

Memo

To: Members of the Zoning, Neighborhoods and Development Committee
From: Dan Casanova, DCD – Real Estate
Date: September 21, 2005
Re: Way of the Cross Housing Development
1330 West Center/1323 West Hopkins

This memo is in response to the questions raised at your September 20, 2005 Zoning, Neighborhoods and Development Committee meeting in regards to Resolution File No. 050589, the Land Disposition Report for Way of the Cross Housing Development Corporation. We have discussed the project further with the developer and City staff and obtained the following clarifications.

Way of the Cross Housing Development Corporation prefers to provide site access to the rear houses by way of the private lane for two reasons:

- A public street would require a 60-foot right-of-way, rather than the 30 feet needed for the private lane. As a result, Way of the Cross Missionary Baptist Church would lose additional parking spots in its lot to the north.
- The developer is anxious to begin construction given the high number of purchase reservations. Acquisition of needed land and identification of a financing mechanism for the public improvements would add significant time delays.

The developer – at DCD's request -- added the private lane to provide these units with an urban feel and appearance rather than facing a parking lot. The developer is balancing the need to provide access to these units while avoiding adverse impacts to the church's parking lot such as creating a short cut for neighborhood traffic. The result is a site plan in which the developer, church and City can agree.

We would like to confirm, as John Hyslop mentioned at the meeting, that the City has several examples of housing units facing private streets such as condominium projects on the Northwest side as well as Housing Authority developments. The developer, though, will need to apply to the Department of Public Works for approval of this private road so that City records can identify the street and house numbers to ensure fire and police protection, as well as mail delivery.

We also asked the developer to clarify the gates by the central parking area. At this point, the developer has not made a final decision as to whether this area will be secured. If secured, a code to open the gates will need to be provided to City departments for emergency and municipal services. A final decision will be made as part of the Planned Development Zoning request.

I hope this addresses your concerns. We are very excited about this project because it expands homeownership opportunities and increases tax base while eliminating blighting vacant lots. We hope this project spurs additional private investment in the neighborhood. Please feel free to contact me with any additional questions or concerns at extension 5921 or dcasan@mkedcd.org.