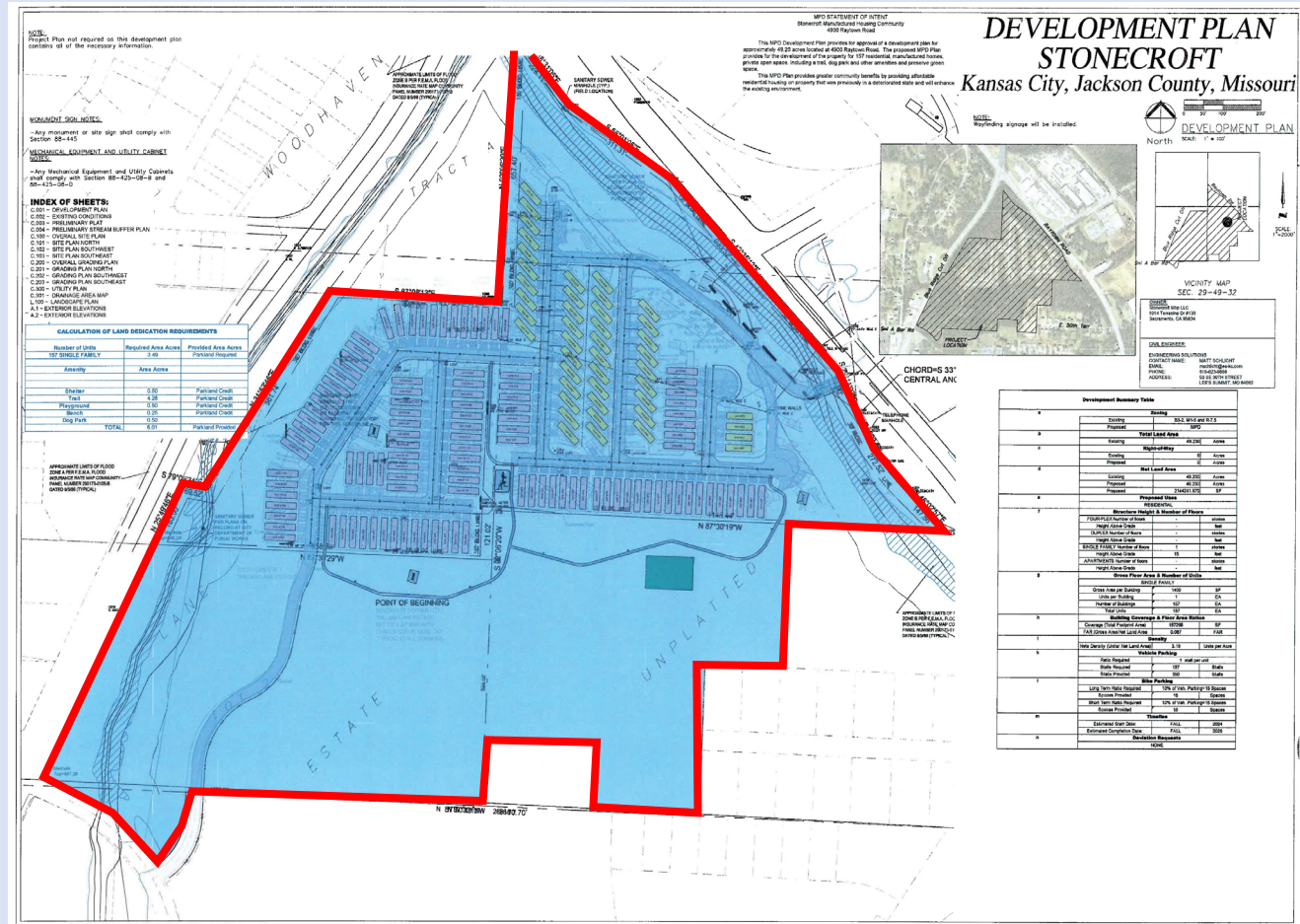


# Existing Site Photos (after clean-up)



# Initial MPD Development Plan

1. Rezoning: B3-2, M1-5 and R7.5 to MPD
2. Acres: 49.230
3. 157 single-family residences
4. Parking: 350 spaces
5. Amenities: Shelter, Trail, Playground, Benches, Dog Park
6. Density: 3.19 units per acres.



# Wichita & Arizona – Manufactured Home Community



\*These communities have existed for over 40 years.

# Why Manufactured Housing?

Demand for Affordable Housing – Nearly 40% of American households earn less than \$65,000 per year. Households are considered cost-burdened when they spend more than 30% of their income on rent and utilities.

The average household income for owners/tenants in manufactured homes is less than \$65k

New mobile homes can cost 50%-75% less than site-built homes.

## **Warranties – Bumper to Bumper 7-year Warranties**

Steel frame

Sub-floor structure

Load bearing and non-load bearing framing members

Interior walls

Exterior walls

Doors and sliding doors

Windows

Ceiling

Tie down straps and anchors

Plumbing System

Electrical System

Central Heating System

Central Air Conditioning System

Hot Water Heater

**Roof Warranty – 25 years**

# Energy Efficient Homes

## ✓ Zero Energy Ready Homes

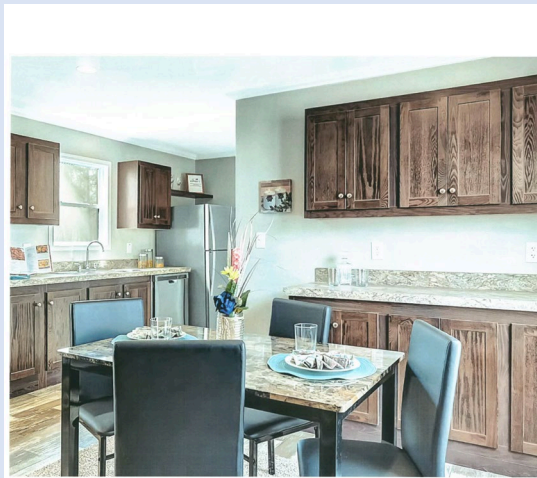
- Homes built to the US Department of Energy's "Zero Energy Ready Home" standards
  - Solar ready energy system
  - Meets and **exceeds Energy Star standards**
  - Zero ready system can **reduce annual utility bills on average by 40-50%**
  - Can offset **up to 100% of its annual energy use**, this is referred to as a "net zero" home
  - Features: low-E windows, insulated exterior doors, extra insulation, Energy Star appliances, heat pump HVAC, hybrid heat pump water heater



# Renderings of Homes



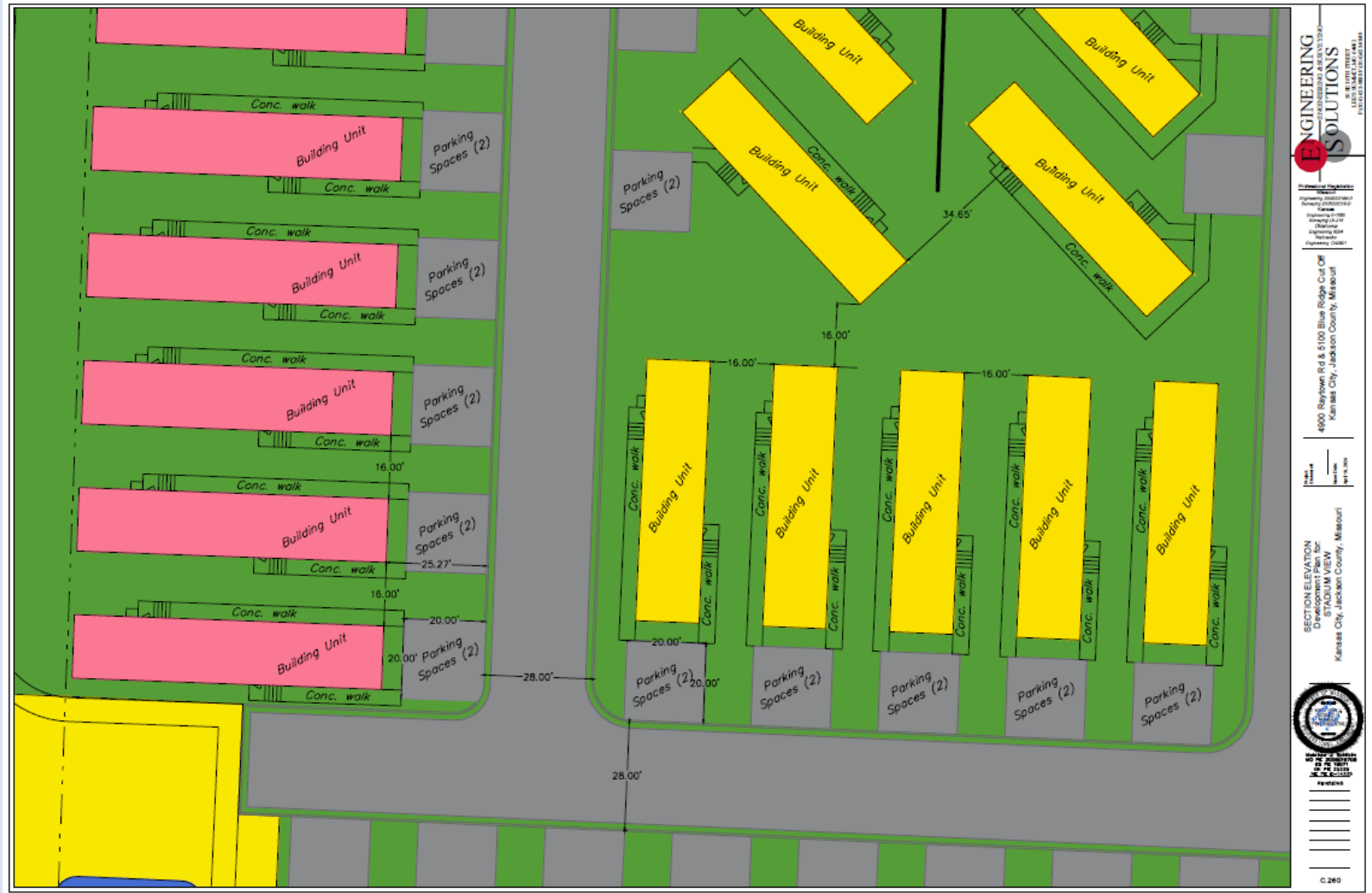
# Interior of Homes



# MPD DEVELOPMENT PLAN



# REVISED DEVELOPMENT PLAN (submitted to Andy Clark on 4/25/24)



# Housing and Neighborhoods – KC Spirit Playbook

The Playbook's five **Big Ideas** describe the most important things that need to be accomplished according to the priorities expressed by Kansas Citians.

*Fostering neighborhoods that accommodate all ages, lifestyles, and incomes by **diversifying and densifying housing choices** and **creating complete communities** that facilitate a high quality-of-life*

*Creating a physically beautiful city by **promoting high-quality design** in public spaces, parks, private development, and capital improvements*

*Respecting land as a limited resource by balancing outward growth with infill development, preserving natural resources, and **developing in an equitable and sustainable manner***

*Maximizing connections and mobility options by **bridging or eliminating barriers** and **creating new physical connections** and a robust multimodal transportation system*

*Creating a future-proofed city by better anticipating and reacting to new technologies and evolving conditions*



Housing, the most essential need for citizens, is a core component of any city. In Kansas City, there are rural neighborhoods, areas with low-density single-family housing, dense urban development, and variations in between. It's critical that the city's housing and neighborhood initiatives accommodate a variety of housing types (single family, multi-family, apartments, etc.), and affordability in rent and property value. Housing policies should help ensure equitable access to housing choice, desirable neighborhoods, employment opportunities, and transportation options. By considering these factors, Kansas City will be able to provide adequate housing to people of all income levels, races, and ages in a way that strengthens the community fabric of all regions in the city.

# Renderings



# Summary

City Plan Commission recommended approval on June 5, 2024, of the MPD rezoning and Stadium View MPD Plan.

BoaVida/Stadium View requests approval of Committee Substitute for Ordinance No. 240569, the MPD rezoning and development plan for Stadium View Manufactured Home Community, subject to conditions contained in the Committee Substitute.





# E-mails on Land Bank Parcel

**From:** [Patricia Jensen](#)  
**To:** [Clarke, Andrew](#)  
**Cc:** [chris lemos](#); [Melissa Patterson Hazley](#); [Royals, Erin](#)  
**Subject:** Re: Land Bank (Owned Property at corner of Blue Ridge Cutoff and Raytown Road  
**Date:** Thursday, January 11, 2024 7:07:48 AM

No. Thanks for checking. We are working on the plan to submit. Thx.

Sent from my iPhone

On Jan 11, 2024, at 7:04 AM, Clarke, Andrew <[Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org)> wrote:

Good Morning Everyone,

I am checking in to see where we are standing on this project? Patricia is there something on our end that is holding the applicant up from submitting the MPD application?

Thanks,  
Andy

< > **Andrew (Andy) Clarke, AICP**  
Planner  
City Planning & Development  
Development Management Division  
City of Kansas City, Mo.  
Phone: (816) 513-8821  
Email: [Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org)  
City Hall, 15<sup>th</sup> Floor  
414 E. 12<sup>th</sup> Street, Kansas City, Missouri 64106  
[kcmo.gov](http://kcmo.gov)

---

**From:** Patricia Jensen <[pjensen@rousepc.com](mailto:pjensen@rousepc.com)>  
**Sent:** Monday, November 20, 2023 2:52 PM  
**To:** DeBauche, John <[John.Debauche@kcmo.org](mailto:John.Debauche@kcmo.org)>  
**Cc:** chris lemos <[chris@theboavidagroup.com](mailto:chris@theboavidagroup.com)>; Clarke, Andrew <[Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org)>; Melissa Patterson Hazley <[Melissa.Patterson-Hazley@kcmo.org](mailto:Melissa.Patterson-Hazley@kcmo.org)>; Royals, Erin <[Erin.Royals@kcmo.org](mailto:Erin.Royals@kcmo.org)>  
**Subject:** Land Bank Owned Property at corner of Blue Ridge Cutoff and Raytown Road

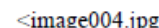
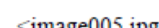
**EXTERNAL:** This email originated from outside the [kcmo.org](http://kcmo.org) organization. Use caution and examine the sender address before replying or clicking links.  
John, good running into you on the way out of City Hall today. Attached is the City's Parcel Viewer Map showing that Land Bank owns a parcel of ground located at the

southeast corner of Blue Ridge Cutoff and Raytown Road. Attached is the map showing this parcel. My client, Stonecroft Mfg, owns all of the property surrounding this parcel and is working to redevelop the manufactured home park. We met with Councilwoman Patterson Hazley, Erin Royals and Andy Clarke among others this morning to discuss.

Councilwoman Patterson Hazley and Staff are supportive and asked us to contact you in order to figure out the steps we need to take to obtain the Land Bank parcel that we can incorporate into our development. Please let us know the next steps and what you need from us.

Thank you.

**Patricia R. Jensen**  
Attorney

< > ROUSE FRETS WHITE  
GOSS  
< > GENTILE RHODES,  
P.C.

4510 Belleview Avenue, Suite 300 || Kansas City, Missouri 64111  
D 816-502-4723 || O 816-573-9200 || C 816-509-8635 || [pjensen@rousepc.com](mailto:pjensen@rousepc.com)

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**From:** [Patricia Jensen](#)  
**To:** [Clarke, Andrew](#)  
**CC:** [Chris Lemos](#); [Matt Schlicht](#) ([mwschlicht@es-ks.com](mailto:mwschlicht@es-ks.com)); [Rachelle Riordo](#)  
**Subject:** FW: Land Bank Owned Property at corner of Blue Ridge Cutoff and Raytown Road 4801 Blue Ridge Cut Off  
**Date:** Monday, March 18, 2024 4:32:00 PM

---

Andy, see the email string below with John Debauche. We first approached Land Bank back in November to acquire the Land Bank parcel. Land Bank made the acquisition process so difficult (insisting Chris Lemos fly in from California to submit the application) that we decided to move on without the Land Bank parcel. We did that and submitted the plans. Some 4 months later, John emailed me his solution to make the process "easier" (as Rachelle states taking a picture within a picture). I responded to John that we had already filed the MPD application and we did not want to delay the process or cost Chris more money by having to revise the plans to incorporate this larger area. Thanks.

---

**From:** Patricia Jensen  
**Sent:** Thursday, March 14, 2024 12:06 PM  
**To:** DeBauche, John <[John.Debauche@kcmo.org](mailto:John.Debauche@kcmo.org)>  
**CC:** Gonzalez, Janeth <[Janeth.Gonzalez@kcmo.org](mailto:Janeth.Gonzalez@kcmo.org)>; Elliott, Kyle <[Kyle.Elliott@kcmo.org](mailto:Kyle.Elliott@kcmo.org)>; Langenkamp, Julian <[Julian.Langenkamp@kcmo.org](mailto:Julian.Langenkamp@kcmo.org)>  
**Subject:** RE: Land Bank Owned Property at corner of Blue Ridge Cutoff and Raytown Road 4801 Blue Ridge Cut Off

John, I talked with my client. Since we are moving forward with our plans without the Land Bank piece and it would be costly to add it in, we are moving forward without it. Land Bank can continue to hold and maintain its property. Thanks.

---

**From:** Patricia Jensen  
**Sent:** Wednesday, March 13, 2024 11:18 AM  
**To:** DeBauche, John <[John.Debauche@kcmo.org](mailto:John.Debauche@kcmo.org)>  
**CC:** Gonzalez, Janeth <[Janeth.Gonzalez@kcmo.org](mailto:Janeth.Gonzalez@kcmo.org)>; Elliott, Kyle <[Kyle.Elliott@kcmo.org](mailto:Kyle.Elliott@kcmo.org)>; Langenkamp, Julian <[Julian.Langenkamp@kcmo.org](mailto:Julian.Langenkamp@kcmo.org)>  
**Subject:** Re: Land Bank Owned Property at corner of Blue Ridge Cutoff and Raytown Road 4801 Blue Ridge Cut Off

I will check with my client. Our plans have already been submitted and are moving forward so it would be costly to redo. I will find out if they are still interested. Thanks.

Sent from my iPhone

On Mar 13, 2024, at 11:01 AM, DeBauche, John <[John.Debauche@kcmo.org](mailto:John.Debauche@kcmo.org)> wrote:

Patricia:

A large part of my job has been to make things easier for applicants and there is often a resistance to change. I think I have an acceptable way for your client to satisfy the Application process as it relates to ID so they can move ahead in the land Bank process. Please have your client get a picture of themselves and then a picture of their ID, have it notarized. Once this I done, please work with Janeth Gonzalez from my office who is in charge of intake and we should be good. I am sure you have read the requirements, but she will work with you if you have any questions.

John

<image002.png> **John DeBauche, AICP**  
Executive Director  
Land Bank Division  
Housing and Community Development Department  
City of Kansas City, Mo.  
414 East 12<sup>th</sup> Street, 19<sup>th</sup> Floor  
Kansas City, MO 64106  
Email: [john.debauche@kcmo.org](mailto:john.debauche@kcmo.org)  
Phone: 816-513-9025  
Cell: 816-328-3876

---

**From:** Patricia Jensen <[pjensen@rousepc.com](mailto:pjensen@rousepc.com)>  
**Sent:** Thursday, November 30, 2023 1:23 PM  
**To:** Gonzalez, Janeth <[Janeth.Gonzalez@kcmo.org](mailto:Janeth.Gonzalez@kcmo.org)>  
**CC:** DeBauche, John <[John.Debauche@kcmo.org](mailto:John.Debauche@kcmo.org)>; chris lemos <[chris@theboavidagroup.com](mailto:chris@theboavidagroup.com)>; Clarke, Andrew <[Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org)>; Melissa Patterson Hazley <[Melissa.Patterson-Hazley@kcmo.org](mailto:Melissa.Patterson-Hazley@kcmo.org)>; Royals, Erin <[Erin.Royals@kcmo.org](mailto:Erin.Royals@kcmo.org)>; Coffee, Cassandra Y <[Cassandra.Coffee@kcmo.org](mailto:Cassandra.Coffee@kcmo.org)>  
**Subject:** RE: Land Bank Owned Property at corner of Blue Ridge Cutoff and Raytown Road 4801 Blue Ridge Cut Off

**EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.**  
Sure. Calling you now. Thx.

---

**From:** Gonzalez, Janeth <[Janeth.Gonzalez@kcmo.org](mailto:Janeth.Gonzalez@kcmo.org)>  
**Sent:** Thursday, November 30, 2023 1:22 PM  
**To:** Patricia Jensen <[pjensen@rousepc.com](mailto:pjensen@rousepc.com)>  
**CC:** DeBauche, John <[John.Debauche@kcmo.org](mailto:John.Debauche@kcmo.org)>; chris lemos <[chris@theboavidagroup.com](mailto:chris@theboavidagroup.com)>; Clarke, Andrew <[Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org)>; Melissa Patterson Hazley <[Melissa.Patterson-Hazley@kcmo.org](mailto:Melissa.Patterson-Hazley@kcmo.org)>; Royals, Erin <[Erin.Royals@kcmo.org](mailto:Erin.Royals@kcmo.org)>; Coffee, Cassandra Y <[Cassandra.Coffee@kcmo.org](mailto:Cassandra.Coffee@kcmo.org)>  
**Subject:** RE: Land Bank Owned Property at corner of Blue Ridge Cutoff and Raytown Road 4801 Blue Ridge Cut Off

Hi Patricia,

I have some concerns if you could please give me a direct call so we can clarify some things before moving forward.

<image003.png>

**Janeth Gonzalez**

Administrative Assistant  
Land Bank Division  
Housing & Community Development Department  
City of Kansas City, MO  
414 East 12<sup>th</sup> Street, 19<sup>th</sup> Floor  
Kansas City, MO 64130  
Phone: 816-513-9029  
Email: [janeth.gonzalez@kcmo.org](mailto:janeth.gonzalez@kcmo.org)

---

**From:** Patricia Jensen <[pjensen@rousepc.com](mailto:pjensen@rousepc.com)>  
**Sent:** Thursday, November 30, 2023 1:17 PM  
**To:** Gonzalez, Janeth <[Janeth.Gonzalez@kcmo.org](mailto:Janeth.Gonzalez@kcmo.org)>  
**Cc:** DeBauche, John <[John.Debauche@kcmo.org](mailto:John.Debauche@kcmo.org)>; chris lemos <[chris@theboavidagroup.com](mailto:chris@theboavidagroup.com)>; Clarke, Andrew <[Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org)>; Melissa Patterson Hazley <[Melissa.Patterson-Hazley@kcmo.org](mailto:Melissa.Patterson-Hazley@kcmo.org)>; Royals, Erin <[Erin.Royals@kcmo.org](mailto:Erin.Royals@kcmo.org)>; Coffee, Cassandra Y <[Cassandra.Coffee@kcmo.org](mailto:Cassandra.Coffee@kcmo.org)>  
**Subject:** RE: Land Bank Owned Property at corner of Blue Ridge Cutoff and Raytown Road 4801 Blue Ridge Cut Off

Thanks. It will be in a business name. We will get the form filled out and send it to you. Chris and I will get it filled out and then I will follow up with you to file the application with you. Thx.

---

**From:** Gonzalez, Janeth <[Janeth.Gonzalez@kcmo.org](mailto:Janeth.Gonzalez@kcmo.org)>  
**Sent:** Thursday, November 30, 2023 1:11 PM  
**To:** Patricia Jensen <[pjensen@rousepc.com](mailto:pjensen@rousepc.com)>  
**Cc:** DeBauche, John <[John.Debauche@kcmo.org](mailto:John.Debauche@kcmo.org)>; chris lemos <[chris@theboavidagroup.com](mailto:chris@theboavidagroup.com)>; Clarke, Andrew <[Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org)>; Melissa Patterson Hazley <[Melissa.Patterson-Hazley@kcmo.org](mailto:Melissa.Patterson-Hazley@kcmo.org)>; Royals, Erin <[Erin.Royals@kcmo.org](mailto:Erin.Royals@kcmo.org)>; Coffee, Cassandra Y <[Cassandra.Coffee@kcmo.org](mailto:Cassandra.Coffee@kcmo.org)>  
**Subject:** RE: Land Bank Owned Property at corner of Blue Ridge Cutoff and Raytown Road 4801 Blue Ridge Cut Off

Hi Patricia,

We have several applications available if the applicant is going to apply in a business name he will need to use the one form listed as Business Entity Application. If the applicant is applying in their name they will use the form listed as Individual Application.

Would you also confirm if we are needing to reschedule/cancel the appointment set up for tomorrow at 1pm?

<image003.png>

**Janeth Gonzalez**

Administrative Assistant  
Land Bank Division  
Housing & Community Development Department  
City of Kansas City, MO  
414 East 12<sup>th</sup> Street, 19<sup>th</sup> Floor  
Kansas City, MO 64130  
Phone: 816-513-9029  
Email: [janeth.gonzalez@kcmo.org](mailto:janeth.gonzalez@kcmo.org)

---

**From:** Patricia Jensen <[pjensen@rousepc.com](mailto:pjensen@rousepc.com)>  
**Sent:** Thursday, November 30, 2023 1:03 PM  
**To:** Gonzalez, Janeth <[Janeth.Gonzalez@kcmo.org](mailto:Janeth.Gonzalez@kcmo.org)>  
**Cc:** DeBauche, John <[John.Debauche@kcmo.org](mailto:John.Debauche@kcmo.org)>; chris lemos <[chris@theboavidagroup.com](mailto:chris@theboavidagroup.com)>; Clarke, Andrew <[Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org)>; Melissa Patterson Hazley <[Melissa.Patterson-Hazley@kcmo.org](mailto:Melissa.Patterson-Hazley@kcmo.org)>; Royals, Erin <[Erin.Royals@kcmo.org](mailto:Erin.Royals@kcmo.org)>; Coffee, Cassandra Y <[Cassandra.Coffee@kcmo.org](mailto:Cassandra.Coffee@kcmo.org)>  
**Subject:** RE: Land Bank Owned Property at corner of Blue Ridge Cutoff and Raytown Road 4801 Blue Ridge Cut Off

Please send me the application. My client is from California and no one said that this needed to be a meeting in person. Thanks.

---

**From:** Gonzalez, Janeth <[Janeth.Gonzalez@kcmo.org](mailto:Janeth.Gonzalez@kcmo.org)>  
**Sent:** Thursday, November 30, 2023 1:01 PM  
**To:** Patricia Jensen <[pjensen@rousepc.com](mailto:pjensen@rousepc.com)>  
**Cc:** DeBauche, John <[John.Debauche@kcmo.org](mailto:John.Debauche@kcmo.org)>; chris lemos <[chris@theboavidagroup.com](mailto:chris@theboavidagroup.com)>; Clarke, Andrew <[Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org)>; Melissa

Patterson Hazley <[Melissa.Patterson-Hazley@kcmo.org](mailto:Melissa.Patterson-Hazley@kcmo.org)>; Royals, Erin  
<[Erin.Royals@kcmo.org](mailto:Erin.Royals@kcmo.org)>; Coffee, Cassandra Y <[Cassandra.Coffee@kcmo.org](mailto:Cassandra.Coffee@kcmo.org)>  
**Subject:** RE: Land Bank Owned Property at corner of Blue Ridge Cutoff and Raytown  
Road 4801 Blue Ridge Cut Off

Hi Patricia,

We would not set up a Teams meeting to receive an application. The applicant would need to apply in person at our Land Bank office.

<image003.png>

**Janeth Gonzalez**

Administrative Assistant  
Land Bank Division  
Housing & Community Development Department  
City of Kansas City, MO  
414 East 12<sup>th</sup> Street, 19<sup>th</sup> Floor  
Kansas City, MO 64130  
Phone: 816-513-9029  
Email: [janeth.gonzalez@kcmo.org](mailto:janeth.gonzalez@kcmo.org)

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**From:** Patricia Jensen <[pjensen@rousepc.com](mailto:pjensen@rousepc.com)>  
**Sent:** Thursday, November 30, 2023 12:42 PM  
**To:** Gonzalez, Janeth <[Janeth.Gonzalez@kcmo.org](mailto:Janeth.Gonzalez@kcmo.org)>  
**Cc:** DeBauche, John <[John.Debauche@kcmo.org](mailto:John.Debauche@kcmo.org)>; chris lemos  
<[chris@theboavidagroup.com](mailto:chris@theboavidagroup.com)>; Clarke, Andrew <[Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org)>; Melissa  
Patterson Hazley <[Melissa.Patterson-Hazley@kcmo.org](mailto:Melissa.Patterson-Hazley@kcmo.org)>; Royals, Erin  
<[Erin.Royals@kcmo.org](mailto:Erin.Royals@kcmo.org)>; Coffee, Cassandra Y <[Cassandra.Coffee@kcmo.org](mailto:Cassandra.Coffee@kcmo.org)>  
**Subject:** RE: Land Bank Owned Property at corner of Blue Ridge Cutoff and Raytown  
Road 4801 Blue Ridge Cut Off

Janeth, our meeting is tomorrow. We have not received the Teams link for this meeting. Please send it to us. Thanks.

---

**From:** Patricia Jensen  
**Sent:** Tuesday, November 21, 2023 8:37 AM  
**To:** Gonzalez, Janeth <[Janeth.Gonzalez@kcmo.org](mailto:Janeth.Gonzalez@kcmo.org)>  
**Cc:** DeBauche, John <[John.Debauche@kcmo.org](mailto:John.Debauche@kcmo.org)>; chris lemos  
<[chris@theboavidagroup.com](mailto:chris@theboavidagroup.com)>; Clarke, Andrew <[Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org)>; Melissa  
Patterson Hazley <[Melissa.Patterson-Hazley@kcmo.org](mailto:Melissa.Patterson-Hazley@kcmo.org)>; Royals, Erin

<[Erin.Royals@kcmo.org](mailto:Erin.Royals@kcmo.org)>; Coffee, Cassandra Y <[Cassandra.Coffee@kcmo.org](mailto:Cassandra.Coffee@kcmo.org)>  
**Subject:** Re: Land Bank Owned Property at corner of Blue Ridge Cutoff and Raytown  
Road 4801 Blue Ridge Cut Off

We should both be involved. Chris Lemos with The Bovida Group/Stoncroft Mfg and me as their attorney. Thx.

Sent from my iPhone

On Nov 21, 2023, at 8:34 AM, Gonzalez, Janeth  
<[Janeth.Gonzalez@kcmo.org](mailto:Janeth.Gonzalez@kcmo.org)> wrote:

Good Morning,

If you could provide me the applicants name and a good contact number for them as well so I am able to lock in the appointment for Friday 12/1/23 at 1pm.

Thank you,

<image001.png>

**Janeth Gonzalez**

Administrative Assistant  
Land Bank Division  
Housing & Community Development  
Department  
City of Kansas City, MO  
414 East 12<sup>th</sup> Street, 19<sup>th</sup> Floor  
Kansas City, MO 64130  
Phone: 816-513-9029  
Email: [janeth.gonzalez@kcmo.org](mailto:janeth.gonzalez@kcmo.org)

---

**From:** Patricia Jensen <[pjensen@rousepc.com](mailto:pjensen@rousepc.com)>  
**Sent:** Monday, November 20, 2023 5:11 PM  
**To:** Gonzalez, Janeth <[Janeth.Gonzalez@kcmo.org](mailto:Janeth.Gonzalez@kcmo.org)>; DeBauche, John  
<[John.Debauche@kcmo.org](mailto:John.Debauche@kcmo.org)>  
**Cc:** chris lemos <[chris@theboavidagroup.com](mailto:chris@theboavidagroup.com)>; Clarke, Andrew  
<[Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org)>; Melissa Patterson Hazley

<[Melissa.Patterson-Hazley@kcmo.org](mailto:Melissa.Patterson-Hazley@kcmo.org)>; Royals, Erin  
<[Erin.Royals@kcmo.org](mailto:Erin.Royals@kcmo.org)>; Coffee, Cassandra Y  
<[Cassandra.Coffee@kcmo.org](mailto:Cassandra.Coffee@kcmo.org)>  
**Subject:** RE: Land Bank Owned Property at corner of Blue Ridge Cutoff  
and Raytown Road 4801 Blue Ridge Cut Off

Janith, how about Friday, December 1<sup>st</sup> at 1pm? Thanks.

---

**From:** Gonzalez, Janeth <[Janeth.Gonzalez@kcmo.org](mailto:Janeth.Gonzalez@kcmo.org)>  
**Sent:** Monday, November 20, 2023 4:02 PM  
**To:** Patricia Jensen <[pjensen@rousepc.com](mailto:pjensen@rousepc.com)>; DeBauche, John  
<[John.Debauche@kcmo.org](mailto:John.Debauche@kcmo.org)>  
**Cc:** chris lemos <[chris@theboavidagroup.com](mailto:chris@theboavidagroup.com)>; Clarke, Andrew  
<[Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org)>; Melissa Patterson Hazley  
<[Melissa.Patterson-Hazley@kcmo.org](mailto:Melissa.Patterson-Hazley@kcmo.org)>; Royals, Erin  
<[Erin.Royals@kcmo.org](mailto:Erin.Royals@kcmo.org)>; Coffee, Cassandra Y  
<[Cassandra.Coffee@kcmo.org](mailto:Cassandra.Coffee@kcmo.org)>  
**Subject:** RE: Land Bank Owned Property at corner of Blue Ridge Cutoff  
and Raytown Road 4801 Blue Ridge Cut Off

Hi Patricia,

I don't have any availability this week however we are pretty open next week. Please look over the breakdown below and let me know what works best as well as the applicants name and a good contact number.

Monday 11/27/23 10am, 11am, 1pm, 2pm, 3pm  
Tuesday 11/28/23 10am, 11am, 1pm, 2pm  
Wednesday 11/29/23 10am, 11am, 2pm, 3pm  
Thursday 11/30/23 9am, 10am, 11am, 1pm, 2pm, 3pm  
Friday 12/1/23 10am, 11am, 1pm, 2pm

<image001.png>

**Janeth Gonzalez**  
Administrative Assistant  
Land Bank Division  
Housing & Community Development  
Department  
City of Kansas City, MO  
414 East 12<sup>th</sup> Street, 19<sup>th</sup> Floor  
Kansas City, MO 64130  
Phone: 816-513-9029  
Email: [janeth.gonzalez@kcmo.org](mailto:janeth.gonzalez@kcmo.org)

---

**From:** Patricia Jensen <[pjensen@rousepc.com](mailto:pjensen@rousepc.com)>  
**Sent:** Monday, November 20, 2023 3:48 PM  
**To:** DeBauche, John <[John.Debauche@kcmo.org](mailto:John.Debauche@kcmo.org)>; Gonzalez, Janeth  
<[Janeth.Gonzalez@kcmo.org](mailto:Janeth.Gonzalez@kcmo.org)>  
**Cc:** chris lemos <[chris@theboavidagroup.com](mailto:chris@theboavidagroup.com)>; Clarke, Andrew  
<[Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org)>; Melissa Patterson Hazley  
<[Melissa.Patterson-Hazley@kcmo.org](mailto:Melissa.Patterson-Hazley@kcmo.org)>; Royals, Erin  
<[Erin.Royals@kcmo.org](mailto:Erin.Royals@kcmo.org)>; Coffee, Cassandra Y  
<[Cassandra.Coffee@kcmo.org](mailto:Cassandra.Coffee@kcmo.org)>  
**Subject:** RE: Land Bank Owned Property at corner of Blue Ridge Cutoff  
and Raytown Road 4801 Blue Ridge Cut Off

Janeth, let me know when we can make an appointment.

John, my client owns all of the surrounding property around this parcel.

Thanks.

---

**From:** DeBauche, John <[John.Debauche@kcmo.org](mailto:John.Debauche@kcmo.org)>  
**Sent:** Monday, November 20, 2023 3:16 PM  
**To:** Patricia Jensen <[pjensen@rousepc.com](mailto:pjensen@rousepc.com)>  
**Cc:** chris lemos <[chris@theboavidagroup.com](mailto:chris@theboavidagroup.com)>; Clarke, Andrew  
<[Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org)>; Melissa Patterson Hazley  
<[Melissa.Patterson-Hazley@kcmo.org](mailto:Melissa.Patterson-Hazley@kcmo.org)>; Royals, Erin  
<[Erin.Royals@kcmo.org](mailto:Erin.Royals@kcmo.org)>; Gonzalez, Janeth  
<[Janeth.Gonzalez@kcmo.org](mailto:Janeth.Gonzalez@kcmo.org)>; Coffee, Cassandra Y  
<[Cassandra.Coffee@kcmo.org](mailto:Cassandra.Coffee@kcmo.org)>  
**Subject:** RE: Land Bank Owned Property at corner of Blue Ridge Cutoff  
and Raytown Road 4801 Blue Ridge Cut Off

Patricia:

It is available and you will just need to fill out an application to the Land Bank. The easiest thing to do is to contact our Janeth Gonzalez who is our Administrative Assistant and set up an appointment for the Application who I have included on this email.

The Land Bank has a Board that is chaired by Councilwoman Parks-Shaw. Their applications are due on the third Thursday of each month and their board meetings are from 10-12 on the first Monday of each month. If you

look up the property in the searchable dbase, the asking price, which is 2/3<sup>rd</sup> of the assessed value is present.

The Land Bank website is located at: [Land Bank | CITY OF KANSAS CITY | OFFICIAL WEBSITE \(kcmo.gov\)](#)

Finally, the Board insists that the Applicant contacts the neighborhood association for the property. In this case there is no neighborhood association, but it wouldn't hurt to contact neighboring properties.

Please contact me if you have any questions. Good luck with you upcoming application.

John

<image002.png> **John DeBauche, AICP**  
Executive Director  
Land Bank Division  
Housing and Community Development  
Department  
City of Kansas City, Mo.  
414 East 12<sup>th</sup> Street, 19<sup>th</sup> Floor  
Kansas City, MO 64106  
Email: [john.debauche@kcmo.org](mailto:john.debauche@kcmo.org)  
Phone: 816-513-9025  
Cell: 816-328-3876

---

**From:** Patricia Jensen <[pjensen@rousepc.com](mailto:pjensen@rousepc.com)>  
**Sent:** Monday, November 20, 2023 2:52 PM  
**To:** DeBauche, John <[John.Debauche@kcmo.org](mailto:John.Debauche@kcmo.org)>  
**Cc:** chris lemos <[chris@theboavidagroup.com](mailto:chris@theboavidagroup.com)>; Clarke, Andrew <[Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org)>; Melissa Patterson Hazley <[Melissa.Patterson-Hazley@kcmo.org](mailto:Melissa.Patterson-Hazley@kcmo.org)>; Royals, Erin <[Erin.Royals@kcmo.org](mailto:Erin.Royals@kcmo.org)>  
**Subject:** Land Bank Owned Property at corner of Blue Ridge Cutoff and Raytown Road

**EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.**  
John, good running into you on the way out of City Hall today. Attached is the City's Parcel Viewer Map showing that Land Bank owns a parcel of ground located at the southeast corner of Blue Ridge Cutoff and Raytown Road. Attached is the map showing this parcel. My client, Stonecroft Mfg, owns all of the property surrounding this parcel and is working to redevelop the manufactured home park. We met with Councilwoman Patterson Hazley, Erin Royals and Andy Clarke among others this morning

to discuss.

Councilwoman Patterson Hazley and Staff are supportive and asked us to contact you in order to figure out the steps we need to take to obtain the Land Bank parcel that we can incorporate into our development. Please let us know the next steps and what you need from us.

Thank you.

**Patricia R. Jensen**  
Attorney

<image003.jpg> ROUSE FRETS WHITE  
GOSS  
GENTILE RHODES,  
<image004.jpg> P.C.

4510 Bellevue Avenue, Suite 300 || Kansas City, Missouri 64111  
D 816-502-4723 || O 816-573-9200 || C 816-509-8635 || [pjensen@rousepc.com](mailto:pjensen@rousepc.com)

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# REDWOOD MPD APPROVAL



## CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
 City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

October 4, 2022

**Project Name**  
 Redwood at Gracemor

**Docket #12**

**Request**  
 CD-CPC-2022-00137  
 Rezoning to UR/MPD

**Applicant**  
 Adam DeGonia  
 McClure  
 1700 Swift St, North Kansas City, MO 64116

**Owner**  
 Harry C Edwards Trust  
 1901 Crescent Dr, Manhattan, KS 66503

**Location** 7510 NE 48<sup>th</sup> St  
**Area** About 25.6 acres  
**Zoning** B3-2, B4-5, R-0.5  
**Council District** 1<sup>st</sup>  
**County** Clay  
**School District** North Kansas City 250

**Surrounding Land Uses**

**North:** Residential uses, zoned R-80  
**South:** Worlds of Fun, zoned B4-5/US, M1-5  
**East:** Residential uses, zoned R-7.5  
**West:** I-435, residential uses, zoned R-80, R-6

**Major Street Plan**

I-435 is identified on the City's Major Street Plan as a Freeway. This section of NE 48<sup>th</sup> St is not on the Major Street Plan, but there is a Capital Improvement Plan in conjunction with the planned development for Hunt Midwest to the east of the subject site.

**Land Use Plan**

The Briarcliff/Winnwood Area Plan recommends Mixed use Neighborhood for this location.

**APPROVAL PROCESS**



**PROJECT TIMELINE**

The application for the subject request was filed on 7/29/2022. Scheduling deviations from 2022 Cycle R have occurred.

- The applicant needed more time to complete their public engagement based on the date of the meeting agreed upon with the neighborhood association.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

The Gracemor-Randolph Community Council is associate the subject site.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 9/15/2022. A summary of the meeting is attached to the staff report.

**EXISTING CONDITIONS**

The subject site is at the southwest corner of the Gracemor-Randolph neighborhood. The site is split into three zoning districts: B4-5, B3-2, and R-0.5. The majority of the site is wooded and largely undeveloped. There are three existing stub streets from the adjacent neighborhood leading to the subject site. Additionally, there is a notch in the property on the southern edge due to a small cemetery that is not included in the subject property.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a rezoning to MPD (Master Planned Development) from districts R-0.5, B4-5, and B3-2, and approving a preliminary development plan, which also acts as a preliminary plat for 179 residential units on about 25.61 acres generally located at the northeast corner of NE 48<sup>th</sup> St and I-435.

**CONTROLLING + RELATED CASES**

None

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #12 Approval Subject to Conditions

Redwood at Gracemor

City Plan Commission Staff Report  
 October 4, 2022

Docket #12

**PLAN REVIEW**

The proposed rezoning from B4-5, B3-2, and R-0.5 to district MPD (Master Planned Development) allows for mixed housing types. Redwood's proposed, rental, residential development consists of single-story multi-plex and duplex buildings containing a total of 179 units. The proposed density is seven units per acre. Each building will contain garage space for residents. Redwood offers a variety of different multi-plex building types, which are identified as Willowood, Haydenwood, Meadowood, Forestwood, and Capewood.

One curb cut access off of NE 48<sup>th</sup> St is proposed for ingress and egress to the site. All internal roads will be private with private utilities. Per Redwood's model for pedestrian accessibility, all internal sidewalks will be at-grade with the road. There will be an additional gated emergency access connecting to the existing N Richmond Ave stub street to the north. Pedestrian connection will be provided to the adjacent neighborhood via the NE 50<sup>th</sup> stub street, which staff has requested the applicant vacate. Each unit will have individual garage space, and additional off-street parking spaces are provided for visitors.

A variety of landscaping is proposed for each building area around the site. Street trees will be planted along NE 48<sup>th</sup> St. The landscape plan also shows trees to be planted on the east and west edges of the site to replace vegetation that will be removed. Some areas of the site will have low-mow grasses, including around the stormwater detention area. Some species listed on the plans include Maple, Oak, Honey Locust, Arborvitae, Dogwood, Spirea, juniper, and Feather Reed Grass.

The plans show multiple renderings and elevations of the proposed architecture. Proposed building materials include vinyl horizontal siding, stone veneer, and asphalt shingles.

**PLAN ANALYSIS**

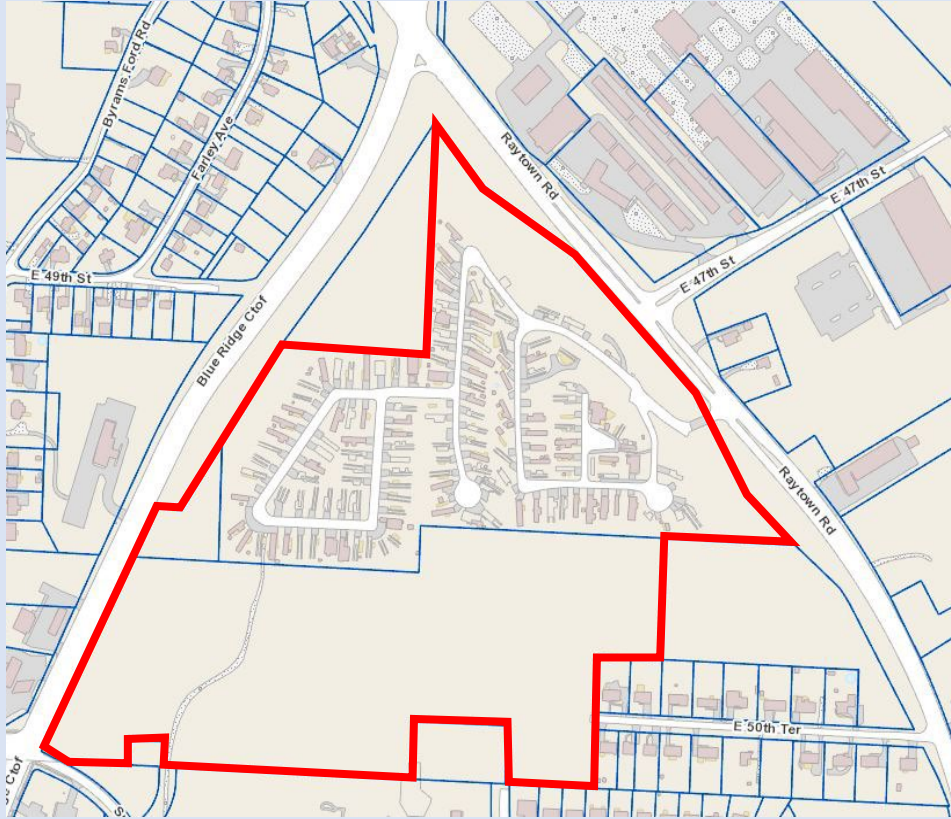
*Lot and Building (88-280), Use- Specific (88-300), and Development Standards (88-400)*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-280)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Yes	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes	Subject to conditions
Outdoor Lighting Standards (88-430)	No	N/A	
Sign Standards (88-445)	Yes	Yes	Subject to conditions
Pedestrian Standards (88-450)	Yes	Yes	

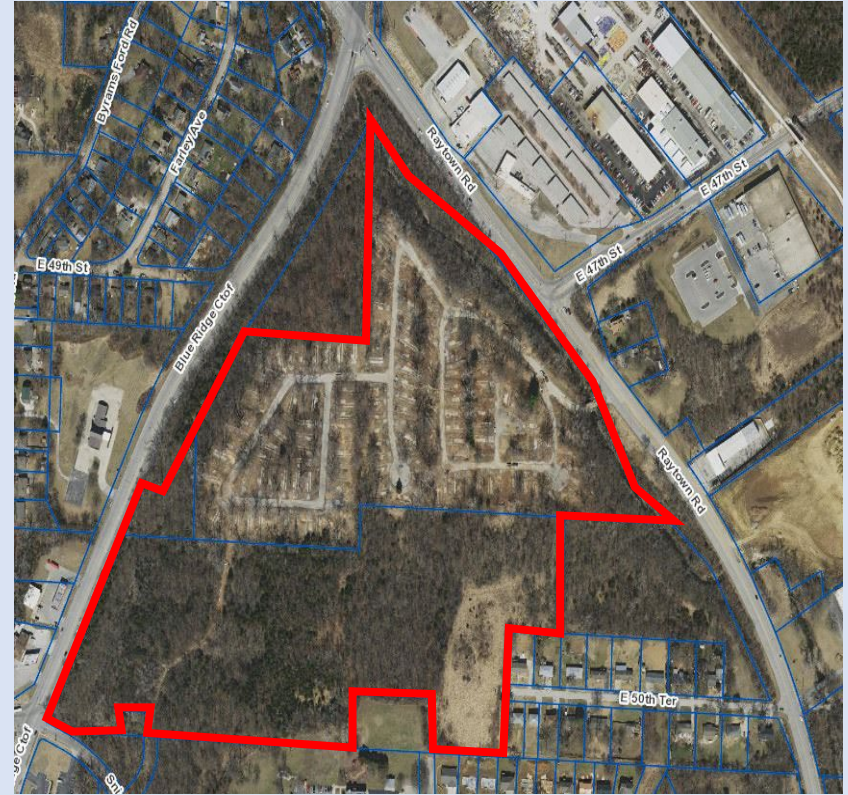




# Aerial Map



# City Parcel Viewer Map



# Timeline

- 11/20/23 – Meeting with Councilwomen Melissa Robinson and Melissa Patterson Hazley, Chris Lemos, Joe Rexwinkle, Andy Clarke and several other City staff members to discuss Stonecroft (Stadium View). At this meeting, we were told by Planning to file MPD Application.
- 01/11/24 – E-mail from Andy Clarke checking in to see if anything on City end holding up our submittal.
- 02/09/24 – Meeting with Andy Clarke on draft MPD Plan before submittal.
- 02/23/24 – Application submitted for rezoning and approval of MPD Plan via Compass.
- 03/22/24 – Applicant Response Letter to DRC comments and conditions.
- 03/27/24 – Applicant DRC Meeting.
- 03/28/24 – Public Engagement Meeting.
- 04/01/24 – Submittal of revised MPD Plan and confirmation of receipt from Andy Clarke.
- 04/03/24 – Tour site with Andy Clarke.
- 04/09/24 – Telephone call with and e-mail from Andy Clarke with his remaining issues.
- 04/19/24 – Zoom Meeting with Andy Clarke to discuss his latest comments.
- 04/25/24 – Updated renderings sent to Andy Clarke following Teams discussion.
- 05/02/24 – Call from Andy Clarke recommending denial, due to “MPD zoning” not meeting all objectives.

\*Plus multiple e-mails and discussions with Andy Clarke during this 6-month process.





# Who Is BoaVida?



## Manufactured Home Communities



BoaVida Communities operates manufactured home communities throughout the United States with the mission to build community by providing safe, clean and friendly neighborhoods that create good value for people from all walks of life to grow and thrive.

## RV Parks and Resorts



BoaVida RV Parks and Resorts operates properties for RV and adventure travelers with the mission to provide outstanding hospitality, a friendly smile, kindness and respect to travelers in clean and safe communities.

Started in 2001

28,000+ spaces

170 parks coast to coast in 30 states

8<sup>TH</sup> largest owner/operator in the US



# HUD CODE

Just as site-built homes are constructed according to a specific building code to ensure proper design and safety, today's manufactured homes are constructed in accordance with the HUD Code.

In its legislation, Congress directed the Secretary of the U.S. Department of Housing and Urban Development (HUD) to establish appropriate manufactured home construction and safety standards that "...meet the highest standards of protection, taking into account existing state and local laws relating to manufactured home safety and construction." Every manufactured home is built in a factory, under controlled conditions, and has a special label affixed on the exterior of the home indicating that the home has been designed, constructed, tested and inspected to comply with the stringent federal standards set forth in the code.

In addition, performance requirements are established for structural design, construction, fire safety, energy efficiency, and transportation from the factory to the customer's home site. Manufactured homes are constructed with virtually the same materials used in site-built homes. However, in contrast to traditional site-building techniques, manufactured homes have the advantage of using engineered design applications and the most cost-efficient assembly-line techniques to produce a quality home at a much lower cost per square foot.

To ensure quality, the design and construction of the home is monitored by both HUD and its monitoring contractor. The familiar red seal (the certification label) attached to the exterior of a manufactured home indicates that it has undergone and passed perhaps the most thorough inspection process in the home building industry.

# DENSITY

- Stadium View density is 3.19 units per acre.
- Typical Single-Family Zoning (B7.5) is 5.8 units per acre. R6 is 7.26 units.

# **MPD Zoning Request Is Appropriate and Plan Meets Objectives**

Section 88-280-02-B lists examples of objectives for MPD development but it does not require it to meet every objective. MPD zoning is appropriate here to address circumstances of the Stonecroft property and compatibility of zoning adjacent to the surrounding area.

## **MPD STATEMENT OF INTENT Stonecroft Manufactured Housing Community 4900 Raytown Road**

This MPD Development Plan provides for approval of a development plan for approximately 49.20 acres located at 4900 Raytown Road. The proposed MPD Plan provides for the development of the property for 157 residential, manufactured homes, private open space, including a trail, dog park and other amenities and preserve green space.

This MPD Plan provides greater community benefits by providing affordable residential housing on property that was previously in a deteriorated state and will enhance the existing environment.



# 88-280-02-B. SPECIFIC OBJECTIVES

**Different types of MPDs will promote different planning goals. In general,** however, MPDs are intended to promote the following objectives:

1. Flexibility and creativity in responding to changing social, economic, and market conditions and that results in greater public benefits than could be achieved using conventional zoning and development regulations;
2. Implementation and consistency with the city's adopted plans and policies;
3. Efficient and economical provision of public facilities and services;
- 4. Sustainable, long-term communities that provide economic opportunity and environmental and social equity for residents;**
5. Variety in housing types and sizes to accommodate households of all ages, sizes, incomes and lifestyle choices;
6. Compact, mixed-use development patterns where residential, commercial, civic, and open spaces are located in close proximity to one another;
7. A coordinated transportation systems that includes a inter-connected hierarchy of appropriately designed improvements for pedestrians, bicycles, and vehicles;
- 8. Compatibility of buildings and other improvements as determined by their arrangement, massing, form, character, and landscaping to establish a high-quality livable environment;**
- 9. The incorporation of open space amenities and natural resource features into the development design;**
- 10. Low-impact development (LID) practices;** and
11. Attractive, high-quality landscaping, lighting, architecture, and signage that reflects the unique character of the development.

(Ord. No. 120783, § 1, 10-4-2012)

# Kansas City Has Found Flexibility in MPD Zoning

Ordinance	Passed	Case Number	Location	Acreage	Use	Notes
220932	10/27/2022	CD-CPC-2022-00137	7510 NE 48th Street	25.61	179 unit Multi-Family Residential	Redwood Living
210582	7/15/2021	CD-CPC-2021-00067	Shoal Creek Pkwy & N Oak	10.6	Commerical/office/retail uses	Hy-Vee
210569	7/15/2021	CD-CPC-2020-00196	1800 E Front St	30	renovation of existing casino to mixed use development to include retail, hotel and an ampitheater	Casino KC
210442	6/17/2021	CD-CPC-2020-00205	NW 104th Street and Green Hills Road	834	mixed-use, residential and commercial uses	Tiffany Greens
230231	3/16/2023	CD-CPC-2020-00106	9615-18 Grandview Road	3.25	allow agriculture, wholesale and retail sales, office and short-term rental uses	City Bitty Farm
200458	7/9/2020	CD-CPC-2020-00059	Missouri Highway 169 & Interstate 435	882	development of a data center	Data Center
200369	5/21/2020	CD-CPC-2020-00036	N.W. 88th Street & N Baltimore Ave	12	allows for 250,000 square feet of office facility with 297 parking spaces	Metro North
200276	4/16/2020	CD-CPC-2020-00017	1420 Prospect Ave	0.66	allow for a drive-through restaurant	Taco Bell
200175	3/5/2020	CD-CPC-2019-00080	E. 22nd Street & Tracy Ave	7.02	redevelopment of the Western Bible College historic building to a mixed-use development	
190787	9/19/2019	CD-CPC-2019-00087	Garfield Avenue & E. 38th Terrace	6	Amending the 39th Street Gateway MPD to add two acres for a total area of six acres, allowing for a mixed use development	
190407	5/23/2019	CD-CPC-2019-00038	Broadway, W. 46th Street, Wornall Road	1.5	265,000 square foot development, including two hotel towers	Plaza Hotel
190340	5/23/2019	CD-CPC-2018-00155	MO-152 & MO-169	27	206 multi-family townhome and senior living development	Village at View Crest
170409	7/13/2017	14730-MPD	Westport Road and Mercier Street	1.5	approving a revised development plan that allows for gasoline and fuel sales	QuikTrip
230470	6/8/2023	CD-CPC-2023-00056 ; 00059	NWC of I-435 & N.E. 48th Street	13.4	mixed use commercial and industrial uses	Maple Park Plaza

# Staff is Incorrect that Stadium View Does not Meet KC Spirit Playbook



## Vision Statements

*Affordable Community*

*Cultural Amenities*

*Desirable Place*

*Equitable and Fiscal Sustainability*

*Health Environmental Systems*

*History and Heritage*

*Innovation and Creativity*

*KC Uniqueness*

*Livable Neighborhoods and Diverse*

*Housing Mobility Options*

*Physical Beauty*

*Regional Collaboration*

*Sustainable Growth and Resilient City*

*Thriving Economy*

*Walkable, Clean, and Safe*

## Equity Statements

*Addressing Disinvestment*

*Citywide Accessibility*

*Community Collaboration*

*Community Engagement*

*Complete Communities*

*Housing Affordability*

*Inclusive Design*

*Providing Services*

*Welcoming Spaces*