



**Osawatomie**  
KANSAS



# 5th Street Terrace Addition Preliminary Plan

## PUBLIC HEARING

Osawatomie Planning Commission

February 28, 2023 at 6:30 p.m.

Memorial Hall

411 11th Street, Osawatomie Kansas



## Public Hearing Overview

1. Presentation
  - a. Ed Beaudry, Chief Building Inspector
  - b. Mike Scanlon, City Manager
  - c. Wrightway Homes LLC, Builder
  - d. Presentation of Project and Summary – City Manager
2. The Calendar we are on.
3. Please submit any additional questions or comments to [ebeaudry@osawatomieks.org](mailto:ebeaudry@osawatomieks.org)

## 5th Street Terrace Addition – Preliminary Plan



439 Main Street  
P.O. Box 37  
Osawatomie, KS 66064



913 755 2146 (p)  
913 755 4146 (f)  
[info@osawatomieks.org](mailto:info@osawatomieks.org)

Dear Property Owner(s),

Several of the cities' goals are housing of all types, cleaning up the city, and economic development. One way for this to happen is the development of 10 acres. The city is working with an engineering firm and a housing developer to create much needed attainable housing in our area.

The City of Osawatomie and the Osawatomie Planning Commission will hold a public hearing February 28, 2023 at 6:30 pm at Memorial Hall, 411 11th Street, Osawatomie, Kansas. The purpose of the meeting is to hear public comments on the addition of the 5th Street Terrace Subdivision. The 5th Street Terrace project will include the construction of up to 24 new single-family homes.

This property, also known as 10 acres, is located South of Chestnut Avenue, between 5th and 6th Streets and North of Kelly Avenue.

Those who wish to comment are urged to attend the hearing or you may submit comments in writing 2 days prior to the meeting, to Ed Beaudry, Chief Building Official, 509 5th Street or P.O. Box 37 Osawatomie, KS 66064, you can also email your comments to [ebeaudry@osawatomieks.org](mailto:ebeaudry@osawatomieks.org)

Respectfully,

Ed Beaudry  
Chief Building Official

## Chief Building Inspector

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Process / Procedures and calendar for a new Sub-division

1. Get an Initial Survey.
2. Preliminary plat/plans presented at Public Hearing.
3. Plan goes to the City's planning and zoning department for review, feedback and revisions.
4. Final Plat and Engineering Plans to City Council for approval
5. Timeline for planning January and July 2023, construction begins July-October
6. Houses built.

**5th Street Terrace Addition – Preliminary Plan**

## Chief Building Inspector

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Specifically what is required for a final plat?

### **Section 1.14 Approvals Necessary For Acceptance Of Subdivision Plats**

All plans, plats or replats of land laid out in building lots, and the streets, alleys or other portions of the same intended to be dedicated for public use, or for the use of purchasers or owners of the lots fronting thereon or adjacent thereto, shall be submitted to the Osawatomie Planning Commission and City Council for their official review and action as applicable per these regulations. The Register of Deeds shall not record any plat, as required by law, until such plat is approved by the Planning Commission and Governing Body and is signed by the Chair and Secretary of the Planning Commission, by the Mayor, City Clerk, and City Engineer of the City, and the Fire Chief or other authorized personnel of the applicable Fire Protection District.

**5th Street Terrace Addition – Preliminary Plan**



# City Manager Portion

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## City Manager - Overview of the project

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- Owner
- Developer
- Subdivider

At the beginning the City is all three.



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## City Manager - Overview of the project

How did we get to this position?

- Purchased the Property (October, 2021 - **Resolution 929**)
- In search of a Builder / Developer (January, 2022 - **Resolution 959**)
- Pre-Development Agreement Wrightway Homes LLC (May, 2022 - **Resolution 1003**)
- Housing Needs Analysis for use with 5th Street Terrace Addition (July, 2022 - **Resolution 1028**)
- Rural Housing Incentive District (RHID) July, 2022 - **Resolution 1028**)
- Applied for grants through the Kansas Housing Resources Corporation (11/22 & 02/23)
- Negotiate an RHID with County and School District (April/May 2023)

**NEED TO BACKUP A STEP – NEXT SLIDE**

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## City Manager - At the very beginning its Goals and Economics



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- Five Goals
- Economics of Osawatomie (Property Value and Pull Factor)



City Manager - John Muir



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**"When we try to pick out anything by itself, we find it hitched to everything else in the Universe." John Muir**

**5th Street Terrace Addition – Preliminary Plan**

## City Manager - Five Goals



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## WHAT ARE OUR GOALS?



As defined by the City Council! – As defined by the Community! – As defined by the Organization!

## 5th Street Terrace Addition – Preliminary Plan

## City Manager - Economics of Osawatomie (Pull Factor)



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Top 10					
Rank	City	State Sales Tax Collection	Population	Sales Per Capita	Pull Factor
1	Merriam	55,368,645.00	11,128	4,975.62	4.79
2	Colby	10,933,665.00	5,315	2,057.13	1.98
3	Holton	6,407,673.00	3,204	1,999.90	1.93
4	Garden City	47,657,966.00	26,003	1,832.79	1.76
5	Hays	37,242,111.00	20,829	1,787.99	1.72
6	Marysville	5,722,901.00	3,251	1,760.35	1.70
7	Paola	9,843,068.00	5,664	1,737.83	1.67
8	Mission	16,357,971.00	9,873	1,656.84	1.60
9	Iola	8,742,481.00	5,264	1,660.81	1.60
10	Goodland	7,043,620.00	4,301	1,637.67	1.58

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## City Manager - Economics of Osawatomie (Pull Factor)



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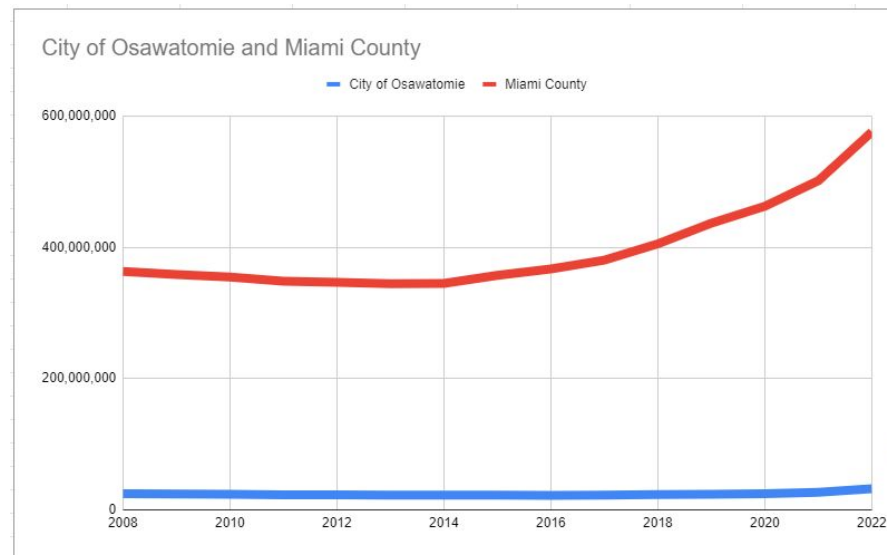
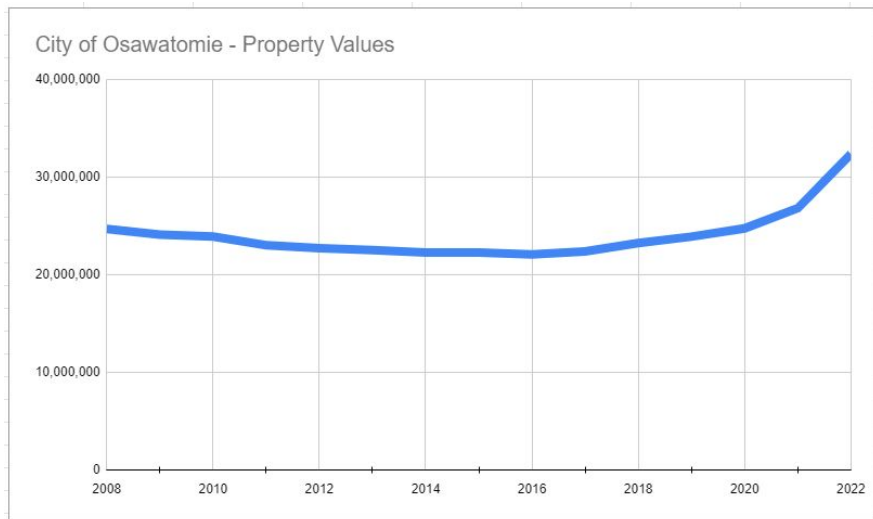
Bottom 10					
Rank	City	State Sales Tax Collection	Population	Sales Per Capita	Pull Factor
1	Bel Aire	1,371,190.00	8,469	161.91	0.16
2	Valley Center	2,263,692.00	7,385	306.53	0.30
3	Eudora	2,054,125.00	6,393	321.31	0.31
4	Clearwater	830,371.00	2,580	321.85	0.31
5	Rose Hill	1,399,245.00	3,979	351.66	0.34
6	Maize	1,876,026.00	5,267	356.18	0.34
7	Haysville	4,299,658.00	11,389	377.53	0.36
8	Osawatomie	1,632,270.00	4,223	386.52	0.37
9	Galena	1,224,146.00	2,824	433.48	0.42
10	Mulvane	3,113,874.00	6,566	474.24	0.46

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# City Manager - Economics of Osawatomie (Property Value)



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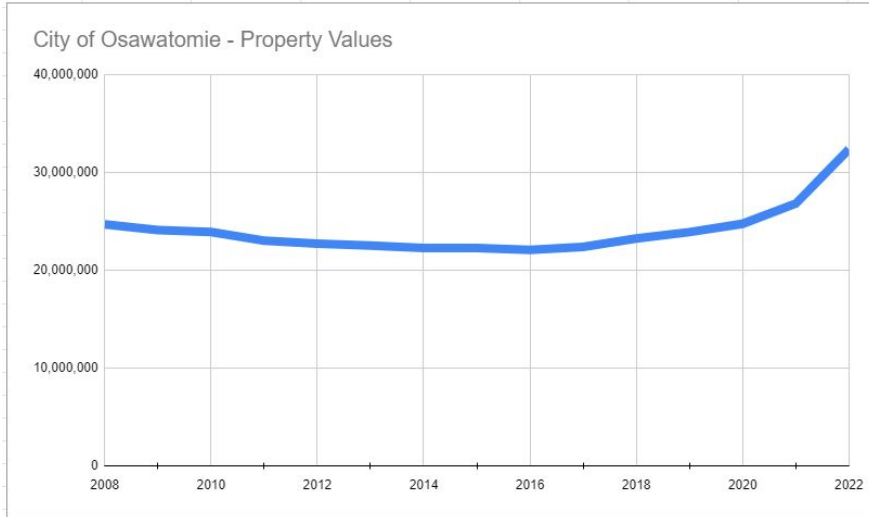
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# City Manager - Economics of Osawatomie (Property Value – Age of Housing and no new Housing)



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## Osawatomie - 2022



		Y-o-Y Change
Housing Units	1,657	-9.3%
Median Year Built	1946	0.1%
Built in 1939 or Earlier	722	-18.4%
Built between 1940 and 1949	176	125.6%
Built between 1950 and 1959	307	-32.4%
Built between 1960 and 1969	51	6.3%
Built between 1970 and 1979	237	1.3%
Built between 1980 and 1989	86	45.8%
Built between 1990 and 1999	63	-7.4%
Built between 2000 and 2009	15	N/A

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## City Manager - Changing the Economics of Osawatomie - two prong approach

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- **Change Property Values** – If on track property values will increase almost 50% in the last three years.
- **Increase Pull Factor** - If we complete a set of land transactions in the next two months we will increase sales tax collections by 33%.

**You can't simply do one thing – all things are tied together – our goals reflect that!**

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# Builder Portion

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## Builder - Who we are

Who are we?

Wright Way Homes is a local, family owned company, that is fully invested in Osawatomie. Since 2016, we've remodeled twenty five local homes. Since 2021, with the help of Page Construction, we've built and sold ten new homes and currently have two more under construction.



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## Builder - Examples



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**Builder - Examples**



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**Builder - Examples**



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**Builder - Examples**



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**Builder - Examples**



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**Builder examples**



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## Builder - Goals

Our goals as a builder are to.....

1. Provide quality, affordable housing in Osawatomie
2. Increase the range of housing options available
3. Take distressed homes and make them viable again





# City Manager Portion

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## City Manager – Presentation of the Preliminary Plan



My presentation will be relatively brief and hopefully succinct.

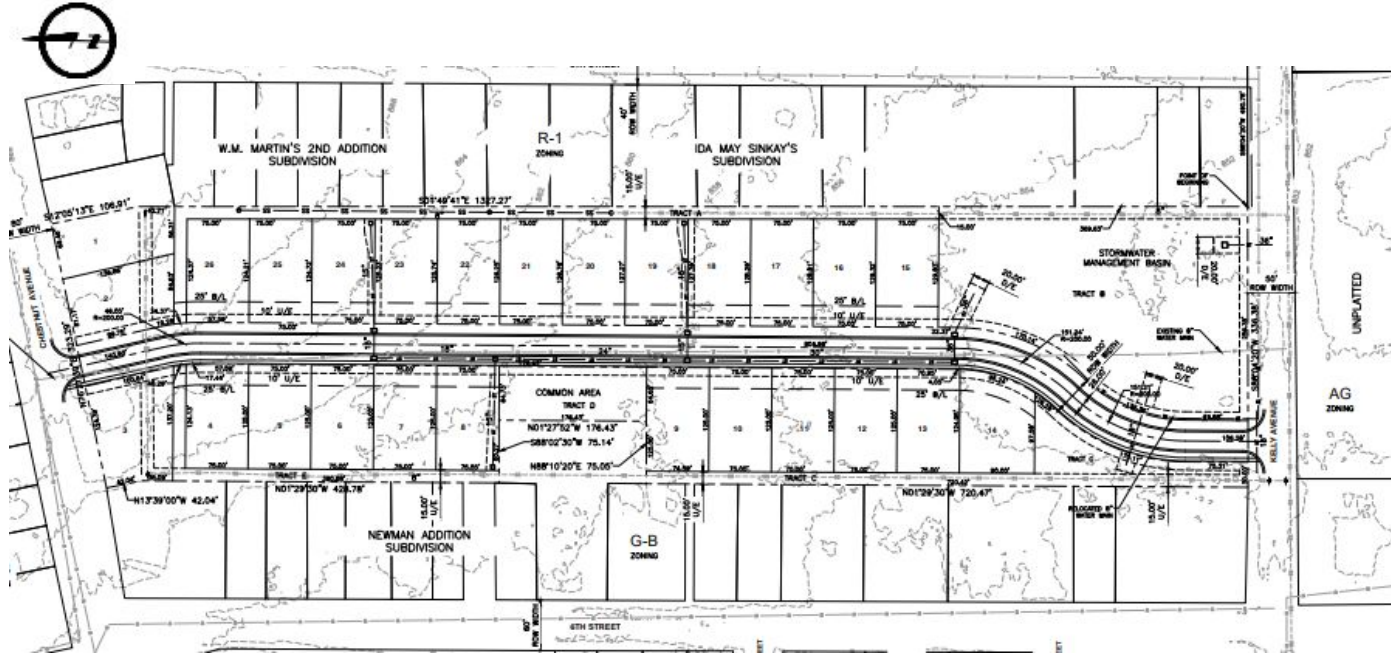
1. I'll walk through the three key elements of the proposed project
  - a. Land-Use basics (Large Map presentation)
  - b. Type of housing being proposed (handout)
  - c. Early Engineering Estimates for Improvements (handout)



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## City Manager - Land-Use basics.

There are 23 buildable lots.



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5th Street Addition  
> The Basics <

CURRENT ZONING: R-1  
(SINGLE FAMILY RESIDENTIAL)

NUMBER OF LOTS: 26

MAXIMUM LOT SIZE: 0.28± AC.

MINIMUM LOT SIZE: 0.21± AC.

AVERAGE LOT SIZE: 0.22± AC.

NUMBER OF TRACTS: 5

TOTAL ACREAGE: 11.37± AC.

DENSITY: 2.29 UNITS/AC.

# City Manager – Type of housing being proposed.



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Sq Ft Bedrooms Bath ½ Bath Stories Cars Width Depth

1,777 3 2 0 1 2 66' 8" 49' 7"

**360° VIRTUAL TOUR**

**MAIN FLOOR**

Sq Ft Bedrooms Bath ½ Bath Stories Cars Width Depth

1,521 3 2 0 1 2 52' 4" 55' 10"

**MAIN FLOOR**

## 5th Street Terrace Addition – Preliminary Plan

# City Manager – Early Engineering Estimates for Improvements (handout)



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All of these costs (\$1,251,055) can be financed out of one of two potential revenue streams.

- RHID (Awaiting County/School)
- MIH-ARPA Grant (Applied for)

9001 State Line Rd., Ste. 200  
Kansas City, MO 64114  
P: 816.361.0440  
F: 816.361.0440  
Lamp@rynearson.com

2/15/2023

PRELIMINARY ENGINEER'S CONSTRUCTION COST ESTIMATE					
5th Street Terrace Subdivision					
Osawatometie, Kansas					
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total
1	Mobilization	LS	1	\$30,000.00	\$30,000.00
2	Cleaning and Grubbing	LS	1	\$30,000.00	\$30,000.00
3	Mass Grading (12" average assumed)	CY	15,000	\$7.00	\$105,000.00
4	8" Asphaltic Concrete (APWA Type 5)	SY	3,750	\$45.00	\$168,750.00
5	6" Subgrade Stabilization	SY	4,536	\$7.00	\$31,752.00
6	Curb and Gutter (CG-2) (KCMMB&K)	LF	3,010	\$25.00	\$75,250.00
7	4" Concrete Sidewalk (KCMMB&K) (Tracts Only)	SF	2,464	\$7.00	\$17,248.00
8	ADA Sidewalk Ramps (KCMMB&K)	EA	2	\$2,400.00	\$4,800.00
9	Curb Inlet (6"x6")	EA	6	\$7,500.00	\$45,000.00
10	Area Inlet (6"x6")	EA	3	\$6,500.00	\$19,500.00
11	Junction Box (6"x6")	EA	1	\$5,000.00	\$5,000.00
12	Maned End Section (18")	EA	2	\$2,500.00	\$5,000.00
13	Maned End Section (18")	EA	4	\$1,500.00	\$6,000.00
14	Storm Sewer (HDPE) (30")	LF	135	\$95.00	\$12,825.00
15	Storm Sewer (HDPE) (30")	LF	315	\$85.00	\$26,775.00
16	Storm Sewer (HDPE) (24")	LF	365	\$70.00	\$25,550.00
17	Storm Sewer (HDPE) (18")	LF	230	\$60.00	\$13,800.00
18	Storm Sewer (HDPE) (15")	LF	380	\$55.00	\$20,900.00
19	Sanitary Sewer Manhole	EA	3	\$4,000.00	\$12,000.00
20	8" PVC (SDR-26)	LF	450	\$60.00	\$27,000.00
21	4" PVC (SDR-26)	LF	480	\$45.00	\$21,600.00
22	Sanitary Sewer Tee (8"x4")	EA	23	\$500.00	\$11,500.00
23	Connect to Existing (Sanitary Sewer)	EA	1	\$2,000.00	\$2,000.00
24	Water Main (8") (PVC C900)	LF	440	\$70.00	\$30,800.00
25	Water Fitting	EA	20	\$600.00	\$12,000.00
26	Connect to Existing (Water)	EA	2	\$2,500.00	\$5,000.00
27	Fire Hydrant Assembly	EA	2	\$6,100.00	\$12,200.00
28	Detention Basin	LS	1	\$50,000.00	\$50,000.00
29	Outfall Control Structure	LS	1	\$10,000.00	\$10,000.00
30	Power Conduit	LF	1,800	\$25.00	\$45,000.00
31	Set Electrical Bases	EA	15	\$600.00	\$9,000.00
32	Street Lights	EA	6	\$5,000.00	\$30,000.00
33	Seeding	AC	11	\$2,000.00	\$22,000.00
34	Erosion Control	LS	1	\$15,000.00	\$15,000.00
				Subtotal:	\$962,350.00
				Contingency (30%):	\$288,705.00
					\$1,251,055.00

- Notes
1. Sidewalks in front of lots are excluded (to be constructed by home builders).
  2. Water service taps, service lines and meters are excluded.
  3. Existing water main is located under proposed pavement, and remains in that location with this estimate.
  4. Estimate excludes power cable and street light wiring.
  5. Subsurface conditions are unknown. Contingency covers rock excavation / dewatering if encountered.

## 5th Street Terrace Addition – Preliminary Plan



# City Manager – What I have heard and questions asked.

5th Street Terrace Addition – Preliminary Plan

City Manager – Things I’ve heard - questions asked.



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You’re building subsidized housing (Section 8). **NO!**

We are building housing that fits within these income ranges 60% to 150% Average Median Income (AMI).  
Why?

# KANSAS HOUSING

## Moderate Income Housing Income Range

HUD's FY 2022 Income Limits

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
<b>150%</b>	\$ 90,900	\$ 103,950	\$ 116,850	\$ 129,900	\$ 140,250	\$ 150,750	\$ 161,100	\$ 171,450
<b>100%</b>	\$ 60,600	\$ 69,300	\$ 77,900	\$ 86,600	\$ 93,500	\$ 100,500	\$ 107,400	\$ 114,300
<b>60%</b>	\$ 36,360	\$ 41,580	\$ 46,740	\$ 51,960	\$ 56,100	\$ 60,300	\$ 64,440	\$ 68,580

Based upon HUD's FY 2022 State Income Limits  
Effective as of August 3, 2022  
Effective Through: TBD

## Osawatomie - 2022

		Y-o-Y Change
Average Household Income	\$61,790	9.9%
Median Household Income	\$57,635	12.3%
People below Poverty Level	490	-35.4%
People above Poverty Level	3,404	8.7%

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City Manager – Things I've heard - questions asked.



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## Are you going to allow 2 and 3 story homes?

As part of our final development agreement we will only allow one(1) story homes to be built in the 5th Street Terrace Addition.

## I hear the builder is considering a Homeowners Association (HOA)

Ultimately this becomes a function of the marketability of the homes. Some homeowners like HOAs and others do not. The City will support whatever direction the builder would like to take the project HOA/no HOA.



## City Manager – Things I've heard - questions asked.

Storm drainage has always been an issue in this community  
what are you doing to handle storm drainage?



We are working on it, but we have to  
be holistic in our potential solutions.

## 5th Street Terrace Addition – Preliminary Plan

**LAMP  
RYNEARSON**

9001 State Line Rd., Ste. 200  
Kansas City, MO 64114  
[P] 816.361.0440  
[F] 816.361.0045  
Lamp@rynearson.com

February 15, 2023

Mr. Ed Beaudry  
Chief Building Official  
City of Osawatomie  
509 5<sup>th</sup> Street  
Osawatomie, KS 66064

**Re: 5<sup>th</sup> Street Terrace Subdivision  
Preliminary Submittal – Stormwater Management Approach**

Dear Mr. Beaudry:

The proposed 5<sup>th</sup> Street Terrace subdivision consists of 26 single-family residential lots, and 5 tracts with an average lot size of approximately 1/4 an acre. This includes 3 residential lots along Chestnut Avenue that will be replatted to provide conforming lot sizes and lot geometry that compliments the proposed subdivision.

A typical 26-foot street section with curb and gutter and sidewalk on one side of the road is proposed for 5<sup>th</sup> Street Terrace. A stormwater conveyance system will be designed to capture runoff with on grade and sump curb inlets along the street. Additional area inlets will be placed near rear property lines at select locations to pick up rear lot runoff and offsite runoff from existing homes and businesses. The storm sewer system will discharge the runoff to a detention basin located in the southeast corner of the property. The basin will receive runoff from the subject subdivision and tributary offsite drainage areas. The captured offsite drainage areas will offset bypass flow from onsite drainage areas that are not routed to the detention basin.

The proposed stormwater management basin will be designed to limit post-development discharge rates to pre-development discharge rates, using APWA 5600 methodology, for the 50%, 10% and 1% storm events.

Sincerely,  
LAMP RYNEARSON

  
Dan McGhee, P.E.  
Senior Project Manager

cc: Project File

L:\Engineering\0323013 Osawatomie KS 5th Street Terrace\DESIGN DATA\Storm Calcs\2023.02.15 0323013 - Stormwater Approach Letter.docx

City Manager – Things I’ve heard - questions asked.



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## Why can't the builder just take this project on by themselves?

1. Size of the infrastructure costs without City assistance is enormous and makes this project almost impossible.
2. If the private sector thought this project feasible and profitable – it would have already been done.
3. It fits one of the goals the City is trying to achieve – Creating housing of all types.

1. What will be the price range for the 24 single-family homes?

**City Manager – Things I’ve heard - questions asked.**

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**Will a fence be installed between the development and the existing homes on 5th Street?**

Yes. Plan to install six foot privacy fence.

**What will be the price range for the 26 single-family homes?**

We believe \$180,000 - \$250,000.



City Manager – Things I’ve heard - questions asked.



**Will the development affect the old motel and other structures on 6th Street (adjacent to the 10 acres)?**

Our hope is that it will impact the area in a positive manner.



**5th Street Terrace Addition – Preliminary Plan**

## City Manager – Summary

- Thank you the Planning Commission for allowing us to make our presentation preceding the Public Hearing.
- You've seen the builders products and heard their commitment to the community. And I think the housing products they show fit with what we can do collectively as a community to increase our housing stock.
- Thank you to the citizens and the neighbors who have shown up – we are anxious to hear your thoughts and comments. We have our Engineers with us tonight if there's a technical question being posed.
- This is the beginning of the journey and we will be taking additional input from the public over the next 45 days. We (the City) will hold two additional neighborhood forums @ Memorial Hall Thursday March 9 and Thursday March 23 from 4:00 to 6:00 p.m.



City Manager – Summary



# Back to the Planning Commission

## Open for Comments from the Public

5th Street Terrace Addition – Preliminary Plan