

# STAFF REPORT REGULAR MEETING

**AGENDA DATE:** December 3, 2024

**DEPARTMENT:** City Manager's office

**TITLE:**

Historic Downtown Home Relocations to Facilitate Development on Downtown Parcels

**SUMMARY:**

Proposed downtown development would require the relocation of up to four contributing historic structures involving LWB Community Redevelopment Agency (CRA) properties. Staff is seeking direction on how to proceed.

**BACKGROUND AND JUSTIFICATION:**

With regard to the proposed WMODA project downtown, as previously presented, four contributing historic structures would need to either be relocated or demolished. These include:

- 17 South M St – Main two-story structure and accessory one and half story garage
- 24 South L St – Small vernacular residence
- 26 South L St – Large two story fourplex

To facilitate discussion, two scenarios for the dispensation of the contributing structures are outlined. In both of the scenarios, the proposed City parking structure footprint would be comprised of 13 South K Street, 19 South K Street, and 25 South K Street. These three parcels will facilitate at least 250 parking spaces.

**Scenario #1:** The proposed parking structure ingress/egress would be on 1<sup>st</sup> Ave South on the eastern side of 710 1<sup>st</sup> Ave South. The smaller house located at 24 South L St be relocated to the western side 710 1<sup>st</sup> Ave South. The main two story house and smaller accessory garage structure at 17<sup>th</sup> South M Street would be relocated to 704 1<sup>st</sup> Ave South. The two-story structure would face South K Street, while the accessory garage would face 1<sup>st</sup> Ave South. This scenario would not provide adequate space for the relocation of the larger fourplex at 26 South L Street. With this scenario the quadraplex would be demolished.

**Scenario #2:** The proposed parking structure ingress/egress would be on South K Street. In this scenario the quadraplex at 26 South L Street would be relocated to 710 1<sup>st</sup> Ave South and main two story house and smaller accessory garage structure at 17<sup>th</sup> South M Street would be relocated to 704 1<sup>st</sup> Ave South. The smaller house at 24 South L Street house would be relocated to a CRA owned parcel at 126 South J Street.

In both of the previously mentioned scenarios, existing Electric Utility infrastructure would need to be undergrounded, and multiple trees would need to be removed / relocated. Both the relocation of the two-story structure at 17 South M Street and the quadraplex at 26 South L Street require a clear path of travel of approximately 40 ft, which is the entire width of the City's right of way from back of sidewalk to back of sidewalk. This is especially the case on the CRA property 30 South K St at the northeast corner of South K St and 1<sup>st</sup> Avenue South. Not only would the trees need to be addressed for the home relocation operation, but also for CRA affordable housing efforts. This particular property is slated to house 16 – 20 affordable units and that wouldn't be feasible with current site conditions.

**MOTION:**

Move to approve/disapprove scenario number 1 or 2

**ATTACHMENT(S):**

Fiscal Impact Analysis-To Be Determined (\$500,000 from WMODA- See Draft Budget)

Historic Home Relocation Draft Budget

Site Plan scenarios

Downtown Tree inventory

Parking Study