

**CITY OF LEAVENWORTH  
PLANNING COMMISSION  
COMMISSION CHAMBERS, CITY HALL  
100 N. 5<sup>th</sup> Street  
Leavenworth, KS 66048**

**REGULAR SESSION  
Monday, June 4, 2018  
7:00 p.m.**

**CALL TO ORDER:**

- 1. Roll Call/Establish Quorum**
- 2. Approval of Minutes: March 12, 2018**

**OLD BUSINESS:**

**1. PROPOSED MEETING TIME CHANGE**

Discuss propose meeting time change from 7:00 p.m. to 6:00 p.m. The issue was briefly discussed at the March 12, 2018 meeting and was tabled until all commissioners were available to vote on the issue.

**NEW BUSINESS:**

**1. 2018-06 REZ – 1100 N. 2<sup>ND</sup> STREET**

Conduct a public hearing for Case No. 2018-06 REZ – 1100 N. 2<sup>nd</sup> Street. The applicant is requesting a rezoning of their property from Planned Unit Development, PUD, to Residential Mixed Use, RMX. The property, owned by Seren Properties, is commonly known as the Abernathy Furniture Company Factory. The building was constructed in 1926 and was listed on the National Registry of Historic Places in 2016. It has formerly housed a number of various commercial and office operations. The rezoning request is being made in order to convert the structure into apartment units, with a total of 139 single-bedroom units, and space on the northeast portion of the site reserved for commercial uses. Existing onsite parking of 220 spaces is available, exceeding the required amount of one space per unit.

**OTHER BUSINESS:**

**ADJOURN:**

**CITY OF LEAVENWORTH PLANNING COMMISSION**  
**COMMISSION CHAMBERS, CITY HALL**  
100 N 5<sup>th</sup> Street, Leavenworth, Kansas 66048  
**REGULAR SESSION**  
**Monday, March 12, 2018**  
7:00 PM

---

**CALL TO ORDER:**

**Commissioners Present**

Mike Burke  
John Karrasch  
Claude Wiedower  
Linda Bohnsack  
Sherry Hanson

**Commissioners Absent**

Jay Byrne  
Camalla Leonhard

**City Staff Present**

Julie Hurley  
Michelle Baragary

Vice-Chairman Burke called the meeting to order at 7:02 p.m. and noted a quorum was present.

**Approval of Minutes:** December 4, 2017

Vice-Chairman Burke asked for comments or a motion on the minutes presented for approval: December 4, 2017. City Planner Julie Hurley made note about the Administrative Note that was added to December 4, 2017 meeting minutes in reference to the information given about protest petitions. Ms. Hurley incorrectly stated a protest petition would be in regards to the Planning Commission's action. However, a protest petition is actually in regards to the application, not the action of the Planning Commission. A letter was sent to the affected property owners with the correct information for protest petitions. Mr. Karrasch moved to accept the minutes as presented, seconded by Ms. Whitson. The minutes were approved by a vote of 5-0.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**1. ELECTION OF OFFICERS**

Selection of board members to hold the position of Chairman and Vice-Chairman for the Planning Commission.

Vice-Chairman Burke called for a motion of a nominee for Chairman of the Planning Commission. Mr. Wiedower nominates Mr. Byrne for the position of Chairman, seconded by Ms. Whitson and approved by a vote 5-0.

Vice-Chairman Burke called for a motion of a nominee for Vice-Chairman of the Planning Commission. Mr. Wiedower nominates Mr. Burke for the position of Vice-Chairman, seconded by Ms. Whitson and approved by a vote 5-0.

## **2. PROPOSED MEETING TIME CHANGE**

Propose meeting time change from 7:00 p.m. to 6:00 p.m.

Vice-Chairman Burke called for a motion to change the Planning Commission meeting time. Mr. Karrasch moved to table the issue until the next Planning Commission meeting, seconded by Mr. Wiedower and passed by a vote of 5-0.

## **3. 2018-03 SUP – 1922 5<sup>th</sup> AVENUE**

Conduct a public hearing for Case No. 2018-03 SUP – 1922 5<sup>th</sup> Avenue. The applicant, Savannah Nelson, is requesting a Special Use Permit to allow the operation of a Child Care Center in their home located at 1922 5<sup>th</sup> Avenue.

Vice-Chairman Burke called for the staff report.

City Planner Julie Hurley stated the applicant, Savannah Nelson, is requesting a Special Use Permit to allow the operation of a Child Care Center in their home located at 1922 5<sup>th</sup> Avenue. The property is currently zoned R1-6 (High Density Single Family Residential District). Child Care Centers are allowed in the R1-6 zoning district with issuance of a special use permit.

The applicant is licensed by the State of Kansas to care for a maximum of 12 children, dependent upon the ages of the children in care.

### **CONDITIONS OF DETERMINATION**

In recommending approval of a special use, the Planning Commission may impose such conditions, safeguards and restrictions as may be necessary to carry out the general purpose and intent of the ordinance. The development regulations stipulate specific conditions as a requirement for the approval of Child Care Centers as follows:

1. Shall not be located along an arterial street as designated on the Major Street Plan Map unless indirect vehicular access to that street, such as with a frontage road is available. The City Planner, with the advice of the DRC, shall determine if the drop off and pick up arrangements of a childcare center or business appear safe. Appeal of any negative decision shall be to the City Commission.

***The subject property is located along 5<sup>th</sup> Avenue, which is classified as a Secondary Collector street.***

2. Shall provide at least one hundred (100) square feet of open space per child. This open space shall be 100% enclosed by a minimum four (4) foot high fence or wall.

***The subject property includes a back yard area of approximately 4,500 sqft., partially enclosed by a 4' chain link fence. There is an existing driveway accessing the back yard from 7<sup>th</sup> Street that is not enclosed by any type of fence or gate, leaving the back yard open to 7<sup>th</sup> Street.***

3. Shall provide a loading zone capable of accommodating at least two (2) automobiles for the easy picking up and discharging of passengers.

***The subject property includes a paved driveway in the front capable of accommodating 2 cars at one time, and a paved driveway in the back accessed off of 7<sup>th</sup> Street capable of accommodating 3 cars at a time.***

4. Shall conform to all requirements of the State of Kansas and shall acquire a State of Kansas Child Care Center License.

***The applicants have provided a copy of their Group Day Care Home permit from the Kansas Department of Health and Environment.***

5. All childcare centers operated in residential zoning districts shall be the only legal residence of the operator.

***The home functions as the only residence of the operator/owner.***

6. Childcare centers in residential districts may have one non-illuminated monument sign with no more than 3 square feet per side and a maximum of 2 sides or one non-illuminated sign affixed to the main structure with a maximum of the 3 square feet.

***The applicant is currently displaying a window sign in the front window of the house, within the allowable signage area.***

## **COMMISSION FINDINGS**

The Commission may recommend issuance of a special use permit whenever it finds that:

1. The proposed special use complies with all applicable provisions of this ordinance.

***Staff believes that this application complies with all provisions of City of Leavenworth Development Regulations with the exception of the requirement to provide a totally enclosed open space. Any approval will be subject to provisions being made to completely enclose the required outdoor open space.***

2. The proposed special use at the specified location will contribute to and promote the economic development, welfare or convenience of the public.

***Child Care Centers are an essential service to working parents in the community, and promote the economic development, welfare and convenience of the public.***

3. The special use will not cause substantial injury to the value of other property in the neighborhood in which it is located.

***Staff does not feel that the proposed Child Care Center will cause any substantial injury to the value of other property in the neighborhood.***

4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.

***No new structures or building modifications are proposed as part of this special use permit. The property will continue to look and function as a residential structure.***

Notification was sent to property owners within 200' of the subject property, as required by Kansas Statute. Since notifications were mailed, staff has received two phone calls in opposition to the proposed Special Use.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the Special Use Permit request based on the analysis and findings included herein, subject to the following conditions:

1. A minimum of 1,200 square feet of open space 100% enclosed by a minimum 4' high fence or wall shall be provided and maintained in good condition.
2. A copy of the permanent Group Day Care Home license shall be provided annually upon renewal by the State of Kansas.
3. The operation shall be limited to a maximum of 12 children.
4. No additional home occupations may be carried out at the residence.

Failure to maintain compliance with all conditions shall result in revocation of the Special Use Permit.

#### **ACTION/OPTIONS:**

- Motion, based upon findings as stated and conditions as presented, to recommend approval to the City Commission
- Motion, to recommend denial to the City Commission
- Table the issue for additional information/consideration

Vice Chairman Burke called for questions from the commissioners about the staff report.

Ms. Whitson asked if the callers in opposition stated why they were in opposition of the day care.

Ms. Hurley stated one caller did not and the other caller stated their concern was related to police activity at the residence within the last year.

Mr. Wiedower asked when the applicant is licensed by the State of Kansas is the City informed if the applicant has another operating daycare at a different location within the City of Leavenworth.

Ms. Hurley stated the City would not know that. The State of Kansas licenses specific locations and the license would not include information about a different location.

Mr. Burke asked if this is a new application.

Mr. Hurley stated to her knowledge it is; the applicant is not moving a child care center from a different location.

Ms. Bohnsack asked if the applicant lives at the subject property because she does not see any rooms designated as private rooms/bedrooms on the site plan.

The applicant, Savannah Nelson, 1922 5<sup>th</sup> Avenue, approached the board. Ms. Nelson stated although her and her husband owned the property when the police activity occurred, they were not occupying the home at that time. Ms. Nelson stated she took over the home in July 2017 in order to start a child care center.

Mr. Karrasch asked if the police activity was prior to the Nelson's having ownership of the property.

Ms. Nelson responded it was.

Ms. Hurley clarified the Nelson's did own the home at the time of the police activity but they were not actually living in the home at that time.

Mr. Nelson stated they were renting the house at the time. When they discovered what was occurring at the property, they evicted the renters and cleaned up the property in order to operate a daycare.

Mr. Wiedower asked the applicant if she has experience with child care centers.

Ms. Nelson stated she has experience working with her pastor but this is the first child care center she will be operating.

Using the diagram of the house layout, Mr. Burke asked where the Nelson's will be staying.

Ms. Nelson stated there are two additional bedrooms that are not shown on the diagram. The diagram only displays the area where the children will be.

Mr. Wiedower asked about staffing for twelve children.

Ms. Nelson stated there is another person who works with her, which is why she is authorized to have up to twelve children at the child care center.

Mr. Burke asked how they plan to repair the back yard fencing.

Ms. Nelson stated she was told as long as she is outside with the children and enclosed fence is not required.

Ms. Hurley stated that was the State inspection. It's the City's requirement for an enclosed space by a minimum 4' high fence or wall.

Mr. Burke stated the fence will need to be repaired prior to beginning operations.

Ms. Nelson stated she is already operating the child care center.

Mr. Burke asked if the vehicle in the rear of the property is operational.

Ms. Nelson stated the vehicle is operational. They just need to replace the back window that broke.

Ms. Whitson asked if pick-up and discharge is in the front and the back of the property.

Ms. Nelson stated it is only in the back of the property.

Mr. Wiedower asked how it will affect the staffing pattern if the child care centers have numerous infants.

Ms. Nelson stated if there are too many infants she will need to hire more help. She further stated she will do background checks on applicants.

Ms. Hurley stated that according to the State of Kansas the maximum number of children under 18 months is four. The State has specific ratios that child care centers must adhere to.

Ms. Whitson asked when the applicant began operations of the child care center, how many children are currently enrolled and their ages.

Ms. Nelson stated the center opened February 1, 2018. She currently has three children; ages are 3 months, 9 months and 2 years.

With no further comments, Vice Chairman Burke called for questions/discussion among the commissioners.

Mr. Wiedower asked for clarification that an enclosed fence will be a condition with approving a special use permit.

Vice-Chairman Burke stated it would be a condition.

With no further discussion, Vice-Chairman Burke called for a motion. Mr. Karrasch moved to recommend approval to the City Commission the request for the Special Use Permit 2018-03 SUP to allow for the operation of the child care center at 1922 5<sup>th</sup> Avenue with the conditions as recommended by staff. The motion was seconded by Ms. Bohnsack and passed by a unanimous vote of 5-0.

With no further business the meeting was adjourned at 7:26 p.m.

JH/mb

**PLANNING COMMISSION AGENDA ITEM**

**2018-06-REZ  
1100 N. 2<sup>nd</sup> STREET**

**JUNE 4, 2018**

**SUBJECT:**

A request to rezone the property located 1100 N. 2<sup>nd</sup> Street from PUD, Planned Unit Development District, to RMX, Residential Mixed Use District

  
\_\_\_\_\_  
**Prepared By:**  
Julie Hurley  
City Planner

  
\_\_\_\_\_  
**Reviewed By:**  
Paul Kramer  
City Manager

**ANALYSIS:**

The applicant is requesting a rezoning of their property located at 1100 N. 2<sup>nd</sup> Street from PUD to RMX. The property, owned by Seren Properties is commonly known as the Abernathy Furniture Company Factory. The building was constructed in 1926 and was listed on the National Register of Historic Places in 2016. It has formerly housed a number of various commercial and office operations. The rezoning request is being made in order to convert the structure into apartment units, with a total of 139 single-bedroom units, and space on the northeast portion of the site reserved for commercial uses. Existing onsite parking of 220 spaces is available, exceeding the required amount of one space per unit.

The structure is a four-story reinforced concrete building clad in red brick. Non-historic fixed aluminum frame windows with tinted glass fill the historic window openings. The RMX zoning district is intended to provide for high-density, multi-family residential dwellings along with a mix of appropriate neighborhood-serving uses. Commercial uses may be included in some structures, but there is no requirement for each structure to have non-residential uses included.

This location is a part of the Redevelopment Overlay District, whose purpose is to facilitate the development of property in the downtown and northeast Leavenworth in accordance with the 2010 Downtown-North Leavenworth Redevelopment Master Plan. In particular, this location is identified as part of the North Gateway Business and Innovation Campus. The intent of the subarea is to “generate new business and employment opportunities and a high quality experience and image for Leavenworth’s northeast entrance to downtown”. The subject property was identified in the plan as an existing office structure, with the desire to preserve and promote on-going building and site enhancements.

Since the Downtown-North Leavenworth Redevelopment Master Plan was conceived, the economy has shifted greatly and business and office use development is no longer as feasible as it was at the time of the plan development. All previous office users in the subject property have left the Leavenworth market, leaving the building empty. Reimagining the structure as a residential space to fill current needs accomplishes the goal of preserving and enhancing the historic structure. The request to rezone the structure to RMX allows for the possibility of future commercial or office uses in the building, should economic conditions change.

This project also requires review by the Leavenworth Preservation Commission (LPC), as the structure is listed on the National Register of Historic Places. The LPC is scheduled to review this project on Wednesday, June 6th.

The Development Review Committee reviewed the application at their April 26<sup>th</sup>, 2018 meeting and found no major items of concern.

### **CONDITIONS OF DETERMINATION**

Whenever the Planning Commission or City Commission takes action on an application for amendment to these Development Regulations, and such proposed amendment is not a general revision of existing ordinances, but one which will affect specific property, the Planning Commission and City Commission shall consider the following factors:

- a) The character of the neighborhood;  
*The subject property is part of Downtown Leavenworth and the Redevelopment Overlay District, with a variety of uses and building forms. Historic structures such as this are common in the area.*
- b) The zoning and use of properties nearby;  
*The properties to the north and east are zoned Light Industrial (I-1), the property to the south is zoned Multi-Family (MF), and the property to the west is zoned Planned Unit Development (PUD)*
- c) The suitability of the subject property for the uses to which it has been restricted;  
*The subject property is currently zoned Planned Unit Development, limiting the structure to the office related uses in place at the time of the previous zoning.*
- d) The extent to which removal of the restrictions will detrimentally affect nearby property;  
*The proposed rezoning should have little to no detrimental effect on nearby property. There is a mix of uses present in the Downtown area, including multi-family.*
- e) The length of time the subject property has remained vacant as zoned;  
*The structure has been unoccupied since 2016.*
- f) The relative gain to economic development, public health, safety and welfare by the reduction of the value of the landowner's property as compared to the hardship imposed by such reduction upon the individual landowner;  
*The proposed rezoning will have a positive effect upon the economic vitality of Downtown Leavenworth in terms of bringing more residents to the area which will potentially increase the patronage of local businesses.*
- g) The recommendations of permanent or professional staff;  
*Staff recommends approval of the rezoning request.*
- h) The conformance of the requested change to the adopted or recognized Comprehensive Land Use Plan being utilized by the city;  
*The subject area is identified as appropriate for commercial uses in the Comprehensive Plan. However, the majority of the Downtown area is identified as commercial on the Future Land Use Map, and there exists already a mix of residential uses in this area. Additionally, this area is part of the Downtown-North Leavenworth Redevelopment Area Master Plan, which promotes the area as appropriate for a mix of uses, including residential. Therefore, staff finds the proposed request is not in conflict with the Comprehensive Plan*

- i) Such other factors as may be relevant to a particular proposed amendment. The factors considered in taking action on any proposed amendment shall be included in the minutes or otherwise be made part of the written record.

*This proposal makes possible the adaptive re-use of a previously vacant historically significant structure.*

**REZONING ACTION/OPTIONS:**

- Recommend approval of the rezoning request from PUD to RMX to the City Commission
- Recommend denial of the rezoning request from PUD to RMX to the City Commission
- Table the issue for additional information/consideration.

**Attachments:**

Application materials

Location map

DRC minutes

Excerpt: Downtown-North Leavenworth Redevelopment Area Master Plan



**APPLICATION FOR REZONING**  
CITY OF LEAVENWORTH, KANSAS

**OFFICE USE ONLY**

Project No. 2018-06 REZ

Application #	3730
Fee (non-refundable)	\$350.00
Filing Date	4-5-18
Received By	Bowilson.
Hearing Date	6-4-18
Publication Date	5-10-18

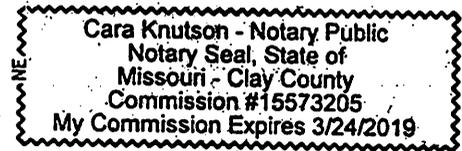
The undersigned owner(s)/agent for the owner(s) of the property described below, herein petition for a change in the zone of the following legally described property: (agent must have authorization to make application).

Subject Property:	1100 N. 2nd St.		
Rezoning:	Present classification of <u>PUD</u> district to <u>RMX</u>		
Legal Description:	(Attach full legal description provided by the REGISTER OF DEEDS OFFICE or a TITLE COMPANY)		
Real Estate PID #:	R2394 and R2397	Historic District:	Abernathy Furniture Company Factory

I/We, STEVE FOUTCH being duly sworn, depose and say that I am the owner/agent for the owner of the property involved in this petition and that the statements and answers herein contained and then information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Name(s) of Owner (print or type):	Seren Properties, Inc.		
Address:	8201 NW 97th Terrace, Kansas City, MO 64153		
Contact No. (816) 746-9100	Email Address: <u>steve@foutchbrothers.com</u>		
Signature of Owner(s):			

State of Missouri ) (SEAL)  
County of Platte )



Signed or attested before me on 04/09/18 by CARA Knutson  
(date) (name(s) of person(s))

Notary Public: Cara Knutson My appointment expires: 03/24/19

**NOTE:** All signatures must be in ink. Signature of owner(s) must be secured and notarized.

***If necessary, use additional sheets to respond to the following:***

Briefly describe the present use and character of the property and of the surrounding area:

Renovated approx. 25 years ago into leasable commercial office space, the historic factory building and site sit along the Missouri River (to the east) and Metropolitan Ave (to the north). The site is within a Planned Unit Development District and the North Gateway Subdistrict.

Briefly describe the intended use and character of the property: The new use will be multi-family residential and commercial. The building is a contributing resource within the discontinuous Abernathy Furniture Factory district and is submitted for Historic Preservation Certification (state and federal) application review with recommended approval from SHPO (currently at NPS).

Briefly describe why you believe the land use (zoning) being requested is the most appropriate for this property: Activate and reuse of the historic property.

Give the reason(s) why you believe this proposal will not be materially detrimental to the public welfare and surrounding properties and/or measures you have taken or intend to take to prevent detrimental impacts: Plans will provide a new use to a underutilized building; and renovate / revamp the north entrance into the city. The new users will have adequate parking provided on site.

Is the property affected by any easements, deed/plat restrictions or other conditions arising from previous Special Use Permits, Subdivisions, rezoning or variances? If so, briefly explain the origin and effect of such conditions: none to the best of our knowledge

Check List:	
<input checked="" type="checkbox"/>	Non-refundable fee of \$350.00 is due at time of application
<input checked="" type="checkbox"/>	Attach list of the owners for property within two hundred (200) feet of the property to be rezoned
<input checked="" type="checkbox"/>	Full legal description provided by the Register of Deeds Office or a Title Company
<input checked="" type="checkbox"/>	Site plan drawn to scale (see General Instructions)
<input type="checkbox"/>	Supporting documentation (see General Instructions)





## Development Review Committee Meeting Thursday, April 26, 2018

Committee members present: City Planner Julie Hurley, Public Works Director Mike McDonald, Deputy Director Public Works Mike Hooper, Chief Building Inspector Hal Burdette, Police Major Dan Nicodemus, Health/Safety Officer Mark Demaranville and Administrative Assistant Michelle Baragary

### AGENDA ITEM(S):

1. **1100 N. 2<sup>nd</sup> Street – renovations of Abernathy Building to new residential/commercial office use**
  - Attendees: Jonathan Klocke (Foutch Brothers/Exact Architects)
  - Factory building and engine/electrical building will be renovated for residential space. Lumber building and brick connector will remain commercial space (shorter building to the west and the building to the left of that). In between will be opened up for residential/commercial amenity space.
  - 139 residential units
  - Parking: 220 residential and 23 commercial
  - New building in courtyard space to be a shared indoor amenity space for both commercial and residential tenants: a group gathering and fitness area
  - The smokestack is not structurally sound. Will shorten it and make the remaining portion a feature in that space.
  - The north elevation of the factory building has original steel windows which will be replaced with new replica of steel windows. The engine/electrical building will be refurbished steel.
  - Need sidewalk on north side of Cheyenne
  - Flooding issues on north part of building with heavy rains. It's a State draining system (not a City draining system). Need to speak with State Highway Department to determine who is responsible for maintaining the draining system.
  - Need attention to water quality issues
  - Will add building mounted lighting and reusing the existing parking lot lighting
  - Full set of plans to be submitted to Building Inspections. Will be reviewed by a third party.
  - Scheduled for Planning Commission to rezone to RMX on June 4, 2018 and to Preservation Commission on June 6, 2018.

### OTHER:

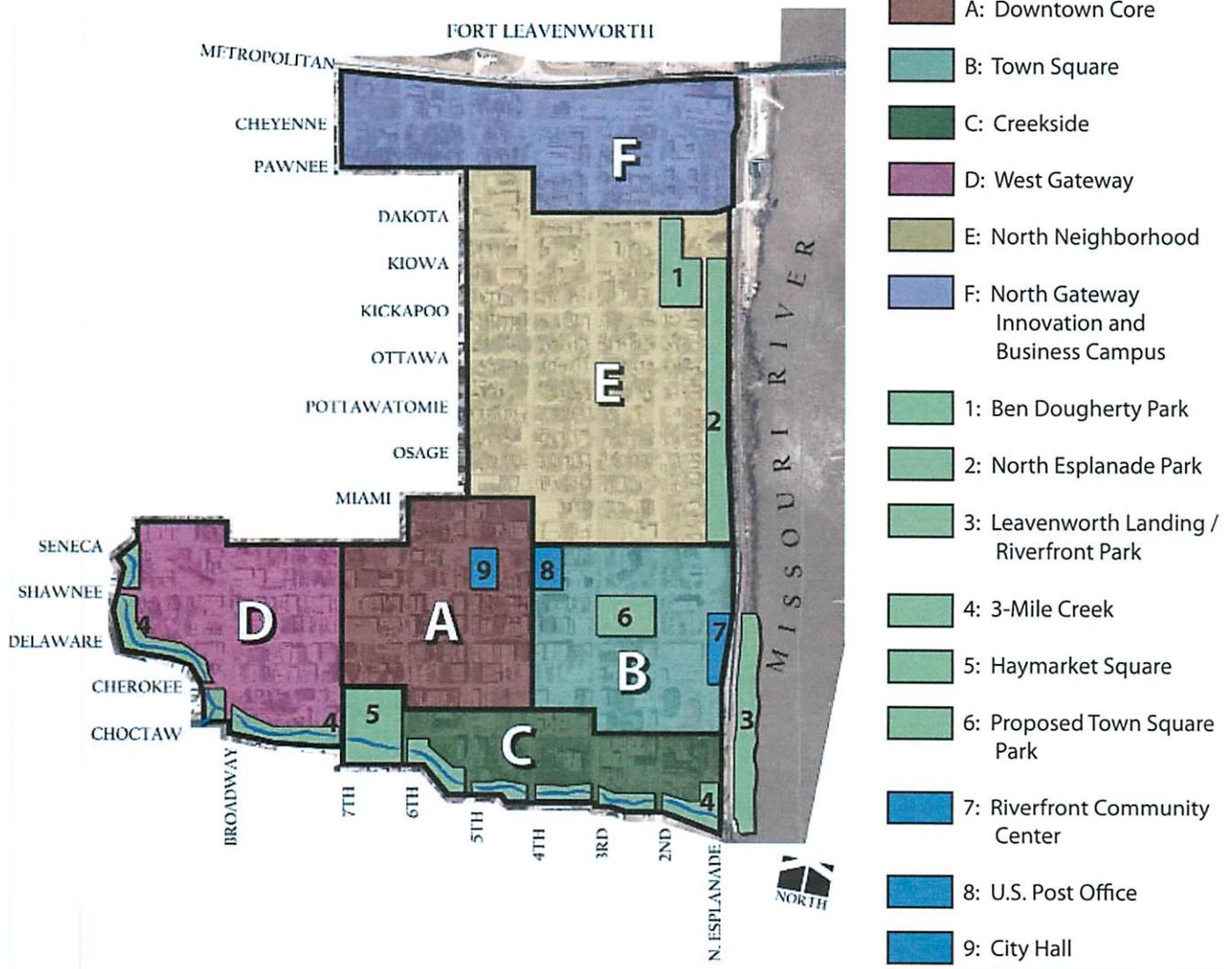
None.

Meeting adjourned at 1.51 p.m.

### 4.4 REDEVELOPMENT PLATFORM

For the Downtown / North Leavenworth Redevelopment area, the master plan perceptually re-organizes and 'brands' various areas within the area as a series of **character areas**. Each of these character areas build upon existing strengths and assets; seek redevelopment and improvement opportunities; and position themselves for success. Ultimately, these strategies will allow for each character area to complement one another, rather than competing with each other and create diverse, distinctive opportunities and experiences within the core area of Leavenworth.

**Figure 4.1**  
Character Areas of the Downtown / North Leavenworth Redevelopment Area

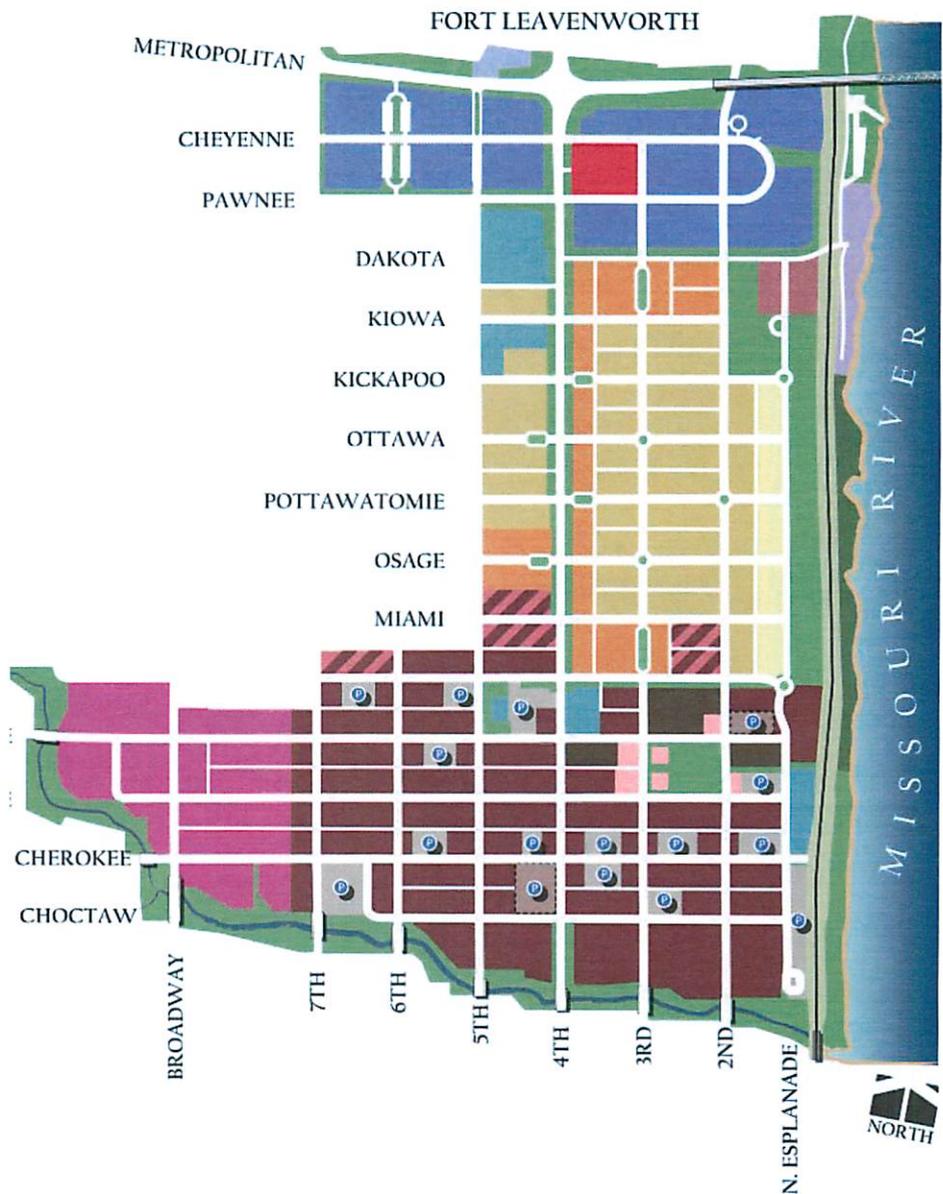


**Figure 4.2**  
Preferred Development Framework

- Office, Retail, Mixed-Use & Employment Mix
- Existing Retail
- Leavenworth Visitors and Interpretive Center
- Riverfront Industrial
- Medium to Medium/High Residential Mix Preferred
- Low to Medium Residential Mix Preferred
- North Esplanade Low Density Residential & Historic District Homes
- Mixed-Use: Ground Level Commercial, Upper Level Office or Residential
- Transitional: Mixed-Use or Medium-High Residential
- Existing High-Rise Residential
- Mixed-Use Preferred, Single Use Commercial Considered
- Mixed-Use Preferred, Single Use Commercial Considered with Flexible Formats
- Parks & Open Space
- Conservation
- P Potential District Parking Lot
- P Potential District Parking Lot: Preliminary Mixed-Use Parking Candidate Site\*

\*Mixed-use parking structure locations are ultimately determined in conjunction with redevelopment initiatives and complementary detailed parking/traffic studies.

Figure 4.2 is intended to represent a generalized redevelopment use framework that represents and reinforces the physical framework of the master plan. It is intended to supplement established land use and comprehensive strategies by the City and provide additional guidance when considering improvements and investments within the area.



## CHARACTER AREA: NORTH GATEWAY BUSINESS AND INNOVATION CAMPUS

### Aspiration

The **Economic Engine** generating new business and employment opportunities and a high quality experience and image for Leavenworth's northeast entrance to downtown.

The North Gateway Business & Innovation Campus will evolve as one of the premier business and employment environments within the City of Leavenworth, integrating many building formats into a cohesive campus environment. A diverse business mix will create an economic asset that contributes to the success of other downtown businesses. The area affords a great degree of accessibility within the City and region (Metropolitan Avenue, adjacency to downtown Leavenworth and Fort Leavenworth, 25 minutes of Kansas City International Airport and within an hour to the Kansas City metropolitan area.) Anchored by the historic Fort Leavenworth to the north, the campus will contribute to the development of a quality corridor, as well as create a north gateway for downtown. Elements along the corridor should contribute the same quality and lasting investments reflected in the historic downtown of Leavenworth, and promote the pleasant urban experience that lies beyond the campus area. Ultimately the goal is to create a unique business and employment destination for Leavenworth and the northeast Kansas region.

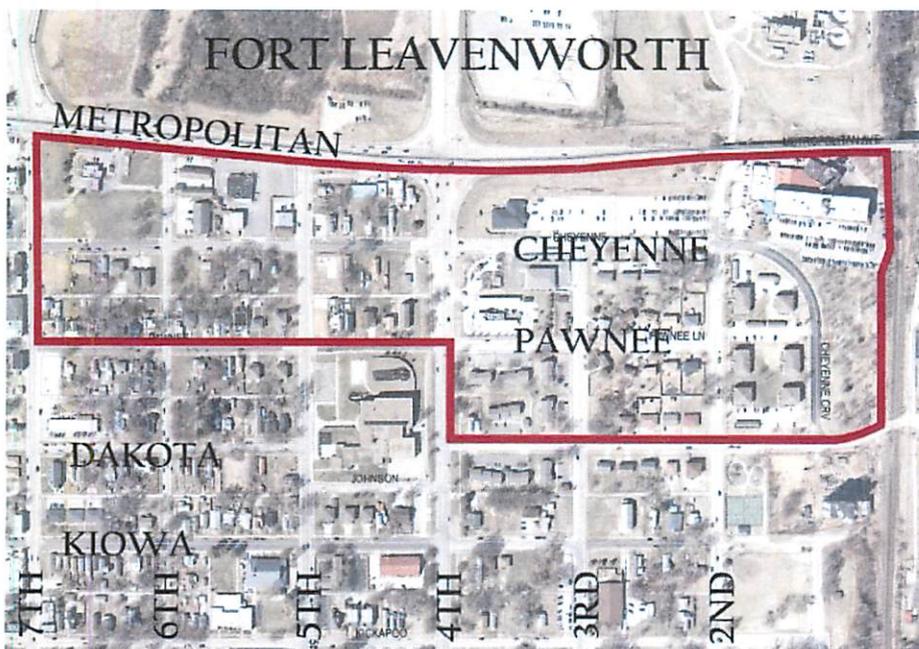
North: **Metropolitan**

East: **Missouri River**

South: **Pawnee/Dakota**

West: **7th**

Approximately **20 SQ Blocks**



### North Gateway Business and Innovation Campus: Key Elements

The following are key elements for the North Gateway Business and Innovation Campus area:

#### Urban Form and Scale

The North Gateway Innovation and Business Campus is intended to accommodate a variety of building formats and types within a campus setting. The conceptual campus master plan reflects the following elements of urban form and scale that should be included in the future redevelopment of the area.

- Provide opportunity for office, retail, and mixed-use formats, with an employment emphasis that may be strategically targeted to Department of Defense-related industries. Multi-level buildings are preferred, but a market-sensitive approach should be accommodated that may allow single level business facilities.
- A high-quality hotel and conferencing facilities would be appropriate within the campus to support business uses. Given the proximity of the campus to Fort Leavenworth, such a facility could facilitate a variety of defense-and non-defense business related events, seminars, and conferences within walking distance of the Fort and Leavenworth's Downtown.
- Create a high quality and distinctive campus entrance experience at Metropolitan and 4<sup>th</sup> Street. Building forms at the intersection of Metropolitan Avenue and 4<sup>th</sup> Street should be exclusively reserved for multi-level office or vertically integrated mixed-use-use to create a significant visual statement.



**Right:** A 'campus'-like environment is envisioned to welcome visitors and citizens at Leavenworth's northeast gateway. (Concept for illustrative purposes).

- Retail is appropriate to provide convenient goods and services for the immediate area, however retail uses should be a secondary and complimentary to employment-focused uses. Detailed design guidelines should be pursued that place specific requirements on retailing businesses so as not to dilute the campus image and experience.
- Along Metropolitan Avenue, 4<sup>th</sup> and 7<sup>th</sup> Streets, surface parking lots should be internalized within the campus and located behind buildings. The building forms throughout the campus will be arranged to create a significant visual edge with a 'build-to' line along a 20' campus green setback.
- Deviations from the build-to line would incorporate additional green space or plazas that engage the public realm. In instances between buildings that may expose rear-area parking, additional screening treatments will be incorporated. This can be combinations of low masonry walls, ornamental fencing and additional landscaping.

#### Urban Design Theme

The campus theme presents the opportunity to deviate from the traditional forms and scale of downtown to accommodate more regional opportunities. However the campus plan integrates two critical themes that improve the overall downtown and which tie all development in the area together – gateways that extended the downtown character and a variety of quality pedestrian-scale open spaces that become the focal points for buildings and sites throughout the area.

- A 20' building setback for the campus green should be established around the perimeter of the campus. This is intended to reflect the natural or 'soft' corridor development environment. A cohesive landscape design will further provide a quality aesthetic and present a greater visual quality as one enters Leavenworth from across the Missouri River.
- Additional green space should be considered at the intersection of Metropolitan Avenue and 4<sup>th</sup> Street for installment of Leavenworth community gateways.
- The setback and campus green should be incorporated along Metropolitan Avenue, from 7<sup>th</sup> Street to the bridge; 4<sup>th</sup> Street from Metropolitan Avenue to Pawnee Street, as part of the 4<sup>th</sup> Street Arbor Way. This setback may actually be greater in width from Pawnee Street to Miami Street, depending on the Arbor Way design. On the west side of 4<sup>th</sup> Street, the campus green landscape should be extended and be integrated with the green space along the Lawson Elementary School property.



*Existing retail may be aesthetically blended and coexists to support campus business and employment activities.*

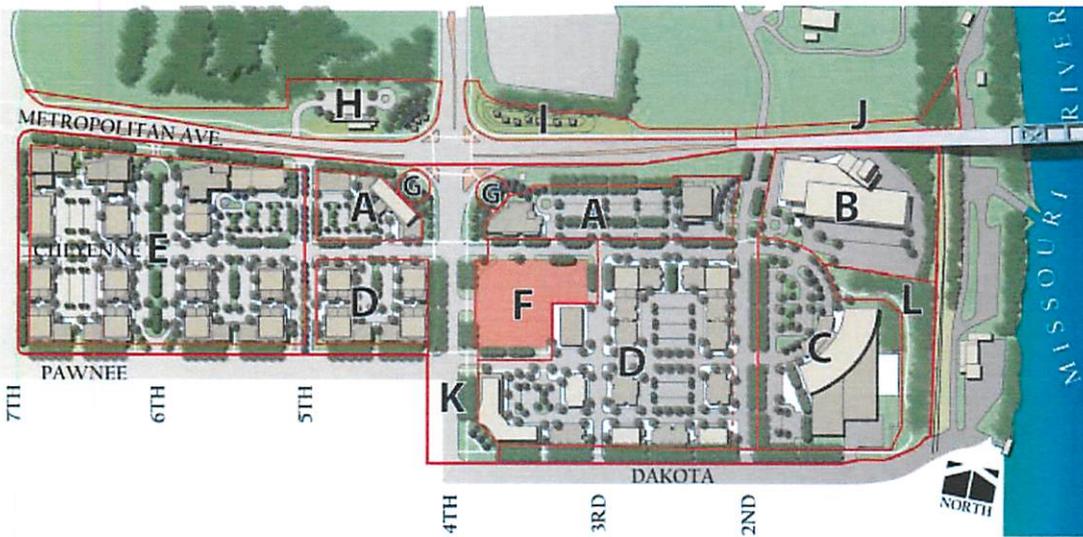
- 7<sup>th</sup> Street, from Metropolitan to Pawnee Street - incorporate a multi-modal (pedestrian and bicycle) path to connect residential areas with a potential community-wide trail north of Metropolitan Avenue.
- Pawnee Street, from 7<sup>th</sup> to 4<sup>th</sup> Street; Dakota Street, from 4<sup>th</sup> street to Ben Dougherty Park; Metropolitan Avenue, from 7<sup>th</sup> to 4<sup>th</sup> Street; and Cheyenne, from 4<sup>th</sup> to North Esplanade - incorporate a pedestrian and bicycle trail that links neighborhoods to Ben Dougherty Park, Esplanade Park and eventually the downtown area. In addition, a more generous landscaping along this south portion of the campus green is recommended, to enhance screening of service and functional areas of the North Gateway Business & Innovation Campus from adjacent neighborhoods.
- Masonry materials such as brick and stone should be the predominant material throughout the campus to create an enduring visual quality. Others materials that can be utilized to express innovative architectural solutions can be incorporated as accent materials.

#### Projects and Initiatives

- Develop a marketing campaign that emphasizes the assets of this area – regional destination and access, proximity to supporting business and institution, etc.
- Proactively pursue opportunities for the primary development of office and employment uses, including a mix of innovative industries such as technology, environmental, research and other similar enterprises (defense or non-defense related). This may include a focused effort towards defense industry contractors and vendors that have strong business relationships and contracts with Fort Leavenworth.
- Work with a developer to incorporate the Urban Form and Scale and Urban Design Theme elements into an overall development plan for the area.



*Substantial building forms at Metropolitan Avenue and 4th Street is envisioned by the master plan to present a significant visual experience into Leavenworth and the character areas of Downtown.*



**Left:** Conceptual redevelopment scenario for the North Gateway Innovation & Business Campus. (Concept for illustrative purposes).

**A: 'Signature' Architectural Buildings**

- Multi-level structures that engage the intersection to frame entrance into the 4th Street Arbor Way/Avenue of the Nations and Downtown.
- Potential hotel and conference site

**B: Existing Office**

- Preserve and promote on-going building and site enhancements

**C: Potential 'Super-Site'**

- Potential to redesign and create more substantial parcel that engages the riverfront, views and vistas of the Missouri River.
- Potential hotel and conference site
- Reserve portions for buffering and trail connections along Dakota Street

**D: Campus Buildings**

- Mix of building types and uses, accommodating market demand.
- Building frontages to engage the public realm with parking internalized behind building forms.
- Retain street grid pattern and promote on-street parking to provide convenience and minimize size of internalized parking areas.
- Reserve portions for buffering and trail connections along Dakota and Pawnee Streets

**E: 'Cheyenne Square'**

- Develop central green as amenity and visual icon for campus
- May be more conducive/flexible for mixed-use and ground level retailing
- Diversity of building forms may be considered, however, format should respond to the campus and urban environment (e.g. building frontages to engage the public realm with parking internalized behind building forms, preservation of street grid and on-street parking).
- Reserve portions for buffering and trail connections along Dakota, Pawnee and 7th Streets

**F: Existing Retail**

- 'Blend' with campus green landscape design and Arbor Way/ Avenue of the Nations amenities
- Absorb into campus should redevelopment initiatives present themselves

**G. Potential Grand Leavenworth Gateway Sites**

- Reserve area for substantial gateway and landscaping features.

**H. Leavenworth Visitors Welcoming and Interpretive Center**

- New facility or relocation of existing structure
- Incorporate gateway artwork/outdoor gallery
- Consider community-wide trail development west of facility

**I. Outdoor Gallery**

- Reserve portion for development of historical/interpretive public art elements, native landscaping and other features that reinforces a defined gateway entrance into Leavenworth and Fort Leavenworth.

**J. Potential Community-Wide Trail**

Consider community-wide trail development that links potential Leavenworth Visitors Center with the Riverfront Campgrounds and North Gateway Campus south of Metropolitan Avenue.

**K: 4th Street Arbor Way/Avenue of the Nations**

- Interpretive, mobility and connectivity investments

**L: Campus Green**

- Preserve green space that accommodates public trail connections to and into the North Gateway Campus, amenities, views and vistas to the Missouri River